

SUP-20-0007 (871 W. FM 517, Caliber Collision)

Request	Hold a public hearing and make a recommendation to City Council for a Special Use Permit Application, SUP-20-0007 (Caliber Collision), to allow an "Auto Repair and Other Heavy Vehicle Service" use to be operated on a property zoned "CG-PUD" (General Commercial within the Bay Colony, Planned Unit Development), legally described as Perry and Austin Survey, Lot 3, Block 1, Bay Colony Commercial Reserve Section 1, generally located along the north side of W. FM 517, approximately 250 feet west of FM 646, with the address of 871 W. FM 517, in League City, Texas.
Applicant	National Property Holdings LP., Brandon M. Edmonds
Owner	Virgata FM 517 LLC., Jim Peterson
Zoning	"CG-PUD" (General Commercial within the Bay Colony, Planned Unit Development)
Location	Generally located along the north side of the W. FM 517, approximately 250 feet west of FM 646, with the address of 871 W. FM 517, in League City, Texas.
City Council	Public Hearing and First Reading – April 27, 2021.
Citizen Response	6 Notices Mailed to Property Owners within 200 feet 0 – Letters of Support Received 0 – Letters of Opposition Received
Attachments	1. Aerial Map 2. Zoning Map 3. Future Land Use Map 4. Site Plan and Landscaping Plan 5. Elevation Renderings

The Commission should consider the following in its deliberation, which shall be utilized to substantiate its findings.

Background	<p>November 3, 2020– Staff conducted a Predevelopment meeting with applicant Brandon M. Edmonds and his team, to discuss potential SUP application for an "Auto Repair and Other Heavy Vehicle Service" use to be operated at this location.</p> <p>December 3, 2020 – Applicant held a neighborhood meeting to discuss potential SUP application with property owners within 200 feet of the subject property.</p> <p>December 22, 2020 – Special Use Application was submitted for Caliber Collision.</p> <p>January 11, 2021 – Application was reviewed by staff and deemed to be incomplete.</p> <p>February 4, 2021- The application was resubmitted complete.</p> <p>March 2, 2021- Notices mailed to property owners within 200-feet of the subject site, notices posted at City Hall and signs placed on property.</p> <p>March 2, 2021- Notice placed in the Galveston Daily News publication.</p>
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Site and Surrounding Area

The site is in the Bay Colony, Planned Unit Development (PUD). Bay Colony is one of five undocumented PUDs in the city that was created with the Galveston County Municipal Utility Districts (MUD) Number 14 and Number 15 in 1988. This parcel is shown as a commercial site in their Master Plan.

This site is undeveloped land with trees and brush. However, no protected trees are located on the site. The surrounding area is commercial with self-storage units to the north and an undeveloped lot to the west. On the east side there is a fueling station and convenience store with a fast-food restaurant. To the south is W. FM 517 and south of W. FM 517 is outside the city limits.

Direction	Surrounding Zoning	Surrounding Land Use
North	"CG"	Self-Storage use
South	ROW	W. FM 517 and Outside of the city limits
East	"CG"	Fueling Station
West	"CO"	Undeveloped commercial land

Project Description

The applicant is proposing to construct an "Auto Repair and Other Heavy Vehicle Service" development at 871 W. FM 517. The property is zoned "CG" (General Commercial), which requires a Special Use Permit for the use to operate. The proposed use repairs cars which have been in collisions. The applicant stated, in his scope of work, that they will be repairing and replacing glass and windshields, light to moderate body and structural repair, restoration, installation and aligning of vehicle parts and components, light to moderate mechanical repairs, detailing, smoothing, sanding, and painting of vehicles. The applicant stated that the work being performed at this location will be on moderately damaged vehicles. The more heavily damaged vehicles will be brought to one of their other locations for repair. All work being done at this location will be performed within the building.

Based on the International Mechanical Code, each spray room shall have an individual exhaust duct and filter system in place. These rooms are self-contained and will have no harmful chemicals or fumes discharged into the air that would affect adjacent properties. According to the applicant, Caliber Collision adheres to strict standards for their operations and procedures.

