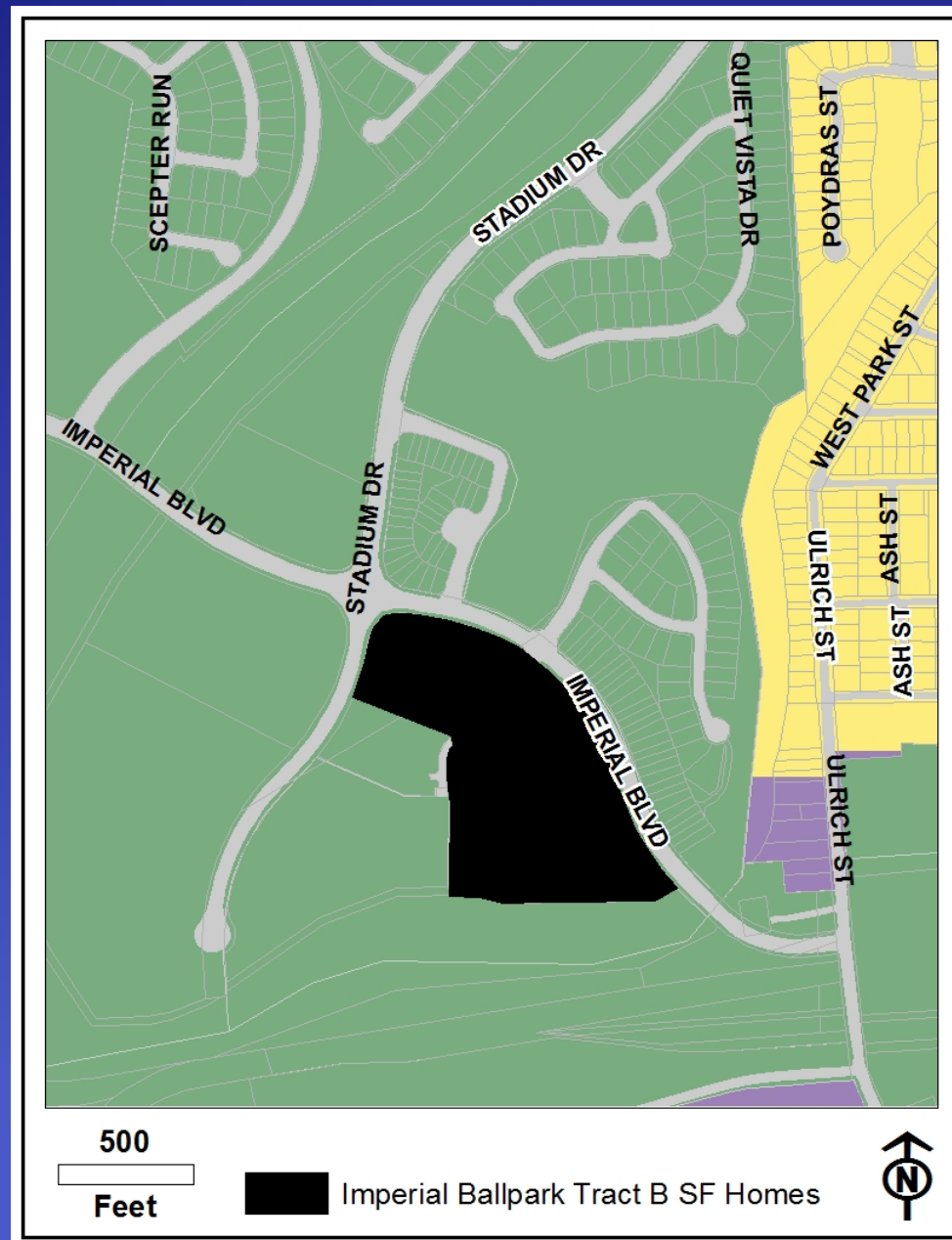
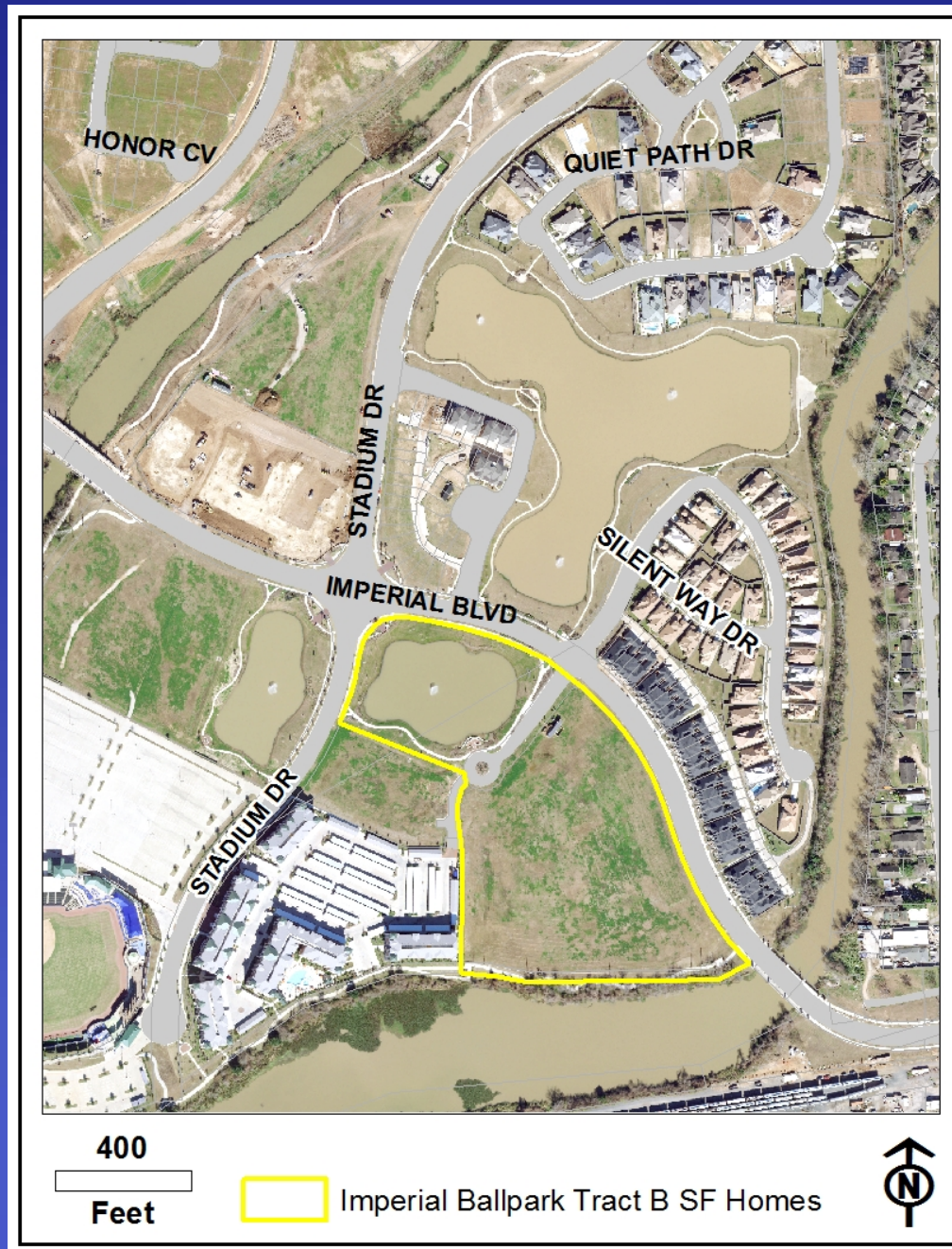


Overview



- 15.2 Acres
- Imperial Blvd & Stadium Dr
- Two types of zero lot line SF homes sites

Aerial Image of Site



[illegible]










Imperial Ballpark Tract B SF Homes PD

Overall Site Layout

EXHIBIT B-2:

SITE PLAN
15.2 ACRES

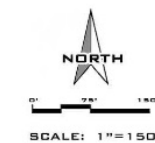
LEGEND

-  SF-1-REAR LOAD SINGLE FAMILY
-  SF-2-FRONT LOAD SINGLE FAMILY
-  INDICATES 0' LOT LINE
-  DESIGNATED LOT WITH 5' MINIMUM SIDEYARD SETBACK PER EXHIBIT B-3
-  FRONT OF LOT TO FACE TO PUBLIC STREET
-  PUBLIC STREET
-  25' PRIVATE ACCESS/PUBLIC UTILITY EASEMENT (TWO-WAY TRAFFIC) (SHARED COMMON DRIVEWAY)
-  PROPOSED OPEN SPACE
-  APPROXIMATE LOCATIONS FOR GUEST PARKING (MIN. 6 SPACES)

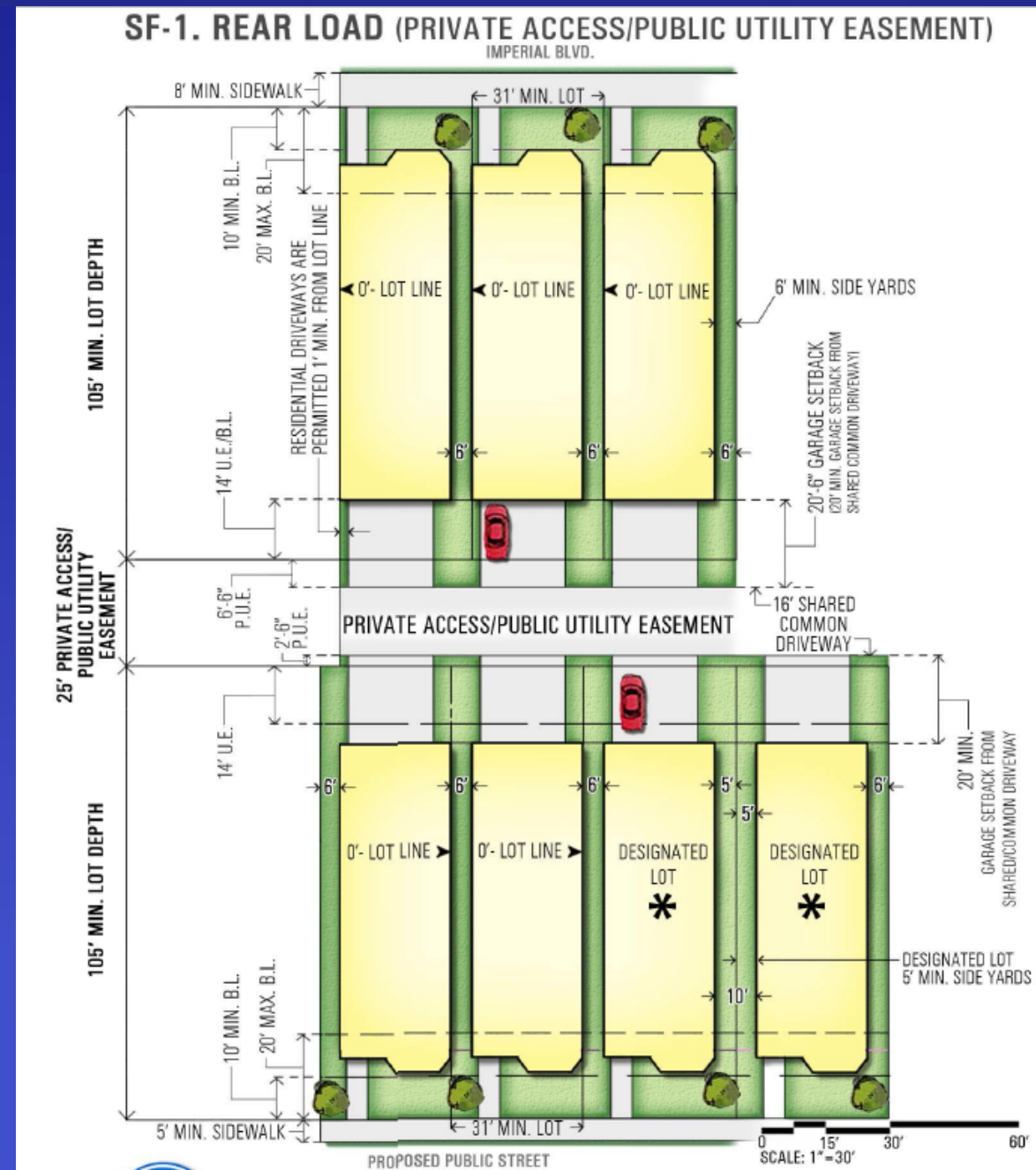
NOTE 1: PARALLEL PARKING SHALL BE PROHIBITED ALONG SHARED COMMON DRIVEWAY AND SIGNAGE INDICATING "NO PARKING" SHALL BE INSTALLED ALONG THE DRIVEWAY (SHALL COMPLY WITH SECTION G.2. OF THE FINAL DEVELOPMENT PLAN).



