



# City of League City, TX

300 West Walker  
League City TX 77573

## Text File

File Number: 19-0366

Agenda Date: 7/9/2019

Version: 1

Status: Agenda Ready

In Control: Planning and Development

File Type: Agenda Item

### Title

Consider and take action on Ordinance No. 2019-18, amending Ordinance No. 2005-24, for a Special Use Permit, SUP-19-0005 (Take 5 Oil Change), to allow a Light Vehicle Service use on property zoned "CM" (Mixed Use Commercial), legally described as a portion of Tract 85-1 of the Perry and Austin Survey, generally located at the southwest intersection of FM 646 and Brookport Drive, with the address of 1831 FM 646 in League City, Texas - Second Reading (Director of Planning and Development)

Planning and Zoning Commission recommended approval, 6-0-0 with two absent, on June 3, 2019.  
City Council approved first reading 6-0-0 with 2 absent on June 25, 2019.

### ..Background:

Should this Special Use Permit be approved, it will allow for a light vehicle service use to operate on this property.

### Project Timeline:

**January 08, 2019** - Staff met with the applicants to discuss the requirements for a proposed Light Vehicle Service use on a property zoned Mixed Use Commercial.

**April 04, 2019** - Applicant held a neighborhood meeting to discuss potential SUP application with property owners within 500 feet of the subject property.

**April 05, 2019** - An application was submitted for the Take Five Oil Change SUP.

**April 09, 2019** - Staff deemed the application complete and forwarded to the Development Review Committee (DRC) for review.

**May 03, 2019** - The application review was completed by the DRC.

**May 13, 2019** - Public notice advertising the Planning and Zoning Commission meeting and City Council meetings was sent to property owners within 500 feet of the subject property, posted on the subject property, and published in the newspaper.

**June 03, 2019** - Planning and Zoning Commission held a public hearing and made a recommendation of approval to City Council.

**June 25, 2019** - City Council approved first reading 6-0-0.

**July 09, 2019** - City Council will potentially take action on the second reading of the SUP request.

### Project Summary:

The applicant is requesting a Special Use Permit (SUP) to allow for the construction of an oil change facility, Take Five Oil Change. This use is classified as a "Light Vehicle Service" use in the League City Zoning Ordinance, which requires a Special Use Permit in the "CM" (Mixed Use Commercial) District. Take Five Oil Change facilities provide the following services: alignment, battery, belt and hose, brake, headlight and taillight, lube, oil and filters, transmission fluid changes, wiper blade maintenance and replacements, and other similar services.

The applicant is proposing to build a single-story, approximately 2,000 square-foot building with three service bays. All repairs and work done on the vehicles shall be performed within the service bays and no cars shall be stored overnight. The service bays will not face FM 646.

The Future Land Use Plan, adopted by City Council in September of 2017, identifies the properties as Enhanced Auto Dominant Commercial. Generally, these commercial uses are along major roadways and are accessed exclusively by automobile. The proposed use of light vehicle service is consistent with the Future Land Use Plan's auto dominant commercial designation of this property.

The Planning Department has not received any letters of opposition or support for the request.

**Staff Recommendation:**

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 only use permitted by this SUP is Light Vehicle Service. Specifically, the Take Five Oil Change facility.
3. The site layout shall be substantially similar to that which is displayed on the site plan (Exhibit D) and elevation (Exhibit E).
4. The service bays shall not open towards FM 646.
5. No vehicles shall be stored overnight.
6. All work done on-site shall be within the service bays.
7. An eight-foot wooden screening fence shall be provided where the property is adjacent to "OS" (Open Space).
8. The exterior elevations shall be no less than 80 percent brick masonry and 20 percent concrete stucco, constituting 100 percent masonry on each side of the building.
9. All lights shall be full cutoff.

On June 03, 2019, the Planning and Zoning Commission held a public hearing and recommended approval, 6-0-0 with two absent.

On June 25, 2019, City Council approved first reading.

**Attachments:**

1. Data Sheet
2. Ordinance 2019-18

**CONTRACT ORIGINATION:**

Planning and Development

Applicant: Ke Chen, KC United Inc.

Owner: Timothy Young

**FUNDING**

{X } NOT APPLICABLE

**STRATEGIC PLANNING**

{X } NOT APPLICABLE