

Special Use Permit SUP-25-0001 (ZaZa Carwash)

Request	Hold a public hearing and make a recommendation to City Council for Special Use Permit Application, SUP-25-0001, ZaZa Carwash, to build a car wash tunnel on property zoned CG – General Commercial.
Applicant	David Rimes of David Rimes 5D Studio, Inc.
Owner	Moe Ismail, ZaZa Carwash, Inc.
City Council	Public Hearing & First Reading – <i>August 12, 2025</i> ; <i>Second Reading – August 26, 2025</i>
Location	344 South Egret Bay Boulevard
Citizen Response	10 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Zoning Map 2. Aerial Map 3. Future Land Use Map 4. Site Plan, Landscape Plan, and Elevations 5. Applicant Letter 6. Neighborhood Meeting Documents 7. Proximity Map

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed use would be compatible with surrounding properties, the surrounding land uses, and the performance impacts should be considered.

Background

August 10, 1999 – The property was initially zoned as “CG” General Commercial.

March 26, 2024 – A Pre-Development Meeting for this proposed use was held.

September 19, 2024 – The applicant held a neighborhood meeting in League City. No one attended the neighborhood meeting.

January 13, 2025 – The applicant submitted a Special Use Permit application to the Planning Department.

July 3, 2025 – Public hearing notices were mailed to the surrounding property owners.

July 3, 2025 – A public hearing sign was posted on the property, and notice was published in the newspaper.

July 21, 2025 - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

August 12, 2025 – City Council is scheduled to conduct a public hearing and consider the request on first reading.

August 26, 2025 – If approved on first reading, City Council will consider the second reading of the request.

Purpose

The applicant requests approval of a Special Use Permit (SUP) to construct and operate a 6,204 square foot single-tunnel conveyor car wash with 23 self-service vacuum stalls and associated site improvements on a parcel zoned “CG” General Commercial. As per the Unified Development Code (UDC), a car wash in CG zoning requires an SUP.

Site and Surrounding Area

The property is located along the west side of South Egret Bay Boulevard (F.M. 270). Currently, the subject property is vacant and abuts an existing drainage ditch along the western property line, a commercial development to the south and a City Facility (260 S Egret Bay Boulevard) on the property to the North.

Direction	Surrounding Zoning	Surrounding Land Use
North	“PS” Public and Semi-Public	City Facility
South	“CG” General Commercial	Courtside Fitness
East	Right of Way	South Egret Bay Boulevard
West	Open Space	Robinson Bayou

There are several carwashes within the vicinity of the subject tract. Within 1 mile of the subject tract, there are 3 carwashes, within 2 miles, there is 1 carwash and within 3 miles of the subject tract, there are 7 carwashes.

Access

Access to the property is provided from South Egret Bay Boulevard via a shared access easement on the adjacent property to the south.

South Egret Bay Boulevard (F.M. 270)

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	130 Feet	As determined by TxDOT
<i>Pavement Width and Type</i>	4-lane, undivided with center turn lane, concrete curb and gutter	As determined by TxDOT

Comprehensive Plan

The property conforms to the Future Land Use Map in the 2035 Comprehensive Plan, which identifies the area as EADC (Enhanced Auto Dominant Commercial). According to the 2035 Comprehensive Plan, Enhanced Auto-Dominant Commercial is focused on convenience and access for customers and employees exclusively by automobile.

Development Standards

Elevations – The proposed exterior elevations for the carwash consist of a combination of brick veneer, metal panels, EIFS (Exterior Insulation and Finish System), and painted CMU block. The design features a contemporary aesthetic with vertical metal panels above the roofline and integrated storefront glazing across the north and south elevations. The brick veneer is prominently used on lower wall sections and columns, providing material variety and visual interest. Painted CMU block is utilized in secondary or utilitarian sections of the building. The proposed vacuum canopy includes brick-clad columns and a pre-finished metal canopy structure, maintaining architectural consistency with the main building.

Landscaping and Screening – The proposed landscape plan for the carwash includes 45,977 square feet of green space, significantly exceeding the City's minimum requirement of 15% (13,395 sq. ft.). The plan incorporates native and drought-tolerant plant species, such as Gulf Coast Muhly, Vitex, Live Oak, and Bald Cypress, which promote sustainability and reduced irrigation demand. Tree plantings are designed in accordance with city standards, including a landscape buffer with trees around the perimeter of the property. Additionally, a 36-inch berm with a 4:1 slope is proposed along the site frontage to provide enhanced visual screening and soften views of the development from the public right-of-way.

Staff Findings

Based upon the information provided:

- The proposed use is allowed in the CG – General Commercial zoning district with the approval of an SUP.
- The proposal conforms with the Comprehensive Plan’s Future Land Use Plan.
- The property will be accessed from South Egret Bay Boulevard on the adjacent property to the south and via a shared access easement.

