

ORDINANCE NO. 2013-52

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 TO REZONE, (**Z13-05A, B, C, D, AND E WESTWOOD SUBDIVISION**), APPROXIMATELY 4.2 ACRES FROM "RSF-7" (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 7,000 SQUARE FEET) TO "OS" (OPEN SPACE) AND APPROXIMATELY 36.8 ACRES FROM "OS" (OPEN SPACE) TO "RSF-7" (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 7,000 SQUARE FEET), LEGALLY DESCRIBED AS A PORTION OF TRACTS 4 AND 5 OF THE I & GNRR SURVEY, SECTION 3, WITHIN THE WESTWOOD SUBDIVISION, GENERALLY LOCATED SOUTH OF FARM TO MARKET ROAD 518 AND WEST OF MAPLE LEAF DRIVE, AND EAST OF THE WESTERN CITY LIMITS 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 consistent with the Comprehensive Plan for the City of League City, Texas; and

WHEREAS, Chapter 125, Section 125-49 of the Code of Ordinances establishes a procedure for a property owner, his authorized agent, or the City Planner to request zoning changes; and

WHEREAS, the City Council deems it necessary and in the best interest of the citizens to rezone approximately 4.2 acres from "RSF-7" (Single-family residential with a minimum lot size of 7,000 square feet) to "OS" (Open Space) and approximately 36.8 acres from "OS" (Open Space) to "RSF-7" (Single-family residential with a minimum lot size of 7,000 square feet), legally described as a portion of Tracts 4 and 5 of the I & GNRR Survey, Section 3, generally located south of Farm to Market Road 518, west of Maple Leaf Drive, and east of the western city limits, identified as Tracts 1 thru 5 on the attached notification map in Exhibit "A" and further described in the metes and bounds of the Westwood Subdivision in Exhibit "B"; and

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. The approximately 4.2 acres, legally described as a portion of Tracts 4 and 5 of the I & GNRR Survey, Section 3, generally located south of Farm to Market Road 518, west of Maple Leaf Drive, and east of the western city limits, identified as "Tract 1" on the attached notification map in Exhibit "A" and further described in the metes and bounds of the Westwood Subdivision in Exhibit "B" shall heretofore be zoned "OS" (Open Space).

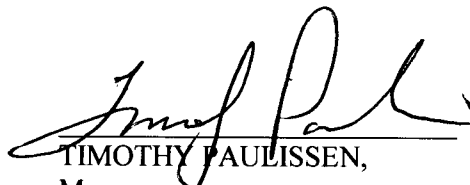
Section 3. The approximately 36.8 acres, legally described as a portion of Tracts 4 and 5 of the I & GNRR Survey, Section 3, generally located south of Farm to Market Road 518, west of Maple Leaf Drive, and east of the western city limits, identified as "Tracts 2, 3, 4 and 5" on the attached notification map in Exhibit "A" and further described in the metes and bounds of the Westwood Subdivision in Exhibit "B" shall heretofore be zoned "RSF-7" (Single-family residential with a minimum lot size of 7,000 square feet).

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.

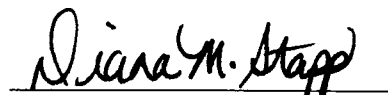
PASSED on first reading the 17th day of December, 2013.

PASSED on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

PASSED AND ADOPTED on the 17th day of December, 2013.

  
TIMOTHY PAULISSEN,  
Mayor

ATTEST:

  
DIANA M. STAPP,  
City Secretary

SUSPENDED THE RULE AND ADOPTED ON FIRST AND FINAL READING

Ordinance No. 2013-52  
Exhibit "A"

500' Notification Boundary

City of League City - City Limits

Tract 1  
4.2 Acres

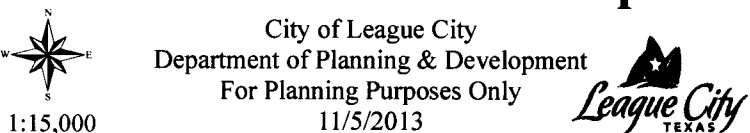
Tract 2  
7.6 Acres

Tract 3  
3.0 Acres

Tract 4  
1.3 Acres

Tract 5  
24.9 Acres

**Public Notification Map**  
City of League City  
Department of Planning & Development  
For Planning Purposes Only  
11/5/2013



1:15,000

## **Legal Metes and Bounds of Entire Westwood District**

A 24.113 acre (1,050,366 sq. ft.) tract of land being a commercial reserve out of the John Dickinson Survey , Abstract - 9, lying in League City, Galveston County, Texas.

Beginning at a found 5/8" iron rod with cap lying at the intersection of East right-of-way line of Windmere Road, called 60' right-of-way and the South right-of-way of Farm to Market Road 518, Called 140' right-of-way being also the common boundary of League City and Friendswood.

