



**EXCERPT MINUTES FOR
SUP16-03 (JOHN EAGLE HONDA OF CLEAR LAKE)
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Tuesday, January 17, 2017 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:

Douglas Turner, Chair
Gene Bindhammer
Jon Schweinle
Gary Walding
Mike Lee
Annette Ramirez

Members Absent:

Wayne Alderman
William Arnold

City Staff:

Paul Menzies, Director of Planning and Development
Frankie Legaux, Assistant Director of Planning and Development
Kris Carpenter, Planning Manager
Mark Linenschmidt, Senior Planner
Kayla Davis, Planner
Christopher Sims, Assistant City Engineer/Traffic Engineer

III. Public Hearing and Action Items from Public Hearing

- A. Hold a public hearing and make a recommendation to City Council on **Special Use Permit application, SUP16-03 (John Eagle Honda of Clear Lake)**, to permit an automobile/vehicle/equipment sales and services use [car dealership] on approximately 27.5 acres zoned "CG" (General Commercial) and "CM" (Commercial Mixed Use), generally located north of Big League Dreams Parkway, south of League City Parkway (SH 96), east of Calder Road, and west of the Gulf Freeway South (I-45), with the approximate address being 2205 Gulf Freeway South (I-45) in League City, Texas.

Mark Linenschmidt, Senior Planner for the City of League City presented the request, and informed that City staff recommended approval.

Mr. Walding asked about masonry requirements on the front exterior and how the new ordinance may apply. He asked if they are only requiring masonry on the front since the applicant has been on que for some time.

Mr. Linenschmidt replied that the applicant would be required to screen areas without masonry from view.

Mr. Menzies stated the project had been in the que for a while, and stated that the masonry provisions do not take effect until February 1, 2017.

Mr. Schweinle asked if the additional acreage was due to acquisition or if it was owned originally and development plans changed.

Shane Donohue of the Ratliff Group, stated he would be representing the property owner and informed they did not originally own the acreage, rather it was purchased in order to address drainage issues.

The public hearing was opened at 6:14 p.m.

Kenneth Eckel, resident of Calder Road, stated he was located across the street and wished to confirm that property lights would be required to stay within the property boundary as with the grocery store on SH 96. He also asked if vehicles would be loaded and offloaded on Calder Road.

Mr. Linenschmidt confirmed that lighting regulations would be the same as Marketplace at 96 per the PUD requirements, and confirmed no vehicles would be loaded on Calder Road, nor on Frontage Road to I-45. With no comments received, the public hearing was closed at 6:18 p.m.

*Mr. Schweinle made a motion to make a recommendation of approval to City Council on **Special Use Permit application, SUP16-03 (John Eagle Honda of Clear Lake)**, to permit an automobile/vehicle/equipment sales and services use [car dealership] on approximately 27.5 acres zoned "CG" (General Commercial) and "CM" (Commercial Mixed Use), generally located north of Big League Dreams Parkway, south of League City Parkway (SH 96), east of Calder Road, and west of the Gulf Freeway South (I-45), with the approximate address being 2205 Gulf Freeway South (I-45) in League City, Texas, 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 formal application is submitted to the City for development of the site.*
- 2. The uses permitted on the site will be limited to those identified by the applicant which include sales of new and use vehicles, retail sales of parts, service of vehicles including tire and wheel service, car wash/ detailing facilities, and quick lube facilities, while excluding any major body/frame work, vehicle dismantling or salvage, or painting of vehicles. All maintenance and servicing of the vehicles shall occur indoors with the exception of car washing/exterior detailing.*
- 3. The project shall comply with the following architectural requirements:*
 - a. The facility shall be constructed in conformity to the attached concept plan in terms of setbacks, size, building elevations, configuration, landscaping and general appearance of the site.*
 - b. Masonry shall be provided on the front exterior of the main building along the showroom, excluding doors and windows. Painted masonry is not permitted. The definition of masonry can be found in the Zoning Ordinance.*
 - c. The overhead doors of the facility shall be not seen from the I-45 nor the Calder Road rights-of-way by means of orientation of the building, landscaping or a combination of both.*
 - d. The above ground fuel tank shall be screened on three sides as not to be seen from any public right-of-way or adjacent property.*
 - e. The dumpster enclosure(s) and any other required structure screening shall be enclosed of similar construction of the principal building including materials and colors so as to be architecturally complementary.*
- 4. The project shall comply with the City's landscaping requirements with the following exceptions:*
 - a. The remaining non-masonry portion of the main building facing I-45 shall be screened from view with landscaping.*
 - b. A 10-foot wide landscaped buffer yard along the property line adjacent to the north, east and south sides of the residence in the west/northwest corner of the property at 2490 Calder Road shall be provided. The landscaping within the buffer shall meet the requirements of a type A buffer yard.*
 - c. Either a continuous row of hedges or a berm shall be placed along the entire frontage of Calder Road no less than 3-feet or more than 4-feet in height from finished grade. The berm will be setback a minimum of three (3) feet and a maximum of six (6) feet from the property line. In addition, a continuous line of evergreen trees shall be planted along Calder Road, excluding the driveway.*

- d. No more than 25% of the minimum landscaping requirement may be used for a 'SynLawn' product and be located a minimum of 75-feet from any right-of-way.*
- 5. The project shall comply with the League City Sign Ordinance with the following exceptions:*
 - a. Any pylon or monument sign(s) along any right-of-way must be of masonry below the sign cabinet. The colors of the masonry base shall be complementary of the primary building.*
 - b. Any future signs proposed along the Calder Road right-of-way shall be monument signs limited to 6-feet in height from finished grade.*
- 6. All exterior lighting for the site shall be subject to the following:*
 - a. Parking lot light fixtures shall be a maximum of 30 feet tall. Concrete bases for light poles shall not exceed a height of 30 inches from finished grade.*
 - b. All parking lot light fixtures shall be full cutoff fixtures. All exterior lighting shall be hooded or otherwise shielded so that the light source is not directly visible from the public rights-of-way.*
 - c. All exterior lighting shall be shielded so that substantially all emitted light falls upon the property from which the light emanates. The measureable amount of light created by the project beyond three feet of the SUP boundary shall be no more than 0.2 foot candles.*
- 7. A deceleration lane shall be constructed by the Owner for access to both driveway entrances along the I-45 frontage road upon meeting any of the following requirements:*
 - a. Any requirements met by TxDOT or the City of League City to ensure a safe and efficient flow of traffic to and from the site.*
 - b. Construction of Phase II.*
- 8. There shall be no loading or unloading of vehicles on public rights-of-way.*
- 9. All utilities (cable, telephone, electrical, etc.) will be located underground.*
- 10. No 18-wheeler access shall be permitted from Calder Road.*

Mr. Bindhammer seconded the motion.

The motion passed unanimously by a vote of 6-0-0