

ORDINANCE NO. 2023-

AN ORDINANCE AMENDING ORDINANCE NO. 2019-03 TO AMEND THE DUNCAN PLANNED UNIT DEVELOPMENT, **(PUD-23-0004, DUNCAN PUD AMENDMENT)**, TO MODIFY THE LOT WIDTH REQUIREMENT FOR EIGHT (8) LOTS WITHIN PEDREGAL, SECTION 2, LOCATED IN THE 1,747.4-ACRE DUNCAN PUD, GENERALLY LOCATED ALONG THE NORTH SIDE OF WEST FARM TO MARKET ROAD 517, SOUTH OF LEAGUE CITY PARKWAY AND WEST OF CALDER 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 and map consistent with the Comprehensive Plan for the City of League City, Texas; and

WHEREAS, on January 22, 2019, the City Council adopted Ordinance No. 2019-03, establishing a new Duncan Planned Unit Development by rezoning approximately 41.65 acres to Single-Family 7 with a Planned Unit Development, and repealed and replaced Ordinance No. 2006-65, the previously existing Duncan PUD; and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 amend the Duncan PUD to modify the lot width requirements for eight (8) lots within Pedregal, Section 2, located within the 1,747.4-acre Duncan PUD as adopted by Ordinance No. 2019-03, in the City of League City, Texas as shown in the attached Zoning Map in Exhibit “A”, and further depicted in the attached preliminary plat of Pedregal, Section 2 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 Duncan PUD as adopted as Ordinance No. 2019-03 is hereby amended to include the following, “Lots 2 thru 6, Block 1 and Lots 7 thru 9, Block 3 are hereby amended to have a minimum lot width requirement of 110 feet,” being located within the 1,747.4-acre Duncan PUD, in the City of League City, Texas as shown in the attached Zoning Map in Exhibit “A”, and further depicted in the attached preliminary plat of Pedregal, Section 2 in Exhibit “B”;

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 AND ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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NICK LONG,  
Mayor

ATTEST:

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DIANA M. STAPP,  
City Secretary

APPROVED AS TO FORM:

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NGHIEM V. DOAN,  
City Attorney