

Application for Amendment
for a 240.3 Acre Portion of a
Planned Unit Development
of 598.4 Acres

Option B

Prepared for Sam Boyd Development

Prepared By Knudson & Associates



May 2004

2004 Approved
"PUD"

PZ072704E.1.1

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1.0 Introduction

This application for amendment to a Planned Unit Development has been prepared on behalf of Sam Boyd Development, pursuant to the City of League City Code of Ordinances, Section 125-68, Planned Unit Development (PUD). The current PUD was approved by the City of League City in 2003.

The lands affected by this amendment comprise approximately 240.3 acres of the total area of a 598.4 acre PUD located within the City of League City, Texas. The remaining 358.1 acres of the PUD are unaffected by this amendment.

The primary purpose of this amendment is to replace portions of planned single family residential development, as shown in the existing PUD, with a new school site that would include an elementary school, a middle school and a high school. For many reasons a school site is being sought at this location by the Clear Creek Independent School District.

The amendment also shifts the current location of the public park to the east so that it is adjacent to the school site. This would provide additional recreation facilities available at a single location. Single family residential has been relocated to areas that are currently shown as locations for an elementary school, day care facility and park. Further, as a result of specific site size needs of the school district, the amendment enlarges two commercial parcels along SH 96 and adjusts the locations of the collector road, public utilities, and pedestrian/bicycle pathway.

The amendment is supportive of the City's new Comprehensive Plan in a variety of ways, including the following:

- Helps to provide needed public facilities (schools, parks and trails) in pace with development.
- Promotes a compact, pedestrian-friendly mixed-use neighborhood.
- Supports a traditional neighborhood development pattern by having all levels of public schools in one central location.

- Provides amenities in locations that are easily accessible from nearby residences.
- Provides convenient access between a variety of land uses.
- Supports the development of a pedestrian-friendly neighborhoods in which homes, schools, public amenities and open space are located in close proximity and conveniently linked to local mixed-use centers.
- Provides schools and parks/trail within walking distance of proposed existing and proposed development.
- Supports the proposed transportation system – through the provision of a continuous collector road with connections to the east and west without requiring access to SH96.
- Conserves open space along the existing drainage facilities.
- Promotes a dual use of these facilities as recreational amenities by providing pedestrian, bicycle and greenway linkages to connect neighborhoods with parks, schools, local shopping areas and other facilities.
- Contributes to a linked city-wide open space system.

2.0 Description of Amendment

2.1 Land Use

Table 1 below identifies how the amendment revises the land uses for the PUD, including the original and amended acreage and original and amended percentage of the land area. These changes are graphically depicted on Exhibit 1, Conceptual Development Plan.

Based on the proposed single family residential density, approximately 385 fewer lots would result from this amendment (the area of the single family residential has been decreased from 174.6 acres to 65.5 acres. The size of the school site is increased by 117 acres (from 12 acres to 129.4 acres). The total commercial area is slightly less than in the original PUD. The park site in the amendment is about the same size as in the original PUD.

Table 1: Summary of Land Uses Affected by PUD Amendment

Land Use	Area (Acres)		Area (% of Gross Acreage)	
	Original PUD ¹	Amended PUD	Original PUD ¹	Amended PUD
CONSTRAINTS	30.3	20.6	12.6%	8.5%
Collector Street	9.6 ²	9.9		
Proposed Drainage Ditches	18.5	8.5		
Gum Bayou	2.2	2.2		
COMMUNITY ELEMENTS	23.1	140.5	9.6%	58.6%
Parks and Open Space	11.0	11.1		
Tot Lots	0.07	0.0		
School Site	12.0	129.4		
COMMERCIAL	14.5	13.7	6.0%	5.7%
Commercial	13.0	13.7		
Day Care	1.5	0.0		
SINGLE-FAMILY RESIDENTIAL	174.6	65.5	72.7%	27.3%
TOTAL	240.3³	240.3	100%	100%

¹ Figures include only the area within the original PUD that is affected by this Amendment.

² This figure is exactly as provided in the original PUD, which indicates that it includes the collector street within the amendment area, as well as Olympia Springs Drive.

