

ORDINANCE NO. 2022-

AN ORDINANCE ADOPTING A SPECIAL USE PERMIT, **SUP-21-0005 (PRIME SPOT FUEL)**, FOR A “VEHICLE FUELING STATION” USE ON APPROXIMATELY 1.9 ACRES OF LAND ZONED “CG” (GENERAL COMMERCIAL), LEGALLY DESCRIBED AS LOT 1, BLOCK 1, HETLAND COMMERCIAL SUBDIVISION, GENERALLY LOCATED AT THE NORTHWEST INTERSECTION OF LAWRENCE ROAD AND EAST FM 518, WITH THE ADDRESS OF 1210 EAST FM 518, 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”) while repealing Chapters 90 entitled “Signs” and 102 entitled “Subdivisions” of the City of League City, Texas; and

WHEREAS, Section 2.16 of the UDC (Chapter 125), establishes procedures and regulations for the creation and adoption of Special Use Permits;

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 approve a Special Use Permit for a “Vehicle Fueling Station” use on approximately 1.9 acres of land zoned “CG” (General Commercial), legally described as Lot 1, Block 1, Hetland Commercial Subdivision, generally located at the northwest intersection of Lawrence Road and East FM 518, with the address 1210 East FM 518, League City, Texas, as shown in the attached Zoning Map in Exhibit “A”.

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. A Special Use Permit is hereby granted for a “Vehicle Fueling Station” use on a 1.9-acre tract of land legally described as Lot 1, Block 1, Hetland Commercial Subdivision, generally located on the northwest corner of East FM 518 and Lawrence Road, with the address of 1210 East FM 518, which parcel is currently zoned “CG” (General Commercial), as shown in the Zoning Map in Exhibit “A”, subject to the following conditions:

1. The SUP shall expire after a period of 12 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application is submitted to the City for development of the site.
2. The uses permitted on site will be limited to those permitted in the base zoning district and a “Vehicle Fueling Station” use. Specifically, Prime Spot Fueling.
3. The site layout shall be substantially similar to that which is displayed on the site plan (Exhibit “B”), landscape plan (Exhibit “C”), and elevations (Exhibit “D”).
4. Screening of Structures:
 - a. Dumpster enclosures shall be screened with a masonry wall consistent with the material used on the primary structure. In addition, a continuous, evergreen hedge not less than three (3) feet tall spaced not less than three (3) feet on center shall be installed around the structure.
 - b. All mechanical equipment (a/c units, electrical boxes, pad-mounted transformers) shall be screened with either a parapet wall or a continuous, evergreen hedge not less than three (3) feet tall spaced not less than three (3) feet on center.
5. Lighting: All lighting must comply with Chapter 125, Article 4, Section 4.8 of the Unified Development Code:
 - a. Canopy Lights. Light fixtures mounted on canopies or vehicle fueling station islands shall be recessed so that the lens cover is either recessed or flush with the bottom surface (ceiling) of the canopy.
6. The exterior elevations shall be consistent with the Covenants, Conditions and Restrictions and shall be enforced by the Property Owners Association.
7. Signage: The project shall comply with the Article 8, Signs of the Unified Development Code with the following exception:
 - a. The only free-standing sign permitted on this site is a monument sign placed along East FM 518 and the base materials must be complementary of the primary building in keeping with the Covenants, Conditions and Restrictions.

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 _____, 2022.

PASSED on second reading the _____ day of _____, 2022.

PASSED AND ADOPTED on the _____ day of _____, 2022.

PAT HALLISEY, Mayor

ATTEST:

DIANA M. STAPP, City Secretary

APPROVED AS TO FORM:

NGHIEM V. DOAN, City Attorney