

Preliminary Plat – Marina Way Townhomes

Request	Subdivision of 2.79 acres of currently vacant property to create 27 town home lots and 6 restricted reserves for the use of HOA Parks.
Applicant	John English; Rekha Engineering, Inc.
Owner	Phil Newton; Newcore Development
Zoning	“RMF-1.2” (Residential Multi-Family with a maximum density of 36 dwelling units per acre)
Location	Generally located north of F.M. 2094 with the address of 2220 Marina Way.
Attachments	<ol style="list-style-type: none"> 1. Aerial Map 2. Site Photos 3. Proposed Preliminary Plat

Site and Surrounding Area

The subject property was formerly the site of the Marina on the Lake apartment complex, which was demolished in 2009. The property is currently vacant.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CG”	Existing marina and developing General Commercial
South	“RSF – 7”	Existing residential single family homes
East	“RSF – 7”	Existing residential single family homes
West	“OS” and “RSF-5”	Open Space and developing single family homes

Access

The subject parcel is located on Marina Way, and will be accessed from F.M. 2094 (Marina Bay Drive) via Twin Oaks Boulevard.

Marina Way

	Existing Conditions	2011 Master Mobility Plan
Roadway Type	Local Street	Local Street
Right-of-way Width	70 feet	70 feet
Pavement Width and Type	2-lane roadway, 28 feet wide, paved with concrete.	No proposed improvements.

Municipal Extension of Infrastructure

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 Near West Service Area. The Engineering Department indicates that water and sewer capacity are adequate to serve this development.

Water service is available to this site from an existing 12-inch water line located on the south side of Marina Way. Sewer service is available to this site from an existing 8-inch sanitary sewer line located on the north side of Marina Way. The applicant has proposed revising the existing on-site infrastructure, including relocating an existing storm sewer which bisects the property and abandoning an existing water line at the rear of the property. Preliminary utility plans have been approved by the City’s Engineering Department. Infrastructure plans will be submitted subsequent to the approval of this preliminary plat. The City Engineer will require that a letter of credit be submitted in order to record the final plat prior to completion of the infrastructure. Otherwise, plats will be recorded after the public infrastructure’s acceptance by City Council.

**Parks
Requirements**

On February 6, 2014, the Parks Board recommended approval of the preliminary plat with the stipulation that the following recommendations be taken into consideration:

1. Create recreational programming within each of the green spaces.
2. Restore the natural areas along the northwest boundary.
3. Include art amenities, bike racks, and rain gardens in smaller reserves to create memorable destinations.
4. Design landscape reserves to have a cohesive feeling, including similar hardscape, planting choices, etc.
5. Incorporate pervious surfaces to improve water quality in Clear Lake.
6. Include pet waste receptacles.
7. Take into consideration the new flood plain maps.
8. Develop a specific program for Reserve E.

Parks fees will be assessed at \$1,000 per lot for a total of \$27,000 and must be paid prior to review by the Planning & Zoning Commission.

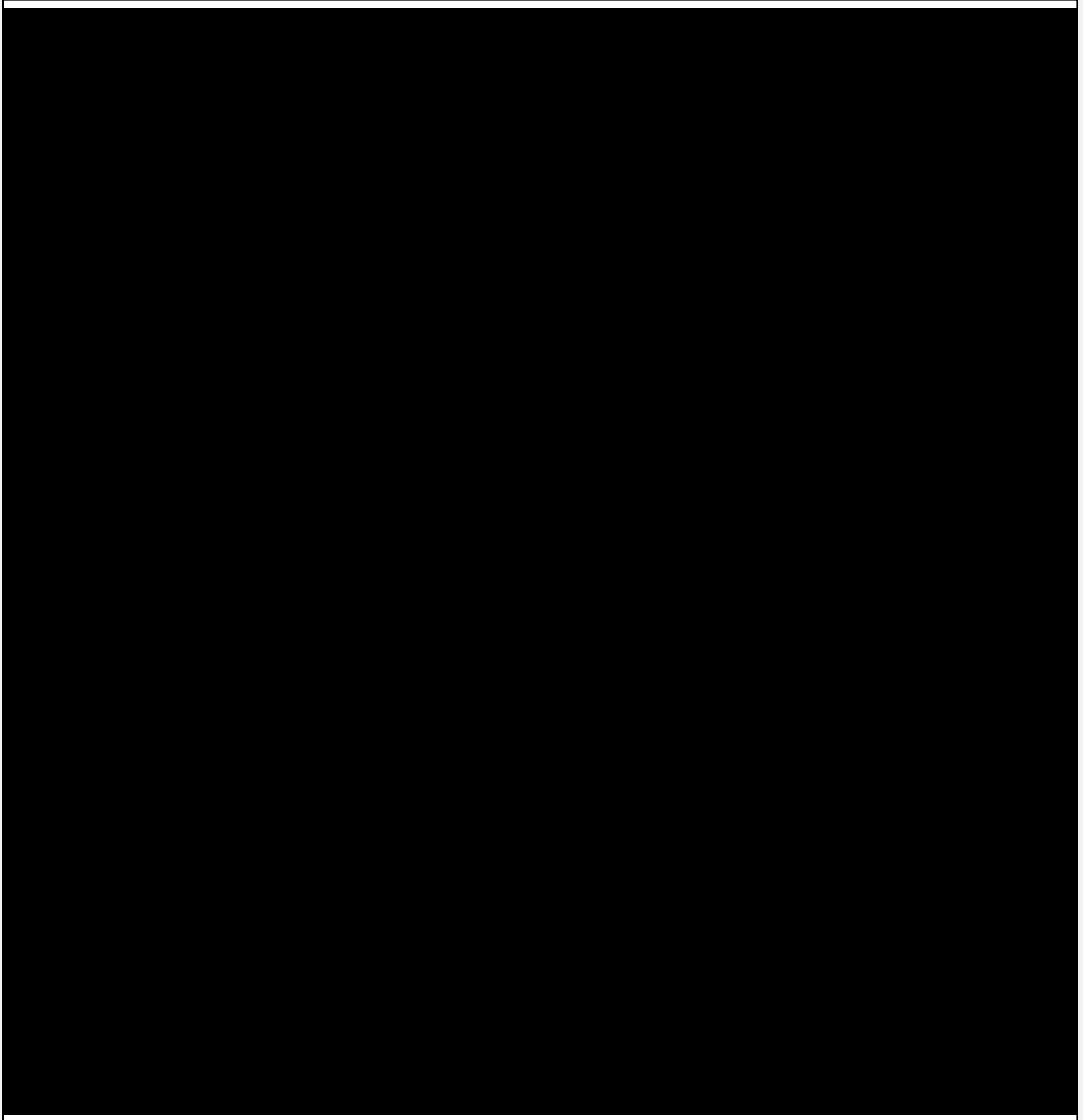
**Municipal
Compliance of
Regulations**

Staff finds that the proposed preliminary plat conforms to the subdivision regulations of Section 102 of the League City Municipal Code and Section 212 of the Texas Local Government Code.

For additional information, please contact Wallis McMillin, Planner at (281) 554-1079 or at wallis.mcmillin@leaguecity.com.



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PHOTOGRAPH 1



View of the site from Marina Way

PHOTOGRAPH 2



Facing north toward the subject parcel