³ The figures for the original PUD add up to slightly more than the area of the amendment area due to the area of the collector streets, as indicated in footnote 2 above.

2.2 Zoning

The proposed land uses in the area of the amendment have been assigned zoning categories that are consistent with the current approved Zoning Regulations for the City of League City. These are outlined in Table 2 below and illustrated on Exhibit 2, Zoning Categories.

Table 2: Zoning Categories for PUD Amendment

Land Use	Area Amended PUD (Acres) ⁴	Zoning Designation Amended PUD
Commercial	13.7	General Commercial (CG)
Total CG	13.7	
Park	11.1	Public Facilities and Institutions (PFI)
School	129.4	
Detention/Drainage	8.5	
Total PFI	149.0	
Single Family Residential	65.5	Single-Family Residential (RSF)
Total RSF	65.5	

2.3 Mobility

The current PUD was approved subject to the addition of a collector street proposed to exit the PUD near the northeast property line to connect to a future east/west collector serving the property to the east of the PUD. The additional collector was required based on the proposed single family residential land use. Since the PUD amendment changes the single family residential land use to a school site, the location of the proposed collector also needs to be changed since it would not be appropriate for it to run through the middle of the proposed school site. Therefore, to continue the allowance of east/west traffic circulation, the proposed east/west collector has been relocated to the north and west sides of the proposed school site. The proposed collector would provide a street buffer between proposed commercial fronting on SH96 and the proposed school site while still allowing east/west traffic circulation without the need to access SH96. Additionally, locating the collector on the west side of the school site allows for a possible connection to the Bayridge subdivision if

⁴ For the purposes of zoning calculations, roads and the Gum Bayou have not been included.

that is the desire of homeowners in the Bayridge development. This PUD amendment provides for such a connection via an existing bridge across Gum Bayou. The revised collector street crosses Gum Bayou to the west and is located along a drainage easement adjacent to the south side of the Bayridge development providing an additional buffer width. This proposed collector would connect to proposed South Shore Drive to complete the area traffic pattern. This would allow traffic to then go north or south on South Shore Drive. This proposed collector modification would provide superior connectivity to proposed residential development to the east and west. The amendment to the proposed roads is shown on Exhibit 3, Arterial Street Plan.

2.4 Utilities

The location of water supply system, stormwater drainage system, and wastewater collection system within the amendment area have been adjusted to accommodate the changes to the land use pattern and road layout. Amended conceptual plans illustrating the location of these utilities are included as Exhibits 4, 5, and 6.

2.5 Amenities & Open Space

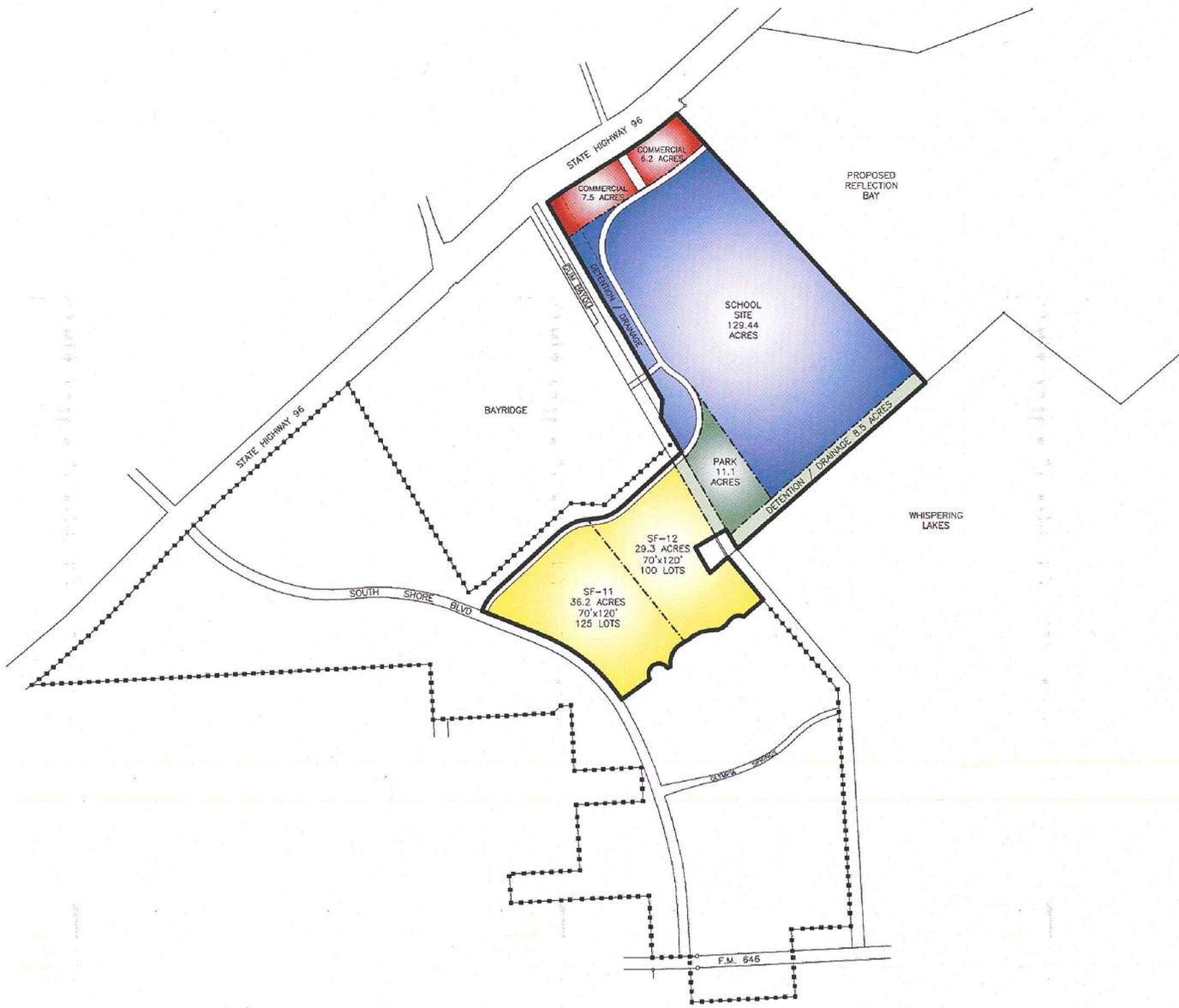
Amenities for the PUD are improved by the amendment in several ways. The park within the area of the amendment is approximate the same size as the park in the current approved PUD, despite the reduction in the number of new single family residential units being proposed, therefore more park space would be provide per household. In addition, the new school site would also provide additional open space and recreation opportunities for the area. Improved pedestrian and bicycle connectivity to the school site, park and trail system is proposed to the planned residential development on the east and to the existing residential area on the west. These facilities are illustrated on Exhibit 7, Amenities and Open Space Plan.

**Exhibit 1
Conceptual Development Plan**

Amendment for a 240.3 Acre Portion
of a Planned Unit Development of
598.4 Acres (Moody Tract)

Prepared for Sam Boyd Development

May 2004



Legend:

- PUD Boundary
- PUD Amendment Boundary
- Public School Site
- Single Family Residential
- Commercial Development
- Public Park Site
- Bayou / Detention



Scale: 1" = 1000'

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PZ072704E.1.8

Exhibit 2:
Zoning Categories

Amendment for a 240.3 Acre Portion
of a Planned Unit Development of
598.4 Acres (Moody Tract)

Prepared for Sam Boyd Development

May 2004



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Scale: 1" = 1000'

