

## Zoning Change - FM 646 Tract (MAP-19-0013)

<b>Request</b>	Hold a public hearing and make a recommendation to City Council for Zone Change application, <b>MAP-19-0013 (FM 646 Tract)</b> , a request to rezone approximately 33.85 acres from “CG” (General Commercial) to “RSF-5” (Residential Single Family with a minimum lot size of 5,000 square feet), legally described as Abstract 36 of the WG Banks Survey, Tracts 13 and 13-2, generally located along the south side of FM 646 and east of Caroline Street.
<b>Applicant</b>	Kathryn Parker, META Planning + Design
<b>Owner(s)</b>	Sam Boyd, League City Investors, LTD
<b>City Council</b>	Public Hearing and First Reading – <i>November 19, 2019, Second Reading – December 10, 2019</i>
<b>Location</b>	Generally located along the south side of FM 646 and east of Caroline Street.
<b>Citizen Response</b>	16 – Notices Mailed to Property Owners within 500 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
<b>Attachments</b>	1. Zoning Map 2. Aerial Map 3. Conceptual Site Plan 4. Utility and Drainage Plan 5. Land Uses and Development Regulations 6. Survey and Legal Description

The Commission should consider the following criteria in its deliberation to support its recommendation for approval or denial.

<b>Background</b>	<p><b><u>August 10, 1999</u></b> – The properties were initially zoned as “Suburban Development-Residential”</p> <p><b><u>August 30, 2005</u></b> – The western tract described as Tracts H-1 and H-2 is zoned “CG” (General Commercial) as a result of the Zoning Map and Text Amendment of 2005.</p> <p><b><u>July 09, 2013</u></b> – The remaining eastern Tract described as Tracts I and J are zoned “CG” (General Commercial) through a Zoning Amendment Request.</p> <p><b><u>June 24, 2019</u></b> – The applicant held a neighborhood meeting for the proposed rezoning. The meeting attendance sheet submitted by the applicant indicated that nine people were in attendance.</p> <p><b><u>August 06, 2019</u></b> – The applicant submitted an application for a Zoning Map Amendment.</p> <p><b><u>October 11, 2019</u></b> – Notice of public hearings published in the newspaper.</p> <p><b><u>October 14, 2019</u></b> – Planning staff sent public hearing notices to the surrounding property owners and installed public hearing signs on the property.</p> <p><b><u>November 04, 2019</u></b> – Planning &amp; Zoning Commission to hold a public hearing and make a recommendation to City Council on the request.</p> <p><b><u>November 19, 2019</u></b> – City Council to hold a public hearing and hear the item on first reading.</p>
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<b>Purpose of Request</b>	The applicant is requesting to rezone two pieces of property to allow for the development of 127 residential lots and 1.8 acres of open space for detention and parkland dedication. The owner and
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applicant indicated that attempts to market the property for commercial uses has not yielded a viable purchaser.

## Site and Surrounding Area

The rezoning request consists of two tracts of land totaling 33.8 acres fronting FM 646.

The subject properties are currently undeveloped.

Direction	Abutting Zoning	Abutting Land Use
North	“ROW”	FM 646
South	---	Texas City Limits, Undeveloped Property
East	---	Texas City Limits, Developed Commercial Property
West	“CG”	Developed Commercial Property

## Conformity with Comprehensive Plan

The Future Land Use Map in the 2035 Comprehensive Plan identifies the land use type as “Enhanced Auto-Dominant Commercial.”

Enhanced Auto-Dominant Commercial focuses on creating convenience and access for the end-user in an almost exclusively auto-centric environment, typically consisting of mainly “strip retail” and “big-box” developments. The proposed use is not consistent with the Future Land Use Plan. Although inconsistent with the Future Land Use Plan, it is consistent with nearby residential development.

## Zoning Analysis

While the subject parcels do not directly abut any property zoned single-family residential, multiple residential subdivisions exist within the northern vicinity of the properties. The property south of the subject property, located in the Texas City jurisdiction is currently undeveloped, but future plans indicate that the land will be developed as a residential subdivision. Based on the residential nature of some of the surrounding properties, the proposed residential zoning would be consistent with the zoning and uses of nearby properties. Both Hidden Lakes and Coastal Point have multiple sections developed that are consistent with the RSF-5 standards.

The requested RSF-5 zoning district requires a minimum lot width of 50-feet and a minimum lot square footage of 5,000 square feet. The proposed development would consist of lots with a minimum lot width of 50-feet and a minimum square footage of 6,000 square feet (i.e. 50’ x 120’ lot configurations). The proposed lot configuration would meet the specific lot requirements for the RSF-5 zoning district.

Should the proposed rezoning be approved, single-family uses would be allowed by right. A list of land uses and development requirements are provided in an attachment (*see Sec.125-70*). The current zoning district, General Commercial, is designated primarily for larger-scaled, auto-orientated development and includes the widest variety of uses. Some of the possible uses permitted in the General Commercial zoning district include automobiles sales and automobile care centers, warehousing and storage facilities, eating and drinking establishments, retail shops, offices, parking facilities, and hotels.

It is important to note that the proposed site plan is conceptual and only the zoning is being considered at this time.

## Traffic Impact

Given the current General Commercial zoning of the properties, several different uses are permissible on this site in a variety of configurations. Below are tables that provide a comparative view of the number of trips generated by the proposed use of single-family lots, compared to some

potential commercial uses currently allowed by right. The information provided below are projections based on the Institute of Traffic Engineers (ITE) Trip Generation Manuals and the City of League City Engineering Criteria.

Single Family Homes, 127 Units [Proposed Units]	
Daily Trips (weekday)	1,215
AM Peak Hour Trips (weekday)	95
PM Peak Hour Trips (weekday)	128

Large Commercial (Retail/Shopping Center), 48,000 square feet	
Daily Trips (weekday)	2,061
AM Peak Hour Trips (weekday)	48
PM Peak Hour Trips (weekday)	179

Commercial (Restaurant with a Drive-thru), 5,000 square feet	
Daily Trips (weekday)	2,481
AM Peak Hour Trips (weekday)	247
PM Peak Hour Trips (weekday)	167

Based on the trip generation charts, the proposed development, with 127 dwelling units, would have a lesser impact to traffic than a variety of the currently permissible uses; most notably, a stand-alone 5,000 square-foot restaurant with a drive-thru service would generate 1,266 daily trips more than the 127 single family units, while the 48,000 square-feet of retail/shopping center would generate 846 more daily trips. This site is large enough to contain both a 48,000 square foot shopping center and multiple restaurants. This could generate over five times the amount of traffic than single-family uses.

