

ORDINANCE NO. 2015-04

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 TO REZONE APPROXIMATELY 1.8 ACRES (**Z14-09 RED RIVER BBQ**) FROM “RSF-7” (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 7,000 SQUARE FEET) TO “CG” (GENERAL COMMERCIAL), LEGALLY DESCRIBED AS LOTS 2, 3, AND 4 OF THE L. W. FITZSIMMONS SUBDIVISION, GENERALLY LOCATED NORTH OF WALKER STREET, SOUTH OF MAIN STREET (FM 518), EAST OF TEXAS AVENUE AND WEST OF EGRET BAY BOULEVARD (FM 270), WITH THE APPROXIMATE ADDRESS BEING 108 TEXAS AVENUE 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 1.8 acres from “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet) to “CG” (General Commercial), legally described as Lots 2, 3, and 4 of the L. W. Fitzsimmons Subdivision, generally located north of Walker Street, south of Main Street (FM 518), east of Texas Avenue and west of Egret Bay Boulevard (FM 270), as shown in the attached Zoning / Notification Map in Exhibit “A” and as depicted in the Survey of Lots 2, 3, and 4 of the L.W. Fitzsimmons Subdivision prepared by Dale Hardy of GeoSurv, Registered Professional Land Surveyors, dated May 12, 2010 and updated on December 23, 2014 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 approximate 1.8 acres, legally described as Lots 2, 3, and 4 of the L. W. Fitzsimmons Subdivision, generally located north of Walker Street, south of Main Street (FM 518), east of Texas Avenue and west of Egret Bay Boulevard (FM 270), as shown in the attached Zoning / Notification Map in Exhibit “A” and as depicted in the Survey of Lots 2, 3, and 4 of the L.W. Fitzsimmons Subdivision prepared by Dale Hardy of GeoSurv, Registered Professional

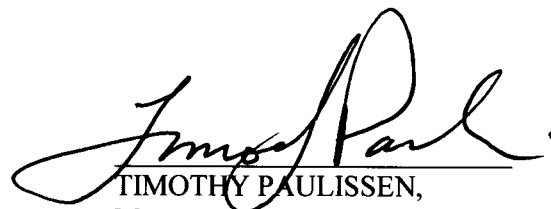
Land Surveyors, dated May 12, 2010 and updated on December 23, 2014 in Exhibit "B" shall heretofore be zoned "CG" (General Commercial).

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 27th day of January, 2015.

