



**NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
MONDAY, DECEMBER 20, 2021, AT 5:15 PM  
SECOND FLOOR CITY HALL BUILDING  
COUNCIL CHAMBERS  
200 W. VULCAN STREET  
BRENHAM, TEXAS**

- 1. Call Meeting to Order**
- 2. Public Comments**  
*[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*
- 3. Reports and Announcements**

**CONSENT AGENDA**

**4. Statutory Consent Agenda**

The Statutory Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as part of the Regular Agenda.

- 4-a. Minutes from the November 15, 2021 Planning and Zoning Commission Meeting.**
- 4-b. Case Number P-21-030: A Final Plat of Liberty Village Subdivision, Phase Three, being a Replat of Reserve "B" of the Liberty Village Subdivision, Phase Two being a total of 24.471 acres, consisting of 113 Lots in Blocks 9-13, and Common Area #7 being 0.094 acres, out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**

**REGULAR AGENDA**

- 5. Public Hearing, Discussion and Possible Action on Case Number P-21-031: A request by Todd and Tyson Felder for a Specific Use Permit to allow an Automobile (Car) Wash in a B-1, Local Business Residential Mixed Use Zoning District on property addressed as 1413 W Main Street, and described as Tract 186 of the Phillip Coe Survey in Brenham, Washington County, Texas.**
- 6. Adjourn.**

**CERTIFICATION**

I certify that a copy of the December 20, 2021 agenda of items to be considered by the Planning & Zoning Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on December 17, 2021 at 10:30 am.

*Kim Hodde*

\_\_\_\_\_  
Kim Hodde, Planning Technician

**Disability Access Statement:** This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
November 15, 2021**

*The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

A regular meeting of the Brenham Planning and Zoning Commission was held on November 15, 2021, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair	Calvin Kossie
Dr. Deanna Alfred, Vice Chair	Marcus Wamble
Chris Cangelosi	
Artis Edwards, Jr.	

Commissioners absent:

Cayte Neil

Staff present:

Shauna Laauwe, City Planner  
Kim Hodde, Planning Technician

Citizens / Media present:

Carl Franklin  
Linda Bessmer  
Alyssa Faykus, Brenham Banner Press

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of six (6) Commissioners present.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

- Stephanie Doland not in attendance at this meeting due to illness.
- Since half of the City Council is new and is not familiar with the Thoroughfare Plan, a joint meeting will be held with the Planning and Zoning Commission and the City Council on January 10, 2022 to discuss the Thoroughfare Plan before it is considered for approval / action.
- The Specific Use Permit request from the Citadel Church School for 504 E. 6<sup>th</sup> Street was withdrawn by the applicant.

**CONSENT AGENDA**

**4. Statutory Consent Agenda**

The Statutory Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as part of the Regular Agenda.

**4-a. Minutes from the October 25, 2021, Planning and Zoning Commission Meeting.**

- 4-b. Case No. P-21-029: : Replat of Lot 2A of the Market Square Brenham Subdivision, the residue of Reserve "C" – Commercial, Market Square Development, Section 1 and a called 1.071 acre tract to create Reserve "A" (37.409-acres), Lot 4 (1.206-acres), Lot 5 (1.510-acres), Lot 6 (1.289-acres), Lot 7 (1.796-acres), Common Area "A" (1.059-acres), Common Area "B" (1.437-acres), Common Area "C" (1.367-acres), Nolan Street (1.240-acres) and Ryan Street (0.580-acres) containing 48.893-acres currently addressed as 2410 S. Market Street in Brenham, Washington County, Texas.**

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Wamble and seconded by Commissioner Cangelosi to approve the Statutory Consent Agenda as presented. The motion carried unanimously.

## **REGULAR SESSION**

- 5. Public Hearing, Discussion and Possible Action on Case No. P-21-027: A request by Carl Franklin and Linda Bessmer for a specific use permit to allow an Accessory Dwelling Unit (ADU) in an R-2 Mixed Residential Use Zoning District on property addressed as 405 Martin Luther King Jr. Parkway, and described as Lot 7A of the Rippetoe's Addition in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-21-027 (on file in the Development Services Department). Ms. Laauwe stated the applicants, Carl Franklin and Linda Bessmer would like to construct an accessory dwelling unit (ADU) by utilizing the existing slab of the former garage that was demolished. The applicants propose construction of a two-story "barn-type" garage (24'x24' and 20' in height), with the second floor being used as the ADU. The subject property is zoned R-2, Mixed Residential District and is surround by R-2 zoning. The existing slab /proposed garage will be located 78-feet from the rear of the house, 36-feet from the rear of the property, 29-feet from the west side and approximately 6.5-feet from the east property line. ADU's are required to meet the building setbacks as well as additional criteria. The proposed structure exceeds the rear yard and west side setbacks but does not meet the 10-foot east side setback; therefore, a variance has been requested and will be considered by the Board of Adjustment at their December meeting. The proposed development meets the building requirements and other criteria for granting a specific use permit for an accessory dwelling unit including:

- The ADU is less than ½ of the square footage of the main dwelling.
- The existing and proposed lot coverage is 35.7% (maximum 55% impervious coverage allowed).
- The existing single-family dwelling will be the primary residence of the property owners.
- The new garage / ADU will match the general architecture style and building materials.
- The existing parking pad exceeds the parking requirements.
- The ADU is not a HUD-code manufactured home.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on December 4, 2021. Staff did not receive any responses in support of or against the request. Staff recommends approval of the request, as presented. If this special exception request is approved by the Planning and Zoning Commission, then it will be considered by the City Council and the Board of Adjustment as follows:

- 12-2-2021 – City Council – 1<sup>st</sup> reading of the Ordinance granting the Specific Use Permit.
- 12-13-2021 – Board of Adjustment – consideration of the variance for the east side setback.
- 12-16-2021 – city Council – 2<sup>nd</sup> and Final reading of the Ordinance granting the Specific Use Permit.

