

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LEAGUE CITY, TEXAS, REVERSING THE DECISION OF THE
PLANNING AND ZONING COMMISSION AND APPROVING
THE MINOR / PRELIMINARY PLAT FOR “REYES ESTATES”
(PLAT-25-0091), AND DIRECTING STAFF TO ISSUE ALL
APPROPRIATE PERMITS

WHEREAS, David and Carolyn Reyes are the owners of approximately 6.1 acres of land located at 691 Hewitt Street, League City, Texas, and submitted a minor / preliminary plat application for “Reyes Estates” (PLAT-25-0091) pursuant to Chapter 125 of the Unified Development Code (“UDC”); and

WHEREAS, under UDC § 125-5.02, plats may be approved or denied by the Planning Director, and if denied must be forwarded to the Planning and Zoning Commission (“P&Z”) for consideration; and

WHEREAS, the Planning Director denied the minor/preliminary plat because the applicant declined to dedicate the required drainage easement, and because certain technical corrections remained outstanding, and forwarded the matter to P&Z as required under the UDC; and

WHEREAS, on November 3, 2025, the Planning and Zoning Commission voted to affirm the Planning Director's denial of the plat by a vote of 5-1, with two commissioners abstaining, thereby affirming the administrative denial of the minor/preliminary plat; and

WHEREAS, the applicants have appealed to the City Council, disputing the necessity of the drainage easement, and have indicated that they do not intend to obstruct or fill the ditch and intend to keep it open and functional, but have declined to dedicate the easement; and

WHEREAS, the City Council has reviewed the record, including staff reports, drainage analysis, applicable UDC provisions, engineering findings, and the applicant’s stated objections, and now makes the following findings set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS:

Section 1. Incorporation of Recitals. The above recitals are hereby found to be true and correct and are incorporated herein as findings of the City Council.

Section 2. Reversal of P&Z Decision. The decision of the Planning and Zoning Commission dated November 3, 2025, affirming the denial of the minor/preliminary plat for “Reyes Estates” (PLAT-25-0091), is hereby reversed.

Section 3. Approval of Minor / Preliminary Plat. The minor/preliminary plat for “Reyes Estates” (PLAT-25-0091) is hereby approved, subject only to completion of any remaining ministerial technical corrections authorized under the UDC for plat approval.

Section 4. Direction to Staff. City staff is directed to issue all appropriate permits associated with development of the property when the applicants have completed all ministerial requirements that apply following approval of a minor/preliminary plat, as provided in the UDC, including payment of any applicable permit fees.

Section 5. All resolutions and agreements and parts of resolutions and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

Section 6. It is hereby found and determined that the meeting at which this resolution was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law.

Section 7. Effective Date. This Resolution is effective immediately upon adoption.

PASSED AND APPROVED the _____ day of _____, 2025.

NICK LONG
Mayor

ATTEST:

DIANA STAPP
City Secretary

APPROVED AS TO FORM:

MICHELLE L. VILLARREAL
City Attorney (mv)