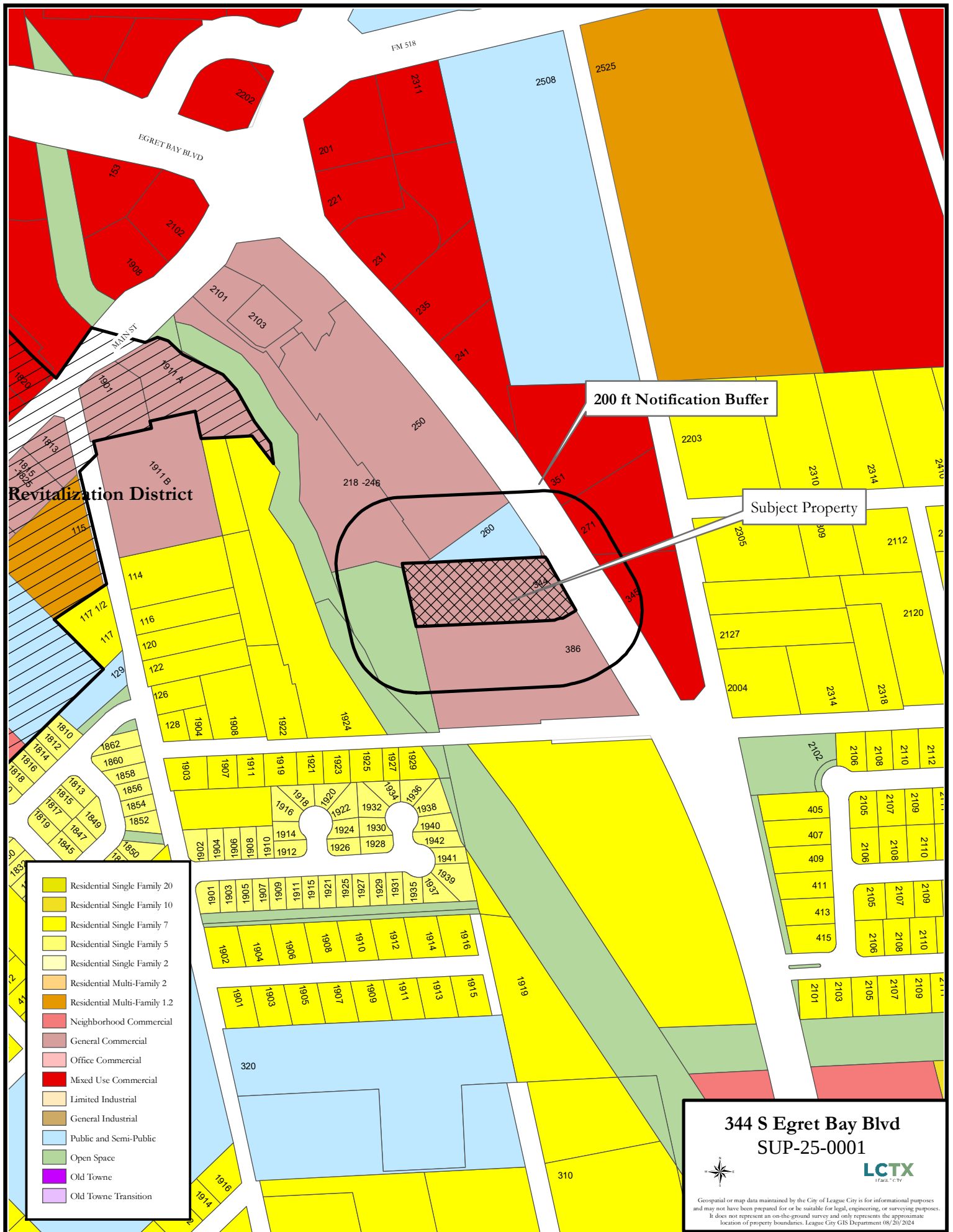
**Recommendation
Conditions**

Based on the criteria listed above, staff recommends approval of the SUP with the following conditions:

1. The SUP shall expire after a period of 24 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application is submitted to the City for development of the site.
2. The uses permitted on site will be limited to those permitted in the base zoning district and identified by the Special Use Permit. The only use permitted by this SUP is a Carwash.
3. The site layout shall be substantially similar to that which is displayed on the site plan, landscape plan, and elevations.
4. Landscaping:
 - a. Seventy-five percent (75%) of plant materials for the overall site shall be from the League City Watersmart plant list. At least three different tree species, two different shrub species, and one ornamental grass species shall be included in the project landscaping;
 - b. All plant materials screening mechanical equipment must be at least the height of the mechanical equipment it is screening at time of installation.
5. Signage: The project shall comply with Chapter 125, Article 8, Signs of the Unified Development Code, with the following exception:
 - a. The only freestanding sign permitted is a monument sign with a base matching the character and design of the principal structure.

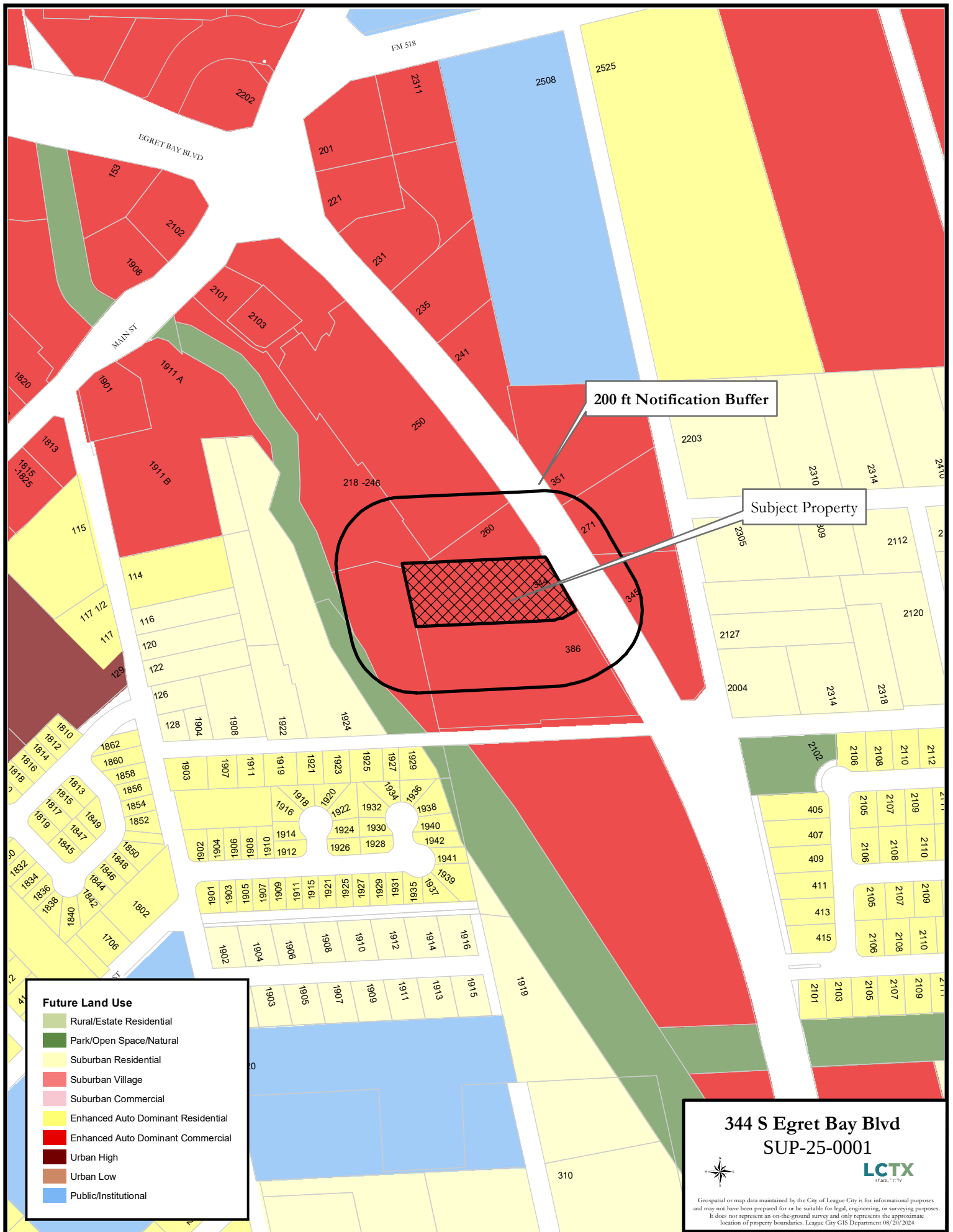
For additional information, you may contact Ann Williams, Planner at 281-554-1084 or at ann.williams@leaguecitytx.gov

Attachment #1





Attachment #3



rimes
5D STUDIO

Job number :
052405

Drawn by :
DWR

Date :
June 26, 2025

Revised :

rimes 5D studio, inc.
4002 Brookwoods Drive
Houston, TX 77092
(713) - 956 - 2600
email: dwrimes@sbcbglobal.net

project:
ZAZA EXPRESS CAR
WASH

location:
344 S. EGRET BAY
BLVD (FM HWY 270)
LEAGUE CITY, TX 77574

Written dimensions on these drawings shall have
precedence over scale dimensions.
Sub Contractors shall verify and be responsible for
all dimensions and conditions on the job and this
office must be notified of any variation from the
dimensions and conditions shown on these
drawings.

sheet of:
SITE PLAN

A2
of

SUNBOAT SUPPLY INC
ALBERTSONS LEAGUE CITY (97)
ABST 18 PART OF RES A,
ACRES 3.115 C.F. #2015055094

EXP-CITY OF LEAGUE CITY
ALBERTSONS LEAGUE CITY (97) ABST 18
PR OF RES A (1-1), ACRES 0.706
C.F. #2001058526

SITE AREAS

TOTAL SITE AREA - 89,298 SQ. FT.
BUILDING AREA - 6,204 SQ. FT.
PAVING AREA - 37,117 SQ. FT.
GREEN AREA - 31,518 SQ. FT.
DETENTION AREA - 14,459 SQ. FT.

LANDSCAPE AREAS

TOTAL SITE AREA - 89,298 SQ. FT.
15% MIN REQD. - 13,395 SQ. FT.

LANDSCAPE AREA

BY CITY
LANDSCAPE AREA PROVIDED - 45,977 SQ. FT.
(GREEN AREA + DETENTION)
% LANDSCAPE AREA PROVIDED - 51.47%

SITE DATA SUMMARY TABLE

PROPOSED USE: B COMMERCIAL - CAR WASH
EXISTING ZONING DISTRICT: (CG) GENERAL COMMERCIAL
PARKING RATIO PER USE: 2.5 CARS PER WASH BAY, OFFICE SQ.FT./1000x2.5
PARKING REQUIRED: 5
PARKING PROVIDED: 29
OCCUPANCY GROUP: B
CONSTRUCTION TYPE : IIB, NS
MAX ALLOWABLE AREA: 23,000 SQ.FT.
MAX HEIGHT IN FT. AND STORIES: 55 FT, 3 STORIES

SETBACKS:

FRONT (EAST): 25 FT.
BACK (WEST): 5 FT.
SIDE (NORTH): 15 FT.
SIDE (SOUTH): 15 FT.

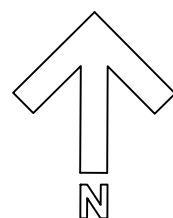
PARKING LOT ANALYSIS

CAR WASH AREA:
NUMBER OF PARKING SPACES REQUIRED:
2.5/WASH BAY = 3 PARKING SPACES REQUIRED

OFFICE AREA:
NUMBER OF PARKING SPACES REQUIRED:
(689 SQ. FT./ 1000 SQ. FT.) x 2.5 = 2 PARKING SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED: 5

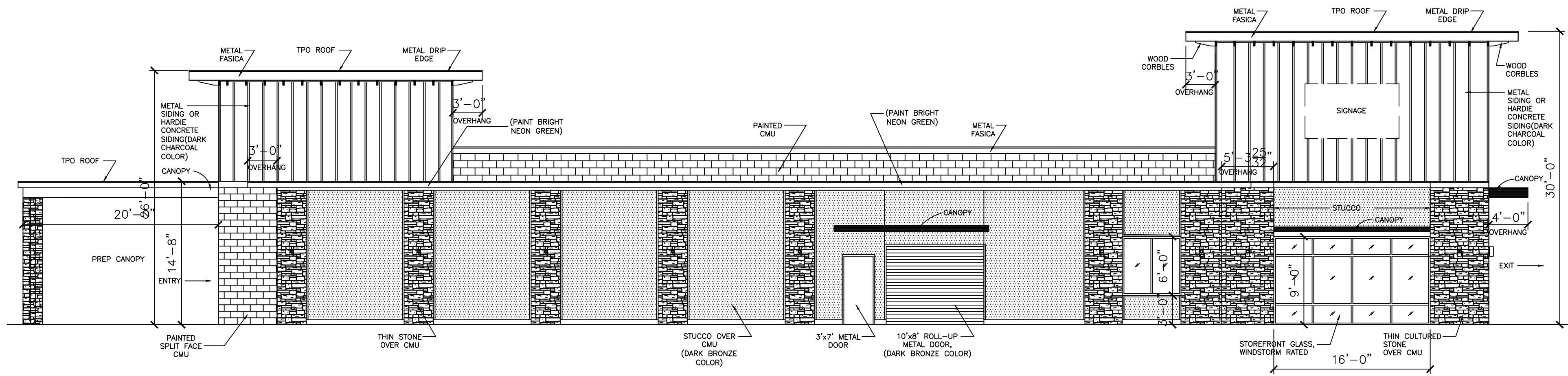
NUMBER OF PARKING SPACES PROVIDED: 29 SPACES
6 TYPICAL STALLS +
23 UNDER DETAIL VACUUM CANOPIES
TOTAL = 29 SPACES



