

Special Use Permit SUP-25-0002 (West League City Self Storage)

Request	Hold a public hearing and make a recommendation to City Council for a Special Use Permit Application, SUP-25-0002, (West League City Self Storage), to allow a self-storage use on approximately 3.0552 acres of property zoned “CG” (General Commercial),”PUD” (Magnolia Creek Planned Unit Development).
Applicant	Eric Rogers of Kimley-Horn
Owners	West League City Crossing, LLC
City Council	Public Hearing & First Reading – <i>August 12, 2025</i> ; <i>Second Reading – August 26, 2025</i>
Location	Generally located east of Bay Area Boulevard and north of West League City Parkway, with the address of 1425 Bay Area Boulevard.
Citizen Response	6 – 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. 2035 Comprehensive Plan Future Land Use Plan 4. Applicant Letter 5. Site Plan, Landscaping and Elevations 6. Parking Study 7. Neighborhood Meeting Documents 8. Proximity Map

The Commission should consider the following in its deliberation for the Special Use Permit request, which shall be utilized to substantiate its findings. 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.

Background	<p><u>August 10, 1999</u> – The property was initially zoned as a “PUD” (Planned Unit Development) district when the City adopted zoning.</p> <p><u>December 5, 2024</u> – The applicant held a pre-application neighborhood meeting, where 14 people attended.</p> <p><u>February 10, 2025</u> – The applicant submitted a Special Use Permit application to permit a self-storage use.</p> <p><u>July 3, 2025</u> - Public hearing notices were mailed to the surrounding property owners, a public hearing sign was posted on the property and notice was published in the newspaper.</p> <p><u>July 21, 2025</u> - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.</p> <p><u>August 12, 2025</u> – City Council is scheduled to conduct a public hearing and consider the request on first reading.</p> <p><u>August 26, 2025</u> – If approved on first reading, City Council will consider the second reading of the request.</p>
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Site and Surrounding Area

The site is currently undeveloped.

Direction	Surrounding Zoning	Surrounding Land Use
North	“OS”	City Hike and Bike Trail
South	“CG”	Commercial Development
East	“CG”	Commercial Development
West	“ROW”	Bay Area Boulevard

There are a few self-storage facilities within the vicinity of the subject tract. Within 1 mile of the subject tract, there is 1 self-storage facility, within 2 miles, there are 3 self-storage facilities, and within 3 miles of the subject tract, there are 4 self-storage facilities.

Proposal

The applicant is requesting approval of a Special Use Permit (SUP) for the development of a self-storage facility located at 1425 Bay Area Boulevard, encompassing approximately 3.0552 acres of land currently zoned General Commercial (CG). The proposed use, indoor self-storage, is permitted within the CG zoning district upon the issuance of an SUP.

The proposed development will consist of a three-story building with an approximate gross floor area of 136,355 square feet, with 102,225 square feet of leasable area. All storage units will be located entirely within the building, and no outdoor storage is proposed.

The site will feature enhanced landscaping with native trees, hedge screening, and buffers to protect nearby residential views. A 6-foot sidewalk and pedestrian gate will link the site to the existing trailhead. Mechanical equipment will be screened, and a detention pond is included on the west side.

To address resident concerns, lighting will be fully downlit with motion sensors, and the site will include security cameras and controlled access. There will be no light trespass onto adjacent lots.

Neighborhood Meeting

A neighborhood meeting was held by the applicant on December 5, 2024. The sign-in sheet recorded the names of fourteen individuals. In general, residents expressed a mixture of concerns and support. Specific concerns focused on the aesthetic impact and compatibility of the proposed self-storage facility with the surrounding residential area, including issues such as potential light pollution, safety along the nature trail, and overall fit within the Magnolia Creek community. Some attendees, initially opposed, indicated that their views had changed positively following the presentation, particularly due to the project’s landscaping plan, trail access improvements, and enhanced security features. Others remained concerned about the facility's presence near family-oriented neighborhoods.

Access and Traffic Impacts

Access to the property will be provided from Bay Area Boulevard and League City Parkway via a public access easement.

Bay Area Boulevard

	Existing Conditions	2024 Master Mobility Plan
Roadway Type	Major Arterial	Major Arterial
ROW Width	100 feet	100-120 feet
Pavement Width and Type	4-lane, 12-foot-wide travel lanes, with center turn lane.	4-lane, 12-foot-wide travel lanes, with center turn lane.

League City Parkway

	Existing Conditions	2024 Master Mobility Plan
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	100 feet	100-120 feet
<i>Pavement Width and Type</i>	4-lane, divided, 12-foot-wide travel lanes.	6-lane, divided, 12-foot-wide travel lanes.

Per Section 125-4.19 of the League City Unified Development Code (UDC), self-storage facilities are required to provide one parking space per 1,000 square feet of building area, along with one space per 250 square feet of office area. Given the proposed development includes approximately 136,000 square feet of storage space and a 750 square foot leasing office, the UDC mandates a total of 139 parking spaces for full compliance.

In response, the applicant has submitted a Request for Parking Modification (See Attachment #6), proposing 17 total parking spaces (16 standard and 1 accessible space), including 5 trailhead spaces responding to neighborhood feedback. The justification for this reduction is grounded in real-world operational data and national industry standards, demonstrating that the typical parking demand for self-storage facilities is significantly lower than the UDC's requirement.

Self-storage facilities experience very low parking and traffic demand, as customers often access their units infrequently; sometimes not returning for months or even years. Citing national data from the ITE Parking Generation Manual, the applicant demonstrates that self-storage generates low parking demand, averaging 0.10 spaces per 1,000 square feet. The proposed ratio of 0.125 exceeds that average. Comparable CB Capital projects across Texas typically include 15 spaces

Utilities

Water is provided to the site from an 8-inch water line located along the public access drive at the southern boundary of the property.

Sewer is provided from a 10-inch line along the public access drive.

All new electrical service lines will be underground, and the transformer will be pad mounted and screened from public view.

Landscaping

The applicant is proposing enhanced landscaping that exceeds the City's minimum requirements. The improvements include a continuous hedge along the south and west property lines. In addition to meeting the buffer yard requirement of 21 shade trees and 21 ornamental trees and an 8-foot wooden fence, the applicant is also providing a trail access gate and a 6-foot trail connection to the Hike and Bike trail located north of the property. Moreover, the landscape area totals 48,173 square feet, significantly exceeding the minimum required 19,963 square feet (15% of the site).

Zoning Analysis

The Future Land Use Plan classifies the property as Suburban Commercial. Suburban Commercial areas are described as, "Bringing the garden concept to areas that are dominated by commercial retail, office or industrial activities. Structures are blended into the landscape, if visible at all, often resulting in a campus or natural feel." Development in these areas typically emphasizes extensive green space, limited building and impervious surface coverage, and connectivity through trails and shared amenities. The proposed SUP would be consistent with the land use designation of Suburban Commercial.

**Criteria in
Support of
Recommendation**

Staff have determined the following findings related to the requested SUP:

- The request is consistent with the League City Comprehensive Plan's Future Land Use Plan.
- The self-storage facility will continue to produce minimal traffic impacts to the roadway network.
- The applicant will provide enhanced landscaping on the site, including Hike and Bike Trail Head access.

