

ITEM 2 CASE #13-04-SP – CONSIDER APPROVAL OF A SITE PLAN

Motion to recommend approval of a request for a Site Plan for Car Wash Site Modifications located on Block A, Lot 3, Racetrac Addition, 622 N. Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. The property and business owners of Laserwash would like to relocate the vacuum facilities and add additional paving on the site to facilitate easier access to their business. With the opening of the Dairy Queen immediately to the north of the car wash, the property owners re-oriented the traffic flow through the business from the original street facing entrance to the back of the building. They removed the original vacuum equipment and installed new payboxes on the back of the building as well as re-oriented the internal carwash equipment inside the building.

With this new configuration, the owners would like to re-install vacuum facilities on the rear of the building as well as install permanent fabric-covered shade structures over the vacuums and the pay-box areas. The site plan also adds additional pavement to the rear of the property which would allow for more accessible turning radii into the facility. The solid waste container structure would be reconstructed further to the rear of the property. Only two 8" hackberry trees would be removed in order to construct the new items on the site.

The placement of the vacuums on the site will not be any closer to the rear property line than the original placement of vacuums. Therefore, the vacuums will not be any closer to the surrounding residential lots that back up to the carwash business.

The reorientation of the carwash has not had any reported adverse effect on the surrounding property, and has effectively removed queuing from the cross-access easement which provides Dairy Queen one of its entry points.

The Development Services Group has reviewed the site plan and has certified that it meets the standards of the City of Euless.

Staff recommends approval of the site plan.

Commissioner Tompkins asked staff for clarification on how customers will access the vacuums; pull through or pull in/back out.

Mr. Cook stated that the vacuums may be accessed by pulling into the bay and then backing out into the drive aisle to exit.

Commissioner Portugal asked if the number of vacuums had decreased from four to two.

Mr. Cook stated that there are two islands with a total of four vacuums (two per island) so the number has stayed the same.

Chairman McNeese thanked them for their business in Euless and said that this change to the site plan and the addition of Dairy Queen will do nothing but positively impact their business.

Vice Chairman Tompkins made a motion to approve Case #13-04-SP. Commissioner Brown seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)