



City of League City, TX

300 West Walker
League City TX 77573

Text File

File Number: 21-0232

Agenda Date: 4/27/2021

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Status: Draft

In Control: Development Services

File Type: Agenda Item

Title

Consider and take action on an ordinance approving a Special Use Permit, 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), 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 (Executive Director of Development Services)

Planning and Zoning Commission recommended approval, 7-0-0 with 1 absent on 4/5/21.

Staff requests approval on first and final reading.

..Background:

Approval of this Special Use Permit (SUP) would allow for an “Auto Repair and other Heavy Vehicle Services” use to be operated at 871 W FM 517.

Project Timeline:

November 3, 2020 - Staff conducted a predevelopment meeting with the applicant to discuss a potential SUP application for an “Auto Repair and Other Heavy Vehicle Service” use to be operated at this location.

December 3, 2020 - Applicant held a neighborhood meeting to discuss the potential SUP application with property owners within 200 feet of the subject property.

December 22, 2020 - A Special Use Permit Application was submitted for Caliber Collision.

January 11, 2021 - Application was reviewed by staff and deemed to be incomplete.

February 4, 2021 - The application was resubmitted complete.

March 1, 2021 - Item was originally scheduled for Planning and Zoning Commission, but the meeting was cancelled due to lack of quorum.

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.

March 2, 2021 - Notice placed in the Galveston Daily News publication.

April 5, 2021 - Planning and Zoning Commission heard the case and recommended approval, 7-0-0 with one member absent.

April 27, 2021 - City Council is scheduled to hear the item on first reading.

Project Summary:

The applicant is requesting a Special Use Permit (SUP) to allow for an automotive repair shop, specifically Caliber Collision, at 871 W. FM 517. The property is zoned “CG” (General Commercial),

which requires an SUP for the proposed use.

Caliber Collision is proposing a 14,704 square-foot facility with 10 service bays. The applicant has indicated 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 work being performed at this facility will be for moderately damaged vehicles. The heavily damaged vehicles will be brought to a separate facility for repair.

The applicant has indicated they will upgrade the site substantially if the Special Use Permit is granted. As part of the Special Use Permit, they have provided a site plan that shows the layout of the site. They are proposing a 6-foot masonry wall along the south and east property boundaries. This will completely screen the premises from view from FM 517 and the properties to the east and south. In front of the wall will be a 10-foot landscape setback consisting of a continuous hedge and 1 tree per 30 linear feet. The landscape is extended along the eastern and western property lines, which would not normally be required. The applicant is also proposing the construct a 10-foot sidewalk along FM 517.

Access will be from a shared access drive that will be used by Caliber Collision, the storage facility to the north, and future development to the west. The site will not get a new curb cut onto FM 517. The proposed use of an automotive repair shop will not significantly increase traffic at this location. Compared to other allowable uses in the “CG” District, traffic impacts will be minimal.

Six notices were sent out to property owners within 200 feet of the subject property. No response in opposition was received. On April 5, 2021, the Planning and Zoning Commission recommended unanimous approval of the request, 7-0-0, subject to the conditions proposed by staff.

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 and Landscape Plan (Exhibit B) and Elevations (Exhibit C). 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 Exhibit C.
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 limited to 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.

Attachments:

1. Data Sheet
2. Proposed Ordinance
3. Exhibit A
4. Exhibit B
5. Exhibit C

CONTRACT ORIGINATION:

Development Services

Applicant: National Property Holdings, LP

Owners: Virgata FM 517, LLC

FUNDING

☐ Funds are available from Account # _____

☐ Requires Budget Amendment to transfer from Account # _____ to Account # _____

☒ NOT APPLICABLE

STRATEGIC PLANNING

☐ Addresses Strategic Planning Critical Success Factor # _____ and Initiative # _____

☒ NOT APPLICABLE