



## Legislation Details (With Text)

<b>File #:</b>	CUDP-23-0016	<b>Version:</b>	1	<b>Name:</b>	1245 Space Center Point Auto Wash
<b>Type:</b>	Planning Case	<b>Status:</b>		<b>Status:</b>	Passed
<b>File created:</b>	8/11/2023	<b>In control:</b>		<b>In control:</b>	Planning Commission
<b>On agenda:</b>	11/17/2023	<b>Final action:</b>		<b>Final action:</b>	11/17/2023
<b>Title:</b>	A Conditional Use to allow a carwash in the MX-M (Mixed-Use Medium Scale) zone district consisting of .86 acres located at 1245 Space Center Drive. (Quasi-Judicial)				
	Presenter: William Gray, Senior Planner, Planning + Neighborhood Services				
<b>Sponsors:</b>	Planning Department				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. CPC Staff Report_Space Center Drive Autowash_11072023, 2. Context Map, 3. County Zone Map, 4. Vicinity Map, 5. Final Plat, 6. Land Use Statement, 7. Development Plan, 8. Concept Plan, 9. Ordinance No 87-175, 10. 7.5.601 CONDITIONAL USE				

Date	Ver.	Action By	Action	Result
11/17/2023	1	Planning Commission	approved	Pass

A Conditional Use to allow a carwash in the MX-M (Mixed-Use Medium Scale) zone district consisting of .86 acres located at 1245 Space Center Drive. (Quasi-Judicial)

**Presenter:**  
William Gray, Senior Planner, Planning + Neighborhood Services

**Optional Motions:**  
**CUDP-23-0016 - Conditional Use**  
[Motion to Approve](#)

Approve the Conditional Use based upon the findings that the request complies with the review criteria as set forth in City Code Section 7.5.601 with the following conditions:

- Limit hours of operation between 6:00 am to 11:00 pm
- Illuminated signage shall not be visible to the residential development located immediately North of the lot.
- Year-around landscape screening, such as evergreens a minimum of 8 feet in height, shall be provided along the North property line and Power Boulevard. If site utilities limit tree plantings, other screening methods will be required, such as a screen wall and robust shrub planting. This shall be determined at time of the development plan review.
- Permissible noise levels between residential and commercial zones shall not exceed City Code Section 9.8.104.

- Exterior structure and site lighting shall be directed inward to the site and away from the resident development along the south of Pony Tracks Drive.
- A development plan application is necessary to be submitted which will be reviewed administratively.
- The development plan application must demonstrate compliance with Ordinance No. 87-155.

Motion to Deny

Deny the Conditional Use based upon the findings that the request does not comply with the review criteria as set forth in City Code Section 7.5.601