

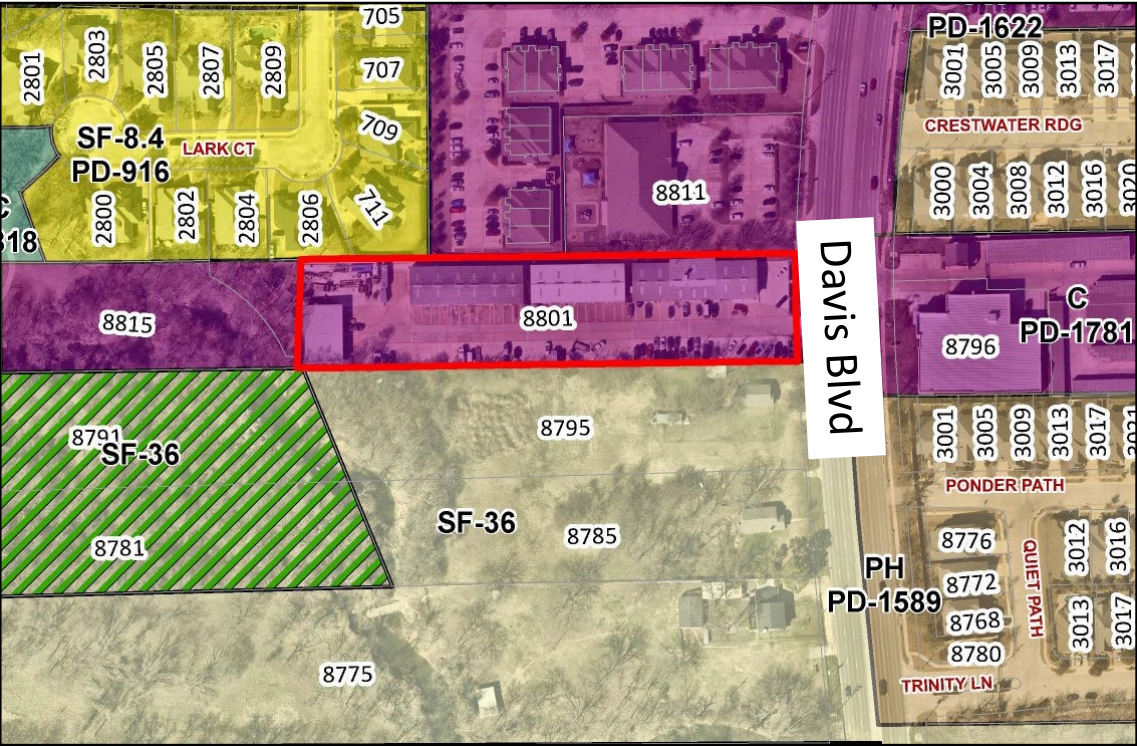
## Item H-3

**PUBLIC HEARING:** Consider approving an ordinance for a Specific Use Permits (SUP) to allow Waterwerkz DFW, a proposed automobile repair, sales and services to occupy a 2,500 square-foot lease space within an approximately 5,880 square-foot multi-tenant building, situated on a 2.21-acre tract of land, located on the west side of Davis Boulevard, approximately 850 feet southwest from the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Lot 1A, Block 1 Ryon Place Addition, zoned Commercial (C), located at 8801 Davis Blvd Suite 2 B & C. Conner Ivy, Owner. Jose Goyanes, Applicant.  
(SUP-21-0016)

# Item H-3

Zoning Map

Aerial View



Zoned: Commercial

## Item H-3

Jose Goyanes (Applicant) is proposing to occupy a 2,500-square-foot lease space within an approximately 5,880-square-foot multi-tenant building for his auto detailing business. Due to the nature of the business, this use requires a Specific Use Permit (SUP) in the Commercial (C) zoning district.



Location of proposed  
WaterWerkz business

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### **Automobile services include:**

Detailing, corrections, protection, ceramic coatings, window and mirror glass-parency, and hand washing inside/outside.

### **Hours of Operation:**

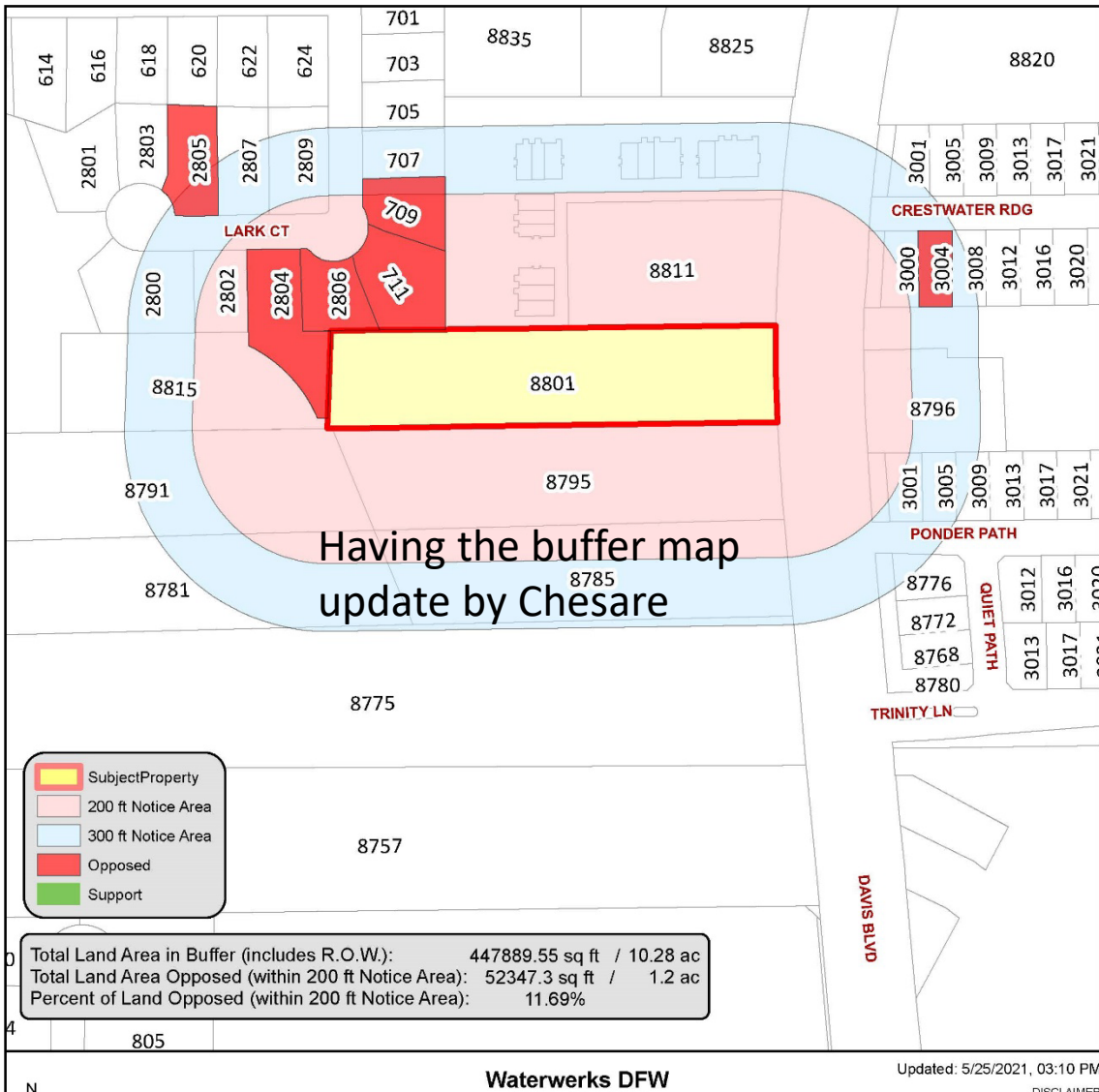
Open Monday through Saturday, 9 a.m. to 5 p.m., by appointment only.

### **Number of Employees:**

Three



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- On May 14, 2021, the city mailed out 34 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- As of June 7, 2021, staff has received one email and seven letters of opposition that are within the 300-foot buffer (noise and debris).

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Section 8.02 (F) (2) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
3. The nature of the use is reasonable and appropriate in the immediate area;
4. Any negative impact on the surrounding area has been mitigated; and
5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

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At the May 25, 2021, Planning and Zoning meeting, two people spoke during the public hearing portion regarding noise and hours of operation (late night) related to the neighboring auto business. They were concerned that this additional auto business would increase these problems.

The Commission confirmed with the owner of the business that all work would be done inside the building and that customers were by appointment only. There would not be people onsite waiting to get work done.

The Planning and Zoning Commission believed these measures would sufficiently mitigate the concerns residents expressed and recommended unanimously to approve the SUP.

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The City Council has the following options when considering a Specific Use Permit:

- Approve as recommended by the Planning and Zoning Commission
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





**Questions?**  
**Julie Smith**  
**817-743-4130**

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