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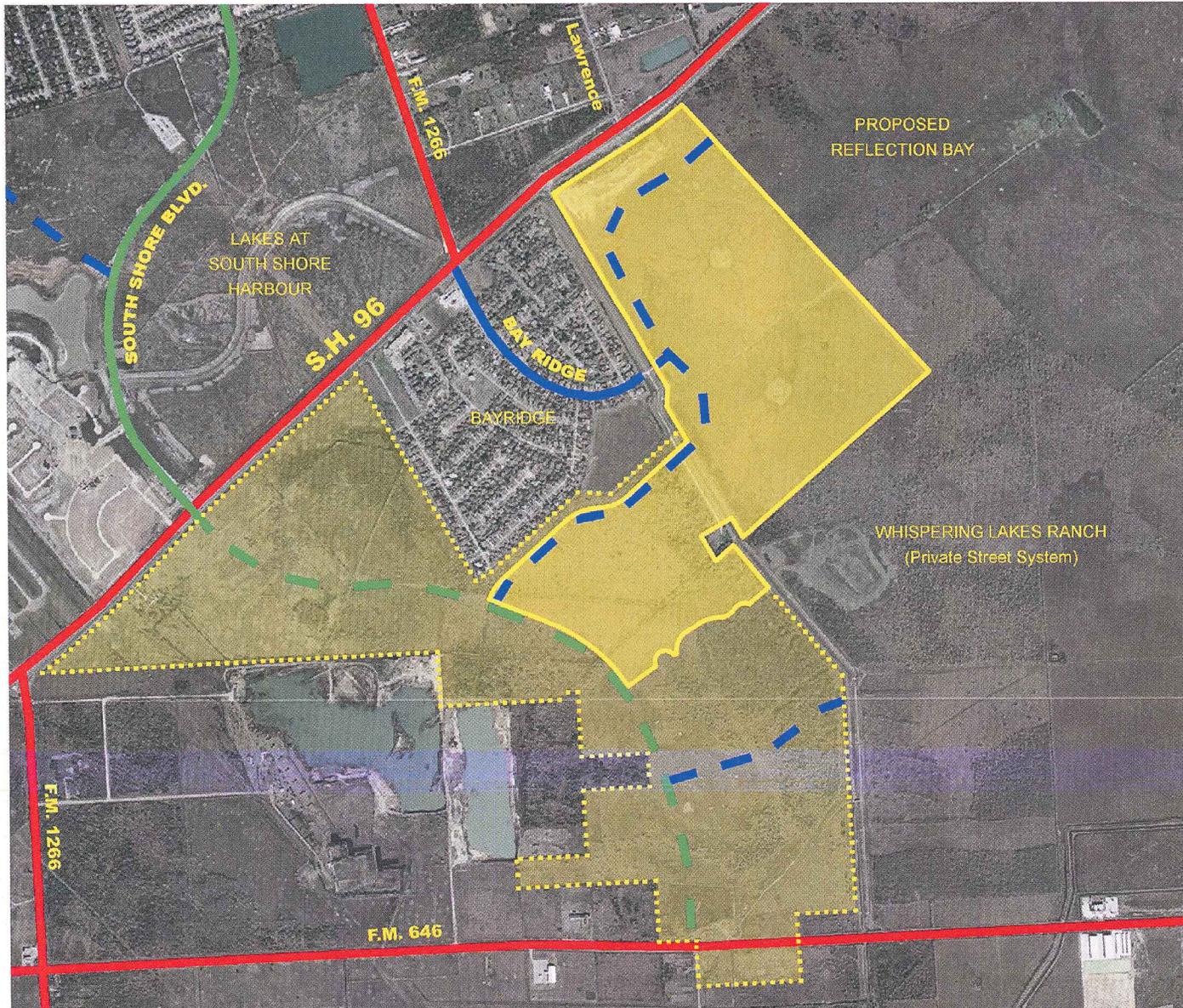
PZ072704E.1.9

Exhibit 3
Arterial Street Plan

Amendment for a 240.3 Acre Portion
of a Planned Unit Development of
598.4 Acres (Moody Tract)

Prepared for Sam Boyd Development

May 2004



Legend:

-  PUD Boundary
-  PUD Amendment Boundary
-  Existing Thoroughfare
-  Proposed Thoroughfare
-  Existing Arterial
-  Proposed Arterial
-  Existing Collector
-  Proposed Collector



Scale: 1" = 1000'