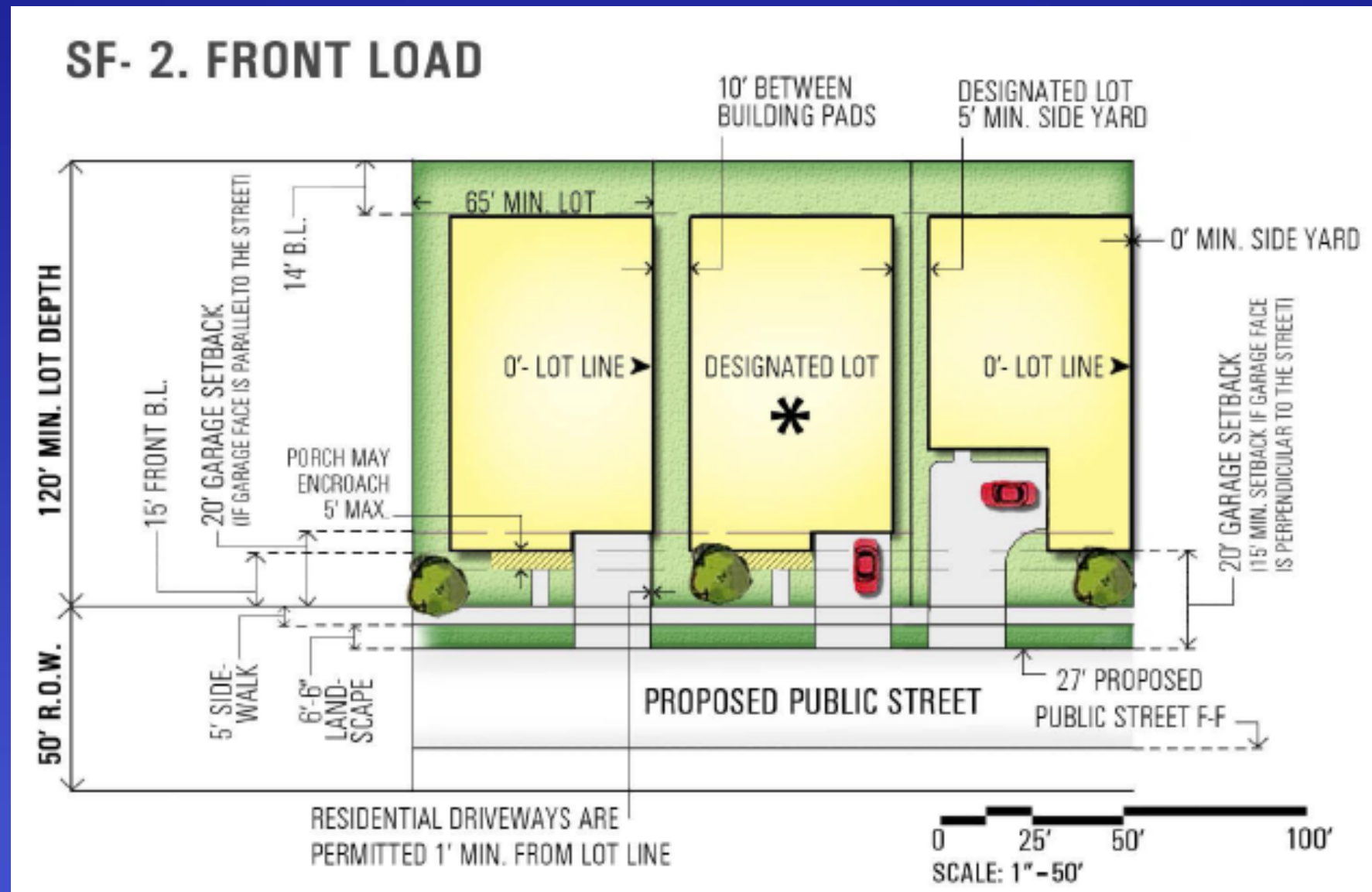
IMPERIAL BALLPARK TRACT-B S.F.



SF-1: Rear Load



SF-2: Front Load



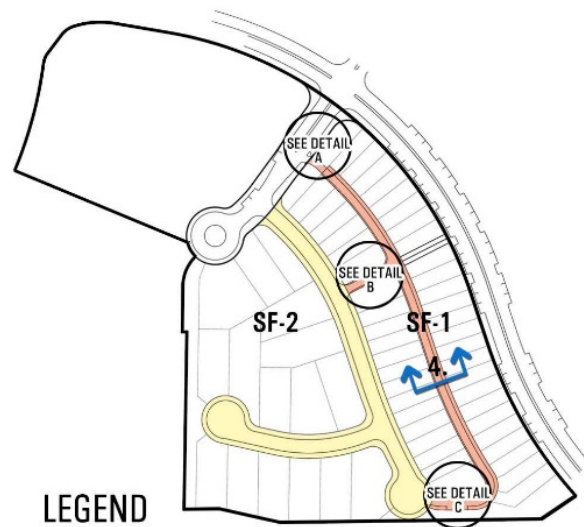
P&Z Meetings

- **Workshop held 2/23/17**
- **Public Hearing held 5/9/17**
- **Consideration & Action held 6/13/17**
- **Discussions focused on:**
 - **Shared Common Driveway**
 - **Landscaping along driveway**
 - **Overall site parking**

Shared Common Driveway

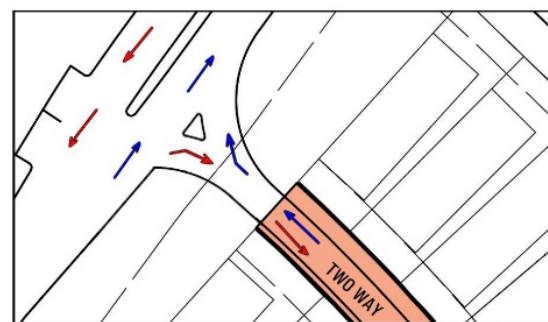
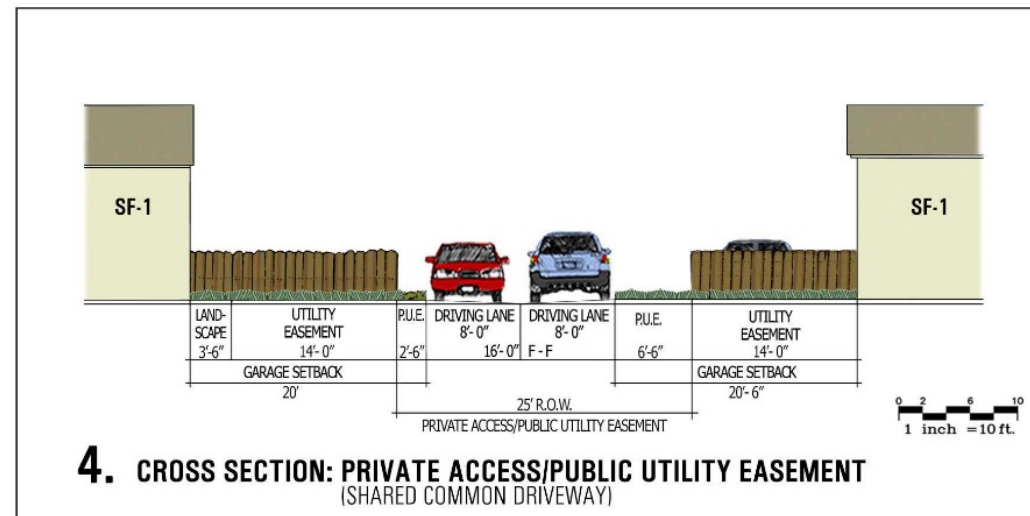
EXHIBIT B-4B:

CROSS SECTION SF-1
PRIVATE ACCESS/PUBLIC
UTILITY EASEMENT

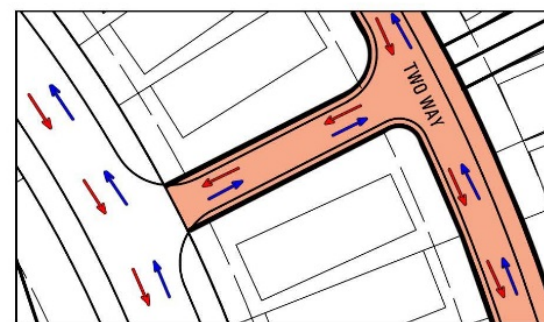


LEGEND

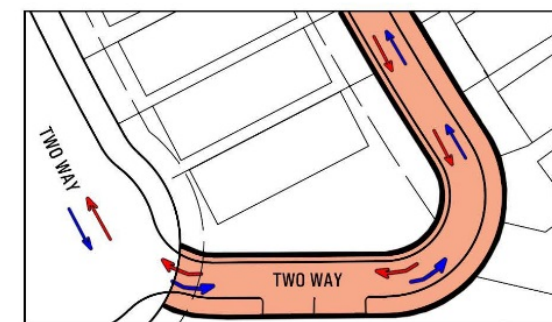
- 50' PUBLIC STREET
- PRIVATE ACCESS/PUBLIC UTILITY EASEMENT (SHARED COMMON DRIVEWAY)



PRIVATE ACCESS/PUBLIC UTILITY EASEMENT DETAIL A
(SHARED COMMON DRIVEWAY)



PRIVATE ACCESS/PUBLIC UTILITY EASEMENT DETAIL B
(SHARED COMMON DRIVEWAY)



PRIVATE ACCESS/PUBLIC UTILITY EASEMENT DETAIL C
(SHARED COMMON DRIVEWAY)



IMPERIAL BALLPARK TRACT-B S.F.

Points for Consideration

- Overall proposed development was well received by P&Z Commission
- Ordinance before Council lends itself to Commission vetting and includes suggestions made during meetings
- Driveway modified from one-way to two-way traffic and additional foot of paving added for 16 feet of paving
- FDP provides for better overall connectivity to existing ped network

Public Hearing

- **Notified property owners within 200-ft**
- **Published notification in newspaper of general circulation**
- **Published notification on City website**
- **Courtesy notification sign**
- **No inquiries received at this time**

Recommendation

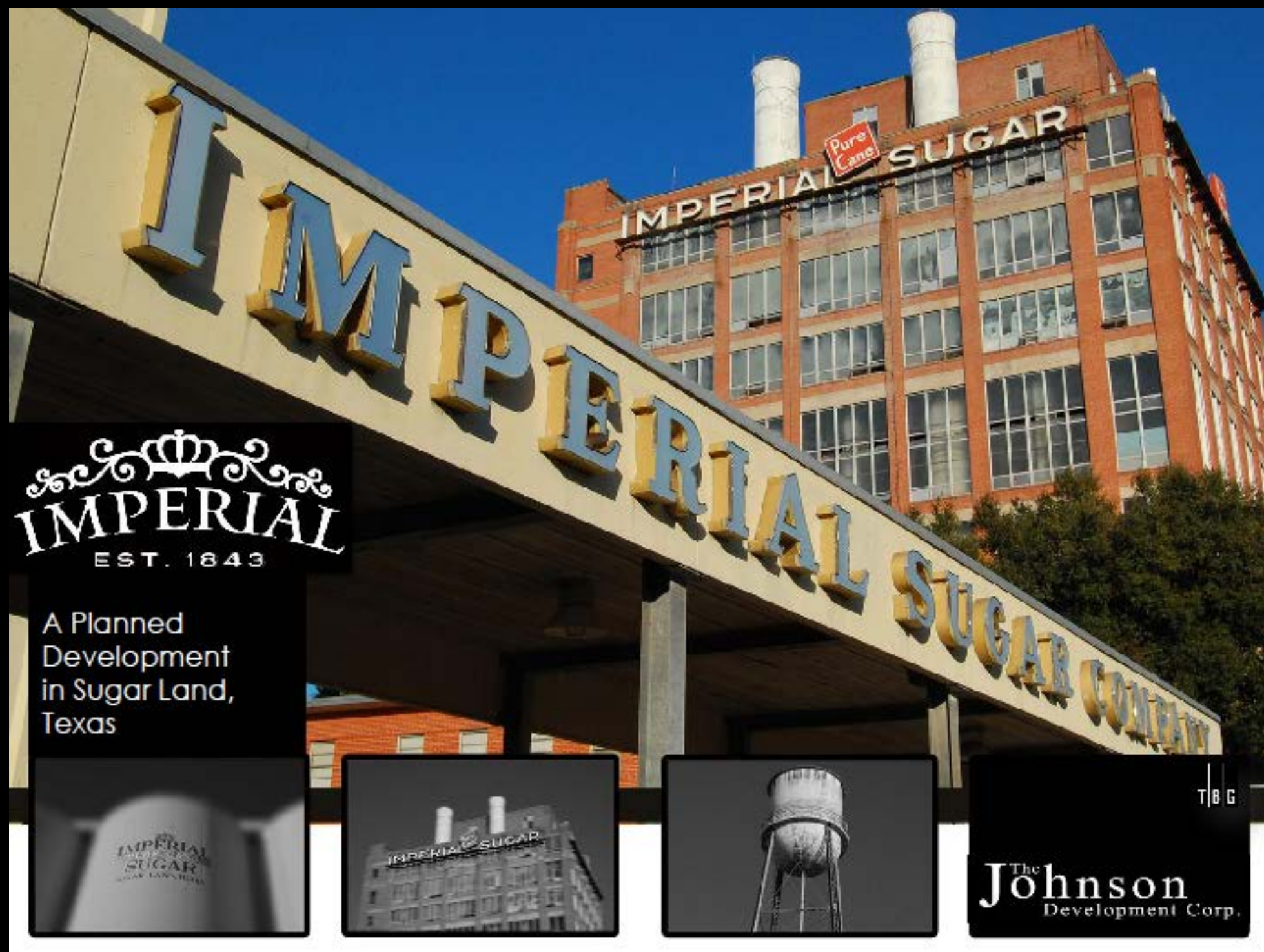
- **A unanimous recommendation from the Commission to the Mayor and City Council for approval of the proposed Final Development Plan**

