

MASTER PLAN –THE WATERSHED CHURCH AT TUSCAN LAKES

- Request** Proposed Master Plan for 11.5 acres of undeveloped property in the Tuscan Lakes PUD. The land is platted as one lot, and will be developed in a series of phases. The first phase will include a 10,996 square foot building on the north side of the property that will house a sanctuary, offices, and classrooms. The remainder of the phases will include additional classrooms, café, offices, and athletic field.
- Applicant** Jared Wood & Mindy Wilkinson; Studio Red Architects
- Owner** The Watershed Church
- Zoning** "RSF-5-PUD" (Single-family residential with a minimum lot size of 5,000 sq ft designated as "Future Church" within a Planned Unit Development Overlay [Tuscan Lakes PUD]).
- Location** Generally located southeast of the Louisiana Avenue and League City Parkway intersection.
- Attachments**
 1. Copy of Proposed Master Plan
 2. Aerial Map
 3. Photographs of the Site

Site and Surrounding Area The property is currently undeveloped with no trees. The surrounding area has transitioned from rural to auto-suburban character. There is an existing detention pond on the north side of the property between the proposed Church and League City Parkway. It is surrounded by existing Multi-family Residential and General Commercial to the northwest and undeveloped Mixed-use Commercial to the north. Existing Single-Family Residential (RSF-5) is to the south as well as undeveloped RSF-5 to the west. There is also undeveloped land on the east side of the site zoned General Commercial. Louisiana Avenue runs along the west side of the proposed development, Lago Nicola Drive along the south, and League City Parkway to the north.

Overview When completely built out, the proposed Master Plan will consist of 5 buildings totaling approximately 80,000 square feet, one athletic field, and ample parking. Phase 1 of the Master Plan will be the construction of the 10,996 square foot building compromised of a worship space, classrooms, and offices. This structure will serve as the primary worship facility. As the church expands, the church will transition into a 2-story, 39,000 square foot building that will be constructed in the second phase of the Master Plan. The original church constructed in Phase 1 will then become an accessory space to the larger church facility. The remaining 3 buildings and athletic field will be developed in later phases. All proposed uses are uses associated with the church and church activities.

As the Master Plan phases are developed, each building will be held to the standards and development regulations within the zoning ordinance. Every building will be reviewed as an individual building and must independently meet the zoning ordinance.

Staff finds that the proposed development conforms with the Tuscan Lakes Master Plan Revision #11.

Access

Access to the site will be provided by 4 drive approaches. One drive approach on Louisiana Avenue will be built during the first phase with the Church. As the Master Plan builds out, two drive approaches on Lago Nicola Drive and one drive approach onto League City Parkway are proposed. Traffic Engineer has reviewed plans and approved all approaches.

League City Parkway

	<i>Existing Conditions</i>	<i>Master Transportation Plan</i>
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>Right-of-way Width</i>	150 feet	150 feet
<i>Pavement Width and Type</i>	48 feet wide, 2-lanes with a striped median/center turn lane on both sides; Concrete-paved.	48 feet wide, 2-lanes with a striped median/center turn lane on both sides; Concrete-paved.

Water & Sewer

The applicant will be required to access City water from the 12" water main on the west side of the property along Louisiana Avenue. Water pressure and capacity are adequate at this location. Sanitary Sewer services are provided by an existing 10" line on along Lago Nicola Drive to the south.

Fire Response

Fire Station #3 will be the first responding station with Fire Station #1 being the secondary fire station responder.

