

**SUP15-01 (T&DGK Enterprises)**

<b>Request</b>	<p>Make a recommendation to City Council on a <b>Special Use Permit Application, SUP15-01 (T&amp;DGK Enterprises)</b>, to allow for a warehouse use [office/warehouse building] on approximately 0.996 acres of property zoned “CO” (Office Commercial), legally described as Abstract 3, Lot 1 of the Ghirardi #3 Subdivision, generally located at the northwest corner of Dickinson Avenue and Beaumont Street, with the approximate address being 601 Beaumont Street in League City, TX.</p> <p>The applicant proposes to develop a 6,000 square foot office/warehouse building, with 1,810 square feet of office and the remaining 4,190 square feet for warehouse. An additional 3,500 square feet of future expansion is proposed as well.</p>
<b>Applicant</b>	Cathy DeFoore, Wycoff Development
<b>Owner</b>	T&DGK Enterprises
<b>Acreage</b>	0.996 acres
<b>Location</b>	Generally located at the northeast corner of Dickinson Avenue and Beaumont Street, with the approximate address being 601 Beaumont Street in League City, TX.
<b>City Council</b>	Public Hearing & First Reading – March 10, 2015; Second Reading – March 24, 2015
<b>Citizen Response</b>	18 – Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letter of Opposition Received
<b>Attachments</b>	1. Property Owner’s Notification Map / Zoning Map 2. Aerial Map 3. Photographs of Site 4. Conceptual Site Development Plan 5. Conceptual Elevation Drawings

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its findings. 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.

<b>Background</b>	A public hearing was held by the Planning and Zoning Commission on this application on February 16, 2015. The Planning and Zoning Commission tabled this item until the March 2, 2015 meeting in order to give the applicant more time to address the Commission’s concerns regarding architecture, screening, and truck traffic.
<b>Changes to Building Architecture</b>	The applicant has revised the building to make it more compatible with the residential character to the south and east of the site. An optional stucco band has been added to the elevations to make the building more compatible with the residential character to the south and east of the site. The applicant has made the band optional, pending Planning and Zoning Commission action, because of their concerns of potential water damage because of the stucco location. According to the applicant, placing a stucco band above the windows could cause water to pool above the windows eventually

making them leak. Without the stucco, staff still recommends that the architecture of the front and right elevations is “softened” by lessening the amount of metal visible on those elevations.

**Screening**

To further screen the building from Beaumont Street as well as the residential property to the east of the site, the applicant has added continuous shrubs along the southern and eastern property lines of the site. The shrubs will be the same species that will be screen the parking lot.

**Criteria for Approval**

The Planning and Zoning Commission shall use, but not be limited to, the following criteria as reference in support of their recommendation for approval or denial:

1. Conformance of the proposed zoning and use with the City’s Comprehensive Plan and other City policies;
2. The character of the surrounding area;
3. The zoning and use of nearby properties, and the extent to which the proposed zoning and use would be compatible;
4. The suitability of the property for the uses permitted by right in the proposed zoning district;
5. The extent to which approval of the application would detrimentally affect nearby properties;
6. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network or present parking problems in the vicinity of the property;
7. The extent to which approval of the application would harm the value of nearby properties;
8. The gain to public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the owner as a result of denial of the application; and
9. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

**Department Comments**

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and Future Land Use Plan’s designation of the property as an Enhanced Auto Dominant Commercial use.
2. The proposed use is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area.
3. The subject property is suitable for the uses proposed by this Special Use Permit.

**Potential Condition(s)**

Below are the original conditions that were recommended to the Planning and Zoning Commission on February 16, 2015:

1. The Special Use Permit shall expire after a period of 12 months beginning upon the date of the adoption of the SUP ordinance if no formal application is submitted to the City for development of the site.
2. The uses permitted on the site will be limited to those permitted in the base zoning district and identified by this Special Use Permit. The only use permitted by this SUP is an office/warehouse building.
3. The site shall be similar to that shown on the conceptual plan, including the internal circulation and parking layout.
4. No vehicular access shall be permitted from Beaumont Street.
5. A minimum of 25% of the site shall consist of landscaping or open space.
6. The front and right facades fronting Dickinson Avenue and Beaumont Street shall have a

minimum of 25% transparency.