Next Steps

- **Hold a Public Hearing for 15.2 acres**
- **1st Reading of Ordinance No. 2102**
- **Second Reading of Ordinance at subsequent meeting**

Applicant Presentation
Imperial Tract B SF District
Final Development Plan

Stan Winter
Jones Carter



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in Sugar Land,
Texas



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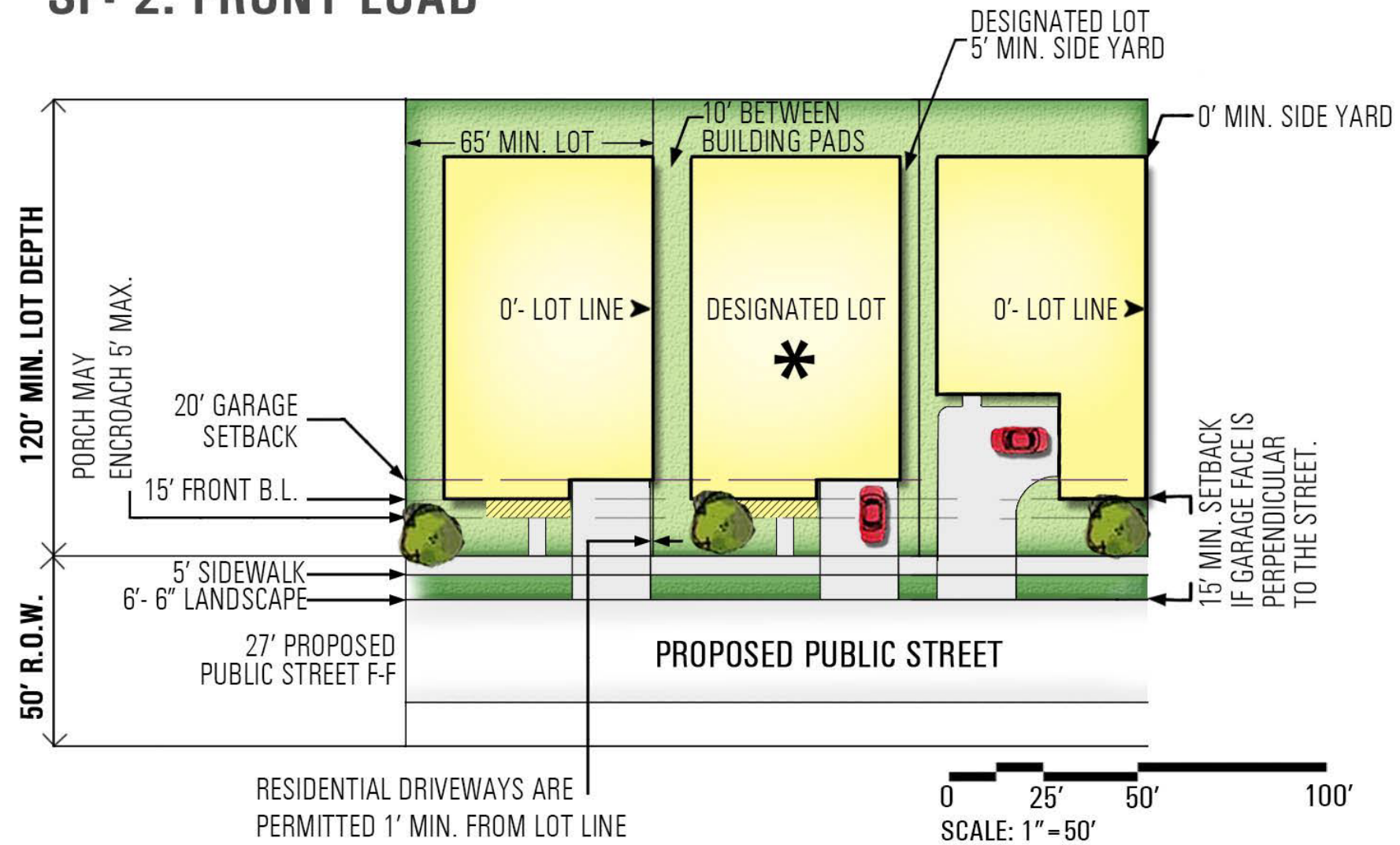
IMPERIAL
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in Sugar Land,
Texas



