



City of League City, TX

300 West Walker
League City TX 77573

Meeting Agenda City Council

Tuesday, September 9, 2025

6:00 PM

Council Chambers
200 West Walker Street

Regular Meeting

The physical meeting space shall be the following location: Council Chambers - 200 West Walker Street, League City, Texas. Members of the governmental body may attend the meeting via videoconference.

1. **CALL TO ORDER AND ROLL CALL OF MEMBERS**
2. **INVOCATION, PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**

Invocation given by Rev. Kyra Baehr of Unity Bay Area Houston

3. **APPROVAL OF MINUTES**
- 3A. [25-0418](#) August 26, 2025 Council Budget & CIP Workshop
Attachments: [August 26, 2025 Council Budget & CIP Workshop](#)
- 3B. [25-0419](#) August 26, 2025 Regular Meeting
Attachments: [August 26, 2025 Regular Meeting](#)
4. **PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**
5. **PUBLIC COMMENTS BEFORE CITY COUNCIL**

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item.

6. CONSENT AGENDA

- 6A. [25-0378](#) Consider and take action on a resolution authorizing a five-year agreement with Hilltop Securities Inc. for municipal advisory services (Director of Finance)

Attachments: [Proposed Resolution](#)
[Exhibit A - Municipal Advisory Contract](#)
[Award Recommendation](#)
[Evaluation Summary Matrix](#)
[Vendor Report Card - Hilltop Securities 2025](#)

- 6B. [25-0406](#) Consider and take action on a resolution authorizing Work Change Directive No. 2 to the construction contract with Lucas Construction Company, Inc., related to the Phase 2 Reconstruction of Turner Street and Butler Road (RE1902A) in an amount not to exceed \$63,875 (Executive Director of Capital Projects)

Attachments: [Proposed Resolution](#)
[Exhibit A-Work Change Directive No. 2 with Proposal](#)
[Approved Work Change Directive No.1](#)
[Fire Dept Request & Support email](#)
[Drive General and Detail Layout-FS #2](#)
[Original Award Agreement with Resolution](#)
[CIP Project Sheet](#)
[CIP Aerial Map](#)

- 6C. [25-0402](#) Consider and take action on Ordinance No. 2025-32, an ordinance approving a Rezoning Application, MAP-25-0003, (South Shore Boulevard Rezone), a request to rezone approximately 3.40-acres from “PS-PUD” (Public/Semi-Public) to “RSF-7-PUD” (Residential Single-Family 7) within the South Shore Harbour PUD, generally located along the south side of South Shore Boulevard, east of Masters Drive, and west of Admiral Road - Second Reading (Director of Planning)

The Planning and Zoning Commission recommended approval, 8-0-0, on August 4, 2025.

Council approved the first reading, 8-0-0, on August 26, 2025.

Attachments: [Ordinance No. 2025-32](#)
[Exhibit A - Zoning Map](#)
[Exhibit B - Survey and Site Plan](#)

- 6D. [25-0409](#) Consider and take action on Ordinance 2025-34 mending the City of League City, Texas, Governmental, Proprietary, and Capital Funds Budget for Fiscal Year 2025 by amending Ordinance No. 2024-30, Ordinance No. 2024-43, Ordinance No. 2025-07, and Ordinance No. 2025-20 adjust the operating and capital budget for actual and projected expenditures – Second Reading (Assistant City Manager - CFO) Council approved first reading 8-0-0 on August 26, 2025.

Attachments: [Ordinance 2025-34 with Exhibits A, B, and C](#)
[Approved Agenda May 27, 2025, item 6A](#)
[Approved Agenda March 11, 2025, item 6E](#)
[Approved Agenda July 22, 2025, item 6E](#)
[Approved Agenda August 12, 2025, item 6B](#)

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

8. OLD BUSINESS

- 8A. [25-0405](#) Consider and take action on Ordinance No. 2025-33 an ordinance approving a Special Use Permit Application, SUP-25-0002, (West League City Self Storage), a request to allow a self-storage use on approximately 3.0552 acres of property zoned “CG-PUD” (General Commercial within the Magnolia Creek Planned Unit Development), generally located at the northeast corner of League City Parkway and Bay Area Boulevard - Second Reading (Director of Planning)

The Planning and Zoning Commission recommended approval, 8-0-0, on July 21, 2025.

Council postponed the item, 8-0-0, on August 12, 2025.

Council approved the first reading, 7-1-0, on August 26, 2025.

Attachments: [Ordinance No. 2025-33](#)
[Exhibit A - Zoning Map](#)
[Exhibit B – Site Exhibits](#)

- 8B. [25-0415](#) Consider and take action on Ordinance 2025-31 adopting the Annual Budget for Governmental and Proprietary Funds for Fiscal Year 2026 – Second Reading (Assistant City Manager - CFO)

Council approved 7-1-0 on August 26, 2025.

Taxpayer Impact Statement Required per H.B. 1522 effective September 1, 2025
2024 Adopted Tax Rate \$0.369 with average homestead taxable value of \$351,138 equals tax of \$1,295.70
2025 No-New-Revenue Tax Rate \$0.36355 with average homestead taxable value of \$362,634 equals tax of \$1,318.36
2025 Proposed Tax Rate \$0.36355 with average homestead taxable value of \$362,634 equals tax of \$1,318.36

Attachments: [Ordinance 2025-31 with Exhibits A, B and C](#)

9. NEW BUSINESS

- 9A. [25-0291](#) Consider and take action to form and appoint members to a subcommittee of the City Council to review and update goals for the City Manager (Mayor)
- 9B. [25-0397](#) Consider and take action on appointments to boards and commissions (Mayor Long)

10. FIRST READING OF ORDINANCES

- 10A. [25-0399](#) Consider and take action on an ordinance approving an ad valorem tax rate for the City of League City, Texas, upon all taxable property within the corporate limits of the City for the Fiscal Year ending September 30, 2026; directing the assessment and collection thereof; providing for a severability clause; and providing for an effective date (Assistant City Manager - CFO)

Staff requests approval on first and final reading.

Taxpayer Impact Statement Required per H.B. 1522 effective September 1, 2025

2024 Adopted Property Tax Rate \$0.369 with average homestead taxable value of \$351,138 equals tax of \$1,295.70

2025 No-New-Revenue Property Tax Rate \$0.36355 with average homestead taxable value of \$362,634 equals tax of \$1,318.36

2025 Proposed Property Tax Rate \$0.36355 with average homestead taxable value of \$362,634 equals tax of \$1,318.36

Attachments: [Proposed Property Tax Rate Ordinance](#)
[Notice for the Meeting to Vote on Tax Rate](#)
[Approved Data Sheet 5/27/25 item 9C](#)

- 10B. [25-0407](#) Consider and take action on an ordinance authorizing a Utility Agreement with Baybrook Municipal Utility District No. 1 and BC-SB Baybrook JV, LLC, consenting to the annexation of approximately 450 acres known as the Midline Tract into Baybrook MUD 1, and authorizing the City Manager to execute the Agreement (Executive Director of Development Services)

Attachments: [Proposed Ordinance - Baybrook MUD UA](#)
[Exhibit A - BMUD 1 Utility Agreement - Unsigned](#)
[Exhibit B - Annexed area \(450acres\)](#)
[Aerial Map](#)

- 10C. [25-0411](#) Consider and take action on an ordinance approving the 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 1 (Magnolia Creek) (Director of Finance)

Staff requests approval on first and final reading.

Attachments: [Proposed Ordinance](#)
[Exhibit A- PID #1 2025-26 Annual Service Plan Update](#)

- 10D. [25-0412](#) Consider and take action on an ordinance approving the 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 2 (Victory Lakes) (Director of Finance)

Staff requests approval on first and final reading.

Attachments: [Proposed Ordinance](#)
 [Exhibit A - PID #2 2025-26 Annual Service Plan Update](#)

- 10E. [25-0413](#) Consider and take action on an ordinance approving the 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 3 (Centerpointe) (Director of Finance)

Staff requests approval on first and final reading.

Attachments: [Proposed Ordinance](#)
 [Exhibit A - PID 3 2025-26 Annual Service Plan Update](#)

- 10F. [25-0414](#) Consider and take action on an ordinance approving a 2025-26 annual service and assessment plan update for the League City Public Improvement District No. 5 (Park on Clear Creek) (Director of Finance)

Staff requests approval on first and final reading.

Attachments: [Proposed Ordinance](#)
 [Exhibit A - PID #5 2025-26 Annual Service Plan Update](#)

11. **ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED**

12. **REPORTS FROM STAFF MEMBERS**

Announcements concerning items of community interest. No action will be taken or discussed.

13. **COUNCIL MEMBERS COMMENTS/REPORTS**

Announcements concerning items of community interest. No action will be taken or discussed.

14. **EXECUTIVE(CLOSED) SESSION(S)**

15. **ACTION ITEM(S) FROM EXECUTIVE SESSION(S)**

16. **REPORT FROM CITY AUDITOR**

17. ADJOURNMENT

NICK LONG
MAYOR

CERTIFICATE OF NOTICE

This is to certify that the above Notice of Meeting was posted on the bulletin board of City Hall of the City of League City, Texas, on or before the 3rd day of September, 2025 prior to 5:00 p.m. as well as the City's public internet webpage, www.leaguecitytx.gov and was posted in accordance with the Texas Open Meetings Act, Chapter 551, Government Code.

The City Council of the City of League City, Texas reserves the right to meet in closed session on any of the items listed above should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code: 551.071 Consultations with Attorney, 551.072 Deliberations about Real Property, 551.073 Deliberations about Gifts and Donations, 551.074 Personnel Matters, 551.076 Deliberations about Security Devices, and 551.087 Deliberations Regarding Economic Development Negotiations.

DIANA M. STAPP
CITY SECRETARY

(SEAL)

NOTE: In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the City Secretary's Office at 281-554-1030 or by FAX 281-554-1020.

Any invocation that may be offered during the ceremonial portion of the City Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent the religious beliefs or views of the Council in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Council.