

ORDINANCE NO. 2016-

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 TO REZONE APPROXIMATELY 210 ACRES (**Z15-17 LAKES OF QUAIL POINTE**) FROM “RSF-5” (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 5,000 SQUARE FEET), “RSF-7” (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 7,000 SQUARE FEET), AND “RSF-10” (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 10,000 SQUARE FEET) TO “RSF-5-PUD” (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 5,000 SQUARE FEET WITH A PLANNED UNIT DEVELOPMENT OVERLAY) AND “RSF-7-PUD” (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 7,000 SQUARE FEET WITH A PLANNED UNIT DEVELOPMENT OVERLAY), LEGALLY DESCRIBED AS TRACTS 94, 96, 97, 98 (98-1), 99, 99-1, 100, AND 101 OF THE JOHN MILES SURVEY, ABSTRACT 153, TRACT 1-1 OF THE SAMUEL HINTON SURVEY, ABSTRACT 89 AND THE JOHN MILES SURVEY, ABSTRACT 153, TRACT 1 OF THE SAMUEL HINTON SURVEY, ABSTRACT 89, TRACT 1 OF THE S.G. MCCLENNY SURVEY, ABSTRACT 154, LOTS 164 THRU 181 AND ALL INTERVENING CLOSED STREETS (164-0-0) OF THE LEAGUE CITY SEMI-TROPICAL GARDENS SUBDIVISION AND THE WESTERN PORTION OF BLOCKS 26, 27, AND 28 (26-0-2) OF THE CLIFTON LAND & PRODUCTION COMPANY SUBDIVISION, GENERALLY LOCATED SOUTH OF LEAGUE CITY PARKWAY (STATE HIGHWAY 96), NORTH OF FM 646, 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, Chapter 125, Section 125-49 of the Code of Ordinances establishes a procedure for a property owner, his authorized agent, or the City Planner to request zoning changes; and

WHEREAS, Chapter 125, Section 125-80 of the Code of Ordinances establishes procedures and regulations for the creation and management of –PUD Planned Unit Development Overlay districts; and

WHEREAS, the City Council deems it necessary and in the best interest of the citizens to rezone approximately 210 acres from “RSF-5”, “RSF-7” and “RSF-10” to “RSF-5-PUD” and “RSF-7-PUD”, legally described as Tracts 94, 96, 97, 98 (98-1), 99, 99-1, 100, and 101 of the John Miles Survey, Abstract 153, Tract 1-1 of the Samuel Hinton Survey, Abstract 89 and the John Miles Survey, Abstract 153, Tract 1 of the Samuel Hinton Survey, Abstract 89, Tract 1 of the S.G. McClenny Survey, Abstract 154, Lots 164 thru 181 and all intervening closed streets (164-0-0) of the League City Semi-Tropical

Gardens Subdivision and the western portion of Blocks 26, 27, and 28 (26-0-2) of the Clifton Land & Production Company Subdivision, generally located south of League City Parkway (SH 96), north of FM 646, east of South Shore Boulevard and west of State Highway 146 as shown in the attached Map in Exhibit "A" and in the attached Lakes of Quail Pointe Planned Unit Development Document (PUD Document) dated June 2016 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 210 acres, legally described as Tracts 94, 96, 97, 98 (98-1), 99, 99-1, 100, and 101 of the John Miles Survey, Abstract 153, Tract 1-1 of the Samuel Hinton Survey, Abstract 89 and the John Miles Survey, Abstract 153, Tract 1 of the Samuel Hinton Survey, Abstract 89, Tract 1 of the S.G. McClenny Survey, Abstract 154, Lots 164 thru 181 and all intervening closed streets (164-0-0) of the League City Semi-Tropical Gardens Subdivision and the western portion of Blocks 26, 27, and 28 (26-0-2) of the Clifton Land & Production Company Subdivision, generally located south of League City Parkway (SH 96), north of FM 646, east of South Shore Boulevard and west of State Highway 146 as shown in the attached Map in Exhibit "A" and attached Lakes of Quail Pointe Planned Unit Development Concept Document (PUD Document) dated June 2016 in Exhibit "B", shall heretofore be zoned "RSF-5-PUD" and "RSF-7-PUD".

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. It is hereby found and determined that the meeting at which this ordinance was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law.

PASSED on first reading the \_\_\_\_ day of \_\_\_\_\_, 2016.

PASSED on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

PASSED AND ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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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