

**THE WHARF AT CLEAR LAKE
PHASE V
PLANNED UNIT DEVELOPMENT
JANUARY 2009**

PLANNED UNIT DEVELOPMENT OVERLAY
THE WHARF AT CLEAR LAKE, PHASE V
City of League City, Galveston County, Texas

With the annexation of the THE WHARF AT CLEAR LAKE, PHASE V, into the The Wharf at Clear Lake Maintenance Association, Inc., development of PHASE V will be subject to regulation by the Declaration of Covenants, Conditions and Restrictions for THE WHARF AT CLEAR LAKE dated February 10, 1978, and recorded at Galveston County Clerks' File Number 149636, together with all subsequent amendments thereto. This regulation will aid in assuring that development of PHASE V will be compatible with the existing community; preserving the appearance of the community and protecting the value of both the new construction and the existing homes.

As with the current PUD which overlays PHASE'S I, II, III and IV, the development regulations associated with the PHASE V PUD will be the current or future approved and recorded plats and the recorded Declaration of Covenants, Conditions and Restrictions. The underlying base zoning of PHASE V will remain the current RSF-2.

In conjunction with the PUD, the applicant also seeks to incorporate several variances which are necessary to facilitate the development of PHASE V consistent with the existing PHASE'S I, II, III and IV.

(1) Development Regulations

Section 125-70.C., requires a Minimum Lot Area of 2,000 square feet for RSF-2.

Variance

Requested: Minimum Lot Area of 646 square feet

Rational: Based on current development plans for PHASE V (copy enclosed), the Lot Areas will vary between 646 and 1104 square feet. This is consistent with the existing units contained within PHASE'S I, II, III and IV of THE WHARF. Again, the clear intent is to develop PHASE V in such a manner as to complement the existing community in both appeal and value.

(2) Development Regulations

Section 125-70.C., allows a Maximum Lot Coverage of 50% of the Lot Area.

Variance

Requested: Maximum Lot Coverage of 100% of the Lot Area.

Rational: The defined Lot Area is designed to be coincidental to the footprint of the townhome unit. The yard area, or open space, surrounding the units is maximized as common area. Again, this is fully consistent with the design and development of the existing WHARF community.

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(3) Development Regulations

Section 125-70.C.(2), requires a Minimum Lot Width of 20 feet

Variance

Requested: Minimum Lot Width of 19 feet

Rational: Again, the defined Lot Area is designed to be coincidental to the footprint of the townhome unit. The planned townhome units are designed to be comparable to the existing townhomes within the community.

(4) Development Regulations

Section 125-70.C., provides for the following Minimum Yards (Set Backs);

Front - 20 feet
Side - 5 / 15 feet
Rear - 10 /15 feet

Variance

Requested: Front - 10 feet
Side - 10 feet
Rear - 10 feet
Minimum separation between building structures - 10 feet

Rational: The proposed townhome development will be comprised of three structures containing 3 units, 4 units and 6 units. All units will face, or front, to the outside boundaries of the development site and the back, or rear, will be directed toward the community pool interior of the development tract. As such, there are actually three 'fronts' with one structure facing Crow's Nest Drive, one facing a parking area to the West and one facing a parking area to the East. The 'horseshoe' configuration of the property dictates the layout of the development around the existing community pool area.

(5) Parking Requirements

Section 125-170.D., requires 4 spaces/unit and allows for tandem parking.

Variance

Requested: 3 spaces/unit with no tandem parking.

Rational: THE WHARF has developed a Parking Assignment Plan (copy enclosed) which incorporates 2 assigned parking spaces and 1 visitor space for each unit within PHASE V. Care has been taken to distribute the visitor spaces throughout the community. The spaces needed for PHASE V have been planned and, in some instances, garage foundations have been in place for several years consistent with the current plan of 3 spaces/unit.

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(6) Residential Garages

Section 125-170.E.(7), single and multi-family residential enclosed garage structures intended to accommodate one vehicle shall have a minimum interior unobstructed width of 12 feet and minimum interior unobstructed length of 20 feet. For two vehicles, the minimum unobstructed interior width shall be 20 feet.

Variance

Requested: Minimum unobstructed width of 11 feet
Minimum unobstructed length of 19 feet

Rational: Existing garage structure foundations which are planned for use by the Phase V development have been constructed on an 11 foot by 19 foot template and are consistent with all other garage structures contained within the WHARF community. The dimensions of 11 feet by 19 feet are also fully consistent with the Section 125-170.E.(4), Spaces in Parking Structures.

(7) Buffer Yard Standards

Section 125-190.C., requires the establishment of Buffer Yard(s) in accordance with Schedule 125-190.C-1.

Variance

Requested: Waiver of Buffer Yard requirements

Rational: PHASE V of THE WHARF is a part of the larger WHARF community. As such, the layout of the buildings and the associated landscape and buffering will be designed consistent with the existing community. Open space areas of approximately 40 feet have been planned between the North end of the proposed structures and the nearest existing townhome structures. The area to the East and West are existing and/or planned parking while the area to the South is Crow's Nest Drive.

PREPARED
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