

ORDINANCE NO. 2015-21

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 TO REZONE APPROXIMATELY 0.3 ACRES (**Z15-10 2002 MARINA BAY DRIVE**) FROM “PS” (PUBLIC / SEMI-PUBLIC) TO “CN” (NEIGHBORHOOD COMMERCIAL), LEGALLY DESCRIBED AS LOT 46, BLOCK C OF THE GLEN COVE PARK SUBDIVISION, GENERALLY LOCATED NORTH OF MARINA BAY DRIVE (FM 2094), EAST OF SEMINOLE DRIVE AND WEST OF GLEN COVE BOULEVARD WITH THE APPROXIMATE ADDRESS BEING 2002 MARINA BAY DRIVE 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 0.3 acres from “PS” (Public / Semi-Public) to “CN” (Neighborhood Commercial), legally described as Lot 46, Block C of the Glen Cove Park Subdivision, generally located north of Marina Bay Drive (FM 2094), east of Seminole Drive and west of Glen Cove Boulevard as shown in the attached Zoning / Notification Map in Exhibit “A” and as depicted in the Glen Cove Park Subdivision Plat as recorded in Volume 254-A, Page 64 in the Office of the County Clerk of Galveston County, Texas 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.

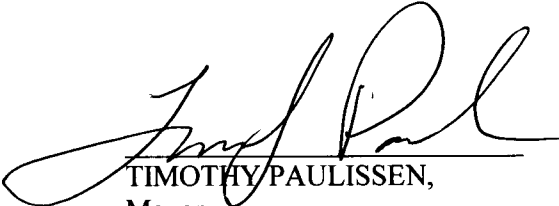
Section 2. The approximate 0.3 acres, legally described as Lot 46, Block C of the Glen Cove Park Subdivision, generally located north of Marina Bay Drive (FM 2094), east of Seminole Drive and west of Glen Cove Boulevard, as shown in the attached Zoning / Notification Map in Exhibit “A” and as depicted in the Glen Cove Park Subdivision Plat as recorded in Volume 254-A, Page 64 in the Office of the County Clerk of Galveston County, Texas in Exhibit “B” shall heretofore be zoned “CN” (Neighborhood 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 23rd day of June, 2015.

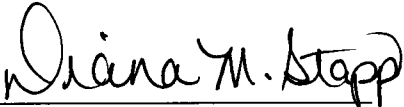
PASSED on second reading the 14th day of July, 2015.

PASSED AND ADOPTED on the 14th day of July, 2015.



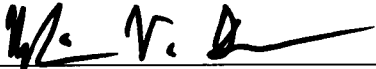
TIMOTHY PAULISSEN,
Mayor

ATTEST:

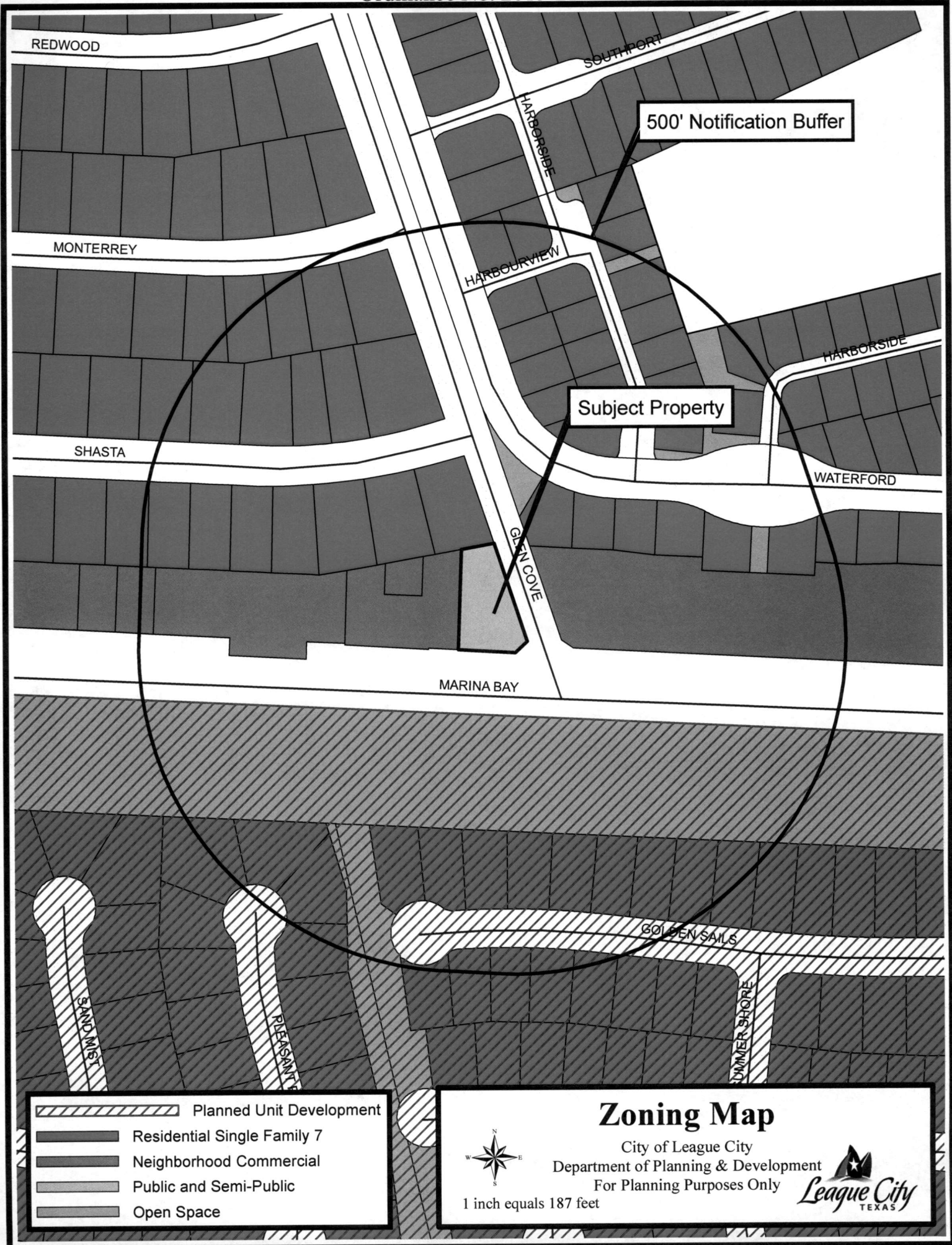


DIANA M. STAPP,
City Secretary

APPROVED AS TO FORM:





NGHIEM V. DOAN
City Attorney

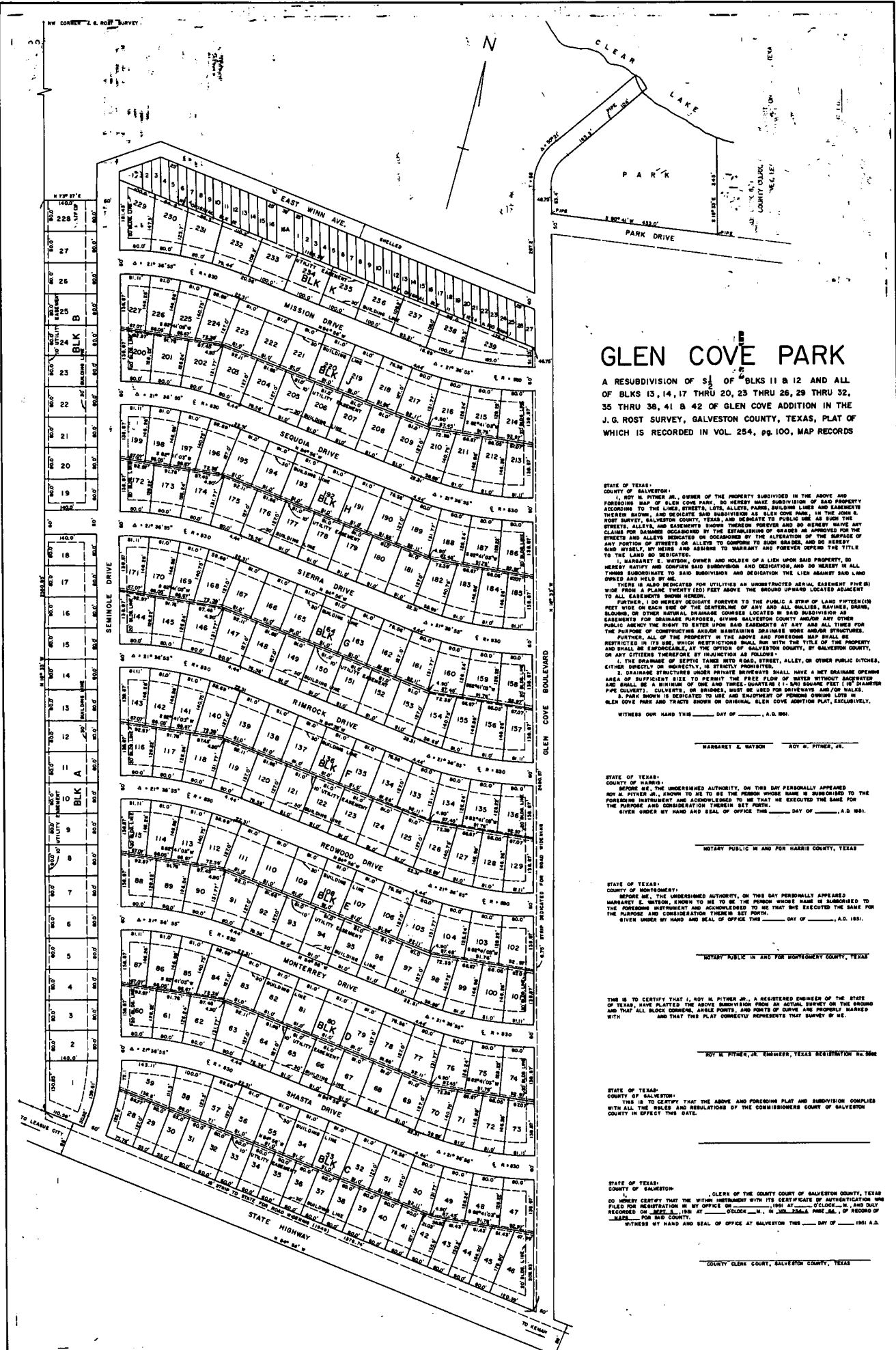


-  Planned Unit Development
-  Residential Single Family 7
-  Neighborhood Commercial
-  Public and Semi-Public
-  Open Space

Zoning Map
City of League City
Department of Planning & Development
For Planning Purposes Only



1 inch equals 187 feet



GLEN COVE PARK

A RESUBDIVISION OF $\frac{1}{2}$ OF BLKS 11 & 12 AND ALL OF BLKS 13, 14, 17 THRU 20, 23 THRU 26, 29 THRU 32, 35 THRU 38, 41 & 42 OF GLEN COVE ADDITION IN THE J. G. ROST SURVEY, GALVESTON COUNTY, TEXAS, PLAT OF WHICH IS RECORDED IN VOL. 254, PG. 100, MAP RECORDS

STATE OF TEXAS:
 COUNTY OF GALVESTON:
 I, ROY M. PITNER, JR., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF GLEN COVE PARK, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PASSES, BUILDING LINES AND EASEMENTS THEREIN SHOWN, AND DELEGATE TO THE PUBLIC USE AS BOUNDARIES OF SAID STREETS, ALLEYS AND EASEMENTS SHOWN THEREIN FOREVER AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF SAID STREETS AND ALLEYS AND EASEMENTS OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO SUCH GRADE, AND DO HEREBY WAIVE MYSELF, MY HEIRS AND ASSIGNS TO WAARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.
 I, MARGARET E. WATSON, OWNER AND HOLDER OF A LIEN UPON SAID PROPERTY, DO HEREBY WAIVE AND CONFIRM SAID SUBDIVISION AND DEDICATION, AND DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION THE LIEN AGAINST SAID LAND OWNED AND HELD BY ME.
 THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBTSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED AS SHOWN TO ALL EASEMENTS SHOWN HEREON.
 FURTHER, I DO HEREBY DECIDE TO FORFEIT TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL ALLEYS, PASSES, DRAINS, DITCHES, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING GALVESTON COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.
 FURTHER, ALL OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY AND SHALL BE ENFORCEABLE, AT THE OPTION OF GALVESTON COUNTY, BY GALVESTON COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:
 1. THE DRAINAGE OF SECTED TRACTS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
 2. DRAINAGE STRUCTURES UNDER PRIVATE REPRESENTS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT UNWARRANTED AND SHALL BE A MINIMUM OF ONE AND THREE-QUARTERS (1 3/4) SQUARE FEET (18" DIAMETER PIPE DIALECT), CULVERTS, OR BRIDGES, MUST BE USED FOR DRIVEWAYS AND FOR WALKS.
 3. PARK SHOWS IS DEDICATED TO USE AND ENJOYMENT OF PERSONS OWNING LOTS IN GLEN COVE PARK AND TRACTS SHOWN ON ORIGINAL GLEN COVE ADDITION PLAT, EXCLUSIVELY.
 WITNESS OUR HAND THIS _____ DAY OF _____, A.D. 1961.

MARGARET E. WATSON ROY M. PITNER, JR.

STATE OF TEXAS:
 COUNTY OF HARRIS:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROY M. PITNER, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 1961.

NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

STATE OF TEXAS:
 COUNTY OF MONTGOMERY:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGARET E. WATSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 1961.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TEXAS

THIS IS TO CERTIFY THAT I, ROY M. PITNER, JR., A REGISTERED ENGINEER OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL BLOCK CORNERS, ARCLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH _____ AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY BY ME.

ROY M. PITNER, JR. ENGINEER, TEXAS REGISTRATION NO. 8666

STATE OF TEXAS:
 COUNTY OF GALVESTON:
 THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND SUBDIVISION COMPLIES WITH ALL THE RULES AND REGULATIONS OF THE COMMISSIONERS COURT OF GALVESTON COUNTY IN EFFECT THIS DATE.

STATE OF TEXAS:
 COUNTY OF GALVESTON:
 I, _____ CLERK OF THE COUNTY COURT OF GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ O'CLOCK _____ M., AND DULY RECORDED ON _____ O'CLOCK _____ M., IN _____ BOOK _____ PAGE _____ OF RECORDS _____ FOR SAID COUNTY.
 WITNESS BY HAND AND SEAL OF OFFICE AT GALVESTON THIS _____ DAY OF _____, 1961. A.D.

COUNTY CLERK COUNTY, GALVESTON COUNTY, TEXAS