

ORDINANCE NO. 2018-

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 TO REZONE APPROXIMATELY 6.24 ACRES **MAP-18-0011 (386 SOUTH EGRET BAY BOULEVARD)** FROM “RSF-7” (RESIDENTIAL SINGLE-FAMILY WITH A MINIMUM LOT SIZE OF 7,000 SQUARE FEET) TO “CG” (GENERAL COMMERCIAL), LEGALLY DESCRIBED AS ABSTRACT 18 PAGE 3/14 SOUTHWEST PORTION OF LOT 15 (15-2) DIVISION C LEAGUE CITY, GENERALLY LOCATED AT THE NORTHWEST INTERSECTION OF SOUTH EGRET BAY BOULEVARD (FM 270) AND ABILENE STREET, AND SOUTH OF EAST MAIN STREET (FM 518), WITH THE ADDRESS OF 386 SOUTH EGRET BAY BOULEVARD (FM 270) 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, Chapter 125, Section 125-49 of the Code of Ordinances establishes a procedure for a property owner, his authorized agent, or the City Planner to request zoning changes; and

WHEREAS, the City Council deems it necessary and in the best interest of the citizens to rezone approximately 6.24 acres from “RSF-7” to “CG”, legally described abstract 18 page 3/14 southwest portion of lot 15 (15-2) Division C League City, generally located at the northwest intersection of South Egret Bay Boulevard (FM 270) and Abilene Street, and south of East Main Street (FM 518) as shown in the attached Zoning Map in Exhibit “A” and in the attached survey 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 6.24 acres, legally described as abstract 18 page 3/14 southwest portion of lot 15 (15-2) Division C League City, generally located at the northwest intersection of South Egret Bay Boulevard (FM 270) and Abilene Street, and south of East Main Street (FM 518) as shown in the attached Zoning Map in Exhibit “A” and in the attached survey in Exhibit “B”; shall heretofore be zoned “CG”.

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 _____, 2018.

PASSED on second reading the _____ day of _____, 2018.

PASSED AND ADOPTED on the _____ day of _____, 2018.