PZ072704E.1.10

Exhibit 4
Water Supply System

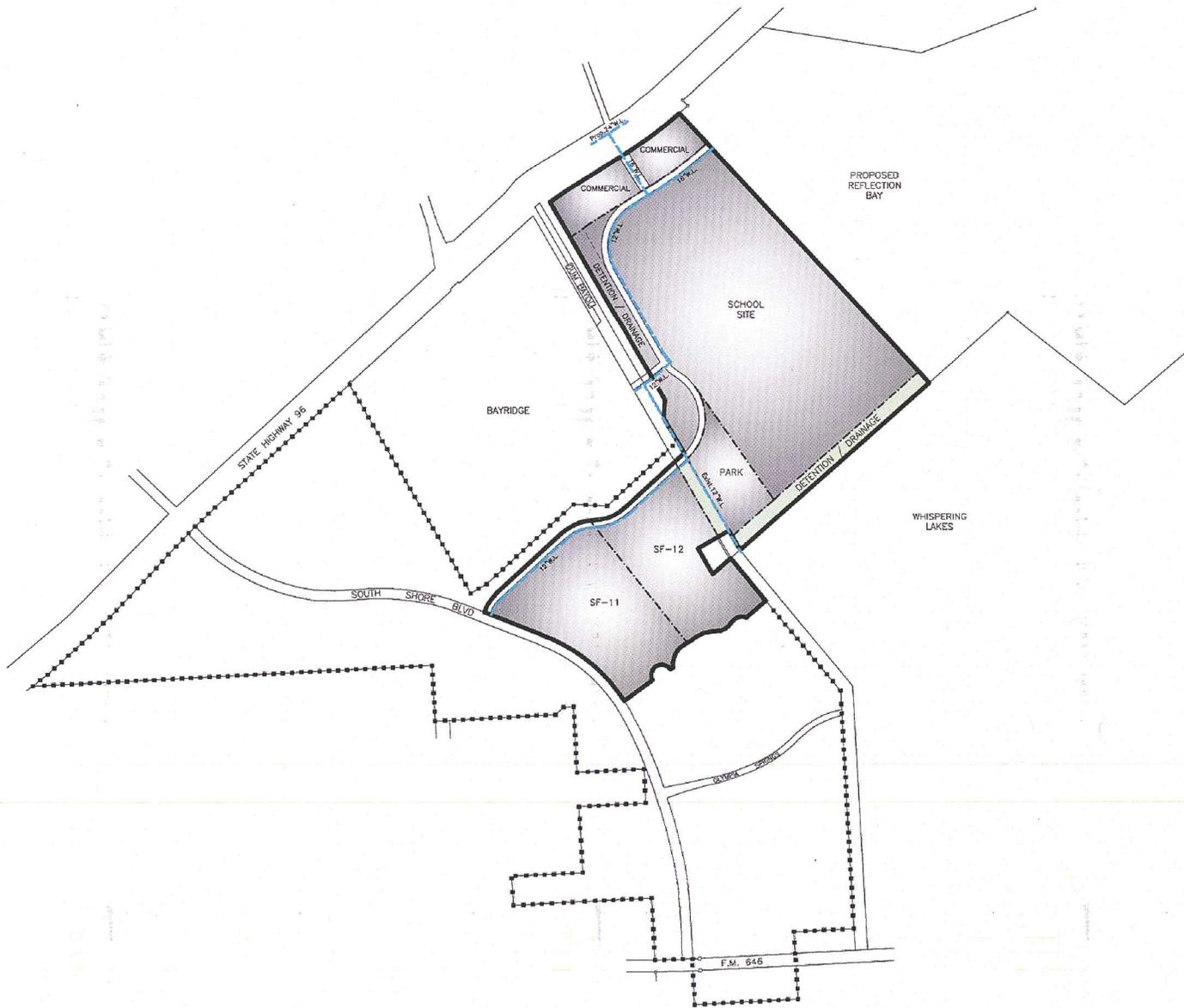
Amendment for a 240.3 Acre Portion
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Legend:

 Proposed Water Line



Scale: 1" = 1000'

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Exhibit 5
Stormwater Drainage System

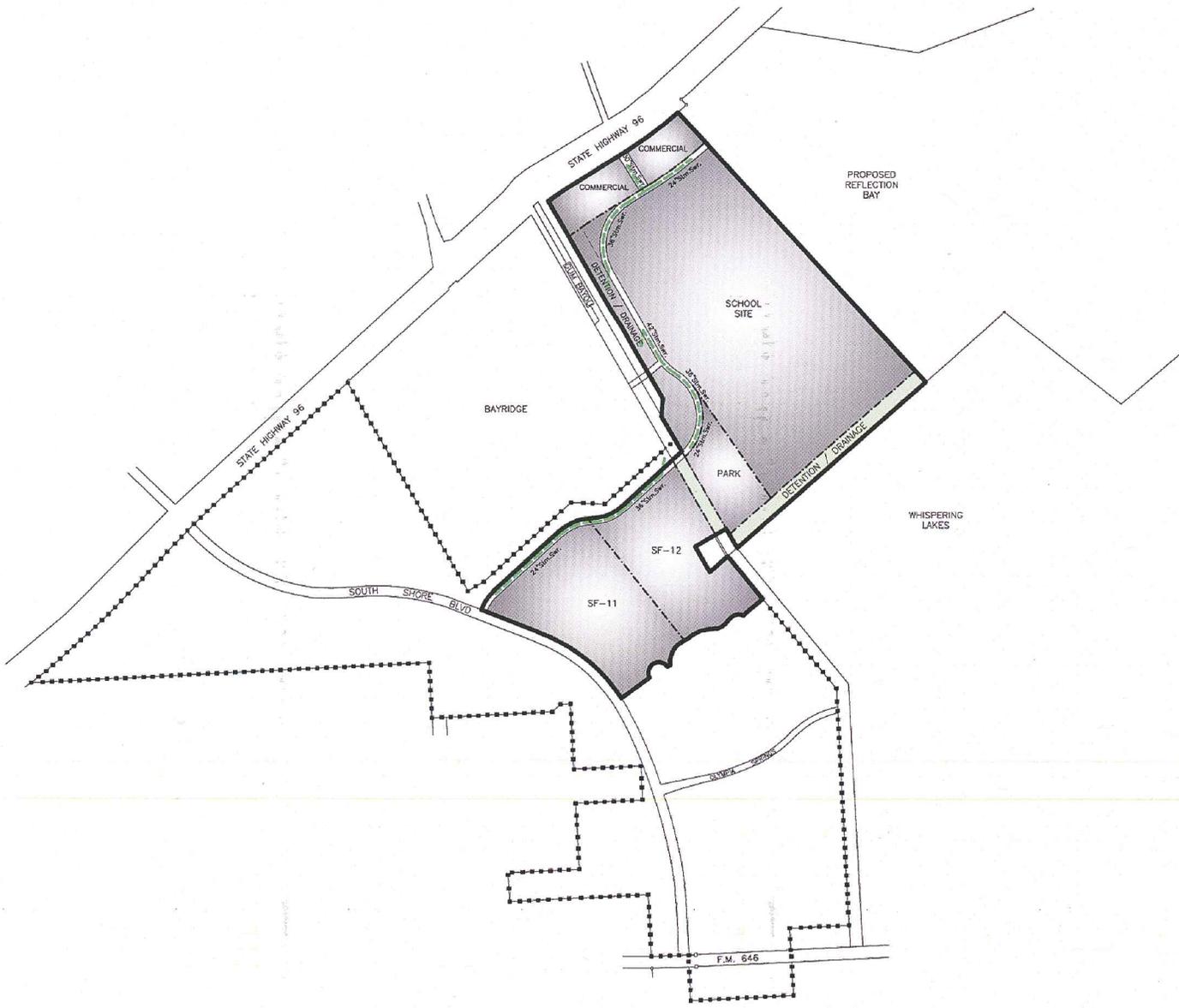
Amendment for a 240.3 Acre Portion
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May 2004

Legend:

----- Proposed Storm Water Line



Scale: 1" = 1000'



PZ072704E.1.12

Exhibit 6
Wastewater Collection System

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Prepared for Sam Boyd Development

May 2004

Legend:

----- Proposed Wastewater Line



Scale: 1" = 1000'



