

Special Use Permit SUP15-09 (Vanderford Air)

Request	<p>Hold a public hearing and make a recommendation to City Council on Special Use Permit Application, SUP15-09 (Vanderford Air), to permit a warehousing and indoor storage use.</p> <p>The applicant proposes to initially construct a 6,000 square foot building on 1.5 acres to operate a heating and air conditioning business, Vanderford Air. Approximately 2,400 square feet of the building would be used for offices, while the remaining 3,600 square feet would be utilized for the storage of equipment and tools in which to service their customers off-site. In addition, a second phase expansion of 5,200 square feet is proposed for the future.</p> <p>A Special Use Permit (SUP) is being requested because <i>Warehousing and Indoor Storage</i> uses require special use permits on property zoned “CO” (Office Commercial).</p>
Applicant	Cathy DeFoore of Wycoff Development & Construction
Owner	Robert Vanderford of ACV Investments
Acreage	1.5 acres
Location	Generally located south of FM 646, north of 17 th Street, east of Delaware Avenue and west of State Highway 3, with the approximate address being 201 West FM 646.
City Council	Public Hearing & First Reading – <i>January 12th, 2016</i> ; <i>Second Reading – January 26th, 2016</i>
Citizen Response	31 – Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letter of Opposition Received
Attachments	1. Property Owner’s Notification Map / Zoning Map 2. Aerial Map 3. Photographs of Site 4. Site Layout 5. Building Elevations and Signage

A Special Use Permit may allow certain uses of land, buildings, or structures that may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate measures can be taken to assure compatibility with surrounding uses, public need, and the City as a whole.

Background	<p><u>August 10, 1999</u> – The subject property was zoned “CG” (General Commercial) when League City adopted zoning.</p> <p><u>August 31, 2005</u> – The subject property was rezoned from “CG” to “CO” (Office Commercial) as part of the city’s Zoning Ordinance & Map Revision of 2005.</p> <p><u>August 27, 2014</u> – The Owner, ACV Investments, purchases the property.</p> <p><u>December 16, 2014</u> – The plat for the property is submitted for review by the Development Review Committee (DRC).</p> <p><u>October 5, 2015</u> – The Vanderford Air Site Development Plan is initially submitted to the DRC for</p>
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review. During the course of the initial review, it was determined the use was not permitted without either rezoning the property or receiving a Special Use Permit (SUP). An SUP was chosen due to the zoning of the surrounding properties.

November 5, 2015 – Applicant holds a neighborhood meeting to discuss the proposed SUP application.

November 9, 2015 – Applicant submits and application, fee and documentation for an SUP to the Planning Department.

November 19, 2015 – City staff met with the applicant to discuss the proposed conditions of the Special Use Permit.

November 29, 2015 – Public hearing notice is published in the newspaper.

November 30, 2015 – Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the subject property.

December 21, 2015 – The Planning and Zoning Commission is scheduled to hold a public hearing and forward a recommendation to City Council.

January 12, 2016 – City Council is scheduled to conduct public hearing and consider request on first reading.

January 26, 2016 – Subject to approval on first reading, City Council to consider request on second reading.

Site and Surrounding Area

The undeveloped site has no protected trees on the site and is surrounding by roadways on all sides of the property. In the surrounding area, an undeveloped tract lies to the north, across FM 646 with a wood-constructed single-family homes on commercially zoned property to the east. In addition, a metal clad gymnasium lies to the south and an office building of split-faced CMU is located to the west.

Direction	Surrounding Zoning	Surrounding Land Use
North	ROW and “CG”	FM 646 and Undeveloped
South	ROW and “CO”	Spruce Street and American Cheer Power
East	ROW and “CO”	Avenue F and Single-family residences
West	ROW and “CO”	Delaware Avenue (Avenue G) and Global Steamships Agency, Inc. Office Building

Traffic Impacts and Access

Primary access to the site will be provided with a two driveways along Delaware Avenue (Avenue G) with the southernmost driveway extending to Avenue F. There will be no direct access onto FM 646 or Spruce Drive.

It is anticipated that TxDOT will begin another phase of construction for the expansion of FM 646 in the area of the subject property within the next 5 years. The previous phase, completed just over 2 years ago, extended from I-45 to Bensen’s Bayou, approximately 900 feet west off the property.

FM 646

	Current Conditions	Proposed Conditions
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>Right-of-way Width</i>	80 feet	As Determined by TxDOT
<i>Pavement Width and Type</i>	Four-lane, 24-foot width each way, asphalt with 14-foot center turn lane and drainage ditches on either side.	As Determined by TxDOT

Avenue F, Delaware Avenue and Spruce Drive

	Current Conditions	2011 Master Mobility Plan
<i>Roadway Type</i>	Local	Local
<i>Right-of-way Width</i>	70 feet	60 feet
<i>Pavement Width and Type</i>	Two-lane, asphalt undivided roadway with 2-way traffic with ditches on either side, 18-19 feet in width.	Two-lane, concrete undivided, 2-way traffic with curb and gutter, 28 feet back of curb to back of curb.

Water / Sewer & Drainage

Water and sewer services will be provided from the Galveston County Water Control and Improvement District (WCID) #1 since League City does not have water or sewer lines servicing this area.

Water is accessible through a 6-inch water line along the east side of Avenue F.

Sanitary sewer is available from a 4-inch sewer line located on the west side of Avenue F.

Land Use Analysis, Surrounding Considerations, and Utilities

The property is zoned "CO" (Office Commercial) and will be developed in accordance with the current development regulations. A plat and site development plan for the site is currently under review by the Development Review Committee (DRC).

The site is adjacent to commercial uses to the south and west with existing residential uses to the east, however additional architectural requirements are proposed due to this area being a southern gateway for League City. Over the past 2 years, the area has seen substantially more commercial development with several local businesses expanding as well as additional inquiries for commercial development along the FM 646 corridor. Should this request be approved by City Council, the requested conditions have been included with the proposed ordinance, thereby making them enforceable.

All utilities within the site will be located underground. Overhead power lines are located at the rear of the property, along the north side of the Spruce Drive right-of-way.

Staff Recommendation

Staff recommends approval of the Special Use Permit subject to the conditions listed below:

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 building permits are issued for development of the site.
2. The facility shall be constructed in conformity to the attached site plan, in terms of setbacks, size and building elevations. The site will be constructed in two phases, a 6,000 square foot building with an additional 5,200 square foot future expansion.
3. The uses permitted on site will be limited to those permitted in the base zoning district and identified by the Special Use Permit which are for an office and warehouse with indoor storage.
4. Since no dumpster enclosure is being provided outside, all refuse and recycling containers are to remain inside the building unless in preparation for collection. Should a dumpster be required, a dumpster enclosure must be constructed in accordance with the Zoning Ordinance and constructed of similar materials used on the building.
5. Both phases of the project shall comply with the following Architectural requirements:
 - a. The primary façade (along FM 646) and columns shall have 100% masonry with a minimum of forty-five percent (45%) masonry on the side facades with complementary materials such as wood or metal. The natural masonry color will be complementary to the surrounding residential neighborhood and commercial developments. Painted CMU is not permitted.

- b. No loading areas or service doors for the site shall face FM 646.
- 6. The entire site shall comply with the minimum landscaping requirements of the Zoning Ordinance as represented in the phased Landscaping exhibit.
- 7. All exterior lighting for the site shall be hooded or otherwise shielded so that the light source is not directly visible from the roadways and all emitted light falls upon the property from which the light emanates. The measureable amount of light created on site at a point three (3) feet beyond the property line shall be no more than 0.2 foot candles.
- 8. The project shall comply with the minimum requirements of the Sign Ordinance and the following additional Signage requirements:
 - a. Signage shall be similar to what is represented in the Sign Exhibit.
 - b. Only monument signs are permitted on the site.
 - i. All free standing signs on the site shall be monument signs with a masonry base constructed of similar materials used on the building.
 - ii. Any exterior illumination of signs on the site must have top mounted luminaires that are shielded downwards; no bottom luminaires are permitted.

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at mark.linenschmidt@leaguecity.com.

Single-family
Residence

Single-family
Residence

Undeveloped

Brownies
Gas Station

Self Storage

Big 7
Car Dealership

Farm to Market Road 646

Undeveloped

Global
Steamships
Agency (Office)

Delaware Avenue

Subject
Property

Avenue F

Single-family
Residences

Shell
Gas Station

Bensen's Bayou

Spruce Drive

State Highway 3

AVA
Volleyball

Kid City 2

Kid City

Cheer Power

Greater New
Hope Baptist
Church

Undeveloped

Single-family
Residences

SUP15-09
(Vanderford Air)
Planning and Zoning Commission



PHOTOGRAPH 1



Looking northeast across the subject property towards FM 646 from Spruce Drive

PHOTOGRAPH 2



Looking southwest along Spruce Drive towards the Cheer Power, south of the subject property

PHOTOGRAPH 3



Looking south along the FM 646 at the Global Steamships office building, west of the subject property

PHOTOGRAPH 4



Looking to the northeast at the single-family residential homes, east of the subject property.