

ORDINANCE NO. 2013-19

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 FOR A SPECIAL USE PERMIT, SUP13-02 (MIKE & JR. FOOD MART), ON APPROXIMATELY 1.02 ACRES FOR A GAS AND SERVICE STATIONS USE, LEGALLY DESCRIBED AS THE TROPHY PARK PLAZA SUBDIVISION, GENERALLY LOCATED SOUTH OF FM 528 AND EAST OF WEST NASA ROAD WITH THE APPROXIMATE ADDRESS BEING 1595 FM 528 IN THE CITY OF LEAGUE CITY.

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 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, Section 125-50 provides that the City Council of the City of League City, Texas may grant a special use permit for those uses requiring a special use permit by this ordinance, and may impose appropriate conditions and safeguards to conserve and protect property and property values in the neighborhood; and

WHEREAS, the owner of a certain 1.02-acre tract of land, legally described as the Trophy Park Plaza Subdivision, generally located south of FM 528 and east of West NASA Road with the approximate address being 1595 FM 528, which parcel is currently zoned "CM" (Commercial Mixed Use), is requesting a special use permit for a "gas and service stations" use; as described on the plat in Exhibit "A" and depicted on the conceptual site plan in Exhibit "B", and

WHEREAS, the City Council of the City of League City, considered the affirmative recommendation of the Planning and Zoning Commission and duly conducted a public hearing as required by law; and

WHEREAS, the applicant presented adequate testimony that the proposed gas and service stations use is consistent with the standards for issuance for a special use permit; and

WHEREAS, the City Council of the City of League City has discretionary authority under Ordinance No. 99-52 and applicable law to grant or withhold approval of a special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. The facts and opinions in the preamble of this ordinance are true and correct.

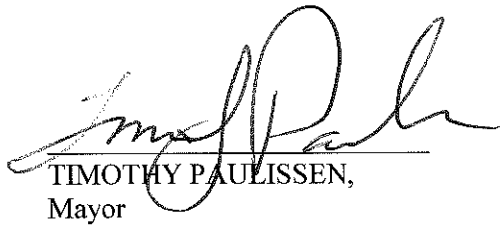
Section 2. A special use permit is hereby granted and the 1.02-acres of land legally described as the Trophy Park Plaza Subdivision, generally located south of FM 528, and east of West NASA Road in the City of League City is hereby conferred a permitted special use for a gas and service stations use within the boundaries as described in the plat in Exhibit "A" and depicted on the conceptual site plan in Exhibit "B".

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.

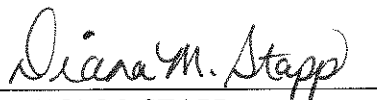
PASSED first reading the 28th day of May, 2013.

PASSED second reading the 11th day of June, 2013.

PASSED AND ADOPTED the 11th day of June, 2013.


TIMOTHY PAULISSEN,
Mayor

ATTEST:


DIANA M. STAPP,
City Secretary

NO.	DATE	REVISIONS

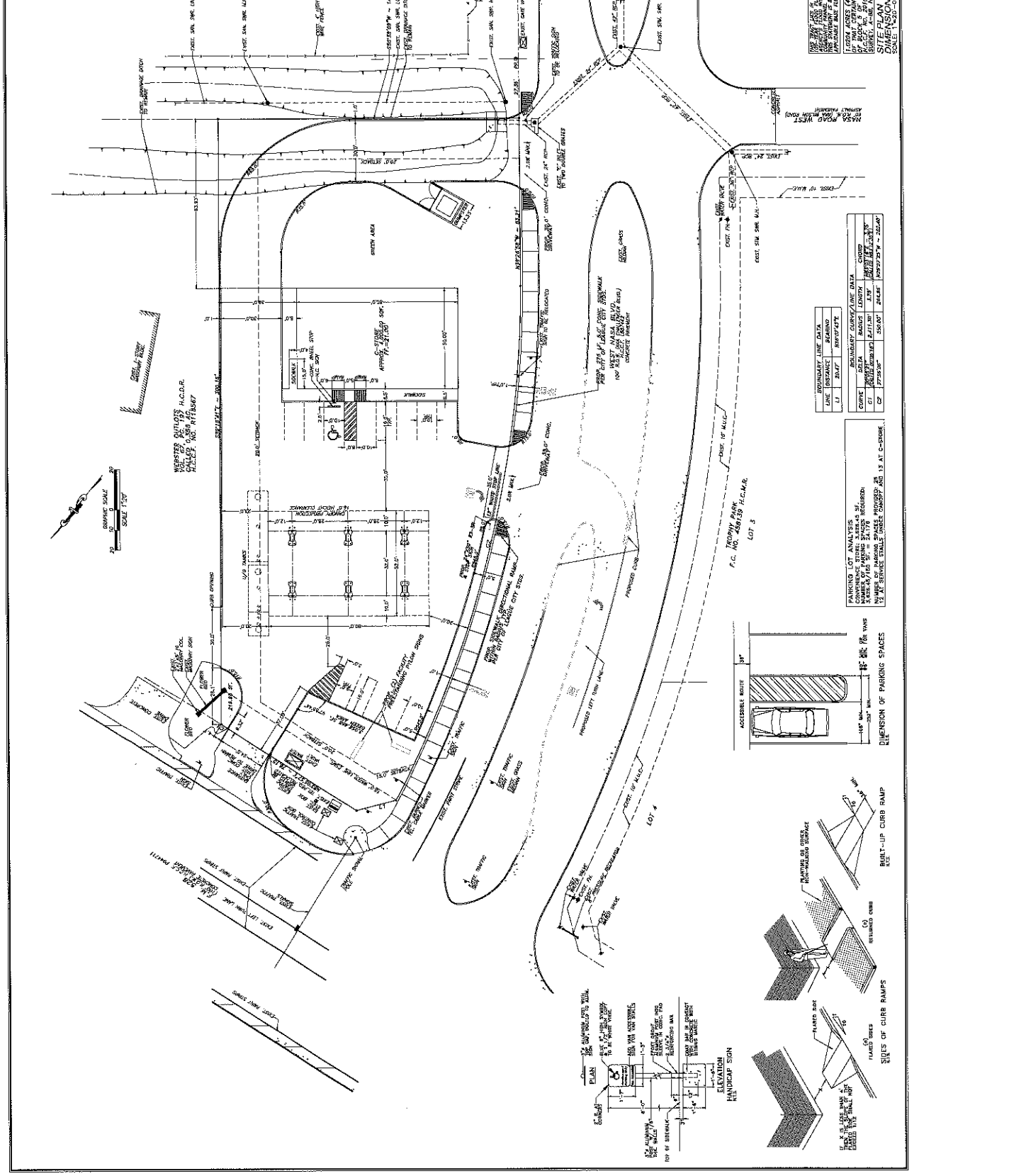
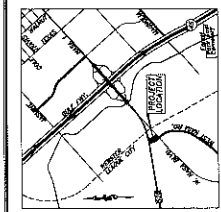
FOOD MART
CONVENIENCE STORE, FUEL
LEAGUE CITY, TEXAS 77553
1999 FM 226 @ WEST NASH RD.
LEAGUE CITY, TEXAS 77553

MLANZA ENGINEERING, P.L.L.C.
CIVIL, STRUCTURAL ENGINEERS & PLANNERS
1900 WEST NASH ROAD, SUITE 100
LEAGUE CITY, TEXAS 77553
TEL: 281-338-1111
FAX: 281-338-1112
WWW.MLANZAENGINEERING.COM



DATE: MAY 20, 2013
DRAWING: C-1
PROJECT: FOOD MART CONVENIENCE STORE
CLIENT: WESTER OUTLETS, INC. DBA: WESTER
1999 FM 226 @ WEST NASH RD., LEAGUE CITY, TEXAS 77553

SHEET: 2/9
TITLE: SITE PLAN - CONTROL PLAN
SCALE: AS SHOWN



THE SITE PLAN IS BASED ON THE FOLLOWING ASSUMPTIONS:
1. ALL UTILITIES ARE SHOWN AS EXISTING AND ACCURATELY LOCATED.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

PROVISION	LINE DATA	DATE
1.1	DATE	10/20/12
1.2	DATE	10/20/12
1.3	DATE	10/20/12
1.4	DATE	10/20/12
1.5	DATE	10/20/12

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1.5	DATE </tr	

PARKING LOT ANALYSIS
CONVENIENCE STORE, 1999 FM 226 @ WEST NASH RD., LEAGUE CITY, TEXAS 77553
BY WESTER OUTLETS, INC. DBA: WESTER
DATE: 10/20/12

