

ORDINANCE NO. 2025-

AN ORDINANCE ADOPTING A SPECIAL USE PERMIT, **SUP-21-0003 (U-HAUL – WEST MAIN)**, FOR A “SELF STORAGE” USE ON PROPERTY ZONED “CG” (GENERAL COMMERCIAL), LEGALLY DESCRIBED AS UNRESTRICTED RESERVES ‘B’ AND ‘C-1’ AND THE WESTERN PORTION OF UNRESTRICTED RESERVE ‘C-3’ OF THE LANDING POINT SUBDIVISION AND THE ABANDONED PORTION OF THE LANDING BOULEVARD RIGHT-OF-WAY, GENERALLY LOCATED NORTH OF WEST MAIN STREET (FARM TO MARKET ROAD 518) AND ALONG THE EAST AND WEST SIDES OF LANDING BOULEVARD WITH THE ADDRESS OF 2500 WEST MAIN STREET IN 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 Unrestricted Reserves ‘B’, and ‘C-1’ and the western portion of Unrestricted Reserve ‘C-3’ of the Landing Point Subdivision and the abandoned portion of the Landing Boulevard right-of-way, generally located north of West Main Street (Farm to Market Road 518) and along the east and west sides of Landing Boulevard with the address of 2500 West Main Street, 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 Unrestricted Reserves ‘B’, and ‘C-1’ and the western portion of Unrestricted Reserve ‘C-3’ of the Landing Point Subdivision and the abandoned portion of the Landing Boulevard right-of-way, generally located north of West Main Street (Farm to Market Road 518)

and along the east and west sides of Landing Boulevard with the address of 2500 West Main Street, League City, Texas, as shown in the Zoning Map in Exhibit “A”, subject to the following conditions:

1. The SUP shall expire after a period of 24 months beginning upon the date of acceptance of Landing Boulevard, 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 the U-Haul Self-Storage.
3. No overnight RV camping sites will be permitted on this property.
4. The site layout shall be substantially similar to that which is displayed on the site plan, landscape plan, as shown in the attached site/landscaping plan and building elevations in Exhibit “B”.
5. Landscaping:
  - a. A Tree Disposition and Tree Mitigation plan will be required prior to the issuance of any building permits.
  - b. Seventy-five percent (75%) of plant materials for the overall site shall be from the League City plant list. At least three different tree species, two different shrub species, and one ornamental grass species shall be included in the project landscaping.
6. Signage: The project shall comply with Chapter 125, Article 8, Signs of the Unified Development Code, with the following exception:
  - a. The only freestanding sign permitted will be a monument sign with a masonry base along Landing Boulevard.
  - b. No uplighting of the sign is permitted.
7. There shall be no storage of vehicles, RVs, or any other items between the buildings and the street along the west side of Landing Boulevard.

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