Chairman Behrens opened the Public Hearing at 5:31 pm. There were no citizen comments. Chairman Behrens closed the Public Hearing at 5:32 pm.

A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to approve the request by Carl Franklin and Linda Bessmer for a specific use permit to allow an Accessory Dwelling Unit (ADU) in an R-2 Mixed Residential Use Zoning District on property addressed as 405 Martin Luther King Jr. Parkway, contingent upon the Board of Adjustment granting an east side setback, as presented. The motion carried unanimously.

**6. Adjourn.**

A motion was made by Commissioner Edwards and seconded by Commissioner Kossie to adjourn the meeting at 5:33 pm. The motion carried unanimously.

*The City of Brenham appreciates the participation of our citizens, and the role of the Planning and Zoning Commissioners in this decision-making process.*

*Certification of Meeting Minutes:*

\_\_\_\_\_  
Planning and Zoning Commission

M. Keith Behrens  
Chair

November 15, 2021  
Meeting Date

\_\_\_\_\_  
Attest

Kim Hodde  
Staff Secretary

November 15, 2021  
Meeting Date



**CASE P-21-030**

**FINAL PLAT: LIBERTY VILLAGE SUBDIVISION, PHASE 3**

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**PLAT TITLE:** Liberty Village Subdivision, Phase 3      **CITY/ETJ:** City

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** Continental Homes of Texas / Daniel Beamon, P.E.

**ADDRESS/LOCATION:** 1300 W. Blue Bell Road, located generally east of the intersection of State Highway 36 N and W Blue Bell Road

**LEGAL DESCRIPTION:** Reserve "B" in the Liberty Village Subdivision, Phase 2, more particularly being part of Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas

**LOT AREA:** 24.471 acres of land

**ZONING DISTRICT:** Planned Development District

**EXISTING USE:** Vacant land

**FUTURE LAND USE:** Single Family Residential

**REQUEST:** A Final Plat of the Liberty Village Subdivision, Phase Three, being a Replat of Reserve "B" of the Liberty Village Subdivision, Phase Two being a total of 24.471 acres, consisting of 113 Lots in Blocks 9-13, and Common Area #7 being 0.094 acres, out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

**BACKGROUND:**

On February 20, 2020, the City Council approved Liberty Village PD (O-20-003), a 76.9-acre tract of land as a Planned Development District for the development of a single-family home subdivision and public amenities to include parkland and regional trails.

On July 27, 2020, the Planning and Zoning Commission approved the Final Plat for Liberty Village Subdivision, Phase 1. The Final Plat for Phase 1 included the platting of 112 residential lots, established common areas #1, #2, and #3, and corresponding right-of-way easements on 29.124 acres and defined 2 Reserve Tracts ("A" and "B") for future subdivision of land.

On February 26, 2021, the Commission approved the Final Plat of 47.788 acres of land previously known as Reserve "A" into Phase Two of the Liberty Village Subdivision that included the platting of 96 residential lots, established common areas #4 and #5 and corresponding right-of-way and easements on 23.317-acres and established/defined Reserve "B" as being 24.471 acres.

**CURRENT REQUEST:**

This proposed Final Plat is for Phase Three of the Liberty Village Subdivision of 24.471 acres and includes 113 residential lots in Blocks 9-13, establishes Common Area #7 being 0.094 acres for the use and maintenance of a retaining wall that is to be maintained by the HOA. The plat includes setbacks established by the PDD zoning and a 10-foot public utility easement adjacent to public right-of-way for the future construction of City of Brenham utilities and Bluebonnet Electric services. The proposed plat meets all applicable standards of the Planned Development District.

**STAFF ANALYSIS AND RECOMMENDATION:**

Development Services and Engineering have reviewed this Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

**EXHIBITS:**

Proposed Final Plat

**CASE NUMBER P-21-031**  
**SPECIFIC USE PERMIT REQUEST – 1413 W Main Street**

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<b>STAFF CONTACT:</b>	Shauna Laauwe AICP, City Planner
<b>OWNER:</b>	TNT Carwash
<b>APPLICANTS:</b>	Todd and Tyson Felder
<b>ADDRESS/LOCATION:</b>	1413 W Main Street (Exhibit A).
<b>LEGAL DESCRIPTION:</b>	Phillip Coe Survey, Tract 186, 0.61 acres
<b>LOT AREA:</b>	Approximately 0.61 acres
<b>ZONING DISTRICT/USE:</b>	B-1 Local Business/Residential Mixed Use (Exhibit B)
<b>FUTURE LAND USE:</b>	Corridor Mixed Use (Exhibit C)
<b>REQUEST:</b>	A request for a Specific Use Permit to allow a proposed a automobile (car) wash use in a B-1 Local Business/Residential Mixed Use Zoning District (Exhibit D).

**BACKGROUND:**

The subject property is an approximate 0.61-acre tract of land that is 99 feet in width and 285 feet in length and generally located on the south side of West Main Street, east of Munz Street and west of South Saeger Street. The subject property is currently zoned B-1, Local Business/Residential Mixed-Use District and the site of the former auto detailing business, Executive Hand Car Wash. The applicant is proposing to remove the existing commercial building and accessory structure (See Figure 1) and redevelop the site as a 24-hour automated automobile car wash.

