

Special Use Permit SUP-23-0002 (Storage King)

Request	Hold a public hearing and make a recommendation to City Council for a Special Use Permit Application, SUP-23-0002, (Storage King), to allow an expansion of an existing self-storage use.
Applicant	Todd Wyatt of Lancaster +Wyatt Architects, LLP.
Owners	AGAP League City, LLC.
City Council	Public Hearing & First Reading – November 12, 2024; Second Reading – December 17, 2024
Location	Generally located along the west side of State Highway 3 (SH 3) and approximately 1,500 feet north of Farm to Market Road 646 (FM 646), with the address of 2615 State Highway 3 South.
Citizen Response	18 – 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 and Landscape Plans 6. Elevations

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 subject property was zoned Residential Single-Family and General Commercial, when the City adopted zoning.</p> <p><u>June 12, 2007</u> – City Council abandoned the rights-of-way of Dakota Avenue, Delaware Avenue and Hawaii Avenue between West Olive Street and Peach Street.</p> <p><u>May 26, 2015</u> – City Council adopted an ordinance rezoning the entire property from “RSF-5” (Single-Family Residential 5) to “CG” (General Commercial).</p> <p><u>September 22, 2016</u> – The plat for the property was recorded with Galveston County. The plat consolidated four blocks and three abandon rights-of-way into one contiguous 8.4-acre commercial property.</p> <p><u>January 9, 2017</u> – The construction plans for a 45,500-square-foot facility (formerly known as Alta Vista) were approved by the City.</p> <p><u>October 6, 2021</u> – The current owner purchased the property.</p> <p><u>September 2, 2022</u> - Applicant held a pre-application neighborhood meeting, where one person attended.</p> <p><u>October 30, 2023</u> – The applicant submitted a Special Use Permit application to permit an expansion of the existing self-storage facility.</p>
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October 14, 2024 - 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.

November 4, 2024 - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

November 12, 2024 – City Council is scheduled to conduct a public hearing and consider the request on first reading.

December 17, 2024 – If approved on first reading, City Council will consider the second reading of the request.

Proposal

The applicant proposes to build three new enclosed buildings, totaling 46,854 square-feet in size as an expansion to the existing 45,500 square-foot facility, Storage King. If approved, the overall building square footage of the site will be 92,354 square-feet.

A Special Use Permit (SUP) is being requested because the *Self-Storage* use requires a Special Use Permit on properties zoned “CG” (General Commercial). At the time that the site was originally developed in 2017, the self-storage use was permitted by right within the “CG” zoning district. Based on the size of the property, it was anticipated that an expansion would occur sometime in the future.

Neighborhood Meeting

A neighborhood meeting was held by the applicant on September 2, 2022, in which one person attended, and no comments were made.

Site and Surrounding Area

The subject site consists of an existing commercial property developed in 2017.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CG” & RSF-5	Undeveloped Commercial & a Single-family residence
South	“CG” & RSF-5	Undeveloped Commercial & Residential
East	“ROW” & “CG”	SH 3 & Undeveloped Commercial
West	“ROW” & “RSF-5”	Undeveloped Idaho Ave. ROW & Undeveloped Residential

Access and Traffic Impacts

Access to the property is provided from State Highway 3 South. A driveway for secondary access is proposed along the north property line along West Olive Street.

State Highway 3

	Existing Conditions	2018 Master Mobility Plan
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	120 feet	120 Feet
<i>Pavement Width and Type</i>	4-lane, 12-foot wide travel lanes, with center turn lane.	4 lane, 12-foot wide travel lanes with concrete curb and gutter with 16-foot wide median.

Traffic impacts from the additional development will be minimal. According to the analysis provided by the applicant, similar facilities in the Clear Lake/League City area had a maximum of six peak hour AM trips and eight peak hour PM trips. The site is proposing to install 24 parking spaces and provide loading/unloading areas in front of the units.

Other uses that are allowed in the “CG” district, such as retail, would typically generate a greater amount of traffic on the site. For example, the Institute of Traffic Engineers (ITE) Trip Generation Manual predicts 14 PM peak hour trips for a self-storage facility of this size. A 14,000 square-foot retail building, which could reasonably fit on the site, is anticipated to generate 104 peak hour trips.

Utilities

A Water connection exists through an 8-inch water line along the west side State Highway 3 South.

The Sanitary sewer connection is provided from an 8-inch sewer line on the east side of State Highway 3 South.

All 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. The enhancements include:

- Adding trees and a continuous line of hedges along the northern and southern property lines,
- Adding six additional trees with continuous hedge along the parking lot to the west,
- Adding parking islands trees between the existing and proposed development and increasing the total amount of landscaping to 34.9%.

Comprehensive Plan

The Future Land Use Plan classifies the property as “Enhanced Auto Dominant Commercial” and “Suburban Commercial”. Auto Dominant Commercial Uses focus on convenience and access for customers and employees almost exclusively by automobile. Suburban Commercial “is generally for concentration of commercial activities that cater primarily to nearby residents versus the larger community. Buildings are typically setback to provide ample flow of pedestrian and vehicles entering to the facility. The proposed SUP would be consistent with the land use designations of Enhanced Auto Dominant Commercial and Suburban Commercial.

Criteria in Support of Recommendation

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

- A 45,500-square-foot self-storage facility is currently located on the property.
- Based on the existing conditions and the size of the 8.4-acre property, the expansion of the facility was expected when the site was initially constructed.
- The request is consistent with the League City Comprehensive Plan’s Future Land Use Plan.
- The request is compatible with the uses and development patterns along State Highway 3 South.
- The expansion of the self-storage use would produce minimal traffic impacts to the roadway network.
- The request does not detrimentally affect the surrounding properties.

