

**Meeting Minutes
City of League City
Planning and Zoning Commission
Regular Meeting, Monday, July 7, 2025
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 6:10 p.m.

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4. Public Hearing and Action Items

A. Hold a public hearing and make a recommendation to City Council on the following Zone Change Applications to replace the existing Lloyd Tract PUD with the following PUD requests:

1. PUD-24-0001 (Lloyd PUD Central), a request to create a Planned Unit Development Overlay District (-PUD Overlay) district approximately 245 acres in size.
2. PUD-24-0002 (Lloyd PUD North), a request to create a Planned Unit Development Overlay District (-PUD Overlay) district approximately 735.7 acres in size.
3. PUD-24-0003 (Lloyd PUD South), a request to create a Planned Unit Development Overlay District (-PUD Overlay) district approximately 796.2 acres in size.

All generally located north of FM 517, south of League City Parkway, west of Hobbs Road, and east McFarland Road.

Caitlin King, Planner, gave a presentation on behalf of the City of League City.

Mr. Maaz opened the public hearing at 6:15 p.m.

Bob Aleksejczyk, 1605 Misty Glen Lane, voiced his concerns about potential flooding issues and construction noise nuisances.

Mr. Maaz closed the public hearing at 6:18 p.m.

Mr. Carpenter addressed the citizens' concerns by noting that noise ordinances are currently in effect and that the City has implemented strict drainage regulations since the original approval of the PUDs in 2006. He explained that changes to the drainage regulations are part the reason the PUD amendments are now being proposed.

Mr. Waguespack asked about the ratio of commercial to residential development within the PUD and how it impacts the overall area.

Mr. Carpenter explained that the ratio is consistent with the Westside Master Plan.

Ms. Mertens inquired about the dedication of parkland to the City, as well as the inclusion of private parks within the development.

Mr. Carpenter confirmed that the PUDs include the required amount of both City-dedicated and private parkland.

Mr. Maaz asked how the Grand Parkway relates to the PUDs.

Mr. Carpenter responded that the alignment for the Grand Parkway has already been established, and the necessary land has been reserved for its future construction.

Mr. Morrison questioned whether the original PUD approvals from 2006 were still valid or had expired.

Mr. Carpenter clarified that the PUDs that were approved in 2006 and have not expired. However, due to updates in regulations, the PUDs are now being revised.

Mr. Maaz also asked whether the new plans better align the PUDs with the Westside Master Plan.

Mr. Carpenter affirmed that the revised PUDs are consistent with the goals and vision of the Westside Master Plan.

Ms. Morrison made a motion to recommend approval of Zone Change Applications to replace the existing Lloyd Tract PUD with the following PUD requests:

1. PUD-24-0001 (Lloyd PUD Central), a request to create a Planned Unit Development Overlay District (-PUD Overlay) district approximately 245 acres in size.
2. PUD-24-0002 (Lloyd PUD North), a request to create a Planned Unit Development Overlay District (-PUD Overlay) district approximately 735.7 acres in size.
3. PUD-24-0003 (Lloyd PUD South), a request to create a Planned Unit Development Overlay District (-PUD Overlay) district approximately 796.2 acres in size, per staff's recommendations.

Ms. Mertens seconded the motion.

The motion passed by a vote of 5-0-0.

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7. Adjournment

Mr. Maaz adjourned the meeting at 6:33 p.m.