

Beacon Island Master Plan Revision #2

- Request** Revise the master plan for Beacon Island which is a portion of the South Shore Harbour Planned Unit Development. This revision is to clear up a scrivener's error on the previously approved Revision #2 regarding the number of units permitted within Beacon Island.
- Applicant** Dale Hardy, GEOSURV, INC
- Owner** Murphy Yates, Harbour Classic Builders
- Acreage** 35.24 acres
- Zoning** "RMF 1.2 – PUD" Multi-family Residential with a maximum density of 1,200 square feet per unit with a Planned Unit Development Overlay)
- Location** Generally located north of Marina Bay Drive (FM 2094) at the end of Lighthouse Blvd.
- Attachments**
1. April 2012 Master Plan #2
 2. Proposed Revised Master Plan #2
 3. Aerial

History

City Council approved Municipal Utility Districts for the South Shore Harbour development in 1981, prior to zoning. When the City adopted zoning in 1999, "PUD" zoning was designated for the development. A prior master plan showing the subdivision of the property was the controlling document as there were no "PUD" documents at that time. When the zoning map was revised in August 2005, "PUDs" became zoning overlays as opposed to base zoning districts. Base districts were assigned to "PUD" developments based on the Comprehensive Plan, "PUD" documents, master plans and other supportive documentation. As a result, "RMF-1.2" base zoning was assigned to the subject site. Per Ordinance, all uses designated on master plans and other approved documents are vested under the old Zoning Ordinance.

In 2006, the Planning and Zoning Commission approved a revised master plan for Beacon Island portion of South Shore Harbour. That revision allowed for an increase in estate lots from 12 to 18 lots and a decrease in townhome lots by 22 lots. It was noted by staff at the time of that all development regulations for the proposed uses would be required to meet the base zoning district requirements.

In April of 2012, the Planning and Zoning Commission approved Revision #2; it was after that approval that staff determined the number of units identified on the approved master plan was incorrect. After discussing the error with the applicant staff was assured it was not the intention of the property owner to increase the number of units. Therefore we agreed to correct the Master Plan and bring it back to Planning and Zoning Commission for clarification.



Summary of Land Uses

Below is a comparison chart showing what was approved by the Commission in April of 2012 and the corrected numbers that are being proposed.

	Approved in April 2012	Proposed May 21, 2012
Uses	# of Units	# of Units
Mid-Rise to High-rise Condominiums (300' Max Height)	468 Units	417 Units
Town Homes (60' Max Height)	48 Units	48 Units
Apartments (Multi-family) (60' Max Height)	301 Units	301 Units
Estate Lots	18 Units	18 Units
Total	835 Units	784 Units

The original master plan was approved with 800 total units (the bulk of those being condominiums or multi-family), the revision that was approved in 2006 reduced the number of units to 784. This revision does not increase from that reduction in 2006.

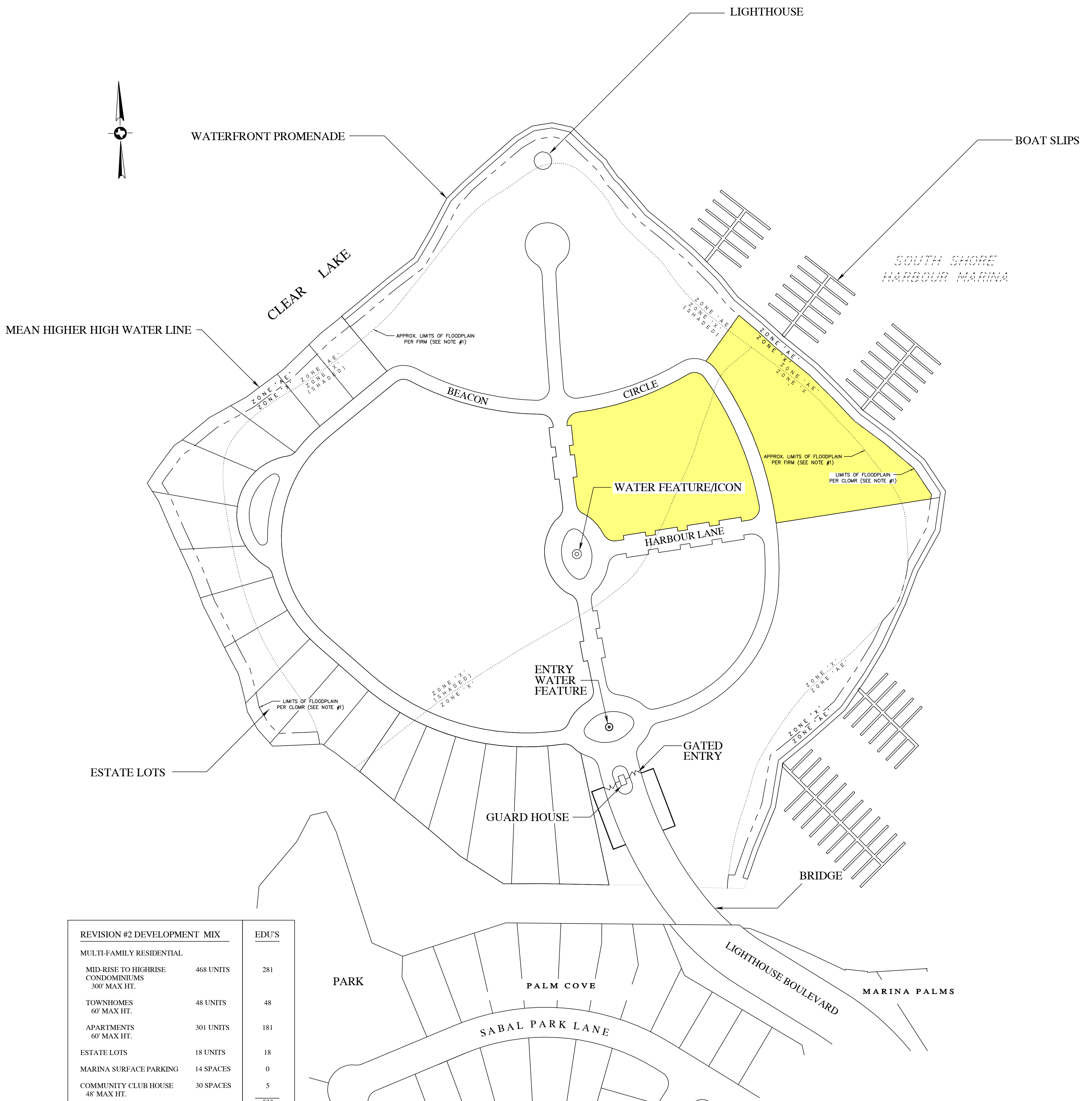
Infrastructure

Infrastructure for Beacon Island has already been constructed and accepted by the City. The original master plan approved for Beacon Island allocated 549 EDU's for Beacon Island. In 2006, the revised Master Plan reduced the total number of EDU's needed to 533. This Master Plan is proposing to reduce the EDU's from 533 to 502. Below are the new proposed EDU allocations per land use:

Calculated EDU's for Master Plan Revision #2

Description	EDU's Used
Mid-Rise to High-rise Condominiums (300' Max Height)	250
Town Homes (60' Max Height)	48
Apartments (Multi-family) (60' Max Height)	181
Estate Lots	18
Community Club House	5
Total	502

For additional information, you may contact Wes Morrison, City Planner at 281-554-1084 or via e-mail at wes.morrison@leaguecity.com.



REVISION #2 DEVELOPMENT MIX		EDU'S
MULTI-FAMILY RESIDENTIAL		
MID-RISE TO HIGHRISE CONDOMINIUMS 300' MAX HT.	468 UNITS	281
TOWNHOMES 60' MAX HT.	48 UNITS	48
APARTMENTS 60' MAX HT.	301 UNITS	181
ESTATE LOTS	18 UNITS	18
MARINA SURFACE PARKING	14 SPACES	0
COMMUNITY CLUB HOUSE 48' MAX HT.	30 SPACES	5
		<u>533</u>

REVISION #1 DEVELOPMENT MIX		EDU'S
HIGH-RISE CONDOMINIUMS 300' MAX HT.	340 UNITS	204
MID-RISE CONDOMINIUMS 300' MAX HT.	300 UNITS	180
TOWN HOMES W/AUTO COURT 60' MAX HT.	49 UNITS	49
TOWN HOMES 60' MAX HT.	77 UNITS	77
ESTATE LOTS	18 UNITS	18
MARINA SURFACE PARKING	14 SPACES	0
COMMUNITY CLUB HOUSE 48' MAX HT.	30 SPACES	5
		<u>533</u>

