

ORDINANCE NO. 2013-04

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 TO REZONE APPROXIMATELY 3.3 ACRES FROM "RSF-5" (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 5,000 SQUARE FEET) TO "CG" (GENERAL COMMERCIAL), LEGALLY DESCRIBED AS A PORTION OF LOTS 1-6 AND ALL OF LOTS 7-12 IN BLOCKS 256-258 OF THE MOORE'S ADDITION, GENERALLY LOCATED NORTH OF WEST FM 646 AND WEST OF HIGHWAY 3.

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 3.3 acres from "RSF-5" (Single-family residential with a minimum lot size of 5,000 square feet) to "CG" (General Commercial), legally described as a portion of Lots 1-6 and all of lots 7-12 in Blocks 256-258 of the Moore's Addition, generally located north of West FM 646 and west of Highway 3 as depicted on the attached notification map in Exhibit "A" and described in the metes and bounds 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 3.3 acres, legally described as a portion of Lots 1-6 and all of lots 7-12 in Blocks 256-258 of the Moore's Addition, generally located north of West FM 646 and west of Highway 3 as depicted on the attached notification map in Exhibit "A" and described in the metes and bounds 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 All ordinances and agreements and parts of ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.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 8th day of January, 2013.

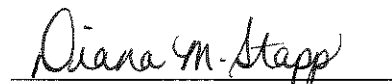
PASSED on second reading the 22nd day of January, 2013.

PASSED AND ADOPTED on the 22nd day of January, 2013.



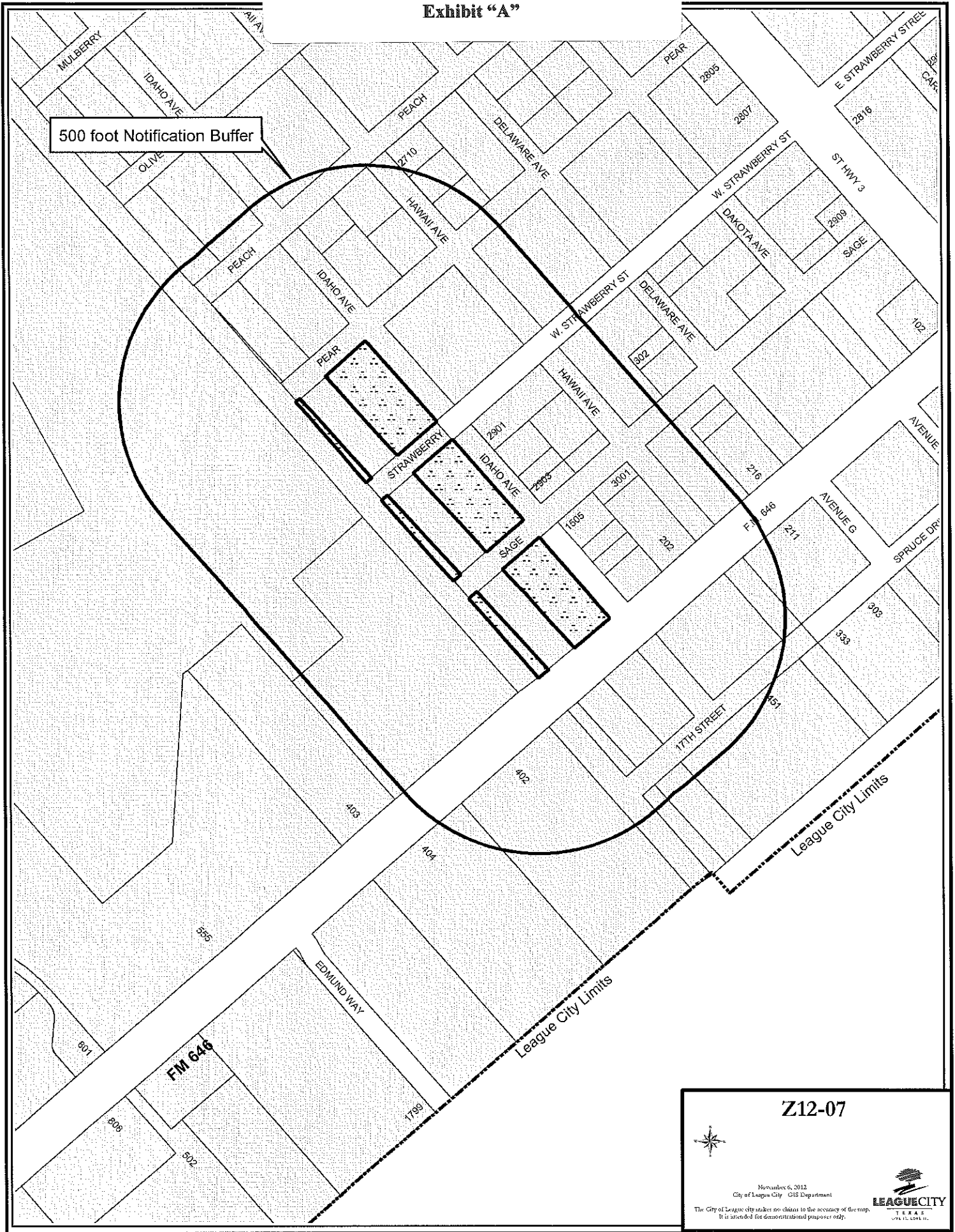
TIMOTHY PAULISSEN  
Mayor

ATTEST:




DIANA M. STAPP  
City Secretary

Ordinance No. 2013-04  
Exhibit "A"




Z12-07



November 6, 2012  
City of League City GIS Department

The City of League City makes no claim to the accuracy of the map.  
It is intended for demonstrational purposes only.



LEAGUE CITY  
TEXAS  
1974 U.S. 2012 U.S.



*Planning & Development Department*  
305 East Main Street  
League City, Texas 77573  
(281) 554-1080

*Case Numbers: Z12-07*

November 9, 2012

**The City of League City's Planning and Zoning Commission and City Council will:**

Hold public hearings on Zone Change Application, **Z12-07 (Thomas)**, a request to rezone approximately 3.3 acres from "RSF-5" (Single-family residential with a minimum lot size of 5,000 square feet) to "CG" (General Commercial), legally described as a portion of Lots 1-6 and all of lots 7-12 in Blocks 256-258 of the Moore's Addition, generally located north of West FM 646 and west of Highway 3, with the approximate address being 301 West FM 646, League City, Texas.

**Planning and Zoning Commission Meeting:**

**Date:** December 3, 2012

**Time:** 6:00 p.m.

**Location:** Council Chambers, 200 W. Walker St.

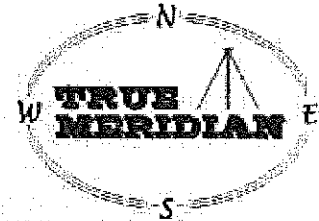
**City Council Meeting:**

**Date:** January 8, 2013

**Time:** 6:00 p.m.

**Location:** Council Chambers, 200 W. Walker St.

You are receiving this notice because you are within 500 feet of the request. A copy of the vicinity map is on the back of this notice. For more information, go to the City website at [www.leaguecity.com/planning](http://www.leaguecity.com/planning), click on "Planning and Zoning Commission (P&Z)" and look for case number **Z12-07 (Thomas)** under the December 3<sup>rd</sup> agenda. Note that the agenda will not be posted until noon on the Friday prior to the meeting. For additional information contact Joey Kaspar at 281-554-1097 or [joey.kaspar@leaguecity.com](mailto:joey.kaspar@leaguecity.com). Please reference case # **Z12-07**.



# TRUE MERIDIAN

P.O. Box 586 • Pearland, Texas 77588-0566 • Office: (281) 412-0149 • Fax: (281) 412-5390  
Email: [truemarid@sbcglobal.net](mailto:truemarid@sbcglobal.net)

## TRACT A

FIELD NOTE DESCRIPTION OF A 0.9022 ACRE TRACT BEING THE NORTHEASTERLY PART OF BLOCK 256, OF MOORE'S ADDITION TO THE TOWN OF DICKINSON, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 155, PAGE 10 AND TRANSFERRED TO PLAT RECORD 7, MAP NO 1C, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set with a cap stamped "True Meridian" at the Easterly corner of Lot 7, in Block 256 on the existing Northwest right-of-way line of FM 646 (120' R.O.W.);

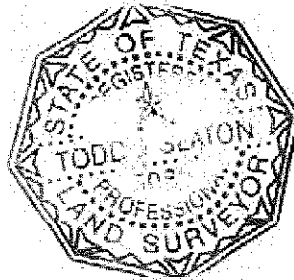
THENCE S 50°51'00" W along the existing right-of-way line of FM 646 and the Southeast line of Lot 7, in Block 256, a distance of 127.56 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" on the Northeast right-of-way line of the Galveston-Houston Electric Railway Company (100' R.O.W.) as recorded in Volume 1121, Page 643; Volume 1121, Page 649 and Volume 1121, Page 647 of the Galveston County Deed Records;

THENCE N 40°27'55" W along said Galveston-Houston Electric Railway Company right-of-way, a distance of 300.08 feet to the Westerly corner of the herein described tract on the Northwest line of Block 256, from which bears a 1/2 inch iron rod found N 48°28' W-0.2 feet and a 3/4 inch iron rod found N 01°30' E-0.3 feet;

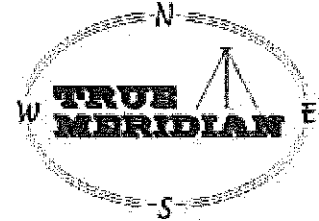
THENCE N 50°51'00" E along the Northwest line of Block 256 and the Southeast right-of-way line of 15th. Street (70' R.O.W. Unimproved), a distance of 134.45 to a 1/2 inch iron rod set with a cap stamped "True Meridian" at the Northerly corner of Lot 12, in Block 256, from which bears a 3/4 inch iron pipe found N 78°41' W-1.1 feet;

THENCE S 39°09'00" E along the Southwest right-of-way line of Avenue "I" (70' R.O.W. Unimproved) and the Northeast line of Lots 7 through 12, in Block 256, a distance of 300.00 feet to the PLACE OF BEGINNING and containing 0.9022 acres of land, more or less.

Todd J. Slaton, RPLS No. 5082  
August 8, 2012



# TRUE MERIDIAN



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## TRACT B

FIELD NOTE DESCRIPTION OF A 0.9607 ACRE TRACT BEING THE NORTHEASTERLY PART OF BLOCK 257, OF MOORE'S ADDITION TO THE TOWN OF DICKINSON, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 155, PAGE 10 AND TRANSFERRED TO PLAT RECORD 7, MAP NO. 1C, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the Easterly corner of Lot 7, in Block 257 at the intersection of the Southwest right-of-way line of Avenue "I" (70' R.O.W. Unimproved) and the Northwest right-of-way line of 15th. Street (70' R.O.W. Unimproved) from which a 3/4 inch iron pipe found bears S 77°04' W-0.4 feet;

THENCE S 50°51'00" W along the Southeast line of Lot 7, in Block 257, a distance of 136.05 feet to a point for corner on the Northeast right-of-way line of the Galveston-Houston Electric Railway Company (100' R.O.W.) as recorded in Volume 1121, Page 643; Volume 1121, Page 649 and Volume 1121, Page 647 of the Galveston County Deed Records, from said corner a 1/2 inch iron rod found bears S 05°20' W-0.2 feet;

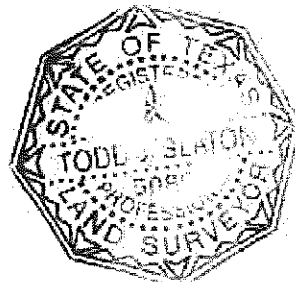
THENCE N 40°27'55" W along said Galveston-Houston Electric Railway Company right-of-way, a distance of 300.08 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" on the Northwest line of Block 257;

THENCE N 50°51'00" E along the Northwest line of Block 257 and the Southeast right-of-way line of Strawberry (called 14th. Street, 70' R.O.W. Unimproved), a distance of 142.94 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" at the Northerly corner of Lot 12, in Block 257;

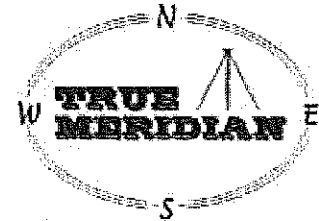
THENCE S 39°09'00" E along the Southwest right-of-way line of Avenue "I" (70' R.O.W. Unimproved) and the Northeast line of Lots 7 through 12, in Block 257, a distance of 300.00 feet to the PLACE OF BEGINNING and containing 0.9607 acres of land, more or less.

Todd J. Slaton, RPLS No. 5082

August 8, 2012



# TRUE MERIDIAN



P.O. Box 566 • Pearland, Texas 77588-0566 • Office: (281) 412-0149 • Fax: (281) 412-5390  
Email: [truemerd@sbglobal.net](mailto:truemerd@sbglobal.net)

## TRACT C

FIELD NOTE DESCRIPTION OF A 1.019 ACRE TRACT BEING THE NORTHEASTERLY PART OF BLOCK 258, OF MOORE'S ADDITION TO THE TOWN OF DICKINSON, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 155, PAGE 10 AND TRANSFERRED TO PLAT RECORD 7, MAP NO 1C, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set with a cap stamped "True Meridian" at the Easterly corner of Lot 7, in Block 258 at the intersection of the Southwest right-of-way line of Avenue "T" (70' R.O.W. Unimproved) and the Northwest right-of-way line of Strawberry (called 14th. Street, 70' R.O.W. Unimproved) from which a 1/2 inch iron rod found bears S 62°23' W-1.3 feet and a 3/4 inch iron pipe found bears S 63°18' W-1.0 feet;

THENCE S 50°51'00" W along the Southeast line of Lot 7, in Block 258, a distance of 144.55 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" on the Northeast right-of-way line of the Galveston-Houston Electric Railway Company (100' R.O.W.) as recorded in Volume 1121, Page 643; Volume 1121, Page 649 and Volume 1121, Page 647 of the Galveston County Deed Records, from said corner a 3/4 inch iron pipe found bears N 48°25' W-0.7 feet and a 1/2 inch iron rod found bears N 23°00' W-0.6 feet;

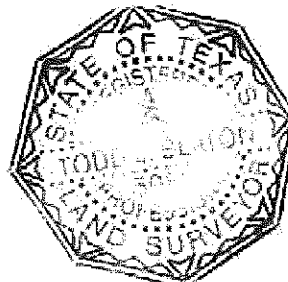
THENCE N 40°27'55" W along said Galveston-Houston Electric Railway Company right-of-way, a distance of 300.08 feet to a 1/2 inch iron rod found on the Northwest line of Block 258;

THENCE N 50°51'00" E along the Northwest line of Block 258 and the Southeast right-of-way line of 13th. Street (70' R.O.W. Unimproved), a distance of 151.44 feet to a 1/2 inch iron rod found at the Northerly corner of Lot 12, in Block 258;

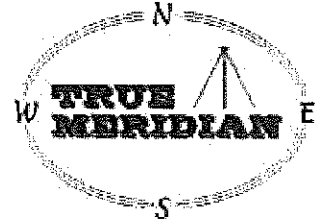
THENCE S 39°09'00" E along the Southwest right-of-way line of Avenue "T" (70' R.O.W. Unimproved) and the Northeast line of Lots 7 through 12, in Block 258, a distance of 300.00 feet to the PLACE OF BEGINNING and containing 1.019 acres of land, more or less.

Todd J. Slaton, RPLS No. 5082

August 8, 2012



# TRUE MERIDIAN



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## TRACT D

FIELD NOTE DESCRIPTION OF A 0.1995 ACRE TRACT BEING THE SOUTHWESTERLY PART OF BLOCK 256, OF MOORE'S ADDITION TO THE TOWN OF DICKINSON, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 155, PAGE 10 AND TRANSFERRED TO PLAT RECORD 7, MAP NO 1C, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING in a drainage ditch at the Southerly corner of Lot 1, in Block 256, on the existing Northwest right-of-way line of FM 646 (120' R.O.W.)

THENCE N 39°09'00" W along the Southwest line of Lots 1 through 6, in Block 256, a distance of 300.00 feet to Westerly corner of Lot 6, in Block 256;

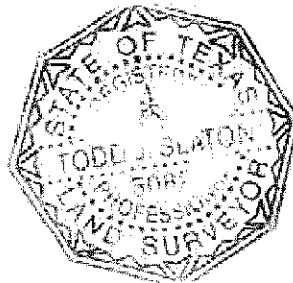
THENCE N 50°51'00" E along the Southeast right-of-way line of 15th Street (70' R.O.W. Unimproved), a distance of 25.53 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" on the Southwest right-of-way line of the Galveston-Houston Electric Railway Company (100' R.O.W.) as recorded in Volume 1121, Page 643; Volume 1121, Page 649 and Volume 1121, Page 647 of the Galveston County Deed Records,

THENCE S 40°27'55" E along said Galveston-Houston Electric Railway Company (100' R.O.W.), a distance of 300.08 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" on the Southeast line of Block 256;

THENCE S 50°51'00" W along the Southeast line of Block 256, a distance of 32.42 feet to the PLACE OF BEGINNING and containing 0.1995 acres of land, more or less.

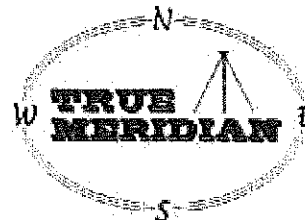
Todd J. Slaton, RPLS No. 5082

August 8, 2012





# TRUE MERIDIAN



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Email: [truemeri@sbglobal.net](mailto:truemeri@sbglobal.net)

## TRACT E

FIELD NOTE DESCRIPTION OF A 0.1410 ACRE TRACT BEING THE SOUTHWESTERLY PART OF BLOCK 257, OF MOORE'S ADDITION TO THE TOWN OF DICKINSON, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 155, PAGE 10 AND TRANSFERRED TO PLAT RECORD 7, MAP NO. 1C, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING in a drainage ditch at the Southerly corner of Lot 1, in Block 257, on the Northwest right-of-way line of 15th. Street (70' R.O.W. Unimproved);

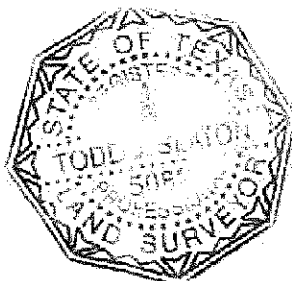
THENCE N 39°09'00" W along the Southwest line of Lots 1 through 6, in Block 257, a distance of 300.00 feet to Westerly corner of Lot 6, in Block 257;

THENCE N 50°51'00" E along the Southeast right-of-way line of Strawberry (called 14th. Street, 70' R.O.W. Unimproved), a distance of 17.03 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" on the Southwest right-of-way line of the Galveston-Houston Electric Railway Company (100' R.O.W.) as recorded in Volume 1121, Page 643; Volume 1121, Page 649 and Volume 1121, Page 647 of the Galveston County Deed Records,

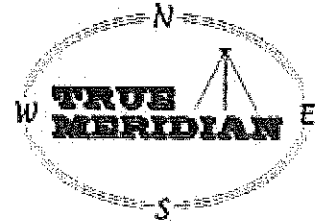
THENCE S 40°27'55" E along said Galveston-Houston Electric Railway Company (100' R.O.W.), a distance of 300.08 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" on the Southeast line of Block 257;

THENCE S 50°51'00" W along the Southeast line of Block 257, a distance of 23.92 feet to the PLACE OF BEGINNING and containing 0.1410 acres of land, more or less.

Todd J. Slaton, RPLS No. 5082  
August 8, 2012



# TRUE MERIDIAN



P.O. Box 568 • Pearland, Texas 77588-0568 • Office: (281) 412-0149 • Fax: (281) 412-5390  
Email: [truemeriald@sbcglobal.net](mailto:truemeriald@sbcglobal.net)

## TRACT F

FIELD NOTE DESCRIPTION OF A 0.0825 ACRE TRACT BEING THE SOUTHWESTERLY PART OF BLOCK 258, OF MOORE'S ADDITION TO THE TOWN OF DICKINSON, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 155, PAGE 10 AND TRANSFERRED TO PLAT RECORD 7, MAP NO 1C, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING in a drainage ditch at the Southerly corner of Lot 1, in Block 258, on the Northwest right-of-way line of Strawberry (called 14th. Street, 70' R.O.W. Unimproved);

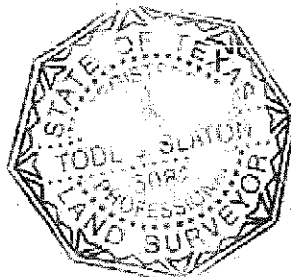
THENCE N 39°09'00" W along the Southwest line of Lots 1 through 6, in Block 258, a distance of 300.00 feet to Westerly corner of Lot 6, in Block 258;

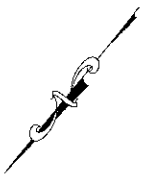
THENCE N 50°51'00" E along the Southeast right-of-way line of 13th. Street (70' R.O.W. Unimproved), a distance of 8.54 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" on the Southwest right-of-way line of the Galveston-Houston Electric Railway Company (100' R.O.W.) as recorded in Volume 1121, Page 643; Volume 1121, Page 649 and Volume 1121, Page 647 of the Galveston County Deed Records,

THENCE S 40°27'55" E along said Galveston-Houston Electric Railway Company (100' R.O.W.), a distance of 300.08 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" on the Southeast line of Block 258;

