

ORDINANCE NO. 2022-19

AN ORDINANCE REPEALING ORDINANCE NO. 2006-67 (MCALISTER PUD), AND REPLACING IT WITH A NEW PLANNED UNIT DEVELOPMENT OVERLAY (WESTLAND RANCH PUD) ON 838.3 ACRES OF PROPERTY ZONED “RSF-7-PUD” (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 7,000 SQUARE FEET WITHIN A PLANNED UNIT DEVELOPMENT OVERLAY), LEGALLY DESCRIBED AS PORTIONS OF THE I. & G.N. RAILROAD COMPANY SURVEY SECTIONS 6, 7 AND 9, ABSTRACTS 596, 597 AND 615 AND THE JOSEPH LA FLORE SURVEY, ABSTRACT 14, GENERALLY LOCATED NORTH OF FARM TO MARKET ROAD 517 AND EAST OF MAPLE LEAF 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 September 29, 2020, the City Council adopted Ordinance No. 2020-25 replacing Chapter 125 “Zoning” with the Unified Development Code (the “UDC”); and

WHEREAS, Section 3.10 of the UDC (Chapter 125), establishes procedures and regulations for the creation and management of (-PUD) Planned Unit Development Overlay district;

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 repeal and replace Ordinance No. 2006-67, to create a new Planned Unit Development on 838.3 acres zoned “RSF-7-PUD” (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay), legally described as portions of the I. & G.N. Railroad Company Survey, Sections 6, 7, and 9, Abstracts 596, 597, and 615 and the Joseph La Flore Survey, Abstract 14, generally located north of Farm to Market Road 517 and east of Maple Leaf Drive in the City of League City, Texas as shown in the attached Zoning Map in Exhibit “A” and the attached Westland Ranch Planned Unit Development Document 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 Westland Ranch PUD, legally described as portions of the I. & G.N. Railroad Company Survey, Sections 6, 7, and 9, Abstracts 596, 597, and 615 and the Joseph La Flore Survey,

Abstract 14, generally located north of Farm to Market Road 517 and east of Maple Leaf Drive in the City of League City, Texas as shown in the attached Zoning Map in Exhibit "A"; and the attached Westland Ranch Planned Unit Development Document in Exhibit "B" shall heretofore be zoned "RSF-7-PUD" along with Ordinance No. 2006-67 hereby repealed and replaced.

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 \_\_\_\_\_, 2022.

PASSED on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PASSED AND ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
PAT HALLISEY,  
Mayor

ATTEST:

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DIANA M. STAPP,  
City Secretary

APPROVED AS TO FORM:

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NGHIEM V. DOAN,  
City Attorney