



Legislation Text

File #: 19-0278, **Version:** 1

Hold a public hearing on amendments to Chapter 125 of the Code of Ordinances of the City of League City, entitle “Zoning” 1) to remove the "Traditional Neighborhood Development Overlay District and Mixed Use Activity Overlay District, 2) to amend the regulations related to new hotels, 3) to require a Special Use Permit in certain instances, 4) to add some definitions, 5) to add specific use standards for wholesale nurseries, 6) to amend parking standards, 7) to add a concrete surface requirement for businesses and 8) other minor changes (Director of Planning and Development)

A public hearing is required to consider the proposed text amendments to the Zoning Ordinance.

Project Timeline:

August 10, 1999 - The first zoning ordinance was adopted by City Council.

August 30, 2005 - The current ordinance, Chapter 125 “Zoning”, was adopted.

March 12, 2019 - David Hoover, Planning Director, gave a presentation to City Council about upcoming ordinance amendments in a workshop.

May 6, 2019 - The amendments were presented to the Planning and Zoning Commission who recommended approval, 3-2-0, with three members absent.

May 28, 2019 - City Council is scheduled to hold a public hearing and hear the item on first reading.

June 11, 2019 - Subject to approval on first reading, City Council is scheduled to consider the request on second reading.

Project Summary:

The proposed ordinance changes include updating, adding, and removing regulations within the Zoning Ordinance. The proposed changes consist of the following:

- Remove the Traditional Neighborhood Development Overlay District “TND” and the Mixed Use Activity Center Overlay District “MAC”.
- Amend the regulations related to new hotels.
- Require a Special Use Permit (SUP) or require specific conditions in certain zoning districts for the following uses:
 - o Self-Storage uses
 - o Carwash uses
 - o Vehicle Fueling uses
 - o Used Vehicle Sales
- Add definitions and classify the following new uses:
 - o Microbrewery, Micro-Distillery, and Micro-Winery
 - o Animal Sales and Service with outdoor kennels and runs
 - o Event Venues
 - o Wrecking, Junk and Salvage Yards (auto, steel and building materials)
- Define and add specific use standards for wholesale nurseries.

- Amend parking standards to:
 - o Delete the SUP requirement for shared parking
 - o Require concrete areas for parking and storage of vehicles
 - o Amend vehicle fueling parking requirements
- Add a concrete surface requirement for all business operations.

On May 6, 2019, the Planning and Zoning Commission held a public hearing and recommended approval of the rezoning request by a vote of 3-2-0 with three members absent.

Attachments:

1. Data Sheet
2. Staff Report
3. Excerpt Minutes from the May 6, 2019 P&Z Commission Meeting

CONTRACT ORIGINATION: N/A

FUNDING

{ } Funds are available from Account # _____
{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____
{x} NOT APPLICABLE

STRATEGIC PLANNING

{ } Addresses Strategic Planning Critical Success Factor # _____ and Initiative # _____
{x} NOT APPLICABLE