



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Agenda City Council

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Tuesday, October 10, 2017

6:00 PM

Council Chambers  
200 West Walker Street

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### Regular Meeting

The physical meeting space, where a quorum of the governmental body or the presiding officer will be in attendance, shall be the following location: Council Chambers - 200 West Walker Street, League City, Texas

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

- 4A. **[17-0605](#)** Consider and take action on a resolution making a nomination for election to the Board of Directors of the Harris County Appraisal District for 2018-2019 (Mayor Hallisey)

**Attachments:**     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [HCAD Letter](#)

5. **COMMUNITY SPOTLIGHT**

Community Emergency Response Team in Galveston County (Council Member Millican and Council Member Gripon)

The Community Emergency Response Team (CERT) program educates volunteers about disaster preparedness for that hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.

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

- 6A. [17-0593](#) Hold a public hearing on Zoning Change Application, MAP-17-0001 (Bay View Section 4), a request to rezone approximately 1.19 acres from “OS” (Open Space) to “RSF-5” (Residential Single-Family with a minimum lot size of 5,000 square feet), legally described as all of Lots 10, 11, and 12, and a portion of Lots 8, 9, 13, and 14, Block 2, Bay View Section 4, generally located east of Calder Road, along Dale Ridge Lane, Terrace Cliff Lane, and Rolling Creek Lane, with the addresses of 260 and 262 Dale Ridge Lane, 301 and 3013 Terrace Cliff Lane, and 265, 263, and 261 Rolling Creek Lane in League City, Texas (Director of Planning and Development)

Attachments:     [Data Sheet](#)  
                             [Zoning Map](#)  
                             [Bay View Master Plan](#)  
                             [Aerial Map](#)  
                             [Excerpt from P&Z Minutes](#)  
                             [Staff Report](#)  
                             [Applicant Letter](#)

- 6B. [17-0594](#) Consider and take action on an ordinance amending Ordinance No. 2005-24, to rezone approximately 1.19 acres, legally described as all of Lots 10, 11, and 12, and a portion of Lots 8, 9, 13, and 14, Block 2, Bay View Section 4, from “OS” (Open Space) to “RSF-5” (Single-Family Residential with a minimum lot size of 5,000 square feet), generally located east of Calder Road, along Dale Ridge Lane, Terrace Cliff Lane, and Rolling Creek Lane, with the addresses of 260 and 262 Dale Ridge Lane, 3015 and 3013 Terrace Cliff Lane and 265, 263, and 261 Rolling Creek Lane in League City, Texas (Director of Planning and Development)

The Planning and Zoning Commission recommended approval, 6-0-0 with 2 absent on August 14, 2017. Staff requests first and final reading.

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

- 6C. [17-0595](#) Hold a public hearing on Zone Change Application, MAP-17-0002 (Wilson Properties), a request to rezone four (4) tracts to “CG” (General Commercial), totaling approximately 13.0 acres, generally located east of West Walker Street and west of State Highway 3 along the north side of West FM 646 in League City, Texas. Tract 1: Rezone approximately 2.6 acres from “CO” (Office Commercial) to “CG”; Tract 2: Rezone approximately 2.84 acres from “RMF-2” (Multi-Family Residential with a maximum density of 22 dwelling units per acre) to “CG”; Tract 3: Rezone approximately 1.49 acres from “RMF-2” (Multi-Family Residential with a maximum density of 22 dwelling units per acre) to “CG”; Tract 4: Rezone approximately 6.01 acres from “CO” (Office Commercial) to “CG” (Director of Planning and Development)

Attachments:     [Data Sheet](#)  
                             [Zoning Map](#)  
                             [Exerpt Minutes from September 18, 2017 P&Z Meeting](#)  
                             [Staff Report](#)  
                             [Letters of Interest and Support](#)

- 6D. [17-0596](#) Consider and take action on an ordinance amending Ordinance No. 2005-24, to rezone four (4) tracts to “CG” (General Commercial), MAP-17-0002 (Wilson Properties), totaling approximately 13.0 acres, generally located east of West Walker Street and west of State Highway 3 along the north side of West FM 646 in League City, Texas. Tract 1: Rezone approximately 2.6 acres from “CO” (Office Commercial) to “CG”; Tract 2: Rezone approximately 2.84 acres from “RMF-2” (Multi-Family Residential with a maximum density of 22 dwelling units per acre) to “CG”; Tract 3: Rezone approximately 1.49 acres from “RMF-2” (Multi-Family Residential with a maximum density of 22 dwelling units per acre) to “CG”; Tract 4: Rezone approximately 6.01 acres from “CO” (Office Commercial) to “CG” (Director of Planning and Development)

Planning and Zoning Commission recommended approval, 4-0-1 with 4 absent on September 18, 2017.