Thence, South 77 deg. 38 min. 11 sec. East along the South right-of-way line of the said F.M. 518 a distance of 1,614.01 feet to a found 5/8" iron rod w/cap being a point of curve to the right with a radius of 25' for the Northeast corner of the herein described tract.

Thence, along the curve to the right with a delta angle of 90 degrees, an arc length of 39.27' whose chord bears South 32 deg. 38 min. 11 sec. East a distance of 35.36' to a found 5/8" iron rod w/cap for the Northeast corner of the herein described tract.

Thence, South 12 deg. 21 min. 44 sec. West along the West right-of-way line of Maple Leaf Drive (called 100' right-of-way) a distance of 451.53' to a found 5/8" iron rod w/cap being a point of curve to the right with a radius of 3,150' for an Easterly corner of the herein described tract.

Thence, continuing along the West right-of-way line of Maple Leaf Drive and the said curve to the right with a delta angle of 2 deg. 14 min. 47 sec., an arc length of 123.50', whose chord bears South 13 deg. 29 min. 12 sec. West a distance of 123.49' to a found 5/8" iron rod w/cap for the Southeast corner of the herein described tract.

Thence, North 77 deg. 38 min. 11 sec. West along the North line of Section 1 of Westwood Subdivision a distance of 1,860.57' to a found 5/8" iron rod w/cap lying on the East line of Windmere Road for the Southwest corner of the herein described tract.

Thence, North 32 deg. 50 min. 02 sec. East along the East line of Windmere Road a distance of 640.44' to the POINT OF BEGINNING, containing 24.113 acres 1,050,366 square feet.

A 148.778 acre (6,480,767 sq. ft.) tract of land out of the John Dickinson Survey , Abstract - 9, lying in League City, Galveston County, Texas.

Beginning at a point being Northwest corner of the league City Parkway (called 100' right-of-way) and a

Westerly line of Windmere Road and also the Southwest corner of the herein described tract for the POINT OF BEGINNING.

Thence, North 4 deg. 55 min. 57 sec. West along the West line of the subject tract and the East line of Windmere Road a distance of 400.00 feet to a point for a Westerly corner of the herein described tract.

Thence, South 85 deg. 55 min. 58 sec. East continuing along the East line of Windmere Road a distance of 1,094.00 feet a point for a Westerly corner of the herein described tract.

Thence, North 32 deg. 50 min. 02 sec. East along the West line of the subject tract and the East line of Windmere Road a distance of 3,239.74 feet to a point for the Northwest corner of the herein described tract.

Thence, the following bearings and distances along the South line of the existing Westwood subdivision section 1:

S. 75 deg. 17 min. 00 sec. E. - 734.15'

Curve to the left, Radius = 945.00', delta angle = 5 deg. 02 min. 53 sec., arc length = 83.26', chord = S. 12 deg. 04 min. 23 sec. E. - 83.23'

S. 09 deg. 32 min. 56 sec. W. - 296.81'

S. 09 deg. 33 min. 16 sec. W. - 60.00'

Curve to the right, Radius = 1,655.00', delta angle = 8 deg. 35 min. 16 sec., arc length = 248.06', chord = S. 13 deg. 45 min. 29 sec. W. - 247.83'

S. 71 deg. 51 min. 51 sec. E. - 115.00'

S. 18 deg. 13 min. 05 sec. W. - 5.02'

S. 71 deg. 42 min. 07 sec. E. - 60.01'

S. 70 deg. 32 min. 30 sec. E. - 120.03'

Curve to the left, Radius = 1,950.00', delta angle = 3 deg. 11 min. 47 sec., arc length = 108.79', chord = N. 16 deg. 42 min. 02 sec. E. - 108.78'

S. 74 deg. 53 min. 52 sec, E. - 120.00'

Curve to the right, Radius = 2,070.00', delta angle = 00 deg. 28 min. 50 sec., arc length = 17.36', chord = S. 15 deg. 20 min. 32 sec. W. - 17.36'

S. 74 deg. 25 min. 02 sec. E. - 180.00'

Curve to the left, Radius = 2,250.00', delta angle = 3 deg. 02 min. 51 sec., arc length = 119.67', chord = N. 14 deg. 03 min. 32 sec. E. - 119.66'

S. 77 deg. 27 min. 53 sec. E. - 180.00'

Curve to the left, Radius = 2,430.00', delta angle = 00 deg. 46 min. 12 sec., arc length = 32.66', chord = N. 12 deg. 09 min. 01 sec. E. - 32.66'

S. 78 deg. 14 min. 05 sec. E. - 120.00'

Curve to the left, Radius = 2,550.00', delta angle = 1 deg. 32 min. 34 sec., arc length = 68.67', chord = N. 10 deg. 59 min. 38 sec. E. - 68.66'

N. 09 deg. 43 min. 17 sec. E. - 60.00'

N. 09 deg. 32 min. 54 sec. E. - 120.00'

S. 80 deg. 27 min. 07 sec. E. - 70.00'

Curve to the right, Radius = 170.00', delta angle = 95 deg. 44 min. 09 sec., arc length = 284.05', chord = S. 60 deg. 39 min. 23 sec. E. - 252.14'

Thence, S. 68 deg. 53 min. 16 sec. E. a distance of 44.12 feet to a point of curve to the left with a radius of 3,250.00 feet, lying on the West right-of-way of Maple Leaf Drive (100' right-of-way) for the Northeast corner of the herein described tract.