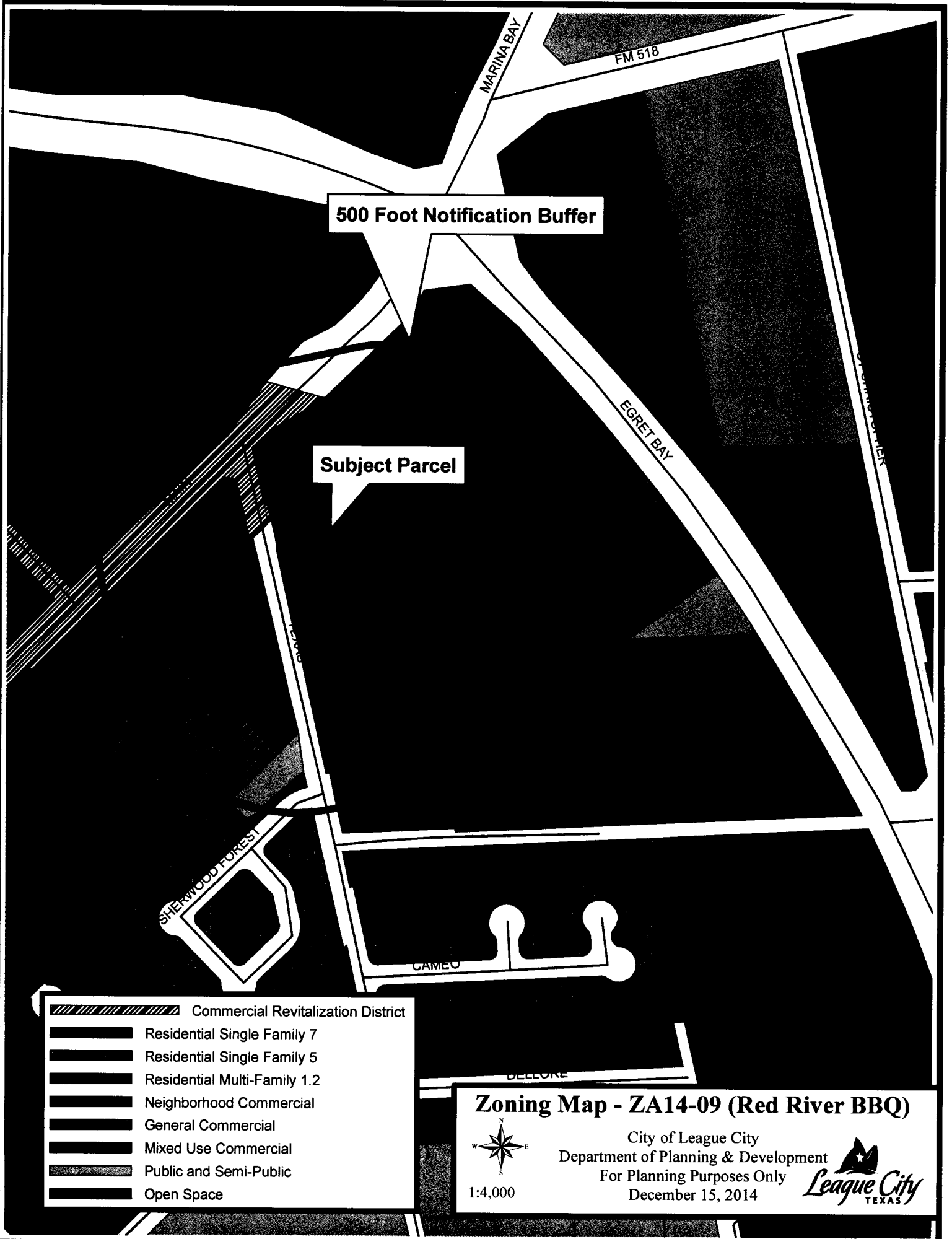
PASSED on second reading the 10th day of February, 2015.

PASSED AND ADOPTED on the 10th day of February, 2015.


TIMOTHY PAULISSEN,
Mayor



ATTEST:


DIANA M. STAPP,
City Secretary



500 Foot Notification Buffer

Subject Parcel

-  Commercial Revitalization District
-  Residential Single Family 7
-  Residential Single Family 5
-  Residential Multi-Family 1.2
-  Neighborhood Commercial
-  General Commercial
-  Mixed Use Commercial
-  Public and Semi-Public
-  Open Space

