

TCG Residential, LLC Individual Permit Alternatives Analysis

Need and Purpose:

The proposed residential development is needed to serve the rapidly growing area surrounding the community of Conroe, Texas. This project is unique in that it will create a community with a density that is higher than single-family housing, but that is less than multi-family housing. The Applicant proposes to construct single-level detached cottages, single-level duplexes, two-story quadraplexes, and community amenities onsite. Demographics in Conroe indicate that there is a need for this type of community, which targets residents ages 50 and older.

Specifically, the development needs to be in an area with similar land use in surrounding areas and proximity and easy access to major thoroughfares. It must be located adjacent to Phase 1 of the overall residential development. Access to the development would be accomplished via Phase 1 of the development which has direct access to Highway 336. The Applicant is proposing to develop Phase 2 of the proposed TCG Residential, LLC.

Alternatives:

Preferred Alternative: The Preferred Alternative consists of a 28.4-acre undeveloped tract of land located northeast of the intersection of Sargent Ed Holcomb Boulevard South and Highway 336 in Conroe, Montgomery County, Texas. The Preferred Alternative site is currently owned by the Applicant and is adjacent to Phase 1 of the overall residential development. Access to the Preferred Alternative site would be accomplished via Phase 1 of the development which has direct access to Highway 336. Developing residential facilities on the Preferred Alternative site would meet the need and purpose of the project and would result in impacts to Waters of the U.S.

No Action Alternative: Though the no action alternative would avoid all impacts to Waters of the U.S., it would not meet the need and purpose of the proposed project. Therefore, the no action alternative is not practicable. If the Applicant did not develop this property, other developers would likely attempt to develop this site, as there is a high demand for residential facilities within the southwest area of Conroe, Texas.

Offsite Alternatives: The Applicant is interested in the City of Conroe because of a demonstrated need for specific residential development. A search within the vicinity of the City of Conroe for other properties was conducted before deciding on this location. Based on the multiple facets of the overall proposed project (phased residential development), the Applicant searched for a site that met the following criteria:

1. The site had to be in the southwest area of Conroe, Texas which contains areas with similar land use (residential, light commercial) and demands residential facilities;
2. The site had to be already owned by the Applicant or adjacent to land owned by the Applicant;
3. The overall site acreage had to be adjacent to or have easy access to a major thoroughfare as this would serve as the major access point for the residential development project; however, not an interstate;
4. The overall site had to measure between 25 and 40 acres in size to allow for the appropriate amount of development to be practicable;
5. The specific Phase 2 residential site had to be located adjacent to the Phase 1 residential site. This is required to allow for access coming from Highway 336 and to allow for an onsite presence of the management company as opposed to offsite;
6. The site had to be on land which is predominately undeveloped, or if some development is on the land, it must be of compatible land use (residential);
7. The site had to meet the minimum separation requirements to other existing developments of similar nature; and
8. The site had to be able to easily connect to existing or proposed utility lines (gas, electric, water).

At the time the Applicant purchased the property, the Preferred Alternative was the only known property within the City of Conroe that met these criteria. There were limited properties available in the southwest portion of Conroe at the time of property purchase; however, multiple other offsite alternatives were evaluated. The locations of the Offsite Alternatives are attached for reference.

Table 1, below, is a summary of the selection criteria used to select the preferred alternative.

Table 1: Offsite Alternative comparison matrix.

Practicability Category	Factor	Preferred Alternative	Offsite Alternative 1 (I-45 & League Line Road)	Offsite Alternative 2 (I-45 & FM 830)	Offsite Alternative 3 (FM 1314)	Offsite Alternative 4 (I-45 and River Plantation Dr.)	Offsite Alternative 5 (Firetower Rd. & Deer Ridge Dr.)
Location	Owned by Applicant or adjacent to land owned by Applicant within City of Conroe	Yes	No	No	No	No	No
		Applicant owns the parcel and site is within City of Conroe.	Owned by others; located within City of Conroe	Owned by others; located within City of Conroe	Owned by others; located within City of Conroe	Owned by others; located within City of Conroe	Owned by others; located within City of Conroe
	Southwest area of Conroe	Yes	No	No	No	No	No
		Site is near Highway 336 in southwest area of Conroe.	Site is located on north side of Conroe.	Site is located on north side of Conroe, north of Offsite Alternative 1	Site is located on southeast side of Conroe.	Site is located on south side of Conroe.	Site is located on southeast side of Conroe, east of Offsite Alternative 3.
	Adjacent to or have easy access to major thoroughfare which is not an interstate	Yes	Yes	No	Yes	No	Yes
		Site would have access to Highway 336 via Phase 1 of the residential development.	Site would have access to League Line Road.	Site would only have access to Interstate 45.	Site would have access to FM 1314.	Site would only have access to Interstate 45.	Site would likely have access to FM 242.
	Adjacent to Phase 1 residential site	Yes	No	No	No	No	No
		Site is adjacent to Phase 1 residential site.	Site is not adjacent to Phase 1 residential site.	Site is not adjacent to Phase 1 residential site.	Site is not adjacent to Phase 1 residential site.	Site is not adjacent to Phase 1 residential site.	Site is not adjacent to Phase 1 residential site.
	Size of Site	Yes	Yes	Yes	Yes	Yes	Yes
		Site is 28.4 acres in size.	Site is 39.30 acres in size.	Site is 30 acres in size.	Site is 39.97 acres in size.	Site is 37.50 acres in size.	Site is 31.33 acres in size.
Land Use	Predominantly undeveloped land or partially developed with compatible land use	Yes	Yes	Yes	Yes	No	Yes
		Site is undeveloped land.	Site is undeveloped land.	Site is undeveloped land.	Site is undeveloped land.	Site is partially developed; however, with incompatible land use.	Site is undeveloped land.
Logistics	Minimum separation requirements to other existing developments of similar nature	Yes	Yes	Yes	Yes	Yes	Yes
		Would be located far enough from other similar developments	Would be located far enough from other similar developments	Would be located far enough from other similar developments	Would be located far enough from other similar developments	Would be located far enough from other similar developments	Would be located far enough from other similar developments

	Available Utilities	Yes	Yes	Yes	No	Yes	No
		The site has access to utilities.	The site has access to utilities.	The site has access to utilities.	It does not appear that the site has access to utilities.	The site has access to utilities.	It does not appear that the site has access to utilities.

Justification for the Preferred Alternative

There are several critical items which led to the selection of the Preferred Alternative. The justification for Applicant's preferred site is provided below:

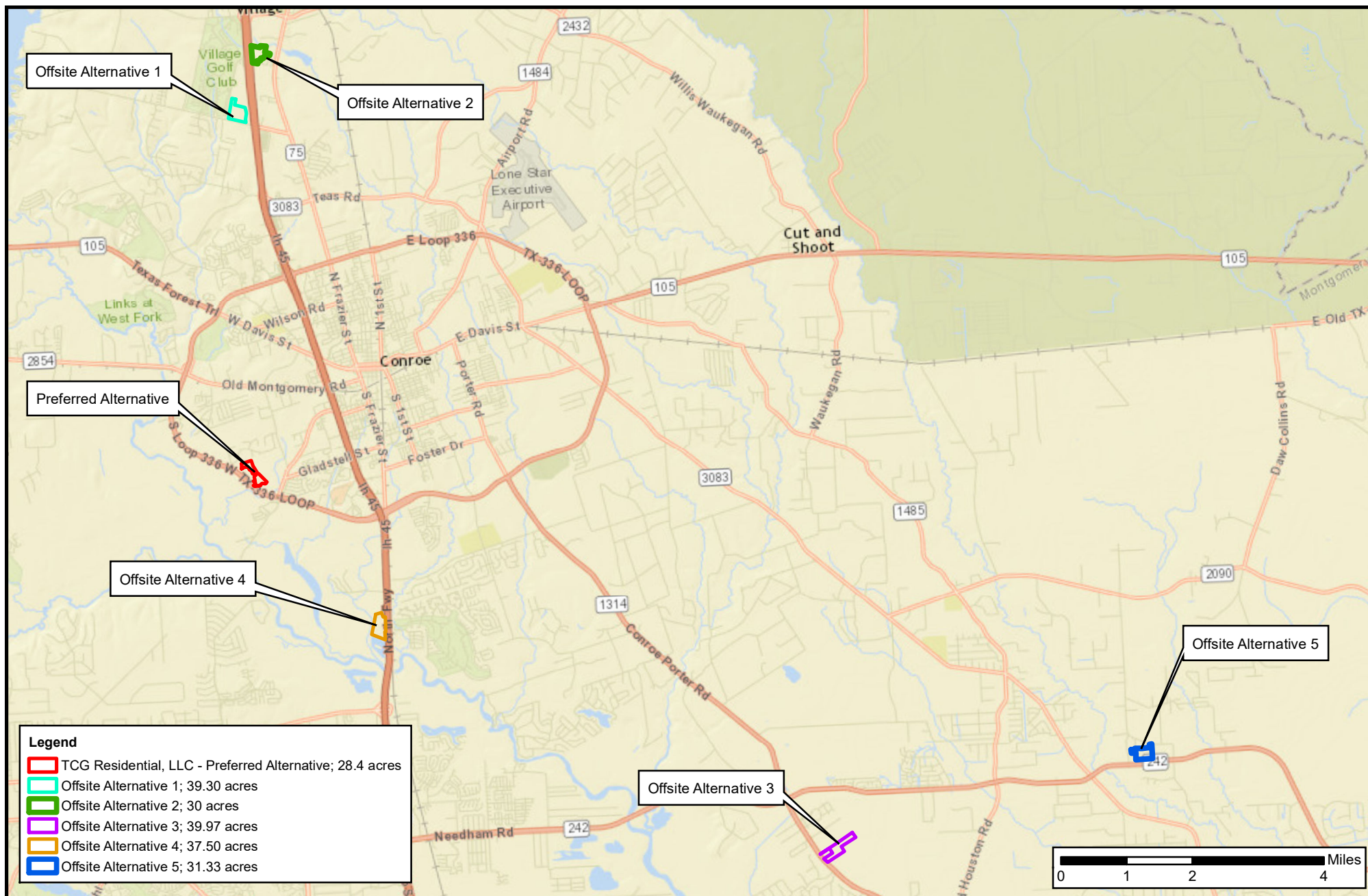
1. The site had to be located within the southeast area of Conroe, Texas and needed to be located on land either owned by the Applicant or adjacent to land owned by the Applicant. It also needed to be located adjacent to the Phase 1 residential site. The site also had to be adjacent to or have easy access to a major thoroughfare which is not an interstate for safe ingress and egress from the site. Easy access to nearby businesses, retail markets, residential developments, hospitals, and additional thoroughfares are critical to a project's success. With access to Highway 336 via Phase 1 of the development, this requirement is met.
2. The site had to be between 25 and 40 acres in size. This site is 28.4 acres in size; therefore, this requirement is met.
3. The site had to be located to meet the minimum separation requirements to other existing developments of similar nature. This site has the appropriate separation distances from other similar developments; therefore, this requirement is met.
4. The site had to have reasonable access to utilities. Due to the adjacent Phase 1 residential site and access to Highway 336, this site would have direct access to the necessary utilities of water, gas, and electricity; therefore, this requirement is met.
5. Other Considerations – this site is also the Preferred Alternative because of the immediate adjacency to the Phase 1 residential development. This location will significantly improve the management of this project based on adjacency to Phase 1. Also, Methodist Hospital and Children's Hospital opened proximate to the site recently. These hospitals are in addition to St. Luke's and Memorial Hermann which are also within a half a mile of this site. The proximity to hospitals expedites critical care for the residents of the project in the area.

The other alternatives evaluated did not meet the requirements for the project; therefore, they are not preferred.

Onsite Alternative: The preferred onsite alternative will cover 28.4 acres in size and will consist of a community with a density that is higher than single-family housing, but that is less than multi-family housing. The Applicant proposes to construct single-level detached cottages, single-level duplexes, two-story quadraplexes, and community amenities onsite targeting residents ages 50 and older. Approximately 5.5 acres of shrub/scrub wetlands and approximately 12.7 acres of emergent wetlands would be impacted as a result of developing the preferred alternative.

The Applicant considered and evaluated other onsite design alternatives which may have impacted fewer Waters of the U.S.; however, they were found to not be feasible based on the development needs of the project.

The preferred alternative is the least environmentally damaging practicable alternative because it meets the siting criteria and the project purpose and need, while proposing the minimum necessary impacts to Waters of the U.S. necessary to complete the project.



Offsite Alternative 1

Offsite Alternative 2

Preferred Alternative

Offsite Alternative 4

Offsite Alternative 3

Offsite Alternative 5

Legend

☐ TCG Residential, LLC - Preferred Alternative; 28.4 acres

☐ Offsite Alternative 1; 39.30 acres

☐ Offsite Alternative 2; 30 acres

☐ Offsite Alternative 3; 39.97 acres

☐ Offsite Alternative 4; 37.50 acres

☐ Offsite Alternative 5; 31.33 acres

SHEET

1

OF 7 SHEETS

DATE: 09/08/2017

DRAWN: CGH

DESIGN:	CGH
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CHECKED: CGH

KHA NO.:	064468803
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Alternative Sites

Individual Permit Alternatives Analysis

TCG Residential, LLC

Conroe, Montgomery County, Texas



Kimley»Horn

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SHEET 2 OF 7 SHEETS	DATE:	09/08/2017
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Alternative Sites
TCG Residential, LLC Preferred Alternative

Individual Permit Alternatives Analysis
TCG Residential, LLC
Conroe, Montgomery County, Texas



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Alternative Sites

Offsite Alternative 1


Individual Permit Alternatives Analysis
TCG Residential, LLC
Conroe, Montgomery County, Texas

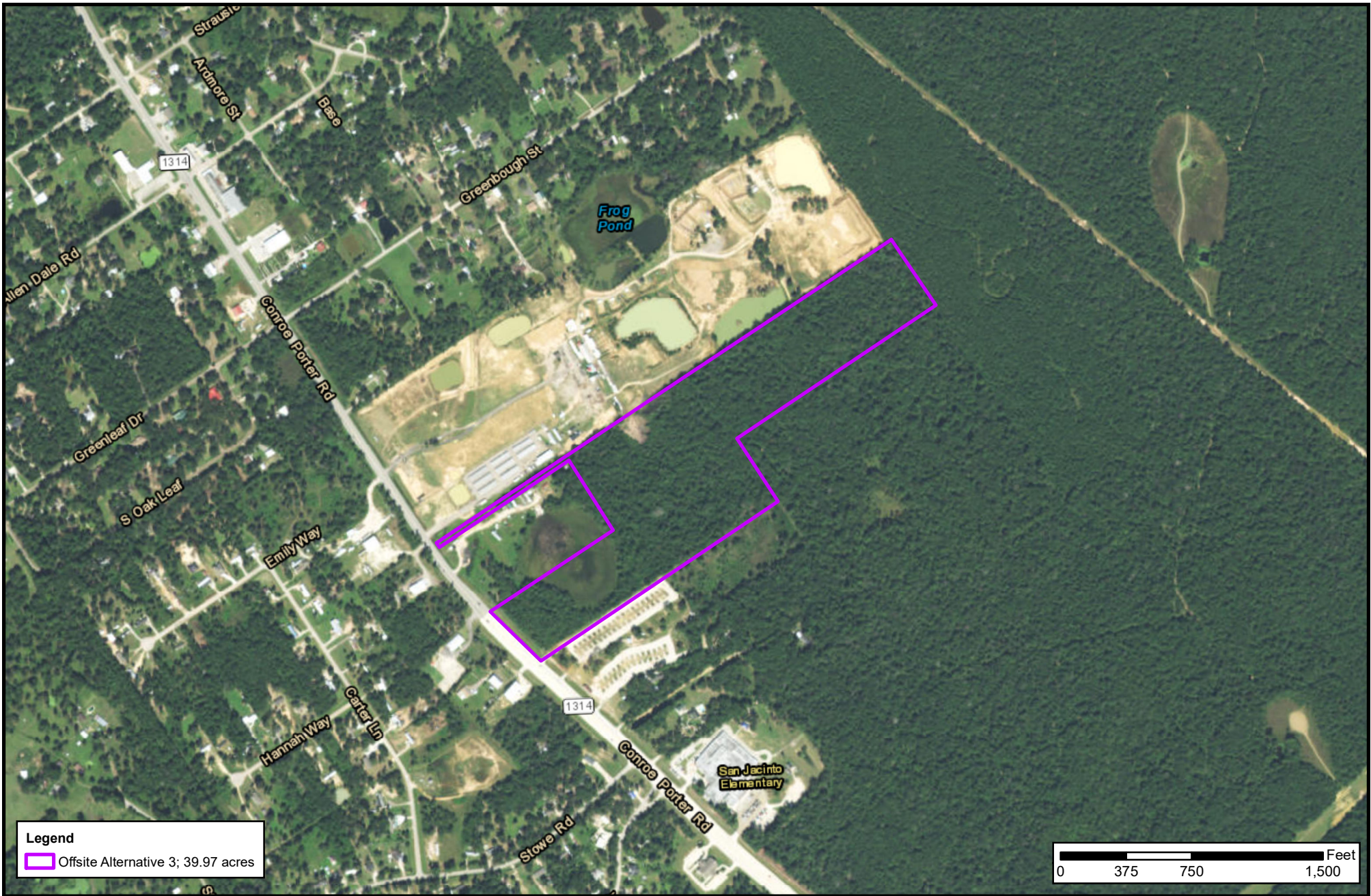


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Alternative Sites		Individual Permit Alternatives Analysis		Kimley»Horn
Offsite Alternative 2		TCG Residential, LLC		
		Conroe, Montgomery County, Texas		
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Legend