7. All exterior lighting for the site shall be subject to the following:
  - a. All parking lot light fixtures shall be full cutoff fixtures. All exterior lighting shall be hooded or otherwise shielded so that the light source is not directly visible from the public right-of-way.
  - b. All exterior lighting shall be shielded so that substantially all emitted light falls upon the property from which the light emanates. The measureable amount of light created by the project beyond three feet of the SUP boundary shall be no more than 0.02 foot candles.

After further review and consideration of the Commission's concerns, it is recommended that Conditions #3, #4, and #5 be modified as follows:

3. The elevations and site, including internal circulation and parking, shall conform to the conceptual site plan and elevations as shown in Attachments #4 and #5.
4. No truck traffic shall be permitted on Beaumont Avenue and no vehicular access shall be permitted from Beaumont Street.
5. Landscaping, including screening, shall conform to the landscaping shown on the conceptual site plan. A minimum of 25% of the site shall consist of landscaping or open space.

For additional information, you may contact Ryan Granata, AICP - Senior Planner at 281-554-1097 or at [ryan.granata@leaguecity.com](mailto:ryan.granata@leaguecity.com).

## Special Use Permit, SUP 15-01 – (T&DGK Enterprises)

### Aerial Map



## Special Use Permit – SUP15-01 (T&DGK Enterprises)

**PHOTOGRAPH 1**



Looking north at the subject site from  
Beaumont Street.

**PHOTOGRAPH 2**



Looking west from the subject site  
towards Dickinson Avenue.

