

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING CHAPTER 125, ARTICLE III OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY, TEXAS, RELATING TO USED CAR SALES; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE

WHEREAS, Chapter 125 of the Code of Ordinances of the City of League City establishes zoning regulations and permitted land uses within the City, including commercial uses within the “CG” (General Commercial) zoning district; and

WHEREAS, the existing land use regulations limit used car sales to an accessory use and do not expressly allow such use as a principal use within the “CG” zoning district; and

WHEREAS, the City has determined that allowing used car sales in the “CG” zoning district, subject to approval of a Special Use Permit, will provide appropriate flexibility while allowing site-specific impacts to be reviewed on a case-by-case basis; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on January 8, 2026, and recommended approval of the proposed amendment; and

WHEREAS, the City Council has reviewed the proposed amendment and finds it to be in the best interest of the public health, safety, and welfare of the City;

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

Section 1. Section 125-3.13 (Use of land and/or buildings.) of the Code of Ordinances of the City of League City, Texas, is hereby amended to update the land use table located therein to allow “used car sales” with a special permit in “CG” (General Commercial) districts; and as further described in **Exhibit A**, which is attached and incorporated herein.

Section 2. Appendix A (Definitions) of the Code of Ordinances of the City of League City, Texas, is hereby amended to add the following definitions:

Used Car Sales means a retail motor vehicle establishment where previously titled, leased, or owned vehicles are offered for sale or trade. Such establishments may include offices, customer service areas, and designated display areas. Minor mechanical services incidental to

preparing vehicles for sale are allowed, provided they occur entirely within enclosed bays. This use does not include major automotive repair, towing and storage yards, or salvage operations.

Section 3. 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 4. 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 5. Repealer. All ordinances and parts of ordinances in conflict herewith are hereby repealed but only to the extent of such conflict.

Section 6. 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 7. 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 _____, 2026.

PASSED AND ADOPTED the ____ day of _____, 2026.

NICK LONG
Mayor

ATTEST:

DIANA M. STAPP
City Secretary

APPROVED AS TO FORM:

MICHELLE L. VILLARREAL
City Attorney (mv)

Sec. 125-3.13. Use of land and/or buildings.

125-3.13.1. *Use of land and/or buildings.* The use of land and/or buildings shall be in accordance with those listed in the following table of permitted uses. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The regulations for each district are established by letter designations as follows:

"P" indicates the land use is permitted in the zoning district.

"S" indicates the land use may be permitted after review and approval of a special use permit by the city council.

□ indicates the use is prohibited in the zoning district.

125-3.13.2. *Classification of new and unlisted uses.* In cases where a specific land use or activity is not listed or defined, the city planner or designee shall assign the land use or activity to a classification that is substantially similar in character.

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
RESIDENTIAL																				
Child Care Family Home, Listed	P	P	P	P	P	P	P													
Child Care Family Home, Registered	S	S	S	S	S	S	S													
Dwelling, Caretaker Unit												P	P							
Dwelling, Duplex				S	P	P	P													
Dwelling, Live/Work Unit								P		P	P					P	P		P	P
Dwelling, Multi-Family						P	P													
Dwelling, Single Family	P	P	P	P	P														P	P
Dwelling, Single Family with Secondary Dwelling	S	S	S	S	S														S	
Dwelling, Townhouse					P	P	P										P			
Dwelling Units, Single-Family or Multi-Family Residential 2 nd floor and above								P		P	P					P				
Manufactured Home				S		S	S													
Industrialized Home	P	P	P	P	P	P	P													
Group Residential, Assisted Living Facility (Must comply with Sec. 125-3.14.11)						P	P	P	P	P	P									
Group Residential, Continuing Care Facility (Must comply with Sec. 125-3.14.11)						P	P	P	P	P	P									
Group Residential, Disabled Group Dwelling (Must comply with Sec. 125-3.14.11)	P	P	P	P	P	P	P	P	P	P	P									
Group Residential, Emergency Shelter (Must comply with Sec. 125-3.14.11)						P	P	P	P	P	P									
Group Residential, Halfway House (See Sec. 125-3.14.11)												S	S							

Group Residential, Homeless Shelter (See Sec. 125-3.14.11)									S		S	S	S							
Group Residential, Nursing Home (Must comply with Sec. 125-3.14.11)						P	P	P	P	P	P									
PUBLIC AND SEMI-PUBLIC																				
Cemeteries	S	S	S	S	S	S	S							S	S					
Clubs and Lodges								S	P	S	P	S		P		P	P	P		P
Colleges, Public or Private								S	P	P	P	P		P		P	P	S		
Cultural Institutions	S	S	S	S	S	S	S	P	P	P	P	P		P		P	P	P	S	P
Day Care						S	S	P	P	P	P			P		P	P	P		P
Educational Research and Development									P	P	P	P		P		P		S		
Event Venue									P		P					P	S		S	P
Event Venue with outdoor facilities									P		P					S	S		S	P
Government Offices and Facilities, large scale									P	P	P	P		P	S					
Government Offices and Facilities, small scale								P	P	P	P	P		P	S	P		P		
Hospitals, may have heliport								S	P	P	P	P		P						
Parks and Recreation		P		P		P		P		P		P		P		P		P		P
Public Maintenance Facilities (See Sec. 3.14.5)									S			P	P	S						
Public Safety Facilities	S	S	S	S	S	S	S	P	P	P	P	P	P	P		P	P	P	P	P
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Schools, Public or Private	S	S	S	S	S	S	S	P	P	P	P			P		P	P	S	P	P
COMMERCIAL																				
Alcoholic Beverage Sales, On-Premises Consumption (Must comply with LC Ordinance Ch. 10 and TABC)								S	S	S	S					S		S		S
Alcoholic Beverage Sales, Off-Premises Consumption (Must comply with LC Ordinance Ch. 10 and TABC)									P		P					S				S
Ambulance Services									P	P	P	P	P	P						

Amusement Parks, Carnivals, and Other Similar Uses									S			S	S							
Animal Sales and Services, no outdoor kennels or outdoor storage								S	P		P					P	P	P	S	S
Animal Sales and Services with outdoor kennels, areas, and runs									S		S	S						S		
Automobile/Vehicle/Equipment Sales and Rental. Incidental parts sales, servicing, and repair facilities shall be located within a completely enclosed building.									P		S							S		
Used Car Sales									S											
Automobile Rentals								P	P	P	P	P	P					S		
Car Wash								S	S	S	S	P						S		
Vehicle Fueling Stations								S	S		S	P						S		
Light Vehicle Service								S	P		S	P						S		
Auto Repair and Other Heavy Vehicle Service									S			P	P							
Banks and Other Financial Institutions (with drive-through See Section 125-3.14.2)								P	P	P	P	P				P	P	P		P
Bed and Breakfast Establishment	S	S				P	P	P	P		P					P	P		P	P
Building Materials Sales and Services (See Sec. 125-3.14.4)									P		P	P	P					P		P
Business Services								P	P	P	P	P				P	P	P		P
Catering Business								P	P	P	P	P	P			P	P	P		P
Convention Center									P	P	P			P						
Eating and Drinking Establishments, Full Service								P	P	P	P			P	P	P		P		P
Eating and Drinking Establishments, Limited Service								P	P	P	P			P	P	P		P		P
Eating and Drinking Establishments, with Drive-Through Facility (See Sec. 125-3.14.2)								S	P	S	P					S		P		S

Eating and Drinking Establishments, with Live Entertainment (indoor) (Must comply with LC Ordinances Ch. 42, Art.2)								S	P	S	P					P		P		P
Eating and Drinking Establishments, with Live Entertainment (outdoor) (Must comply with LC Ordinances Ch. 42, Art. 2)								S	P	S	P					P		P		S
Eating and Drinking Establishments, with Outdoor Seating								P	P	S	P			P	P	P		P		S
Eating and Drinking Establishments, with Outdoor Seating - as accessory use														P	P			P		
Eating and Drinking Establishments, less than 3,000 sq. ft. including all seating areas. May have Live Entertainment																		P	S	P
Food and Beverage Sales				S	S	S	S	P	P	P	P	P	P	P		P		P		
Food and Beverage Sales less than 20,000 sq. ft.																			S	P
Food Truck Park								S	S	S	S	S				S	S	S		S
Home Improvement Sales and Services (See Sec. 3.14.4)								S	P		P	P						P		
Hotels and Commercial Lodging (See Sec.3.14.7)																				
Full Service Hotel									P	S	S					P		S		
Limited Service Hotel								S	P	S	S					P		S		
Residence Hotel									P	S	S							S		
Laboratory, Commercial								P	P	P	P	P	P	P		P		P		P
Maintenance and Repair Services								P	P	P	P	P	P					P		
Massage Establishments and Massage Services								P	P	P	P			P		S		P		
Micro-brewery, Micro-distillery, and Micro-winery									P		P	P				P	S	P		P

Nurseries and Garden Supply Stores (See Sec. 3.14.4)								P	P		P	P				S	S	S		S
Offices	S	S	S	S	S			P	P	P	P	P	P	P		P	P	P	S	P
Parking Facilities								S	P	P	P	P		P		P	P	P	S	P
Pawn shops (Must comply with Texas Pawn-shop Act Texas Finance Code, Title 4, Chapter 371).									P		S							P		
Personal Instructional Services								P	P	P	P					P	P	P	S	P
Personal Services								P	P	P	P					P	P	P		P
Recreation and Entertainment, Large-scale, Outdoor	S	S	S	S	S	S	S	S	P	S	S	S	S	P	P					
Recreation and Entertainment, Small-scale, Indoor	S	S	S	S	S	S	S	S	P	S	P	S	S			P		P		
Recreational Vehicle Park (See Sec. 3.14.6)									S											
Retail Sales (See Sec. 3.14.4)								P	P	P	P	P				P	P	P	S	P
Self-Storage (See Sec. 3.14.5)									S		S	P	P							
Sexually Oriented Businesses (Must comply with LC Code of Ordinances Ch. 26, Art. III)												P	P							
Tattoo Parlor/Body Piercing Studio												S	S							
Tobacco, Vapor, and CBD Retail Use									S		S									
Undertaking, Funeral and Interment Services								S	P		P			P				P		
INDUSTRIAL																				
Contractor's Storage (See Sec. 3.14.5)												P	P							
Nursery and Landscaping Materials, Wholesale (Must comply with Sec. 3.14.12)									S			P	P							
Production Industry, Artisan (See Sec. 3.14.4)								S	P	S	P	P				P	P	S	S	P
Production Industry, General (See Sec. 3.14.4)												S	P							
Production Industry, Limited (See Sec. 3.14.4)									P		S	P	P							

Recycling Collection												P	P							
Research and Development									S	S	S	P	P	P						
Warehousing and Indoor Storage (See Sec. 3.14.5)									P	S	S	P	P							
Warehousing and Outdoor Storage (See Sec. 3.14.5)									S			P	P							
Wholesaling and Distribution, Store Facilities (See Sec. 3.14.5)									P		P	P	S							
Wholesaling and Distribution, Non-Store Facilities (See Sec. 3.14.5)									P	S	S	P	P							
Wrecking, Junk, or Salvage Yard (auto, steel, building materials) and Towing												S	S							
COMMUNICATION, TRANSPORTATION, AND UTILITIES																				
Communications Facilities									P	P	P	P	S					P		
Communication Towers and Structures (Must comply with LC Ordinances Ch. 31)								S	S	S	S	S	S	S	S					
Marinas and Docks	P	P	P	P	P	P	P	P			P				P					
Marinas, Private	S	S	S	S	S	P	P	P	P		P				P					
Marinas, Public								P	P		P			P	P					
Airports and Heliports												S	S	S						
Freight/Truck Terminal and Warehouse												P	P							
Transportation Passenger Terminals								S	P	P	P	P		P				P		
Truck Weight Stations												S	P							
Utility, Private												S	P	S	S					
Utility, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		
AGRICULTURE AND EXTRACTIVE																				
Crop and Animal Raising (Must comply with LC Code of Ordinances Ch. 18)	P													S	P					

Excavation and Mining (See LC code of Ordinances Ch. 98.)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
PIPELINES, OIL AND GAS																				
Oil and Gas Well Drilling (See Sec. 3.14.8 and Ch. 42, Art. 3)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pipelines (See Sec. 3.14.9)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pump Stations (See Sec. 3.14.10)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P