 Offsite Alternative 3; 39.97 acres

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Alternative Sites
Offsite Alternative 3

Individual Permit Alternatives Analysis
TCG Residential, LLC
Conroe, Montgomery County, Texas



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Alternative Sites

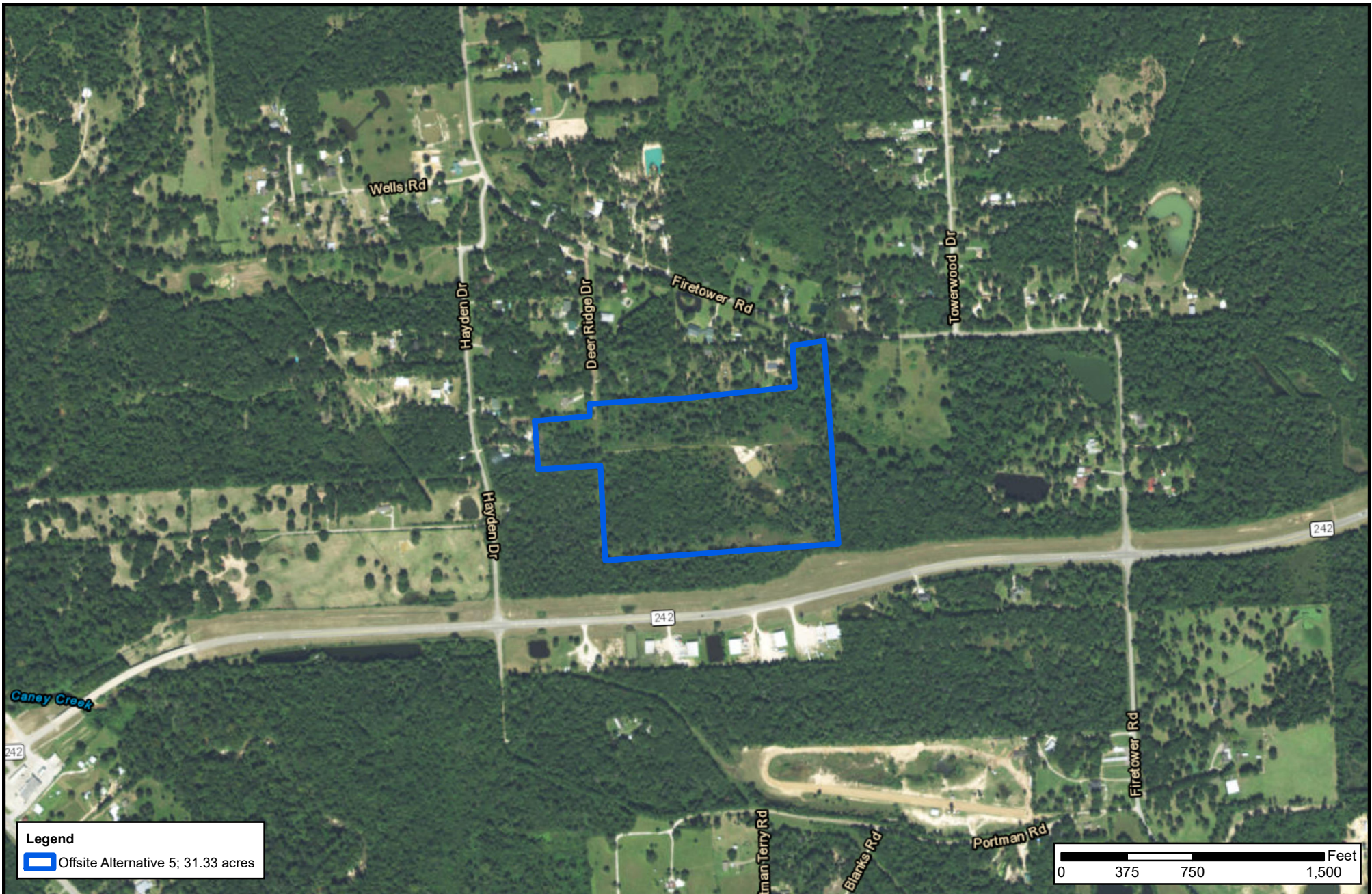
Offsite Alternative 4

Individual Permit Alternatives Analysis
TCG Residential, LLC
Conroe, Montgomery County, Texas



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Alternative Sites

Offsite Alternative 5

Individual Permit Alternatives Analysis
TCG Residential, LLC
Conroe, Montgomery County, Texas



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