

Special Use Permit SUP-21-0003 (U-HAUL – West Main Street)

Request	Hold a public hearing and make a recommendation to City Council for a Special Use Permit Application, SUP-21-0003, (U-HAUL – West Main Street), to allow a self-storage use on approximately 19.305 acres of property zoned “CG” (General Commercial).
Applicant	Jerry Lunn of U-Haul Company of Gulf Coast Texas
Owners	Stuart Shoen of 2015 SAC Self-Storage Corporation
City Council	Public Hearing & First Reading – <i>January 28, 2025</i> ; <i>Second Reading – February 11, 2025</i>
Location	Generally located north of West Main Street (Farm to Market Road 518) and along the east and west sides of Landing Boulevard, with the address of 2500 West Main Street.
Citizen Response	42 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	<ol style="list-style-type: none"> 1. Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan 4. Applicant Letter 5. Site Plan, Landscaping and Elevations 6. Neighborhood Meeting Documents 7. Parking Modification Request 8. Proximity Map 9. Park Access Plan

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>1992</u> – Private self-storage facility was built at subject location.</p> <p><u>August 10, 1999</u> – The property was zoned “CG” (General Commercial) when the City adopted zoning.</p> <p><u>August 30, 2021</u> – The applicant held a pre-application neighborhood meeting, where three people attended.</p> <p><u>September 7, 2021</u> – The applicant submitted a Special Use Permit application to permit a self-storage use.</p> <p><u>March 29, 2024</u> – A deed extending the Landing Boulevard right-of-way to the north was recorded with Galveston County.</p> <p><u>October 17, 2025</u> – A deed granting the existing 70-foot right-of-way to the south was recorded with Galveston County.</p> <p><u>December 20, 2024</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>January 6, 2025</u> - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.</p> <p><u>January 28, 2025</u> – City Council is scheduled to conduct a public hearing and consider the request on first reading.</p>
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February 11, 2025 – If approved on first reading, City Council will consider the second reading of the request.

Site and Surrounding Area

The site currently consists of eight one-story buildings and 143 covered RV parking spaces, spanning a total area of 19.3 acres.

Direction	Surrounding Zoning	Surrounding Land Use
North	“OS”	Drainage Ditch
South	“ROW” & “CG”	West Main Street & Commercial
East	“OS”	Drainage Ditch
West	“OS”	CenterPoint Energy Easement

Proposal

The City of League City and the Texas Department of Transportation (TxDOT) have partnered together for the Landing Boulevard Extension Project. The project will extend Landing Boulevard northwards approximately 1.85 miles from West Main Street to the NASA Road One Bypass with a future roadway to FM 528. The roadway extension would provide much needed relief to the congested area along West Main, west of Interstate 45.

As part of the extension, a portion of the road near West Main Street must be rerouted through the existing U-Haul self-storage facility. This road modification will require a portion the commercial site to be reconfigured.

The applicant proposes to redevelop the western portion of a multi-feature self-storage facility for a self-storage building with a footprint of approximately 28,408 square feet and a total gross floor area of 113,632 square feet across four stories. Additional features include interior-access, climate-controlled units, a one-story U-Box storage building spanning 25,900 square feet and 56 RV storage spaces. All existing buildings on the west side of the site will be removed.

The existing eastern portion of the site will largely remain unchanged. Existing features to remain include four covered canopies providing 54 RV parking spaces and four existing storage buildings totaling 81,156 square feet. The proposed site plan shows the addition of 32 uncovered RV spaces, screened with a continuous hedge and street trees along the east side of Landing Boulevard.

A Special Use Permit (SUP) is being requested because the existing *Self-Storage* use is legally nonconforming and requires the SUP to reconfigure the site.

Access to Myrtle Park

As part of the Landing Boulevard expansion project and SUP negotiations, access to a City-owned property designated for the future Myrtle Park was addressed. To facilitate this access, the property owner contributed a portion of their land along the east side of Landing Boulevard. This arrangement was finalized through a land swap involving an abandoned section of Landing Boulevard. The park access plan is provided in this report as "Attachment #9."

Neighborhood Meeting

A neighborhood meeting was held by the applicant on August 30, 2021. Information provided indicated that four people attended the meeting, but only three signed the sign-in sheet. In general, concerns were raised over the height of the 4-story building and that an attendee expressed support of the request.

Access and Traffic Impacts

Access to the reconfigured portions of the property will be provided from Landing Boulevard. Additionally, there is existing access from West Main Street for the eastern portion of the site.

West Main Street

	Existing Conditions	2024 Master Mobility Plan
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	130 feet	As per TxDOT
<i>Pavement Width and Type</i>	4-lane, 12-foot-wide travel lanes, with center turn lane.	As per TxDOT

Landing Boulevard

	Existing Conditions	2024 Master Mobility Plan
<i>Roadway Type</i>	Local	Minor Arterial
<i>ROW Width</i>	60 feet	80 Feet
<i>Pavement Width and Type</i>	2-lane road, concrete curb, and gutter.	2 - 4 lane Arterial with sidewalks on both sides. Concrete curb and gutter.

The League City Unified Development Code (UDC) requires one parking space per 1,000 square feet of space for self-storage uses, totaling 217 parking spaces. The applicant submitted a Request for Parking Modification with data that supports the 67 parking spaces being proposed. The City Engineer has no objection to the study (see Attachment #7).

Traffic impacts from the development will be minimal. According to the data provided by the applicant, two similar U-Haul facilities had an average of 62 customer daily trips per day.

Utilities

Water is provided to the east side of the site from a 6-inch water line along the north side of West Main Street. Water will be provided to the west site from a 12-inch water line along the western property line.

Sewer is provided from an 8-inch line along Landing Boulevard.

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. These improvements include adding a continuous line of hedges along the east and west side of Landing Boulevard, adding eleven additional trees, as well as an additional 10 parking lot trees above the requirement of nine trees.

Zoning Analysis

The Future Land Use Plan classifies the property as Enhanced Auto Dominant Commercial. Auto Dominant Commercial Uses are described as, “Focusing on convenience and access for customers and employees almost exclusively by automobile. Buildings are typically setback to provide ample view of the parking areas that dominate sites.” The proposed SUP would be consistent with the land use designation of Enhanced Auto Dominant Commercial.

The north side of West Main Street is primarily commercial. The properties to the south are commercial developments as well. A self-storage facility has been located on the property for the last 32 years. The SUP request stems from the modifications to the site due to the Landing Boulevard extension project. The continuation of the self-storage facility is consistent with existing development patterns and character of the area. In addition, this proposal continues to

remain a low impact development that will have minimal traffic impacts along West Main Street and Landing Boulevard.

Criteria in Support of Recommendation

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

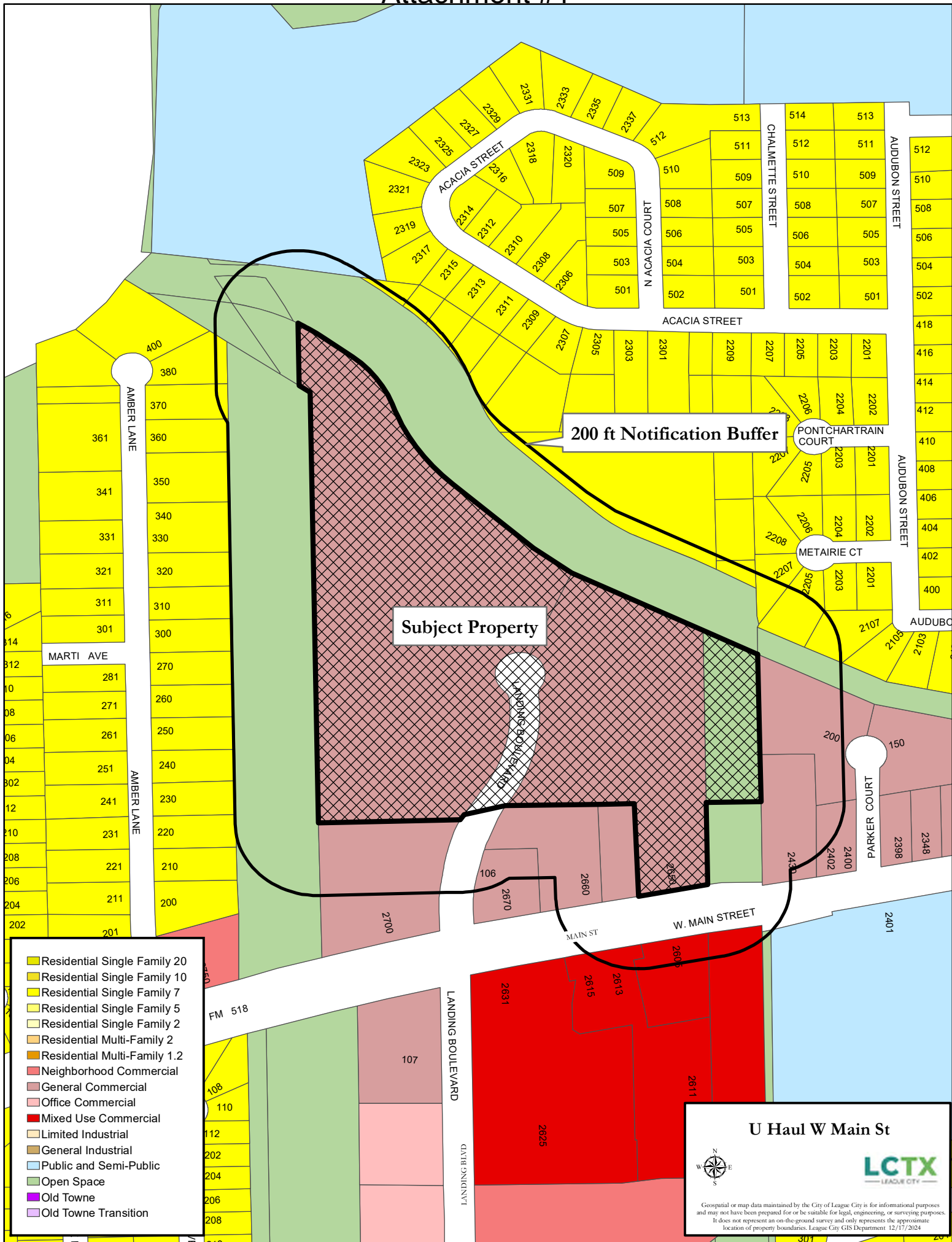
- The SUP request is the result of the Landing Boulevard Extension project to relieve congestion on the west side of League City.
- The proposed reconfiguration is consistent with the League City Comprehensive Plan's Future Land Use Plan.
- The request is compatible with the existing uses and development patterns along West Main Street.
- The self-storage facility will continue to produce minimal traffic impacts to the roadway network.