Exterior Elevations

The exterior elevations are primarily cement stucco with decorative stone veneer on the office portion of the building. The decorative stone is also used as wainscoting around the structure except on the east and a portion of the north elevations. There are service bays with metal overhead doors on the north, south and east sides of the structure. The applicant is also proposing metal awnings over the windows as a decorative feature. An earth tone color palette is proposed for the exterior. Please reference elevation drawings in Attachment # 4 for details.

Landscaping/ Screening, and Buffers

To provide additional screening, the applicant is proposing to install a 6-foot solid masonry wall along the south and east sides of the property. Along the outside of the masonry wall landscaping will be installed including one tree for every 30-linear feet with a continuous hedge of shrubs. There is an existing wood fence on the north side of the property that the new wall will be connected to. This will provide solid screening on three sides of the property. The applicant is proposing to install shade trees throughout the parking area. All trees will be from

the Water Smart Plant List.

A 10-foot sidewalk will be provided along W. FM 517, in compliance with the Parks and Trails Master Plan. Internally, behind the front office, the applicant is proposing to install gates on both the north and south sides of the drive area to provide additional security and screening of the vehicles being repaired and stored.

To help conceal the roof top paint vents, the applicant will extend the mechanical equipment screening to also cover the roof top painting vents.

Signs

The signage permitted by the Unified Development Code can be either a pylon sign with a maximum height of 20 feet that is supported by a single pole or a monument sign. To enhance the site the applicant has chosen to use a monument sign with a maximum height of 10 feet that will be constructed with materials that complement the structure.

Access

The new development will take access off W. FM 517, onto the private access drive on the east side of the property. This private access drive is shared with the self-storage business to the north. This is the only access to the new development being proposed.

The trip generation calculation for an "Auto Care Center" is 238 daily trips. This number is difficult to gauge without a comparison of other uses. By looking at the chart below the "Auto Care Center" would bring less traffic than other possible uses at this site.

Auto Care Center, Land Use (942), Institute of Transportation Engineers Manual (ITE)

Use	AM Peak	PM Peak	Daily Trips
Auto Care Center	44	51	238
Shopping Center	15	56	644
Restaurant	8	75	900
Fast Food with Drive through	148	100	1488

W. FM 517

	Existing Conditions	Proposed Conditions
Roadway Type	Major Arterial	Major Arterial
Right-of-way Width	This section is 2-lane	Widen to 6-lane Major Arterial
Pavement Width and Type	100-foot	120-feet

Comprehensive Plan

The proposed use is consistent with the Comprehensive Plan's land use designation of the property as enhanced auto-dominant commercial.

Enhanced auto-dominant commercial is defined as an area that focuses primarily on convenience and access by vehicles. Buildings are typically set back with large parking areas, single stories and located near major roadways as standalone or "strip center" format. Walkability, connectivity, common space, and open space are minimum.

All plan approval and rezoning requests should be consistent with the character of the area (Page 5-23; Goals & Policies).

- The surrounding land uses are an undeveloped parcel, self-storage and fueling station and convenience store with a fast-food restaurant that have developed the commercial character of this corner. The proposed "Auto Repair and Other Heavy Vehicle Service" is consistent with the existing surrounding commercial development. The applicant has*

taken measures to enhance the site with a wall and landscaping to minimize any negative impacts.

