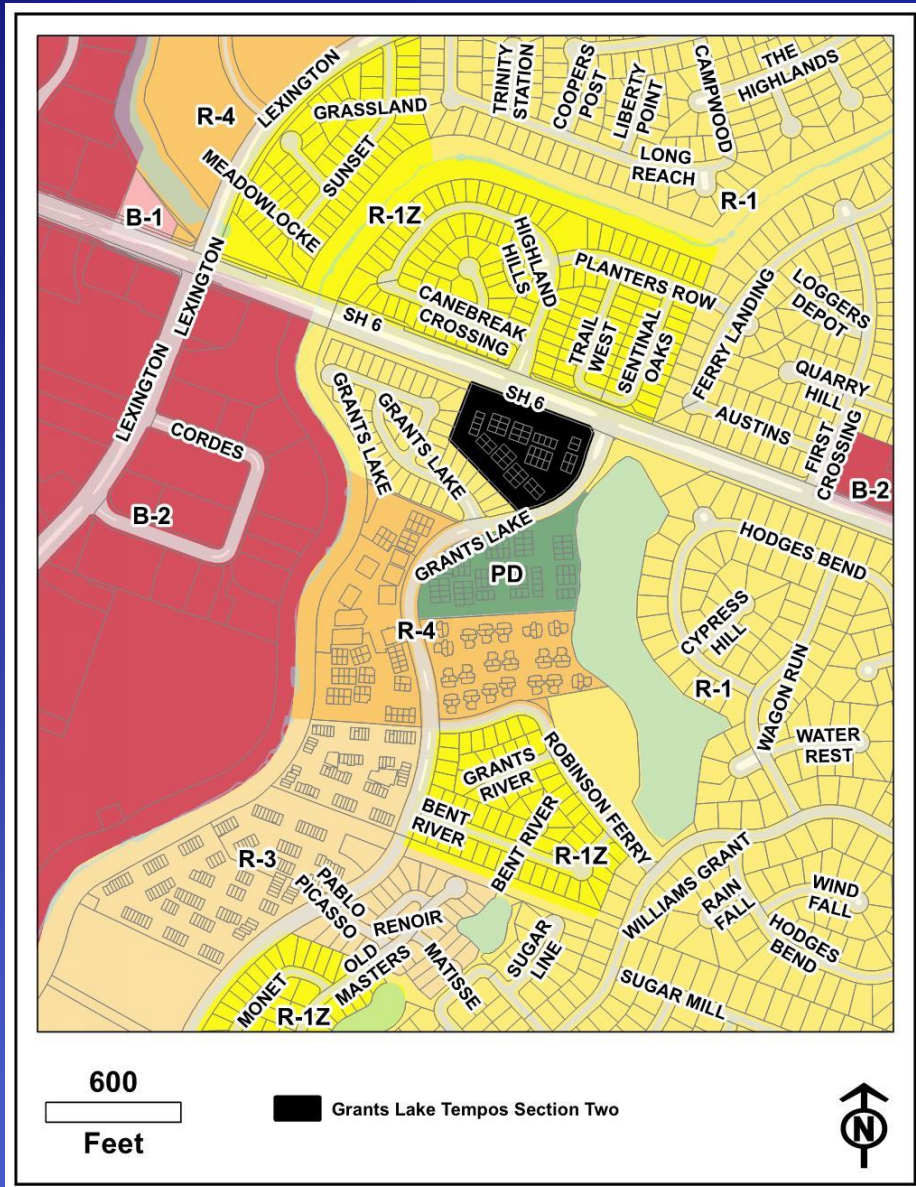


# Grants Lake Tempos Section Two



- Existing townhome development located at Grants Lake & Hwy 6
- 4.80 Acres- 54 units in 11 buildings
- Platted 1982
- Annexed fully developed 1991 as R-1
- City Initiated Planned Development to rezone more appropriately



