

Exhibit C

Duncan Planned Unit Development Overlay District

**Prepared for:
RKD Holdings & LPI**

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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

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.

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.

		RKD Holdings Concept Plan		LPI Concept Plan		Overall Concept Plan	
Land Use	Zoning District	Acreage	% Gross Acreage	Acreage	% Gross Acreage	Acreage	% Gross Acreage
Constraints							
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	
Subtotal		316.8	26.2%	79.0	14.7%	395.8	22.7%
Community Elements							
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	
Subtotal		103.1	8.5%	28.6	5.3%	131.7	7.5%
Commercial							
Commercial	CG	70.1		48.8		118.9	
Urban Village Commercial	CM	52.6		0.0		52.6	
Subtotal		122.7	10.1%	48.8	9.1%	171.5	9.8%
Multi-Family Residential							
Urban Village Apartments	RMF-1.2	22.6		0.0		22.6	
Townhomes	RMF-2	58.8		0.0		58.8	
Subtotal		81.4	6.7%	0.0	0.0%	81.4	4.7%
Single-Family Residential							
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	
Subtotal		585.4	48.4%	381.6	70.9%	967.0	55.3%
Totals		1209.4	100.0%	538.0	100.0%	1747.4	100.0%

Projected Lot/Unit Distribution Table

	RKD Holdings Concept Plan			LPI Concept Plan			Overall Concept Plan		
Land Use	# 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' X120'	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
Net Residential Total	3,520	666.8	5.28	763	381.6	2.00	4,283	1,048.4	4.09
Gross Residential Total							4,283	1,747.4	2.45

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

The development will meet the masonry standards at time permitting.

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 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 residential 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 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.
- h. The developer shall construct the remaining two lanes of Hobbs Road beginning at the intersection of Ervin Street and continue south to the Buckeye Drive intersection per the approved Transportation Development Agreement with the City of League City.

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).

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.

5. Power

The following provisions apply to the installation of 3-phase power lines within the development:

a. Determination of Overhead vs. Underground Construction

The necessity of 3-phase overhead power lines shall be determined by the servicing utility company. If the utility company confirms that overhead 3-phase construction is not required for system reliability, load capacity, or other operational considerations, and that only single phase is required, alternative underground installation should be utilized where feasible. Otherwise, overhead 3-phase power shall be allowed per League City ordinances and may be installed along Ervin Street as necessary to support the development, subject to (b) below. All overhead power poles must be constructed of concrete unless otherwise specified by the Executive Director of Development Services.

b. Minimization of Overhead Infrastructure

The number of overhead east-west power line crossings shall be minimized to the greatest extent possible. Any necessary overhead crossings shall be designed in coordination with the utility provider to reduce visual impact while maintaining system integrity. While preference will be given to locating overhead lines along the perimeter of the development and Grand Parkway, overhead power along Ervin Street is permitted when required to complete the electrical distribution system or to connect to existing facilities.

Any existing overhead power shall be allowed to remain as overhead power and shall be allowed to remain with the existing materials for the poles.

If the utility provider requires upgrades or improvements to existing overhead lines and facilities to serve areas outside the PUD (referred to as "system improvements"), it shall be the utility provider's responsibility to obtain the necessary approvals from League City. Per the UDC, any overhead power lines required by the utility provider along the perimeter of the PUD may utilize wooden poles. Overhead power lines not located along the perimeter of the PUD that are placed within or directly adjacent to the right-of-way shall utilize concrete poles. The locations of existing and proposed overhead power lines within the PUD are shown in Exhibit L, Conceptual Power Supply Exhibit.

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').

VII. PUD AMENDMENT

Lots 2 thru 6, Block 1 and Lots 7 thru 9, Block 3 in the Pedregal, Section 2 Subdivision are hereby amended to have a minimum lot width requirement of 110 feet as per Ordinance No. 2023-041 as adopted by City Council on November 28, 2023.