

**Special Use Permit SUP16-03 (John Eagle Honda of Clear Lake)**

<b>Request</b>	<p>Hold a public hearing and make a recommendation to City Council on a 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 (I-45) with the approximate address being 2205 Gulf Freeway South in League City, Texas.</p> <p>Approximately 15,000 square feet of the site is zoned “CG” (General Commercial) where a previous commercial development existed. Car dealerships are permitted by right within the “CG” zoning district, however it is included for purposes of consistency within the SUP.</p>
<b>Applicant</b>	Shane Donohue of The Ratliff Group
<b>Owner</b>	Adler Property Companies, LLP.
<b>Acreage</b>	27.5 Acres
<b>Location</b>	Generally located north of Big League Dreams Parkway, south of League City Parkway, east of Calder Road and west of the Gulf Freeway (Interstate 45 Highway) with the approximate address being 2205 Gulf Freeway South (Interstate 45 Highway).
<b>City Council</b>	Public Hearing & First Reading – <i>February 14<sup>th</sup>, 2017</i> ; <i>Second Reading – February 28<sup>th</sup>, 2017</i>
<b>Citizen Response</b>	28 – Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letter of Opposition Received
<b>Attachments</b>	1. Property Owner’s Notification Map 2. Zoning Map 3. Aerial Map 4. Applicant Letter 5. Conceptual Site Development Plans / Illustrations

The Commission should consider the following findings in its deliberation for the Special Use Permit request, which shall be utilized to substantiate its findings. 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.

<b>Project Description</b>	<p>The applicant proposes to develop a 76,000 square-foot Honda dealership for the sales of new and used cars and trucks along with associated vehicle service facilities. The site will be developed in two phases. Phase 1 includes the 70,000 square-foot main building for the showroom, and vehicle services while Phase 2 includes a slight increase in the size of the building, the installation of a car wash and doubling the amount of inventory parking.</p> <p>Vehicular services will include general maintenance and repair for new and used vehicles, car wash/detailing of vehicles, tire and wheel services, window tinting, and minor body work. However, frame adjustment and painting of vehicles will not be performed on this site.</p>
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## Background

This is the second Special Use Permit (SUP) request for the applicant since automobile/vehicle/equipment sales and services uses require SUPs in “CM” (Mixed Use Commercial) zoning districts. In 2014, City Council granted the previous SUP request, SUP14-04 (John Eagle Honda), with conditions. Sometime after the SUP, the Applicant/Owner purchased additional land necessary for the development of the site due to existing drainage conditions of the area. However, since a year had passed, the original SUP expired.

**January 27, 2015** – City Council approves SUP14-04 (John Eagle Honda) with conditions. The Special Use Permit considered was for a 60,000 square foot building on 16.3 acres.

**November 19, 2015** – Applicant met with City Staff to receive updated information related to the project.

**March 29, 2016** – The Owner purchases an additional 11.2 acres which comprises the southern and southwestern portion of the proposed request.

**June 28, 2016** – Applicant met with City Staff to submit new application for a Special Use Permit on the previously proposed site.

**July 19, 2016** - Applicant holds a neighborhood meeting to discuss the proposed SUP application. Submitted documentation indicates 2 nearby owners attended the meeting.

**July 25, 2016** – Applicant submits an application, fee and documentation for an SUP to the Planning Department.

**November 10, 2016** – Applicant meets with Planning and Engineering Staff to further discuss access and aesthetics of the building and site.

**December 22, 2016** – Planning Staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the subject property.

**December 27, 2016** - Public hearing notice was published in the newspaper.

**January 17, 2017** – The Planning and Zoning Commission is scheduled to hold a public hearing and forward a recommendation to City Council.

**February 14, 2017** – City Council is scheduled to conduct public hearing and consider request on first reading.

**February 28, 2017** - Subject to approval on first reading, City Council to consider request on second reading.

## Site and Surrounding Area

The site is currently undeveloped. A Tree Disposition Plan has been submitted showing protected trees on the site.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CM”	Houston Garden Center
South	“CG” and “CM”	Glory Paintball and American fence commercial retail
East	ROW, CM, CG, “CM-PUD” and “CG-PUD	American fence commercial retail, Interstate 45, and UTMB facility
West	ROW, “CM”, “RSF-10” and “RSF-20”	Glory Paintball, Calder Road, Single-family residence and Large lot residential estates

## Traffic Impacts and Access

Primary access will be provided from the frontage road to Interstate Highway 45 (I-45) with secondary access to Calder Road. Interstate 45 is under the jurisdiction of the Texas Department of Transportation (TxDOT). In addition, the parking ratios are shown on the first phase and overall site plan exhibits showing the breakdown of parking for the site. Transport vehicles will park on-site in order to load and unload vehicles.

A Traffic Impact Assessment (TIA) has been submitted for the proposed development and reviewed by the Engineering Department. The TIA estimates approximately 100 peak hour trips per day with

the number of trips being just under TxDOT's threshold to require a deceleration lane along I-45. However, after discussions with the applicant, given the City's anticipated traffic for the area due to future development along the I-45 corridor, a condition has been requested regarding the construction of a future deceleration lane in which the owner is currently setting aside an area when needed in the future. Given the imminent expansions of the I-45 corridor and Calder Road, the study indicated that no external roadway modifications were necessary.

Construction on the I-45 expansion project has already begun with an estimated construction time of 2 - 3 years. The project will be performed in two phases in League City, from the northern city limits to Main Street (FM 518) and from Main Street (FM 518) to the southern city limits.

The Calder Road expansion project is expected to begin in the next few weeks to months with an anticipated construction time of 14 months.

#### **Interstate Highway 45 Frontage Road**

	Current Conditions	2011 Master Mobility Plan
<i>Roadway Type</i>	Freeway	Freeway
<i>Right-of-way Width</i>	300 feet	As determined by TxDOT
<i>Pavement Width and Type</i>	6-lane, concrete, divided, with paved shoulders, and 4-lane frontage road, all with 12-foot wide lanes, curb and gutter	As determined by TxDOT

#### **Calder Road**

	Proposed Conditions	2011 Master Mobility Plan
<i>Roadway Type</i>	Collector	Minor Arterial
<i>Right-of-way Width</i>	ROW varies with average of 60 feet	100 feet
<i>Pavement Width and Type</i>	24-foot asphalt pavement width with drainage ditches on either side.	4 lanes, 24-foot back of curb to back of curb with bike paths or 2-lanes and a 14-foot wide center median

#### **Water & Sewer**

Equivalent Dwelling Units (EDU's) are used to determine the capacity of water and waste water available to a site. With a single-family dwelling unit being equivalent to 1 EDU, the Engineering Department indicates that the water and sewer capacity are adequate to serve this development.

Water service is available from an existing 8-inch water line located in the extreme southeast corner of the property. The development will be required to extend this water line northwards to the northern extent of the property along the frontage road. In addition, the development will be required to extend a water line westwards to Calder Road to loop the water system.

Sanitary sewer will available from a 30-inch sewer line recently constructed on the east side of Calder Road. The sewer line is currently in the testing and final inspection phase and will be operational when the development is prepared to be constructed.

#### **Screening, Buffer Yard, Signage & Elevations**

All exterior ground, building and rooftop mechanical equipment is required to be screened from public view on all sides. Equipment required to be screened includes HVAC, transformers and meter banks and are to be screen with opaque materials such a concrete, wood, metal, or landscaping. In addition, the parking spaces and drive aisles within 75 feet of a public roadway must also be screened from public view with landscaping.

A landscaped buffer yard is not required for this site since the surrounding properties are zoned commercially. However, the applicant has indicated that the residents of the house along the west property line have voiced concerns in discussions with the applicant. As a result, a 10-foot buffer yard is proposed where the subject site and adjacent property share a common property line.

At this time, the applicant is only proposing a pylon sign near the main entrance in the northeast corner of the property along I-45. Conditions are proposed for the base of the proposed sign as well as for any future signs.

Changes to the development regulations regarding masonry requirements were adopted shortly after the project was submitted for consideration. As a result of coordination with staff, the applicant proposes to include masonry to the showroom portion of the main building facing I-45 with the remaining portion of that side being screened from view with landscaping. This portion of the building will be a painted concrete panels with reveal lines at regular intervals. In addition, the base of the sign along I-45 will also be of masonry. Illustrations of the sight lines and from the adjacent I-45 and Calder Road are provided in Attachment #5.

**Comprehensive  
Plan**

The properties along the Interstate 45 corridor is dominantly commercial zoning, being a mixture of General Commercial and Mixed Use Commercial zoning districts. According to the Future Land Use Plan, this tract is classified as Enhanced Auto Dominant Commercial and is consistent with League City's Comprehensive Plan.

Enhanced Auto Dominate Commercial focuses on the convenience and access for customers and employees almost exclusively by automobile. These districts are typically at major intersections or linear along major roadways as standalone or retail strip centers with walkability and connectivity being minimal. The buildings are typically setback with parking dominating the site. Landscaping is emphasized, but most often is an accent to parking or the structures. Uses of the property are generally limited to retail with some office spaces and are rarely mixed.

**Recommendation  
and  
Potential  
Condition(s)**

Staff recommends approval of the Special Use Permit request, subject to the following list of proposed conditions recommended by staff:

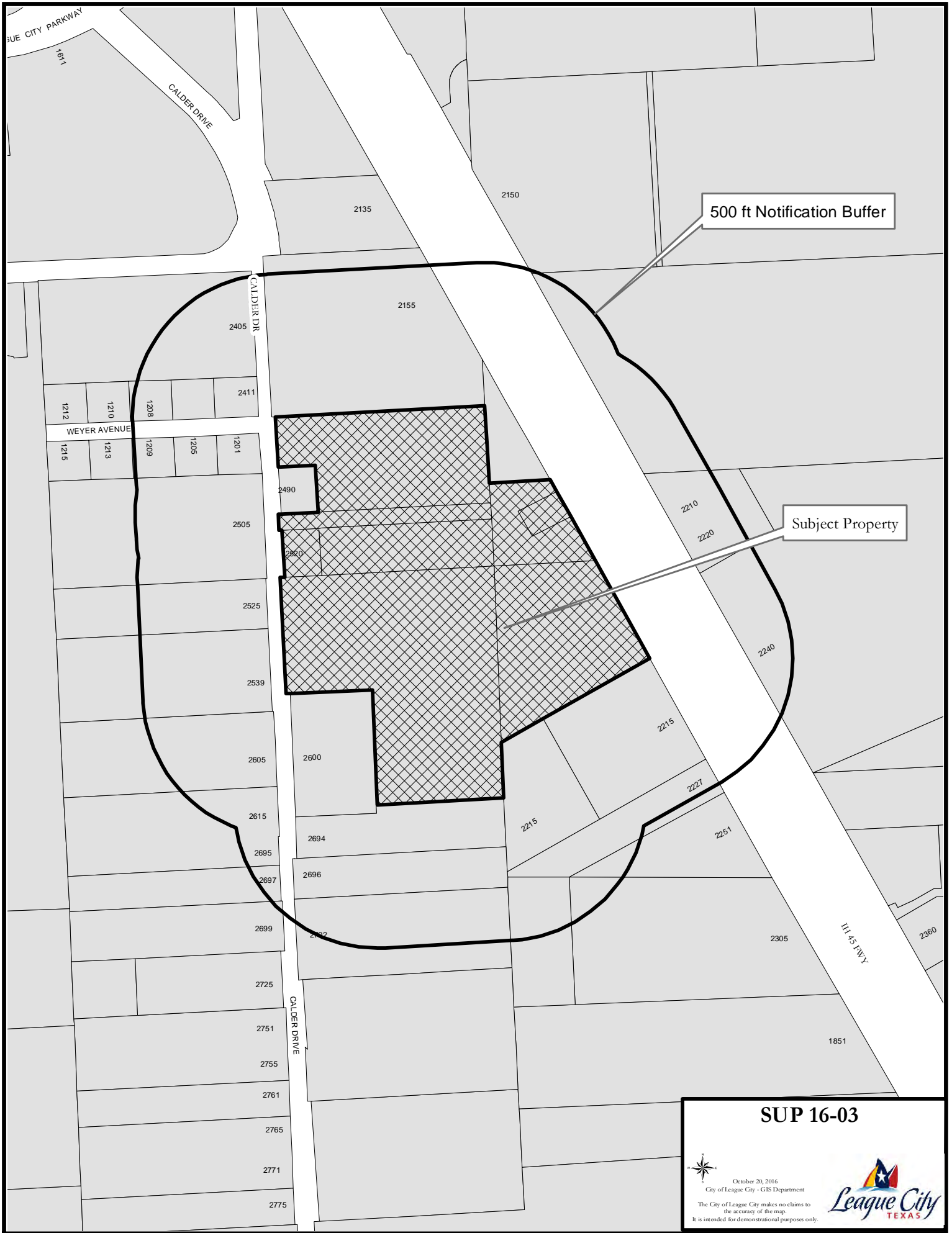
1. The Special Use Permit shall expire after a period of 12 months beginning upon the date of the adoption of the SUP ordinance, if no formal application is submitted to the City for development of the site.
2. The uses permitted on the site will be limited to those identified by the applicant which 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.

**Recommended Motion**

Motion for approval of SUP16-03 (John Eagle Honda of Clear Lake), subject to the conditions proposed by staff.

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at [mark.linenschmidt@leaguecity.com](mailto:mark.linenschmidt@leaguecity.com).



**SUP 16-03**



October 20, 2016  
City of League City - GIS Department  
The City of League City makes no claims to  
the accuracy of the map.  
It is intended for demonstrational purposes only.







Chester L. Davis  
Sportsplex

League City Parkway

Centerpointe PUD

Undeveloped

Walker Street

Houston Garden  
Center

Butler Road

Large Lot Single-  
family  
residences

Calder Road

Subject  
Property

I-45 Highway

University of Texas  
Medical Branch (UTMB)  
Campus  
(Under Construction)

Glory  
Paintball

American Fence &  
Supply Co.

Victory  
Lakes PUD