



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2021

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Hunter Crossroads LP

Site Location: 13052 Saginaw Blvd Acreage: .804

Proposed Use: Carwash

Request: From: "G" Intensive Commercial

To: Add Conditional Use Permit (CUP) to allow a carwash facility with development regulations to allow the dumpster enclosure in front of the primary building; 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 west of Highway 287/Highway 81, south of Avondale Haslet Road, and east of N. Saginaw Boulevard. The applicant is requesting to add a Conditional Use Permit (CUP) to allow a carwash facility; site plan included. The applicant is also requesting a waiver for the location of the dumpster enclosure on site. Normally all non-habitable accessory uses must be located behind the front wall of the primary structure that is furthest from the street; the site plan shows the dumpster enclosure to be between the building's front wall and Saginaw Boulevard.

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" Intensive Commercial district. The applicant has indicated the drive-thru carwash facility's building is approximately 3,591 sq. ft.

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, as well as give options for the CUP to be revoked in the event of code violation convictions.

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.

Below is a chart that illustrates the differences between the base G regulation and the proposed PD.

Requirement	G Standards	Proposed CUP
Accessory Use Location	Behind the front wall of the primary structure that is furthest from the street	Between the street and the primary structure (requires Development Regulation Standard)

Site Information:

Surrounding Zoning and Land Uses:

- North “G” Intensive Commercial / undeveloped
- East “G” Intensive Commercial / undeveloped
- South “G” Intensive Commercial / undeveloped
- West “G” Intensive Commercial / vacant, gas well

Zoning History: None

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

1. The site plan shows an accessory use, the dumpster enclosure, located in front of the primary structure. **Development Standard regulation required.**
 - **Analysis: Based on the surrounding land uses and the proposed screening, staff supports the placement; it is screened with masonry and solid metal gates, which is greater than the minimum requirement of a wooden screening fence.**

(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 November 18, 2020.
The following organizations were notified: (emailed November 16, 2020)

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest 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 a developing commercial center to the north, east and south with undeveloped/gas well use to the west across Saginaw Boulevard.

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

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

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

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

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

Attachments:

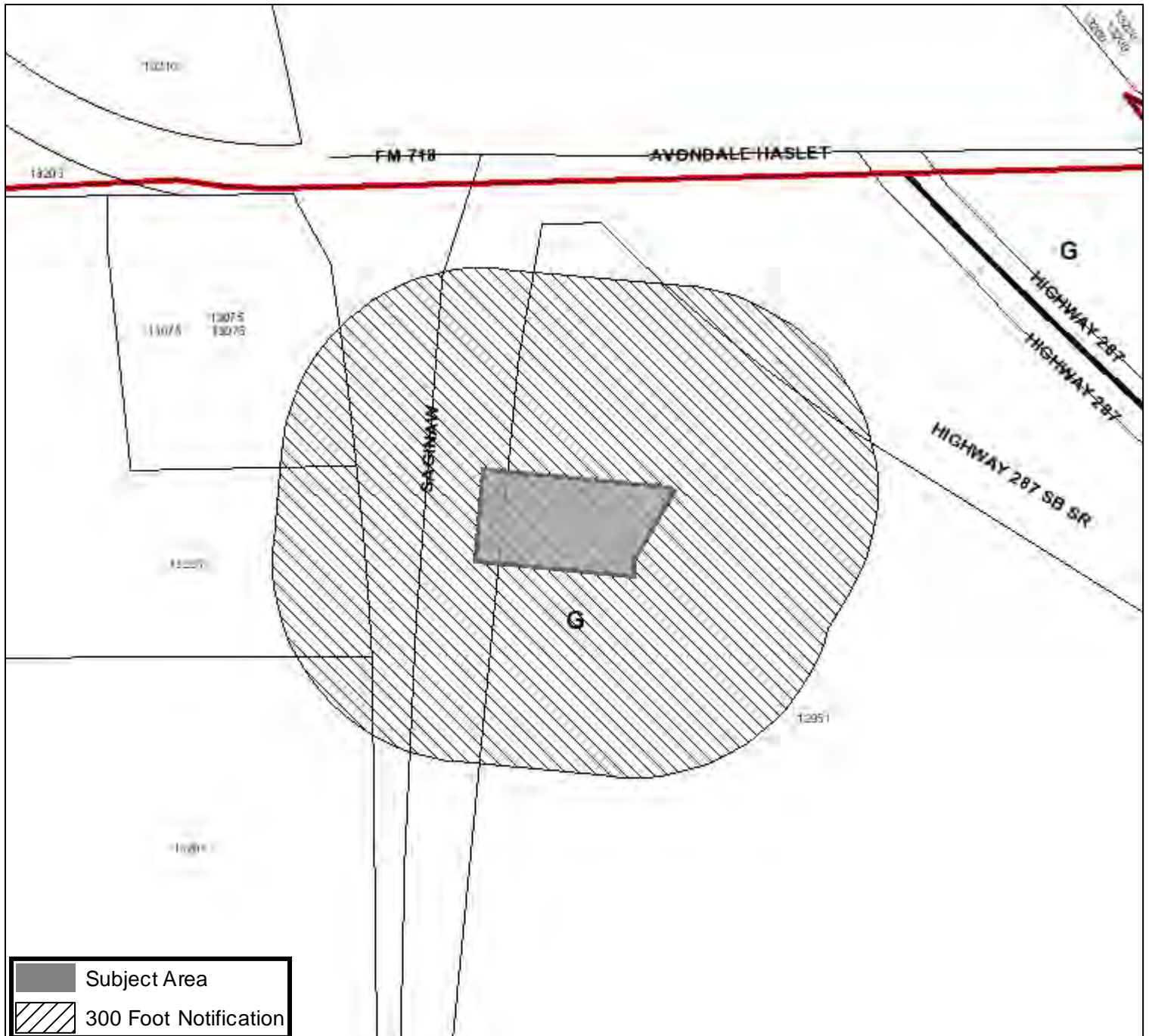
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph
- Exhibit: Site Development



