

Zoning Change – Westland Ranch PUD (PUD-21-0006)

Requests	Make a recommendation to City Council to establish a new Planned Unit Development Overlay (PUD) entitled “Westland Ranch”, in place of the existing McAlister PUD on approximately 838.3 acres in the southwest portion of League City. Should the request be approved, the development regulations specified within the PUD document will supersede those in the Unified Development Code (UDC) in Chapter 125 of the League City Code of Ordinances. Otherwise, the development shall comply with the UDC. Additionally, the PUD document will be included with the ordinance, making the specific development regulations for Westland Ranch PUD enforceable.
Applicant	Matt Stoops of LJA Engineering
Owners	Forestar (USA) Real Estate Group, Inc. and Land Funds Two & Three, J.V.
City Council	Public Hearing & First Reading – June 14 th , 2022; <i>Second Reading – June 28th, 2022</i>
Location	Generally located north side of Farm to Market Road 517 and east of Maple Leaf Drive.
Citizen Response	25 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Zoning Map 2. Aerial Map 3. McAlister PUD / Westland Ranch PUD Land Use Table Comparison 4. Westland Ranch PUD document (with Concept Plan)

The Commission should consider the following in its deliberation, which shall be utilized to substantiate its findings.

Background	<p><u>August 10, 1999</u> – The property was initially zoned as “SD-R” (Suburban Development Residential) and “SD-C” (Suburban Development Commercial). The “SD” zoning was used to “classify undeveloped property until such time as a permanent land use classification could be established.”</p> <p><u>August 30, 2005</u> – The property was rezoned to “RSF-7” (Single-Family Residential with a minimum lot size of 7,000 square feet) as part of League City’s City-wide Text and Map Rezoning of 2005.</p> <p><u>July 25, 2006</u> – City Council adopted Ordinance No. 2006-67, approving the creation of the McAlister Planned Unit Development (PUD), approximately 838.3 acres in size. The same night City Council adopted zoning for the adjacent Lloyd and Duncan PUDs.</p> <p><u>April 16, 2018</u> – Planning and Zoning Commission approved the initial master plan for the McAlister PUD which had been renamed Westland Ranch.</p> <p><u>July 2018</u> – Planning and Zoning Commission approved preliminary plats for street dedications and Sections SF-1, SF-3, and SF-3, now called A-01, A-03, and A-06.</p> <p><u>October 19, 2021</u> – The applicant submitted a rezone request to the Planning Department requesting a newly proposed Westland Ranch PUD Overlay.</p> <p><u>December 20, 2021</u> – Planning and Zoning Commission approved the first revision to the McAlister PUD master plan.</p> <p><u>March 10, 2022</u> - Applicant held a neighborhood meeting at La Brisa Mexican Grill restaurant. The submitted sign-in sheet indicates approximately 7 neighbors attended.</p>
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April 29, 2022 - Notice of public hearings published in the newspaper. Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the property.

May 16, 2022 - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

June 14, 2022 – City Council is scheduled to conduct a public hearing and consider request on first reading.

June 28, 2022 – Subject to approval on first reading, City Council to consider request on second reading.

The Applicant proposes to establish a new Westland Ranch Planned Unit Development Overlay (-PUD) in place of the currently existing McAlister PUD on the southwest side of League City. The Westland Ranch PUD incorporated some aspects of the existing PUD as the project began developing in 2018 under the existing McAlister PUD regulations. While the construction of infrastructure has been on-going, no plats have been recorded at this time. The proposed Concept Plan, located within the PUD document, is very similar to the currently approved Master Plan of the existing development.

Site and Surrounding Area

The project’s tracts are relatively flat with areas of grasslands and sporadic groves of trees throughout, but is generally void of quality vegetation. A Tree Disposition Plan will be provided during the development phase for each new section of the project.

