



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, March 12, 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

Interim Director of Finance:

Angie Steelman

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.

**PAT HALLISEY
MAYOR**

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: April 9, 2019