

ORDINANCE NO. 2019-03

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 TO REZONE APPROXIMATELY 41.65 ACRES, (**PUD-17-0008 DUNCAN PLANNED UNIT DEVELOPMENT**), FROM “RSF-7” (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 7,000 SQUARE FEET) TO “RSF-7-PUD” (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 7,000 SQUARE FEET WITHIN A PLANNED UNIT DEVELOPMENT OVERLAY) AND TO REPEAL AND REPLACE ORDINANCE NO. 2006-65 OF THE LEAGUE CITY CODE OF ORDINANCES WITH A NEW PLANNED UNIT DEVELOPMENT OVERLAY TOTALING 1,747.4 ACRES IN SIZE, LEGALLY DESCRIBED AS PORTIONS OF THE PERRY AND AUSTIN SURVEY, ABSTRACT 19; I.R. LEWIS SURVEY, ABSTRACT 15; I. & G.N. RAILROAD SURVEY, SECTION 1, ABSTRACT 607, THE J.C. LEAGUE SURVEY, ABSTRACT 661 AND THE C.W. PRESSLER SURVEY, ABSTRACT 649, GENERALLY LOCATED ALONG THE NORTH SIDE OF FARM TO MARKET ROAD 517, SOUTH OF LEAGUE CITY PARKWAY AND WEST OF CALDER ROAD IN THE 7000 TO 8000 BLOCK OF FARM TO MARKET ROAD 517 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, on July 25, 2006, the City Council adopted Ordinance No. 2006-65, amending Ordinance No. 2005-24, granting a Planned Unit Development (Z06-04/P Duncan “PUD” Overlay) on approximately 1,704.7 acres; and

WHEREAS, the City Council deems it necessary and in the best interest of the citizens to rezone approximately 41.65 acres from “RSF-7” to “RSF-7-PUD” and repeal and replace Ordinance No. 2006-65, to create a new Planned Unit Development totaling 1,747.4 acres in size, legally described as portions of the Perry and Austin Survey, Abstract 19; I.R. Lewis Survey, Abstract 15; I. & G.N. Railroad Survey, Section 1, Abstract 607, the J.C. League Survey, Abstract 661 and the C.W. Pressler Survey, Abstract 649, generally located along the north side of Farm to Market Road 517, south of League City Parkway and west of Calder Road in the 7000 to 8000 block of Farm to Market Road 517 as shown in the attached Exhibit Drawing of 1,747.4 Acres, City of League City, Galveston County, Texas dated October 2018 in

Exhibit “A” and in the attached Duncan Planned Unit Development Document (PUD Document) dated November, 2018 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 41.65 acres, legally described as portions of the Perry and Austin Survey, Abstract 19; I.R. Lewis Survey, Abstract 15; I. & G.N. Railroad Survey, Section 1, Abstract 607, the J.C. League Survey, Abstract 661 and the C.W. Pressler Survey, Abstract 649, generally located along the north side of Farm to Market Road 517, south of League City Parkway and west of Calder Road in the 7000 to 8000 block of Farm to Market Road 517 as shown in the attached Exhibit Drawing of 1,747.4 Acres, City of League City, Galveston County, Texas dated October 2018 in Exhibit “A” and attached Duncan Planned Unit Development Document dated November, 2018 in Exhibit “B”, shall heretofore be zoned “RSF-7-PUD” along with Ordinance 2006-65 hereby repealed and replaced.

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 8<sup>th</sup> day of January, 2018.

PASSED on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

PASSED AND ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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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