Thence, along the said curve to the left, delta angle = 12 deg. 18 min. 41 sec., arc length = 698.34', chord = S. 14 deg. 57 min. 24 sec. W. - 697.00' to a point for an Easterly corner of the herein described tract.

Thence, S. 8 deg. 48 min. 03 sec. W. a distance of 1,044.90 feet to a point of curve to the right with a radius of 25.00 feet, lying on the West right-of-way of Maple Leaf Drive (100' right-of-way) for the Southeast corner of the herein described tract

Thence, along the said curve to the right, delta angle = 88 deg. 41 min. 18 sec., arc length = 38.70', chord = S. 53 deg. 08 min. 42 sec. W. - 34.95' to a point on the North right-of-way line of League City Parkway for a Southerly corner of the herein described tract.

Thence, along the said curve to the left, with a radius of 3,250.00 feet, delta angle = 26 deg. 39 min. 08 sec., arc

length = 1,511.80', chord = S. 84 deg. 09 min. 47 sec. W. - 1,498.20' to a point for a Southerly of the herein described tract.

Thence, S. 70 deg. 50 min. 13 sec. West along the North line of the League City Parkway a distance of 938.41 feet to a point for a Southerly corner of the herein described tract.

Thence, along the said curve to the right , with a radius of 3,150.00 feet, delta angle = 15 deg. 05 min. 45 sec., arc length = 829.94', chord = S. 78 deg. 22 min. 55 sec. W. - 827.54' to a point for a Southerly of the herein described tract.

Thence, S. 85 deg. 55 min. 58 sec. West along the North line of the League City Parkway a distance of 1,133.35 feet to the POINT OF BEGINNING, containing 148.778 acres 6,480,767 square feet.

A 242.462 acre (10,561,639 sq. ft.) tract of land out of the John Dickinson Survey , Abstract - 9, lying in League City, Galveston County, Texas.

Beginning at a point being the Southwest corner of the West right-of-way line of Maple Leaf Drive, called 100' right-of-way and the Southeast corner of the herein described tract for the POINT OF BEGINNING.

Thence, South 87 deg. 53 min. 09 sec. West along the South line of the herein described tract a distance of 1,651.84 feet to a point being the Southwest corner of the herein described tract.

Thence, North 4 deg. 55 min. 57 Sec. West along the West line of the subject tract and the East line of Windmere Road a distance of 3,230.63 feet to a point for a Westerly corner of the herein described tract.

Thence, the following bearings and distances along the South line of League City Boulevard:

South 85 deg. 55 min. 58 sec. East - 1,131.85 feet

Curve to the left Radius = 3,250.00, arc length = 856.28 feet, delta = 15 deg. 05 min 45 sec. and a chord which bears North 78 deg. 22 min. 55 sec. East a distance of 853.81 feet.

North 70 deg. 50 min. 13 sec. East - 938.41 feet

Curve to the right Radius = 3,150.00, arc length = 1,461.82 feet, delta = 26 deg. 35 min 21 sec. and a chord which bears North 84 deg. 07 min. 54 sec. East a distance of 1,448.74 feet.

Curve to the right Radius = 25.00, arc length = 39.87 feet, delta = 91 deg. 22 min 29 sec. and a chord which bears South 36 deg. 53 min. 11 sec. East a distance of 35.78 feet to a point on the West right-of-way of Maple

Leaf Drive for the Northeast corner of the herein described tract.

Thence, the following bearings and distances along the West line of Maple Leaf Drive:

South 8 deg. 48 min. 03 sec. West - 156.30 feet

Curve to the right Radius = 2,950.00, arc length = 2,138.22 feet, delta = 41 deg. 31 min 45 sec. and a chord which bears South 29 deg. 33 min. 56 sec. West a distance of 2,091.72 feet

South 50 deg. 19 min. 48 sec. West - 352.28 feet

Thence, continuing along the West right-of-way line of Maple Leaf Drive and a curve to the left with radius on 3,250 feet, a delta angle of 34 deg. 56 min. 02 sec., an arc length of 1,981.56 feet, whose chord bears South 32 deg. 51 min. 47 West a distance of 1,951.01 to the POINT OF BEGINNING, containing 242.462 acres 10,561,639 square feet.