PAT HALLISEY,
Mayor

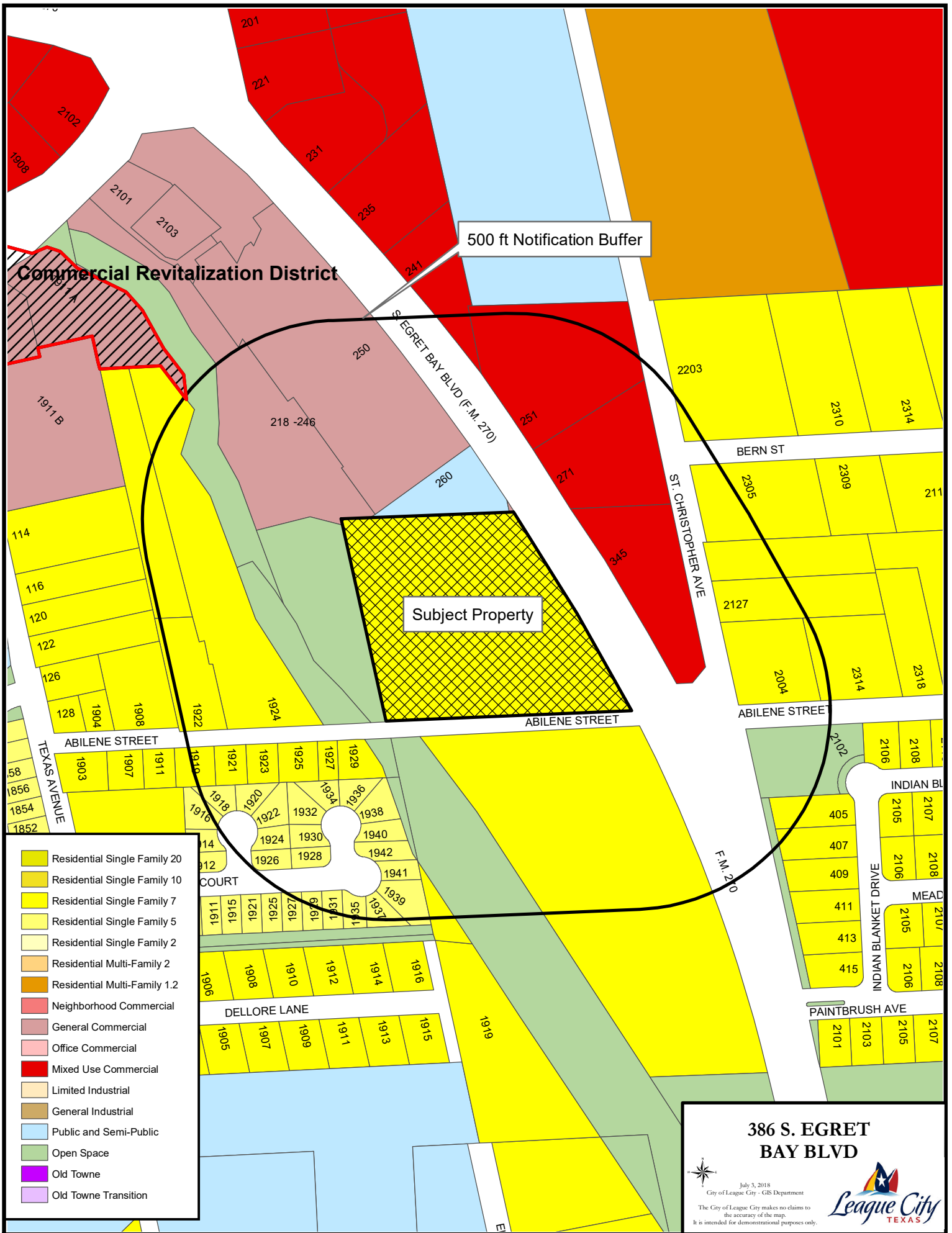
ATTEST:

DIANA M. STAPP,
City Secretary

APPROVED AS TO FORM:

NGHIEM V. DOAN,
City Attorney

EXHIBIT A



Commercial Revitalization District

500 ft Notification Buffer

Subject Property

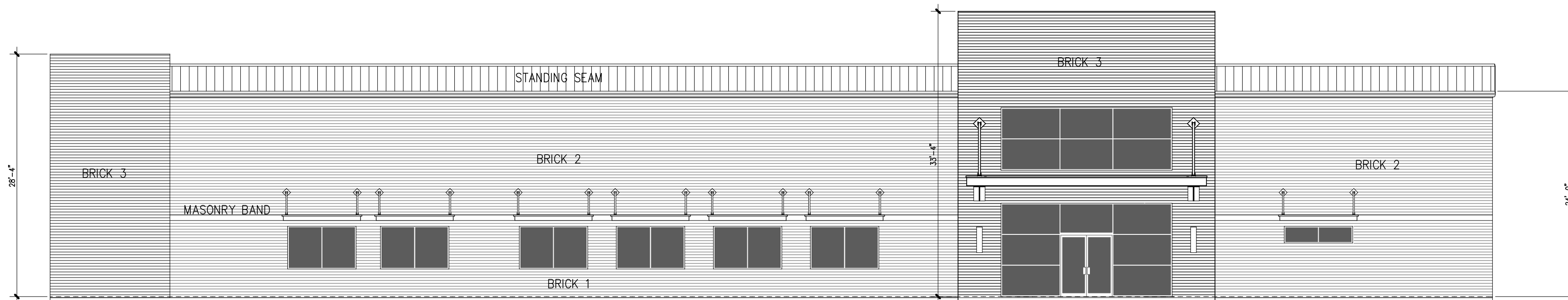
- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space
- Old Towne
- Old Towne Transition

**386 S. EGRET
BAY BLVD**

July 3, 2018
City of League City - GIS Department

The City of League City makes no claims to the accuracy of the map. It is intended for demonstrational purposes only.

