

ORDINANCE NO. 2025-

AN ORDINANCE APPROVING A SPECIAL USE PERMIT, **SUP-25-0001 (ZAZA CARWASH)**, TO ALLOW A CAR WASH ON APPROXIMATELY 2.05 ACRES ON PROPERTY ZONED “CG” (GENERAL COMMERCIAL), LEGALLY DESCRIBED AS LOT 2, BLOCK 1 OF THE HARRIS HUGHES RESERVE ON EGRET BAY SUBDIVISION, GENERALLY LOCATED ON THE NORTHWEST CORNER OF ABILENE STREET AND SOUTH EGRET BAY BOULEVARD (FM 270) 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 and map consistent with the Comprehensive Plan for the City of League City, Texas; and

WHEREAS, on September 29, 2020, the City Council adopted Ordinance No. 2020-25 replacing Chapter 125 “Zoning” with the Unified Development Code (the “UDC”); and

WHEREAS, Section 2.16 of the UDC (Chapter 125), establishes procedures and regulations for the creation and adoption of Special Use Permits (“SUPs”);

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 adopt a Special Use Permit for a “car wash” use on approximately 2.05 acres, legally described Lot 2, Block 1 of the Harris Hughes Reserve on Egret Bay Subdivision, generally located on the northwest corner of Abilene Street and South Egret Bay Boulevard (FM 270), as shown in the attached Zoning Map in Exhibit “A”, and the Proposed Site Plans as shown in the attached 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 2.05 acres, legally described as Lot 2, Block 1 of the Harris Hughes Reserve on Egret Bay Subdivision, generally located on the northwest corner of Abilene Street and South Egret Bay Boulevard (FM 270), as shown in the attached Zoning Map in Exhibit “A” and Proposed Site Plans in Exhibit “B”, shall hereby have a Special Use Permit granted for a “car wash” use, subject to the following conditions:

1. The SUP shall expire after a period of 24 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.
2. The uses permitted on site will be limited to those permitted in the base zoning district and identified by the Special Use Permit. The only use permitted by this SUP is a car wash.

3. The site layout shall be substantially similar to that which is displayed on the site plan, landscape plan, and elevations.
4. Landscaping:
  - a. Seventy-five percent (75%) of plant materials for the overall site shall be from the League City WaterSmart plant list. At least three different tree species, two different shrub species, and one ornamental grass species shall be included in the project landscaping;
  - b. All plant materials screening mechanical equipment must be at least the height of the mechanical equipment it is screening at the time of installation.
5. Signage: The project shall comply with Chapter 125, Article 8, Signs of the Unified Development Code, with the exception that a monument sign shall be the only permitted freestanding sign on the site. The base of the sign shall match the character and design of the principal structure.

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 \_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NICK LONG,  
Mayor

ATTEST:

\_\_\_\_\_  
DIANA M. STAPP,  
City Secretary

APPROVED AS TO FORM:

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MICHELLE L. VILLARREAL,  
City Attorney