



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, June 11, 2019

5:00 PM

Council Chambers
200 West Walker Street

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

Chief of Police:

Gary Ratliff

Director of Budget/Project Management

Angie Steelman

Director of Engineering:

Christopher Sims

Director of Finance:

Kristine Polian

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. Mr. Dugie arrived at 5:02.

Absent 1 - Mr. Andy Mann

Present 7 - Mayor Pat Hallisey, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon, Mr. Chad Tressler and Mr. Nick Long

2. **DISCUSSION REGARDING AMENDMENTS TO CHAPTER 125 OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY - "ZONING"**

David Hoover, Director of Planning & Development gave a presentation. City Council Workshop was held on March 12, 2019 regarding ordinance changes. City Council directed Planning to proceed with changes. Planning & Zoning Commission held a public hearing on May 6, 2019 and voted to recommend the changes to the Zoning Ordinance by a vote of 3-2-0 with 3 absent.

1. **OVERLAY ZONING DISTRICTS**

Currently there are 6 Overlay districts superimposed over a base zoning district. TND (Traditional Neighborhood Development Overlay District) and MAC (Major Activity Center Overlay District) were created by Ordinance No. 2005-24, adopted August 30, 2005. TND and MAC have not been utilized by any development since the ordinance was enacted. PUD can incorporate items from TND and/or MAC.
Staff recommendation: Delete TND and MAC

2. **HOTELS**

Establish a single category for hotels. Delete references to "Full Service", "Limited Service" and "Residence hotel"
Amend several Specific Use Standards for Hotels:
Delete users of EIFS
Require use of design elements at building entrance
Minimum 250 guest rooms with 375 sq. ft. area

3. **SUP AND USE CHANGES**

Add new use entitled "Used Vehicle Sales" as accessory use to new automobile sales in CG, CN and CRC
Require SUP for "Car Wash" in CG and CM to be able to manage site standards.
Rename "Gas and Service Station" to "Vehicle Fueling"
Require SUP in CG
Require SUP for Self-Storage in CG and CM

Mr. Mann arrived at 5:45 p.m.

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

4. NEW USES

Animal Sales and Services with Outdoor Kennels, Areas, and/or Runs:

A veterinary office used for the medical or surgical treatment for animals or pets and/or a commercial establishment in which dogs or other domesticated (pet) animals are housed, groomed, bred, boarded, trained, sold, or provided other health and well-being related services, for a fee or compensation. This use allows for the use of outdoor pens for shelter or care of animals. Any of the listed activities may occur outdoors for an extended period of time.

SUP in CG, CM, and IL.

One parking space per 300 sq. ft. of gross floor area (GFA)

Event Venue:

A facility which may be rented for a fee to the general public where events such as craft fairs, concerts, weddings, parties and family reunions are held.

SUP in OT, CG, CM

One space per 600 sq. ft. of outdoor site area, plus one space per 300 sq. ft. GFA

Micro-brewery, Micro-distillery and Micro-winery:

A facility in which beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and which possess the appropriate licenses from the State of Texas.

Permitted in OT, CG, and CM

One parking space per 200 sq. ft. of gross floor area

Wrecking, Junk, or Salvage Yard (auto, steel, building materials) and Towing Services:

A yard or building where motor vehicles, parts of motor vehicles, building materials, or machinery are stored, dismantled and/or offered for sale in the open as whole units, as salvaged parts or as scrap or processed metal. The facility may also provide towing/transporting of damaged, inoperable or impounded motor vehicles.

Permitted by SUP in IL and IG

One space per 2000 sq. ft. of area

5. STANDARDS FOR SPECIFIC USES

Nursery and Landscaping Materials, Wholesale:

Add new category and define

Allow in IL and IG

Provide Standards for Specific Use

Nurseries and Garden Supply Stores are permitted CN, CG, CM, and IL. Outdoor storage is limited to 25% of the floor area of the principal building.

Nursery and Landscaping Businesses generally have a small building for office and small item sales and large outdoor storage areas for trees, shrubs and bulk items such as mulch, sand, soil, rock, and similar materials.

Amendment will allow these business to operate without limiting the amount of outdoor storage areas or requesting a variance.

Standards for the specific use address compatibility with surrounding uses.

Nurseries and Landscaping Materials, Wholesale. Establishments engaged in the storage, cultivation, transplanting of live trees, shrubs or plants offered on the premises including items directly related to landscaping or gardening care and maintenance. The use may include retail sales. The outdoor storage area may be larger than principal building.

Amend definition of Nurseries and Garden Supply Stores:

Nurseries and Garden Supply Stores. Establishments engaged in the retail sale of any article, substance, or commodity related to the planting, maintenance, or harvesting of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals or other nursery goods and related products in small quantities to the consumer and may include the rental of small garden power equipment.

Specific Use Standards: Nursery and Landscaping Materials, Wholesale

- 1. Hours of Operation. 9:00 p.m. and 7:00 a.m. if abutting residential use/zoning.**
- 2. Minimum Setbacks for loading/service areas and outdoor merchandise and storage: 50 ft. from residential use/zoning.**
- 3. Screening of Outdoor Storage by a solid masonry or concrete wall or wood fence minimum 6' feet high. Meet current buffer yard requirements.**
- 4. Materials Stored Outdoors cannot exceed a height of six (6) feet and not located between the building and the street property line.**
- 5. Material Management: Take appropriate measures to contain, cover or otherwise secure materials that are likely to generate wind-blown dust or debris (i.e. bulk mulch, sand, soil, fill, rock and similar materials.**
- 6. Chain Link Fencing. If used on site, cannot be visible from any property line.**

6. OFF-STREET PARKING

Shared Parking

Administratively approved-Delete requirement for SUP

Based on ITE parking ratios

Require agreement to be filed with respective County

Amend required parking for "Vehicle Fueling" to 1 space/250 sq. ft. GFA and allow each gasoline pump to be counted toward required parking.

Parking and storage of vehicles require concrete spaces in all zoning districts.

7. SITE STANDARDS

Concrete Surface for All Business Purposes:

Require all areas used for business purposes for non-residential uses and zoning districts to have concrete surfaces. This includes parking, outdoor display and/or storage areas including but not limited to tools, equipment, merchandise, and inventory related to the operation of the business.

5. STANDARDS FOR SPECIFIC USES

Nursery and Landscaping Materials, Wholesale:

Add new category and define

Allow in IL and IG

Provide Standards for Specific Use

Nurseries and Garden Supply Stores are permitted CN, CG, CM, and IL. Outdoor storage is limited to 25% of the floor area of the principal building.

Nursery and Landscaping Businesses generally have a small building for office and small item sales and large outdoor storage areas for trees, shrubs and bulk items such as mulch, sand, soil, rock, and similar materials.

Amendment will allow these business to operate without limiting the amount of outdoor storage areas or requesting a variance.

Standards for the specific use address compatibility with surrounding uses.

Nurseries and Landscaping Materials, Wholesale. Establishments engaged in the storage, cultivation, transplanting of live trees, shrubs or plants offered on the premises including items directly related to landscaping or gardening care and maintenance. The use may include retail sales. The outdoor storage area may be larger than principal building.

Amend definition of Nurseries and Garden Supply Stores:

Nurseries and Garden Supply Stores. Establishments engaged in the retail sale of any article, substance, or commodity related to the planting, maintenance, or harvesting of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals or other nursery goods and related products in small quantities to the consumer and may include the rental of small garden power equipment.

Specific Use Standards: Nursery and Landscaping Materials, Wholesale

- 1. Hours of Operation.** 9:00 p.m. and 7:00 a.m. if abutting residential use/zoning.
- 2. Minimum Setbacks** for loading/service areas and outdoor merchandise and storage: **50 ft.** from residential use/zoning.
- 3. Screening of Outdoor Storage** by a solid masonry or concrete wall or wood fence minimum 6' feet high. Meet current buffer yard requirements.
- 4. Materials Stored Outdoors** cannot exceed a height of six (6) feet and not located between the building and the street property line.
- 5. Material Management:** Take appropriate measures to contain, cover or otherwise secure materials that are likely to generate wind-blown dust or debris (i.e. bulk mulch, sand, soil, fill, rock and similar materials).
- 6. Chain Link Fencing.** If used on site, cannot be visible from any property line.

6. OFF-STREET PARKING**Shared Parking**

Administratively approved-Delete requirement for SUP

Based on ITE parking ratios

Require agreement to be filed with respective County

Amend required parking for "Vehicle Fueling" to 1 space/250 sq. ft. GFA and allow each gasoline pump to be counted toward required parking.

Parking and storage of vehicles require concrete spaces in all zoning districts.

7. SITE STANDARDS**Concrete Surface for All Business Purposes:**

Require all areas used for business purposes for non-residential uses and zoning districts to have concrete surfaces. This includes parking, outdoor display and/or storage areas including but not limited to tools, equipment, merchandise, and inventory related to the operation of the business.

3. PUBLIC COMMENTS

4. ADJOURNMENT

At 5:59 p.m. Mayor Hallisey said, there being no further business this meeting is adjourned.

**PAT HALLISEY
MAYOR**

**DIANA M. STAPP
CITY SECRETARY**

(SEAL)

MINUTES APPROVED: