

ORDINANCE NO. 2014-24

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 TO REZONE APPROXIMATELY 0.9 ACRES (Z14-04 ACROSPORTS RIGHTS-OF-WAY) FROM "OS" (OPEN SPACE) TO "CG" (GENERAL COMMERCIAL), CONSISTING OF TWO ABANDONED 70-FOOT RIGHTS-OF-WAY OF PEAR STREET, BETWEEN OREGON AVENUE AND DICKINSON AVENUE, AND OREGON AVENUE, BETWEEN PEACH STREET AND PEAR STREET, GENERALLY LOCATED EAST OF DICKINSON AVENUE AND NORTH OF FM 646 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 0.9 acres from "OS" (Open Space) to "CG" (General Commercial), consisting of two abandoned 70-foot wide right-of-way segments of Pear Street, between Oregon Avenue and Dickinson Avenue, and Oregon Avenue, between Peach Street and Pear Street, generally located east of Dickinson Avenue and north of FM 646 as depicted on the attached property surveys and metes and bounds in Exhibit "A"; 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.

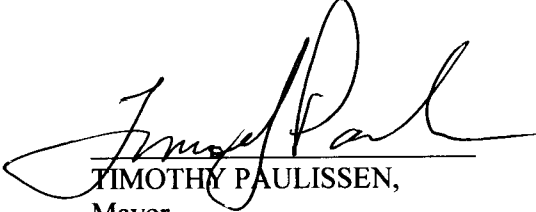
Section 2. The approximately 0.9 acres, consisting of two abandoned 70-foot wide right-of-way segments of Pear Street, between Oregon Avenue and Dickinson Avenue, and Oregon Avenue, between Peach Street and Pear Street, generally located east of Dickinson Avenue and north of FM 646 as depicted on the attached property surveys and metes and bounds in Exhibit "A" shall heretofore be zoned "CG" (General Commercial).

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.

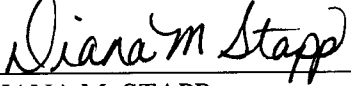
PASSED on first reading the 8th day of July, 2014.

PASSED on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

PASSED AND ADOPTED on the 8th day of July, 2014.

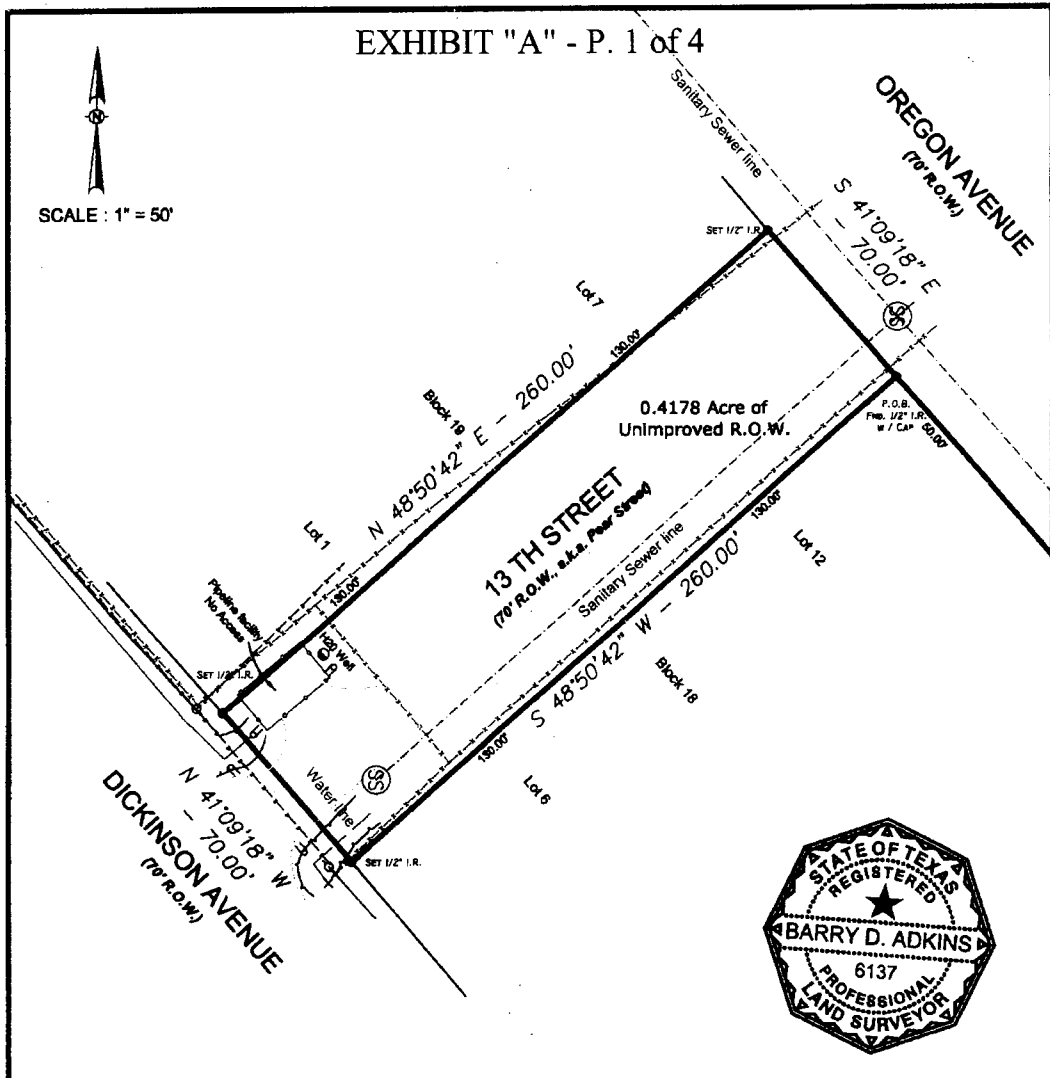
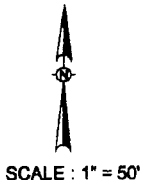
  
TIMOTHY PAULISSEN,  
Mayor

ATTEST:

  
DIANA M. STAPP,  
City Secretary

SUSPENDED THE RULE AND ADOPTED ON FIRST AND FINAL READING

EXHIBIT "A" - P. 1 of 4



Note : This survey was performed without benefit of a title commitment and may not show all may not show all building lines, easements or other matters of record.

- Notes :
- Basis for Bearings: Record Plat.
  - Distances shown are ground distances.
  - All abstracting done by title company.
  - All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
  - All fences are Chain Link unless otherwise noted.
  - Dimension ties from Improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
  - Building dimensions may not be used to calculate square footage.
  - This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

- LEGEND :
- U.E. = Utility Easement
  - D.E. = Drainage Easement
  - B.L. = Building Line
  - G.E. = Guy Easement
  - I.R. = Iron Rod
  - I.P. = Iron Pipe
  - P.I.P. = Pinch Iron Pipe
  - P.P. = Power Pole
  - Stm.S.E. = Storm Sewer Easement
  - San.S.E. = Sanitary Sewer Easement
  - G.C.C.F.No. = Galveston County Clerk File Number
  - = Wood Fence
  - = Chain Link
  - X = Barbed Wire
  - = Wrought Iron
  - E— = Overhead Powerline
  - = Power Pole

*Barry D. Adkins*  
 BARRY D. ADKINS, R.P.L.S. No. 6137  
 02/17/2014  
 This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

This property appears to be out of the 100 year flood plain, & in insurance rate map zone X, as per map 4854880030 E  
 Dated : 09-22-1999  
 This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

LOT: *	BLOCK: *	SUBDIVISION: DICKINSON TOWNSITE	SECTION: -
RECORDATION: VOLUME 155, PAGE 10 AND INDEXED VOLUME 7, PAGE 1 OF THE MAP RECORDS		COUNTY: GALVESTON	STATE: TEXAS
ADDRESS: 13th STREET R.O.W.	CITY: GALVESTON COUNTY	ZIP CODE: 77539	
CLIENT: N/A	TITLE COMPANY: N/A	G.F. #: N/A	
DaRam Engineers, Inc. 5420 Dashwood, Suite 206 Houston, Texas 77081 (713) 528-1552 * Email: info@daram.com		Project #: S201477539-Perry&Austin Field Crew: WW Drafted by: JB	

