

PLANNING AND ZONING COMMISSION DRAFT MINUTES JULY 11, 2016

PUBLIC HEARING AGENDA Item #12 – SU160503/S160504 - Specific Use Permit/Site Plan - Q Speed Wash (City Council District 4). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a an SUP to allow for an automatic Car Wash Commercial/Detail facility with multiple outdoor self-service vacuum stations on 1.23 acres. The property is zoned PD-45 and lies within the I-20 Corridor Overlay District; and is generally located west of Great Southwest Parkway and 320 ' south of Bardin Road. The applicant is Viran Nana and the owner is Don Silverman, GSW Bardin LLC.

Mr. Lee stated the applicant proposes to develop a vacant tract of land consisting of one parcel totaling 57,500 square feet. The applicant proposes to construct a 2,203 sq. ft. building, 6,590 square foot canopy and detail areas for a commercial, full-service car wash and automobile detail services. The property will be required to be plat into a single lot prior to development. The applicant has not submitted a plat application to date. According to the Operational Plan and discussion with the applicant, car wash will be open Monday through Saturday from 7:00 AM to 8:00 PM, and 7:00 AM to 7:00 PM on Sundays. The facility will have between 10-18 employees with a minimum of 3-8 employees on-site at all times. The facility provides for three automated pay stations for patrons prior to entering into the 3,557 square foot automated wash tunnel. When patrons exit the tunnel, twenty vacuum and detail areas are shown on the north side of the facility, orientated away from single family residential to the south. The facility provides for water reclamation & conservation system thru the use of four underground tanks for recycle and reuse water storage system.

Mr. Lee stated the applicant is proposing to construct a 2,203 sq. ft. building, providing for a 3,557 sq. ft. automated wash tunnel, 1,258 sq. ft. equipment room, office and restroom areas. The facility is approximately 156' linear feet. Two sections of combination vacuum and details areas are located on the north side of the facility. Each covered detail area is approximately 2,000 sq. ft. and provides for 25 patrons including accessible spaces. As shown on the proposed exterior elevations submitted; the design, materials, articulation and style meets and exceeds the Corridor standards and conforms to recently constructed Aldi Grocery Store immediately to the north. The materials, overall consist of 63% brick, 21% complimentary split face block and 8% architectural metals. The maximum height will be 20' to the roof with decorative awning along the top plate at approximately 10'. The site nearly doubles the minimum 10% landscape required, providing for 12- minimum 3" caliper trees, 48-minimum 2" caliper trees along with 175-5 gallon shrubs and providing 8,175 sq. of permeable landscape area. An accessible dumpster pad and enclosure is being provided per city standards.

Mr. Lee stated the proposed site is located immediately south of recently developed Aldi Grocery Store and both will share primary access via mutual driveway off Great Southwest Parkway. The property is also located 180' north of Oak Hollow Phase 1A single family residential subdivision, and 780' east of the Stone Brooke Phase 1A single family residential subdivision.

Mr. Lee stated certain uses can inherently raise concerns when real and/or perceived levels of commercial intensity and activity coincide with single family residential neighborhoods. This

item poses such a case. Normally, full-service commercial car wash and similar uses are restricted/limited to within 300' from residential uses due to the very nature of potential externalities. Those externalities include but not limited to:

- Noise
- Litter
- Traffic
- Loitering
- Vibration
- Odors
- Lighting

Mr. Lee stated any other potential spillover impacts from the abutting commercial uses. Section 13 of the adopted Code of Ordinance provides reasonable and common-sense approach regulations that offer some protection, from undesired nuisances. In fact, adopted Ordinance 6325 provides recommended separation standards 300' as well as acceptable levels of sound levels. In this particular case; Staff has determined that the separation from single family residential neighborhood to the immediate west and within the 300' separation to the south is not acceptable and although the applicant's strong efforts to mitigate these concerns are acknowledged. Due to the possible spillover effects/impacts from this proposed use and the vicinity to single family residential neighborhood; staff does not support the request. As required per Section 13 of the Code of Ordinance and in compliance with Ordinance 6325, and to assure certain developments and activities does not create a *Noise Nuisance*; the applicant commissioned a sound study. The City's Environmental Services Department evaluated the sound study's report and determined that based on the car wash's normal business operations it would be in the acceptable range (40 dB(A)) from the hours of 6:00 AM to 10:00 PM. The unacceptable range during that time period is any consistent noise level over 65 dB (A) decibel level, measured from the business to closest residential property boundary. The applicant is requesting an appeal of the standard 300' buffer of no-residential uses of intense nature within. Due to the location of this request within the recommended 300-foot separation from single family residential neighborhood, staff cannot support this request as presented.

Chairperson Garrett noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Lonnie Folsom, 6053 Walnut Street, Fort Worth TX was present representing the case and to respond to questions from the Commission. Mr. Folsom stated they want to be a good neighbor the building has been turned around as requested by staff, the masonry wall adjacent to the residential neighborhood would be constructed, their company is green therefore all of the water used would be recycled. He stated no music would be allowed onsite.

Donald Silverman with GSW Barding L.L.C., 14801 Quorum Drive, Ste 160, Dallas, TX stepped forward in support of this request. He said they are pleased to be able to come to Grand Prairie and with this development more retail would come to the area.

Chairperson Garrett asked if Mr. Silverman was the property owner and would he be agreeable to constructing the masonry wall before the car wash opens.

Mr. Silverman replied yes the masonry wall would be constructed in sections as development occurs.

Commissioner Moser asked since he is the property owner why not construct the car wash to the west of Aldi's grocery store.

Mr. Silverman stated because of the traffic exposure, Great Southwest would be a better fit for the car wash.

Sonia VanCamp with the Oak Hallow PID, 2629 Fairmont Drive, Grand Prairie, TX stepped forward in support of this request. She stated they have meet with the property owner and are in support of the car wash.

Commissioner Spare asked if they had conducted a public meeting and notified the residents of the meeting.

Mrs. VanCamp replied yes a public meeting was held and Lee Harris with the City sent out the notices, but only one homeowner attended the meeting expressing his concerns.

William Horton, 2650 Winslow, Grand Prairie, TX stepped forward in opposition to this request. He said he did not receive a notification of the meeting from the city. His concern is the noise coming from the car wash, and ask that a more friendly developed be constructed on this site.

Chairperson Garrett read the name of citizens in support of this request, but did not wish to speak.

Viran Nana, 2924 Harlanwood Drive, Fort Worth, TX
Rick and Diana Smiley, 2646 Remmington, Grand Prairie, TX
Leslie Munsey, 2645 Remmington, Grand Prairie, TX
Dana Bahridge, 4106 Briton Court, Grand Prairie, TX
Lynda K Buchanan, 4345 Grason Drive, Grand Prairie, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160503/S160504 as presented and recommended by staff, including the applicants appeal of the standard 300' buffer of no-residential uses, and the masonry wall be constructed along the residential property line as development occurs. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**