**PHOTOGRAPH 3**

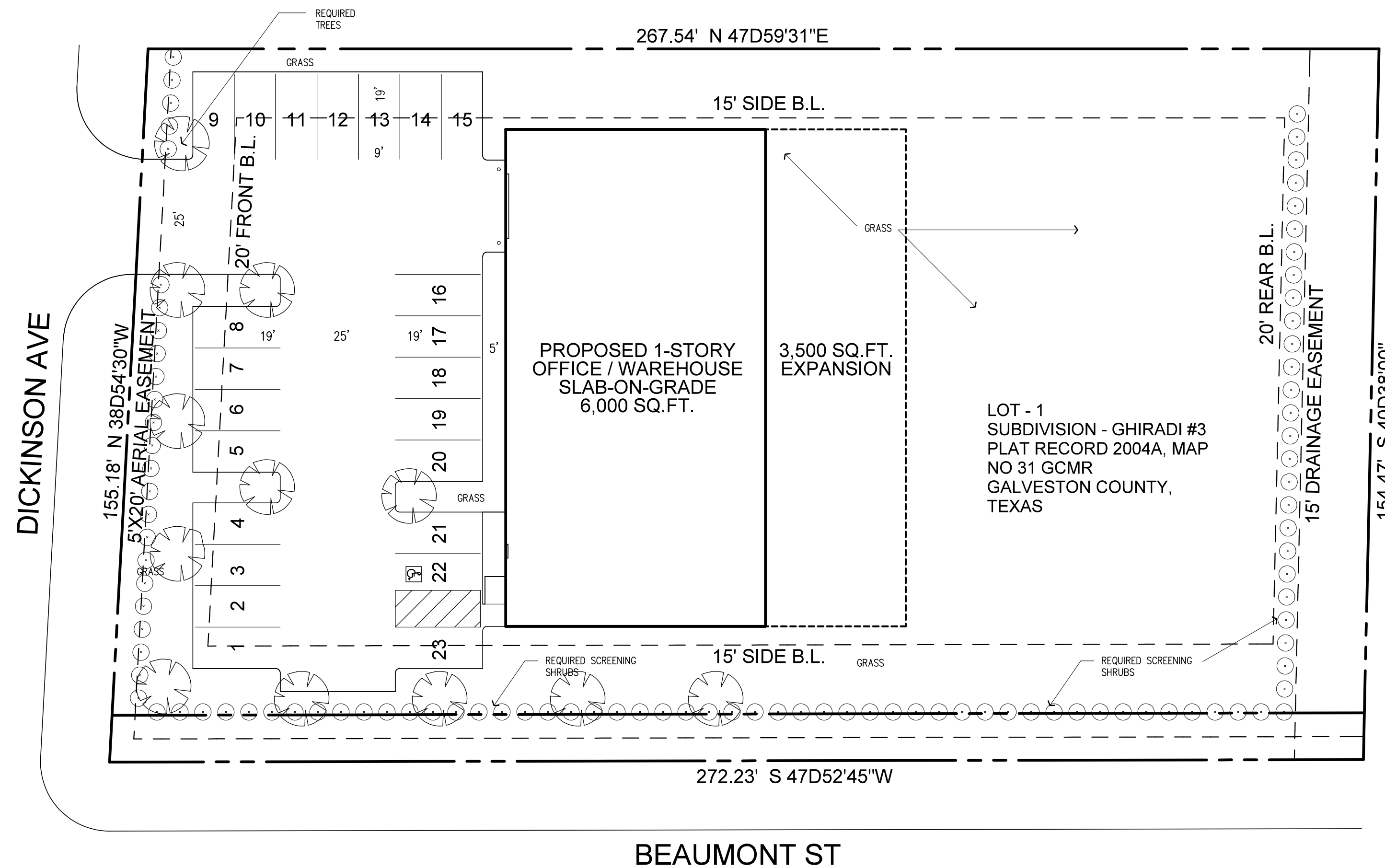


Looking east from the subject site towards  
existing residential.

**PHOTOGRAPH 4**



Looking south from the subject site at  
Beaumont Street and adjacent residential.



<b>MAX. PARKING REQUIRED</b>		
3,500 OFFICE	1/250	14
6,000 S.F. WAREHOUSE	1/7000	06
<b>TOTAL REQUIRED</b>		<b>20</b>
<b>TOTAL PARKING PROVIDED:</b>		<b>23</b>
<b>GREENSPACE REQUIREMENTS</b>		
TOTAL SITE @ 41,799 S.F.	15%	6,270 S.F.
<b>GREENSPACE PROVIDED</b>	<b>66%</b>	<b>27,666 S.F.</b>

**SITE DEVELOPMENT & LANDSCAPING PLAN**

1" = 20'-0"

**2. SITE WORK:**

**Land Clearing:** Includes cleaning and scaling of proposed building site only but does not include clearing the remainder of site of all trees and bushes unless otherwise noted. All cleared vegetation will be buried, burned or hauled from the site at Contractor's discretion.

**Soil Stabilization:** Stabilization of the subgrade soils, can only be determined by the Geotechnical report. This proposal assumes no stabilization is required unless otherwise noted.

**Building Fill Dirt:** Place and compact acceptable fill or stabilized soil materials in layers to required elevations. Use soil material free of clay, rock or gravel (larger than 2" in any dimension), vegetable matter and waste. The proposal assumes that no more than 1 foot of fill will be required.

**Detention Pond Construction:** A detention pond may be required for the site and will be included in the Contract Price, as applicable if included in the box below as an included item under Detention Pond Construction.

**Site Grading:** Provide grading, shaping and compacting of existing material as required for building foundation, drive areas, storage yard and parking lot.