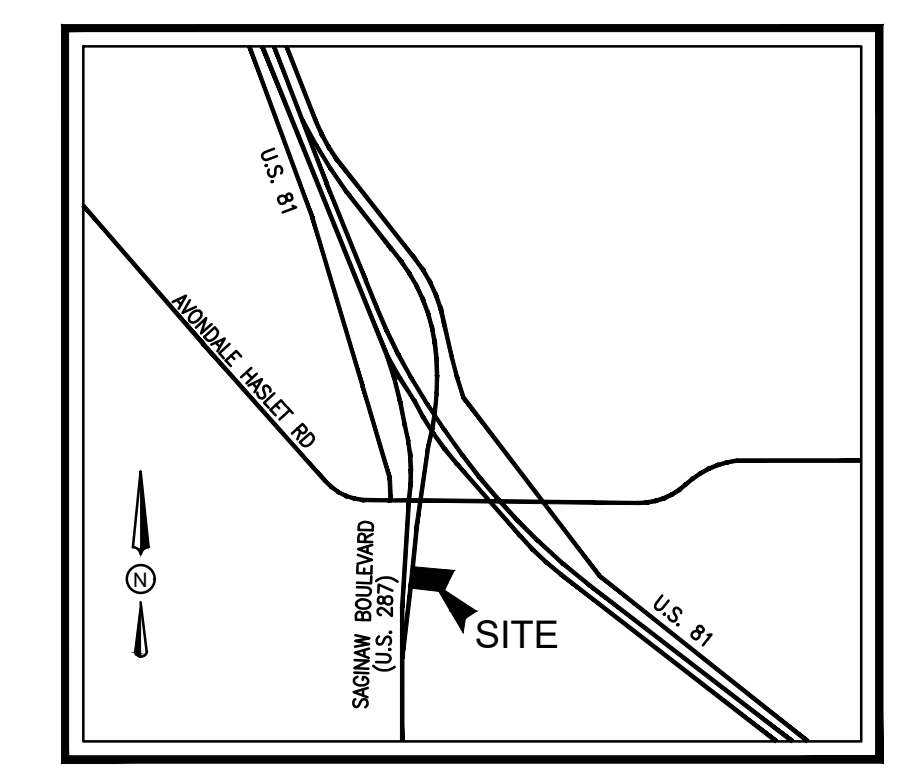
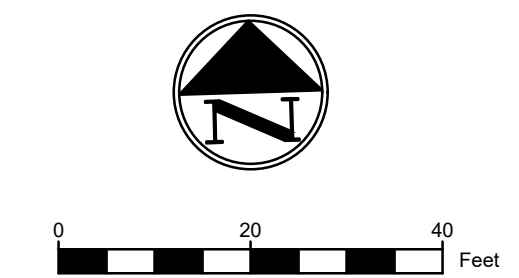
ZC-20-169

