

ORDINANCE NO. 2020-08

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24, REPEALING ORDINANCE NO. 2007-35 FOR THE EXISTING RIVERBEND PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AND CREATE A NEW PUD, **PUD-18-0014 (RIVERBEND AT CLEAR CREEK PUD)**, ON PROPERTY ZONED “CM-PUD” (COMMERCIAL MIXED-USE WITHIN A PLANNED UNIT DEVELOPMENT OVERLAY), LEGALLY DESCRIBED AS PORTIONS OF LOT 52 (52-5) OF THE BRASKORA GARDENS SUBDIVISION, UNRESTRICTED RESERVES H-1 (8-100), H-2 (8-200), I-1 (9-100) AND J-1 (10-100) OF THE CLEAR CREEK CROSSING 2ND REPLAT SUBDIVISION, UNRESTRICTED RESERVE N (10-0) OF THE CLEAR CREEK CROSSING REPLAT AND THE NORTHERN PORTION OF UNRESTRICTED RESERVE A OF THE RACETRAC PETROLEUM SUBDIVISION, GENERALLY LOCATED ALONG THE NORTH AND EAST SIDES OF NORTH WESLEY DRIVE, AND EAST OF INTERSTATE HIGHWAY 45 IN THE 200 TO 500 BLOCK OF NORTH WESLEY DRIVE 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, on April 25, 2006, the City Council adopted Ordinance No. 2006-30 granting a Planned Unit Development Overlay (Z06-03/P Riverbend PUD) on approximately 67.0 acres, legally described as Unrestricted Reserves G, H, I, J and N of the Clear Creek Crossing Subdivision and a portion of the Unrestricted Reserve A of the Racetrac Petroleum Subdivision, and

WHEREAS, on July 24, 2007, the City Council adopted Ordinance No. 2007-35, revising the Planned Unit Development Overlay and increasing the density on approximately 68.8 acres, (Z07-03/P06-03R1 Riverbend PUD) on approximately 68.8 acres, legally described as Unrestricted Reserves G, H, I, J, and N of the Clear Creek Crossing Subdivision and a portion of Unrestricted Reserve A of the Racetrac Petroleum Subdivision, 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, 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 repeal Ordinance No. 2007-35 in order to create a new PUD, (PUD-18-0014 Riverbend at Clear Creek) with the maximum number of multi-family units limited to 609 units, legally described as portions of Lot 52 (52-5) of the Braskora Gardens Subdivision, Unrestricted Reserves H-1 (8-100), H-2 (8-200), I-1 (9-100) and

J-1 (10-100) of the Clear Creek Crossing 2nd Replat Subdivision, Unrestricted Reserve A of the Clear Creek Crossing Replat and the northern portion of Unrestricted Reserve A of the Racetrac Petroleum Subdivision, generally located along the north and east sides of North Wesley Drive, east of Interstate Highway 45 in the 200 to 500 block of North Wesley Drive, in the City of League City, Texas as shown in the attached Survey in Exhibit “A” and the attached Riverbend at Clear Creek Planned Unit Development Document 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. Ordinance 2007-35 is hereby repealed.

Section 3. The Riverbend at Clear Creek PUD, legally described as portions of Lot 52 (52-5) of the Braskora Gardens Subdivision, Unrestricted Reserves H-1 (8-100), H-2 (8-200), I-1 (9-100) and J-1 (10-100) of the Clear Creek Crossing 2nd Replat Subdivision, Unrestricted Reserve A of the Clear Creek Crossing Replat and the northern portion of Unrestricted Reserve A of the Racetrac Petroleum Subdivision, generally located along the north and east sides of North Wesley Drive, east of Interstate Highway 45 in the 200 to 500 block of North Wesley Drive, in the City of League City, Texas as shown in the attached Survey in Exhibit “A”; and the attached Riverbend at Clear Creek Planned Unit Development Document in Exhibit “B” shall heretofore be zoned “CM-PUD” as the Riverbend at Clear Creek PUD along with Ordinance No. 2007-35 hereby repealed and replaced.

Section 4. 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 _____, 2020.

PASSED on second reading the _____ day of _____, 2020.

PASSED AND ADOPTED on the _____ day of _____, 2020.

PAT HALLISEY,
Mayor

ATTEST:

DIANA M. STAPP,
City Secretary

APPROVED AS TO FORM:

NGHIEM V. DOAN,
City Attorney