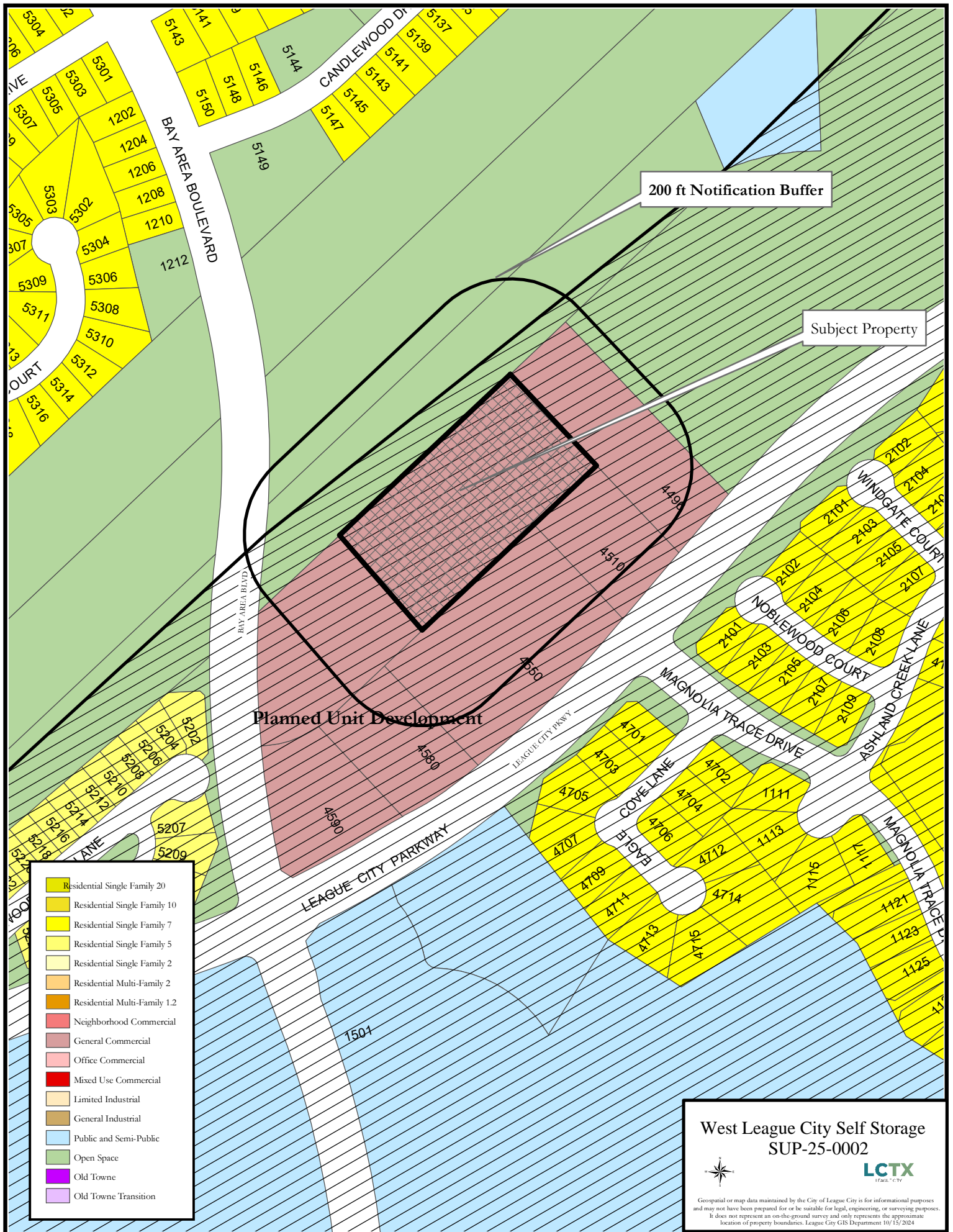
**Staff
Recommendation**

Based on the information above, staff recommend approval with the following conditions:

1. The SUP shall expire after a period of 12 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application to expand the site 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 the West League City Crossing self-storage facility.
3. No Storage Containers (PODS) or similar containers shall be used or stored on this site.
4. There shall not be any outdoor storage on the site.
5. The site layout shall be substantially similar to that which is displayed on the site plan, landscape plan, and elevations.
6. Landscaping:
 - a. Seventy-five percent (75%) of plant materials for the overall site shall be from the League City Water smart 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. Provide additional enhanced landscaping along the western side of the property to screen the site from Bay Area Boulevard.
7. Signage: The project shall comply with Chapter 125, Article 8, Signs of the Unified Development Code, with the following exception:
 - a. The only freestanding sign permitted is a monument sign with a masonry base.
 - b. Any exterior illumination of signs on the site must have top mounted luminaries that are shielded downwards; no bottom luminaries are permitted.
 - c. Proposed signage (if any) must comply with the above sign ordinance.
 - d. Documentation of approval from the Homeowners Association (HOA) will be required for signage.
 - e. No wall signage shall be allowed on the north side of the building.
8. Hike and Bike Trail Head access, including a gate, 5 parking spaces, and sidewalk leading to Hike and Bike Trail.

For additional information, you may contact Ann Williams, Planner at 281-554-1084 or at ann.williams@leaguecitytx.gov.

