

ORDINANCE NO. 2025-

AN ORDINANCE APPROVING A SPECIAL USE PERMIT, **SUP-25-0002 (WEST LEAGUE CITY SELF STORAGE)**, TO ALLOW A SELF-STORAGE USE ON APPROXIMATELY 3.0552 ACRES ON PROPERTY ZONED “CG” (GENERAL COMMERCIAL WITHIN A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT), LEGALLY DESCRIBED AS LOT 5, BLOCK 1, OF THE WEST LEAGUE CITY CROSSING REPLAT OF WEST LEAGUE CITY CROSSING, GENERALLY LOCATED ON THE NORTHEAST CORNER OF WEST LEAGUE CITY PARKWAY AND BAY AREA BOULEVARD 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 “self-storage” use on approximately 3.0552 acres, legally described as Lot 5, Block 1, of the West League City Crossing Replat, generally located on the northeast corner of West League City Parkway and Bay Area Boulevard, 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 ORDAINED 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 3.0552 acres, legally described as Lot 5, Block 1, of the Replat of West League City Crossing, generally located on the northeast corner of West League City Parkway and Bay Area Boulevard, as shown in the Zoning Map attached as Exhibit “A”, and the proposed site plans attached as Exhibit “B”, shall heretofore have a Special Use Permit granted for a “self-storage” use, subject to the following conditions:

1. The SUP shall expire after a period of 12 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application to expand the site 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 West League City Crossing self-storage facility.
3. No Storage Containers (PODS) or similar containers shall be used or stored on this site.
4. There shall not be any outdoor storage on the site.
5. The site layout shall be substantially similar to that which is displayed on the site plan, landscape plan, and elevations.
6. 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. Provide additional enhanced landscaping along the western side of the property to screen the site from Bay Area Boulevard.
7. 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 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; no bottom luminaries are permitted.
 - c. Documentation of approval from the Homeowners Association (HOA) will be required for signage.
 - d. No wall signage shall be allowed on the north side of the building.
8. Hike and Bike Trail Head access, including a gate, 5 parking spaces, and sidewalk leading to Hike and Bike Trail.

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:

MICHELLE L. VILLARREAL,
City Attorney