# Aerial—Grants Lake Tempos Section Two



## **Proposed Rezoning – City Initiated**

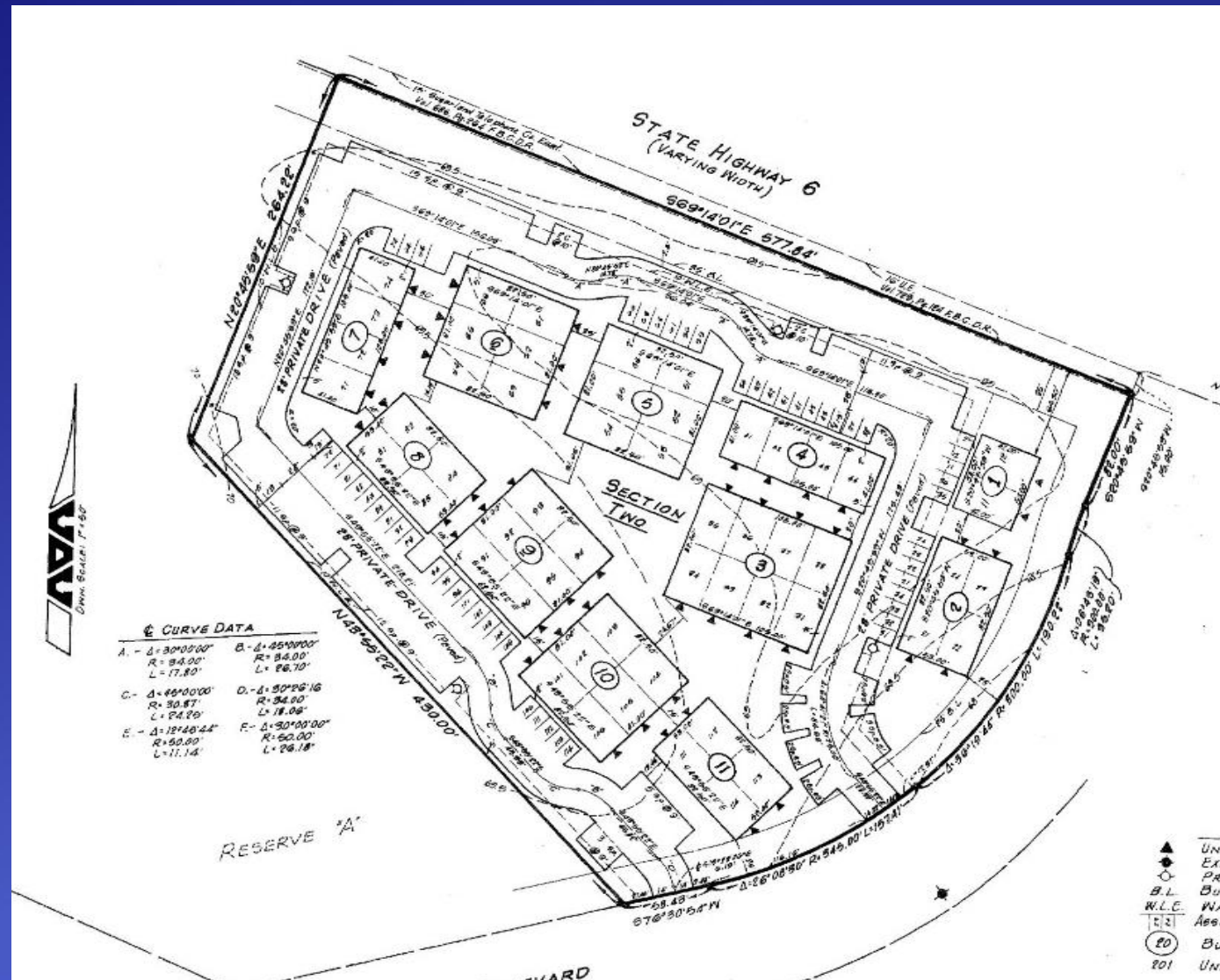
- **Replaces incompatible existing R-1 zoning with Planned Development (Final Dev. Plan) for entire 4.80 complex**
- **Does not alter existing residential development, or private deed restrictions, but provides a path forward for any future repair or reconstruction**
- **Staff's recommendations are based on analysis from recorded plat and field investigation at the site area as to actual layout, design, and development**
- **Zoning category is recommended to closely match up with existing development**