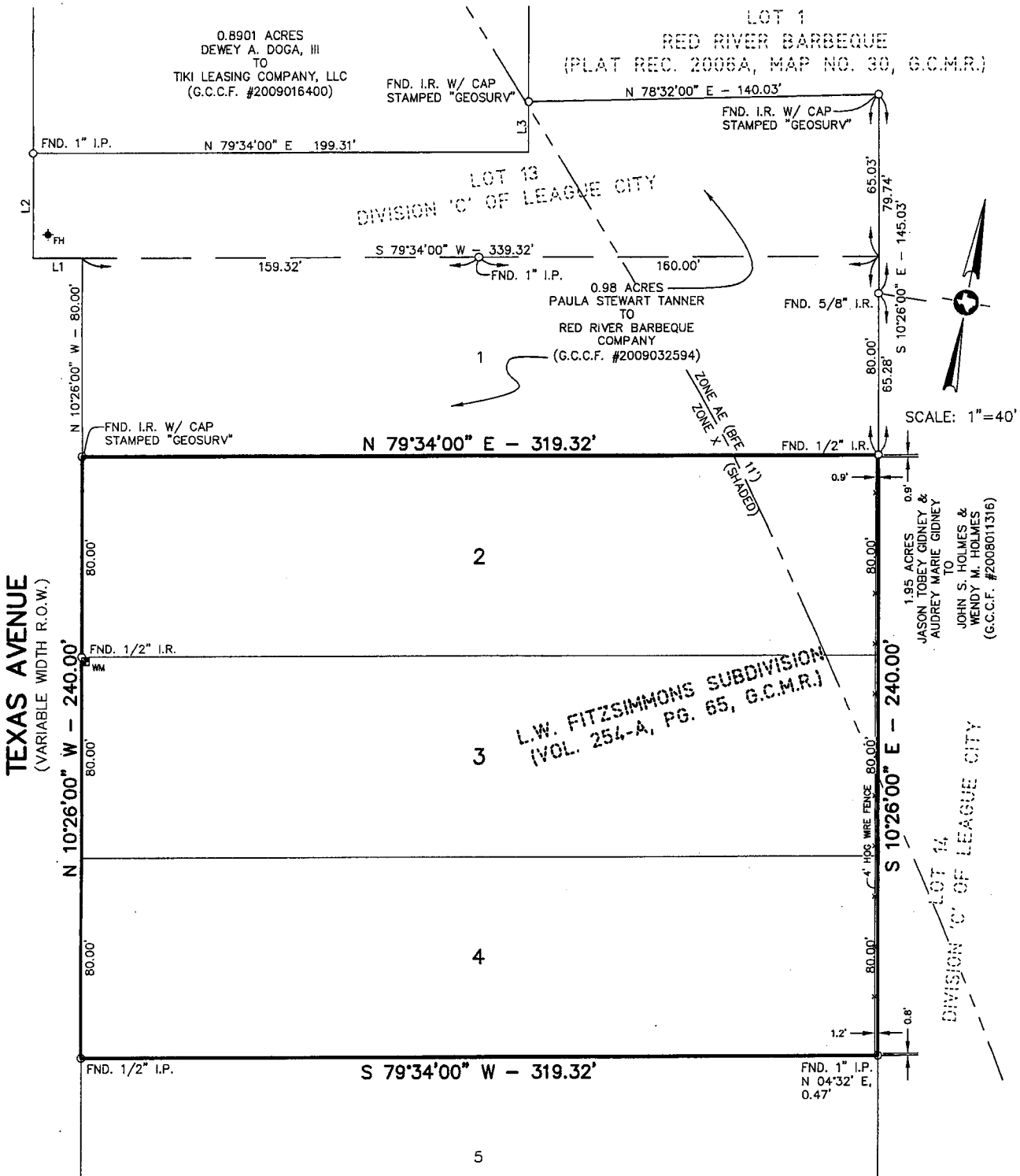
Zoning Map - ZA14-09 (Red River BBQ)



1:4,000

City of League City
 Department of Planning & Development
 For Planning Purposes Only
 December 15, 2014





TEXAS AVENUE
(VARIABLE WIDTH R.O.W.)

LINE TABLE		
LINE	DISTANCE	BEARING
L1	20.00'	S 79°34'00" W
L2	42.10'	N 10°26'00" W
L3	20.40'	N 10°26'00" W

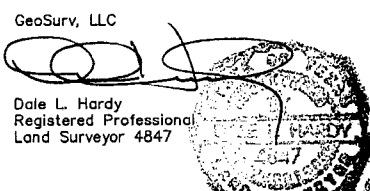
Notes:
 1) 1) This property lies partially in Zone AE (EL 11), defined by FEMA as Special Flood Hazard Areas (SFHA's) subject to inundation by the 1% annual chance flood, and partially in Zone X (shaded), defined by FEMA as being subject to inundation by the 0.2% annual chance flood; subject to 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, as scaled from FIRM Map Number 485488 0010 d, map revised September 22, 1999.

2) This survey has been prepared based on Title Commitment provided by Stewart Title Guaranty Company, G.F. #1016731020, dated May 3, 2010.

May 12, 2010
 Updated December 23, 2014

Survey of Lots Two (2), Three (3), and Four (4) of **L.W. FITZSIMMONS SUBDIVISION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 65, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the above date, the herein described Lot, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



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