

## Special Use Permit SUP-25-0014 (Anchor Bay Gas Station)

<b>Request</b>	Hold a public hearing and make a recommendation to City Council for Special Use Permit Application, SUP-25-0014, Anchor Bay Gas Station, for a gas station with a convenience store.
<b>Applicant</b>	Ernie Ramos of Dimensions Architects
<b>Owner</b>	B&B 270 Holdings, LLC
<b>City Council</b>	Public Hearing & First Reading – <i>February 24, 2026</i> ; Second Reading – <i>March 24, 2026</i> .
<b>Location</b>	Generally located at the southeast corner of S. Egret Bay Blvd. (FM 270) and Austin St.
<b>Citizen Response</b>	9 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
<b>Attachments</b>	1. Zoning Map 2. Aerial Map 3. Site Plan (including Site Plan, Landscaping Plan, and Elevations) 4. Applicant Letter 5. Gas Station Proximity Map

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 2.8 acres (123,479 square feet) in area. The development will also include a separate retail shell building. The gas station will have 5 fueling stations (10 fueling pumps) and a 6,100-square-foot convenience store. The Subject Tract is currently undeveloped. The applicant initially submitted a request to rezone the property with a Special Use Permit (SUP). However, after the initial review of the application by the Development Review Committee (DRC), it was determined that a rezoning of the Subject Tract was not needed and the request was amended.

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

**Background**

**August 10, 1999** – The property was initially zoned as Single-Family Residential (R-1).  
**August 31, 2005** – The Subject Tract was rezoned as Neighborhood Commercial as part of a city-wide Zoning Map update.  
**August 5, 2025** – A Pre-Development Meeting for this proposed use was held.  
**September 5, 2025** – The applicant held a Neighborhood Meeting. One member of the public attend the meeting.  
**September 17, 2025** – The SUP application was submitted to the Planning Department.  
**January 26, 2026** – Notice letters were mailed to all property owners within 200’ of the Subject Tract and a notice was published on the city’s website.  
**January 28, 2026** – A legal notice of the public hearing was advertised in the Galveston County Daily News, and a public notice sign was posted on the Subject Tract.  
**February 12, 2026** – A public hearing is scheduled to be held, and the Planning and Zoning Commission will consider the request to make a recommendation to City Council.

**February 24, 2026** – City Council is scheduled to conduct a public hearing and consider the request on first reading.

**March 24, 2026** – If approved on first reading, City Council will consider the second reading of the request.

**Site and Surrounding Area**

The surrounding uses and zones are as follows:

Direction	Surrounding Zoning	Surrounding Land Use
North	“RMF-1.2”	Highbridge at Egret Bay apartments
South	ROW and “RSF-20”	Austin St. and Residential acreage
East	“RSF-10”	Residential acreage
West	ROW and “CM”	S. Egret Bay Blvd. (FM 270) and Undeveloped Commercial acreage

Within one mile of the Subject Tract, there are three gas stations. Two are located along S. Egret Bay Blvd., and one is located to the east along League City Pkwy. (SH 96).

**Access**

Access to the property is provided from S. Egret Bay Blvd. (FM 270) and Austin St. Currently, there are three driveways proposed on the Subject Tract- two driveways are located along S. Egret Bay Blvd. (FM 270) and one driveway is located along Austin St. The driveways located along S. Egret Bay Blvd. (FM 270) are subject to approval by TXDOT.

**Egret Bay Blvd (FM 270)**

	Existing Conditions	2024 Master Mobility Plan
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	130 Feet	As Determined by TxDOT
<i>Pavement Width and Type</i>	2-lane divided, 40-foot roadway width, 15-foot wide median, concrete curb and gutter.	As determined by TxDOT.

**Austin St.**

	Existing Conditions	2024 Master Mobility Plan
<i>Roadway Type</i>	Local	Local
<i>ROW Width</i>	60 Feet – 100 Feet	60 Feet
<i>Pavement Width and Type</i>	2-lane undivided, 30-foot roadway width, concrete curb and gutter; sidewalks on west side.	2-lane undivided, 30-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**

**Elevations** - The proposed exterior elevations of the convenience store are comprised primarily of concrete masonry, stone veneer, metal panels, and painted stucco. The proposed fuel pump canopy match the convenience store elevations per Condition #5, listed below.

