



Legislation Text

File #: 16-0788, Version: 1

Consider and take action on an ordinance amending Ordinance No. 2005-24 for a Special Use Permit (**SUP15-09 Vanderford Air**), for a Warehousing and Indoor Storage use on approximately 1.5 acres on property zoned “CO” (Office Commercial), generally located south of FM 646, north of 17th Street, east of Delaware Avenue and west of State Highway 3, with the approximate address being 201 West FM 646 in League City, Texas (Director of Planning and Development)

Planning and Zoning Commission recommended approval with conditions, 4-0-0 with one member absent on December 21, 2015.

If approved, a special use permit will be granted for Vanderford Air to develop the 1.5 acre site for the business, specializing in heating, ventilation and air conditioning.

Project Timeline:

August 10, 1999 - The subject property was zoned “CG” (General Commercial) when League City adopted zoning.

August 31, 2005 - The subject property was rezoned from “CG” to “CO” (Office Commercial) as part of the city’s Zoning Ordinance & Map Revision of 2005.

August 27, 2014 - The Owner, ACV Investments, purchases the property.

December 16, 2014 - The plat for the property is submitted for review by the Development Review Committee (DRC).

October 5, 2015 - The Vanderford Air Site Development Plan is initially submitted to the DRC for 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 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 held a public hearing and recommended approval, subject to conditions by a vote of 4-0-0, with one member absent.

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.

Project Summary:

Vanderford Air, a local heating and air conditioning contractor, is proposing relocation to and construction of a 6,000 square foot building on 1.5 acres. The building will have approximately 2,400 square feet of office space with the remaining 3,600 square feet for storage of tools and equipment to service their customers off-site. An additional 5,200 square feet of building space is proposed for a future expansion.

The site is located on the south side of FM 646, one block west of Highway 3, surrounded by roadways on all sides. It is also located within a southern gateway into League City focused at the intersection of FM 646 and Highway 3. The surrounding area has an undeveloped tract lies to the north, across FM 646 with 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 with split-faced CMU (concrete masonry unit) is located to the west.

Based on the proposed use, the current conditions of the surrounding area and the site being within one of League City’s

gateways, conditions affecting the development and aesthetics, including signage, of the site are recommended.

On December 21, 2015, the Planning and Zoning Commission held a public hearing and recommended approval with conditions, 4-0-0 with one member absent. During the P&Z public hearing there were no speakers for this request. The Planning Department has not received any public communications either in favor or opposed regarding this request.

Staff Recommendation:

In order to make the site more compatible with the surrounding commercial properties and enhance the FM 646 / Highway 3 corridors as a gateway into the City, staff recommends approval, 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 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 concrete masonry units (CMUs) are 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.

Attachments:

1. Data Sheet
2. Proposed Ordinance
3. Exhibit "A"
4. Exhibit "B"
5. Exhibit "C"
6. Exhibit "D"

CONTRACT ORIGINATION:

Planning Department

Applicant: Cathy DeFoore of Wycoff Development & Construction

Owner: Robert Vanderford of ACV Investments

FUNDING

☒ NOT APPLICABLE

☐ Funds are available from Account # _____

☐ Requires Budget Amendment to transfer from Account # _____ to Account # _____