



T E X A S  
Real. Texas. Service.

PLANNING AND ZONING DIVISION

**FILE NUMBER:** Z1219-0121  
**REQUEST FOR:** Rezoning to amend Planned Development to allow a car wash  
**CASE MANAGER:** Lesley Frohberg

## PUBLIC HEARINGS

---

Planning and Zoning Commission: Monday, January 13, 2020  
City Council: Monday, February 3, 2020

## GENERAL INFORMATION

---

**Applicant:** Cody Woodruff and John Cornelsen  
**Requested Action:** Rezoning to amend the existing Planned Development, Ordinance No. 1643, to allow car wash as a permitted use on the subject property.  
**Location:** 4414 N. Galloway Avenue

## PLANNING AND ZONING ACTION

---

**Decision:** The Planning and Zoning Commission voted unanimously to recommend approval of the amendment to Planned Development – Commercial, Ordinance No. 1643 to allow a car wash with the following stipulations:

**Conditions:**

1. Uses shall be limited to those permitted by right in the Commercial Zoning District as provided in the City of Mesquite Zoning Ordinance with the following additions and exclusions:
  - a. Additional Uses Permitted:  
SIC Code 7542: Car Washes, including Detail Shops
  - b. Prohibited Uses:  
SIC Groups 15-17: Construction  
SIC Group 751-753: Automobile Repair Services  
SIC Code 7549: Other Automotive Services
2. Development of the site shall conform generally to the concept plan, attached hereto as Exhibit “B” with modifications to allow landscape parking screening rather than a 4-foot masonry wall.

## SITE BACKGROUND

---

**Platting:** Country Meadows 3, Block A, Lot 2  
**Size:** 14.97 Acres  
**Zoning:** PD-C – Commercial/PD-LC – Light Commercial Ord. No. 1643  
**Land Use:** Commercial



Zoning History:       1954: Annexed and zoned Residential  
                              1980: Zoned changed to Planned Development – Commercial/Light  
                              Commercial #1643

Surrounding Zoning and Land Uses (see attachment 3):

	<b><u>ZONING</u></b>	<b><u>LAND USE</u></b>
<b>NORTH:</b>	PD-MF – Multi-Family Residential Planned Development (1797)	High Density Residential
<b>SOUTH:</b>	PD-SF, Single Family Residential Planned Development	Low Density Residential
<b>EAST:</b>	PD-C – Commercial Planned Development (1643)	Commercial
<b>WEST:</b>	PD-MF – Multi-Family Residential Planned Development (1842)	High Density Residential

## **CASE SUMMARY**

The subject property is a 1.59 acre parcel that is part of an approximately 15-acre tract of land along the Interstate-30 service road. The 1.59-acre parcel is located immediately to the south of the QuikTrip gas station with frontage on the corner of N. Galloway and Childress Avenue. The larger tract was rezoned in 1980 as a part of Planned Development #1643. The Planned Development #1643 rezoned the 15-acre property into two zoning districts; Tract 1 was zoned PD-General Retail and Tract 2 was zoned PD-Commercial. The subject property is within Tract 1, zoned as PD-Commercial that includes restrictions on automotive repair uses and outdoor contractor storage. The remaining approximate 13.4-acres of the larger tract is currently vacant and will continue to be subject to PD #1643 and is not part of the rezoning request.

The requested rezoning is necessary due to Special Conditions placed on car washes. The Mesquite Zoning Ordinance requires all car washes to be at least 100 feet from any residential district. A car wash is permitted by right in the Commercial zoning district if it meets the 100-ft separation requirement. The subject property is approximately 80 feet from the nearest residential district.

The concept plan provided by the applicant is proposing a single lane automatic car wash. The proposed building is approximately 5,730 square feet including the wash tunnel, equipment room, and office. Thirty-three parking spaces will be provided on the site with approximately 26 of the spaces being served by free vacuums. The applicant has agreed to provide a solid screening wall and landscape buffer area along the parking area facing Childress Avenue to prevent headlight glare into the residential neighborhood located to the south.



## MESQUITE COMPREHENSIVE PLAN

---

The *Mesquite Comprehensive Plan* designates the subject property within a Commercial land use designation, which represents a broad range of goods and services for a community or region. Developments in this category are larger and more intense than those in the Neighborhood Retail category. Compatible land use types include retail, hotels, restaurants, big box retailers, and personal services.

### STAFF COMMENTS:

It is Staff's opinion that the proposed PD amendment will meet the intent of the *Mesquite Comprehensive Plan* and serve as a complementary use to the surrounding commercial businesses.

## CONCLUSIONS

---

### ANALYSIS

It is Staff's opinion that the proposed PD will allow the development of the subject property as Commercial as intended in the Mesquite Comprehensive Plan. A carwash would be a complementary use to the existing fueling station. As part of the proposed PD, the applicant has agreed to provide landscaping improvements to the site to limit impacts on the nearby residential neighborhood. All standards that are not mentioned in the PD will revert to the standards within Planned Development Ordinance #1643 and the Mesquite Zoning Ordinance standards for Commercial zoning districts.

### RECOMMENDATIONS

Staff recommends approval to amend Planned Development Ordinance #1643 with the following stipulations. The new text is underlined.

1. Uses shall be limited to those permitted by right in the Commercial Zoning District as provided in the City of Mesquite Zoning Ordinance with the following additions and exclusions:
  - a. Additional Uses Permitted:  
SIC Code 7542: Car Washes, including Detail Shops
  - b. Prohibited Uses:  
SIC Groups 15-17 Construction  
SIC Group 751-753 Automobile Repair Services  
SIC Code 7549 Other Automotive Services
2. Development of the site shall conform generally to the concept plan, attached hereto as Exhibit "B".



## **PUBLIC NOTICE**

---

Staff mailed notices to all property owners within 200 feet of the subject property. As of the date of this writing, Staff has received one (1) returned notice in favor of the request.

## **CODE CHECK**

---

Staff conducted a site visit to the subject property and did not find any visible code issues or possible violations as of the date of this writing.

## **ATTACHMENTS**

---

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Application Materials
5. Concept Plan
6. Site Photos
7. Returned Notices



ATTACHMENT 1 – AERIAL MAP

## Aerial Map







ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

## Notification Map



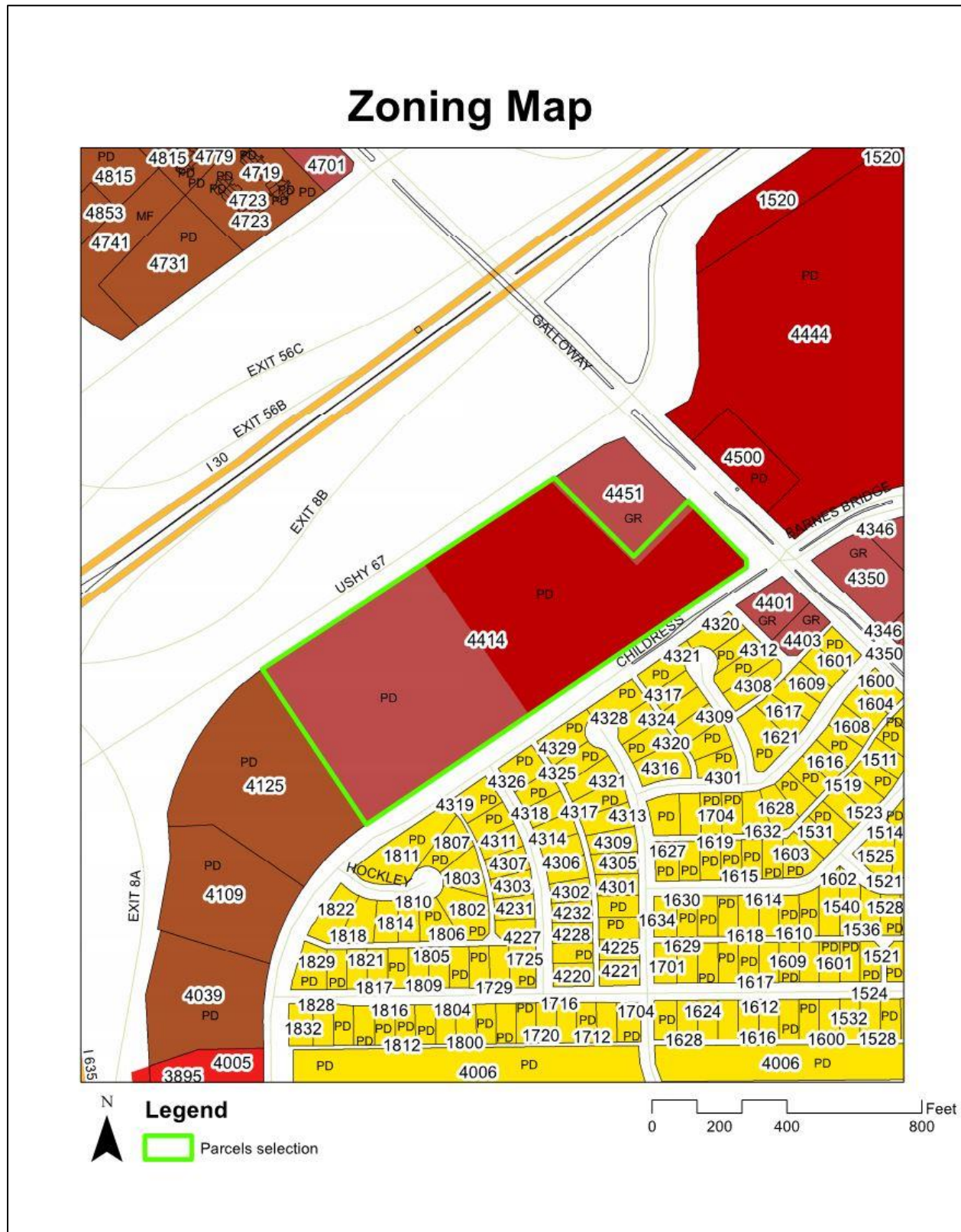
**Request:** Planned Development to allow a Car Wash  
**Applicant:** John Cornelsen, QCW Service, LLC  
**Location:** 4414 N. Galloway Avenue

### Legend

-  Notified Properties
-  Subject Property



ATTACHMENT 3 – ZONING MAP





Page 8 of 15



ATTACHMENT 4 – APPLICATION MATERIALS

"Exhibit A"  
FIELD NOTES

1.59 ACRES

T. THOMAS SURVEY

PART OF LOT 2, BLOCK A  
COUNTRY MEADOWS 3 ADDITION

ABSTRACT NO. 1461

CITY OF MESQUITE  
DALLAS COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. THOMAS SURVEY, A-1461, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, BEING DESCRIBED AS PART OF LOT 2, BLOCK A, OF COUNTRY MEADOWS 3 ADDITION ACCORDING TO THE PLAT RECORDED IN INSTRUMENT 201400068137 OF THE PLAT RECORDS DALLAS COUNTY, TEXAS. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an "X" mark found in the southwest line of Galloway Avenue, at the east corner of Lot 1, being the most northern corner of Lot 2;

THENCE, S 45°58'18" E (Control Line), 261.44 feet along the southwest line of Galloway Avenue to a 5/8" iron rod found at the corner clip of the southwest line of Galloway Avenue and the northwest line of Childress Avenue;

THENCE, S 05°05'19" W, 25.14 feet along the above-mentioned corner clip to a 5/8" iron rod found in the northwest line of Childress Avenue at the east corner of Lot 2;

THENCE, S 56°08'55" W, 261.27 feet northwest line of Childress Avenue to a 1/2" iron rod set with a plastic cap labeled #4207 at the south corner of this tract;

THENCE, N 45°58'18" W, 222.38 feet through Lot 2, being the southwest line of this tract to a 1/2" iron rod found at the south corner of Lot 1, a re-entry corner of Lot 2, being the west corner of this tract;

THENCE, N 44°01'42" E, 275.00 feet along the common line of Lot 1 and Lot 2 to the POINT OF BEGINNING and CONTAINING 1.59 ACRES OF LAND MORE OR LESS.


BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: OCTOBER 29, 2019

TO: FIDELITY NATIONAL TITLE COMPANY

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify to FIDELITY NATIONAL TITLE INSURANCE CO., Q HOTELS LLC, and FIRST NATIONAL TITLE INSURANCE that the field notes hereon represent the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

  
GARY L. HARDIN, RPLS NO. 4207  
FIRM REGISTRATION NO. 10114700  
W.O.# 1910057 (SEE SURVEY)





## **ATTACHMENT 4 – APPLICATION MATERIALS**

### **Exhibit B**

Development of this site will be in accordance with City of Mesquite development standards. The site will follow PD and commercial standards, but due to residential proximity the PD will need to be amended to specifically allow for a car wash use on this site.



