

Specific Use Permit Request
Construction and Operation
Car Wash (Automatic)
PZ-2023-30
5400 Block of Grissom Rd

Mindy Teague
Planning & Zoning Director
Planning & Zoning Commission Meeting
March 26, 2024

Purpose

- Request for a Specific Use Permit
- Use is “Carwash (automatic)”
- 5400 block of Grissom Rd
- Per LVCC Chapter 15 Zoning, Div 12, Sec 15.02.662 A Specific Use permit is required when abuts residential zoned districts
- The owner will also be required to replat the property

Aerial View



Purpose

- The applicant has met all requirements for landscaping, parking, and lighting
- Traffic Impact Analysis indicates 54 peak hour trips, therefore, an in depth Traffic Impact Analysis is not required

Fiscal Impact

- The applicant has paid all fees associated with this request
- The new construction will increase ad valorem and sales taxes

Recommendation

- Property owners within 200' were notified:
 - 8 letter were mailed
 - 0 in favor
 - 0 in opposition
 - 0 undeliverable
- Staff recommends approval of the request
- Options
 1. Recommend Approval
 2. Recommend Denial