



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2020

Council District 7

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: none submitted Support: none submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Landmark Loop 820, LTD

Site Location: 5900 Quebec Street Acreage: 1.43

Proposed Use: Carwash

Request: From: "G" Intensive Commercial
 To: Add Conditional Use Permit (CUP) to allow a carwash facility; site plan included

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Background:

The proposed site is located north of NW Loop 820 and east of Quebec Street. The applicant is requesting to add a Conditional Use Permit (CUP) to allow a carwash facility; site plan included.

This area is part of a (USA) Unified Sign Agreement for Landmark Lakes in which there are limitations on signage in reference to the location, number and types of signs. For this specific parcel there is an existing pylon sign in which the applicant would only be allowed to have attached signage and placement of a panel on the pylon sign.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the "G" district. The applicant has indicated the drive-thru carwash facility is approximately 4,926 sq. ft. building. A revision to the car wash was submitted Tuesday afternoon to accommodate for water line easements. As a result a reduction of 4 parking spaces and 2 drive through lanes.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While a carwash is not permitted in the "G" zoning district by right, allowing it by CUP with a site plan may help mitigate any neighborhood concerns. The location of any proposed vacuums will most likely not have a negative impact to the surrounding commercial properties.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated "CUP" in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate Of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Surrounding Zoning and Land Uses:

North	"E" Neighborhood Commercial / vacant
East	PD 1054 Planned Development / grocery store, commercial strip center
South	"E" Neighborhood Commercial / commercial
West	City of Saginaw / retail strip center

Recent Relevant Zoning and Platting History

Zoning History: PD 1231 Planned Development for all uses in "G" with development standards; site plan waived; subject area to the northwest

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. The revised site plan shows a reduction of 4 parking spaces. ***Development Standard regulation required***
(analysis: staff supports the reduction of 4 parking spaces based on easements identified)

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Public Notification:

300 foot Legal Notifications were mailed on June 18, 2020.

The following organizations were notified: (emailed June 16, 2020)

Organizations Notified	
Streams and Valleys Inc.	Trinity Habitat for Humanity
NAS Fort Worth JRB RCC	Fort Worth ISD
Lake Worth ISD	

Not located within a registered neighborhood organization

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “G” zoning district. Surrounding land uses consist of commercial uses to the north, east and west with the frontage road for Loop 820 to the south.

The proposed zoning request **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency-Far West**

The 2020 Comprehensive Plan designates the site as being General Commercial. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

Based on conformance with the future land use map and policy as stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

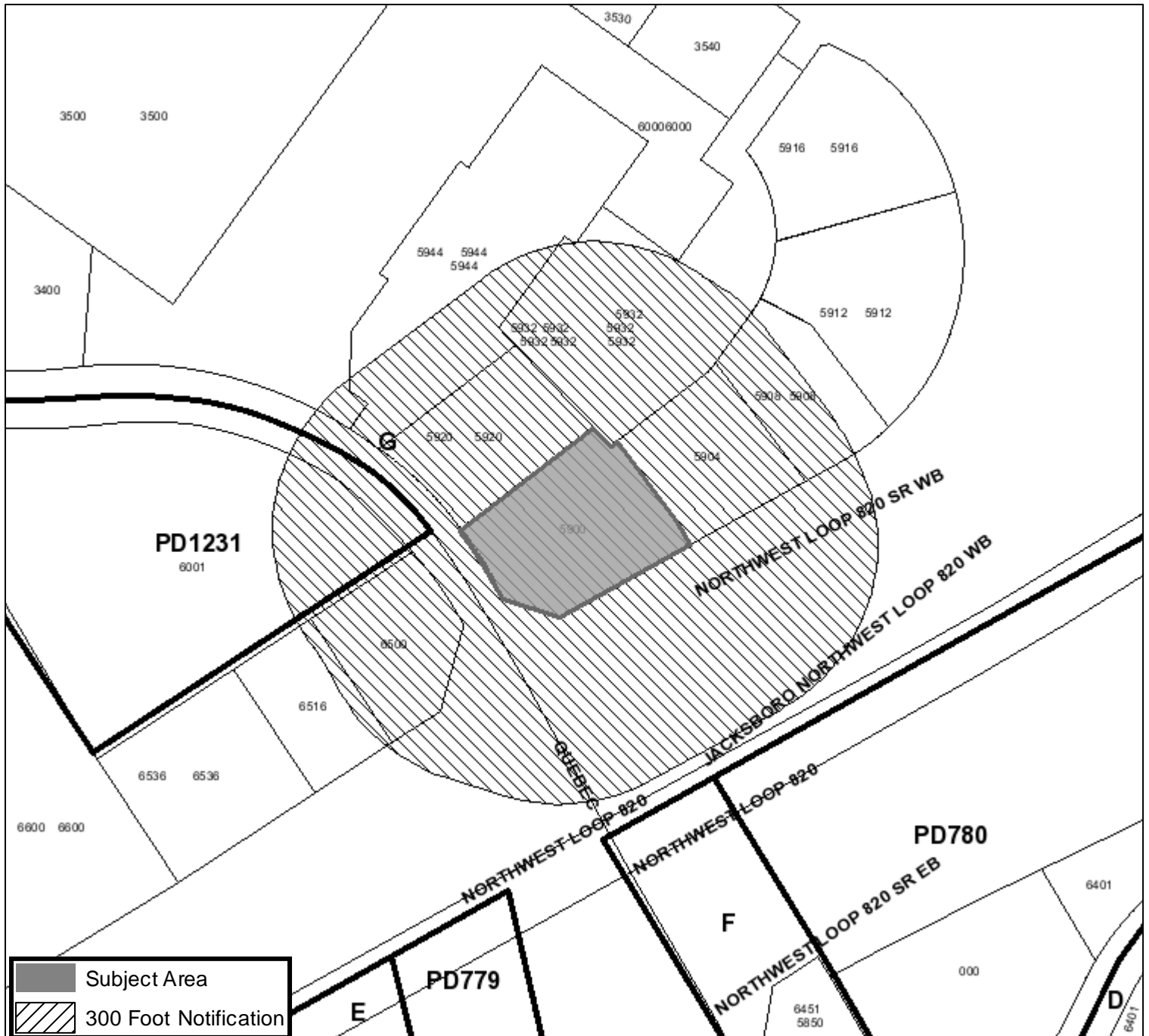
Attachments:



- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



Area Zoning Map

Applicant: Landmark Loop 820, LTD
 Address: 5900 Quebec Street
 Zoning From: G
 Zoning To: Add Conditional Use Permit for car wash
 Acres: 1.43380565
 Mapsco: 46X
 Sector/District: Far West
 Commission Date: 7/8/2020
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification

0 115 230 460 Feet

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
- DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH.
- A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
- VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE AND THE FORT WORTH MUNICIPAL CODE.
- ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE.
- HOURS OF OPERATION:
CAR WASH - 7 DAYS A WEEK, 7:00 AM TO 8:00 PM
- PARKING - FIVE (4) EMPLOYEE PARKING STALLS, 1 HANDICAP STALL AND 17 VACUUM STALLS - 22 TOTAL PARKING SPACES.
- BUILDING NOT TO EXCEED 25'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
- EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT-FACED CMU BLOCK, TRANSLUCENT WINDOW PANELS AND STOREFRONT MATERIALS.
- ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2"
- APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATINAL BUILDING CODES.
- TOWERS ATTACHED TO CAR WASH TUNNEL SHALL HAVE SIGNAGE.
- BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANINES ABOVE STORAGE AREA AND OFFICE.
- CAR WASH SHALL HAVE 4 TO 5 MENU SIGNS.
- ALL SITE LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD SO AS TO NOT TRESPASS ONTO ADJACENT PROPERTIES.
- PROJECT WILL COMPLY WITH URBAN FORESTRY.
- PROJECT WILL COMPLY WITH LANDSCAPING.
- PROJECT WILL COMPLY WITH THE USA FOR LANDMARK LAKES

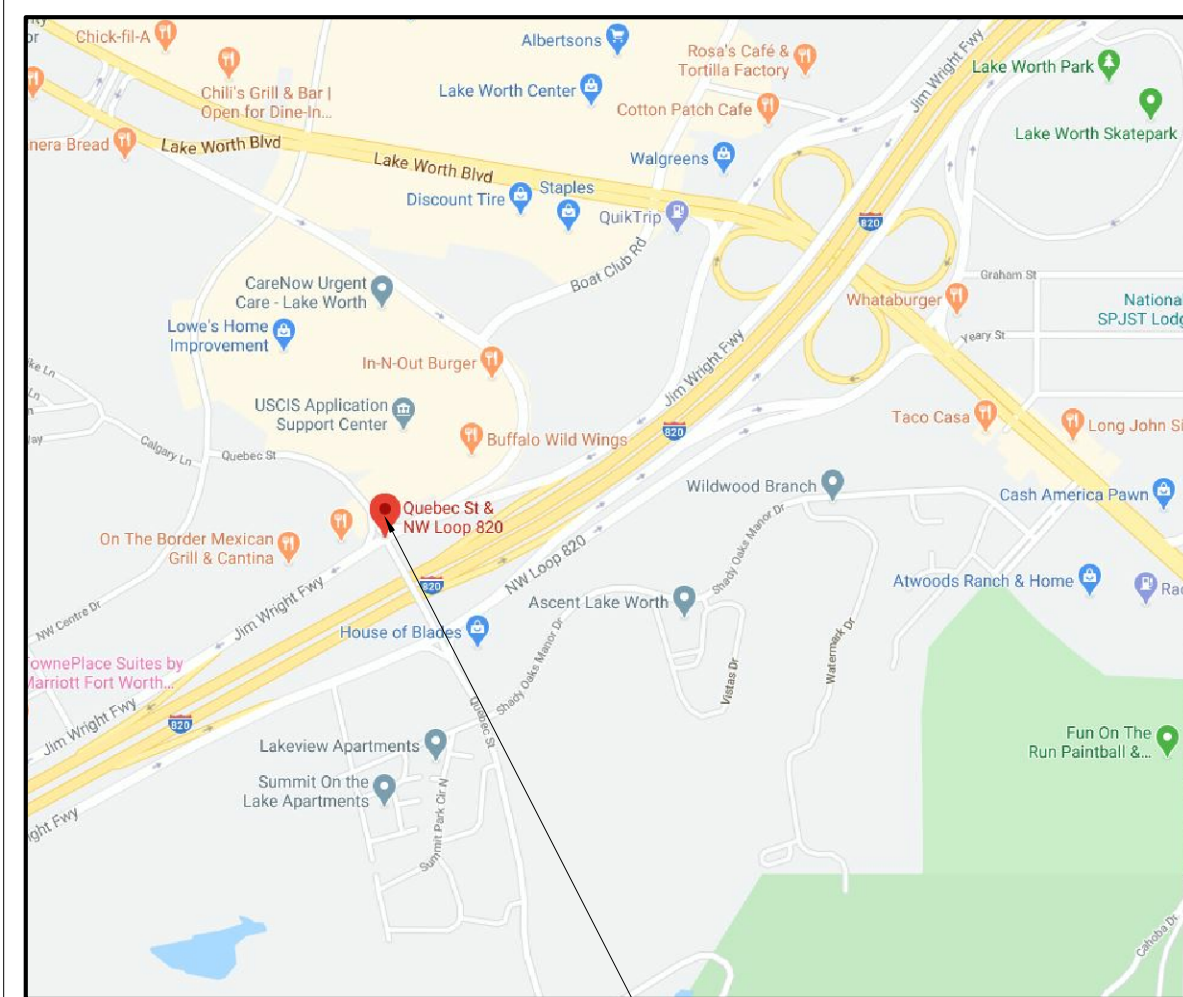
LOT 2, BLOCK 1
CALEB'S MOUNTAIN
ADDITION
CABINET B, SLIDE 973
NET LEASE FUNDING
2005 LP
CC #D205074741

