

ORDINANCE NO. 2018-03

AN ORDINANCE CREATING COASTAL POINT PLANNED UNIT DEVELOPMENT (PUD) ON APPROXIMATELY 202.5 ACRES OF LAND, GENERALLY LOCATED ON THE NORTH SIDE OF EAST FARM TO MARKET ROAD 646 (FM 646), SOUTH OF LEAGUE CITY PARKWAY (SH 96), EAST OF SOUTH SHORE BOULEVARD AND WEST OF STATE HIGHWAY 146 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 June 28, 2016, the City Council adopted Ordinance No. 2016-14 to create the Lakes of Quail Pointe Planned Unit Development (PUD); and

WHEREAS, the City was notified that another development group has purchased the property in the Lakes of Quail Pointe PUD, with the exception of approximately 3.9 acres in the northeast corner of the development; and

WHEREAS, the owner of the 202.5 acres is currently requesting that the City create a new PUD since the existing PUD document cannot be amended due to the objections of the owner of the 3.9-acre tract; and

WHEREAS, the new PUD differs from the original PUD in that the new PUD will have a different name, the Land Use Table will be revised, the new PUD will not require roundabouts, the wastewater /sewer system will be revised, and the new PUD will be reduced by 3.9 acres from the original 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 create the Coastal Point PUD document, generally located on the north side of East Farm to Market Road 646 (FM 646), south of League City Parkway (SH 96), east of South Shore Boulevard and west of State Highway 146, as shown in the attached Zoning Map in Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED 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 City Council of the City of League City, Texas hereby adopts a PUD document entitled, "Coastal Point", as shown 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 23rd day of January, 2018.

PASSED on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

PASSED AND ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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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