

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING CHAPTER 125, ARTICLE 3 (“ZONING REGULATIONS”) AND APPENDIX A (“DEFINITIONS”) OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY, TEXAS, TO REVISE REGULATIONS GOVERNING MANUFACTURED HOMES AND ACCESSORY DWELLING UNITS IN RESPONSE TO SENATE BILL 785 AND SENATE BILL 1567 ADOPTED BY THE 89TH TEXAS LEGISLATURE; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE

WHEREAS, the City of League City is a home-rule municipality authorized to adopt and amend zoning regulations to promote the public health, safety, and general welfare of its citizens; and

WHEREAS, Chapter 125 of the Code of Ordinances, known as the Unified Development Code, establishes zoning regulations and definitions governing land use and development within the City; and

WHEREAS, the 89th Texas Legislature adopted Senate Bill 785 and Senate Bill 1567, which preempt certain municipal regulations relating to manufactured housing and accessory dwelling units and require local codes to be consistent with state law; and

WHEREAS, Senate Bill 785 requires municipalities to regulate manufactured homes in accordance with federal standards and restricts the use of special use permits or other discretionary approvals in zoning districts where single-family residential uses are permitted by right; and

WHEREAS, Senate Bill 1567 prohibits municipalities from imposing occupancy-based restrictions on accessory dwelling units that require such units to be occupied exclusively by persons related to the occupants of the primary residence; and

WHEREAS, the proposed amendments to Chapter 125 revise zoning regulations and definitions, including replacing outdated terminology, updating the definition of “Manufactured Home,” and modifying the Table of Permitted Uses to ensure compliance with applicable state law; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on April 23, 2026, and recommended approval of the proposed amendments by a vote of 5-0-0; and

WHEREAS, the City Council finds that the proposed amendments are necessary to ensure compliance with state law and to maintain a consistent and enforceable regulatory framework within the Unified Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. Section 125-3.3.1(d) (RSF-5 Residential Single Family) of the Code of Ordinances of the City of League City, Texas, is hereby amended to read as follows:

(d) *RSF-5 Residential Single Family*. This district reflects existing single family areas of the city and is intended to provide for medium density residential development. The minimum lot size is 5,000 square feet. Zero-lot line and attached single-family units are permitted.

Section 2. Section 125-3.14.6(d) (Caretaker's Quarters) of the Code of Ordinances of the City of League City, Texas, is hereby amended to read as follows:

(d) Caretaker's quarters. One existing residential structure may be retained or one new residential structure may be permitted for the occupancy of the owner or operator of the RV park. A manufactured home may be permitted if in compliance with (League City Code of Ordinances) chapter 66.

Section 3. Section 125-3.14.14(b)(6) of the Code of Ordinances of the City of League City, Texas, is hereby amended to read as follows:

(6) An accessory dwelling unit may be approved by the planning director in a single family residential district if said dwelling unit will share the same address and meters for utility service as the primary residential dwelling.

Section 4. Section 125-3.14.14(c)(1) (Accessory Uses) of the Code of Ordinances of the City of League City, Texas, is hereby amended to read as follows:

(1) Caretaker units, other than manufactured homes, for security or maintenance personnel;

Section 5. The definitions of “Manufactured Home” and “Recreational Vehicle” in Appendix A of Chapter 125 of the Code of Ordinances of the City of League City, Texas, are hereby amended to read as follows:

MANUFACTURED HOME means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under Title 42, Chapter 70 of the US Code – Manufactured Home Construction and Safety Standards; and except that such term shall not include any self-propelled recreational vehicle.

RECREATIONAL VEHICLE (RV) means a transportable temporary dwelling constructed to be towed by a motor vehicle on its own chassis or constructed with an integral drive train to be operated over public streets and highways under regular highway license without a permanent foundation, for temporary living. This trailer or vehicle shall be built on a chassis and designed for travel, recreation and vacation use and shall have been permanently identified by the manufacturer. The definition specifically excludes manufactured homes.

Section 6. The row titled “Manufactured Home” in Table 3.13.2 (Classification of New & Unlisted Uses) of Chapter 125 of the Code of Ordinances of the City of League City, Texas, is hereby amended as follows:

Manufactured homes are permitted in the RSF-2 district and are not permitted in the RSF-20, RSF-10, RSF-7, RSF-5, RMF-2, RMF-1.2, CN, CG, CO, CM, IL, IG, PS, OS, OT, OTT, CRC, HD-R, and HD-C districts.

Section 7. Savings. All rights and remedies which have accrued in favor of the City under this Ordinance and amendments thereto shall be and are preserved for the benefit of the City.

Section 8. Severability. If any section, subsection, sentence, clause, phrase or portion of

this Ordinance is for any reason held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 9. Repealer. All ordinances and parts of ordinances in conflict herewith are hereby repealed but only to the extent of such conflict.

Section 10. Codification. It is the intent of the City Council of the City of League City, Texas, that the provisions of this Ordinance shall be codified in the City's official Code of Ordinances as provided hereinabove.

Section 11. Publication and Effective Date. The City Secretary shall cause this Ordinance, or its caption, to be published in the official newspaper of the City of League City, upon passage of such Ordinance. This Ordinance shall become effective upon passage.

PASSED first reading the ____ day of _____, 2026.

PASSED AND ADOPTED the ____ day of _____, 2026.

NICK LONG
Mayor

ATTEST:

DIANA M. STAPP
City Secretary

APPROVED AS TO FORM:

MICHELLE L. VILLARREAL
City Attorney (mv)