

## Special Use Permit SUP-24-0005 (Marina Bay Drive Carwash)

<b>Request</b>	Hold a public hearing and make a recommendation to City Council for Special Use Permit Application, SUP-24-0005 (Marina Bay Drive Carwash), to build a car wash.
<b>Applicant</b>	Adil Zahir of MAKMO Design, LLC
<b>Owner</b>	Nizar Prasla of Tenfold Properties, LLC
<b>City Council</b>	Public Hearing & First Reading – <i>August 12, 2025</i> ; <i>Second Reading – September 9, 2025</i>
<b>Location</b>	Generally located on the west side of Marina Bay Drive (FM 2094) approximately 300 feet north of the intersection of Marina Bay Drive (FM 2094) and Davis Road, with the address of 2464 Marina Bay Drive (FM 2094)
<b>Citizen Response</b>	8 – 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. Future Land Use Map 4. Site Plan, Landscape Plan, and Elevations 5. Applicant Letters 6. Neighborhood Meeting Documents 7. 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.

<b>Background</b>	<p><b><u>August 10, 1999</u></b> – The property was initially zoned as “CG” (C-3) General Commercial.</p> <p><b><u>August 30, 2005</u></b> – The property was zoned “PS” Public and Semi-Public as part of the City’s Zoning Map and Ordinance revisions of 2005.</p> <p><b><u>July 14, 2015</u></b> – The property was zoned “CG” General Commercial. The property was owned and later sold by the City of League City for future commercial development.</p> <p><b><u>July 15, 2024</u></b> – The applicant held a neighborhood meeting in League City. No one attended the neighborhood meeting.</p> <p><b><u>September 25, 2024</u></b> – The applicant submitted a Special Use Permit application to the Planning Department.</p> <p><b><u>July 17, 2025</u></b> – A public hearing sign was posted on the property, notice was published in the newspaper and public hearing notices were mailed to the surrounding property owners.</p> <p><b><u>August 4, 2025</u></b> – The Planning &amp; Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.</p> <p><b><u>August 26, 2025</u></b> – City Council is scheduled to conduct a public hearing and consider the request on first reading.</p> <p><b><u>September 9, 2025</u></b> – If approved on first reading, City Council will consider the second reading of the request.</p>
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## Purpose

The applicant is requesting to construct and operate a 4,625 square-foot, single-tunnel conveyor, car wash with 16 self-service vacuum stalls. Per the Unified Development Code (UDC), to locate a car wash within the CG zoning district, an SUP is required.

## Site and Surrounding Area

The undeveloped property is relatively flat and has no trees on the property.

Direction	Surrounding Zoning	Surrounding Land Use
North	“OS” Open Space	CenterPoint transmission corridor and drainage canal easement
South	“CG” General Commercial	Amegy Bank
East	“PS” Public and Semi-Public	Clear Creek Intermediate School
West	“RSF-7” Single Family	Future Davis Harbor subdivision

There are multiple car washes located in a 3-mile vicinity of the subject property. Within a one-mile radius, there is an active request for a Special Use Permit (SUP) for a new car wash and three existing facilities. Expanding the radius to two miles adds one more operational car wash. Within a three-mile radius, there are an additional eight car washes, bringing the total to twelve existing and one proposed car wash facilities.

## Access

Access to the property will be provided from Marina Bay Drive and Davis Road. The Davis Road access will be limited to traffic exiting the site.

### Marina Bay Drive (Farm to Market Road 2094)

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	150 Feet	150 Feet
<i>Pavement Width and Type</i>	4-lane divided, 24-foot roadway width, concrete curbs, gutters and sidewalks on both sides.	6-lane divided, 26-feet of travel lanes roadway width, concrete curbs, gutters and sidewalks on both sides.

### Davis Road

	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Collector	Collector
<i>ROW Width</i>	65 Feet	70 Feet
<i>Pavement Width and Type</i>	2-lane, 26-foot roadway width, concrete curbs, gutters and sidewalks on both sides.	4-lane, 24-feet of travel lanes roadway width, concrete curbs, gutters and sidewalks on both sides.

## Comprehensive Plan

The property is designated by the Future Land Use Map in the 2035 Comprehensive Plan, as Park / Open Space / Natural. According to the 2035 Comprehensive Plan, Park / Open Space / Natural preserves green spaces as well as floodplain and wetlands. The proposed request is not consistent with the Future Land Use Plan.

During the 2015 rezoning process, it was noted that the Future Land Use Map is not intended to guide development on a parcel-by parcel basis, but rather to illustrate general patterns of anticipated growth. The property is consistent with adjacent developed tracts to the east and west, situated directly across from a large educational campus. Given its limited size, proximity to existing commercial development, and adjacency to a high-traffic area, it was recognized that maintaining this site as a natural area or open space would be challenging. The tract was later sold by the city to a commercial developer.

**Development Standards**

**Elevations** – The proposed exterior elevations for the carwash consist of a combination of fiber cement (labeled as nichiha) panels, fiber cement board, stucco finish, buff limestone, and metal (aluminum) panels. The design features all of the listed materials on all elevations of the building. The building will have a sloping roof at the north and south ends of the building at the tunnel entrance and exit, which will slope towards the middle of the building to avoid the appearance of a flat roof. The proposed vacuum canopy will provide shading for cars with a metal structure that will have a slope and color matching the blue aluminum panels on the building.

**Landscaping and Screening** – The proposed landscaping plan for the property includes approximately 17,604 square feet available for landscaping and surpasses the City’s minimum requirement of 15% (8,533 sq. ft.). The landscaping shown includes trees and shrubs which were designed in accordance with the city’s landscaping standards.

**Variance Requested** – The applicant is requesting a variance to encroach 10 feet into a required 15-foot-wide commercial side yard setback along the south side of the property, a decrease of approximately 60%. The applicant indicates site constraints related to the irregular shape of the property including three existing easements making the site less feasible for a safe layout. To compensate for the request, the applicant proposes to provide enhanced landscaping along the southern property line.

**Staff Findings**

Based upon the information provided:

- While the property’s zoning does not conform to the Comprehensive Plan’s Future Land Use Plan, when the property was sold, it was rezoned to a commercial zoning district.
- It is consistent with other land uses along the corridor.
- The property will be accessed from Marina Bay Drive with limited access to Davis Road.
- The request includes a 66% reduction in the required commercial side setback, decreasing it to 5 feet. Enhanced landscaping is proposed to mitigate any negative impacts.

**Recommendation**

Based on the criteria listed above, should the SUP be approved, staff recommends 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 base zoning district and identified by the Special Use Permit. The only use permitted by this SUP is a carwash.
3. The site layout shall be substantially similar to that which is displayed on the site plan, landscape plan, and elevations. The car wash building be located on the property as proposed as long as the additional trees and shrubs are provided as shown on the Landscaping Plan.
4. Landscaping:
  - a. Seventy-five percent (75%) of plant materials for the overall site shall be from the League City Watersmart plant list. At least three different tree species, two different shrub species, and one ornamental grass species shall be included in the project landscaping;
  - b. All plant materials screening mechanical equipment must be at least the height of the mechanical equipment it is screening at time of installation.
5. Signage: The project shall comply with Chapter 125, Article 8, Signs of the Unified Development Code, with the exception that only one freestanding monument sign is permitted on the site with a base matching the character and design of the principal structure.

For additional information, you may contact Vince Hustead, Senior Planner at 281-554-1079 or at [vince.hustead@leaguecitytx.gov](mailto:vince.hustead@leaguecitytx.gov)

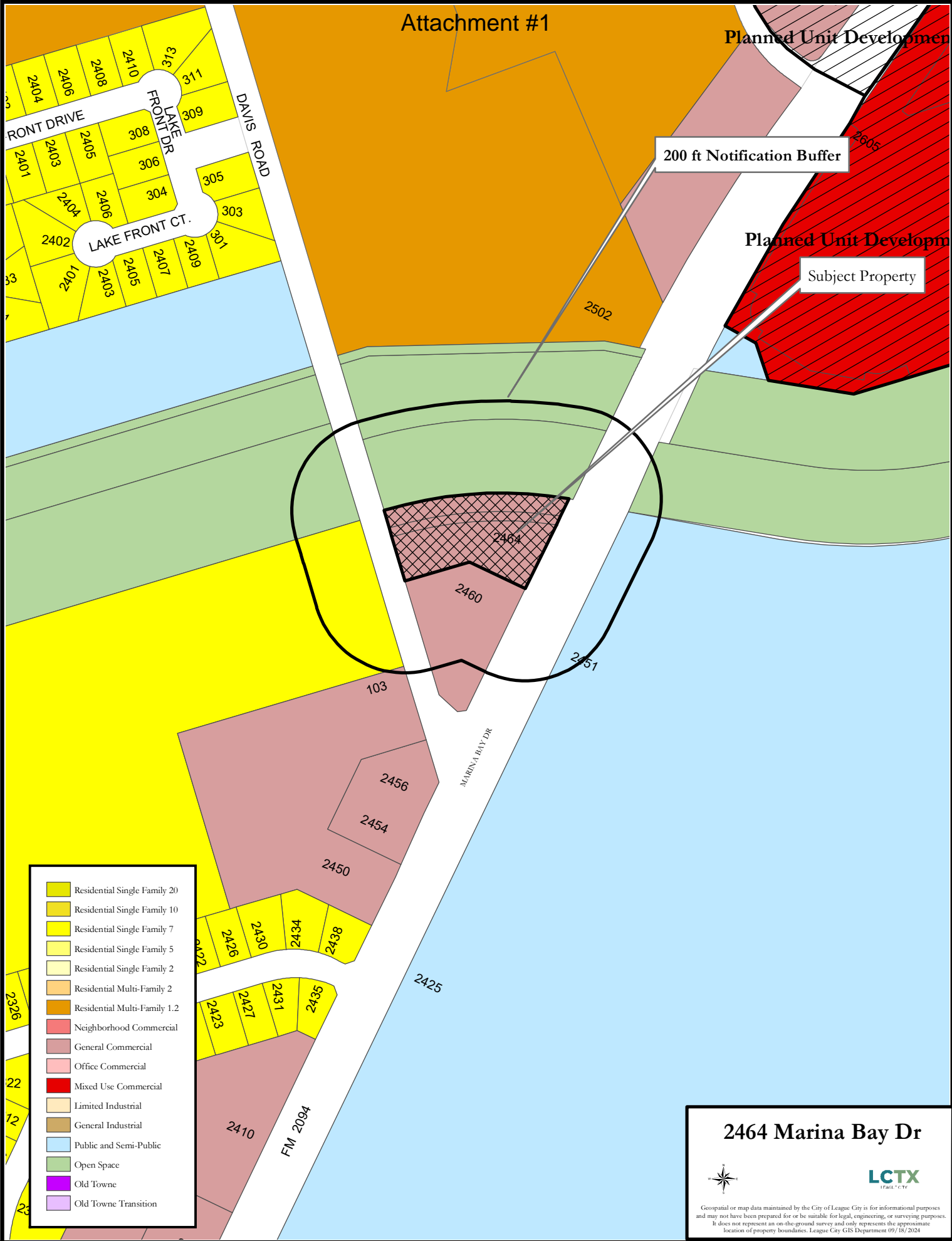
Attachment #1

Planned Unit Development

200 ft Notification Buffer

Planned Unit Development

Subject Property





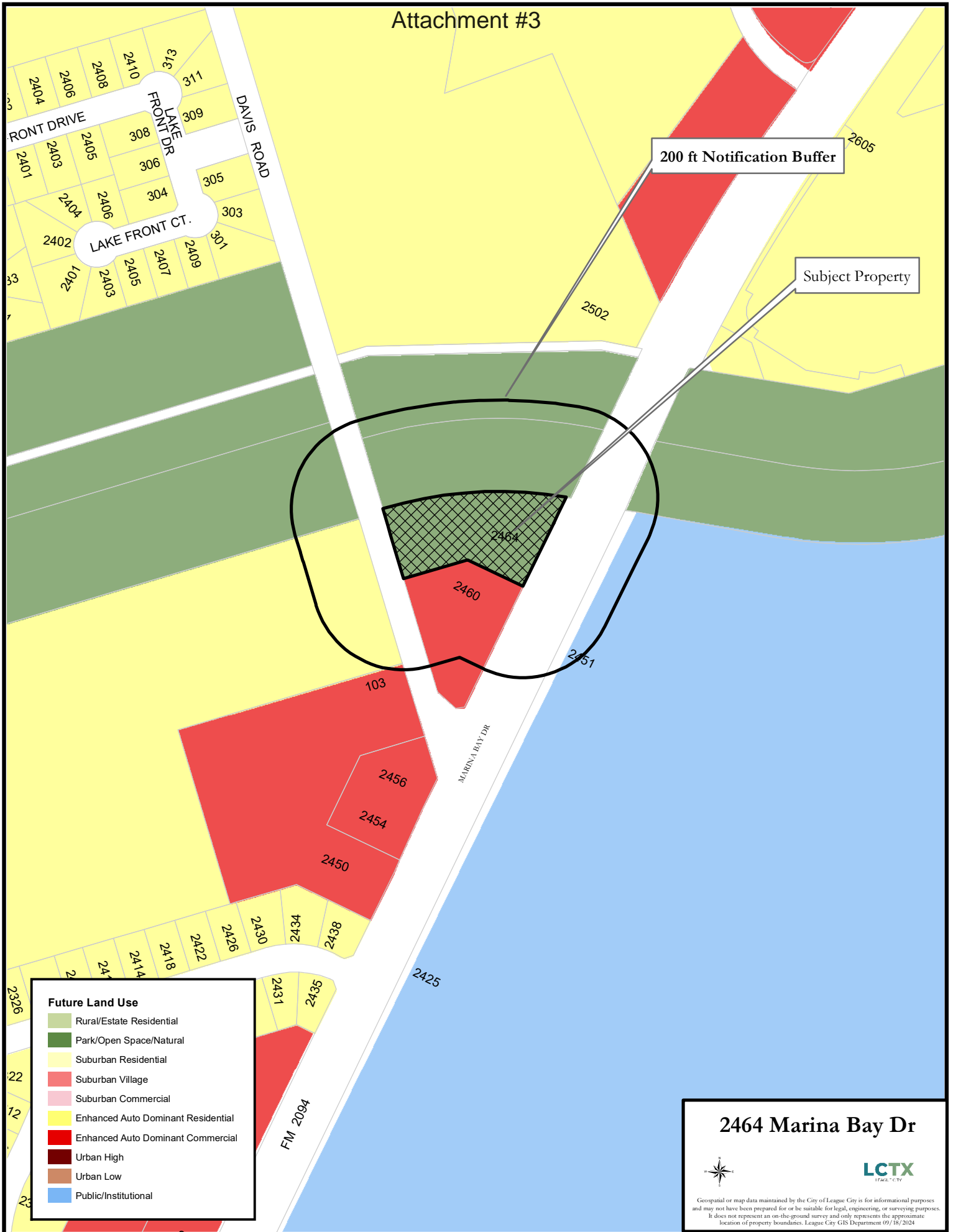
### Subject Property

**LCTX**  
LEAGUE CITY

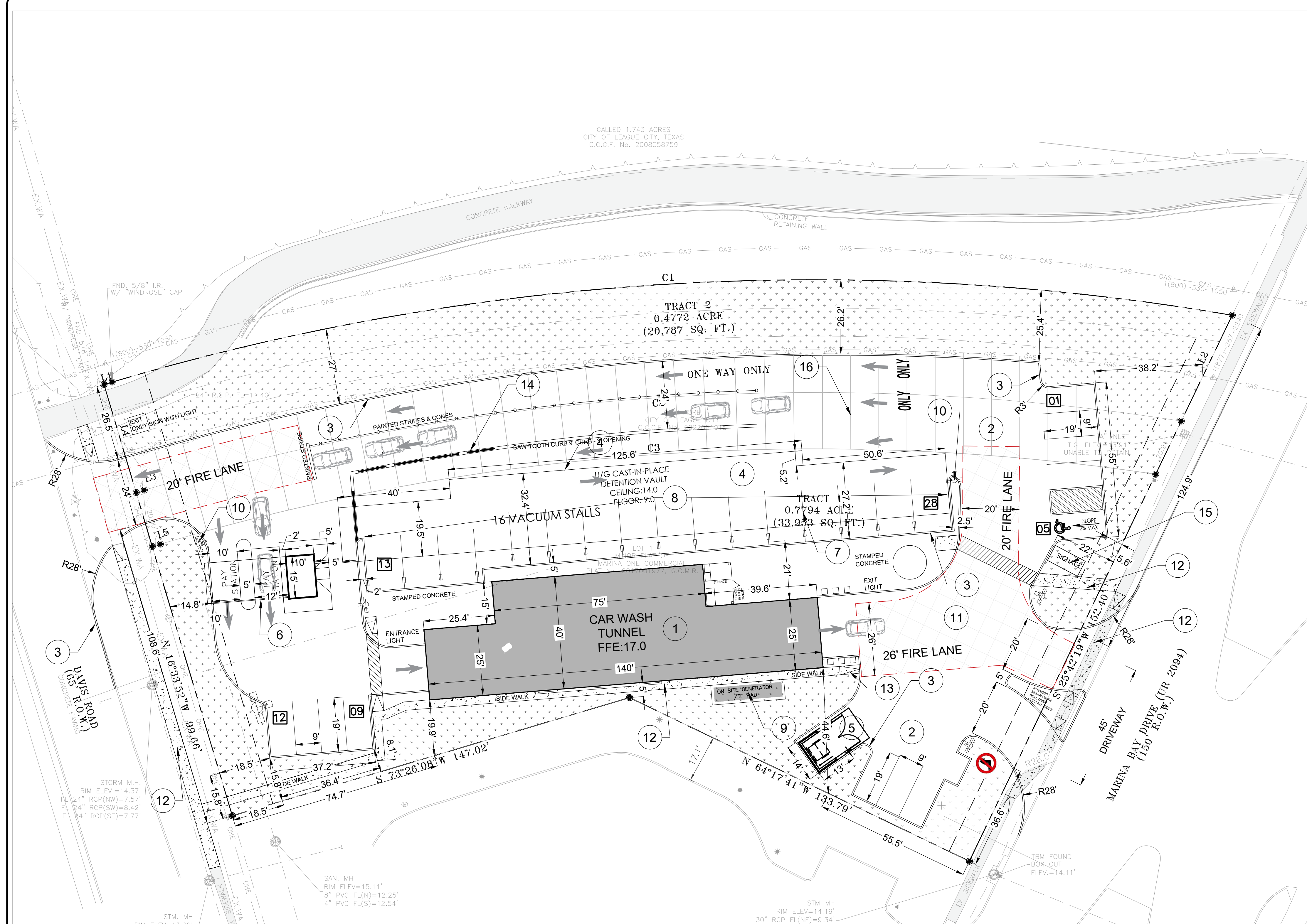
Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 7/28/2025



