

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

Mindy Teague  
Planning & Zoning Director  
City Council Meeting  
April 2, 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 worksheet 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
- At their March 26<sup>th</sup> meeting, the Planning and Zoning Commission recommended approval of this request