

## PUD Amendment PUD-23-0004 (Duncan PUD Amendment)

<b>Request</b>	Amend the Duncan Planned Unit Development (PUD).
<b>Applicant/ Owner</b>	Tracy Goza of West FM 517, LTD.
<b>City Council</b>	Public Hearing & First Reading – <i>October 10<sup>th</sup>, 2023</i> ; <i>Second Reading – October 24<sup>th</sup>, 2023</i>
<b>Location</b>	Generally located along the north side of Muldoon Parkway and west of Hobbs Road.
<b>Citizen Response</b>	456 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received 3 – General Inquires
<b>Attachments</b>	1. Property Owner’s Notification Map / Zoning Map 2. Aerial Map 3. Applicant Letter 4. Pedregal Master Plan and Pedregal, Section 2 Preliminary Plat 5. Neighborhood Meeting Documents 6. Adopted 2019 Duncan PUD Document

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed request would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

**Background**

**January 22, 2019** – City Council adopted the updated Duncan PUD being 1,747.4 acres in size. The PUD currently consists of two separate developments, Samara to the north and Pedregal to the south.

**March 2, 2020** – The Planning & Zoning Commission approved the master plan for the Pedregal Subdivision.

**May 30, 2023** – An application for the preliminary plat to Pedregal, Section 2 was submitted for review.

**August 14, 2023** – The Applicant held a neighborhood meeting to discuss the proposed amendment to the Duncan PUD. The documents regarding the neighborhood meeting are provided in Attachment #6.

**August 23, 2023** – An application requesting an amendment to the Duncan PUD was submitted to the Planning Department.

**August 29, 2023** - Public hearing notices were mailed to the surrounding property owners, a public hearing sign was posted on the property and notice was published in the newspaper.

**September 18, 2023** - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

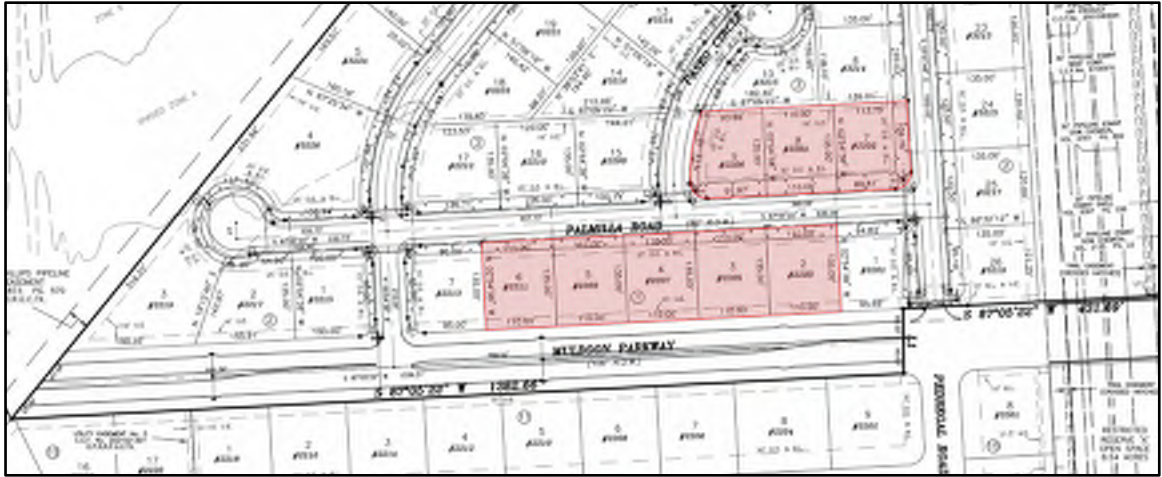
**October 10, 2023** – City Council is scheduled to conduct a public hearing and consider the request.

**October 24, 2023** – If approved on first reading, City Council will consider the request on second reading.

**Proposal**

The requested amendment is to decrease the minimum 120-foot lot width requirement to 110 feet for eight (8) residential lots within the Pedregal, Section 2 Subdivision.

The master plan was approved with the current lot configuration. However, during the design phase for Pedregal, Section 2, it was discovered that eight lots would not meeting the minimum lot width requirement. The affected lots are Lots 2 thru 6, Block 1 and Lots 7 thru 9, Block 3.



Pedregal, Section 2

**Neighborhood Meeting**

On August 14, 2023, the Applicant held a neighborhood meeting in which approximately 18 residents attended. A copy of the meeting notice and questions from the public are provided in Attachment # 6.

**Site and Surrounding Area**

A table identifying the surrounding uses to Pedregal, Section 2 is below:

Direction	Surrounding Zoning	Surrounding Land Use
North	ROW and “RSF-7-PUD”	The Grand Parkway and the RKD portion of the Duncan PUD
South	ROW and “CG”	Muldoon Parkway and Pedregal, Sections 1 and 5
East	“RSF-7-PUD”	Pedregal, Section 6
West	ROW and “RSF-7-PUD”	Landing Boulevard and the RKD portion of the Duncan PUD

**Conformity with Comprehensive Plan**

The proposed request would remain consistent with the League City’s Future Land Use Plan, in which the Duncan PUD area is classified as a mixture of “Suburban Residential”, “Enhanced Auto Dominant Commercial”, “Park / Open Space / Natural” and “Rural / Estate Residential.”

**Zoning Analysis**

Section II.2. of the 2019 PUD document states that the residential product in the southeast portion of the PUD would have lot sizes with a minimum lot width of 120 feet. See Page 3 of the PUD Document in Attachment #4.

Currently, the Pedregal Subdivision is 60% developed with 453 lots platted and another 25% or 196 lots, under development. The eight affected lots account for 1.04% of the entire Pedregal development.

If approved, there would be no changes to the master plan, no changes to other portions of the PUD document, nor any physical changes to the development (i.e. traffic impacts, utilities, floodplain, etc.). However, should the request be denied, the Applicant would have to reduce the number of lots within the plat by two.

**Criteria in Support of Recommendation**

Based upon the information provided, staff's findings are as follows:

- The Applicant is requesting an amendment to the Duncan PUD to seek relief from the adopted PUD for eight residential lots, which accounts for 1.04% of the 763 lots within the Pedregal Subdivision or .19% of the 4,283 lots proposed in the Duncan PUD.
- The request will not affect the master plan, traffic, utilities, or the floodplain.
- Should the request be denied, the number of lots would be decreased by two.

**Recommendation**




















Based on the criteria stated above, staff recommends approval to allow Lots 2 thru 6, Block 1 and Lots 7 thru 9, Block 3 to have a minimum lot width of 110 feet.

For additional information, you may contact Mark Linenschmidt, Planning Manager at 281-554-1078 or at [mark.linenschmidt@leaguecity.com](mailto:mark.linenschmidt@leaguecity.com).

# Attachment #1

## Planned Unit Development

### Legend

-  Zone Overlays
-  Residential Single Family 20
-  Residential Single Family 10
-  Residential Single Family 7
-  Residential Single Family 5
-  Residential Single Family 2
-  Residential Multi-Family 2
-  Residential Multi-Family 1.2
-  Neighborhood Commercial
-  General Commercial
-  Office Commercial
-  Mixed Use Commercial
-  Limited Industrial
-  General Industrial
-  Public and Semi-Public
-  Open Space
-  Old Towne
-  Old Towne Transition
-  City Limits

### Pedregal Subdivision



Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 02/20/2023



Legend

 City Limits

**Pedregal Subdivision**



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Attachment #3  
**LINGO PROPERTIES, INC.**  
1660 E. WINDING WAY  
FRIENDSWOOD, TEXAS 77546

August 23, 2023

City of League City  
Attn: Kris Carpenter  
500 W. Walker  
League City, Texas 77573

Re: Duncan PUD Amendment Request

Dear Mr. Carpenter,

Pursuant to our recent conversations, we hereby request an amendment to the "Duncan" PUD. We are unable to maintain the 120' lot width minimums as it pertains to 7 lots within future section 2 of the Pedregal Subdivision. For lots 2-6 in block 1 and lots 7-9 in block 3, of the proposed preliminary plat, we request that the minimum lot width be reduced to 110'. We believe the PUD document should have stated an average of 120' not a minimum. We have been able to maintain the minimum requirement through all prior plated sections, but in this instance, we just are unable to do so.

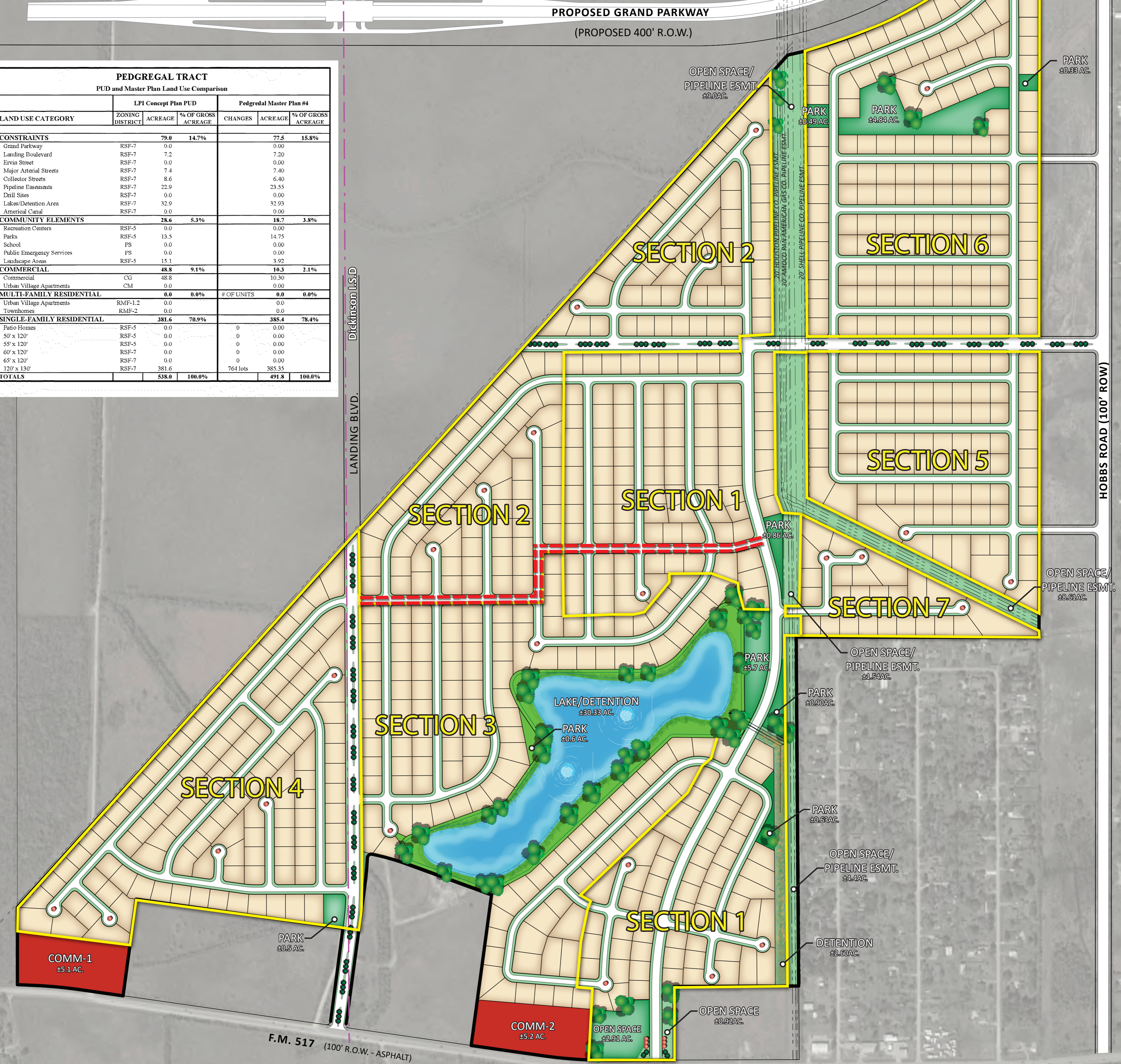
Please feel free to contact me if you have any questions, comments, or concerns.

Thanks,

Tracy F. Goza

# Attachment #4

PEDREGAL TRACT PUD and Master Plan Land Use Comparison						
LAND USE CATEGORY	LPI Concept Plan PUD		Pedregal Master Plan #4		CHANGES	% OF GROSS ACREAGE
	ZONING DISTRICT	ACREAGE	% OF GROSS ACREAGE	ACREAGE		
<b>CONSTRAINTS</b>		<b>79.0</b>	<b>14.7%</b>		<b>77.5</b>	<b>15.8%</b>
Grand Parkway	RSP-7	0.0			0.00	
Landing Boulevard	RSP-7	7.2			7.20	
Ervin Street	RSP-7	0.0			0.00	
Major Arterial Streets	RSP-7	7.4			7.40	
Collector Streets	RSP-7	8.6			6.40	
Pipeline Easements	RSP-7	22.9			23.55	
Drill Sites	RSP-7	0.0			0.00	
Lakes/Detention Area	RSP-7	32.9			32.93	
American Canal	RSP-7	0.0			0.00	
<b>COMMUNITY ELEMENTS</b>		<b>28.6</b>	<b>5.3%</b>		<b>18.7</b>	<b>3.8%</b>
Recreation Centers	RSP-5	0.0			0.00	
Parks	RSP-5	13.5			14.75	
School	PS	0.0			0.00	
Public Emergency Services	PS	0.0			0.00	
Landscape Areas	RSP-5	15.1			3.92	
<b>COMMERCIAL</b>		<b>48.8</b>	<b>9.1%</b>		<b>10.3</b>	<b>2.1%</b>
Commercial	CG	48.8			10.30	
Urban Village Apartments	CM	0.0			0.00	
<b>MULTI-FAMILY RESIDENTIAL</b>		<b>0.0</b>	<b>0.0%</b>	<b># OF UNITS</b>	<b>0.0</b>	<b>0.0%</b>
Urban Village Apartments	RMF-1.2	0.0			0.0	
Townhomes	RMF-2	0.0			0.0	
<b>SINGLE-FAMILY RESIDENTIAL</b>		<b>381.6</b>	<b>70.9%</b>		<b>385.4</b>	<b>78.4%</b>
Patio Homes	RSP-5	0.0			0.00	
50' x 120'	RSP-5	0.0			0.00	
55' x 120'	RSP-5	0.0			0.00	
60' x 120'	RSP-7	0.0			0.00	
65' x 120'	RSP-7	0.0			0.00	
120' x 130'	RSP-7	381.6			764 lots	385.35
<b>TOTALS</b>		<b>538.0</b>	<b>100.0%</b>		<b>491.8</b>	<b>100.0%</b>



## MASTER PLAN EXHIBIT OF PEDREGAL

30' WIDE PAVEMENT SECTION

# Attachment #4

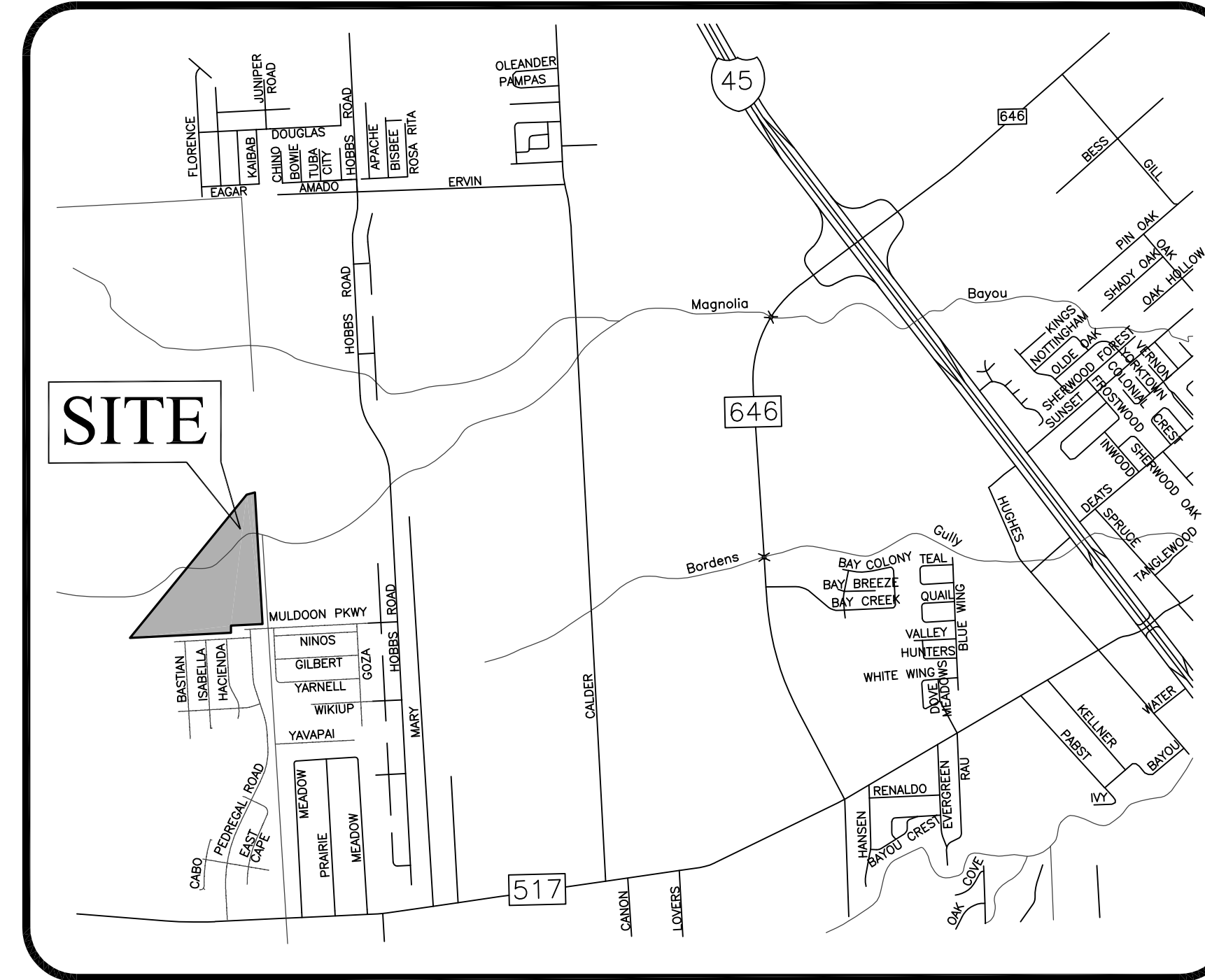
A PRELIMINARY PLAT of

# Pedregal Section 2

56 LOTS 3 BLOCKS  
1 RESTRICTED RESERVE  
40.66 TOTAL ACRES

SITUATED IN THE  
PERRY & AUSTIN LEAGUE,  
ABSTRACT No. 19  
CITY OF LEAGUE CITY  
GALVESTON COUNTY, TEXAS

SEPTEMBER 2023



VICINITY MAP  
SCALE : 1"=2000'  
KEY MAP 658/Y

### PROPERTY DESCRIPTION

FIELD NOTES of a 40.66 acre tract of land situated in the Perry & Austin League Survey, Abstract No. 19, Galveston County, Texas; said 40.66 acre tract of land being out of and a part of a called 491.21 acre tract of land conveyed to West FM 517, LTD. as recorded at County Clerk's File No. 2015050121 of the Official Public Records of Real Property of Galveston County, Texas; said 40.66 acre tract of land being more particularly described by metes and bounds as follows:

All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone, as defined by Article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2012 Adjustment). All distances are actual distances. Scale factor = 0.99986895.

BEGINNING at a found 1/2 inch iron rod for the Southwest corner of this tract of land and also being the North corner of Lot 15, Block 10 of Pedregal Section 3 as recorded at County Clerk's File No. 2023007990 of the Map Records of Galveston County, Texas and also being in the Easterly line of a residual tract of a called 1324.530 acre tract of land as conveyed to Richard K. Duncan Sr., Trustee as recorded at County Clerk's File No. 2004015469 of the Official Public Records of Real Property of Galveston County, Texas.

THENCE N 39°09'32" E with the West line of this tract of land and the Easterly line of said residual tract of a called 1324.530 acre tract of land a distance of 2523.90 feet to the beginning of a non-tangent curve to the left.

THENCE in an Easterly direction with the North line of this tract of land and the Easterly line of said residual tract of a called 1324.530 acre tract of land and said non-tangent curve to the left having a central angle of 02°26'16", a radius of 2819.66 feet, a length of 119.96 feet and a chord bearing and distance of N 73°47'40" E, 119.95 feet to the Northeast corner of this tract of land and also being the Northwest corner of Lot 3, Block 8 of future Pedregal Section 6.

THENCE S 03°13'51" E with the East line of this tract of land and the West line of future Pedregal Section 6 a distance of 1801.19 feet to the Southeast corner of this tract of land, the Southwest corner of Lot 1, Block 7 of future Pedregal Section 6 and being in the North right-of-way line of Muldoon Parkway (110' R.O.W.) as recorded at County Clerk's File No. 2021041711 of the Map Records of Galveston County, Texas.

THENCE S 87°05'22" W with the Easterly South line of this tract of land and the North right-of-way line of said Muldoon Parkway a distance of 431.69 feet to an interior corner of this tract of land and the Northwest corner of said Muldoon Parkway.

THENCE S 00°52'32" E with the Easterly South line of this tract of land and the Westerly right-of-way line of said Muldoon Parkway a distance of 100.06 feet to Southerly Southeast corner of this tract of land and also being the on the North line of said Pedregal Section 1.

THENCE S 87°05'22" W with the South line of this tract of land and the North line of said Pedregal Section 1 and the North line of said Pedregal Section 3 a distance of 1382.66 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 40.66 acres (1,771,206 sq.ft.) of land.

DEVELOPERS:  
 **LinGo Properties Inc.**  
3900 MAGNOLIA STREET  
PEARLAND, TEXAS 77584

SURVEYOR:  
BOUNDARY ONE SURVEYORS, LLC  
150 W SHADOWBEND AVE, STE 303  
FRIENDSWOOD, TEXAS 77546  
T.B.P.L.S. Firm No. 10084800



# Attachment #4

A PRELIMINARY PLAT of

# Pedregal Section 2

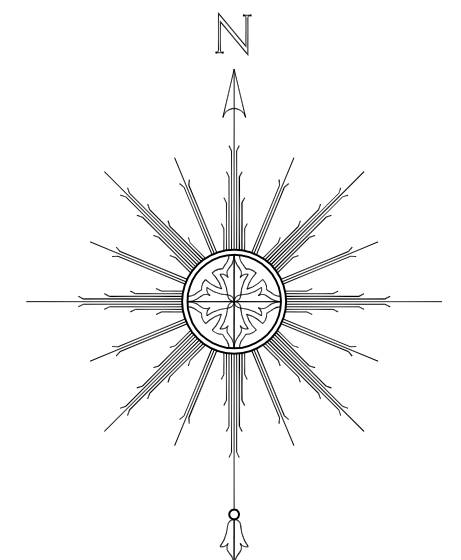
56 LOTS 3 BLOCKS  
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40.66 TOTAL ACRES

SITUATED IN THE  
PERRY & AUSTIN LEAGUE,  
ABSTRACT No. 19  
CITY OF LEAGUE CITY  
GALVESTON COUNTY, TEXAS

SEPTEMBER 2023

## LEGEND

- F.C. # = FILM CODE NUMBER
- ESMT = EASEMENT
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.E. = ELECTRIC EASEMENT
- S.L.E. = STREET LIGHT EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- S.T.E. = STORM SEWER EASEMENT
- S.W.E. = SIDEWALK EASEMENT
- W.L.E. = WATERLINE EASEMENT
- O.P.R.R.P.G.C.T.X. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY GALVESTON COUNTY TEXAS
- G.C.M.R. = GALVESTON COUNTY MAP RECORDS
- D.R.G.C.T.X. = DEED RECORDS OF GALVESTON COUNTY TEXAS



### LOT TABLE INFO

LOT	ADDRESS	ACRES	SQ. FT.
BLOCK 1			
1	#2201 Palmilla Rd.	0.37	15,970
2	#2203 Palmilla Rd.	0.34	14,850
3	#2205 Palmilla Rd.	0.34	14,850
4	#2207 Palmilla Rd.	0.34	14,850
5	#2209 Palmilla Rd.	0.34	14,850
6	#2211 Palmilla Rd.	0.34	14,850
7	#2213 Palmilla Rd.	0.37	15,932
BLOCK 2			
1	#2215 Palmilla Rd.	0.38	16,607
2	#2217 Palmilla Rd.	0.39	17,192
3	#2219 Palmilla Rd.	0.64	28,080
4	#3226 Finesterra Dr.	0.90	39,391
5	#3224 Finesterra Dr.	0.47	20,414
6	#3222 Finesterra Dr.	0.39	16,800
7	#3220 Finesterra Dr.	0.39	16,800
8	#3218 Finesterra Dr.	0.39	16,800
9	#3216 Finesterra Dr.	0.39	16,800
10	#3214 Finesterra Dr.	0.39	16,800
11	#3212 Finesterra Dr.	0.39	16,800
12	#3210 Finesterra Dr.	0.39	16,800
13	#3208 Finesterra Dr.	0.39	16,800
14	#3206 Finesterra Dr.	0.39	16,800
15	#3204 Finesterra Dr.	0.38	16,528
16	#3200 Finesterra Dr.	0.87	37,788
17	#3201 Pedregal Rd.	0.66	28,809
18	#3203 Pedregal Rd.	0.37	16,303
19	#3205 Pedregal Rd.	0.37	16,200
20	#3207 Pedregal Rd.	0.37	16,200
21	#3209 Pedregal Rd.	0.37	16,200
22	#3211 Pedregal Rd.	0.37	16,200
23	#3213 Pedregal Rd.	0.37	16,200
24	#3215 Pedregal Rd.	0.37	16,200
25	#3217 Pedregal Rd.	0.37	16,200
26	#3219 Pedregal Rd.	0.37	16,150

### LOT TABLE INFO

LOT	ADDRESS	ACRES	SQ. FT.
BLOCK 3			
1	#3204 Pedregal Rd.	0.49	21,320
2	#3206 Pedregal Rd.	0.37	16,200
3	#3208 Pedregal Rd.	0.37	16,200
4	#3210 Pedregal Rd.	0.37	16,200
5	#3212 Pedregal Rd.	0.37	16,200
6	#3214 Pedregal Rd.	0.37	16,116
7	#2202 Palmilla Rd.	0.35	15,306
8	#2204 Palmilla Rd.	0.34	14,850
9	#2206 Palmilla Rd.	0.34	14,811
10	#3215 Paseo Circle	0.36	15,736
11	#3210 Paseo Circle	0.59	25,867
12	#3212 Paseo Circle	0.38	16,764
13	#3214 Paseo Circle	0.37	16,365
14	#3216 Paseo Circle	0.44	19,106
15	#2208 Palmilla Rd.	0.40	17,470
16	#2210 Palmilla Rd.	0.37	16,200
17	#2212 Palmilla Rd.	0.44	19,248
18	#3223 Finesterra Dr.	0.42	18,187
19	#3221 Finesterra Dr.	0.39	16,818
20	#3219 Finesterra Dr.	0.38	16,751
21	#3217 Finesterra Dr.	0.38	16,685
22	#3215 Finesterra Dr.	0.44	19,382
23	#3213 Finesterra Dr.	0.55	23,814

### CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2819.66'	02°26'16"	119.96'	N 73°47'40" E	119.95'
C2	300.00'	42°04'10"	220.26'	N 18°07'27" E	215.36'
C3	25.00'	20°21'51"	8.89'	S 76°54'26" W	8.84'
C4	55.00'	272°09'15"	261.25'	N 22°48'08" E	76.31'
C5	25.00'	71°47'24"	31.32'	S 57°00'56" E	29.32'
C6	25.00'	88°03'38"	38.42'	N 43°03'33" E	34.75'
C7	25.00'	92°42'56"	40.45'	N 46°33'10" W	36.18'
C8	25.00'	90°00'00"	39.27'	S 42°05'22" W	35.36'
C9	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C10	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C11	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C12	325.00'	40°07'48"	227.63'	N 19°05'38" E	223.01'
C13	275.00'	39°21'14"	188.88'	N 19°28'55" E	185.19'
C14	25.00'	104°30'25"	45.60'	S 88°35'15" E	39.54'
C15	125.00'	32°52'15"	71.71'	S 19°53'55" E	70.73'
C16	25.00'	82°48'18"	36.13'	S 02°14'37" E	33.07'
C17	175.00'	40°10'58"	122.73'	S 23°33'17" E	120.23'
C18	25.00'	51°19'04"	22.39'	N 13°30'00" E	21.65'
C19	55.00'	282°38'08"	271.31'	S 50°50'28" E	68.75'
C20	25.00'	51°19'04"	22.39'	S 64°49'04" W	21.65'
C21	25.00'	90°33'10"	39.51'	S 41°48'47" W	35.53'
C22	25.00'	89°26'50"	39.03'	N 48°11'13" W	35.18'
C23	25.00'	90°33'10"	39.51'	S 41°48'47" W	35.53'
C24	25.00'	89°26'50"	39.03'	N 48°11'13" W	35.18'
C25	25.00'	90°11'03"	39.35'	N 47°49'07" W	35.41'
C26	25.00'	89°52'07"	39.21'	N 42°09'18" E	35.31'
C27	300.00'	41°48'19"	218.89'	N 17°59'31" E	214.07'
C28	325.00'	41°40'26"	236.39'	N 18°03'28" E	231.21'
C29	275.00'	41°37'16"	199.77'	N 18°05'03" E	195.40'
C30	25.00'	71°47'24"	31.32'	N 74°47'23" E	29.32'
C31	55.00'	272°09'15"	261.25'	N 25°23'32" W	76.31'
C32	25.00'	20°21'51"	8.89'	S 28°42'45" W	8.84'

### LINE TABLE

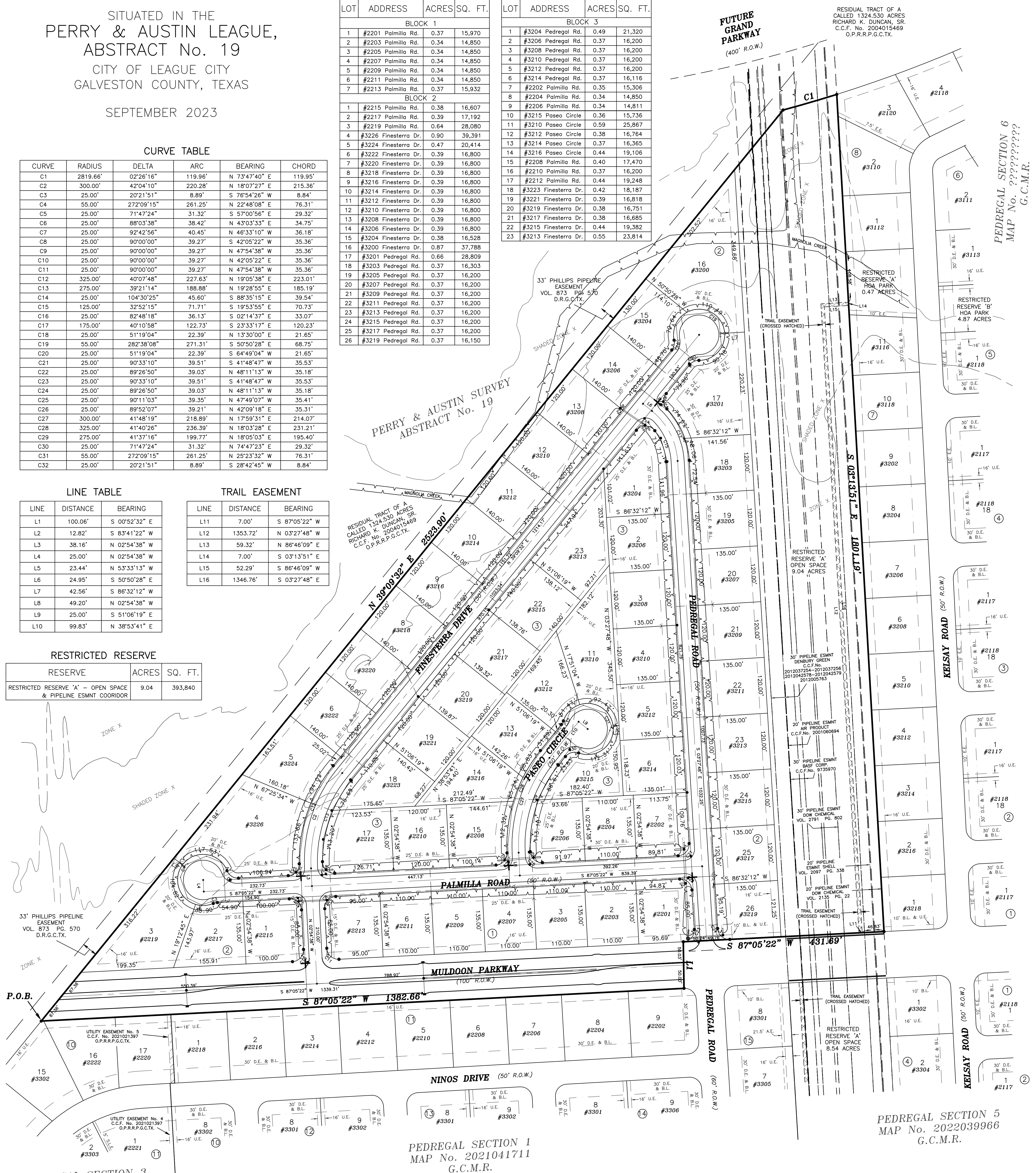
LINE	DISTANCE	BEARING
L1	100.06'	S 00°52'32" E
L2	12.82'	S 83°41'22" W
L3	38.16'	N 02°54'38" W
L4	25.00'	N 02°54'38" W
L5	23.44'	N 53°33'13" W
L6	24.95'	S 50°50'28" E
L7	42.56'	S 86°32'12" W
L8	49.20'	N 02°54'38" W
L9	25.00'	S 51°06'19" E
L10	99.83'	N 38°53'41" E

### TRAIL EASEMENT

LINE	DISTANCE	BEARING
L11	7.00'	S 87°05'22" W
L12	1353.72'	N 03°27'48" W
L13	59.32'	N 86°46'09" E
L14	7.00'	S 03°13'51" E
L15	52.29'	S 86°46'09" W
L16	1346.76'	S 03°27'48" E

### RESTRICTED RESERVE

RESERVE	ACRES	SQ. FT.
RESTRICTED RESERVE 'A' - OPEN SPACE & PIPELINE ESMT COORDINATOR	9.04	393,840



### NOTES:

- 1.) This property lies within Shaded Zone X and Zone X as determined by FEMA and as shown on F.I.R.M. 48167C0228 G dated August 15, 2019. This information is intended to be used to determine insurance rates only, and not to identify flooding conditions.
- 2.) All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South central Zone (#4202), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2007 adjustment). All distance are actual distances. Scale factor = 0.99986895.
- 3.) This property lies within the Dickinson Independent School District boundaries.
- 4.) This property lies within the city limits of the City of League City.
- 5.) This subdivision has a Drainage Impact Study named Pedregal Phase 1 Development dated October 28, 2019; no lot within the limits of this subdivision shall have more than fifty percent (50%) of its entire area covered by impervious materials.
- 6.) All streets intersections right-of-way return radii are 25 feet unless otherwise noted.
- 7.) All easements on lot lines are centered unless otherwise noted.

- 8.) All Restricted Reserves contained within this plat are intended for the benefit of and will be maintained by the Homeowners' Association (HOA).
- 9.) Driveway requirements for the locations, widths, and offset from an intersection and any existing driveways or proposed driveways, shall conform to the most current General Design and Construction Standards of the City of League City.
- 10.) No pre or post developed Storm Water Flows shall be diverted onto adjacent properties and any historical flow shall be accommodated.
- 11.) All Landscaping and Structures, including fences, at intersections shall conform to the City of League City and ASSHTO Site Distance Requirements for Motorists.
- 12.) No structures and landscaping are allowed over or within five (5) feet of utility easements within Restricted Reserves.
- 13.) A Stormwater Quality (SWQ) Permit must be obtained before issuance of any construction permit for structure. All structural or non-structural controls on or for the parcel(s) may not be changed from the plans and technical specifications in the SWQ permit unless the provisions of Section 43-54 of the League City Code of Ordinances have been met.
- 14.) Elevations within this subdivision are based on NGS monument H 753 Reset. (NAVD88, Geoid12B).

- 15.) All roadside ditches within the described area of Pedregal subdivision shall be maintained by the HOA.
- 16.) This plat lies within the approved Duncan PUD and is subject to additional requirements per approved PUD.
- 17.) Lots 1-7, block 1; lots 1-3, block 2 and lot 26, block 3 shall not have direct access to Muldoon Parkway.
- 18.) All building lines shall be as per City of League City Unified Development Code.
- 19.) In accordance with the City of League City Unified Development Code, all future utilities shall be located underground, except as may be approved by the City of League City.
- 20.) All sidewalks shall be installed such that a minimum of one-foot (1') clearance is maintained from any utility structure accessible from ground level such as manhole lids, water valves, cleanouts, power poles, meters, etc.
- 21.) This plat does not attempt to amend or remove any covenants or restrictions.
- 22.) The maintenance responsibility of any vegetative areas within rights-of-way adjacent to, or within this plat will be the sole responsibility of the HOA upon filing of this plat.

# NOTICE OF PUBLIC INFORMATIONAL MEETING

MEETING LOCATION: 1660 E. Winding Way, Friendswood, Texas 77546  
DATE: 8/14/2023  
TIME: 6:00PM

**PROJECT LOCATION:**

Address: Pedregal Section 2

**PROJECT DESCRIPTION:**

*Rezoning to amend a Planned Unit Development Overlay, to allow for 110-foot lot widths in Pedregal Section 2, only consisting of Lots 2, 3, 4, 5, and 6, Block 1 and Lots 7, 8, and 9 Block 3.*

APPLICANT: West FM 517, Ltd.

ADDRESS: 1660 E. Winding Way, Friendswood, Texas 77546

PHONE: 281-947-8675

EMAIL: tgoza@lpidev.net

PROPERTY OWNER: PARRAS DAVID H & ISABEL C

ADDRESS: 3414 PATAGONIA ST LEAGUE CITY, TX 77573

PHONE:

EMAIL:

You have received this notice because you are a property owner within 200 feet of this request. Section 2.15 of the Unified Development Code requires that the property owner or designated representative shall meet with the property owners of real property lying within 200 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.

**This is not a city sponsored meeting. This meeting is a prerequisite to submitting a Rezoning application to the City of League City. Should an application be submitted, additional notices will be sent out to surrounding property owners for public hearings before the Planning and Zoning Commission and City Council. There will not be a League City staff representative present at this meeting.**

**NOTES TO APPLICANT:**

*Meeting must be held within 5 miles of the boundary of League City*

*Please ensure that the meeting location is ADA accessible and of sufficient size to accommodate the number of people anticipated to attend the meeting*

*Please provide a sign-in sheet for all attendees*

*Please provide a list of the questions/concerns raised by attendees*

## Attachment #5

West FM 517, Ltd.  
1660 E. Winding Way  
Friendswood, Texas 77546

PARRAS DAVID H & ISABEL C  
3414 PATAGONIA STREET,  
LEAGUE CITY, TX 77573-7036

## Sign-In Sheet

Monday, August 14<sup>th</sup>, 2023

LPM LPI Property Management

Name	Address	phone # / email
Pamela Painter Pamela Sillingsley Cynthia Gutierrez Joseph Gutierrez	3416 Patagonia	281-703-6023 mupaintk@gmail.com
Michael + Julie Smith	2012 Apache St	979-665-3385
Niguel + MARIA RIVERA	3325 PATAGONIA ST	832-713-9878
Will Donaldson	2609 Bethel Springs Ln	346-667-4440
Diana Gomez	3412 Patagonia	409-256-0613
NIRA Fairlight	3300 PATAGONIA	713-256-2403
LAWRENCE FAIRLIGHT	2218 Ninos Drive	281-226-7244
Lee Willard	3702 Cabo Rd	832-606-7152
Paul Park	2536 Sand valley Way	940-231-3668 paulpark@gmail.com
Suzanne Van	2413 Bethel Springs Ln	857-5800 suzanne@gmail.com
Betty Cohen	3901 Cabo Rd	852-656-9663
Alexs Valdez	3212 Patagonia	281-650-8323
Emilio Valdez	3212 Patagonia	832-244-2224

## Attachment #5

### Questions from Public Informational Meeting

#### Rezoning Letter- City of League City

Monday, August 14<sup>th</sup>, 2023, at 6PM

1660 E Winding Way Dr. Friendswood, TX 77546

- 1) Why are the ditches in people's front yards in Pedregal? (Pamela Painter- 3416 Patagonia)
- 2) What is the situation with 99 being built? (Pamela Painter- 3416 Patagonia)
  - Multiple people began to ask how this road would affect their property values?
    - o Tracy explained that this road would make their property values go up because their area will then be more accessible to 99 and Hobbs Road.
- 3) Are the lots mentioned in the rezoning letter still unsold? (Pamela Painter- 3416 Patagonia)
  - Tracy mentioned how there are people under the impression that he is stealing land from people who have already bought the property under the impression that it would remain the bigger lot that they paid for. He explained that he owns all that land still to this day and this affects absolutely no one monetarily.
- 4) Which way are the lots facing? (Mr. Painter- 3416 Patagonia)
- 5) Why is the legal department in the City of League City requiring a meeting for one word in an entire document? (Pamela Painter- 3416 Patagonia)
  - Lee Willyard at 3702 Cabo Rd. then began to explain/clarify that they are introducing an amendment to correct a typo, not add anything new.
- 6) If this meeting was strictly informational, why was the letter phrased in a way to make it seem like we had a right to fight whatever rezoning was going on? Furthermore, why did they not clarify as to what was being rezoned?
  - The homeowner proceeded to state that with the talk of FM 517 being rebuilt, along with the construction of 99 and Hobbs, that the letter gave the illusion that the city was referring to school-related rezoning. He, along with many others, showed concern about the vagueness of the letter, especially when it could be something that not only affects them as taxpayers, but their children/families as well. (Will Donaldson- 2609 Bethel Springs Ln.)
- 7) Are the houses being built behind them going to share a fence with them despite there being a pipeline easement on their fence line? (Emilio and Alexis Valdez- 3212 Patagonia)
- 8) Why is the city [of League City] requiring them [homeowners] to attend a meeting? Are they asking the homeowners to give them permission to make the lots smaller? (Lawanda Gathright- 2218 Ninos and Nira Gathright- 3300 Patagonia)
- 9) When is 517 going to be adding two lanes? (Miguel and Maria Ramirez- 3325 Patagonia)
  - Lee Willyard at 3702 Cabo Rd. explained that it takes a long time because the contracts expire every 5 years, so by the time they start to get ready to begin construction, contract renewal is due and then certain parties involved in the deal, Santa Fe in this case, do not want to move forward with the construction planned.
- 10) What will happen to Cemetery Road? Will it be removed? (Diana Gonzalez- 3412 Patagonia)
- 11) What time will construction start every day because it usually starts between 4 and 5 am? Why do the dump truckers and construction workers cut through Pedregal instead of going around like they are supposed to? (Cynthia and Joseph Gutierrez- 3301 Isabella Way)
- 12) Why not just make the lots bigger to avoid all the backlash that homeowners in the area will have? (Lee Willyard- 3702 Cabo Rd)
  - After Jeff Payson told him that he would lose 2 lots the homeowner asked why they (homeowners with already purchased homes in Pedregal) should care since it isn't

## Attachment #5

### Questions from Public Informational Meeting

#### Rezoning Letter- City of League City

Monday, August 14<sup>th</sup>, 2023, at 6PM

1660 E Winding Way Dr. Friendswood, TX 77546

their problem that there would be 2 less lots. Jeff Payson answered that he cares because it's his money that would be going to waste since he expected the subdivision to have 784 lots and he intends to build on all those lots to get the money he was promised. If they decide to just make those two lots bigger, he will lose over \$200,000.

- Mr. Willyard then proceeded to explain that he paid to live in a neighborhood with bigger lots and more privacy so that his family would be comfortable. Why should he be okay with Tracy and Jeff "squeezing" all these people in a small space if that wasn't what was advertised to the consumers who already bought a house?
  - o Jeff Payson replied that the lot he owns is 120ft wide and the smaller lots will only be 10ft smaller than his lot. He said that even if these houses were off the main road, there would be no way that anyone would be able to tell that these lots were smaller by 5ft on each side.
- Mr. Willyard said he is concerned because the "family community" appearance will be diminished once they start making smaller, cheaper lots that are readily available to whoever wants to move in.
  - o Jeff Payson responded by saying that the lots will not go down in price and the lot sizes are only going down by 10ft each for 7 lots. Standard lots in a small, traditional neighborhood have a minimum of 60 sqft front yards. These lots he is complaining/worried about are still almost double in size, meaning that there is zero possibility of the neighborhood looking cramped and overfilled like he is assuming it will look like.
- Pamela Painter at 3416 Patagonia added that as a free American, consumers are going to buy things no matter what, so there is nothing wrong with having some lots be smaller with the same price as the bigger lots because it is their decision to buy the house in the first place.

13) What is going on with the K Hovnanian project off Hobbs? What will the footprints/layouts, price range, garages, etc. be and how will they affect his current property value? Will these houses have attached garages or detached garages? Will they be paying M.U.D./P.U.D. taxes like they are? (Michael and Julie Smith- 2812 Apache St)

- He sees all these big garages, bigger yards with more than one garage and he worries since he has an older property with not as many of the benefits as the newer houses.
- His wife, Julie, also states that all the poor people in Section 6 must pay M.U.D. taxes every year but do not have access to the amenities/benefits other taxpayers get all because of their specific property location. Her husband added that they want to use the walking trails, pools, ponds, etc. but do not get to, yet they still pay over \$4000/ year in those taxes alone.
  - o Tracy said that because there was already a M.U.D. district in place when he developed the land, there were some lots that were extremely unlucky that their property happened to fall on the outskirts of these zones. He did not specifically place these zones because they were already there from a different development.

## Attachment #5

### Questions from Public Informational Meeting

#### Rezoning Letter- City of League City

Monday, August 14<sup>th</sup>, 2023, at 6PM

1660 E Winding Way Dr. Friendswood, TX 77546

- Julie Smith asked for advice on what to do about all of this if Tracy isn't the person who can do something. He told her to attend M.U.D. meetings and state your opinions on the matter. She said she did do that, but they told her to leave the meeting. Tracy then recommended her to report them for wrongfully not allowing her to use her right as a taxpayer to attend the meetings.
  - Q. Jam at 2613 Bethel Springs asked if they were in a P.U.D. currently (Pedregal).
- 14) How much longer until the M.U.D./P.U.D. taxes are all paid off and they don't have to pay them anymore? (Michael and Julie Smith- 2812 Apache St)
- Q. Jam at 2613 Bethel Springs said that these records are available online anytime.

## Attachment #6

### ORDINANCE NO. 2019-03

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 TO REZONE APPROXIMATELY 41.65 ACRES, (**PUD-17-0008 DUNCAN PLANNED UNIT DEVELOPMENT**), FROM “RSF-7” (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 7,000 SQUARE FEET) TO “RSF-7-PUD” (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 7,000 SQUARE FEET WITHIN A PLANNED UNIT DEVELOPMENT OVERLAY) AND TO REPEAL AND REPLACE ORDINANCE NO. 2006-65 OF THE LEAGUE CITY CODE OF ORDINANCES WITH A NEW PLANNED UNIT DEVELOPMENT OVERLAY TOTALING 1,747.4 ACRES IN SIZE, LEGALLY DESCRIBED AS PORTIONS OF THE PERRY AND AUSTIN SURVEY, ABSTRACT 19; I.R. LEWIS SURVEY, ABSTRACT 15; I. & G.N. RAILROAD SURVEY, SECTION 1, ABSTRACT 607, THE J.C. LEAGUE SURVEY, ABSTRACT 661 AND THE C.W. PRESSLER SURVEY, ABSTRACT 649, GENERALLY LOCATED ALONG THE NORTH SIDE OF FARM TO MARKET ROAD 517, SOUTH OF LEAGUE CITY PARKWAY AND WEST OF CALDER ROAD IN THE 7000 TO 8000 BLOCK OF FARM TO MARKET ROAD 517 IN THE CITY OF LEAGUE CITY, TEXAS

WHEREAS, at the May 1, 1999 General Election the qualified voters of the City of League City voted that staff proceed with the concept of zoning for the City; and

WHEREAS, on August 10, 1999, the City Council of the City of League City, Texas (the “Council”) adopted Ordinance No. 99-52 amending the Code of Ordinances of the City of League City to add Chapter 125 regarding zoning; and

WHEREAS, on August 30, 2005, the City Council adopted Ordinance No. 2005-24 amending Chapter 125 of the Code of Ordinances of the City of League City and adopting zoning ordinances consistent with the Comprehensive Plan for the City of League City, Texas; and

WHEREAS, Chapter 125, Section 125-49 of the Code of Ordinances establishes a procedure for a property owner, his authorized agent, or the City Planner to request zoning changes; and

WHEREAS, Chapter 125, Section 125-80 of the Code of Ordinances establishes procedures and regulations for the creation and management of –PUD Planned Unit Development Overlay districts; and

WHEREAS, on July 25, 2006, the City Council adopted Ordinance No. 2006-65, amending Ordinance No. 2005-24, granting a Planned Unit Development (Z06-04/P Duncan “PUD” Overlay) on approximately 1,704.7 acres; and

WHEREAS, the City Council deems it necessary and in the best interest of the citizens to rezone approximately 41.65 acres from “RSF-7” to “RSF-7-PUD” and repeal and replace Ordinance No. 2006-65, to create a new Planned Unit Development totaling 1,747.4 acres in size, legally described as portions of the Perry and Austin Survey, Abstract 19; I.R. Lewis Survey, Abstract 15; I. & G.N. Railroad Survey, Section 1, Abstract 607, the J.C. League Survey, Abstract 661 and the C.W. Pressler Survey, Abstract 649, generally located along the north side of Farm to Market Road 517, south of League City Parkway and west of Calder Road in the 7000 to 8000 block of Farm to Market Road 517 as shown in the attached Exhibit Drawing of 1,747.4 Acres, City of League City, Galveston County, Texas dated October 2018 in



Attachment #6

Exhibit "A" and in the attached Duncan Planned Unit Development Document (PUD Document) dated November, 2018 in Exhibit "B";

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, that:

Section 1. The facts and opinions in the preamble of this ordinance are true and correct.


Section 2. The approximate 41.65 acres, legally described as portions of the Perry and Austin Survey, Abstract 19; I.R. Lewis Survey, Abstract 15; I. & G.N. Railroad Survey, Section 1, Abstract 607, the J.C. League Survey, Abstract 661 and the C.W. Pressler Survey, Abstract 649, generally located along the north side of Farm to Market Road 517, south of League City Parkway and west of Calder Road in the 7000 to 8000 block of Farm to Market Road 517 as shown in the attached Exhibit Drawing of 1,747.4 Acres, City of League City, Galveston County, Texas dated October 2018 in Exhibit "A" and attached Duncan Planned Unit Development Document dated November, 2018 in Exhibit "B", shall heretofore be zoned "RSF-7-PUD" along with Ordinance 2006-65 hereby repealed and replaced.

Section 3. All ordinances and agreements and parts of ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

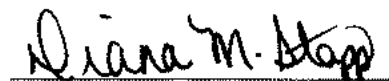
PASSED on first reading the 8<sup>th</sup> day of January, 2019.

PASSED on second reading the 22nd day of January, 2019.

PASSED AND ADOPTED on the 22nd day of January, 2019.

  
PAT HALLISEY,  
Mayor

ATTEST:

  
DIANA M. STAPP,  
City Secretary

APPROVED AS TO FORM:

  
NGHIEM V. DOAN,  
City Attorney



Attachment #6

**Duncan Planned Unit Development  
Overlay District**

**Prepared for:**

**RKD Holdings & LPI**

Prepared by:

LJA Engineering

November 2018

Attachment #6

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**EXHIBITS**

- Exhibit A - Area Location Map
- Exhibit B - Project Aerial Map
- Exhibit C - Conceptual Development Plan
- Exhibit D – Conceptual Residential Building Imagery
- Exhibit D-1 – Masonry Standards Exhibit
- Exhibit E - Conceptual Amenities and Open Space Plan
- Exhibit F – Conceptual Park Imagery
- Exhibit G - Phasing Exhibit
- Exhibit H - Street and Circulation System Exhibit
- Exhibit I - Conceptual Water Distribution System
- Exhibit J – Conceptual Wastewater Collection System
- Exhibit K – Conceptual Stormwater Drainage System
- Exhibit L – Conceptual Power Supply Exhibit
- Exhibit M – Conceptual Project Signage
- Exhibit N – Signage Location Exhibit
- Exhibit O – Roadway Cross Sections

## Attachment #6

### I. INTRODUCTION

The Duncan Planned Unit Development (PUD) was prepared on behalf of RKD Holdings and LPI pursuant to Section 125-80 of the League City Zoning Ordinance. The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; to preserve the quality of the natural environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Duncan PUD is located in the western portion of League City and is bounded on the south by F.M. 517 and the north by the American Canal. The Area Location Map (Exhibit 'A') illustrates the location of the project.

The Duncan PUD was originally adopted by the City Council of League City in July 2006 as a 1,704.7-acre development. This new PUD increases in size by 42.7 acres to 1,747.4 acres and will be developed as separate master planned developments within the PUD by two separate owners: RKD Holdings and LPI.

RKD Holdings owns approximately 1,210 acres, or sixty-nine percent of the PUD, located in the central to northwestern two-thirds of the development. The RKD Holdings portion of the PUD will be developed as a typical master planned community with a mix of residential uses and commercial uses.

LPI owns the remaining 538 acres, or thirty percent of the PUD, located in the south central and southeastern portion of the development, which will be developed under the project name of Pedregal. This portion of the PUD will be developed with larger residential estate-sized lots as seen in other large lot residential projects within League City such as Sedona.

## II. PROJECT DESCRIPTION

### 1. Compliance with Comprehensive Plan

League City's Future Land Use Plan, classifies the area within the Duncan PUD as a mixture of "Suburban Residential", "Enhanced Auto Dominant Commercial", "Park/Open Space/ Natural" and "Rural / Estate Residential." The development is in compliance with the League City Comprehensive Plan by adhering to the development principles outlined in the plan. The project has a balance of land uses that encourage future residents to both live and work in the community. There is a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to potential future developments. The diversity of housing types from the traditional single-family subdivision to urban townhomes ensures that residents of all ages can fulfill their housing needs. The development of an internal parks system that will include recreation centers, parks and significant open space areas will help to provide for the City's future open space needs. An Urban Village District will provide a mixed-use area for an integrated development of commercial, office, and multi-family residential uses.

### 2. Justification

The intent of PUD Overlay Districts is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location or land uses. This document establishes various development standards that exceed the minimum requirements for properties specifically located within the boundaries of the Duncan PUD.

The PUD will meet or exceed the minimum requirements of League City's ordinances through specific, architectural, design and engineering standards such as:

- Updating the PUD in response to today's market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating an Urban Village (mixed-use development) at the major intersection of Landing Boulevard at the Grand Parkway;
- Further addressing the needs of Fire Protection by locating a fire station within the development;
- Incorporating new alignments and sizes of pedestrian trails within the development based on the recently adopted 2017 Parks, Trails and Open Space Master Plan. In addition to what is required, additional trails and pedestrian pathways are being added to the PUD.
- Providing a less dense residential product for the southeast side of the PUD. The minimum lot size for this product is 120 feet in width.