Direction	Surrounding Zoning	Surrounding Land Use
North	"RSF-7-PUD"	Lloyd PUD (Undeveloped)
South	"RSF-7-PUD", "RSF-7" and ROW	Lloyd PUD, Undeveloped Rural Lands, FM 517
East	"RSF-7-PUD"	Lloyd PUD (Undeveloped)
West	"RSF-7-PUD" and "RSF-7"	Lloyd PUD (undeveloped) and Undeveloped Rural Lands

Conformity with Comprehensive Plan

The development is in compliance with the League City Comprehensive Plan. League City’s Future Land Use Plan classifies much of the area within the Westland Ranch PUD as a mixture of “Suburban Residential” and “Enhanced Auto Dominant Commercial”. The intent of the Enhanced Auto Dominant Residential and Commercial areas focuses on the automobile where homes are less prominent and commercial areas are set back from the rights-of-way. The area classified as public/institutional is the current location of League City’s existing west-side sewer plant, the Southwest Water Reclamation Facility (SWWRF).

Justification of the Planned Unit Development

The intent of the new PUD is to encourage high quality development by providing for greater flexibility in developing the master plan over the course of the project to adjust and to adapt to various market and design driven issues over time. In return for allowing such flexibility, this PUD will meet or exceed the minimum requirements of League City’s development 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.
- Updating the PUD in response to today’s municipal ordinances.
- Incorporating alignments and sizes of pedestrian trails within the development based on the 2018 Utility Agreement with Forestar (USA).
- Incorporating/revision of the roadway alignments based on the Master Mobility Plan and Transportation Development Agreement.
- The overall number of dwelling units and lot density decreased from approximately 2,300

dwelling units with a lot density of 2.6 units per acre to 1,650 dwelling units with a lot density of 1.97 units per acre. It should be noted that the Stedman-West PUD currently has a density of 2.2 units per acre compared to the Mar Bella PUD, which has a density of 2.75 units per acre.

McAlister and Westland Ranch PUD Comparisons

Description	McAlister PUD (Existing)	Westland Ranch PUD (Proposed)
Land Area	838.3 Acres	
Date of Adoption	July 25, 2006	June 28, 2022 (Anticipated)
Land Use Area Change (Percentage)	15% - uses and density may be increased up to max percentage.	15% - with conditioned options to convert school / drill sites / parkland without being calculated towards percentage.
Required Parkland	1 Acre / 90 Lots - Linear Parks may receive 50 percent credit towards Parkland requirement.	1 Acre / 75 Lots - If approved by Parks Director, is eligible to receive up to 25% credit for new detention facilities.
Single-Family Lots / Lot Density	2,300 Lots / 2.6 DU/Acre	1,650 Lots / 1.97 DU/Acre - with conditioned option to increase density based on land conversion(s).
Single-Family Residential Lot Mix	Mixture of Traditional 50', 60', 70' wide lots with Patio Homes, Cluster Homes and Townhomes.	Mixture of Traditional 50', 60', 70' wide lots and Specialty Product Lots. Condition that 50' lots and Specialty product lots cannot exceed 64% of the total lot count.
Multi-Family Residential	Approximately 40 acres of multi-family apartments.	No multi-family proposed.
Commercial & Industrial	Concept Plan proposed 27.1 acres of Light Industrial and 25.6 acres of Commercial property, totaling 52.7 acres.	Proposes 52.2 acres of commercial property (No industrial).
Development Regulations	In general, land uses, development regulations and signage regulations were regulated by City ordinances.	Proposes separate land use table, development regulations and signage regulations within PUD.
Overhead Utilities	Overhead Utilities allowed on poles both internal to the development and along the perimeter.	All utilities located underground unless specific conditions are met per the UDC. No electrical poles will be allowed within the interior of the development.
Landscaped Buffer Yard	Established a Buffer Yard Matrix with three separate buffer yards (20', 30' and 50') across 9 zoning designations within the PUD.	Proposes that a 30' buffer yard will be required for the school and commercial properties.
Mining Drilling Zoning District	Established a Mining and Drilling (M&D) zoning district to account for the extraction of oil and gas on five (5) drill sites	Any oil and gas activities to be permitted in accordance with League City Oil & Gas regulations on one (1) drill site.

Parkland/Open Space & Tree Mitigation

The development is required to provide a minimum of 22 acres of parkland. The approval of the Parks Plan rests with the Parks Director. Parks fees will be paid at the time of platting.

A Tree Disposition Plan will be provided for each preliminary plat. Any tree mitigation/preservation will be coordinated with the City Arborist and will adhere to the current tree preservation, mitigation, and maintenance requirements of the UDC.

