



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Agenda City Council

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Tuesday, October 13, 2015

6:00 PM

Council Chambers  
200 West Walker Street

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### Regular Meeting - Revised

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 Pastor Brian Young of Word Power Church

3. **APPROVAL OF MINUTES**

- 3A. **15-0583** August 4, 2015 Workshop  
*Attachments:* [Data Sheet](#)  
[August 4, 2015 Workshop](#)

- 3B. **15-0564** August 10, 2015 Council Work Session  
*Attachments:* [Data Sheet](#)  
[August 10, 2015 Council Work Session](#)

4. **APPOINTMENTS, PROCLAMATIONS, PRESENTATIONS, AWARDS**

5. **COMMUNITY SPOTLIGHT**

6. **PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING**

- 6A. **15-0605** Hold a public hearing on Special Use Application, SUP15-04 (League City Parkway / Butler Road Gas Station), to allow for a gas and service stations use [gas station with convenience store and car wash] on approximately 4.85 acres on property zoned "CM" (Mixed-Use Commercial), legally described as a portion of Lots 3 and 4, Block M of the Clear Creek Subdivision, generally located south of League City Parkway, north of Turner Road, east of Butler Road and west of Calder Road, with the approximate address being in the 1600 block of League City Parkway in League City, Texas (Director of Planning and Development)

**Attachments:**     [Data Sheet](#)  
                              [Zoning - Notification Map](#)  
                              [Excerpt P&Z Minutes 9-21-15](#)  
                              [Site Layout](#)  
                              [Building Elevations, and Signage](#)  
                              [Staff Report and Attachments](#)

- 6B.**     [15-0607](#)     Consider and take action on an ordinance amending Ordinance No. 2005-24 for Special Use Permit Application, SUP15-04 (League City Parkway / Butler Road Gas Station), to allow for a gas and service stations use [gas station with convenience store and car wash] on approximately 4.85 acres on property zoned “CM” (Mixed-Use Commercial), legally described as a portion of Lots 3 and 4, Block M of the Clear Creek Subdivision, generally located south of League City Parkway, north of Turner Road, east of Butler Road and west of Calder Road, with the approximate address being in the 1600 block of League City Parkway in League City, Texas (Director of Planning and Development)

Planning & Zoning Commission recommended approval 3-1-0 with 1 absent on September 21, 2015.

**Attachments:**     [Data Sheet](#)  
                              [Proposed Ordinance](#)  
                              [Exhibit A](#)  
                              [Exhibit B](#)  
                              [Exhibit C](#)  
                              [Exhibit D](#)  
                              [Exhibit E](#)

- 6C.**     [15-0608](#)     Hold a public hearing on Zone Change Application, Z15-14 (Delaney at South Shore Harbor), a request to rezone approximately 11.3 acres from “PS” (Public/Semi-Public) to “CM-PUD” (Mixed Use Commercial with a Planned Unit Development Overlay), legally described as a portion of Lots 103, 111, and 112 of Division “D” of League City, an unrecorded subdivision of part of the Michael Muldoon Two League Grant, Abstract No. 18 and part of the S.F. Austin Survey, generally located south of Marina Bay Drive at the intersection of Constellation Boulevard, with the approximate address being in the 2500 block of Marina Bay Drive in League City, Texas (Director of Planning and Development)

**Attachments:**     [Data Sheet](#)  
                              [PUD Document](#)  
                              [Zoning Notification Map](#)  
                              [Excerpt P&Z Minutes 9-21-15](#)  
                              [Z15-14 PZ Minutes 10-05-15](#)  
                              [Staff Report & Attachments 9.21.15](#)  
                              [Staff Report & Attachments 10-05-15](#)

- 6D. [15-0610](#) Consider and take action on an ordinance amending Ordinance No. 2005-24 to rezone approximately 10.857 acres, Z15-14 (Delaney at South Shore Harbor), from “PS” (Public/Semi-Public) to “CM-PUD” (Mixed Use Commercial with a Planned Unit Development Overlay), legally described as a portion of Lots 103, 111, and 112 of Division “D” of League City, an unrecorded subdivision of part of the Michael Muldoon Two League Grant, Abstract No. 18 and part of the S.F. Austin Survey, generally located south of Marina Bay Drive at the intersection of Constellation Boulevard, with the approximate address being in the 2500 block of Marina Bay Drive in League City, Texas (Director of Planning and Development)

Planning & Zoning Commission recommended approval 5-0-0 on October 5, 2015.

