

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING ORDINANCE NO. 2023-41 AND ORDINANCE NO. 2019-03 TO AMEND THE DUNCAN PLANNED UNIT DEVELOPMENT (**PUD-25-0002, DUNCAN PUD AMENDMENT**), TO PERMIT 3-PHASE OVERHEAD POWER LINES ALONG ERVIN STREET, LOCATED IN THE 1,747.4-ACRE DUNCAN PUD, GENERALLY LOCATED ALONG NORTH OF MULDOON PARKWAY AND WEST OF HOBBS ROAD, IN THE CITY OF LEAGUE CITY, TEXAS; SUBJECT TO CERTAIN PROPERTY OWNER COMMITMENTS

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 January 22, 2019, the City Council adopted Ordinance No. 2019- 03, establishing a new Duncan Planned Unit Development by rezoning approximately 41.65 acres to Single Family 7 with a Planned Unit Development, and repealed and replaced Ordinance No. 2006- 65, the previously existing Duncan PUD; and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, on November 28, 2023, the City Council adopted Ordinance No. 2023-041 amending the Duncan PUD to modify the lot width requirements for eight (8) lots within Pedregal, Section 2, located within the 1,747.4-acre Duncan PUD; and

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 amend the PUD to permit 3-phase overhead power lines along Ervin Street, located within the 1,747.4-acre Duncan PUD, generally located along the north side of Muldoon Parkway and west of Hobbs Road, in the City of League City, Texas as shown in the attached Zoning Map in Exhibit “A”; the attached Overhead Routing Exhibit in Exhibit “B”, and the PUD Document in Exhibit “C”.

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 and all exhibits are incorporated by reference.

Section 2. The Duncan PUD as adopted as Ordinance No. 2019-03 and amended by Ordinance No. 2023-041 is hereby amended to permit 3-phase overhead powerline along Ervin Street

located within the 1,747.4-acre Duncan PUD as shown in the attached Zoning Map in Exhibit “A”; the attached Overhead Routing Exhibit in Exhibit “B”, and the PUD Document in Exhibit “C”.

Section 3. Infrastructure Commitments. Approval of this Planned Unit Development amendment permitting 3-phase overhead electric distribution facilities along Ervin Street is conditioned upon the property owner/developer of the Duncan Planned Unit Development, and their successors and assigns, provision of public infrastructure improvements associated with the Duncan Planned Unit Development, including but not limited to:

1. Dedication to the City of right-of-way and land for a regional detention facility associated with the City’s Hobbs Road Extension Project (ST-2101);
2. Granting of a utility easement along FM 517 sufficient to accommodate a future City water transmission main; and
3. Construction of roadway improvements consisting of two additional lanes of Hobbs Road between Ervin Street and the Buckeye Drive intersection.

The precise alignment, engineering specifications, timing, and method of dedication or construction of these improvements shall be determined through subdivision platting, public improvement plans, or a separate development or infrastructure agreement approved by the City.

Section 4. 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 _____, 2026.

PASSED AND ADOPTED on the _____ day of _____, 2026.

NICK LONG,
Mayor

ATTEST:

DIANA M. STAPP,
City Secretary

APPROVED AS TO FORM:

AGREED:

MICHELLE L. VILLARREAL,
City Attorney

Property Owner