**Site Work Items included in this Project:**

Qty.	Units	Description
0	Square Feet	Land Clearing
0	Square Feet	Soil Stabilization
0	Square Feet	Building Fill Dirt
0	Cubic Yards	Detention Pond Construction
0	Square Feet	Site Clearing

**3. FOUNDATION AND SLAB, DRIVES, PARKING, AND STORAGE AREAS:**

It is very important for the owner to notify the Contractor if there are any special requirements or circumstances which may affect the foundation and slab, drives, parking, and storage areas, including, without limitation, heavy equipment, forklifts, inventory stacking and weight requirements, or large or heavy vehicles, otherwise all concrete will be as specified in the chart below. Unless disclosed to Designer/Builder prior to the execution of this Agreement, Designer/Builder shall have no liability or warranty obligation for any failures which result from or arise out of such undisclosed requirements or circumstances.

**Concrete:** Concrete, For Foundation, Slab, Misc., Nominal 3000 psi cement to six parts 1/2" fine sand per ASTM standard C-30, sand and gravel to conform to ASTM Standard C-33. Concrete for footings shall be 3,000 psi at 28 days. Concrete thickness shall be indicated in chart below.

Reinforcing steel to meet or exceed ASTM A-185 for welded steel mesh and ASTM a-615 Grade 60 for reinforcing bars, except #2 may be Grade 40. Plain, smooth dowels or rods shall conform to ASTM A-675, Grade 60.

A hard trowel shall be used to finish all interior concrete. Exterior concrete shall receive wood float or broom finished as noted on plans.

**Foundation Piers (Footings):** to be 8" depth below natural grade or to bearing clay and based upon bell-bottom shafts and 3,000 psf bearing soil. If underground conditions require straight shafts, the extra charge for this additional work will be \$1,000 per pier. All additional work will be in the form of a Change Order.

**Sidewalks:** Pedestrian sidewalks are not included unless specifically detailed below, if required by City or County.

**Crushed Concrete:** If requested, Crushed Concrete yard with lime stabilized base will be specified below.

**Curbs:** Standard 6" raised concrete curb with reinforced steel bar.

**Truck Well:** 55' x 12' (inside width) sloped truck well with drain, pump, 6" raised curb and safety rail may be included as noted below.

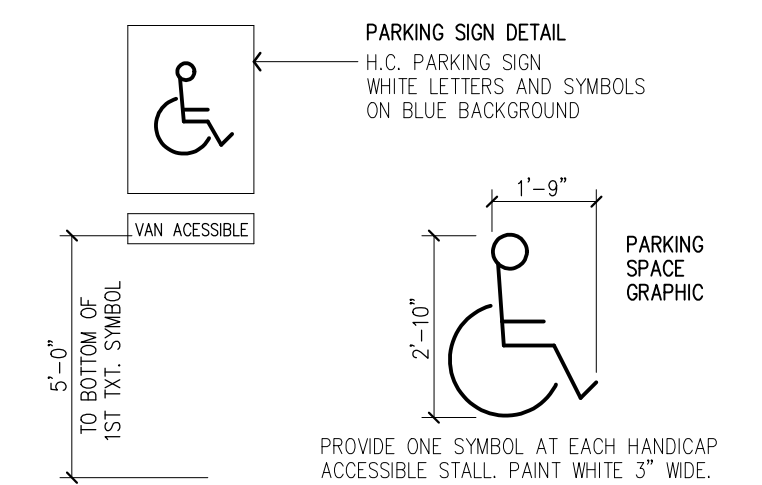
**Wheel Stops:** Wheel stops shall be precast concrete 6" long.

**Parking Lot Striping:** Striping for parking lot shall be 4" wide striping paint. All parking areas shall conform to the Americans with Disabilities Act of 1990.

