



PLANNING AND ZONING COMMISSION COMMUNICATION
June 18, 2013

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP - Senior Planner
REFERENCE NO: 13-04-SP

ACTION REQUESTED:

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.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Brenda and Scott Buchanan, Owners of Laserwash

Location / Zoning: 622 N. Industrial Boulevard. The zoning of the property is Community Business District (C-2).

Project Summary: 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 of the property 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 affect 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.

SUPPORTING DOCUMENTS:

- Application
- Exhibit
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner