



# City of League City, TX

300 West Walker  
League City TX 77573

## Text File

File Number: 17-0748

**Agenda Date:** 12/12/2017

**Version:** 1

**Status:** Agenda Ready

**In Control:** Land Management

**File Type:** Agenda Item

ingTitle

Hold a public hearing on proposed amendments to Chapter 102 of the Code of Ordinances of the City of League City entitled, "Subdivisions" regarding engineering standards, street tree regulations, and allowing City Engineer to issue acceptance of public infrastructure improvements upon approval by all appropriate City inspectors (Assistant Director of Planning and Development)

..Background:

August 14, 2017 - The Director of Planning and Development gave a presentation to the Planning and Zoning Commission about the potential amendments to the Subdivision Ordinance.

November 20, 2017 - The Planning and Zoning Commission conducted a public hearing on the proposed amendment and made a recommendation of approval 5-0-0 with three members absent.

December 12, 2017 - City Council is scheduled to conduct a public hearing and consider ordinance on first reading.

January 9, 2018 - Subject to approval on first reading, City Council is to consider ordinance on second reading.

Project Summary:

The "Subdivision and Development Ordinance" contains requirements for subdividers, developers, applicants, engineers, surveyors, realtors and other persons interested and involved in the subdivision and development of land. The "General Design and Construction Standards" include the general requirements of the Engineering Department for designing public storm sewers, drainage facilities, water lines, paving, and sanitary sewers within the City of League City and its extraterritorial jurisdiction ("ETJ"). The Subdivision and Development Ordinance and the engineering standards promote and protect the health, safety and general welfare of the public and work together to provide regulations for development.

Through the years, changes have been made in both documents at different times, which have resulted in conflicting regulations and confusion as to which regulation to enforce. The proposed amendments to the Subdivision and Development Ordinance and changes to the "General Design and Construction Standards" (which Christopher Sims will present later in the agenda) has been a collaborative effort between the Engineering and Planning Departments. The proposed amendments to the Subdivision and Development ordinance will:

- Eliminate the inconsistencies and duplication of development standards between the two regulating texts
- Add text to reflect current practices and processes
- Provide the ability for the City Engineer to issue the final acceptance letter for public infrastructure improvements upon approval by all appropriate City inspectors.
- Reorganize development standards into a more user-friendly format
- Amend the definitions for City Council; City Engineer; and Sidewalk
- Refine the street tree planting requirements to include:

- Location of trees in relation to sidewalks and curbs
- Planting Clearance Chart
- Minimum distance from buried utility lines
- Use of tree root barriers
- Linear tree spacing
- Minimum 10' median width
- Limits of mature tree height under overhead utility lines

No changes to the "Plat submittal and filing procedures" (Sec. 102-4) are proposed in this request.

Conformance with the Comprehensive Plan:

The proposed amendments:

- Promote a development pattern that utilizes infrastructure efficiently and wisely. (p.5-23)
- Encourage Responsible Growth (p. 5-25)
- Support the Mobility Plan (Chapter 6)
- Address Roadway Design Standards (p. 6-2), Street trees and vegetation within the Rights-of-Way (p. 6-8) and Access Management (p. 6-9)
- Require conformity to the Trails Master Plan (Chapter 7)
- Uphold the goals and policies in land development decisions that encourage efficient use of infrastructure, water conservation and reuse. (Chapter 10)

Engineering and Planning Staff recommend approval of the proposed text amendments.

Attachments:

1. Data Sheet
2. Excerpt Minutes from November 20, 2017 Planning and Zoning Commission Meeting
3. Proposed changes to Subdivision and Development Ordinance

#### FUNDING

{X } NOT APPLICABLE

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

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