

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
NOVEMBER 7, 2017
MINUTES**

ITEM 4. RECOMMENDED APPROVAL OF SITE PLAN NO. 17-12-SP

Senior Planner Stephen Cook gave a brief description of the case. Mr. Mapes owns Joan's (coin-operated self-serve) Car Wash at 504 N. Main Street. Three (3) of the open wash bays have been converted over the years to other uses including a pet wash station, a purified water vendor, and an outdoor seating area for food trucks. Mr. Mapes proposes to convert the center bay (Bay 5) to an automated car wash station.

The automated car wash bay will be accessed from the front (Main St. side) of the building. A pay station will be installed also at the front of the building. Consistent with the Special Conditions established in the Unified Development Code for car washes, the front of the building will provide adequate space for the queuing of at least three (3) vehicles from the pay station. The rear of bays 4 and 5 will be expanded to include additional space for the automated wash machines and the support facilities. The new construction would be made of the same brick façade of the primary structure.

After the rear bay expansions are complete, the remaining drive aisle widths will be adequate to enter and exit the automated wash bay and self-serve bays, and access the vacuums.

There are usually concerns about the noise impact of introducing an automated car wash adjacent to an existing residential neighborhood. In this instance, a single automated car wash bay is proposed within a long-established car wash with no adjacent residential neighborhood.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Euleless.

Commissioner Wilson asked is the vegetable garden would remain intact, or if it would be removed to make more room on the site.

Joe Mapes, business and property owner, stated that the garden will remain. It is in the City's right of way, not on his property, so he would not be able to remove it if he so chose.

Commissioner Dunckel asked if there would be personnel on site.

Mr. Mapes stated that staff would be dictated by volume, and there would be one part time attendant if necessary.

Vice Chairman Portugal and Commissioner Olmstead both stated that they appreciated the owner's ingenuity and care for his property.

There were no further questions or comments presented by the Commission.

Commissioner Olmstead made a motion to approve Case No. 17-12-SP for a Site Plan for Commercial Development proposed to be located at Somerset Place Addition, Block C, Lot 27B, 504 N. Main Street.

Commissioner Wilson seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Owens, Olmstead, Dunckel, Ellis, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)