Area Zoning Map

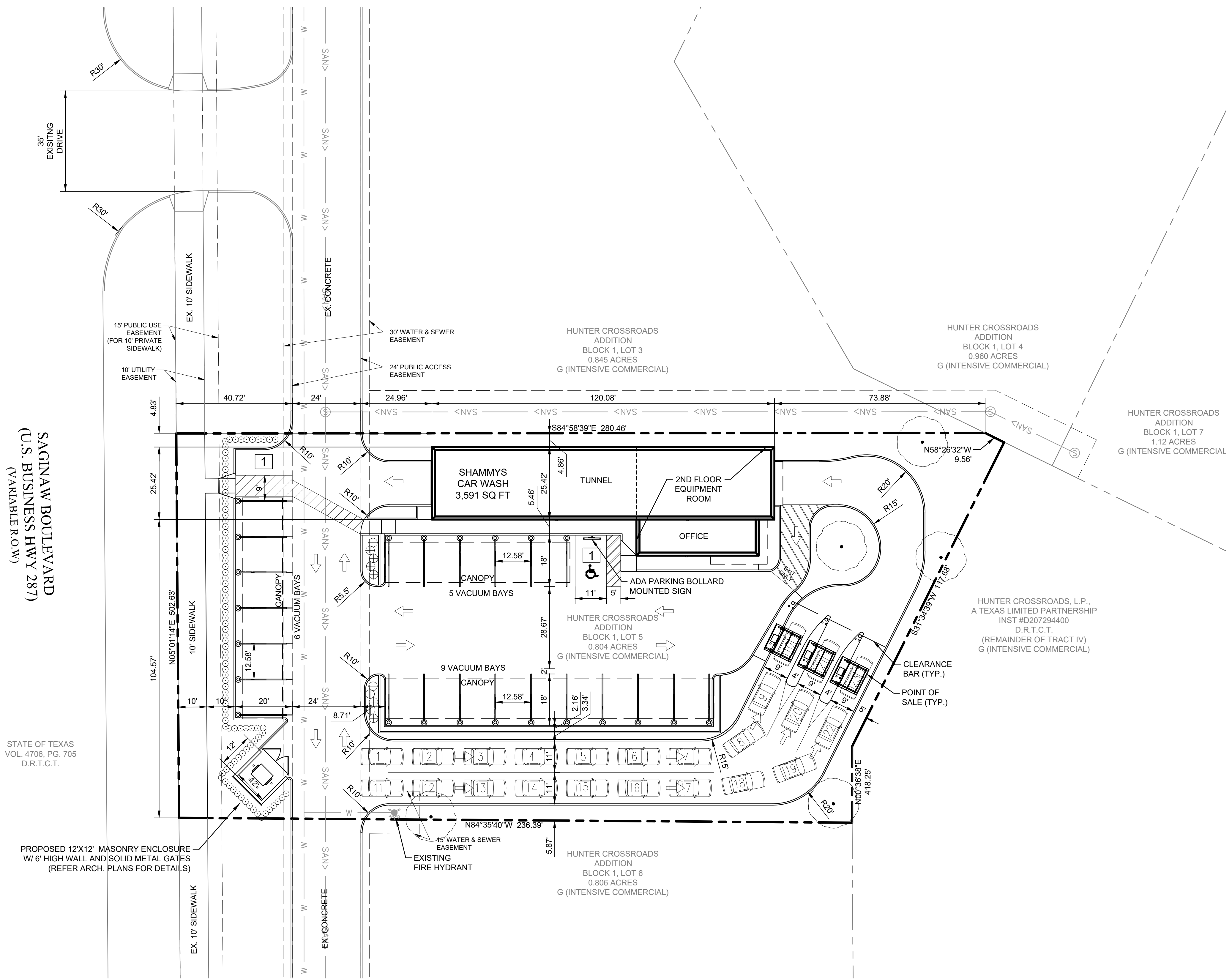
Applicant: Hunter Crossroads LP
Address: 13052 Saginaw Boulevard
Zoning From: G
Zoning To: Add Conditional Use Permit for Car Wash
Acres: 0.80961296
Mapsc0: 4U
Sector/District: Far Northwest
Commission Date: 12/9/2020
Contact: 817-392-2806



0 105 210 420 Feet



VICINITY MAP
N.T.S.



SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

CITY GENERAL NOTES:

1. ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
2. PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE. ZERO FOOT CANDLE AT PROPERTY LINE.
3. PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
4. THE PROPOSED BUILDING WILL COMPLY "PD" ARCHITECTURAL STANDARDS.
5. THE PROPOSED BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH SOUND ATTENUATION.
6. ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

FLOOD PLAIN NOTE

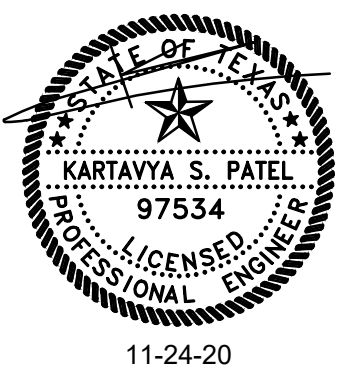
THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OF THE 0.20% ANNUAL CHANGE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP NUMBER 48439C0035L, DATED MARCH 21, 2019 FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.

SAGINAW BOULEVARD
(U.S. BUSINESS HWY 287)
(VARIABLE R.O.W)

STATE OF TEXAS
VOL. 4706, PG. 705
D.R.T.C.T.

TX PE FIRM #11525
TRIANGLE ENGINEERING LLC
T. 469.331.8566 | F. 469.213.7145 | E. info@triangle-engr.com
W. triangle-engr.com | O. 1784 W. McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION
1	11-09-20	1ST CITY SUBMITTAL
2	11-24-20	2ND CITY SUBMITTAL



SHAMMYS CARWASH
HUNTER CROSSROADS
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

DATE	PROJECT
11/24/20	108-20
DESIGN	DRAWN
KP	JZ

SHEET #

DIRECTOR OF PLANNING & DEVELOPMENT DATE

SITE PLAN
0.804 AC. OF LOT 5, BLOCK 1
HUNTER CROSSROADS ADDITION
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

ZONING CASE No. SP-XX-XXX

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
LIGHT POLE	

PROJECT CONTACT LIST

ENGINEER	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC 1784 W. McDermott Drive, Suite 110 Allen, TX 75013 CONTACT: KARTAVYA PATEL P.E. PHONE: 469-331-8566	HCI COMMERCIAL 2727 LBJ FREEWAY SUITE 815 DALLAS, TX 75234 CONTACT: JON YOUNG PHONE: 817-350-4332
SURVEYOR	
A&W SURVEYORS, INC. 2220 GUS THOMASSON ROAD MESQUITE, TEXAS 75150 CONTACT: JOHN S. TURNER PHONE: 972-691-4975	

SITE DATA SUMMARY

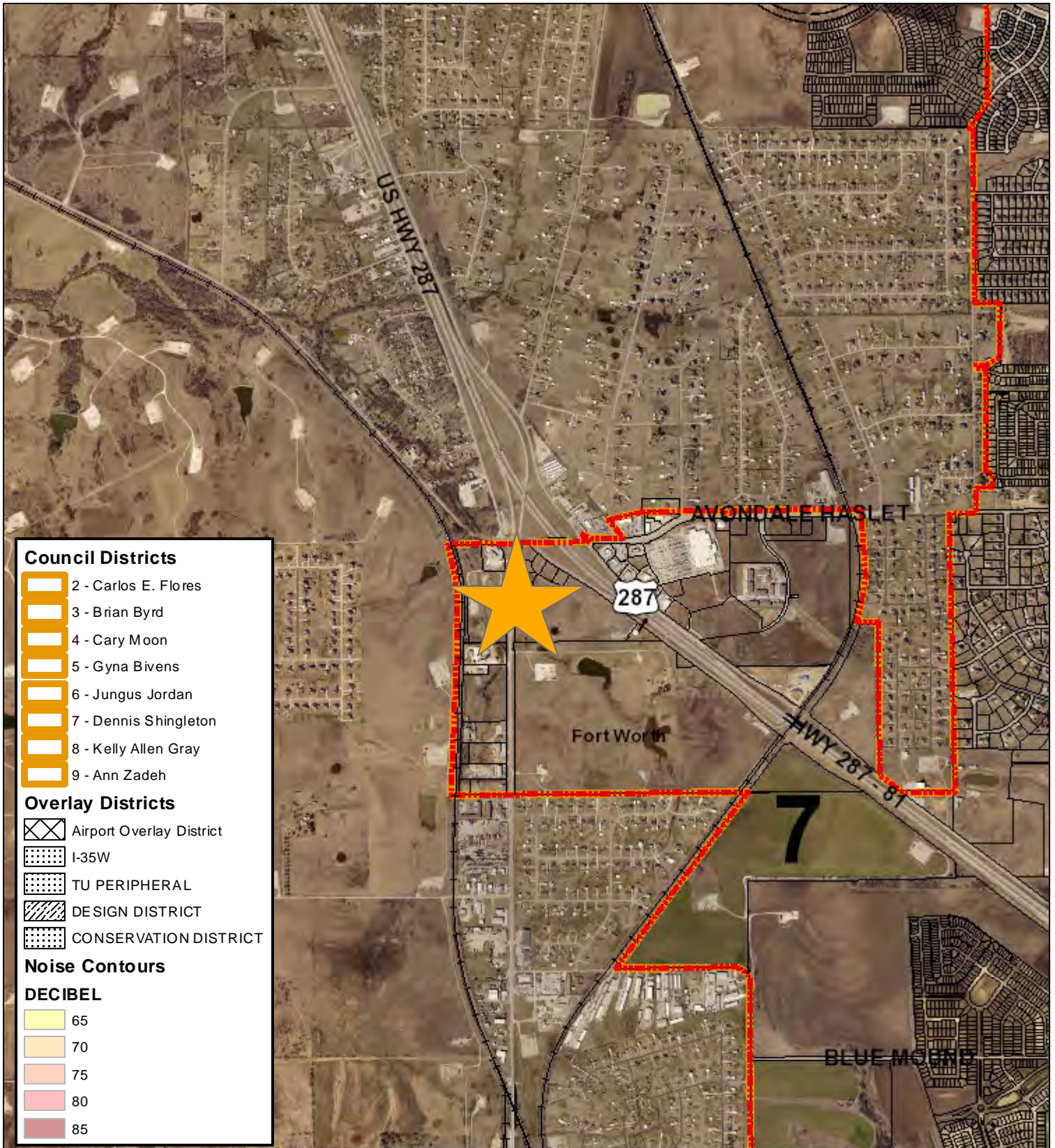
NUMBER OF LOTS	1
LAND USE DESIGNATION	VACANT
EXISTING ZONING	G (INTENSIVE COMMERCIAL)
PROPOSED USE	CAR WASH
NET ACREAGE	0.804 ACRES OR 35,022 S.F.
PROPOSED BUILDING AREA	3,591 S.F.
PROPOSED BUILDING HEIGHT	22
PROVIDED PARKING	28,201 S.F. (80.52%)
PERCENTAGE OF SITE COVERAGE	6,821 S.F. (19.48%)
IMPERVIOUS AREA	
PERVIOUS/LANDSCAPE AREA	