### 3. Drill Sites

All drill sites located within the Duncan PUD, will be used as parks and open space areas unless or until the mineral rights owners elects to exercise their drilling rights. Except for drill sites, the size and location of any facilities associated with the extraction of oil and gas shown in any plans of this document shall be conceptual until a permit is issued by the City of League City in accordance with Chapter 42, of the League City Code of Ordinances. These open space areas shall not be calculated towards the HOA Parkland Dedication requirement.

### 4. Schools & Projected Population

The project is located within three separate school districts: Clear Creek Independent School District, Santa Fe Independent School District and Dickinson Independent School District. The size and the location of the potential school sites has been coordinated between the applicant and the appropriate school district. The boundaries of the three school districts can be seen on the Conceptual Land Use (Exhibit 'C').

### 5. Parks and Open Space

The pedestrian pathway system, which is illustrated on the Conceptual Amenities and Open Space Plan (Exhibit 'E'), will use a ten-foot-wide primary trail with a number of six-foot wide secondary trails to serve the residents of the project and provide multiple pedestrian connections to the existing and future surrounding developments as well. The trails system will provide easy and safe pedestrian access to the various parks, recreation centers, commercial tracts, the urban village and the schools located within the project. Compliance with the City of League City's typical sidewalk

## Attachment #6

requirements will be maintained throughout the project, completing the overall pedestrian network.

The two proposed recreation centers, which are ±4.6 and ±3.9 acres in size, will serve the master planned residential community that will be developed by RKD Holdings. They will contain active amenities including water based recreational amenities with commonly associated facilities, an active play area for children and a parking area. In the event that a "splash pad" type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation. The multiple parks within the project will have various passive facilities such as active play areas for children, picnic tables and benches. All land which is dedicated for the purpose of fulfilling the parks requirement will be developed with some form of either passive or active facilities. The parks will be developed as the adjacent residential sections are developed.

In the southern portion of the Duncan PUD, which will be developed by LPI, there will be a ±30.5-acre lake that will be constructed as part of a sand mining project. Once the sand mining is completed, the area around the lake will be regraded and used as a large passive park with trails and other typical passive park elements.

The lakes within the PUD will maintain a constant water level while serving as a detention facility for the project. The detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

### **a. Compliance with Parks Ordinance**

The City of League City Parks ordinance states that 1 acre of park land for every 90 proposed dwelling units be dedicated to the Homeowners Association for the use of parks. Based upon the estimated number of dwelling units, the Duncan PUD will be required to provide ±47.9 acres of park land. If the dwelling units in the PUD are increased to where the parkland provided is less than the minimum amount required per the ordinance, the PUD will have to go back to Parks Board for approval. The Homeowners Association (HOA) will be responsible for maintaining all recreation centers, park landscaped areas and open spaces within the PUD.

The Parks Ordinance requirements and park dedication fees shall be assessed when a final plat is placed on a Planning and Zoning Commission agenda.

The Park Dedication fee of \$2,000.00 per lot will be frozen until December 31, 2025.

RKD Holdings and LPI will coordinate with the Parks Department in determining a potential location for a future regional park.

### III. ZONING

#### 1. Proposed Zoning

To implement the Conceptual Land Use Plan, the base zoning district will remain RSF-7 (Single-Family Residential with a minimum lot size of 7,000 square feet) while each of the proposed land uses will be assigned a zoning district as shown on the Composition of Land Use Table. The various land uses will follow the development requirements for their assigned zoning district as described in the Zoning Ordinance unless otherwise noted.

Each land use may be increased or decreased in acreage by up to 15 percent of the total gross acreage. The percentage land use area change is required to ensure the success of the development by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow the project to remain competitive in the real estate market over the life of the project and the ability to make adjustments as necessary to accommodate specific end users in a timely manner.

The land uses may be relocated within the boundaries of the PUD, provided there are no significant changes in geographic location as indicated in Section 125-80.H.3. of the Zoning Ordinance. The Land Use Comparison table below provides a detailed tabulation of each land uses respective of the portions of the PUD owned by RKD and LPI, respectively, as well as the overall configuration within the development.



Attachment #6

Land Use	Zoning District	RKD Holdings Concept Plan		LPI Concept Plan		Overall Concept Plan	
		Acreage	% Gross Acreage	Acreage	% Gross Acreage	Acreage	% Gross Acreage
<b>Constraints</b>							
Grand Parkway	RSF-7	70.0		0.0		70.0	
Landing Boulevard	RSF-7	18.8		7.2		26.0	
Ervin Street	RSF-7	22.4		0.0		22.4	
Major Arterial Streets	RSF-7	16.4		7.4		23.8	
Collector Streets	RSF-7	11.0		8.6		19.6	
Pipeline Easements	RSF-7	30.5		22.9		53.4	
Drill Sites	RSF-7	6.8		0.0		6.8	
Lakes/Detention Areas	RSF-7	131.5		32.9		164.4	
American Canal	RSF-7	9.4		0.0		9.4	
<b>Subtotal</b>		<b>316.8</b>	<b>26.2%</b>	<b>79.0</b>	<b>14.7%</b>	<b>395.8</b>	<b>22.7%</b>
<b>Community Elements</b>							
Recreation Centers	RSF-5	8.5		0.0		8.5	
Parks	RSF-5	31.0		13.5		44.5	
School	PS	15.8		0.0		15.8	
Public Emergency Services	PS	4.5		0.0		4.5	
Landscape Areas	RSF-5	43.3		15.1		58.4	
<b>Subtotal</b>		<b>103.1</b>	<b>8.5%</b>	<b>28.6</b>	<b>5.3%</b>	<b>131.7</b>	<b>7.5%</b>
<b>Commercial</b>							
Commercial	CG	70.1		48.8		118.9	
Urban Village Commercial	CM	52.6		0.0		52.6	
<b>Subtotal</b>		<b>122.7</b>	<b>10.1%</b>	<b>48.8</b>	<b>9.1%</b>	<b>171.5</b>	<b>9.8%</b>
<b>Multi-Family Residential</b>							
Urban Village Apartments	RMF-1.2	22.6		0.0		22.6	
Townhomes	RMF-2	58.8		0.0		58.8	
<b>Subtotal</b>		<b>81.4</b>	<b>6.7%</b>	<b>0.0</b>	<b>0.0%</b>	<b>81.4</b>	<b>4.7%</b>
<b>Single-Family Residential</b>							
Patio Homes	RSF-5	28.6		0.0		28.6	
50' X 120'	RSF-5	327.2		0.0		327.2	
55' X 120'	RSF-5	55.1		0.0		55.1	
60' X 120'	RSF-7	132.0		0.0		132.0	
65' X120'	RSF-7	42.5		0.0		42.5	
120'X130'	RSF-7	0.0		381.6		381.6	
<b>Subtotal</b>		<b>585.4</b>	<b>48.4%</b>	<b>381.6</b>	<b>70.9%</b>	<b>967.0</b>	<b>55.3%</b>
<b>Totals</b>		<b>1209.4</b>	<b>100.0%</b>	<b>538.0</b>	<b>100.0%</b>	<b>1747.4</b>	<b>100.0%</b>

## Attachment #6

**Projected Lot/Unit Distribution Table**

Land Use	RKD Holdings Concept Plan			LPI Concept Plan			Overall Concept Plan		
	# of Units	Acreage	Density (Units/ Acre)	# of Units	Acreage	Density (Units/ Acre)	# of Units	Acreage	Density (Units/ Acre)
Urban Village Apartments	678	22.6	30.0	0	0.0	0.0	678	22.6	30.0
Townhomes	353	58.8	6.0	0	0.0	0.0	353	58.8	6.0
Patio Homes	132	28.6	4.6	0	0.0	0.0	132	28.6	4.6
50' X 120'	1,505	327.2	4.6	0	0.0	0.0	1,505	327.2	4.6
55' X 120'	215	55.1	3.9	0	0.0	0.0	215	55.1	3.9
60' X 120'	488	132.0	3.7	0	0.0	0.0	488	132.0	3.7
65' X 120'	149	42.5	3.5	0	0.0	0.0	149	42.5	3.5
120'X130'	0	0.0	2.0	763	381.6	2.0	763	381.6	2.0
<b>Net Residential Total</b>	<b>3,520</b>	<b>686.8</b>	<b>5.28</b>	<b>763</b>	<b>381.6</b>	<b>2.00</b>	<b>4,283</b>	<b>1,048.4</b>	<b>4.09</b>
<b>Gross Residential Total</b>							<b>4,283</b>	<b>1,747.4</b>	<b>2.45</b>

The projected number of lots and units per acre shown on this table are conceptual in nature and subject to change. The actual number of lots and the units per acre may vary as allowed by this PUD document and the Zoning Ordinance.

#### IV. DEVELOPMENT REGULATIONS

This PUD document will follow all requirements as established by the League City Code of Ordinances that are in effect at the time of the adoption of this PUD by City Council, with the exceptions noted below.

##### 1. Urban Village Regulations

- a. The total acreage listed for all Residential Multi-Family acreage may only be increased by 5%. It may be decreased by 100% and that acreage may be added to any other land use category. The total number of lots may not exceed the maximum density allowed in the Zoning Ordinance.
- b. All tracts labeled "Urban Village" shall remain as a cohesive tract, with the exception that they may be separated by drainage areas, lakes and/or rights-of-way. It is not required that they be developed at the same time or by the same developer.
- c. If the Urban Village Apartments are developed with retail on the ground floor, they will be permitted to construct above forty-eight feet (48') in height to a maximum of one hundred and twenty-five feet (125') in height.
- d. The buildings in the Urban Village Apartments are required to be on the exterior of the tract with the parking located in the interior where practical. Any visible parking shall be screened with a minimum of a five-foot-tall evergreen hedge.
- e. With the exception of guest and/or visitor parking, all parking for the apartments shall be structured parking.
- f. Parking ratios may be reduced by utilizing shared parking if a parking study is provided showing that a reduction in parking is warranted. The parking study should be conducted by an engineer, or other person licensed to prepare such study.
- g. Buffer yards shall not be required between uses within the Urban Village.
- h. All parkland required from apartments located within the Urban Village must be provided wholly within the Urban Village.

##### 2. Masonry Standards

- a. Dormers located wholly within the roof space on front facades are exempt from the masonry requirement. Dormers that are an extension to and/or are aligned with the front façade are not exempted from the masonry requirement. Partial front garage gables over shingled porte-cacheres will also be exempt from the masonry requirement. Vertical walls above shingled areas of roofs and vertical walls above cantilevered areas are also exempt from the masonry requirement. In all exempted areas Cementous fiber products will be allowed.
- b. In the Pedregal Section on accessory buildings only, Cementous siding may be used on areas not visible from a street.
- c. Additionally in the Pedregal Section, the total area of all exterior sides of the main structure and all accessory buildings must be a minimum of 80% masonry.

##### 3. Specialty Residential Products

- a. Patio Homes
  - i. A single-family residential structure situated on the lot in such a manner so as to make more efficient use of the yard space.
  - ii. The structure can be located along one lot line with a setback of 0 to 5 feet in width with the opposite lot line containing a setback of 5 to 10 feet in width. The combined side yard setback shall be a minimum of 10 feet.
  - iii. In no case shall units on adjoining lots be separated by less than 10 feet in width.
  - iv. Patio homes located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property.

##### 4. Street and Circulation System

Below are several additional regulations that apply to the street and circulation system within the Duncan PUD:

- a. Each platted section with more than 30 residential lots shall have two forms of access upon recordation of the plat.
- b. Roadways within the project shall connect with any existing stub streets provided at the perimeter of the Duncan

## Attachment #6

PUD.

- c. All roadways within the project with roadway classifications of collector street or higher shall be designed with concrete curbs and gutters.
- d. The construction of the various roadways throughout the project will be phased in conjunction with the adjacent residential or commercial tract being developed. In cases where the roadway is adjacent to one or more phases of development, roadways will be constructed by whichever section is developed first. The initial phasing for the project is shown in the Phasing Exhibit (Exhibit 'G').
- e. As the Duncan PUD is owned by two separate entities, each owner (RKD Holdings and LPI) shall perform a separate Traffic Impact Assessment (TIA) only for each respective portion of the PUD project owned, and submit it to the League City Engineering Department. The TIA for each section of the development must be approved by the Director of Engineering prior to the recordation of any plat for that portion of the PUD. For

## Attachment #6

example, LPI must submit a TIA for the first residential section located within the Pedregal portion of the development and that TIA must be approved prior to the recordation of any plat in the Pedregal.

- f. No residential lots within the RKD Holdings portion of the PUD shall have direct access to rights-of-way that are classified as collector streets or higher.
- g. The following exceptions apply only to the Pedregal portion of the PUD:
  - i. Residential lots are permitted direct access only onto collector roadways, provided that the roadway design is in compliance with the cross section shown (Exhibit 'O'), Roadway Cross Sections.
  - ii. Local rights-of-way may utilize the open ditch concept (Exhibit 'O') with the condition that the open ditches will be maintained by the HOA, outside of the right-of-way.
  - iii. The second phase of Pedregal must have secondary access connecting to Hobbs Road completed at the same time or prior to recording of the first plat in this phase.
  - iv. With the exception of the property to be developed by LPI, which is utilizing an open ditch concept (Exhibit 'O'), all roadways within the Duncan PUD will follow the rights-of-way and pavement widths stipulated in the Master Mobility Plan.

### 5. Buffer Yards

The buffer yard requirements found in the League City Zoning Ordinance will be applied to land uses rather than the zoning district. The buffers will be based on the zoning district referenced in the land use table. No buffer yards are required between uses within the Urban Village District.

### 6. Tree Protection

The developer shall submit a tree survey as preliminary plats are submitted for the project. Upon completion of a tree survey for each preliminary plat, the developer will coordinate the preservation and/or removal of any trees with the League City Urban Forester per the regulations found in Chapter 102, Tree Preservation and Protection, of the League City Code of Ordinances. The existing site constraints can be seen on the Project Aerial Map and are illustrated on the Project Survey included in this document.

