



Text File

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In Control: Land Management

File Type: Agenda Item

Title

Hold a public hearing on Special Use Application, **SUP15-04 (League City Parkway / Butler Road Gas Station)**, to allow for a gas and service stations use [gas station with convenience store and car wash] on approximately 4.85 acres on property zoned "CM" (Mixed-Use Commercial), legally described as a portion of Lots 3 and 4, Block M of the Clear Creek Subdivision, generally located south of League City Parkway, north of Turner Road, east of Butler Road and west of Calder Road, with the approximate address being in the 1600 block of League City Parkway in League City, Texas (Director of Planning and Development)

..Background:

A public hearing is required for this special use permit application for a gas station with convenience store and car wash.

Project Timeline:

April 2, 2015 - City staff met with representatives of the property owner to discuss developing a proposed gas station on the southeast corner of the intersection of League City Parkway and Butler Road.

April 28, 2015 - At the applicant's request, staff provided a notification map and addresses within 500 feet of the site in order to notify the residents for a future neighborhood meeting.

May 11, 2015 - Applicant held a pre-submittal meeting at Spring Creek Barbeque in League City. The sign in sheet indicated two property owners attended the meeting.

May 15, 2015 - Applicant submits Special Use Permit Application for review by the Development Review Committee.

June 23, 2015 - As a result of several weeks of discussions with the applicant, the Deputy City Manager approves an exhibit of the site addressing rights-of-way, driveway access, sidewalk safety and future accommodation of Butler Road.

August 30, 2015 - Public hearing notice is published in the newspaper.

August 31, 2015 - Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the subject property.

September 21, 2015 - The Planning and Zoning Commission held a public hearing and recommended approval, 3-1-0 with 1 absent. Commissioner Arnold voted in opposition to the motion with no reason provided.

October 13, 2015 - City Council scheduled to conduct public hearing and consider request on first reading.

October 27, 2015 - Subject to approval on first reading, City Council to consider request on second reading.

Summary

The applicant, Lynn Watkins, proposes to develop a gas station with 7 refueling pumps, a 4,650-square-foot convenience store with a car wash on the southwest corner of League City Parkway and Butler Road. The approximate 1.8-acre site is part of a larger 4.85-acre tract with the remaining property proposed for 35,000 square feet of retail and office space. Due to 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 being recommended.

The surrounding land use to the north is League City Parkway and a gas station with undeveloped commercial property to the east. Undeveloped commercially zoned property located to the south with Butler Road and the Verizon office building to the west of the subject property. Nearby to the west and northwest, is the Marketplace at Ninety-Six Planned Unit Development (PUD) approved by City Council last August.

On September 21, 2015, the Planning and Zoning Commission held a public hearing and recommended approval, 3-1-0 with one member absent. Commissioner Arnold voted in opposition to the motion with no reason provided. 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

Staff recommends approval, subject to conditions to enhance the site in order to be more compatible with the surrounding properties as well as the nearby Marketplace at Ninety-Six Planned Unit Development (PUD).

Attachments:

1. Data Sheet
2. Zoning/ Notification Map
3. Excerpt Minutes from September 21, 2015 P&Z Meeting
4. Site Layout
5. Building Elevations and Signage
6. Staff Report & Attachments

FUNDING

{ X } NOT APPLICABLE

{ } Funds are available from Account # _____

{ } Requires Budget Amendment to transfer from Account # _____ to

Account # _____