

## Special Use Permit SUP-25-0006 (I-45 U-Haul Self-Storage)

<b>Request</b>	Hold a public hearing and make a recommendation to City Council for Special Use Permit Application, SUP-25-0006, to allow an expansion of existing facility as an outdoor storage or staging area on the property zoned 'CG' General Commercial.
<b>Applicant</b>	John Linton of Altar Group
<b>Owner</b>	Mercury Storage 3, LLC. c/o (Stuart Shoen)
<b>City Council</b>	Public Hearing & First Reading – <i>December 16, 2025</i> ; <i>Second Reading – January 13, 2026</i>
<b>Location</b>	351 S Gulf Freeway
<b>Citizen Response</b>	5 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
<b>Attachments</b>	1. Zoning Map 2. Aerial Map 3. Future Land Use Map 4. Applicant Letter 5. Site Plan & Landscape Plan 6. Proximity Map

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed use would be compatible with surrounding properties, the surrounding land uses, and the performance impacts should be considered.

**Purpose** The applicant requests approval of a Special Use Permit (SUP) to build an outdoor storage or staging area for U-Haul trucks and Stormwater Management Development on 1.04 acres (45,417 sq. ft.) parcel zoned “CG” General Commercial. As per the Unified Development Code (UDC), a self-storage use in CG zoning district requires an SUP.

**Background** **August 10, 1999** – The property was initially zoned as “CG” General Commercial.  
**June 18, 2024** – A Pre-Development Meeting for this proposed use was held.  
**September 12, 2024** – The applicant held a neighborhood meeting in League City. No one attended.  
**January 22, 2025** – The applicant submitted a Special Use Permit application to the Planning Department.  
**September 3, 2025** – A plat (Plat-25-0098) was submitted to the Planning Department. The plat proposes to combine the existing tract with the existing self-storage use to the north for an overall combined area of 3.727 acres.  
**November 13, 2025** – Public hearing notices were mailed to the surrounding property owners,  
**November 14, 2025** – A public hearing sign was posted on the property, and notice was published in the newspaper.  
**December 1, 2025** - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.  
**December 16, 2025** – City Council is scheduled to conduct a public hearing and consider the request on first reading.

**January 13, 2026** – If approved on first reading, City Council will consider the second reading of the request.

The subject property was originally part of a larger 4-acre tract oriented in an east-west configuration extending to Hobbs Road. The eastern portion of the tract is bisected by a concrete-lined drainage ditch, which significantly limited the ability for unified, single development. As a result, on October 24, 2023, City Council adopted Ordinance No. 2023-40, approving a Special Use Permit (SUP) for a self-storage on the 2.88-acre portion located west of the drainage ditch, fronting Hobbs Road.

### Purpose

In accordance with the Unified Development Code (UDC), a self-storage use within the “CG” zoning district requires approval of an SUP. The applicant is requesting approval of a Special Use Permit (SUP) for approximately 1.04 acres (45,417 square feet) of land zoned “CG” (General Commercial) to allow the paving of roughly 24,860 square feet for use as an outdoor storage and staging area for U-Haul trucks. Approval of the request would allow for the expansion of the existing U-Haul self-storage facility located immediately to the north.

The existing two-story, 84,355 square-foot U-Haul facility was originally developed in 1997 and include 60 parking spaces. In February 2010, development plans were approved by the City for the site immediately to the north of the existing facility, however, that project was never constructed.

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<sup>5</sup> of building area, in addition to one parking space per 250 square feet of office area. Based on these requirements, 80 parking spaces are required for the existing self-storage facility. Approval of this request, in conjunction with incorporating the subject tract with the existing self-storage, would provide sufficient area for the facility to comply with current parking standards.

### Site and Surrounding Area

The property is located along the west side of the South Gulf Freeway and is currently undeveloped.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CG” General Commercial	Commercial - Existing U-Haul
South	“CG” General Commercial	Vacant
East	“CM” Commercial Mixed Use	Commercial - Shopping Strip
West	“OS” Open Space and “CG” General Commercial	Drainage Channel and future self-storage facility

### Access & Traffic Impacts

Access to the property will be provided from the existing U-Haul facility to the north.

#### South Gulf Freeway (Interstate 45 Highway)

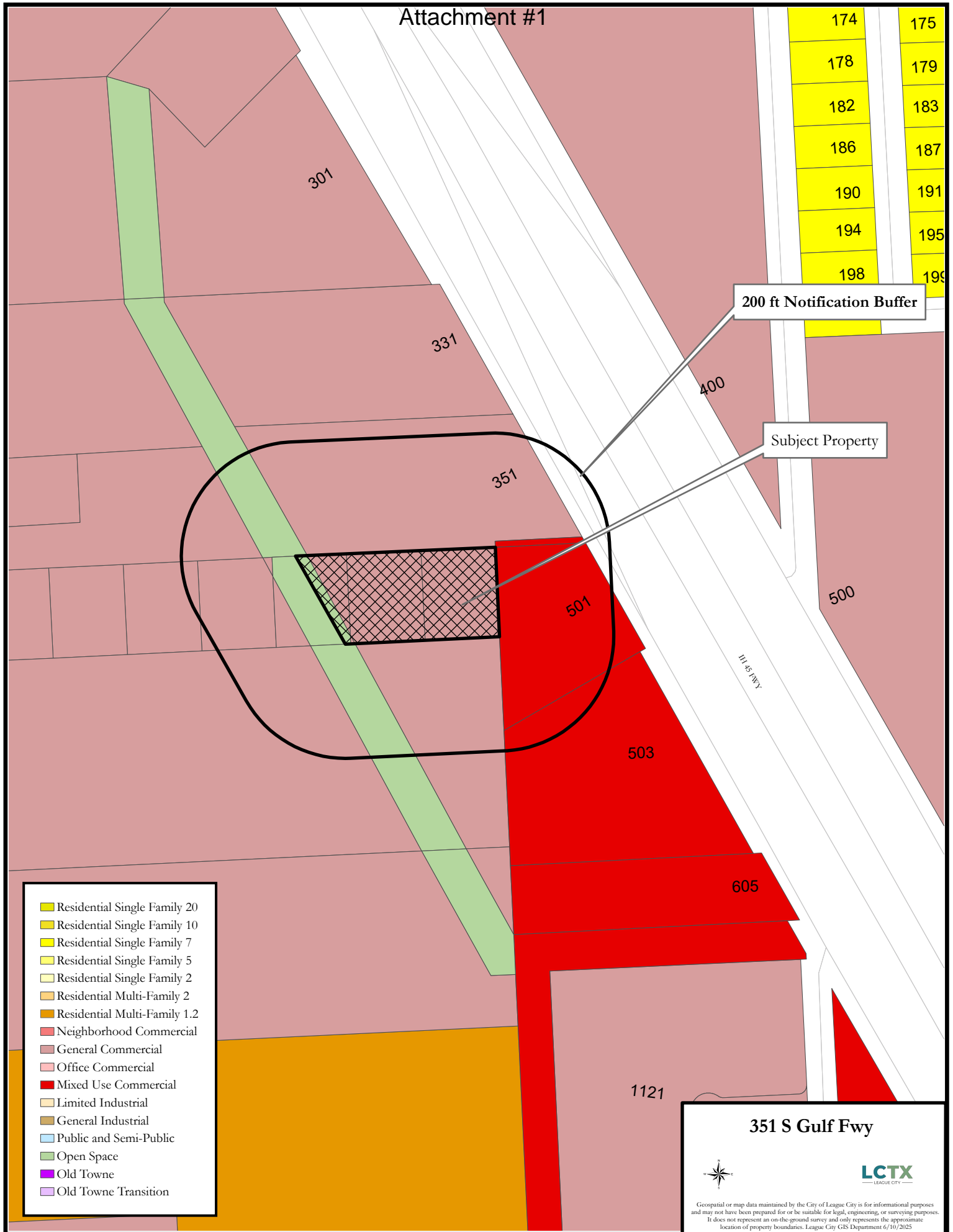
	Existing Conditions	Proposed Conditions
<i>Roadway Type</i>	Freeway	Freeway
<i>ROW Width</i>	Approximately 310 Feet	As determined by TxDOT
<i>Pavement Width and Type</i>	6-lane, undivided, 75-foot roadway width, concrete curb and gutter	As determined by TxDOT

The Traffic Impacts from the additional development will be minimal. According to the analysis and site observations, similar facilities in the Clear Lake/League City area had a maximum of six peak hour AM trips and eight peak hour PM trips.