SITE PLAN
SCALE 1"=30'-0"

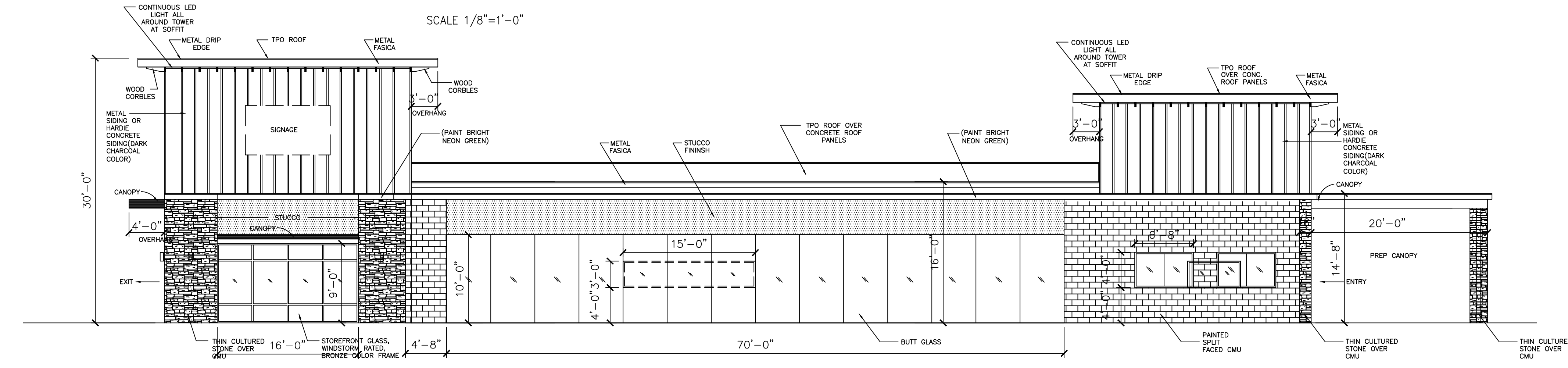
LEGAL DESCRIPTION

2.05 acres +/-
PART OF THE SOUTH 1/2 OF LOT 15, DIVISION "C"
OF LEAGUE CITY SUBDIVISION,
PART OF THE M. MULDOON TWO LEAGUE GRANT
(VACANT)



SOUTH ELEVATION

SCALE 1/8"=1'-0"



NORTH ELEVATION

SCALE 1/8"=1'-0"

NOTE:

"ALL EXTERIOR GROUND,BUILDING, AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ON ALL SIDES EQUIPMENT TO BE SCREENED INCLUDES, BUT NOT LIMITED TO: HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT; PLUMBING LINES; DUCTWORK; TRANSFORMERS; AND METER BANKS. SCREENING MATERIALS MAY BE SOLID CONCRETE, WOOD, LANDSCAPING, OR OTHER OPAQUE MATERIAL THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE AND EFFECTIVELY SCREENS MECHANICAL EQUIPMENT SO THAT IT IS NOT VISIBLE FROM A PUBLIC STREET OR ADJOINING LOT. ROOFTOP EQUIPMENT MAY BE SCREENED USING ENCLOSURE, PARTIAL SCREENS, OR PARAPET WALLS."

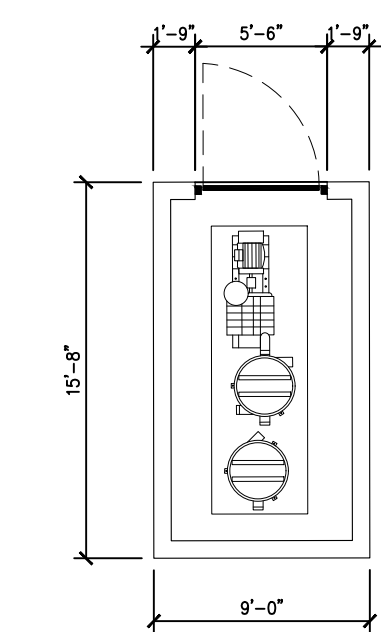
COLOR CHART		
MATERIAL	MANUFACTURER	COLOR
CULTURED STONE	CORONADO STONE	COUNTRY REUBEN - ANTIQUE CREAM
CULTURED STONE	CORONADO STONE	WHITE LIMESTONE
SPLIT FACE CMU	HEADWATERS	PAINTED - LIGHT STONE
STUCCO	STO	DARK BRONZE
SIDING	MBCI OR EQUAL	DARK BRONZE

SOUTH FACADE		
MATERIAL	AREA (SQFT)	PERCENTAGE
CULTURED STONE	300	21.2
SPLIT FACE CMU	306	13
STUCCO	904	38.3
SIDING	649	27.5
TOTAL	2,359	100

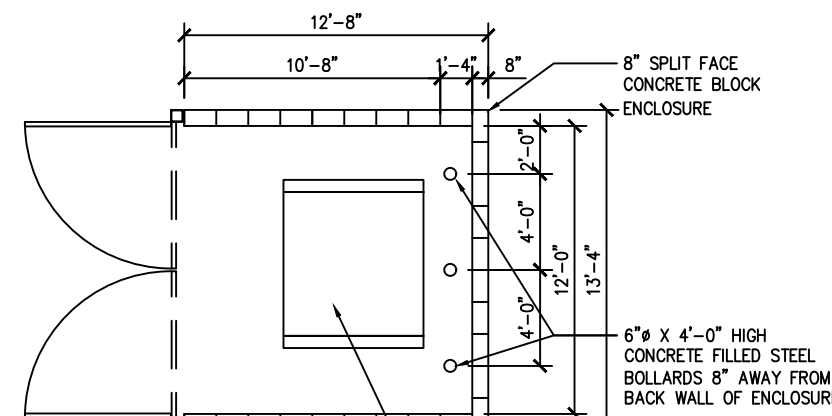
NORTH FACADE		
MATERIAL	AREA (SQFT)	PERCENTAGE
CULT. STONE	203.4	12.8
SPLIT FACE CMU	385.3	24.2
STUCCO	352	22.2
SIDING	649.3	40.8
TOTAL	1,590	100

