



Legislation Text

File #: 18-0595, **Version:** 1

Hold a public hearing on a Special Use Permit application, SUP-18-0003 (B W Hunting, LLC), to allow an Auto Repair and Other Heavy Vehicle Service use on approximately 2.45 acres zoned “CG” (General Commercial), legally described as Lot 3, Block 1, Kenfield Collision, generally located west of the Gulf Freeway (I-45), and north of Big League Dreams Parkway, with the address of 2405 South Gulf Freeway, in League City, Texas (Director of Planning and Development)

A public hearing is required to consider this Special Use Permit for an Auto Repair and Other Heavy Vehicle Service use.

Project Timeline:

March 06, 2018 - 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.

April 30, 2018 - Applicant held a neighborhood meeting to discuss potential SUP application with property owners within 500 feet of the subject property.

June 14, 2018 - Application was received for B W Hunting, LLC. SUP.

June 26, 2018 - Staff sent DRC comments to applicant for changes to the plan proposal.

July 03, 2018 - A consultant along with the applicant met with staff and discussed revisions to the project.

July 17, 2018 - Revised plan was submitted and forwarded to DRC for review.

July 30, 2018 - After DRC review, a revised comments letter was sent to the applicant.

August 24, 2018 - Public notice advertising the September 17, 2018, Planning and Zoning Commission meeting was sent to property owners within 500 feet of the subject property.

August 24, 2018 - Posted notice on the subject property and sent to the newspaper for publishing.

September 17, 2018 - Planning and Zoning Commission held a public hearing and made a recommendation of approval, 5-0-0 with three members absent, 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 Summary:

The applicant is proposing to open an “Auto Repair and Other Heavy Vehicle Service” use, specifically an off-road vehicle modification shop, at 2405 South Gulf Freeway (I-45). The proposed vehicle modification shop will consist of an approximately 10,000 square-foot building with more than 80% masonry on each side. The facility will consist of six bays on the east and west elevations. 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. A six-foot tall wooden screening fence will surround the entire property and vehicles shall not be visible from any adjacent lot. Services rendered at this facility include: replacing suspensions, changing transmissions and exhaust systems, modifying vehicles for 4-wheel drive, and replacing shocks, wheels, axles, and braking systems.

The subject property is currently undeveloped. Approving this SUP will require the proposed building to match the aesthetics of the existing building at 2401 South Gulf Freeway, as well as the Cabela’s. The south side of the subject property abuts Public and Semi-Public zoned property (Big League Dreams). As a result, a 25-foot wide and 100-foot long landscape buffer, which includes shade and ornamental trees, has been provided for screening between the subject property and an open area between outfields of Big League Dreams.

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

On September 17, 2018, the Planning and Zoning Commission conducted a public hearing and recommended approval, 5-0-0 with three members absent. The Planning Department has not received any letters of opposition or support for the request.

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 vehicle modifications shop.
3. The site layout shall comply with the site plan (Exhibit B), landscape plan (Exhibit C), and elevations (Exhibit D). This includes the parking requirements, landscaping, fencing, buffer, and elevations.
4. Vehicles shall not be stored at the site for a period longer than two weeks. All vehicles shall be stored 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" on 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. A landscape buffer shall be provided between the subject property and an opening between adjacent backstops of Big League Dreams. The landscape buffer shall consist of:
 - I. Four shade 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. Elevations: 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 exception that 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.

Attachments:

1. Data Sheet
2. Zoning Map
3. Excerpt Minutes from September 17, 2018 P&Z Meeting
4. Staff Report

CONTRACT ORIGINATION:

Planning and Development

Applicant: Cathy Seyl, Wycoff Development and Construction

Owner: Bob Woodcock, B W Hunting, 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