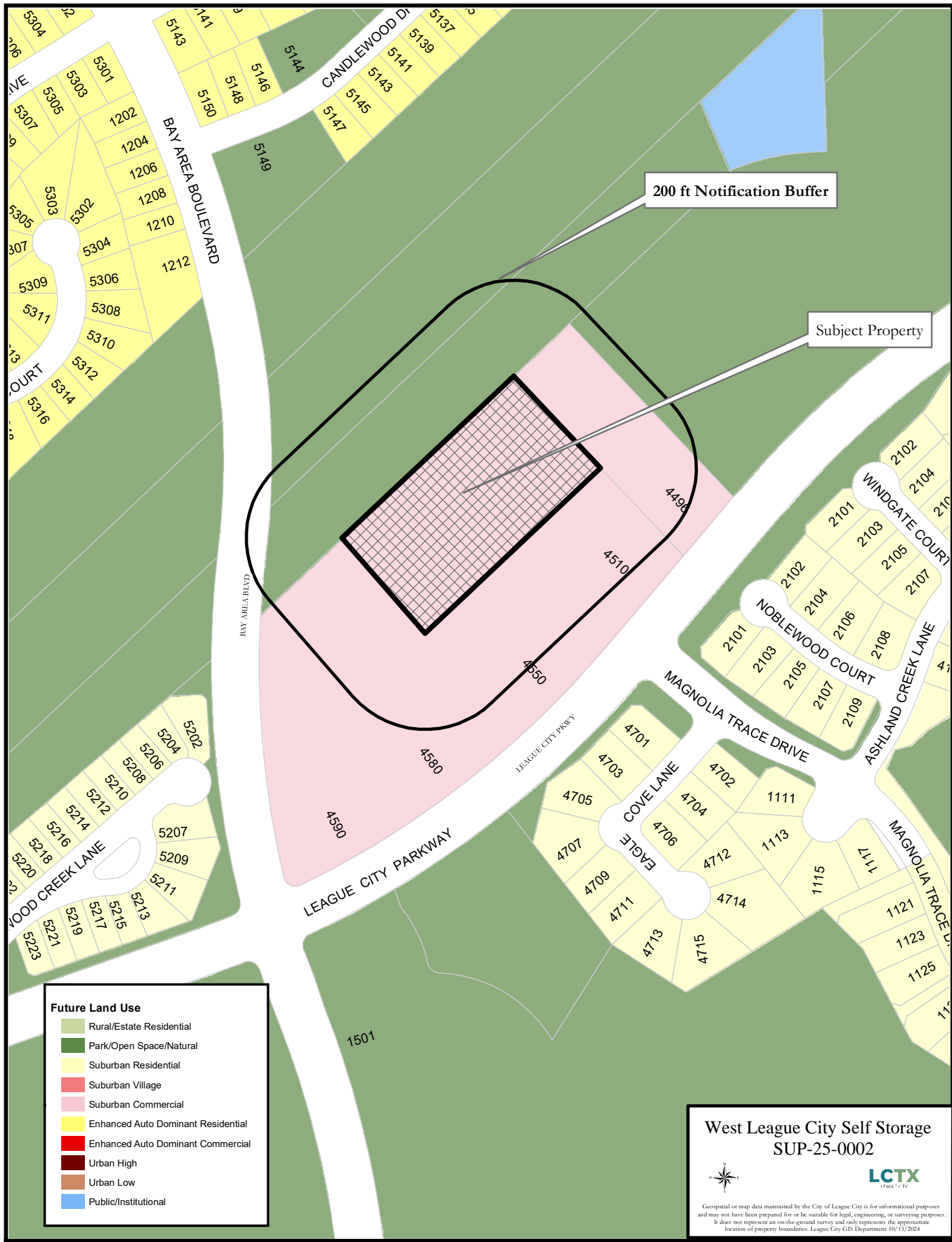
Attachment #1



Attachment #2



Attachment #3



Attachment #4

February 5, 2025

League City Planning & Zoning Commission (P&Z)
500 W Walker
League City, TX 77573
Via Electronic Submittal

Re: Application for Special Use Permit; 3.0552 acres located at 1425 Bay Area Blvd (the "Property")

Dear League City P&Z,

As representatives of the developer of the Property, we respectfully submit the attached application for a Special Use Permit. The property is located at 1425 Bay Area Blvd and is currently zoned General Commercial (CG). Under the General Commercial zoning, a Self-Storage facility is allowed with the issuance of a Special Use Permit, per section 3.13.2 of the League City Unified Development Code (UDC). The purpose of this letter is to request the Special Use Permit for that use. Please note that all storage units will be located inside the building and no outdoor storage is proposed.

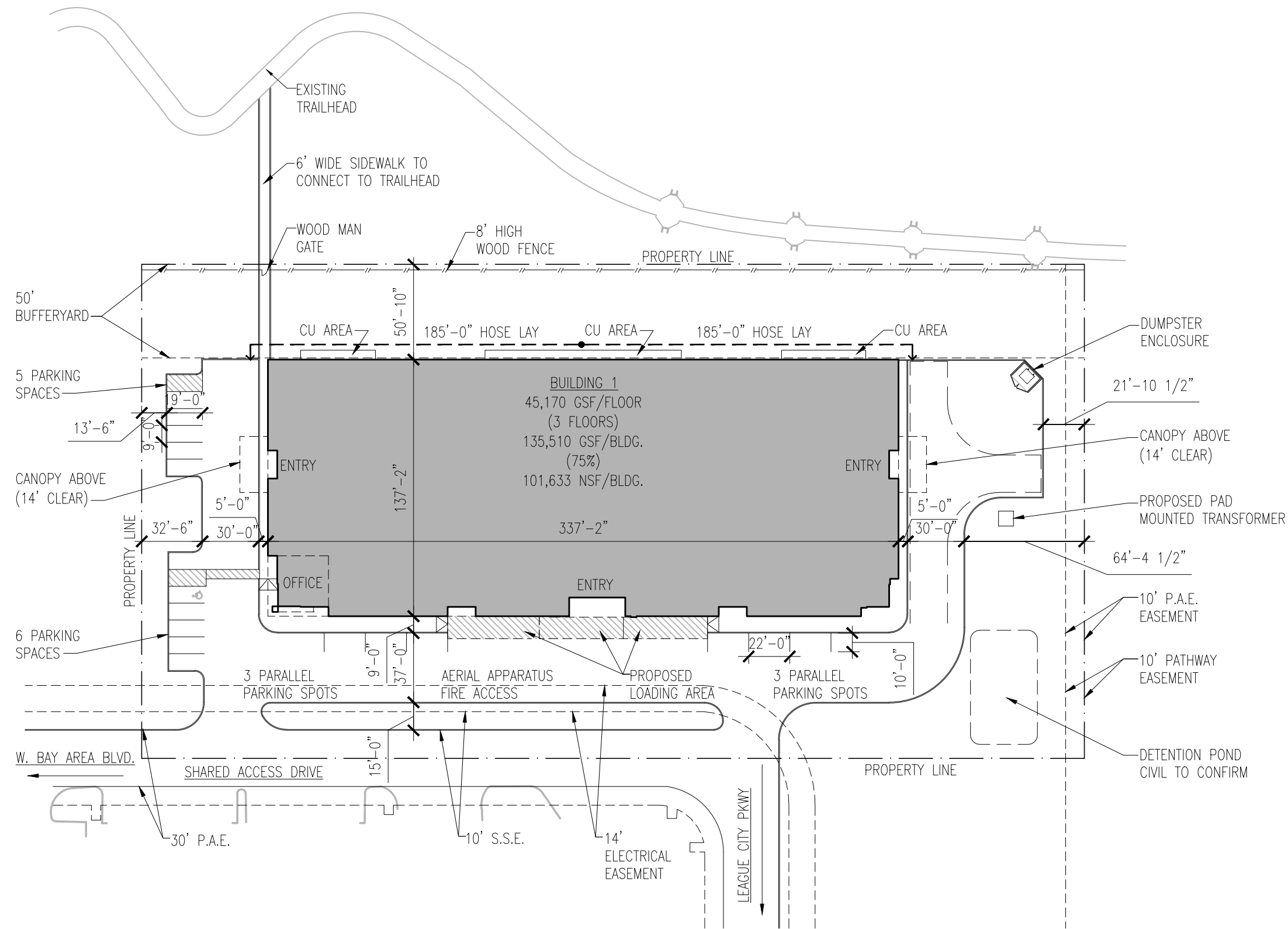
In addition, we would like to request a variance to the UDC code section 4.19.4 – Off-Street Parking Requirements to allow the reduction in spaces shown on the site plan attached to this submittal. Based on historical use of similar self-storage facilities built by this developer around the state, this is a low traffic impact development and can expect to see approximately 2-4 customers per day. We are proposing 11 parking spaces, with 5 of those spaces added near the trail access gate to be potentially used as "trailhead parking" as requested by attendees of the neighborhood meeting on December 5th, 2024. The 11 parking spots proposed are approximately double the operational need for this type of development.

If you have any questions about this application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Sincerely,



Eric Rogers, PE



SITE PLAN

SCALE: 1" = 60'-0"

06.04.2025



LEAGUE CITY SELF STORAGE

LEAGUE CITY, TX

THIS DOCUMENT IS NOT FOR REGULATORY
APPROVAL, PERMITTING, OR CONSTRUCTION.
JEFFREY S. DALLENBACH, AIA
TX REGISTRATION NO. 15128
CONCEPTUAL SITE PLAN HAS BEEN
DEVELOPED WITHOUT SURVEY, SETBACK,
EASEMENT, OR CIVIL ENGINEERING
INFORMATION.
DCA (2508)

DALLENBACH•COLE
ARCHITECTURE

315 NINTH STREET - SUITE 1
SAN ANTONIO, TEXAS 78215
WWW.DALLENBACHCOLE.COM
P 210.493.2234



Attachment #6

Municipal Code Requirements:

The Municipal Code requirements for the City of League City governing off-street parking are contained in Section 125-4.19 (Required Parking). Table 125-4.19.4 lists “Self-Storage” under Commercial Uses stating a requirement of 1 space per 1,000 sq. ft. and 1 space per 250 sq. ft. of office area. Based on the project having approximately 136,000 sq. ft. and a 750 sq. ft. leasing office, the Municipal Code would require 139 parking spaces.

Variance Request:

We are requesting a variance from the City of League City to reduce the parking requirement for the proposed self-storage development from 139 parking spaces to the 17 parking spaces (16 standard, 1 accessible space) to match the anticipated parking demand for the project. We believe the below information justifies our request and satisfies the real-world needs for self-storage development.

Self-Storage Traffic/Parking Analysis:

For the most part, a customer who is renting a self-storage unit will come into a facility to lease a space, move their goods into the unit, then may not return for months. In some cases, tenants are known to store their goods and not come back to the unit for years. There is hardly any traffic at a self-storage facility due to the infrequent time spent at the facility. The Institute of Transportation Engineers’ data studies includes traffic generation data of several different uses and shows self-storage as the lowest traffic generator by far among most office, retail and commercial uses. Traffic and parking requirements are closely related.

The Institute of Transportation Engineers’ (ITE) Parking Generation Manual 5th Edition (Parking Manual) is a standard industry reference manual for developing estimates of parking demand for various land use types. Under ITE Land Use Code 151, Mini-Warehouse, the Parking Manual contains parking demand data on self-storage facilities. This land use code has a total of 14 studies conducted around the United States and Canada including Texas.

Table A shows the 33rd, average, and 85th percentile parking demand rates based on the 14 studies contained in the Parking Manual. As shown in the table, the parking demand rate over the 14 studies ranges from a 33rd percentile of 0.08 parking spaces per thousand square feet up to 85th percentile demand rate of 0.25 parking spaces per thousand square feet.

Table A:

ITE Land Use Code 151, Mini-Warehouse	
# of Studies	14
33rd Percentile	0.08 spaces/1,000 SF
Average	0.10 spaces/1,000 SF

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85th Percentile	0.25 spaces/1,000 SF
Source: ITE Parking Generation Manual 5th Edition Rates based on weekday PM peak period	

The 14 self-storage sites used to develop the data ranged in size from about 7,600 square feet up to 172,000 square feet. Table B shows the data from the three sites in the Parking Manual study that are closest in size to our proposed +/- 136,000 square foot development, averaging a parking demand rate of about 0.10 parking spaces per thousand square feet. With our request for 17 parking spaces for our proposed development, the parking demand rate is above this average at a rate of 0.125.

Table B:

	Size (SF)	# of Parked Cars	Ratio
Study 1	86,000	10	0.12
Study 2	89,000	10	0.11
Study 3	172,000	15	0.09
3-Study Average	116,000	12	0.10
Our Proposed Development	136,000	17	0.125
Based on data from ITE Parking Manual			

Conclusion:

CB Capital has developed over 1.5 million square feet of storage across the State of Texas. When calculating the amount of parking provided in our previous developments, we average 15 parking spaces. Parking requirements vary from municipality to municipality, with some not having requirements specific to self-storage. CB Capital takes pride in working closely with the local community representatives we seek approvals from. We hope the information we have provided helps assure the parking variance we are requesting will better serve the community, customer base, and allow our development to be more efficient in providing aesthetically pleasing green space rather than an overly paved area for parking that won't be utilized.