WEST FACADE		
MATERIAL	AREA (SQFT)	PERCENTAGE
CULTURED STONE	156	21.2
SPLIT FACE CMU	322	43.7
STUCCO	12	1.6
SIDING	247	33.5
TOTAL	737	100

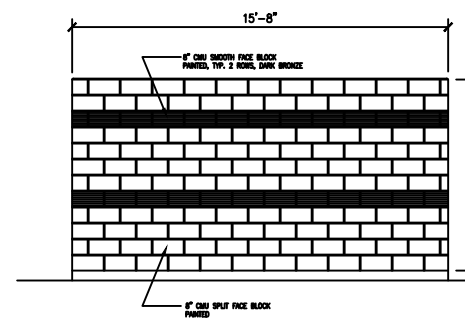
EAST FACADE (FACES S. EGRET BAY BLVD)		
MATERIAL	AREA (SQFT)	PERCENTAGE
CULTURED STONE	304	35.4
SPLIT FACE CMU	95	11.1
STUCCO	56	6.52
SIDING	403	47.0
TOTAL	858	100



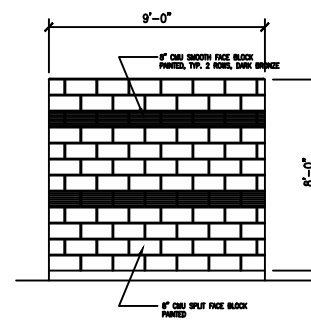
VACUUM ENCLOSURE PLAN
SCALE: 1/8"= 1'-0"



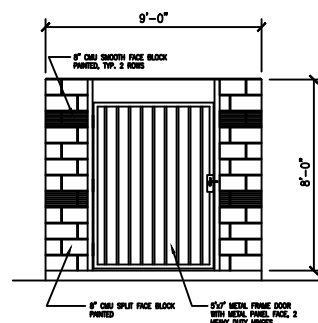
TRASH ENCLOSURE PLAN
SCALE: 1/4"= 1'-0"



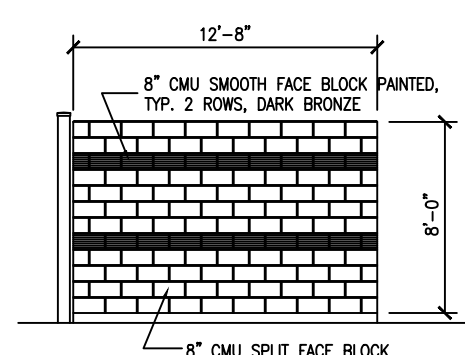
VACUUM EQUIP. ENCLOSURE SIDE ELEVATION
SCALE: 1/8"=1'-0"



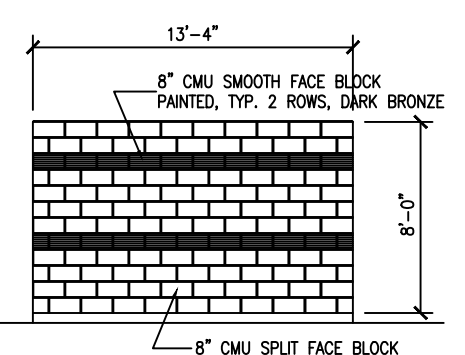
VACUUM EQUIP. ENCLOSURE BACK ELEVATION
SCALE: 1/8"=1'-0"



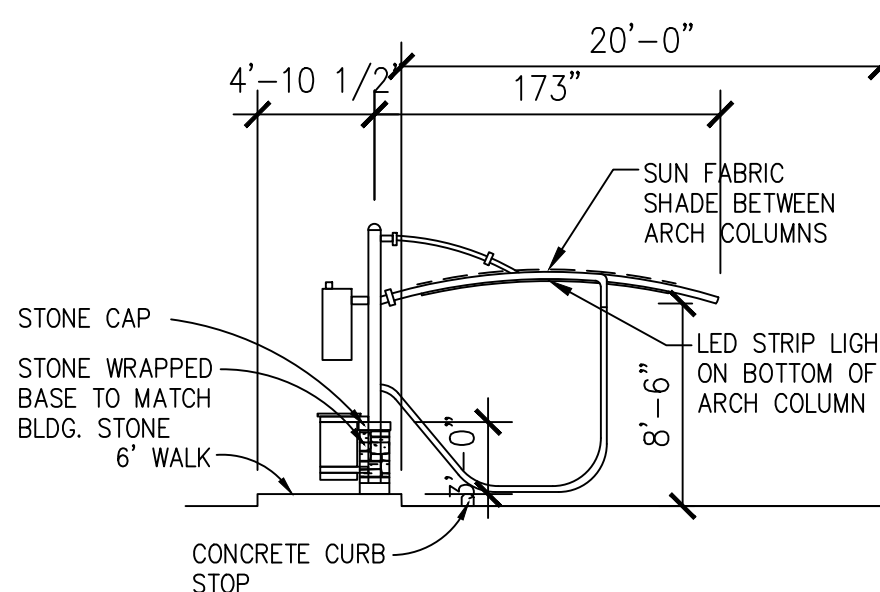
VACUUM EQUIP. ENCLOSURE FRONT ELEVATION
SCALE: 1/8"=1'-0"



