

Excerpt Minutes for PUD-23-0004 (Duncan PUD Amendment)
City of League City
Planning and Zoning Commission
Regular Meeting, Monday, September 18, 2023
Council Chambers, 200 W. Walker Street, League City, TX 77573

1. Call to Order and Roll Call of Members

Paul Maaz, Chair, called the meeting to order at 6:00 p.m.

Present: Chris Dodson, Paul Maaz, Ruth Morrison, Pam Arnold, Jacqueline Irwin, Matthew Hyde, Matthew Propst

Absent: Frank Dominguez

City Staff: Kris Carpenter, Director of Planning; Ann Williams, Planner I; Matt Brown, Assistant City Engineer; Michelle Villarreal, Deputy City Attorney

4. Public Hearing and Action Items

B. Hold a public hearing and make a recommendation to City Council on a Planned Unit Development (PUD) Amendment, PUD-23-0004, (Duncan PUD Amendment), to modify the lot width requirement in Pedregal, Section 2, located in the 1,747.4-acre Duncan PUD as adopted by Ordinance No. 2019-03, generally located along the north side of West Farm to Market Road 517, south of League City Parkway and west of Calder Drive.

Mr. Maaz opened the public hearing at 6:12 p.m.

No one spoke at the public hearing.

Mr. Maaz closed the public hearing at 6:12 p.m.

Kris Carpenter, Director of Planning, gave a presentation on behalf of the City of League City.

There was a discussion regarding the requirements of the Duncan PUD relative to the design of the subdivision layout.

Jeff Payson with Cervelle Homes, discussed the housing products provided in the Pedregal Subdivision.

Ms. Irwin asked about conversations from the neighborhood meeting.

Mr. Payson indicated that most of the property owners just wanted to understand what was going on, and many of them brought up issues that were not related to the request.

Dr. Propst asked for clarifications on the ramifications of denying the request.

Mr. Carpenter indicated that one lot would be lost on the north and south sides of Palmilla Road.

Kevin Holland with Cervelle Homes, spoke about how the subdivision has changed over time and the reasoning behind the request.

Mr. Dodson made a motion to recommend approval of a Planned Unit Development (PUD) Amendment, PUD-23-0004, (Duncan PUD Amendment), per staff's recommendations.

Ms. Morrison seconded the motion.

The motion passed by a vote of 4-2-1. Ms. Arnold abstained.