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

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. 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 Act. Comments should be directed to the entire Council, not individual members of Council or staff. If addressing a specific agenda item, speakers must keep their remarks specific to the item being considered by the City Council. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated.**

8.     **COMMENTS/REPORTS FROM MEMBERS OF COUNCIL**

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

9.     **REPORTS FROM STAFF MEMBERS**

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

- 9A.     [17-0579](#) Presentation of the Investment Report of the Section 4B Industrial Development Corporation for the quarter ended June 30, 2017 (Interim Director of Finance)

Attachments:     [Data Sheet](#)  
                             [Investment Report](#)

**10. CONSENT AGENDA**

- 10A. [17-0588](#) Consider and take action on a resolution authorizing a one-year agreement with Bay Area Houston Economic Partnership (BAHEP) for regional economic development services in the amount not to exceed \$30,000 (Director of Economic Development)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - Proposed Agreement](#)
- 10B. [17-0589](#) Consider and take action on final acceptance of municipal infrastructure for The John Eagle Honda Development located at 2205 Gulf Freeway South (Interim City Engineer)
- Attachments:* [Data Sheet](#)  
[Acceptance Letter](#)  
[Engineer's Certificate of Completion](#)  
[Engineer's Summary of Infrastructure Cost](#)  
[Aerial Map](#)
- 10C. [17-0592](#) Consider and take action on a resolution authorizing an amendment to the professional services agreement with Binkley & Barfield, Inc. for the Dickinson Avenue Reconstruction Project (RE1702C) to add supplemental services in an amount not to exceed \$79,935 (Interim City Engineer)
- Attachments:* [Data Sheet](#)  
[Proposed Resolution](#)  
[Exhibit A - First Amendment to PSA](#)  
[Exhibit A-1 Fee Summary](#)  
[CIP Program Sheet](#)  
[Aerial Map](#)
- 10D. [17-0590](#) Consider and take action on final acceptance of municipal infrastructure for the UTMB League City Campus Infrastructure Expansion (Interim City Engineer)
- Attachments:* [Data Sheet](#)  
[Acceptance Letter](#)  
[Engineer's Certificate of Completion](#)  
[Engineer's Summary of Infrastructure Cost](#)  
[Aerial Map](#)
- 10E. [17-0591](#) Consider and take action on final acceptance of municipal infrastructure for The Learning Experience, Academy of Early Education located at 2351 W. FM 646 (Interim City Engineer)
- Attachments:* [Data Sheet](#)  
[Acceptance Letter](#)  
[Engineer's Certificate of Completion](#)  
[Engineer's Summary of Infrastructure Cost](#)  
[Aerial Map](#)

- 10F. [17-0600](#) Consider and take action on a resolution authorizing a professional services agreement with Natex Corporation Architects for the engineering and design of the new Fire Station #6 construction in an amount not to exceed \$305,000 (Fire Chief)

Attachments:    [Data Sheet](#)  
                          [Proposed Resolution](#)  
                          [Exhibit A - Proposed Agreement](#)  
                          [Exhibits to Agreement](#)  
                          [Map](#)  
                          [CIP Budget](#)

- 10G. [17-0602](#) Consider and take action on a resolution authorizing the submission of an application to the Office of the Governor - Criminal Justice Department for the Rifle Resistant Body Armor Grant Program (Chief of Police)

Attachments:    [Data Sheet](#)  
                          [Proposed Resolution](#)  
                          [Grant Application Pre-Approval Form](#)

- 10H. [17-0606](#) Consider and take action on a resolution authorizing a two-year agreement with the Texas Department of Transportation regarding the shared use of intelligent transportation systems data (Director of Information Technology)

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

- 10I. [17-0612](#) Consider and take action to excuse absences (City Secretary)

Attachments:    [Data Sheet](#)

- 10J. [17-0604](#) Consider and take action on Ordinance No. 2017-26 repealing Chapter 66 of the Code of Ordinances of the City of League City entitled "MANUFACTURED HOMES AND TRAILERS" and adopting a new Chapter 66 to be entitled "MANUFACTURED HOMES AND RECREATIONAL VEHICLES" to clarify requirements for placement and occupancy of manufactured homes and recreational vehicles - Second Reading (City Attorney)

Council approved the first reading 7-0-0 with 1 absent on September 26, 2017.

Attachments:    [Data Sheet](#)  
                          [Ordinance No. 2017-26](#)

### **END OF CONSENT AGENDA**

### **11. ITEMS REMOVED FROM CONSENT AGENDA**

**12. OLD BUSINESS**

- 12A. [17-0603](#) Consider and take action on a resolution of the City Council of the City of League City authorizing the Galveston Central Appraisal District and the Harris County Appraisal District to conduct reappraisals of all properties in League City damaged by Hurricane Harvey to determine their market values immediately after the storm. (Council Member Long and Council Member Becker)
- Attachments:*     [Data Sheet](#)  
                              [Proposed Resolution](#)

**13. NEW BUSINESS**

- 13A. [17-0611](#) Consider and take action on a resolution approving the dates for conducting regular meetings during the months of November and December 2017 (City Secretary)
- Attachments:*     [Data Sheet](#)  
                              [Proposed Resolution](#)
- 13B. [17-0615](#) Consider and take action on a resolution amending the City of League City Rules of Procedure (Council Member Dugie and Council Member Gripon)
- Attachments:*     [Data Sheet](#)  
                              [Proposed Resolution](#)  
                              [Exhibit A - City of League City Rules of Procedure 2017](#)

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

- 17A. [17-0609](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with City Attorney
- Consultation with City Attorney regarding pending litigation, to-wit: City of League city v. Standard Pacific Homes, et al. (City Attorney)
- Attachments:*     [Data Sheet](#)

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

- 18A. [17-0610](#) Consider and take action on discussion with City Attorney regarding pending litigation with Standard Pacific Homes, et al. (City Attorney)
- Attachments:*     [Data Sheet](#)

**19. ADJOURNMENT**

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**PAT HALLISEY**  
**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 6th day of October, 2017 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, 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.**

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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.**