Staff Recommendation

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

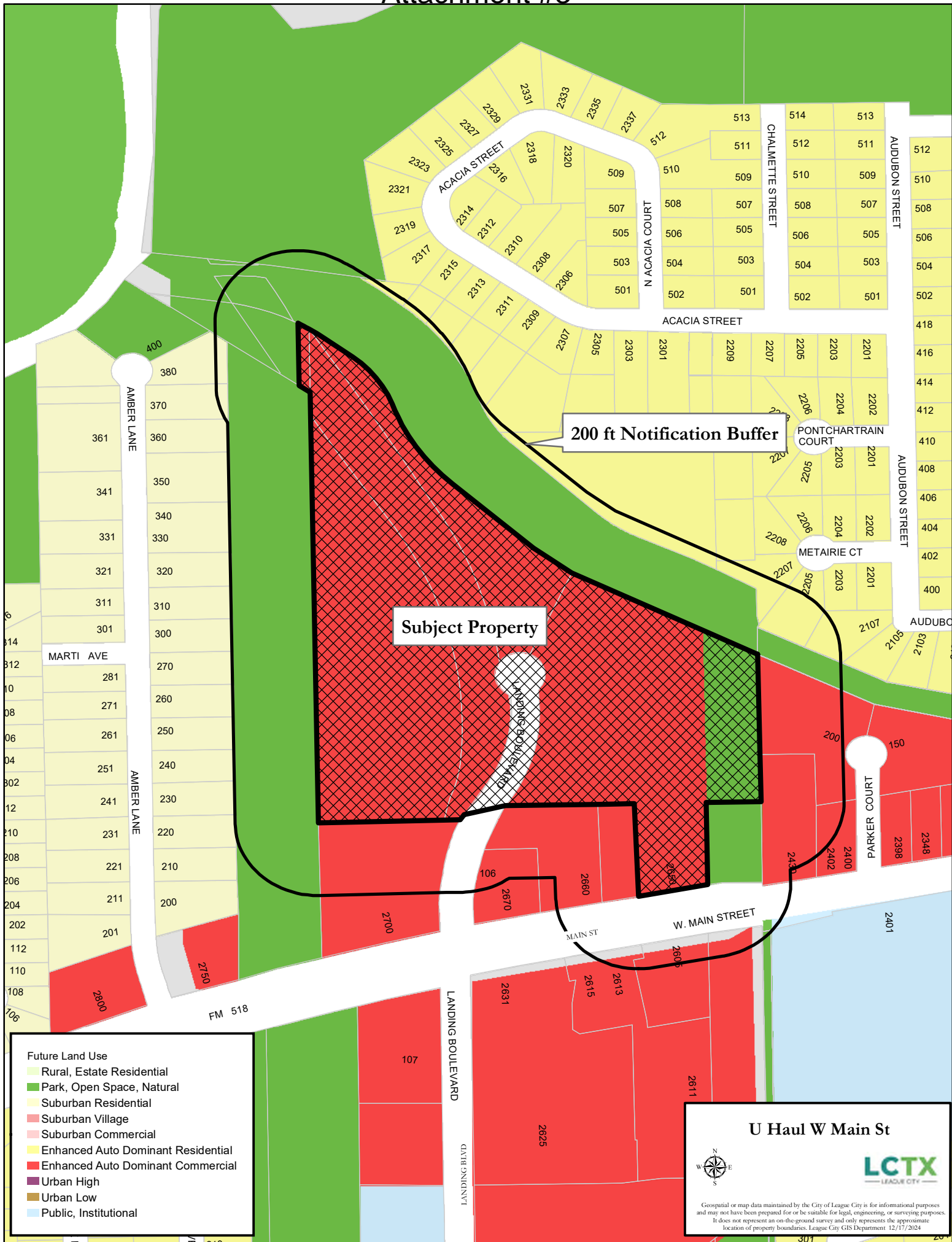
1. The SUP shall expire after a period of 24 months beginning upon the date of acceptance of Landing Boulevard, if no formal application is submitted to the City for development of the site.
2. The uses permitted on site will be limited to those permitted in the base zoning district and identified by the Special Use Permit. The only use permitted by this SUP is the U-Haul Self-Storage.
3. No overnight RV camping sites will be permitted on this property.
4. The site layout shall be substantially similar to that which is displayed on the site plan, landscape plan, and elevations.
5. Landscaping:
 - a. A Tree Disposition and Tree Mitigation plan will be required prior to the issuance of any building permits.
 - b. Seventy-five percent (75%) of plant materials for the overall site shall be from the League City plant list. At least three different tree species, two different shrub species, and one ornamental grass species shall be included in the project landscaping.
6. 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 will be a monument sign with a masonry base along Landing Boulevard.
 - b. No uplighting of the sign is permitted.
7. There shall be no storage of vehicles, RVs, or any other items between the buildings and the street along the west side of Landing Boulevard.

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



- 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





Attachment #4



2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone : 602.263.6555 • Fax : 602.277.5824 • Email : lora_lakov@uhaul.com

Special Use Permit Narrative Report

DATE: 2nd resubmittal 5/16/22

PROPERTY OWNER: 2015 SAC Self -Storage
ADDRESS: 207 E Clarendon Ave, Phoenix AZ 850012

APPRICANT: **U-Haul Company of Golf Coast Texas-** Jerry Lunn
ADDRESS: 16250 Hwy 3 Webster, TX 77598

PROJECT NAME: **U- Haul of League City**

CASE NUMBER: _____

REQUEST: Self-storage is permitted in General Commercial (CG) district with a Special use permit

PROJECT ADDRESS: 2500 W Main Street, League City TX 77573

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DESCRIPTION OF REQUEST

U-Haul Company of Gulf Coast Texas has prepared this application package for the opportunity to receive League City's approval regarding Special Use Permit application for proposed redevelopment of 19.305 acres property located at 2500 W Main Street, League City TX 77573.

This is a redevelopment of an existing U-Haul Moving and Storage center, where we're proposing to build a 4 story, 113,632 GSF in interior access, climate controlled self-storage building and a one story U- Box storage building 25,900 SF. This development will allow U-Haul to better serve the storage needs of the community. Our uses consisting of self-storage, U-Haul truck and trailer sharing, and related retail sales and RV storage are to remain.

EXISTING CONDITIONS:

The property includes parcel located at 2500 W Main Street, League City TX

Parcels are identified as:

288462, 288466,288463,288436.

The subject property is an existing U-Haul center. The Property had been in U-Haul's ownership since 1992. The property consists of eight one story buildings and 143 covered RV parking spaces.

The city is planning to extend Landing Blvd. through the middle of the property. The new road alignment will have significant impacts on the property which will require some of the single-story buildings and RV canopies to be demolished. The combined area of the property is 19,305 acres. The site is located next to open space to the west and to the north. To the east and south it is bound by commercial businesses. Refer to Exhibit 1 **Existing Conditions Map**.

EXISTING LAND USE/ZONING and PERMITTED USES:

The property is zoned General Commercial (CG) The current land use of the subject property is Commercial. The proposed self-storage use requires a Special Use Permit, truck and trailer rentals is permitted use in CG zoning district.

The following land uses, and zoning districts are located within 200 feet of the subject property:

North: Open Space (OS) zoning district

South: General Commercial (CG) zoning district

East: General Commercial (GC) zoning district

West: Open Space (OS) zoning district

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PROPOSED STORAGE FACILITY DESCRIPTION:

U-Haul is proposing to build an interior access climate-controlled self-storage building. Access to the property is from Landing Blvd. and Main Street through proposed and existing curb cuts.

The proposed interior access self-storage building is four story approximately 28,408 square feet footprint and 113,632 GSF and a one-story U- Box storage building of 25,900 SF 56 RV storage spaces are proposed. Of the remaining center four covered canopies with 54 RV parking spaces are to remain, together with four existing storage buildings of 81,156 GSF will remain.

U-Haul strives to make moving and storing convenient and easy for our customers. We achieve this by offering a wide range of self-storage options to choose from, one of which is our U-Box program.

In the U-box self- storage building which is climate controlled, customers store their household or furniture goods in individual storage units which are 8'H x 8'Lx 5'W in size and are rented on month-to-month basis.

Customers are able to pick-up their U-Box from a U-Haul self-storage location or have the U-Box delivered to their doorstep where it can be filled with household items at their leisure. When the U-Box is packed and ready, customers can return the U-Box to a U-Haul self-storage location or have it picked up and delivered to any of our self-storage locations throughout the US and Canada. U-Boxes are stored until the customer decides they are ready to pick up their items or have them returned to them.

In the interim, customers are able to access their items as needed from our location. The customer schedules a time with the storage facility to access their belongings. At the facility there is a customer's waiting area and a clear area within the building, where they can access their unit.

The Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is a commercial type of use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

JUSTIFICATION FOR SPECIAL USE PERMIT

Explain how you will exceed the minimum standards of the Unified Development Code.

The proposed development will meet all code development requirements including lot coverage, setback, height, building design and landscaping. The development will exceed the requirements for

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landscaping and screening. We are screening the right of way with landscaping screening of buffer type A which includes a tree every 30 ft of linear frontage and a continuous hedge consisting of shrubs. Screening is also provided along the frontage at a stretch of the road which will be elevated 10 ft above the property. In additions we provided screening type D, which includes shade trees in the parking lot. We have included a parking modification request for reducing the required parking spaces required, our use typically requires less parking than other commercial uses.

Regarding the building design, we are providing building articulation with variety of quality building materials, through recesses, offsets, and projections on all building walls for visual interest and shadow effects, on at least 25% of the frontage. The building design and layout provides efficient layout which works well with the business operation and contributes to the visual interest of the site and improves the property values in the area.

COMPREHENSIVE PLAN CONSISTENCY

LAND USE ELEMENT/ NEIGHBORHOOD COMPATIBLTY

The existing land use of the property is Commercial. The future land use of the property is Enhanced Auto Dominant Commercial land use. The proposed self-storage use is compatible with the surrounding uses. It will complement the existing uses and the uses permitted in the district by providing additional services to the area, creating new commercial opportunities and job growth for the area, and improving property values.

U-Haul is meeting the land use goals of the community and the Comprehensive Plan by clustering commercial activities and improving the access and connectivity along Landing Boulevard. The proposed redevelopment will provide the required buffering with the adjacent properties and will be designed for maximum efficiency while protecting the surrounding land uses. The proposed development will maintain the community character and will meet the city's ordinance design criteria for building design, landscaping, and infrastructure.

The proposed special use will not adversely impact the character of surrounding neighborhood. Our proposed development shall not have hours of operation, lighting, odor, noise levels, glare, dust, vibrations, fumes, pollution, or site activity that would be detrimental to area properties. Lighting will be shielded. No exterior loud speaker for purpose of paging will be at the location. Landscape will be mechanically irrigated and maintained.

U-Haul's architectural philosophy has always strived to provide compatible designs and attractive landscaping to enhance and complement the neighboring areas. In doing this U-Haul avoids building the typical industry facility and instead welcomes your community's choice of more environmentally appealing structures that emphasize the look and feel of the surrounding neighborhood.

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TRANSPORTATION

The proposed development will promote efficient movement of traffic and safe movement of traffic within the community.

Historically traffic studies have demonstrated that self-storage businesses generate very little vehicle traffic volume. This reduced traffic from a U-Haul facility will generate little if any impact to city roads and streets.

Our proposed special use shall not adversely impact any established residential neighborhood. Based on ITE standards, self-storage does not introduce more volume, daily traffic activity, trip generation or commercial activity to the surrounding neighborhoods.

U-Haul self-storage uses generate less traffic than most other commercial uses. See use comparison Table 1 below.

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday 24 Hour	Saturday 24 Hour		
Fast Food Restaurant	3,000 sq ft	3,151 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7
Hotel	50,000 sq ft	955 trips	991 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7

TABLE 1

ECONOMIC COMPETITIVENESS

U-Haul is a company which has been in business for more than 75 years and it is a type of company which cities will want to retain and attract, because its stability contributes to a resilient local and regional economy. The proposed new self-storage use will address the changing needs of the community for storage.

U-Haul's market research has found a need for storage and moving services not only in this part of League City TX, but throughout the surrounding towns. The request will allow for the development of a quality, indoor storage facility. In addition, U-Haul's financial model will improve the City's economic development goals by offering a valuable service to the community, creating jobs, increasing tax

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revenues, and retaining and developing new commercial activities within walking distance of residential area.

The redevelopment is part of existing U-Haul commercial use. All public services, facilities and infrastructure are available to the site. The development will not require any major and un-programmed capital expenditures by the city.

HOURS OF OPERATION

The hours of operation are as follows:

Monday - Thursday	7:00 a.m. to 7:00 p.m.
Friday	7:00 a.m. to 8:00 p.m.
Saturday	7:00 a.m. to 7:00 p.m.
Sunday	9:00 a.m. to 5:00 p.m.

ENVIRONMENT

Part of U-Haul's Sustainable green building practices include regional materials, thermal efficient building shell and roof construction, energy efficient lighting; low energy LED lighting, motion – sensor lighting and thermostat settings, dual- pane windows.

Regarding the site, sustainable practices include infill development of a vacant lot and permeable ground cover.

As a part of the reduce and reuse initiative, U-Haul offers retail products and moving supplies at our centers which are biodegradable, we recycle moving pads and have a box -exchange program. In addition, U -Haul has implemented Re- Use Centers in a lot of its center, which offer unique opportunity to reduce impacts on landfills. Annually the existing re- use centers facilitate residents reusing household goods, thus avoiding millions of pounds of materials being dumped in landfills and eliminating emissions from municipal waste trucks which would have been used to transport the material to landfills.

CONCLUSION

Every year U-Haul develops many properties across the United States and Canada – from ground-up projects, existing building remodels and building additions. All projects utilize sustainable building techniques; from site selection in high-growth areas, to using recyclable building materials where possible. We have made much headway into introducing sustainable building practices in the building and remodeling of our projects and more innovative design techniques available for our site planning. The development of this commercial site is a prime example.

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In closing, we would like to request the approval of the Special Use Permit from League City, TX for the proposed self-storage use. U-Haul looks forward to working with the League City as you consider the Special Use Permit application.

