

## Linenschmidt, Mark

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**From:** stuart bernau <sbernau@comcast.net>  
**Sent:** Sunday, July 11, 2021 3:56 PM  
**To:** Planning; Linenschmidt, Mark  
**Cc:** stuart bernau  
**Subject:** Case: PUD-21-0002 TownHarbor Estates Mark Linenschmidt, Senior Planner  
**Attachments:** LakesideTownharborCommunity.pdf

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**League City Planning & Zoning Committee**  
**And**  
**Mark Linenschmidt, Senior Planner**

I live at 207 Valmar League City and a resident within the Lakeside community. I hope the following makes sense and that the message reaches understanding ears.

From the last Planning & Zoning Committee mtg of Tuesday July 7th, you may have noticed numerous issues/concerns from the Lakeside Community residents related to the TownHarbor Estates request for PUD approval.

After my review of the posting of the plans from the developer on the Planning & Zoning Community website and Joe's presentation about the Townharbor Estates' PUD, I came to the quick conclusion that the provided information to both the Committee and the Lakeside Community is lacking details. These details are need to be able to understand the actual new TownHarbor community's impact on the residents within the 200' area and the impact to the entire Lakeside community of the new entrance/exit and road construction of Lakeside dr that will led to TownHarbor.

I think most Lakeside residents agree that of all the plans for the actual use of this property over the years, Joe's plan is the best. It is much better than a bunch of stacked apartments or condos with even more people and more possible community issues.

But each time I hear Joe speak or present, the info presented just seems sketchy at best to me.

The Committee and Lakeside Community deserve at least the following to be able to APPROVE/DISAPPROVE/Guide and to be able to ask the educated/intelligent questions of the developer. Please reference the attached pdf to help the Committee to understand the Lakeside area.

1. A conceptual drawing of the proposed entrance at 2094 and lakeside
2. A conceptual drawing of the proposed intersection of lakeside and west road
3. A conceptual drawing of the proposed intersection of west road and the road leading into their gated community
4. A conceptual drawing of the storm drainage plan that included
  - where the open storm ditches are
  - where the piped storm systems are
  - the ties to the existing lakeside community storm drain system and how that would be accomplished
  - along with the proposed water flow arrows of storm drain system and general area water flow arrows

5. The proposed 2096/lakeside entrance sign

6. The adding of the proposed elevations though adding elevation markers or adds to the natural grade of the land

Additionally, due to the impact of TownHarbor and reasons above, the City and developer should include the entire community in the process.

Then from that understanding Joe could create a construction and lakeside resident entrance plan that illustrated the phased construction of the new lakeside drive.

Better/confirmed understanding create great discussions and good end results.

I hope the Community feels the same.

## Linenschmidt, Mark

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**From:** Lloyd, Robert <Robert.Lloyd@sjcd.edu>  
**Sent:** Monday, July 12, 2021 12:45 PM  
**To:** Planning  
**Cc:** Linenschmidt, Mark  
**Subject:** Case: PUD-21-0002 TownHarbor Estates Mark Linenschmidt, Senior Planner  
**Attachments:** LakesideTownharborCommunity.pdf

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**Capt. Robert Mark Lloyd**

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MARITIME

## Linenschmidt, Mark

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**From:** Jon Siewers <whereisjonne@yahoo.com>  
**Sent:** Tuesday, July 13, 2021 4:01 PM  
**To:** Linenschmidt, Mark; Planning  
**Subject:** Town Harbor Estates Zone Planning

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I'm Jon Siewers. My wife and I live at 22 Valmar Street, in the Lakeside Subdivision. We and more than two-thirds of the 129 homes/families in the neighborhood will be affected even though we live beyond the 200' line put forth by both the City of League City and Joe Watson and his construction company, Axis Point Developers, LLC. We will be directly affected by the estimated 18 months of construction and traffic congestion caused by the primary preparation for the drainage ditches, street modifications and 103 home lots as well as the secondary effects of the housing construction that will last for an estimated 5 years.

Members of the HOA in Lakeside Subdivision comprise of ONLY those homes built by Bayway Homes and represent only 20% of the total number of homes in this subdivision. Consulting ONLY those in the HOA does not fairly allow a voice from the additional 80% of residents in the subdivision. Consequently any communications sent regarding Town Harbor Estates that affects this subdivision should be addressed to ALL members of the Lakeside Community.

Most residents here are not against the development of Town Harbor Estates, as we are far more interested in these plans than we are in having the previous owner's plans of putting in an apartment complex. However, several individuals have brought their concerns to me, and we desire a more complete visualization on how these concerns will be resolved. The following concerns have been addressed to me by concerned local residents and require an answer:

1. Build a temporary construction road through the Phase 1 section of the project, strong enough to withstand the weight, size, and frequency of use for all equipment entering and leaving Lakeside Subdivision. The recommendation would be to delay Phase 1 until after Lakeside Blvd is complete.
2. Lakeside Blvd is only 21' wide, and barely wide enough for two way traffic, and is almost insufficient for two large vans (ie., UPS and Fed Ex), let alone any construction traffic. Twin Oaks Blvd, the entrance to Marina Del Sol, has a divided entrance with each roadway measuring 24' for a total roadway width of 48'. Enterprise Ave is a total of 44', but undivided. Two replacement 44', separated roadbeds for inbound and outbound traffic would allow one side to be temporarily used for construction traffic and the other side for two way local traffic until all building traffic is completed.
3. It has been recommended that signs be placed on Lakeside Blvd and West Street restricting construction traffic of any size on those streets. This would be in addition to a fine as recommended by Mr. Watson for any violation. It is also recommended that any repairs to streets or property by construction traffic be undertaken by Mr. Watson's construction company. Where would any fines be sent to?
4. An Emergency Access in to Lakeside Subdivision should NOT be allowed for the below reasons. The turning radius of the League City Fire Trucks as well as ambulances used in the city should be checked to ensure access will be available from Lakeside to ANY proposed Emergency Access Point in Lakeside
  - Town Harbor Estates has a plan for an emergency access entrance onto Enterprise Ave, in the event of a fire or need for an ambulance.
  - As there is no current access to Enterprise that exists, the Enterprise access point can be designed to handle ANY incoming or outgoing emergency traffic sent by League City or their providers.

- The proposed access points into and through Lakeside Subdivision are of MINIMAL width at best. Please refer to the below attachment for clarification.
- Blue Bonnet Street is 15' wide, Oak Road and Mockingbird Lane are both 13 ' wide with open ditches on both sides of all streets.
- Lakeside Subdivision has only one emergency access point for 129 homes, why is it necessary for Town Harbor Estates have three for 103 homes?

5. There is concern that certain individuals within Lakeside Subdivision have been hired or are paid by the developer to provide support of their project. The developer needs to be transparent by disclosing what individuals and/or entities, and on what streets they reside, are receiving money or any compensation-in-kind, or have relatives with any association with Axis Point Developers, LLC.

6. A meeting of all residents should be scheduled by the developer in a facility able to handle all concerned parties to allow comfortable, air-conditioned conditions, and allow sufficient time for any individual time to speak about their concerns without interruption. Also would recommend the developer provide a laser pointer so thoughts from both the developer and residents can more clearly be demonstrated.

7. Residents are tired of hearing how much the developer is spending on these projects. It is of no concern, and only enhances the negative responses to this development and the impact it will have on Lakeside.

8. It is important to have much more detailed drawings, diagrams, and reports so residents may see visually what will take place and a timeline for completion.

Respectfully Submitted,

Jon A. Siewers  
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