



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, March 12, 2019

5:00 PM

Council Chambers  
200 West Walker Street

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### Council Work Session

The City Council of the City of League City, Texas, met in a work session in Council Chambers at 200 West Walker Street on the above date at 5:00 p.m.

**Mayor:**

**Pat Hallisey**

**City Council Members:**

**Andy Mann  
Hank Dugie  
Larry Millican  
Todd Kinsey  
Greg Gripon  
Chad Tressler  
Nick Long**

**City Manager:**

**John Baumgartner**

**Assistant City Manager**

**Bo Bass**

**Assistant City Manager**

**Michael Kramm**

**City Attorney:**

**Nghiem Doan**

**City Secretary:**

**Diana M. Stapp**

**Interim Chief of Police:**

**Gary Ratliff**

**Director of Budget/Project Management**

**Angie Steelman**

**Director of Engineering:**

**Christopher Sims**

**Director of Finance:**

**Vacant**

**Director of Human Resources/Civil Service:**

**Janet Shirley**

**Director of Parks & Cultural Services:**

**Chien Wei**

**Director of Planning/Development:**

**David Hoover**

**Director of Public Works:**

**Jody Hooks**

### 1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Hallisey called the meeting to order at 5:00 p.m. and called the roll. All members of Council were present with Nick Long attending by videoconference call. Hank Dugie arrived at 5:03 and Andy Mann arrived at 5:26.

Present 8 - Mayor Pat Hallisey, Mr. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon, Mr. Chad Tressler and Mr. Nick Long

2. **PRESENTATION AND DISCUSSION REGARDING POTENTIAL CHANGES TO DEVELOPMENT RELATED ORDINANCES**

David Hoover, Director of Public Works gave a PowerPoint presentation and discussed some of the potential changes.

**ACCOMPLISHMENTS**

Added Development Review committee that meets weekly

Created Development Handbook

Created faster turnaround and enhanced review process by:

- Instituting Single Submission Packet for Site Development Plan and Building Permit approvals
- Creating Building Standard Operating Procedures
- Establishing better coordination with Engineering Department

**CONSIDER AMENDMENTS TO PLANNING RELATED ORDINANCES**

**Unified Development Codes**

Combine development regulations into one user-friendly document. It is not a new development regulations, but a better way to organize the City's standards.

Major components:

- Zoning Regulations
- Subdivision/Platting Regulations
- Site Development, Parking, Landscape Standards
- Sign Regulations
- Tree Preservation, Mitigation and Maintenance
- Parkland Dedication
- Engineering Specifications

**ZONING AMENDMENTS:**

Move all definitions to Appendix

Amend/Add definitions:

Manufactured home/Industrialize (modular) homes

Temporary Uses/Temporary Sales and Uses

Micro-brewery, Micro-distillery, Micro-winery

Accessory Uses (residential/non-residential and size limit)

