

ORDINANCE NO. 2024-

AN ORDINANCE ADOPTING A SPECIAL USE PERMIT, **SUP-23-0002 (STORAGE KING)**, FOR A “SELF STORAGE” USE ON PROPERTY ZONED “CG” (GENERAL COMMERCIAL), LEGALLY DESCRIBED AS LOT 1A OF THE AMENDING PLAT OF MOORE’S ADDITION, BLOCK 140, LOT 1A SUBDIVISION, GENERALLY LOCATED ALONG THE WEST SIDE OF STATE HIGHWAY 3 (SH 3) AND APPROXIMATELY 1,500 FEET NORTH OF FARM TO MARKET ROAD 646 (FM 646), WITH THE ADDRESS OF 2615 STATE HIGHWAY 3 SOUTH, 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”) while repealing Chapters 90 entitled “Signs” and 102 entitled “Subdivisions” of the City of League City, Texas; and

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

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 approve a Special Use Permit for a “Self-Storage” use on property zoned “CG” (General Commercial), legally described as Lot 1A of the Amending Plat of Moore’s Addition, Block 140, Lot 1A Subdivision, generally located along the west side of State Highway 3 (SH 3) and approximately 1,500 feet north of Farm to Market Road 646 (FM 646), with the address of 2615 State Highway 3 South, League City, Texas, as shown in the attached Zoning Map in Exhibit “A”.

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. A Special Use Permit is hereby granted for a “Self-Storage” use on property zoned “CG” (General Commercial), legally described as Lot 1A of the Amending Plat of Moore’s Addition, Block 140, Lot 1A Subdivision, generally located along the west side of State Highway 3 (SH 3) and approximately 1,500 feet north of Farm to Market Road 646 (FM 646), with the address of 2615 State Highway 3 South, League City, Texas, which parcel is currently zoned “CG” (General Commercial), as shown in the Zoning Map in Exhibit “A”, subject to the following conditions:

1. The Special Use Permit shall expire after a period of 24 months beginning upon the date of the adoption of the SUP ordinance if no building permits are issued for the proposed expansion 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 the Storage King self-storage facility.
3. No Storage Containers (PODS) or similar containers shall be used or stored on this site.
4. The facility shall be substantially similar to the plans, in terms of setbacks, size, building elevations, and landscaping, as shown in Exhibit “B”.
5. Landscaping:
  - a. Seventy-five percent (75%) of plant materials for the overall site shall be from the League City Water smart 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. Any required landscape area along all rights-of-way not shown on the landscape plan shall be constructed by the owner of the property at the time the streets are constructed (Olive/Peach).
6. Signage: The project shall comply with Chapter 125, Article 8, Signs, in the Unified Development Code (UDC), with the following exception:
  - a. The only freestanding sign permitted is a monument sign with a masonry base;
  - b. Any exterior illumination of signs on the site must have top mounted luminaries that are shielded downwards;
  - c. No uplighting is permitted.

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 \_\_\_\_\_, 2024.

PASSED AND ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
MICHELLE L. VILLARREAL,  
City Attorney