# EXHIBIT A - P. 2 of 4

STATE OF TEXAS

February 17, 2014

COUNTY OF GALVESTON

## METES AND BOUNDS DESCRIPTION 13<sup>th</sup> STREET R.O.W. GALVESTON COUNTY, TEXAS

ALL THAT CERTAIN 0.4178 ACRE TRACT OF LAND BEING THE UNIMPROVED RIGHT-OF-WAY FOR 13<sup>th</sup> STREET BOUNDED TO THE NORTHWEST BY BLOCK 19 AND TO THE SOUTHEAST BY BLOCK 18, OF DICKINSON TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 155, PAGE 10 AND INDEXED IN VOLUME 7, PAGE 1 OF THE GALVESTON COUNTY MAP RECORDS, SAID 0.4178 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Basis for bearings: Texas State Plane Coordinate System, South Central Zone No. 4204, NAVD1988.

**BEGINNING** at a 1/2 inch iron rod with cap found for the East most corner of the herein described 0.4178 acre tract of land, said point being the Northwest corner of Lot 12, Block 18, of said Dickinson Townsite and being the intersection of the Southwest R.O.W. line of Oregon Avenue (70 feet R.O.W.) with the Southeast R.O.W. line of 13<sup>th</sup> Street, a.k.a. Pear Street (70 feet R.O.W.);

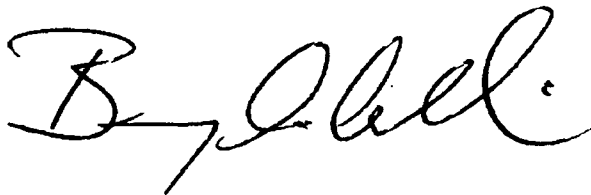
**THENCE** along the Northwest line of Block 18, South 48° 50' 42" West a distance of 260.00 feet to a 1/2 inch iron rod set for the South most corner, said point also being the East most corner of Lot 6, Block 18, same being the intersection of the Southeast R.O.W. line of 13<sup>th</sup> Street with the Northeast R.O.W. line of Dickinson Avenue (70 feet R.O.W.);

**THENCE** across 14<sup>th</sup> Street and along a projected line off of the Southwest line of Block 18, to the Southwest corner of Lot 1, Block 19, North 41° 09' 18" West a distance of 70.00 feet to a 1/2 inch iron rod set for the West most corner of the herein described 0.4178 acre tract of land;

**THENCE** along the Southeast line of Block 19, North 48° 50' 42" East a distance of 260.00 feet to a 1/2 inch iron rod set for the North most corner, said point also being the intersection of the Northwest R.O.W. line of 13<sup>th</sup> Street with the Southwest R.O.W. line of Oregon Avenue;

**THENCE** across 13<sup>th</sup> Street and along a projected line off of the Northeast line of Block 19, South 41° 09' 18" East a distance of 70.00 feet the **POINT OF BEGINNING** and containing 0.4178 acre of land.