**Delete TND(Traditional Neighborhood Development) and MAC (Major Activity Center) overlay districts**

**Allow dogs on bar/restaurant patios in specific circumstances**

**Masonry ordinance – concrete stucco, and decorative tilt walls and make minor adjustments to percentages**

**Add Specific Use Standards or require SUP for:**

**Used auto sales only in conjunction with new auto sales**

**Muffler shops**

**Tunnel carwashes**

**Vehicle fueling in CG**

**Production Industry**

**Self-storage in CG and CM zoning districts**

**Wholesale Nursery and Landscaping materials**

**Micro-brewery, micro-distillery, or micro-winery**

**Delete SUP requirement for shared parking**

**Parking/Stacking:**

**Require concrete surface for parking and/or storage of vehicles**

**Prohibit parking of tractor trailer trucks in residential areas**

**Revise parking space requirements**

**Revise stacking requirements and throat lengths for drive-through lanes and parking lots**

**Require cross access easements to minimize driveway curb cuts**

**Create Use Matrix:**

**Add classifications for vet hospitals, animal clinics w/boarding facilities**

**Separate manufactured homes from modular homes**

**Separate cemeteries with crematoriums from those without**

**Prohibit crematoriums in residential zoning districts**

**Clarify: Home Occupations**

**Pawnshops**

**Establish separate classification or require SUP for:**

**Vet/Animal Boarding facility w/Outdoor Kennels/Runs**

**Boarding/Rooming House**

**Gaming Establishment**

**Event Venues**

**Towing Company (Vehicle Wrecker Service) – Junk Yard**

**Wrecking or Salvage Yard (Auto, Steel, Building Materials)**

**Rename the following uses:**

**“Crop and Animals Raising” to “Agricultural Uses”**

**“Gas and Service Stations” to “Vehicle Fueling”**

**General Industrial zoning district – add following as permitted uses**

**Light Vehicle Service**

**Home Improvement Sales and Services with Outdoor Storage**

**Nurseries and Garden Supply Stores with Outdoor Storage**

**Offices**

**Artisan Production Industry**

**Communications Facilities**

**Limited Industrial zoning district with SUP:**

**General Production Industry**

**Retail sales**

**Non-Conforming Property:** Incorporate matrix to illustrate improvements (i.e. landscaping, buffer yards, fencing, façade, parking spaces) needed to be in conformance based on type of change (building area expansion, change of use or occupancy, site development).

#### **SITE DEVELOPMENT**

**Exterior Lighting revisions:**

**Add requirements to:**

**Eliminate light trespass on adjacent properties:**

**Require shielding and limit height of light fixtures in non-residential areas**

**Minimum standards for parking lot/loading area lighting but allow alternative design to be approved by P&Z**

**Allow laser and strobe lights with special event permit**

**Add exceptions to Exterior Lighting for:**

**Emergency lighting by police, fire, and rescue authorities**

**Navigation and Airport lighting required for safe operation of boats and airplanes**

**All fully shielded light fixtures provide more light on the ground as energy is no longer being wasted by lighting the sky.**

**Fences:** Amend to allow wrought iron fences in front yards of residential areas or districts.

**Chain link, woven wire mesh metal panel, aluminum, or similar materials are not allowed.**

**Delete requirement for hedge in front of fence in buffer yard requirements**

**Consolidate all landscaping requirements into one section**

**Add requirements for Clearing and Grading Permit**

#### **SUBDIVISION/PLATTING**

**Sidewalk Construction required:**

**On both sides of residential streets**

**Along collectors, arterials and freeways streets abutting residential development**

**Easements required to be established only by plat**

**Separate platting procedures from list of graphic information required on plats**

**SIGN AMENDMENTS****Sign Matrix revisions:**

- Eliminate inconsistencies between text and matrix**
- Separate permanent signs from temporary signs**
- Add matrix for temporary signs and special event signage**
- Create list of signs that do not require a permit**
- Add definitions for all types of signs**

**ENGINEERING SPECIFICATIONS****Amend Site Development to include engineering standards for:**

- Minimum right-of-way and easement widths and locations**
  - Access management for driveways and roads (i.e. spacing, pavement widths, site lines, lighting)**
  - Oil/grease trap requirements**
  - Location of sanitary sewer**
  - Specifications for parking, driveways and traffic areas**
- Include references to specific section of the Engineering “General Design and Construction Standards” in UDC**

**OTHER AMENDMENTS**

- Update Cell Tower Ordinance to be consistent with State and Federal laws**
- Update FLUP based on Grand Parkway design with no frontage roads**
- Establish rental unit registration and inspection between renters**
- Revisit Non-Retail Sales Tax Generating Business regulations that require SUP for Offices in Commercial and Mixed Use zoning districts**
- Food truck regulations**

**3. PUBLIC COMMENTS****4. ADJOURNMENT**

**At 5:45 p.m., Mayor Hallisey said there being no further business this meeting is adjourned.**

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**PAT HALLISEY  
MAYOR**

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

**(SEAL)**

**MINUTES APPROVED:**