



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: March 27, 2018

Reference: Consider approval of an Ordinance for PD-294-C (Planned Development District-294-Commercial) to amend the Detail Site Plan to allow the renovation and expansion of existing car wash facility to include self-service vacuums on 1.020 acres on property located at 250 S. Denton Tap, and authorizing the Mayor to sign.

2030: Business Prosperity

Executive Summary:

The request is to allow the renovation and expansion of the existing car wash facility to include 15 self-service vacuums.

Introduction:

The existing car wash was approved in 1993 and currently operates as a full-service car wash. The prospective owners propose to convert the facility into a state of the art express car wash. This would entail replacing the existing facility's equipment with modern equipment and the addition of 15 new vacuuming stalls. The facility is proposed to be open daily from 7 a.m. to 7 p.m. The existing site has very limited landscaping. The proposed changes to the site include increasing the landscaping to 30% of the lot area. The exterior façade will be updated to include additional stone on the front façade with split-face block wainscoting and a new metal roof and awnings and be architecturally compatible with the recently renovated oil change center to the south.

Analysis:

On February 13, 2018, by unanimous vote, City Council approved this Planned Development District, subject to the Planning and Zoning Conditions, which have been incorporated into the Ordinance.

On January 18, 2018, the Planning and Zoning Commission recommended approval of PD-294-C Alpine Car Wash, with the following conditions:

1. There may be additional comments during the site plan review.
2. A replat will be required to relocate the fire lane on the property.
3. All proposed signage shall comply with ordinance requirements.
4. The vacuum operation shall be fully enclosed and vacuum stanchions shall be inoperable when the car wash is closed.
5. The existing landscaping along the western property line shall be maintained and enhanced if necessary.

6. Hours of operation be limited to 7 a.m to 7 p.m.

Legal Review:

The City Attorney reviewed this Ordinance

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Landscape Plan & Tree Survey
5. Exhibit D - Elevations
6. Exhibit E - Signage