Attachments:     [Data Sheet](#)  
                              [Proposed Ordinance](#)  
                              [Exhibit A](#)

- 6E. [15-0606](#) Hold a public hearing on Zone Change Application, Z15-16 (Bradshaw Nursery), a request to rezone approximately 0.75 acres from “OS” (Open Space) to “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet), generally located north of League City Parkway (SH 96) and west of Bradshaw Nursery Road in League City, Texas (Director of Planning and Development)

Attachments:     [Data Sheet](#)  
                              [Zoning Notification Map](#)  
                              [Excerpt P&Z Minutes 9-21-15](#)  
                              [Staff Report & Attachments Z15-16](#)

- 6F. [15-0609](#) Consider and take action on an ordinance amending Ordinance 2005-24 to rezone approximately 0.75 acres, Z15-16 (Bradshaw Nursery), from “OS” (Open Space) to “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet), generally located north of League City Parkway (SH 96) and west of Bradshaw Nursery Road in League City, Texas (Director of Planning and Development)

Planning and Zoning Commission recommended approval, 4-0-0 with 1 absent on September 21, 2015.

Attachments:     [Data Sheet](#)  
                              [Proposed Ordinance](#)  
                              [Exhibit A](#)

- 6G. [15-0613](#) Hold a public hearing regarding the proposed City-initiated annexation of approximately 95.63 acres of land, located west of State Highway 3, between Tangarine (18th Street) and 20th Street running west a distance of approximately 1.05 miles to the current city limits of League City in Galveston County, Texas (Director of Planning and Development)

Attachments:     [Data Sheet](#)  
                              [Proposed Annexation Map](#)  
                              [2015 DRAFT Service Plan](#)

- 6H. [15-0611](#) Hold a public hearing regarding the proposed City-initiated annexation of approximately 8.53 acres of land located east of the western right of way of Lawrence Road to the eastern right of way of Lawrence Road, encompassing all of Lawrence Road north of SH 96 (League City Parkway) and south of FM 2094 (Marina Bay Drive) in Galveston County, Texas (Director of Planning and Development)

Attachments:     [Data Sheet](#)  
                              [Lawrence Road Map](#)  
                              [2015 Service Plan](#)

- 6I. [15-0612](#) Hold a public hearing regarding the proposed City-initiated annexation of approximately 63.1 acres of land, located south of the northern right of way of SH 96 (League City Parkway), west of SH 146, and north of the Mar Bella Subdivision in Galveston County, Texas (Director of Planning and Development)

Attachments:     [Data Sheet](#)  
                              [Marbella Map](#)  
                              [2015 Service Plan](#)

7. **CITIZENS REQUEST FOR HEARING BEFORE CITY COUNCIL**

The privilege of speaking at this time is limited to the following persons: residents, persons having an ownership interest in property or a business located within the City, or their attorneys.

A statement of no more than 3 minutes may be made on items of general relevance. There will be no yielding of time to another person. State law prohibits the Mayor and members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law. Comments should be directed to the entire Council, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges and expulsion from Council Chambers.