As shown in Figure 1, the subject site and surrounding properties to the west, east and north are zoned B-1, Local Business/Residential Mixed-Use District. However, the adjacent property to the west is currently a single-family use and the adjacent properties to the south of the subject property are within a R-1, Single-Family Residential District. As such, the proposed commercial use will have an

**Figure 1**

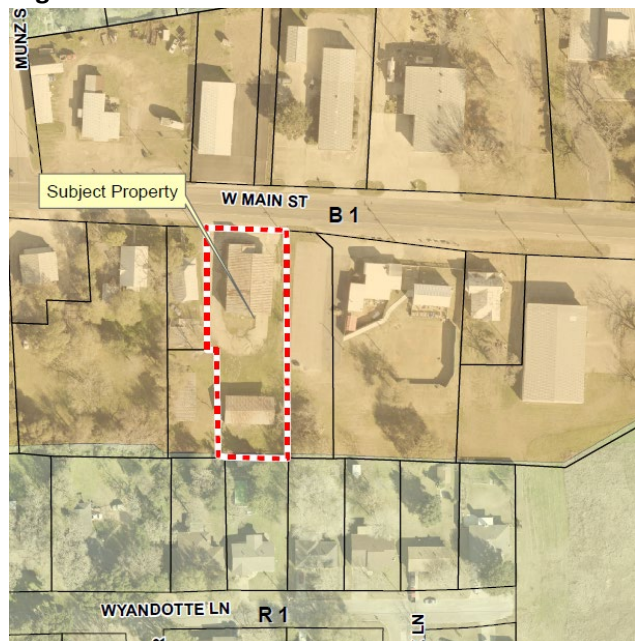


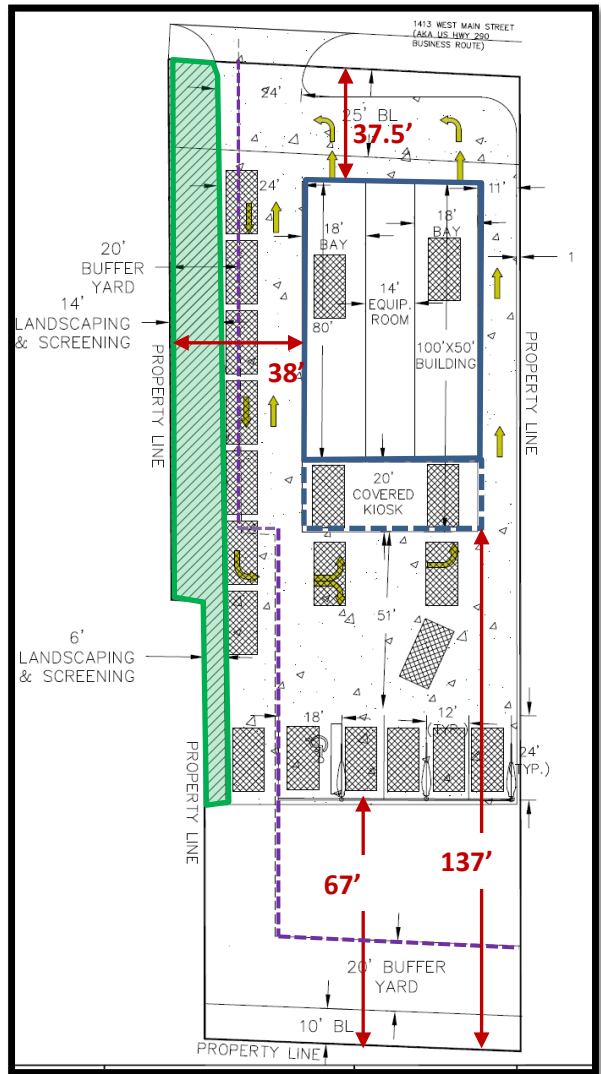


Figure 2

additional 20-foot bufferyard along the west and south property lines. The applicant will also be required to provide screening by either a fence or dense hedge along the west and south property lines and provide additional landscaping. This bufferyard area is depicted in Figure 2 below by a purple dashed line.

The applicant has provided a site plan and landscape layout for the proposed automated car wash. As seen below in Figure 2 and in Exhibit E, the proposed car wash structure is 50' x 100' (5000 sq.ft.) and is oriented north-south with the car wash entrance being located on the south end of the building and exiting on the north side nearest W. Main Street. The car wash consists of two automated wash bays that are 18-feet x 80-feet that are separated by a 14-foot x 80-foot equipment room. The remaining 20-feet of the structure consists of a covered kiosk at the wash entrance. The proposed car wash structure is approximately 37.5 feet from the front property line, 38 feet from the west side property line, 11-feet from the east side property line, and 137 feet from the rear property line. The proposed site includes three vacuums that may service up to five vehicles and a parking space for maintenance personnel located 51-feet to the south of the covered kiosk, 40-feet from the west property line and 67 feet from the rear property line. As shown in Figure 2, site circulation utilizes a single 24-foot driveway located on the west portion of the subject site along W. Main Street and provides cueing near the west property line for seven vehicles, the plan also details that an additional two to three vehicles may cue up outside each bay (two between the structure and vacuums and one at the kiosk), in addition to having one vehicle utilizing the car wash in each bay, then exiting the structure to the west before departing the site. Given the vacuum parking, the parking space for an employee, cueing and car wash operation, the site may accommodate up to 20 vehicles at one time.

A text amendment to allow automobile (car) washes in the B-1 District as a Specific Use with prior approval of a Specific Use Permit was passed by ordinance on September 2, 2021. This request is the first



application for a Specific Use Permit (SUP) for a car wash in the B-1 District. The applicant seeks a SUP to allow for the development of a proposed automated automobile (car) wash on 0.61-acres of land in a B-1, Local Business/Residential Mixed-Use District as presented in the application documents and as described in the staff report.