Sincerely,

Lora Lakov
AMERCO Real Estate Company - Planner

EXHIBIT 1- EXISTING CONDITIONS MAP



LANDSCAPE CONSTRUCTION SPECIFICATIONS :

- 1.) General Contractor to bring all areas to final grade with a boulder using a good quality, gradable topsoil.
- 2.) Prepare all new planting beds by removing all rocks, concrete and construction debris and till in 5" to 4" of new Soil Mix and pre-emergent herbicide (such as Pemat or Eptam) at the recommended rates, then rake all bed areas smooth prior to planting.
- 3.) Grade all planting beds to edges of beds and away from buildings prior to planting for positive drainage away from Foundation (>). Install any optional green Ryerson Steel landscape edging (1/2" thick x 4" tall) between turf and planting beds. Cut exposed corners at 45 degrees when steel butts up against curbs or walkways for pedestrian safety.)
- 4.) Fertilize all new trees and shrubs with Osmocote (or equal) time-release fertilizer.
- 5.) Mulch all new planting beds and trees with a 2" (avg.) layer of shredded hardwood topdress mulch as from Letco or CJM Soil Supermarket.
- 6.) Double-Stake all specified trees (see plant list) with 2 (7' tall painted metal T-Posts, multi-strand coated steel wire and clear vinyl tubing.)
- 7.) Root-Stimulate all new trees with Superthrive brand root-stimulator (or equal) as per manufacturers recommendations.
- 8.) Plant sizes shown are the minimum acceptable. Plants will be inspected and measured for conformance. Plants specified with container size only shall be of or better than locally accepted nursery standards. Obviously undersized, misshapen, weak or inadequately rooted plants will be rejected. The Owner's decision will be final in matters concerning plant size, condition and health. Plants larger in size than specified may be used if approved by the Landscape Architect or the Owner, but the use of larger plants will not automatically increase the contract amount.
- 9.) Thoroughly hand water all new plantings immediately after planting.
- 10.) Fine grade all new turf areas (by hand if necessary) prior to installation of grass. This is for a nice smooth turf-bed as well as for normal drainage purposes.
- 11.) Hydromulch to be Common Bermudagrass hydromulch at a rate of 2 lbs. hull seed per 1000 s.f. and includes green cellulose fiber and fertilizer. Solid sod to be 99 percent pure Common Bermudagrass. (Sod to be rolled immediately after wetting and installation.)
- 12.) Landscape contractor is responsible for keeping jobsite neat, clean and safe at all times in reference to their landscape work. Excess excavated soil, accumulations of landscape related trash, plant containers etc. to be removed from jobsite by Landscape Contractor daily and at the end of the project.
- 13.) The Owner, Landscape Architect and general Contractor reserve the right to inspect the progress of the project and any or all of the materials and procedures used at any time. Such materials and procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.

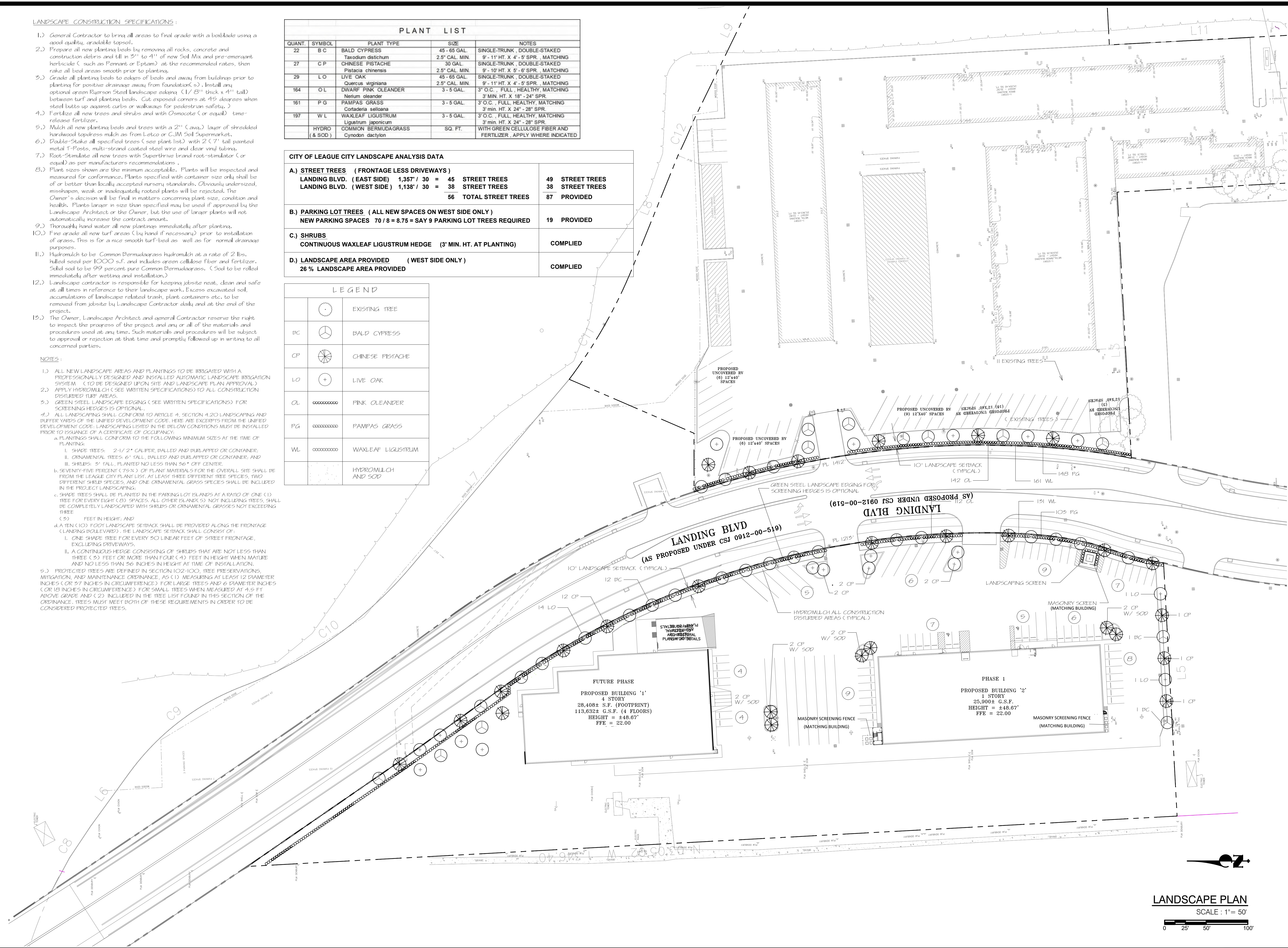
NOTES :

- 1.) ALL NEW LANDSCAPE AREAS AND PLANTINGS TO BE IRRIGATED WITH A PROFESSIONALLY DESIGNED AND INSTALLED AUTOMATIC LANDSCAPE IRRIGATION SYSTEM. (TO BE DESIGNED UPON SITE AND LANDSCAPE PLAN APPROVAL)
- 2.) APPLY HYDROMULCH (SEE WRITTEN SPECIFICATIONS) TO ALL CONSTRUCTION DISTURBED TURF AREAS.
- 3.) GREEN STEEL LANDSCAPE EDGING (SEE WRITTEN SPECIFICATIONS) FOR SCREENING HEDGES IS OPTIONAL.
- 4.) ALL LANDSCAPING SHALL CONFORM TO ARTICLE 4, SECTION 4.20 LANDSCAPING AND BUFFER YARDS OF THE UNIFIED DEVELOPMENT CODE. HERE ARE EXCEPTS FROM THE UNIFIED DEVELOPMENT CODE: LANDSCAPING HEDGES IN THE BELOW CONDITIONS MUST BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - a. PLANTINGS SHALL CONFORM TO THE FOLLOWING MINIMUM SIZES AT THE TIME OF PLANTING:
 - i. SHADE TREES: 2-1/2" CALIBER, BALLED AND BURLAPPED OR CONTAINER.
 - ii. ORNAMENTAL TREES: 6" TALL, BALLED AND BURLAPPED OR CONTAINER, AND
 - iii. SHRUBS: 3" TALL, PLANTED NO LESS THAN 36" OFF CENTER.
 - b. SEVENTY-FIVE PERCENT (75%) OF PLANT MATERIALS FOR THE OVERALL SITE SHALL BE FROM THE LEAGUE CITY PLANT LIST. AT LEAST THREE DIFFERENT TREE SPECIES, TWO DIFFERENT SHRUB SPECIES, AND ONE ORNAMENTAL GRASS SPECIES SHALL BE INCLUDED IN THE PROJECT LANDSCAPING.
 - c. SHADE TREES SHALL BE PLANTED IN THE PARKING LOT ISLANDS AT A RATIO OF ONE (1) TREE FOR EVERY EIGHT (8) SPACES. ALL OTHER ISLANDS (5) NOT INCLUDING TREES, SHALL BE COMPLETELY LANDSCAPED WITH SHRUBS OR ORNAMENTAL GRASSES NOT EXCEEDING THREE (3) FEET IN HEIGHT, AND
 - d. A TEN (10) FOOT LANDSCAPE SETBACK SHALL BE PROVIDED ALONG THE FRONTAGE (LANDING BOULEVARD). THE LANDSCAPE SETBACK SHALL CONSIST OF:
 - i. ONE SHADE TREE FOR EVERY 30 LINEAR FEET OF STREET FRONTAGE, EXCLUDING DRIVEWAYS.
 - ii. A CONTINUOUS HEDGE CONSISTING OF SHRUBS THAT ARE NOT LESS THAN THREE (3) FEET OR MORE THAN FOUR (4) FEET IN HEIGHT WHEN MATURE AND NO LESS THAN 36 INCHES IN HEIGHT AT TIME OF INSTALLATION.
- 5.) PROTECTED TREES ARE DEFINED IN SECTION 102-100, TREE PRESERVATIONS, MITIGATION, AND MAINTENANCE ORDINANCE. AS (1) MEASURING AT LEAST 12 DIAMETER INCHES (OR 37 INCHES IN CIRCUMFERENCE) FOR LARGE TREES AND 6" DIAMETER INCHES (OR 18 INCHES IN CIRCUMFERENCE) FOR SMALL TREES WHEN MEASURED AT 4.5 FT ABOVE GRADE AND (2) INCLUDED IN THE TREE LIST FOUND IN THIS SECTION OF THE ORDINANCE. TREES MUST MEET BOTH OF THESE REQUIREMENTS IN ORDER TO BE CONSIDERED PROTECTED TREES.

PLANT LIST				
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
22	B C	BALD CYPRESS Taxodium distichum	45 - 65 GAL 2.5" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 9' - 11' HT. X 4" - 5" SPR. MATCHING
27	C P	CHINESE PISTACHE Platanus chinensis	30 GAL 2.5" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 9' - 10' HT. X 5" - 6" SPR. MATCHING
29	L O	LIVE OAK Quercus virginiana	45 - 65 GAL 2.5" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 9' - 11' HT. X 4" - 5" SPR. MATCHING
164	O L	DWARF PINK OLEANDER Nerium oleander	3 - 5 GAL 3" O.C., FULL, HEALTHY, MATCHING	3' MIN. HT. X 18" - 24" SPR.
161	P G	PAMPAS GRASS Cortaderia seloana	3 - 5 GAL 3" O.C., FULL, HEALTHY, MATCHING	3' min. HT. X 24" - 28" SPR.
197	W L	WAXLEAF LIGUSTRUM Ligustrum japonicum	3 - 5 GAL 3" O.C., FULL, HEALTHY, MATCHING	3' min. HT. X 24" - 28" SPR.
	HYDRO (& SOD)	COMMON BERMUDAGRASS Cynodon dactylon	SQ. FT.	WITH GREEN CELLULOSE FIBER AND FERTILIZER, APPLY WHERE INDICATED

CITY OF LEAGUE CITY LANDSCAPE ANALYSIS DATA			
A.) STREET TREES (FRONTAGE LESS DRIVEWAYS)			
LANDING BLVD. (EAST SIDE)	1,357' / 30 = 45	STREET TREES	49
LANDING BLVD. (WEST SIDE)	1,138' / 30 = 38	STREET TREES	38
	56	TOTAL STREET TREES	87
			PROVIDED
B.) PARKING LOT TREES (ALL NEW SPACES ON WEST SIDE ONLY)			
NEW PARKING SPACES	70 / 8 = 8.75 = SAY 9	PARKING LOT TREES REQUIRED	19
			PROVIDED
C.) SHRUBS			
CONTINUOUS WAXLEAF LIGUSTRUM HEDGE	(3' MIN. HT. AT PLANTING)		COMPLIED
D.) LANDSCAPE AREA PROVIDED (WEST SIDE ONLY)			
		26 %	LANDSCAPE AREA PROVIDED

LEGEND	
(Circle with cross)	EXISTING TREE
BC	BALD CYPRESS
CP	CHINESE PISTACHE
LO	LIVE OAK
OL	PINK OLEANDER
PG	PAMPAS GRASS
WL	WAXLEAF LIGUSTRUM
(Circle with dots)	HYDROMULCH AND SOD



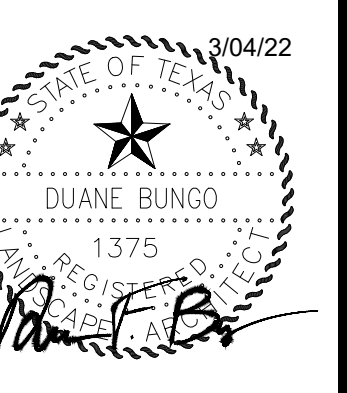
LANDSCAPE PLAN
SCALE: 1" = 50'
0 25 50 100'

SHEET NOTES:

REVISIONS:

NO.	DATE	REVISIONS	ISSUE FOR PERMIT	CITY COMMENTS
1	8/05/21			
2	3/04/22			
3				
4				
5				
6				
7				
8				

PROFESSIONAL SEAL:



ARCHITECT LOGO:



CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-Haul of League City
2500 W Main Street
League City, TX 77573

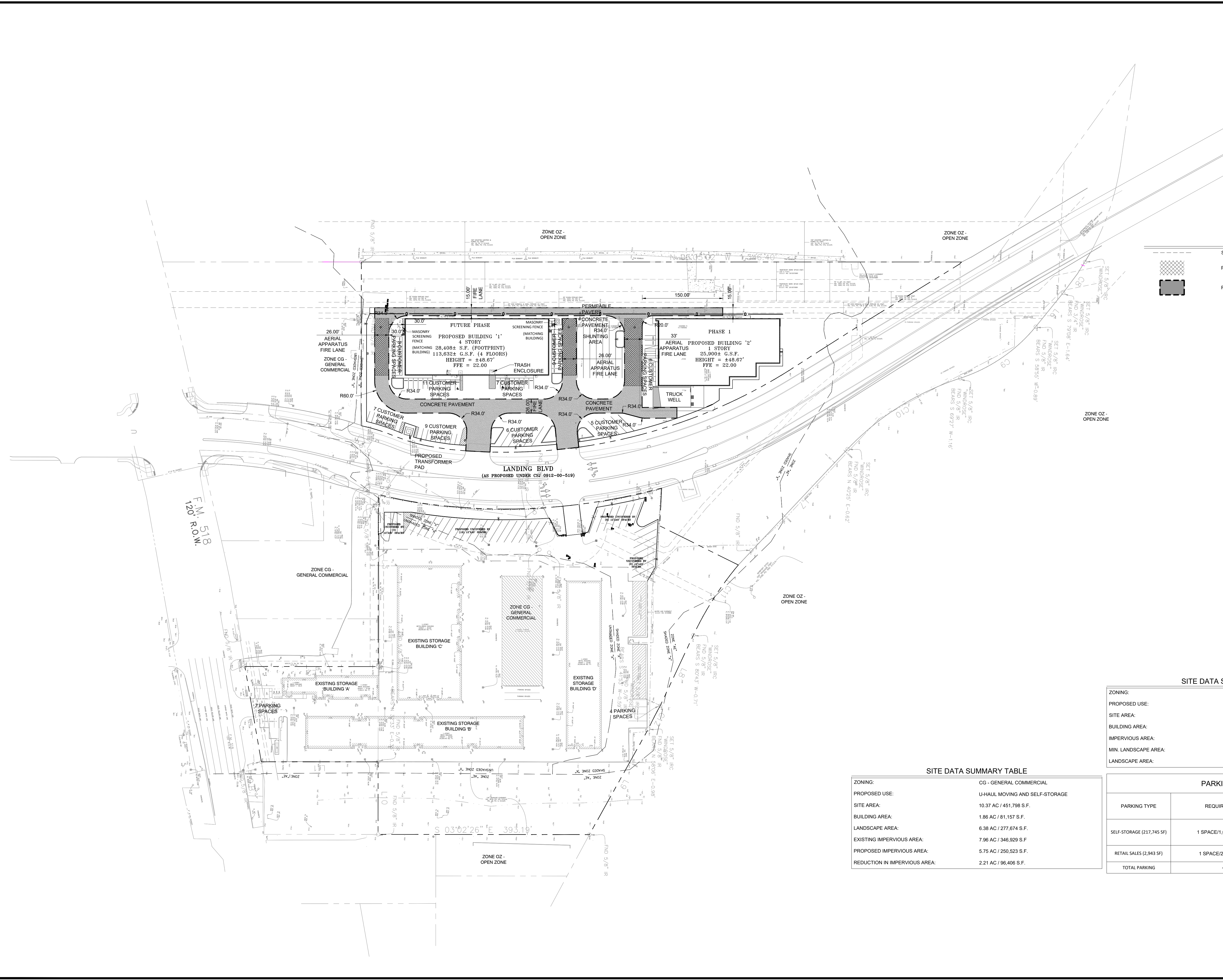
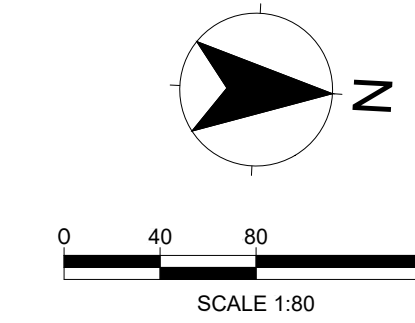
SHEET CONTENTS:
Proposed
Landscape Plan
(post condemnation)

745053

DRAWN: DFB
CHECKED: NH
DATE: 03/04/22

745053A1E

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LEGEND

	SAWCUT LIMITS
	PROPOSED AERIAL APPARATUS LANE
	PROPOSED FIRE LANE

SITE DATA SUMMARY TABLE

ZONING:	CG - GENERAL COMMERCIAL
PROPOSED USE:	U-HAUL MOVING AND SELF-STORAGE
SITE AREA:	1.43 AC / 62,424 S.F.
BUILDING AREA:	0.65 AC / 28,371 S.F.
IMPERVIOUS AREA:	0.78 AC / 34,053 S.F.
MIN. LANDSCAPE AREA:	
LANDSCAPE AREA:	

SITE DATA SUMMARY TABLE

ZONING:	CG - GENERAL COMMERCIAL
PROPOSED USE:	U-HAUL MOVING AND SELF-STORAGE
SITE AREA:	10.37 AC / 451,798 S.F.
BUILDING AREA:	1.86 AC / 81,157 S.F.
LANDSCAPE AREA:	6.38 AC / 277,674 S.F.
EXISTING IMPERVIOUS AREA:	7.96 AC / 346,929 S.F.
PROPOSED IMPERVIOUS AREA:	5.75 AC / 250,523 S.F.
REDUCTION IN IMPERVIOUS AREA:	2.21 AC / 96,406 S.F.

PARKING TABLE

PARKING TYPE	REQUIREMENT	REQUIRED NUMBER OF SPACES	PROVIDED PARKING
SELF-STORAGE (217,745 SF)	1 SPACE/1,000 SQ. FT.	217	67
RETAIL SALES (2,943 SF)	1 SPACE/250 SQ. FT.	12	12
TOTAL PARKING		229	79

SHEET NOTES:

SUP SUBMITTAL

U-HAUL OF LEAGUE CITY

16.89 ACRES

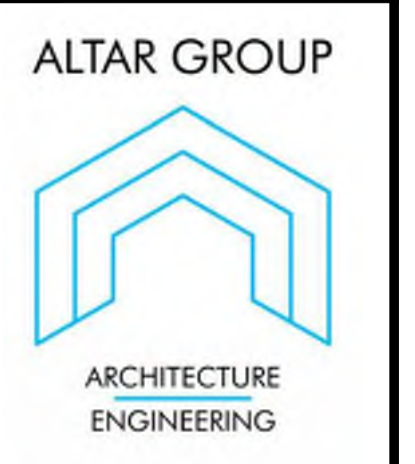
LEGAL DESCRIPTION:
BEING ALL OF
UNRESTRICTED RESERVE
"C-1" AND "C-3", AND A
PORTION OF
UNRESTRICTED RESERVE
"B", OF LANDING POINT
(VOL. 18, PG. 2, G.C.M.R.)
SITUATED IN THE JOHN
DICKINSON LEAGUE
ABSTRACT NO. 9
GALVESTON COUNTY,
TEXAS

CITY OF LEAGUE CITY

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/04/22	AH	SUP ISSUE
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
U-Haul of League City
2500 W Main Street
League City, TX 77573

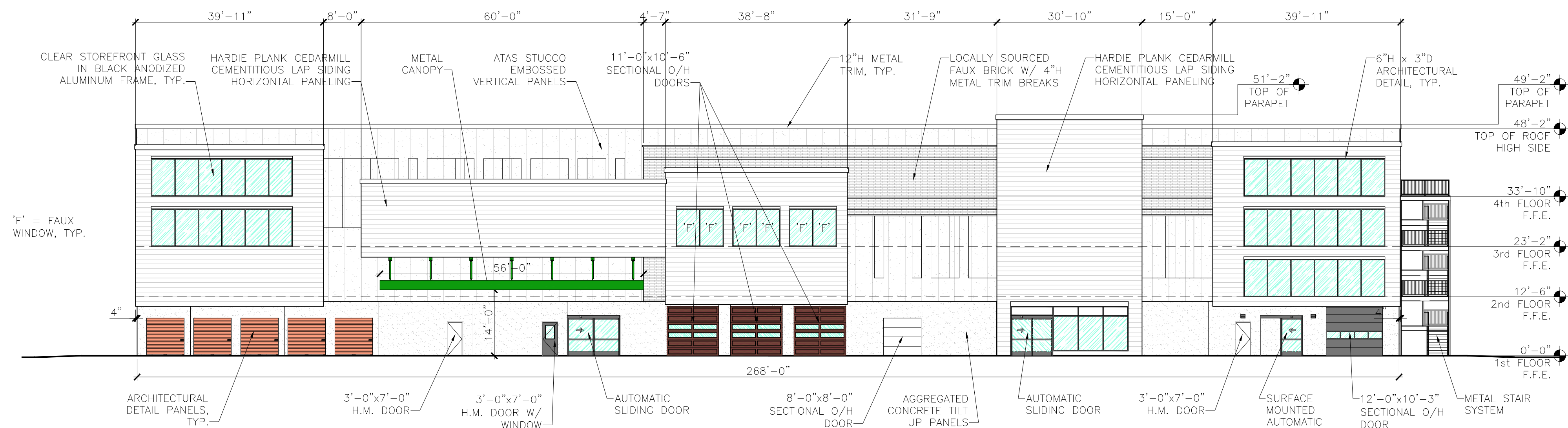
SHEET CONTENTS:
SUP OVERALL SITE PLAN

745053

DRAWN:	BT	C-020
CHECKED:	AH	
DATE:	08/22/2024	

TOTAL FACADE AREA = ±13,190 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	2,893 SF = 22%
CONCRETE/BRICK	2,837 SF = 22%
HARDIE PLANK	4,607 SF = 35%
GLASS	1,825 SF = 14%
DOORS & TRIM	1,028 SF = 7%



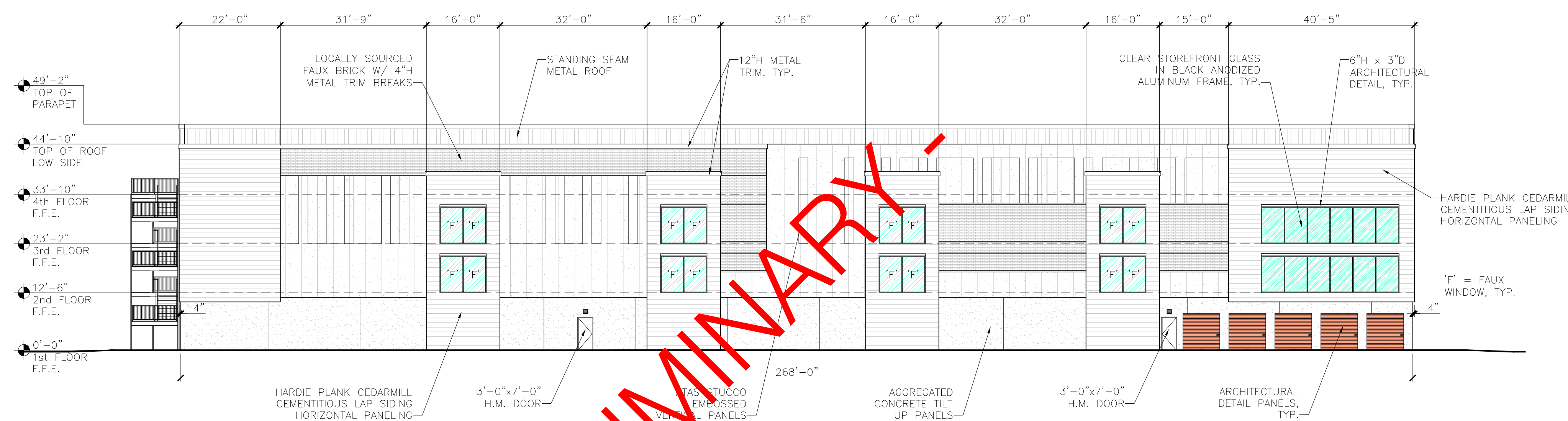
'F' = FAUX WINDOW, TYP.

1 EAST BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

TOTAL FACADE AREA = ±12,034 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	3,504 SF = 29%
CONCRETE/BRICK	4,345 SF = 36%
HARDIE PLANK	2,718 SF = 23%
GLASS	1,128 SF = 9%
DOORS & TRIM	339 SF = 3%

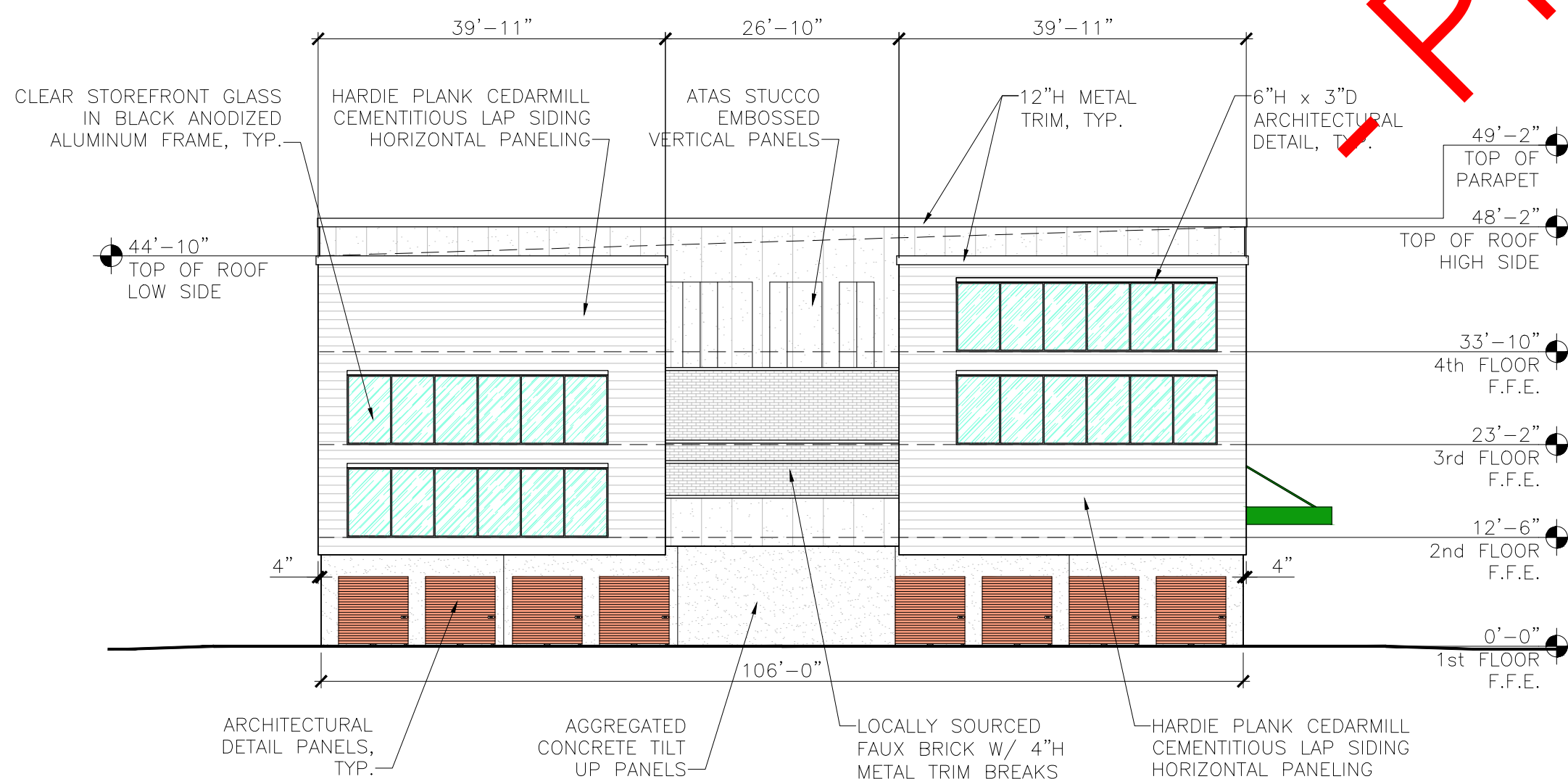


2 WEST BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

TOTAL FACADE AREA = ±5,227 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	846 SF = 16%
CONCRETE/BRICK	1,525 SF = 29%
HARDIE PLANK	1,702 SF = 33%
GLASS	960 SF = 18%
TRIM	194 SF = 4%

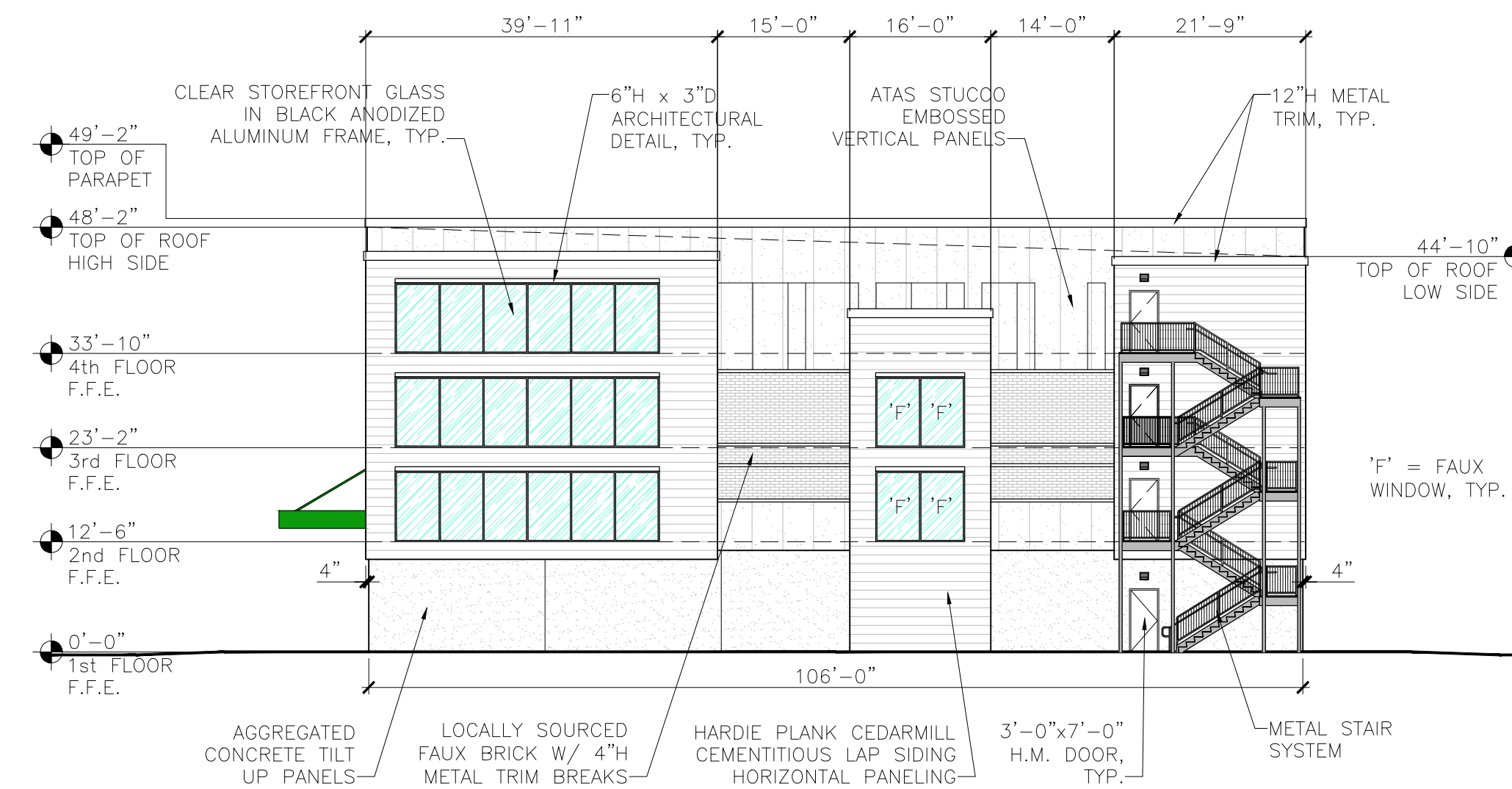


3 SOUTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

TOTAL FACADE AREA = ±5,227 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	974 SF = 19%
CONCRETE/BRICK	1,366 SF = 26%
HARDIE PLANK	1,731 SF = 33%
GLASS	882 SF = 17%
DOORS & TRIM	274 SF = 5%



4 NORTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	01/13/22	BLC	12'-6" FIRST FLOOR HEIGHT
2	02/11/22	BLC	REVISE TO MATCH ART IMAGING, MATERIAL CALCS
3	03/16/22	BLC	ADD DIMENSIONS PER DRC COMMENTS
4	04/18/22	BLC	REVISE TO MATCH ART IMAGING, CITY COMMENTS
5	04/22/22	BLC	REVISE MATERIAL PERCENTAGES
6	05/10/22	BLC	UPDATE MATERIALS
7			
8			

PROFESSIONAL SEAL:
 PRELIMINARY DOCUMENTS,
 NOT FOR CONSTRUCTION,
 FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-Haul of League City
 2500 W Main Street
 League City, TX 77573

SHEET CONTENTS:

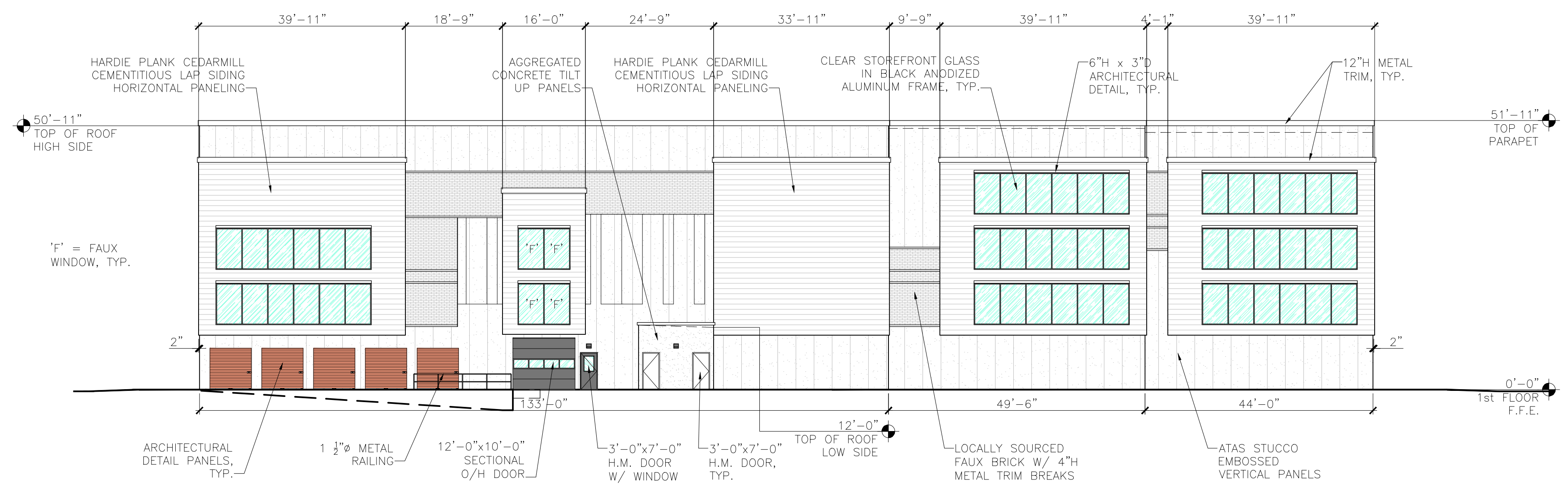
Proposed Elevations Building '1'

745053

DRAWN: BLC
 CHECKED: NH
 DATE: 11/04/21
 A3

TOTAL FACADE AREA = ±11,760 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	4,660 SF = 40%
CONCRETE/BRICK	946 SF = 8%
HARDIE PLANK	3,478 SF = 30%
GLASS	2,082 SF = 18%
DOORS & TRIM	594 SF = 4%

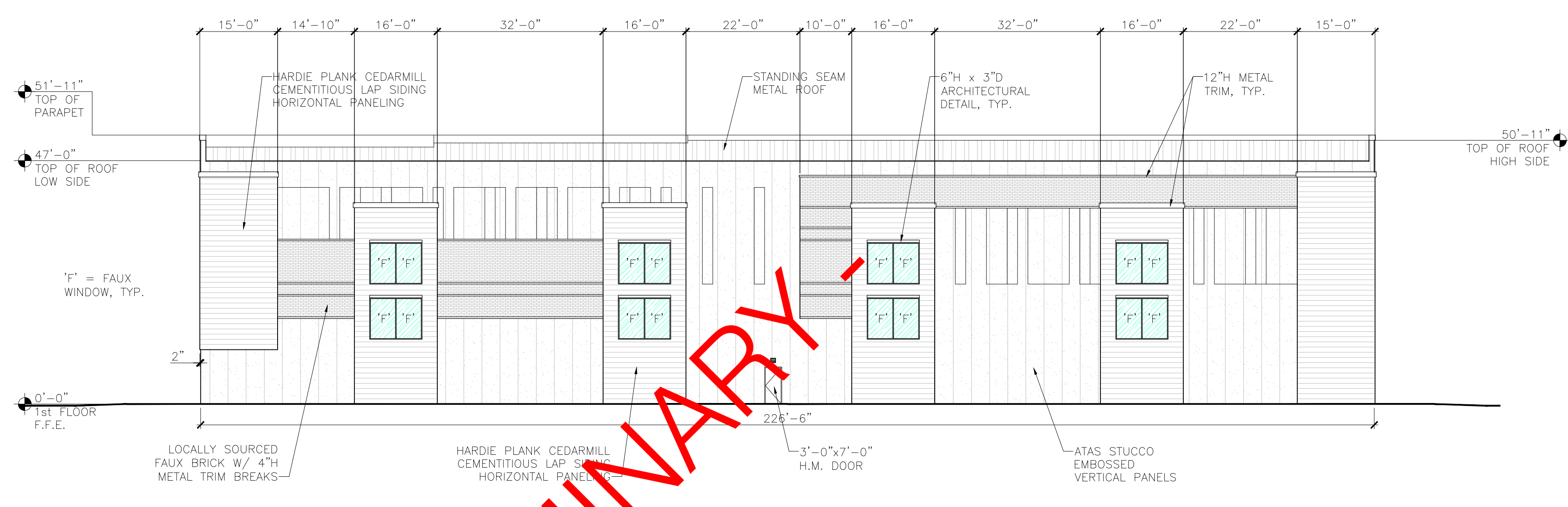


1 EAST BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

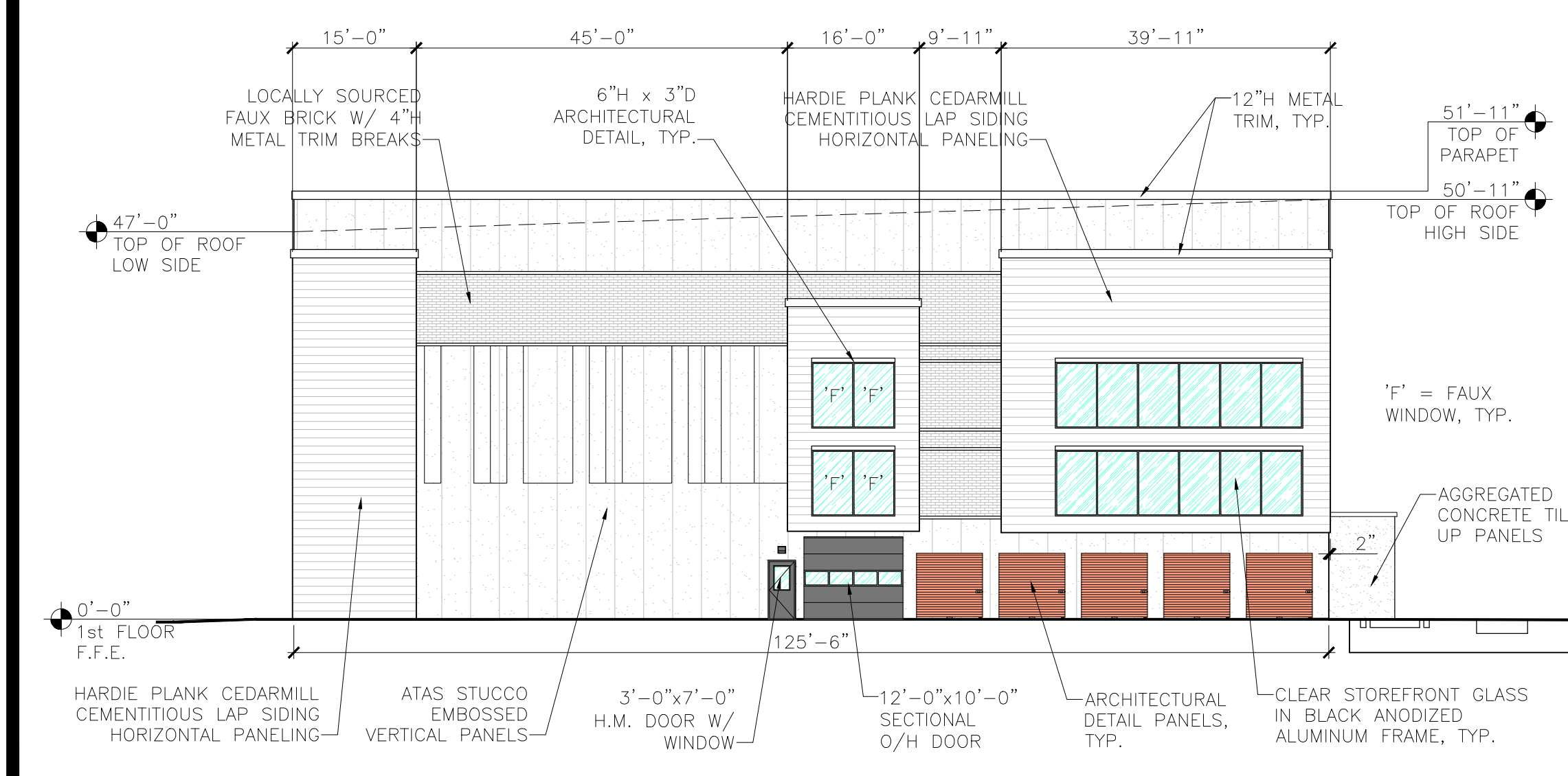
TOTAL FACADE AREA = ±10,645 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	5,419 SF = 51%
CONCRETE/BRICK	1,421 SF = 13%
HARDIE PLANK	2,935 SF = 28%
GLASS	648 SF = 6%
DOORS & TRIM	222 SF = 2%



2 WEST BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

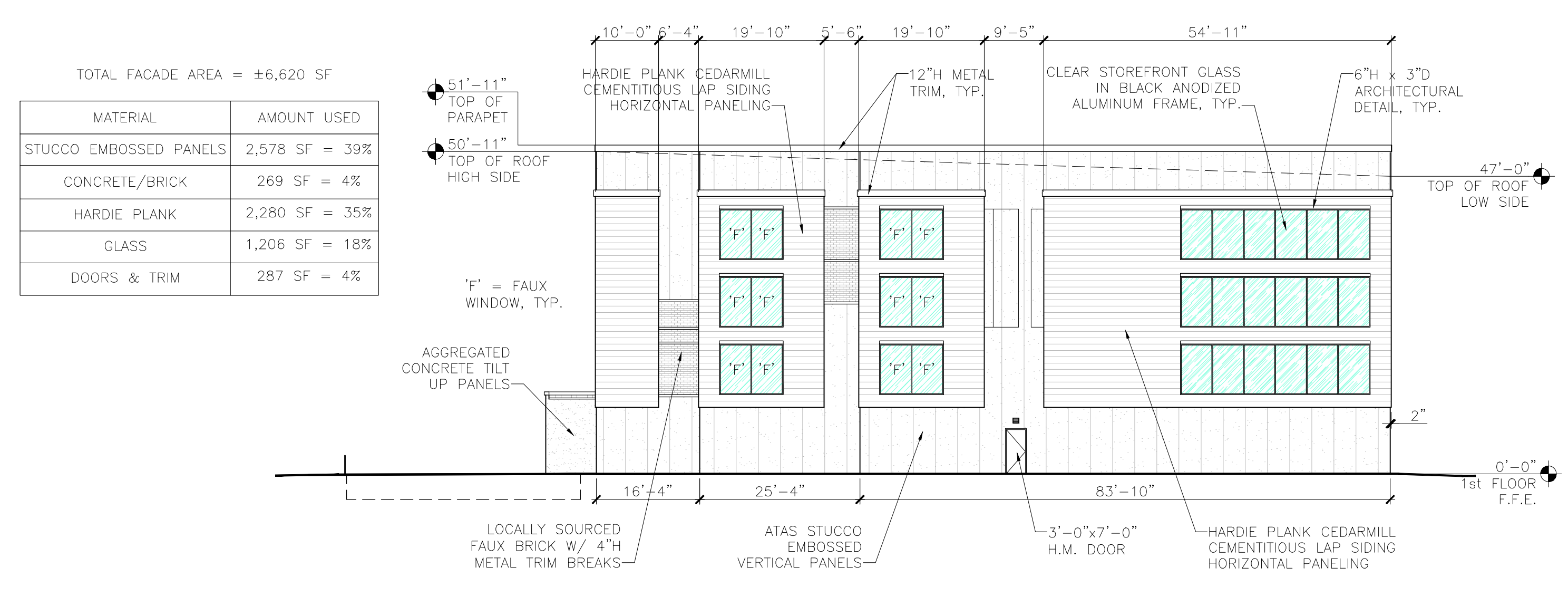


TOTAL FACADE AREA = ±6,620 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	3,010 SF = 45%
CONCRETE/BRICK	810 SF = 12%
HARDIE PLANK	1,783 SF = 27%
GLASS	642 SF = 10%
DOORS & TRIM	375 SF = 6%

3 SOUTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"



TOTAL FACADE AREA = ±6,620 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	2,578 SF = 39%
CONCRETE/BRICK	269 SF = 4%
HARDIE PLANK	2,280 SF = 35%
GLASS	1,206 SF = 18%
DOORS & TRIM	287 SF = 4%

4 NORTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	01/13/22	BLC	UPDATE TO MATCH PLAN CHANGES
2	02/11/22	BLC	REVISE TO MATCH ART IMAGING, MATERIAL CALCS
3	03/16/22	BLC	ADD DIMENSIONS PER DRC COMMENTS
4	04/18/22	BLC	REVISE TO MATCH ART IMAGING, CITY COMMENTS
5	04/22/22	BLC	REVISE MATERIAL PERCENTAGES
6	05/10/22	BLC	UPDATE MATERIALS
7			
8			

PROFESSIONAL SEAL:
PRELIMINARY DOCUMENTS,
NOT FOR CONSTRUCTION,
FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-Haul of League City
2500 W Main Street
League City, TX 77573

SHEET CONTENTS:

Proposed Elevations
Building 2'
745053

DRAWN: BLC
CHECKED: NH
DATE: 11/04/21
A4
745053A1P

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2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 •

September 1, 2021
City of League City Texas
Planning Development
500 W Walker Street League City ,TX 77573

Re: Case Number: TBD

To whom it may concern,

This letter represent a written report for documentation of public participation meeting for proposed Self - Storage Development at 2500 W Main Street, League City TX , which took place on August 30th at 5:30pm. Property owners within 200 ft of property at 2500 W Main Street, League City TX were notified about the meeting via regular mail notice regarding our Special Use Application for proposed self-storage use in GC zoning district request for the proposed redevelopment of existing self-storage facility.