Attachment #7

NOTICE OF NEIGHBORHOOD MEETING

MEETING LOCATION: Magnolia Creek Clubhouse, 4751 W League City Pkwy, League City, TX 77573, USA

DATE: Thursday, December 5, 2024

TIME: 6:30pm CST

PROJECT LOCATION: 1425 Bay Area Boulevard, see PON exhibit attached

MEETING OBJECTIVE: To inform neighbors of intent to develop and solicit feedback on the proposed development.

PROJECT DESCRIPTION:

Current land is undeveloped, zoned General Commercial. Proposed use is Class A self-storage with community improvements, which requires a Special Use Permit (SUP).

APPLICANT: *Sarah Norman, CB Capital, LLC*

PHONE: 512-651-1012

EMAIL: *scn@cb-cap.com*

PROPERTY OWNER: Brad Sondock, *West League City Crossing, LLC*

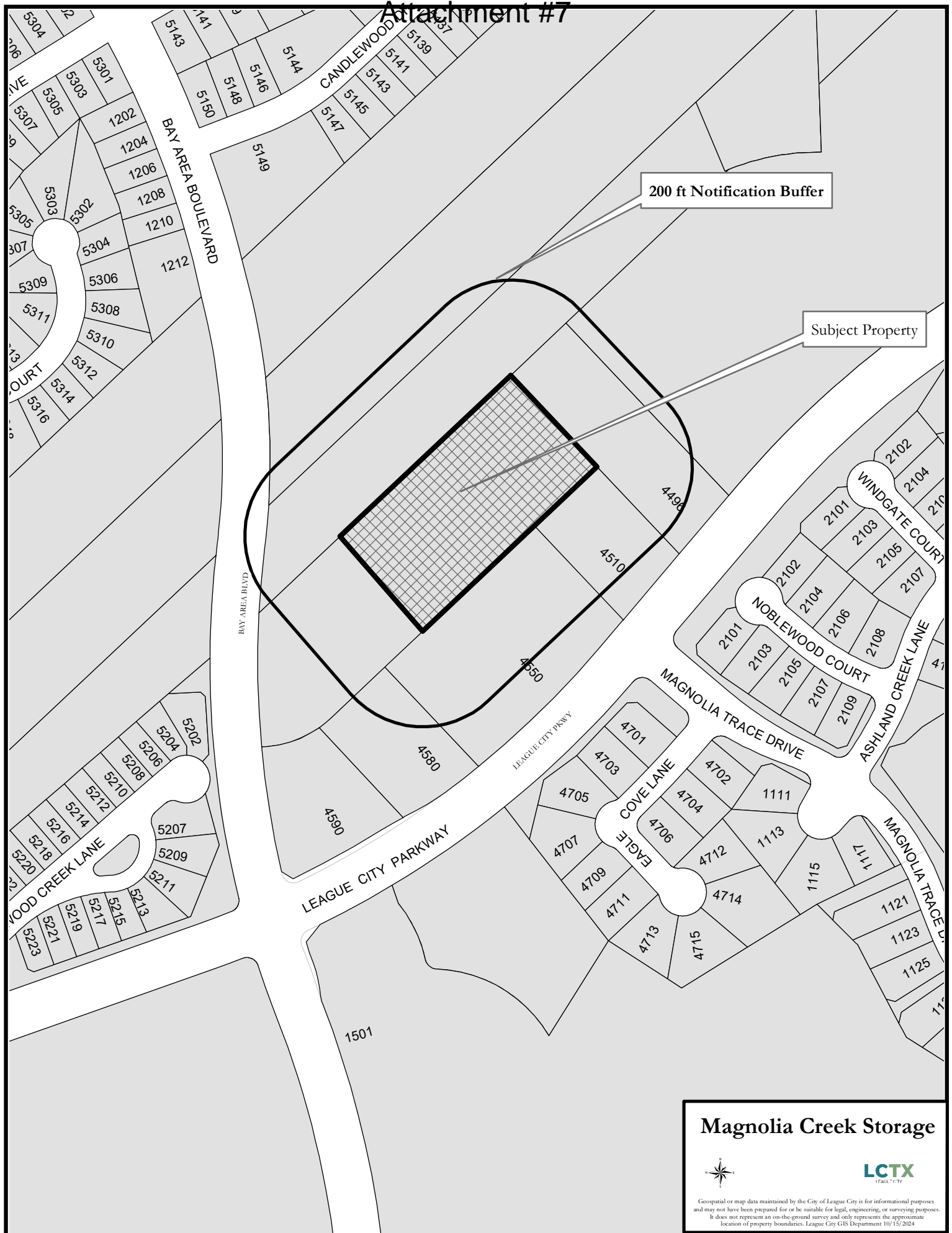
PHONE: 281-844-6404

EMAIL: *bsondock@retailpropertiesgroup.com*

You have received this notice because you are a property owner near 200 feet of this request. Section 125-2.15.3 of the Unified Development Code (UDC) requires that the property owner or designated representative shall meet with the property owners of real property lying within 200 feet of the boundaries of the property upon which the use is proposed prior to submittal of the application. The meeting announcement shall be delivered via U.S. mail. The city may provide the list of property owners as identified on the most recently approved municipal tax roll upon request. Documentation of the meeting in the form of a copy of the meeting announcement, the list of notified property owners and a list of the signatures from meeting attendants shall accompany the application. The meeting shall be held within five miles of the boundaries of the City of League City limits.

