Text File

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In Control: City Council **File Type:** Agenda Item

Title
Consider and take action on an ordinance amending Ordinance No. 2005-24 for a Special Use Permit Application**, SUP15-01 (T&DGK Enterprises),** to allow for a "warehousing and storage, indoor storage" use [office/warehouse] on approximately a 0.996 acre tract of land zoned "CO" (Office Commercial), legally described as being Abstract 3, Lot 1 of the Ghirardi #3 Subdivision, generally located at the northeast corner of Dickinson Avenue and Beaumont Street, with the approximate address of 601 Beaumont Street, within the boundaries of the City of League City, Texas (Director of Planning and Development)
..Background:
A public hearing is required for this Special Use Permit request to construct a 6,000 square foot office/warehouse building, with up to an additional 3,500 square feet for future expansion. A concept plan has been provided by the applicant identifying the proposed configuration of the site.

Project Timeline:
January 21, 2015 - Applicant holds pre-application neighborhood meeting.
January 22, 2015 - Applicant submits Special Use Permit application for an office/warehouse use.
January 26, 2015 - Applicant received staff comments for changes to the SUP.
February 11, 2015 - Staff received revised SUP application with requested changes.
February 16, 2015 - Public hearing is held with the Planning and Zoning Commission. Application tabled to provide applicant more time to address Planning and Zoning Commission's concerns regarding architecture, screening, and truck traffic.
March 2, 2015 - Planning and Zoning Commission makes a recommendation to City Council to approve the SUP application with a vote of 6-0-0.
March 10, 2015 - *City Council scheduled to conduct public hearing and consider request on first reading.*
March 24, 2015 - *Subject to approval on first reading, City Council to consider request on second reading*

Project Summary:
The applicant proposes to construct a 6,000 square foot office/warehouse building, with a potential 3,500 square feet for future expansion. Warehousing and storage, indoor storage is not permitted by-right in the "CO" (Office Commercial) zoning district, but is allowed with the approval of a Special Use Permit.

The project site is located at the intersection of Dickinson Avenue and Beaumont Street, and is adjacent to residential uses to the east and south. Staff proposes seven potential conditions that limit the potential negative impacts that the development could have on the residential character of Beaumont Street and the potential traffic impact on surrounding roadways. The applicant is in agreement with all of the proposed conditions.

On March 2, 2015, the Planning and Zoning Commission recommended approval, 6-0-0, subject to the following conditions for the Special Use Permit:

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 a warehouse use.
3. The architectural detailing of the warehouse use shall conform to the conceptual site plan and elevation drawings in Exhibit "A".
4. All truck traffic will be permitted to enter and leave the site solely through via Dickinson Avenue.
5. Landscaping for the site shall conform to the landscaping shown on the conceptual site plan in Exhibit "A".
6. This SUP shall be for the 6,000 square foot initial phase as well as up to 3,500 square feet of future expansion.
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 or abutting properties.
    b. Outdoor lights shall be directed or hooded so that their rays are directed toward the ground and away from adjacent residential property or streets. No outside light shall be directed nearer to a side or rear property line than the height of the light, and, except for security purposes.
    c. Lights shall be extinguished at the close of normal business.

Attachments:

1. Data Sheet
2. Zoning/Notification Map
3. Excerpt of Minutes from February 15 and March 2, 2015 P&Z Meeting
4. Staff Report & Attachments
5. Proposed Ordinance
6. Exhibit A

CONTRACT ORIGINATION:
Planning Department
Applicant: Wycoff Development and Construction, LLC
Owner: T&DGK
FUNDING
{ x } NOT APPLICABLE
{ } Funds are available from Account #_____
{ } Requires Budget Amendment to transfer from Account #_____to Account #
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