

Special Use Permit SUP16-08 (League City Car Care)

Request	Hold a public hearing and make a recommendation to City Council on a Special Use Permit Application, SUP16-08 (League City Car Care) , to permit a light vehicle service use [vehicle oil / lube / tire facility] on property zoned “CM” (Mixed Use Commercial).
Applicant	Darius Moosavi of Professional International Architects
Owner	Michael Reed
Acreage	0.83 Acres
Location	Generally located south of League City Parkway, north of Turner Street, east of Butler Road and west of Calder Road with the address of 2020 Butler Road.
City Council	Public Hearing & First Reading – <i>May 23rd, 2017</i> ; <i>Second Reading – June 13th, 2017</i>
Citizen Response	13 – Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letter of Opposition Received
Attachments	1. Zoning Map 2. Aerial Map 3. Applicant Letter 4. 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 their impacts.

Project Description	<p>The applicant proposes to construct an 8,600-square foot vehicle repair facility. The business would perform light vehicle services such as oil changes, lubrication of vehicles, replacement of air filters / batteries / starters / alternators and tire sales and services.</p> <p>All work shall be performed within the building with no cars, tires, parts or equipment being left or stored outside overnight. In addition, any parts or tires being disposed of shall be either stored within the building or an enclosure, screened from view on all sides.</p>
Background	<p><u>June 13, 2016</u> – Owner initially met with staff to discuss proposed development. The proposed light vehicle service development requires a Special Use Permit (SUP) in accordance with the “CM” zoning district per the Zoning Ordinance.</p> <p><u>October 19, 2016</u> – Owner, Architect and Surveyor met with staff to discuss project and SUP process / timeline in further detail.</p> <p><u>November 16, 2016</u> - Applicant held a neighborhood meeting to discuss the proposed SUP application. The documentation submitted indicates one (1) nearby owner attended the meeting.</p> <p><u>January 17, 2017</u> – Applicant submitted a Special Use Permit application for a light vehicle service use on property zoned “CM”.</p> <p><u>February 9, 2017</u> – The Applicant met with the Project Manager to further discuss aesthetics of the building and site.</p> <p><u>February 15, 2017</u> – The Owner and Applicant met with the Project Manager to continue discussions regarding aesthetics of the building and site.</p> <p><u>April 20, 2017</u> – Planning Staff sent out public hearing notices to the surrounding property owners and</p>

installed public hearing signs on the subject property.

April 21, 2017 - Public hearing notice was published in the newspaper.

May 15, 2017 – The Planning and Zoning Commission is scheduled to hold a public hearing and forward a recommendation to City Council.

May 23, 2017 – City Council is scheduled to conduct public hearing and consider request on first reading.

June 13, 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 was submitted when the property was platted in October of 2016. There are no protected trees on the site. In addition, the gas station directly adjacent to the north is also subject to a Special Use Permit with conditions approved by City Council in October of 2015.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CM”	Gas Station
South	“CM”	Undeveloped portion of church property
East	“CM”	Undeveloped commercial land and undeveloped portion of church property
West	“CO”	Office Building

Traffic Impacts and Access

Primary access will be provided from Butler Road with secondary access to League City Parkway to the north via an internal mutual access road.

Due to the existing degrading state of the surface of Butler Road, it is anticipated that additional truck traffic would increase the degradation of the surface. This section of Butler Road is currently on the City’s Capital Improvements Program (CIP), but is not anticipated to be completed for another four to five years. For this reason, staff is requesting a condition that 18-wheeler delivery trucks will be prohibited from using Butler Road until the roadway has been reconstructed.

League City Parkway

	Current Conditions	2011 Master Mobility Plan
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>Right-of-way Width</i>	80 feet	120 feet
<i>Pavement Width and Type</i>	Four-lane, concrete divided with left turn lane, 2-way traffic with curb and gutter, 60 feet back of curb to back of curb.	Six-lane, concrete divided with left turn lanes, 2-way traffic with curb and gutter, 70 feet back of curb to back of curb

Butler Road

	Proposed Conditions	2011 Master Mobility Plan
<i>Roadway Type</i>	Collector	Minor Arterial
<i>Right-of-way Width</i>	70 feet	100 feet
<i>Pavement Width and Type</i>	Two-lane, asphalt undivided roadway with 2-way traffic with ditches on either side, 22 feet in width.	Four-lane with median, 2-way traffic with curb and gutter, 24 feet back of curb to back of curb for each direction.

**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 and sanitary sewer service is available along the right-of-way of Butler Road.

**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, due to the nature of the business, the applicant proposes an eight (8) foot high masonry wall along the southern property line to mitigate noise from the business.

The site is approximately 375 feet from the nearest residential home. However, additional architectural requirements are proposed due to the site's close proximity between the residences to the south and League City Parkway, a gateway, to the north. Should this request be approved by City Council, the requested architectural conditions will be included with the proposed ordinance, thereby making them enforceable.

The applicant is proposing signage on the building and a monument sign along Butler Road. Conditions are proposed for the signage on the site in keeping with the Sign Ordinance and standards in the area.

Although the masonry requirements were adopted prior to the submittal of this application, the proposed structure meets the minimum requirements of the ordinance.

**Comprehensive
Plan**

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 facility shall be constructed in conformity to the attached Site Plan and Elevations in Exhibit "C", in terms of setbacks, size, building elevations, signage and in conjunction with any other conditions.
3. The use(s) permitted on site will be limited to those permitted in the base zoning district and identified by the Special Use Permit which are for a light vehicle service with factory scheduled maintenance such as repair and replacement of air filters, starters, alternators, along with tire sales and service.
4. The light vehicle service use shall adhere to the following conditions for the site:
 - a. All work shall be performed inside the building.
 - b. No cars or equipment shall be left outside of the building overnight.



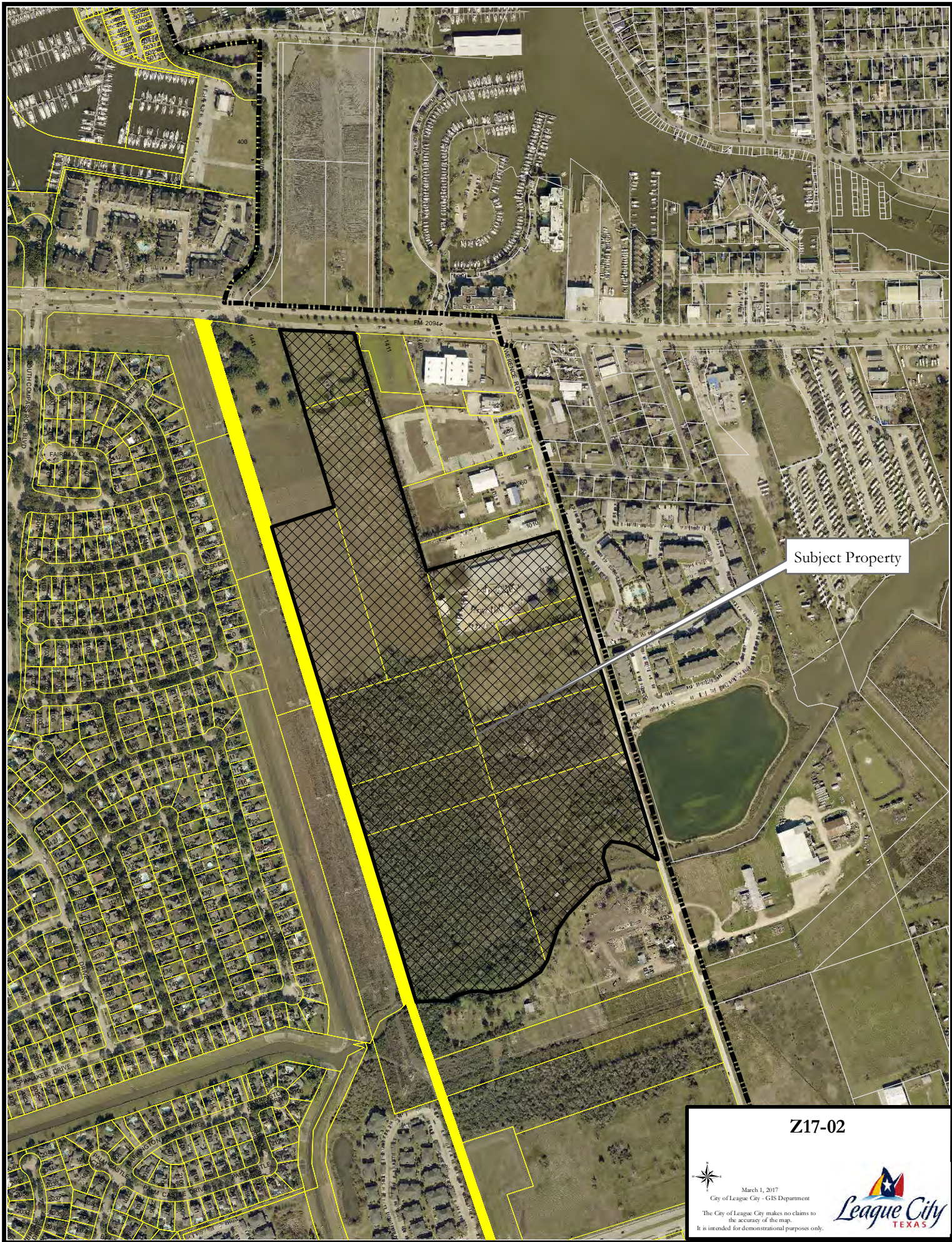
- c. No tires shall be stored outside unless within an enclosure, screened from view on all sides.
 - d. The second floor storage area shall remain as a storage unless additional parking is provided subject to the issuance of a building permit.
5. All utilities shall be located underground.
6. Any 18-wheeler trucks delivering to the site shall be prohibited from travelling on Butler Road until the reconstruction of Butler Road is complete.
7. The project shall comply with the following Architectural requirements:
 - a. Both the primary structure and any additional secondary structures shall have a minimum of eighty percent (80%) masonry on all sides with complementary materials, such as stone, wood or metal. The masonry color will be complementary to the surrounding residential and commercial developments. Painted CMU will not be permitted.
 - b. The dumpster enclosure shall be constructed of similar material of the principle building. Painted CMU will not be permitted.
 - c. An eight (8) foot tall masonry fence will be provided on the south side of the building to limit the view of the vehicles / overhead doors and mitigate noise to the south.
 - d. No loading areas or service doors for the site shall face League City Parkway or Butler Road.
8. The project shall comply with the following lighting regulations:
 - a. 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 property that contains a residential use.
 - b. All exterior lighting shall be shielded so that substantially all emitted light falls upon the property from which the light emanates. The measurable amount of light created by the project at a point three (3) feet beyond the property line shall be no more than 0.2 foot candles.
 - c. Lighting fixtures mounted on or under canopy ceilings shall be full cutoff, unless indirect lighting is being used where light is directed upward and then reflected down from the ceiling of the structure. In this case, light fixtures must be shielded so that direct illumination is focused exclusively on the ceiling of the structure.
9. The project shall comply with the existing sign requirements for signage as stipulated in Chapter 90, Signs, of the League City Code of Ordinances with those exceptions shown below:
 - a. Only one (1) monument sign will be permitted along Butler Road in addition to the wall signs for the building.
 - b. Monument signs shall include a masonry base that is compatible with the materials used in the development.
 - c. Any exterior illumination of signs on the site must have top mounted luminaires that are shielded downwards. No bottom luminaires are permitted.
 - d. Electronic Message Center (EMC) signs shall not be permitted along Butler Road.
10. The project shall comply with the minimum landscaping requirements of the Zoning Ordinance with the following considerations:
 - a. A berm measuring not less than three feet (3) or more than four (4) feet in height from finish grade of the parking lot shall be installed along Butler Road. The berm shall be set back a minimum of three (3) feet and a maximum of six (6) feet from the property line or parking area.
 - b. All plant materials shall be from the City's Water Smart Plant list. At least two (2) different tree species and at least one (1) shrub species shall be included in the landscaping.
11. Donation drop boxes will be prohibited on the site.

Recommended Motion

Motion for approval of SUP16-08 (League City Car Care), subject to the conditions as presented by staff.

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at mark.linenschmidt@leaguecity.com.





Subject Property

Z17-02



March 1, 2017
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.



November 16, 2016

Mark Linenschmidt, Senior Planner

Planning City of League City

300 West Walker St.

League City, TX 77573

RE: 1136 Lawrence Road

Zoning

On Behalf of Light House Gd / Academy Inc, please be advised that as the owner of the property at 1425 MARINA BAY DR, League City, TX, we have no objection to owners of 1136 Lawrence Road, Bahram Shahlai and Nahid Shahlai, using their property for, or changing the zoning to "General Commercial".

Our property is located adjacent to ~~1136 Lawrence Road~~ and our use is currently zoned as "OFFICE COMMERCIAL". We have no objections to 1136 Lawrence Road changing their use to "General Commercial".

Thank You,



Date: November 16, 2016

RASIK PATEL

Name

1118 ELMHURST TRAILS

Address

SEABROOK, TX. 77586

City, State

May 12, 2016


Mark Linenschmidt, Senior Planner
Planning City of League City
300 W. Walker St.
League City, TX 77573

Re: 1136 Lawrence Road
Zoning

On behalf of BH & CP Interest Inc., please be advised that as the owner of the property located at 1138 Lawrence Road, League City, Texas, we have no objection to owners of 1136 Lawrence Road, Bahram Shahlai and Nahid Shahlai, using their property for, or changing the zoning to "General Commercial."

Our property is located adjacent to 1136 Lawrence Road and our use is currently zoned as "Office Commercial." We have no objections to 1136 Lawrence Road changing their use to "General Commercial".

Thank you,

 Date: 5/18/16

BH & CP Interest Inc.
1120 Marina Bay Dr.
Kemah, TX 77565