Access and Traffic Impacts

The initial primary points of access are Maple Leaf Drive (a north/south minor arterial) and Muldoon Parkway (an east/west major arterial). The collector and local streets within the development will be serviced from these two arterial roadways as well as connect to future developments surrounding it.

Commercial and Signage Regulations

Similar to the current Stedman-West PUD, the Westland Ranch PUD proposes development regulations for allowable land uses. Additionally, site development and sign regulations are proposed in the document that would regulate items such as lot size, building setbacks, signage, and landscaped buffer yards.

Utilities

The utilities will be designed and constructed to the standards of League City General Design & Construction Standards, Harris County Flood Control, Galveston County Engineering Department, the Galveston County Consolidated Drainage District (GCCDD) and the Texas Commission on Environmental Quality (TCEQ).

Engineering staff indicates that there is adequate capacity available to serve the proposed development. Two acres of property has been set aside along the Grand Parkway to accommodate for an elevated water tank. The sanitary sewer system will utilize both gravity and force main lines, which will require one lift station, to send the effluence north towards the Southwest Water Reclamation Facility.

Electrical utilities will be constructed to standards set forth by the City of League City regulations. In addition, all electrical equipment (i.e. transformers and switchgear) will be underground or pad mounted.

Floodplain

The FEMA Flood Insurance Rate Maps for Galveston County show that the southern portion of the PUD lies within the 100-year flood plain. Any development occurring on this floodplain areas will be mitigated in accordance with the most recent municipal and federal floodplain regulations.

Alternative Regulations

Below is a list of categories where the PUD document has established alternative regulations that differ from those in the UDC for consideration:

1. Land Use Conversions
2. Trails
3. Development and use regulations for Commercial Lots
4. Development Regulations for Traditional and Specialty Single-Family Residential Lots
5. Landscape Buffer Yard regulations
6. Signage