**Foundation and Slab, Drives, Parking and Storage Area Items Included in this Project:**

Qty.	Units	Description
0	Square Feet	6" Concrete Foundations: 3,000 psi, reinforced w/ #3 bars 16" O.C., 6 mil vapor barrier, leveling sand fill as required, and bell-bottom shafts for piers.
0	Square Feet	5" Concrete Foundations: 3,000 psi, reinforced w/ #3 bars 16" O.C., 6 mil vapor barrier, leveling sand fill as required, and bell-bottom shafts for piers.
0	Square Feet	4" Concrete Foundations: 3,000 psi, reinforced w/ #3 bars 16" O.C., 6 mil vapor barrier, leveling sand fill as required, and bell-bottom shafts for piers.
0	Square Feet	5 1/2" Concrete for Paving 3,000 psi, reinforced with #3 bars on 18" center, leveling sand fill as required.
0	Square Feet	4" Concrete Building Sidewalk: 3,000 psi - reinforced with 6x6 W/M, or #3 bars leveling sand fill required. Width is 4 feet.
0	Square Feet	X "Crushed Concrete over X" Lime Stabil.
0	Linear Feet	6" Curb
0	Linear Feet	55' x 4' deep Truck Well
0	Ea.	Wheel Stops
0	Lot	Parking Lot Striping

**H.C. ACCESSIBLE DETAILS AND GENERAL SITE NOTES:**



**Gratings:** If gratings are located in walking surfaces or along accessible routes, then the shall have spaces no greater than 1/2" wide in one direction. If gratings have elongated openings, then they shall be placed so that the long dimensions is perpendicular to the direction of travel.

**Signage:** Each accessible parking space shall be designated as reserved by a vertically mounted or suspended sign showing the symbol of accessibility.

**Curb Ramp Surface:** Textures shall consist of 1/4" wide 1/8" deep 2" O.C. grooves to provide a significant contrast between adjacent materials, and shall not allow water to accumulate. For purposes of warning the full length and depth of the curb ramp shall have a light reflective value and texture that significantly contrasts with that of adjoining pedestrian routes.

**Cross Slope:** The cross slopes shall not exceed 1:50 which is considered to be "flat".

CLIENT APPROVAL	10.30.14
BID SET	0
DEPARTMENT RVW.	0
METAL BLDG. DWGS.	0
PERMIT	0
CONSTRUCTION	0



**T & DGK ENTERPRISES, LLC**  
601 BEAUMONT, LEAGUE CITY

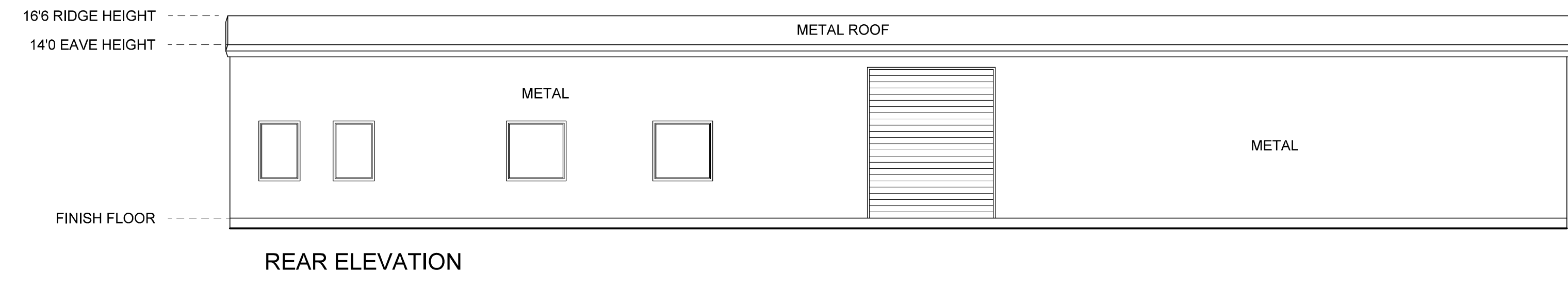
Written dimensions on these drawings shall have precedence over scale dimensions. Sub-Contractors shall verify and be responsible for all dimensions and conditions of any variation from the dimensions and conditions shown on these drawings. Copyright © 2015 Wycoff Development and Construction, LLC. Drawings & Specifications are instruments of service and shall remain the property of Wycoff Development and Construction, LLC. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation.