This is not a city sponsored meeting. There will not be a League City staff representative present at this meeting. This meeting is a prerequisite to submitting an application to the City of League City. Should an application be submitted, additional notices from the city will be sent out to surrounding property owners for public hearings before the Planning and Zoning Commission and City Council.

~~Attachment #7~~



League City Storage Neighborhood Meeting Sign In Sheet

December 5, 2024 | 6:30pm

Name	Home Address
Amanda Holanson	5406 Creekhaven Ct League City
Larry Engleman	5213 Ravenscreek Ct. " "
Julie Griffith	4714 Eagle Cove Ln
John Brazil	2621 Spring Canyon
Laura Brazil	2621 Spring Canyon
Kathy Huff	5220 Cottonwood Creek Ln
Brad Sondbeck	7401 Avenue B
Bennie & Linda Holloway	1604 Misty Glen ^{PB Holloway 62@msn.com}
James Burd	5322 Magnolia Green LN
Jorge Rojas	4703 Eagle Cove Ln
Robert Alfrey	5779 Lightstone Ln.
Lisa Salazar	4706 Eagle CV Kolache Family of 5 @ gmail.com
Edward Salazar	4706 Eagle CV eduardors68 @ hotmail.com

Attachment #7

League City HOA Meeting Notes - December 5, 2024

Time: 6:30 PM

Attendance: 12-18 members present

Location: 3 of 5 acres directly behind the retail space

Development Overview:

Sarah Norman-CB Capital specializes in various types of asset classes, and they propose that storage is the most suitable use for this land, aiming to minimize traffic and noise impact.

- Class A self-storage facilities require a special use permit (SUP), while several uses are permitted by right within commercial zoning

- The SUP process allows for neighborhood input and feedback, whereas uses permitted by right do not require any feedback from the city

- Storage facilities generate low traffic and serve as a sound barrier between the road and residential areas.

The proposed storage facility will be situated directly behind the existing retail area, storage facility planned for 3-stories.

Landscaping and Nature Trail:

- Advanced landscaping is planned, adhering to both League City requirements and Magnolia Creek HOA standards.

- The HOA has emphasized the importance of improving the nature trail, focusing on safety, lighting, and creating a pleasant experience. There are concerns regarding drainage and stormwater management related to the trail.

- Brad Sandock mentioned that trail drainage has been improved

- Eric Rogers from Kimley Horn stated that drainage would be overengineered, with additional detention implemented on-site, maintaining the current drainage levels at a minimum of 0.1 acre-feet.¹

Facility Features:

- The property will likely remain unfenced, as HOA members expressed a preference for an open space.

- Members favored fully indoor storage options.

- The facility will feature downlit lighting designed to minimize light spill onto neighboring properties and reduce light pollution.

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- Security measures will include cameras, locks, and lighting, ensuring a safe and secure environment.

Community Feedback:

- Julie Griffith, a resident for nine years, shared her concerns: she feels strongly that bringing a storage facility into the neighborhood is not beneficial, especially for families. She worries it is an eyesore and does not align with her vision for Magnolia Creek.

- Another member shared that they initially opposed the development but now feel optimistic about it. They appreciate the tucked-away location and recognize that it could have been far worse. The landscaping considerations are also welcomed, and they believe there are more pressing issues within the HOA itself.

- Many children walk to and from school, and the HOA members value the proposed cameras and trail lighting. Questions were raised about whether the retail space can shield lighting from homes across the street.

- A neighborhood survey will be distributed, with Jenny responsible for providing the details.

- Lisa Salazar, also a resident of Magnolia Creek, initially opposed the storage facility but has since changed her stance and is now in favor.

- The HOA has expressed a desire for trees to be added as a screening element to minimize aesthetic impact.

- George, Magnolia Creek resident, noted his love for trees and birdwatching, affirmed that no trees will be removed from their development.

Concerns:

- Light pollution from the retail strip was mentioned as a concern.

- Six acres remain available for development, with detention plans accounted for.