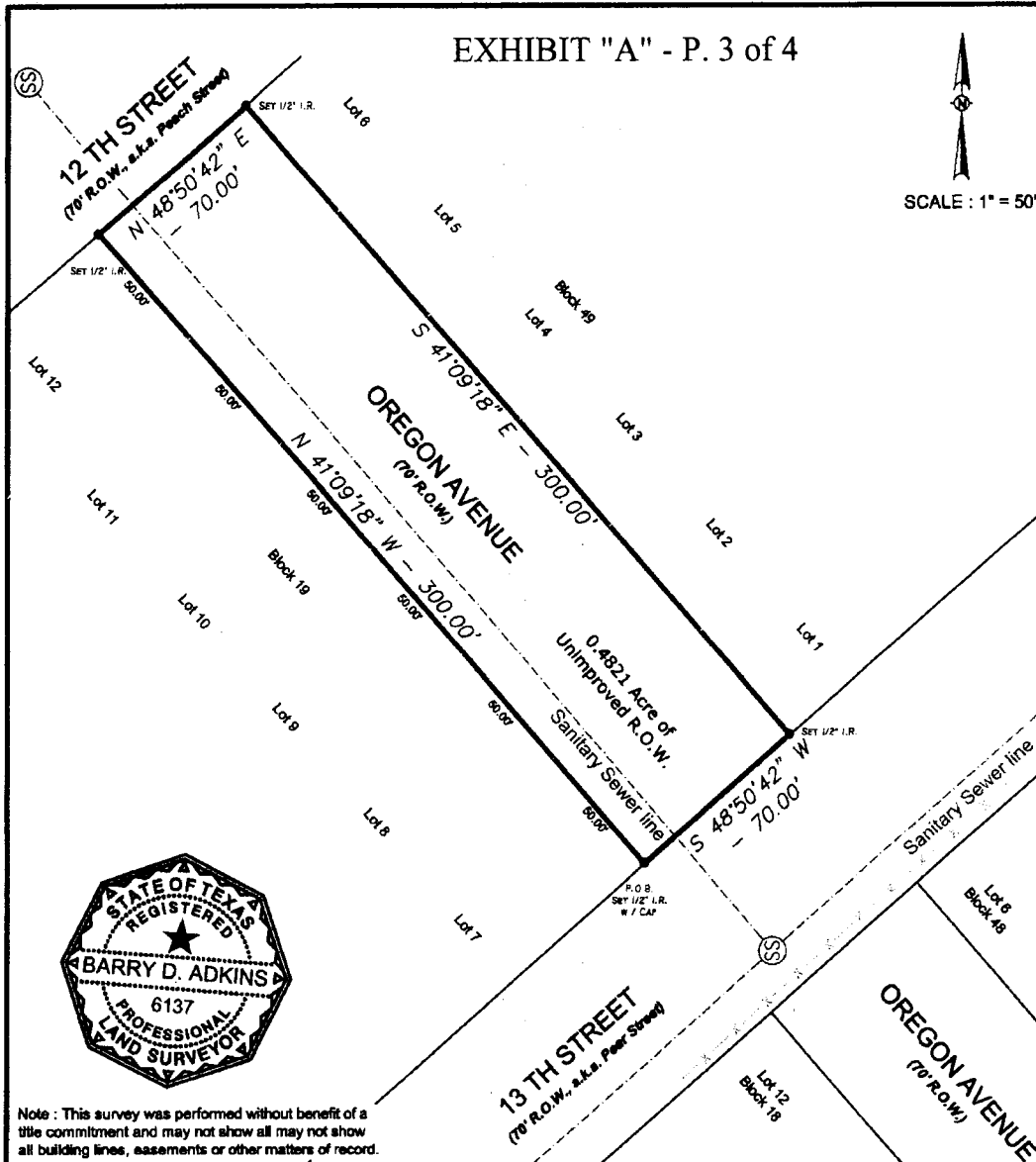
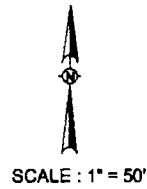
PLAT ATTACHED



BARRY D. ADKINS, R.P.L.S. No. 6137



EXHIBIT "A" - P. 3 of 4



Note: This survey was performed without benefit of a title commitment and may not show all building lines, easements or other matters of record.

Notes:  
 - Basis for Bearings: Record Plat.  
 - Distances shown are ground distances.  
 - All abstracting done by title company.  
 - All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.  
 - All fences are Chain Link unless otherwise noted.  
 - Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.  
 - Building dimensions may not be used to calculate square footage.  
 - This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

LEGEND:  
 U.E. = Utility Easement  
 D.E. = Drainage Easement  
 B.L. = Building Line  
 G.E. = Guy Easement  
 I.R. = Iron Rod  
 I.P. = Iron Pipe  
 P.I.P. = Finch Iron Pipe  
 P.P. = Power Pole  
 S.S.E. = Storm Sewer Easement  
 S.S.E. = Sanitary Sewer Easement  
 G.C.C.F.No. = Galveston County Clerk File Number

*Barry D. Adkins*  
 02/21/2014  
 BARRY D. ADKINS, R.P.L.S. No. 6137  
 This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

