



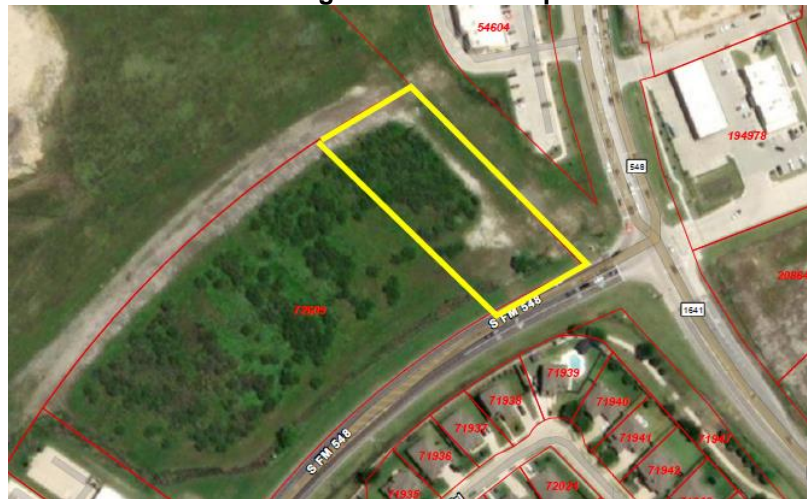
City Council Agenda Item Summary Report

Meeting Date: October 19, 2021			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Item Title: Hold a public hearing and discuss and consider approval of an Ordinance approving a Conditional Use Permit for a car wash to operate as a permitted use on 1.5 acres of land at the northwest corner of South F.M. 548 and F.M. 1641.			
Attachments: Site Plan Landscape Plan Building Elevation			

Item Summary:

Michael Scarbrough requests approval of a Conditional Use Permit. The purpose of the request is to allow 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.

Proposed Use:

An automated car wash is the use being proposed by this Conditional Use Permit request. 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.

Zoning Ordinance Considerations:

When considering applications for a Conditional Use Permit, Section 34b of the City of Forney Zoning Ordinance provides the following considerations for the City Council:

1. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in Article V of this Ordinance;
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - b. Off-street parking and loading areas;
 - c. Refuse and service areas;
 - d. Utilities with reference to location, availability, and compatibility;
 - e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;
 - f. Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - g. Required yards and open space;
 - h. Height and bulk of structures;
 - i. Hours of operation;
 - j. Exterior construction material and building design; and
 - k. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.
5. The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

Notification:

Notification was provided in the newspaper and to property owners within two-hundred feet (200') of the property. Staff received one phone call from a Fox Hollow resident in opposition of the request. The resident cited concerns for the number of car wash businesses located nearby. Car washes currently operate:

1. On F.M. 1641 adjacent to C-Life Church;
2. At the 7-Eleven gasoline service station located at South F.M. 548 and F.M. 741; and
3. At Kroger Drive and Marketplace Boulevard.

Future Requirements:

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

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

Recommendation:

On October 7, 2021, the Planning and Zoning Commission voted to recommend approval.