LOT 10, BLOCK 2
CALEB'S MOUNTAIN ADDITION
CABINET A, SLIDE 10129
PAVILION NTB-FORT WORTH LP
CC #D206011536

△ = 008°31'12"
R=667.44'
L=99.25'
Ch L=99.16'
Ch B=N33°02'13"W

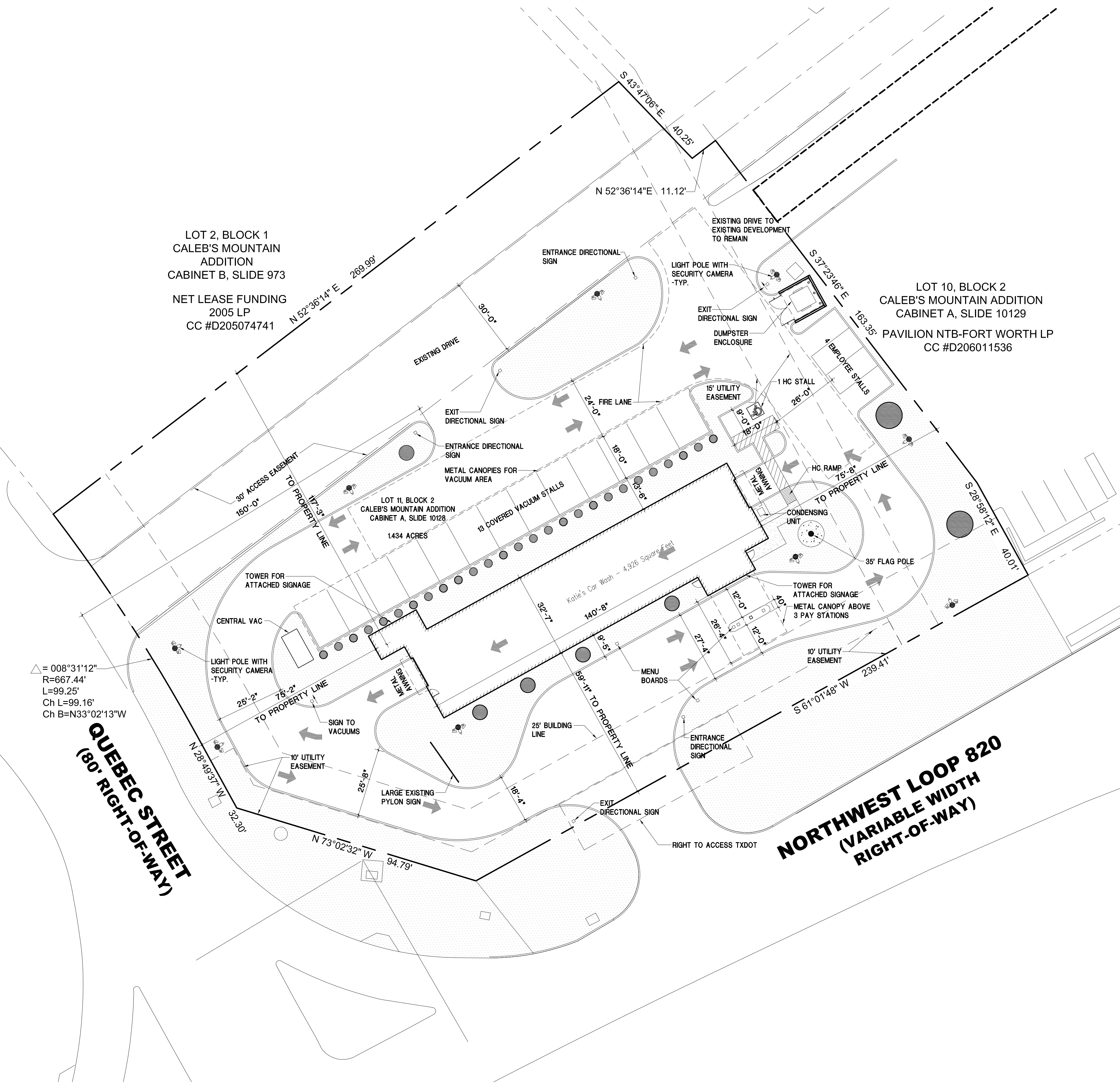
**QUEBEC STREET
(80' RIGHT-OF-WAY)**

**NORTHWEST LOOP 820
(VARIABLE WIDTH
RIGHT-OF-WAY)**

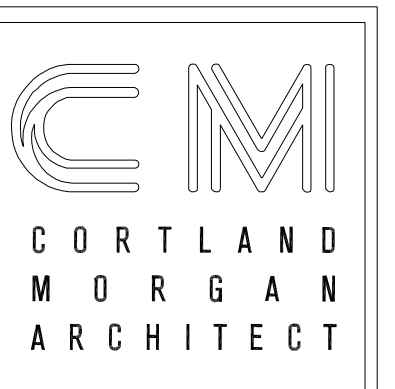


VICINITY MAP
NOT TO SCALE

01 SITE PLAN
SCALE: 1" = 20'-0"



DATE: 07.06.2020
JOB NO: 20.02RP
DRAWN: STAFF
CHECKED: AG



711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

KATIE'S CAR WASH
QUEBEC ST. & N/W LOOP 820
FORT WORTH, TEXAS

REVISIONS

SITE PLAN

SHEET NUMBER

A1.00

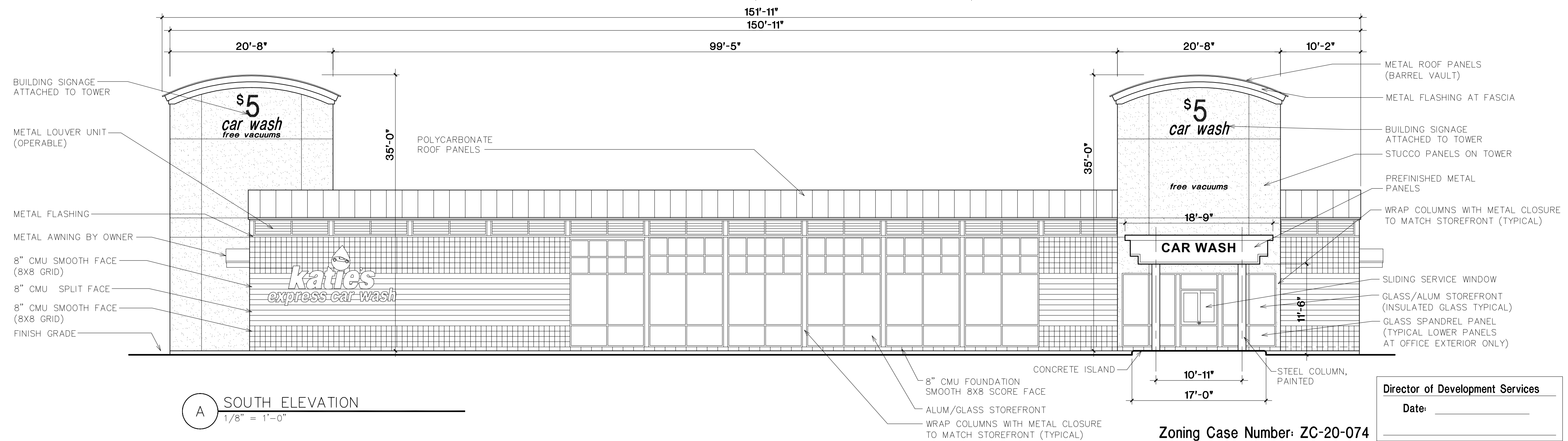
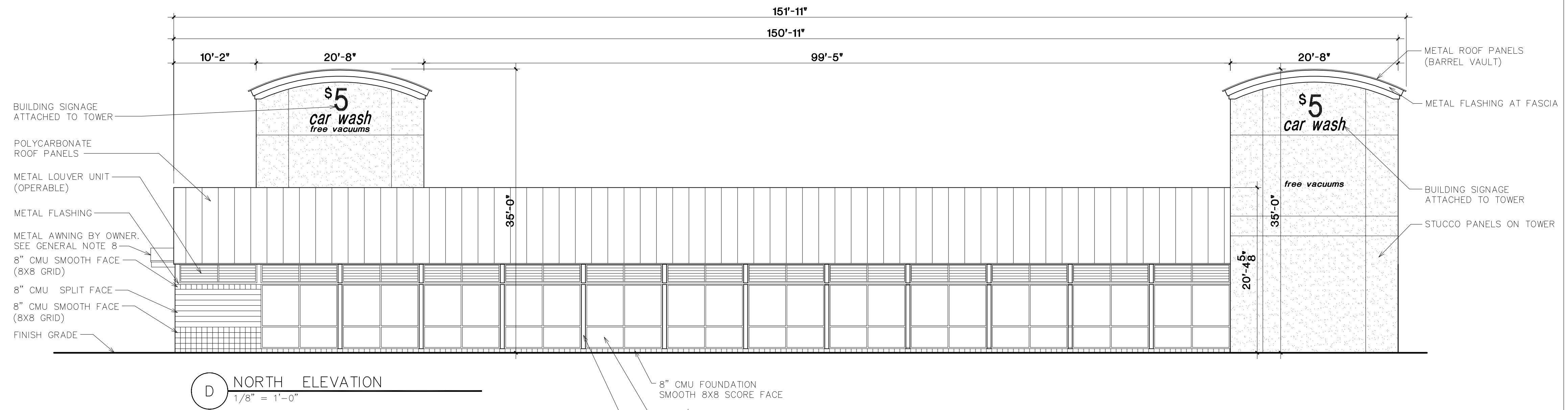
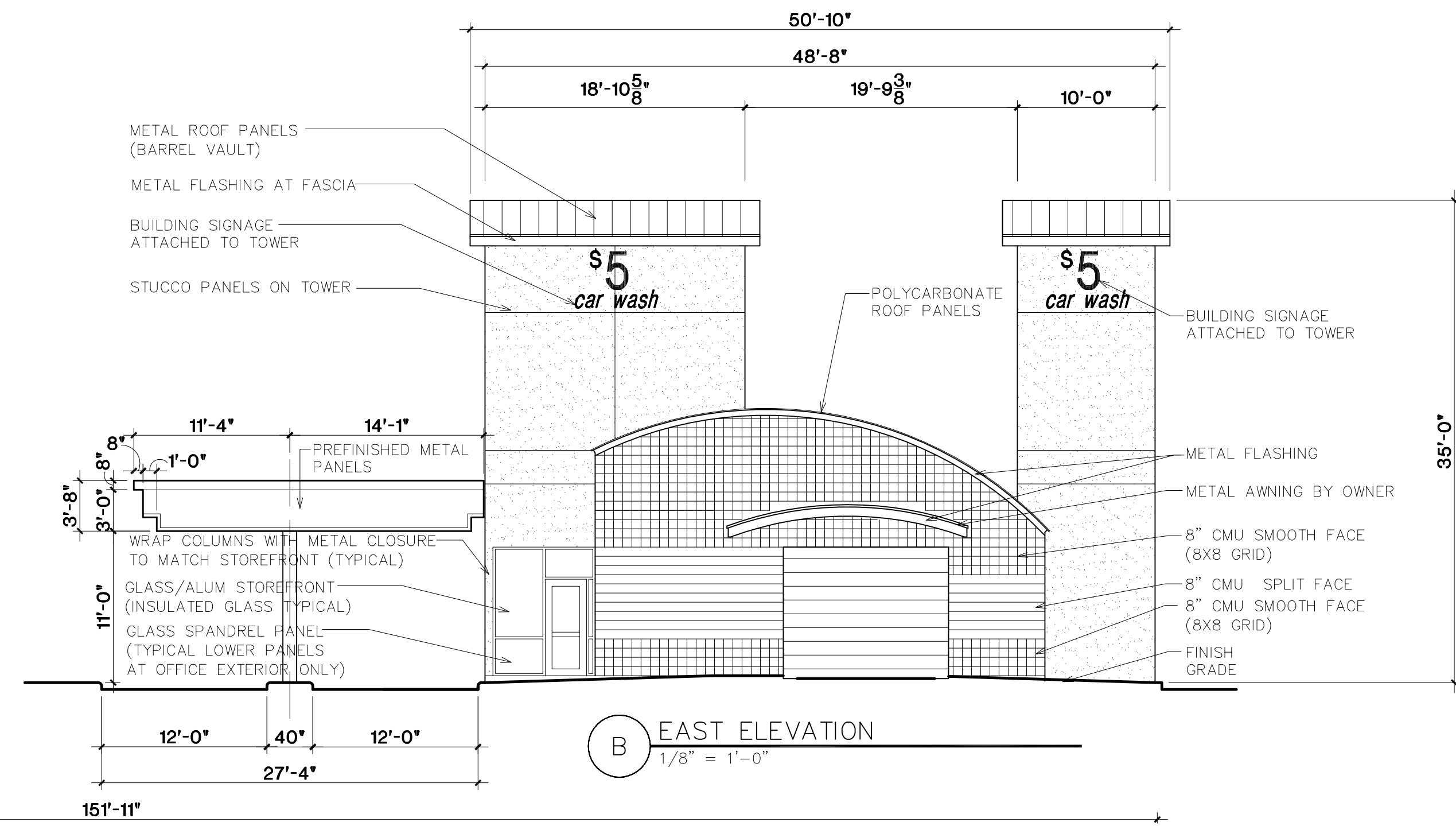
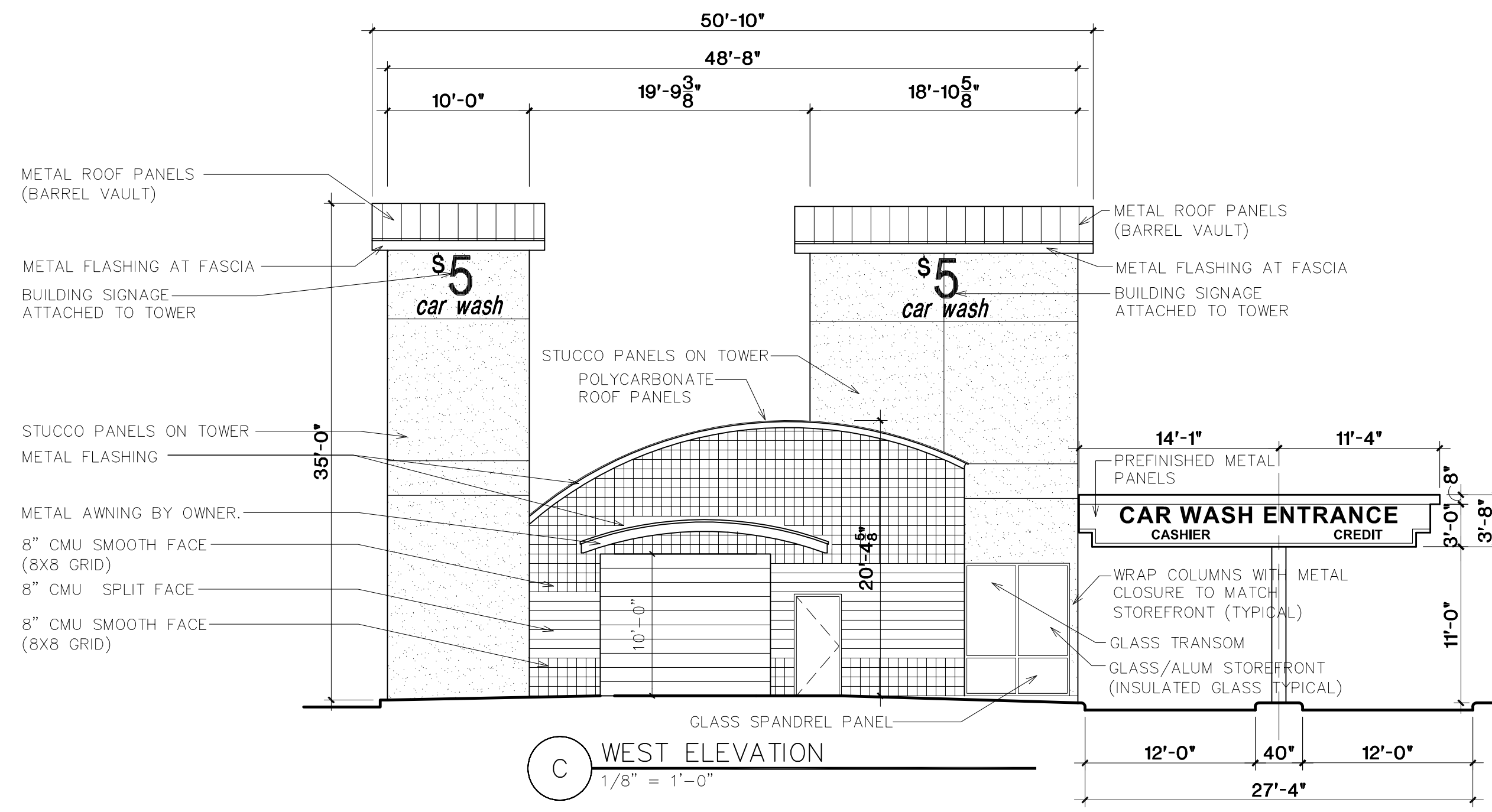
Director of Development Services
Date: _____