The meeting occurred at 2500 W Main Street, League City TX, site location. The total number of participants included six people, including the applicant Jerry Lunn and his assistant Brea Smith.

The purpose of the meeting was to receive input from the neighbors regarding the proposed development.

The presentation material included four 24"x36" boards which included a site plan and three color elevations rendering. Copies of the presentation is included with this report and well as the sign in sheet.

The meeting lasted one hour. In addition to the three people listed on the sign in sheet, there was a gentleman who did not want to sign in or be identified. He did have a comment that the building was nice.

Elizabeth Homik had the most comments, she expressed that she did not like a 4 story building and was talking a lot about a green space going away due to big business. We addressed her comments that we are not taking away green space and that we are using existing developed property to redevelop.

Neighbor Tana Clark was worried about the 4 stories, until she realized that she would not be able to see the building from her house.

The last neighbor Joe Camarata was all supportive of the new building, which is next to his back yard. He did wish we have a view of what the back of the building would look like as that is what he would see.

There were no further comments.

Please don't hesitate to contact me at (713) 750-7739.

Sincerely,

Jerry Lunn
(713) 750-7739

NOTICE OF PUBLIC INFORMATIONAL MEETING

MEETING LOCATION: 2500 W Main St, League City, Texas 77573

DATE: August 18, 2021

TIME: 2pm

PROJECT LOCATION: U-Haul Storage of League City

Address: 2500 W Main Street, League City, Texas 77573

PROJECT DESCRIPTION:

Special Use Permit (SUP) for proposed self- storage use in CG zoning district.

This is a redevelopment of an existing U-Haul Moving and Storage center, where we're proposing to build a 4 story, 128,322 GSF, interior access, climate controlled self-storage building. This development will allow U-Haul to better serve the storage needs of the community. Our uses consisting of self-storage, U-Haul truck and trailer sharing, and related retail sales and RV storage are to remain.

Refer to site plan and building elevations included with this letter.

APPLICANT: Jerry Lunn/ U-Haul Company of Gulf Coast Texas

ADDRESS: 16250 Hwy 3, Webster, TX 77598

PHONE: (714) 545 6250

EMAIL: jerry_lunn@uhaul.com

PROPERTY OWNER: 2015 SAC Self-Storage

ADDRESS: 207 E Clarendon Ave, Phoenix AZ 85012

PHONE: (602) 263 6555

EMAIL: lora_lakov@uhaul.com

You have received this notice because you are a property owner within 200 feet of this request. Section 2.15. of the City of League City Unified Development Code 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.

U-Haul Self-Storage

2500 W Main Street, League City TX 77573

Neighborhood Meeting

Wednesday, August 30th, 2021 at 5:30pm

Name:	Address:	Email:	Phone:
Tara C Cook	2206 Metairie Ct.	tbananagir@aol.com	
Joe CAMARATA	310 AMBER LN	josephcamarata@gmail.com	
Elizabeth Horvick	1908 Arcadia	lizhorvick@gmail.com	

Attachment #6

NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP	SITUS_NO	SITUS
CHASON LISA AXON		365 CIMMARON BAY CIRCLE		SUNRISE BEACH	MO	65079	0	
ORTIZ NICOLE L		2311 ACACIA ST		LEAGUE CITY	TX	77573-1903	0	
CITY-LEAGUE CITY		300 W WALKER ST		LEAGUE CITY	TX	77573-3898	0	
CRUMPLEY ROBERT E JR & JOAN E		370 AMBER LN		LEAGUE CITY	TX	77573	370	370 AMBER LN LEAGUE CITY, TX 77573
GOODWIN MICHAEL J		260 AMBER LN		LEAGUE CITY	TX	77573-1802	260	260 AMBER LN LEAGUE CITY, TX 77573
CITY-LEAGUE CITY		%TAX PRO INC	4151 SOUTHWEST FWY STE 512	HOUSTON	TX		0	
PM PARTNERS L.P.		207 E CLARENDON		PHOENIX	AZ	85012-2072	2500	2500 W MAIN ST LEAGUE CITY, TX 77573
JSC FEDERAL CREDIT UNION		PO BOX 58346		HOUSTON	TX	77258-8346	2660	2660 W MAIN ST LEAGUE CITY, TX 77573
JSC FEDERAL CREDIT UNION		PO BOX 58346		HOUSTON	TX	77258-8346	2660	2660 W MAIN ST LEAGUE CITY, TX 77573
SCHULZ HAROLD A & ALISA		2313 ACACIA ST		LEAGUE CITY	TX	77573-1903	0	
LIDDELL MARK WILLIAM &		JACQUELINE D	2317 ACACIA ST	LEAGUE CITY	TX	77573-1903	0	
BOCANGEL JUAN & ELVIRA M		2315 ACACIA ST		LEAGUE CITY	TX	77573-1903	0	
SCHULZ HAROLD &		ALISA FORDE	2313 ACACIA ST	LEAGUE CITY	TX	77573-1903	0	
PM PARTNERS L.P.		207 E CLARENDON		PHOENIX	AZ	85012-2072	2500	2500 W MAIN ST LEAGUE CITY, TX 77573
WOLRAICH SHLOMI		2309 ACACIA ST		LEAGUE CITY	TX	77573-1903	0	
HARRIS DAVID ROBERT &		MARILYN J	380 AMBER LN	LEAGUE CITY	TX	77573-1804	380	380 AMBER LN LEAGUE CITY, TX 77573
CENTERPOINT ENERGY INC	HOUSTON ELECTRIC	AD VALOREM TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475	0	
TONY MICHAEL SCOTT		2307 ACACIA ST		LEAGUE CITY	TX	77573	0	
ACACIA RESERVE PROP JOINT		VENTURE	%JUAN BOCANGEL 2315 ACACIA	LEAGUE CITY	TX	77573-1903	0	
RODGERS MICHAEL A & SHERI M		360 AMBER LN		LEAGUE CITY	TX	77573-1804	360	360 AMBER LN LEAGUE CITY, TX 77573
HOWERTON PATRICK GENE & MARIA REGINA		350 AMBER LN		LEAGUE CITY	TX	77573	350	350 AMBER LN LEAGUE CITY, TX 77573
MILLER MARY K		2208 METAIRIE CT		LEAGUE CITY	TX	77573	0	
TITUS LOIS ANN		330 AMBER LN		LEAGUE CITY	TX	77573-1804	330	330 AMBER LN LEAGUE CITY, TX 77573
RAMIREZ EDUARDO & BETSY RAMIREZ		2207 METAIRIE CT		LEAGUE CITY	TX	77573	2207	2207 METAIRIE CT LEAGUE CITY, TX 77573
STROPE SHAWN V		2205 METAIRIE CT		LEAGUE CITY	TX	77573-1939	2205	2205 METAIRIE CT LEAGUE CITY, TX 77573
CAMARATA JOSEPH P JR &		CRISTINA P	310 AMBER LN	LEAGUE CITY	TX	77573-1804	0	
PM PARTNERS L.P.		207 E CLARENDON		PHOENIX	AZ	85012-2072	2500	2500 W MAIN ST LEAGUE CITY, TX 77573
CAMARATA JOSEPH P JR &		CRISTINA P	310 AMBER LN	LEAGUE CITY	TX	77573-1804	310	310 AMBER LN LEAGUE CITY, TX 77573
PM PARTNERS L.P.		207 E CLARENDON		PHOENIX	AZ	85012-2072	0	
RAPLEY MICHAEL & SUSAN		300 AMBER LN		LEAGUE CITY	TX	77573	300	300 AMBER LN LEAGUE CITY, TX 77573
SUGGS JAMES RICHARD & PATRICIA D SUGGS	LIFE ESTATE	270 AMBER LN		LEAGUE CITY	TX	77573	270	270 AMBER LN LEAGUE CITY, TX 77573
SINGLETON ROCHON		250 AMBER LN		LEAGUE CITY	TX	77573-1802	250	250 AMBER LN LEAGUE CITY, TX 77573
CHUOKE JOE		5805 BROADWAY ST		GALVESTON	TX	77551-4304	2430	2430 W MAIN ST LEAGUE CITY, TX 77573
PHINNEY DALE E & PATRICIA		240 AMBER LN		LEAGUE CITY	TX	77573-1802	240	240 AMBER LN LEAGUE CITY, TX 77573
LAY ERNEST L & PEGGY G		230 AMBER LN		LEAGUE CITY	TX	77573-1802	230	230 AMBER LN LEAGUE CITY, TX 77573
BORHAN LANDING CONSULTANT LLC	ATTN: OBAID HOSSAINI	85-26 210TH ST		HOLLIS HILLS	NY	11427	2700	2700 W MAIN ST LEAGUE CITY, TX 77573
MERINO RICARDO & JESSICA		220 AMBER LN		LEAGUE CITY	TX	77573-1802	220	220 AMBER LN LEAGUE CITY, TX 77573
HARI KRISHNA BUSINESS LLC		DBA GOPINATH FOOD CORNER	106 LANDING BLVD	LEAGUE CITY	TX	77573	2670	2670 W MAIN ST LEAGUE CITY, TX 77573
ISD-CLEAR CREEK		PO BOX 799		LEAGUE CITY	TX	77573	2401	2401 W MAIN ST LEAGUE CITY, TX 77573
SUDAMAHU GROUP CORP		PO BOX 231432		HOUSTON	TX	77223-1432	0	W MAIN ST LEAGUE CITY, TX 77573
AUTOZONE TEXAS LP		TAX DEPT 8088	PO BOX 2198	MEMPHIS	TN	38101-2198	2605	2605 W MAIN ST LEAGUE CITY, TX 77573
SUDAMAHU GROUP CORP		PO BOX 231432		HOUSTON	TX	77223-1432	2625	2625 W FM 518 LEAGUE CITY, TX 77573

Attachment #7

Request for Parking Modification- 2500 W Main Street League City TX

The following parking calculations are based on the Article IV of the League City Ordinance.

Parking Type	Required parking	Provided parking
Self-storage (217,745 SF)	1 space/1,000 sq. ft.= 217 spaces required 1 space/250 sq. ft. of office area; N/A 4 spaces for waiting area	67
Retail sales (2,943 SF)	1 space/250 sq. ft. = 12 spaces required	12
Total parking	229 required	*79 provided
*Total number provided per parking modification		

The required parking for U-Haul self -storage at League City is 229 parking spaces based on requirement for 1 parking space /1000 SF for self-storage use and 1 parking space /250 SF for retail use. The proposed parking is 79 parking spaces based on the analysis listed below.

The following data of a similar size storage and moving center located in CA and CA is provided for comparison to this facility for the projected average number of customers which will be visiting our center per day. We have included the transaction counts for retail customers (includes vehicle sharing customers) and self- storage customer counts based on data from our internal database.

(#1 707028 U-Haul Moving and Storage Center- Santa Clara CA 226,621 GSF):

On average the traffic generated from retail and rental customers was **34 customers/ per day**. (43 customers / day on a weekend and 24 customers /day on a weekday).

On average the traffic generated from customers visiting the center to access their self -storage unit, was **14 customers / day**. (14.4 customers / day on a weekend and 13.5 customers/ day on a weekday.)

The total number of customers daily trips to the center per day on average were: **48 customers**.

(#2 803079 U-Haul Moving and Storage Center Riverside NY 309,991 GSF):

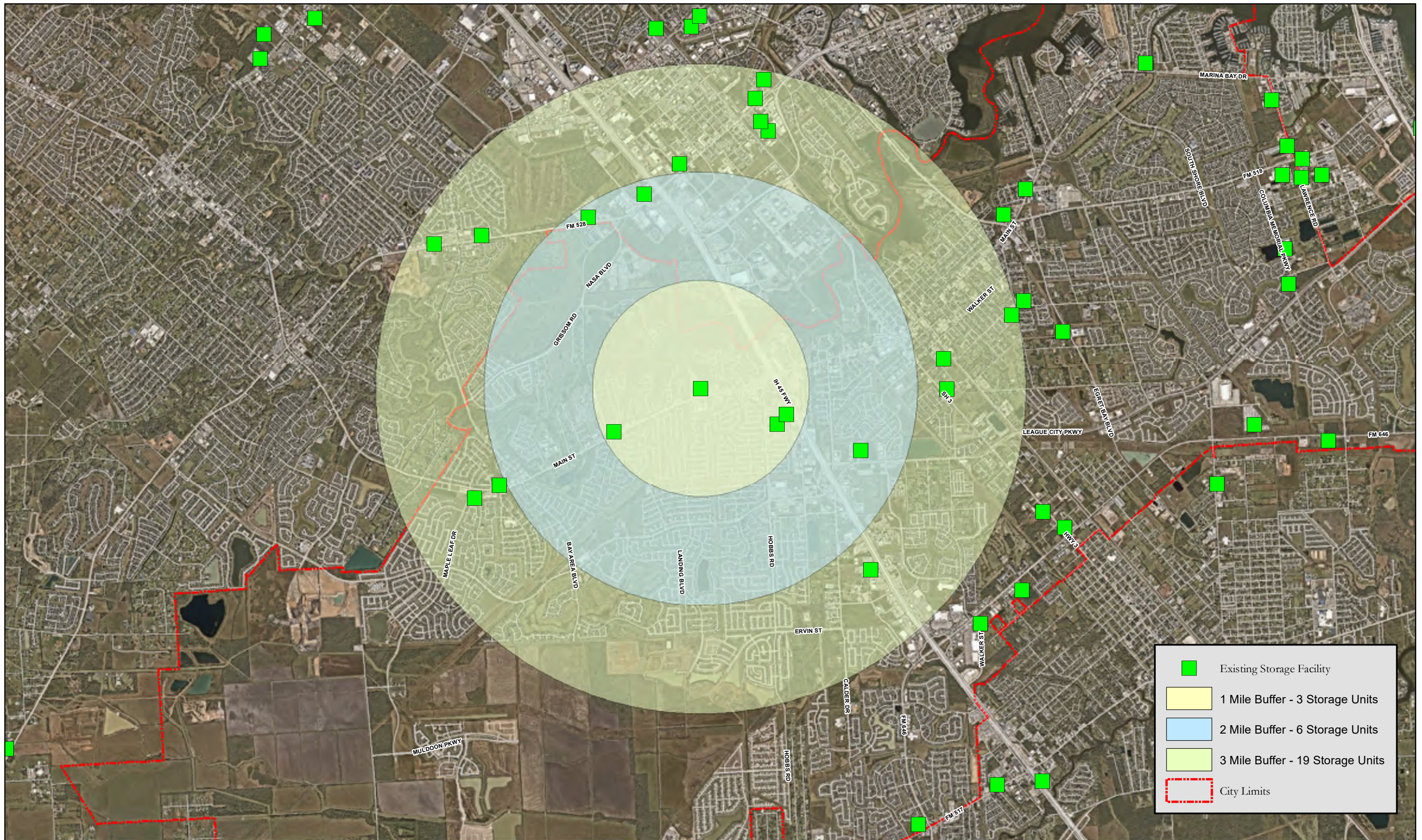
The traffic generated for retail and rental customers was **40 customers/ per day**. (20 customers / day on a weekend and 20 customers/ day on a weekday).






The traffic generated from customers visiting the center to access their self -storage unit was **35 customers/ day**. (15customers / day on the weekend and 20 customers/ day on a weekday.)

The total number customers daily trips to the center per day on average were: **75 customers**.

For the proposed redevelopment, we have estimated that the required parking is 79 parking spaces for employees and customers. The actual number of customers would be lower due to the fact that some customers will be visiting the center for both vehicle share, retail and self-storage.

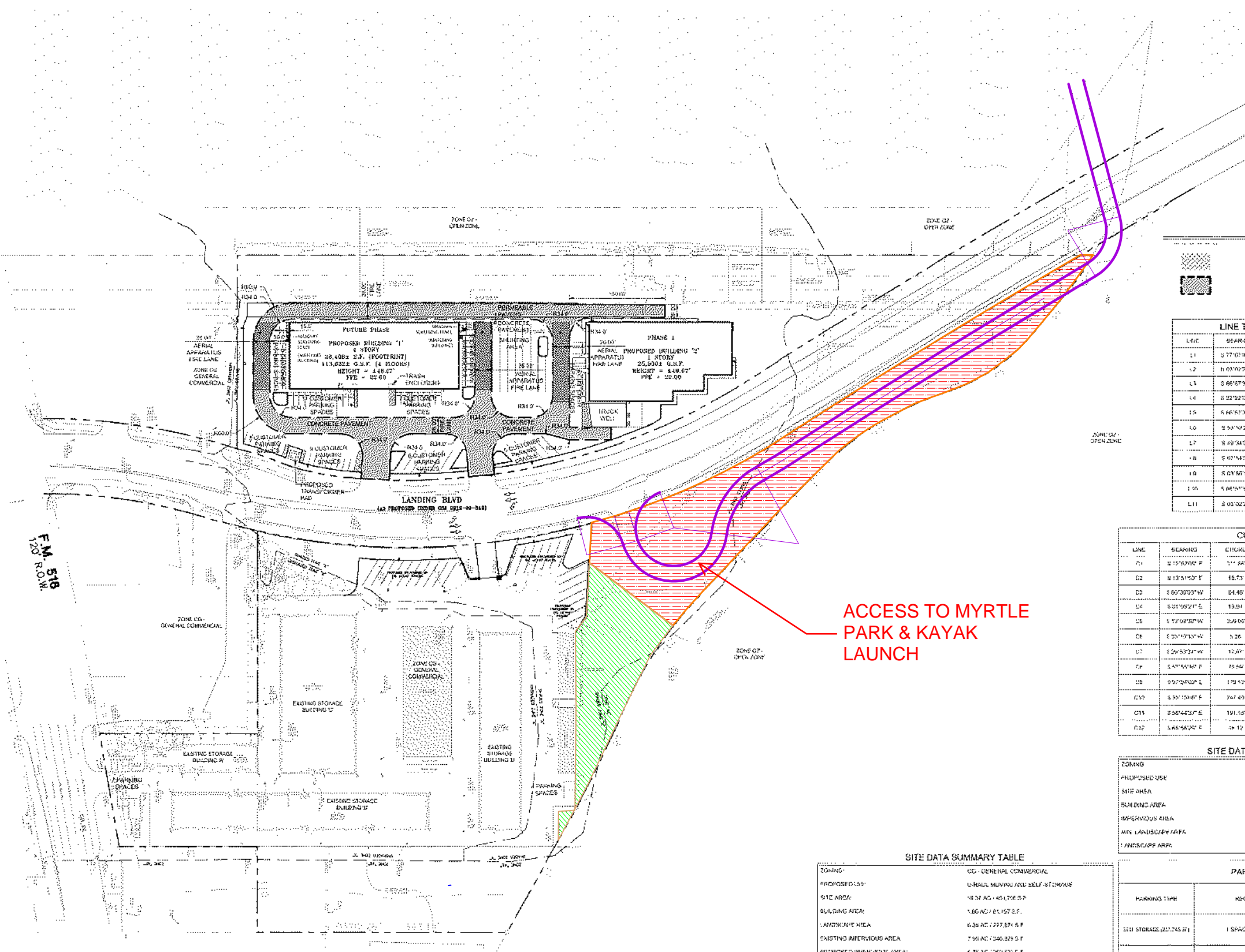
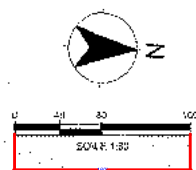
Attachment #8



	Existing Storage Facility
	1 Mile Buffer - 3 Storage Units
	2 Mile Buffer - 6 Storage Units
	3 Mile Buffer - 19 Storage Units
	City Limits

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 12/18/2024

Attachment #9



LEGEND

- CIRCUT LIMITS
- PROPOSED AERIAL APPARATUS LAKE
- PROPOSED FIRE LANE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 77° 02' 31" W	199.00'
L2	N 03° 00' 24" W	248.00'
L3	S 86° 57' 51" W	303.24'
L4	S 22° 22' 51" W	87.38'
L5	S 46° 57' 51" W	147.00'
L6	S 54° 12' 31" E	81.00'
L7	S 49° 34' 54" E	206.74'
L8	S 07° 44' 52" E	348.00'
L9	S 03° 50' 18" E	228.00'
L10	S 06° 15' 11" W	175.00'
L11	S 03° 02' 37" E	217.28'

CURVE TABLE

LINE	BEARING	CHORD	RADIUS	ANGLE	CURVE LENGTH
C1	N 12° 59' 00" E	111.48'	438.00'	47° 09' 53"	158.56'
C2	N 13° 31' 00" E	16.73'	25.00'	55° 20' 59"	15.25'
C3	S 60° 30' 59" W	84.48'	83.00'	73° 55' 00"	183.27'
C4	S 31° 08' 21" E	19.04'	25.00'	46° 58' 43"	20.51'
C5	S 17° 08' 50" W	259.65'	365.00'	44° 28' 17"	354.87'
C6	S 25° 10' 15" W	5.26'	25.00'	31° 10' 29"	5.26'
C7	S 26° 53' 21" W	12.81'	25.00'	38° 29' 41"	12.81'
C8	S 47° 50' 16" E	78.46'	500.00'	38° 26' 55"	20.88'
C9	S 57° 24' 53" E	179.53'	300.00'	32° 58' 21"	172.56'
C10	S 35° 15' 04" E	247.40'	340.00'	26° 38' 52"	250.00'
C11	S 20° 44' 25" E	191.05'	833.00'	16° 20' 57"	192.60'
C12	S 45° 54' 29" E	48.12'	100.00'	33° 44' 21"	48.12'

SITE DATA SUMMARY TABLE

ZONING	CC - GENERAL COMMERCIAL
PROPOSED USE	LI-HAUL MOVING AND SELF-STORAGE
SITE AREA	1.43 AC (122,424 S.F.)
BUILDING AREA	0.85 AC (26,313 S.F.)
IMPERVIOUS AREA	0.75 AC (154,263 S.F.)
MAX. LANDSCAPE AREA	
LANDSCAPE AREA	

SITE DATA SUMMARY TABLE

ZONING	CC - GENERAL COMMERCIAL
PROPOSED USE	LI-HAUL MOVING AND SELF-STORAGE
SITE AREA	1.43 AC (122,424 S.F.)
BUILDING AREA	1.86 AC (21,157 S.F.)
LANDSCAPE AREA	6.38 AC (277,871 S.F.)
EXISTING IMPERVIOUS AREA	7.96 AC (246,329 S.F.)
PROPOSED IMPERVIOUS AREA	6.75 AC (260,522 S.F.)
REDUCTION IN IMPERVIOUS AREA	2.21 AC (166,435 S.F.)

PARKING TABLE

PARKING TYPE	REQUIREMENT	REQUIRED NUMBER OF SPACES	PROVIDED PARKING
LI-HAUL STORAGE (211,745 S.F.)	1 SPACE/1,000 SQ. FT.	212	07
RETAIL SALES (224,151 S.F.)	1 SPACE/200 SQ. FT.	12	12
TOTAL PARKING		224	79

SHEET NOTES:

SUP SUBMITTAL
 U-Haul of League City
 16.89 ACRES
 LEGAL DESCRIPTION: BEING ALL OF UNRESTRICTED RESERVE "C-1" AND "C-2", AND A PORTION OF UNRESTRICTED RESERVE "B", OF LANDING POINT (VOL. 18, PG. 2, G.C.M.R.) SITUATED IN THE JOHN SICKENSON LEASUE ABSTRACT NO. 3 GALVESTON COUNTY, TEXAS

CITY OF LEAGUE CITY

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	03/30/2023	JAH	SUP ISSUE

PROFESSIONAL SEAL:

AUSTIN HAYNES
 12084
 ARCHITECTURE ENGINEERING

ALTAR GROUP
 ARCHITECTURE ENGINEERING

AMERCO
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2117 NORTH CLEVELAND AVENUE
 HOUSTON, TEXAS 77004
 PH: (832) 283-6922

SITE ADDRESS:
 U-Haul of League City
 2900 W Main Street
 League City, TX 77573

SHEET CONTENTS:
 SUP OVERALL SITE PLAN

745053

DRAWN: JAH
 CHECKED: JAH
 DATE: 07/30/2023

C-020

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 P-001 OVERALL SITE PLAN