



Planning and Zoning Commission Agenda Item Summary Report

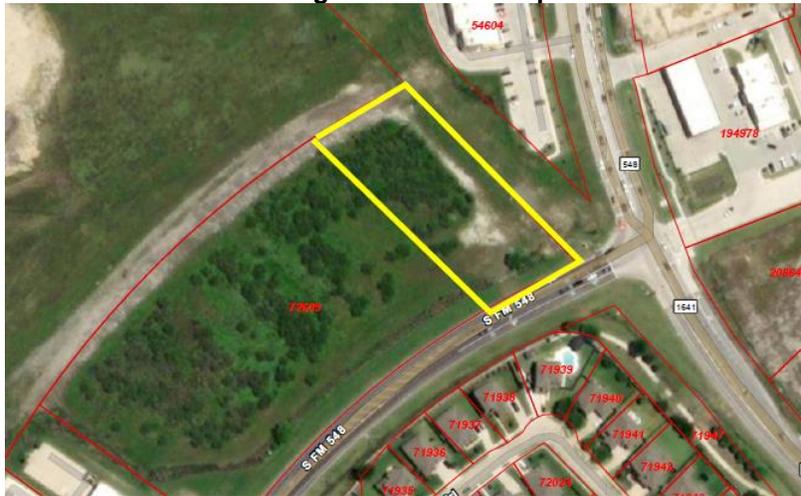
Meeting Date: October 7, 2021	Submitted by: P. Morgan
Item Title: Discuss and consider approval of a site plan for Quick N Clean, located at the northwest corner of South F.M. 548 and F.M. 1641.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan Landscape Plan Building Elevation

Item Summary:

Purpose:

Michael Scarbrough requests approval of a site plan. The purpose of the request is to establish the site design for a new Quick N Clean car wash to operate at the northwest corner of South F.M. 548 and F.M. 1641.

Image 1: Location Map



Current Standards:

The property consists of 1.5 acres of land zoned in the Fox Hollow Planned Development (Ordinance 10-55), originally approved by City Council on September 17, 2002. The Fox Hollow Planned Development allows for the west side of South F.M. 548 to have Commercial District uses. In the Commercial District a car wash does require the approval of a Conditional Use Permit.

Site Plan:

An automated car wash is the proposes use. The site plan shows that access will be from the west side of the property. A shared right-in/right-out only driveway connects to South F.M. 548.

The 5,400 square foot car wash tunnel is designed on the east side of the property, adjacent to TxDOT right-of-way which is not in use. Parking spaces are provided to the west of the building and the spaces have a vacuum canopy.

The landscape plan complies with zoning requirements. Eight large shade trees are provided.

Future Requirements:

If approved (including the conditional use permit and the site plan), future development of the property will require approval of:

1. Final Plat (including civil plans)
2. Building Plans (staff approved)

Recommendation:

Staff recommends approval if the conditional use permit request was approved. If the conditional use permit is denied then the site plan should also be denied.