### 7. Landscaping

- a. Trees planted between the sidewalk and curb shall be from the City's list of Small Trees/Street Trees: Bottlebrush, Texas Redbud, Possumhaw Holly, American Holly, Yaupon Holly, Little Gem Magnolia, Teddy Bear Magnolia, Texas Pistache, Cathedral Oak, Highrise Oak, Eve's Necklace, and Vitex.
- b. Root barriers (linear or surround) shall be installed to a minimum depth of 30 inches when trees are planted adjacent to the sidewalks, storm drains, man holes, etc.

### 8. Signage

1. The proposed locations for the project signage can be found in the Conceptual Project Signage Exhibit (Exhibit 'M'). All signage within the development will be in accordance with the League City Sign Ordinance with the exception of the signs below. When there is a conflict between the requirements in the sign ordinance and this PUD Document, this PUD document will govern. All entry signage will be located within a landscaped planting area which shall include a mixture of groundcover, shrubs and trees.

The general dimensions of the various project signs are as follows:

- i. Primary Entry Monument: Twenty-five feet (25') tall with two, twenty-foot by twenty-foot (20'x20') towers footprint and an attached or isolated sign blade wall with a maximum size of ten feet tall by one hundred feet in length (10'x100'). These signs will be placed at the major entry points to the project.
- ii. Secondary Entry Monument: Twelve feet (12') tall with a twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet tall by twenty-four feet in length (8'x24'). These signs will be placed at the secondary entry points to the project.
- iii. Section Monument: Eight feet (8') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet tall by twenty feet in length (8'x20'). These signs will be placed at the entry points to various residential sections or significant commercial/mixed use developments within the project.
- iv. Internal Identifier Monument: Eight feet (8') tall with a six-foot by six-foot (6'x6') tower footprint. These signs will be placed at various locations on the perimeter of the project.

**9. Trails**

In addition to the minimum parkland and park fee requirements, the Conceptual Amenities and Open Space Plan (Exhibit 'E') features 6, 8, and 10-foot wide trails that will be constructed in accordance with the 2017 Parks, Trails, and Open Space Master Plan. The construction of the trails shall be phased in conjunction with the adjacent residential or commercial tract being developed. In cases where the trail is adjacent to one or more phases of development, the trail must be constructed by whichever section is developed first.

**V. UTILITIES**

The utilities in Duncan PUD will be appropriately designed, sized and constructed in conformance with criteria approved by the City of League City Water & Wastewater Master Plans, League City's General Design & Construction Standards, Harris County Flood Control, Galveston County Engineering Department, and the Texas Commission on Environmental Quality (TCEQ). League City will make reasonable effort to obtain and provide utility ultimate capacities discussed below as promptly as possible, but nothing herein shall be construed as a commitment by League City to provide said capacities by any certain point in time. The discussion below sets forth League City's goals and not binding obligations.

**1. Water Distribution System**

League City will provide water to the development through a series of existing and proposed waterlines from the adjacent developments. The water system shall be a looped to ensure that all service connections are provided with an ample supply of water at adequate pressure. The ultimate capacity for the Duncan PUD is 1,911,000 gallons per day (308 gallons per day for 6,204.5 EDU's). Refer to the Conceptual Water Distribution System (Exhibit 'I').

**2. Wastewater Collection System**

The proposed wastewater collection system is predominantly a gravity system designed to accommodate peak sewage flows from the residents of the development. However, as indicated in the Conceptual Wastewater Collection System exhibit (Exhibit 'J'), four lift stations will be constructed. Both gravity and force main lines throughout the development will send the effluence towards the Grand Parkway, where the sewer will extend westwards, across the Lloyd PUD, and discharge into the existing Southwest Wastewater Treatment Plant. The ultimate capacity for the Duncan PUD is 1,323,000 gallons per day (233.5 gallons per day for 5,665.9 EDU's).

**3. Storm Drainage System**

Much of the land within the Duncan PUD will be designed as traditional curb and gutter paving with underground storm sewer pipes to convey runoff. The only exception is the residential streets in the Pedregal development that will be served by roadside ditches. All roadside ditches within the described area of Pedregal shall be maintained by the HOA. A cross section of the proposed roadways with roadside ditches, showing open ditches is shown in Exhibit 'O'.

All of the facilities and land associated with the stormwater drainage system will be owned, maintained and operated by the MUD's, and will be conveyed to the HOA when the MUD is dissolved. The City of League City will only accept right of drainage easement through the system. If a MUD does not exist, all stormwater facilities shall be maintained and owned by the HOA.

All drainage facilities located within public ROW's will be owned, maintained and operated by the City of League City. Facilities outside ROW's, including easements, will be owned, maintained and operated by the MUD's, and will be conveyed to the HOA when the MUD is dissolved. Public storm sewer pipe and appurtenances will be owned and maintained by the City of League City. If a MUD does not exist, all drainage facilities located within public ROW's will be owned, maintained and operated by the City of League City, and facilities outside ROW's shall be maintained and operated by the HOA.

**4. Flood Levels and Potential Flooding**

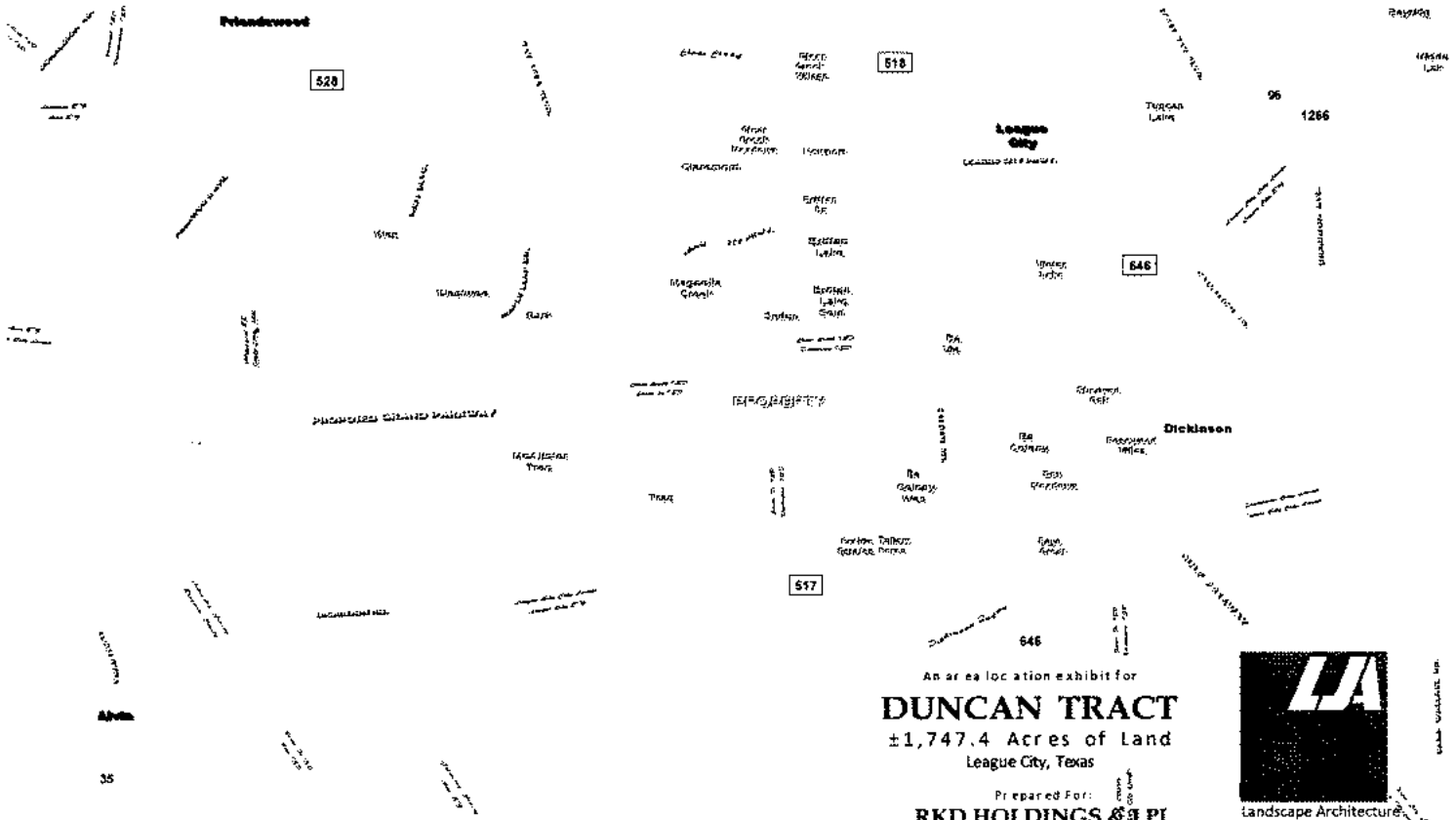
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps for this area of League City, all land within this tract currently lies in Zone X, outside the 500-year flood plain. The preliminary DFIRM maps for Galveston County show a small portion of the southwest corner of the PUD as being located within the 100-year flood plain. Should development occur on this area, it will be mitigated in accordance with the most recent floodplain ordinances.

## Attachment #6

### VI. VARIANCES

There are variances to the League City development regulations anticipated by the Duncan PUD. Any variances to the Subdivision Ordinance not known at this time due to the lack of specific designs or physical characteristics will be presented on a case by case basis for the consideration of the Planning and Zoning Commission. Any variances to the Zoning Ordinance not known at this time due to the lack of specific designs or physical characteristics will be presented on a case by case basis for the consideration of the Zoning Board of Adjustments.

1. Residential Lots in the Pedregal section of the PUD may front on a collector roadway if it complies with the design as shown in the Roadway Cross Sections (Exhibit 'O'). If the lot width falls below 120 feet, then the standard curb and gutter cross section will be used.
2. The total acreage listed for all Residential Multi-Family tracts may only be increased by 5%. It may be decreased by 100% and that acreage may added to any other land use category. The total number of residential multi-family units may not exceed the maximum density allowed in the Zoning Ordinance.
3. If the Urban Village Apartments are developed with retail or commercial uses on the ground floor, they will be permitted to construct above forty-eight feet (48') in height to a maximum of one hundred and twenty-five feet (125') in height.
4. Buffer yards are not required between uses within the Urban Village.
5. The trail system shall be developed in accordance with the Conceptual Amenities and Open Space Plan (Exhibit 'E').
6. The park dedication free of \$2,000.00 per lot will be frozen until December 31, 2025.



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**A**

An area location exhibit for  
**DUNCAN TRACT**  
 ±1,747.4 Acres of Land  
 League City, Texas

Prepared For:  
**RKD HOLDINGS & LPI**  
 Reference Date: 03.2018



**Landscape Architecture**  
 Sustainable Design  
 Community Planning  
 Urban Design  
 Landscape Architecture  
 2929 Briarpark Drive, Suite 600  
 Houston, Texas 77062-3703  
 713.953.5200







Concept for utility lines, the size and location of any facilities associated with the installation of oil and gas related to any portion of this document shall be considered and subject to change until a final plan is issued by the City of League City in accordance with Chapter 42, of the League City Code of Ordinances.

CONCEPTUAL DEVELOPMENT PLAN  
**DUNCAN TRACT**  
 ±1,747.4 Acres of Land  
 League City, Texas

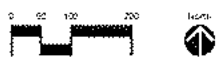


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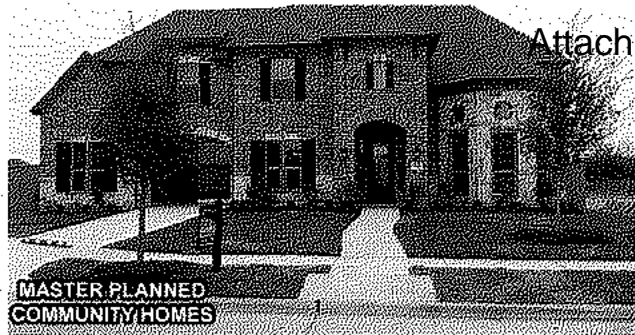
**C**

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**RKD HOLDINGS & LPI**  
 Reference Date: 11.2018



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MASTER PLANNED COMMUNITY HOMES



MASTER PLANNED COMMUNITY HOMES



MASTER PLANNED COMMUNITY HOMES



MASTER PLANNED COMMUNITY HOMES



LARGE ESTATE LOT HOMES



LARGE ESTATE LOT HOMES



LARGE ESTATE LOT HOMES

CONCEPTUAL RESIDENTIAL BUILDING IMAGERY

**DUNCAN TRACT**

±1,747.4 Acres of Land  
League City, Texas

**D**

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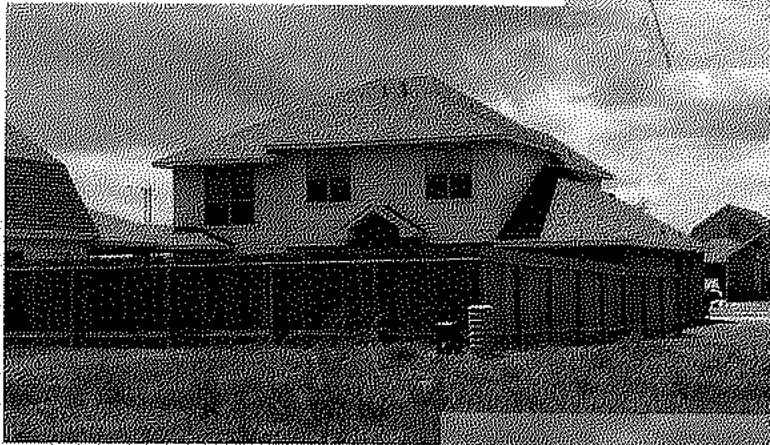
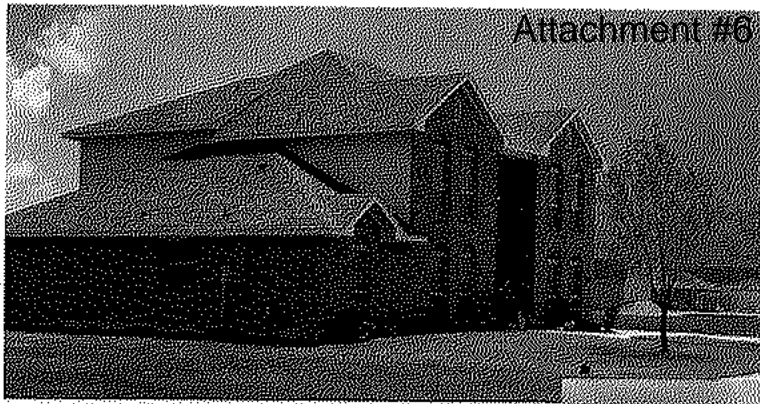
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# D-1