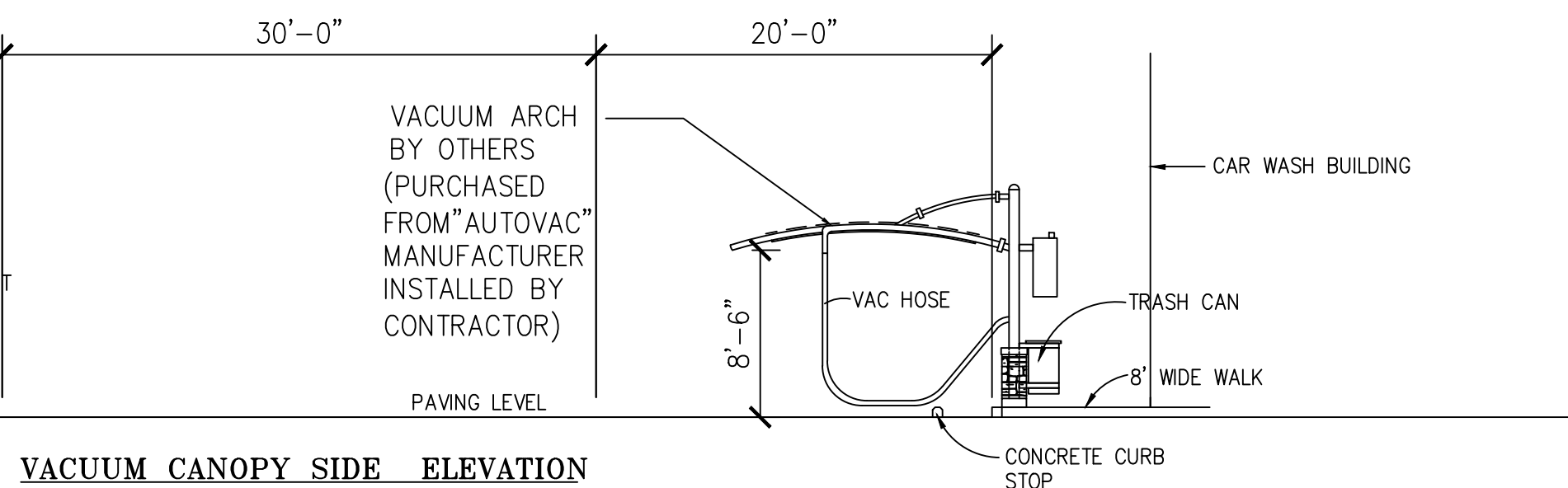
SIDE ELEVATION
SCALE: 1/8"=1'-0"



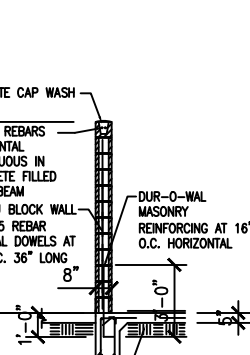
BACK ELEVATION
SCALE: 1/8"=1'-0"



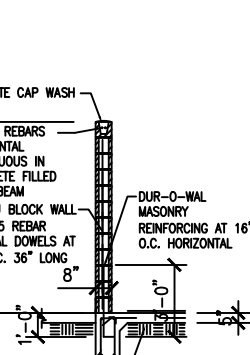
VACUUM CANOPY SIDE ELEVATION
1/8"=1'-0"



VACUUM CANOPY SECTION
1/8"=1'-0"



TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/8"=1'-0"



TRASH ENCLOSURE SECTION
SCALE: 1/8"=1'-0"

VACUUM ARCH
BY OTHERS
(PURCHASED
FROM "AUTOVAC"
MANUFACTURER
INSTALLED BY
CONTRACTOR)

THIS BUILDING DESIGN WILL MEET
STRUCTURAL REQUIREMENTS OF THE
INTERNATIONAL BUILDING CODE 2021
(IBC-2021) WITH WIND LOAD OF
144 MPH-ASCE-7-16, WIND EXPOSURE C,
RISK CATEGORY II.

rimes
5D STUDIO

Job number :
52405

Drawn by :
DWR

Date :
April 22, 2025

Revised :

rimes 5D studio
4002 Brookwoods Drive
Houston, TX 77092
(713) - 956 - 2600
email: dwrimes@sbcbglobal.net

project:
ZaZa Express Car
Wash

location:
344 S. EGRET BAY
BLVD (FM HWY 270)
LEAGUE CITY, TX 77574

Written dimensions on these drawings shall have
precedence over scale dimensions.
Sub Contractors shall verify and be responsible for
all dimensions and conditions on the job and this
office must be notified of any variation from the
dimensions and conditions shown on these
drawings.

sheet of:
EXTERIOR
ELEVATIONS

A4
5 of 14



Attachment #5

rimes 5D studio,inc

4002 BROOKWOODS DRIVE, HOUSTON, TX 77092 — DWRIMES@SBCGLOBAL.NET
PHONE - 713-956-2600

December 18, 2024

ZaZa Car Wash

344 S Egret Bay Blvd. (FM270)
League City, TX 77574

We are requesting a Special Use Permit (SUP) for this Car Wash Project in accordance with City of League City ordinance that requires a special use permit for automotive related businesses located in the CG zoning locations specified in the ordinance. This type of Car Wash is permitted within CG zoning. We are not seeking any rezoning under this SUP.

The Car Wash is a single tunnel type car wash that send the cars through on a conveyor system through the tunnel under all the car wash equipment. The car exits and if the owner wishes to use the self-vacuum stalls provided, they will drive to that location or may choose to exit the property. Attached are the Architectural plans for the car wash, civil site development plan and civil site utility plans. Also attached is a landscape plan and renderings of the proposed development. This project is not going to be built in phases but complete in one build.

Regards,

David Rimes

Rimes 5D Studio, inc.

NOTICE OF PUBLIC INFORMATIONAL MEETING

MEETING LOCATION: South Shore Harbour Resort & Conference Center, Waterford Room
2500 South Shore Blvd., League City, TX 77573
T: 281-334-1000

DATE: 09/19/2024
TIME: 6:30 p.m.

