

ORDINANCE NO. 2025-

AN ORDINANCE AMENDING CHAPTER 125 OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY BY AMENDING SUBSECTION 125-3.14.15, ENTITLED “TEMPORARY STRUCTURES AND USES”, TO REMOVE PROVISIONS RELATED TO SPECIAL EVENTS AND TO UPDATE VARIOUS PROVISIONS; 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 125-3.14.15 (Temporary structures and uses) of the League City Code of Ordinances as follows (additions, ~~deletions~~):

Sec. 125-3.14.15. *Temporary structures and uses.*

- (a) *General.* Structures and uses ancillary to a permitted principal that are intermittent in nature are considered temporary structures and uses. Temporary structures and uses are subject to the same regulations that apply to principal uses in each district, except as otherwise specified by this section. This section establishes regulations for temporary structures and uses.
- (b) *Temporary structures.* Temporary structures shall be located, developed, and operated in compliance with the following standards:
 - (1) *Construction trailers.* Construction trailers are permitted only on a lot or parcel during construction undertaken pursuant to a valid building permit. Construction trailers may be occupied for office or security purposes or may be used for storage of equipment and material used in construction on the site. Upon completion or abandonment of construction or expiration of the building permit, construction trailers buildings shall be removed at the owner's expense. Temporary construction trailers shall be located and developed in compliance with the following standards:
 - a. *Setbacks.* Setbacks shall be the minimum required in the district within which the construction trailer is located.
 - b. *Signage.* The parking of a vehicle, trailer, or other device that is parked in such a manner that it is used principally as a portable sign is prohibited.
 - (2) *Sales trailers.* Sales trailers, including modular offices, used for the sale and lease of residential real estate are permitted only on a lot or parcel during construction undertaken pursuant to a valid building permit. Upon completion or abandonment of construction or expiration of the building permit, sales trailers buildings shall be removed at the owner's expense. Temporary sales trailers shall be located and developed in compliance with the following standards:

- a. *Setbacks.* Setbacks for sales trailers are set forth in the development regulations of each base zoning district.
 - b. *Surfacing.* The area of the sales trailer including parking areas, access points, aisles, driveways, and travel ways shall be constructed to support emergency apparatus.
 - (c) ~~Temporary uses.~~ Special events that will occur for a consecutive 72 hours or less in a 12-month period shall obtain approval from the City of League City Police Department. Temporary uses that will occur for longer than a consecutive 72-hour period in 12 months shall obtain a temporary use permit and be located, developed, and operated in compliance with the following standards:-
- (1) (c) *Temporary use permits (administrative).* The planning ~~manager~~ director and building official or designees shall approve or deny temporary use permits based upon consideration of the nature of the use; existing uses in the surrounding area; noise, dust, light and traffic generated; and health and sanitary conditions. The planning ~~manager~~ director and building official or designees shall have the right, upon finding that a hazard or nuisance shall exist by continuing such use, to revoke any temporary use permit at any time or to deny any extension. The planning ~~manager~~ director and building official or designees may consider temporary use permits for the following uses:
- a. ~~Temporary uses of a religious or philanthropic nature by those organizations not normally conducting business for profit may be allowed for the period of their actual duration up to a maximum of 30 days, except that two extensions of up to 30 days may be possible upon application and approval.~~
 - b. ~~Temporary sales of seasonal products such as firewood, cut trees, plants, fruits and vegetables, and the like may be allowed during their normal and generally accepted season for a period of up to 30 days, except that two extensions of up to 30 days may be possible upon application and approval. Temporary sales of seasonal products may be allowed no more than 90 days, whether consecutive or cumulative, per site within a 12-month period.~~
- (2) ~~Temporary use permits (planning and zoning commission).~~ The planning and zoning commission shall approve or deny temporary use permits based upon consideration of the nature of the use; existing uses in the surrounding area; noise, dust, light and traffic generated; and health and sanitary conditions. The planning and zoning commission shall have the right, upon finding that a hazard or nuisance shall exist by continuing such use, to revoke any temporary use permit at any time or to deny any extension. The planning and zoning commission may consider temporary use permits for the following uses:-
- a. (1) *Concrete mixing or batching plant uses* temporarily required by contractors during the construction of residential structures, buildings, and infrastructure improvements, provided that such use shall not be permitted nearer than 250 feet to a developed lot in a district zoned for residential uses. The period of time for which the use may be permitted shall be determined by the ~~planning and zoning commission~~ planning director and building official or designees.
 - b. (2) *Temporary parking lots* for overflow parking of principal uses on site or adjacent to the site. The period of time for which the use may be permitted shall be determined by the ~~planning and zoning commission~~ planning director and building official or designees. Exception: The city planner and building official or designees may

~~approve for a period of up to 30 days, except that two extensions of up to 30 days may be possible upon application and approval.~~

~~e.~~ (3) *Other temporary uses.* All other temporary uses that are not described in this section may be considered by the planning and zoning commission.

(3) (d) *Building and fire permits.* Temporary uses shall obtain applicable building and fire permits prior to commencement of activities.

(4) (e) *Setbacks.* The temporary use shall be set back a minimum of 50 feet from any adjacent, occupied residential lot or parcel.

(5) (f) *Parking.* Any parking for the use shall be on site or adjacent to the site. The number of spaces required shall conform to the requirements of section 125-4.19.

(6) (g) *Signage.* All signage shall conform to the requirements article VIII, Signs.

(7) (h) *Additional requirements.* Adequate sanitation, water, traffic control, parking and public health measures shall be provided for all temporary uses.

Section 2. 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 3. 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 4. Repealer. All ordinances and parts of ordinances in conflict herewith are hereby repealed but only to the extent of such conflict.

Section 5. 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 6. 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. The Ordinance shall become effective immediately upon passage.

PASSED first reading the _____ day of _____, 2025.

PASSED AND ADOPTED the _____ day of _____, 2025.

NICK LONG
Mayor

ATTEST:

DIANA M. STAPP
City Secretary

APPROVED AS TO FORM:

MICHELLE L. VILLARREAL
City Attorney (jg)