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## CITY OF PORT LAVACA

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**MEETING:** November 08, 2021

**DATE:** 11.2.2021

**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**FROM:** JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT:** Consider recommendation of the Planning Board for approval of a conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 Maximo Sanchez, portion of tract 30 in Calhoun County, Texas. Being .187 acres.

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### **Sec. 42-159. - Approval of planning commission required.**

No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

*The applicant is proposing to construct a car wash at this location. To be located at 2248 FM 3084, also known as Half League Road. A fire access easement is required from the YMCA property to this property, as discussed prior with city Fire Chief.*

### **Future Land Use Map**

<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

*The Future Land Use map designates this parcel as Commercial. Therefore, the proposed car wash, is compliant with the Future Land Use map.*

If approved the specifications for parking are as follows:

The details of the restaurant seating and retail square footage will determine the parking requirements and be defined during the development and plan review phases of the project.

### **Subdivision II – Off Street Parking**

<i>Retail stores and shops, personal service shops, equipment repair and service shops, etc.</i>	1 per 300 square feet of gross floor area
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*The minimum ADA parking width is 16ft. to include van accessibility.*

### **Texas Department of Licensing and Regulations**

<https://www.tdlr.texas.gov/ab/2012TAS/2012tasChap5.pdf>

## CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

### 502 Parking Spaces

- **502.2 Vehicle Spaces.** Van parking spaces shall be a minimum 132 inches wide and must contain an access aisle. Car parking spaces shall be at least 96 inches in width. However, van parking spaces may be 96 inches wide only if the access aisle is 96 inches wide.
- **502.3.1 Width.** Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

#### Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording. Any plat filed for the first time shall be considered as a preliminary plat, except as otherwise stated in this chapter.

*The preliminary plat for this proposed car wash property is being presented on this same agenda for the November 1, 2021, Planning Board Meeting.*

#### Department Comments:

#### The applicant has a Predevelopment Meeting scheduled for November 3<sup>rd</sup>.

**Fire:** If approval is granted for this location to be developed as a car wash, a pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. A fire department review and inspection will be required at the time of plan submittal and site development.
- b. A fire access easement is required from the YMCA property.

**Public Works:** If approval is granted for this location to be developed as a car wash, a pre-development meeting is recommended to discuss the comprehensive site development and design standards.

**Engineering:** If approval is granted for this location to be developed as a car wash, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. Discuss the access, possible easements, and drainage under plat review and the predevelopment meeting.

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## CITY OF PORT LAVACA

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- b. **TxDOT:** All drainage and access for this site requires TxDOT approval. TxDOT will formally review and comment under the plat review process.

**Development Services:** If approval is granted for this location to be developed as a car wash, a pre-development meeting to discuss the comprehensive site development and design standards, including platting will be scheduled.

Ensure to meet the following code:

[https://library.municode.com/tx/port\\_lavaca/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_C\\_H50UT\\_ARTIISE\\_DIV3GRGROICO\\_S50-150GRGROICO](https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_C_H50UT_ARTIISE_DIV3GRGROICO_S50-150GRGROICO)

*(c) Installation and maintenance requirements.*

(1) Installations.

a. New facilities.

2. All permanent car washes and wash bays which are newly proposed or constructed, or existing facilities which will be expanded or renovated to include a car wash or wash bay, where such facility did not previously exist, shall be required to design, install, operate, and maintain and register with the city a grit trap/interceptor in accordance with the currently adopted plumbing codes and other applicable ordinances. Grit traps/interceptors shall be installed and inspected prior to issuance of a certificate of occupancy.

### **Planning Board Recommendation:** APPROVAL

Planning Board for approved the conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 Maximo Sanchez, portion of tract 30 in Calhoun County, Texas. Being .187 acres.

#### **Attachments:**

- Car Wash Site Plan
- Car Wash Exhibits
- Car Wash Preliminary Plat Map
- Parcel CAD map