



# City of League City, TX

300 West Walker  
League City TX 77573

## Text File

File Number: 16-1312

Agenda Date: 10/11/2016

Version: 1

Status: Agenda Ready

In Control: Land Management

File Type: Agenda Item

### Title

Consider and take action on an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City entitled "Zoning" by amending Section 125.72.B entitled "Land Use Regulations" for new use regulations along major highway corridors, by creating new Section 125-140.Q. entitled "Exterior Masonry Requirements", and by amending Section 125-280.B. entitled "Terms Defined" (Director of Planning and Development)

Planning and Zoning Commission recommended approval 3-2-0 with 2 absent on October 3, 2016.

### ..Background:

A public hearing is required for a text amendment to the Zoning Ordinance.

### Project Timeline:

- **March 21, 2016** - 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.
- **July 25, 2016** - 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) create minimum masonry construction requirements for new development. City Council provides direction to bring proposed regulations back to City Council for further discussion in August.
- **August 8, 2016** - 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.
- **August 26, 2016** - Notice of public hearings was posted at the City Hall of League City.
- **August 28, 2016** - Notice of public hearings was posted in the Galveston Daily News newspaper.
- **August 29, 2016** - Planning and Zoning Commission (P&Z) conducts work session on topic; discussion on proposed zoning ordinance amendment, City Council's direction, and forthcoming public hearings.
- **September 19, 2016** - P&Z holds public hearing on proposed amendments to the zoning ordinance. No citizens spoke. P&Z votes to postpone recommendation to City Council until October 3, 2016 regular meeting.
- **October 3, 2016** - By 3-2-0 vote with 2 absent, P&Z recommends approval of the ordinance to City Council.
- **October 11, 2016** - City Council scheduled to conduct a public hearing and consider amendments on first ordinance reading.
- **October 25, 2016** - Subject to approval on first reading, City Council to consider amendments on second reading.
- **January 1, 2017** - Effective date of ordinance, if approved.

**Project Summary:**

On August 8, 2016, the City Council directed staff to present the proposed ordinance to the Planning and Zoning Commission for their recommendation. The ordinance proposes to amend the City's zoning regulations as follows:

- Along the City's major commercially zoned corridors, require new or expanded uses after the effective date of the ordinance that *do not* 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 non-residential (commercial, office, industrial, etc), construction after the effective date of the ordinance; and
- Minimum masonry construction standards for new residential homes and apartments; does not affect existing single-family residential neighborhoods.

Attachments:

1. Data Sheet
2. Ordinance

**Staff Recommendation:**

Staff recommends approval of the amendments to the Zoning Ordinance. P&Z recommends approval by a 3-2-0 vote, with 2 absent.

FUNDING

{X} NOT APPLICABLE

{ } Funds are available from Account # \_\_\_\_\_

{ } Requires Budget Amendment to transfer from Account # \_\_\_\_\_ to Account # \_\_\_\_\_