

ORDINANCE NO. 2025-

AN ORDINANCE TO REPEALING A PORTION OF ORDINANCE 2006-66, ESTABLISHING THE LLOYD TRACT PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD) AND REPLACING IT WITH THREE NEW SEPARATE PUD OVERLAY DISTRICTS, **PUD-24-0001 (LLOYD CENTRAL PUD)**, APPROXIMATELY 245 ACRES IN SIZE, **PUD-24-0002 (LLOYD NORTH PUD)**, APPROXIMATELY 735.7 ACRES IN SIZE, AND **PUD-24-0003 (LLOYD SOUTH PUD)**, APPROXIMATELY 796.2 ACRES IN SIZE, ALL BEING LEGALLY DESCRIBED AS PORTIONS OF THE I&GN RAILROAD COMPANY SURVEY AND THE IRA R. LEWIS LEAGUE, ABSTRACT 15, GENERALLY LOCATED NORTH OF FM 517, SOUTH OF LEAGUE CITY PARKWAY, WEST OF HOBBS ROAD, AND EAST OF MCFARLAND 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, on May 27, 2025, the City Council adopted Ordinance No. 2025-15, the Westside Master Plan as a component the Comprehensive Plan of the City of League City as a strategic document guiding future growth and development of western League City, Texas; 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 repeal a portion of the Lloyd Tract Overlay district (Ordinance No. 2006-66), and replacing it with three (3) separate Planned Unit Development Overlay districts being PUD-24-0001 (Lloyd Central PUD), approximately 245 acres in size, PUD-24-0002 (Lloyd North PUD), approximately 735.7 acres in size, and PUD-24-0003 (Lloyd South PUD), approximately 796.2 acres in size, all being legally described as portions of the I&GN Railroad Company Survey and the Ira R. Lewis League, Abstract 15, in the City of League City, Texas, as shown in the attached Planned Unit Development (PUD) documents, PUD-24-0001 (Lloyd PUD Central) in Exhibit "A", PUD-24-0002 (Lloyd PUD North) in Exhibit "B", and; PUD-24-0003 (Lloyd PUD South) in Exhibit "C";

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 three (3) separate Planned Unit Development Overlays, all being legally described as portions of the I&GN Railroad Company Survey and the Ira R. Lewis League, Abstract 15, generally located north of FM 517, south of League City Parkway, west of Hobbs Road, and east of McFarland Road in the City of League City, Texas, as shown in the attached PUD Documents being PUD-24-0001 (Lloyd Central PUD) in Exhibit “A”; PUD-24-0002 (Lloyd North PUD) in Exhibit “B”, and; PUD-24-0003 (Lloyd South PUD) in Exhibit “C”, are hereby adopted and shall replace the applicable portions of the Lloyd Tract PUD established in Ordinance No. 2006-66, as described in the attached exhibits..

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.

Section 4. This ordinance shall take effect immediately upon its adoption and publication as required by law.

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