

Special Use Permit SUP-24-0006 (Lawrence Road Office Building)

Request	Hold a public hearing and make a recommendation to City Council for a Special Use Permit Application, SUP-24-0006, for an office building located within a residential zoning district.
Applicant	Bruce Henderson of OnSite Concrete Solutions, LLC
Owner	OnSite Concrete Solutions, LLC
City Council	Public Hearing & First Reading – <i>February 25th, 2025</i> ; Second Reading – <i>March 11, 2025</i> .
Location	2106 Lawrence Road
Citizen Response	8 – Notices Mailed to Property Owners within 200 feet 1 – Communications of Support Received 3* – Communications of Opposition Received * A petition in opposition to the request has been submitted to the Planning Department. See Attachment #6.
Attachments	1. Zoning Map 2. Aerial Map 3. Applicant Letters for Previous Applications 4. Parking Plan 5. Landscaping Plan 6. January 2025 Petition and Related Documents

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed use would be compatible with surrounding properties, the surrounding land uses, and the performance impacts should be considered.

Purpose The purpose of the request is to allow for an office use on a tract within the Residential Single-Family 10 (RSF-10) zoning district. The Subject Tract is approximately 1 acre in area and is located at 2106 Lawrence Road, at the eastern most bounds of League City’s city limits. The applicant is proposing to operate the office from the existing structure, and no additional vertical construction has been proposed.

Per the Unified Development Code (UDC), an “office” use requires a Special Use Permit (SUP) to be located within any residential zoning district.

Background **August 10, 1999** – The Subject Tract was initially zoned as Single-Family Residential.
August 31, 2005 – The Subject Tract was rezoned as “RSF-10” (Single-Family Residential 10) as part of a city-wide Zoning Map update.
April 2014 – The existing structure was constructed as a single-family home.
March 5, 2024 – OnSite Construction Services, LLC, purchased the land and structure at 2106 Lawrence Road with the intent of operating a business from the Subject Tract.
March 19, 2024 – A Pre-Development Meeting for this proposed use was held. Staff informed the applicant that a rezone from RSF-10 to a commercial zone would be required to operate a business from the Subject Tract.

September 15, 2024 – A follow-up meeting was held with staff and the applicants regarding the proposed use. The applicant was given information regarding the rezoning process and specific regulations that would need to be addressed.

June 28, 2024 – The applicant held a Neighborhood Meeting. Nine people attended the meeting.

October 7, 2024 – The rezoning application was received and accepted by Staff.

December 6, 2024 – The applicant submitted applications to address multiple variances.

December 17, 2024 – City Council adopted an amendment to the Unified Development Code that allows for office uses within residential single-family zoning districts with an approved SUP. The applicant was informed of the update and was instructed to update their application to reflect the SUP.

January 8, 2025 – The applicant held a second neighborhood meeting to discuss the updated application.

January 10, 2025 – Public notice signs were posted on the Subject Tract, notice letters were mailed to all property owners within 200’ of the Subject Tract, and a legal notice of the public hearing was advertised in the Galveston County Daily News.

February 17, 2025 – A public hearing is scheduled to be held, and the Planning and Zoning Commission will consider the request to make a recommendation to City Council.

February 25, 2025 – City Council is scheduled to conduct a public hearing and consider the first reading of the request.

March 11, 2025 – If approved on first reading, City Council will consider the second reading of the request.

Site and Surrounding Area

The existing structure was built in 2014 as a single-family dwelling unit. The existing building is approximately 5,629 square feet. The applicant is proposing to utilize 4,500 square feet of office space and 1,129 square feet of warehouse space. The Subject Tract is completely fenced in and has two access gates along Lawrence Road, with a partially cement/partially gravel driveway and parking area. Additionally, a swimming pool is located on the Subject Tract to the southwest of the existing structure.

The surrounding uses and zones are as follows:

Direction	Surrounding Zoning	Surrounding Land Use
North	Residential Single-Family 10	Single-Family Dwelling Unit
South	Residential Single-Family 10	Single-Family Dwelling Unit
East	City of Kemah	Metal Warehouse
West	Residential Single-Family 10	Vacant Tract

The Subject Tract is predominantly surrounded by large lot single-family dwelling units. Kemah’s City Limits begin directly to the northeast of the Subject Tract. The east side of the intersection of Lawrence Road and Delesandri Lane, which is located in Kemah’s City Limits, are two commercial structures (an office and a car repair shop).

Access

Access to the property is provided from Lawrence Road. The Subject Tract also has frontage along Delesandri Lane, but the existing driveways are located on Lawrence Road.

Lawrence Road

	Existing Conditions	2024 Master Mobility Plan
<i>Roadway Type</i>	Collector	Urban Collector
<i>ROW Width</i>	60 feet	80 feet
<i>Pavement Width and Type</i>	2-lane undivided, 24-foot roadway width, ditches on both sides; no sidewalks present.	2-lane undivided, 42-foot roadway width; 5-foot sidewalks on both sides.

Delesandri Lane

	Existing Conditions	2024 Master Mobility Plan
<i>Roadway Type</i>	Local	Urban Residential
<i>ROW Width</i>	60 Feet	60 Feet
<i>Pavement Width and Type</i>	2-lane undivided, 20-foot roadway width, ditches on both sides; no sidewalks present.	2-lane undivided, 28-foot roadway width; sidewalks on both sides.

Comprehensive Plan

The proposed use would not conform to the Future Land Use Map in the 2035 Comprehensive Plan, which identifies the area as Rural/Estate Residential. According to the 2035 Comprehensive Plan, Rural/Estate Residential should consist of land uses that are residential in nature and focuses on high ratios of open space and allowable building coverage, height, and scale are low.

Development Standards

As the Subject Tract and the existing structure are to be utilized as an office, the building was initially designed, permitted, constructed, and inspected as a single-family dwelling unit. There are many commercial Development Standards that are not currently met and will require variances. The Development Standards established by the UDC that are not met are listed in the table below.

UDC Reference	Required per the UDC	Provided by Applicant
<i>4.12.4</i>	All mechanical equipment shall be screened.	Equipment such as the AC units are visible from Lawrence Road.
<i>4.18</i>	All business-related operations must be on concrete surfaces.	The northern drive aisle and parking area are proposed to have a gravel surface.
<i>Table 4.19.4</i>	18 spaces are required for the office use (4,500 sq ft / 250 sq ft) and 2 spaces are required for the warehouse use (1,129 sq ft / 1,000 sq ft).	15 parking spaces are provided.
<i>Table 4.19.5.h</i>	Two-way drive aisles shall be a minimum of 25' wide.	The northern drive aisle is ±19' wide and the southern drive aisle is ±17' wide.
<i>4.19.3.l</i>	A raised walkway of at least 4' wide (exclusive of any overhang) is required between the parking area and the building.	The Parking Plan does not reflect a 4' raised walkway along either of the parking areas.
<i>4.19.3.u</i>	All parking shall be on concrete surfaces.	The northern parking area is proposed to have a gravel surface.

4.19.5.h	Dead-end drive aisles are prohibited.	Both drive aisles are dead ends.
4.20.2.j	A minimum 10' wide landscaped setback is required along all street frontages.	No landscape setback is provided along Delesandri Lane.
4.20.2.l	1 tree per 8 parking spaces is required.	Parking area trees are not provided.
4.20.3	A 30' landscaping buffer is required along the western and southern boundaries of the Subject Tract.	The southwestern corner of the landscape buffer is reduced to ±24' due to the swimming pool.

Additionally, the International Fire Code Appendix D requires a 20' wide fire lane that can support up to 75,000 pounds. The Fire Marshal's Office granted an administrative variance permitting the fire lanes in the configuration shown on the Parking Plan (Attachment 4).

Staff consulted with the Building Department regarding the existing structure, and the Building Department indicated that no major changes are needed to the existing structure to function as a commercial building.

Citizen Feedback

On September 19th, 2024, a formal petition was received stating the opposition to the initial rezone request. The petition was signed by four neighboring property owners. The four property owners that signed the petition constitute 42.5% of the land area within the 200' notice buffer. Concerns held by the neighboring property owners were regarding the amount of traffic and noise generated by the office use.

The neighboring property owners were notified that a new application has been submitted, and an additional petition would be required for the new request. On January 19th, 2025, an updated petition was provided. The updated petition includes signatures from three neighboring property owners, which constitutes 33.5% of the land within the 200' notice buffer. Per Texas Local Government Code, Chapter 211, if the owners of at least 20% of the area of land extending 200' from the subject property protest the request then an affirmative vote of at least three-fourths of the City Council is required for approval.

Staff Findings

Based upon the information provided:

- A petition in opposition has been submitted. The petition surpasses the State's 20% threshold, and an affirmative vote of at least three-fourths of the City Council is required for approval.
- The proposed use does not conform to the Comprehensive Plan's Future Land Use Plan.
- The existing site has direct access onto Lawrence Road, which is an arterial roadway suitable for the traffic demands of an office.
- The applicant has indicated that the Subject Tract will operate as an office only, and no activities related to construction/concrete production will be present on the site.
- In order to approve the SUP request, 10 variances must be granted.

