

ORDINANCE NO. 2023- 27

AN ORDINANCE REZONING APPROXIMATELY 5.360 ACRES, (**MAP-23-0005 2911 SOUTH SHORE BOULEVARD**) FROM “CO-PUD” (OFFICE COMMERCIAL WITHIN A PLANNED UNIT DEVELOPMENT OVERLAY) TO “CG-PUD” (GENERAL COMMERCIAL WITHIN A PLANNED UNIT DEVELOPMENT OVERLAY), LEGALLY DESCRIBED AS UNRESTRICTED RESERVE “A” SOUTH SHORE HARBOUR BUSINESS PARK, SECTION 1, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND COURAGEOUS DRIVE, IN THE CITY OF 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 City Council adopted Ordinance No. 2005-24 amending Chapter 125 of the Code of Ordinances of the City of League City 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”); and

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 citizens to rezone approximately 5.360 acres from “CO-PUD” (Office Commercial within a Planned Unit Development Overlay) to “CG-PUD” (General Commercial within a Planned Unit Development Overlay), legally described as Unrestricted Reserve “A” of South Shore Harbour Business Park, Section One, in the City of League City, Texas as shown in the attached Zoning Map in Exhibit “A” and the South Shore Harbour Business Park, Section One subdivision in Exhibit “B”.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, that:

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

Section 2. The approximate 5.360 acres, legally described as Unrestricted Reserve “A”, of South Shore Harbour Business Park, Section One, generally located in the northeast corner of South Shore Boulevard and Courageous Drive in the City of League City, Texas as shown in the attached Zoning Map in Exhibit “A”; and the attached South Shore Harbour Business Park, Section One subdivision plat in Exhibit “B”, shall heretofore be zoned “CG-PUD” (General Commercial within a Planned Unit Development Overlay).

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 _____, 2023.

PASSED on second reading the _____ day of _____, 2023.

PASSED AND ADOPTED on the _____ day of _____, 2023.

NICK LONG,
Mayor

ATTEST:

DIANA M. STAPP,
City Secretary

APPROVED AS TO FORM:

NGHIEM V. DOAN,
City Attorney