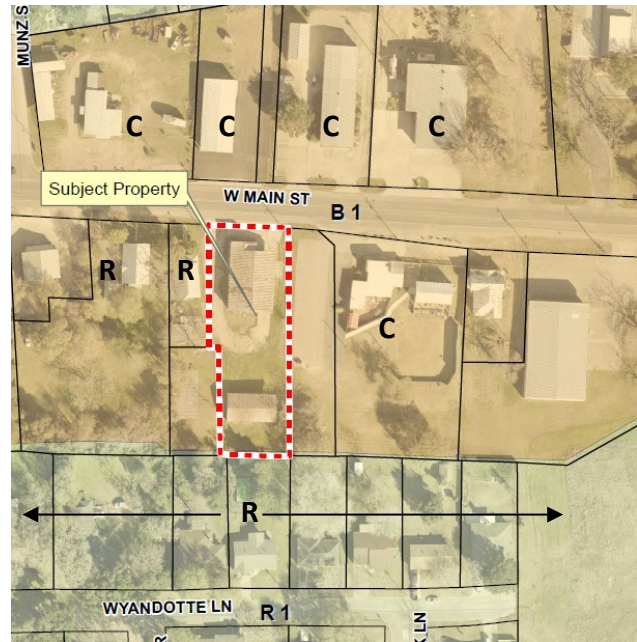
### **ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:**

The purpose of zoning policies is to provide guidelines for considering future amendments to the zoning ordinance (Part 1, Section 4 of Appendix A – “Zoning” of the Brenham Code of Ordinances). They are as follows:

- (1) The city's zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play.

The 0.61-acre tract of land is located on the south side of W. Main Street, east of Munz Street and west of S. Saeger Street. The subject property and the surrounding properties to the west, east, and north are located within a B-1 District, while the adjacent and surrounding properties to the south are within a R-1 District. The area has a mixture of uses. The B-1 District allows residential uses as well as less intense neighborhood commercial uses, whereas the R-1 District only permits single-family uses and a small number of specific uses. On Figure 3, commercial properties are identified with a “C” and residential properties with a “R”. Properties to the north, across W. Main Street, are developed as commercial uses with Shear Envy being directly across from the subject property, Rockin Repair Shop to the northwest, Lampe Survey to the northeast and Brenham Repair Center to the northeast. The adjacent B-1 property to the west is developed as a single-family use, with the adjacent properties to the east being commercially developed as LJ’s Barbeque and The Yard. Properties to the south of the subject site are within a R-1 District and developed as single-family residential homes in the Dixie Subdivision.

**Figure 3**



The applicant proposes to develop the 0.61-acre tract into 24-hours/7 days a week, two-bay automatic car wash that will also provide three vacuums located 67-feet from the south property line and approximately 40-feet from the west property line (See Figure 2). The applicant has situated the car wash structure and vacuum cleaners to be at the furthest point possible from adjacent residential uses.

During the text amendment process, concerns regarding the volume of noise from automatic car wash dryers and vacuums were raised. The Zoning Ordinance, in Section 11.02(1) Noise, Table 1, limits the allowable sound levels for the Commercial-Mixed Use Districts of (B-1, B-2, and B-3) to 62 decibels. Please see Exhibit G that gives examples of common noise level measures. According to the submitted application documents, to lessen the amount of noise, the automatic dryers/blowers will be located within the building before vehicles exit the wash bay. The applicant states that the noise from the dryers will also be mitigated by noise-lessening cones that would be placed on the

blowers. The west car bay dryers will be located approximately 40-feet from the west property line shared with the adjacent residential use and 237-feet from the south property line and the residential uses to the south. The proposed vacuums will be located approximately 40-feet from the west property line and 67-feet from the south property line. The applicant's engineer, Grant Lischka, researched other car wash locations to determine probable noise levels to occur at the subject property with the proposed site plan. He determined that car washes with outdoor dryer/blowers had a decibel reading of 76dB at 40-feet (closest residential use on the subject site). However, by the manufacturer's estimate, the noise level for the blowers will be reduced by 10 dB due to their interior construction and an additional 5dB by the attachment of the noise reduction cones. This would bring down the anticipated noise level for the blowers at 40-feet to be 61 dB, and within the allowable amount. Mr. Lischka found it difficult to receive a reliable decibel reading for vacuums at similar car washes due to the amount of adjacent traffic noise at the studied sites. At a car wash on S. Market Street, the lowest noise level for the vacuums was found to be 65 dB during a break in the traffic, but with heavy traffic the noise level was 75 dB without the vacuums on. With bufferyard requirements that will require either a screening fence or dense hedge and landscaping along the west and south property lines, staff anticipates that the noise levels for the vacuums will be at an allowable level at the 40-foot and 67-foot proposed setbacks from adjacent residential uses to the west and south, respectfully.

To minimize potential light pollution to the nearby residential uses, the applicant proposes to utilize directional (hooded) and/or shaded lighting fixtures along the west and south sides of the subject property.

Staff finds that the applicant has proposed appropriate measures to ensure that the proposed car was use will not adversely affect the small-town attributes that make Brenham a special place for its citizens to live, work and play.

- (2) The city's zoning should be guided by the future land use plan and other applicable guidelines found in the Comprehensive Plan.

The future land use map portion of the Envision 2020 Comprehensive Plan suggests the subject property may be appropriate for mixed-use development. The B-1 District is a district that provides for diverse uses and convenient locations for lite commercial uses suitable for neighborhood shopping and for residential uses to include moderate density multifamily housing. While the subject property and adjacent properties to the west, east and north are currently zoned B-1, Local Business/Residential Mixed-Use District, the surrounding area to the south is zoned R-1, Single-Family Residential and developed as a single-family home neighborhood. Car washes, with adequate bufferyards and attention to noise and light levels, may be suitable as a neighborhood commercial use that aligns with the goals and land use polices established in the Comprehensive Plan.

- (3) The city's zoning should be designed to facilitate the more efficient use of existing and future city services and utility systems in accordance with the Comprehensive Plan.

The subject property has existing utilities available along West Main Street and will not require any extension of utility services.

- (4) The city's zoning should be organized and as straight forward as possible to minimize use problems and enforcement problems.

The proposed SUP, if approved, will be reflected on the City of Brenham zoning map available for

**citizen viewing on the City of Brenham homepage.**

- (5) The city's zoning process should be fair and equitable, giving all citizens adequate information and opportunity to be heard prior to adoption of zoning amendments.

**Property owners within 200 feet of the project site were mailed notifications of this request on December 9, 2021. The Notice of Public Hearing was published in the Brenham Banner on December 9, 2021. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.**

- (6) The city's zoning should ensure that adequate open space is preserved as residential and commercial development and redevelopment occur.

**If approved, the property will be required to adhere to minimum building setbacks, maximum impervious coverage requirements, landscaping, and buffer yard requirements. The applicant has submitted a preliminary site plan (Exhibit F) which depicts the proposed location of the car wash structure, associated circulation and customer cueing, vacuum locations, and landscape plan. Staff finds that the site development requirements will ensure that adequate open space is preserved on the subject property.**

- (7) The city's zoning should ensure Brenham's attractiveness for the future location of business and housing by preserving an attractive and safe community environment in order to enhance the quality of life for all residents.

**Staff finds that the requested land use is appropriate in this location given adjacent zoning designations, existing development in the vicinity, and conformance with the City's adopted Comprehensive Plan. The proposed development is in line with the Future Land Use Plan, while also providing adequate landscaping and screening, noise mitigating measures, and utilization of hooded lights to reduce the impact to nearby residential uses.**

- (8) The city's zoning ordinance should preserve neighborhood culture by retaining and promoting land uses consistent with the community's plan for the development and/or redevelopment of its neighborhoods.

**The subject property and the surrounding properties to the north, west and east are located within a B-1 District, with properties to the south being R-1. Given that the B-1 District allows a variety of commercial and residential uses, and the single-family residential to the south, the area has a mixture of uses. Properties to the north, across W. Main Street, are developed as commercial uses with Shear Envy being directly across from the subject property, Rockin Repair Shop to the northwest, Lampe Survey to the northeast and Brenham Repair Center to the northeast. The adjacent B-1 property to the west is developed as a single-family use, with the adjacent properties to the east being commercially developed as LJ's Barbeque and The Yard. Properties to the south of the subject site are within a R-1 District and developed as single-family residential homes in the Dixie Subdivision. The subject property is the former location of an automobile detail shop, Executive Hand Car Wash, that closed several years ago. The proposed automated car wash will provide an acceptable redevelopment of this commercial site that has gone unused for several years. The car wash use is compatible to nearby land uses and consistent with the land policies established in the Comprehensive Plan.**

- (9) The city's zoning should protect existing and future residential neighborhoods from encroachment by incompatible uses.

Staff finds that approval of the proposed SUP and development of the property as a automated car wash may provide for an orderly and healthful development of the community. Due to adjacent residential uses to the west and south, the proposed commercial use is required to provide an additional 20-foot of bufferyard to the minimum setbacks for the B-1 District. This bufferyard provision requires that screening of either a 6-foot fence or 6-foot in height dense shrubbery be provided along the shared property lines of residential uses. In addition, 20-percent of the bufferyard shall be landscaped. The applicant has exceeded the required bufferyard and setback requirements by locating the proposed car wash structure 38-feet from the west side yard property line and 137-feet from the south property line. The proposed vacuum cleaner stalls will be located at a 67-foot rear yard setback from the south property line. Other measures to mitigate any adverse effects of noise to adjacent residential uses include putting the drying blowers within the car wash bays and attaching cones to the machinery that will result in a reduction of 15 decibels to the noise level. The applicant has also stated that hooded lights will be utilized to reduce light pollution. A more detailed landscape plan will be required during the building permit process, but the proposed areas of landscaping should lessen any adverse effects of the noise and light that may result on adjacent residential properties.

- (10) The city's zoning should assist in stabilizing property values by limiting or prohibiting the development of incompatible land uses or uses of land or structures which negatively impact adjoining properties.

Staff believes that the proposed development will have a positive effect on the surrounding area and will be compatible with anticipated uses surrounding this property and will be in accordance with the land use policies of Brenham's Comprehensive Plan. The subject property has had a vacant commercial structure on the property for several years and the current site has a nonconforming parking lot and driveway and a dilapidated structure. with an The proposed car wash use will redevelop the site and be compatible with anticipated uses surrounding the property. With the proposed mitigating noise measures, development codes, and bufferyard standards in place, Staff is unable to determine any destabilizing effects on the neighboring properties should this specific use permit request be approved.

- (11) The city's zoning should make adequate provisions for a range of commercial uses in existing and future locations that are best suited to serve neighborhood, community, and regional markets.

If approved, the proposed SUP will allow for the redevelopment of a commercial site that has been vacant and an eyesore for several years. The vicinity of the West Main Street corridor near the subject property has a variety of neighborhood commercial uses to include restaurants, office uses, a hair salon, and repair shops. A few vacant commercial properties are located nearby along W. Main Street and being in the B-1 District, some existing residential uses could be converted to commercial uses. Staff believes that the proposed SUP, if approved, will not negatively affect vacant land classified for commercial uses.

- (12) The city's zoning should give reasonable accommodation to legally existing incompatible uses, but it should be fashioned in such a way that over time, problem areas will experience orderly change through redevelopment that gradually replaces the nonconforming uses.