## ATTACHMENT 4 – APPLICATION MATERIALS

### Statement of Intent and Purpose

The subject property is a 1.59 Acre site located at 4414 N Galloway Ave. The site is currently split zoned commercial and PD Ordinance #1643. Commercial zoning allows for car wash use, however there are special conditions in the zoning code that will not allow this use to be located within 100 feet of residential districts. Due to the proximity of residential development, we are requesting an amendment to the current PD #1643 to specifically allow a car wash.

The proposed building footprint area is 5,730 square feet to include single lane wash tunnel, equipment room and office. Parking provided will be 3 standard spaces and 2 handicap spaces. In addition, 26 free vacuum spaces will be available for customer use.

Surrounding zoning includes general retail to the northwest, PD/Commercial to the northeast, single family residential and general retail to the south, general retail and commercial to the west. The site is currently vacant and surrounded by a Quick Trip gas station to the northwest, single family homes and a restaurant to the south, Lowes Home Improvement to the northeast, and vacant land to the west.

According to future land use map in the Mesquite Comprehensive Plan, this site set up for commercial uses. Existing uses include a mixture of commercial and residential. Residents in the area will be able to take advantage of the car wash services and free vacuums. A landscape buffer will also be provided between the PD and the existing residential zoning. Development of the site will be in accordance with City of Mesquite development and permitting standards. Attached is a list that provides further detail about amenities, community opportunities, and operations that the Q Speed Car Wash will offer.



## ATTACHMENT 4 – APPLICATION MATERIALS

### **Q CAR WASH**

1721 Pleasant Place Arlington Texas 76015

C: 817.308.1780 e: [viran@Qcompanies.us](mailto:viran@Qcompanies.us)

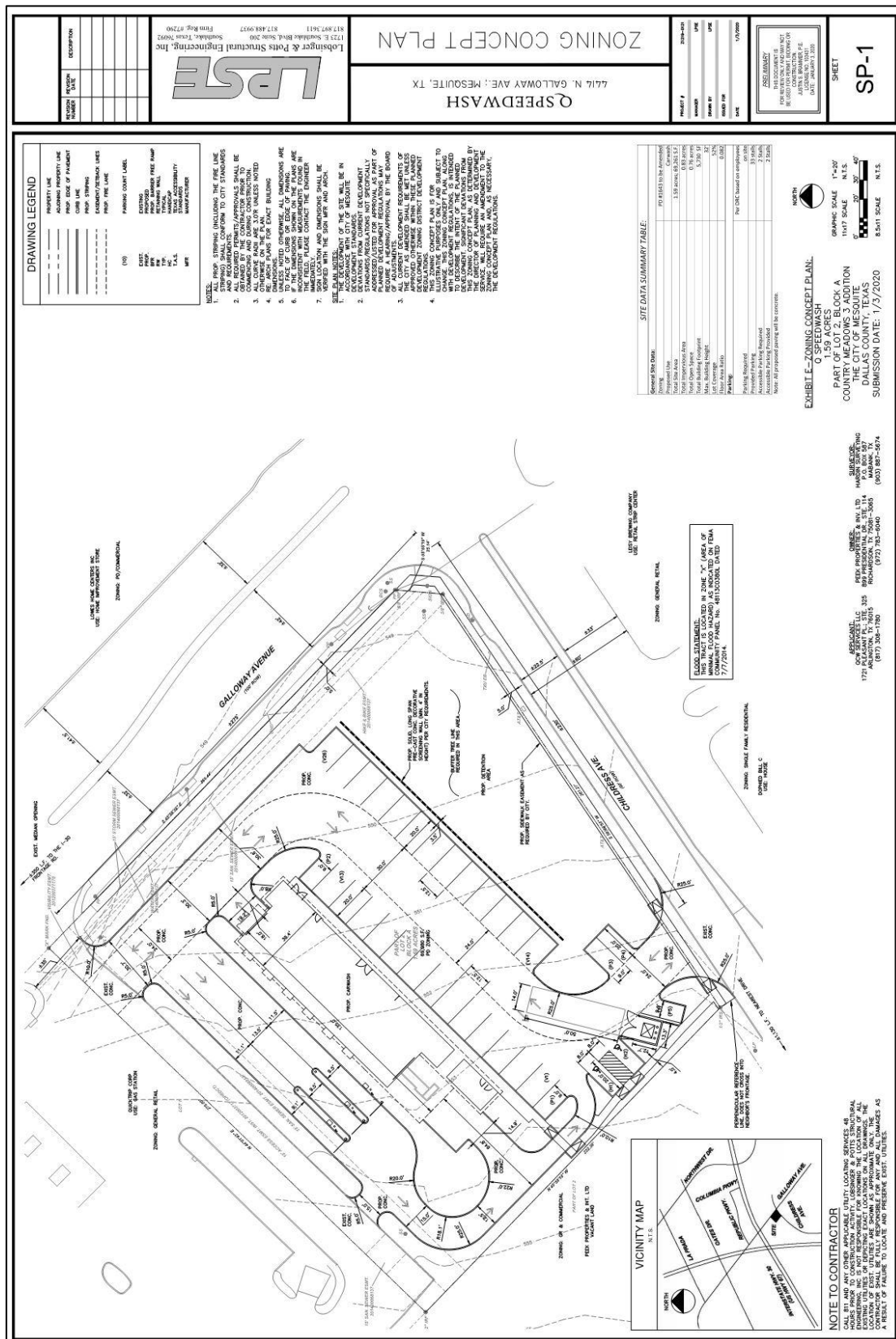
We plan to develop an ENVIRONMENTALLY CONSCIOUS TUNNEL CAR WASH at 4414 N. Galloway Ave. Mesquite Tx 75150 Our project will include:

1. Very attractive, inspiring, design of our building & structures.
2. Very attractive water saving landscaping, going above and beyond normal city requirements to make every customer's 1<sup>st</sup> impression very impressive with great curb appeal. Included are many Large Trees
3. Recycle 80% of the WATER USED. With State of the art Sobrite Poseidon Reclaim system with 4 large 1000 gallon underground tanks.
4. 11 – 16 Professional & well-trained team members to help customers & provide and outstanding experience.
5. Very Spacious interior service areas with 10 extra wide spaces to perform detailing & Interior service work in Future.
6. State of Art CCTV security system with 22 cameras with many modern features
7. 3 Modern State of the Art Computer Pay Stations (DRB Systems) with New License Plate recognition to help improve and make the customer experience FAST & GREAT.
8. FREE CAR WASH To ALL FIRST RESPONDERS EVERYDAY. OUR WAY TO SAY THANKS to them.  
FREE CAR WASH TO ALL VETERANS & ACTIVE DUTY ON VETERANS DAY & MEMORIAL DAY
9. The Cleanest & nicest restrooms in town for our customers, Reflecting positively on us.
10. Modern State of art Computer pay stations with license plate recognition to help our Unlimited Club members & make the customer experience, great.
11. Many Fundraising opportunities for local groups & organizations.
12. Hours of Operation will be Mon – Sat 7am to 9pm Sunday 8am – 8pm.

Thankfully,

Viran Nana  
VP – Team Member Success







## ATTACHMENT 6 – SITE PHOTOS



*Subject property facing northwest across Childress Avenue*



*Subject property facing west across Childress Avenue*



ATTACHMENT 7 – RETURNED NOTICES



CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

**LOCATION:** 4414 N. Galloway Avenue  
(See attached map for reference)  
**CASE NUMBER:** Z1219-0121  
**APPLICANT:** Cody Woodruff, Evolving Texas and John Cornelsen, QCW Services, LLC  
**REQUEST:** Amend Planned Development Commercial/General Retail Ord. No. 1643 to allow Car Wash

The requested Zoning Change would amend Planned Development Ordinance Number 1643 to include Car Wash as a permitted use on the subject property. A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://www.cityofmesquite.com/1250/Zoning-Ordinance). Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

**LEGAL DESCRIPTION**

Country Meadows 3 Addition, Block A, Lot 2

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **January 13, 2020**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **February 3, 2020**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6346 or [lfrohberg@cityofmesquite.com](mailto:lfrohberg@cityofmesquite.com)

**REPLY FORM**

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5:00 pm on **January 6<sup>th</sup>** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **January 15<sup>th</sup>** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council, but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

**Case Number:** Z1219-0121  
I am in favor of this request X  
I am opposed to this request \_\_\_\_\_  
Name:(required) Peek Properties & Investments LTD  
Address of 4414 N. Galloway Avenue  
Noticed Property:  
Owner Signature: Harold Puck Date: 1-13-2020

Reasons (optional):  
Peek Properties & Investments LTD is the owner of the  
Balance of the tract under consideration

Please respond by returning to: PLANNING DIVISION  
Lesley Frohberg  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137