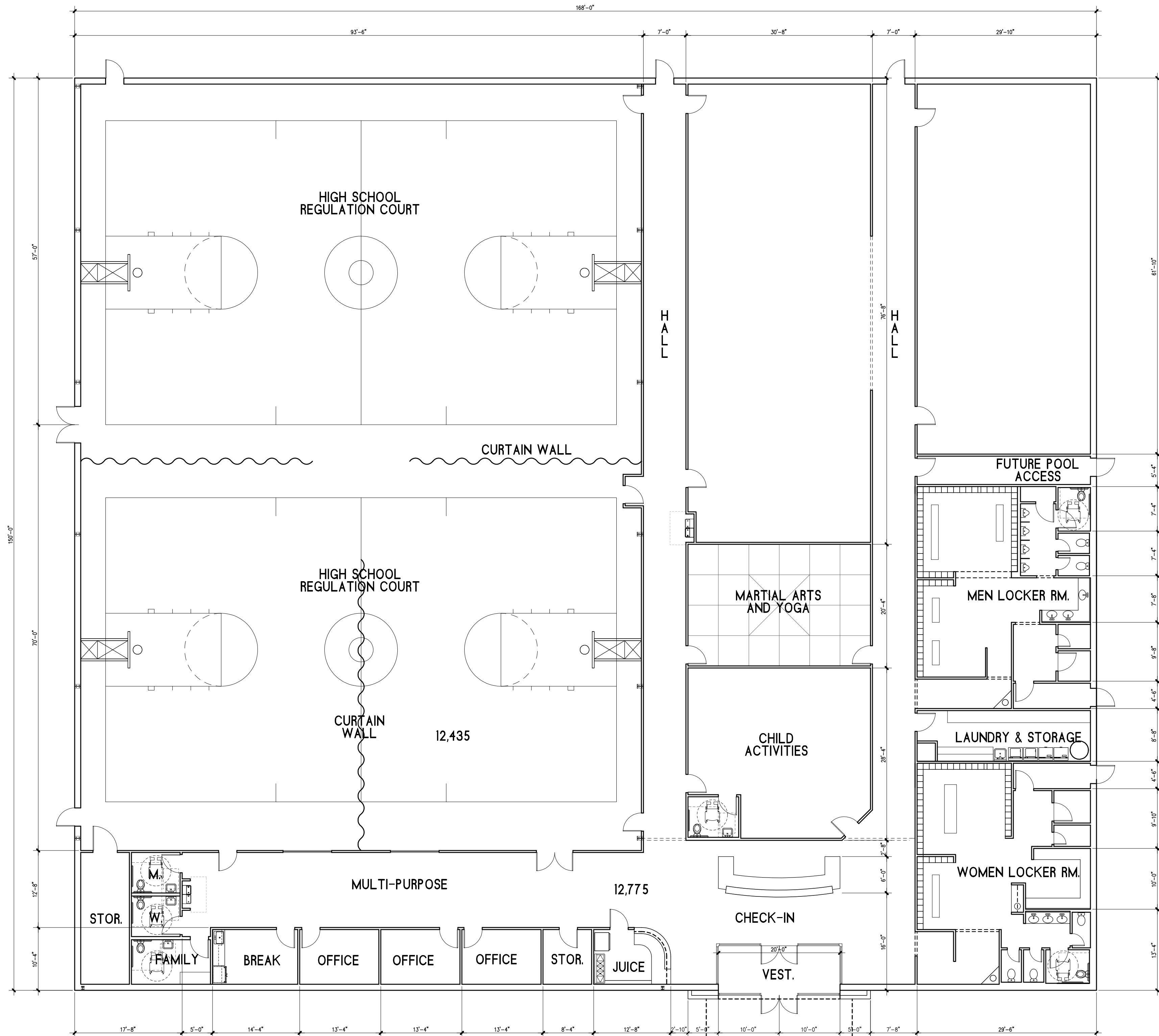




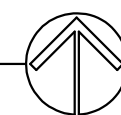
FRONT ELEVATION

GLASS ● 26% REQUIRED 25%
1/8" = 1'-0"
0 5 10

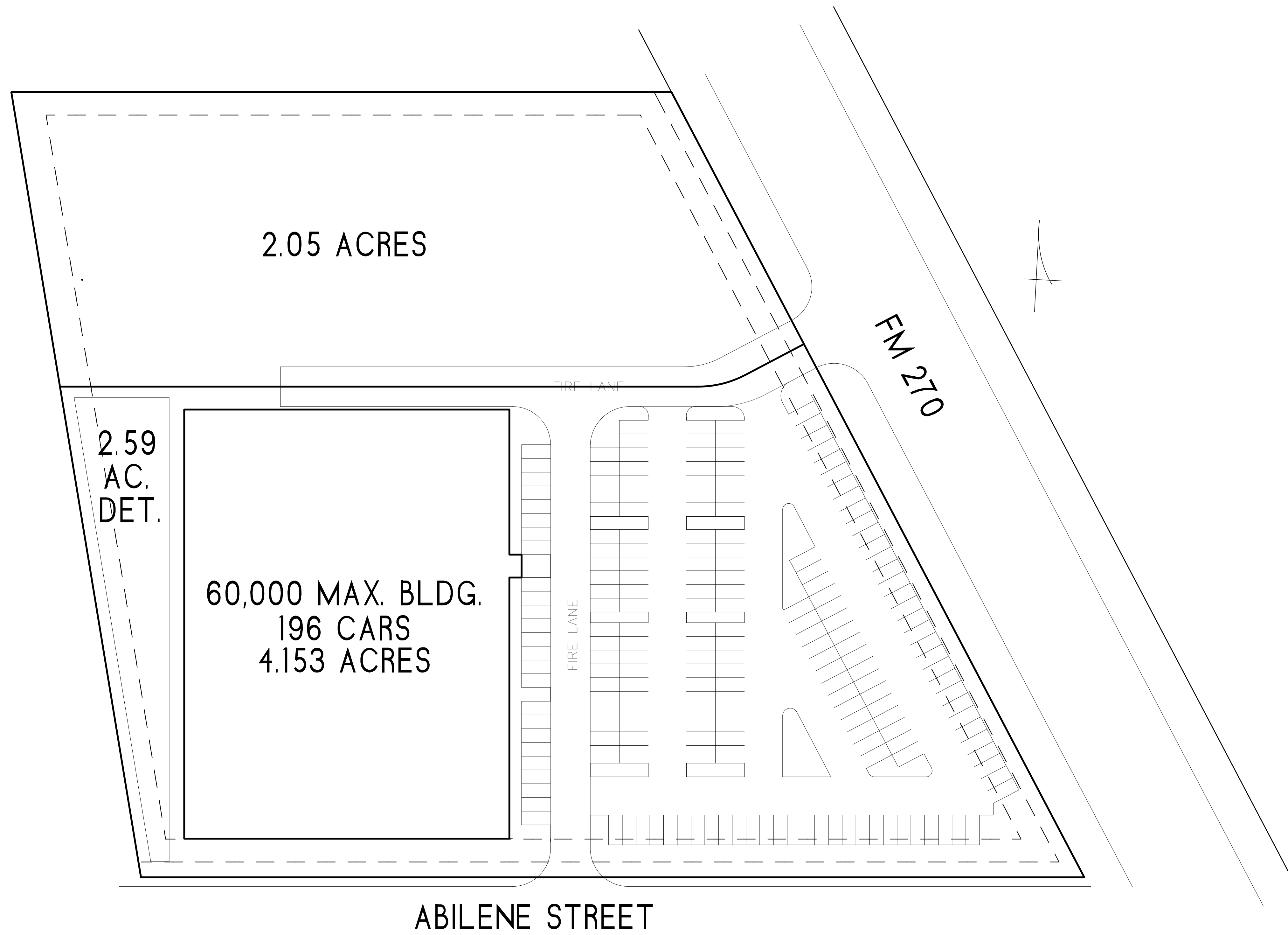
SCHOOL



FLOOR PLAN



1/8" = 1'-0"
 0 5 10



SITE ILLUSTRATIVE

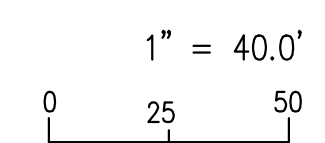
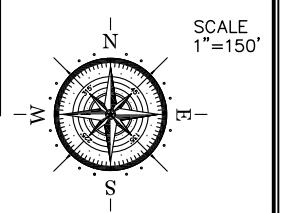


