



City of League City, TX

300 West Walker
League City TX 77573

Text File

File Number: 22-0322

Agenda Date: 7/26/2022

Version: 1

Status: ATS Paused

In Control: Development Services

File Type: Agenda Item

Title

Hold a public hearing on amendments to the Code of Ordinances of the City of League City, amending Chapter 125, entitled "Unified Development Code", including amendments to Article 3, entitled "Zoning"; Article 4, entitled "Site Development Standards"; and Article 5, entitled "Subdivisions" (Executive Director of Development Services)

..Background:

A public hearing is required to consider the proposed text amendments to the Unified Development Code.

Project Timeline:

May 16, 2022 - The Planning and Zoning Commission postponed the public hearing to the June 20, 2022 Planning and Zoning Commission meeting.

June 20, 2022 - The Planning and Zoning Commission postponed the public hearing to the July 5, 2022 Planning and Zoning Commission meeting.

July 5, 2022 - The Planning and Zoning Commission recommended approval of the text amendments 3-1-0 with three members absent.

July 26, 2022 - The City Council is scheduled to hold a public hearing and take action on the proposed text amendments.

August 9, 2022 - The second reading of the ordinance amendments is scheduled to be heard by City Council.

Project Summary:

Staff is proposing several amendments to the Unified Development Code. A summary of the changes being made is listed below.

- Amendments to the permitted use chart.
- Provide two new uses: Tattoo Parlor/Body Piercing Studio and Amusement Park.
- Delete references to exterior materials for residential and non-residential construction as required by state law.
- Require multifamily buildings to use wrap style parking.
- Clarify that the queuing lane is a separate lane for drive-throughs.
- Delete the requirement that mobile food vendors must locate no closer to a thoroughfare than the primary building.
- Clarify that dead end parking aisles are not permitted unless a permanent turnaround is provided and approved by the Executive Director of Development Services.
- Require cross access easement and pedestrian access between two or more abutting

non-residential properties on Final Plat.

- Amend buffer yard requirements.
- Prohibit open ditches for new developments, except when allowed through a Planned Unit Development. This prohibition only applies to newly constructed public or private streets.
- Allow for administrative approvals of Master Plan Amendments.

On July 5, 2022, the Planning and Zoning Commission held a public hearing and made a recommendation of approval to the City Council. The Commission held three votes on the amendments, which are listed below.

1. Motion to approve the requirement that new apartment complexes must have wrap-style parking. The motion passed, 3-1-0.
2. Motion to approve the requirement that roadside ditches are prohibited outside of PUDs. The motion passed, 3-1-0.
3. Motion to approve the remainder of the ordinance amendments. The motion passed, 4-0-0.

Attachments:

1. Data Sheet
2. Excerpt Minutes from the July 5, 2022, P&Z Commission Meeting
3. P&Z Staff Report

CONTRACT ORIGINATION:

Development Services

FUNDING

{ } Funds are available from Account # _____

{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____

{ x } NOT APPLICABLE

STRATEGIC PLANNING

{ x } CSF #8: Quality Built Environment

{ } NOT APPLICABLE