

SUP18-0003 (B W Hunting, LLC.)

Request	Hold a public hearing and make recommendation to City Council for a Special Use Permit SUP-18-0003 (B W Hunting, LLC.), to allow an off-road vehicle modification shop on a property zoned "CG" (General Commercial), legally described as Lot 3, Block 1, generally located west of the Gulf Freeway (I-45), and north of Big League Dreams Parkway, with the address of 2405 South Gulf Freeway (I-45), League City, Texas.
Applicant	Cathy Seyl c/o Wycoff Development & Construction
Owner	Bob Woodcock (B W Hunting, LLC.)
Zoning	"CG" (General Commercial)
Location	Generally located west of the Gulf Freeway (I-45), and north of Big League Dreams Parkway
City Council	Public Hearing and First Reading – October 09, 2018; Second Reading – October 23, 2018
Citizen Response	6 Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letters of Opposition Received
Attachments	1. Aerial Map 2. Zoning Map (Exhibit A) 3. Site Plan (Exhibit B) 4. Landscaping Plan (Exhibit C) 5. Elevations (Exhibit D)

Background	<p><i>March 06, 2018</i> – Staff met with the owner, Bob Woodcock, to discuss potential SUP application for an off-road vehicle modification shop to be opened at this location.</p> <p><i>April 30, 2018</i> – Applicant held a neighborhood meeting to discuss potential SUP application with property owners within 500 feet of the subject property.</p> <p><i>June 14, 2018</i> – Application was received for B W Hunting, LLC. SUP.</p> <p><i>June 26, 2018</i> – Staff sent DRC comments to applicant for changes to the plan proposal.</p> <p><i>July 03, 2018</i> – A consultant along with the applicant met with staff and discussed revisions to the project.</p> <p><i>July 17, 2018</i> – Revised plan submitted and it was forwarded to DRC for review.</p> <p><i>July 30, 2018</i> – After DRC review, a revised comments letter was sent to the applicant.</p> <p><i>August 24, 2018</i> - Public notice advertising the September 17, 2018, Planning and Zoning Commission meeting was sent to property owners within 500 feet of the subject property.</p>
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August 24, 2018 - Posted notice on the subject property and sent to the newspaper for publishing.
September 17, 2018 – Planning and Zoning Commission will hold a public hearing and make a recommendation to City Council.
October 09, 2018 – City Council will hold a public hearing and potentially take action on the first reading of the SUP request.
October 23, 2018 – City Council will potentially take action on the second reading of the SUP request.

**Project
Description**

The applicant is proposing to open a single-story building with six bays for an off-road vehicle modification shop at 2405 South Gulf Freeway (I-45). The property is zoned “CG” (General Commercial), which requires a Special Use Permit for the proposed use. The proposed facility will conduct other heavy vehicle services and modifications. Specifically, adding parts to vehicles, taking suspensions out, changing transmissions and exhaust systems, and modifying vehicles to have 4-wheel drive for hunters and off-roaders. In addition, services may involve body work, upgrading shocks, exhaust, wheels, front & rear axles, adding bigger tires, and heavy truck braking systems.

The applicant is proposing to build an approximately 10,000 square-foot, one story, pre-engineered building with a minimum of 80% masonry on all sides. The facility will consist of 6 bays for an off-road vehicle modification shop. All vehicles will be stored outside after business hours in accordance with the fire codes, but in no case shall a vehicle be parked at the location for over two weeks.

All customer interface and business transactions will be handled through an office within a proposed retail center at 2403 South Gulf Freeway, to be located at the entrance to this facility along (I-45). All work done to the vehicles will be performed within the building with the bay doors closed. No harmful chemicals or fumes will be discharged into the air and there will be no harmful effect on any adjacent property.

**Exterior
Elevations**

The north, south, east, and west façades will consist of a brick veneer covering a minimum of 80% on each façade. A CMU masonry band will cover approximately the bottom three feet of the entire building. Brick veneer shall be weather rated kiln clay, no less than two and one quarter inches in thickness when applied as a veneer (see attached elevations).

