

ORDINANCE NO. 2015-

AN ORDINANCE FOR SPECIAL USE PERMIT SUP15-01 (T&DGK ENTERPRISES) FOR A WAREHOUSING AND STORAGE, INDOOR STORAGE USE ON 0.996 ACRES OF PROPERTY ZONED "CO" (OFFICE COMMERCIAL) AND LEGALLY DESCRIBED AS 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.

WHEREAS, at the May 1, 1999 General Election the qualified voters of the City of League City voted that staff proceed with the concept of zoning for the City; and

WHEREAS, on August 10, 1999, the City Council of the City of League City, Texas (the "Council") adopted Ordinance No. 99-52 amending the Code of Ordinances of the City of League City to add Chapter 125 regarding Zoning; and

WHEREAS, on August 30, 2005, the Council adopted Ordinance No. 2005-24 amending Chapter 125 of the Code of Ordinances of the City of League City, Texas (the "Code of Ordinances") and adopting zoning ordinances consistent with the Comprehensive Plan for the City of League City, Texas; and

WHEREAS, Section 125-50 provides that the City Council may grant a Special Use Permit for special uses that are otherwise prohibited by this ordinance, and may impose appropriate conditions and safeguards to conserve and protect property and property values in the neighborhood; and

WHEREAS, the owner of a 0.996 tract of land, 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, which is currently zoned "CO" (Office Commercial), is requesting a special use permit for a "warehousing and storage, indoor storage" use; as depicted on the conceptual site plan and elevation drawings in Exhibit "A"; and

WHEREAS, the City Council considered the recommendation of the Planning and Zoning Commission and duly conducted a public hearing as required by law; and

WHEREAS, the applicant presented adequate testimony that the proposed warehouse use is consistent with the standards for issuance for a special use permit; and

WHEREAS, the City Council has discretionary authority under Ordinance No. 2005-24 and applicable law to grant or withhold approval of a special use permit; and

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

Section 1. The facts and opinions in the preamble of this ordinance are true and correct.

Section 2. A special use permit is hereby granted and the property legally described as 0.996 tract of land, located in 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, is hereby conferred a permitted special use for a warehousing and storage, indoor storage use within the boundaries as shown and depicted on the conceptual site plan and elevation drawings in Exhibit "A", and subject to the following conditions:

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 3,000 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.

Section 3. All ordinances and agreements and parts of ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

PASSED first reading the ____ day of _____, 2015.

PASSED second reading the ____ day of _____, 2015.

PASSED AND ADOPTED the ____ day of _____, 2015.

TIMOTHY PAULISSEN,
Mayor

ATTEST:

DIANA M. STAPP,
City Secretary