

## **MEMORANDUM**

**TO:** Donna Barron, City Manager  
**FROM:** Richard E. Luedke, Planning Director  
**DATE:** August 20, 2018  
**SUBJECT:** **PUBLIC HEARING:** Consideration of an Ordinance Granting a Special Use Permit for Minor Automobile Services, on Approximately 1.0302 Acres, Legally Described as Lot 7B, Block A, SEC Garden Ridge & 1171 Addition, Located at 1540 West Main Street and Zoned Local Commercial District (LC); as Requested by Wes Gustin, Triune Architecture, on Behalf of Youtack Kim, Urban Car Wash LLC, the Property Owner. (Case No. SUP-2018-07-12).

### **BACKGROUND:**

The special use permit request is to remodel an existing car wash. The property is located on the south side of W. Main Street, approximately 720 feet east of S. Garden Ridge Boulevard. The applicant purchased the property in 2014 from Ace Car Wash. The applicant plans to remodel the building and make site improvements including adding landscape islands and replacing an existing pole sign with a monument sign. The Planning and Zoning Commission recommended unanimous approval (7-0) of the Special Use Permit with the requested condition at their meeting on July 17, 2018.

### **ANALYSIS:**

The property was originally developed in 1995 and met all development regulation at that time. The changes proposed do not require a new Engineering Site Plan and are primarily aesthetic in nature. However, based on the extent of the remodel a Special Use Permit is required. With this request, the applicant will upgrade the building façade by removing existing awnings and adding brick. They will also add landscaping and convert the existing pole sign to a monument sign.

#### **Building Design**

The applicant is proposing to remodel the existing structure to look more modern and unified. The existing building features a brick veneer with stone finishes accentuating the tunnel and the corner tower and metal roof. The proposal includes replacing stone finishes with brick veneer to match the existing brick veneer. The metal roof above the carwash will be replaced with a brick parapet wall. The existing windows and doors will remain. The metal awning over the entry will be replaced with a new cedar pergola.

#### **Landscape Improvement**

The current site meets the requirement for a ten-foot wide landscape strip and five percent interior landscaping. However, there are no street trees due to the existing 15-foot utility easement. As part of this request the required street trees will be provided beyond the landscape strip within new parking lot landscape islands. New shrubs will also be added to

screen the parking spaces from Main Street. A total of three shade trees will be provided along the street frontage of W. Main Street, with two existing interior landscape trees to remain. A total of 1,694 square feet (12.8%) of parking lot interior landscaping will be provided.

#### Signage

There is an existing pole sign which will be replaced with a low-profile monument sign. The sign will be a six-foot-tall double-sided sign with electronic message board.

#### Conditional Approval:

The applicant has requested that the upgrades required by the SUP occur in two phases. The property owner plans to make improvements to the building and to install the new sign immediately upon SUP approval. He is requesting to plant the trees no later than six months from approval date. This request is intended to maximize the survival of new trees as planting in the summer heat is not recommended.

Staff has no objections to the requested condition above.

The proposed SUP for Minor Automobile Service will provide a more modern and update building façade, additional landscaping along Main Street and convert an existing pole sign to monument sign.

#### **RECOMMENDATION:**

It is City staff's recommendation that the City Council approve the ordinance as set forth in the caption above and to allow the SUP upgrades to be installed in phases as proposed.