# Attachment #3







DIMENSION LAYOUT NOTES:

1. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION AND RESOLUTION OF DISCREPANCIES PRIOR TO PROCEEDING.
2. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED AUNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.
5. ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
6. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

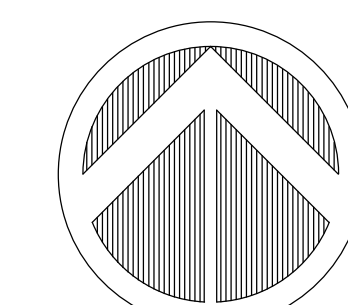
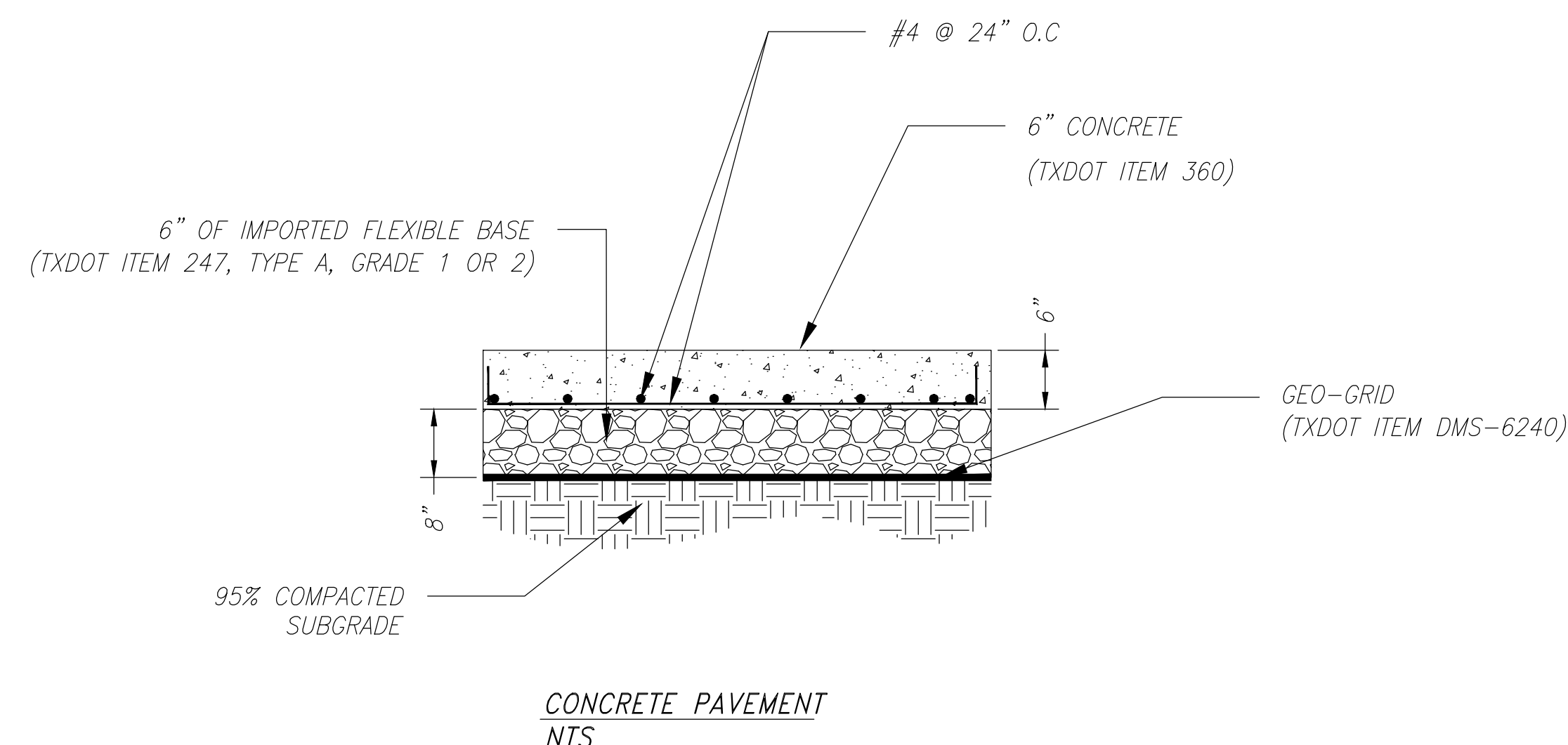
**# SITE PLAN CALLOUTS:-**

- ① PROPOSED CAR WASH TUNNEL BUILDING(4,625 SFT), SEE PLAN BY OTHERS
- ② CONCRETE PAVEMENT ( 6" WITH #4 BARS @ 24" O.C.)
- ③ 6" CURB
- ④ CAST IN PLACE CONCRETE DETENTION VAULT (STRUCTURAL DESIGN BY OTHERS)
- ⑤ DUMPSTER PAD (7" WITH #5 BARS @ 12" O.C.)
- ⑥ PAY STATION
- ⑦ VACCUM STALLS
- ⑧ 4" INCH WHITE EPOXY PAVEMENT MARKING AT 18" OC
- ⑨ GENERATOR / TRANSFORMER PAD
- ⑩ LIGHT POLE
- ⑪ 20 FT FIRE LANE
- ⑫ PROPOSED SIDEWALK
- ⑬ RAMP
- ⑭ SAW-TOOTH CURB ( 9' CURB, 3' OPENING ALTERNATE)
- ⑮ MONUMENT SIGNAGE
- ⑯ SAW CUT EVERY 10 FT AT EASEMENTS

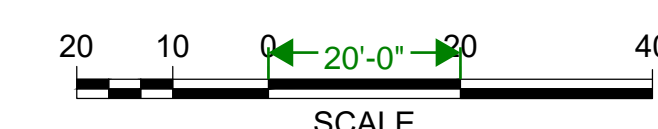
IMPERVIOUS COVERAGE TABLE	
PROPOSED IMPERVIOUS AREA	39,285 SF
EXISTING IMPERVIOUS AREA	0 SF

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS	ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE
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<b>CARS RECOMMENDED:</b>		
DRIVE THRU LANE :	350 FT /25	= 14 CARS
CAR WASH TUNNEL		= 1 CAR
VACCUME STATIONS:		= 16 CARS
REGULAR PARKING STALLS:		= 12 CARS
<b>TOTAL:</b>		<b>= 43 CARS</b>



NORTH

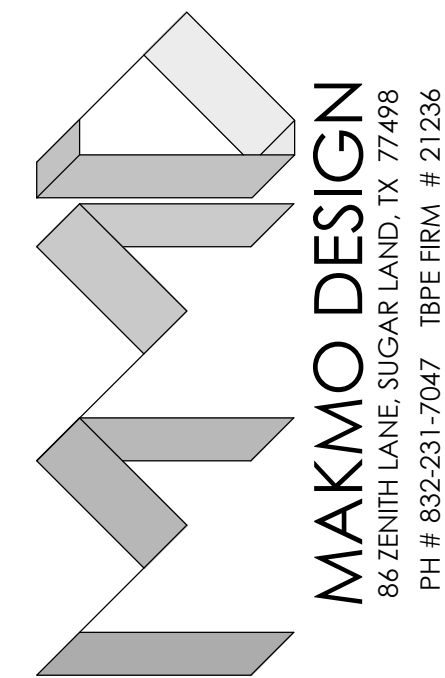


— MAKMO DESIGN - DESIGN WITH A DIFFERENT APPROACH

ISSUE FOR:  
FOR INTER REVIEW ONLY  
BID ONLY  
PERMITS SET  
CONSTRUCTION SET

REVISIONS:

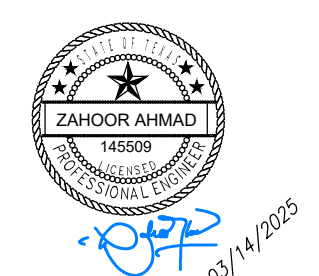
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1.	09-26-2024	PERMIT SET
2.	02-13-2025	CITY/TXDOT COMMENTS
3.	03-14-2025	CITY COMMENTS



**PROPOSED CAR WASH  
LOCATED AT  
2464 MARINA BAY DR, LEAGUE CITY, TX 77573**

CIVIL ENGINEER :  
ZAHOOB AHMAD  
TX PE# 145509

SEAL :



DATE: 03/14/2025

PROJECT NUMBER :	24-000
SCALE :	1"=20'
DRAWN BY :	Z.AHMAD
CHECKED BY:	Z.AHMAD
SHEET TITLE :	

## SITE PLAN

DRAWING NUMBER:

**C-200**



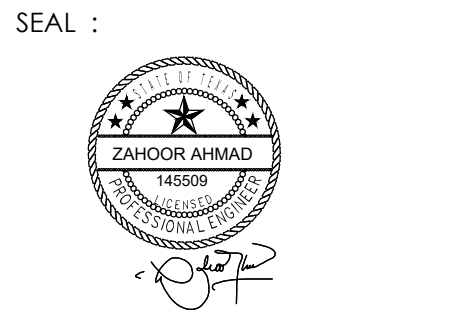
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BID ONLY	<input type="checkbox"/>	
PERMITS SET	<input checked="" type="checkbox"/>	
CONSTRUCTION SET	<input type="checkbox"/>	

REVISIONS:		
NO.	DATE	DESCRIPTION
1.	09-26-2024	PERMIT SET



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LOCATED AT  
2464 MARINA BAY DR, LEAGUE CITY, TX 77573

CIVIL ENGINEER :  
ZAHOOR AHMAD  
TX PE# 145509

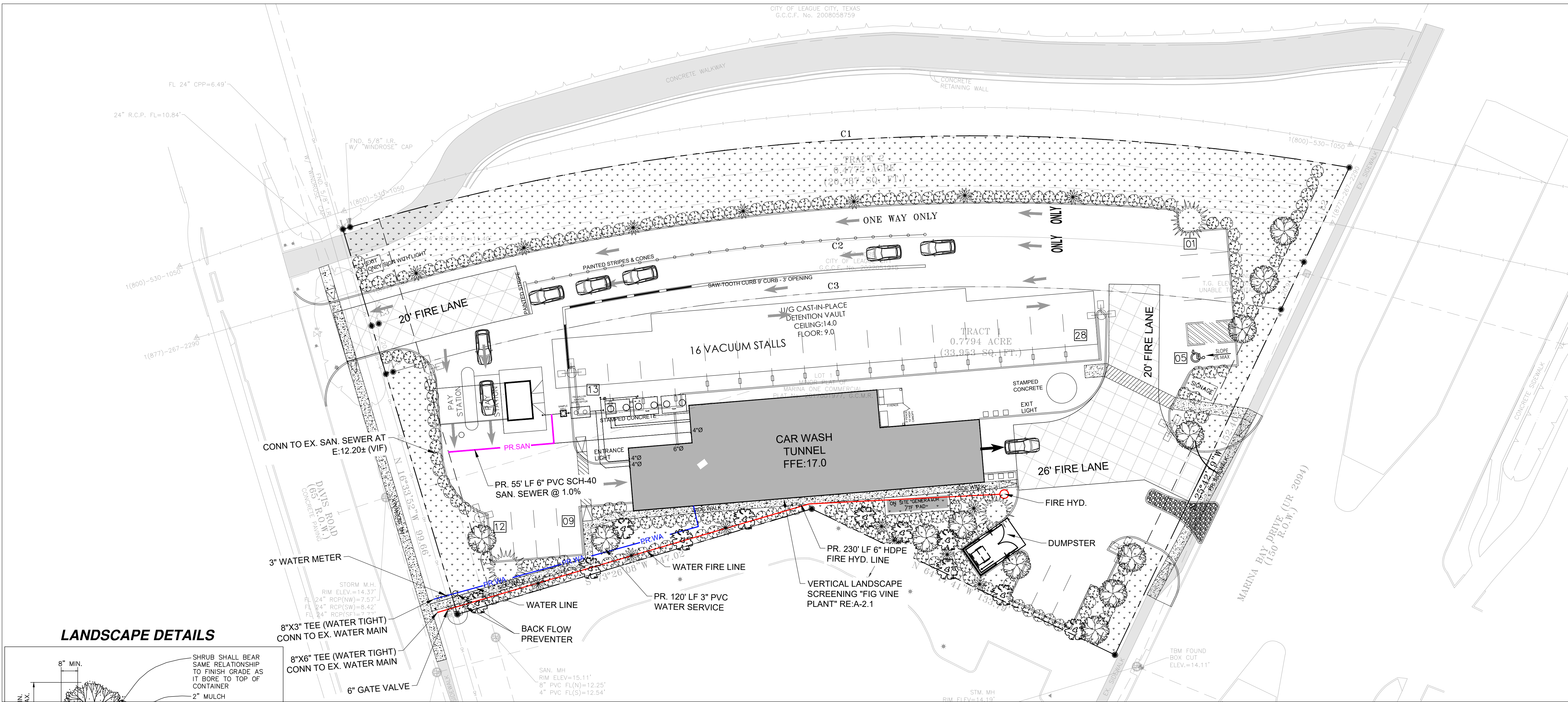


DATE: 09/26/2024

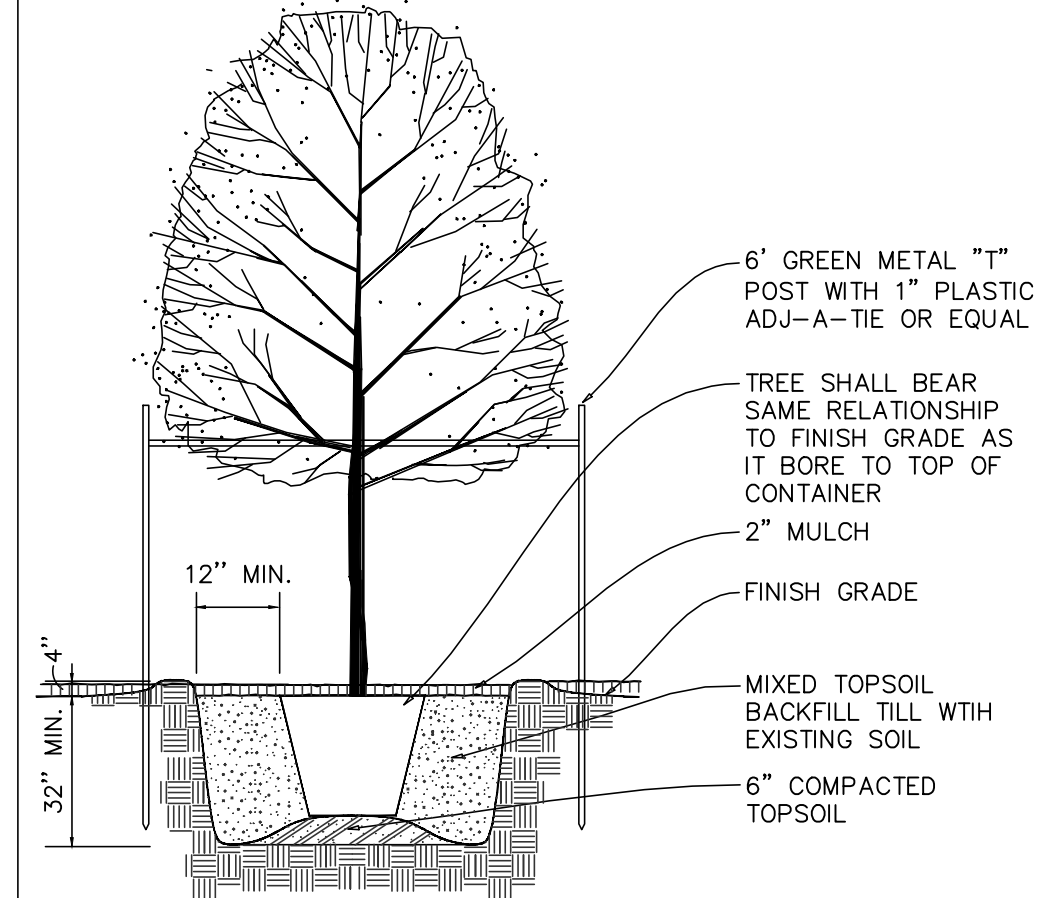
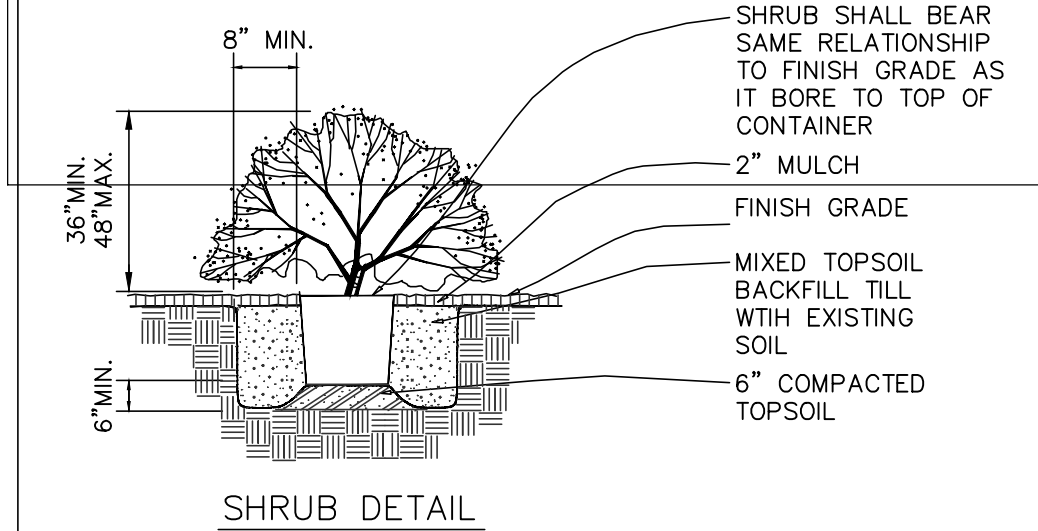
PROJECT NUMBER : 24-000  
SCALE : 1"=20'  
DRAWN BY : Z.AHMAD  
CHECKED BY: Z.AHMAD  
SHEET TITLE :

LANDSCAPING  
PLAN

DRAWING NUMBER:  
**L-100**



LANDSCAPE DETAILS



MIN. TRUNK HEIGHT 6" UPON INSTALLATION  
IRRIGATION NOTE:  
AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING WILL BE INSTALLED BY  
A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

LEGEND

- INDICATES EXISTING CONCRETE SIDEWALK
- INDICATES PROPOSED CONCRETE SIDEWALK
- GRASS/ LANDSCAPE BED SOD.
- STREET TREES  
1 1/2" HIGHRISE OAK TREE (15 GAL.)  
(QUERCUS VIRGINIANA 'HIGHRISE')
- PARKING LOT TREES  
1 1/2" LITTLE GEM MAGNOLIA- WHITE (15 GAL.)  
(MAGNOLIA GRANDIFLORA 'LITTLE GEM')
- BUFFER YARD TREES  
1 1/2" RIVER BIRCH (15 GAL.)  
(BETULA NIGRA 'RIVER BIRCH')
- SHRUBS MAXIMUM SPACING 36" ON CENTER (5 GAL.)  
ILEX CORNUTA "BURFORD HOLLY" MIN 3' HEIGHT FOR SCREENING
- SHRUBS MAXIMUM SPACING 36" ON CENTER (5 GAL.)  
MYRTICA CERIFERA "WAX MYRTLE" MIN 3' HEIGHT FOR SCREENING
- F.H. INDICATES FIRE HYDRANT
- FDC INDICATES FIRE DEPARTMENT CONNECTION
- # NUMBER OF PARKING SPACES
- Handicap symbol HANDICAP PARKING SPACE
- Property line symbol PROPERTY LINE
- Building line symbol BUILDING LINE
- Light pole symbol LIGHT POLE . RE: ELECTRICAL SITE PLAN

LANDSCAPING ANALYSIS

- STREET TREES REQUIRED	1 PER 30 L.F.	374.6'/30=12
- STREET TREES PROVIDED		12
- PARKING LOT TREES REQUIRED	1 PER 8 PARKING SPACES	25/8=3
- PARKING LOT TREES PROVIDED		3
- BUFFER YARD TREE REQUIRED	4 PER 100 L.F.	(280'/100)X4=11
- BUFFER YARD TREE PROVIDED		11
- SHRUB PROVIDED		120
- LANDSCAPED AREA REQUIRED		15%
- LANDSCAPED AREA PROVIDED		41%
- IMPERVIOUS AREA REQUIRED		MAX. 80%
- IMPERVIOUS AREA PROVIDED		59%

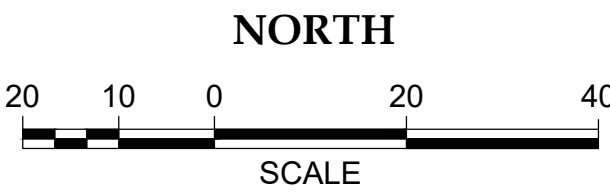
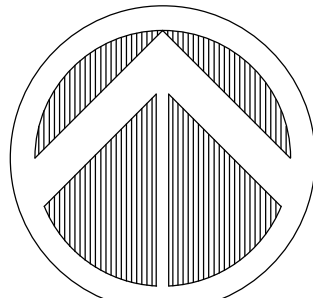
NOTE:

CONTRACTOR SHALL COMPLY WITH THE LEAGUE CITY DEVELOPMENT HANDBOOK AND THE UNIFIED DEVELOPMENT CODE (U.D.C.) FOR ALL APPLICABLE PROCEDURES, APPLICATIONS, AND REGULATIONS.

REFER TO TABLE 3.9.6.C.2 OF THE U.D.C. FOR MINIMUM STREET TREE PLANTING CLEARANCES, INCLUDING ADJUSTMENTS WHERE SPECIAL CONDITIONS EXIST.

PARKING NOTES

- CONTRACTOR TO PAINT STRIPING, ARROWS ETC. AS SPECIFIED AND AS SHOWN ON THE PLAN.
- PROVIDE 4" WIDE WHITE PARKING STRIPS. PAINT STRIPING, ARROWS ETC.





ISSUE FOR:  
FOR INTER REVIEW ONLY  
BID ONLY  
PERMITS SET  
CONSTRUCTION SET

NO.	DATE	DESCRIPTION



PROPOSED ORCA TUNNEL CAR WASH  
LOCATED AT  
2464 MARINA BAY DR LEAGUE CITY TX 77573

DATE: 08/21/2024

PROJECT NUMBER	:	24-034
SCALE	:	1/8"=1'-0"
DRAWN BY	:	A.Z
CHECKED BY	:	A.Z
SHEET TITLE	:	

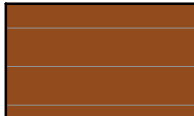

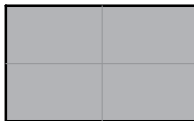



ELEVATION  
1 & 2

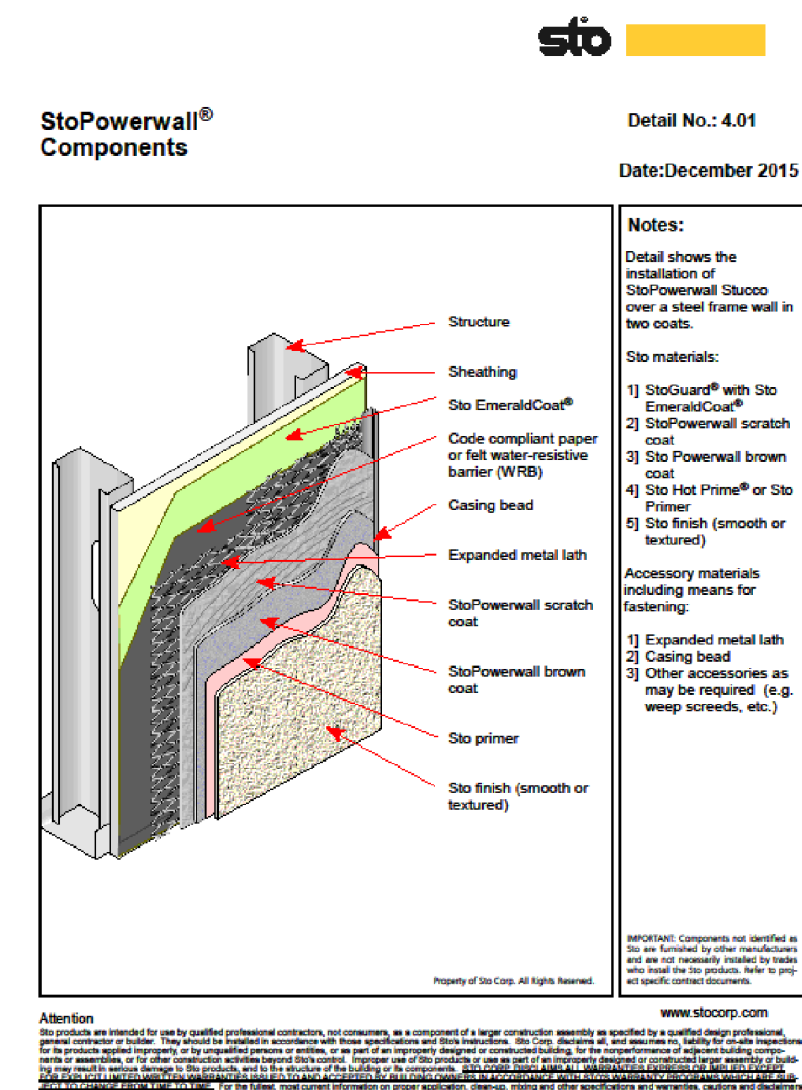
**A-2.0**

## KEYED NOTES

- 2 NICHIHA PANEL OVER POLYURETHANE BOARD & ALUMINUM FOIL
- 3 STUCCO FINISH OVER 5/8" DENSGLASS SHEATHING
- 4 CEMENT FIBER BOARD PAINTED FINISH OVER 5/8" DENSGLASS SHEATHING\
- 5 DESIGN PANEL MATERIAL OPTIONAL
- 6 12"x24", 1 3/16" THICK BUFF LIMESTONE OVER 5/8" DENSGLASS / METAL STUDS
- 7 ALUMINUM PANEL #2 ENTRANCE CANOPY (BY APPROVED SUPPLIER)
- 8 ALUMINUM PANEL #3 CANOPY (BY APPROVED SUPPLIER)
- 9 ALUMINUM PANEL #4 ROOF PANEL (BY APPROVED SUPPLIER)
- 10 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATING TEMPERED
- 11 LOW-E GLASS (RE: WINDOW SCHEDULE)
- 12 METAL ROLLING SHUTTER
- 13 LED DROP LIGHT / SPOT LIGHT
- 14 PARAPET WALL WITH METAL CAP COPING
- 15 EXTERIOR SIGN BY OWNERS TO BE DESIGNED AS PER CITY REQUIREMENT
- 16 STRUCTURAL STEEL COLUMN PAINTED FINISH
- 17 EXTERIOR HOLLOW CORE METAL DOOR (RE: DOOR SCHEDULE)
- 18 DOWNSPOUT (RE: PLUMBING DRAWINGS)
- 19 WALL PACK LIGHT (RE: ELECTRICAL DRAWINGS)
- 20 CAT LADDER
- 21 EMERGENCY EXIT LIGHT
- 22 HONED LIMESTONE SILL
- 23 ROOF TOP A/C UNIT
- 24 VERTICAL LANDSCAPE SCREENING WITH LED STRIPE LIGHTS ON LANDSCAPE
- 25 WALL SCONCE, UP/DOWN LIGHT

## MATERIAL LEGEND

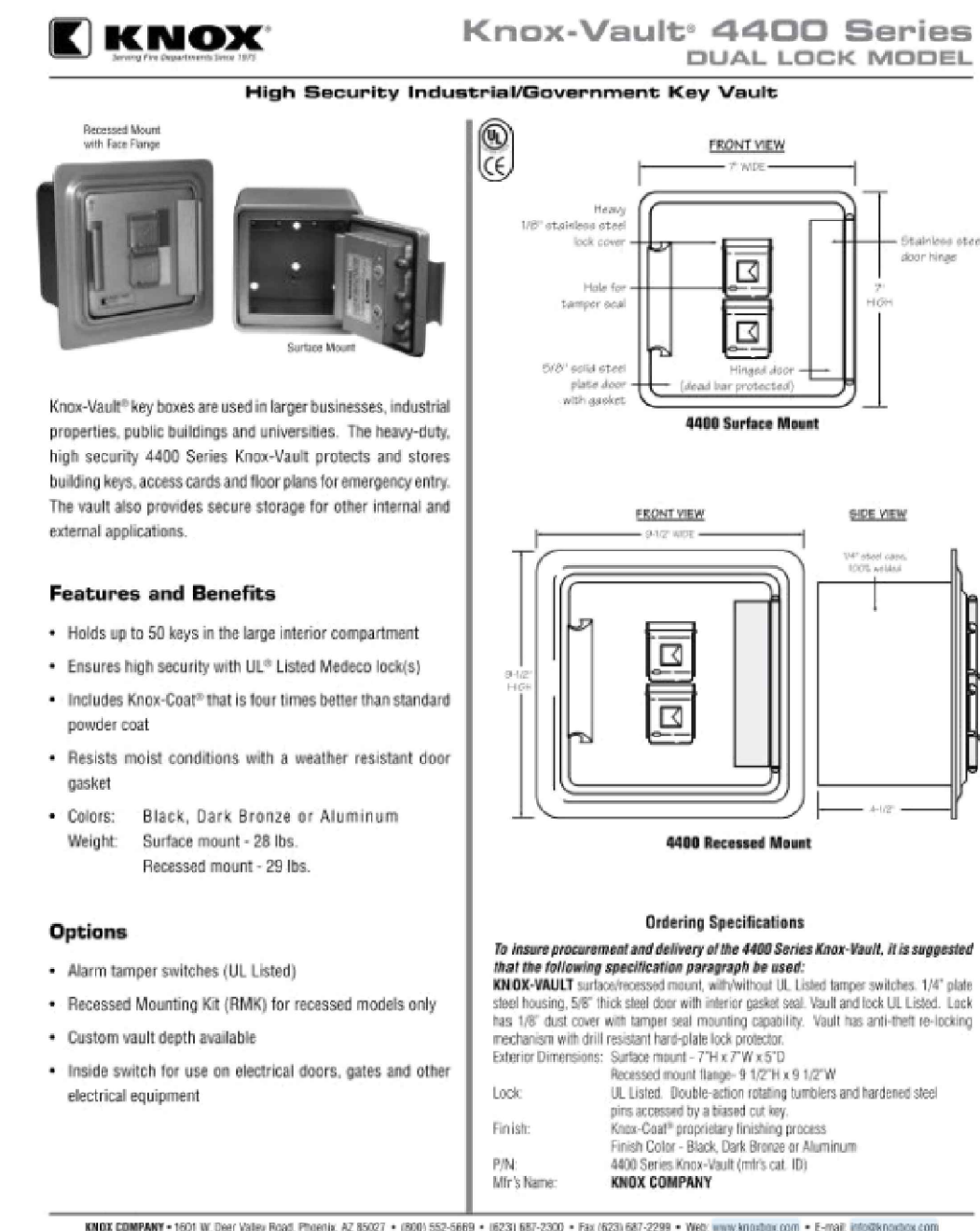
SYMBOL	DESCRIPTION	COLOR
	NICHIHA PANEL	
	FIBER CEMENT BOARD	
	STUCCO FINISH	
	BUFF LIMESTONE	
	ALUMINUM PANEL	
	ALUMINUM PANEL	



