

ORDINANCE NO. 2025-

AN ORDINANCE APPROVING A SPECIAL USE PERMIT, **SUP-24-0006 (LAWRENCE ROAD OFFICE BUILDING)**, FOR AN “OFFICE” USE, TO OPERATE ON PROPERTY LEGALLY DESCRIBED AS A PORTION OF LOT 10 (10-8), BLOCK 5 OF THE JARBOE ADDITION, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF LAWRENCE ROAD AND DELESANDRI LANE WITH THE ADDRESS OF 2106 LAWRENCE ROAD, IN 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 2.16 of the UDC (Chapter 125), establishes procedures and regulations for the creation and adoption of Special Use Permits (“SUPs”);

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 adopt a Special Use Permit on approximately one acre for an “office” use to operate, legally described as a portion of Lot 10 (10-8), Block 5 of the Jarboe Addition, generally located on the southwest corner of Lawrence Road and Delesandri Lane with the address of 2106 Lawrence Road, in League City, Texas, as shown in the attached Zoning Map in Exhibit “A”, and Proposed Site Exhibits 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 one acre, legally described as a portion of Lot 10 (10-8), Block 5 of the Jarboe Addition, generally located on the southwest corner of Lawrence Road and Delesandri Lane with the address of 2106 Lawrence Road, in League City, Texas, as shown in the attached Zoning Map in Exhibit “A” and Proposed Site Exhibits in Exhibit “B”, shall heretofore have a Special Use Permit granted for an “office” use, subject to the following conditions:

1. The SUP shall expire after a period of 24 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application is submitted to the City for occupancy of the site.

2. The uses permitted on-site will be limited to those permitted in the RSF-10 zoning district and this office use, specifically OnSite Concrete Solutions, LLC. If another business wishes to operate on this property, a separate SUP will be required.
3. The site layout shall be substantially similar to that which is displayed on the site plan and landscape plan in Exhibit 'B'. This includes the parking requirements, landscaping, and fencing.
4. The variances below will be granted with the approval of this SUP.
 - I. The existing mechanical equipment may be visible from the public ROW (UDC 4.12.4).
 - II. Business-related operations may be on gravel surfaces (UDC 4.18).
 - III. 15 parking spaces shall be provided (UDC Table 4.19.4).
 - IV. A 17' drive aisle and a 19' drive aisle shall be permitted (UDC Table 4.19.5.h).
 - V. A 4' raised sidewalk shall not be required between the parking area and the building (UDC 4.19.3.l).
 - VI. Parking shall be permitted on gravel surfaces (UDC 4.19.3.u).
 - VII. Dead-end drive aisles shall be permitted (UDC 4.19.5.h).
 - VIII. No landscape setback shall be required along Delesandri Lane (UDC 4.20.2.j).
 - IX. Parking area trees shall not be required (UDC 4.20.2.l).
5. A 24' wide landscape buffer shall be permitted along the southwestern corner of the Subject Tract (UDC 4.20.3).

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 _____, 2025.

PASSED AND ADOPTED on the _____ day of _____, 2025.

NICK LONG,
Mayor

ATTEST:

DIANA M. STAPP,
City Secretary

APPROVED AS TO FORM:

MICHELLE L. VILLARREAL,
City Attorney