

ORDINANCE NO. 2026-06

AN ORDINANCE APPROVING A SPECIAL USE PERMIT, **SUP-25-0014 (ANCHOR BAY GAS STATION)**, TO ALLOW AN AUTOMOBILE/VEHICLE FUELING STATION ON APPROXIMATELY 2.8 ACRES ON PROPERTY ZONED “CN” (NEIGHBORHOOD COMMERCIAL), LEGALLY DESCRIBED AS LOT 1, BLOCK 1 OF PARADISO PLAZA, GENERALLY LOCATED AT THE NORTHEAST CORNER OF S. EGRET BAY BLVD. (FM 270) AND AUSTIN ST. 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 maps 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”); 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 adopt a Special Use Permit for an Automobile/Vehicle Fueling Station use on approximately 2.8 acres, legally described as Lot 1, Block 1 of Paradiso Plaza, generally located at the northeast corner of S. Egret Bay Blvd. (FM 270) and Austin St. as shown in the attached Zoning Map in Exhibit “A”, and the proposed site plans and elevations as shown in the attached Exhibit “B”.

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 hereby incorporated herein by reference.

Section 2. The approximate 2.8 acres, legally described as Lot 1, Block 1 of Paradiso Plaza, generally located at the northeast corner of S. Egret Bay Blvd. (FM 270) and Austin St., as shown in the attached Zoning Map in Exhibit “A”, and the proposed site plans and elevations as shown in the attached Exhibit “B”, is granted a Special Use Permit granted for an Automobile/Vehicle Fueling Station use, subject to the following conditions:

1. The SUP shall expire after a period of 24 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application is submitted to the City for development of the site.

2. Motor fuel dispensing facilities shall be pre-wired with an approved, permanently installed and mounted generator and affixed transfer switch capable of operating all essential emergency fueling systems. The generator shall be capable of operating all essential emergency fueling system components and dispensing motor fuel safely and reliably within 24 hours after any disaster or sustained electrical outage. The generator must be capable of supplying a minimum of 150 percent of the total ampacity requirements of all of the essential emergency fueling systems equipment for the power outage period during normal posted operational hours.
3. The uses permitted on-site will be limited to those permitted in the Neighborhood Commercial zoning district and by this SUP for a Vehicle Fueling Station use.
4. The site layout shall be substantially similar to the approved site plan, as amended by the conditions of this SUP, including but not limited to parking, landscaping, fencing, and building elevations.
5. The fueling canopy posts shall be covered in a material that matches the primary structure.
6. Dumpster enclosures shall be screened with a masonry wall consistent with the material used on the primary structure. In addition, a continuous, evergreen hedge not less than three (3) feet tall spaced not less than three (3) feet on center shall be installed around the structure.
7. Only one monument sign shall be permitted on each street frontage. All signage materials must be complementary to the primary building in keeping with the Covenants, Conditions and Restrictions enforced by the Property Owners Association.
8. Any canopy signage will be calculated towards the maximum wall signage along FM 270 for the building occupied by the gas station / convenience store.
9. The site shall be designed in accordance with TxDOT drainage standards, which exceed typical municipal requirements and require a greater volume of stormwater detention prior to discharge. In addition, an extra 5% detention capacity shall be provided beyond TxDOT requirements.
10. All trees planted on the site shall be a minimum of two (2) caliper inches in size at the time of planting.
11. Hours of operation shall be limited to 5:00 a.m. to 12:00 a.m. (midnight). The use shall not operate on a 24-hour basis.
12. Lighting
 - a. Light poles shall not be installed along the eastern property line between the building and the property line. Any lighting located along the rear (eastern side) of the building shall be limited to full cut-off wall-mounted fixtures.
 - b. All exterior lighting fixtures shall be full cut-off and designed to produce zero (0) light trespass at the adjacent property line.
 - c. Lights shall have a smart feature that will dim the lights to 50% illumination levels during non-business hours.
13. A solid wood fence, ten (10) feet in height, shall be installed and maintained along the eastern property line.
14. Driveway access from Austin Street is prohibited.
15. The fuel dispensing area and canopy shall be located on the northern portion of the property, and the primary building shall be oriented such that it is situated south of the fuel dispensing area. All internal circulation, parking, and access drives shall be configured consistent with this layout.

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 _____, 2026.

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

NICK LONG,
Mayor

ATTEST:

DIANA M. STAPP,
City Secretary

APPROVED AS TO FORM:

MICHELLE L. VILLARREAL,
City Attorney