# Exhibit Creation Methods



- Materials were created from the Recorded Plat outline and Aerial Overlays
- Further notations and field investigations yielded the following exhibits:
  - Exhibit D: Site Plan Layout
  - Exhibit E: Landscape & Pedestrian Circulation
  - Exhibit G: Plant List



- Proposed PD utilizes recorded plat as the base for other exhibits
- Large Amount of Common Area for Parking, Drive Aisles, Greenspace
- 2 Points of Ingress/Egress



# Exhibit D Site Plan Layout

- Location of units,
- Guide for repair / reconstruction

## LEGEND

	6' Wood Fence
	10' Masonry Buffer Fence
	Refuse Area
	Mailboxes/HOA News Board
	4' Masonry Decorative Fence
	Concrete Paving (parking and drive aisle)
	Property Line

## Legal Description

Grants Lake Tempos Section Two  
4.763 Acres  
Being all of Reserve "B" of Grants Lake  
Section One Recorded in Volume 32, Page  
4 F.B.C.P.R. Out of the Elijah Alcorn  
League, A-1, Fort Bend County, Texas



EXHIBIT D- SITE PLAN LAYOUT

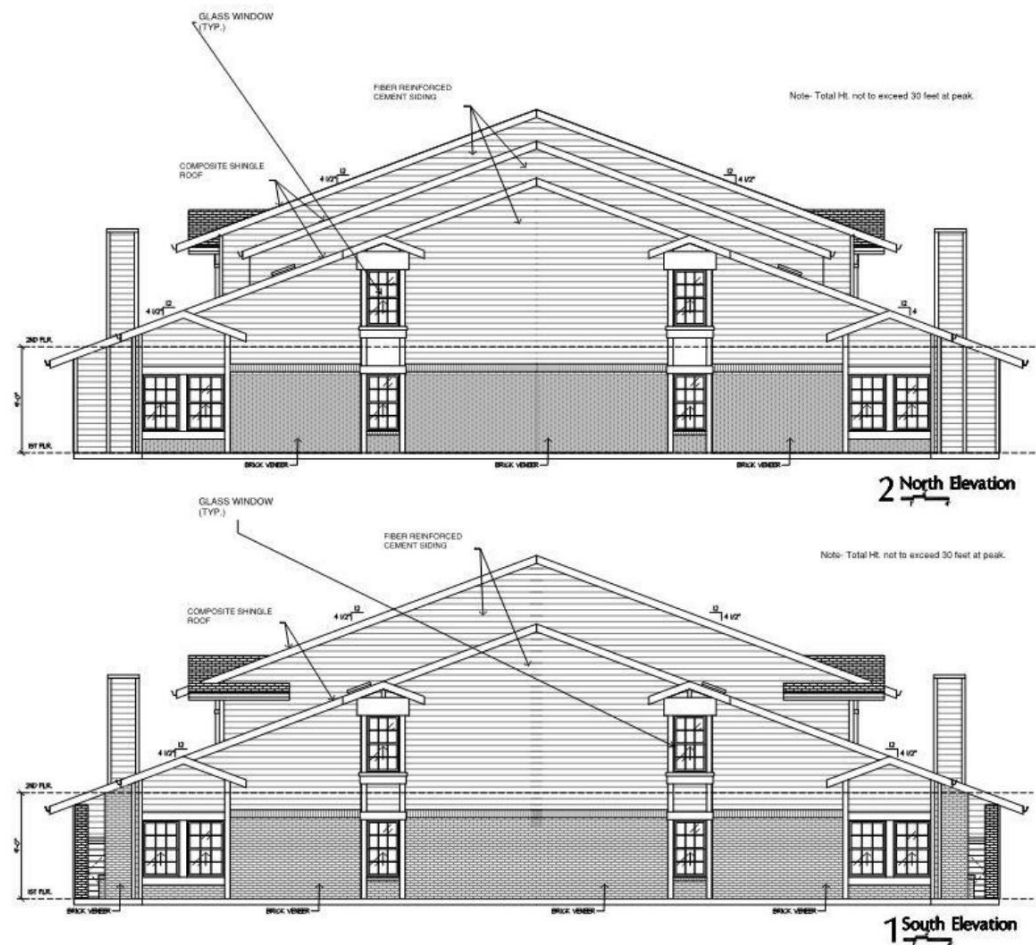
# Exhibit E Landscape & Pedestrian Circulation

- Field Investigation  
–location, types,  
sizes of  
landscaping,  
sidewalks, and  
fencing
- Sidewalk location  
and width
- Brick and wooden  
fencing





# Exhibit F2 Exterior Elevations



Buildings with only one row of units (Bldgs. 1, 4, & 7) need to comply with the photo above taken 02/06/2020 of the rear of Building 7 as labeled on Exhibit C-Recorded Plat. The materials are to be made of Fiber Reinforced Cement Siding on the upper areas, brick veneer around the bottom, and windows made of glass.

**\*\*Special note-** exterior elevations shown on [Exhibit F1 & F2 Exterior Elevation](#) as "North, South, East, and West Elevations" relate specifically to Section One Building 24 as shown in Ordinance 2169 including the building's cardinal direction orientation.. The intent of [Exhibit F1 & F2](#) is to provide a general guide for repair or reconstruction of those buildings which are not Building 24, with the understanding that those individual buildings may have some differences in the architectural features, distribution of exterior finishes, and design that can continue to be utilized for new reconstruction or repair. Those buildings may also have differences in directional orientation depending on location in the overall 4.80-acre property, see Exhibit B Chart 1 for coordination of cardinal directions. Materials for exterior finishes should be generally consistent with the use of brick, glass, and siding. Fiber reinforced cement siding products may be utilized in place of wood siding.

**EXHIBIT F2- EXTERIOR ELEVATIONS**

- Buildings in overall site have common features
- Predominately brick 1<sup>st</sup> floor & siding 2<sup>nd</sup> floor
- Max. 30' ht.
- Buildings with no rear facing units should follow the photo of the back of Bldg 7



## **Planning & Zoning Recap**

- **There were no speakers present for the Public Hearing on February 27, 2020.**
- **The Commission asked few questions—unanimously approved recommendation of approval to Mayor and City Council on May 12, 2020**
  - **There has been a note and chart added to the elevation sheets and report in order to more closely match what was provided for Grants Lake Tempos Sec One.**
  - **Small callout of building numbers added to Exhibit F2 under picture**
- **Staff has not received any inquiries or comments since the time of the last meeting.**

## **Points for Consideration**

- **Due to unique features, including unit layout, internal sidewalks, and large-scale greenspace, staff believed that not R-3, but Planned Development to be appropriate zoning.**
- **Rezoning is designed to match up the existing development and platting with appropriate district regulations.**
- **Staff created a base site plan layout based on the plat and aerial images, conducted field investigations, and documented existing conditions and features to be codified in PD.**
- **The Comprehensive Plan supports this zoning recommendation.**



## **Next Steps & Recommendation**

- **Staff and Commission recommend approval of the Rezoning of Grants Lake Tempos Section Two from Standard Single Family (R-1) to Planned Development (PD)**
- **Host Public Hearing followed by discussion and 1<sup>st</sup> Reading of Ordinance to Rezone Grants Lake Tempos Section 2**
- **Staff anticipates 2<sup>nd</sup> Reading on July 21, 2020**

# Continuation & Conclusion of Public Hearing



# Clarifying Questions for Staff

# City Council Motion & Discussion