



**EXCERPT MINUTES
FOR SUP15-09 (VANDERFORD AIR)
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday, December 21, 2015 at 6:00 P.M.
COUNCIL CHAMBERS
200 W WALKER ST.**

I. Call to Order and Roll Call of Members

Douglas Turner opened the meeting at 6:00 PM.

Members Present:

Doug Turner, Chair
Ron Wicker
William Arnold
Richard McCullough
Nghiem Doan, Ex Officio, City Attorney
Earl Smith, Ex Officio, City Engineer

Members Absent:

Gary Walding

Planning Staff:

Richard Werbiskis, Assistant Director of Planning & Development
Ryan Granata, Planning Manager
Paul Menzies, Director of Planning and Development

IV. Public Hearing

B. Hold a public hearing and take action on a Special Use Permit, **SUP15-09 – Vanderford Air**, to allow for a Warehousing and Storage (with Indoor Storage) use on approximately 1.5 acres on property zoned “CO” (Office Commercial), legally described as Lots 1 thru 5 and 7 thru 11, Block 165 of Moore’s Addition, generally located south of FM 646, north of 17th Street, east of Delaware Avenue and west of Avenue F, with the approximate address being 201 West FM 646.

Ryan Granata, Planning Manager, presented for the City of League City, and City staff recommended approval of the SUP, with the following conditions: 1.) 100 percent masonry along FM 646, 2.) 45percent masonry on other elevations, 3.) No loading areas or service doors along FM 646, and 4.) Sign shall comply with the Sign Exhibit.

Mr. Turner asked what would be stored at the location. Mr. Granata stated that material used by Vanderford Air and their contractors would be stored there within units.

Mr. Wicker asked if it was just storage for the business itself and not storage rentals. Mr. Granata stated that was correct.

Paul Menzies, Director of Planning and Development commented that the original business began in the City and has out-grown their current location and they chose this location to expand their business onto, unaware of the zoning issue; however, they and their contractors have worked with City staff to change the design of the building in exchange for the possibility to get the zoning approval they need.

The public hearing was opened at 6:29 P.M.

The public hearing was closed at 6:30 P.M.

Mr. Wicker made a motion to approve Special Use Permit, SUP15-09 – Vanderford Air, with the conditions recommended by City staff.

Mr. McCullough seconded the motion.

*The motion passed unanimously by a vote of **4-0-0**.*