



## Legislation Details (With Text)

<b>File #:</b>	16-1347	<b>Version:</b>	2	<b>Name:</b>	Zoning Text Amendment SR
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Approved
<b>File created:</b>	10/13/2016	<b>In control:</b>		<b>In control:</b>	Development Services
<b>On agenda:</b>	10/25/2016	<b>Final action:</b>		<b>Final action:</b>	10/25/2016
<b>Title:</b>	Consider and take action on Ordinance No. 2016-36, an ordinance amending Ordinance 2005-24, Chapter 125 of the Code of Ordinances of the City of League City entitled "Zoning" by amending Section 125.72.B entitled "Land Use Regulations" for new use regulations along major highway corridors, by creating new Section 125-140.Q. entitled "Exterior Masonry Requirements", and by amending Section 125-280.B. entitled "Terms Defined" - Second Reading (Director of Planning and Development)				

City Council approved first reading, 6-2-0 on October 11, 2016.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Data Sheet, 2. Ordinance No. 2016-36

Date	Ver.	Action By	Action	Result
10/25/2016	2	City Council	Approved	Pass

Consider and take action on Ordinance No. 2016-36, an ordinance amending Ordinance 2005-24, Chapter 125 of the Code of Ordinances of the City of League City entitled "Zoning" by amending Section 125.72.B entitled "Land Use Regulations" for new use regulations along major highway corridors, by creating new Section 125-140.Q. entitled "Exterior Masonry Requirements", and by amending Section 125-280.B. entitled "Terms Defined" - Second Reading (Director of Planning and Development)

City Council approved first reading, 6-2-0 on October 11, 2016.

The City Council is required to take action on any amendments to the Zoning Ordinance.

### Project Timeline:

- **March 21, 2016** - City Council work session to discuss the economic development efforts of various high-growth cities and associated regulations that promote sales-tax-generating businesses. Council directs staff to draft proposed regulations for further discussion.
- **July 25, 2016** - City Council work session. Director provides to City Council draft regulations to (1) promote sales-tax-generating businesses in the City's major commercial corridors, and (2) create minimum masonry construction requirements for new development. City Council provides direction to bring proposed regulations back to City Council for further discussion in August.
- **August 8, 2016** - City Council work session. City Council directs staff to (1) include additional commercial corridors in proposed legislation, and (2) proceed with zoning ordinance amendment process.
- **August 26, 2016** - Notice of public hearings was posted at the City Hall of League City.
- **August 28, 2016** - Notice of public hearings was posted in the Galveston Daily News newspaper.
- **August 29, 2016** - Planning and Zoning Commission (P&Z) conducts work session on topic; discussion on proposed zoning ordinance amendment, City Council's direction, and forthcoming public hearings.

- **September 19, 2016** - P&Z holds public hearing on proposed amendments to the zoning ordinance. No citizens spoke. P&Z votes to postpone recommendation to City Council until October 3, 2016 regular meeting.
- **October 3, 2016** - P&Z scheduled to further discuss proposal and to make its recommendation to City Council.
- **October 11, 2016** - City Council approved the request 6-2-0.
- **October 25, 2016** - City Council is scheduled to consider amendments on second reading.

**Project Summary:**

On August 8, 2016, the City Council directed staff to present the proposed ordinance to the Planning and Zoning Commission for their recommendation. Such recommendation is expected on October 3, 2016. The ordinance proposes to amend the City's zoning regulations as follows:

- Along the City's major commercially zoned corridors, require new uses after the effective date of the ordinance that *do not* generate sales tax either (1) obtain approval of a special use permit (SUP) from the City Council, or (2) not be located on the ground floor; and
- Minimum masonry construction standards for new commercial, industrial, and multi-family residential construction commenced after the effective date of the ordinance; and
- Minimum masonry construction standards for new single-family residential homes in neighborhoods platted after the effective date of the ordinance.

**Staff Recommendation:**

Staff recommends approval of the amendments to the Zoning Ordinance.

**Attachments:**

1. Data Sheet
2. Ordinance No. 2016-36

**CONTRACT ORIGINATION:**

Planning and Development

Applicant: Paul Menzies, Director of Planning and Development

**FUNDING**

{X} NOT APPLICABLE

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

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