<b>Utilities</b>	Water is provided to the site from an 8-inch water line located along South Gulf Freeway at the eastern boundary of the property. The existing self-storage site to the north has existing sanitary sewer via a force main to the west.
<b>Landscaping</b>	The applicant is proposing landscaping improvements including trees and a continuous hedge along the south property line. In addition to meeting the screening requirement, an 8-foot wooden fence is proposed along east, west and south property lines. Moreover, the landscape area totals 18,290 square feet, significantly exceeding the minimum required 6,813 square feet (15% of the site).
<b>Comprehensive Plan</b>	The property conforms to the Future Land Use Map in the 2035 Comprehensive Plan, which identifies the area as EADC (Enhanced Auto Dominant Commercial). According to the 2035 Comprehensive Plan, Enhanced Auto-Dominant Commercial is focused on convenience and access for customers and employees exclusively by automobile.
<b>Criteria in support of Recommendation</b>	<p>Staff have determined the following findings related to the requested SUP:</p> <ul style="list-style-type: none"> <li>• The proposed development represents a logical expansion of the existing self-storage facility, given that only access to the property is through the existing facility.</li> <li>• The request is consistent with the League City Comprehensive Plan's Future Land Use Plan.</li> <li>• The proposed use is anticipated to generate minimal additional traffic, as operations will primarily support the existing U-Haul facility.</li> <li>• The proposed use and expansion are compatible with the surrounding development pattern and consistent with the character in the area.</li> <li>• The project will include additional landscaping area, contributing to an improved aesthetic appearance and compliance with current development standards of the site.</li> </ul>
<b>Staff Recommendation</b>	<p>Based on the criteria listed above, staff recommend approval with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The SUP shall expire after a period of 24 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application is submitted to the City for development of the site.</li> <li>2. The uses permitted on site will be limited to those permitted in the base zoning district and identified by the SUP. The only use permitted by this SUP is a staging area for U-Haul self-storage facility.</li> <li>3. The site shall be platted with the existing self-storage facility.</li> <li>4. No storage containers (PODS) or similar containers shall be used or stored on this site.</li> <li>5. The site layout shall be substantially similar to that which is displayed on the site plan and landscape plan.</li> <li>6. Landscaping: <ol style="list-style-type: none"> <li>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.</li> <li>b. All plant materials screening mechanical equipment must be at least the height of the mechanical equipment it is screening at time of installation.</li> </ol> </li> </ol>

For additional information, you may contact Masood Malik, Senior Planner at 281-554-1077 or at [masood.malik@leaguecitytx.gov](mailto:masood.malik@leaguecitytx.gov)

# Attachment #1







200 ft Notification Buffer

Subject Property

351 S Gulf Fwy



**LCTX**  
LEAGUE CITY

Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 6/10/2025



174	175
178	179
182	183
186	187
190	191
194	195
198	199

301

331

351

501

503

605

1121

400

500

III 45 FWY

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

351 S Gulf Fwy



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ALTAR GROUP  
ARCHITECTURE  
ENGINEERING

January 22, 2025

Ron Menguita  
[ron.menguita@leaguecitytx.gov](mailto:ron.menguita@leaguecitytx.gov)  
City of League City  
300 W. Walker St.  
League City, TX 77573

Re: SUP Submittal  
Project Location: 351 S. Gulf Fwy League City, Tx 77573  
#1935-0000-0013-001

Dear Mr. Menguita,

I am writing on behalf of Altar Group regarding our request for the construction of a parking lot on the remainder of the 510 Hobbs Road property, located east of the channel. This facility will help meet the needs of the site while complying with all local regulations.

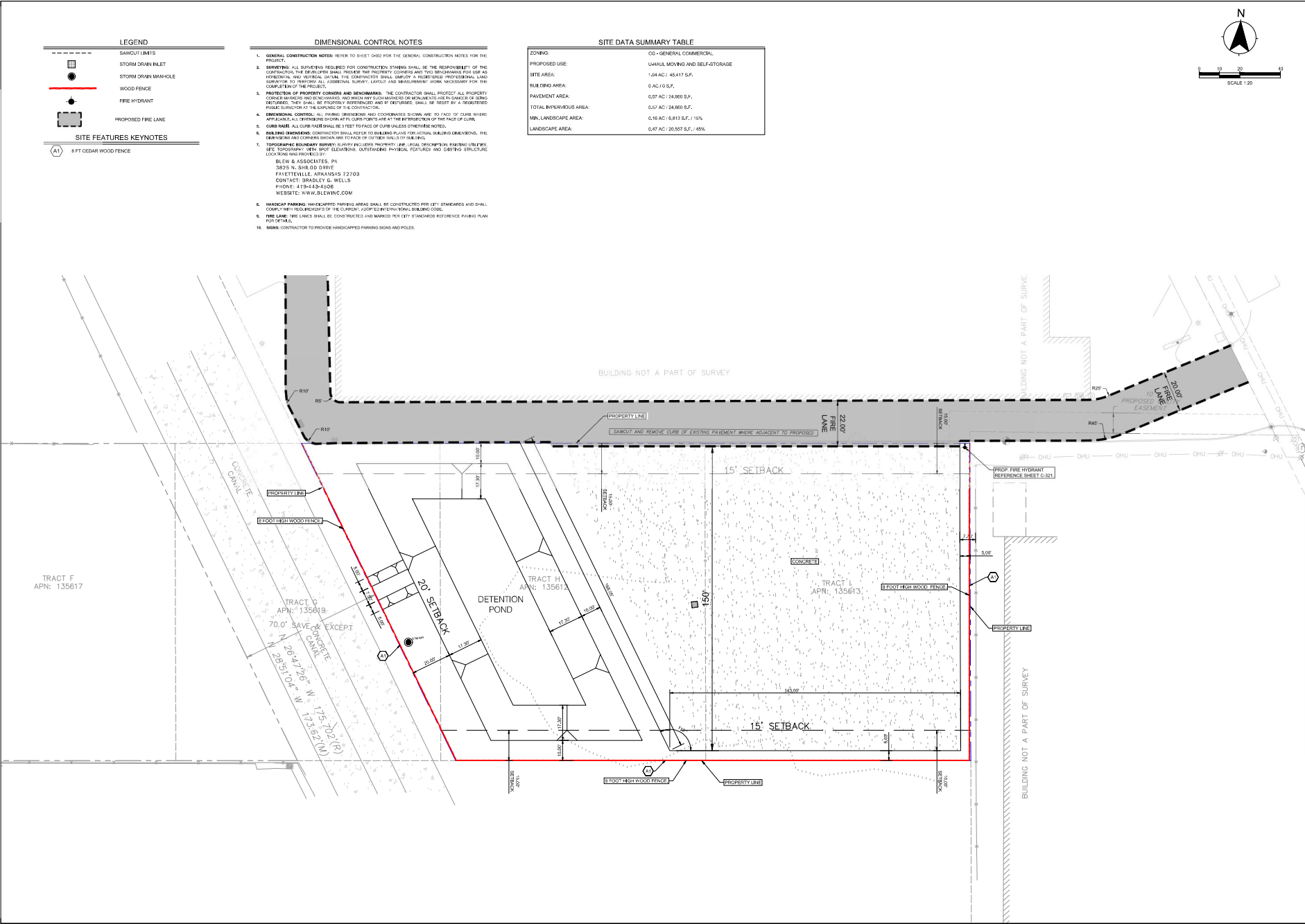
Unfortunately, there was no attendance at the neighbourhood meeting, but we are committed to addressing any concerns from the community. Please let us know if you need further information or if there are additional steps to take.

Thank you for your attention to this request. We look forward to your guidance.

Sincerely,

John D. Linton, AIA  
Altar Group, PLLC  
10109 Louetta Rd #103  
Houston, TX 77095

Attachment #5



**SHEET NOTES:**

HOBBS ROAD UHAUL  
1.04 ACRES

**LEGAL DESCRIPTION:**  
ABST 3.3 F AUSTIN SUR PT  
OF LOT 13 BRASKORA  
GARDENS

**CITY OF LEAGUE CITY**

**PROFESSIONAL SEAL:**

**ARCHITECT LOGO:**

**ALTAR GROUP**

**ARCHITECTURE ENGINEERING**

**AMERCO. REAL ESTATE COMPANY**

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

**SHEET CONTENTS:**

**SITE PLAN**

**745071**

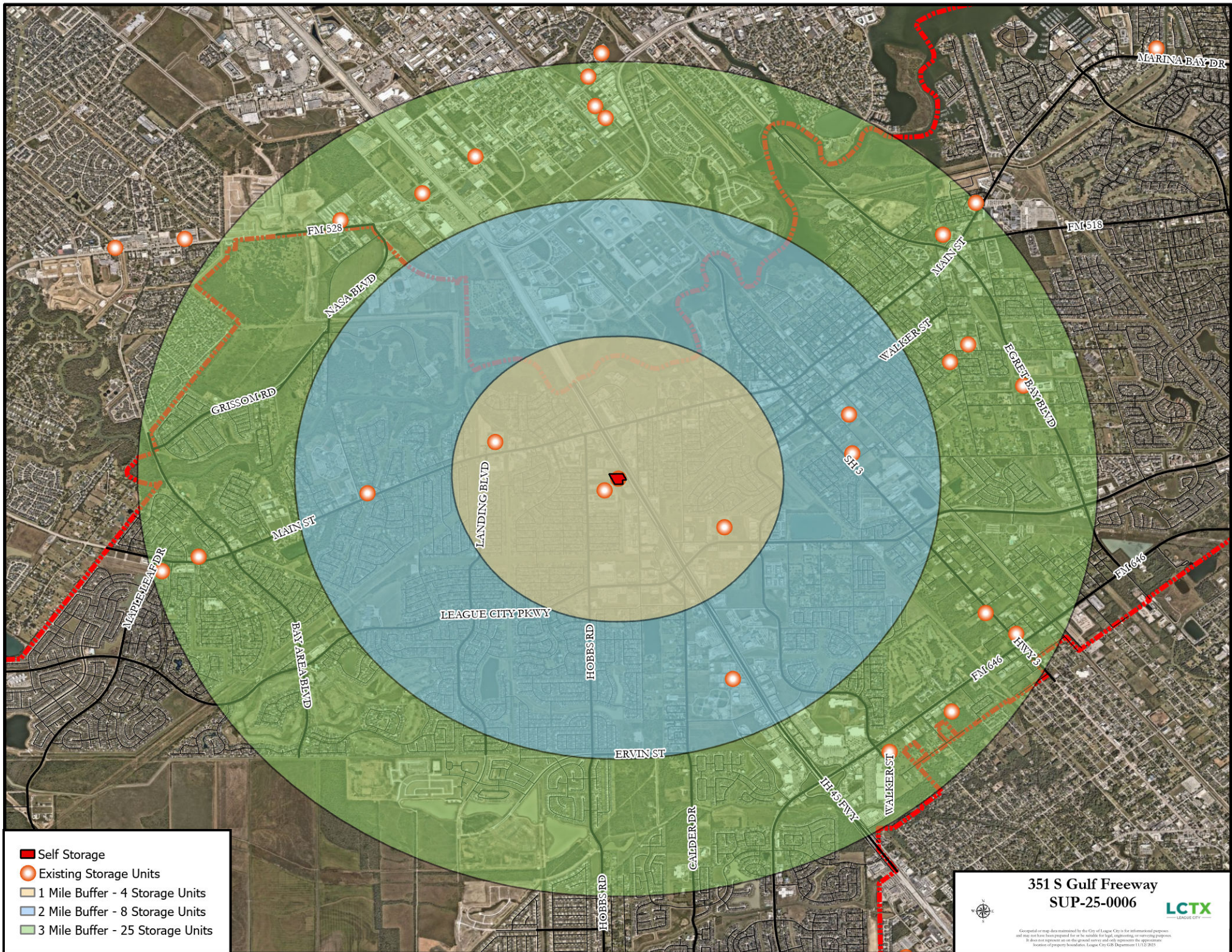
**DRAWN:** KC  
**CHECKED:** AH  
**DATE:** 03/05/2024

**C-101**









- Self Storage
- Existing Storage Units
- 1 Mile Buffer - 4 Storage Units
- 2 Mile Buffer - 8 Storage Units
- 3 Mile Buffer - 25 Storage Units

351 S Gulf Freeway  
SUP-25-0006

LCTX  
LEAGUE CITY

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