

#### Concerns/Solutions:

- Concern – Loss of existing tree buffer  
Solution – A 20'-wide strip of existing trees will be left in place along eastern and northern property lines
- Concern – Development could produce a lot of noise  
Solution – Potentially loud uses (childcare, food/drink service) will be shifted away from the residences in lieu of quieter uses (medical/office condos, retail) that won't operate in the late hours; a sound wall is also being considered for implementation
- Concern – Development could produce undesirable smells  
Solution – In addition to moving food/drink service to the west, dumpster locations are subject to League City regulation and will be at a reasonable distance
- Concern – Development could confound traffic, particularly close to Cones Lane  
Solution – League City will require a traffic impact analysis that will account for things like low impact driveway locations, turn lanes, room for onsite stacking, etc.
- Concern – Development could have adverse effect on stormwater drainage  
Solution – League City will require no adverse impact to existing drainage conditions; the site has already been included in Legacy drainage plan which over-detained for the overall development
- Concern – Light pollution  
Solution – League City already enforces this to prevent light from becoming a nuisance
- Concern – Ugly buildings  
Solution – Hillwood will restrict architectural freedom to produce a uniform and pleasant look to the site; no buildings over one story tall are planned

#### Action Item:

- Provide an update site plan for review ahead of the City Council hearing