

ORDINANCE NO. 2018-

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 FOR SPECIAL USE PERMIT SUP-18-0002 (FAIRFIELD INN AND SUITES) TO ALLOW A LIMITED SERVICE HOTEL USE ON PROPERTY LEGALLY DESCRIBED AS LOT TWO, PHASE TWO, PINNACLE PARK, GENERALLY LOCATED AT THE NORTHEAST INTERSECTION OF PINNACLE PARK DRIVE AND BROOKPORT DRIVE, APPROXIMATELY 290 FEET SOUTH OF BIG LEAGUE DREAMS PARKWAY, WITH THE ADDRESS OF 1144 PINNACLE PARK DRIVE, 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 Council adopted Ordinance No. 2005-24 amending Chapter 125 of the Code of Ordinances of the City of League City, Texas (the "Code of Ordinances") and adopting zoning ordinances consistent with the Comprehensive Plan for the City of League City, Texas; and

WHEREAS, Section 125-50 provides that the City Council may grant a Special Use Permit for special uses that are otherwise prohibited by this ordinance, and may impose appropriate conditions and safeguards to conserve and protect property and property values in the neighborhood; and

WHEREAS, the owner of a certain 2.42-acre tract of land, legally described as Lot Two, Phase Two, Pinnacle Park, generally located at the northeast intersection of Pinnacle Park Drive and Brookport Drive, approximately 290 feet south of Big League Dreams Parkway, with the address of 1144 Pinnacle Park Drive, which parcel is currently zoned "CM" (Commercial Mixed Use), is requesting a Special Use Permit for a "Limited Service Hotel" use; as shown in the Zoning Map in Exhibit "A";

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 applicant presented adequate testimony that the proposed Limited Service Hotel use is consistent with the standards for issuance for a Special Use Permit; and

WHEREAS, the City Council has discretionary authority under Ordinance No. 2005-24 and applicable law to grant or withhold approval of a Special Use Permit; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

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 the 2.42-acre tract of land legally described as Lot Two, Phase Two, Pinnacle Park, generally located at the northeast intersection of Pinnacle Park Drive and Brookport Drive, approximately 290 feet south of Big League Dreams Parkway, with the address of 1144 Pinnacle Park Drive, which parcel is currently zoned “CM” (Commercial Mixed Use), is requesting a Special Use Permit for a “Limited Service Hotel” use; as shown in the Zoning Map in Exhibit “A”, and subject to the following conditions:

- a. 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.
- b. The only use permitted by this SUP is a Limited Service Hotel.
- c. The site layout shall be substantially similar to that which is displayed on the site plan (Exhibit B), elevations (Exhibit C), and landscaping plan (Exhibit D). This includes the parking requirements, landscaping, and elevations.
- d. All utilities shall be located underground. Any electrical equipment such as switch gear or transformers shall be pad mounted or underground and screened on all sides.
- e. The project shall comply with all of the Architectural requirements of Section 125-90.E. of the League City Code of Ordinances with those exceptions shown below:
 - i. Ten percent of the roof and/or building material will be composed of materials that meet the LEED Green Building Rating System (e.g. concrete, masonry, radiant flooring), in lieu of being LEED certified.
 - ii. The conference room is to be a minimum of 350 square feet.
- f. Screening of Structures:
 - i. Dumpster enclosures shall be screened with a masonry wall consistent with the material used on the primary structure (stone). 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.
 - ii. All mechanical equipment (a/c units, electrical boxes, pad-mounted transformers) shall be screened with a masonry wall consistent with the material used on the primary structure (stone). The transformer may be screened with landscaping only if a continuous, evergreen hedge not less than three (3) feet tall spaced not less than three (3) feet on center at the time of installation is used.
- g. Lighting: Lighting shall be directed away from all property lines toward the interior of the lot.
- h. Signage: The project shall comply with the League City Sign Ordinance with the following exception: Any pylon or monument sign(s) along any right-of-way must be of masonry below the sign cabinet. The colors of the masonry base shall be complementary of the primary building.

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 first reading the _____ day of _____, 2018.

PASSED second reading the _____ day of _____, 2018.

PASSED AND ADOPTED the _____ day of _____, 2018.

PAT HALLISEY,
Mayor

ATTEST:

DIANA M. STAPP,
City Secretary

APPROVED AS TO FORM:

NGHIEM V. DOAN,
City Attorney