## STUCCO DETAIL

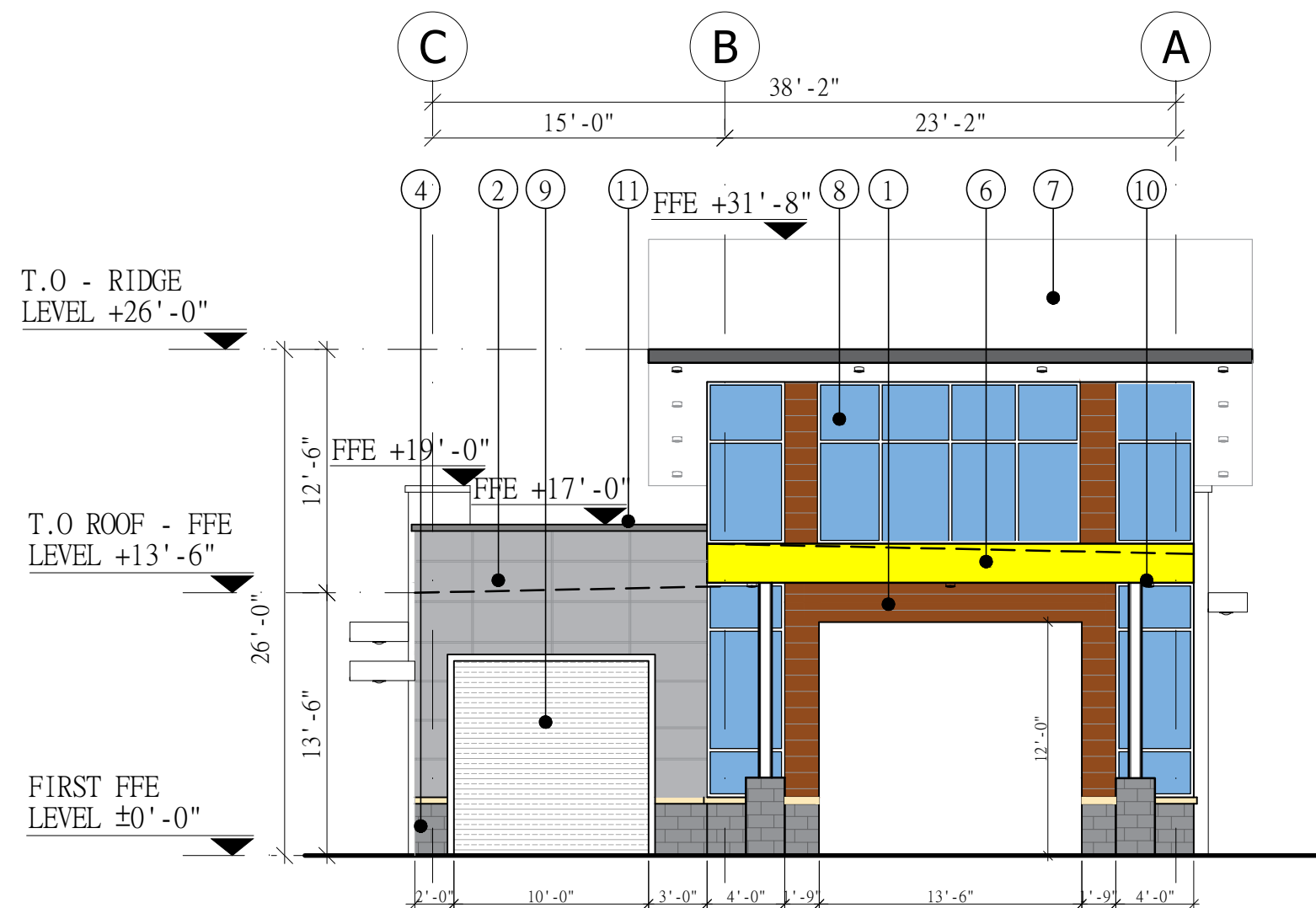
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### IMPORTANT NOTES



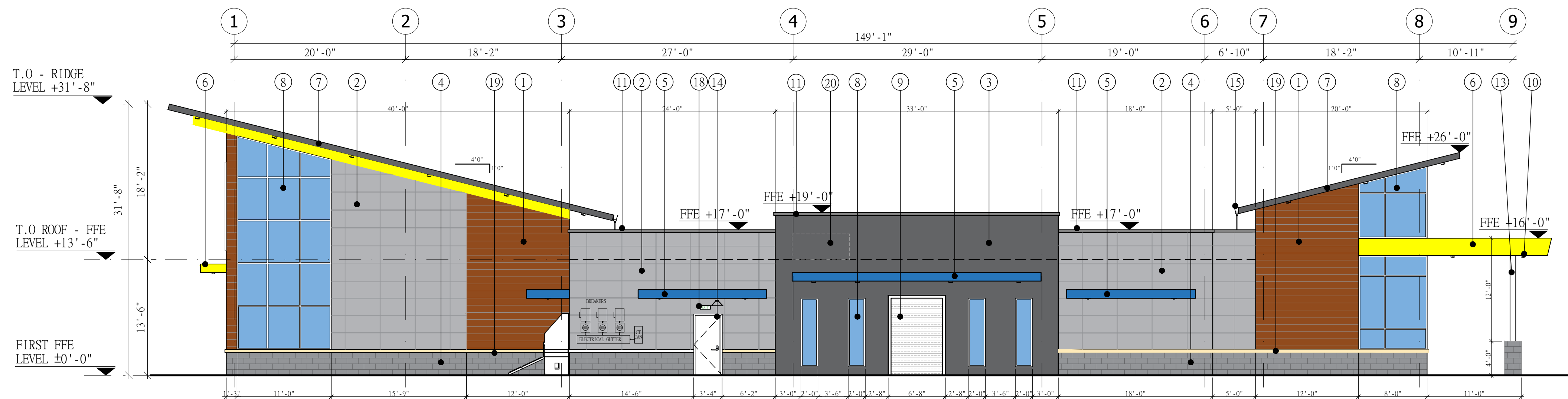
## KNOX BOX DETAIL

Scale: N.T.S.



## ELEVATION -WEST FACING DAVIS RD

Scale: 1/8"=1'0"



ELEVATION -1 NORTH

Scale: 1/8"=1'0"

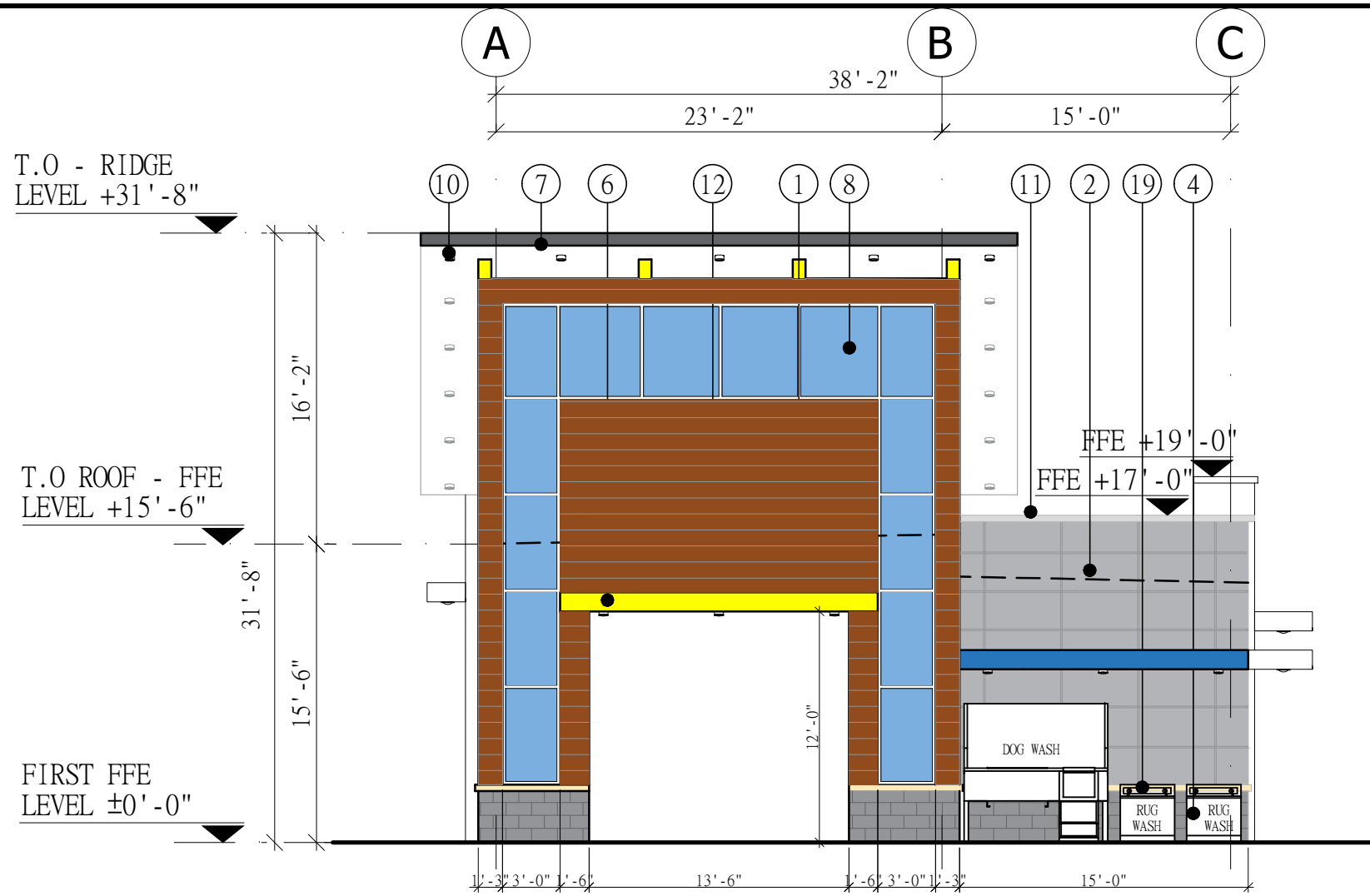
- A. "ANY SUBSTITUTION OF EXTERIOR MATERIALS MUST BE APPROVED BY THE CITY PRIOR TO INSTALLATION."
- B. "SOLID DOORS, INCLUDING ANY OVERHEAD DOORS, SERVICE AND UTILITY BOXES, GUTTERS AND DOWNSPOUTS WILL BE PAINTED EITHER A COMPLEMENTARY TRIM OR ACCENT COLOR, OR THE SURROUNDING PREDOMINATE COLOR TO BLEND."
- C. "ALL COPING WILL EITHER MATCH A COMPLEMENTARY TRIM OR ACCENT COLOR, OR MATCH THE SURROUNDING PREDOMINATE COLOR TO BLEND."
- D. "ANY VENTILATION LOUVERS WILL BE UNIFORMLY PAINTED EITHER A COMPLEMENTARY TRIM OR ACCENT COLOR, OR MATCH THE SURROUNDING PREDOMINATE COLOR TO BLEND."
- E. "ALL ROOF-TOP EQUIPMENT WILL BE SCREENED BY PARAPET WALLS, GROUND-MOUNTED EQUIPMENT WILL BE SCREENED BY MASONRY WALLS OR LANDSCAPING, ALL TRANSFORMERS WILL BE SCREENED BY MASONRY WALLS, AND ALL WALL-MOUNTED EQUIPMENT WILL BE PAINTED TO MATCH THE BUILDING."
- F. "THE ZONING INSPECTOR WILL MAKE THE FINAL DETERMINATION DURING CONSTRUCTION AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY REGARDING COMPLIANCE WITH MECHANICAL EQUIPMENT SCREENING STANDARDS."

## DESIGN CRITERIA:

1. THE BUILDING CODE USED FOR THE BASIS ON TABLE 1604.5,  
1607.1, 2015 INTERNATIONAL CODES WITH CITY OF LEAGUE CITY AMENDMENTS
2. STRUCTURAL DESIGN CRITERIA:
- A. GRAVITY LOAD
1. DESIGN LOADS
- ROOF - LIVE LOAD ----- 20 PSF  
DEAD LOAD ----- SELF WT. OF  
STRUCTURAL ELEMENTS  
FLOOR - LIVE/DEAD ----- 100 PSF/ 20 PSF
- B. WIND LATERAL
1. WIND LOAD CRITERIA ( AS PER ASCE 7 )  
ULTIMATE DESIGN WIND SPEED,  $V_{(ult)}$ = 150 MPH  
RISK CATEGORY - II  
IMPORTANCE FACTOR - 1.0  
EXPOSURE CLASSIFICATION - B

AWNINGS AND CANOPIES ARE DESIGNED FOR A MINIMUM UNIFORM LIVE LOAD OF 20 PSF AS PER TABLE 1607.1 AS WELL AS FOR THE REQUIRED ULTIMATE DESIGN WIND SPEED,  $V_{(ULT)}$ .





ELEVATION - EAST FACING MARINA BAY DR

Scale: 1/8"=1'0"

KEYED NOTES

- 1 NICHHA PANEL OVER POLYURETHANE BOARD & ALUMINUM FOIL
- 2 STUCCO FINISH OVER 5/8" DENSGLASS SHEATHING
- 3 CEMENT FIBER BOARD PAINTED FINISH OVER 5/8" DENSGLASS SHEATHING\ DESIGN PANEL MATERIAL OPTIONAL
- 4 12"x24", 1 3/16" THICK BUFF LIMESTONE OVER 5/8" DENSGLASS / METAL STUDS
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- 7 ALUMINUM PANEL #4 ROOF PANEL (BY APPROVED SUPPLIER)
- 8 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATING TEMPERED LOW-E GLASS (RE: WINDOW SCHEDULE)
- 9 METAL ROLLING SHUTTER
- 10 LED DROP LIGHT / SPOT LIGHT
- 11 PARAPET WALL WITH METAL CAP COPING
- 12 EXTERIOR SIGN BY OWNERS TO BE DESIGNED AS PER CITY REQUIREMENT
- 13 STRUCTURAL STEEL COLUMN PAINTED FINISH
- 14 EXTERIOR HOLLOW CORE METAL DOOR (RE: DOOR SCHEDULE)
- 15 DOWNSPOUT (RE: PLUMBING DRAWINGS)
- 16 WALL PACK LIGHT (RE: ELECTRICAL DRAWINGS)
- 17 CAT LADDER
- 18 EMERGENCY EXIT LIGHT
- 19 HONED LIMESTONE SILL
- 20 ROOF TOP A/C UNIT
- 21 VERTICAL LANDSCAPE SCREENING WITH LED STRIPE LIGHTS ON LANDSCAPE
- 22 WALL SCONCE, UP/DOWN LIGHT

NOTE:

WALL SIGN ALLOWANCE IS 1.5 SQUARE FEET PER LINEAR FOOT OF BUSINESS FRONTAGE. WITH A BUILDING FRONTAGE OF 38'-2", THE SIGN MUST BE 57 SQUARE FEET TO COMPLY WITH THE CITY OF LEAGUE CITY REQUIREMENTS.

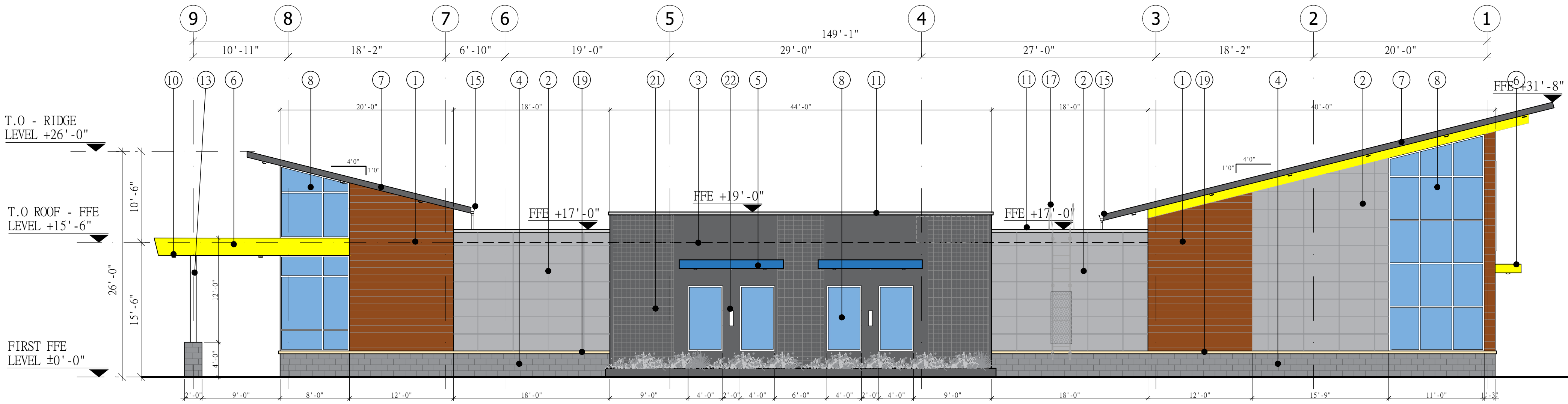
MATERIAL LEGEND

SYMBOL	DESCRIPTION	COLOR
	NICHHA PANEL	
	FIBER CEMENT BOARD	
	STUCCO FINISH	
	BUFF LIMESTONE	
	ALUMINUM PANEL	
	ALUMINUM PANEL	



MONUMENT SIGNAGE-MARINA BAY DR

Scale: 3/8"=1'0"



ELEVATION - SOUTH

Scale: 1/8"=1'0"

LIGHT GAUGE METAL FRAMING NOTES:

1. ALL STUDS AND / OR JOIST AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN ON THE DRAWINGS.
2. ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
3. ALL STUDS, RUNNERS, JOISTS AND TRUSSES SHALL BE FORMED FROM GALVANIZED STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A446, WITH A MINIMUM YIELD STRENGTH OF 50 KSI FOR .097, .068, .054 THICK MEMBERS AND 33 KSI FOR .043 AND .033 THICK MEMBERS AND FLAT STRAP BRACING.
4. PRIOR TO FABRICATION THE CONTRACTOR SHALL SUBMIT ERECTION DRAWINGS TO THE STRUCTURAL ENGINEER FOR APPROVAL.
5. PREFABRICATED PANELS SHALL BE SQUARE, WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING. HANDLING AND LIFTING SHALL BE DONE IN A MANNER SO AS NOT CAUSE DISTURBANCE IN ANY MANNER.
6. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR, AS REQUIRED, FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.
7. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THAT THEIR ENDS ARE POSITIONED AGAINST THE INSIDE OF TRACK WEB PRIOR TO FASTENING.
8. FASTENING OF COMPONENTS SHALL BE WITH SELF - DRILLING SCREWS OR WELDS. SCREW OR WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED. ALL WELDS SHALL BE TOUCHED - UP WITH A ZINC - RICH PAINT.
9. RUNNER SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE. PROPOSED CONNECTION TO BE SUBMITTED FOR APPROVAL.
10. ABUTTING LENGTHS OF TRACK SHALL EACH BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, BUTT - WELDED, OR SPLICED.
11. STUDS SHALL BE PLUMB, ALIGNED AND SECURELY ATTACHED TO FLANGES OF BOTH UPPER AND LOWER TRACKS.
12. JACK STUDS OR CRIPPLES SHALL BE INSTALLED BELOW WINDOW SILLS, ABOVE WINDOW AND DOOR HEADERS, AND WHERE NEEDED TO FURNISH SUPPORT, AND SHALL BE SECURELY ATTACHED TO CONNECTING MEMBERS.
13. RESISTANCE TO MINOR AXIS BENDING AND ROTATION SHALL BE PROVIDED BY GYPSUM BOARD OR GYPSUM SHEATHING AND BY HORIZONTAL STRAP AND BLOCKING OR COLD - ROLLED CHANNEL BRACING AT THIRD POINTS.
14. SPLICES IN AXIALLY LOADED STUDS SHALL NOT BE PERMITTED.
15. PROVIDE A MINIMUM OF (3) #12 SCREWS FOR ALL STUD CONNECTIONS.
16. BRIDGING SHALL BE INSTALLED IMMEDIATELY AFTER JOISTS ARE ERECTED AND BEFORE CONSTRUCTION LOADS ARE APPLIED TO PREVENT FLANGE ROTATION AND TO SUPPORT FLANGES IN COMPRESSION. BRIDGING SHALL CONSIST OF SOLID BLOCKING PLUS STRAP BRACING OR 1 1/2" COLD - ROLLED CHANNELS SCREW - ATTACHED OR WELDED TO BOTTOM JOIST FLANGES. BRIDGING SHALL BE INSTALLED AT MID SPAN FOR SPAN 16'-0" OR LESS AND AT 8' - 0" O.C. MAX. FOR SPANS GREATER THAN 16'-0" U.N.O SOLID BLOCKING, OF FIELD - CUT TRACK OR JOIST SECTION, SHALL BE PROVIDED, WELDED OR SCREW - ATTACHED BETWEEN OUTER JOISTS, OVER ALL INTERIOR SUPPORTS AND ADJACENT TO OPENING AT 10' - 0" O.C. MAX. COLD - ROLLED CHANNELS OR STRAP BRACING OF 1 1/2" X 33 MIL (0.033") CORROSION - RESISTANT STEEL SHALL BE SCREW - ATTACHED TO BOTTOM JOIST FLANGE BETWEEN SOLID BLOCKING. REFERENCE MANUFACTURER INSTALLATION INSTRUCTIONS.

STUCCO COMPOSITION NOTES:

SECTION 2512. EXTERIOR PLASTER:

2512.1 GENERAL.  
Plastering with cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and shall not be less than two coats where applied over masonry, concrete or gypsum board backing as specified in Section 2510.5. If the plaster surface is to be completely covered by veneer or other facing material, or is completely concealed by another wall, plaster application need be only two coats, provided the total thickness is as set forth in ASTM C 926.

2512.1.1 ON-GRADE FLOOR SLAB.

On wood-framed or steel stud construction with an on-grade concrete floor slab system, exterior plaster shall be applied in such a manner as to cover, but not to extend below, the lath and paper. The application of lath, paper, and flashing or drip screeds shall comply with ASTM C 1063.

2512.1.2 WEAP SCREEDS.

A minimum 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed with a minimum vertical attachment flange of 3-1/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inch-es (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

2512.2 PLASTICITY AGENTS.

Only approved plasticity agents and approved amounts thereof shall be added to Portland cement. When plastic cement or masonry cement is used, no additional lime or plasticizers shall be added. Hydrated lime or the equivalent amount of lime putty used as a plasticizers is permitted to be added to cement plaster or cement and lime plaster in an amount not to exceed that set forth in two coats, provided the total thickness is as set forth in ASTM C 926.

2512.3 LIMITATIONS.

Gypsum plaster shall not be used on exterior surfaces.

2512.4 CEMENT PLASTER.

Plaster coats shall be protected from freezing for a period of not less than 24 hours after set has occurred. Plaster shall be applied when the ambient temperature is higher than 40° F (4° C), unless provisions are made to keep cement plaster work above 40° F (4° C) during application and 48 hours thereafter.

2512.5 SECOND COAT APPLICATION.

The second coat shall be brought out to proper thickness, rodged and floated sufficiently rough to provide adequate bond for the finish coat. The second coat shall have no variation greater than 1/4 inch (6.4 mm) in any direction under a 5-foot (1524 mm) straight edge.

2512.6 CURING AND INTERVAL.

First and second coats of cement plaster shall be applied and moist cured as set forth in ASTM C 926 and Table 2512.6.

TABLE 2512.6 CEMENT PLASTERS <sup>a</sup>		
COAT	MINIMUM PERIOD MOIST CURING	MINIMUM INTERVAL BETWEEN COATS
FIRST	48 HOURS <sup>b</sup>	48 HOURS <sup>b</sup>
SECOND	48 HOURS	7 DAYS <sup>c</sup>
FINISH	—	NOTE C

a. The first two coats shall be as required for the first coats of exterior plaster, except that the moist-curing time period between the first and second coats shall not be less than 24 hours. Moist curing shall not be required where job and weather conditions are favorable to the retention of moisture in the cement plaster for the required time period.

b. Twenty-four-hour minimum interval between coats of interior cement plaster. For alternate method of application, see Section 2512.8.

c. Finish coat plaster is permitted to be applied to interior Portland cement base coats after a 48-hour period.

2512.7 APPLICATION TO SOLID BACKINGS.

Where applied over gypsum backing as specified in Section 2510.5 or directly to unit masonry surfaces, the second coat is permitted to be applied as soon as the first coat has attained sufficient hard-ness.

2512.8 ALTERNATE METHOD OF APPLICATION.

The second coat is permitted to be applied as soon as the first coat has attained sufficiently rigidity to receive the second coat.

2512.8.1 ADMIXTURES.

When using this method of application, calcium aluminate cement up to 15 percent of the weight of the Portland cement is permitted to be added to the mix.

2512.8.2 CURING.

Curing of the first coat is permitted to be omitted and the second coat shall be cured as set forth in ASTM C 926 and Table 2512.6.

2512.9 FINISH COATS.

Cement plaster finish coats shall be applied over base coats that have been in place for the time periods set forth in ASTM C 926. The third or finish coat shall be applied with sufficient material and pressure to bond and to cover the brown coat and shall be of sufficient thick-ness to conceal the brown coat.

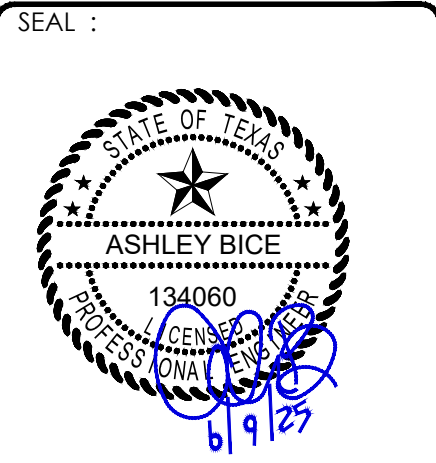
These notes were obtained from 2015 IBC.

ISSUE FOR:  
FOR INTER REVIEW ONLY  
BID ONLY  
PERMITS SET  
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION



PROPOSED ORCA TUNNEL CAR WASH  
LOCATED AT  
2464 MARINA BAY DR LEAGUE CITY TX 77573



DATE: 08/21/2024

PROJECT NUMBER	: 24-034
SCALE	:
DRAWN BY	: <i>ASR</i>
CHECKED BY	: A.Z
SHEET TITLE	:

ELEVATION  
3 & 4

DRAWING NUMBER:  
A-2.1



REVISIONS:		
NO.	DATE	DESCRIPTION

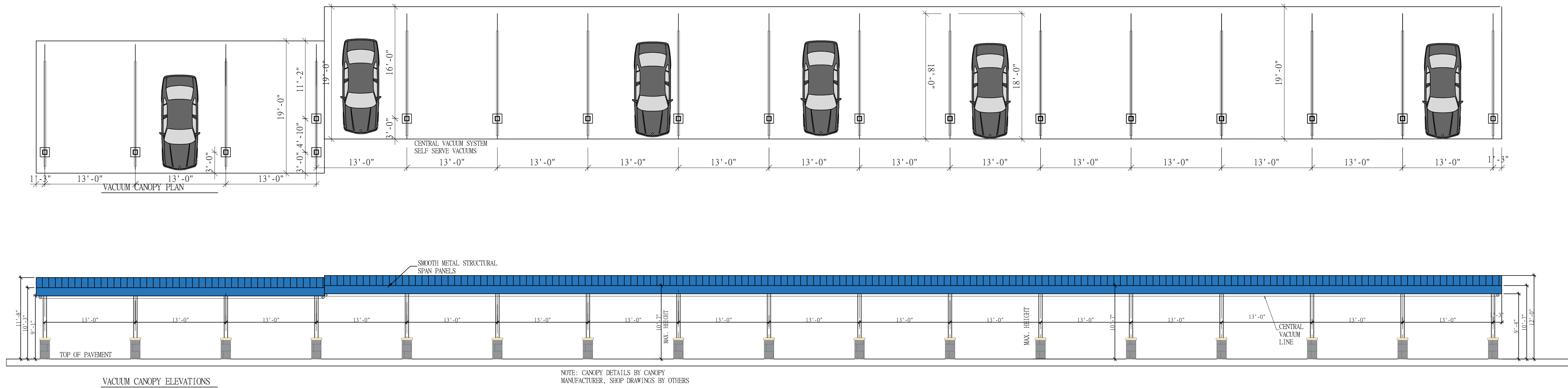


PROPOSED ORCA TUNNEL CAR WASH  
LOCATED AT  
2464 MARINA BAY DR LEAGUE CITY TX 77573

PROJECT NUMBER	:	24-034
SCALE	:	
DRAWN BY	:	A.Z.
CHECKED BY	:	A.Z.
SHEET TITLE	:	

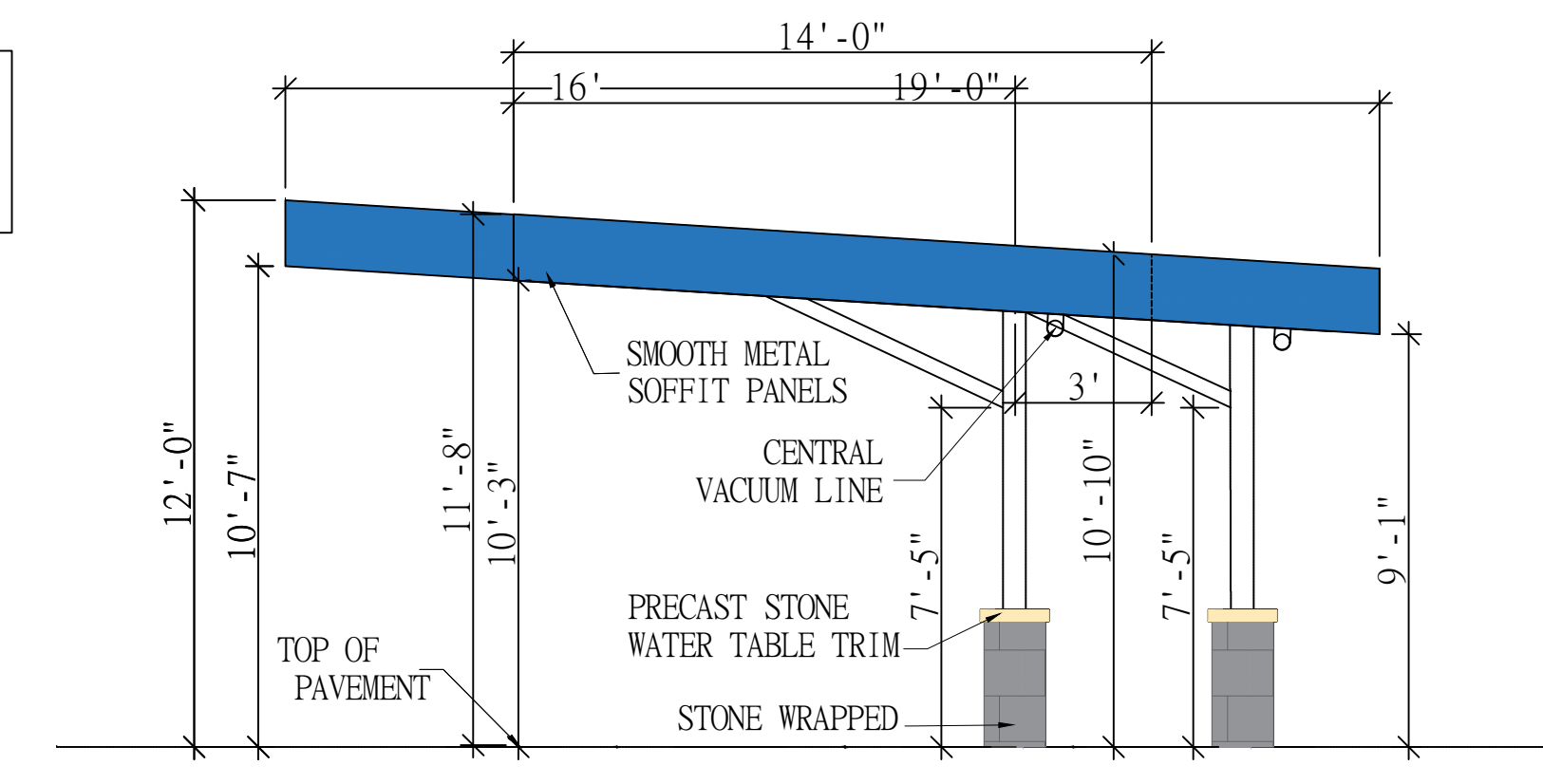
## VACUUM CANOPY

## A-2.2

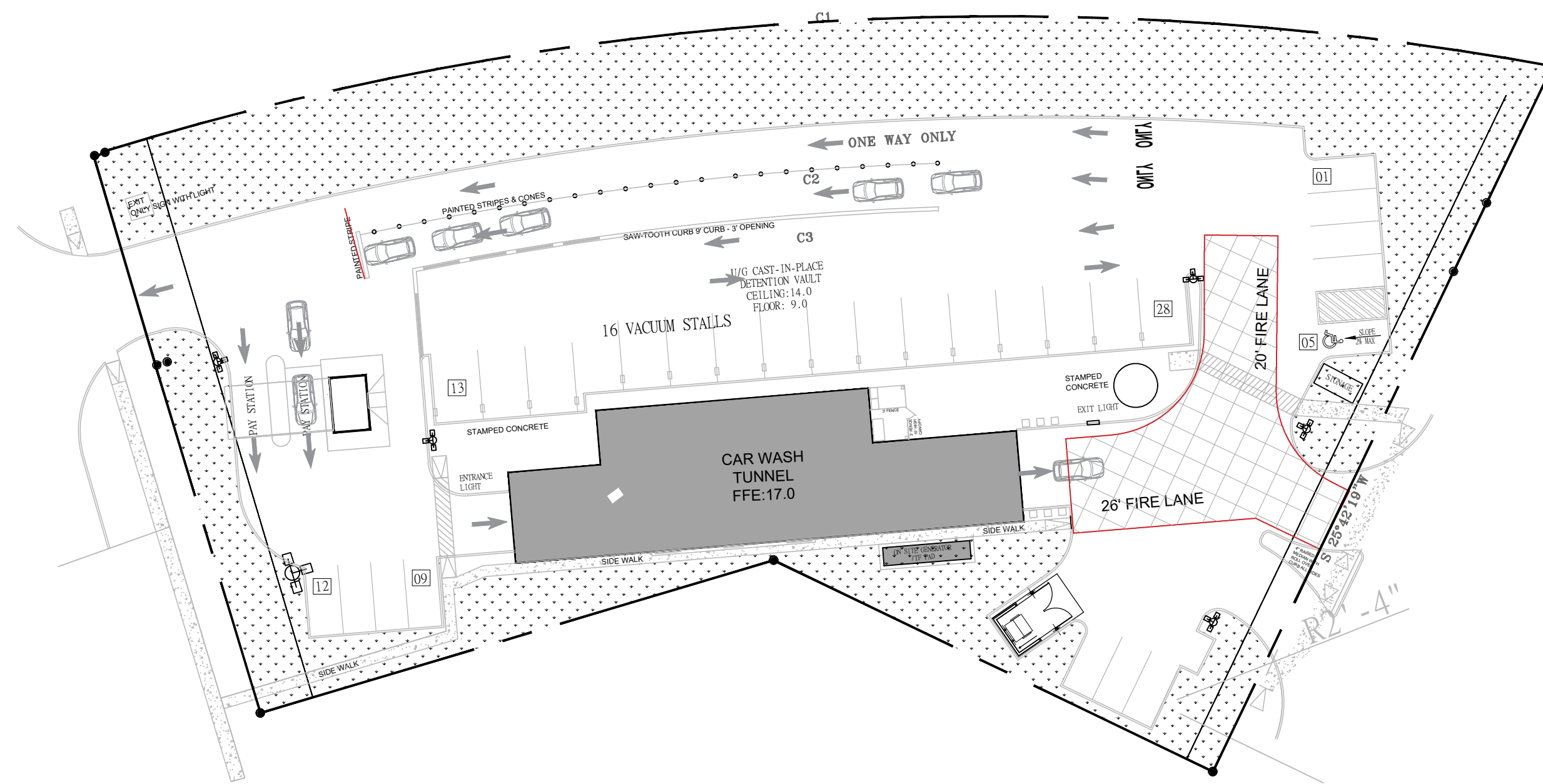


Scale: 1/8"=1'0"

NOTES:  
CENTRAL VACUUM SYSTEM EQUIPMENT WILL BE  
INSIDE THE MAIN CAR WASH BUILDING



Scale: 1/4"=1'0"



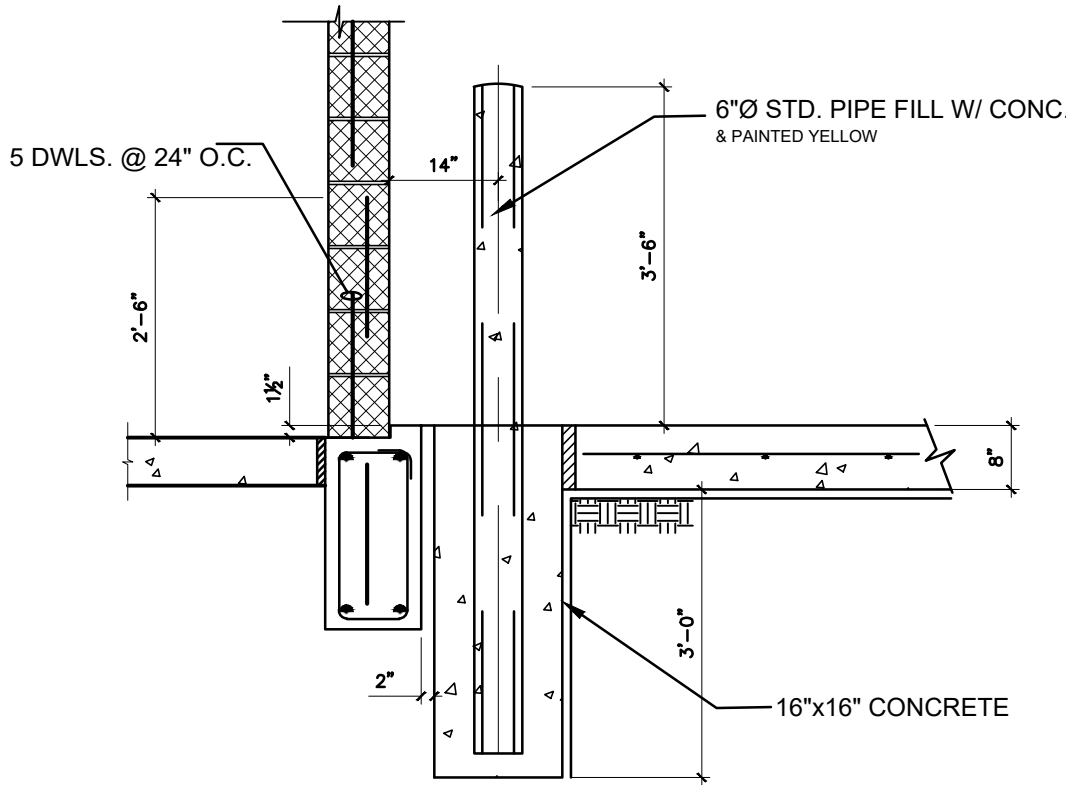
— MAKMO DESIGN - DESIGN WITH A DIFFERENT APPROACH

1. ALL STUDS AND / OR JOIST AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN ON THE DRAWINGS.
2. ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
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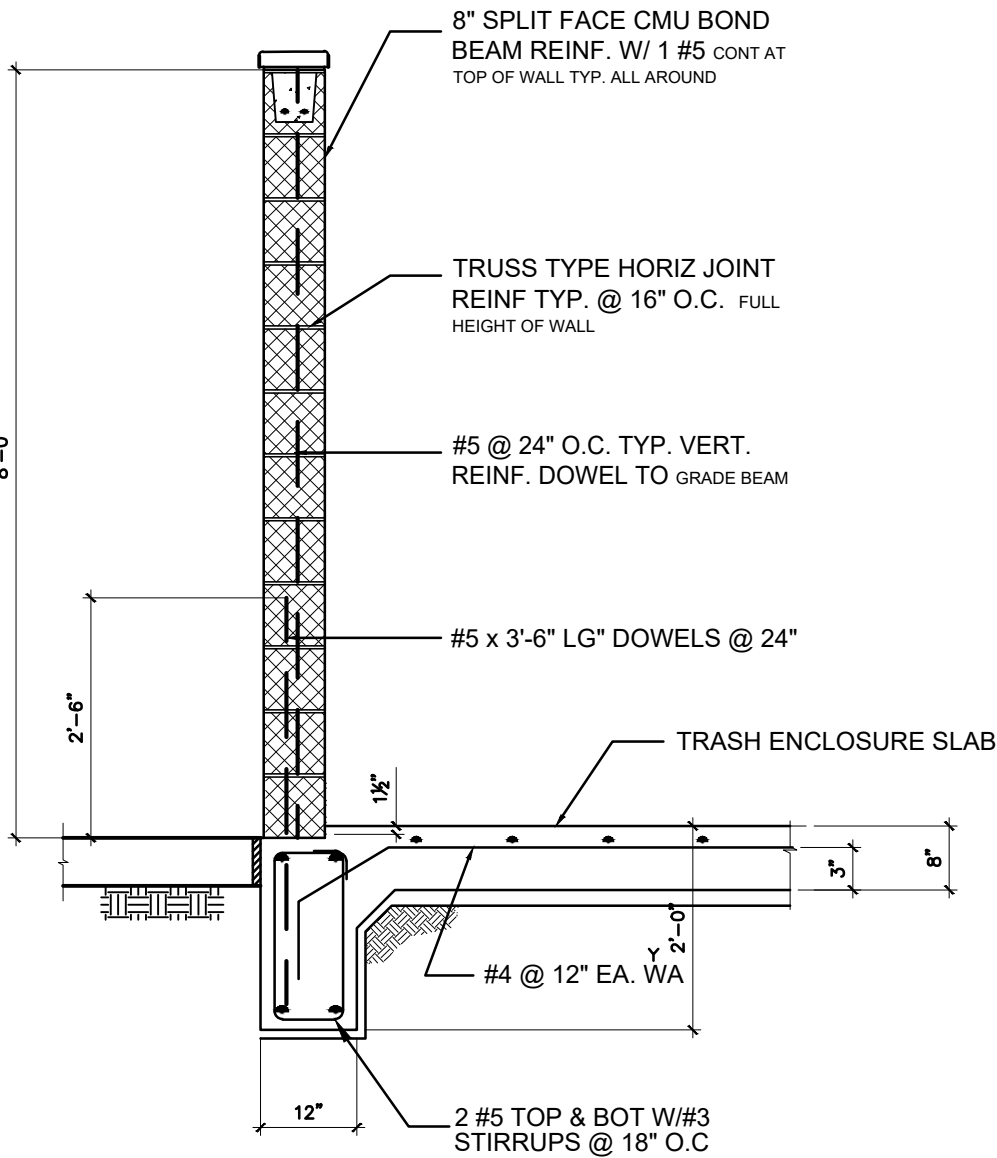


NOTES:

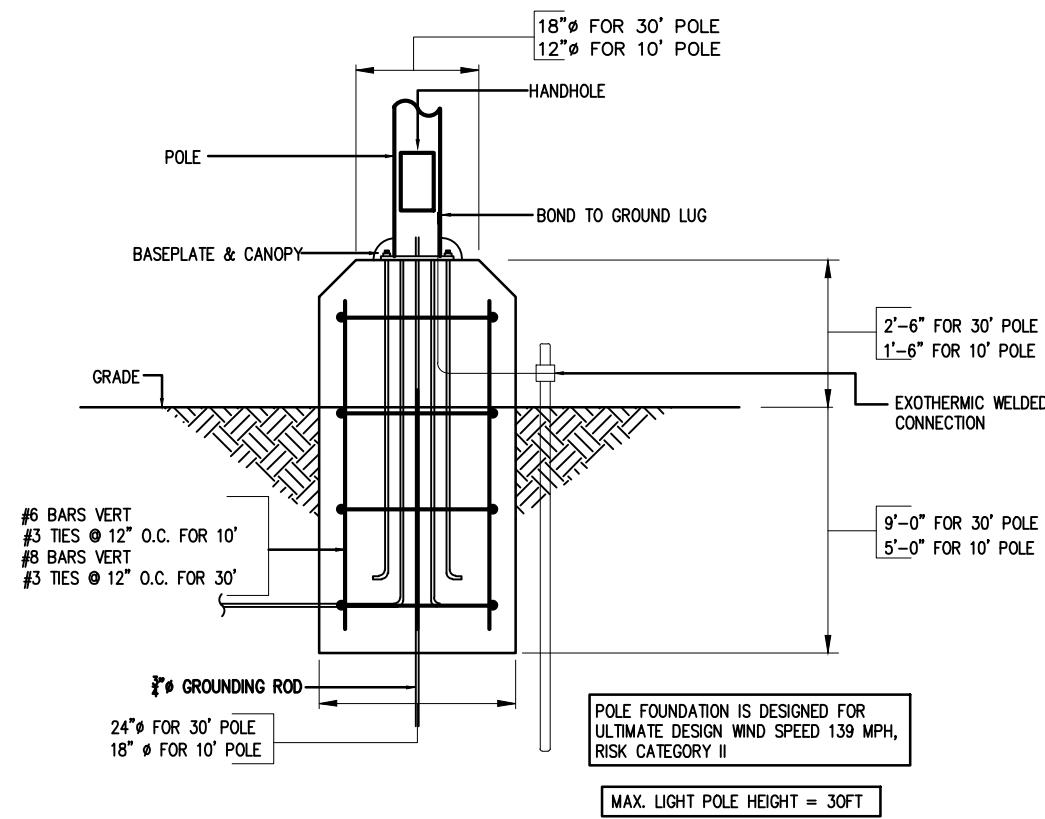
1. INSTALL GATE TO SWING CLEAR OF PAVEMENT.
2. PROVIDE BOLTS TO SECURE GATES IN FULL OPEN OR CLOSED POSITION.
3. SEAL AND PAINT TO MATCH BUILDING.
4. ENCLOSURE HEIGHT: MIN 6' , MAX 8'.
5. MATERIALS MUST BE COMPATIBLE WITH PRINCIPAL BUILDING.
6. DUMPSTER TO REMAIN FULLY SCREENED FROM PUBLIC VIEW.
7. ENCLOSURE MUST BE MAINTAINED IN CLEAN, SECURE CONDITION.



04 ENCLOSURE ELEVATION  
SCALE: 1/4" = 1'-0"

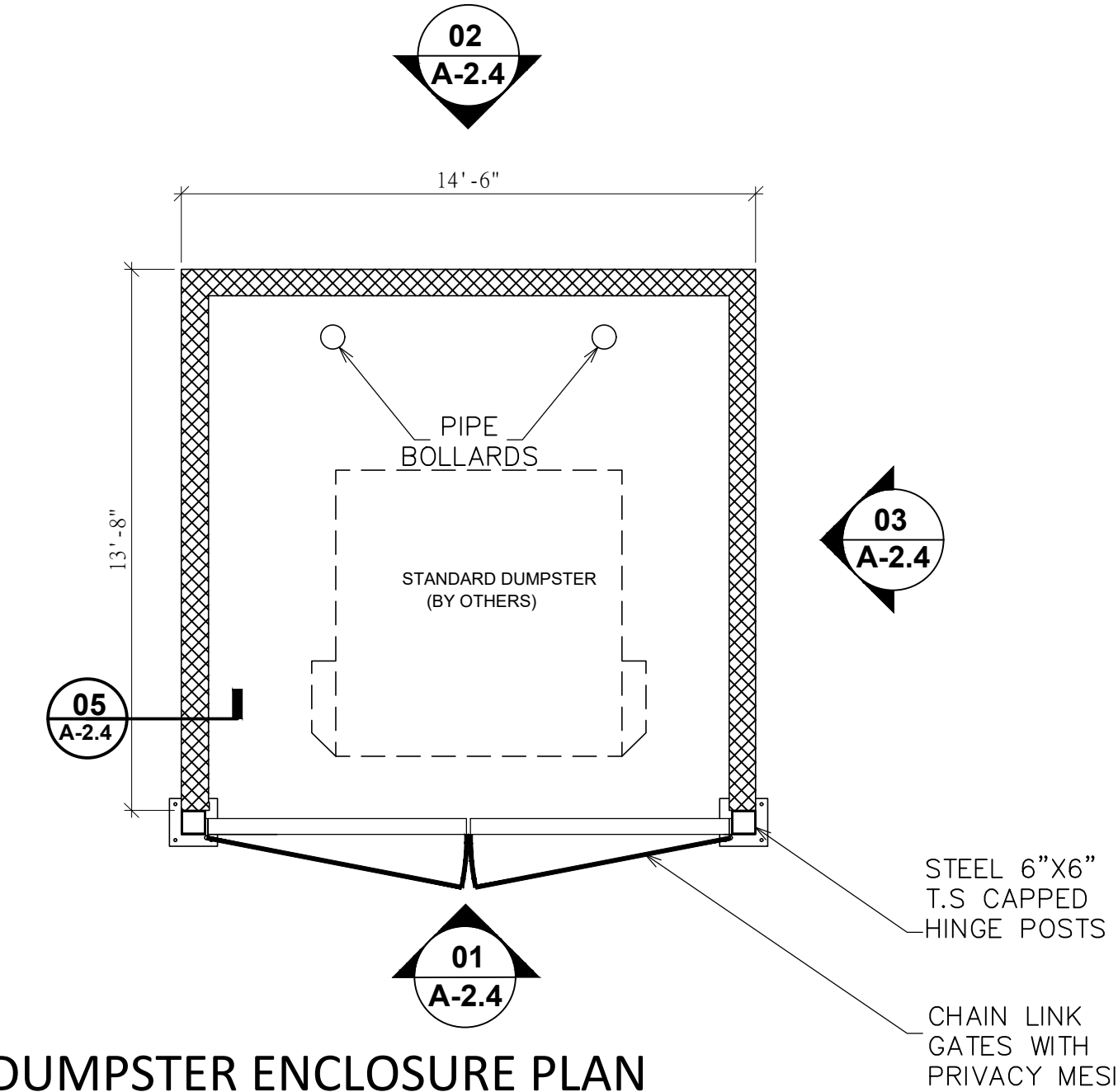


05 SECTION : DUMPSTER WALLS  
SCALE: 1/4" = 1'-0"

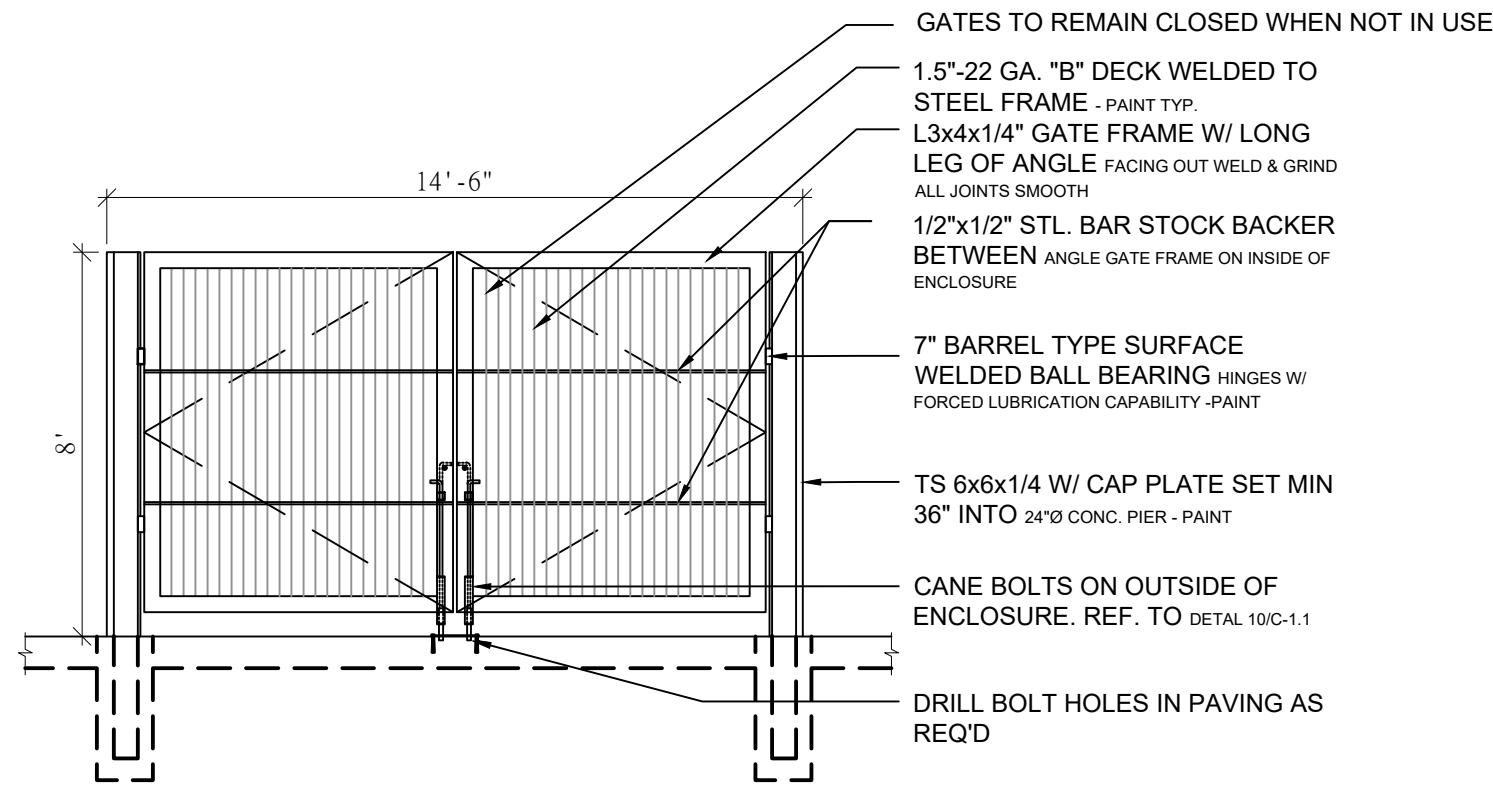


NOTE:  
THIS IS BASE DETAIL IS FOR GENERAL INFORMATION ONLY; CONTRACTOR SHALL VERIFY WITH THE PARKING LIGHTS VENDOR FOR FINAL INSTALLATION DETAIL. PERFORM AS PER REQUIREMENTS.

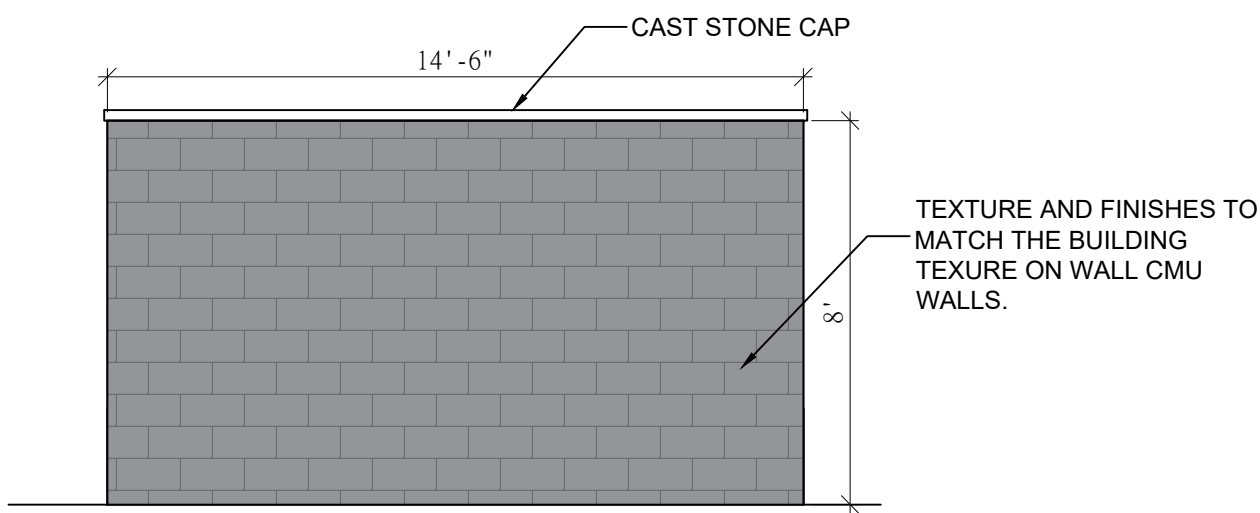
06 DETAIL : LIGHT POLE FOUNDATION SECTION  
SCALE: 1/4" = 1'-0"



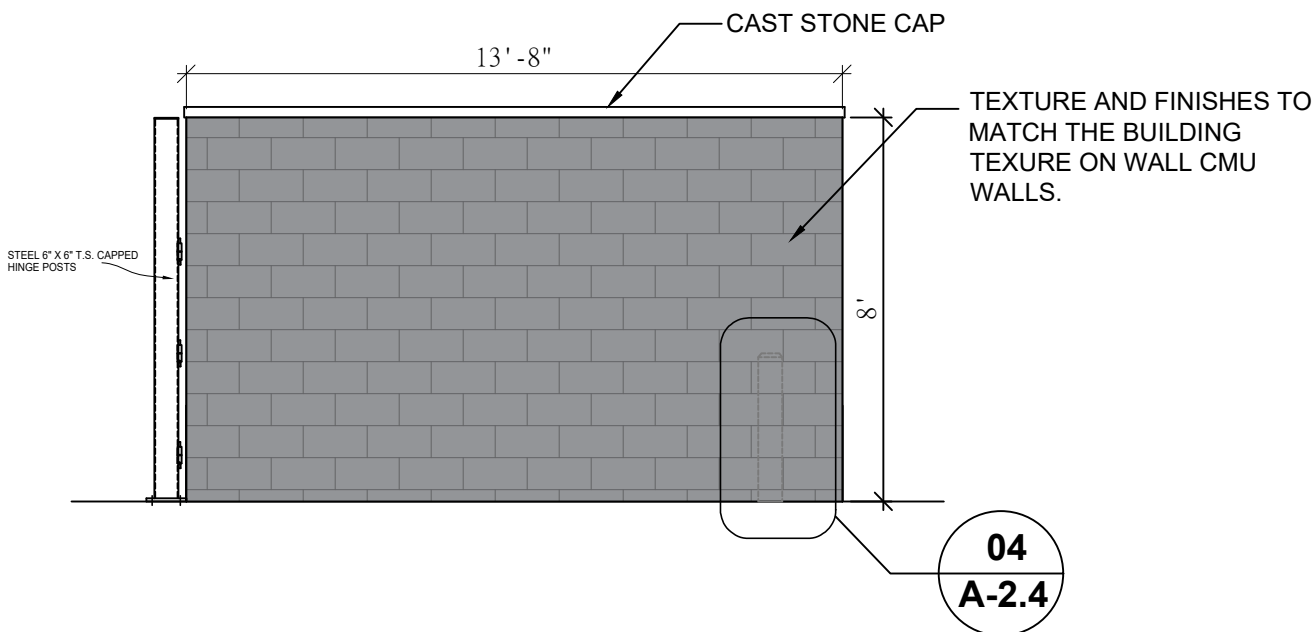
DUMPSTER ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE ELEVATION  
SCALE: 1/4" = 1'-0"



02 ENCLOSURE ELEVATION  
SCALE: 1/4" = 1'-0"



03 ENCLOSURE ELEVATION  
SCALE: 1/4" = 1'-0"

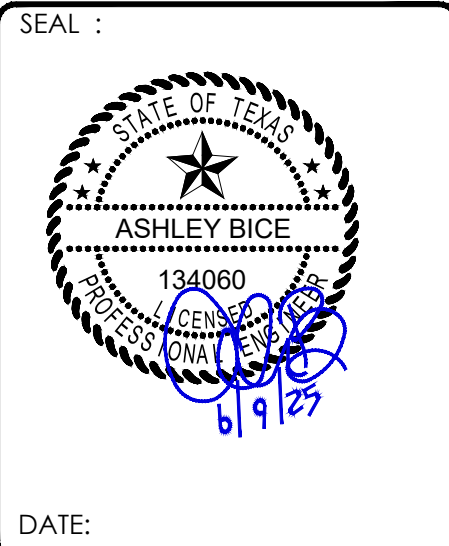
DUMPSTER DETAIL  
Scale: 1/4"=1'0"

ISSUE FOR:  
FOR INTER REVIEW ONLY  
BID ONLY  
PERMITS SET  
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION



PROPOSED ORCA TUNNEL CAR WASH  
LOCATED AT  
2464 MARINA BAY DR LEAGUE CITY TX 77573



DATE:

PROJECT NUMBER	: 24-034
SCALE	:
DRAWN BY	: <i>A.Z.</i>
CHECKED BY	: A.Z.
SHEET TITLE	:

DUMPSTER  
DETAIL

DRAWING NUMBER:  
**A-2.4**



## Attachment #5

E-mail: [makmodesign@gmail.com](mailto:makmodesign@gmail.com)

Phone: 832-231-7047

512-660-9737

August 30<sup>th</sup>, 2024

### **Marina Bay Commercial - Car Wash Tunnel**

**2464 Marina Bay Dr**

**League City, TX 77573**

**Galveston County**

### **Nature of the Request for a Special Use Permit:**

The request seeks approval for the establishment and operation of a car wash tunnel facility. The proposed car wash tunnel is intended to provide comprehensive vehicle cleaning services, including automated wash processes and other ancillary services such as vacuum stations and detailing options. The project aims to enhance local amenities by providing a convenient and environmentally conscious car washing solution for residents and commuters in League City.

### **Nature of the Zoning Request:**

The zoning request seeks approval to rezone the property at **2464 Marina Bay Dr League City, TX 77573** from its current zoning to Commercial zone with a Special Use Permit (SUP). This change is essential for establishing a car wash tunnel facility, aligning with local zoning regulations and enhancing the area's commercial offerings while maintaining environmental standards.

### **Supporting Documentation:**

- Site Plan illustrating the existing and proposed uses
- Elevations showcasing the design of the car wash tunnel
- Landscape Plan outlining the proposed landscaping features
- Free Standing Signage Plans indicating the signage layout
- Renderings/Illustrations depicting the proposed site at ultimate build-out
- Survey
- Zoning map

---

COMMERCIAL – RESIDENTIAL – CONVENIENCE STORE – GAS STATION – HOTEL – MOTEL – CAR WASH – RESTAURANT –  
BUILD OUT – LEASE SPACE – SPACE PLANNING – HEALTH PLAN – CODE ANALYSIS – 3D RENDERING

ADDRESS: 86 ZENITH LN, SUGAR LAND, TX 77498



March 17, 2025

**Planning & Development Department**

City of League City

500 W Walker

League City, TX 77573

**Subject: Request for Setback Variance – 2464 Marina Bay Dr, League City, TX 77573**

I am writing to formally request a setback variance for our project located at 2464 Marina Bay Dr, League City, TX 77573, within the City of League City.

According to Table 3.5.2 – Commercial and Mixed-Use Districts, a 15-foot setback is required from the property line. However, given the existing conditions on the site, it is physically impossible to meet this requirement along the entire building footprint. We have carefully assessed every possible alternative, and there is no viable option to achieve the required 15-foot setback without compromising the project's viability and functionality.

A portion of the proposed building—approximately 63 feet in length—will be located only 5 feet from the south property line, with the setback gradually increasing along this section, as shown in Exhibit A.

**1. Site Constraints**

Several significant physical limitations prevent compliance with the full setback requirement:

- Three existing easements along the north side of the property prohibit any construction in that area.
- An irregular and angled property line on the south side significantly restricts building layout options.
- The need to maintain vehicular circulation, fire access, and parking functionality within a limited developable area further constrains the building footprint.

Given these constraints, adhering to the 15-foot setback throughout the entire building footprint is simply not feasible. This variance is necessary to move the project forward while still complying with all other development and safety standards.

**2. Operational Necessity**

The requested variance supports a site layout that meets essential operational needs, including safe circulation for vehicles and emergency access, while maximizing efficiency. Without this variance, the site cannot accommodate a functional building layout within the buildable area left by the existing easements and irregular lot shape.

### 3. Mitigated Impact

While a portion of the building will be located within 5 feet of the south property line, we are providing a landscaped buffer along this edge to soften the visual transition and enhance the site's appearance.

Additionally, the adjacent property includes approximately 20 feet of existing landscaping, which further minimizes any potential visual or functional impact.

The proposed layout remains in full compliance with all other applicable city codes, including fire lane access, visibility, and safety requirements.

### Conclusion

The requested setback variance is absolutely necessary for the viability and success of the project. Given the site's physical constraints, including the easements and irregular shape, maintaining the required 15-foot setback is impossible without compromising the project's operational functionality and overall design. This variance is critical not only for the efficient use of the property but also for meeting essential requirements such as vehicular circulation, fire access, and parking.

Granting this variance will allow the project to proceed as planned, ensuring compliance with all other city codes and regulations. Without this variance, the project would not be feasible, and the site would be left underutilized.

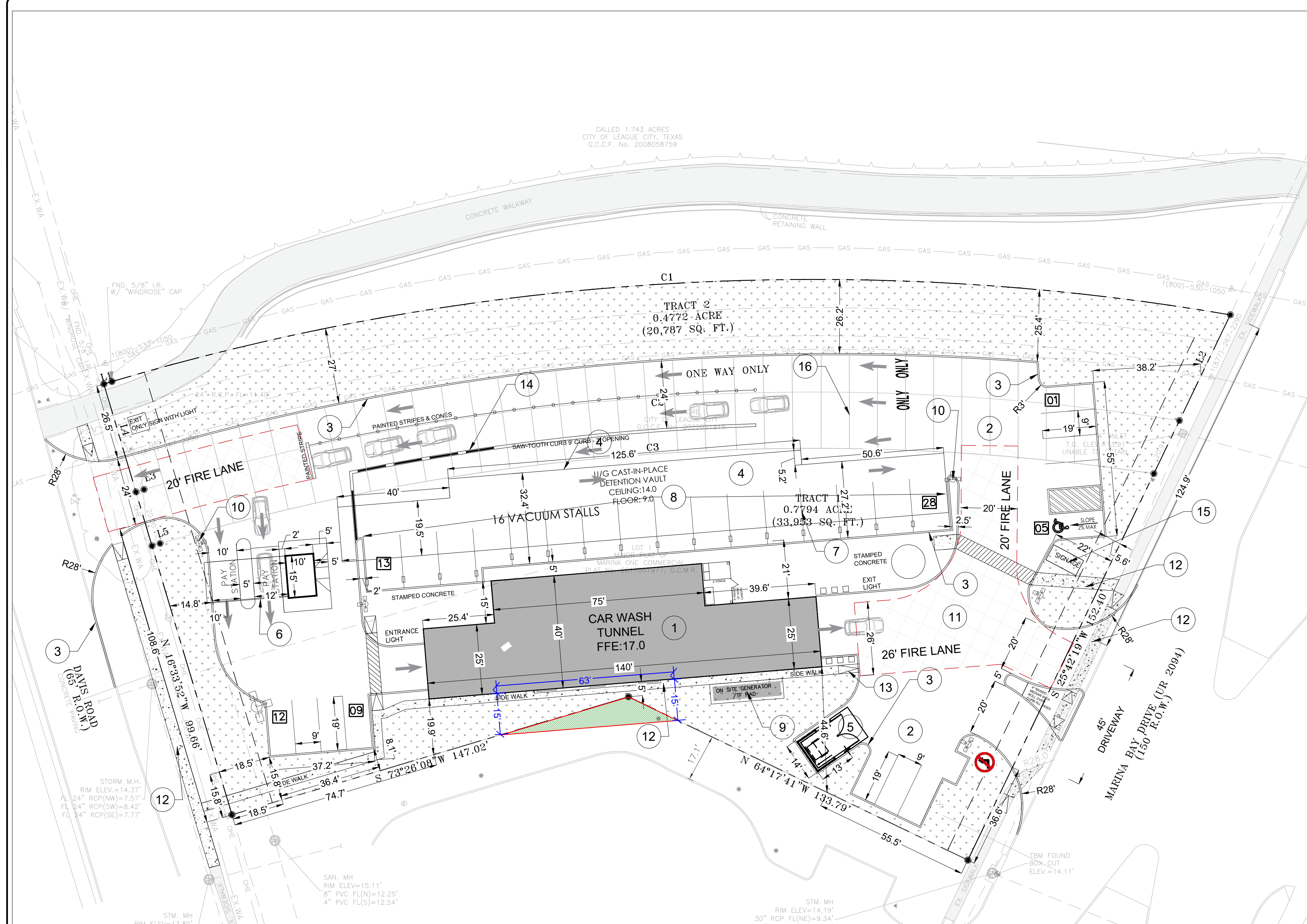
We respectfully urge you to approve this variance request to allow the project to move forward and achieve its intended purpose.

We appreciate your attention to this matter and are more than willing to provide any additional information or clarifications as needed.

Thank you for your consideration.

Adil Zahir Maknojia (DIRECTOR)  
MAKMO DESIGN LLC - ENGINEERING CONSULTANT  
Makmo Design LLC  
(832) 231-7047





DIMENSION LAYOUT NOTES:

1. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION AND RESOLUTION OF DISCREPANCIES PRIOR TO PROCEEDING.
2. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED AUNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.
5. ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
6. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

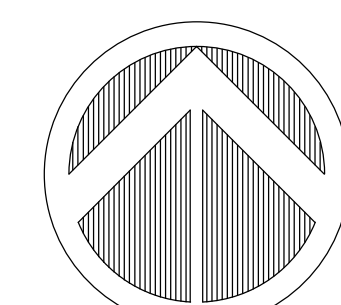
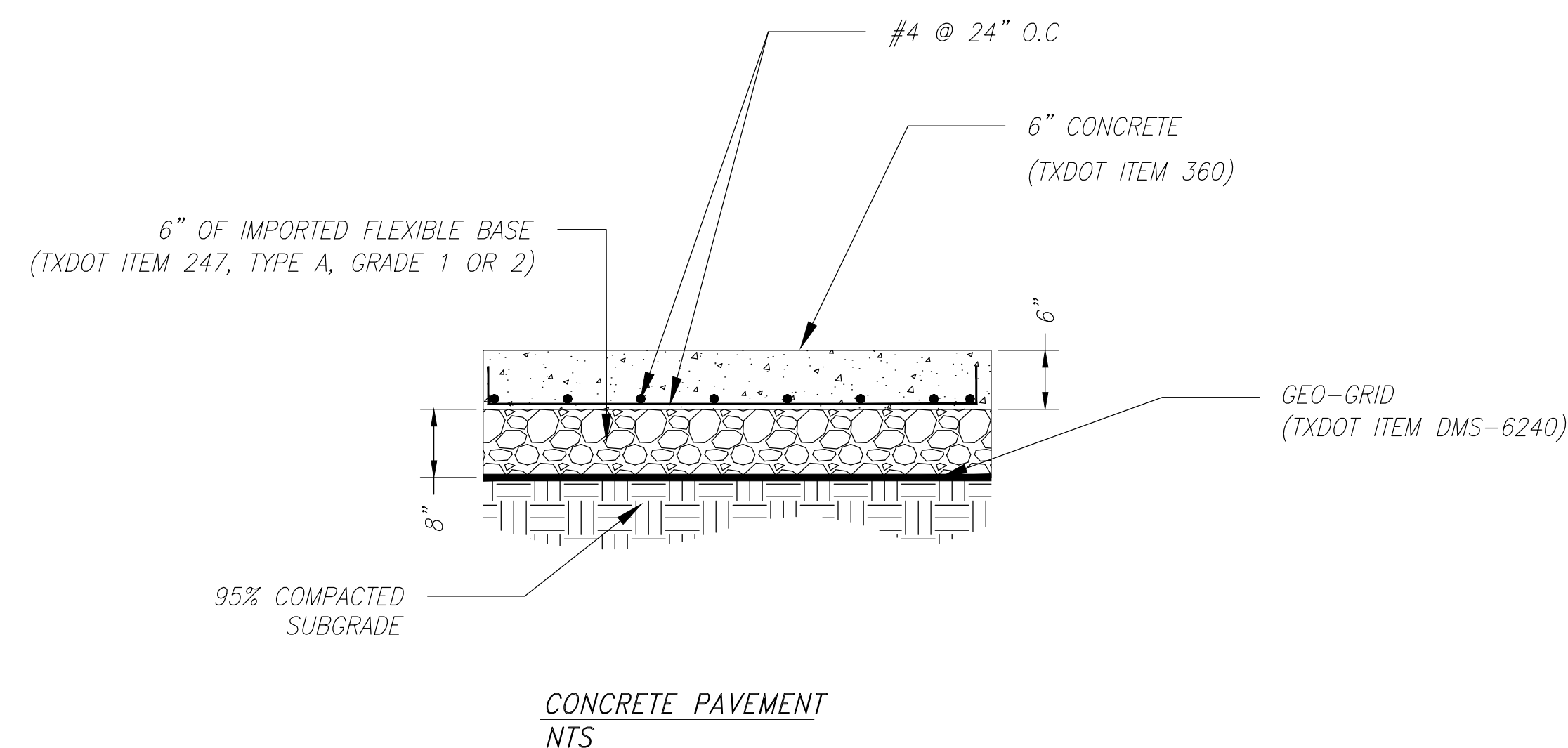
**# SITE PLAN CALLOUTS:-**

- ① PROPOSED CAR WASH TUNNEL BUILDING(4,625 SFT), SEE PLAN BY OTHERS
- ② CONCRETE PAVEMENT ( 6" WITH #4 BARS @ 24" O.C.)
- ③ 6" CURB
- ④ CAST IN PLACE CONCRETE DETENTION VAULT (STRUCTURAL DESIGN BY OTHERS)
- ⑤ DUMPSTER PAD (7" WITH #5 BARS @ 12" O.C.)
- ⑥ PAY STATION
- ⑦ VACCUM STALLS
- ⑧ 4" INCH WHITE EPOXY PAVEMENT MARKING AT 18" OC
- ⑨ GENERATOR / TRANSFORMER PAD
- ⑩ LIGHT POLE
- ⑪ 20 FT FIRE LANE
- ⑫ PROPOSED SIDEWALK
- ⑬ RAMP
- ⑭ SAW-TOOTH CURB ( 9' CURB, 3' OPENING ALTERNATE)
- ⑮ MONUMENT SIGNAGE
- ⑯ SAW CUT EVERY 10 FT AT EASEMENTS

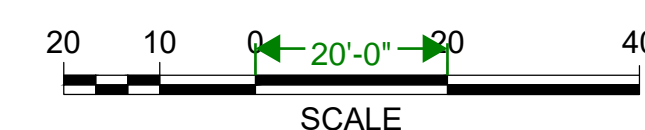
IMPERVIOUS COVERAGE TABLE	
PROPOSED IMPERVIOUS AREA	39,285 SF
EXISTING IMPERVIOUS AREA	0 SF

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS	ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE
--	--

<b>CARS RECOMMENDED:</b>		
DRIVE THRU LANE :	350 FT /25	= 14 CARS
CAR WASH TUNNEL		= 1 CAR
VACCUME STATIONS:		= 16 CARS
REGULAR PARKING STALLS:		= 12 CARS
<b>TOTAL:</b>		<b>= 43 CARS</b>



NORTH

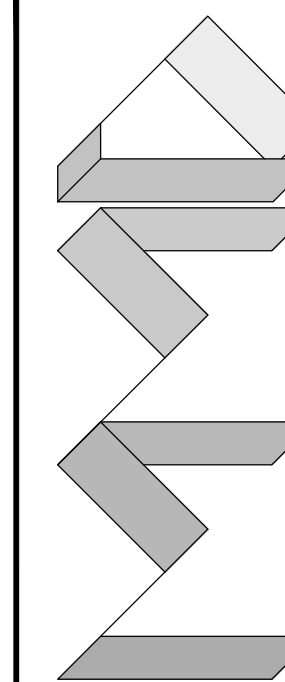


— MAKMO DESIGN - DESIGN WITH A DIFFERENT APPROACH

ISSUE FOR:  
FOR INTER REVIEW ONLY  
BID ONLY  
PERMITS SET  
CONSTRUCTION SET

REVISIONS:

NO.	DATE	DESCRIPTION
1.	09-26-2024	PERMIT SET
2.	02-13-2025	CITY/TXDOT COMMENTS
3.	03-14-2025	CITY COMMENTS

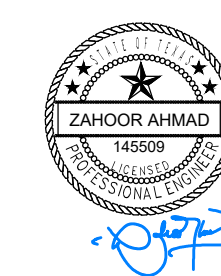


**MAKMO DESIGN**  
86 ZENITH LANE, SUGAR LAND, TX 77498  
PH # 832-231-7047 TBPE FIRM # 21236

**PROPOSED CAR WASH  
LOCATED AT  
2464 MARINA BAY DR, LEAGUE CITY, TX 77573**

CIVIL ENGINEER :  
ZAHoor AHMAD  
TX PE# 145509

SEAL :



DATE: 03/14/2025

PROJECT NUMBER :	24-000
SCALE :	1"=20'
DRAWN BY :	Z.AHM.
CHECKED BY:	Z.AHM.
SHEET TITLE :	

## SITE PLAN

DRAWING NUMBER:

**C-200**





## Attachment #6

E-mail: [makmodesign@gmail.com](mailto:makmodesign@gmail.com)

Phone: 832-231-7047

512-660-9737

July 2<sup>nd</sup>, 2024

Dear Neighbor,

We previously requested a virtual meeting to discuss our upcoming project—a new Car Wash at 2460 Marina Bay Dr, League City, TX 77573. However, the city has informed us that virtual meetings are not acceptable for this process. As a result, we are required to hold an in-person meeting.

### Meeting Details:

- Date: July 15<sup>th</sup>, 2024

- Time: 2:00 PM

- **Location:** Rustika Cafe Bakery League City  
610 E Main St, League City, TX 77573

### Project Overview:

We plan to build a modern car wash facility that will feature a sleek and contemporary design, blending seamlessly with the surrounding area. The facility will include self-service bays and automated wash systems, aiming to provide a convenient service.

### Meeting Agenda:

During the meeting, we will discuss the design features of the facility, the benefits it will bring to the community, and address any questions or concerns you may have. Your input is crucial to us, and we look forward to your participation.

If you are unable to attend but have questions, please contact me at (832) 231-7047 or [makmodesign@gmail.com](mailto:makmodesign@gmail.com).

Please confirm your attendance by July 12<sup>th</sup>, 2024

Thank you for your time and consideration.

Sincerely

Adil Zahir Maknojia  
MAKMO Design LLC  
Texas Engineering Firm # 21236  
Tel: (832) 231-7047

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COMMERCIAL – RESIDENTIAL – CONVENIENCE STORE – GAS STATION – HOTEL – MOTEL – CAR WASH – RESTAURANT –  
BUILD OUT – LEASE SPACE – SPACE PLANNING – HEALTH PLAN – CODE ANALYSIS – 3D RENDERING

ADDRESS: 86 ZENITH LN, SUGAR LAND, TX 77498

## Meeting Minutes

### Meeting Details:

- Project Name: Orca Car wash Tunnel
- Date: : July 15<sup>th</sup>, 2024
- Time: 2:00 PM
- Location: Rustika Cafe Bakery League City  
610 E Main St, League City, TX 77573

### Attendees

- Adil Zahir Maknojia

### Summary of Attendance

No neighbors were able to attend the meeting in person. However, we received valuable feedback via email from two neighbors regarding the project. Here's a summary of their responses:

1. **Neighbor from Amegy Bank:**  
A facilities manager for Amegy Bank informed us that our correspondence regarding the new car wash facility incorrectly listed the address as 2460 Marina Bay Drive, which pertains to the Amegy Bank building. They stressed the importance of having the correct address to avoid complications with permits and construction processes.
2. **Alex Aragon, Director of Facility Services, Clear Creek Independent School District:**  
Alex Aragon expressed that they do not have any objections to the proposed development. They requested that while construction is underway, we ensure they are notified of any sidewalk closures or road barricades so they can communicate this information to their Safe Schools and Transportation departments. Alex expressed optimism about the positive impact of the project on the area.

### Actions Taken

- The new address has been documented, and all relevant parties will be notified of this update: **2464 Marina Bay Drive, League City, TX.**
- We will ensure communication regarding sidewalk closures and road barricades during construction.

### Final Notes

While there was no in-person attendance, the input from neighbors has been invaluable and will be taken into account as we move forward with the project.



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**Re: Amegy Bank Located at 2460 Marina Bay Dr, League City**

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**From** Rawan Ahmad <rawan@makmodesign.com>

**Date** Fri 9/13/2024 12:48 PM

**To** MAKMO DESIGN <makmodesign@gmail.com>; margot.hollis@amegybank.com <margot.hollis@amegybank.com>; Jill.hollis@amegybank.com <Jill.hollis@amegybank.com>

 2 attachments (742 KB)

NOTICE MEETING FOR NEIGHBOR9-12-2024.pdf; MARINA BAY SITE PLAN REV-04-Layout1.pdf;

Hi Jill,

Thank you for your kind wishes regarding our new project.

As instructed by the city, we need to arrange a personal meeting with the neighbor. Please see the attached invitation for details. If you are able to attend, kindly let us know. If you are unable to meet in person, please inform us via email.

Thank you for your attention to this matter.

Rawan Ahmad  
MAKMO Design  
(832) 942 - 0092  
rawan@makmodesign.com

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**From:** MAKMO DESIGN <makmodesign@gmail.com>

**Sent:** Tuesday, July 16, 2024 11:37 AM

**To:** Rawan Ahmad <rawan@makmodesign.com>

**Subject:** Fwd: Amegy Bank Located at 2460 Marina Bay Dr, League City

MARINA BAY - ORCA CARWASH

Regards,

Adil Zahir Maknojia (DIRECTOR)  
MAKMO DESIGN LLC - ENGINEERING CONSULTANT  
ENGINEERING FIRM # 21236  
Primary Contact # 832-231-7047  
Secondary Contact # 512-660-9737

----- Forwarded message -----

From: **MAKMO DESIGN** <[makmodesign@gmail.com](mailto:makmodesign@gmail.com)>

Date: Tue, Jul 16, 2024 at 11:29 AM

Subject: Re: Amegy Bank Located at 2460 Marina Bay Dr, League City

To: Jill Hollis <[Margot.Hollis@amegybank.com](mailto:Margot.Hollis@amegybank.com)>

Hey Hollis,

I apologize for the error. That was for a reference purpose only. But yes we will correct the address once we get the actual address from the city or center point. Thank you for your kind words for this project. I really appreciate that.

Regards,

Adil Zahir Maknojia (DIRECTOR)

MAKMO DESIGN LLC - ENGINEERING CONSULTANT

ENGINEERING FIRM # 21236

Primary Contact # 832-231-7047

Secondary Contact # 512-660-9737

On Tue, Jul 16, 2024 at 11:07 AM Jill Hollis <[Margot.Hollis@amegybank.com](mailto:Margot.Hollis@amegybank.com)> wrote:

Good morning,

I am a facilities manager for Amegy Bank and our branch staff received the attached correspondence from you concerning a car wash facility that you are designing. You state the address of the new carwash to be 2460 Marina Bay Drive, League City, Texas. I wanted to make you aware that this is not the correct address of the property. The address you are referring to is the property that the Amegy Bank building sits. Being in the construction world myself, I know how a bad address can create havoc on permits and such so I wanted to make sure you are aware of the mistake.

Good luck with your project.

Sincerely,

Jill Hollis

SVP/Facilities Manager

Amegy Bank

1801 Main Street

Houston, TX 77002

281-320-3425

713-254-6032 (Cell)

[Jill.hollis@amegybank.com](mailto:Jill.hollis@amegybank.com)

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# Attachment #7