The B-1, Local Business/Residential Mixed-Use District subject property is currently developed with dilapidated commercial and accessory structures and has an existing nonconforming driveway and parking area. The applicant's request will allow the subject property to develop in a compatible, legally conforming manner.

(13) The city's zoning should provide for orderly growth and development throughout the city.

**Staff finds approval of the proposed SUP will allow for the orderly growth and development in the general vicinity and throughout the city.**

**STAFF RECOMMENDATION:**

Staff recommends **approval** of a Specific Use Permit to allow an automobile (car) wash use as provided in the application site plan, general landscape plan, and written documents in a B-1 Local Business/Residential Mixed-Use Zoning District for the subject 0.61-acre tract of land that is located at 1413 West Main Street and legally described as Phillip Coe Survey, Tract 186, with the following conditions:

1. The automated car wash be constructed with the dryers/blowers to be within the car wash bay structure and to have attached noise-lessening cones.
2. The automated entrance machine/teller be located under a canopy as proposed.
3. Hooded and downcast lighting be utilized.
4. A detailed landscaping and screening plan be submitted and found to be in conformance with the landscaping and bufferyard requirements.

**EXHIBITS:**

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Description of SUP by Applicant
- E. Proposed Site Plan
- F. Example building rendering
- G. Decibel level chart
- H. Site photos