ORIGINAL DEVELOPMENT MIX		EDU'S
<small>BASED ON MASTER PLAN APPROVED 12/18/2006</small>		
HIGH-RISE CONDOMINIUMS 300' MAX HT.	340 UNITS	204
MID-RISE CONDOMINIUMS 300' MAX HT.	300 UNITS	180
TOWN HOMES W/AUTO COURT 60' MAX HT.	49 UNITS	49
TOWN HOMES 60' MAX HT.	99 UNITS	99
ESTATE LOTS	12 UNITS	12
MARINA SURFACE PARKING	14 SPACES	0
COMMUNITY CLUB HOUSE 48' MAX HT.	30 SPACES	5
		<u>549</u>

 MULTI-FAMILY RESIDENTIAL/
APARTMENTS (60' MAX HEIGHT)

APPROVED

Approved by P&Z on April 2, 2012

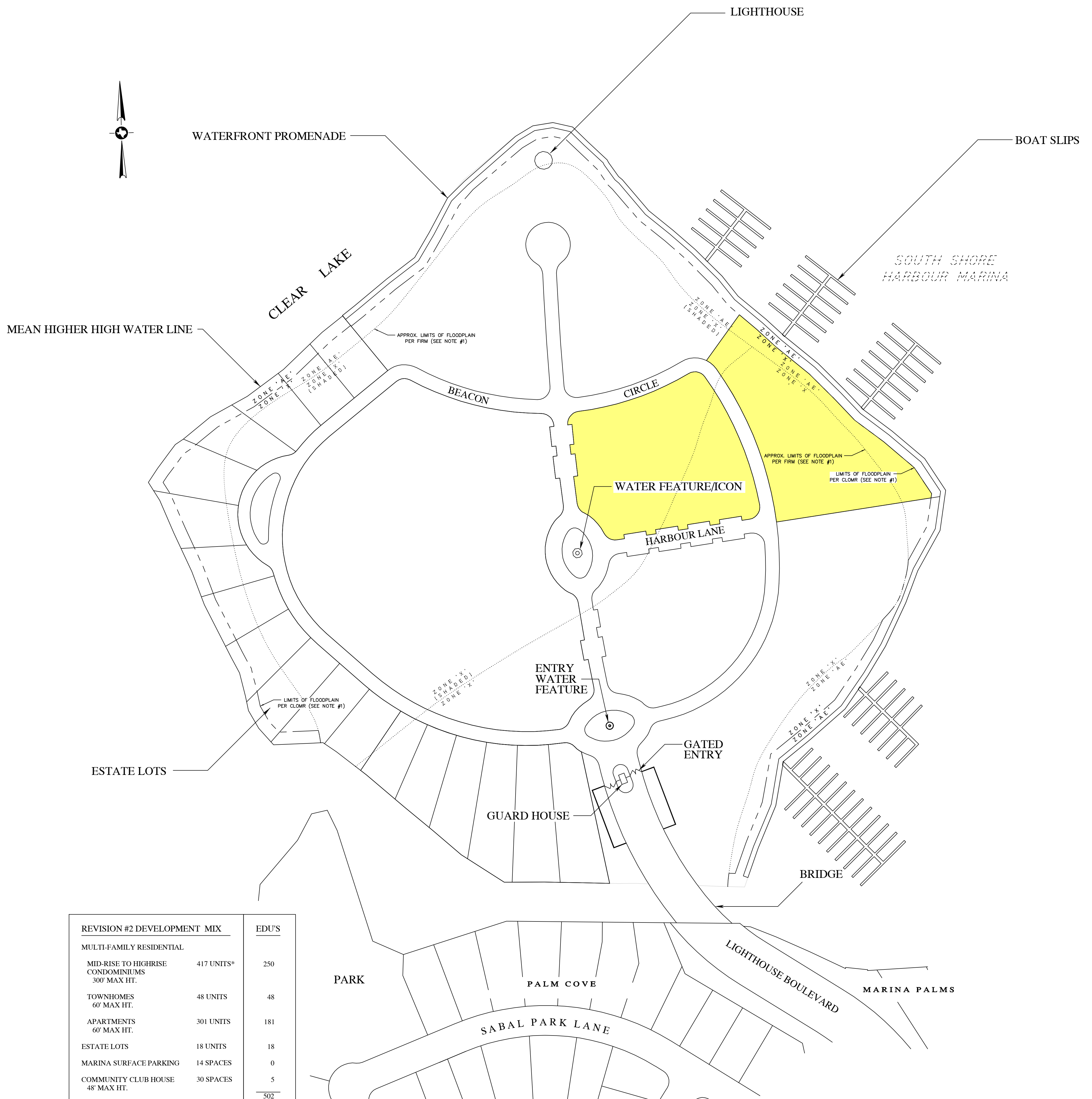
NOTE:
1.) This development lies partially in Zone "X", areas determined to be outside the 500-year flood plain, partially in Zone "X", shaded, areas of 500-year flood, and, partially in Zone "AE", special flood hazard areas subject to inundation by the 100-year flood, as per the National Flood Insurance Program FIRM Community-Panel Number 485488 0010 D, published revision dated September 22, 1999. Floodplain designations shown hereon are based on said FIRM and the approved CLOMR, Case No. 08-06-0942C, submitted to FEMA by Danmanbaum Engineering Corporation, as noted hereon.

MASTER PLAN REVISION #2
MARCH 5, 2012



100' 0 100' 200'
SCALE: 1" = 100'

This map is not for computation or construction purposes. Said drawing is a pictorial representation only and is subject to change. Additionally no warranties or representations, express or implied, concerning the actual design, location, or character of the facilities shown on this map are intended. This presentation graphic represents a compilation of datum obtained from maps, surveys, and other document provided to GeoSury, LLC.



REVISION #2 DEVELOPMENT MIX		EDU'S
MULTI-FAMILY RESIDENTIAL		
MID-RISE TO HIGHRISE CONDOMINIUMS 300' MAX HT.	417 UNITS*	250
TOWNHOMES 60' MAX HT.	48 UNITS	48
APARTMENTS 60' MAX HT.	301 UNITS	181
ESTATE LOTS	18 UNITS	18
MARINA SURFACE PARKING	14 SPACES	0
COMMUNITY CLUB HOUSE 48' MAX HT.	30 SPACES	5
		<u>502</u>

* MID-RISE TO HIGHRISE CONDOMINIUM UNIT COUNT CORRECTED TO REFLECT APPROVED REVISION #2.

REVISION #1 DEVELOPMENT MIX		EDU'S
HIGH-RISE CONDOMINIUMS 300' MAX HT.	340 UNITS	204
MID-RISE CONDOMINIUMS 300' MAX HT.	300 UNITS	180
TOWN HOMES W/AUTO COURT 60' MAX HT.	49 UNITS	49
TOWN HOMES 60' MAX HT.	77 UNITS	77
ESTATE LOTS	18 UNITS	18
MARINA SURFACE PARKING	14 SPACES	0
COMMUNITY CLUB HOUSE 48' MAX HT.	30 SPACES	5
		<u>533</u>

ORIGINAL DEVELOPMENT MIX		EDU'S
BASED ON MASTER PLAN APPROVED 12/18/2006		
HIGH-RISE CONDOMINIUMS 300' MAX HT.	340 UNITS	204
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MARINA SURFACE PARKING	14 SPACES	0
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MULTI-FAMILY RESIDENTIAL/
APARTMENTS (60' MAX HEIGHT)

NOTE:
1.) This development lies partially in Zone "X", areas determined to be outside the 500-year flood plain; partially in Zone "X", shaded, areas of 500-year flood; and, partially in Zone "AE", special flood hazard areas subject to inundation by the 100-year flood, as per the National Flood Insurance Program FIRM Community Panel Number 485488 0010 D, published revision dated September 22, 1999. Floodplain designations shown hereon are based on said FIRM and the approved CLOMR, Case No. 08-06-0942C, submitted to FEMA by Damannbaum Engineering Corporation, as noted hereon.

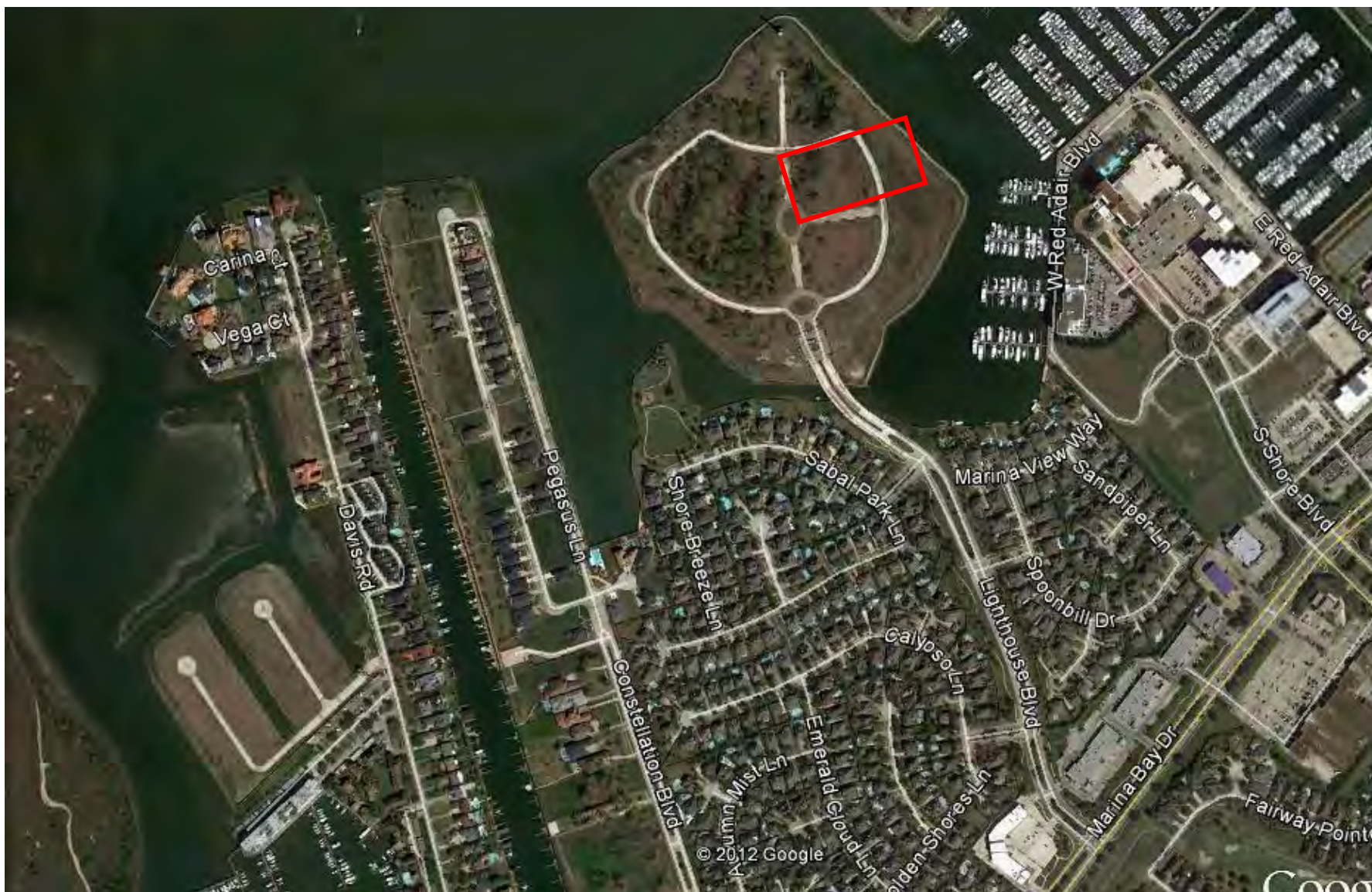
MASTER PLAN REVISION #2
MARCH 5, 2012
CORRECTED MAY 9, 2012



100' 0 100' 200'
SCALE: 1" = 100'

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Aerial – Beacon Island Master Plan Revision #2



Beacon Island Master Plan Revision #2
April 2, 2012 Planning & Zoning Commission Meeting