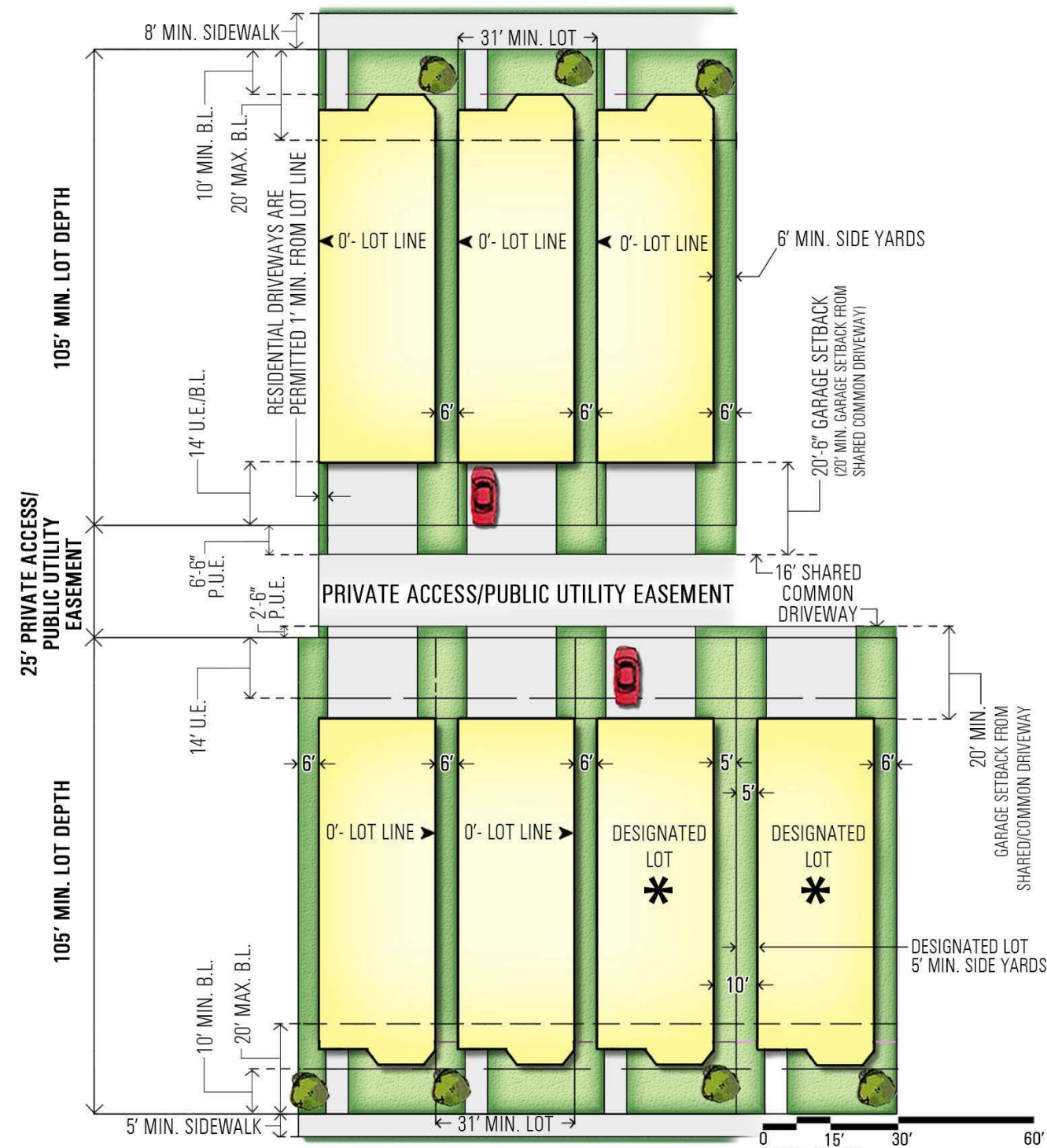


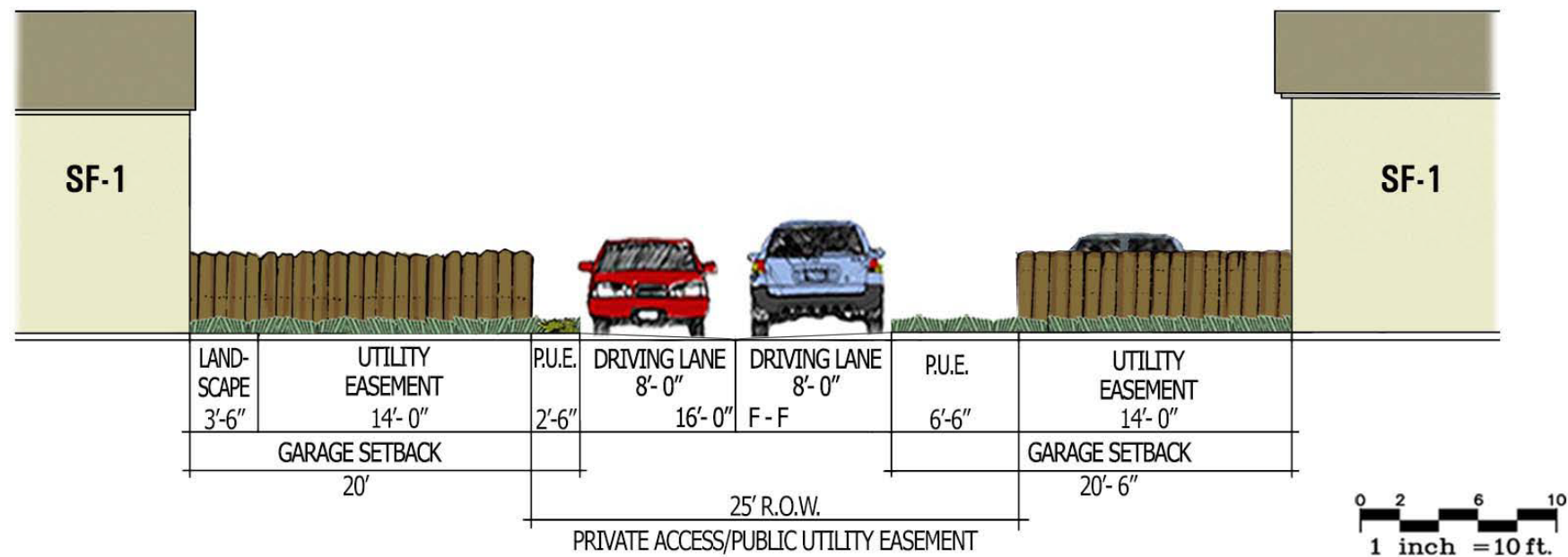
SF- 2. FRONT LOAD



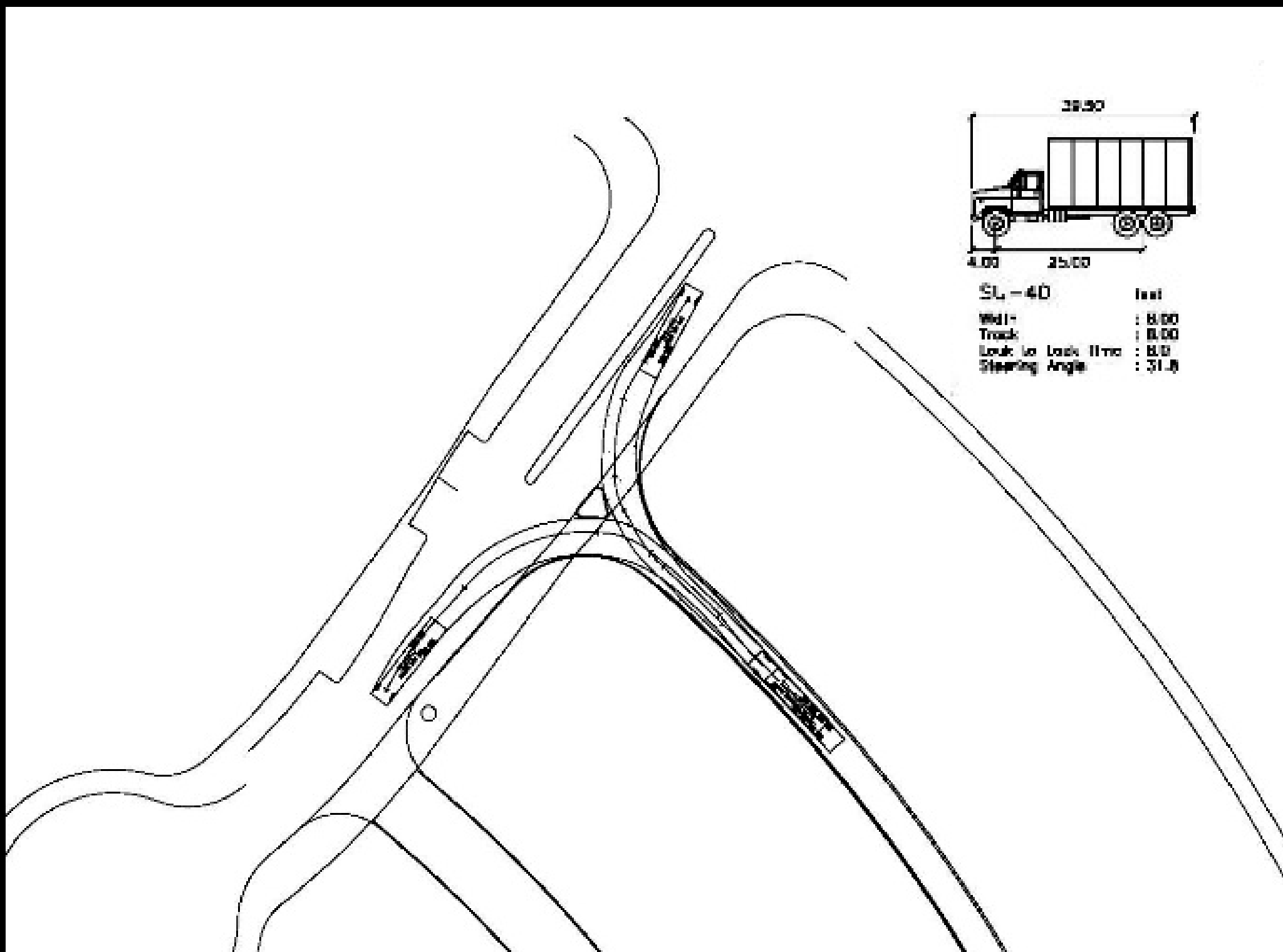