2015 T & DGK  
1/2015 T and DGK LANDSCAPE DRAWING.dwg

1 OF 2

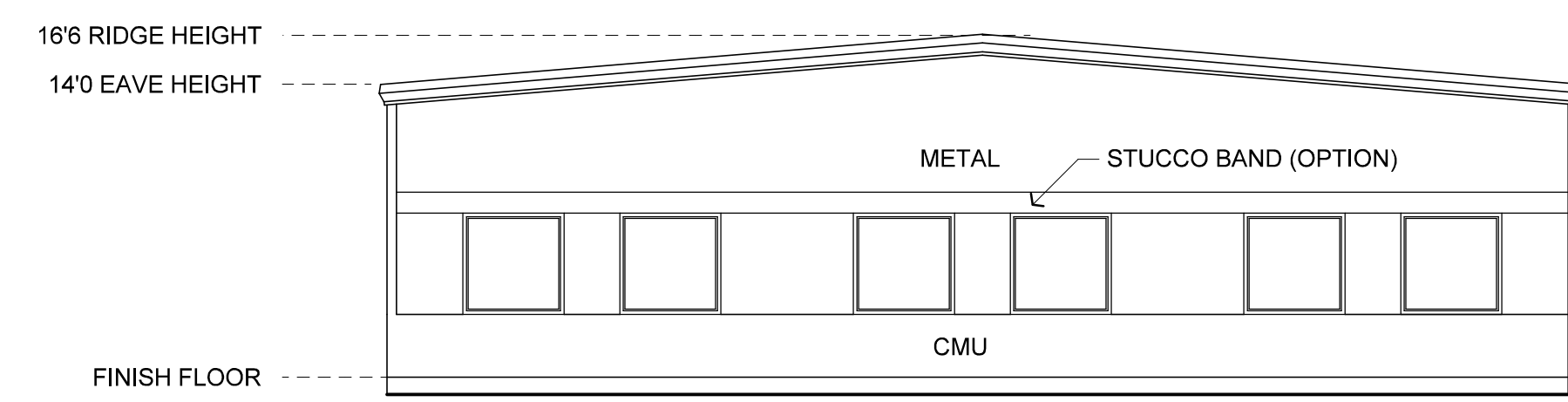
CLIENT APPROVAL	0
BID SET	0
DEPARTMENT REV.	0
METAL BLDG. DWGS.	0
PERMIT	0
CONSTRUCTION	0

Written dimensions on these drawings shall have precedence over scale dimensions. Sub-contractors shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown on these drawings.  
 Copyright © 2015 Wycoff Development and Construction, L.L.C. Drawings & Specifications are instruments of service and shall remain the property of Wycoff Development and Construction, L.L.C. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation.