PLANT MATERIAL SCHEDULE

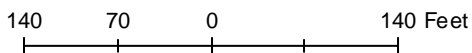
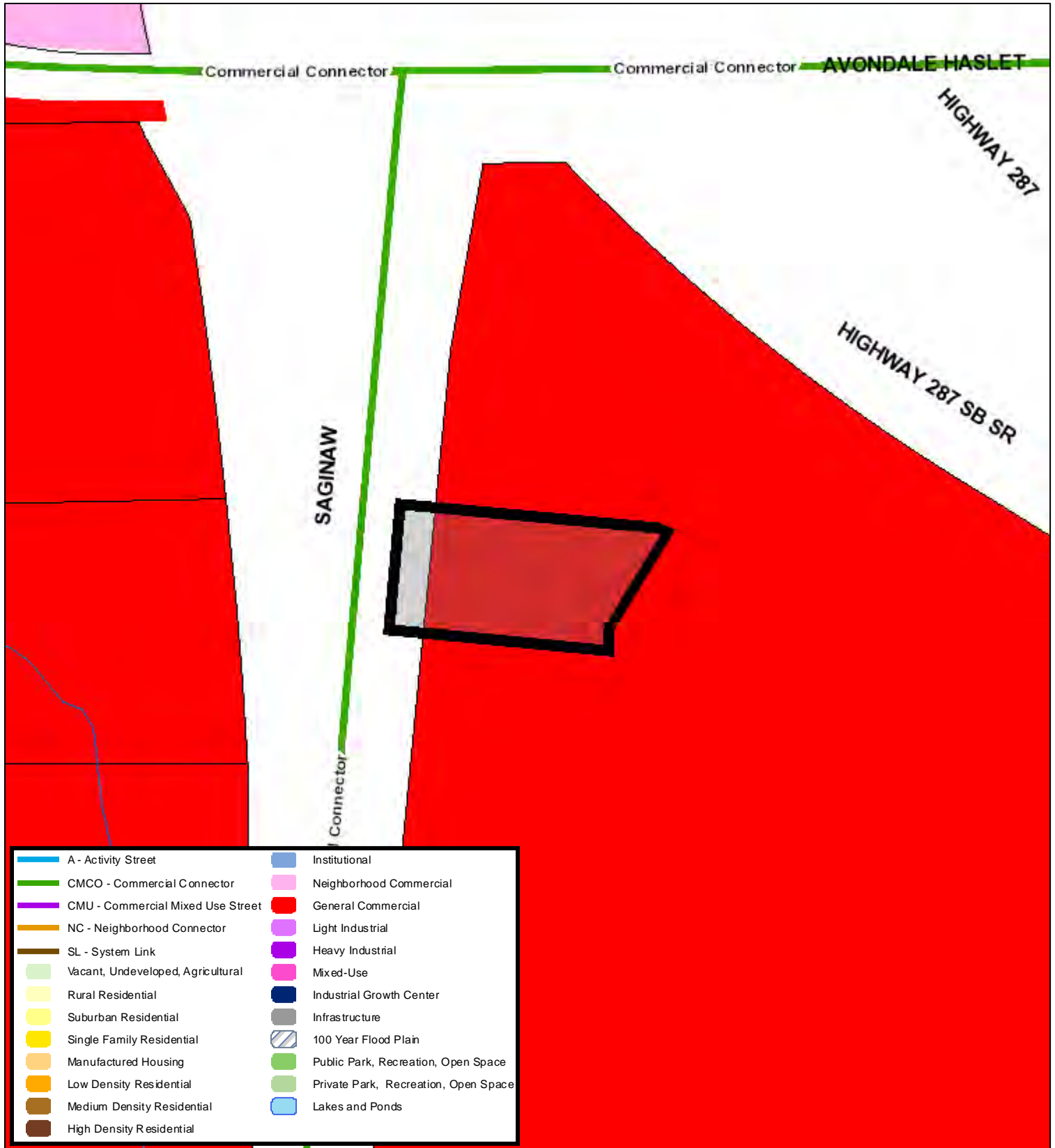
TREES					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	3	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 14' ht., 6" spread, 5' clear straight trunk
CE	2	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 12' ht., 5' spread, 5' clear trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	92	Needlepoint Holly	<i>Ilex cornuta</i>	5 gal.	container grown, 20" ht., 20" spread
MIS	10	Miscanthus	<i>Miscanthus sinensis 'Adagio'</i>	5 gal.	container grown, 20" ht., full to base
GROUNDCOVERS					
		COMMON NAME	BOTANICAL NAME		REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

Area Map



Future Land Use



Aerial Photo Map



0 90 180 360 Feet





13075
Lot
Block

13171
Lot 2
Block 1
12951
Lot 2
Block 1

13175
Lot 2
Block 1
13070
Lot 2
Block 1

13155
Lot 4
Block 1

12951
Lot 4
Block 1

13064
Lot 3
Block 1

12951
Lot 3
Block 1

13141
Lot 7
Block 1

12951
Lot 7
Block 1

12951
Lot 5
Block 1

13052
Lot 5
Block 1

12951
Lot 17
Block 1

13133
Lot 17
Block 1

13225
Lot
Block

12951
Lot 6
Block 1

13040
Lot 6
Block 1

12951
Lot
Block

13001
Lot
Block

12799
Lot
Block

13197
Lot
Block

13201
Lot
Block