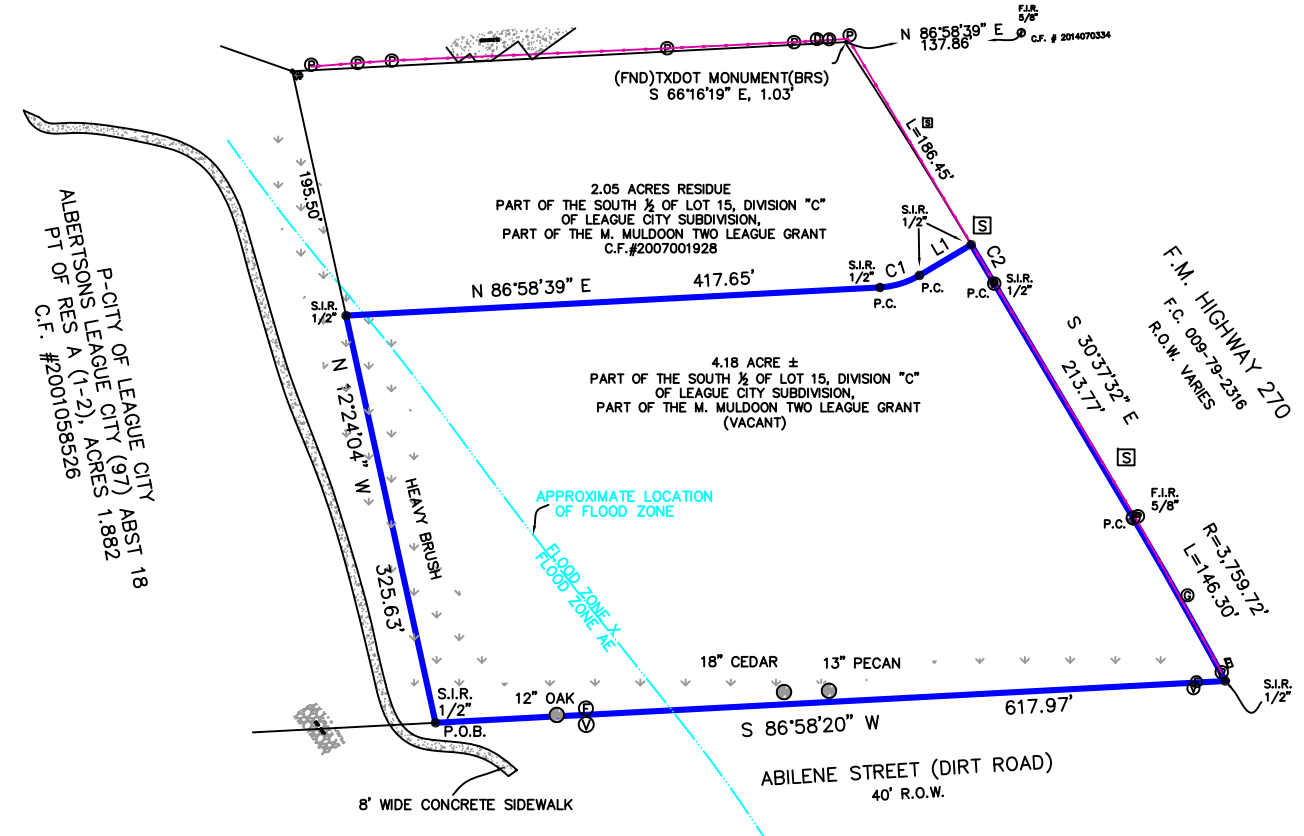
EXHIBIT B

LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

- | | | | | | | | | |
|-------------------------------------|----------------------------------|--------------------------|------------------------------|------------------------------------|--------------------------------------|----------------------|------------------------------|------------------------|
| M.U.E. = MUNICIPAL UTILITY EASEMENT | S.S.E. = SANITARY SEWER EASEMENT | F.I.R. = FOUND IRON ROD | M.P. = METAL POST | P.A.E. = PERMANENT ACCESS EASEMENT | P.C. = POINT OF CURVATURE | B.L. = BUILDING LINE | --- = PROPERTY LINE | --- = WOODEN FENCE |
| U.E. = UTILITY EASEMENT | STM.S.E. = STORM SEWER EASEMENT | F.I.P. = FOUND IRON PIPE | C.F.# = CLERK'S FILE NUMBER | P.U.E. = PUBLIC UTILITY EASEMENT | P.T. = POINT OF TANGENCY | P.P. = POWER POLE | --- = EASEMENT LINE | -X- = CHAIN LINK FENCE |
| A.E. = AERIAL EASEMENT | W.L.E. = WATER LINE EASEMENT | S.I.R. = SET IRON ROD | P.O.B. = POINT OF BEGINNING | W.S.E. = WATER & SEWER EASEMENT | P.R.C. = POINT OF REVERSE CURVATURE | BRS = BEARS | --- = BUILDING SET BACK LINE | --- = WIRE FENCE |
| D.E. = DRAINAGE EASEMENT | FND. = FOUND | W.P. = WOODEN POST | P.O.C. = POINT OF COMMENCING | E.E. = ELECTRIC EASEMENT | P.C.C. = POINT OF COMPOUND CURVATURE | ⊕ = CONTROL MONUMENT | --- = BUILDING WALL | ○ = METAL FENCE |



EXP-CITY OF LEAGUE CITY
ALBERTSONS LEAGUE CITY (97) ABST 18
PT OF RES A (1-1), ACRES 0.706
C.F. #2001058526



C1 R=67.50' L=62.69' DELTA = 27° 44'47"
 C2 R=5669.58' L=34.47' DELTA = 00° 20'54"
 L1 N 59° 13'52" E 47.00'

NOTES:
 - BEARING BASIS: C.F.#2007001928
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT/COMMITMENT, ADDITIONAL BUILDING SETBACK LINES, EASEMENTS OR RIGHTS-OF-WAY MAY APPLY
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - PAGE 1 OF 2



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1807086
DATE 07/30/2018
GF# N/A
PRO-SURV P.O. BOX 1366, FRIENDSWOOD, TX 77549 PHONE- 281-996-1113 FAX - 281-996-0112 EMAIL: orders@prosurv.net TBPLS FIRM NO.:10119300 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. © 2017 PRO-SURV - ALL RIGHTS RESERVED

GARLOCK CONSTRUCTION	ADDRESS F.M. HIGHWAY 270
LEGAL DESCRIPTION 4.18 ACRE TRACT OUT OF A 6.24 ACRE TRACT AS CONVEYED IN CLERK'S FILE NUMBER 2007001928 BEING OUT OF AN A PART OF THE SOUTH 1/2 OF LOT 15, DIVISION "C" OF LEAGUE CITY SUBDIVISION, BEING OUT OF AN A PART OF THE M. MULDOON TWO LEAGUE GRANT, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID LEAGUE CITY AND SUBDIVISIONS PREPARED FOR J.C. LEAGUE BY R.W. LUTTRELL, C.E. DATED 1893 AND NOW IN COMMON AND ACCEPTED USE, SAID PART OF LOT 15 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED	