



Legislation Details (With Text)

**File #:** 22-0346      **Version:** 1      **Name:** Amend Site Development Code- 2nd reading  
**Type:** Agenda Item      **Status:** Approved  
**File created:** 7/19/2022      **In control:** Development Services  
**On agenda:** 8/9/2022      **Final action:** 8/9/2022

**Title:** Consider and take action on Ordinance No. 2022-25, an ordinance amending the Code of Ordinances of the City of League City, amending Chapter 125, entitled “Unified Development Code”, including amendments to Article 3, entitled “Zoning”; Article 4, entitled “Site Development Standards”; and Article 5, entitled “Subdivisions” - Second Reading (Executive Director of Development Services)

The Planning and Zoning Commission recommended approval, 3-1-0 with three members absent on July 5, 2022.  
City Council approved the first reading, 7-0-0 with 1 member absent on July 26, 2022.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Data Sheet, 2. Ordinance 2022-25

Date	Ver.	Action By	Action	Result
8/9/2022	1	City Council	Approved	Pass

Consider and take action on Ordinance No. 2022-25, an ordinance amending the Code of Ordinances of the City of League City, amending Chapter 125, entitled “Unified Development Code”, including amendments to Article 3, entitled “Zoning”; Article 4, entitled “Site Development Standards”; and Article 5, entitled “Subdivisions” - Second Reading (Executive Director of Development Services)

The Planning and Zoning Commission recommended approval, 3-1-0 with three members absent on July 5, 2022.  
City Council approved the first reading, 7-0-0 with 1 member absent on July 26, 2022.

**Project Timeline:**

**May 16, 2022** - The Planning and Zoning Commission postponed the public hearing to the June 20, 2022, Planning and Zoning Commission meeting.

**June 20, 2022** - The Planning and Zoning Commission postponed the public hearing to the July 5, 2022, Planning and Zoning Commission meeting.

**July 5, 2022** - The Planning and Zoning Commission recommended approval of the text amendments 3-1-0 with three members absent.

**July 26, 2022** - The City Council held a public hearing and approved the first reading, 7-0-0 with 1 member absent on July 26, 2022.

**August 9, 2022** - The second reading of the ordinance amendments is scheduled to be heard by City Council.

**Project Summary:**

Staff is proposing several amendments to the Unified Development Code. A summary of the changes being made is listed below.

- Amendments to the permitted use chart.
- Provide two new uses: Tattoo Parlor/Body Piercing Studio and Amusement Park.
- Delete references to exterior materials for residential and non-residential construction as required by state law.
- Require multifamily buildings to use wrap style parking.
- Clarify that the queuing lane is a separate lane for drive-throughs.
- Delete the requirement that mobile food vendors must locate no closer to a thoroughfare than the primary building.
- Clarify that dead end parking aisles are not permitted unless with an approved turnaround.
- Require cross access easement and pedestrian access between two or more abutting non-residential properties on Final Plat.
- Amend buffer yard requirements.
- Prohibit open ditches for new developments, except when allowed through a Planned Unit Development. This prohibition only applies to newly constructed public or private streets.
- Allow for administrative approvals of Master Plan Amendments.

On July 5, 2022, the Planning and Zoning Commission held a public hearing and made a recommendation of approval to the City Council. No members of the public spoke. The Commission held three votes on the amendments, which are listed below.

1. Motion to approve the requirement that new apartment complexes must have wrap-style parking. The motion passed, 3-1-0.
2. Motion to approve the requirement that roadside ditches are prohibited outside of PUDs. The motion passed, 3-1-0.
3. Motion to approve the remainder of the ordinance amendments. The motion passed, 4-0-0.

On July 26, 2022, the City Council held a public hearing and approved the first reading, 7-0-0 with 1 member absent.

Attachments:

1. Data Sheet
2. Ordinance No. 2022-25

CONTRACT ORIGINATION:

Development Services

Applicant: City of League City

FUNDING

{ } Funds are available from Account # \_\_\_\_\_

{ } Requires Budget Amendment to transfer from Account # \_\_\_\_\_ to Account # \_\_\_\_\_

{x} NOT APPLICABLE

STRATEGIC PLANNING

{x} CSF #8: Quality Built Environment

{ } NOT APPLICABLE