



Legislation Text

File #: 2020-0148, **Version:** 1

Consider public testimony regarding, and an ordinance approving Amendment No. 6 to Planned Unit Development (PUD) No. 23 to modify the commercial carwash requirements, located northwest of the intersection of FM 1431 and Sendero Springs Dr. (First Reading)*

Planned Unit Development (PUD) No. 23, containing 371.66 acres of land, was approved by the City Council in 1995 and it permits mostly single family uses, with a commercial area along FM 1431. The subject of the amendment is a 1.34 acre tract, which is currently zoned for commercial uses.

A car wash is proposed for the 1.34 acre site and the purpose of the amendment is to update the design standards by including the recently adopted Code standards for a single bay car wash, adding a description of architectural elements that give the appearance of pitched-type roof construction and establishing a 5' building setback on the western boundary of the site.

The site has direct access to FM 1431 via an existing driveway. The applicant met with the homeowner's association for the adjacent Preserve at Mayfield Ranch to describe the project. The City received a letter of support for the project from the HOA.

The Planning and Zoning Commission held a public hearing and voted 8-0 to recommend approval of the amendment to PUD No. 23. There were no speakers at the public hearing.