PROJECT LOCATION: League City, Texas

Address: 344 S. Egret Bay Blvd. (FM Hwy. 270) League City, Texas 77574

PROJECT DESCRIPTION: A 4,584 sq ft. Conveyor Tunnel Type car wash, with pay station kiosks, and 23 self-serve vacuum stalls. The building will be constructed of CMU, with steel roof framing, stone, stucco, metal siding, and painted split face CMU for exterior finishes. There will be landscaping, irrigation and concrete parking and driveways.

Special Use Permit (SUP) for ZA ZA CAR WASH

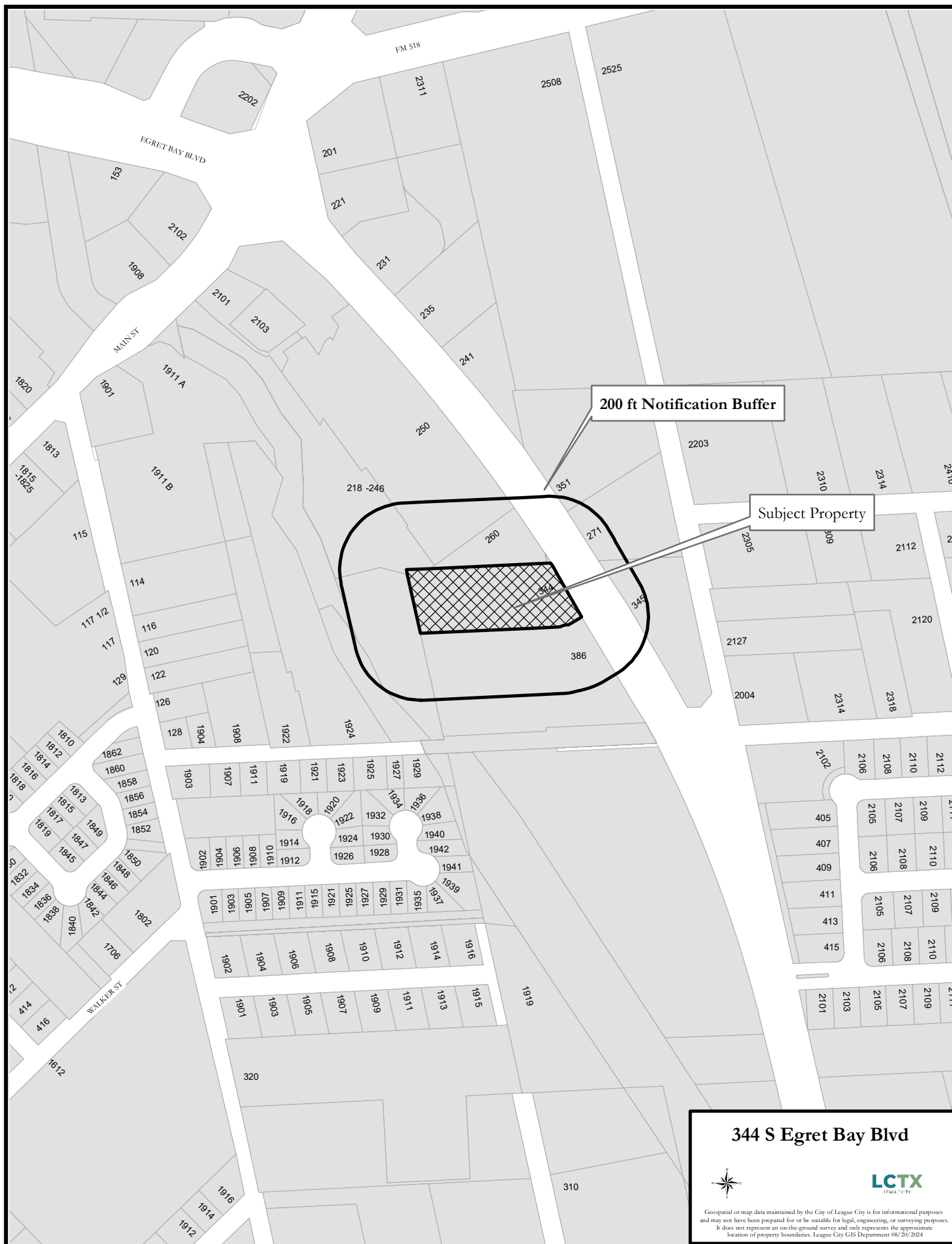
APPLICANT: Rimes 5D Studio Inc. (David Rimes)
ADDRESS: 4002 Brookwoods Dr., Houston, Texas 77092
PHONE: 713.956.2600
EMAIL: dwrimes@sbcglobal.net

PROPERTY OWNER: Texas Complete Auto Repair Lube & Car Wash, Inc. (Moe Ismail)
ADDRESS: 3509 Arezzo Circle, Friendswood, Texas 77546
PHONE: 832.508.0024
EMAIL: moeismail1981@gmail.com

You have received this notice because you are a property owner within 200 feet of this request. Section 2.15. of the City of League City Unified Development Code requires that the property owner or designated representative shall meet with the property owners of real property lying within 200 feet of the boundaries of the property upon which the use is proposed prior to submittal of the application. The meeting announcement shall be delivered via U.S. mail. The city may provide the list of property owners as identified on the most recently approved municipal tax roll upon request. Documentation of the meeting in the form of a copy of the meeting announcement, the list of notified property owners and a list of the signatures from meeting attendants shall accompany the application. The meeting shall be held within five miles of the boundaries of the City of League City limits.

This is not a city sponsored meeting. This meeting is a prerequisite to submitting a Special Use Permit application to the City of League City. Should an application be submitted, additional notices will be sent out to surrounding property owners for public hearings before the Planning and Zoning Commission and City Council. There will not be a League City staff representative present at this meeting.

Attachment #6



Attachment #6

NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP	SITUS
BAYNE PATRICIA HARRIS		720 COUNTY RD 2127		PITTSBURG	TX	75686	S EGRET BAY BLVD LEAGUE CITY, TX 77573
CITY-LEAGUE CITY		300 W WALKER ST		LEAGUE CITY	TX	77573-3898	
EXP-CITY OF LEAGUE CITY							
EAI COMMERCIAL PROPERTIES INC		1907 LAKE LANDING DR		LEAGUE CITY	TX	77573	
TAZZ PROPERTIES #2 LLC		3035 DAHLGREN TRL		SUGAR LAND	TX	77479-6735	345 S EGRET BAY BLVD LEAGUE CITY, TX 77573
EXP-CITY OF LEAGUE CITY							260 S FM 270 LEAGUE CITY, TX 77573
ARC BFLGCTX001 LLC		PM DEPT # 3522	11995 EL CAMINO REAL	SAN DIEGO	CA	92130	271 FM 270 LEAGUE CITY, TX 77573
ASSOCIATED CREDIT UNION	OF TEXAS	PO BOX 9004		LEAGUE CITY	TX	77574-9004	351 S FM 270 LEAGUE CITY, TX 77573
KROGER TEXAS LP		1014 VINE ST		CINCINNATI	OH	45202	250 S FM 270 LEAGUE CITY, TX 77573
SUN BOAT SUPPLY INC		DBA BOAT STUF-HOUSTON	10910 WYNFIELD SPRINGS DR	RICHMOND	TX	77406	250 S FM 270 LEAGUE CITY, TX 77573

Rimes D Studio Inc.
Date: September 19, 2024
Meeting: NOTICE OF PUBLIC INFORMATIONAL MEETING
Special Use Permit (SUP) for ZA ZA CAR WASH

Please Sign In		
Name	Phone	Email Address
Design Firm <i>David Rimes ^{Rimes D} Studios</i>	<i>832-875-7091</i>	<i>dwrimes@sbcglobal.net</i>
<i>Emran Alkhasn</i>	<i>832 677-0479</i>	<i>emran_ahm@yahoo.com</i>
Owner <i>Moe Ismail</i>	<i>832-508-0024</i>	<i>Moeismail1981@gmail.com</i>
Thank you for attending.		

Attachment #6

5/19/2024

Rimes 5D Studio, inc

Number in Attendance 3

David Rimes – Designer

Moe Ismail - Owner ZA ZA Carwash

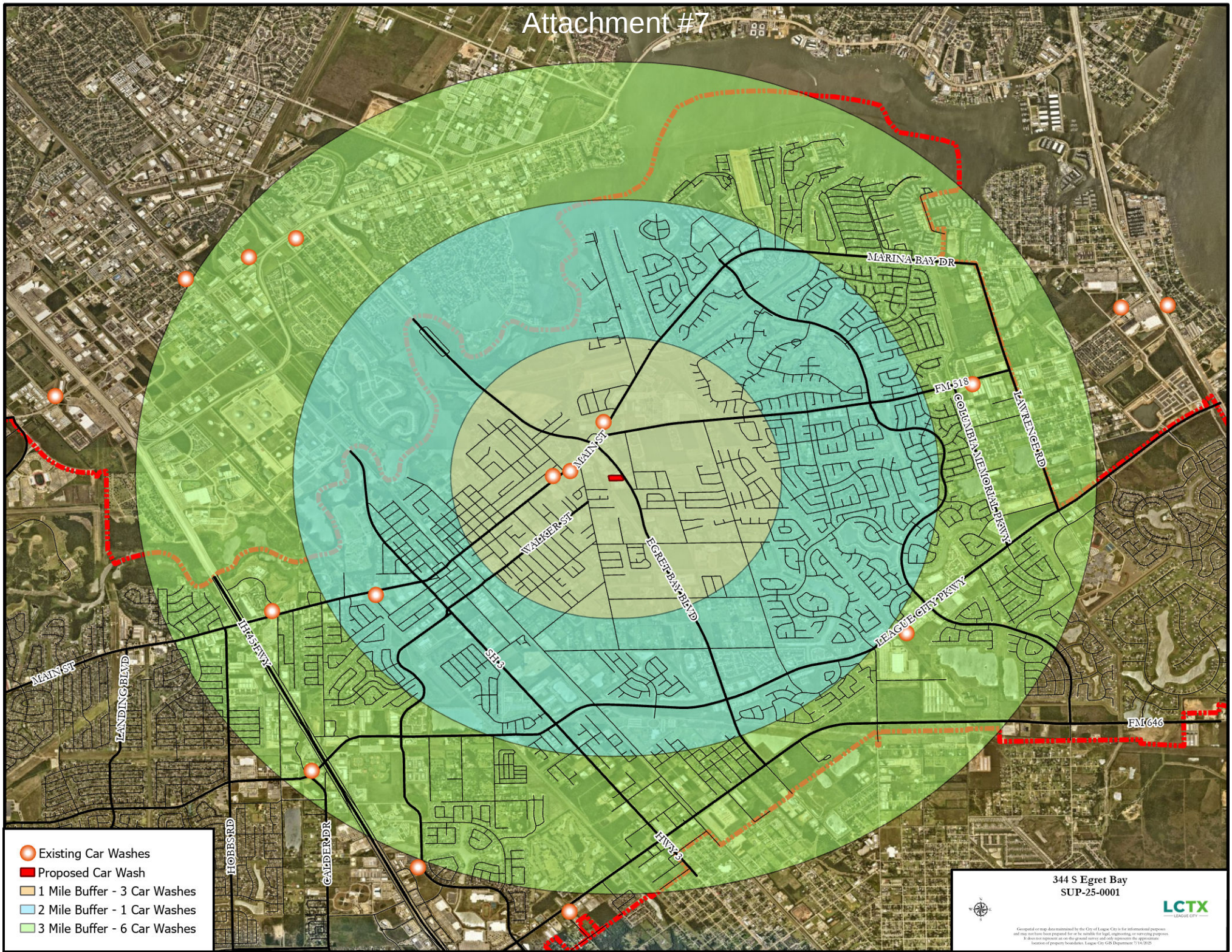
Eman Allyasn – Friend of Owner

Meeting was called into order at 7:30 PM.

None of the invitees attended.

The meeting was adjourned at 8:15 PM.

Attachment #7



- Existing Car Washes
- Proposed Car Wash
- 1 Mile Buffer - 3 Car Washes
- 2 Mile Buffer - 1 Car Washes
- 3 Mile Buffer - 6 Car Washes