Recommendation

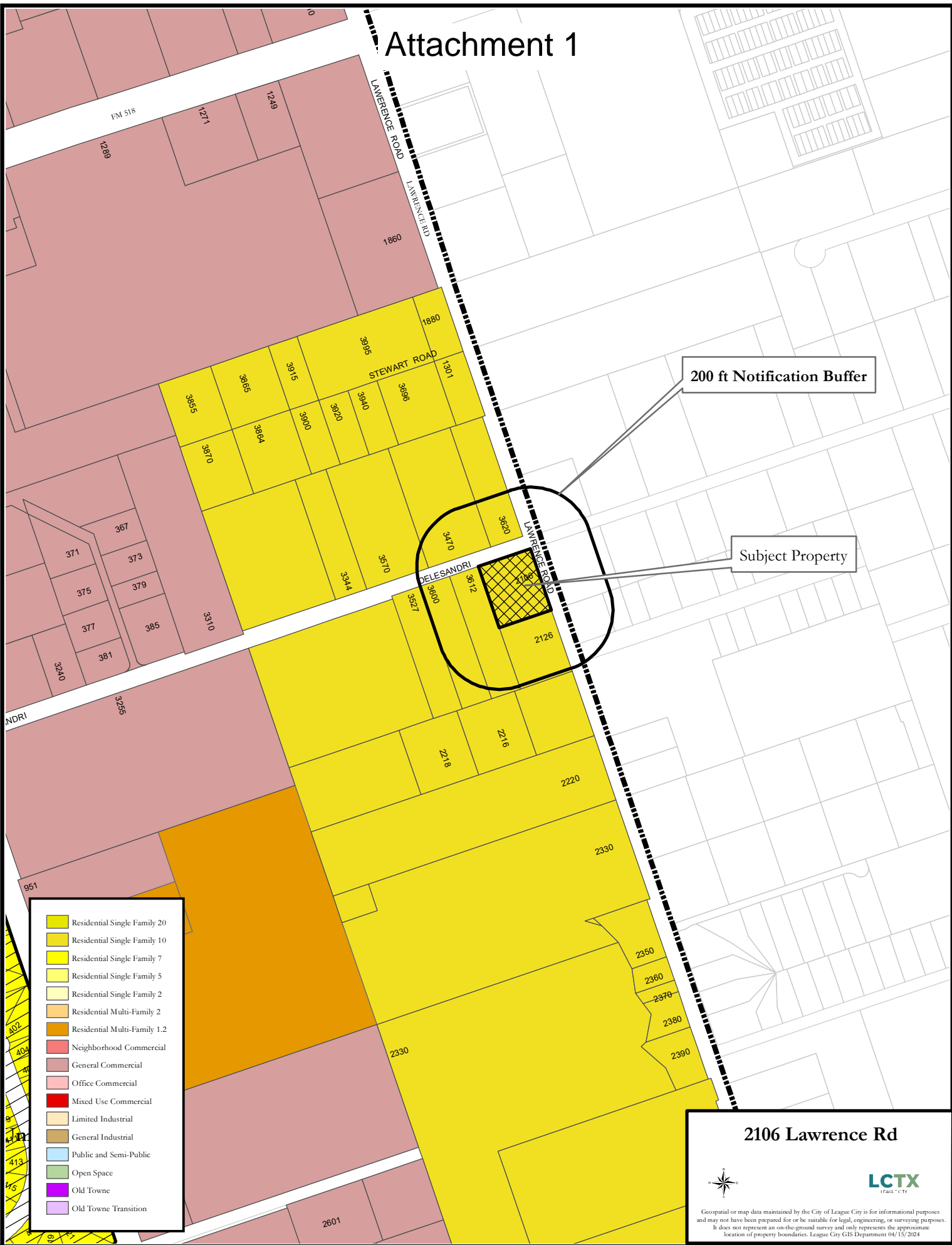
Based on the criteria listed above, should the Commission recommend approval of the SUP, the following conditions are recommended:

1. The SUP shall expire after a period of 24 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application is submitted to the City for development of the site.