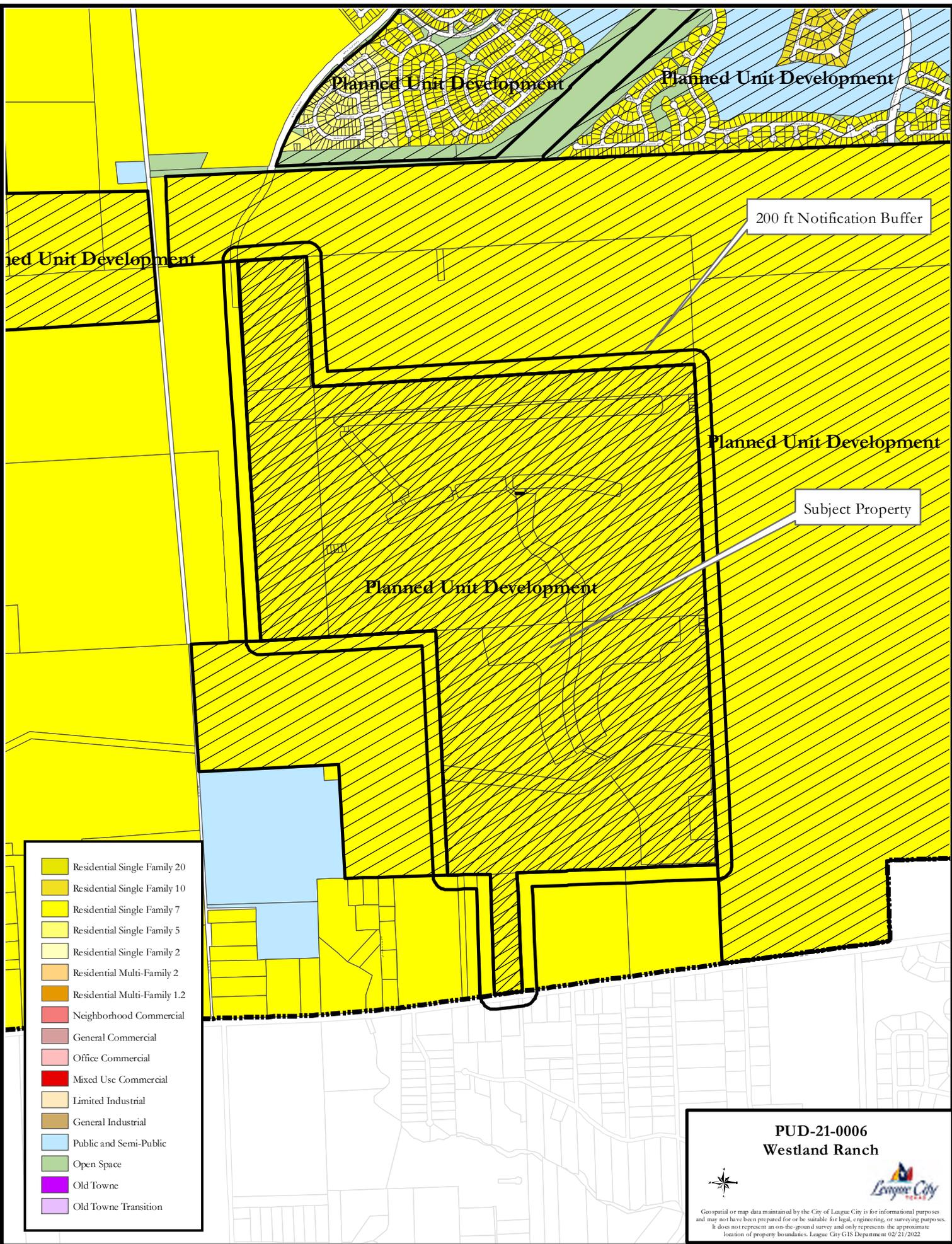
Public Benefit vs. Imposed Hardship

Based upon the information provided, the Commission will have to determine “the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owner as a result of denial of the application.”

Recommendation Given that the request complements the Comprehensive Plan's Future Land Use Plan, staff recommends approval of the PUD overlay.

Proposed Motion Motion to approve Zone Change Application, PUD-21-0006 (Westland Ranch PUD) with the associated PUD document.

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at mark.linenschmidt@leaguecity.com.



Planned Unit Development

Planned Unit Development

Planned Unit Development

200 ft Notification Buffer

Planned Unit Development

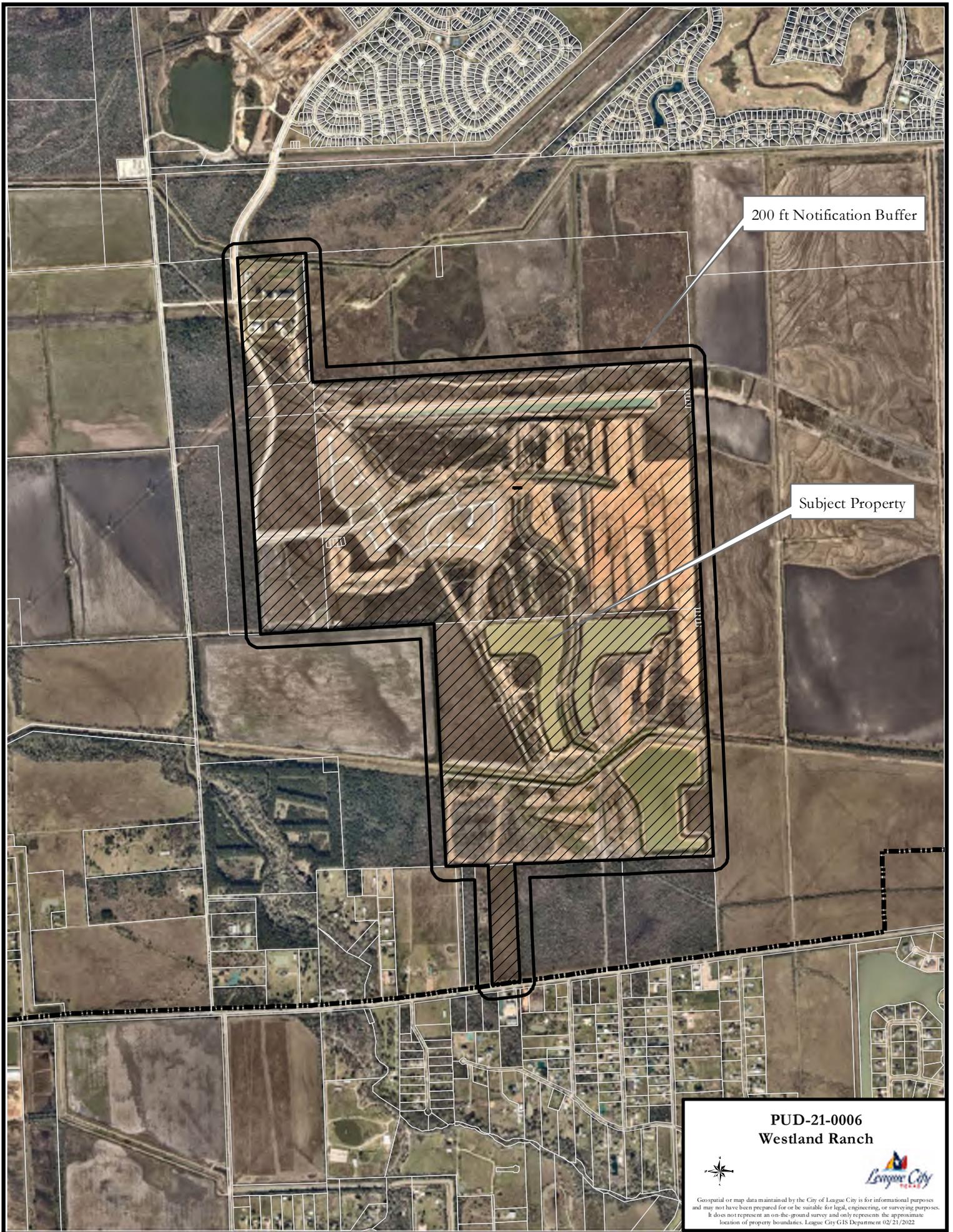
Subject Property

Planned Unit Development

- 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

PUD-21-0006
Westland Ranch

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PUD-21-0006
Westland Ranch



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**McAlister PUD Vs Westland Ranch PUD
Land Use Table Comparison**

Land Use Category	McAlister PUD (2006)		Proposed Westland Ranch PUD	
	Acreage	% of Gross Ac.	Acreage	% of Gross Ac.
Constraints	177.8 Ac.	21.2 %	330.1 Ac.	39.4 %
The Grand Parkway	56.8 Ac.		58.1 Ac.	
Maple Leaf Dr.	5.7 Ac.		0.0 Ac.	
Minor Arterial Streets	46.8 Ac.		42.7 Ac.	
Pipeline Easements	8.4 Ac.		8.0 Ac.	
Regional Wastewater Treatment Plant	33.0 Ac.		35.8 Ac.	
Proposed Drainage Ditches	27.1 Ac.		0.0 Ac.	
Dickinson Bypass Channel	0.0 Ac.		17.0 Ac.	
Detention & Lakes	0.0 Ac.		163.5 Ac.	
Water Storage Facility	0.0 Ac.		2.0 Ac.	
Drill Site	0.0 Ac.		3.0 Ac.	
Community Elements	209.7 Ac.	25.0 %	90.0 Ac.	10.7 %
Recreation Centers	7.1 Ac.		24.7 Ac.	
Parks	14.2 Ac.		0.0 Ac.	
Linear Parks	19.1 Ac.		0.0 Ac.	
Proposed Lake / Detention Areas	117.5 Ac.		0.0 Ac.	
Schools	36.2 Ac.		28.5 Ac.	
Drill Sites	15.6 Ac.		0.0 Ac.	
Landscape / Open Space	0.0 Ac.		33.8 Ac.	
Emergency / Fire Services	0.0 Ac.		3.0 Ac.	
Commercial & Industrial	52.7 Ac.	6.3 %	52.2 Ac.	6.2 %
	52.7 Ac.		52.2 Ac.	
Multi-Family Residential	39.2 Ac.	4.7 %	0.0 Ac.	0.0 %
	39.2 Ac.		0.0 Ac.	
Single-Family Residential	358.9 Ac.	42.8 %	366.0 Ac.	43.7 %
	358.9 Ac.		366.0 Ac.	
Totals	838.3 Ac.	100.0 %	838.3 Ac.	100.0 %