

**PRELIMINARY/FINAL PLAT- VILLAGE AT TUSCAN LAKES, SECTION 4 PHASE 1**

- Request**      Subdivision of 8.33 acres of previously unplatted property to create 42 single-family lots and 4 restricted reserves for landscape amenities.
- Applicant**    Dale Hardy, GeoSruv, LLC
- Owner**        Tuscan Lakes Development, 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)
- Location**     Generally located north of League City Parkway (State Highway 96), east of Dickinson Avenue, and south of Hewitt Street.
- Attachments**   1. Copy of the Plat  
                          2. Aerial Map  
                          3. Photographs of the Site

**Site and Surrounding Area**

The property is undeveloped with no trees. The surrounding area has transitioned from rural to auto-suburban character.

Direction	Surrounding Zoning	Surrounding Land Use
North	"RSF-10" and "RSF-20"	Developed single family residential.
South	"RSF-5-PUD"	Undeveloped single family residential with the Tuscan Lakes PUD overlay; Section 3 Phase 1 of the Village at Tuscan Lakes.
East	"RSF-5-PUD" and "OS"	The remainder of the Village at Tuscan Lake Section 4 and Open Space designated for detention.
West	"RSF-10" and "RSF-20"	Partially developed single family residential.

**Access**

This section will be accessed from Tuscan Village Drive via Nero Lane. No lots will be addressed off of Nero Lane, and it will serve as an entry-way road into all of Section 4 Phase 1 as well as future phases of the Section. All lots will be addressed off of Brunello Street.

**Tuscan Village Drive** (Private Street Agreement approved on August 25, 2010)

	Existing Conditions	2011 Master Mobility Plan
Roadway Type	Residential Collector	Residential Collector
Right-of-way Width	60 feet	60 feet
Pavement Width and Type	30-feet, 2-lanes, divided with a raised median at the SH 96 intersection; concrete-paved	No proposed improvements.

**Brunello Street** (Private Street Agreement approved on August 25, 2010)

	Proposed Conditions	2011 Master Mobility Plan
Roadway Type	Private Residential Road	Private Residential Road
Right-of-way Width	60 feet	60 feet
Pavement Width and Type	30-feet, 2-lanes, concrete-paved	No proposed improvements.



**Water & Sewer**

Sanitary Sewer is available from an existing 10" line that runs parallel to Tuscan Village Drive along the south side of the right-of-way. This major sanitary sewer line will be accessed for Villages at Tuscan Lakes Section 4 Phase 1 at the intersection near the intersection of Nero Lane and Tuscan Village Drive.

Water is accessible and water pressure is adequate for this site. A proposed 8" water line will tap into a 24" water line that runs southwest to northeast adjacent to the site on the south side of the proposed plat.

Infrastructure plans for this section were approved on September 7, 2012. The Engineering Department indicates that water and sewer capacity are adequate to serve this development as accounted for during approval of the master plan.

**Fire Response**

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

**Parks Requirements**

There are no *required* HOA parks within this development. On April 8, 2003, City Council approved Ordinance No. 2003-13. Article VIII, Section 8.01 of that Ordinance states that Tuscan Lake's parks requirements were met and exceeded by 8.4 acres with the 28.7 acres (Eastern Regional Park) that was being dedicated to the City.

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 the plat does conform to the currently approved Tuscan Lakes Master Plan #12.

**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. Refer to "Water and Sewer" section of this report.

**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 health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.*

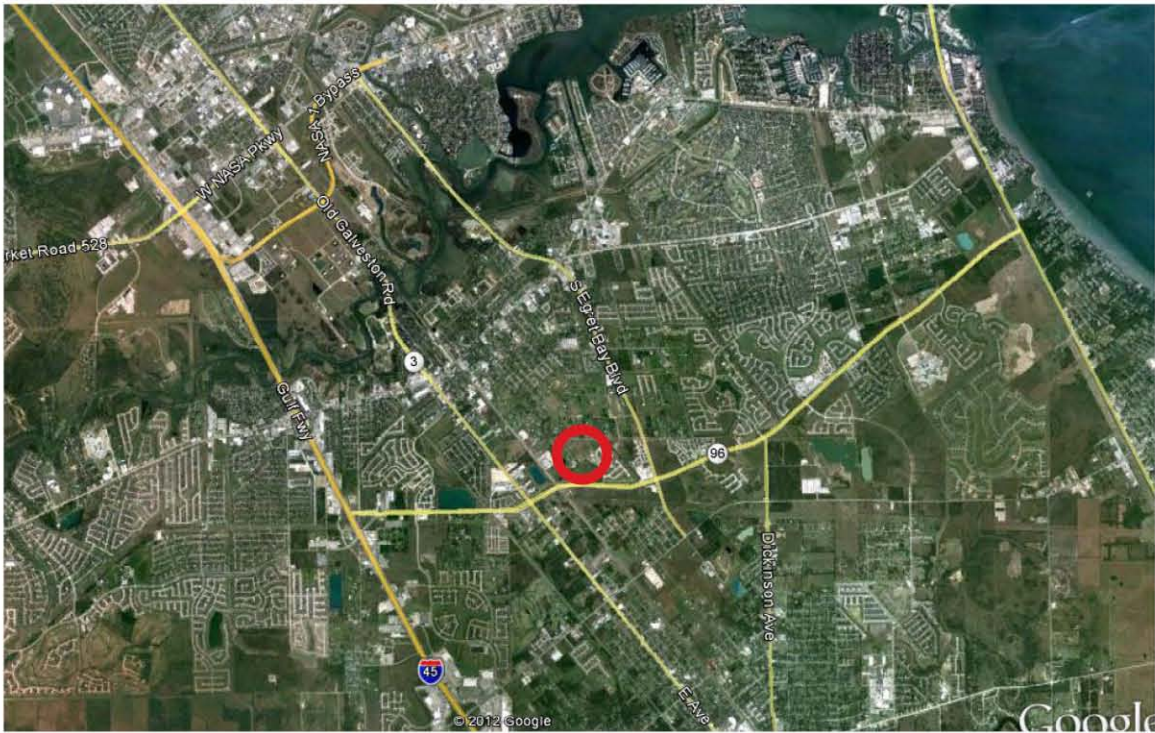
Staff finds the plat conforms.

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



## Preliminary/Final Plat - Village at Tuscan Lakes Section 4 Phase 1

### Aerial Images of the Site



## Final/Preliminary Plat - Village at Tuscan Lakes Section 4 Phase 1

### Photo Images of the Site



Photo 1: Villages at Tuscan Lakes Section 1 and 2; existing RSF-5 development to the south east of the site.



Photo 2: South portion of the site where infrastructure for this phase and the surrounding area are being constructed and installed.



Photo 3: Site of the proposed plat from the eastern boundary.



Photo 4: Proposed future development of Villages at Tuscan Lakes Section 3; south of subject property.