PZ072704E.1.13

Exhibit 7
Amenities and Open Space Plan

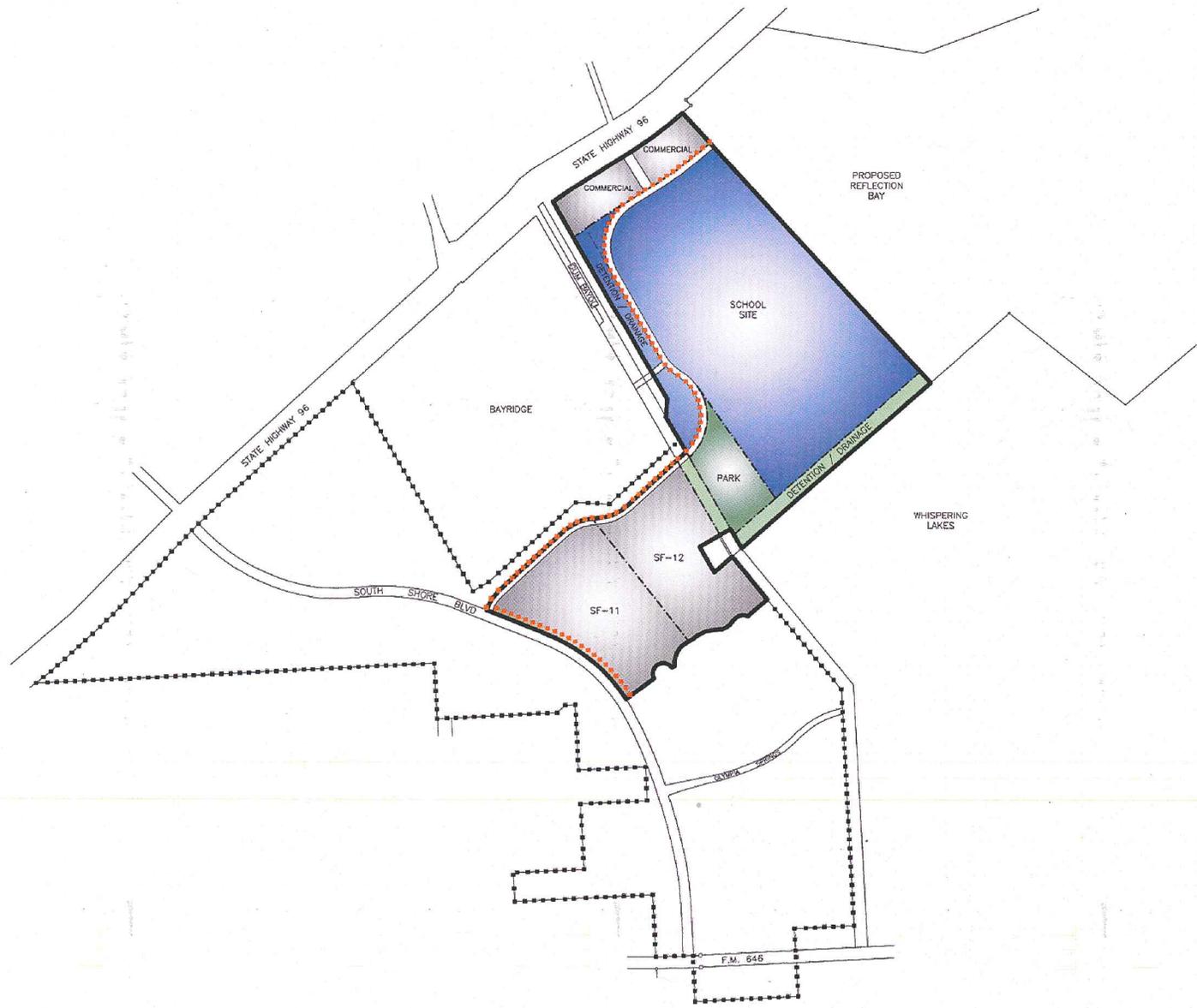
Amendment for a 240.3 Acre Portion
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May 2004

Legend:

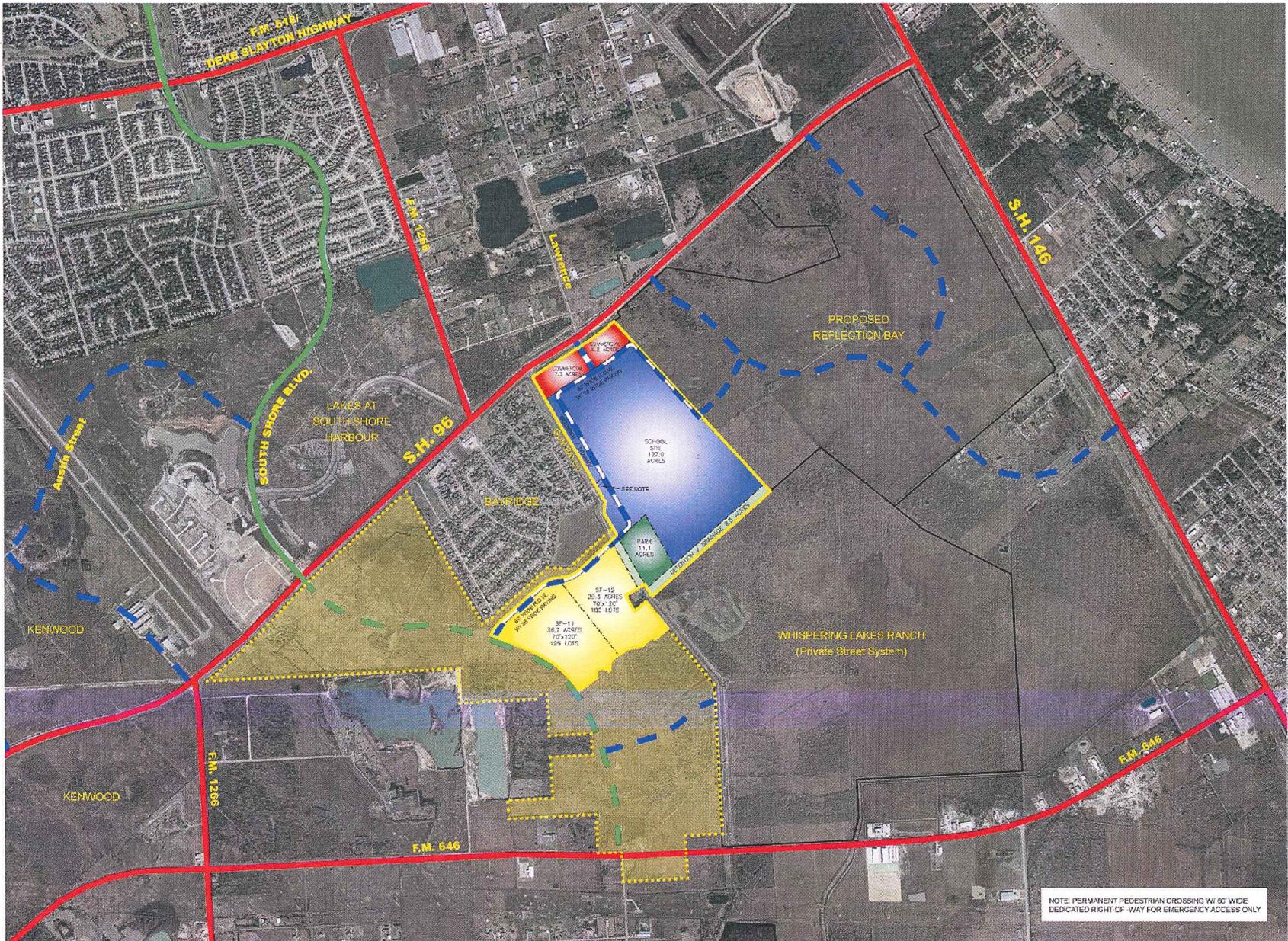
..... 6' Wide Pedestrian Pathway



Scale: 1" = 1000'



PZ072704E.1.14



Revised PUD Exhibit 4
 Proposed Arterial Plan
 Amendment for a 240.3 Acre Portion
 of a Planned Unit Development of
 598.4 Acres (Moody Tract)
 Prepared for Sam Boyd Development
 June 25, 2004



PZ072704E.4