



KERRY R. GILBERT
& ASSOCIATES

NOTICE OF PUBLIC INFORMATIONAL MEETING

MEETING LOCATION: *Hometown Heroes Park, Gym 1A (2105 Dickinson Ave)*

DATE: *Tuesday, September 8th, 2015*

TIME: *6:00pm*

PROJECT LOCATION: *211.4 Ac. tract east of Whispering Lakes Ranch and south of Marbella. (Please see attached exhibit)*

PROJECT DESCRIPTION: *The current zoning of the subject property is a mix of zones comprised of Residential Single Family-10 (RSF-10), Residential Single Family-7 (RSF-7) & Residential Single Family-5 (RSF-5) zoning districts. The proposed use is a Master Planned Community with a mix of Residential Single Family-7 (RSF-7) & Residential Single Family-5 (RSF-5) zoning districts. The lot size will range from 6,000 square foot lots to 8,400 square foot lots. We are requesting a zone change to a Planned Unit Development overlay.*

APPLICANT: *Kerry Gilbert - BGE | Kerry Gilbert & Associates*

ADDRESS: *23501 Cinco Ranch Blvd., Suite A-250, Katy TX 77450*

PHONE: *281-579-0340*

EMAIL: *landplan@krga.com*

PROPERTY OWNER: *Empire Continental Land, L.P.*

ADDRESS: *10850 Richmond Ave., Houston TX 77042*

EMAIL: *bayareainvestors@gmail.com*

You have received this notice because you are a property owner within 500 feet of this request. Section 125-50.D. of the City of League City Zoning Ordinance requires that the property owner or designated representative shall meet with the property owners of real property lying within 500 feet of the boundaries of the property upon which the use is proposed prior to submittal of the application. The meeting announcement shall be delivered via U.S. mail. The city may provide the list of property owners as identified on the most recently approved municipal tax roll upon request. Documentation of the meeting in the form of a copy of the meeting announcement, the list of notified property owners and a list of the signatures from meeting attendants shall accompany the application. The meeting shall be held within five miles of the boundaries of the City of League City limits.

Questions related to City Ordinances and Regulations may be directed to the Planning Department at 281-554-1080. All planning related City Ordinances may be viewed at the Planning Department web site <https://tx-leaguecity4.civicplus.com/index.aspx?NID=1116>. Questions related to the proposed project may be directed to the applicant via the contact information noted above.

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23501 Cinco Ranch Boulevard | Suite A-250 | Katy, Texas 77494 | 281-579-0340



**SUBJECT
PROPERTY**

League City Corporate Limits
Texas City ETJ

League City Corporate Limits
Texas City ETJ

FM 646

STATE HIGHWAY 146
Rt. 43, Co. 3
3.00' Prop Strip



a proposed zoning exhibit for
**LAKES OF
 QUAIL POINTE**
 ± 211.4 ACRES OF LAND
 prepared for
**EMPIRE CONTINENTAL
 LAND, L.P.**



— Land Planning Consultants —
 23501 Clinco Ranch Blvd., Suite A-250
 Katy, Texas 77494

7000 North Mozer, Suite 330
 Austin, TX 78731
 2595 Dallas Parkway, Suite 204
 Frisco, TX 75034

Tel: 281-570-0340



JUNE 16, 2013
 RGA 80782D

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Notice of Public Meeting

The Texas Department of Transportation (TxDOT), Houston District, will hold a Public Meeting regarding the widening of State Highway (SH) 146 from Farm-to-Market (FM) 518 to FM 517 in Galveston County, Texas. The Public Meeting will be held on Thursday, September 24, 2015, at Clear Falls High School, 4380 Village Way, League City, Texas, 77573. The meeting will be held in an open house format from 5:30 p.m. to 7:30 p.m. No formal presentation will be made.

The purpose of the Public Meeting is to present the proposed project to the public and receive comments. The proposed project would widen existing SH 146 from a four-lane divided roadway to a six-lane divided roadway. The project would also construct a grade separated intersection at SH 96. Total length of the project is approximately 5.1 miles. The project would require additional right-of-way and some potential business displacements may occur. The purpose of the proposed project is to decrease traffic congestion, increase mobility, and improve hurricane evacuation, operational efficiency and safety along SH 146.

Maps showing the proposed project's location and geometric design will be available for viewing at the Public Meeting. This information will also be available by appointment for review Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m., excluding state holidays, at the TxDOT Houston District Office located at 7600 Washington Avenue, Houston, Texas 77007. To schedule an appointment at the Houston District, please contact Mr. Patrick Gant at 713-802-5274.

All interested citizens are invited to attend this Public Meeting. Written comments from the public regarding this project are requested and may be presented for a period of 10 business days following the meeting. Written comments may be submitted either in person or by mail to the TxDOT District Office, Director of Project Development, P.O. Box 1386, Houston, Texas 77251-1386. Written comments must be postmarked or emailed to HOU-PIOWebMail@txdot.gov by October 8, 2015, to be included in the Public Meeting Summary.

The Public Meeting will be conducted in English. Persons interested in attending the meeting who have special communication or accommodation needs, or need an interpreter, are encouraged to contact TxDOT's Public Information Office at 713-802-5076. Requests should be made at least two days prior to the Public Meeting. Every reasonable effort will be made to accommodate these needs.

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 16, 2014, and executed by FHWA and TxDOT.



Public Meeting Location
 Clear Falls High School
 4380 Village Way
 League City, TX 77573


Begin Project

End Project



Legend

 Project Limits

klotz  associates



**SH 146 Widening
 Galveston County
 CSJ: 0389-06-088**