

Unified Development Code Update – Mobile Food Vendors

Requests	Hold a public hearing and make a recommendation to City Council on proposed amendments to the Code of Ordinances of the City of League City, Chapter 125, Article 3, entitled “Zoning Regulations”, to revise regulations related mobile food vendors in response to House Bill 2844 adopted by the 89th Texas Legislature.
Applicant	City of League City
City Council	Public Hearing & First Reading – <i>July 14, 2026</i> ; <i>Second Reading – July 28, 2026</i>
Attachment	1. Proposed Ordinance 2. Current Ordinance

Background

June 8, 2026 – Notice of the public hearing was published on the City’s website, City Hall, and the Newspaper.

June 25, 2026 – The Planning and Zoning Commission held a public hearing and recommended approval of the request.

July 14, 2026 – City Council is scheduled to conduct a public hearing and consider the request on first reading.

July 28, 2026 – If approved on first reading, City Council will consider the second reading of the request.

Changes to the Ordinance

The proposed text amendment updates Section 3.14.17 (Mobile Food Vendors) of the Unified Development Code to align the City's regulations with House Bill 2844, which limits local authority over certain permitting requirements for mobile food vendors. As of July 1, 2026, all permitting for mobile food vendors is administered by the State of Texas.

The amendment maintains the City's existing zoning regulations that allow mobile food vendors to operate only at special events and food truck parks, as defined by the Unified Development Code, while preserving operational standards related to public safety, parking, noise and event duration. Legal staff updated the structure of the ordinance to improve readability and provide clearer direction regarding ordinance requirements.

The amendment removes a provision requiring mobile food vendors to obtain a City-issued permit as a condition of operation, as these requirements are prohibited under House Bill 2844.

For additional information, you may contact Kris Carpenter, Planning Director at 281-554-1098 or at Kris.carpenter@leaguecitytx.gov.

Proposed Ordinance

3.14.17 Mobile Food Vendors

(a) Authorized Locations and Circumstances. Mobile food vendor operations are authorized only in the following locations and circumstances, subject to compliance with all applicable federal, state, and local laws:

- (1) within a Food Truck Park, as permitted by Section 3.13; or
- (2) as part of a Food Truck Special Event conducted in accordance with this section.

(b) Food Truck Special Events. A Food Truck Special Event is a temporary use of property that allows one or more mobile food vendors to operate and that meets all of the following criteria:

- (1) **Owner Permission.** A mobile food vendor operating on private property shall have the consent of the property owner or lawful occupant and shall maintain documentation of such consent at the site during operations and make the documentation available upon request by the City.
- (2) **Noise.** Mobile food vendors at a special event must comply with Chapter 42, Article II, Noise.
- (3) **Alcohol Sales.** Subject to a valid TABC license, mobile food vendors at a special event may serve alcohol.
- (4) **Duration of a Special Event.** Unless approved by the City Manager, a mobile food vendor cannot operate at a special event for more than three (3) consecutive days.
- (5) **Parking.** Mobile food vendors shall not occupy or eliminate off-street parking spaces required to meet the minimum parking requirements for the principal use on the property, except that they may utilize required parking spaces at community facilities or parks for neighborhood (HOA) special events.
- (6) **Fire Lanes.** Mobile food vendors shall not obstruct fire lanes or circulation or otherwise create traffic hazards or unsafe conditions.
- (7) **Primary Use.** The event is incidental and secondary to the principal use of the property.
- (8) **Reoccurrence.** The event is not intended to establish a recurring or permanent location for mobile food vendor operations.

Current Ordinance

3.14.17 Mobile Food Vendors

- a. **Permit Required, Exception.** It shall be illegal to sell food and/or drink items from a food truck, concession trailer, or similar vehicle parked on private property within the city except in compliance with regulations adopted in this division or within a food truck park, as permitted in Section 3.13.
- b. **Special Event Regulations.** Mobile Food Vendors operating at a Food Truck Special Event are subject to the following regulations:
 1. **Owner Permission.** A mobile food vendor must have permission from the owner of the property on which a special event is occurring.
 2. **Permit.** A mobile food vendor must have a valid mobile food vendor preparation vehicle permit issued from the Fire Marshal Office.
 3. **Noise.** Mobile food vendors at a special event must comply with Chapter 42, Article II, Noise.
 4. **Alcohol Sales.** Subject to a valid TABC license, mobile food vendors at a special event may serve alcohol.
 5. **Duration of Special Event.** Unless approved by the City Manager, a mobile food vendor cannot operate at a special event for more than three (3) consecutive days.
 6. **Parking.** Mobile food vendors may utilize required parking spaces at community facilities or parks for neighborhood (HOA) special events. In no case shall a mobile food vendor obstruct any required fire lane.