**EXHIBIT "A"**  
**AERIAL MAP**

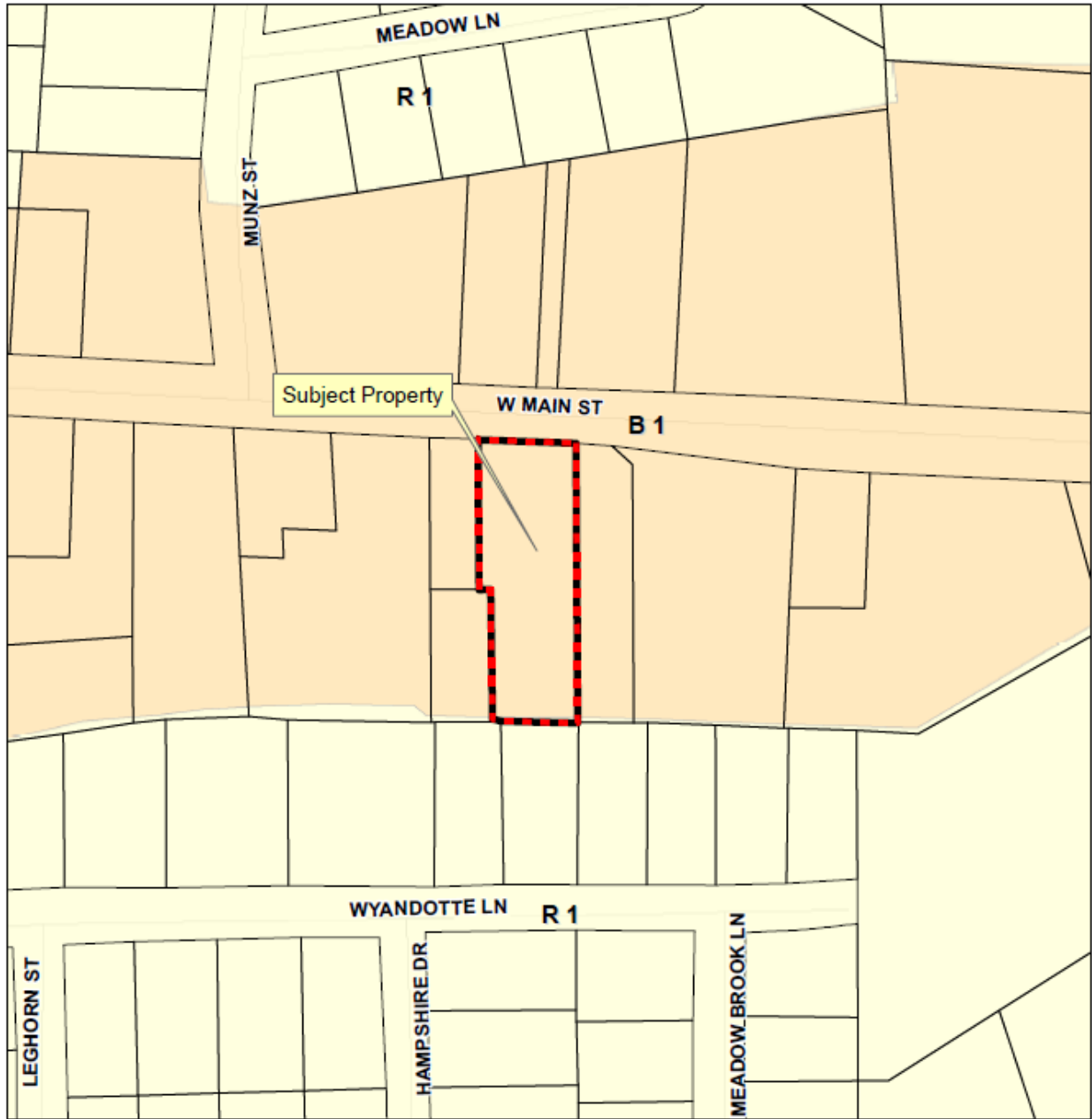


**Aerial Map**  
**Specific Use Permit**  
**1413 W Main Street**



1 inch = 133 feet

EXHIBIT "B"  
ZONING MAP



**Zoning Map**  
**Specific Use Permit**  
**1413 W Main Street**



1 inch = 133 feet



**Legend**



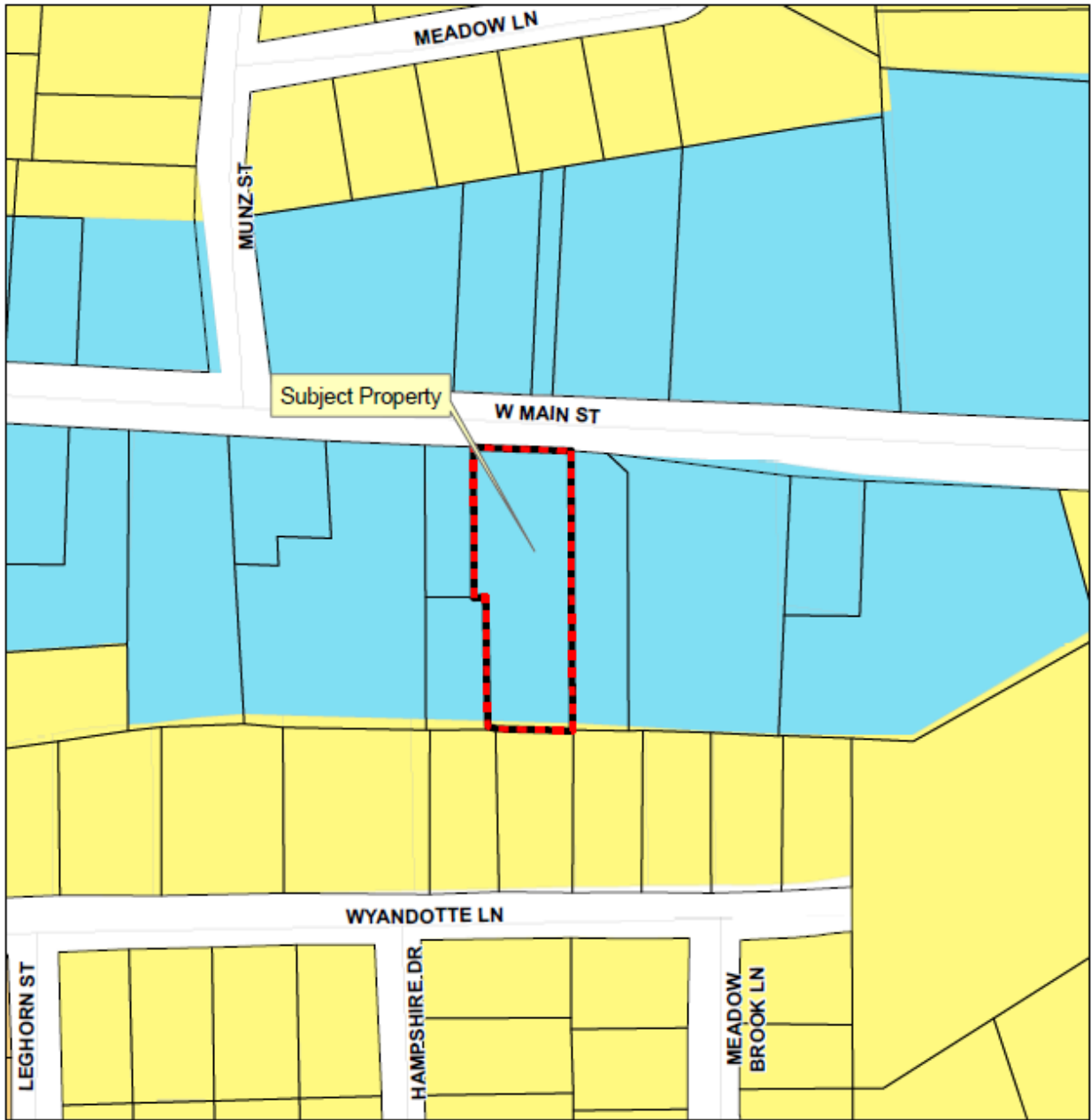
-  B1 Local Business Mixed
-  R1 Residential Single Family






EXHIBIT "C"  
Future Land Use Map



**Future Land Use Map**  
**Specific Use Permit**  
**1413 W Main Street**

**Legend**

Future Land Use Plan

-  Single Family Residential
-  Multi-Family Residential
-  Corridor Mixed Use



1 inch = 133 feet



**EXHIBIT "D"**  
**SUP DESCRIPTION BY APPLICANT**

Description of Proposed Car Wash at 1413 W. Main Street

The car wash will consist of a 50 foot wide by 100 foot long building. The first 80 feet of the building will house 2-18 foot wide car wash bays and a 14 foot wide equipment room. The remaining 20 feet will be a covered area to house the pay kiosks for each bay. The car wash bays and equipment room will be completely enclosed except for the entrance and exit openings.

Parking – The building is 5,000 square feet with a requirement of 1 space per 250 square foot of building (20 spaces). The provided spaces include 1 space in each car wash bay (total of 2), 1 space at each kiosk (total of 2), 5 vacuum spaces, 1 dedicated parking space, and 10 queuing spaces for a total of 20 spaces.

Hours of Operation - The car wash is proposed to be operated 24 hours a day.

