

PZ-18-048 Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow a car wash in the "C-1" Local Business District on 1.473 acres out of the Henry Foster Survey No. 34, Abstract No. 154, addressed at 1290 Rivercrest Dr. and 1293 Hillcrest Dr.

(Applicant: D. McCutchen; Case Manager: M. Simmont)

Mr. Simmont presented the Staff report and recommended approval.

Chair Edwards invited the applicant to speak.

Daniel McCutchen, 723 Deer Run Way, stated he was the applicant. He stated he owns another car-wash business in town. He stated his proposed car wash would be an improvement to the existing self-service car wash in that hours of operation, strict cleaning, and security precautions. He further stated the property's existing 'C-1' zoning allow a wide variety of commercial uses.

Chair Edwards asked if anyone wished to speak in objection.

Glenn Effenberger, 1272 Rivercrest Drive, wished to speak in opposition.

Don Clifton, 1273 Hillcrest Drive,

Mark Kneese, 1268 Rivercrest Drive,

Mr. Simmont asked Chair Edwards

Chair Edwards asked if anyone wished to speak in favor.

Thor Thornhill, 410 N. Seguin Avenue, wished to speak in favor. He stated the property is located on a major arterial which is suitable for the proposed use and the 'C-1' zoning already allows uses with the same level of noise and traffic impact as a car wash.

Motion by Commissioner Laskowski, seconded by Commissioner Mathis, to close the public hearing. Motion carried (8-0-0).

Discussion followed regarding residential buffering requirements.

Commissioner Meyer asked the applicant if he is comfortable with a requirement for the 8-foot buffer wall as a condition for approval for the special use permit.

Commissioner Tubb inquired if the car wash would abide by the City's Noise Ordinance.

Discussion followed.

Motion by Commissioner Sonier, seconded by Commissioner Mathis, to recommend approval City Council regarding the proposed rezoning to apply a Special Use Permit to allow a car wash in the "C-1" Local Business District on 1.473 acres out of the Henry Foster Survey No. 34, Abstract No. 154, addressed at 1290 Rivercrest Dr. and 1293 Hillcrest Dr, with a condition to require an 8-foot tall minimum masonry buffer wall along the common property shared with residential uses. Motion carried (8-0-0).