



City Council Agenda Item Summary Report

Meeting Date: December 21, 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 amending the text of the Kickapoo Trace Planned Development, Ordinance No. 1240, to allow for a self-service automated car wash to operate within the planned development.			
Attachments: Project Narrative Construction Plan Building Elevations Kickapoo Trace PD Ordinance 1240 Draft Ordinance			

Item Summary:

Mr. Scott O'Melia, representing the property owner, requests approval of an amendment to the Kickapoo Trace planned development (Ordinance 1240). The purpose of the request is to allow for a self-service automated car wash to operate within the planned development.

Image 1: Aerial



Current Standards:

The property is zoned within the Kickapoo Trace Planned Development, which was established with City

Council zoning approval on November 6, 2007. The adopting Ordinance (1240) provides the approved uses for the planned development and also provides a list of specific prohibited uses. "Car Wash (Self-Service, Automated or Full Service)" is included on the list of prohibited uses.

Amendment Request:

The applicant is requesting to remove "Car Wash (Self-Service, Automated or Full Service)" from the list of prohibited uses. The site plan exhibit shows a proposed car wash at the southeast corner of South F.M. 548 and F.M. 741.

The attached project narrative details the reasons for the requested amendment and the applicant's response to the Zoning Ordinance review criteria for a zoning request. The applicant does accurately state that the current concept plan for the planned development has been stifled by floodplain impacts on the property.

Several of the zoning consideration criteria involve the appropriateness of the use in a specific location and if similar development has taken place. Staff did receive one phone call from a resident in opposition of the request. The resident stated that the primary reason of opposition is that there is currently a car wash in operation across F.M. 741 at the 7-eleven gasoline service station. There is also a car wash nearby on F.M. 1641.

Recommendation:

On December 2, 2021, the Planning and Zoning Commission recommended approval of a text amendment to allow "Car Wash (Self-Service, Automated or Full Service)" only with approval of a conditional use permit.