**Recommendation
and
Potential
Conditions**

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

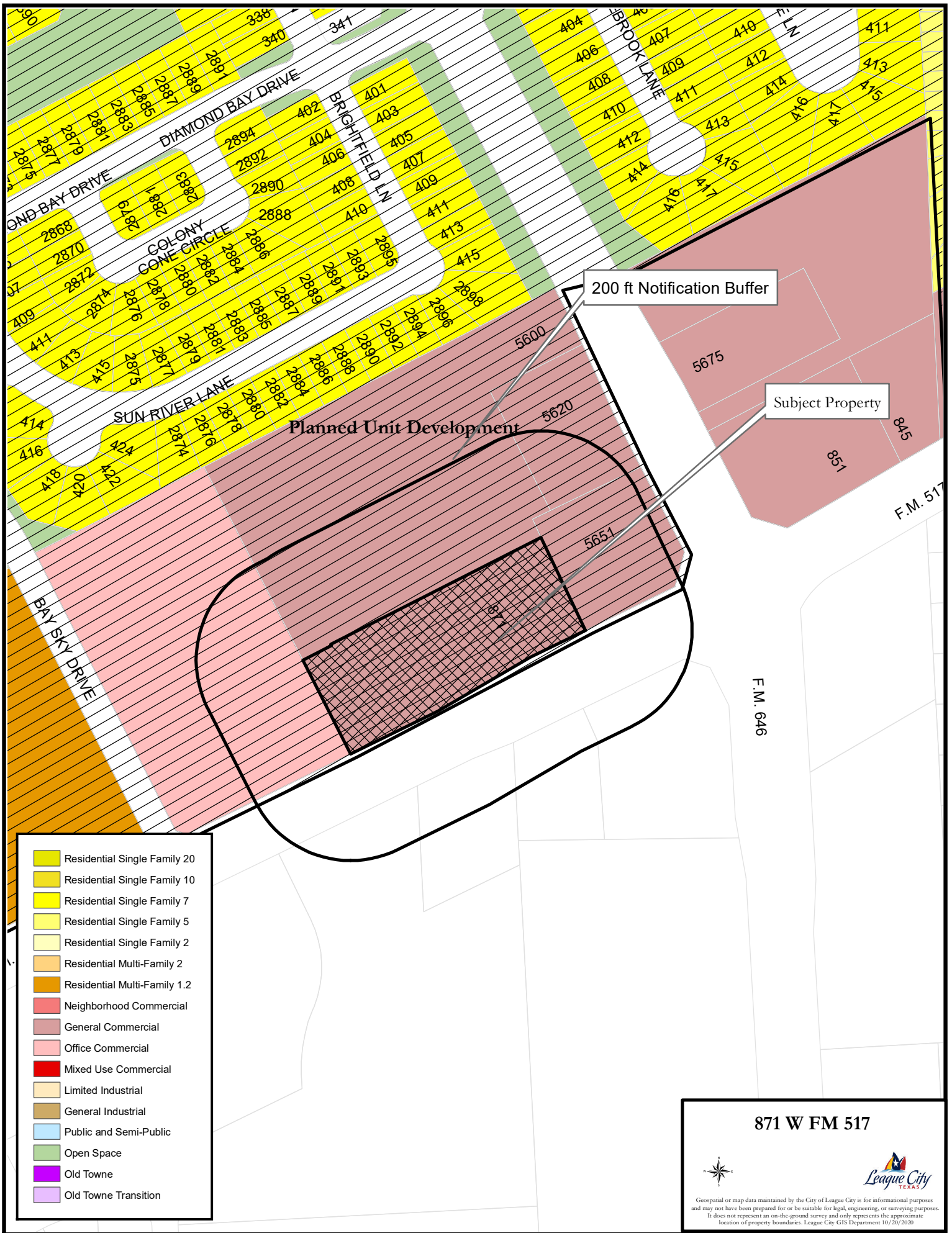
1. The SUP shall expire after a period of 12 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application is submitted to the City for development of the site.
2. The only use permitted by this SUP is "Auto Repair and Other Heavy Vehicle Service" specifically, Caliber Collision. All other uses permitted on site are limited to those permitted in the base zoning district.
3. The site layout shall be substantially similar to that which is displayed on the site plan and elevations. This includes the parking requirements, landscaping, fencing, and elevations.
4. All work performed on vehicles shall be done inside the building.
5. 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. Seventy-five percent (75%) of plant materials for the overall site shall be from the Water Smart Plant List. At least three different tree species, two different shrub species, and one ornamental grass species shall be included in the project landscaping.
 - c. Shade trees shall be planted in the parking lot islands at a ratio of one (1) tree for every eight (8) spaces. All other island(s) not including trees, shall be completely landscaped with shrubs or ornamental grasses not exceeding three (3) feet in height.
6. A 6-foot masonry wall shall be installed behind the 10-foot landscape setback along the south and east property lines. Landscaping will be 1 tree every 30-linear feet and a continuous hedge of shrubs.
7. Screening of Structures:
 - a. All mechanical equipment (a/c units, electrical boxes, pad-mounted transformers, paint vents) shall be screened with a masonry wall consistent with the material used on the primary structure. In addition, a continuous, evergreen hedge not less than three (3) feet tall spaced not less than three (3) feet on center.
8. Lighting: All lighting must comply with Article 4, Section 4.8 of the Unified Development Code:
 - 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 residential properties. All exterior lighting shall be shielded so that all emitted light falls upon the property from which the light emanates. There shall be no light trespass on any residential property.
9. The exterior elevations shall be consistent with the elevation drawings shown in Attachment # 3.
10. Signage: The project shall comply with Article 8, Signs of the Unified Development Code with the following exception:
 - a. The only free-standing sign permitted on the site is a monument sign placed along W. FM 517 with materials that are complementary to the primary building in