2. The uses permitted on-site will be limited to those permitted in the RSF-10 zoning district and this office use, specifically OnSite Concrete Solutions, LLC. If another business wishes to operate on this property, a separate SUP will be required.
3. The site layout shall be substantially similar to that which is displayed on the site plan and elevations. This includes the parking requirements, landscaping, fencing, and elevations.
4. The variances outlined in the Development Standards Section of this Staff Report and listed below will be approved with the approval of this SUP.
 - I. The existing mechanical equipment may be visible from the public ROW (UDC 4.12.4).
 - II. Business-related operations may be on gravel surfaces (UDC 4.18).
 - III. 15 parking spaces shall be provided (UDC Table 4.19.4).
 - IV. A 17' drive aisle and a 19' drive aisle shall be permitted (UDC Table 4.19.5.h).
 - V. A 4' raised sidewalk shall not be required between the parking area and the building (UDC 4.19.3.1).
 - VI. Parking shall be permitted on gravel surfaces (UDC 4.19.3.u).
 - VII. Dead-end drive aisles shall be permitted (UDC 4.19.5.h).
 - VIII. No landscape setback shall be required along Delesandri Lane (UDC 4.20.2.j).
 - IX. Parking area trees shall not be required (UDC 4.20.2.1).
 - X. A 24' wide landscape buffer shall be permitted along the southwestern corner of the Subject Tract (UDC 4.20.3).

For additional information, you may contact Caitlin King, Planner, at 281-554-1217 or at caitlin.king@leaguecitytx.gov

Attachment 1



200 ft Notification Buffer

Subject Property

- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space
- Old Towne
- Old Towne Transition

2106 Lawrence Rd

Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 04/15/2024

Attachment 2



200 ft Notification Buffer

Subject Property

2106 Lawrence Rd



LCTX
Landscape Architecture

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Attachment 3

Onsite Concrete Solutions LLC

6 December 2024

2106 Lawrence Rd

League City, Texas 77565

Dear Board of Adjustments,

We are the owners of the 2106 Lawrence Rd League City, TX property. This lot is approximately 1.05 acres; located in Lot 10, Block 5 of Jarboe addition to League City and contains a 2725 square foot building currently structured as a residential barndominium.

The property is presently zoned as Neighborhood Residential, and we are seeking to re-zone this lot into Neighborhood Commercial to be utilized as office space for our company. This building will be utilized as an office only and would have little traffic other than the employees who work on site, which should not exceed 15 persons. Our company's name is OnSite Concrete Solutions, but we would want to make clear to everyone that our purpose for this facility is strictly for office use only. All of our projects are in multiple industrial areas throughout the Gulf Coast, and we would be performing only project management, purchasing, billing, and logistics planning from this site.

We feel that our office will be a positive addition to this neighborhood as our property faces Lawrence Rd and blocks our back door neighbors' view of the industrial buildings that are directly across from our property. The properties across the street from us are within the Kemah city limits and are zoned as Commercial.

As we are trying to get our property rezoned as Neighborhood Commercial, we are finding, per UDC ordinance, we are not meeting the League City requirement of having a minimum of 20 parking spaces on our property as required per our square footage. We have an attached parking plan that shows that we can easily provide parking for 15 spaces. Our parking plan can be overlaid with our landscaping plan to see that they do not impede each other at any point on our property. I would also point out that we will not have more than 15 personnel working in our office at any time. Our square footage is also a bit misleading as the building is a barndominium and has a very large area open area that is used primarily as a recreational area and only a small portion will be used for cubicle office space. Based on this to scale drawing, this is the most functional we can orientate our parking arrangement and any dimensions that we are not meeting per UDC, we would respectfully be asking for a variance on.

With this information, I ask for your assistance in approving a variance for these UDC requirements that we are not meeting by 5 parking spaces and any additional dimensions.

Thank you for this review and we look forward to your support in approving this variance.

Attachment 3

Onsite Concrete Solutions LLC

29 Oct 2024

**2106 Lawrence Rd
League City, Texas 77565**

Dear Board of Adjustments,

We are the owners of the 2106 Lawrence Rd League City, TX property. This lot is approximately 1.05 acres; located in Lot 10, Block 5 of Jarboe addition to League City and contains a 2725 square foot building currently structured as a residential barndominium.

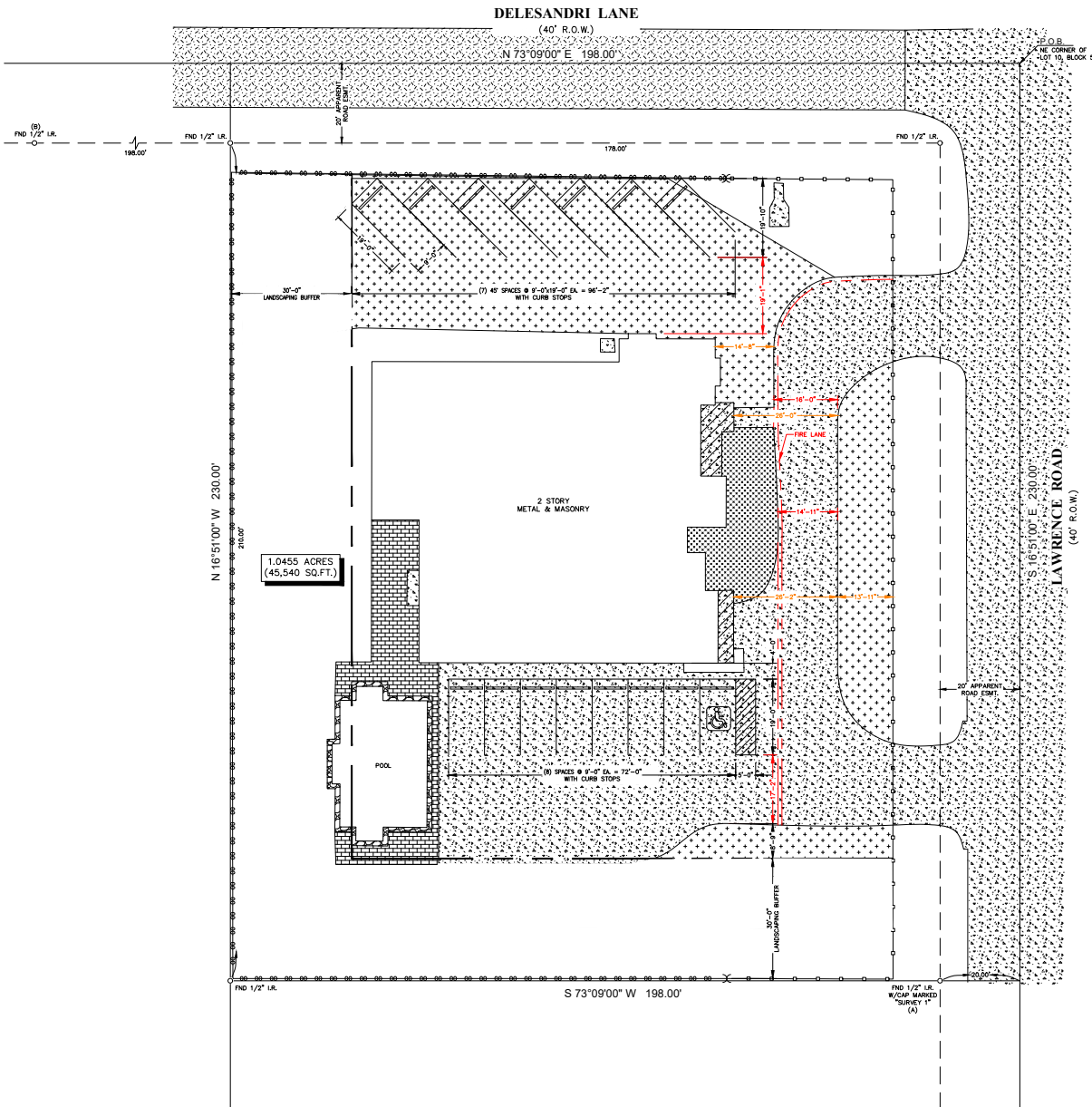
The property is presently zoned as a Neighborhood Residential, and we are seeking to re-zone this lot into Neighborhood Commercial to be utilized as office space for our company. This building will be utilized as an office only and would consist of little traffic other than the employees who work on site, which should not exceed 15 persons. Our company's name is OnSite Concrete Solutions, but we would want to make clear to everyone that our purpose for this facility is strictly for office use only. All of our projects are in multiple industrial areas throughout the Gulf Coast, and we would be performing only project management, purchasing, billing, and logistics planning from this site.

We feel that our office will be a positive addition to this neighborhood as our property faces Lawrence Rd and blocks our back door neighbors' view of the industrial buildings that are directly across from our property. The properties across the street from us are within the Kemah city limits and are zoned as Commercial.

As we are trying to get our property rezoned as Neighborhood Commercial, we are finding, per UDC ordinance, we are not meeting the League City requirement of having 30' dedicated landscaping buffer. We have a dedicated 30' landscaping buffer around our property on sides that abut residential neighbors, but in the southwest corner we have a swimming pool that extends 8' into our buffer zone. While we do not use this pool in any regular fashion, we do maintain it in excellent condition as more decoration than anything else. We will have professionally designed and maintained landscaping throughout this landscaping buffer zone and in the area of this pool, we will have vegetation that fit in this narrow area and enhance the property.

Thank you for this review and we look forward to your support on approving this variance.

Exhibit 4



LEGEND

	CONCRETE		FENCE
	BRICK		CHAIN LINK
	COVERED AREA		METAL
	GRAVEL		

Douglas J. Thomas, P.E.

Structural Engineering & Design
Appointed Qualified Windstorm Inspector

Email: dougthomas@live.com
Cell: (832) 295-0158
League City, TX 77573

FIRM NO.: F-16355

REVISIONS				DATE		DATE		SCALE: SEE DWG		ISSUE DATE: 12/05/24		REV.
NO.	DATE	DESCRIPTION	MADE	DWG.	APP'D.							
0	12/05/2024	ISSUED FOR INFORMATION	DT	--	BL							

2016 LAWRENCE ROAD
LEAGUE CITY, TX 77573
PARKING SPACE PLAN

DWG. No. **TYF-24075-C1.0**

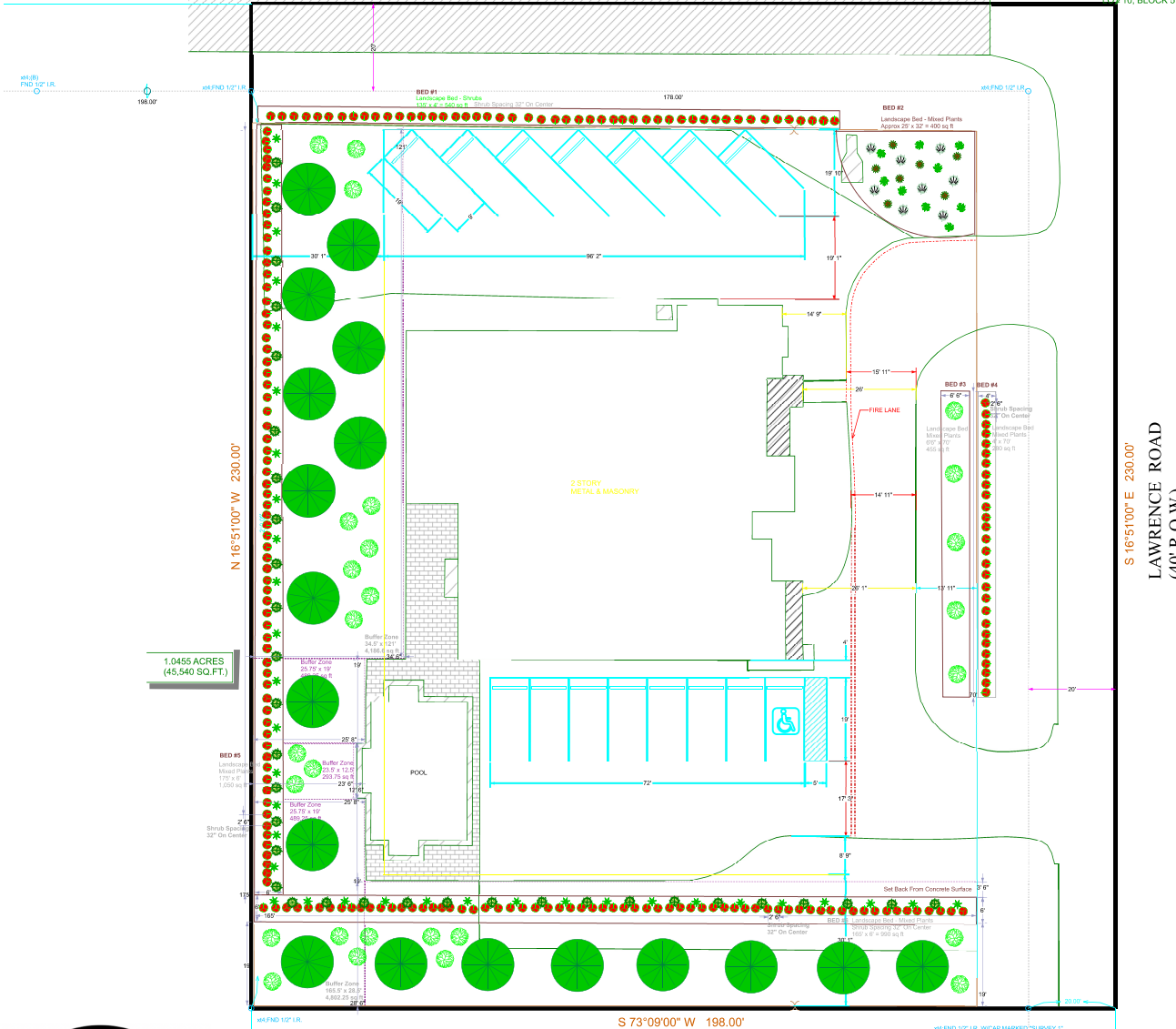
Attachment 5

DELESANDRI LANE
(40' R.O.W.)