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MASONRY STANDARDS EXHIBIT

## DUNCAN TRACT

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League City, Texas

Prepared For:

**RKD HOLDINGS & LPI**

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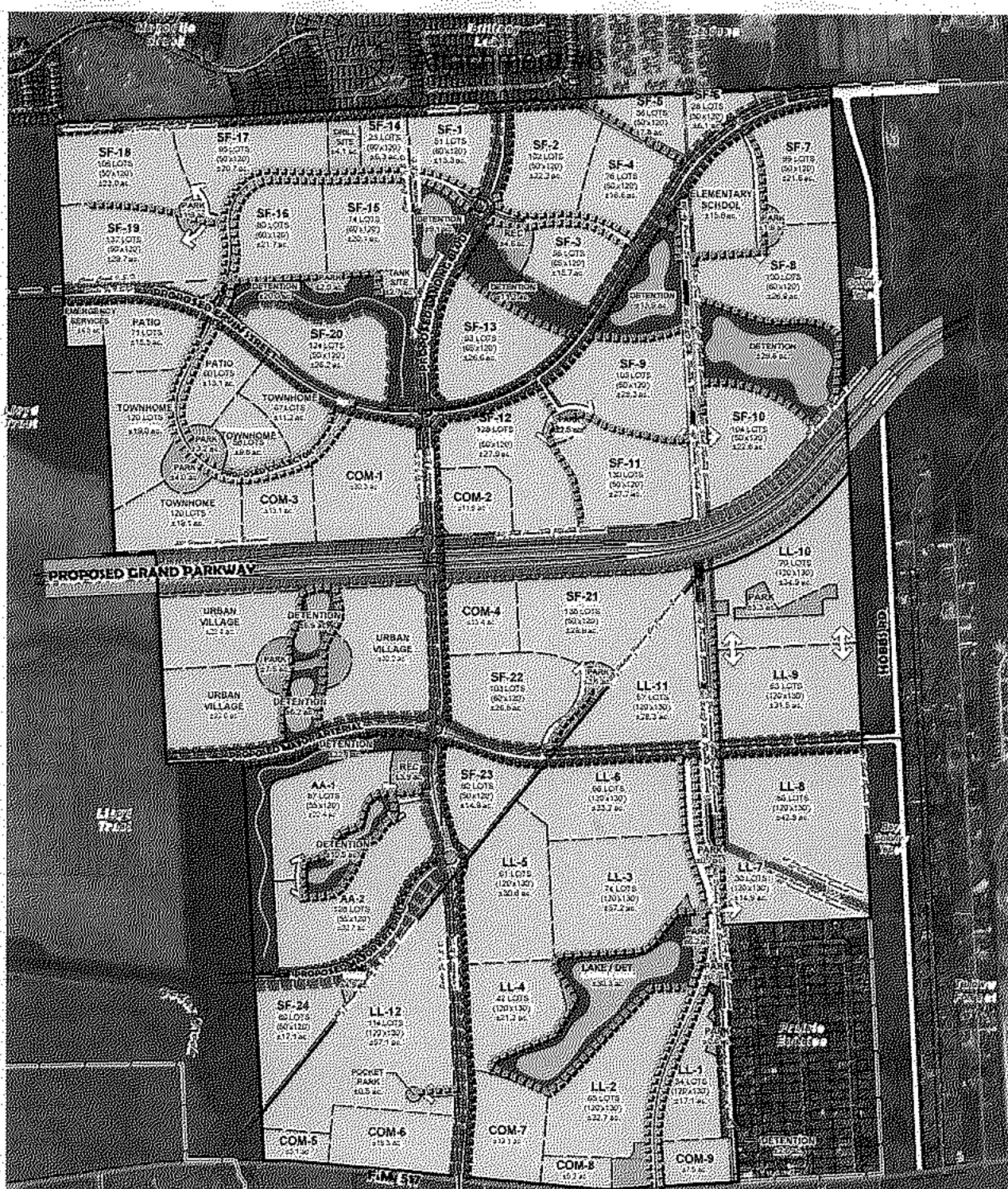


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**LEGEND**

- Proposed 10' Trail
- Proposed 8' Trail (Per 2017 Trails Master Plan)
- Proposed 6' Trail
- Required 6' Trail (Arterial Roads)
- Required 5' Trail (Collector Roads) 10' Grand Parkway Trail (Per 2017 Trails Master Plan by others)

**E**

CONCEPTUAL AMENITIES AND OPEN SPACE PLAN

**DUNCAN TRACT**

±1,747.4 Acres of Land  
League City, Texas

Prepared For:  
**RKD HOLDINGS & LPI**  
Reference Date: 11.2018

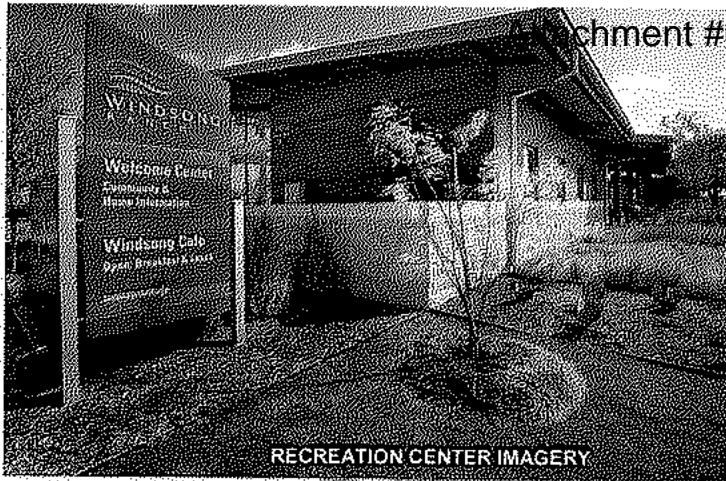


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Landscape & Urban Planning

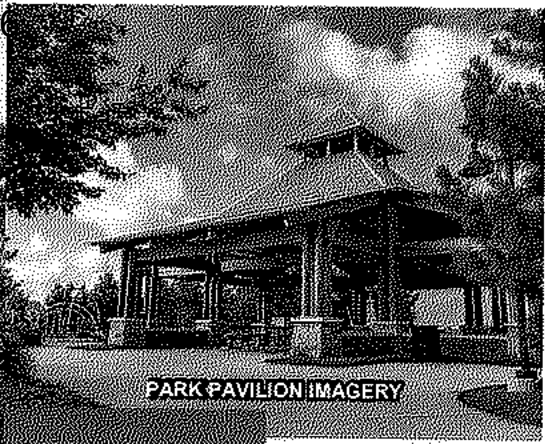
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Sustainable Design  
Urban Design  
Landscape Architecture

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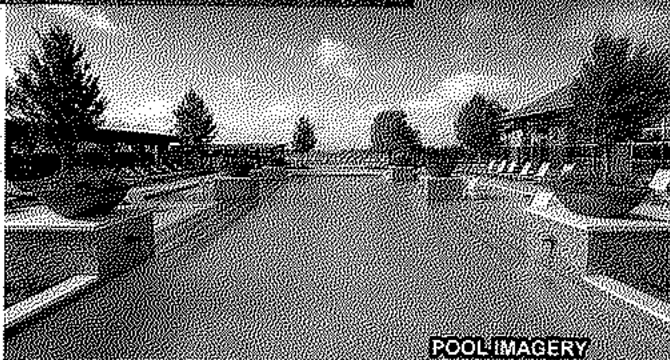
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RECREATION CENTER IMAGERY



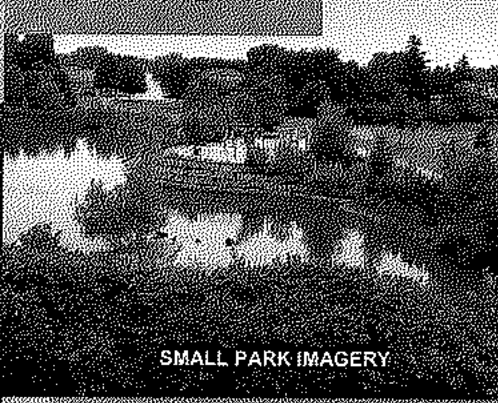
PARK PAVILION IMAGERY



POOL IMAGERY



TRAIL SYSTEM IMAGERY



SMALL PARK IMAGERY



PASSIVE PARK IMAGERY



PASSIVE PARK IMAGERY

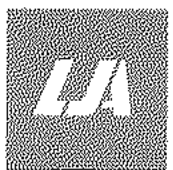
**F**

CONCEPTUAL PARK IMAGERY EXHIBIT  
**DUNCAN TRACT**  
 ±1,747.4 Acres of Land  
 League City, Texas

Prepared For:  
**RKD HOLDINGS & LPI**  
 Reference Date: 11.2018



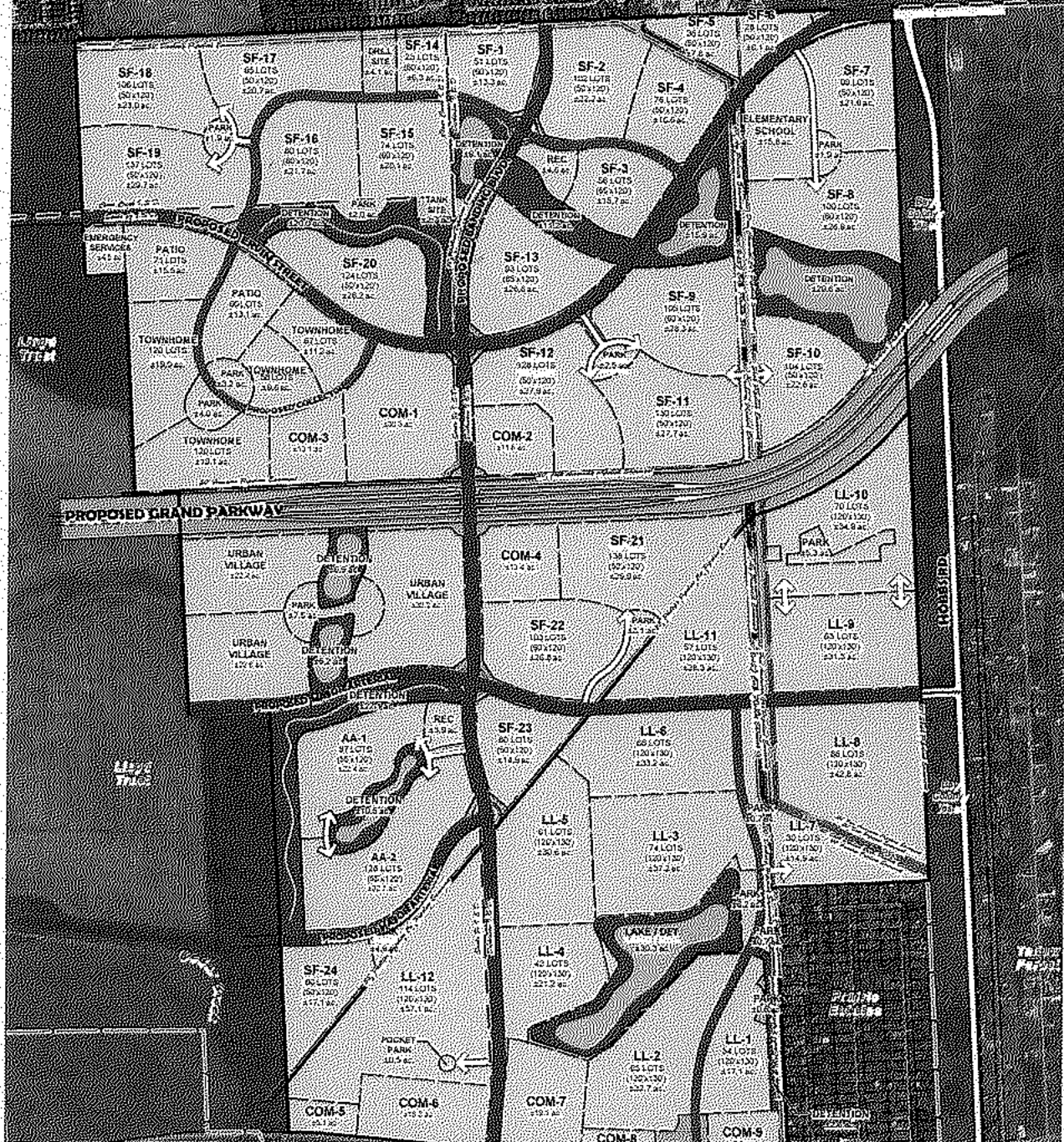
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**LEGEND**

- Major Arterial
- Collector



**DUNCAN TRACT**  
±1,747.4 Acres of Land  
League City, Texas



**Planning & Landscape Architecture**  
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Urban Design  
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Reference Date: 11.2018