- Greenspace and landscaping are significant priorities for the HOA

Attachment #7

Neighborhood Meeting – Descriptions of actions taken based on neighbor feedback

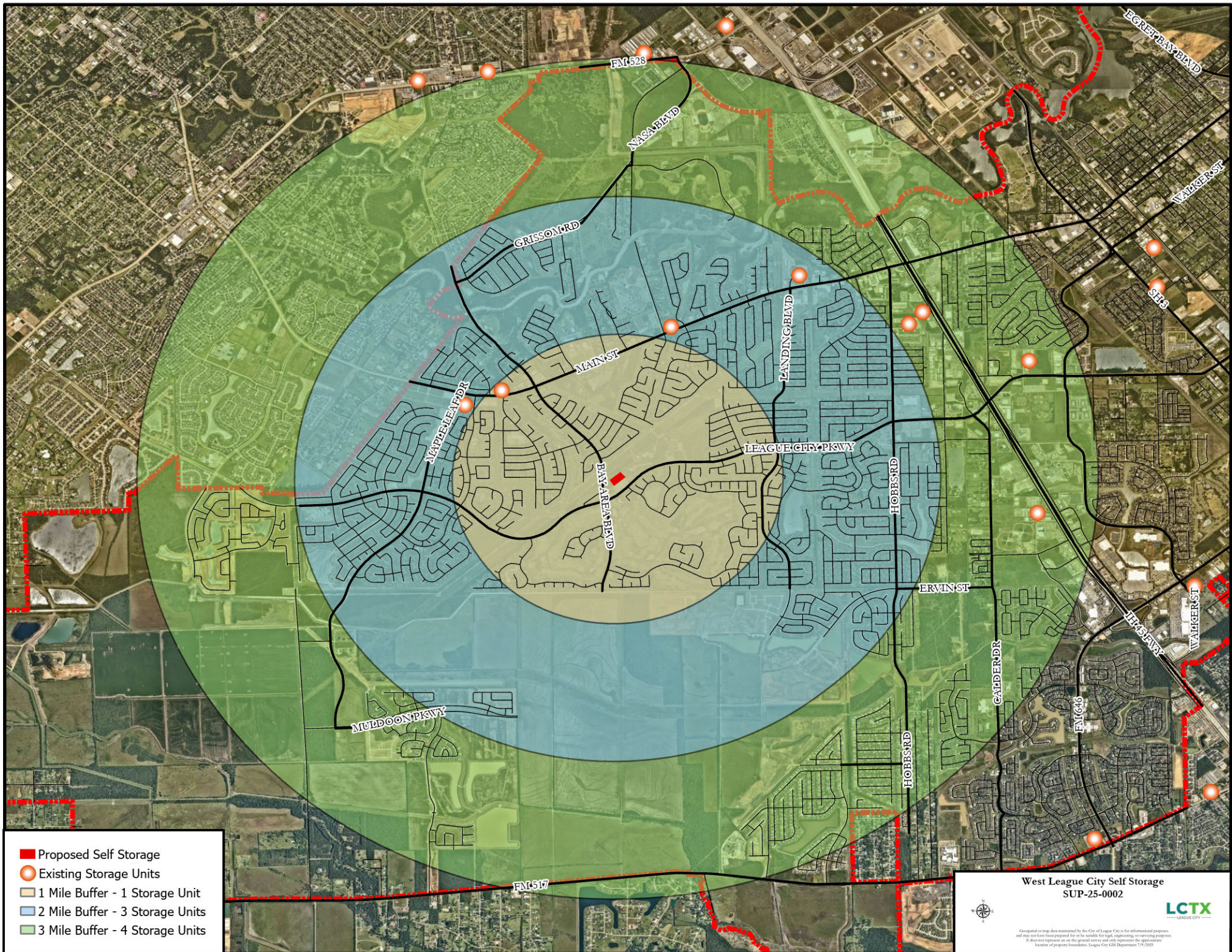
The main concerns addressed in the neighborhood meeting were related to the existing retail and not directed at the storage facility. The few concerns/questions that were raised about the storage facility are described below.

Some neighbors expressed concerns that the lighting and signage at the existing retail building is too bright. Taking that feedback about the other development in mind, and as the building's East façade will be partially visible from League City Parkway, glazing, signage, and lighting were reduced on that end to help "blend" the building with the surrounding retail. The main focal point on the West façade of the storage facility will be minimally visible from League City Parkway due to the retail in front.

The neighbors would like to see "enhanced" landscaping. To that end, we have planned to focus the bulk of the large tree plantings along the back side of the building adjacent to the open space reserve. We also included extra parking spaces beyond what is needed for the functionality of the storage business so neighbors can park their vehicles onsite to access the trail behind the building. We are including a wood fence along the back property due to City requirements but will have a pedestrian gate so folks can access the trail.

Neighbors asked questions about security. We always include exterior cameras and safety lighting in our developments and are planning for the same security measures here. All entries will have security access keypads for customers. There will not be security fencing surrounding the building, per neighbors' requests.

We used similar color schemes, building forms, and exterior materials to blend with the architectural aesthetic of the adjacent existing retail development. In order to provide the least imposing building possible, we aimed to minimize the vertical heights of architectural features like parapets and rooflines to be as low as possible. Exterior wall pack lighting along the backside of the building facing nature trail is to be motion-censored for condensing unit maintenance only. All exterior lights are to be downlit to provide the least amount of light pollution possible.



West League City Self Storage
SUP-25-0002



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LEAGUE CITY

Geographical map data maintained by the City of League City for informational purposes and may not have been updated for the purpose of this map. Improvements or changes in boundaries. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 7/9/2023