



Legislation Text

File #: 19-0064, **Version:** 1

Consider and take action on Ordinance 2019-03 amending Ordinance No. 2005-24, to rezone approximately 41.65 acres 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 repeal and replace Ordinance No. 2006-65, PUD-17-0008 (Duncan PUD), to create a new Planned Unit Development totaling 1,747.4 acres in size, 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 League City, Texas (Director of Planning and Development)

Planning and Zoning Commission recommended approval of the PUD with 5 variance requests, 6-0-1 with 1 absent, on November 5, 2018.

Council approved first reading with 7 variances, 5-3-0, on January 8, 2019.

Should this Ordinance be approved, it will:

- 1) Rezone approximately 41.65 acres of land from “RSF-7” to “RSF-7-PUD”,
- 2) Repeal the existing Duncan PUD ordinance (Ordinance No. 2006-65); and,
- 3) Replace the repealed ordinance with to create a new Duncan PUD.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. 2006-65, approving the creation of the Duncan Planned Unit Development (PUD), approximately 1,704.7 acres in size. The same night City Council adopted zoning for the adjacent Lloyd and McAlister PUDs.

October 5, 2017 -

Applicant held a neighborhood meeting at League City’s Johnnie Arolfo Civic Center Ballroom. The submitted sign-in sheet indicates approximately 31 neighbors attended.

October 16, 2017 -

The applicant submitted a rezone request to the Planning Department requesting a newly proposed PUD Overlay.

July 12, 2018 -

Parks Board recommended approval by a vote of 6-0-0 with the conditions that: 1) There is further dialogue with staff to consider setting aside property for a regional park, 2) Relocate the trail along the Grand Parkway, northwards to the east/west arterial roadway (Ervin Street Extension); and, 3) The proposed development would adhere to the regulations of the proposed Parks Ordinance.

October 12, 2018 -

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.

November 5, 2018 -

Planning & Zoning Commission conducted a public hearing and made a recommendation to approve PUD-17-0008 (Duncan PUD) by a vote of 6-0-1 with the five variance requests with one member absent. Commissioner Arnold abstained from voting.

November 27, 2018 -

City Council conducted a public hearing.

January 8, 2019 -

City Council approved the ordinance on first reading with 7 variances.

Project Summary:

A new PUD is proposed to replace the existing Duncan PUD and increase the area from 1,704.7 acres to 1,747.4 acres due to the acquisition of an out parcel in the north central portion of the existing PUD. Because the PUD is owned by two separate owners, the land area will be developed separately. RKD Holding owns approximately 70% of the north / northwest corner of the land area where the character of the area will be similar to that of other master planned communities in League City such as South Shore Harbour or the Westover Park PUDs. LPI owns the remaining 30% in the south / southeast corner of the PUD, also known as Pedregal, is predominately residential and related in character to that of the Sedona Subdivision.

Should the PUD be approved, development regulations specified within the PUD document will supersede those in the Zoning Ordinance. Otherwise, the development will meet all remaining requirements of the Zoning Ordinance. Additionally, the PUD document will be included with the ordinance, making the development regulations for the new Duncan PUD enforceable. While each owner will develop their portion of the property separately, changes to the land uses within the overall PUD will continue to be tracked for conformance.

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. 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 intent of the Park/Open Space along with the Rural / Estate Residential classification concentrate on larger lots and open spaces more common with those on the fringes of urban metros or corridors that create a more suburban feel. The proposed PUD is consistent with the Future Land Use Plan and the Comprehensive Plan.

The intent of the new Duncan 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;
- Incorporating the Urban Village (mixed-use development) into the PUD near 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. More trails and pedestrian pathways have been included into the PUD than what is required by the ordinance.
- Decreasing the density of the residential products, especially within the Pedregal development in southeast side of the PUD. The minimum lot size for these lots is approximately 15,000 square feet.
- The overall number of dwelling units increased to an estimated 4,283 dwelling units with an approximate density of 2.45 units per acre. For a comparison, Westland Ranch PUD has a density of 2.6 units per acre and the Mar Bella PUD has a density of 2.75 units per acre.

Below is a list of staff recommended variances for consideration:

1. Roadway Design Requirements:

Single-family residences with a lot width of 120 feet or greater may have direct access onto a collector roadway. If the lot width falls below 120 feet, then the collector roadway must be designed and constructed to standard street requirements. The roadways within Pedregal must be constructed per the cross sections provided in Exhibit "O" of the PUD document.

2. Changes to the Multi-Family Residential Land Use:

The Residential Multi-Family Land Use may only increase 5% and decrease up to 100%, rather than the 15% allotted for the remainder of the land uses in the PUD.

3. Maximum Height of Structures in the “CM” Zoning District:

All apartments located within the Urban Village district will be limited to a building height of 48 feet unless they are developed with retail or commercial uses on the ground floor. In those cases where the ground floor is developed for commercial uses, the maximum height of apartments will be 125 feet.

4. Landscaped Buffer Yards:

No landscaped buffer yards will be required between uses within the Urban Village district.

5. Trail System:

The trail development within the Duncan PUD will be developed in accordance with the Conceptual Amenities and Open Space Plan (Exhibit ‘E’).

6. Park Fees:

The park dedication fee of \$2,000 per lot will be frozen until December 31, 2025.

7. Masonry Standards:

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-cachères 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. In the Pedregal Section on accessory buildings only, Cementous siding may be used on areas not visible from a street. 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.

On November 5, 2018, the Planning and Zoning Commission held a public hearing and recommended approval of the PUD with the five requested variances by a vote of 6-0-1 with one member absent. Commissioner Arnold abstained from voting.

Four citizens spoke during the public hearing. However, the questions and concerns given were mainly focused on drainage associated with the nearby neighborhood on Mary Lane and the construction of the Sedona, Section 6 development, located within the Bay Colony West PUD. The Bay Colony West PUD is directly adjacent to the east of the Duncan PUD.

Staff Recommendation:

Based upon the analysis provided, and that the request complements the Comprehensive Plan’s Future Land Use Plan, staff recommends approval of the PUD and approval of all seven requested variances.

Attachments:

1. Data Sheet
2. Ordinance 2019-03
3. Exhibit A
4. Exhibit B

CONTRACT ORIGINATION:

Planning and Development

Applicant: Matt Stoops of LJA Engineering

Owners: Richard K. Duncan of RKD Holdings (RKD), Tracy Goza of West FM 517, Ltd. (LPI)

FUNDING

{x} NOT APPLICABLE

STRATEGIC PLANNING

{x} NOT APPLICABLE