Zoning Case Number: ZC-20-074



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KATIE'S CAR WASH
 QUEBEC ST. & N/W LOOP 820
 FORT WORTH, TEXAS



REVISIONS

EXTERIOR
 ELEVATIONS

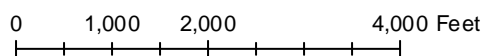
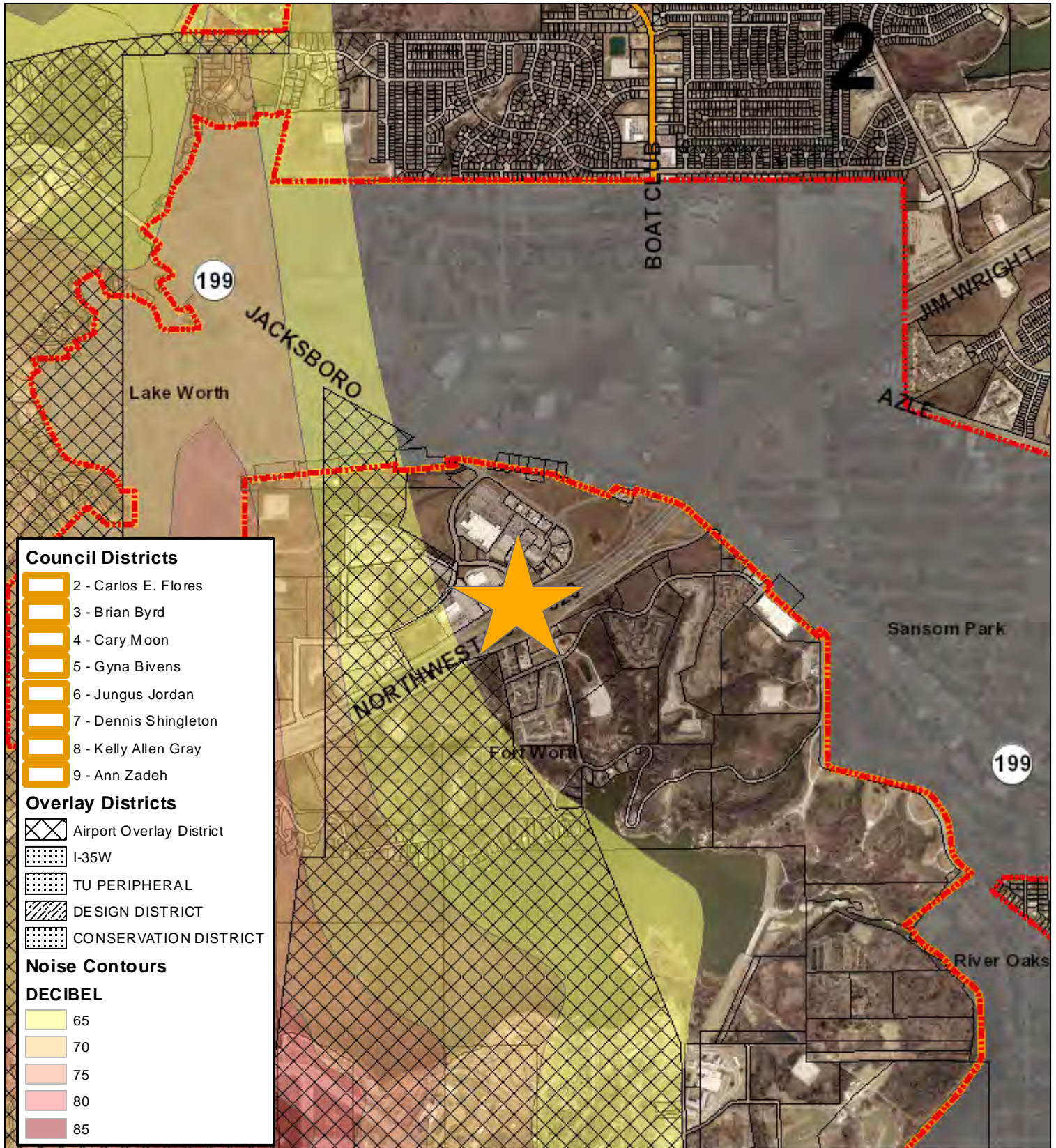