This property appears to be out of the 100 year flood plain, & in insurance rate map zone X, as per map 4854880030 E  
 Dated: 08-22-1999.  
 This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

LOT: *	BLOCK: *	SUBDIVISION: DICKINSON TOWNSITE	SECTION: -
RECORDATION: VOLUME 155, PAGE 10 AND INDEXED VOLUME 7, PAGE 1 OF THE MAP RECORDS		COUNTY: GALVESTON	STATE: TEXAS
ADDRESS: OREGON AVENUE / 12th STREET R.O.W.		CITY: GALVESTON COUNTY	ZIP CODE: 77539
CLIENT: N/A	TITLE COMPANY: N/A	G.F. #: N/A	

**DaRam Engineers, Inc.**  
 5420 Deeshwood, Suite 206  
 Houston, Texas 77061  
 (713) 529-1552 \* Email: info@daram.com

Project #: S201477539-Perry&Austin  
 Field Crew: WW  
 Drafted by: JB

EXHIBIT "A" - P 4 of 4

STATE OF TEXAS

February 17, 2014

COUNTY OF GALVESTON

METES AND BOUNDS DESCRIPTION  
OREGON AVENUE / 12<sup>TH</sup> STREET R.O.W.  
GALVESTON COUNTY, TEXAS

ALL THAT CERTAIN 0.4821 ACRE TRACT OF LAND BEING THE UNIMPROVED RIGHT-OF-WAY FOR OREGON AVENUE BOUNDED TO THE NORTHEAST BY BLOCK 49 AND TO THE SOUTHWEST BY BLOCK 19, OF DICKINSON TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 155, PAGE 10 AND INDEXED IN VOLUME 7, PAGE 1 OF THE GALVESTON COUNTY MAP RECORDS, SAID 0.4821 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Basis for bearings: Texas State Plane Coordinate System, South Central Zone No. 4204, NAVD1988.

**BEGINNING** at a 1/2 inch iron rod with cap set for the South most corner of the herein described 0.4821 acre tract of land, said point being the Northeast corner of Lot 7, Block 19, of said Dickinson Townsite and being the intersection of the Northwest R.O.W. line of 13<sup>th</sup> Street (70 feet R.O.W., a.k.a. Pear Street) with the Southwest R.O.W. line of Oregon Avenue (70 feet R.O.W.);

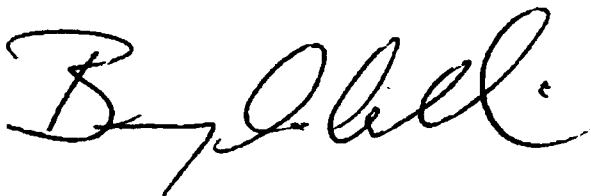
**THENCE** along the Northeast line of Block 19, North 41° 09' 18" West a distance of 300.00 feet to a 1/2 inch iron rod set for the West most corner, said point also being the Northeast corner of Lot 12, Block 19, same being the intersection of the Southeast R.O.W. line of 12<sup>th</sup> Street (70 feet R.O.W., a.k.a. Peach Street) with the Southwest R.O.W. line of Oregon Avenue;

**THENCE** across Oregon Avenue and along a projected Northwest line of Block 19, North 48° 50' 42" East a distance of 70.00 feet to a point for the North most corner of the herein described 0.4821 acre tract of land, said point also being the intersection of the Northeast R.O.W. line of Oregon Avenue with the Southeast R.O.W. line of 12<sup>th</sup> Street;

**THENCE** along the Southwest line of Block 49, same being the Northwest R.O.W. line of Oregon Avenue, South 41° 09' 18" East a distance of 300.00 feet to the East most corner of the herein described 0.4821 acre tract of land, said point also being the intersection of the Northeast R.O.W. line of Oregon Avenue with the Northwest R.O.W. line of 13<sup>th</sup> Street;

**THENCE** across Oregon Avenue and along a projected line off of the Southeast line of Block 49, South 48° 50' 42" West a distance of 70.00 feet to the **POINT OF BEGINNING** and containing 0.4821 acre of land.

PLAT ATTACHED



BARRY D. ADKINS, R.P.L.S. No. 6137

