

ITEM 2 CASE #10-09-SUP – HOLD PUBLIC HEARING REGARDING A SPECIFIC USE PERMIT AND CONSIDER A RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding a 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 and consider a recommendation regarding an Ordinance. This property is located at 830 S. Industrial Boulevard.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. 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-firelane 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.

Stephen Cook stated the applicants representatives, Laurie D'Alleva and David Papillion, were available for any questions.

Laurie D'Alleva, 207 Crenshaw Drive, Mansfield, Texas, stated they have a similar location in Grand Prairie that is running smoothly and successfully. The neighboring gas station and residential area compliment the Euless location.

David Papillion, 1921 Overbrook Drive, Arlington, Texas, stated the carwash will be ran as a community orientated project such as for girl scout fundraising.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none the public hearing was closed.

Chairman McNeese asked staff if the traffic would be able to go both ways from QuikTrip to the carwash.

Stephen Cook stated that is correct.

Chairman McNeese stated the traffic at QuikTrip stays congested.

Stephen Cook stated QuikTrip's congestion is partly because the northern exit is a controlled right out along with a median on W. Euless Boulevard. The majority of traffic who needs to go north on Industrial will use the southern exit of QuikTrip along with traffic needing to go south bound. The carwash design would allow drivers to have mutual access to both the carwash and QuikTrip. Drivers will then have two exists onto Industrial which will spread out the traffic going out.

Chairman McNeese stated he was supportive of the project. He feels from a practical stand point there will be an increase in traffic that will have to go through a confined space.

Commissioner Zahn asked where the signage and primary entrance be located.

Stephen Cook stated the primary entrance will be immediately in front of the carwash and the proposed signage will be a wall sign on the property. They would be permitted, through a separate sign permit, a pole sign on the frontage if they desire.

Commissioner Zahn asked how wide the landscape area will be between the drive and the highway.

Chris Barker, Director of Planning and Development, stated it is 20' wide not including the right-of-way. There is a 10' requirement in TX-10 zoning for a landscape buffer. The required sidewalk will be located in the TXDot right-of-way.

Commissioner Zahn made a motion to approve case #10-09-SUP 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. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, and Brown

Nays: None

Abstention: None

The motion carried (6-0-0)