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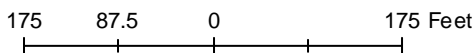
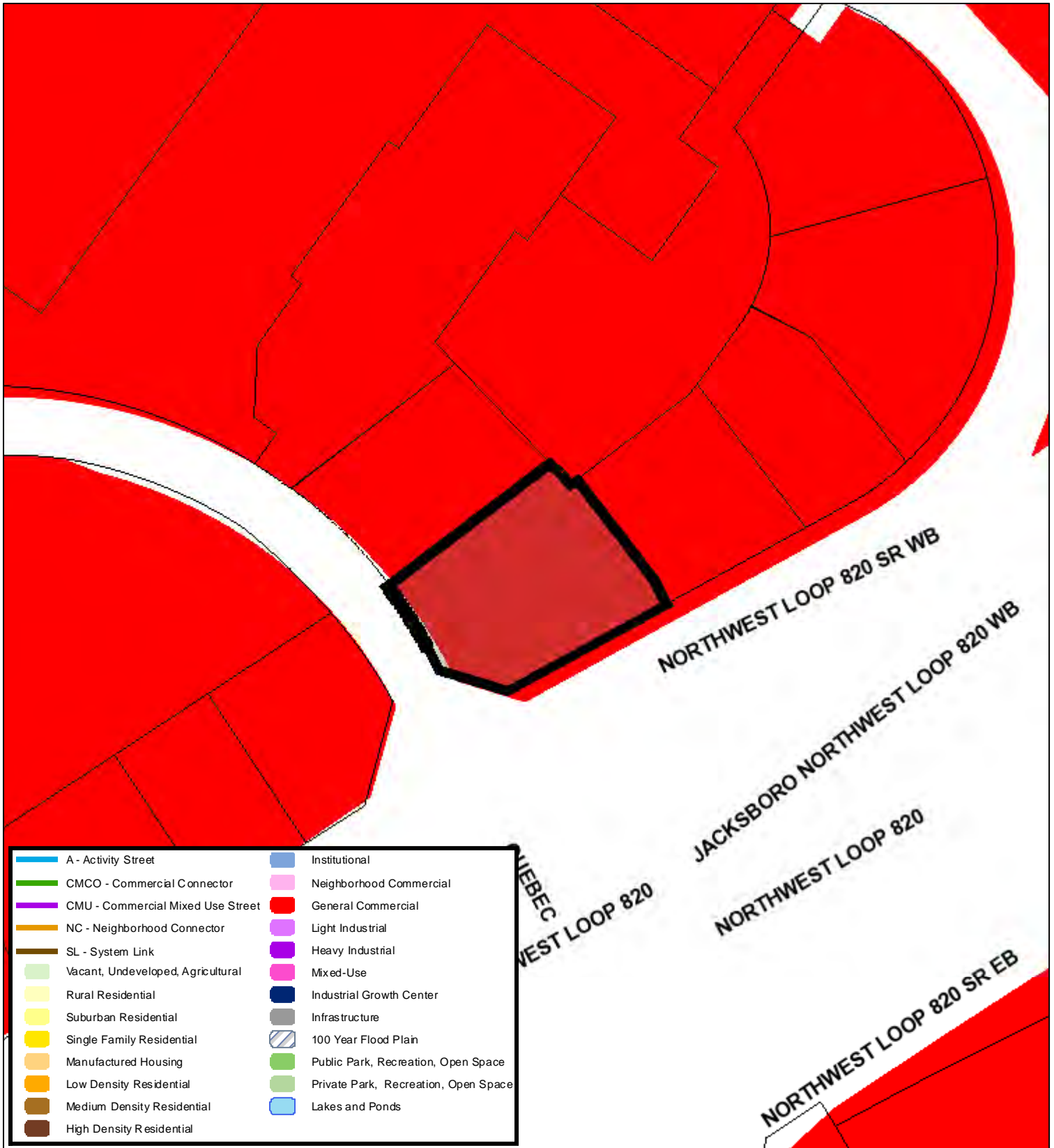
Director of Development Services
 Date: _____

Zoning Case Number: ZC-20-074

Area Map



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 5, 2019.



Aerial Photo Map



0 112.5 225 450 Feet

