

ORDINANCE NO. 2025-

AN ORDINANCE REZONING APPROXIMATELY 466.2 ACRES, **(PUD-23-0007 MIDLINE PUD)**, TO CREATE A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (-PUD OVERLAY), LEGALLY DESCRIBED AS A PORTIONS OF THE THOMAS CHOATE LEAGUE, ABSTRACT 12, THE THOMAS TOBY SURVEY, ABSTRACT 15 AND THE JOHN DICKINSON SURVEY, ABSTRACT 15, GENERALLY LOCATED ALONG THE SOUTH SIDE OF NASA ROAD ONE (FM 528), NORTH OF GRISSOM ROAD, EAST OF BAY AREA BOULEVARD AND WEST OF WEST NASA BOULEVARD, 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 to authorize staff to 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, on June 10, 2025, the City Council adopted Ordinance No. 2025-19 annexing approximately 130.9043 acres of land into the corporate limits of League City, the future land use designation for which is established by this Ordinance

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 rezone approximately 466.2 acres to create a Planned Unit Development Overlay District (-PUD), legally described as portions of the Thomas Choate League, Abstract 12, the Thomas Toby Survey, Abstract 15, and the John Dickinson Survey, Abstract 15, in the City of League City, Texas as shown in the attached Zoning Map in Exhibit “A” and the Planned Unit Development (PUD) 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 approximate 466.2 acres, legally described as portions of the Thomas Choate League, Abstract 12, the Thomas Toby Survey, Abstract 15, and the John Dickinson Survey, Abstract 15, generally located along the south side of NASA Road One (FM 528), north of Grissom Road, east of Bay Area Boulevard, and west of West NASA Boulevard as shown in the attached Zoning Map in Exhibit “A”; and the attached Planned Unit Development (PUD) document in Exhibit “B”, shall heretofore be zoned with a Planned Unit Development Overlay (-PUD) district.

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.

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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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MICHELLE L. VILLARREAL,  
City Attorney