Landscaping/ Screening

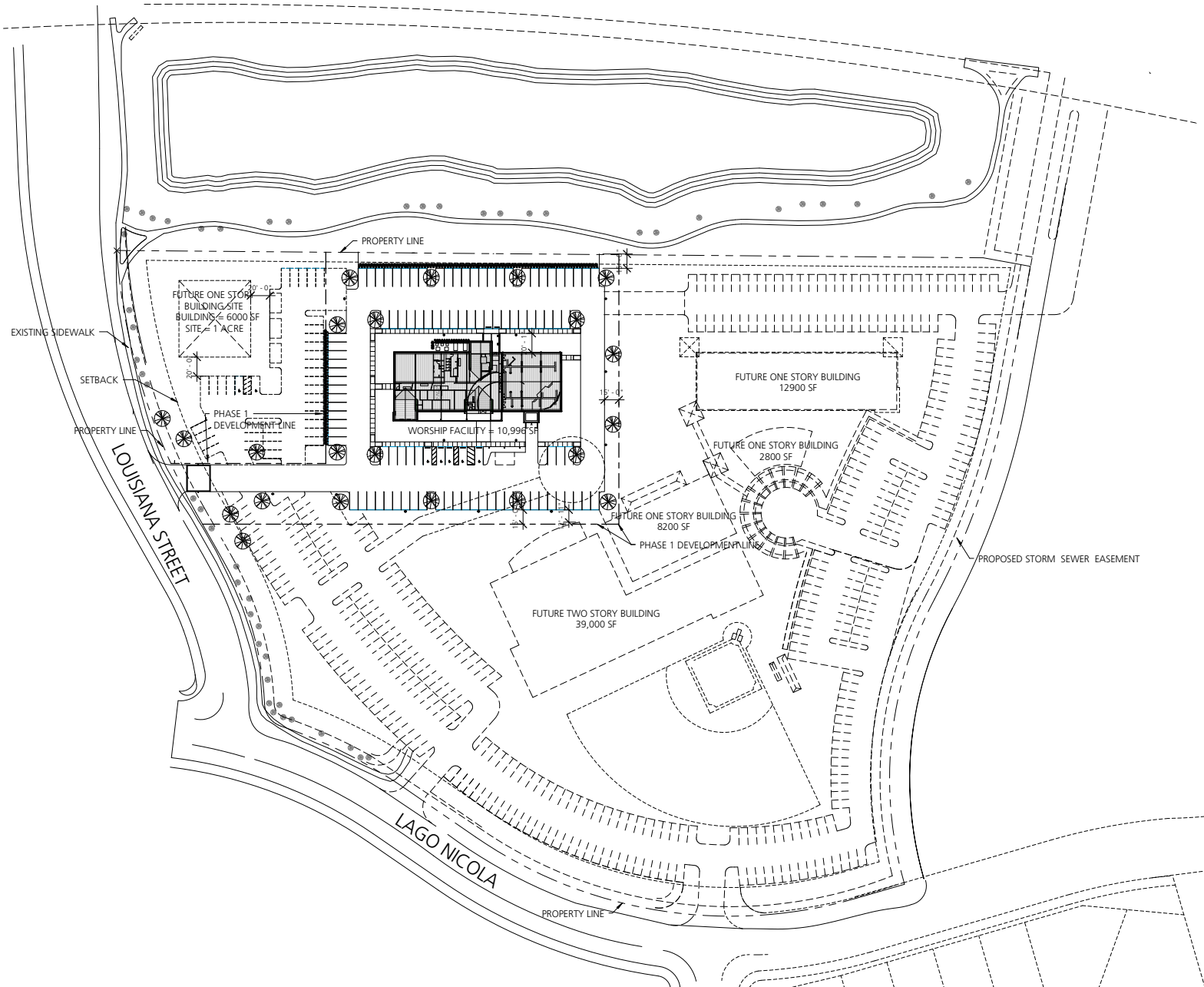
Landscaping and screening will be evaluated with each building and its eventual use. The first phase of the Master Plan (construction of the Church) does not trigger any required buffers or screening. As each phase is realized, the landscaping and screening will be reevaluated.

Lighting & Noise

Lighting and noise concerns will also be reevaluated as each building is proposed. The first phase of the master Plan does not warrant any additional lighting and noise regulation measures.

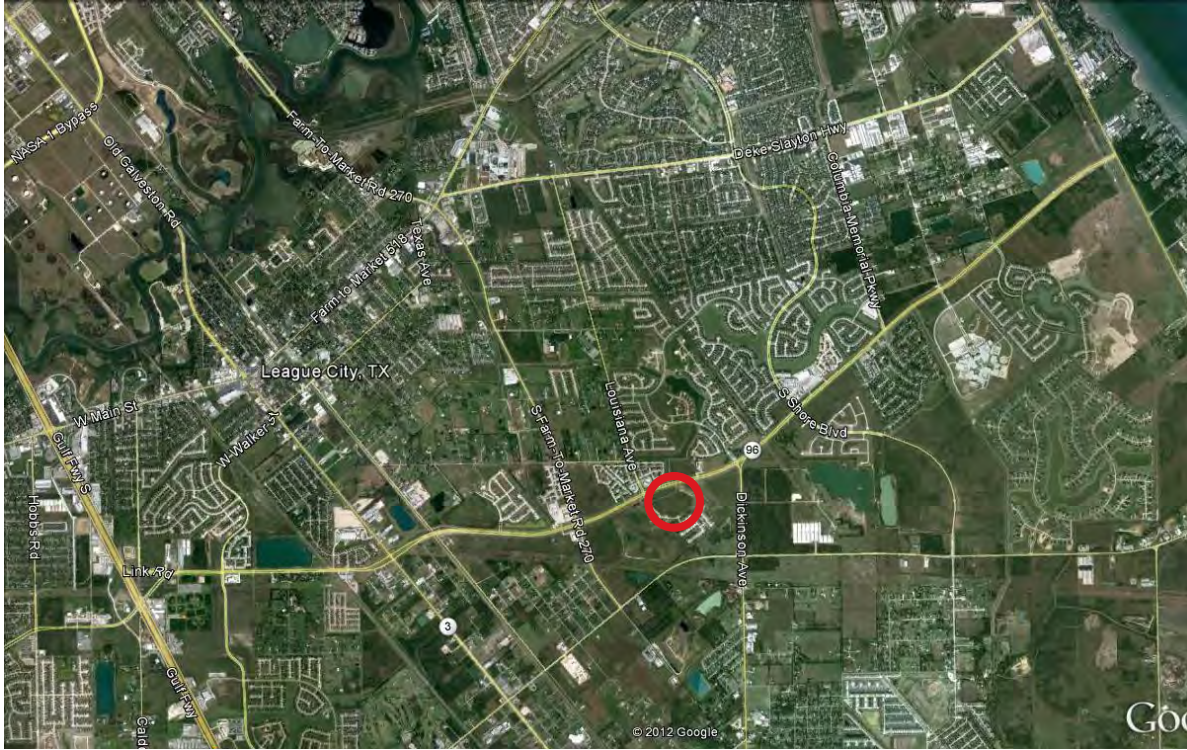
For additional information, you may contact Joey Kaspar, Planner at 281-554-1097 or at joey.kaspar@leaguecity.com.

The Proposed Watershed Church Master Plan at Tuscan Lakes



The Watershed Church Master Plan at Tuscan Lakes

Aerial Images of the Site



The Watershed Church Master Plan at Tuscan Lakes

Photo Images of the Site



Photo 1: North of the proposed Master Plan; A multi-family development is located on the other side of League City Parkway.



Photo 2: Picture taken from the interior of the site facing north-west toward the subdivision entrance and intersection of League City Parkway and Louisiana Avenue.



Photo 3: Site of the proposed Master Plan looking east.



Photo 4: Single Family homes to the south of the proposed Master Plan.

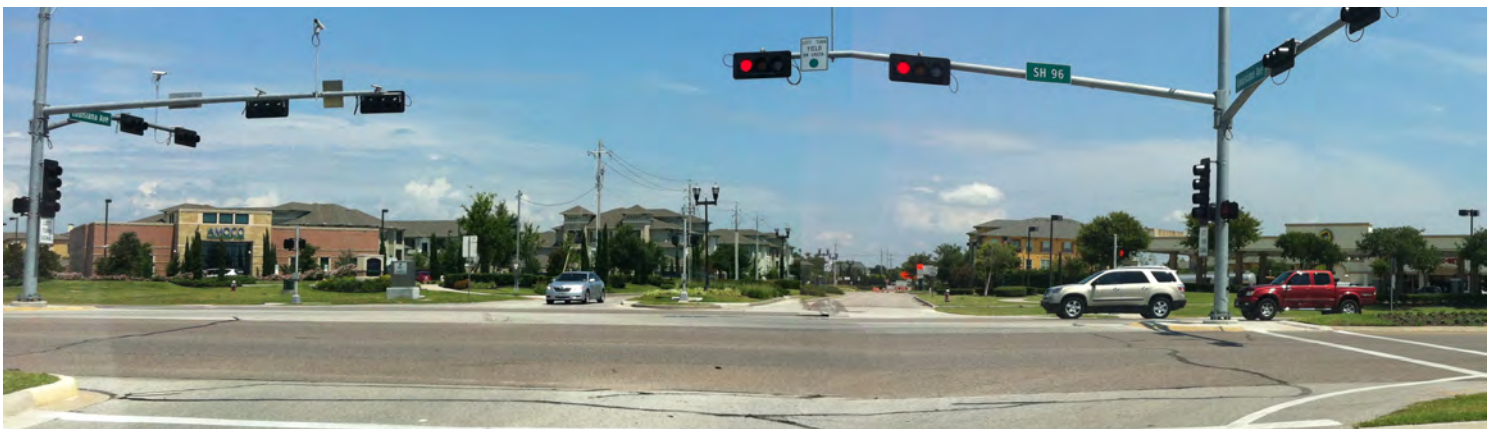


Photo 5: Louisiana Avenue and League City Parkway intersection. The proposed Master Plan site will be accessed from this intersection.