

ORDINANCE NO. 2024-10

AN ORDINANCE ADOPTING A SPECIAL USE PERMIT, SUP-24-0001 (BUBBLES & BARK PET GROOMING) TO ALLOW AN ANIMAL SALES AND SERVICES WITH NO OUTDOOR KENNELS OR OUTDOOR STORAGE USE ON PROPERTY ZONED “CN” (NEIGHBORHOOD COMMERCIAL), LEGALLY DESCRIBED AS THE EASTERN 180 FEET OF UNRESTRICTED RESERVE ‘C’ OF THE REPLAT OF LOT 2 OF THE FREIDMAN / LFC SUBDIVISION, GENERALLY LOCATED ALONG THE SOUTH SIDE OF EAST FARM TO MARKET ROAD 518, EAST OF MEADOW PARKWAY AND WEST OF CHARISS GLEN DRIVE, WITH THE ADDRESS OF 3311 EAST FARM TO MARKET ROAD 518, LEAGUE CITY, TEXAS.

WHEREAS, at the May 1, 1999 General Election the qualified voters of the City of League City voted that staff proceed with the concept of zoning for the City; and

WHEREAS, on August 10, 1999, the City Council of the City of League City, Texas (the “Council”) adopted Ordinance No. 99-52 amending the Code of Ordinances of the City of League City to add Chapter 125 regarding Zoning; and

WHEREAS, on August 30, 2005, the Council adopted Ordinance No. 2005-24 amending Chapter 125 of the Code of Ordinances of the City of League City, Texas (the “Code of Ordinances”) and adopting zoning ordinances consistent with the Comprehensive Plan for the City of League City, Texas; and

WHEREAS, on September 29, 2020, the City Council adopted Ordinance No. 2020-25 replacing Chapter 125 “Zoning” with the Unified Development Code (the “UDC”) while repealing Chapters 90 entitled “Signs” and 102 entitled “Subdivisions” of the City of League City, Texas; and

WHEREAS, Section 2.16 of the UDC (Chapter 125), establishes procedures and regulations for the creation and adoption of Special Use Permits;

WHEREAS, the City Council considered the recommendation of the Planning and Zoning Commission and duly conducted a public hearing as required by law; and

WHEREAS, the City Council deems it necessary and in the best interest of the citizen to approve a Special Use Permit for a “Animal Sales and Services with no outdoor kennels or outdoor storage” use on a 1.35-acre property zoned “CN”, legally described as the eastern 180 feet of Unrestricted Reserve ‘C’ of the Replat of Lot 2 of the Freidman / LFC Subdivision, generally located along the south side of East Farm to Market Road 518, east of Meadow Parkway and west of Chariss Glen Drive, with the address of 3311 East Farm to Market Road 518, League City, Texas as shown in the Zoning Map in Exhibit “A”;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. The facts and opinions in the preamble of this ordinance are true and correct.

Section 2. A Special Use Permit is hereby granted for an “Animal Sales and Services with no outdoor kennels or outdoor storage” use on a 1.35-acre tract of land, legally described as the eastern 180 feet of Unrestricted Reserve ‘C’ of the Replat of Lot 2 of the Freidman / LFC

Subdivision, generally located along the south side of East Farm to Market Road 518, east of Meadow Parkway and west of Chariss Glen Drive, with the address of 3311 East Farm to Market Road 518, League City, Texas which parcel is currently zoned "CN" (Neighborhood Commercial), as shown in the Zoning Map in Exhibit "A" and subject to the following conditions:

1. The use permitted by the SUP will be limited to an *Animal Sales and Services with no outdoor kennels or outdoor storage use*.
2. No operational portions of the business with the exception of static displays shall be located outside of the building.

Section 3. All ordinances and agreements and parts of ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

PASSED on first reading the ____ day of _____, 2024.

PASSED AND ADOPTED the _____ day of _____, 2024.

NICK LONG
Mayor

ATTEST:

DIANA STAPP
City Secretary

APPROVED AS TO FORM:

MICHELLE VILLARREAL
City Attorney