



Legislation Text

File #: 17-0100, **Version:** 1

Consider and take action on an ordinance, amending Ordinance No. 2005-24 for Special Use Permit Application, **SUP16-09 (Joe Hudson Collision Center)**, to allow an Auto Repair and Other Heavy Vehicle Service use to be operated on a property zoned “CG” (General Commercial), generally located along the west side of the Gulf Freeway (I-45), approximately 800 feet north of Big League Dreams Parkway, with the address of 2401 Gulf Freeway South, in League City, Texas (Director of Planning and Development)

Planning and Zoning Commission recommended approval with conditions, 5-0-0 with 3 absent, on February 6, 2017.

Background:

The property is zoned “CG” (General Commercial), which requires a Special Use Permit for an auto repair and other heavy vehicle service use. Approval of the item would grant a Special Use Permit (SUP) to allow an automotive body shop. The proposed use specifically repairs cars which have been in collisions. This involves body work, repainting, and other repairs incidental to collisions.

Project Timeline:

October 11, 2016 - Staff met with owner, Bob Woodcock, to discuss potential SUP application for an Auto Repair and Other Heavy Vehicle Service use to be operated at this location.

November 22, 2016 - Applicant held a neighborhood meeting to discuss potential SUP application with property owners within 500 feet of the subject property.

December 9, 2016 - Application was submitted for Joe Hudson Collision Center SUP.

December 13, 2016 - Application was reviewed by staff and deemed to be incomplete. Additional information was requested for a DRC review.

December 19, 2016 - Staff deemed revised application complete and it was forwarded to DRC for review.

January 13, 2017 - Public notice advertising the February 6, 2017, Planning and Zoning Commission meeting was sent to property owners within 500 feet of the subject property, posted on the subject property, and sent to the newspaper for publishing.

February 6, 2017 - Planning and Zoning Commission held a public hearing and approved 5-0-0 with three members absent.

February 14, 2017 - City Council will hold a public hearing and potentially take action on the first reading of the SUP request.

February 28, 2017 - City Council will potentially take action on the second reading of the SUP request.

Project Summary:

The owner is proposing to open an “Auto Repair and Other Heavy Vehicle Service” use [Joe Hudson Collision Center] in an existing 20,000 square-foot building at 2401 Gulf Freeway South (I-45). This building was constructed in 2007 and has never been occupied. During and after construction of the site, most of the required inspections were not called in or completed. A number of inspections are outstanding and must be passed in order for the building to be occupied. The property owner has agreed to complete all required inspections prior to occupancy.

The building on this property has been vacant since its construction approximately 10 years ago. Approving this SUP will visually enhance the structure up to the standard of development in this area as well as increase the tax base. The proposed business anticipates approximately \$8,000,000 in annual sales at this location. A major reason that the building has remained vacant is due to the substantial amount of work that must be put into the building before occupancy. The owner is willing to complete all of the required items in addition to improving the structure more than a use allowed by-right would be required to do.

The south and east façades will consist of a stone veneer covering approximately 60% of each façade. A brick veneer will cover approximately the bottom three feet of the entire building. The front of the structure will be retrofitted to include a porte-cochere with additional glass being added to the south and east elevations. Multiple bay doors will also be installed on the south elevation. The applicant has agreed to make significant upgrades to the structure that will bring the property up to the standards of the surrounding area.

On February 6, 2017, the Planning and Zoning Commission conducted a public hearing and recommended approval, 5-0-0 with three members absent, subject to staff's conditions. The Planning Department has received no communications in support or opposition to the request.

Staff Recommendation:

Staff recommends approval of the Special Use Permit subject to the conditions listed below:

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, a collision repair shop.
3. The site layout shall be substantially similar to that which is displayed on the site plan (Exhibit A) and elevations (Exhibit B). This includes the parking requirements, landscaping, fencing, and elevations.
4. Junk vehicles shall not be stored at the site for a period longer than two weeks without being repaired. Any vehicles awaiting repair shall be held behind the 6-foot tall screening fence in the car storage area.
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. 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 attached plant list, as shown on Exhibit D. At least three different tree species, two different shrub species, and one ornamental grass species shall be included in the project landscaping.
 - c. Expand landscape islands to a minimum area of 50 square feet and a minimum interior width of five (5) feet.
 - d. 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.
 - e. A ten (10) foot landscape setback shall be provided along the frontage (IH-45 Feeder). The landscape setback shall consist of:
 - I. One shade tree for every 30 linear feet of street frontage, excluding driveways. Trees may be clustered or spaced linearly rather than being on 30-foot centers. The minimum size of the tree shall be 2-1/2" caliper at time of installation. If a utility easement exists within the landscape setback, required trees may be planted outside of, but within 10 feet of, the easement.
 - II. A continuous hedge consisting of shrubs that are not less than three (3) feet or more than four (4) feet in height when mature and no less than 36 inches in height at time of installation. Shrubs shall be planted no more than 36 inches on center. The landscape hedge shall be set back a minimum of three (3) feet and a maximum of six (6) feet from the perimeter of any parking space, driveway, or any access aisle. The hedge must provide continuous screening of the parking area when viewed perpendicular to the public street. Shrubs planted within sight distance triangles shall not exceed 24 inches in height at maturity.
 - III. A berm measuring not less than three (3) feet or more than four (4) feet in height from finished

grade of the parking lot may be utilized as a substitute screening method. The berm shall be set back a minimum of three (3) and a maximum of six (6) feet.

7. Screening of Structures:
 - a. Dumpster enclosures 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 shall be installed around the structure.
 - b. All mechanical equipment (a/c units, electrical boxes, pad-mounted transformers) 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. Buffer:
 - a. A type B Buffer Yard shall be provided where adjacent to the “PS” (Public and Semipublic) District where no improvements to the property have been made. The buffer yard shall consist of:
 - I. A 25-foot buffer yard.
 - II. Four canopy trees and four (4) ornamental trees per 100 linear feet.
 - III. A continuous shrub line.
 - IV. A six-foot tall wooden screening fence.
9. 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.
10. The exterior elevations shall consist of the following:
 - a. The southern and eastern elevations shall be composed of approximately 60% masonry, exclusive of any glass. The remainder of the building face shall be painted an earth tone color similar to the adjacent Cabela’s.
11. Signage: The project shall comply with the League City Sign Ordinance with the following exception:
 - a. Any pylon or monument sign(s) along any right-of-way must be of masonry below the sign cabinet. The colors of the masonry base shall be complementary of the primary building.
12. The following outstanding inspections must be passed prior to a Certificate of Occupancy:
 - a. Foundation pier inspection
 - b. Foundation inspection
 - c. Cover inspection
 - d. Complete plumbing & ground inspection (we have indications that pipes were relocated without approved drawings)
 - e. Electrical cover inspection (electrical was installed and covered without an inspection)
 - f. Complete inspection of the water lines.
 - g. Mechanical inspection
 - h. Planning & Engineering Department inspections (i.e. parking, landscaping, detention ponds/stormwater)
 - i. Windstorm Certification
 - j. Energy Code Certification

k. ADA Certification

Attachments:

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

CONTRACT ORIGINATION:

Planning and Development

Applicant: Kenneth Fifield

Owner: Kenfield Holding, LLC

FUNDING

{ x } NOT APPLICABLE

{ } Funds are available from Account # _____

{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____