



# City of League City, TX

300 West Walker  
League City TX 77573

## Text File

File Number: 19-0293

Agenda Date: 5/28/2019

Version: 1

Status: ATS Review

In Control: Planning and Development

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" to: 1) remove the "Traditional Neighborhood Development Overlay District and Mixed Use Activity Overlay District, 2) to amend the regulations related to new hotels, 3) to require a Special Use Permit in certain instances, 4) to add some definitions, 5) to add specific use standards for wholesale nurseries, 6) to amend parking standards, 7) to add a concrete surface requirement for businesses and 8) other minor changes (Director of Planning and Development)

Planning and Zoning Commission recommended approval, 3-2-0 with 3 absent, on May 6, 2019.

### ..Background:

Should this ordinance be approved, it will amend multiple sections of the Zoning Ordinance.

### Project Timeline:

**August 10, 1999** - The first zoning ordinance was adopted by City Council.

**August 30, 2005** - The current ordinance, Chapter 125 "Zoning", was adopted.

**March 12, 2019** - David Hoover, Planning Director, gave a presentation to City Council about upcoming ordinance amendments in a workshop.

**May 6, 2019** - The amendments were presented to the Planning and Zoning Commission who recommended approval, 3-2-0, with three members absent.

**May 28, 2019** - City Council is scheduled to hold a public hearing and hear the item on first reading.

**June 11, 2019** - Subject to approval on first reading, City Council is scheduled to consider the request on second reading.

### Project Summary:

The proposed ordinance changes include updating, adding, and removing regulations within the Zoning Ordinance. The proposed changes consist of the following:

- Remove the Traditional Neighborhood Development Overlay District "TND" and the Mixed Use Activity Center Overlay District "MAC".
- Amend the regulations related to new hotels.
- Require a Special Use Permit (SUP) or require specific conditions in certain zoning districts for the following uses:
  - o Self-Storage uses

- o Carwash uses
  - o Vehicle Fueling uses
  - o Used Vehicle Sales
- Add definitions and classify the following new uses:
  - o Microbrewery, Micro-Distillery, and Micro-Winery
  - o Animal Sales and Service with outdoor kennels and runs
  - o Event Venues
  - o Wrecking, Junk and Salvage Yards (auto, steel and building materials)
- Define and add specific use standards for wholesale nurseries.
- Amend parking standards to:
  - o Delete the SUP requirement for shared parking
  - o Require concrete areas for parking and storage of vehicles
  - o Amend vehicle fueling parking requirements
- Add a concrete surface requirement for all business operations.

On May 6, 2019, the Planning and Zoning Commission held a public hearing and recommended approval of the rezoning request by a vote of 3-2-0 with three members absent.

Attachments:

1. Data Sheet
2. Proposed Ordinance
3. Redline Changes

CONTRACT ORIGINATION: N/A

FUNDING

{ } Funds are available from Account # \_\_\_\_\_  
{ } Requires Budget Amendment to transfer from Account # \_\_\_\_\_ to Account # \_\_\_\_\_  
{x} NOT APPLICABLE

STRATEGIC PLANNING

{ } Addresses Strategic Planning Critical Success Factor # \_\_\_\_\_ and Initiative # \_\_\_\_\_  
{x} NOT APPLICABLE