keeping with the attached elevation drawings.

11. The work being performed at this site will be windshield and glass repair/replacement, light to moderate body and structural repair/restoration, installation and/or aligning of vehicle parts and components, light to moderate mechanical repairs, detailing, smoothing, sanding, and painting of vehicles.
12. All painting rooms shall be self-contained with no harmful chemicals or fumes discharged into the air.
13. All loading and unloading will occur on private property and not in the 60-foot access easement.

Recommended Motion Motion for approval of SUP-20-0007 (Caliber Collision), subject to the above conditions.

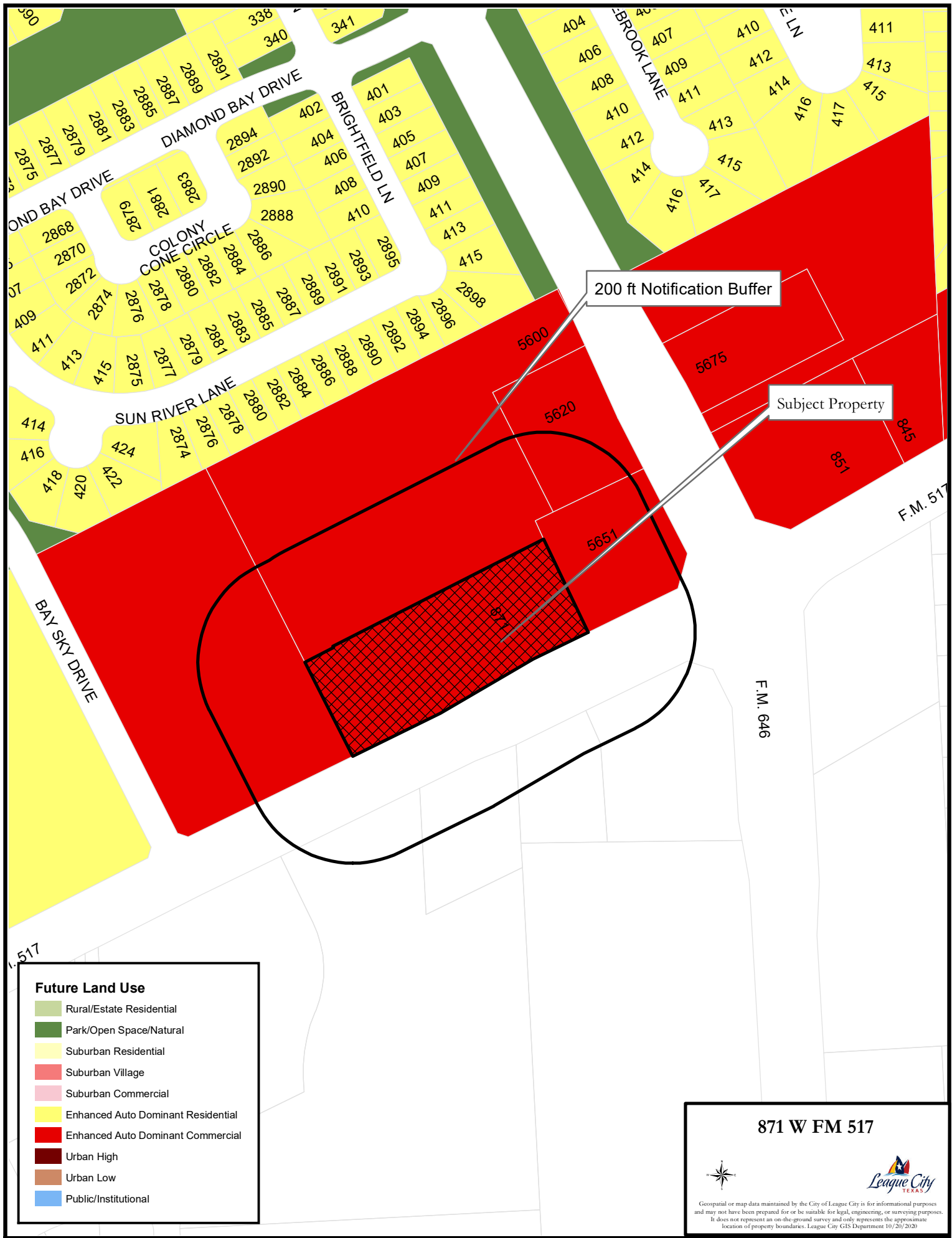
For additional information, you may contact Janice Norman, Senior Planner at 281-554-1079 or at Janice.norman@leaguecity.com.



