

Final Plat – Hidden Lakes Section 5, Phase I-A

- Requests** Subdivision of 6.53 acres of previously unplatted property into 21 single-family residential lots and 1 Restricted Reserves for landscape amenity. The average lot size is proposed to be 8,800 square feet with a typical lot dimension of 60 feet in width and 120 feet in length.
- Applicant** Dale Hardy, GeoSurv, LLC
- Owner** Steve Sellers, Hidden Lakes Development Partners, L.P.
- Zoning** "RSF-5-PUD" (Single-family residential with a minimum lot size of 5,000 square feet with a Planned Unit Development Overlay) and "RSF-7" (Single-family residential with a minimum lot size of 7,000 square feet)
- Location** Generally located south of League City Parkway, west of South Shore Blvd. and North of FM 646.
- Attachments** 1. Copy of Plat
 2. Photographs of Site
 3. Aerial Map
 4. Hidden Lakes Master Plan Revision #3

Background On February 21, 2011, the Planning and Zoning Commission approved a preliminary plat for Section 3, Phase 1 by vote of 6-0-0.

On October 17, 2012, infrastructure plans were approved by the Engineering Department.

Site Attributes The subject property is treeless and relatively flat. The character of the surrounding area is suburban-style residential with semi-rural to the west.

Access and Traffic Impacts

South Shore Boulevard

	<i>Existing Conditions</i>	<i>Master Mobility Plan</i>
<i>Roadway Type</i>	Minor Arterial	Major Arterial
<i>ROW Width</i>	100 Feet	120 Feet
<i>Pavement Width and Type</i>	25 feet, 2 Lanes, concrete curb and gutter	84 feet of pavement for 4 lanes of travel w/16 feet of median, potential of two-4 foot bike lanes, and two-10 foot pedestrian areas, concrete curb and gutter.

The major access will be provided to this section from South Shore Blvd. The developer will construct the additional 2 lanes of South Shore Blvd. to service the site to Abilene Creek Lane. South Shore Blvd. will be completed to 646 when the developer submits plans for further development that would require Baylor Creek Lane (tie-in to South Shore Blvd.) to be used as a secondary access to Section 3, Phase 1, Section 4, Phase 1-A, Section 5, Phase 1-A.

Fire Protection Fire Station #3 will be the first and Fire Station #1 will be the second fire station responding with assistance from Kemah, if necessary.

Access to South Shore Blvd. is currently not present to this phase of Hidden Lakes. Access to South Shore Blvd. will be present via Section 3, Phase 1. A secondary temporary access will be located on Restricted Reserve "A" of Section 5, Phase 1-A to provide secondary access for Section 3, Phase 1.

Water & Sewer Equivalent dwelling units (EDU's) are used to determine the availability and capacity of water and sewer. 1 single-family, detached dwelling unit = 1 EDU. Per the 2006 Updated Water and Wastewater Master Plans, the development is located within Southeast Service Area. The Engineering Department indicates that water and sewer capacity are adequate to serve this development as accounted for during approval of the master plan.

Water service is available to this site from an existing 16-inch water line located along South Shore Boulevard. Sewer service is available to this site from an existing 21-inch sanitary sewer line along South Shore Boulevard.

Parks Requirements There are no required HOA parks within this section. On March 27, 2007, City Council authorized the Developer to deed over 11 acres of park land to CCISD for joint use by the adjoining Education Village and the neighborhoods in order to meet the Parks Ordinance (Ord. 99-09) requirements (1 acre per 133 dwelling units) and fees (\$200 per lot) in place at the time the "PUD" was approved in 2003. For the 75 acres that are part of the master plan and outside the "PUD" boundaries, the fee was \$1,000 per lot.

Parks fees of \$5,800 have been paid.

According to Section 212.010 of the Texas Local Government Code, the Planning and Zoning Commission shall approve a plat if:

Master Plans *The plat conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities.*

Staff finds that this plat conforms to these plans and the Hidden Lakes Master Plan Revision #3.

Municipal Extension of Infrastructure *The plat conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities.*

Staff finds that the plat conforms.

Letter of Credit *A bond required, if applicable, is to be filed with the municipality.*

Infrastructure plans have been approved by the Engineer Department for Section 3, Section 4, and Section 5 and is currently under construction. Prior to recording the plat, the infrastructure will have to be accepted by the City or post a letter of credit.

**Municipal
Compliance
of
Regulations**

The plat conforms to the rules adopted by the municipality governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Staff finds that the plat conforms.

For additional information, contact Karl Almgren, Planner at 281-554-1098 or via e-mail at karl.almgren@leaguecity.com