N 73°09'00" E 198.00'

NE CORNER OF
BLOCK 10, BLOCK 6

SCALE 1"=20'



1.0455 ACRES
(45,540 SQ.FT.)

S 73°09'00" W 198.00'

LAWRENCE ROAD
(40' R.O.W.)

S 16°51'00" E 230.00'

Landscape

Quantity	Symbol	Description	Part Number
Annuals-Perennials			
9	☘	Daylily Each	
34	✱	Flax Each	
8	✱	Grass, Muhly 3 gallon	
33	☘	Lantana Each	
Shrubs Under 4 Feet			
7	☘	Bottlebrush Buckeye 5 Gallon	
Trees			
27	🌳	Holly, Foster's 24 inch	
18	🌳	Pine, Loblolly 24 inch	
210	●	Privet, Glossy 5 gallon	

<ul style="list-style-type: none"> CONCRETE BRICK COVERED AREA GRAVEL 	<ul style="list-style-type: none"> FENCE - CHAIN LINK METAL 	<ul style="list-style-type: none"> 26.87% Landscape 45,540 sq ft Total Property 11,873.75 sq ft Combined Landscape/Buffer Areas 16,190.75 sq ft West & South Buffer Area 425 sq ft Bed #1 425 sq ft Bed #2 425 sq ft Bed #3 280 sq ft Bed #4
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TYF Construction
Blake Levy - reviewer
281-678-2099
blake@tyfconstruction.com