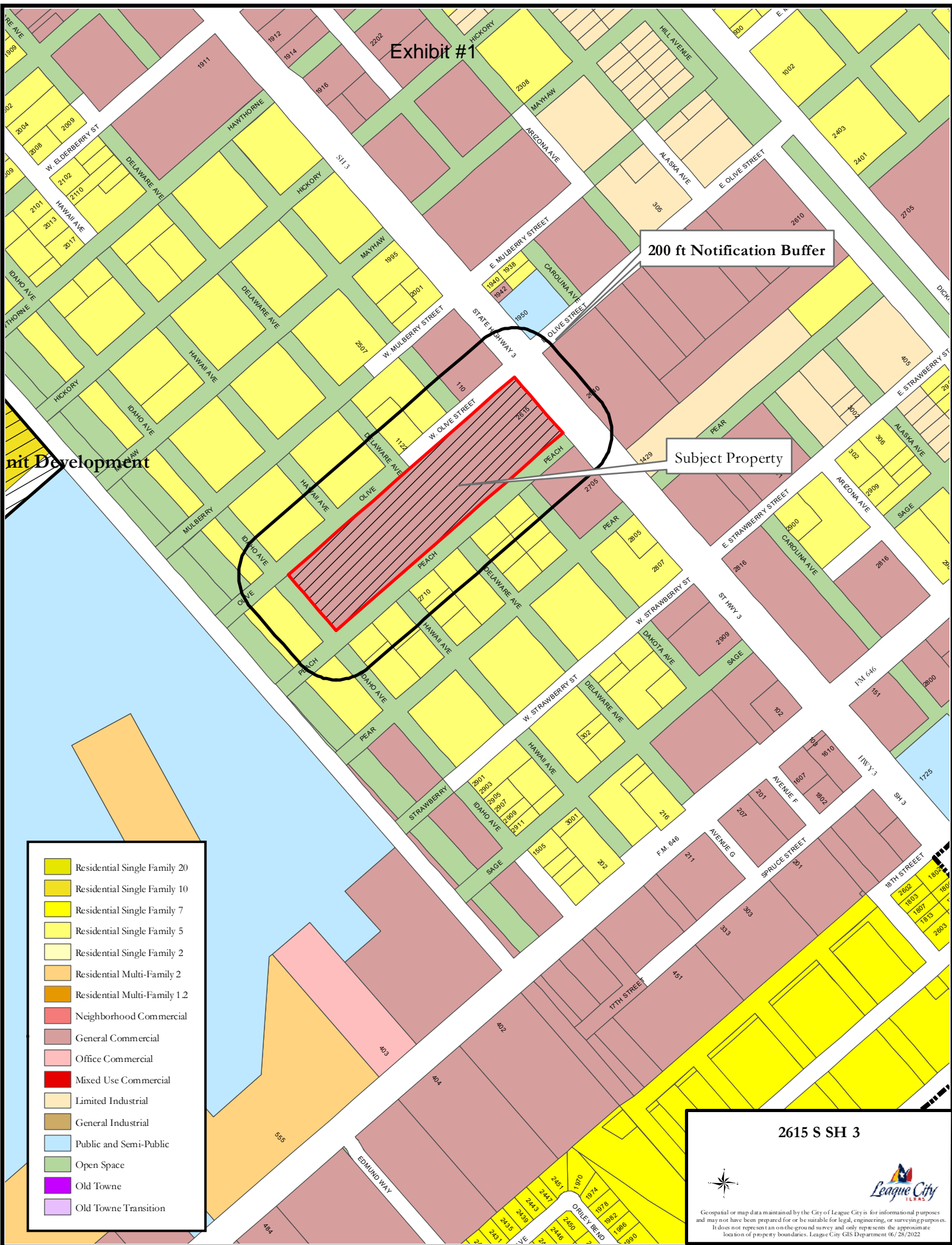
**Staff
Recommendation**

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

1. The Special Use Permit shall expire after a period of 24 months beginning upon the date of the adoption of the SUP ordinance if no building permits are issued 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 Storage King self-storage facility.
3. No Storage Containers (PODS) or similar containers shall be used or stored on this site.
4. The site layout shall be substantially similar to that which is displayed on the site plan, landscape plan, and elevations.
5. 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. Any required landscape area along all rights-of-way not shown on the landscape plan shall be constructed by the owner of the property at the time the streets are constructed (Olive/Peach).
6. Signage: The project shall comply with Chapter 125, Article 8, Signs, in the Unified Development Code (UDC), 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;
 - c. No uplighting is permitted.

For additional information, you may contact Masood Malik, Sr. Planner at 281-554-1077 or at masood.malik@leaguecitytx.gov

Exhibit #1



200 ft Notification Buffer

Subject Property

Unit Development

- 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

2615 S SH 3

Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 06/28/2022

Exhibit #2

200 ft Notification Buffer

Subject Property

2615 S SH 3



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Exhibit #3

200 ft Notification Buffer

Subject Property

Future Land Use

- Rural/Estate Residential
- Park/Open Space/Natural
- Suburban Residential
- Suburban Village
- Suburban Commercial
- Enhanced Auto Dominant Residential
- Enhanced Auto Dominant Commercial
- Urban High
- Urban Low
- Public/Institutional

2615 S SH 3



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LANCASTER + WYATT ARCHITECTS, L.L.P.

Requirements Exceeding with SUP

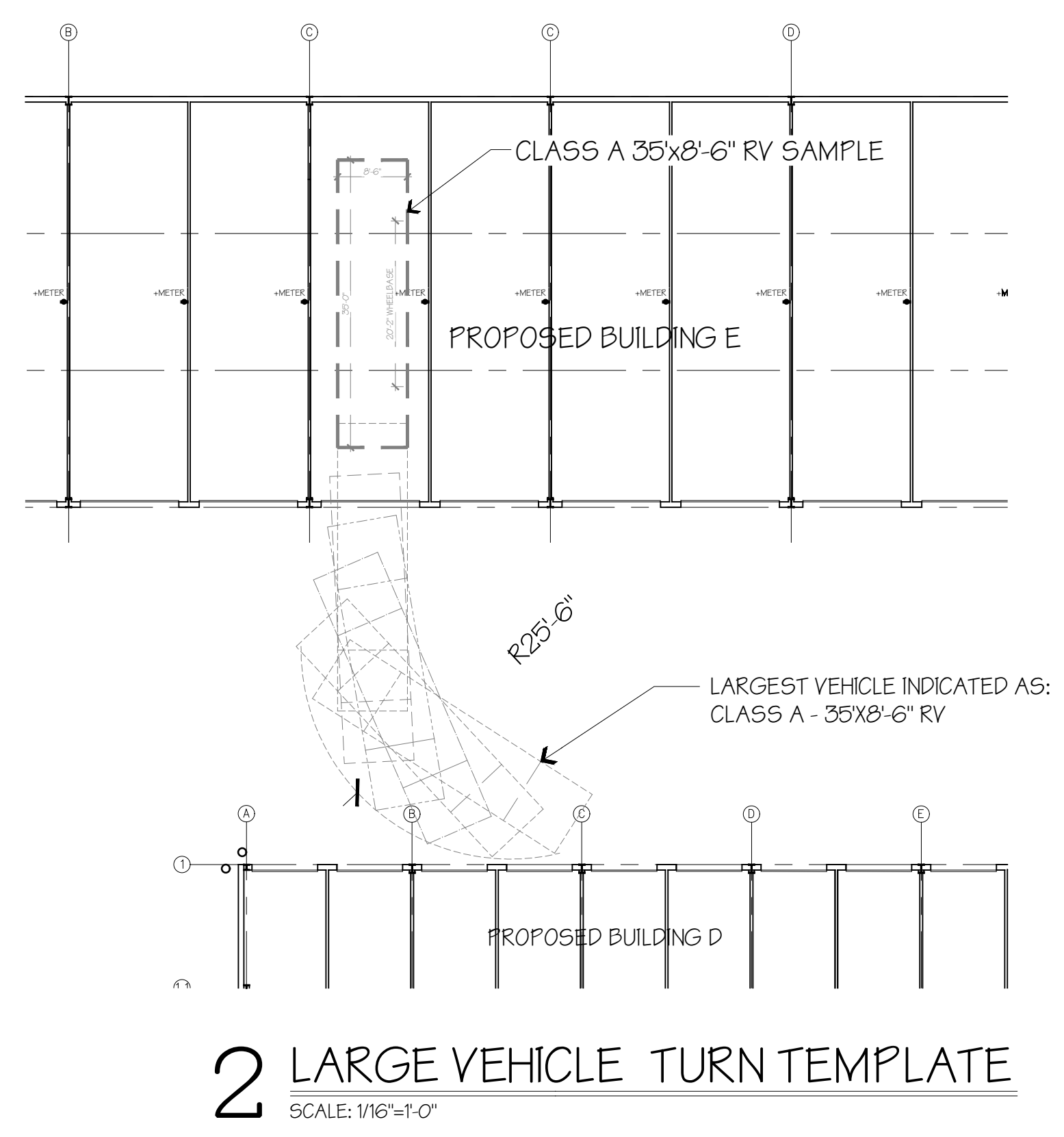
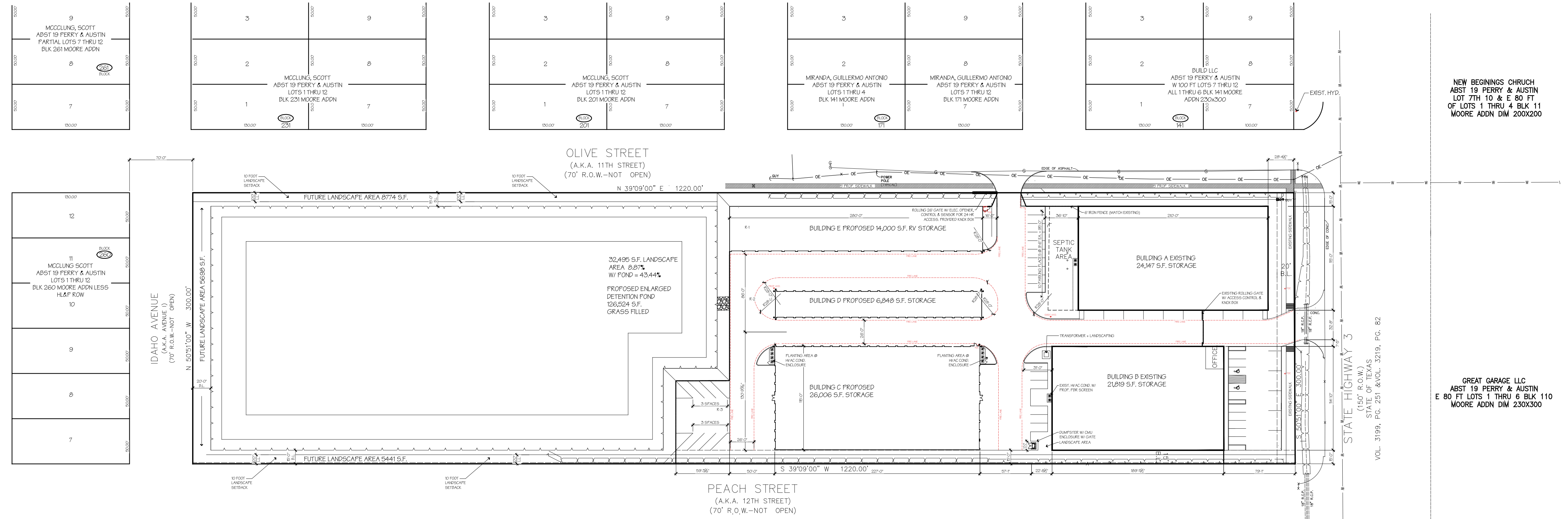
We are not aware that we are exceeding any requirements with the SUP. However, we are requesting to add buildings to a grandfathered property. This location has one building, we are requesting to add three more buildings to the property. The zoning has changed, therefore, we were told to go through the process of the SUP.