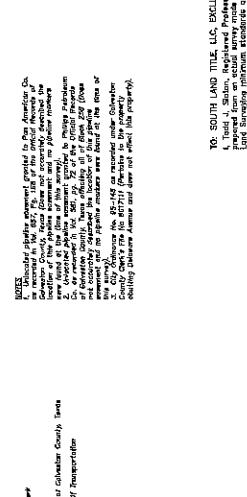
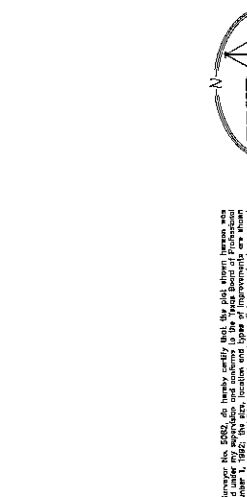
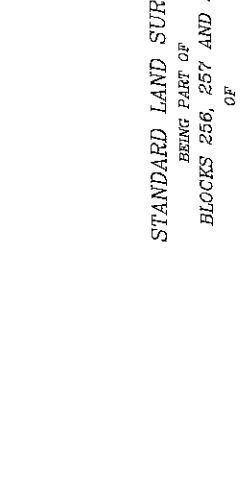
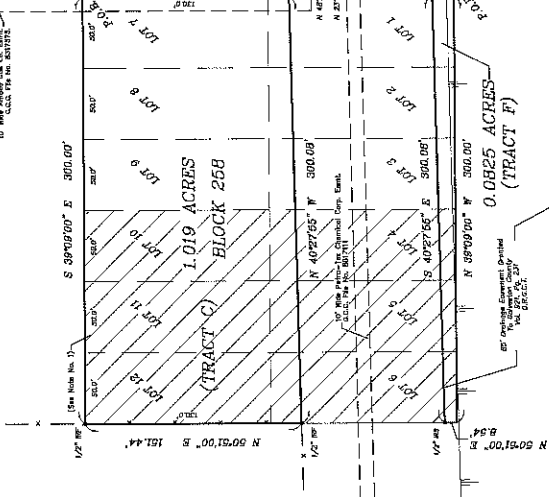
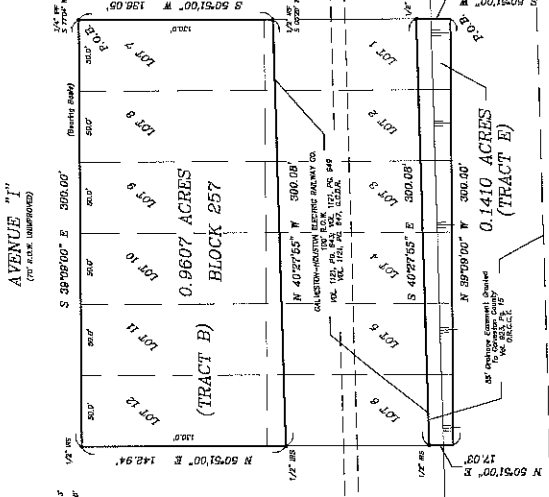
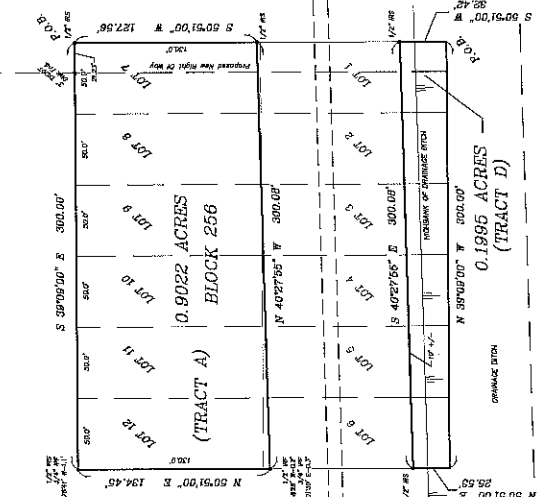
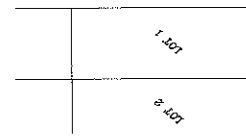
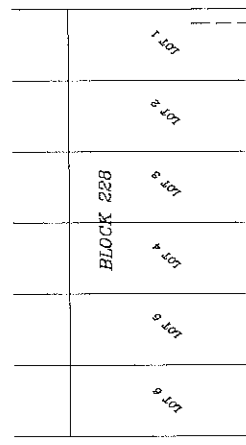
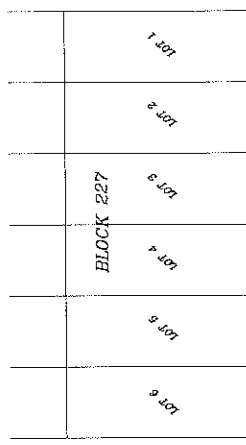
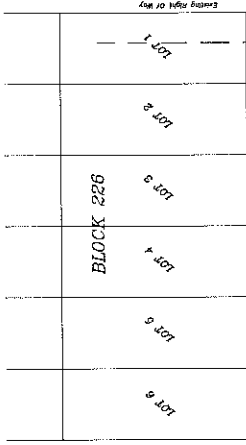
THENCE S 50°51'00" W along the Southeast line of Block 258, a distance of 15.42 feet to the PLACE OF BEGINNING and containing 0.0825 acres of land, more or less.

Todd J. Slaton, RPLS No. 5082  
August 8, 2012

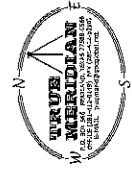




PM 646  
(FOR R.W.M.)



STANDARD LAND SURVEY  
BEING PART OF  
BLOCKS 256, 257 AND 258  
OF  
MOORE'S ADDITION  
TO THE TOWN OF DICKINSON  
IN  
GALVESTON COUNTY, TEXAS



TO: SOUTH LAND TITLE, L.L.C. EXCLUSIVELY.

FROM: TRAVIS MERIDIAN, SURVEYOR, No. 47177, State of Texas

THIS SURVEY WAS MADE AND THE DATA HEREON WAS OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME IS TRUE AND CORRECT. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS AND THAT I AM NOT PROVIDING THIS SURVEY AS A SERVICE TO ANY OTHER PARTY.

DATE OF SURVEY: JULY 24, 2012

BY: TRAVIS MERIDIAN, SURVEYOR

NOT FOR CONSTRUCTION

SCALE: 1" = 40'

DATE: SURVEYED: JULY 24, 2012

JOB NO.: 15-194