



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: December 1, 2022	Submitted by: P. Morgan
Item Title: Discuss and consider approval of a site plan for the Forney Carwash Addition, located west of S. F.M. 548 and east of Forney Community Park.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan Building Elevation Plan Landscape Plan

Item Summary:

Mr. Ibrahim Kassem requests approval of a site plan. The purpose of the request is to establish the site design for a car wash to be constructed on property located west of S. F.M. 548 and east of Forney Community Park.

Image 1: Location Map



Current Standards:
The 1.831-acre property is currently zoned within the Fox Hollow Planned Development zoning district. The base zoning district for the property is Commercial and the property is bordered by the Jack's Quick Stop gasoline service station to the south and medical/dental professional buildings to the north. A conditional use permit allowing the use was approved by City Council on September 20, 2022.

Site Plan:
The site plan provides the site design for a new car wash with a full-service option. A driveway connection to S. F.M. 548 provides access to the property. Twenty (20) self-service vacuum canopy stations are provided at the front of the property on the west side of the entry drive. A customer will have the option of either using the automated wash or using full-service detailing. Detailing spaces are located at the center of the property, behind the vacuum canopies.

The building elevation plan shows that concrete block is the primary exterior construction material. The landscape plan complies with zoning requirements.

Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the site plan was reviewed by the City Engineer, Fire Marshal and Public Works staff.