

Special Use Permit SUP-24-0002 (Bukhari Convenience Store)

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|-------------------------|---|
| Request | Hold a public hearing and make a recommendation to City Council for Special Use Permit Application, SUP-24-0002, Bukhari Convience Store, for a gas station with a convenience store. |
| Applicant | Chris Heard of GMS Connects, LLC |
| Owner | S.R. Bukhari, Inc. |
| City Council | Public Hearing & First Reading – <i>October 22, 2024</i> ; Second Reading – <i>November 12, 2024</i> . |
| Location | 101 North Gulf Freeway |
| Citizen Response | 11 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received |
| Attachments | 1. Zoning Map 2. Aerial Map 3. Applicant Letter 4. Site Plan (including Landscaping Plan and Elevations) |

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed use would be compatible with surrounding properties, the surrounding land uses, and the performance impacts should be considered.

Purpose The purpose of the request is to propose a gas station with a convenience store, classified as a *Vehicle Fueling Station* on approximately 0.5 acres (22,960 square feet) in area. The gas station will have 6 fueling stations (12 fueling pumps) and a ±2,130 square foot convience store. The Subject Tract previously functioned as a gas station. However, in 2019, the previous gas station was demolished as a result of right-of-way (ROW) acquisition by TXDoT with the intent of widening I-45.

Per the Unified Development Code (UDC) Vehicle Fueling Stations require an SUP to be located within the “CG” zoning district.

Background

1983 – The original gas station with convenience store was constructed.
August 10, 1999 – The property was initially zoned as “CG” (C-3) General Commercial.
April 2018 – TXDoT acquired a 0.1231-acre parcel from the Subject Tract with the intent of widening I-45.
January 2019 – The existing convenience store and fuel pumps were demolished.
March 27, 2024 – A Pre-Development Meeting for this proposed use was held.
June 28, 2024 – The applicant held a Neighborhood Meeting. No neighbors attended the meeting.
July 3, 2024 – The SUP application was received and accepted by Staff.
September 18, 2024 – Public notice signs were posted on the Subject Tract, and notice letters were mailed to all property owners within 200’ of the Subject Tract.
September 20, 2024 – A legal notice of the public hearing was advertised in the Galveston County Daily News.
October 7, 2024 – A public hearing will be held, and the Planning and Zoning Commission will consider the request to make a recommendation to City Council.
October 22, 2024 – City Council is scheduled to conduct a public hearing and consider the request on a first reading.

November 12, 2024 – If approved on first reading, City Council will consider the second reading of the request.

Site and Surrounding Area

As previously mentioned, a gas station with a convenience store was present on the Subject Tract until the building, canopy, and pumps were demolished in 2019. The paving was not removed as part of this demolition, so the Subject Tract is largely covered by concrete. It is of note that the concrete has not been maintained, and because of this, the concrete is broken/damaged throughout. Additionally, the previous gas station’s monument sign is still present on the site, but the sign will be removed once the construction of the new building commences. There is limited landscaping present, and no protected trees are located on the Subject Tract.

The surrounding uses and zones are as follows:

| Direction | Surrounding Zoning | Surrounding Land Use |
|------------------|---------------------------|---|
| North | General Commercial | Eating and Drinking Establishment with Drive-Thru |
| South | General Commercial | Retail Sales |
| East | General Commercial | Retail Sales |
| West | General Commercial | Eating and Drinking Establishment, Full Service |

There are numerous gas stations within the vicinity of the Subject Tract. Within 1 mile of the Subject Tract, there are 7 gas stations, within 2 miles of the Subject Tract, there are 17 gas stations, and within 3 miles of the Subject Tract, there are 33 gas stations. The location of the Subject Tract is located at the intersection of a major arterial, FM 518, and a freeway, I-45. Because of the location along the major roadways, it is an ideal position for a gas station.

Access

Access to the property is provided from the I-45 Frontage Road and two access easements are provided along the western boundary of the tract. Currently, there are three driveways present on the Subject Tract- two driveways are located along I-45 Frontage Road and one driveway is located along FM 518. Two of these driveways will be closed (one along I-45 Frontage Road and the one along FM 518), and there will only be one driveway located along the I-45 Frontage Road.

West Main Street (FM 518)

| | Existing Conditions | 2018 Master Mobility Plan |
|--------------------------------|--|--|
| <i>Roadway Type</i> | Major Arterial | Major Arterial |
| <i>ROW Width</i> | 100 Feet – 160 Feet | 100 Feet - 120 Feet |
| <i>Pavement Width and Type</i> | 4-lane divided, 48-foot roadway width, 16-foot wide median, concrete curb and gutter; sidewalks on both sides. | 4-lane divided, 48-foot roadway width, 16-foot wide median, concrete curb and gutter; sidewalks on both sides. |

I-45 (Interstate Highway 45) Frontage Road

| | Existing Conditions | 2018 Master Mobility Plan |
|--------------------------------|--|--|
| <i>Roadway Type</i> | Freeway | Freeway |
| <i>ROW Width</i> | 100 Feet | 100 Feet - 120 Feet |
| <i>Pavement Width and Type</i> | 6-lane undivided, 75-foot roadway width, concrete curb and gutter; sidewalks on west side. | 6-lane undivided, 75-foot roadway width, concrete curb and gutter; sidewalks on west side. |

Comprehensive Plan

The property conforms to the Future Land Use Map in the 2035 Comprehensive Plan, which identifies the area as EADC (Enhanced Auto Dominant Commercial). According to the 2035 Comprehensive Plan, Enhanced Auto-Dominant Commercial is focused on convenience and access for customers and employees exclusively by automobile located at major intersections.

Development Standards

Gateway to League City - The Subject Tract is located at the intersection of I-45 and FM 518, and this location is a gateway entrance into League City. Because of the prime location, it is a condition of this SUP that a League City themed mural shall painted on the eastern wall of the convenience store. The mural will be prominent at the intersection of I-45 and FM 518. City Staff will review and approval the mural prior to the installation, and the property owner will incur all installation and maintenance costs (see Condition #4 for more information).

Elevations - The proposed exterior elevations of the convenience store are comprised primarily of painted stucco finish, cultured stone cladding, and pre-finish metal panels. The proposed fuel pump canopy will match the convenience store elevations and will feature cultured stone cladding along the support columns and a pre-finish metal canopy.

Landscaping/Screening and Buffers –Per the UDC, a 10’ wide landscape setback is required along all street frontages. However, the landscaping plan proposes a landscape setback that varies in size from ±2.5’ wide at the narrowest point to ±13’ wide at the widest point. Despite the reduced landscape buffer width, adequate landscaping will be provided, and there is an approximately 30’ wide area within the I-45 ROW that is not currently paved. This 30’ wide area is comprised of grass, and this area will make that proposed landscape buffer appear wider. However, in the future TXDoT may widen the I-45 frontage road, and the grassy area may be reduced. Additionally, a mural is to be provided on the eastern wall of the convenience store. This mural will provide an aesthetic that will offset the reduced landscape setback.

Resiliency

Onsite Backup Generator – A condition of approval of this SUP (Condition #5) requires the fuel dispensing facility to be equipped with a generator that can operate all essential emergency fueling systems. This will allow for the gas station to be functional in the event of power loss, and this will be particularly beneficial in the aftermath of extreme events.

Electric Vehicle Charging – In addition to fueling pumps, the proposed gas station will provide two electric vehicle charging stations. This will allow for residents and travelers with electric vehicles to be serviced at this station, as well.

Staff Findings

Based upon the information provided:

- The existing site conforms to the Comprehensive Plan’s Future Land Use Plan.
- The existing site has direct access onto the I-45 Frontage Road.
- The business will operate in the same fashion as the previous gas station that was demolished due to the TXDoT acquisition of ROW.
- The site provides enhanced standards such as a mural located on the eastern façade and a backup generator to ensure that the gas station is functional in the aftermath of extreme events.

Recommendation

Based on the criteria listed above, staff recommends approval the SUP with the following conditions:

1. The SUP shall expire after a period of 24 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 uses permitted on-site will be limited to those permitted in the General Commercial zoning district and a Fueling Station and Convenience Store.
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. The property owner shall provide a mural as indicated on the building elevations. The property owner shall incur all costs associated with the installation and maintenance of the mural. Upon the issuance of a building permit, the applicant shall:
 - a. Have 12 months to receive design approval from the City of League City;
 - b. Have 18 months to install the mural.
5. Motor fuel dispensing facilities shall be pre-wired with an approved, permanently installed and mounted generator and affixed transfer switch capable of operating all essential emergency fueling systems. Generator shall be capable of operating all essential emergency fueling system components and dispensing motor fuel safely and reliably within 24 hours after any disaster or sustained electrical outage. The generator must be capable of supplying a minimum of 150 percent of the total ampacity requirements of all of the essential emergency fueling systems equipment for the power outage period during normal posted operational hours.
6. The mutual access easement located in the western corner of the tract (and shown in the attached site plan) is required. This mutual access easement shall be recorded prior to the issuance of any permits for this site.
7. Canopy Lights. Light fixtures mounted on canopies or vehicle fueling station islands shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.
8. The fueling canopy posts shall be covered in a material that matches the primary structure.
9. 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.
10. One monument sign shall be permitted. All signage materials must be complementary to the primary building in keeping with the Covenants, Conditions and Restrictions, enforced by the Property Owners Association.
11. Canopy signage will be calculated the same fashion as the wall signage for the building.
12. Allow a decreased landscaped buffer yard width along the eastern and southern property lines from 10 feet to 2.5 feet. All of the required plantings must be provided in accordance with the development regulations.

For additional information, you may contact Caitlin King, Planner, at 281-554-1217 or at caitlin.king@leaguecitytx.gov

EXHIBIT 2



200 ft Notification Buffer

Subject Property

101 N Gulf Fwy



LCTX
Landscape Construction Technology & Consulting

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 06/03/2024

EXHIBIT 3



Government Managed Services

City of League City
500 Walker Street
League City TX 77573

RE: Special Use Permit- Letter of Intended Use

We are applying for a Special Use Permit for commercial development of the northwest corner of FM 518 and Gulf Fwy and I-45. The details of the proposed development are:

Proposed Uses: Building One: A service station with fuel pumps.

Specific Operations: The building will operate as a Convenience store and there will be 6 fueling stations on the site

Building Size: Building 2130 SQFT

Lot Size: 22,960 SQFT

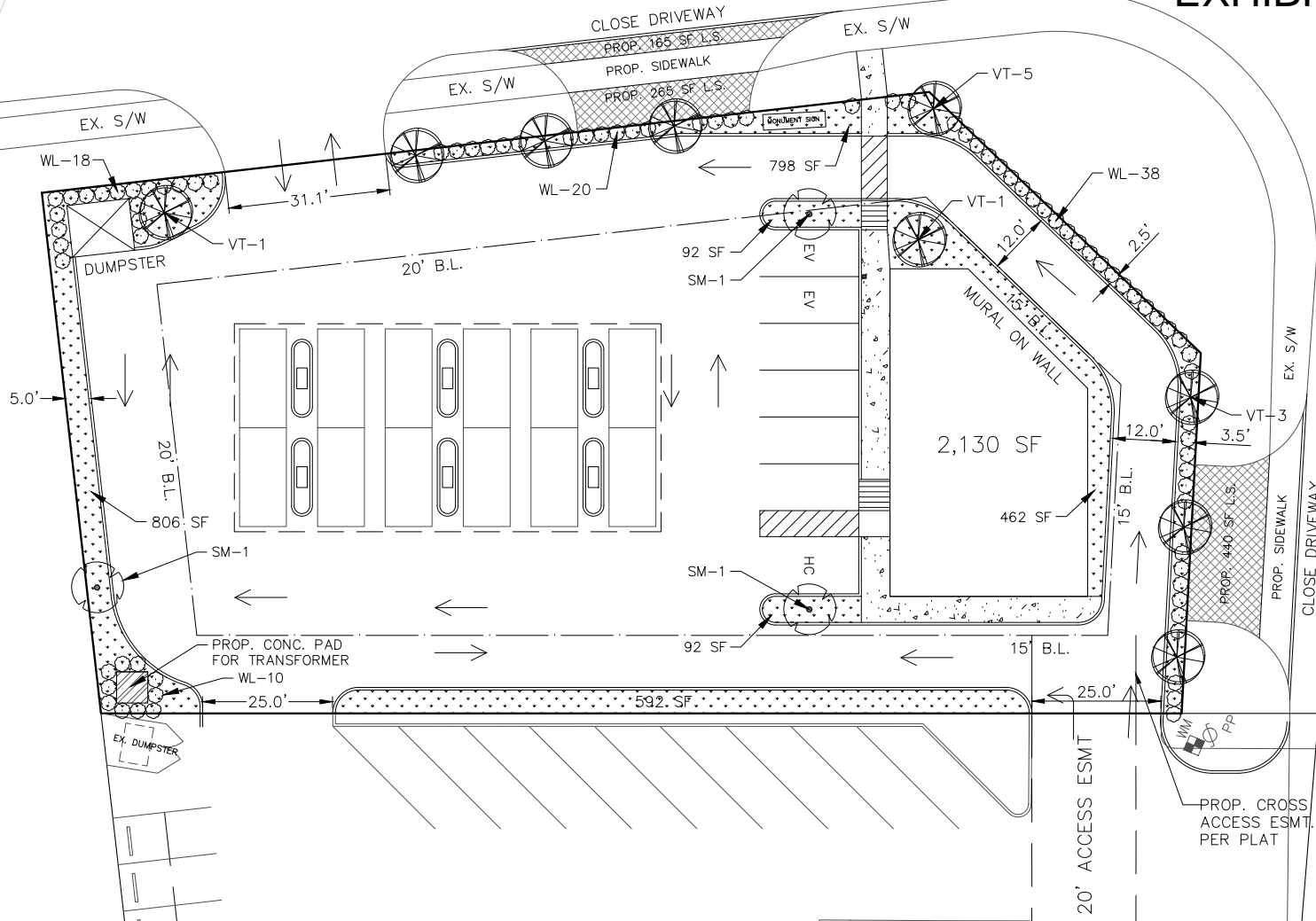
Other Information: This is a request to re-construct an existing convenience store after taking from TxDOT to expand the ROW. The ownership has not changed.

Parking Spaces: Parking provided 19

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| Facilitate | Evaluate | Consult |
|------------|----------|---------|

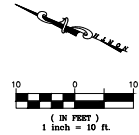
I-45 FRONTAGE ROAD

EXHIBIT 4



LANDSCAPE SUMMARY:
 SITE AREA = 0.527 AC (22,960 SQ FT)
 PERCENTAGE OF LANDSCAPE REQUIRED UNDER SECTION 125-4.20.2.(3)
 MINIMUM LANDSCAPE AREA REQUIRED: 15.0% (3,444 SQ FT)
 LANDSCAPE INSIDE PROPERTY PROVIDED: 2,840 SF (12.4%)
 LANDSCAPE PROVIDED BY CLOSING DRIVEWAY: 870 SF (3.8%)
 TOTAL LANDSCAPE AREA PROVIDED: 3,712 SF = 16.2%
 FRONTAGE TREES REQUIRED UNDER SECTION 125-4.20.2.(1)(1)a:
 ONE SHADE TREE FOR EVERY 30' OF LINEAR STREET FRONTAGE, EXCLUDING DRIVEWAYS
 (313'-317'/30' = 10 STREET FRONTAGE TREES REQUIRED)
 STREET FRONTAGE TREES PROVIDED: 10
 FRONTAGE SHRUBS REQUIRED UNDER SECTION 125-4.20.2.(1)(1)b:
 A CONTINUOUS HEDGE CONSISTING OF SHRUBS.
 STREET FRONTAGE SHRUBS PROVIDED: 76
 PARKING LOT TREES REQUIRED UNDER SECTION 125-4.20.2.(1)(4):
 SHADE TREES SHALL BE PLANTED AT A RATIO OF ONE TREE FOR EVERY EIGHT SPACES.
 19 PARKING SPACES PROVIDED / 8 = 3 PARKING LOT TREES REQUIRED
 PARKING LOT TREES PROVIDED: 3

NOTES:
 A BLANKET INGRESS/EGRESS EASEMENT TO BE RECORDED UNDER SEPARATE DOCUMENT.



FM 518

| PLANT LIST | | | | | |
|------------|----------|-----------------------------------|--------------------|-----------------------------------|---|
| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | TYPE | REMARKS |
| | 3 | MAGNOLIA GRANDIFLORA "LITTLE GEM" | SOUTHERN MAGNOLIA | PARKING LOT TREE | - MIN 2" CAL AND 6' HIGH AT TIME OF PLANTING. |
| | 10 | VITEK AGNUS-CASTUS | VITEK | STREET FRONTAGE TREE | - MIN 1.5" CAL (15 GAL) AT TIME OF PLANTING. |
| | 76 | LIGUSTRUM JAPONICUM | WAXLEAF LIGUSTRUM | STREET FRONTAGE & SCREENING SHRUB | - 3 GAL AND MIN 3' HIGH AT TIME OF PLANTING. - PLANT 36" O.C. |
| | 3,712 SF | CYNADON DACTYLON | SOLID SOD BERMUUDA | SOD | |

LEGEND:
 SOD AREA (2,912 SF/0.067 AC)



CITY OF LEAGUE CITY

| | | | |
|-----|------|-----------|------|
| NO. | DATE | REVISIONS | APP. |
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Everest Design Group, llc
 Planning, Engineering, Construction Management
 TYPE FIRM NO. F-9440
 975 FRIENDSWOOD DRIVE, STE 200
 FRIENDSWOOD, TX 77546
 PHONE: 281.993.5773 FAX: 281.648.2294

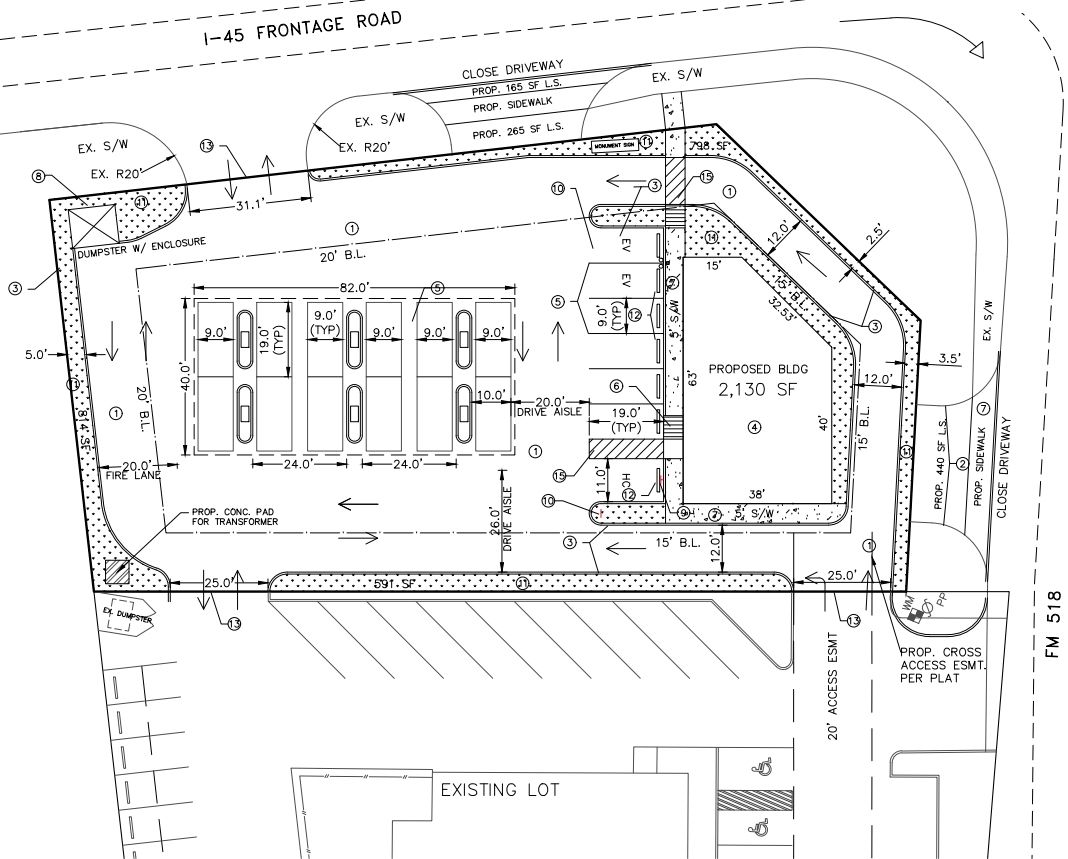
S.R. BUKHARI INC. CONVENIENCE STORE
 101 GULF FREEWAY
 LEAGUE CITY, TEXAS 77573

LANDSCAPE PLAN

F-9440

DRAWN BY: SH PROJECT NO. 202429 SHEET NO.
 DESIGNED BY: SH DATE: AUGUST 27, 2024
 APPROVED BY: ST SCALE: AS SHOWN

EXHIBIT 4

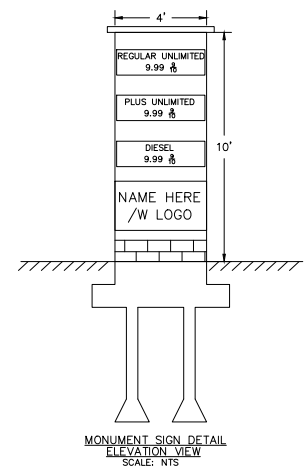
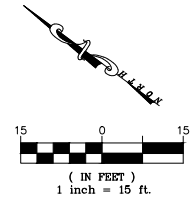
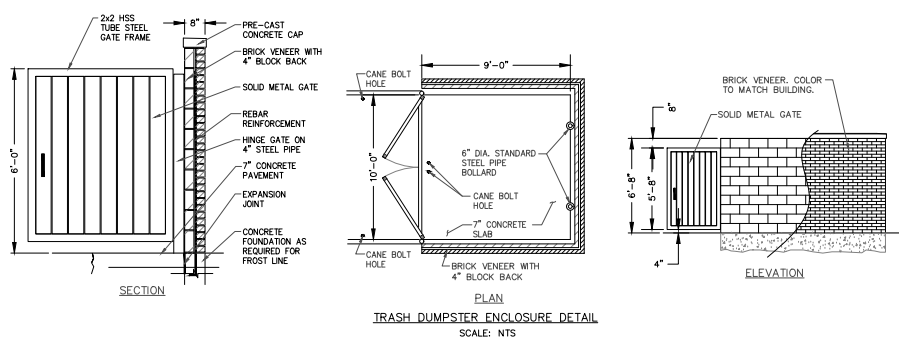
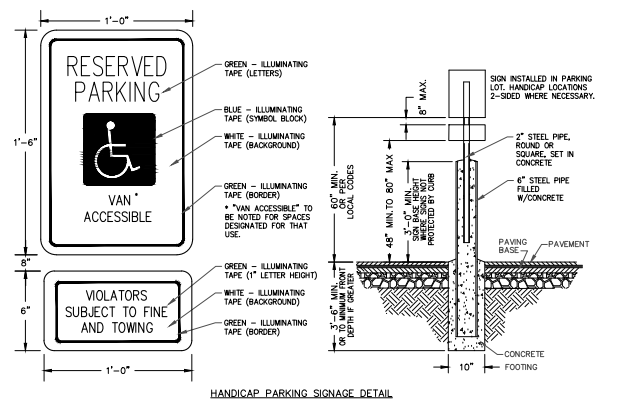


| PROPOSED PARKING SUMMARY | |
|---|----|
| REQUIRED PARKING | |
| OFFICE/RETAIL BLDG (2130 SF): | |
| 1 SPACE PER 250 SF | |
| 2130 / 250 = | 9 |
| TOTAL = | 9 |
| PROPOSED PARKING | |
| STANDARD PARKING (9'x19') | 16 |
| EV PARKING (9'x19') | 2 |
| HANDICAP PARKING PROVIDED (INCLUDES 2 VAN ACCESSIBLE) | 1 |
| TOTAL = | 19 |

| SITE DATA | |
|----------------|-------------------------|
| 1. SITE AREA = | 0.527 AC |
| 2. ZONING: | GENERAL COMMERCIAL (CG) |

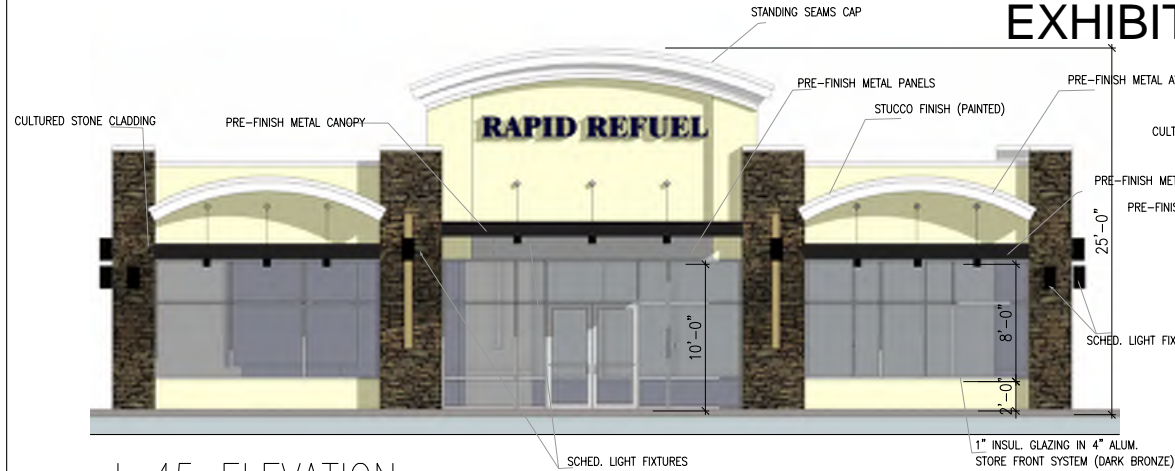
NOTES:
A BLANKET INGRESS/EGRESS EASEMENT TO BE RECORDED UNDER SEPARATE DOCUMENT.

- SCHEDULE OF KEY NOTES:**
- 6" CONCRETE PAVEMENT ON 6" LIME STABILIZED SUBGRADE.
 - REMOVE EXISTING CURB. PROVIDE #4 REBAR 9" LONG DOWELED 6" INTO EX. PWMT AT 16" ON CENTER SET IN EPOXY.
 - PROPOSED 6" CONCRETE CURB.
 - PROPOSED SHELL BUILDING. SEE ARCH. DRAWINGS & STRUCTURAL PLANS FOR DETAILS.
 - 4" WIDE YELLOW TRAFFIC PAINT STRIPE (TYPICAL AT PARKING SPACE), TWO (2) COATS OF PAINT REQUIRED.
 - PROPOSED HANDICAP ACCESSIBLE RAMP.
 - PROPOSED CONCRETE SIDEWALK.
 - PROPOSED TRASH DUMPSTER WITH ENCLOSURE. SEE DETAIL THIS SHEET.
 - PROPOSED HANDICAP PARKING VERTICAL SIGN. SEE DETAIL THIS SHEET.
 - PROPOSED "DO NOT ENTER" SIGN.
 - PROPOSED LANDSCAPE AREA.
 - PROPOSED WHEEL STOP.
 - EX DRIVEWAY.
 - PROVIDE CURB CUT.
 - 5' HANDICAP ACCESSIBLE ROUTE WITH STRIPING.

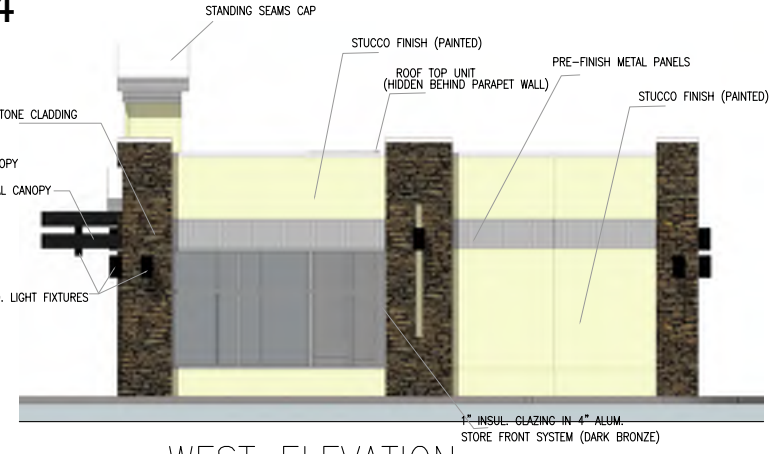


| CITY OF LEAGUE CITY | | | |
|---|-----------------------|-----------|------|
| NO. | DATE | REVISIONS | APP. |
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| | | | |
| Everest Design Group, LLC Planning, Engineering, Construction Management 907 S. FRIENDSWOOD DRIVE, STE 200 FRIENDSWOOD, TX 77546 PHONE: 281-994-8770 FAX: 281-648-2294 | | | |
| GRAND OAK VILLAGE - LOT 1 1120 & 1130 GRAND OAK BLVD LEAGUE CITY, TEXAS 77573 | | | |
| SITE LAYOUT PLAN | | | |
| F-9440 | | | |
| DRAWN BY: BP | PROJECT NO: 2022-730 | SHEET NO | |
| DESIGNED BY: EP | DATE: AUGUST 27, 2024 | | |
| APPROVED BY: ST | SCALE: AS SHOWN | | |

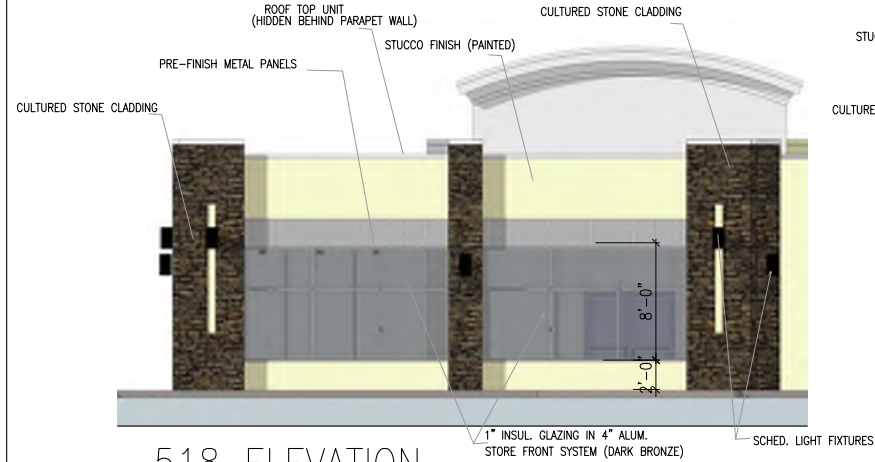
EXHIBIT 4



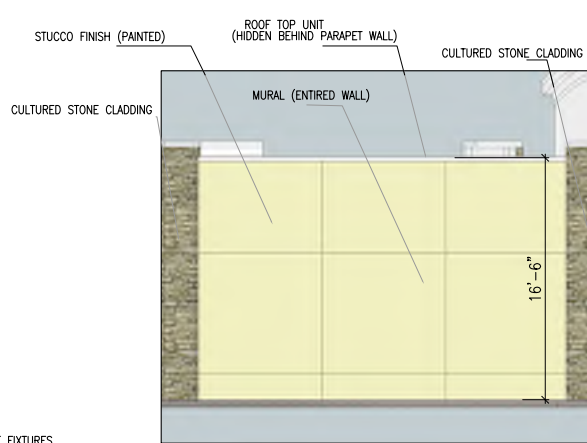
I-45 ELEVATION



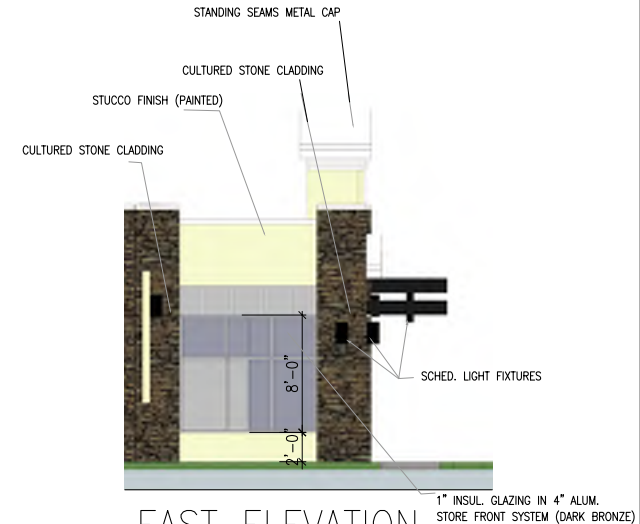
WEST ELEVATION



518 ELEVATION



MURAL ELEVATION



EAST ELEVATION



MIT Architects
 8004 Oakwood Bend Dr.
 Houston, Texas 77040
 Ph: 713.320.4522
 Fax: 1-866.486.1256

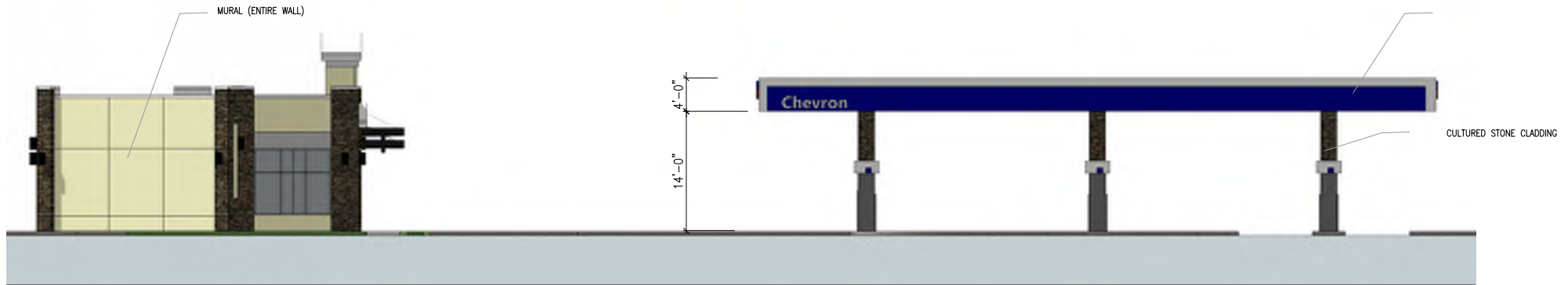
RAPID REFUEL
 101 Gulf Freeway
 League City

8-27-2004

EXHIBIT 4



I-45 ELEVATION



EAST ELEVATION



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8004 Oakwood Bend Dr.
Houston, Texas 77040
Ph: 713.320.4522
Fax: 1-866.486.1256

RAPID REFUEL
101 Gulf Freeway
League City

8-28-2004