

SPECIAL USE PERMIT

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-124 for the (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-124 For the (LR-2) Local Retail District	Restaurant
SOUTH	PD-124 For the (LR-2) Local Retail District	Office
EAST	PD-124 For the (LR-2) Local Retail District	Limited Service Drive-Through Restaurant (Burger King)
WEST	PD-124 For the (LR-2) Local Retail District	Retail/Service/Restaurant

REQUEST: A new Special Use Permit allowing for a car wash

PROPOSED USE: Car wash

ACRES/LOTS: Approximately 1.03 acres/1 Lot

LOCATION: North side of Hebron Parkway, west of SH-121 (Sam Rayburn Tollway)

HISTORY: On April 21, 1992 the subject property was zoned to PD-124 for the (LR-2) Local Retail District. A final plat was recorded for Hebron Partners in 1999. A replat establishing the lot occurred in 2011. An Exxon gas station formerly occupied the property.

COMPREHENSIVE PLAN: High Intensity Commercial

THOROUGHFARE PLAN: Hebron Parkway is designated as a (A6D) Six-Lane Divided Arterial.

OWNER: Firebird Properties, LP.

REPRESENTED BY: 3K1 Consulting Services

STAFF ANALYSIS

PROPOSAL AND BACKGROUND

Quick N Clean Car Wash proposes a single automatic car wash with 20 covered spaces each containing vacuums.

The proposed car wash building will have brick and stone on each side. A metal roof with curvature elements facing Hebron Parkway will closely resemble the shopping center to the west. The proposed awnings will match the metal roof.

The vacuum stalls will be shaded by a canvas supported by the vacuum system (see applicant's exhibit for the parking).

The proposed landscaping contains evergreen canopy trees and ornamentals along Hebron Parkway. Evergreen trees will screen the covered vacuum areas. Shrubs are proposed along the periphery of the property.

There is an existing driveway accessing Hebron Parkway.

PUBLIC COMMENTS

Staff received two property owner responses from residents living in Coyote Ridge. Both residents were in opposition to the car wash due to noise, property values, traffic, and compatibility.

ORDINANCE REQUIREMENTS

The proposed use is classified in NAICS Code 81192 as a car wash. The Comprehensive Zoning Ordinance requires an approved Special Use Permit for a car wash in the PD-124 for the (LR-2) Local Retail District.

ELEMENTS TO CONSIDER

- The subject property is located in a commercial area containing restaurants, retail, and service uses near the major intersection of State Highway 121 and Hebron Parkway.
- The car wash is in-between a drive-through restaurant and shopping center.
- The car wash building contains architectural features resembling the surrounding uses such as brick and stone and a curved roof.
- Landscaping proposed should screen the bay door exit of the car wash and the vehicle vacuum canopy area.
- Direct access is provided from an existing driveway from Hebron Parkway.
- No residential uses are adjacent to the subject property.

CONCLUSION:

The proposed car wash is compatible with the surrounding commercial uses along Hebron Parkway. The architectural elements are similar to the style of the shopping center to the west and drive-through restaurant to the east. Sufficient landscaping will screen the car wash exit bay door and canopy cover over vacuum areas.