871 W FM 517



Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 10/20/2020



CALIBER COLLISION

PROPOSED USE:
AUTOMOBILE REPAIR AND OTHER HEAVY VEHICLE SERVICE.

SITE DATA	
PROGRAM TYPE	PROPOSED UNIT / AREA

BUILDING	
MAX. HEIGHT ALLOWED 125'	26' - 2"
OFFICE AREA	1,879 SF
SHOP AREA	12,825 SF
TOTAL BUILDING AREA	14,704 SF

SITE - LEAGUE CITY	
LAND TYPE	SUP
ZONING	GENERAL COMMERCIAL
DETENTION AREA	16,031 SF = 0.37 AC. (16.5%)
SITE ACREAGE	96,698 SF = 2.22 AC.
LOT COVERAGE	IMPERVIOUS AREA 1.75 AC 79.5% LOT COVERAGE
LANDSCAPE AREA PER SECTION 4.20.2	CG = 15% 2.22 AC x 15% 0.33 AC. = 15%

SCHEDULE 125-170.D: OFF-STREET PARKING REQUIREMENTS
3 SPACES/SERVICE BAY;
1 SPACE/250 SQ. FT. OF OTHER INDOOR AREA

	REQ.	PROVIDED
CUSTOMER PARKING	8	17
STORAGE PARKING	30	51
TOTAL PARKING SPACE	38	68

NOTE: FIRE LANES WILL BE DETERMINE BY FIRE MARSHALL UPON REVIEW OF PLANS.

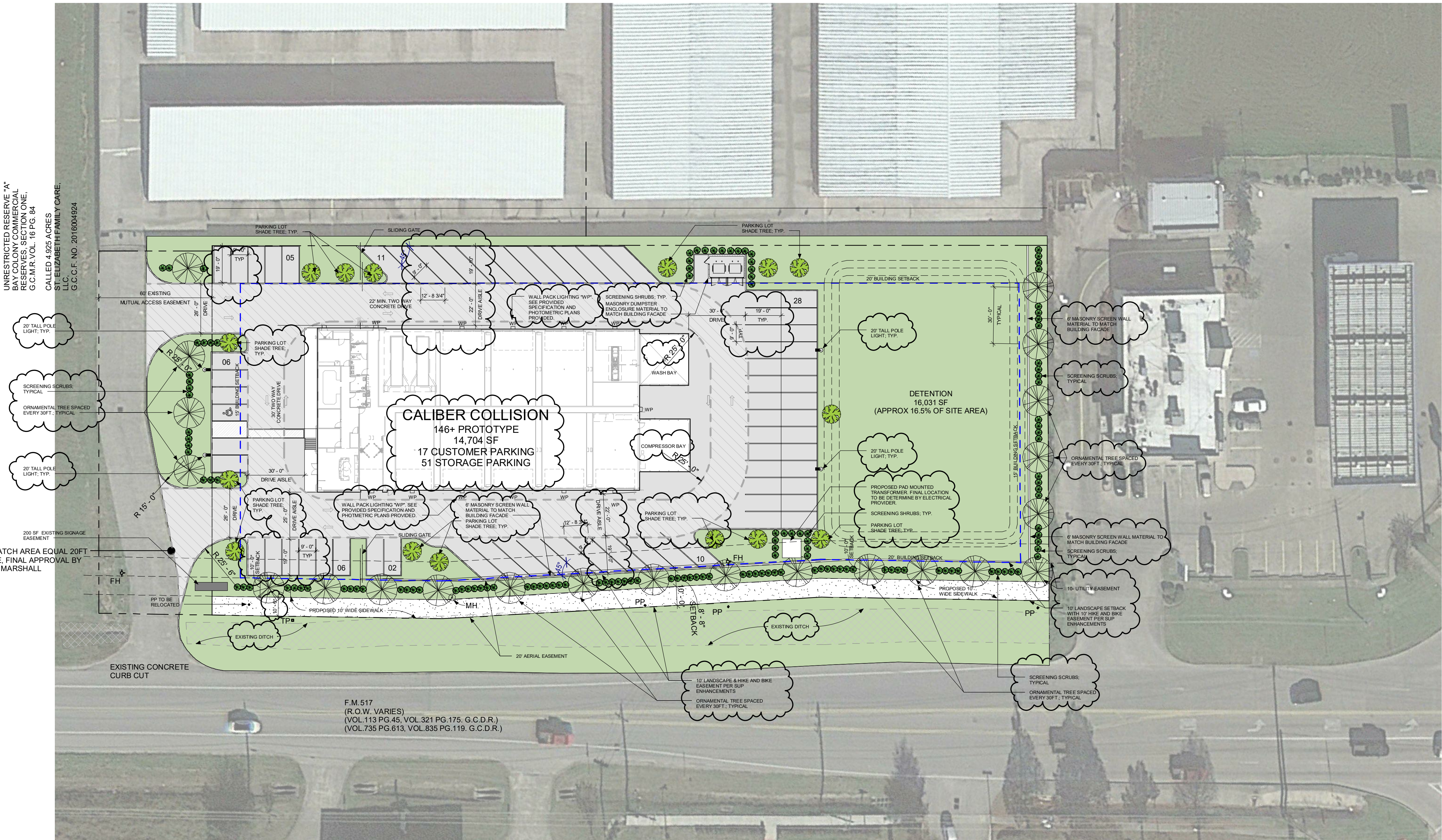
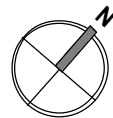
		REQ.	PROVIDED
TREE FRONTAGE	1 PER 30LF	12	22
SITE TREES	1 PER 8 PARKING SPACES	9	14

NOTE: ALL TREES AND SHRUBS WILL PER SECTION 4.20 LANDSCAPING AND BUFFER AND 7.10 STREET TREE YARDS.
"FULL LANDSCAPING PLAN TO BE PRODUCED UPON SUP APPROVAL"

LANDSCAPING LEGEND

	30' ORNAMENTAL TREES, 1-PER 30 LINEAR FEET.		20'-0" LIGHT POLE
	PARKING SHADE TREES; 1 TREE PER EVERY 8 PARKING SPACES		WALL PACK (WP)
	CONTINUOUS HEDGE OF SHRUBS		

SCALE: 1" = 30'
0 7.5 15 30 60



UNRESTRICTED RESERVE "A"
BAY COLONY COMMERCIAL
RESERVES, SECTION 1, BLOCK 1,
G.C.M.R. VOL. 16 PG. 84
CALLED 4.925 ACRES
ST. ELIZABETH FAMILY CARE,
LLC
G.C.C.F. NO. 2016004924

CROSS HATCH AREA EQUAL 20FT
FIRE LANE. FINAL APPROVAL BY
CITY FIRE MARSHALL

F.M. 517
(R.O.W. VARIES)
(VOL. 113 PG. 45, VOL. 321 PG. 175, G.C.D.R.)
(VOL. 735 PG. 613, VOL. 835 PG. 119, G.C.D.R.)

EXTERIOR MATERIAL ALLOCATION					
FACADE	STONE	3 PART CEMENT STUCCO	METAL	GLASS	TOTAL
SOUTH (SF)	610 SF	935 SF	115 SF	100 SF	1760 SF
SOUTH (%)	35%	52%	7%	6%	100%
NORTH (SF)	93 SF	637 SF	1247 SF	0 SF	1977 SF
NORTH (%)	5%	32%	63%	0%	100%
EAST (SF)	0 SF	860 SF	212 SF	0 SF	1072 SF
EAST (%)	0%	80%	20%	0%	100%
WEST (SF)	695 SF	1034 SF	81 SF	210 SF	2020 SF
WEST (%)	34%	51%	4%	10%	100%
TOTAL SF	1398 SF	3466 SF	1655 SF	310 SF	6829 SF
TOTAL %	20%	51%	24%	5%	100%

EXTERIOR ELEVATION KEYNOTES	
001	BUILDING SIGNAGE PROVIDED BY OTHERS. G.C. TO PROVIDE FIRE RETARDANT PLYWOOD BACKING FOR SIGNAGE AS SHOWN. PLYWOOD BACKING TO EXTEND TO WALL EXTENTS.
002	METAL AWNING BY OTHERS.
003	PRE-FIN R PANEL SIDING AT RTU SCREENING (MTL3)
004	PRE-FINISHED METAL COPING TO MATCH AL2
005	PRE-FINISHED METAL GUTTER AND SQUARE DOWNSPOUT TO MATCH AL2. PROVIDE PRE-FABRICATED CONCRETE SPLASH BLOCK AT EACH DOWNSPOUT.
006	PRE-FINISHED METAL BUILDING "R" PANEL ROOFING. REF. ROOF PLAN
007	3 STEP STUCCO REVEAL
008	STOREFRONT FRAMES TO MATCH AL2
009	SCHED. DOOR. REF. DOOR SCHED.
010	CONCRETE FILLED PAINTED TRAFFIC YELLOW BOLLARDS WITH PLASTIC SLEEVE. REF. SITE DETAILS.
011	SCHED. WALL PACK. REF. ELECT.
012	3 STEP STUCCO EQUIPMENT SCREENING.
013	PROPOSED LOCATION FOR PAINT BOOTH VENTS. PAINT TO MATCH ST1
014	8'-0" TALL WROUGHT IRON FENCE.
015	PRE-FINISHED METAL RIDGE CAP TO MATCH AL2
016	PRE-FINISHED METAL RAKE TRIM TO MATCH AL2
017	EGRESS LIGHT. REF. ELECT.

M1
MANUFACTURED
STONE VENEER

CORONADO - TEXAS CREAM
EL DORADO - AUSTIN CREAM

PT3
EXTERIOR DOOR
PAINT

NOMADIC
DESERT

PT5
EXTERIOR EXPOSED
STEEL

URBANE BRONZE

PT11
EXTERIOR PAINT
SINBAND, EXT, FENCE

TRICORN BLACK
(EGGSHELL
FINISH)

ST1
EXTERIOR FACADE

COLOR - MATCH
SW 6107 NOMADIC
DESERT

ST2
EXTERIOR SIGNBAND
WALL

COLOR-MATCH
SW 6258 TRICORN
BLACK

CS1
SILL / WATERTABLE

CORONADO - OFF WHITE
EL DORADO - BUCKSKIN

MTL1
SHOP ROOF/ REAR SHED
ROOF/ OFFICE ROOF

SOLAR WHITE (SR:71
SRI:86)