SF-1. REAR LOAD (PRIVATE ACCESS/PUBLIC UTILITY EASEMENT)

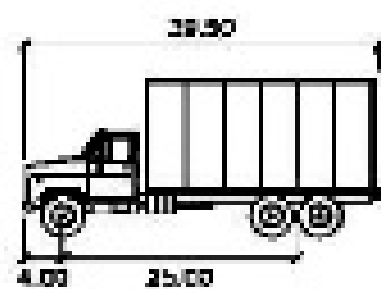
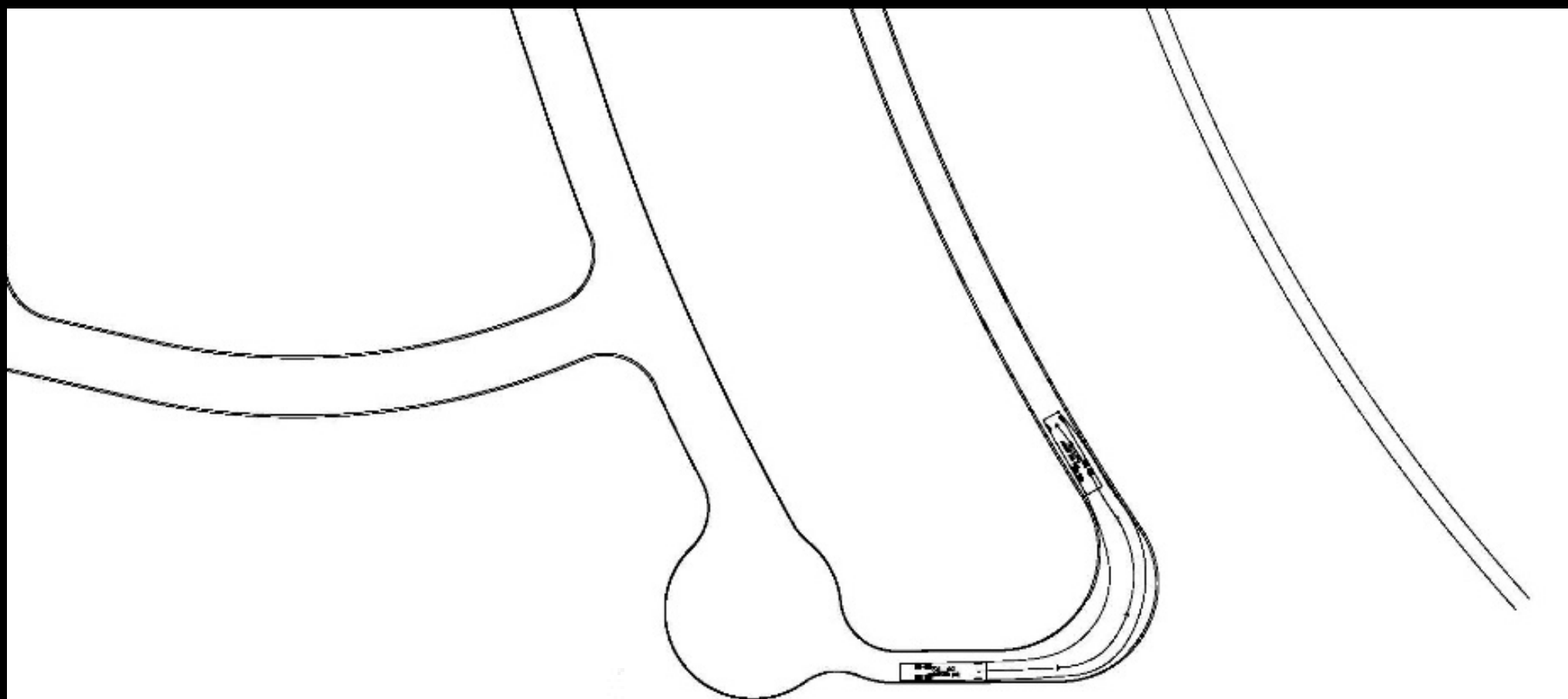
IMPERIAL BLVD.