Todd Wyatt

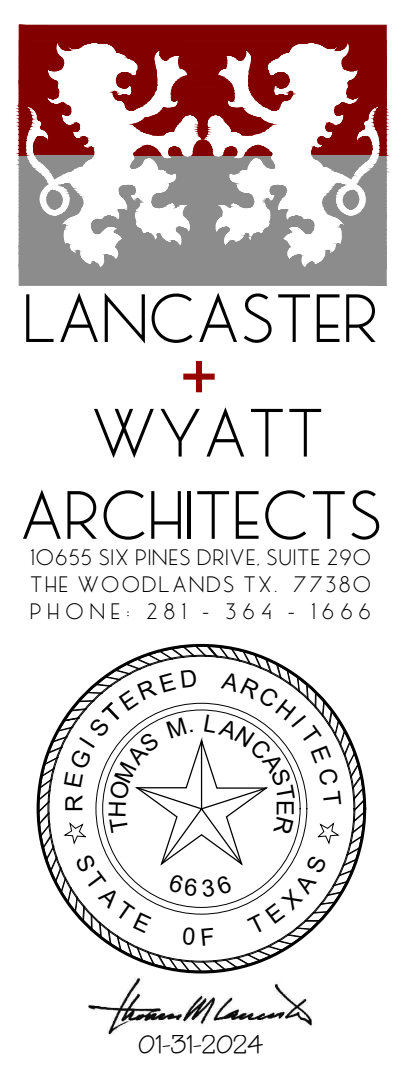
Lancaster + Wyatt Architects, LLP
10655 Six Pines Drive, Suite 290
The Woodlands, Tx. 77380
Phone 281.364.1666
www.lancasterwyattarchitects.com



Exhibit #5



REQUIRED - 15 PARKING SPACE
NEW PARKING - 16 PARKING SPACES



NOT FOR REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION
UNLESS SEAL IS
SIGNED AND DATED
ABOVE.

STORAGE KING USA
2615 HWY 3 LEAGUE CITY, TX 77573

ISSUE RECORD

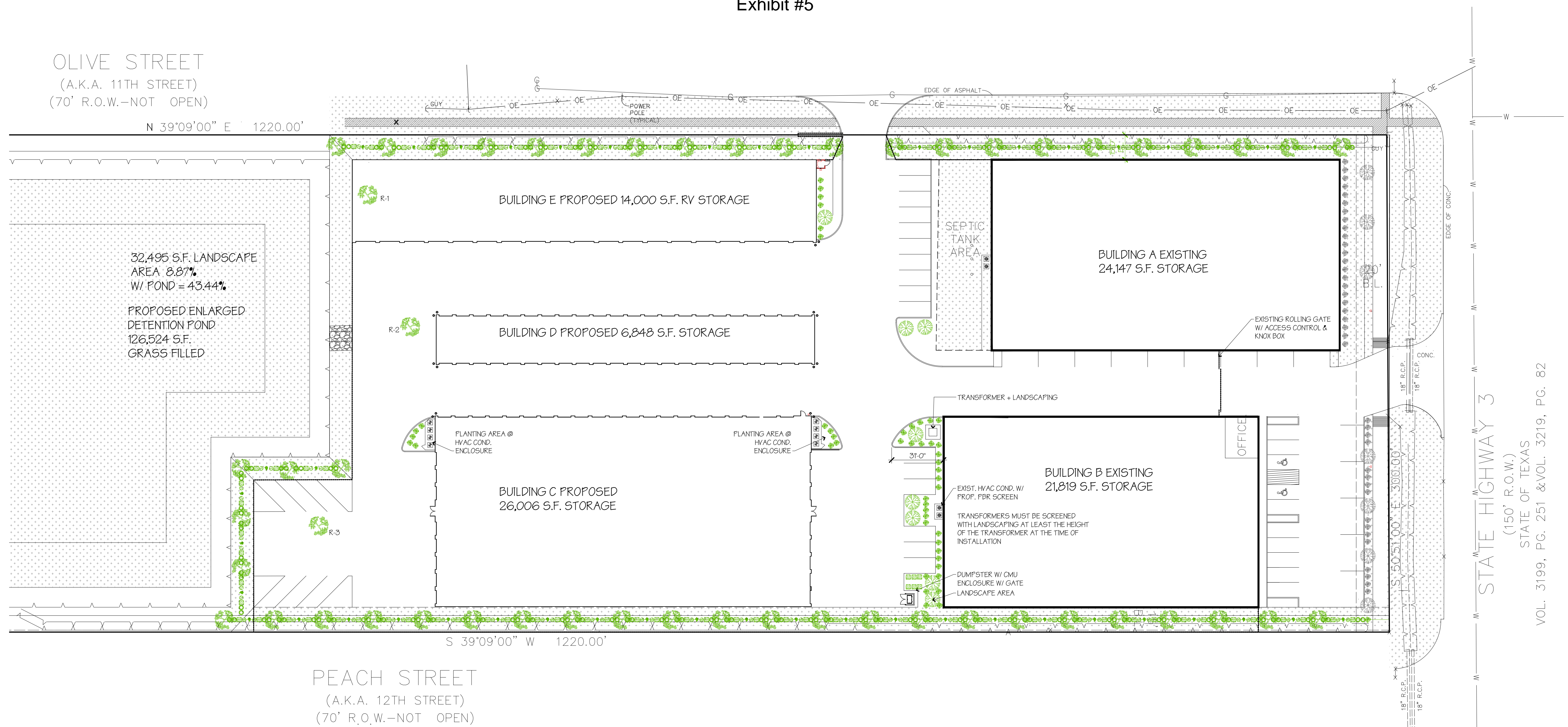
DRAWING DATE:
08-29-2023

COMMISSION:
2124

SHEET NO.
A1.0

SUP SITE PLAN
STORAGE KING, LEAGUE CITY ADDITIONS
8.402 ACRES
ALL OF AMENDING PLAT OF MOORE'S ADDITION, BLOCK 140, LOT 1A SUBDIVISION OF BLOCKS 140, 170, 200 AND 230, OF MOORE'S ADDITION TO THE TOWN OF DICKINSON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN/UNDER CLERK'S FILE NO. 2016058106 OF THE MAP/DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.
CITY OF LEAGUE CITY
02/01/2024

Exhibit #5



LANDSCAPE LEGEND:

LANDSCAPED AREAS:
23% OF THE TOTAL OF NEW DEVELOPED AREA
23,599 GSF LANDSCAPED AREA

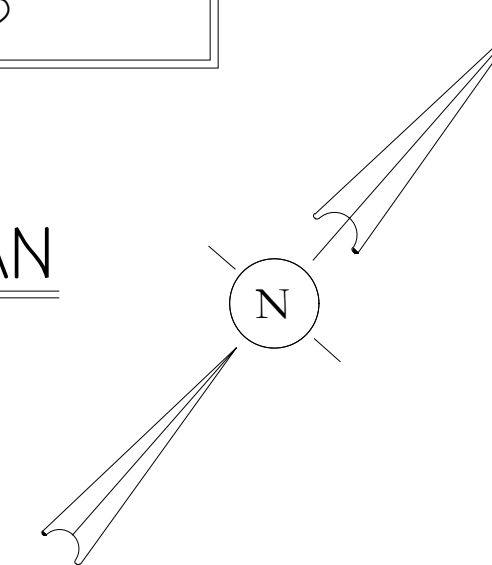
SMALL TREE:	SPECIES	SIZE
DWARF WHITE CREPE MYRTLE	LAGERSTROEMIA INDICA	1.5" CALIPER TRUNK
TEXAS REDBUD	CERCIS CANADENSIS TEXENSIS'	2" CALIPER TRUNK
POSSUMHAW	DECIDUOUS YAUPON HOLLY	1.5" CALIPER TRUNK
DECORATIVE SHRUBS:		
SOUTHERN DWARF WAX MYRTLES	MYRICA PUSILLA (DWARF)	3 GAL.
ABELIA	ABELIA	3 GAL.
NATAL PLUM	CARISSA MACROCARPA	3 GAL.
STANDARD NANDINA	NANDINA DOMESTICA	3 GAL.
DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDII "PYGMY"	3 GAL.

NOTE: SHRUBS SPACING SHOULD BE 36" O.C.

TREES TO BE REMOVED

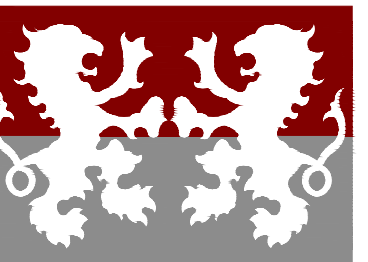
R-1	PINE TREE	19" CALIPER TRUNK
R-2	PINE TREE	19" CALIPER TRUNK
R-3	PINE TREE	21" CALIPER TRUNK
	TOTAL	59" PROTECTED INCHES TO BE REMOVED

1 LANDSCAPE PLAN
SCALE: 1/32"=1'-0"



SUP LANDSCAPING PLAN
STORAGE KING, LEAGUE CITY ADDITIONS
8.402 ACRES

ALL OF AMENDING PLAT OF MOORE'S ADDITION, BLOCK 140, LOT 1A SUBDIVISION OF BLOCKS 140, 170, 200 AND 230, OF MOORE'S ADDITION TO THE TOWN OF DICKINSON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN/UNDER CLERK'S FILE NO. 2016058106 OF THE MAP/DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.
CITY OF LEAGUE CITY
02/01/2024



LANCASTER
+
WYATT
ARCHITECTS
10655 SIX PINES DRIVE, SUITE 290
THE WOODLANDS, TX 77380
PHONE: 281-364-1666



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STORAGE KING USA
2615 HWY 3 LEAGUE CITY, TX 77573

ISSUE RECORD

DRAWING DATE:
08-29-2023

COMMISSION:
2124

SHEET NO.
A1.1

Exhibit #6



**LANCASTER
WYATT
ARCHITECTS**
15055 HUNTERS LANE SUITE 200
THE WOODLANDS, TX 77380
PHONE: 281-341-1144



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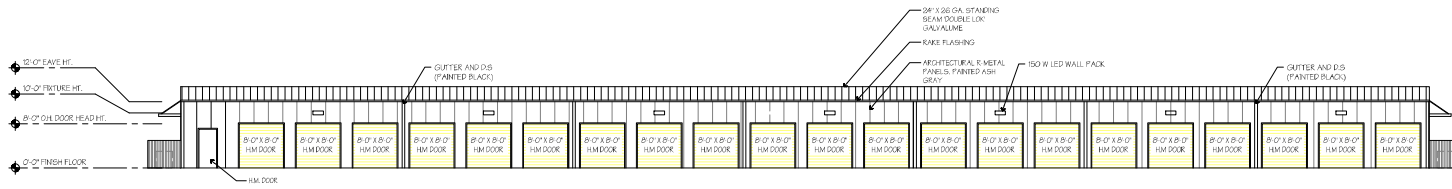
STORAGE KING USA
2016 HWY 3 LEAGUE CITY, TX 77573
(BUILDING C)

ISSUE RECORD

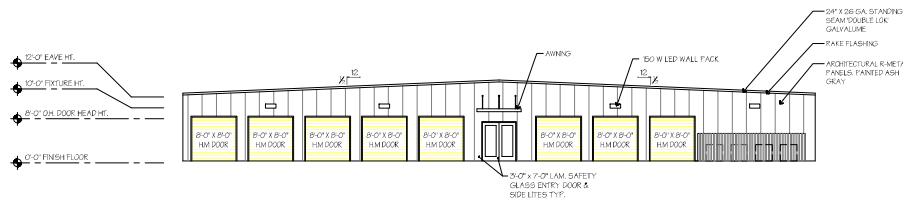
DRAWING DATE:
08-29-2023

COMMISSION:
2124

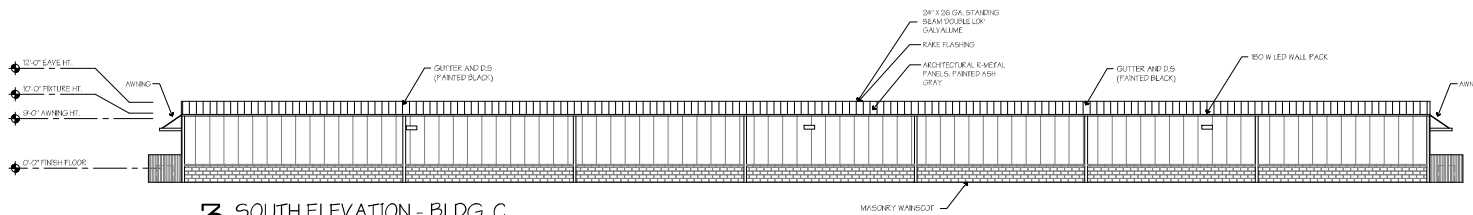
SHEET NO.
A4(C)



1 NORTH ELEVATION - BLDG. C
SCALE: 3/32"=1'-0"



2 EAST ELEVATION - BLDG. C
SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION - BLDG. C
SCALE: 3/32"=1'-0"



4 WEST ELEVATION - BLDG. C
SCALE: 3/32"=1'-0"

R METAL PANELS	GUTTER AND D/S	ROLL-UP DOORS
PANTONE 16-2002 TGA ASH GRAY	PANTONE BLACK 6C #10132D	PANTONE 10-0620 TN SAFETY YELLOW

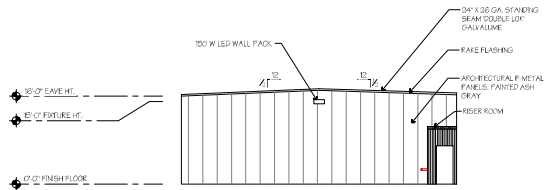
BLDG.	EXTERIOR MATERIAL ALLOCATIONS			
	FACADE	ROOF	DOOR	WINDOW
SOUTH	2977	100%	2522	100%
EAST	8776	100%	0	0%
NORTH	2522	100%	0	0%
WEST	2522	100%	0	0%

Exhibit #6



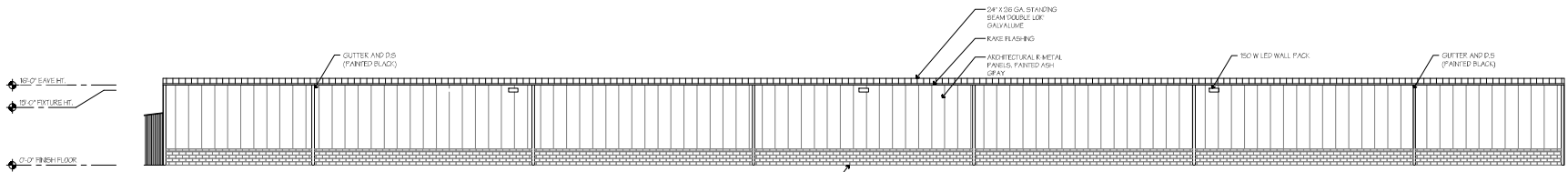
1 SOUTH ELEVATION - BLDG. E

SCALE: 3/32"=1'-0"



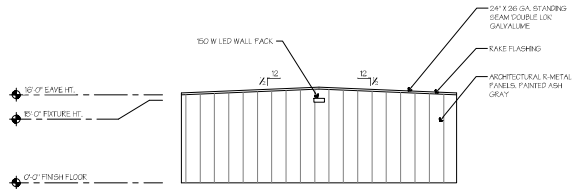
2 EAST ELEVATION - BLDG. E

SCALE: 3/32"=1'-0"



3 NORTH ELEVATION - BLDG. E

SCALE: 3/32"=1'-0"



4 WEST ELEVATION - BLDG. E

SCALE: 3/32"=1'-0"

PANTONE 13-3802 TK ASH GRAY	PANTONE BLACK 6C-P02820	PANTONE 13-0630 TN SAFETY YELLOW

BLDG. E EXTERIOR MATERIAL ALLOCATIONS						
FACADE	TYPE	QTY	UNIT	PROPORTION	STATUS	REMARKS
SOUTH	ROLL UP	12	DOOR	100%	OK	
EAST	ROLL UP	1	DOOR	100%	OK	
NORTH	ROLL UP	1	DOOR	100%	OK	
WEST	ROLL UP	1	DOOR	100%	OK	

LANCASTER
+
WYATT
ARCHITECTS
15055 HUNTERS CIRCLE SUITE 200
THE WOODLANDS, TX 77380
PHONE: 281-341-1144

James M. Lancaster
1/5/2004

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STORAGE KING USA
2015 HWY 3 LEAGUE CITY, TX 77573
(BUILDING E)

ISSUE RECORD

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08-29-2023

COMMISSION:
2124

SHEET NO.
A4(E)