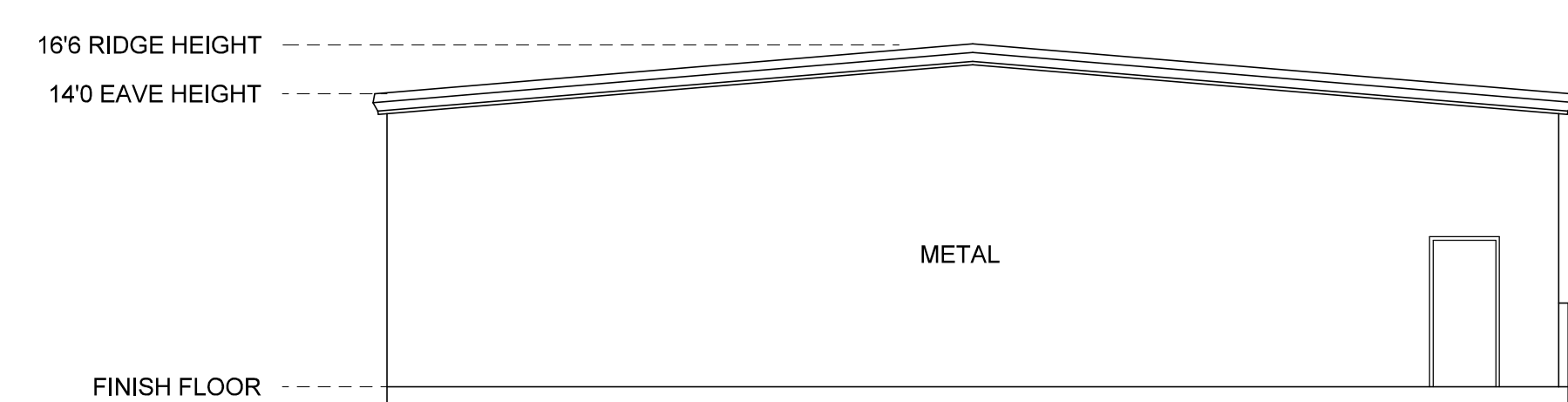


REAR ELEVATION

TRANSPARENCY TABLE	
GROSS OFFICE WALL SPACE	56'0" X 8'0" = 448.0 S.F.
NET TRANSPARENCY	4'6" X 4'6" X 6" WINDOWS = 101.3 S.F.
TOTAL	121.5 S.F.
NET OFFICE TRANSPARENCY WALL SPACE	121.5 / 440 = 27.6%

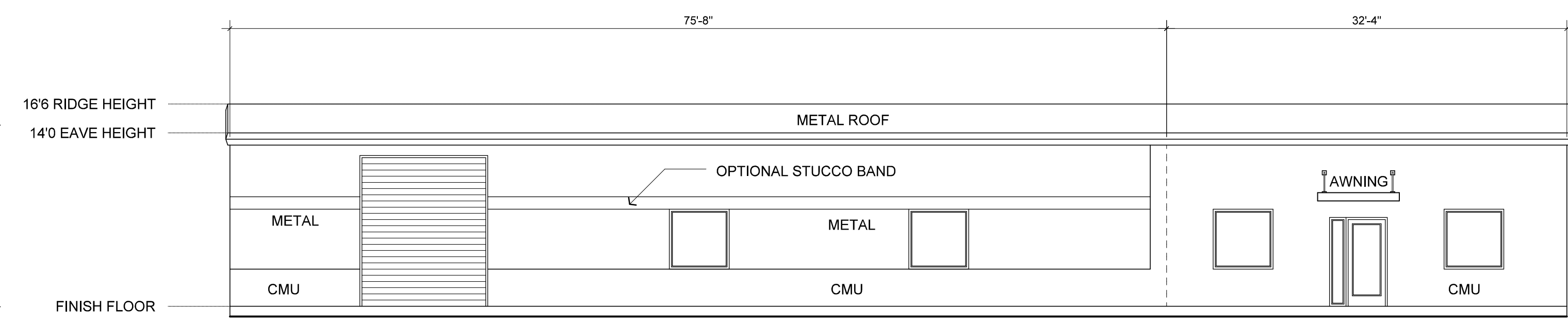


RIGHT ELEVATION



LEFT ELEVATION

TRANSPARENCY TABLE	
GROSS OFFICE WALL SPACE	32'4" X 8'0" = 259.2 S.F.
NET TRANSPARENCY	4'6" X 4'6" X 02" WINDOWS = 40.5 S.F.
5'0" X 7'0" X 1" GLASS DOOR = 35.0 S.F.	TOTAL = 75.5 S.F.
NET OFFICE TRANSPARENCY WALL SPACE	75.5 / 258.4 = 29.2%



FRONT ELEVATION

NOTE:  
 ALL EXTERIOR GROUND, BUILDING, AND ROOFTOP  
 MECHANICAL EQUIPMENT SHALL BE SCREENED  
 FROM PUBLIC VIEW ON ALL SIDES.