**Landscaping/
Screening, and
Buffers**

All exterior ground, building and rooftop mechanical equipment are required to be screened from public view on all sides. Equipment required to be screened includes HVAC, transformers, and meter banks, which will be screened with opaque materials such as concrete, wood, metal, or landscaping. However, a 6’ solid wood fence is proposed all along the property line to screen any of the above equipment including the dumpster.

The south side of the subject property abuts Public and Semi-Public zoned property (Big League Dreams). As a result, a 25’ wide and 100’ long landscape buffer, which includes shade and ornamental trees, has been provided for screening between the subject property and an open area of Big League Dreams.

**Site and
Surrounding
Area**

A 20,000 square-foot building is located to the east of the subject property. This building also has a heavy automotive repair use approved with an SUP that was adopted in 2017. No protected trees are located on the property. The surrounding area consists of predominantly auto-dominant commercial uses.

Direction	Surrounding Zoning	Surrounding Land Use
North	"CG"	Developed Office/Warehouse/Self-Storage use.
South	"PS" & "CM-PUD"	Cabela's and Big League Dreams
East	"CG"	Joe Hudson Automotive
West	"CM"	Vacant commercial land

Access

This property has an existing access drive to the Gulf Freeway (I-45).

Gulf Freeway (I-45)

	Existing Conditions	Proposed Conditions
Roadway Type	Freeway	Per TXDOT
Right-of-way Width	270 feet	Per TXDOT
Pavement Width and Type	28-foot wide access road, two lanes, concrete paved	Per TXDOT

Comprehensive Plan

The properties along the Interstate 45 corridor are predominantly commercial, 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.

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 commercial in nature with some office spaces and are rarely mixed.

Staff Findings

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and Future Land Use Plan's designation of the property as an Enhanced Auto Dominant Commercial use.
2. The proposed use is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area.
3. The subject property is suitable for the use proposed by this Special Use Permit.

Recommendation and Potential Conditions

Staff recommends approval of the Special Use Permit request, subject to the following conditions:

1. The SUP shall expire after a period of 12 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 use permitted by this SUP is an Auto Repair and Other Heavy Vehicle Service use, specifically an off-road modification shop.
3. The site layout shall be substantially similar to that which is displayed on the site plan (Exhibit B), landscape plan (Exhibit C), and elevations (Exhibit D). This includes the parking requirements, landscaping, fencing, and elevations.

4. Vehicles shall not be stored at the site for a period longer than two weeks. Any vehicles shall be held behind the 6-foot tall screening fence in the vehicle storage area and shall not be visible from any adjacent property.
5. All work done on-site shall be within the existing structure, and no work creating noise that could project onto adjacent properties shall occur when the bay doors are open.
6. There shall be no loading or unloading of vehicles on public right-of-way.
7. Landscaping: Landscaping listed in the below conditions must be installed prior to issuance of a Certificate of Occupancy.
 - a. Plantings shall conform to the following minimum sizes at the time of planting:
 - I. Shade trees: 2-1/2" caliper, balled and burlapped or container
 - II. Ornamental trees: 6' tall, balled and burlapped or container
 - III. Shrubs: 3' tall, planted no less than 36" off center
 - b. A minimum of eight shade trees shall be planted throughout the parking lot.
8. Screening of Structures:
 - a. Dumpster enclosures shall be screened with a 6' solid wood fence along the perimeter of the property.
 - b. All mechanical equipment (a/c units, electrical boxes, pad-mounted transformers) shall be screened with a 6' solid wood fence along the perimeter of the property.
9. Buffer:
 - a. Landscape buffer consisting of shade and ornamental trees shall be provided between the subject property and an opening between adjacent backstops of Big League Dreams. The buffer yard shall consist of:
 - I. Four canopy trees and four ornamental trees per 100 linear feet.
 - II. A six-foot tall wooden screening fence.
10. Lighting:
 - a. All lighting will be full cutoff.
 - b. Lighting shall not be more than 0.2 foot-candles at any property line.
 - c. Lighting shall be directed away from all property lines toward the interior of the lot.
 - d. All exterior lighting, except motion detection lighting, shall be extinguished after business hours.
11. The exterior elevations shall consist of the following:
 - a. The northern, southern, eastern, and western elevations shall be composed of a minimum of 80% masonry, exclusive of any glass or doors. The remainder of the building face shall be painted an earth tone color similar to the Cabela's.
12. Signage: The project shall comply with the League City Sign Ordinance with the following exception:
 - a. Any pylon or monument sign(s) must be of masonry below the sign cabinet. The colors of the masonry base shall be complementary of the primary building.

Recommended Motion

Motion for approval of SUP-18-0003 (BW Hunting, LLC.), subject to the 12 proposed conditions.

For additional information, you may contact Masood Malik, Sr. Planner at 281-554-1077 or at masood.malik@leaguecitytx.gov



Subject Property

2405 Gulf Fwy S



May 22, 2018
City of League City - GIS Department

The City of League City makes no claims to
the accuracy of the maps.
It is intended for demonstrational purposes only.



■ SUP	08.02.18
□ DD 65% (DR)	0
□ CD 95%	0
□ PERMIT	0
△ REVISION 1	0
△ REVISION 2	0
△ REVISION 3	0
△ REVISION 4	0

WYCOFF

BW HUNTING
2405 SOUTH GULF FREEWAY, LEAGUE CITY, TEXAS

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 the office must be notified of any variation from the dimensions and conditions shown on these drawings.

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SITE PLAN

1/2" = 20.0'

A1.1

10,000 ACRES
WESTERN BANK - WESTHEIMER
TO
CHRIS PATELIS & IRMA PATELIS
SEPTEMBER 30, 1988
(G.C.C.F. #8838257)

N87°32'35"E - 534.57'

ALL EXTERIOR LIGHTING SHALL BE SHIELDED, SHALL NOT EXTEND MORE THAN 2 FOOT CANDLES AT ANY PROPERTY LINE & SHALL HAVE SWITCHING TO BE OFF AFTER HOURS EXCEPT FOR MOTION DETECTION SECURITY LIGHTING.

BLOCK 1
LOT 3
2.45 ACRES
(106,899 SQ.FT.)

9,880 SQ.FT.
SLAB-ON-GRADE
SINGLE-STORY
PRE-ENGINEERED BLDG.
W/MASONRY EXTERIOR

LOT 2
2.12 ACRES
(92,370 SQ.FT.)

S86°27'32"W - 536.76'

RESTRICTED RESERVE "A"
BLOCK 1

BIG LEAGUE DREAMS NO. 7
(PLAT REC. 2005A, G.C.M.R.)

SITE PLAN

1" = 20.0'

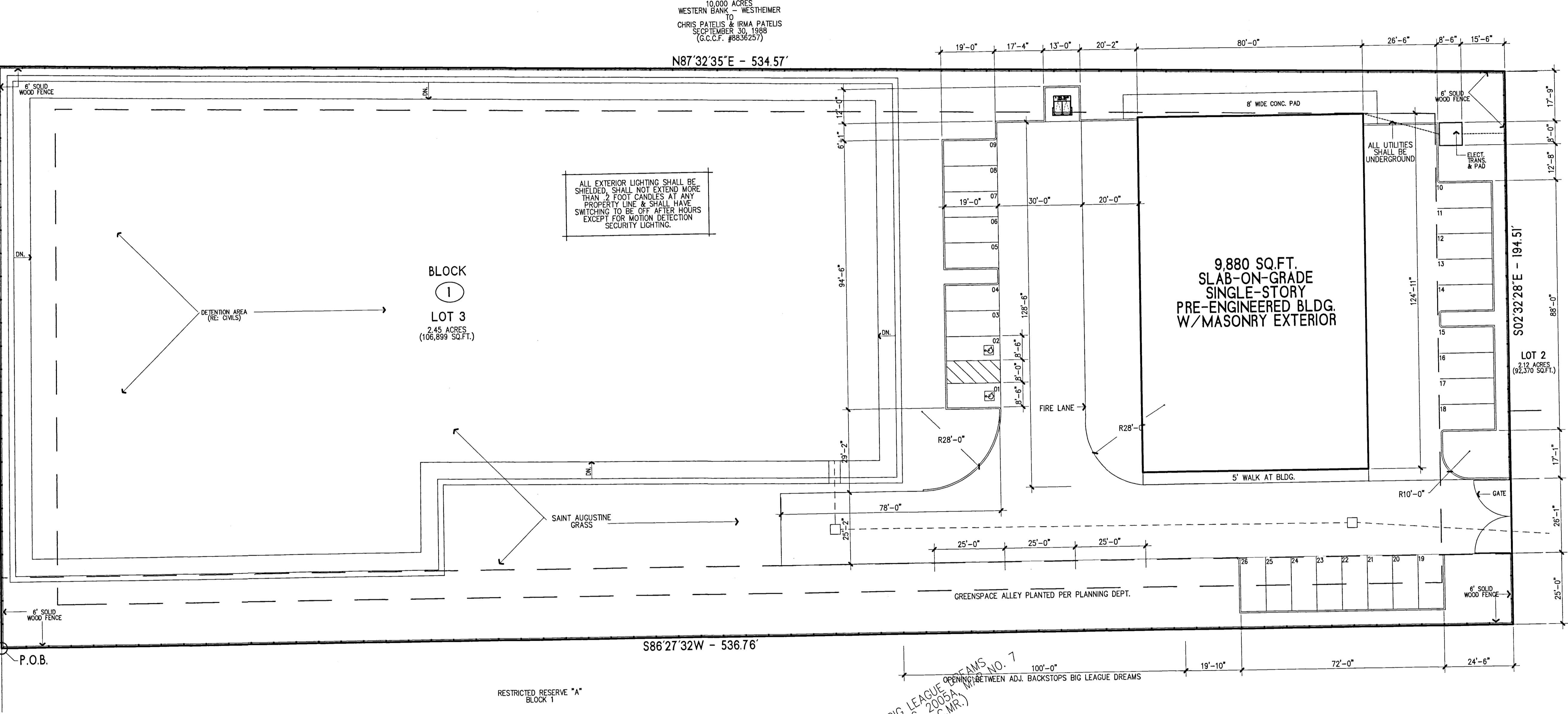
PARKING CALCULATIONS

BAYS	WAREHOUSE @	PARKING REQUIRED	PARKING PROVIDED
3 CARS/BAY	1 CAR/250 S.F.		
6 BAYx3=18	1,137/250=5	18+5=23	26

TRACT 1
L.D. BLACKWELL
TO
BPW PARTNERS, LTD.
MARCH 24, 2105
(G.C.C.F. #2015018074)

BLOCK B
CLEAR CREEK
SUBDIVISION

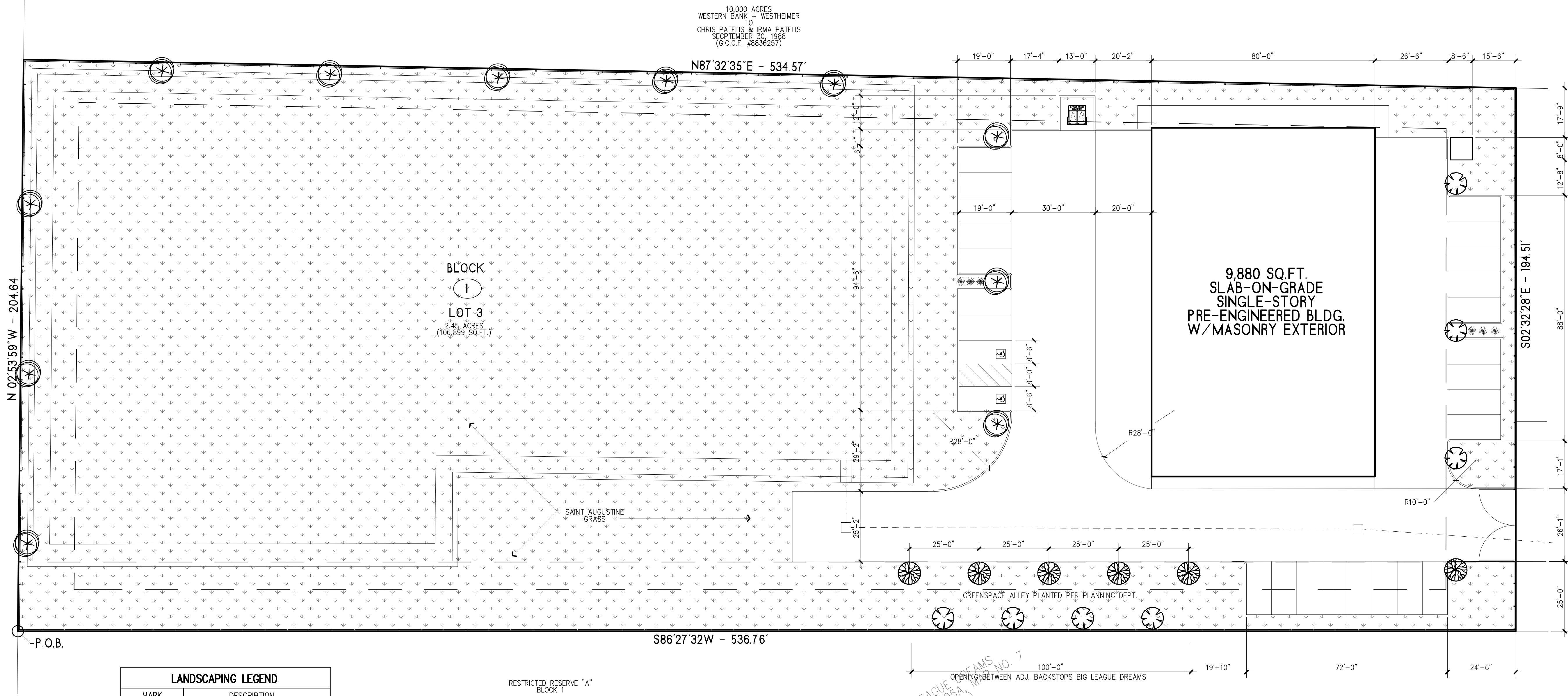
N 02°53'59"W - 204.64'




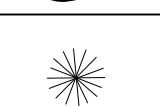



TRACT 1
L.D. BLACKWELL
TO
BPM PARTNERS, LTD.
MARCH 24, 2105
(G.C.C.F. #2015018074)

BLOCK B
CLEAR CREEK
SUBDIVISION

N 02°53'59" W - 204.64'



LANDSCAPING LEGEND	
MARK	DESCRIPTION
	(06) - TEXAS OLIVE 2 1/2 CAL 6"+ ISLAND TREE CORIDIA BOISSIERI
	(07) - LIVE OAK 2 1/2 CAL 6"+ HT. ISLAND TREE QUERCUS VIRGINIANA
	(11) - LITTLE GEM MAGNOLIA 6"+ HT. ISLAND TREE 2 1/2 CAL MAGNOLIA GRANDFLORA "LITTLE GEM"
	(26) - BOTTLE BRUSH 36" TALL 5 GALLON @ 30" SPACING "CALLISTEMON SP."
	GRASS/TURF SEDED AND SODDED

RESTRICTED RESERVE "A"
BLOCK 1

LANDSCAPING CALCULATIONS			
OVERALL LOT SIZE IN SQ.FT.	REQ'D LANDSCAPE AREA @ 10%	LANDSCAPE AREA PROVIDED IN SQ.FT.	LANDSCAPE AREA AS PERCENTAGE
106,910	10,691	72,673	67.9%



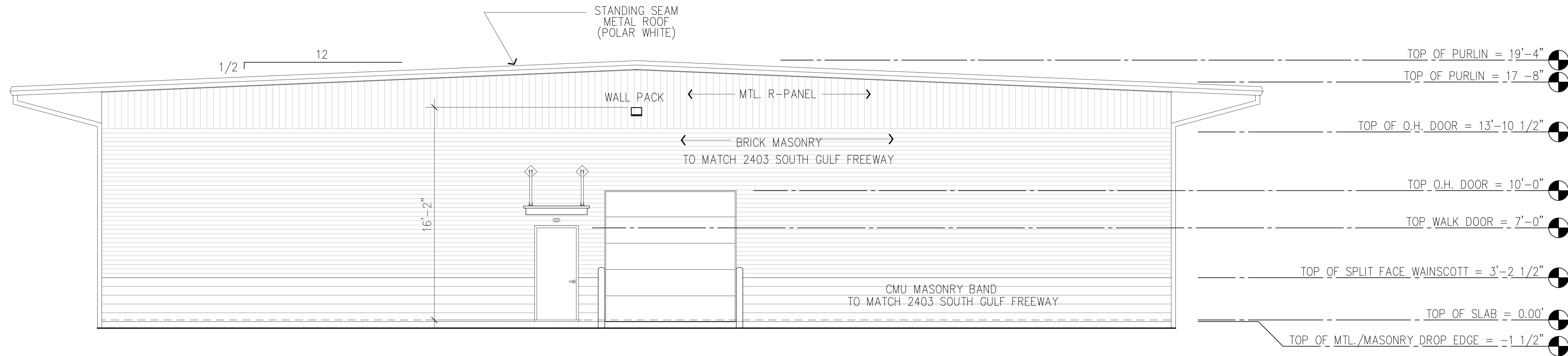
SUP	08.02.18
CD 65% (DR)	0
CD 95%	0
PERMIT	0
REVISION 1	0
REVISION 2	0
REVISION 3	0
REVISION 4	0



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. Copyright © 2018 Wycoff Development and Construction, L.L.C. Drawings & Specifications are instruments of service and shall remain the property of Wycoff Development and Construction, L.L.C. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation.

LANDSCAPING PLAN
BW HUNTING 414

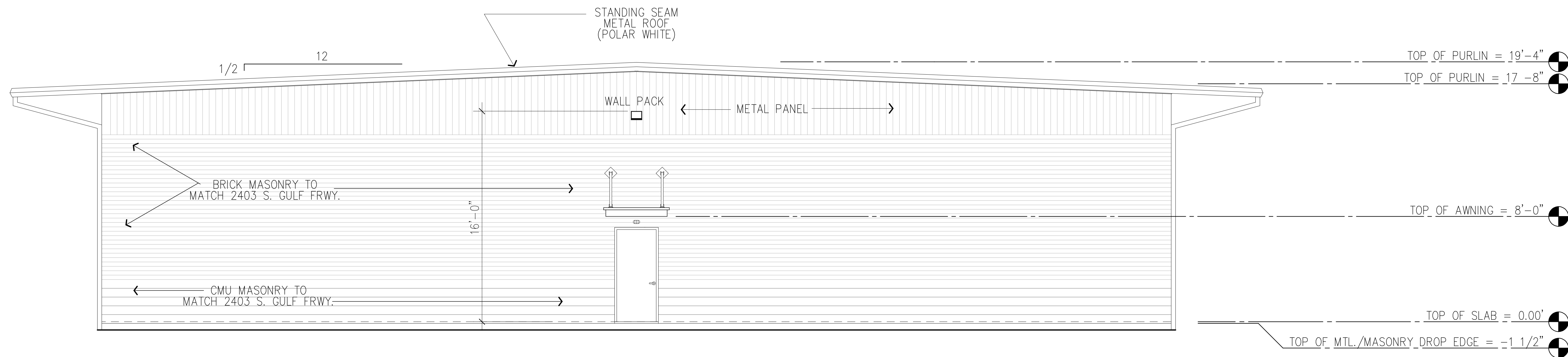
A1.2



TOTAL AREA OF BLDG. FASCAD	AREA OF REQUIRED 80% MASONRY	AREA OF PROVIDED 80% MASONRY	% PROVIDED OF REQ'D. MASONRY
1486 S.F.	1188.8 S.F.	1191.3 S.F.	80.15%

LEFT (SOUTH) ELEVATION

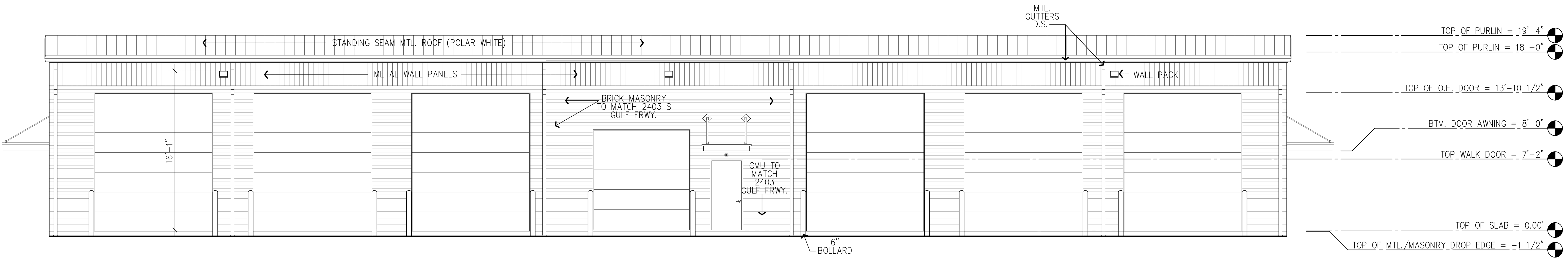
1/8" = 1'-0"



TOTAL AREA OF BLDG. FASCAD	AREA OF REQUIRED 80% MASONRY	AREA OF PROVIDED 80% MASONRY	% PROVIDED OF REQ'D. MASONRY
1486 S.F.	1188.8 S.F.	1191.3 S.F.	80.15%

RIGHT (NORTH) ELEVATION

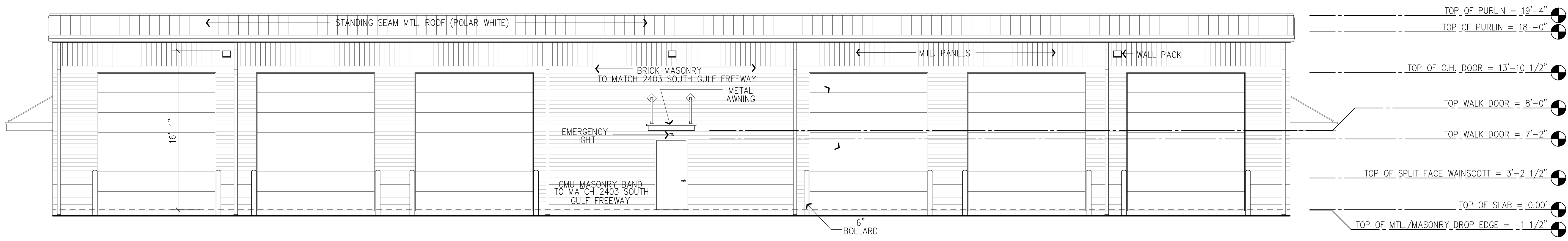
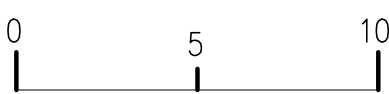
1/8" = 1'-0"



TOTAL AREA OF BLDG. FASCADE	AREA OF REQUIRED 80% MASONRY	AREA OF PROVIDED 80% MASONRY	% PROVIDED OF REQ'D. MASONRY
2,130.2 S.F.	1704.1 S.F.	1833.4 S.F.	86.07%

REAR (WEST) ELEVATION

1/8" = 1'-0"



TOTAL AREA OF BLDG. FASCADE	AREA OF REQUIRED 80% MASONRY	AREA OF PROVIDED 80% MASONRY	% PROVIDED OF REQ'D. MASONRY
2,130.2 S.F.	1704.1 S.F.	1833.4 S.F.	86.07%

FRONT (EAST) ELEVATION

1/8" = 1'-0"