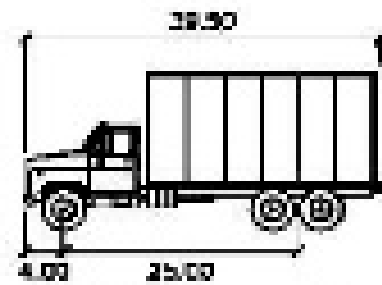
4. CROSS SECTION: PRIVATE ACCESS/PUBLIC UTILITY EASEMENT (SHARED COMMON DRIVEWAY)





SL-40	Unit
Width	: 8.00
Track	: 8.00
Wheel to Wheel Time	: 8.0
Steering Angle	: 31.8

Date/Time : Wed, 22 Feb 2017 - 3:26pm User Name : hramaine
Path/Name : I:\Projds\1290\1611\ACAD\Exhibits\Auto-Turn\1_Preliminary Paving\Modified.dwg



SL-40	Unit
Wd	: 8.00
Track	: 8.00
Look Up Look Ht	: 8.00
Steering Angle	: 31.8

40

R35.00

R22.50

WHEEL PATH

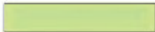







R12.50

Alley Cut Through
NTS





LEGEND

-  OPEN SPACE
-  5' PROPOSED SIDEWALK
-  8' PROPOSED SIDEWALK
-  8' EXISTING SIDEWALK
-  10' EXISTING TRAIL
-  EXISTING BICYCLE/
PEDESTRIAN PLAZA
BICYCLE PARKING TO BE ADDED WITH
FINAL DEVELOPMENT PLAN
-  EXISTING TRAIL HEAD PLAZA
-  EXISTING BOAT DOCK PLAZA



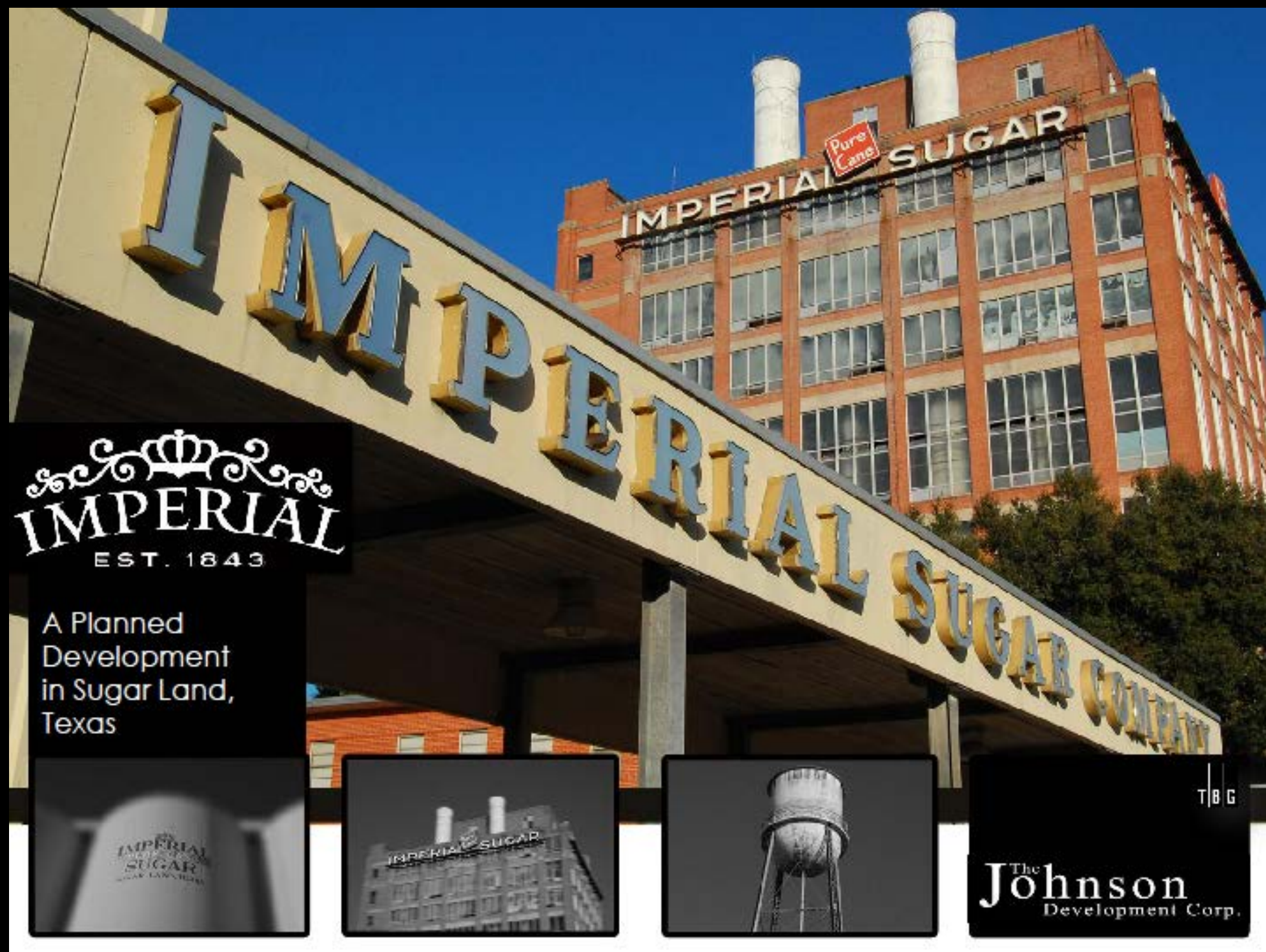
LEGEND	
	OPEN SPACE
	5' PROPOSED SIDEWALK
	8' PROPOSED SIDEWALK
	8' EXISTING SIDEWALK
	10' EXISTING TRAIL
	EXISTING BICYCLE/PEDESTRIAN PLAZA BICYCLE PARKING TO BE ADDED WITH FINAL DEVELOPMENT PLAN
	EXISTING TRAIL HEAD PLAZA
	EXISTING BOAT DOCK PLAZA



Provide bicycle parking for 5 bicycles







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