**Landscaping/Screening and Buffers** – Per the UDC, a 10’ wide landscape setback is required along all street frontages. The landscape setback is provided along S. Egret Bay Blvd. and Austin Str. Additionally, a 20’ landscape buffer is required and is provided along the northern boundary of the Subject Tract, and a 30’ landscape buffer is required and is provided along the eastern

boundary of the Subject Tract. These additional landscape buffer yards are required to mitigate impacts on the Subject Tract from the adjacent single and multi-family uses.

## Resiliency

**Onsite Backup Generator** – A recommended condition of this SUP (Condition #2) requires the fuel dispensing facility to be equipped with a generator that can operate all essential emergency fueling systems. This will allow 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, staff's findings are as follows:

- The existing site conforms to the Comprehensive Plan's Future Land Use Plan.
- The existing site has direct access onto S. Egret Bay Blvd. and Austin St.
- The site provides enhanced standards such as a backup generator to ensure that the gas station is functional in the aftermath of extreme events.
- The site proposes additional enhancements including electrical vehicle charging stations, masonry columns, and a landscape berm along the roadway frontages.

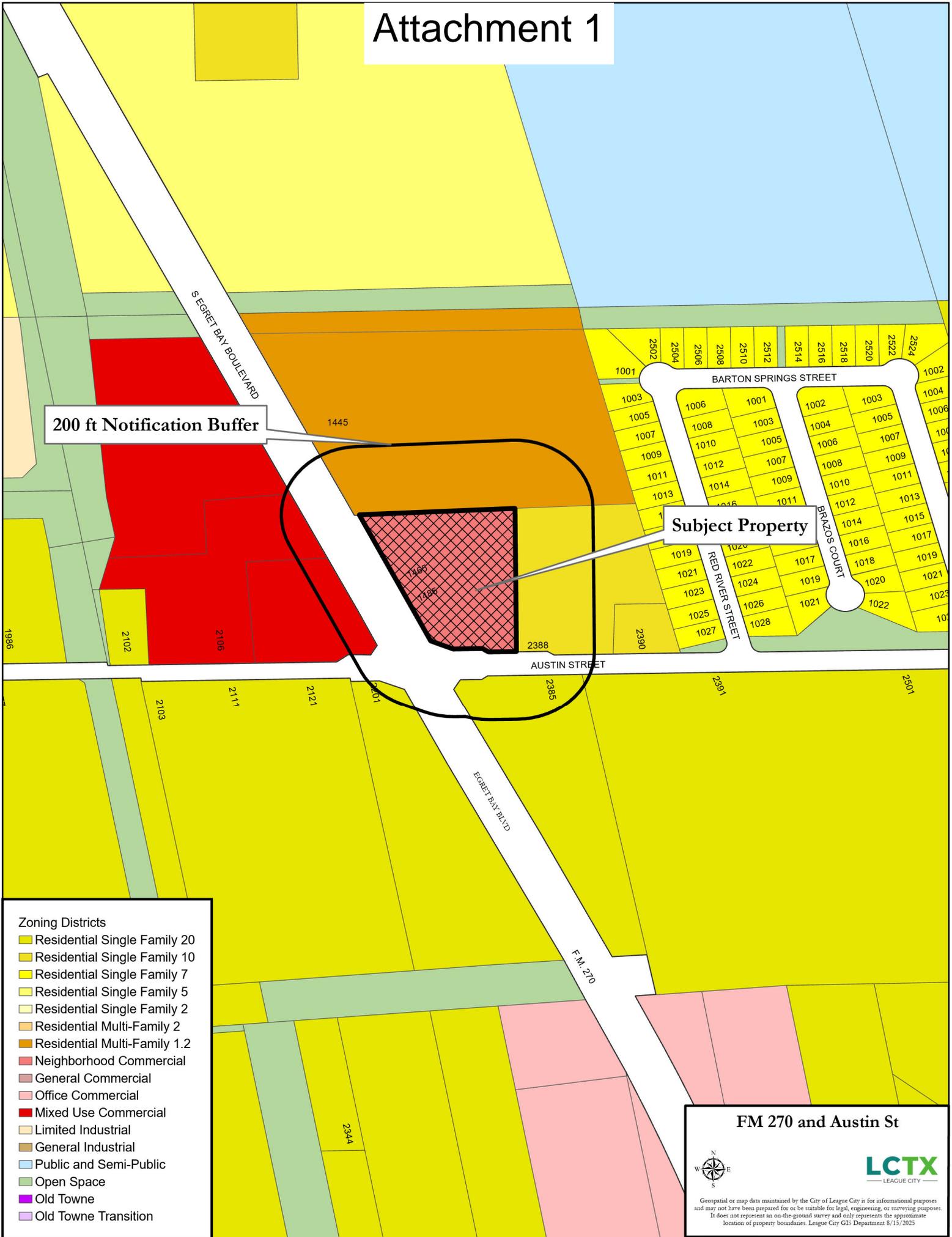
## Recommendation

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. 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. The 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.
3. The uses permitted on-site will be limited to those permitted in the Neighborhood Commercial zoning district and by this SUP for a Vehicle Fueling Station use.
4. 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.
5. The fueling canopy posts shall be covered in a material that matches the primary structure.
6. 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.
7. Only one monument sign shall be permitted on each street frontage. All signage materials must be complementary to the primary building in keeping with the Covenants, Conditions and Restrictions enforced by the Property Owners Association.
8. Any canopy signage will be calculated towards the maximum wall signage for the building occupied by the gas station / convenience store.

For additional information, you may contact Caitlin King, Senior Planner, at 281-554-1217 or at [caitlin.king@leaguecitytx.gov](mailto:caitlin.king@leaguecitytx.gov)

# Attachment 1



200 ft Notification Buffer

Subject Property

### Zoning Districts

- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space
- Old Towne
- Old Towne Transition

### FM 270 and Austin St



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 8/15/2025

# Attachment 2

200 ft Notification Buffer

Subject Property

FM 270 and Austin St

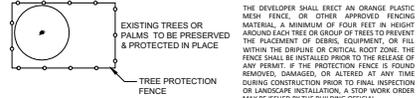
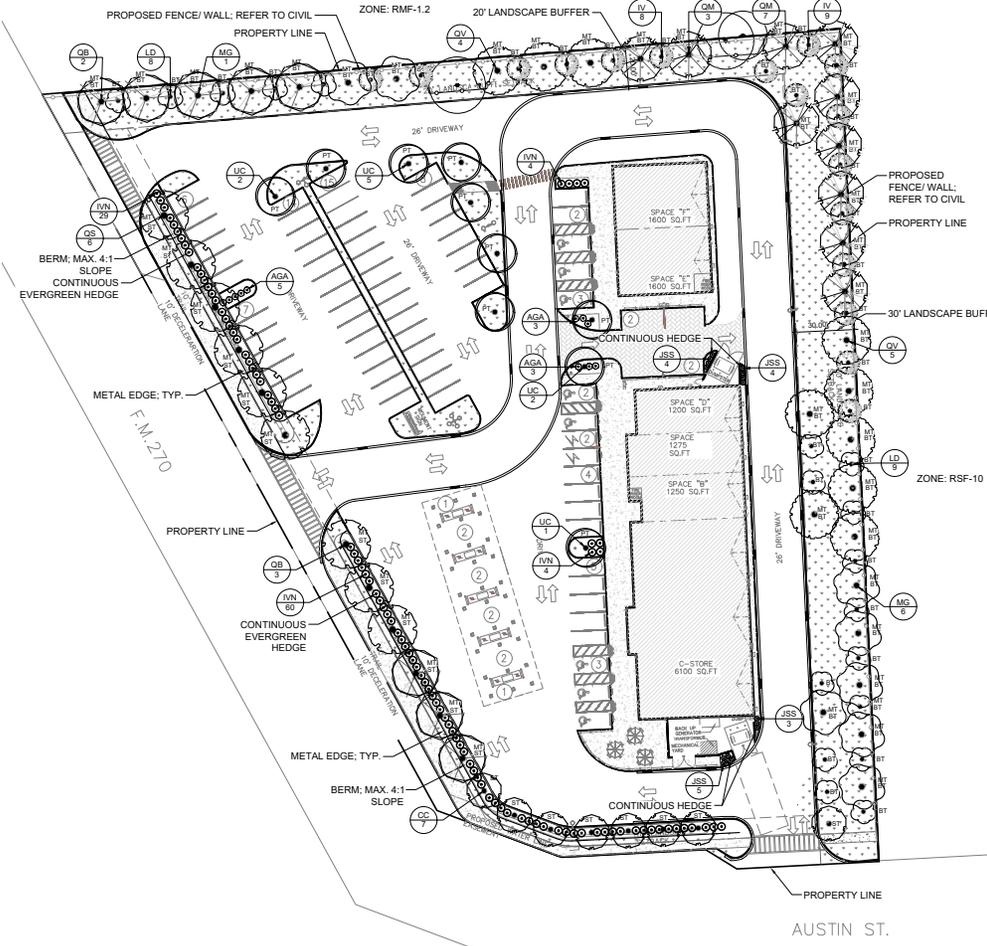


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# Attachment 3



THE DEVELOPER SHALL ERECT AN ORANGE PLASTIC NEW FENCE, OR OTHER APPROVED FENCING MATERIAL, A MINIMUM OF FOUR FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS, EQUIPMENT, OR FILL WITHIN THE DRINKING OR CRITICAL ROOT ZONE. THE FENCE SHALL BE INSTALLED PRIOR TO THE RELEASE OF ANY PERMIT. IF THE PROTECTION FENCE IS FOUND REMOVED, DAMAGED, OR ALTERED AT ANY TIME DURING CONSTRUCTION PRIOR TO FINAL INSPECTION OR LANDSCAPE INSTALLATION, A STOP WORK ORDER MAY BE ISSUED BY THE BUILDING OFFICIAL.

ST - STREET FRONTAGE TREE  
 PT - PARKING LOT TREE  
 BT - LANDSCAPE BUFFER TREE  
 MT - MITIGATION TREE

**LANDSCAPE CALCULATIONS**

OVERALL SITE: 128,886 SF (2.96 ACRES)  
 ZONING: CN, NEIGHBORHOOD COMMERCIAL  
 ADJACENT ZONING: NORTH RMF-1.2, EAST RSF-10 (RESIDENTIAL MULTI-FAMILY 1.2, RESIDENTIAL SINGLE FAMILY 10)  
 REQUIRED LANDSCAPE AREA (10% OF LOT SIZE): 12,889 SF  
 PROVIDED LANDSCAPE AREA: 28,131 SF (22%)

**LANDSCAPE BREAKDOWN**

MITIGATION TREES: 13 TREES  
 CANOPY TREES: 17 TREES  
 ORNAMENTAL TREES: 17 TREES  
 BUFFER TREES: 17 TREES  
 PARKING TREES: 17 TREES  
 STREET TREES: 17 TREES  
 TOTAL TREES: 100 TREES

**MITIGATION TREES:** REFER TO PLANS FOR TREE INVENTORY AND CALCULATIONS. MITIGATION INCHES REQUIRED: 130".  
**138"** (16' BUFFER & STREET TREES @ 4.5" CAL. (1.5' TOWARD BUFFER STREET, 3' TOWARD MITIGATION))

**PLANTING SCHEDULE**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	QTY	REMARKS
	MG	Magnolia grandiflora	Southern Magnolia	4.5" Cal.	10 HT.	8	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QB	Quercus macrocarpa	Burr Oak	4.5" Cal.	10 HT.	8	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QM	Quercus muhlenbergii	Chickadee Oak	4.5" Cal.	10 HT.	10	PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QS	Quercus shumardii	Shumard Oak	4.5" Cal.	10 HT.	9	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QV	Quercus virginiana	Southern Live Oak	4.5" Cal.	10 HT.	10	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	UC	Ulmus crassifolia	Cedar Elm	2" Cal.	6 HT.	10	STREET TREE, PARKING LOT TREE
	CC	Cercis canadensis 'venosa'	Texas Redbud	1.5" Cal.	7 HT.	8	STREET TREE, PROTECTED TREE, BUFFER TREE
	IV	Ilex vomitoria	Yaupon Holly	1.5" Cal.	8 HT.	17	BUFFER TREE
	LD	Lagerstroemia indica Dallas Red	Dallas Red Crapè Myrtle	1.5" Cal.	8 HT.	18	STREET TREE, BUFFER TREE
	AGA	Abelia x grandiflora	Glossy Abelia	3 gal.	24" HT.	11	SEMI-EVERGREEN
	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal.	24" HT.	97	EVERGREEN
	JNS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	3 gal.	24" HT.	16	EVERGREEN
	TRF	Cynodon dactylon x transvaalensis 'Triton'	Bermudagrass	600		25,028 sf	

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF FINISH CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CONCRETE" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO LANDSCAPE INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/2" SHREDED WOOD MULCH, NATURAL, UNDYED, OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED. SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS.

**PLANTING & IRRIGATION GUARANTEE**

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE DURING INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

**IRRIGATION CONCEPT**

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE Drip IRRIGATED. SOODED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

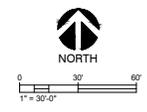
ARCHITECTS  
 8330 LBJ F.W. SUITE 485 DALLAS, TEXAS 75234  
 TEL: 214.220.3800  
 FAX: 866.220.3756

LANDSCAPE PLAN



PROJECT NUMBER  
 DATE 01/12/2026  
 DRAWN BY JC  
 CHECKED BY SS

LP-1



# Attachment 3





SUNOCO

ANCHOR & BAY

ANCHOR & BAY

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ANCHOR & BAY

Handicap Only

Handicap Only

Handicap Only

ANCHOR & BAY

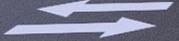


SUNOCO



SIGNAGE

ANCHOR & BAY  
TERRACE





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PARKING ONLY

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BY CHARGING

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DRIVE THRU ENTRY

FIRE LANE







# Attachment #4



August 15, 2025

Planning and Zoning Commission (P&Z)  
League City, TX

**Re: Proposed Anchor & Bay- Gas Station C-Store & Retail Center  
Rezone/ Special Use Permit Application  
2388 Austin Street (S. Egret Bay Blvd. @ Austin Street)  
League City, TX 77573**

Thank you in advance for considering our project. Our site is vacant and undeveloped raw land at the corner of S. Egret Bay Blvd (FM 270) & Austin St., we are proposing a new ground up construction development, consisting of a convenience store with fuel pumps and retail center. The C-Store would be equipped with a fuel back-up generator to allow the facility to operate in the event of a power outage or severe natural storm affecting nearby residents' ability to travel out of the area. The site would also be equipped with electric vehicle charging stations. These added features would allow the facility to provide critical fuel, basic necessities and electric vehicle charging in the event of an emergency. The retail component would consist of tenants providing other services needed by local residents, such as a cafe or restaurant and retail services.

The current zoning for the property is Commercial Neighborhood (CN). We are requesting a zoning change to General Commercial (GC) as well as a Special Use Permit (SUP) to better allow the intended use of our proposed tenants.

Attached to this application is a site plan of our proposed development which helps delineate our intended layout and overall concept. Our design incorporates all the setbacks, landscape buffers, city paths and TXDOT highway improvements. We are excited to provide the community with a new attractive development that will also bring residents new services.

8330 LBJ Fwy.,  
Suite 495  
Dallas, TX 75243  
T: 214.220.3800

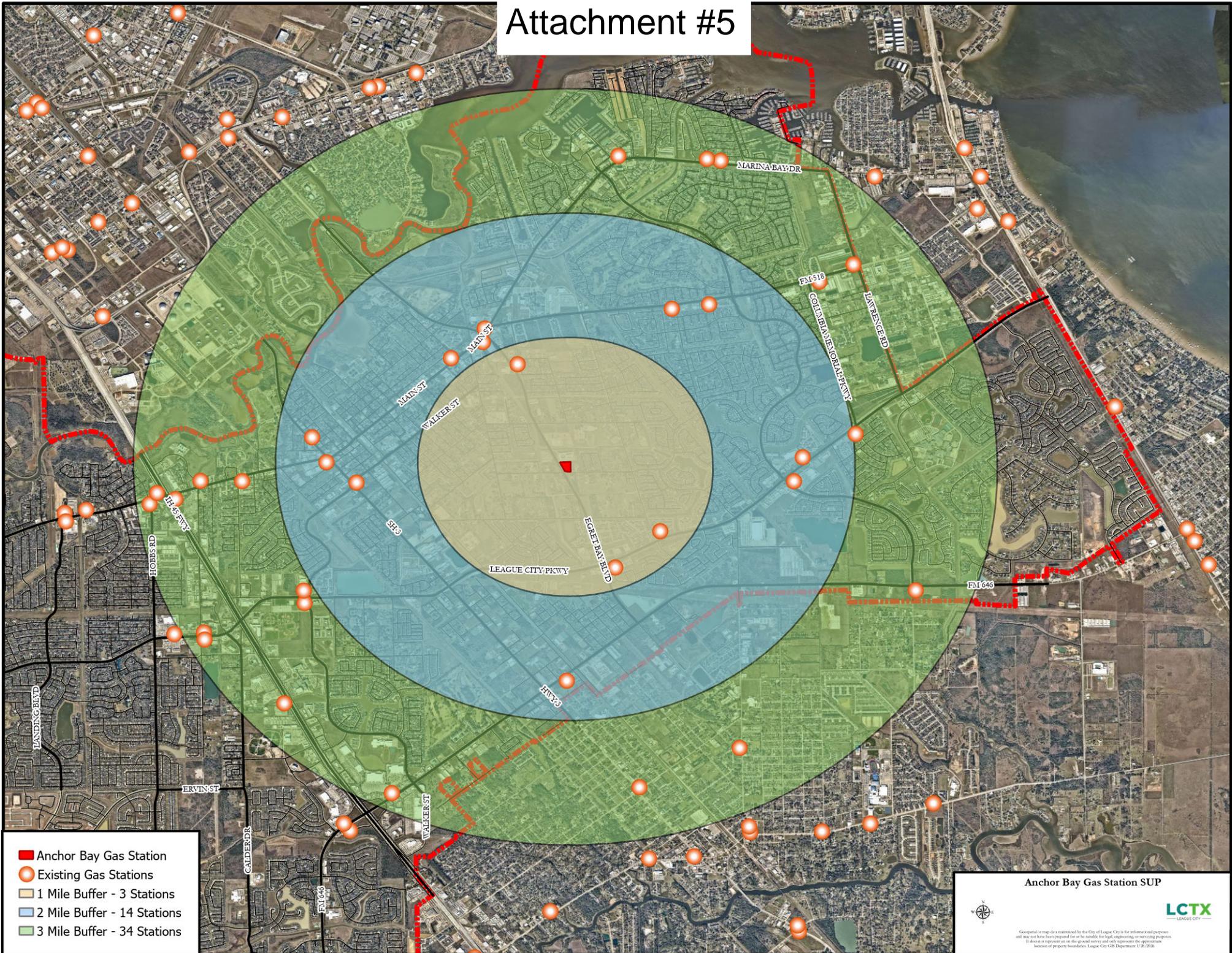
Sincerely,

A handwritten signature in blue ink, appearing to read "Ernie Ramos", with a red dot above the final letter.

Ernie Ramos  
Project Manager

EDUCATIONAL  
COMMERCIAL  
HEALTHCARE  
INDUSTRIAL  
PLANNING  
RETAIL

# Attachment #5



Anchor Bay Gas Station SUP



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Copyright or map data maintained by the City of League City for informational purposes and may not have been prepared for or be suitable for high-precision engineering or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of projects. Southern League City GIS Department 1/29/2024