



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, June 25, 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 except Mr. Dugie.

Absent 1 - Mr. Hank Dugie

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

2. **DISCUSSION REGARDING POTENTIAL AMENDMENTS TO CHAPTER 125 OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY**

David Hoover, Director of Planning/Development gave a presentation. The Planning Department will bring two more sets of ordinance amendments for approval.

1. LIGHTING

Define:

Light trespass: Light that falls outside of the boundaries of the property on which the lighting fixture is located.

Outdoor lights/lighting: Any type lighting equipment within the property line and outside the building envelope.

Full-cutoff light fixture: Lighting fixture that projects all of its light in a downward direction and emits no upward component of light.

Regulations do not apply to:

- Lights in public ROW illuminating streets and sidewalks
- Signs (regulated by Sign ordinance)
- Navigational lighting for safety at airports and marinas
- Lighting of national, state, or local government flags
- Lighting required by federal, state or local laws/regulations
- Emergency lighting conditions such as search lights
- Temporary lighting of construction sites
- Lighting deviation specified in SUP or PUD
- Decorative seasonal lights

2. DOGS IN OUTDOOR DINING AREAS

Amend Sec. 125-90. Standards for specific uses by adding new item (k)

A food service establishment may permit a customer to be accompanied by a dog in an outdoor dining area if:

1. the food service establishment posts a sign in a conspicuous location in the area stating that dogs are permitted;
2. the customer and the dog access the outdoor dining area directly from the exterior of the food service establishment;
3. the dog does not enter the interior of the food service establishment;
4. the customer keeps the dog on a leash and controls the dog;
5. the customer does not allow the dog on a seat, table, countertop, or similar surface; and

6. in the area, the establishment does not prepare food; or permit open food, except for food that is being served to a customer.

Consistent with state regulations to be effective September 2019

3. LANDSCAPING

1. Move all landscaping from various sections of Zoning ordinance to Sec. 125-190 Landscaping and Buffer Yards.
2. Move Sec. 125-170.I. Screening, Landscaping and Lighting (for parking areas) and insert the following:

Landscaping and Screening requirements are found in Section 125-190. General Site Standards including Lighting requirements are found in Section 125-140.

4. PARKING REGULATIONS

Article VI, Division 5. Sec. 125-170.C. General Provisions

Delete subsections 6 and 15

Add provisions to:

Prohibit the parking of commercial or oversize vehicles on a public street or right-of-way in residential zoning districts.

Provide definitions for types of commercial and oversize vehicles.

- Commercial vehicle over 2 axles or 1.5 tons (Mfg. classification.)
- Oversize vehicle exceeds 20' length or height of 9'.

Parking of commercial/oversize vehicles will not apply to the following:

1. Vehicles transporting passengers, freight, or merchandise to or from residential areas.
2. Publicly owned or franchised emergency or utility vehicles carrying out official duties.
3. Equipment being used for street construction, maintenance or repair.
4. Mechanical defect making it unsafe to drive. Limited to time required for emergency repairs or tow truck arrival.
5. Motor home, boat, boat trailer, house trailer being loaded, unloaded, or prepared for use or storage between the hours of 7:00 am and 7:00 pm.
6. Contractor vehicle parked front of residence while work is being performed at that residence between hours of 7:00 am and 7:00 pm.

An exception to the time limit for emergency situations where immediate repairs need to be performed to lessen property damage or for safety reasons.

5. ELECTRIC VEHICLE CHARGING STATIONS

1. Define terms related to Electric Vehicle Charging Stations.
2. Allow charging stations in all zoning districts.
Allow battery exchange stations in commercial and industrial zoning districts.

3. Not required to install but provides incentive: Allow each EV space to count as 2 spaces toward number of required parking spaces not to exceed 10%.
4. Specifies following information to be posted on all charging stations: Hours of operation; Usage fees; Safety Information; and Contact information.
5. Provides type and size on directional signage allowed within the parking area.
6. Provides design criteria and guidelines as recommended by U.S. Department of Energy. Design criteria includes location, mounted height, equipment mounting, maintenance responsibility of owner, lighting. No requirements for EV charging stations have not been adopted in ADA Standards for Accessible Design.

Recommended requirements for accessible charging stations are provided.

6. LIVE ENTERTAINMENT

Amend 125-72B. to permit “live entertainment” in Eating and Drinking establishments in Commercial Mixed-Use zoning. Live entertainment is currently permitted in CN and GC full service and limited service restaurants with/without drive-through facilities.

Live Entertainment consists of: Musical, theatrical, song or dance, pantomime, scene, or performance for the purpose of amusing a guest or patron, on a scheduled basis more than 3 times a calendar year, regardless of whether the performers are compensated.

7. FENCES

Section 125-140.D. a new sub-section (4):

To allow decorative metal/wrought iron fences in front and side yards.

4’ height limit in lots less than 20,000 sq. ft., 6’ height limit in SFR zoning district with 20,000 sq. ft. minimum lot size and 6’ height limit in all other zoning districts.

70% transparency required.

May use masonry columns.

8. CONTINUITY OF SETBACK STREET FRONTAGE

In SFR zoning districts, if rear of the property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be equal to the front yard setback.

SIGN ORDINANCE

Sign Ordinance: add signs not addressed in current ordinance and define.

SUBDIVISION ORDINANCE

Amendments to Subdivision Ordinance:

1. Delete requirement for setback lines on final plat of residential lots.
2. Amend items such as Traffic Impact Analysis (TIA), sidewalk requirements to be consistent with General Design and Construction Standards.

3. Amend non-conforming section to include number and size of required parking spaces, landscaping, and buffer yards. Create table for triggers.
4. Separate cemeteries with crematoriums from those without. Prohibit crematoriums in SFR. Require by SUP in other zoning districts.
5. Revise masonry standards to allow 3-part concrete stucco.
6. Allow structure to be built across lot lines with approval of waiver if both lots under same ownership and in same zoning district, both lots are platted, waiver does not remove or modify any recorded restrictions or easements and no additional rights-of-way or easements are dedicated. Waiver expires in 2 years if no structure is erected or if structure build under waiver is demolished or destroyed.

3. **PUBLIC COMMENTS**

4. **ADJOURNMENT**

At 5:38 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: