



SPIN MEETING REPORT

CASE NO. N/A – case has not been formally submitted to the City

PROJECT NAME: Mr. Clean Car Wash

SPIN DISTRICT: Citywide / SPIN # 11

MEETING DATE: August 24, 2009

MEETING LOCATION: 1400 MAIN STREET, SOUTHLAKE, TEXAS
MEETING ROOMS 3A & 3B

TOTAL ATTENDANCE: Twenty-five (18)

- **SPIN REPRESENTATIVE(S) PRESENT:** Mike Terry (#6)
- **APPLICANT(S) PRESENTING:** Representatives (6) from Colliers International, Proctor & Gamble, Finley Morrow, and Core States Engineering
- **STAFF PRESENT:** Lorrie Fletcher, Planner I

STAFF CONTACT: Lorrie Fletcher, (817)748-8069; lfletcher@ci.southlake.tx.us

EXECUTIVE SUMMARY

Property Situation

The property is located at 2350 West Southlake Boulevard, just east of River Oaks Drive in the Stonebridge Park area.

Development Details

- Applicant is proposing the construction of a full service car wash on property that is approximately 3.8 acres and is currently zoned S-P-2 Generalized Site Plan District with C-2 Local Retail Commercial District uses and O-1 Office District uses. The plan presented at SPIN depicted a three lane entrance, single lane car wash, self vacuum station, oil change station, full service station, lobby area, and outdoor patio.

QUESTIONS & DISCUSSION

QUESTION: What will be your hours of operation?
RESPONSE: 8 a.m. to 6 p.m. for full service, 7 days a week. We may extend early bird hours for self vacuum customers.

QUESTION: Will this be a franchise? Do you have an owner yet?
RESPONSE: yes, this will be a franchise; no owner yet.

QUESTION: You said you have 25 established sites... is that in Texas or U.S.?
RESPONSE: In the U.S. There are multiple sites we are pursuing in Texas.

QUESTION: Will you be requesting any variances?
RESPONSE: Unknown yet; we feel the lot size will work.

QUESTION: Have you talked to TxDOT yet?
RESPONSE: No

QUESTION: Please clarify... what would you see from the street?
RESPONSE: Very clean full service stations

COMMENTS: The brand sign is very big and the roof looks industrial. We would like the site to blend in with the surrounding area, having a residential look.
RESPONSE: We plan to install solar panels in an effort to "go green." The flat roof will accommodate the panels without being seen, however, we are willing to work with the elevations in making the site appropriate for Southlake.

QUESTION: Why is the sign so big?
RESPONSE: The sign helps identify the brand and gives the consumer confidence in the product.

COMMENTS: The row of twelve blue awnings seen from 1709 is a bit much. Your site needs to blend with the adjacent buildings. You should consider locating your business in our industrial district or along Davis Blvd. where the use is consistent.

COMMENT: There are three car washes within less than two miles of this site; that seems like a bit much.
RESPONSE: This is an underserved market. We believe there is enough need to be successful.

QUESTION: Have you secured the land?
RESPONSE: No

COMMENT: Your entrance looks like it will be too close to the Sprouts shopping center to gain approval from TxDOT.
RESPONSE: Yes, our entrance will likely move further west.

QUESTION: This property is in the flood plain and has a creek running through it; are you working with engineers to address this?
RESPONSE: Yes. Our engineers have evaluated the site and only 2 of the 3.7 acres are usable.

COMMENT: Calloway's Nursery is a good example of what our expectations are; it is high end and impressive.

QUESTION: Would this be built without securing a franchise owner?
RESPONSE: Yes. If we are unable to franchise right away, it would be operated by corporate.

QUESTION: Do you have websites we can look at?
RESPONSE: Yes, www.mrcleancarwash.com but the designs shown are the old ones; what we are presenting tonight is the new layout.

SPIN Meeting Reports are general observations of SPIN Meetings by City staff and SPIN Representatives. The report is neither verbatim nor official meeting minutes; rather it serves to inform elected and appointed officials, City staff, and the public of the issues and questions raised by residents and the general responses made. Responses as summarized in this report should not be taken as guarantees by the applicant. Interested parties are strongly encouraged to follow the case through the Planning and Zoning Commission and final action by City Council.