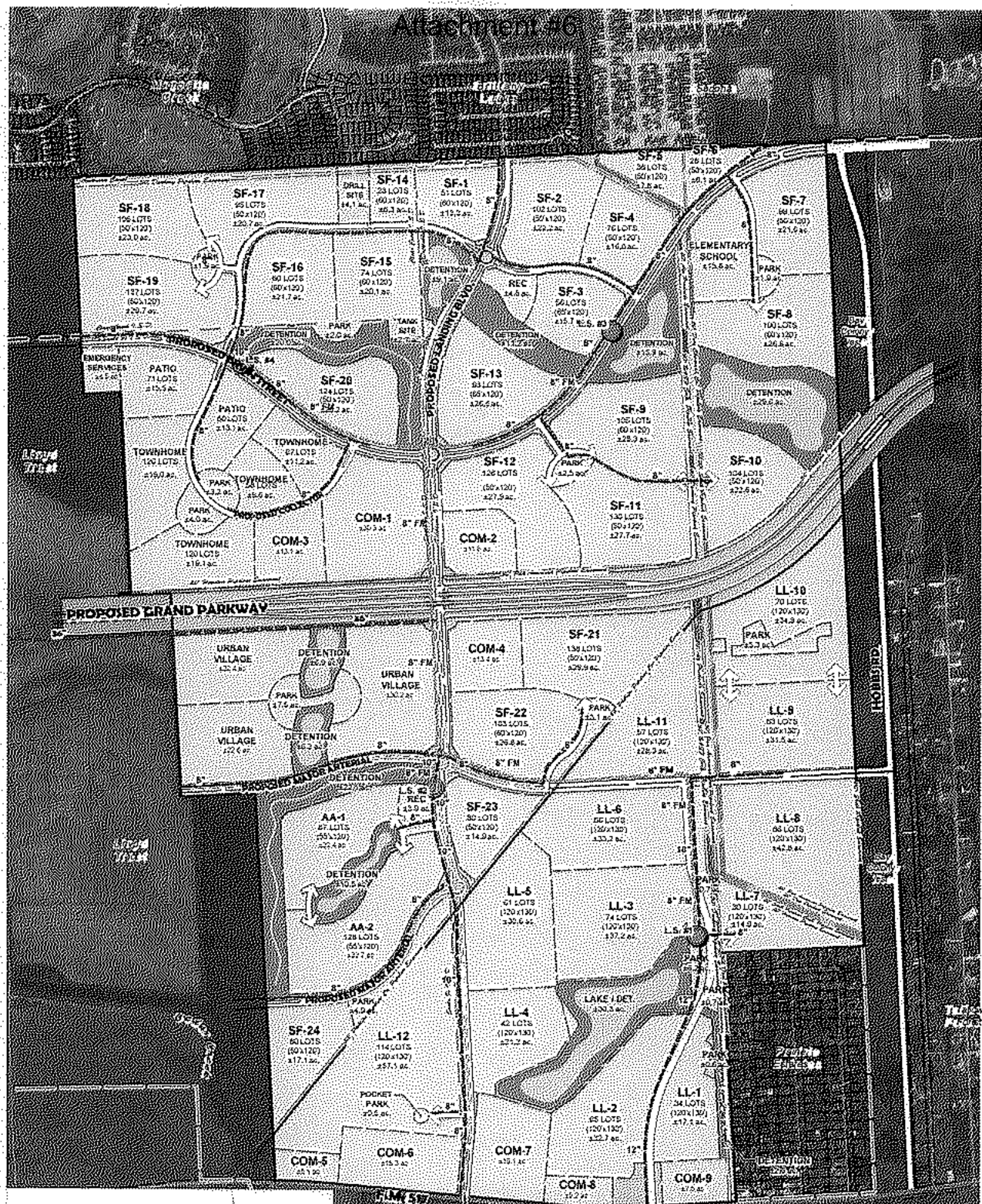


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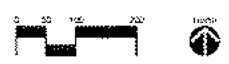


**LEGEND**

- LIFT STATION
- GRAVITY LINE
- FORCE MAIN

**DUNCAN TRACT**  
 ±1,747.4 Acres of Land  
 League City, Texas

Prepared For:  
**RKD HOLDINGS & LPI**  
 Reference Date: 11.2018

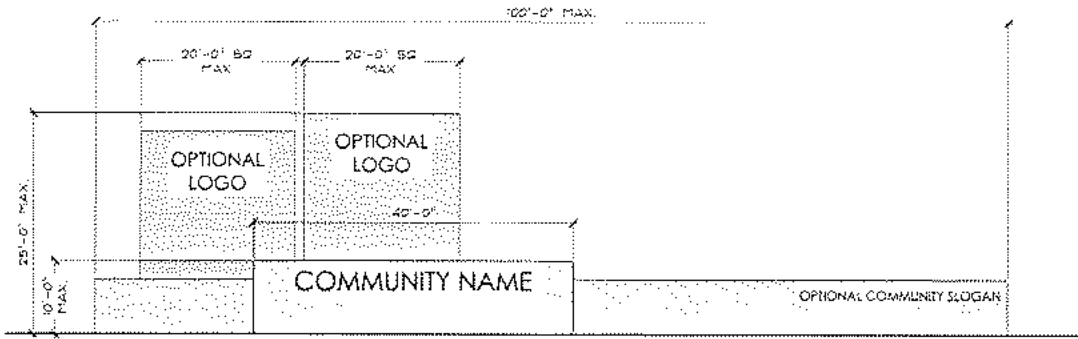


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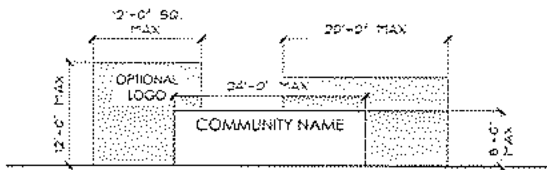
This plan is an engineering drawing for the purpose of showing the location of the lift station, gravity line, and force main. It is not intended to be used for any other purpose. The engineer assumes no responsibility for the accuracy of the information provided on this plan. The user of this plan should verify the information provided on this plan with the appropriate authorities. The engineer's liability is limited to the design of the lift station, gravity line, and force main shown on this plan.



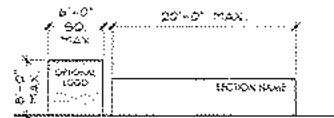




PRIMARY ENTRY MONUMENTS



SECONDARY ENTRY MONUMENTS



SECTION ENTRY MONUMENTS



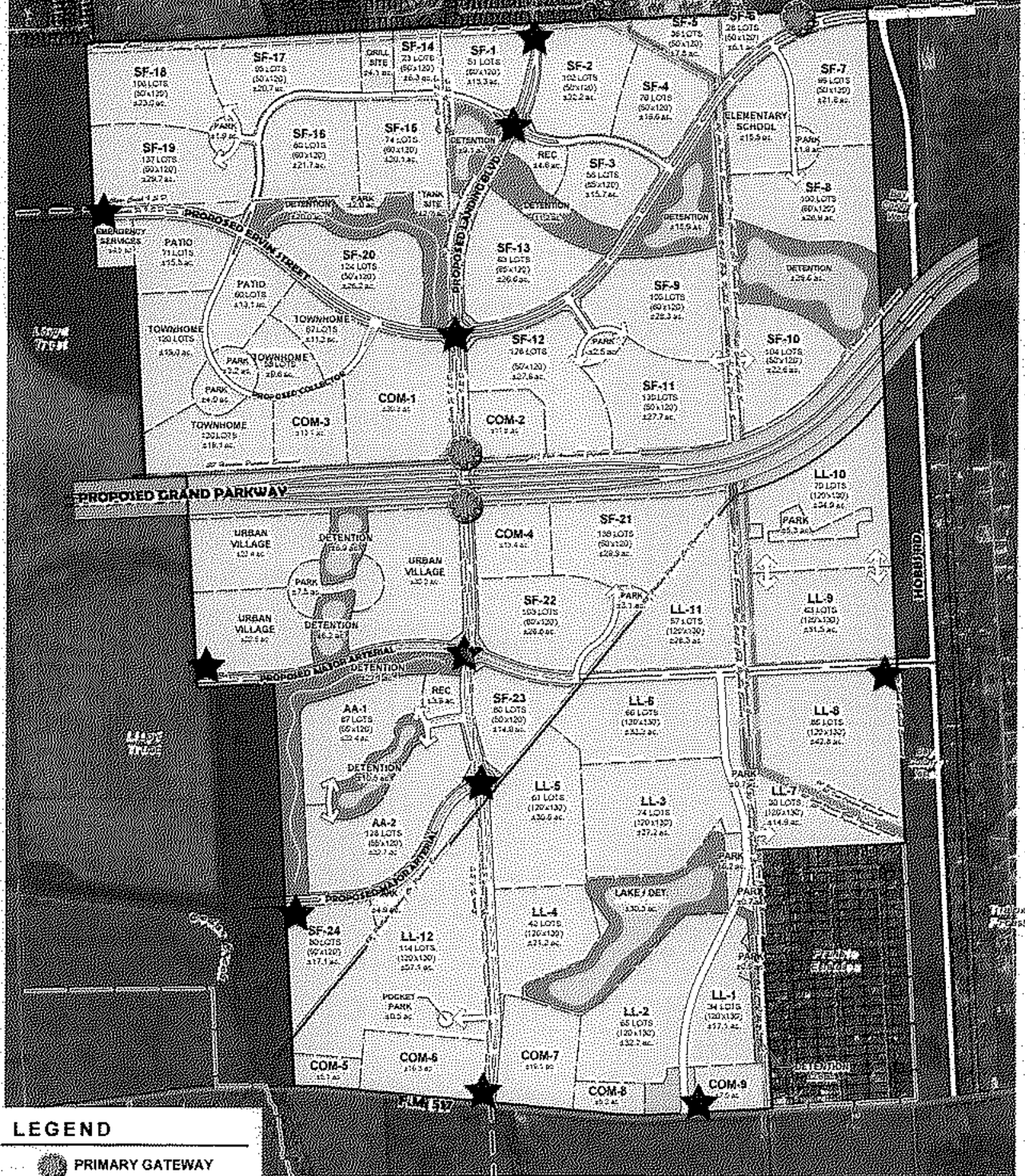
INTERNAL I.D. MONUMENTS

CONCEPTUAL PROJECT SIGNAGE EXHIBIT  
FOR INFORMATION ONLY  
 REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE DETAILS AND SPECIFICATIONS

DUNCAN TRACT  
 COMMUNITY MONUMENT SIZES



**DUNCAN TRACT**  
 ±1,747.4 Acres of Land  
 League City, Texas



- LEGEND**
- PRIMARY GATEWAY
  - SECONDARY GATEWAY



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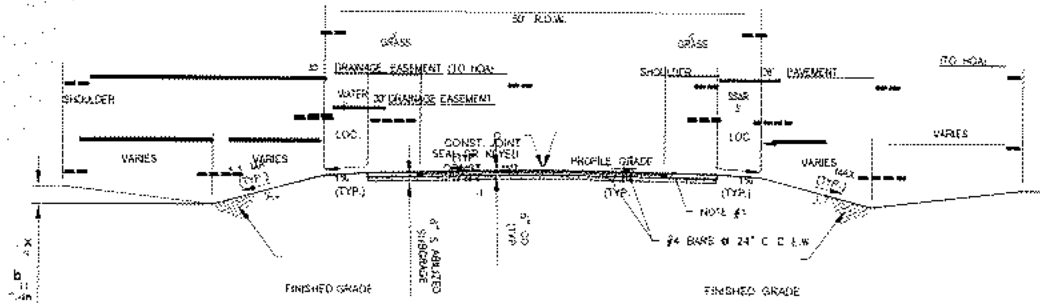
SIGN AGE LOCATION EXHIBIT  
**DUNCAN TRACT**  
 ±1,747.4 Acres of Land  
 League City, Texas

Prepared For:  
**RKD HOLDINGS & LPI**  
 Reference Date: 11.2018



**Planning & Landscape Architecture**  
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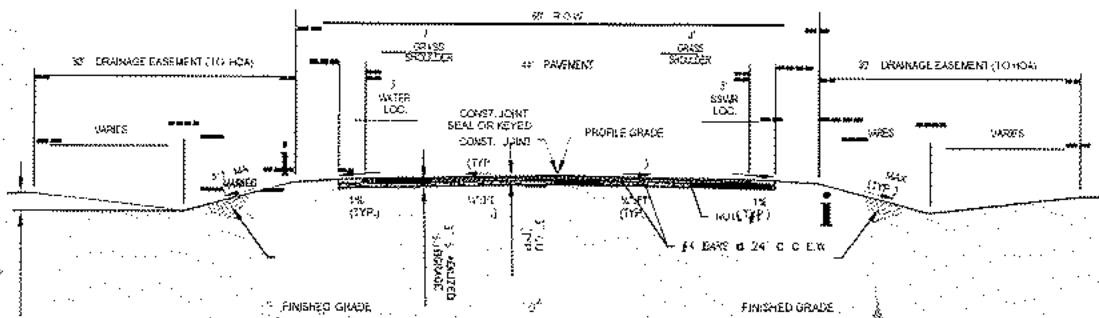


**CONCRETE PAVEMENT  
DITCH SECTION**

NOTE  
1. GRASS SHOULDER THICKNESS & SUBGRADE THICKNESS TO BE DETERMINED AT A LATER DATE.

<b>DANNENBAUM</b> ENGINEERING CORPORATION 1501 E. 22ND REGISTRATION #002 1000 WEST 40TH AVENUE, SUITE 100, DENVER, CO 80202	
CROSS SECTION LOCAL STREETS	
LEADLE CITY	
SCALE: 1" = 10'	See sheet for 5' 20' 15'

01:1130\_1A00VSTAFF\SCOTT\STEVE\LEADLE CITY ROADWAY OPTIONS\TYPICAL SECTIONS.DWG



**CONCRETE PAVEMENT  
DITCH SECTION**

NOTE  
1. GRASS SHOULDER THICKNESS & SUBGRADE THICKNESS TO BE DETERMINED AT A LATER DATE.

<b>DANNENBAUM</b> ENGINEERING CORPORATION 1501 E. 22ND REGISTRATION #002 1000 WEST 40TH AVENUE, SUITE 100, DENVER, CO 80202	
CROSS SECTION COLLECTOR STREET	
LEADLE CITY	

01:1130\_1A00VSTAFF\SCOTT\STEVE\LEADLE CITY ROADWAY OPTIONS\TYPICAL SECTIONS.DWG

SCALE: 1" = 10' September 5, 2010