

ORDINANCE NO. 2024-

AN ORDINANCE AMENDING SECTION 125.4.20 ENTITLED, "LANDSCAPING AND BUFFER YARDS" OF CHAPTER 125 OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY ENTITLED, "UNIFIED DEVELOPMENT CODE" TO ALLOW SHADE TREES TO BE SUBSTITUTED FOR PALM TREES, PROVIDING FOR CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE

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

Section 1. That the Code of Ordinances is hereby amended to AMEND subsection 125.4.20.2 (j), entitled "Special Landscape Setback Requirements", of the League City Code of Ordinances to read as follows (additions, deletions):

**(j) *Special landscape setback requirements.***

(1) *Applicability.* The landscape setback requirements in this subsection shall apply to the following districts: Commercial and Mixed Use, Industrial, Public and Semi-Public, and Open Space Districts and the Commercial Revitalization Overlay District. A minimum ten-foot wide landscaped setback is required along all street frontages. The landscape setback shall consist of the following:

a. One shade tree for every 30 feet of linear street frontage, excluding driveways. Trees may be planted in clusters or spaced linearly rather than being on 30-foot centers. The minimum size of the tree should be one and one-half-inch caliper (15 gallons) upon installation. Shade trees may be substituted for Palm varieties subject to the regulations listed in subsection (m); and

b. A continuous hedge consisting of shrubs that are not less than three feet or more than four feet in height and planted in three- or five-gallon container stocks upon installation. The landscape hedge shall be set back a minimum of three feet and a maximum of six feet from the perimeter of any parking space, driveway, or any access aisle.

c. In lieu of a landscape hedge noted above, a berm measuring not less than three feet or more than four feet in height from finish grade of the parking lot may be utilized. The berm shall be set back a minimum of three feet and a maximum of six feet from the perimeter of any parking space, driveway, or any access aisle. The maximum slope shall not exceed 4:1.

(2) In lieu of providing a landscape setback as described in [subsection] (j)(1) above, the following may be utilized:

- a. Fifty percent of the ground floor of the building shall be built to the property line;
- b. Parking shall be located behind or at the side of buildings, except for passenger drop-off areas which may be located at the building entry;
- c. Loading areas shall be screened so as not to be visible from public streets; and
- d. Where the building abuts a residential district, the preferred location of loading facilities shall be the side away from the residential district boundary.

Section 2. That the Code of Ordinances is hereby amended to AMEND subsection 125.4.20.2 (1), entitled “Screening of Parking Areas”, of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

(1)Screening of parking areas. Parking areas and parking access aisles parallel to and within 75 feet of rights-of-way shall be screened from view from those rights-of-way, public parks and public buildings with one of the following:

(1)Landscape screening. Where landscaping is used as a substitute screening method, hedges shall be installed as described in [subsection] (j)(1) of this section. Additionally, the hedges shall not be located in public rights-of-way. Plant materials shall be an evergreen species. Ground cover and shrubs planted within sight distance triangles shall not exceed a height of 24 inches at maturity.

(2)Berms. Where a berm is used as a substitute screening method, berms shall meet the requirements described in [subsection] (j)(1)b. above. Berms shall not be located in

public rights- of-way.

(3) Parking screen fences. Fences shall be not less than three feet nor more than four feet measured from finish grade of the parking lot. Fences shall be set back a minimum of three feet and a maximum of six feet from the perimeter of any parking space, driveway, or any access aisle, as measured from the back of the curb. Fences shall not be placed in public rights-of-way or on top of any retaining walls. Fences shall be constructed of decorative block, brick, stone, or similar materials and finished on both the interior and exterior elevations.

(4) Shade Parking Lot trees. Shade trees shall be planted in the parking lot at a ratio of one tree for every eight spaces. Trees shall be dispersed throughout the parking lot to maximize the shading effect on the parking spaces. These trees are exclusive of trees planted around the perimeter of the parking lot. Parking lot trees, when planted, shall have a minimum trunk height of six feet and a minimum two-inch single trunk caliper measurement or one and one-half-inch average trunk caliper for multiple trunk trees, measured four feet above grade. This size of tree is generally referred to as a 24-inch box. The minimum trunk height of parking lot trees shall be six feet. The end spaces in a row of parking spaces shall be separated from drive aisles by landscape islands or peninsulas that are a minimum width of six feet. The landscape planter for any parking lot tree shall have a minimum area of 50 square feet and a minimum interior width of five feet. Shade trees may be substituted for Palm varieties subject to the regulations listed in subsection (m).

Section 3. That the Code of Ordinances is hereby amended to add subsection 125.4.20.2(m), entitled “Palm Varieties”, of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

m. Palm Varieties

i. The following palms are suitable for our climate, and may be used:

1. Texas Sabal Palm (Sabal texana)

2. Date Palm (Phoenix dactylifera)

3. Canary Island Date Palm (Phoenix canariensis)

4. Pindo Palm (Butia capitata)

5. Cabbage Palm (Sabal palmetto)

6. Mexican Fan Palm (Washingtonia robusta)

ii. Any palm substituted for a required shade tree must be at least 10 feet in height at time of planting with at least 6 feet of clear trunk.

iii. No hurricane cut palms are allowed.

Section 4. Savings. All rights and remedies which have accrued in favor of the City under this Ordinance and amendments thereto shall be and are preserved for the benefit of the City.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 6. Repealer. All ordinances and parts of ordinances in conflict herewith are hereby repealed but only to the extent of such conflict.

Section 7. Codification. It is the intent of the City Council of the City of League City, Texas, that the provisions of this Ordinance shall be codified in the City's official Code of Ordinances as provided hereinabove.

Section 8. Publication and Effective Date. The City Secretary shall cause this Ordinance, or its caption, to be published in the official newspaper of the City of League City, upon passage of such Ordinance. This Ordinance shall become effective upon passage.

PASSED first reading the \_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED AND ADOPTED the \_\_\_\_ day of \_\_\_\_\_, 2024.

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NICK LONG  
Mayor

ATTEST:

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DIANA M. STAPP  
City Secretary

APPROVED AS TO FORM:

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MICHELLE VILLARREAL  
Interim City Attorney