



**MEETING MINUTES
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday May 06, 2019 6:00 P.M.
COUNCIL CHAMBERS
200 W WALKER ST.**

I. Call to Order and Roll Call of Members

Mr. Turner opened the meeting at 6:00 p.m.

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II. Public Hearing and Action Items

A. Hold a public hearing and make a recommendation to City Council on an amendment to Chapter 125 of the Code of Ordinances of the City of League City, entitled "Zoning" to include the following changes:

1. Remove the Traditional Neighborhood Development (TND) and Mixed-Use Activity Center (MAC) overlay districts.
2. Revise hotel regulations.
3. Require Special Use Permits (SUP) for specific uses.
4. Add definitions for currently undefined uses and assign them to certain zoning districts.
5. Create specific standards for wholesale nurseries.
6. Revise parking regulations related to shared parking, concrete parking areas, and fueling station.
7. Add concrete surface requirements.

David Hoover, Director of Planning and Development, gave a presentation on behalf of the City of League City.

Mr. Turski asked why developers were denied the use of stucco siding.

Mr. Hoover replied that stucco was not included in the original language of the masonry ordinance.

Ms. Arnold asked if the change from P to S means Special Use Permit (SUP).

Mr. Hoover replied that P is a permitted use and S is a Special Use Permit.

Mr. Turski stated that animal breeding and outdoor kennels should be prohibited.

Mr. Hoover, stated that the city does not regulate animal breeding. Animals having extended periods outdoors generally have access to a doggie door on premises. It is not the City's intent to allow outdoor only kennels.

Ms. Arnold asked if an SUP would be needed for a facility in which beer, wine or other alcoholic beverages are brewed.

Mr. Hoover replied that these types of facilities will only be allowed in by right in 3 districts, where appropriate.

Mr. Turski asked if on street parking would be addressed.

Mr. Hoover replied that the city regulates on street parking by no parking signs, and fire lanes.

Mr. Turski asked about how many cars a homeowner can park on the street.

Nghiem Doan, City Attorney, replied if the streets are public there is no way to know if they belong to any certain home.

Mr. Turski asked if the HOA could regulate on street parking.

Mr. Doan, stated that it is hard to regulate from a land use perspective parking along a public street.
Mr. Hoover stated that League City has a regulation that states you cannot park on the street for more than 48 hours in the same spot.

Mr. Poole's comments were inaudible.

Mr. Turner opened the public hearing at 6:57 p.m.
Mr. Turner closed the public hearing at 6:57 p.m.

Mr. Turner requested grammatical changes to the ordinance.

Ms. Arnold moved to recommend approval to City Council on an amendment to Chapter 125 of the Code of Ordinances of the City of League City, entitled "Zoning" to include changes 1-7.
Mr. Poole seconded the motion
The Motion passed by a vote of 3-2-0.

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VI. Adjournment

Mr. Turner adjourned the meeting at 7:01 p.m.