



City of League City, TX

300 West Walker
League City TX 77573

Text File

File Number: 23-0507

Agenda Date: 11/14/2023

Version: 1

Status: ATS Review

In Control: Development Services

File Type: Agenda Item

Title:

Hold a public hearing on a Planned Unit Development (PUD) Amendment, PUD-23-0004 (Duncan PUD Amendment), to modify the lot width requirement in Pedregal, Section 2, generally located along the north side of West Farm to Market Road 517, south of League City Parkway and west of Calder Drive (Council Member Cones and Council Member Hicks)

..Background:

A public hearing is required to reconsider the PUD amendment.

Project Timeline:

January 22, 2019 - City Council adopted the updated Duncan PUD being 1,747.4 acres in size. The PUD currently consists of two separate developments, Samara to the north and Pedregal to the south.

March 2, 2020 - The Planning & Zoning Commission approved the master plan for the Pedregal Subdivision.

May 30, 2023 - An application for the preliminary plat to Pedregal, Section 2 was submitted for review.

August 14, 2023 - The Applicant held a neighborhood meeting to discuss the proposed amendment to the Duncan PUD.

August 23, 2023 - An application requesting an amendment to the Duncan PUD was submitted to the Planning Department.

August 29, 2023 - Public hearing notices were mailed to the surrounding property owners, a public hearing sign was posted on the property and notice was published in the newspaper.

September 18, 2023 - Planning & Zoning Commission held a public hearing and made a recommendation of approval, 5-2-0 with one member absent.

October 10, 2023 - City Council conducted a public hearing. A motion to approve, failed 4-4-0.

October 25, 2023 - Public hearing notices for the reconsideration were mailed to the surrounding property owners and a public hearing sign was posted on the property.

October 26, 2023 - The public hearing notice for the reconsideration was published in the newspaper.

November 14, 2023 - City Council is scheduled to conduct another public hearing and possibly reconsider the request.

November 28, 2023 - If approved on first reading, City Council will consider the request on second reading.

Project Summary:

The requested PUD amendment will decrease the minimum 120-foot lot width requirement to 110 feet for eight (8) residential lots within the Pedregal, Section 2 Subdivision.

The Pedregal Master Plan was approved with the current lot configuration. However, during the design phase for Pedregal, Section 2, it was discovered that eight lots would not meet the minimum lot width requirement of 120 feet. The affected lots are Lots 2 thru 6, Block 1 and Lots 7 thru 9, Block 3.

Currently, the Pedregal Subdivision is 60% developed with 453 lots platted and another 25%, or 196 lots, under development. The eight affected lots account for 1.04% of the entire Pedregal development. If the request is approved, there would be no changes to the master plan, no changes to other portions of the PUD document, nor any physical changes to the development (i.e. traffic impacts, utilities, floodplain, etc.). However, should the request be denied, the Applicant would have to reduce the number of lots within Pedregal Section 2 by two. The proposed lot count, as noted in the PUD Document and Master Plan, would not be increased as a result of this amendment.

On September 18, 2023, the Planning and Zoning Commission held a public hearing and recommended approval of the PUD Amendment by a vote of 4-2-1 with one member absent and one member abstaining.

On October 10, 2023, City Council held the first public hearing in which a motion to approve, failed by a vote of 4-4-0.

Attachments:

1. Data Sheet
2. Planning and Zoning Commission Staff Report
3. Excerpt Minutes from the September 18, 2023, P&Z Meeting
4. Excerpt Minutes from the October 10, 2023, City Council Meeting

Origination:

Development Services

Applicant/Owner: Tracy Goza, West FM 517, Ltd.

FUNDING

{X} NOT APPLICABLE

STRATEGIC PLANNING

{X} NOT APPLICABLE