8. **COUNCIL MEMBERS COMMENTS/REPORTS**

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

9. **MAYOR COMMENTS/ REPORT**

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

**10. REPORTS FROM STAFF MEMBERS**

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

- 10A. [15-0616](#) Presentation and discussion regarding Fire Department staffing (Fire Chief)

Attachments: [Data Sheet](#)

**11. CONSENT AGENDA**

- 11A. [15-0546](#) Consider and take action on the approval of payment to Galveston Central Appraisal District in the amount of \$309,800 for the City's share of the District's fiscal year 2016 budget (Director of Finance)

Attachments: [Data Sheet](#)  
[GCAD FY 2016 Adopted Budget](#)

- 11B. [15-0586](#) Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Bonds, Series 2015 for the Galveston County MUD #46 in an amount not to exceed \$4,200,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (Director of Finance)

Attachments: [Data Sheet](#)  
[Proposed Resolution](#)  
[Letter from First Southwest](#)  
[Engineering Report](#)  
[Proposed Debt Schedule](#)  
[Utility Agreement](#)  
[Map](#)

- 11C. [15-0587](#) Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Park Bonds, Series 2015A for the Galveston County MUD #46 in an amount not to exceed \$2,280,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (Director of Finance)

Attachments: [Data Sheet](#)  
[Proposed Resolution](#)  
[Letter from First Southwest](#)  
[Engineering Report](#)  
[Proposed Debt Schedule](#)  
[Utility Agreement](#)  
[Map](#)

- 11D. [15-0577](#) Consider and take action on the annual purchase of water meters from Aqua Metrics through the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program in the amount of \$305,589 (Director of Finance)

Attachments:     [Data Sheet](#)  
                              [Pricing](#)

- 11E. [15-0582](#) Consider and take action on a resolution in support of the application for a continuation grant from the Office of the Governor of Texas, Criminal Justice Division for the League City Police Department Crime Victim Assistance Program (Chief of Police)

Attachments:     [Data Sheet](#)  
                              [VOCA Extension Ltr\\_07072015](#)  
                              [Proposed Resolution](#)

- 11F. [15-0598](#) Consider and take action on final acceptance of municipal infrastructure for Marbella Subdivision Section 13B (Deputy City Manager)

Attachments:     [Data Sheet](#)  
                              [Acceptance Letter](#)  
                              [Engineer's Certificate of Completion](#)  
                              [Engineer's Summary of Infrastructure Costs](#)  
                              [Electrical Layout](#)  
                              [Agreement for Underground Electric Service](#)  
                              [Aerial Map](#)

- 11G. [15-0594](#) Consider and take action on approval of a Professional Services Agreement with R. G. Miller Engineers for Ervin Road from Calder Road to Hobbs Road in the total amount of \$744,284 (Deputy City Manager)

Attachments:     [Data Sheet](#)  
                              [Professional Services Agreement](#)  
                              [Engineering Proposal](#)  
                              [CIP Project Sheet](#)  
                              [Aerial Map](#)

- 11H. [15-0595](#) Consider and take action on the award of a construction contract to Classic Irrigation & Landscape in the amount of \$120,921.25 for the South Shore Boulevard Sidewalk Project (Bid # 15-043), and authorization of a Work Change Directive budget in the amount of \$6,000 (Deputy City Manager)

Attachments:     [Data Sheet](#)  
                              [Bid Tab](#)  
                              [Agreement](#)  
                              [Aerial Map](#)

- 11I. [15-0596](#) Consider and take action to award a contract for on-call roadway markings with Stripe-A-Line, Inc. (Deputy City Manager)
- Attachments: [Data Sheet](#)  
[Bid](#)  
[Agreement](#)
- 11J. [15-0592](#) Consider and take action on a request for a water well permit regarding the property located at 3050 Megan Lynn Lane in the Pinewood Ranch subdivision (Deputy City Manager)
- Attachments: [Data Sheet](#)  
[Water Well Permit Request](#)  
[Staff Request and Service Review](#)  
[Aerial Map](#)
- 11K. [15-0593](#) Consider and take action on an addendum to the Interlocal Agreement with Galveston County to partially fund improvements to the City of League City streets known as Calder Road, Louisiana Avenue, and Caroline Street within the City limits of League City (Deputy City Manager)
- Attachments: [Data Sheet](#)  
[Proposed Second Addendum to the Interlocal Agreement](#)  
[Aerial Map](#)
- 11L. [15-0615](#) Consider and take action on Ordinance No. 2015-36 amending Ordinance No. 2005-24 to rezone approximately 0.94 acres (Z15-15 Parkway Commons) from “OS-PUD” (Open Space with a Planned Unit Development Overlay) to “CM-PUD” (Mixed Use Commercial with a Planned Unit Development Overlay), legally described as the eastern approximately 118 feet of Abstract 32, Rafael Basquez Survey, Tract 4, generally located south of League City Parkway (SH 96), west of Seacrest Boulevard in League City, Texas - Second Reading (Director of Planning and Development)
- City Council approved first reading, 8-0-0 on September 22, 2015.
- Attachments: [Data Sheet](#)  
[Ordinance 2015-36](#)  
[Exhibit A](#)

## **END OF CONSENT AGENDA**

## **12. OLD BUSINESS**

- 12A. [15-0614](#) Consider and take action on an ordinance to amend Chapter 2, Sections 2-383 and 2-384 of the Code of Ordinances of the City of League City to clarify the application process to serve on and eligibility criteria for boards and commissions (Council Member Long and Mayor Paulissen)
- Council postponed to October 13, 2015 8-0-0 on September 22, 2015.
- Attachments: [Data Sheet](#)  
[Proposed Ordinance](#)

**13. NEW BUSINESS**

- 13A. [15-0554](#) Consider and take action on a resolution amending Resolution 2015-16 setting new fees and updating existing fees for recreational programs and rental of parks and facilities (Director of Parks & Cultural Services)

Attachments:    [Data Sheet](#)  
[Exhibit A - Proposed Fee Schedule](#)  
[Detail and Impact - New Programs](#)  
[Detail and Impact - Existing programs](#)  
[Proposed Resolution](#)

- 13B. [15-0617](#) Consider and take action on a resolution directing staff to prepare and distribute to the public factual information regarding the proposed quarter cent sales tax (Council Member Becker and Council Member Gross)

Attachments:    [Data Sheet](#)  
[Proposed Resolution](#)

**14. FIRST READING OF ORDINANCES**

- 14A. [15-0599](#) Consider and take action on an ordinance amending Chapter 22 of the Code of Ordinances of the City of League City, Texas entitled "Buildings and Building Regulations" by amending Section 22-280 therein entitled "Cross-Connection Control Program" (Director of Finance and Deputy City Manager)

Attachments:    [Data Sheet](#)  
[Proposed Ordinance](#)  
[Redline Original Ordinance](#)  
[Backflow Prevention Program Overview](#)

**15. TABLED ITEMS SUBJECT TO RECALL****16. ITEMS ADDED AFTER ELECTRONIC AGENDA COMPLETED****17. EXECUTIVE (CLOSED) SESSION (S)**

- 17A. [15-0590](#) Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property

Discuss potential purchase or sale of real property interests (Deputy City Manager)

Attachments:    [Data Sheet](#)

- 17B. [15-0602](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with City Attorney

Consultation with City Attorney regarding South Shore Harbour MUD No. 2 (City Attorney)

Attachments:    [Data Sheet](#)



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

- 18A. [15-0591](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Deputy City Manager)
- Attachments:* [Data Sheet](#)

**19. ADJOURNMENT**

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**TIMOTHY PAULISSEN**  
**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 9th day of October, 2015 prior to 12:30 p.m. as well as the City's public internet webpage, [www.leaguecity.com](http://www.leaguecity.com) and was posted in accordance with the Texas Open Meetings Act.

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.

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**DIANA M. STAPP**  
**CITY SECRETARY**

(SEAL)

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**NOTE: In compliance with the Americans with Disabilities Act, this facility is wheel chair 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.**

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**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.**