



Legislation Details (With Text)

File #:	22-0265	Version:	1	Name:	PH - PUD-21-0006
Type:	Agenda Item	Status:		Public Hearing	
File created:	6/2/2022	In control:		Development Services	
On agenda:	6/14/2022	Final action:			
Title:	Hold a public hearing on a Zoning Change Application, PUD-21-0006 (Westland Ranch PUD), to establish a new Planned Unit Development Overlay District (-PUD) in place of the existing McAlister PUD on approximately 838.3 acres on properties zoned "RSF-7-PUD" (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay), generally located on the north side of Farm to Market Road 517 and east of Maple Leaf Drive in League City, Texas (Executive Director of Development Services)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Data Sheet, 2. Planning and Zoning Commission Staff Report, 3. Excerpt Minutes from the May 16, 2022 Planning Commission Meeting, 4. Westland Ranch PUD Document

Date	Ver.	Action By	Action	Result
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Hold a public hearing on a Zoning Change Application, **PUD-21-0006 (Westland Ranch PUD)**, to establish a new Planned Unit Development Overlay District (-PUD) in place of the existing McAlister PUD on approximately 838.3 acres on properties zoned "RSF-7-PUD" (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay), generally located on the north side of Farm to Market Road 517 and east of Maple Leaf Drive in League City, Texas (Executive Director of Development Services)

A public hearing is required to consider the change of zoning to establish a new Planned Unit Development Overlay (PUD) in place of the existing McAlister PUD.

Project Timeline:

August 10, 1999 - 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."

August 30, 2005 - 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.

July 25, 2006 - 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.

April 16, 2018 - Planning and Zoning Commission approved the initial master plan for the McAlister PUD which had been renamed Westland Ranch.

July 2018 - 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.

October 19, 2021 - The applicant submitted a rezone request to the Planning Department requesting a newly proposed Westland Ranch PUD Overlay.

December 20, 2021 - Planning and Zoning Commission approved the first revision to the McAlister PUD master plan.

March 10, 2022 - Applicant held a neighborhood meeting at La Brisa Mexican Grill restaurant. The submitted sign-in sheet indicates approximately 7 neighbors attended.

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 held a public hearing and made a recommendation for approval to City Council by a vote of 6-0-0 with one member absent.

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.

Project Summary:

The proposed 838.3-acre Westland Ranch Planned Unit Development (PUD) proposes to replace the McAlister PUD regulations. The McAlister PUD was adopted by City Council on July 25, 2006, as Ordinance No. 2006-67.

Development of the property began in 2018 with the name “Westland Ranch”, based on the existing PUD’s regulations, in which some aspects of the existing PUD have been incorporated in the proposed PUD. The proposed Concept Plan is also similar to the currently approved Master Plan. Construction of infrastructure has been on-going; however no plats have been recorded at this time.

The PUD’s single-family land use proposes a combination of traditional single-family lot sizes with some higher density products such as patio homes. While there are some areas of higher density within the development, the overall density is approximately 1.97 dwelling units / acre (du/ac), less than that of other recent subdivisions such as the Mar Bella PUD (2.75 du/ac), Stedman-West PUD (2.2 du/ac). The density for the McAlister PUD is approximately 2.6 du/ac.

Commercially, the Developer indicates the four sites within development will be largely retail in nature. The Developer has created a set of alternative land use and development regulations for the commercial area as well as other character-defining aspects within the PUD, separate from the City’s Unified Development Code (UDC). A list of categories where the PUD document has established the alternative regulations is listed below:

- Trails
- Development and use regulations for Commercial Lots
- Development Regulations for Traditional and Specialty Single-Family Residential Lots
- Landscape Buffer Yard regulations
- Signage

Currently, based on the number proposed residential lots, the development is required to provide approximately 22 acres of parkland with park fees to be paid prior to plat recordation.

When compared to the existing McAlister PUD, the proposed PUD no longer proposes multi-family or industrial uses within the development. Additionally, the development will remain at 838.3 acres in size.

The primary points of access are Maple Leaf Drive (a north/south arterial roadway), Muldoon Parkway (an east/west arterial roadway) as well as a north/south collector street in the core of the development and another east/west arterial in the southern portion of the development. The collector and local roadways will be serviced by the arterial roadways and will connect to the future developments surrounding it.

All utilities will be designed and constructed to League City standards as well as any local, state, or federal agencies with jurisdiction. Additionally, with a portion of the property within the floodplain, any mitigation necessary will be performed in accordance with local, state, and federal floodplain regulations.

On May 16, 2022, the Planning and Zoning Commission held a public hearing in which nobody from the public spoke during the hearing. The Planning and Zoning Commission recommended approval, by a vote of 6-0-0 with one member absent.

Attachments:

1. Data Sheet
2. Planning and Zoning Commission Staff Report
3. Excerpt Minutes from the May 16, 2022, P&Z Commission Meeting
4. Westland Ranch PUD Document

CONTRACT ORIGINATION:

Development Services

Applicant: Matt Stoops of LJA Engineering, LLC.

Owners: Forestar (USA) Real Estate Group, Inc. and Land Funds Two & Three, J.V.

FUNDING

{ } Funds are available from Account # _____
{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____
{ x } NOT APPLICABLE

STRATEGIC PLANNING

{ } Addresses Strategic Planning Critical Success Factor # _____ and Initiative # _____
{ x } NOT APPLICABLE