NLCM, Inc.
238 S. Egret Bay Blvd. #260
League City, TX 77573

SHEET DESCRIPTION:
OnSite Project Design

PROJECT:
OnSite Concrete Solutions, LLC
2106 Lawrence Road
Kemah, TX 77565

REVISIONS:
None

DATE:
12/10/2024

JOB NUMBER:
121024

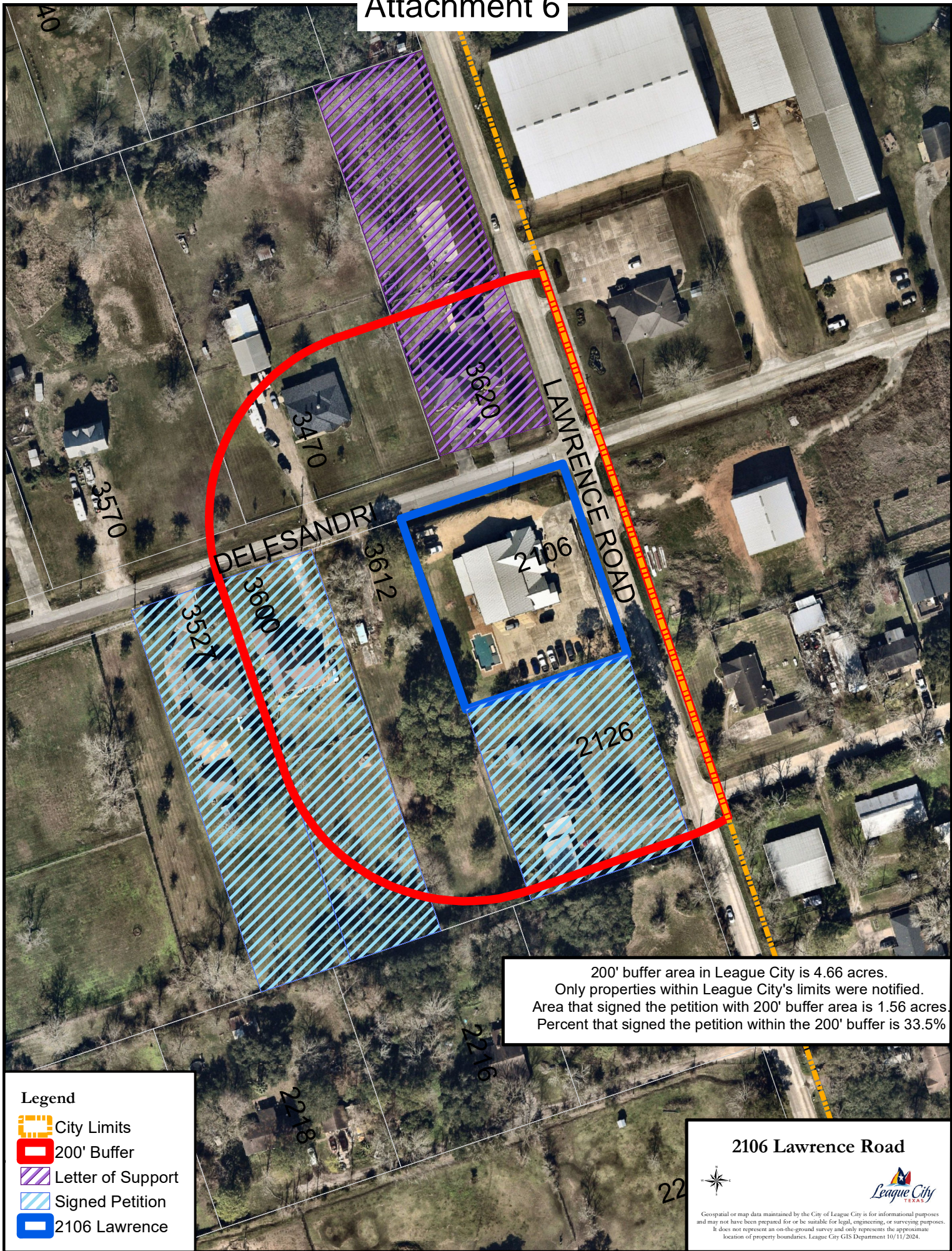
DRAWN BY:
V. Seefeld

CHECKED BY:
V. Seefeld

SCALE:
1" = 40'

SHEET:
1 of 1

Attachment 6





200' buffer area in League City is 4.66 acres.
 Only properties within League City's limits were notified.
 Area that signed the petition with 200' buffer area is 1.56 acres.
 Percent that signed the petition within the 200' buffer is 33.5%

Legend

-  City Limits
-  200' Buffer
-  Letter of Support
-  Signed Petition
-  2106 Lawrence

2106 Lawrence Road

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Attachment 6

ZONING PETITION FORM

City of League City - Planning Department
www.leaguecity.com/planning



If surrounding property owners want to oppose a zoning change request that has not been acted upon by City Council, complete the following form and submit it to the Planning Department prior to the City Council meeting. (Staff recommends that you submit this form as early as possible and before the Planning and Zoning Commission's recommendation to City Council.) Original signatures and addresses/tax identification numbers must be submitted to the Planning Department in order to be valid. The petition will be subject to the following state law.

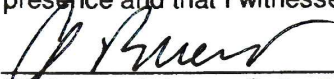
Per Section 211.006(d) of the Texas Local Government Code:

"If a proposed change to a regulation or boundary [zoning] is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

1. the area of the lots or land covered by the proposed change; or
2. the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area."

Zoning Case # and Description: SUP-24-0006 On Site Concrete 2106 Lawrence Rd.

I, Armando Bueno, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.



Signature of Person Collecting Names

3527 Delesandri Ln.

Address

281-652-6002




Telephone Number

adanellisgc@hotmail.com

E-Mail Address

We, the undersigned owners of property within 200' of the property that is the subject of this zoning case, oppose the requested zoning change because (attach additional pages if necessary)

(see attached)

Property Owner Signature	Printed Name	Address or Tax ID #
1. 	Armando Bueno	3527 Delesandri Ln.
2. 	Robert D. Blum	3600 Delesandri Ln.
3. 	Judy K. Palmer	2126 Lawrence Rd.
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		

Members of Planning & Zoning/City Council
500 W Walker Street
League City, Texas 77523

January 19, 2025

Dear Members of Planning & Zoning/City Council

We, the undersigned Long-standing residents, oppose the "**Special Use permit Application 24-006**". The proposed subject property 2106 Lawrence Road falls within the RSF-10 zone, which is a part of our small residential community. A commercial business of any type is not compatible with the surrounding homesteads, many of whom have been part of the League City landscape for over 3 decades. A zoning change to allow the applicate to open a business will not meet the needs of this community and ultimately damage the character of our community.

In conclusion, we request that our concerns be considered and that this council help preserve the integrity of our neighborhood by upholding these laws, by doing so it creates vibrant, resilient communities that thrive for generations to come.

King, Caitlin

From: Connie Kirbow <connie@southwestfreight.com>
Sent: Tuesday, February 4, 2025 11:36 AM
To: King, Caitlin; Planning
Subject: Case SUP-24-0006

CAUTION: This email originated from outside of City of League City. Please use caution before clicking any links, downloading pictures within email, or responding to unknown senders. Do NOT sign-in with your COLC account for any unexpected items. Please contact the Technology Helpdesk (x1380) or forward to HELPDESK@leaguecitytx.gov if in doubt.

Hello Caitlin,

I am writing to formally state that we, as residents of 3620 Delesandri Lane do not oppose the onsite of Concrete Solutions office being located at 2106 Lawrence Road, directly across the street from us. We understand the importance of the community growth and support the continued development of our area.

Please let us know if any further information or clarification is needed from us.

Thank you.

Patrick and Connie Kirbow