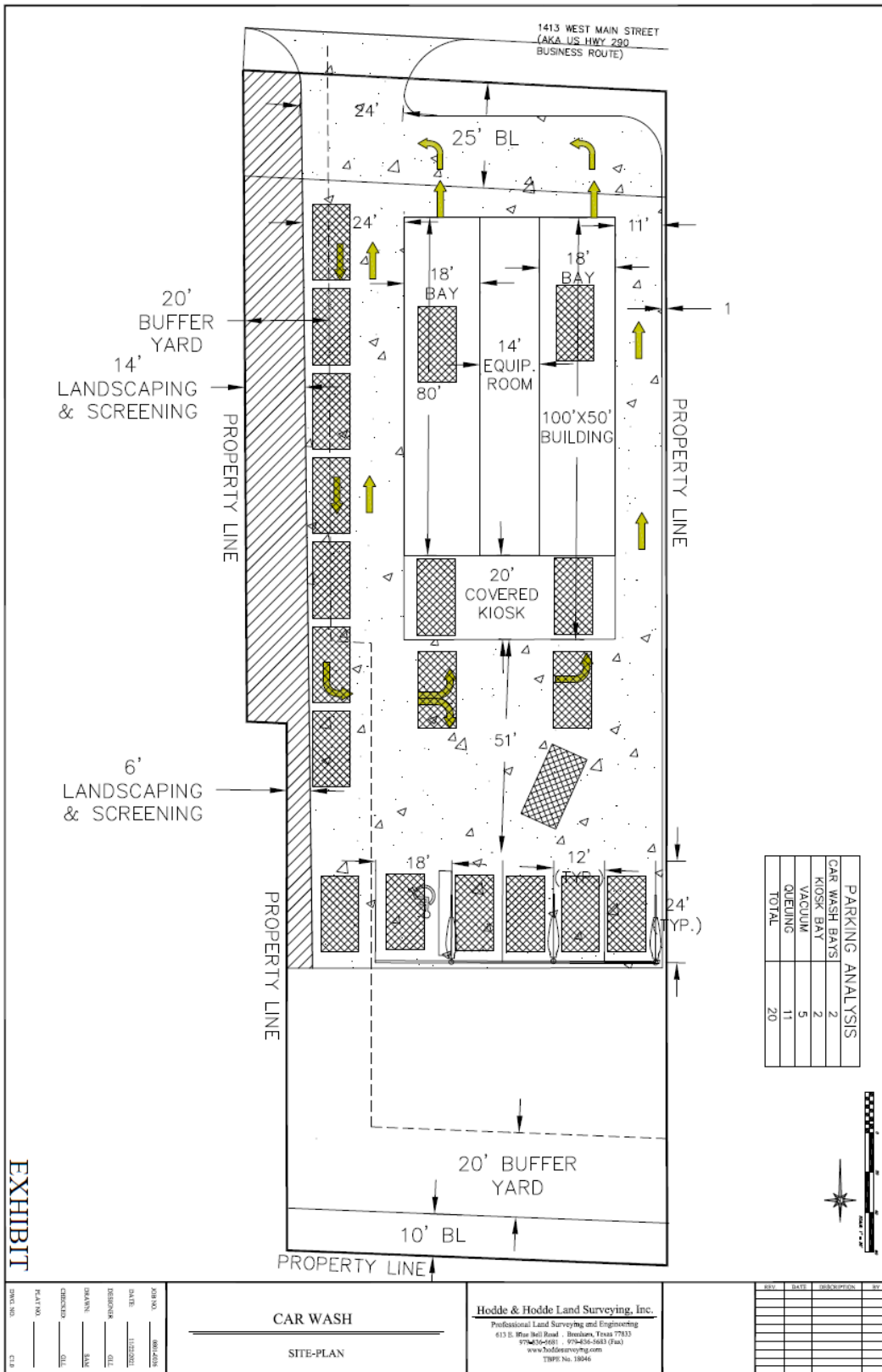
Equipment – Each car wash bay will contain 60 hp blowers that will be inside of the bays near the north exit. The blowers will produce approximately 69 decibels at a distance of 40 feet (distance to nearest residential property line). The blowers typically produce 79 decibels at 60 feet with an anticipated reduction of 10 decibels due to the blowers being located within the car wash bay. The vacuum bays will house a total of 3 vacuums. Each vacuum produces 64 decibels at a distance of 30 feet (distance to nearest residential property line is 40 feet).

Noise readings were recorded at several locations with similar equipment on Wednesday, December 15, 2021 around 3:00 pm. The findings are below:

- a. Outside blowers at the owner's existing car wash facility on South Market Street (near Felder's convenience store).
  - i. At 40', the decibel reading was 76. This reading was relatively constant regardless of traffic. We anticipate the decibel reading to be reduced by 15 (10 because of interior installation and 5 because of noise reducing cones). The anticipated decibel reading will be 61.
- b. Vacuum machines at the same location.
  - i. At 40', the decibel reading was 69. There was significant road noise that was interfering with the reading. The reading would spike to 75 whenever traffic was heavy and even with the vacuum machine turned off, the reading would stay at 75. The lowest reading observed during the sampling was 65 during a long break in street traffic.
- c. Traffic noise at the proposed location on W. Main Street.
  - i. Traffic noise was measured at approximately 40' from the front property line. The highest reading was 77 during heavy traffic and the lowest reading was 60 during a significant break in traffic.

Lighting - There will be efforts to minimize light pollution on the west and south side. This will include directional (hooded) and/or shaded lighting fixtures on the west and south side.

**EXHIBIT "E"**  
**PROPOSED SITE PLAN**



**EXHIBIT "F"**  
**Sample Elevations**

Elevations – A similar design of the covered kiosk area is shown below. The actual design will vary from this picture.



A similar car wash owned by the applicant. In this picture, the blowers are outside of the building. The proposed car wash will have the blowers inside.



EXHIBIT "G"  
Decibel Chart



Source: Federal Aviation Administration (faa.gov)



**EXHIBIT "H"**  
**Site Photos**







Looking south for depth of subject property. No current screening from adjacent residential.



South portion of the subject lot. Single-Family abutting to the south at fence line.





Residential adjacent to the west. Shear Envy directly to the north.



Adjacent to the East: LJ's BBQ and The Yard



Commercial to the northeast: Lampe Surveying & Brenham Repair