MTL1.5
MTL. ROOFING
PORTE-COCHERE

MEDIUM BRONZE
(SR:33 SRI:34)

MTL2
GUTTERS,
DOWNSPOUTS, RAKES
& PARAPET WALL CAPS

MEDIUM BRONZE

MTL3
PBR PANELS AND
TRIM

SADDLE TAN

MTL4
REAR SIDE OF
PARAPETS

GAVALUME

AL2
STOREFRONT
SYSTEM

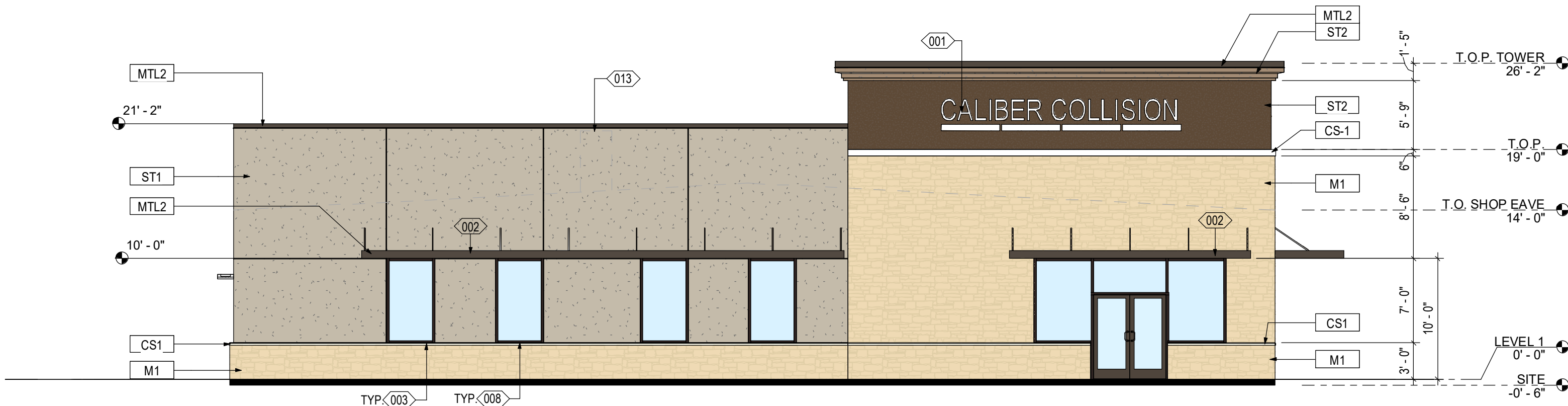
DARK ANODIZED
BRONZE

CP1
CUSTOM CANOPY

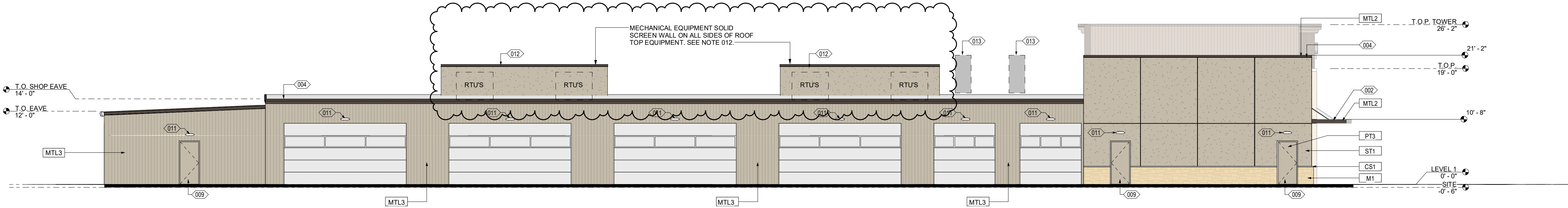
DARK BRONZE



3 North Elevation 3D View



2 West Elevation LC
1/8" = 1'-0"



1 North Elevaiton LC
1/8" = 1'-0"

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