

ORDINANCE NO. 2026-

AN ORDINANCE REZONING APPROXIMATELY 0.298 ACRES **MAP-25-0005 (2904 HILL AVENUE)** FROM “RSF-5” (RESIDENTIAL SINGLE-FAMILY 5) TO “IL” (LIMITED INDUSTRIAL), LEGALLY DESCRIBED AS LOTS 10 AND 11, BLOCK 17 OF MOORES ADDITION TO THE TOWN OF DICKINSON, GENERALLY LOCATED ALONG THE WEST SIDE OF HILL AVENUE, SOUTH OF EAST STRAWBERRY STREET AND NORTH OF FARM TO MARKET ROAD 646 (FM 646), WITH THE ADDRESS OF 2904 HILL AVENUE 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 a 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, 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 0.298 acres, MAP-25-0005 (2904 Hill Avenue), from “RSF-5” (Residential Single-Family 5) to “IL” (Limited Industrial), legally described as Lots 10 and 11, Block 17 of Moores Addition to the Town of Dickinson, in the City of League City, Texas as shown in the attached Zoning Map in Exhibit “A” and the property Survey in Exhibit “B”;

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 found to be true and correct.

Section 2. The approximate 0.298 acres, legally described as Lots 10 and 11, Block 17 of Moores Addition to the Town of Dickinson, generally located along the west side of Hill Avenue, south of East Strawberry Street and north of Farm to Market Road 646 (FM 646) as shown in the attached Zoning Map in Exhibit “A”; and the attached property survey in Exhibit “B”, shall hereafter be zoned “IL” (Limited Industrial).

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 _____, 2026.

PASSED AND ADOPTED on the _____ day of _____, 2026.

NICK LONG,
Mayor

ATTEST:

DIANA M. STAPP,
City Secretary

APPROVED AS TO FORM:

MICHELLE L. VILLARREAL,
City Attorney