

Zoning Ordinance Text Amendment

Request	<p>Hold a public hearing to make a recommendation to City Council for:</p> <ol style="list-style-type: none">1) A text amendment to Section 125-72.B. of the Zoning Ordinance entitled <i>Use Regulations for Commercial and Mixed Use Districts</i> for new regulations along major corridors;2) A text amendment to create Section 125-140.Q. of the Zoning Ordinance entitled <i>Exterior Masonry Requirements</i> and a text amendment to Section 125-280.B. entitled <i>Terms Defined</i> for exterior masonry standards for new construction with League City.
Applicant	City of League City
Attachments	1. Proposed Text Changes
Background	<p><u>March 21, 2016</u> – City Council work session to discuss the economic development efforts of various high-growth cities and associated regulations that promote sales-tax-generating businesses. Council directs staff to draft proposed regulations for further discussion.</p> <p><u>July 25, 2016</u> – City Council work session. Director provides to City Council draft regulations to (1) promote sales-tax-generating businesses in the City’s major commercial corridors, and (2) minimum masonry construction requirements for <u>new</u> development. City Council provides direction to bring proposed regulations back to City Council for further discussion in August.</p> <p><u>August 8, 2016</u> – City Council work session. City Council directs staff to (1) include additional commercial corridors in proposed legislation, and (2) proceed with zoning ordinance amendment process.</p> <p><u>August 26, 2016</u> – Notice of public hearings was posted at the City Hall of League City.</p> <p><u>August 28, 2016</u> – Notice of public hearings was posted in the Galveston Daily News newspaper.</p> <p><u>August 29, 2016</u> – P&Z work session on topic; discussion on proposed zoning ordinance amendment, City Council’s direction, and forthcoming public hearings.</p> <p><u>September 19, 2016</u> – Planning & Zoning Commission is scheduled to conduct a public hearing and possibly make a recommendation to City Council.</p> <p><u>October 3, 2016</u> – Available date for additional P&Z consideration, if necessary.</p> <p><u>October 11, 2016</u> – City Council is scheduled to conduct a public hearing and consider request on first reading.</p> <p><u>October 25, 2016</u> – Subject to approval on first reading, City Council to consider request on second reading.</p>
Summary	<p>The attached draft ordinance is the same version presented to the Commission at its August 29, 2016 work session on the topic. In summary, the ordinance proposes to amend the City’s zoning regulations as follows:</p> <ul style="list-style-type: none">• Along the City’s major commercially zoned corridors, require <u>new</u> uses after the effective date of the ordinance that <i>do not</i> generate sales tax either (1) obtain approval of a special use permit (SUP) from the City Council, or (2) not be located on the ground floor; and• Minimum masonry construction standards for new commercial, industrial, and multi-family residential construction commenced after the effective date of the ordinance; and• Minimum masonry construction standards for new single-family residential homes in neighborhoods platted after the effective date of the ordinance.

At the meeting, staff will:

- Present an outline of the ordinance as currently proposed; and
- Effects; and
- Options for the Commission to consider should it desire to recommend increased, lessened, and/or alternative standards than proposed.

Recommendation Staff recommends the Commission open the public hearing to receive comments, and to table action until the regular meeting of October 3, 2016.

Recommended Motion

Motion to table/postpone action until October 3, 2016.

For additional information, you may contact Paul Menzies, Director of Planning and Development at 281-554-1450 or at paul.menzies@leaguecity.com.