



CITY COUNCIL COMMUNICATION

November 23, 2010

SUBJECT: HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 10-09-SUP, AND CONSIDER FIRST AND FINAL READING OF ORDINANCE NO. 1895

SUBMITTED BY: Chris D. Barker, Director of Planning and Development

REFERENCE NO: 10-09-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on Allen M Downen Survey, A-415, portion of Tract 4B1B1 for a Carwash in TX-10 (Texas Highway 10 Multi-Use District) zoning at 830 S. Industrial Boulevard and approve Ordinance No. 1895, concurring with the Planning and Zoning Commission's 6-0 recommendation on November 2, 2010.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request – *simple majority*
4. Approve the request with modifications – *simple majority*
5. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

Mint Carwash LLC represented by David Papillion is the applicant for a Specific Use Permit to allow the use of 0.898 acres as a carwash facility located at 830 S. Industrial Boulevard.

The property is currently zoned TX-10 (Texas Highway 10 Multi-Use District) and requires a Specific Use Permit to be issued for carwash uses within the district.

The parcel is located on the west side of S. Industrial Boulevard, south of the QuikTrip convenience store and east of Uncle Bob's Self-Storage.

The proposed project includes a fully automated carwash facility with vehicle queuing to the rear of the property away from the street frontage. Vacuum facilities would also be located behind the primary structure. A specialty car polishing area will be located at the front of the

building. Access to the site will be made from S. Industrial Blvd from an existing drive approach on the southern portion of the property and through a cross access easement along the frontage of the property to connect with the southern drive access from the QuikTrip.

The proposed building and canopy over the vacuum areas is comprised of 100% masonry walls and columns supporting metal roof and canopy in compliance with the masonry standards of the Euless Unified Development Code.

The use proposes to employ full time staff on-site during business hours and to secure the rear portion of the property after hours through chaining across non-fire lane drive accesses.

The equipment utilized on site will be required to be in compliance with the maximum 55 decibel noise generation performance standards within commercial districts.

Requiring a Specific Use Permit for this type of use allows the City to investigate the appropriateness of a vehicle intensive use in relationship to surrounding businesses and its proximity to surrounding residential uses. Planning staff is of the opinion that this location is an appropriate location for a vehicle-oriented use as surrounding uses would not be unnecessarily inconvenienced by the car wash.

The Development Review Committee has reviewed the application and has found that the application is in substantial compliance with City regulations and standards. Staff recommends approval of the Specific Use Permit with the following conditions:

1. The Specific Use Permit is tied to the business owner: Mint Carwash LLC; and,
2. The Specific Use Permit is tied to the business name: Mint Carwash.

The Planning and Zoning Commission held a public hearing on this item at their November 2, 2010 meeting. The Planning and Zoning Commission voted 6-0 to recommend approval of the Specific Use Permit with the above referenced conditions.

SUPPORTING DOCUMENTS:

- Ordinance No. 1895
- Draft Minutes – P & Z
- Application
- Elevation Drawing
- Map 1, Map 2 and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office