If the request is approved, the developer would be required to submit a Traffic Impact Analysis (TIA) for review and consideration by the City Engineer. The TIA would consider trips generated, existing roadway conditions and traffic volumes, and then determine what necessary improvements would need to be made to the frontage and adjacent roadways, and any access-points leading into the development in an effort to mitigate any possible impact to traffic conditions.

## Utilities

### *Water*

Water service will be provided by connecting to an existing 12-inch waterline located along Whispering Lakes Ranch Drive and extending the waterline across FM 646.

### *Wastewater*

Sanitary sewer will be provided by a proposed 8-inch sanitary sewer line that will be located along the south side of FM 646 that will connect to an existing line 12-inch sanitary sewer line located on the south side of FM 646 and east of Caroline Street.

### *Drainage*

The applicant is currently proposing to provide .8 acres of onsite detention and to connect to an off-site detention pond. Engineers for the city have indicated that this method of detention would be acceptable if the design and calculations support the intended developments.

## Floodplain

The parcel included in the zoning map amendment is currently located in “AE” zone. The AE Zone or “special flood hazard areas” have a one percent chance of flooding in any year and a 26 percent chance of flooding over the life of a 30-year mortgage.

**Criteria for  
Considering  
Rezoning**

The Planning and Zoning Commission shall use the following criteria for considering their recommendation for approval or denial:

1. Conformance with the City's Comprehensive Plan and other City policies;
2. The character of the surrounding area;
3. The zoning and use of nearby properties, and the extent to which the proposed zoning and use would be compatible;
4. The suitability of the property for the uses permitted by right in the proposed zoning district;
5. The extent to which approval of the application would detrimentally affect nearby properties;
6. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network or present parking problems in the vicinity of the property;
7. The extent to which approval of the application would harm the value of nearby properties;
8. The gain to public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the owner as a result of denial of the application; and
9. Exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

**Criteria in  
Support of  
Recommendation**

Based upon the information provided, staff has determined:

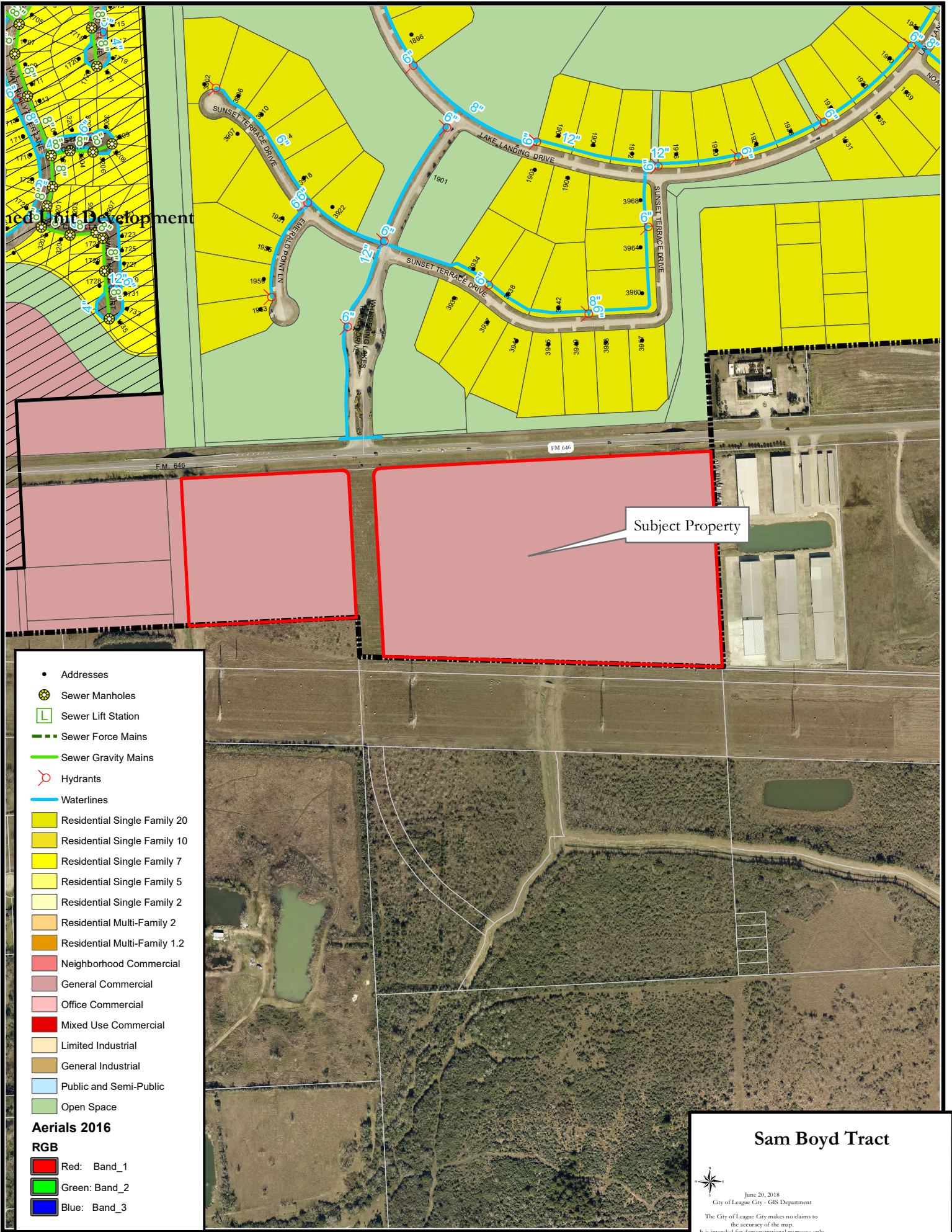
- The proposed rezoning is consistent with the character of nearby subdivisions;
- There is sufficient capacity for water and sewer services for the property;
- The proposed zoning district has less potential traffic impacts than the current zoning district;
- The proposed uses permitted by "RSF-5" zoning district are suitable for the properties.

**Staff  
Recommendation**

Given the criteria listed above, staff recommends approval.

For additional information, you may contact Kayla Davis, Planner II, at 281-554-1079 or at [Kayla.Davis@leaguecitytx.gov](mailto:Kayla.Davis@leaguecitytx.gov).





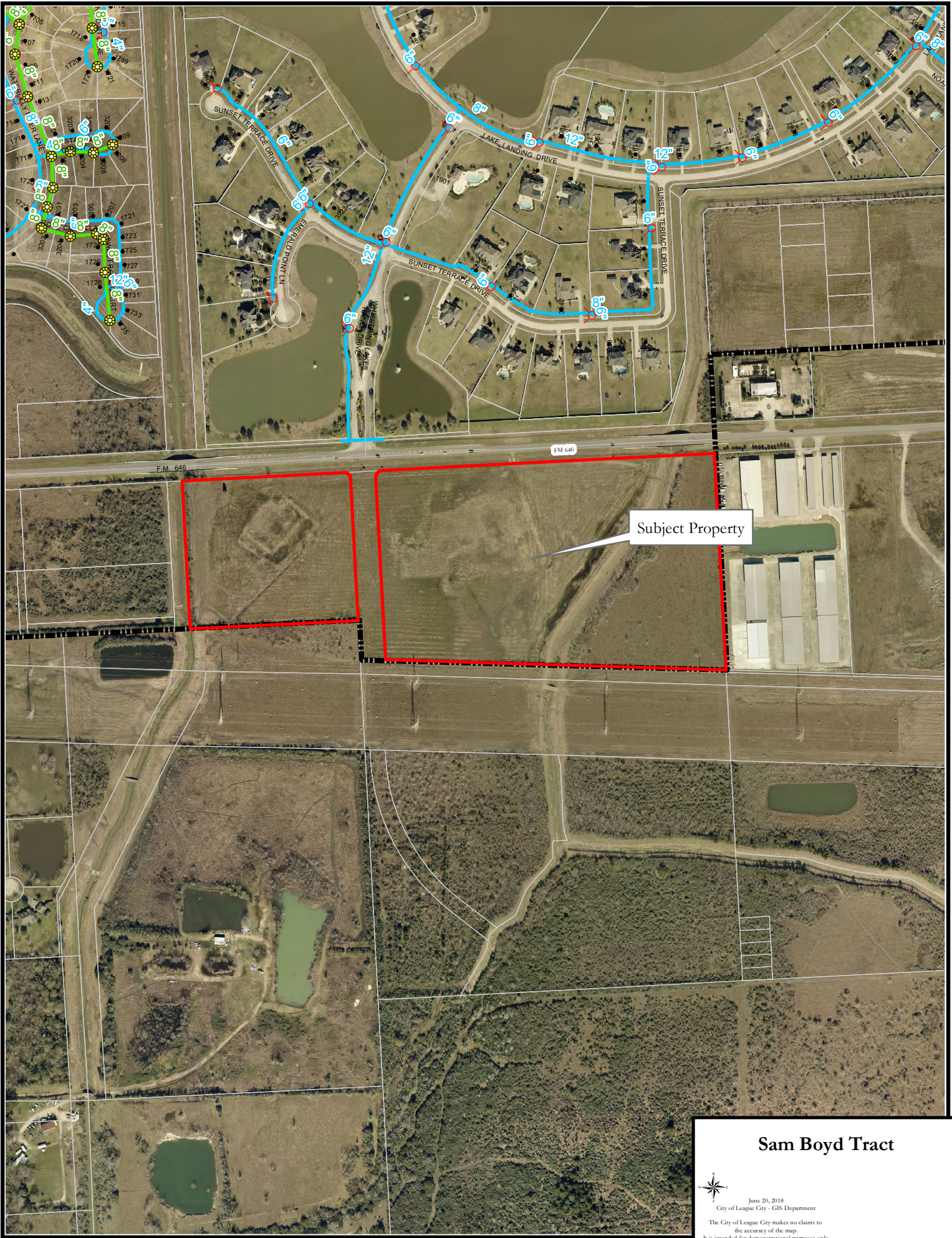
Subject Property

# Sam Boyd Tract



June 20, 2018  
City of League City - GIS Department  
The City of League City makes no claims to  
the accuracy of the map.  
It is intended for demonstrational purposes only.





### Sam Boyd Tract



June 20, 2018  
City of League City - GIS Department

The City of League City makes no claims to the accuracy of the map.  
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OPTION

127 LOTS  
1.8 AC OPEN SPACE

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a schematic development plan for  
**FM 646 TRACT**  
±33.8 ACRES OF LAND  
prepared for  
**SAM BOYD DEVELOPMENT**

**META**  
PLANNING + DESIGN

by  
24275 Katy Freeway, Ste. 200  
Katy, Texas 77494  
Tel: 281-810-1422

SCALE  
0 50 100 200

MTA-05804  
SEPTEMBER 10, 2019







## **Sec. 125-72      Commercial and Mixed Use Districts**

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### **Sections:**

- 125-72.A.      Purposes
- 125-72.B.      Land Use Regulations
- 125-72.C.      Development Regulations
- 125-72.D.      Review of Plans

*This section establishes regulations for four commercial and mixed use district types: Neighborhood Commercial (CN), General Commercial (CG), Commercial Office (CO), and Commercial Mixed Use (CM).*

### **Sec. 125-72.A.      Purposes**

The specific purposes of the *C Commercial and Mixed Use Districts* are to create, maintain, and enhance commercial and mixed use areas that serve as local activity centers for surrounding neighborhoods as well as regional centers serving city and area residents. Commercial and mixed use areas are typically located on or near the City's major arterial roads and represent a range of development scales and intensities that may include residential uses where appropriate. Four *C Commercial and Mixed Use Districts* are established:

- ***CN Neighborhood Commercial.*** This district is intended to provide for areas of smaller-scaled and pedestrian-oriented neighborhood-serving commercial and mixed use development (typically with floorplates of less than 10,000 square feet) that includes retail, services, office, eating and drinking, housing, smaller-scaled public uses, etc.
- ***CG General Commercial.*** This district reflects existing and future areas of larger-scaled pedestrian- and auto-oriented commercial development (typically with floorplates of more than 10,000 square feet) located on the City's major arterial roads and include a wide variety of community-serving uses that include retail, services, office, auto-related businesses, eating and drinking, recreation and entertainment, public and semi-public uses, etc. Residential uses are not permitted in this district.
- ***CO Commercial Office.*** This district is intended to provide for areas of large-scale integrated professional office development of quality design in a landscaped setting serving high technology, and research and development. Secondary support uses—such as business services and institutional uses—serving the development are encouraged.
- ***CM Commercial Mixed Use.*** This district is intended to provide for areas of large-scale pedestrian- and auto-oriented region-serving mixed use development that includes a mix of retail formats (both large and small), office and business services, commercial lodging, office-oriented research and development, recreation and entertainment, etc. Multi-family residential uses are permitted in this district. Development in this district will occur under a master development plan.



## **Sec. 125-72.B. Land Use Regulations**

Schedule 125-72.B below prescribes the land use regulations for *C Commercial and Mixed Use Districts*. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-72.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.



**Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts**

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
<b><i>Residential</i></b>					
Residential Dwellings					Refer to Section 125-90.B.
<i>Multi-Family Residential</i>	L1	—	—	L1	
<i>Single-Family Residential</i>	L1	—	—	—	
Group Residential Facilities					Refer to Section 125-90.J
<i>Assisted Living Facility</i>	P	P	P	P	
<i>Continuing Care Facility</i>	P	P	P	P	
<i>Disabled Group Dwelling</i>	P	P	P	P	
<i>Emergency Shelter</i>	P	P	P	P	
<i>Homeless Shelter</i>	—	S	—	S	
<i>Nursing Home</i>	P	P	P	P	
<b><i>Public and Semipublic</i></b>					
Clubs or Lodges	S	P	S	P	
Colleges, Public or Private	S	P	P	P	
Cultural Institutions	P	P	P	P	
Day Care	P	P	P	P	
Educational Research and Development	—	P	P	P	
Government Offices and Facilities					
<i>Large-Scale</i>	—	P	P	P	
<i>Small-Scale</i>	P	P	P	P	
Hospitals	S	P	P	P	
Parks and Recreation	P	P	P	P	
Public Maintenance Facilities	—	S	—	—	Refer to Section 125-90.D.
Public Safety Facilities	P	P	P	P	
Religious Assembly	L2	P	P	P	
Schools, Public or Private	P	P	P	P	
<b><i>Commercial</i></b>					
Alcoholic Beverage Sales					
<i>On-Premise Consumption</i>	S, L3	S, L3	S, L3	S, L3	
<i>Off-Premise Consumption</i>	—	P, L3	—	—	
Ambulance Services	—	P	P	P	
Animal Sales and Services	S	P	—	S	
Animal Sales and Services with Outdoor Kennels, Areas, and Runs	—	S	—	S	
Automobile/Vehicle/Equipment Sales and Services					
<i>Automobile/Vehicle/Equipment Sales and Rental</i>	—	P	—	S	
<i>Used Vehicle Sales</i>	—	L10	—	L10	
<i>Automobile Rentals</i>	L4	P	L4	P	
<i>Car Wash</i>	—	S	—	S	



**Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts**

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
<i>Vehicle Fueling</i>	—	S	—	S	
<i>Light Vehicle Services</i>	S	P	—	S	
<i>Auto Repair and Other Heavy Vehicle Services</i>	—	S	—	—	
Banks and Other Financial Institutions	L5	P	P	P	Refer to Section 125-90.A.
Bed and Breakfast Establishment	P	P	—	P	
Building Materials Sales and Services	—	P	—	P	Refer to Section 125-90.D.
Business Services	P	P	P	P	
Catering Business	S	P	P	P	
Convention Center	—	P	P	P	
Eating and Drinking Establishments					
<i>Full Service</i>	P	P	S	P	
<i>Limited Service</i>	P	P	S	P	
<i>With Drive-Through Facilities</i>	S, L5	P	S	P	Refer to Section 125-90.A.
<i>With Live Entertainment</i>	S	P	S	P	
<i>With Outdoor Seating</i>	L6	L6	S	L6	
Event Venue	—	S	—	S	
Food and Beverage Sales	P	P	—	P	
Home Improvement Sales and Services	L7	P	—	P	Refer to Section 125-90.C.
Hotels	—	P	—	—	Refer to Section 125-90.F.
Laboratory, Commercial	S	P	P	P	
Maintenance and Repair Services	P	P	P	P	
Massage Establishments and Massage Services	P	P	P	P	
Micro-Brewery, Micro-Distillery, Micro-Winery	—	P	—	P	
Nurseries and Garden Supply Stores	P	P	—	P	Refer to Section 125-90.C.
Offices	P	P	P	P	
Parking Facilities	S	P	P	P	
Pawn Shops	—	L8	—	S	
Personal Instructional Services	P	P	—	P	
Personal Services	P	P	S	P	
Recreation and Entertainment					
<i>Large-Scale</i>	S	P	S	S	
<i>Small-Scale</i>	S	P	S	P	



**Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts**

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
Recreational Vehicle Park	—	S	—	—	Refer to Section 125-90.E.
Retail Sales	P	P	—	P	Refer to Section 125-90.C.
Self-Storage	—	S	—	S	Refer to Section 125-90.D.
Undertaking, Funeral and Interment Services	S	P	—	P	
<b><i>Industrial</i></b>					
Production Industry					
<i>Artisan</i>	S	S	S	S	Refer to Section 125-90.D.
<i>Limited</i>	—	P	—	S	
Research and Development	—	S	S	S	
Warehousing and Storage					
<i>Indoor Storage</i>	—	P	S	S	Refer to Section 125-90.D.
Wholesaling and Distribution					
<i>With Store Facilities</i>	—	P	—	P	Refer to Section 125-90.D.
<i>Non-Store Facilities</i>	—	P	S	S	Refer to Section 125-90.D.
<b><i>Transportation, Communication, and Utilities</i></b>					
Communication Facilities	—	P	P	P	
Communication Towers and Structures	—	L9	L9	L9	
Transportation Facilities					
<i>Marinas, Docks</i>	P	—	—	P	
<i>Marinas, Private</i>	P	P	—	P	
<i>Marinas, Public</i>	P	P	—	P	
<i>Transportation Passenger Terminals</i>	S	P	P	P	
Utility, Minor	P	P	P	P	
<b><i>Agriculture and Extractive</i></b>					
Excavation and Mining	S	S	S	S	Refer to Chapter 98
<b><i>Pipelines, Oil and Gas Wells</i></b>					
Gas Well Drilling	S	S	S	S	Refer to Sec. 125-90.G.
Oil Well Drilling	S	S	S	S	Refer to Sec. 125-90.G.
Pipelines	S	S	S	S	Refer to Sec. 125-90.H.
Pump Stations	S	S	S	S	Refer to Sec. 125-90.I.
<b><i>Specific Use Limitations</i></b>					
L1 Permissible if not a ground floor use. The ground floor use shall not be an accessory use to the multi-family.		L2 If the total floor plate of all accessory uses exceeds 50 percent of the floor plate of the sanctuary, then a Special Use Permit is required.			



L3 Permissible if in accordance with Section 10 of the City of League City Code of Ordinances and the Texas Alcoholic Beverage Commission (TABC) Code.	L4 No outdoor storage or washing of vehicles.
L5 If property adjoins non-residential zoning district, submit traffic impact analysis to be approved by the City Engineer and Special Use Permit is not required.	L6 Hours of operation may be limited.
L7 Floorplates limited to a maximum of 10,000 square feet.	L8 Permissible if in accordance with the Texas Pawnshop Act (Texas Finance Code, Title 4, Chapter 371).
L9 Permissible if in accordance with the Communications Towers and Structures Ordinance and requires SUP.	L10 Permissible only as accessory use to new automobile sales.
<i>Accessory Uses and Structures</i>	See Article IV, Division 2
<i>Temporary Uses</i>	See Article IV, Division 3
<i>Nonconforming Uses and Structures</i>	See Article IV, Division 7



## Sec. 125-72.C. Development Regulations

Schedule 125-72.C below prescribes the development regulations for *C Commercial and Mixed Use Districts*, including building scale, building form and location, pedestrian orientation, vehicle accommodation, and open space and landscaping. The letter designations in right-hand column refer to the additional regulations listed at the end of Schedule 125-72.C. Refer also to Article IV: Regulations Applicable in All or Several Districts.

**Schedule 125-72.C: Development Regulations -- Commercial and Mixed Use Districts**

<i>Development Standards</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
<b><i>Building Scale – Intensity of Use</i></b>					
Minimum Lot Area (sq. ft.)	5,000	10,000	10,000	25,000	
Minimum Lot Dimensions (ft.)					
<i>Width</i>	25	75	75	100	
<i>Frontage</i>	25	75	75	100	
<b><i>Building Form and Pedestrian Orientation</i></b>					
Maximum Height (ft.)	30	125	60	125	
Minimum Yards (ft.)					
<i>Front</i>	--	20	20	--	
<i>Side (Nonresidential/Residential)</i>	10/15	15/30	10/20	20/40	
<i>Street Side (Corner Lot)</i>	10	15	10	15	
<i>Rear (Nonresidential/Residential)</i>	15/20	20/40	15/30	20/40	
Maximum Lot Coverage (Percent)	90	85	80	80	(1)
Limitations on Blank Walls	Yes	Yes	Yes	Yes	(2)
Minimum Storefront Continuity (Percent)	25	25	--	25	(3)
Building Transparency (Percent)	25	25	25	25	(4)
<b><i>Other Standards</i></b>					
Accessory Uses and Structures				See Article IV, Division 2	
Off-Street Parking and Loading				See Article IV, Division 5	
Landscaping and Buffer Yards				See Article IV, Division 6	



1. ***Maximum Lot Coverage.*** Includes buildings, parking areas, and driveways and maneuvering areas, but excludes common open space amenities and landscaped areas.
2. ***Blank Walls.*** No blank walls greater than 15 feet in length, excluding garage doors, shall be permitted on all street frontages excluding alleys. Building surfaces shall include an offset, recess, or projection providing shadows or visual interest for at least 25 percent of the frontage.
3. ***Storefront Continuity.*** Ground floor of retail buildings shall have a storefront appearance along all street frontages excluding alleys.
4. ***Building Transparency.*** Ground floor of buildings shall have views into occupied space provided by windows, displays, or doors along the primary street frontage.
5. ***Minimum Build-to Lines.*** Ground floor of buildings shall be built to the sidewalk along the primary street frontage.



**Sec. 125-72.D.            Review of Plans**

All development is subject to development review in accordance with the City's applications and procedures, pursuant to Article II, Division 2: Applications and Procedures.



## **Division 2.        Base Zoning District Regulations**

### **Sec. 125-70        Residential Single Family Districts**

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#### **Sections:**

- 125-70.A.        Purposes
- 125-70.B.        Land Use Regulations
- 125-70.C.        Development Regulations
- 125-70.D.        Review of Plans

*This section establishes regulations for 5 residential single family zoning district types: Residential Single Family 20 (RSF-20), Residential Single Family 10 (RSF-10), Residential Single Family 7 (RSF-7), Residential Single Family 5 (RSF-5), and Residential Single Family 2 (RSF-2). The development standards generally reflect current standards.*

#### **Sec. 125-70.A.        Purposes**

The specific purposes of the *RSF Residential Single Family Districts* are to create, maintain, and enhance neighborhood residential areas that are characterized by detached, single-unit structures with typical lot sizes ranging anywhere from 2,000 to 20,000 square feet in size. Future development must remain single family residential in nature, although some attached single-family units, small-scale public, and non-residential uses may be permitted in certain districts. Five *RSF Residential Single Family Districts* are established:

- ***RSF-20 Residential Single Family.*** This district reflects existing “large lot” single family areas of the City and is intended to provide for very low density suburban residential development. The minimum lot size is 20,000 square feet.
- ***RSF-10 Residential Single Family.*** This district reflects existing single family areas of the City and is intended to provide for low density suburban residential development. The minimum lot size is 10,000 square feet.
- ***RSF-7 Residential Single Family.*** This district reflects existing single family areas of the City and is intended to provide for medium density residential development. The minimum lot size is 7,000 square feet. This district is intended to replace the existing SD- R Suburban Development-Residential District in undeveloped areas of the City.
- ***RSF-5 Residential Single Family.*** This district reflects existing single family areas of the City and is intended to provide for medium density residential development. The minimum lot size is 5,000 square feet. Zero-lot line and attached single-family units are permitted. Mobile homes are conditionally permitted but are regulated as a special use in this district.



- **RSF-2 Residential Single Family.** This district is intended to provide for high density, small lot single family residential development with a minimum lot size of 2,000 square feet. Zero-lot line units are permitted.

## Sec. 125-70.B. Land Use Regulations

Schedule 125-70.B below prescribes the land use regulations for **RSF Residential Single Family Districts**. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-70.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

**Schedule 125-70.B: Use Regulations – Residential Single Family Districts**

<i>Use Classifications</i>	<i>RSF-20</i>	<i>RSF-10</i>	<i>RSF-7</i>	<i>RSF-5</i>	<i>RSF-2</i>	<i>Additional Regulations</i>
<b><i>Residential</i></b>						
Child Care Family Homes						
<i>Listed Family Homes</i>	P	P	P	P	P	
<i>Registered Family Homes</i>	S	S	S	S	S	
Residential Dwellings						Refer to Section 125-90.B
<i>Single Family Dwelling</i>	P	P	P	P	P	
<i>Single Family with Secondary Dwelling</i>	L1	L1	S	S	S	
<i>Duplex</i>	—	—	—	S	P	
<i>Industrialized Homes</i>	P	P	P	P	P	
<i>Townhouse</i>	—	—	—	—	P	
<i>Manufactured/Modular Homes</i>	—	—	—	S, L2	—	
Group Residential Facilities						
<i>Disabled Group Dwelling</i>	L3	L3	L3	L3	L3	Refer to Section 125-90.J
<b><i>Public and Semipublic</i></b>						
Cemeteries	S	S	S	S	S	
Cultural Institutions	S	S	S	S	S	
Parks and Recreation	P	P	P	P	P	



**Schedule 125-70.B: Use Regulations – Residential Single Family Districts**

Public Safety Facilities	S	S	S	S	S	
Religious Assembly	L4	L4	L4,L5	L4,L5	L4,L5	
Schools, Public or Private	S	S	S	S	S	
<b>Commercial</b>						
Bed and Breakfast Establishment	S	S	—	—	—	
Food and Beverage Sales	—	—	—	S	S	
Recreation and Entertainment						
<i>Large-Scale</i>	S	S	S	S	S	
<i>Small-Scale</i>	S	S	S	S	S	
<b>Transportation, Communication, and Utilities</b>						
Transportation Facilities						
<i>Marinas, Docks</i>	P	P	P	P	P	
<i>Marinas, Private</i>	S	S	S	S	S	
Utility, Minor	P	P	P	P	P	
<b>Agriculture and Extractive</b>						
Crop and Animal Raising	L6	—	—	—	—	
Excavation and Mining	S	S	S	S	S	Refer to Chapter 98
<b>Pipelines, Oil and Gas Wells</b>						
Gas Well Drilling	S	S	S	S	S	Refer to Sec. 125-90.G.
Oil Well Drilling	S	S	S	S	S	Refer to Sec. 125-90.G.
Pipelines	S	S	S	S	S	Refer to Sec. 125-90.H.
Pump Stations	S	S	S	S	S	Refer to Sec. 125-90.I.
<b>Specific Use Limitations</b>						
L1 Rental property is prohibited as being used for a secondary dwelling.	L2 Mobile home skirting or lattice shall be installed. A state-required gas cutoff valve shall be located outside the mobile home skirt.					
L3 Permissible if in accordance with Section 125-90.J.	L4 Minimum 20-foot wide landscaped buffer required along interior lot lines that abut a single-family lot.					
L5 No accessory uses permitted.	L6 Permissible if in accordance with Chapter 18 of the League City Code of Ordinances.					
<i>Accessory Uses and Structures</i>	See Article IV, Division 2					
<i>Temporary Uses</i>	See Article IV, Division 3					
<i>Nonconforming Uses and Structures</i>	See Article IV, Division 7					

**Sec. 125-70.C. Development Regulations**

Schedule 125-70.C below prescribes the development regulations for *RSF Residential Single Family Districts*, including building density, building form and location, and vehicle accommodation. The number designations in right-hand column refer to the additional regulations listed at the end of Schedule 125-70.C. Refer also to Article IV: Regulations Applicable in All or Several Districts.



**Schedule 125-70.C: Development Regulations – Residential Single Family Districts**

<i>Development Standards</i>	<i>RSF-20</i>	<i>RSF-10</i>	<i>RSF-7</i>	<i>RSF-5</i>	<i>RSF-2</i>	<i>Additional Regulations</i>
<b><i>Building Density</i></b>						
Minimum Lot Area (sq. ft.)	20,000	10,000	7,000	5,000	2,000	
Maximum Lot Coverage (Percent)					50	(1)
Minimum Lot Width (ft.)	120	80	50	50	25	(2)
<b><i>Building Form and Location</i></b>						
Maximum Height (ft.)	42	42	42	42	42	
Minimum Yards (ft.)						
<i>Front</i>	30	25	25	20	20	(3)
<i>Side</i>	20	15	5	5	5 / 15	(4)
<i>Street Side (Corner Lot)</i>	20	15	10	10	15	(5)
<i>Rear</i>	30	25	10	10	10 / 15	(6)
<b><i>Vehicle Accommodation</i></b>						
Required Parking (per unit)	Yes	Yes	Yes	Yes	Yes	(7)
Driveway Restrictions	Yes	Yes	Yes	Yes	Yes	(8)
<b><i>Other Standards</i></b>						
Accessory Uses and Structures				See Article IV, Division 2		
Off-Street Parking and Loading				See Article IV, Division 5		
Landscaping and Buffer Yards				See Article IV, Division 6		

1. ***Lot Coverage.*** For "RSF-20", "RSF-10", "RSF-7", and "RSF-5", any plat shall contain a table of allotted maximum (%) impervious surface for each lot represented; the maximum percent (%) impervious surface shall be derived from the hydrologic and the hydraulic report for the plat. The table shall delineate between percentages for building(s) and accessory structure(s).
2. ***Lot Width.*** Townhouses in "RSF-2" are permitted to have a minimum lot width of 20 feet.
3. ***Front Yard.*** The front yard setback may be reduced to 20 feet on lots that have frontage in a cul-de-sac or knuckle.
4. ***Side Yard.*** Zero-lot line, duplexes and townhouses are permitted in the RSF-2 districts. For such development, the yard requirement on the zero-lot line or attached side will be waived. In no case shall a distance of less than 10 feet separate dwelling units along the opposite side yard. A perpetual easement related to maintenance, eaves, and drainage of at least 4 feet shall be provided the lot adjacent to the zero-lot line property, which with the exception of walls and fences, shall be kept clear of structures. This easement shall be noted on the plat and incorporated into each deed transferring title to property. The 15-foot side yard setback shall apply to townhouses and duplexes only.
5. ***Street Side Yard.*** A zero-lot line dwelling unit shall not be built to the street side yard.
6. ***Rear Yard.*** In the RSF-7, RSF-5 and RSF-2 districts where a rear alley is provided, the rear yard setback for attached or detached garages may be reduced to 6 feet. Refer to Article IV, Division 2: Accessory Uses and Structures. The 15-foot rear yard setback shall apply to townhouses and duplexes only.

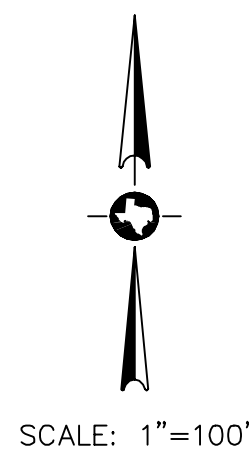


7. ***Required Parking.*** In all RSF districts, the side yard may be used for vehicle parking or access to the rear of the lot. No vehicle parking shall obstruct or encroach a public sidewalk.
8. ***Driveway Restrictions.*** Driveway access to a RSF Residential Single Family lot from a major or minor arterial is prohibited.
9. ***Continuity of setback street frontage.*** In single family residential districts, if the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be equal to the front yard.

#### **Sec. 125-70.D.      Review of Plans**

All development is subject to development review in accordance with the City's applications and procedures, pursuant to Article II, Division 2: Applications and Procedures.





CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	89°56'43"	39.25'	S 47°59'22" E	35.34'
C2	25.00'	90°03'17"	39.29'	N 42°00'38" E	35.37'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	72.94'	S 03°01'00" E
L2	103.46'	S 11°50'17" W
L3	100.19'	S 00°33'24" W
L4	183.69'	S 14°05'16" W
L5	62.98'	S 26°21'31" W
L6	51.51'	S 19°38'25" W
L7	46.65'	S 07°07'33" W
L8	176.88'	N 87°02'17" E



## TRACT "H-1"

All of that certain 7.21 acres (313,900 square feet) tract or parcel out of and a part of Block 77 and Block 78 of **LEAGUE CITY SEMI-TROPICAL GARDENS**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 8 in the Office of the County Clerk of Galveston County, Texas, said 7.21 acres tract also being out of and a part of that certain tract, called Tract I, conveyed from League City, LLC to League City Investors, Ltd. by instrument recorded under Clerk's File Number 2002045006 in the Official Public Records of Real Property of Galveston County, Texas, said 7.21 acres tract being more particularly described by metes and bounds as follows:

**COMMENCING** at an iron rod with cap stamped "GeoSurv" found for the Northwest corner of that certain called 1.72 acres tract conveyed from League City Investors, Ltd. to 418 Southlake, Ltd. by instrument recorded in Clerk's File Number 2007061436 of the Official Public Records of Real Property of Galveston County, Texas, said point also being the most Westerly corner of a cut-back curve to the right at the intersection of the South line of F.M. 646, a 120 feet wide public roadway right-of-way, with the West line of Southlake Boulevard, a 100 feet wide public roadway right-of-way, recording pending, said curve having a radius of 25.00 feet and a central angle of 89°56'43";

**THENCE** Southeasterly, along the arc of said cut-back curve and the West line of said 1.72 acres tract, a distance of 39.25 feet, the chord of which bears S 47°59'22" E, 35.34 feet, to an iron rod with cap stamped "GeoSurv" found for point of tangency, said point being at the West line of the **W.G. BANKS SURVEY, Abstract No. 36;**

**THENCE** S 03°01'00" E, along the West line of both said 1.72 acres tract and of said **W.G. BANKS SURVEY**, a distance of 247.71 feet to the **POINT OF BEGINNING** of the herein described tract;

**THENCE** S 03°01'00" E, continuing along the West line of both said 1.72 acres tract and of said **W.G. BANKS SURVEY**, a distance of 310.47 feet to an iron rod with cap stamped "GeoSurv" found for the Southeast corner of the herein described tract, said point also being the Northeast corner of the **P.G. MERRITT SURVEY, Abstract No. 155** and from which a found 2 inch iron pipe in concrete bears S 87°46'47" W, 3.74 feet;

**THENCE** S 87°01'24" W, along the North line of said **P.G. MERRITT SURVEY** and the South line of said Block 78, at 609.38 feet passing a 5/8 inch iron rod with cap stamped "GeoSurv" set for point on line and for the Southeast corner of that certain 60 feet wide drainage easement described in Volume 2771, Page 125 of the Deed Records of Galveston County, Texas, and continuing for a total distance of 669.38 feet to a point for the Southwest corner of the herein described tract of land, said point also being the Southwest corner of said Block 78 and Southeast corner of Block 61 of said **LEAGUE CITY SEMI-TROPICAL GARDENS;**

**THENCE** N 03°01'28" W, along the West line of said Blocks 77 and 78, the same being the East line of Blocks 60 and 61 of said **LEAGUE CITY SEMI-TROPICAL GARDENS**, a distance of 583.33 feet to a point for the Northwest corner of the herein described tract, said point being at the South line of said F.M. 646;

**THENCE** N 87°02'17" E, along the South line of said F.M. 646, at 60.00 feet passing a 5/8 inch iron rod with cap stamped "GeoSurv" set for point on line and for a point at the East line of that certain 60 feet wide drainage easement described in Volume 2747, Page 521 of the Deed Records of Galveston County, Texas, and continuing for a total distance of 404.65 feet to a point for the most Northerly corner of the herein described tract;

**THENCE**, S 03°01'00" E, a distance of 72.94 feet to a point for angle to the right;

**THENCE**, S 11°50'17" W, a distance of 103.46 feet to a point for angle to the left;



**THENCE**, S 00°33'24" W, a distance of 100.19 feet to a point for a reentrant corner of the herein described tract;

**THENCE**, N 86°59'00" E, a distance of 297.58 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 7.21 acres (313,900 square feet) of land.

## **TRACT "I"**

All of that certain 16.88 acres (736,103 square feet) tract or parcel out of and a part of the **W.G. BANKS SURVEY, Abstract No. 36**, Galveston County, Texas, said 16.88 acres tract also being out of and a part of those certain tracts, called Tract III and Tract V, conveyed from League City, LLC to League City Investors, Ltd. by instrument recorded under Clerk's File Number 2002045006 in the Official Public Records of Real Property of Galveston County, Texas, said 16.88 acres tract being more particularly described by metes and bounds as follows:

**COMMENCING** at an iron rod with cap stamped "GeoSurv" found for the Northwest corner of that certain called 1.72 acres tract conveyed from League City Investors, Ltd. to 418 Southlake, Ltd. by instrument recorded in Clerk's File Number 2007061436 of the Official Public Records of Real Property of Galveston County, Texas;

**THENCE** N 87°02'17" E, along the South line of said F.M. 646, at 24.98 feet passing the Northwest corner of said Tract III and continuing for a total distance of 150.00 feet to an iron rod with cap stamped "GeoSurv" found for the **POINT OF BEGINNING** of the herein described tract, said point also being the Northeast corner of said 1.72 acres tract;

**THENCE** N 87°02'17" E, continuing along the North line of said Tract III, the North line of said Tract V, and the South line of said F.M. 646, a distance of 1147.03 feet to a point for the Northeast corner of the herein described tract, said point being at the center thread of The East fork of Gum Bayou drainage course;

**THENCE** Southwesterly, along the center thread of the East fork of said Gum Bayou drainage course, the following courses and distances:

S 14°05'16" W, a distance of 183.69 feet to a point for angle to the right;

S 26°21'31" W, a distance of 62.98 feet to a point for angle to the right;

S 36°43'21" W, a distance of 287.39 feet to a point for angle to the left;

S 35°00'47" W, a distance of 328.25 feet to a point for angle to the left;

S 19°38'25" W, a distance of 51.51 feet to a point for angle to the left;

and S 07°07'33" W, at 16.51 feet passing the Northeast corner of that certain 30 feet wide drainage easement described in instrument recorded in Clerk's File Number 2007061437 of the Official Public Records of Real Property of Galveston County, Texas, and continuing for a total distance of 46.65 feet to a point for the Southeast corner of both the herein described tract and of said 30 feet wide drainage easement, said point being at the South line of said Tract III and at the North line of that certain tract conveyed to Texas-New Mexico Power Company (formerly Community Public Service Co.) by instrument recorded in Volume 2133, Page 731, in the Deed Records of Galveston County, Texas;

**THENCE** N 88°23'51" W, along the South line of said Tract III and the North line of said Texas-New Mexico Power Company tract, a distance of 675.32 feet to an iron rod with cap stamped



"GeoSurv" found for the Southwest corner of both the herein described tract and of said 30 feet wide drainage easement, said point also being the Southeast corner of said 1.72 acres tract; **THENCE** N 03°01'00" W, along the East line of said 1.72 acres tract, at 30.10 feet passing the Northwesterly corner of said 30 feet wide drainage easement, and continuing for a total distance of 725.16 feet to an iron rod with cap stamped "GeoSurv" found for the point of curvature of a curve to the right, said curve having a radius of 25.00 feet and a central angle of 90°03'17"; **THENCE** Northeasterly, along the arc of said curve to the right and the East line of said 1.72 acres tract, a distance of 39.29 feet, the chord of which bears N 42°00'38" E, 35.37 feet, to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 16.88 acres (736,103 square feet) of land.

## TRACT "J"

All of that certain 8.01 acres (348,843 square feet) tract or parcel out of and a part of the **W.G. BANKS SURVEY, Abstract No. 36**, Galveston County, Texas, said 8.01 acres tract also being out of and a part of those certain tracts, called Tract III and Tract V, conveyed from League City, LLC to League City Investors, Ltd. by instrument recorded under Clerk's File Number 2002045006 in the Official Public Records of Real Property of Galveston County, Texas, said 8.01 acres tract being more particularly described by metes and bounds as follows:

**COMMENCING** at an iron rod with cap stamped "GeoSurv" found for the Northwest corner of that certain called 1.72 acres tract conveyed from League City Investors, Ltd. to 418 Southlake, Ltd. by instrument recorded in Clerk's File Number 2007061436 of the Official Public Records of Real Property of Galveston County, Texas;

**THENCE** N 87°02'17" E, along the South line of said F.M. 646, at 24.98 feet passing the Northwest corner of said Tract III, at 150.00 feet passing an iron rod with cap stamped "GeoSurv" found for the Northeast corner of said 1.72 acres tract, and continuing for a total distance of 1297.03 feet to the **POINT OF BEGINNING** of the herein described tract, said point also being at the center thread of the East fork of Gum Bayou drainage course;

**THENCE** N 87°02'17" E, continuing along the South line of said F.M. 646 and the North line of said Tract V, a distance of 176.88 feet to a point for the Northeast corner of the herein described tract, from which point a found 1/2 inch iron rod bears S 02°56'14" E, 0.96 feet;

**THENCE** S 02°56'14" E, along the East line of said Tract V, a distance of 857.79 feet to a point for the Southeast corner of both the herein described tract and of said Tract V, said point being at the North line of that certain tract conveyed to Texas-New Mexico Power Company (formerly Community Public Service Co.) by instrument recorded in Volume 2133, Page 731, in the Deed Records of Galveston County, Texas, and from which a found iron rod with cap stamped "Gullett" bears N 15°12'21" E, 0.48 feet;

**THENCE** N 88°23'51" W, along a South line of said Tract V, the South line of said Tract III, and the North line of said Texas-New Mexico Power Company tract, a distance of 676.81 feet to the Southwest corner of the herein described tract, said point being at the Southeast corner of that certain 30 feet wide drainage easement described in instrument recorded in Clerk's File Number 2007061437 of the Official Public Records of Real Property of Galveston County, Texas, and at the center thread of the East fork of said Gum Bayou drainage course;

**THENCE** Northeasterly, along the center thread of the East fork of said Gum Bayou drainage course, the following courses and distances:



N 07°07'33" E, at 30.14 feet passing the Northeast corner of said 30 feet wide drainage easement, and continuing for a total distance of 46.65 feet to a point for angle to the right;

N 19°38'25" E, a distance of 51.51 feet to a point for angle to the right;

N 35°00'47" E, a distance of 328.25 feet to a point for angle to the right;

N 36°43'21" E, a distance of 287.39 feet to a point for angle to the left;

N 26°21'31" E, a distance of 62.98 feet to a point for angle to the left;

and N 14°05'16" E, a distance of 183.69 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 8.01 acres (348,843 square feet) of land.



PREPARED  
JULY 25, 2019  
BY

**DALE L. HARDY / GEOSURV, LLC**  
**REGISTERED PROFESSIONAL LAND SURVEYORS**  
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## TRACT "H-2"

All of that certain 1.75 acres (76,403 square feet) tract or parcel out of and a part of Block 77 of **LEAGUE CITY SEMI-TROPICAL GARDENS**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 8 in the Office of the County Clerk of Galveston County, Texas, said 1.75 acres tract also being out of and a part of that certain tract, called Tract I, conveyed from League City, LLC to League City Investors, Ltd. by instrument recorded under Clerk's File Number 2002045006 in the Official Public Records of Real Property of Galveston County, Texas, said 1.75 acres tract being more particularly described by metes and bounds as follows:

**BEGINNING** at an iron rod with cap stamped "GeoSurv" found for the Northwest corner of that certain called 1.72 acres tract conveyed from League City Investors, Ltd. to 418 Southlake, Ltd. by instrument recorded in Clerk's File Number 2007061436 of the Official Public Records of Real Property of Galveston County, Texas, said point also being the most Westerly corner of a cut-back curve to the right at the intersection of the South line of F.M. 646, a 120 feet wide public roadway right-of-way, with the West line of Southlake Boulevard, a 100 feet wide public roadway right-of-way, recording pending, said curve having a radius of 25.00 feet and a central angle of 89°56'43";

**THENCE** Southeasterly, along the arc of said cut-back curve and the West line of said 1.72 acres tract, a distance of 39.25 feet, the chord of which bears S 47°59'22" E, 35.34 feet, to an iron rod with cap stamped "GeoSurv" found for point of tangency, said point being at the West line of the **W.G. BANKS SURVEY, Abstract No. 36;**

**THENCE** S 03°01'00" E, along the West line of both said 1.72 acres tract and of said **W.G. BANKS SURVEY**, a distance of 247.71 feet to a point for the Southeast corner of the herein described tract;

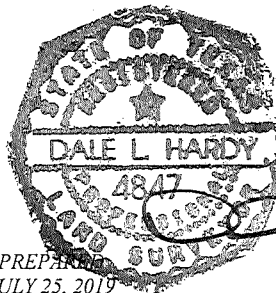
**THENCE**, S 86°59'00" W, a distance of 297.58 feet to a point for the Southwest corner of the herein described tract;

**THENCE**, N 00°33'24" E, a distance of 100.19 feet to a point for angle to the right;

**THENCE**, N 11°50'17" E, a distance of 103.46 feet to a point for angle to the left;

**THENCE**, N 03°01'00" W, a distance of 72.94 feet to a point for the Northwest corner of the herein described tract, said point being at the South line of F.M. 646;

**THENCE**, N 87°02'17" E, along the South line of said F.M. 646, a distance of 239.84 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 1.75 acres (76,403 square feet) of land.



PREPARED  
JULY 25, 2019  
BY

**DALE L. HARDY / GEOSURV, LLC**  
**REGISTERED PROFESSIONAL LAND SURVEYORS**

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