



Zoning Staff Report

Date: March 21, 2023

Case Number: ZC-23-004

District (old/new): 5 / 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Tim Morton DVM PPLC / Q Wash Management LLC

Site Location: 6767 Brentwood Stair Road

Acreage: 1.38 acres

Request

Proposed Use: Automated car wash

Request: From: "E" Neighborhood Commercial

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "E" Neighborhood Commercial; site plan included.

Recommendation

Land Use Compatibility: Requested change **is not compatible**

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The proposed site is located in a midblock location of Brentwood Stair Road, between Handley Road and Terbet Lane. The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility; site plan included.

Automated 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 “E” district for a drive-thru carwash facility in an approximately 4,100 sq. ft. building. Self-service vacuum spaces are shown beside the carwash building to the east. 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.

The subject site and the general area surrounding area are designated as Neighborhood Commercial, except to the southeast where low density residential uses begin. The area does have bus service, the site is not located in a scenic corridor. West of the subject site are larger commercial uses, whereas the commercial uses south of the site are in a smaller less intensive corridor only one lot deep. The vacant properties to the north and east are also generally one lot deep of neighborhood commercial zoning, before transitioning to residential zoning. Brentwood Stair Road is classified as a neighborhood connector, instead of a more intensive roadway.

While a carwash is not permitted in the “E” zoning district by right, allowing one 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. The site is currently vacant land. The site is surrounded by residential uses or zoning one lot beyond the commercial uses lining Brentwood Stair Road. The neighborhood development west of the property is large office buildings facing smaller retail and office buildings on the south side of Brentwood Stair Road. The more intensive commercial uses are further east, past Handley Drive close to the East 820 Loop. The nearest residential district and use, “CR” Low Density Multifamily developed as duplex uses, lies on the opposite side of Brentwood Stair Road, at the subject site’s southeast corner. The last commercial use on the northern side of the street is a daycare, which is an appropriate transition between the commercial and residential zoning. No auto-oriented uses are noted in the immediate vicinity.

The site plan shows 31 vacuum stalls, a storage building, and the payment kiosks behind of the front building wall. Because the site is adjacent to other commercial zoning, no screening fence or additional landscaping is required. The car wash dryer faces Brentwood Stair Road towards commercial uses to the south, with a single family neighborhood abutting the commercial uses. Although this residential use is approximately 270 feet from the closest boundary of the rezoning case, the car wash dryer faces a gap between the commercial building, funneling the sound directly to the single family uses without an intervening building. The dryer locations on the eastern side of the lot are approximately 175 feet from the existing duplexes facing Brentwood Stair Road. Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 31 vacuums are likely to have a significant detrimental impact on the neighborhood.

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 “A-5” One-Family and “E” Neighborhood Commercial / Single family uses and vacant land
East “E” Neighborhood Commercial / Vacant land
South “CR” Low Density Multifamily, “ER” Neighborhood Commercial Restricted and “FR” General Commercial Restricted / Duplexes, office, and small retail buildings
West “E” Neighborhood Commercial and “G” Intensive Commercial/ Office buildings

Recent Zoning History

- ZC-14-015, north of site, from “FR” General Commercial Restricted to “PD 1003” Planned Development for “FR” uses plus outdoor kennels, approved 4/3/2014.
- ZC-20-109, southeast of site, from “B” Duplex to “CR” Low Density Multifamily, denied 12/2/2020.

Public Notification

300-foot Legal Notifications were mailed on January 26, 2023.

The following organizations were notified: (emailed January 27, 2023)

Organizations Notified	
Ryanwood NA*	Historic Randol's Mill Valley Alliance, Inc.
Woodhaven NA	East Fort Worth, Inc.
East Fort Worth Business Association	Streams and Valleys Inc
Woodhaven Community Development Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

* *This Neighborhood Association covers the subject property.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “E” zoning district. Surrounding land uses consist of lower intensity commercial uses or less intensive zoning to the north, south, and west, with residential zoning and uses lying across Brentwood Stair Road to the southeast. The closest residential district is approximately 75 feet away from the rezoning boundary. The car wash dryer faces a gap in the commercial buildings lining the south side of Brentwood Stair, which causes the noise to enter the single family neighborhood abutting the small commercial uses. Car wash dryer noise significantly diminishes beyond 300 feet.

The proposed zoning request **is not compatible** with surrounding land uses due the lack of intensive commercial uses east of Handley Road and the amount of nearby residential uses that would impacted by the carwash dryer and 31 vacuum stations.

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as neighborhood commercial, where vehicular uses are not encouraged. The proposed zoning is not consistent with the land use designations for this area, nor with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Preserve the character of rural and suburban residential neighborhoods.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on a lack of conformance with the future land use map and the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place.

Site Plan Comments

Zoning and Land Use

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

1. The access easement on the west line has a landscaped median that blocks access. Please remove this median.
2. The site does not have the required amount of landscaping in front of the building and is deficient by several thousand square feet. Please revise the site plan to have 75% of the site’s required landscaping between the building/vacuum canopies and the street.
3. The site is over-parked because the vacuum spaces do count towards the required parking, triggering more landscaping. Removing the parking in the front will both lessen the over-parking and meet the required landscaping in front of the building.
4. Note what type of silencers will be used on the dryer and vacuums.
5. Revise the existing land uses on south side of the Brentwood Stair to retail. Mixed-use in Fort Worth would include commercial and residential uses.

Stormwater

1. Site has shallow potential high water and existing infrastructure. See plan sets K0630, S-2299-66, & S-1960.
2. Site development may require an accepted drainage study prior to platting, grading permit issuance, and building permit issuance if onsite & offsite development exceeds 1 acre of land disturbance.

Transportation

1. Access to all proposed lots is subject to the Fort Worth Access Management Policy. Driveway spacing on Brentwood Stair is required to be a minimum of 200 feet apart (edge to edge).

Fire

1. This lot does not appear to have access. This lot will require a platted, named, and constructed access easement. IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503
2. Based on site plan provided additional hydrants will be required.

Water

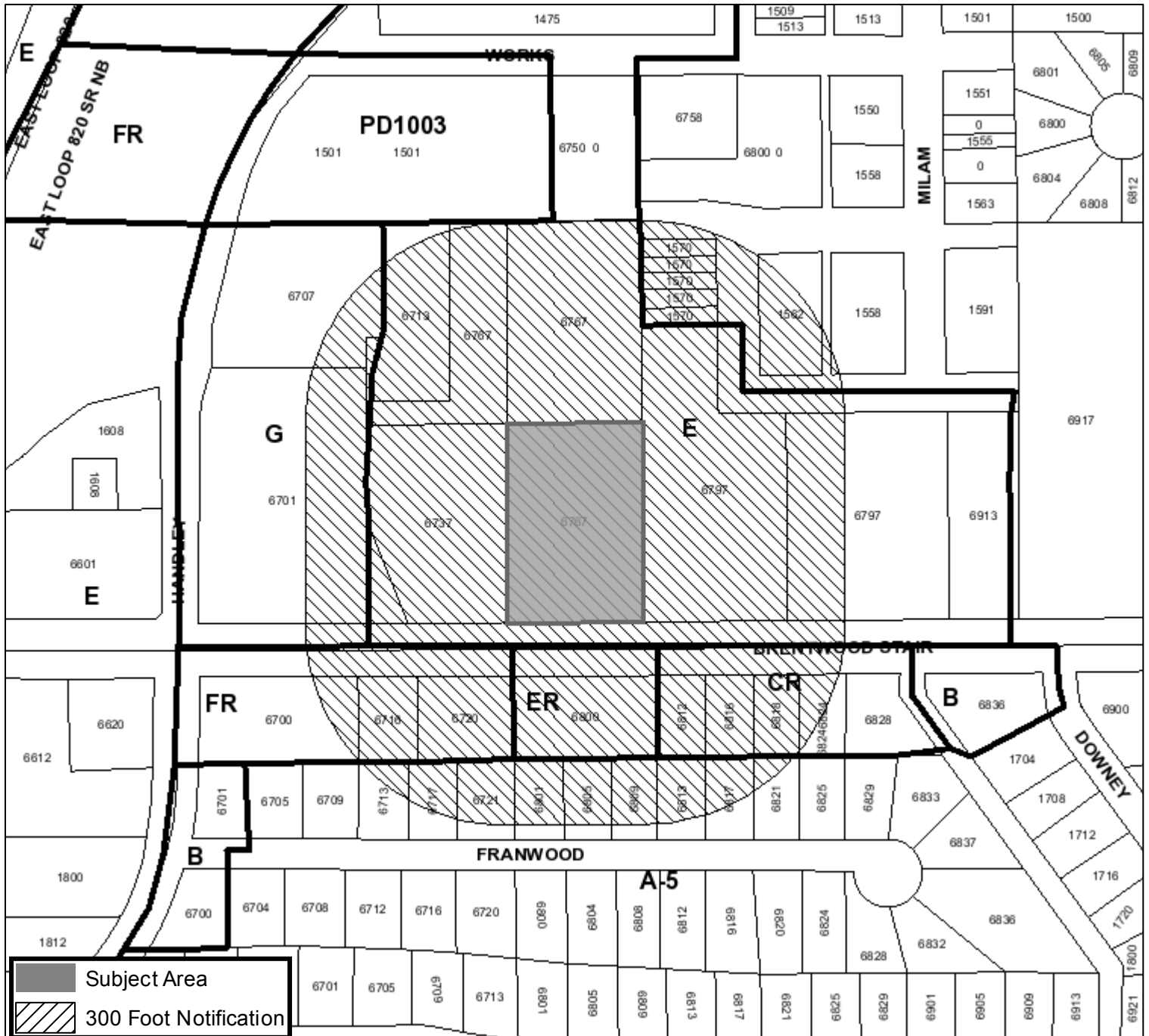
1. Stair at Brentwood Stair Addition, Block 1 Lot ER, has access to a 8" water line in Brentwood Stair Rd and a 6" sewer line at the north of the lot. Applicant to confirm these water/sewer lines are adequate. You may submit a study or Loading/demand to WPD@fortworthtexas.gov.



(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, 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.)

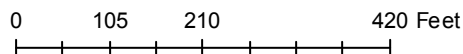


Area Zoning Map

Applicant: Tim Morton DVM PPLC
 Address: 6767 Brentwood Stairs
 Zoning From: E
 Zoning To: To add a conditional use permit for a automated car wash
 Acres: 1.377185
 Mapsco: 066X
 Sector/District: Eastside
 Commission Date: 2/8/2023
 Contact: null



 Subject Area
 300 Foot Notification



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 TERMITES TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- ALL SIGNAGE, PERMANENT, PORTABLE, BANNERS, ETC. WILL CONFORM TO ARTICLE 4, SIGNS.
- HOURS OF OPERATION:
CAR WASH - 7 DAYS A WEEK, 7:00 AM TO 8:00 PM.
- PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
- PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- BLOWERS AND VACUUMS - EQUIPPED WITH INBUILT SILENCERS WHICH REDUCES THE NOISE ON AN AVERAGE OF 10 DECIBELS MAKING THEM 10 TIMES QUIETER THAN OTHER BLOWERS.

LEGAL DESCRIPTION

LOT E-R, BLOCK 1 THE STAIR AT BRENTWOOD STAIR ADDITION AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 388-121, PAGE 60 AND VOLUME 388-142, PAGE 28 OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS

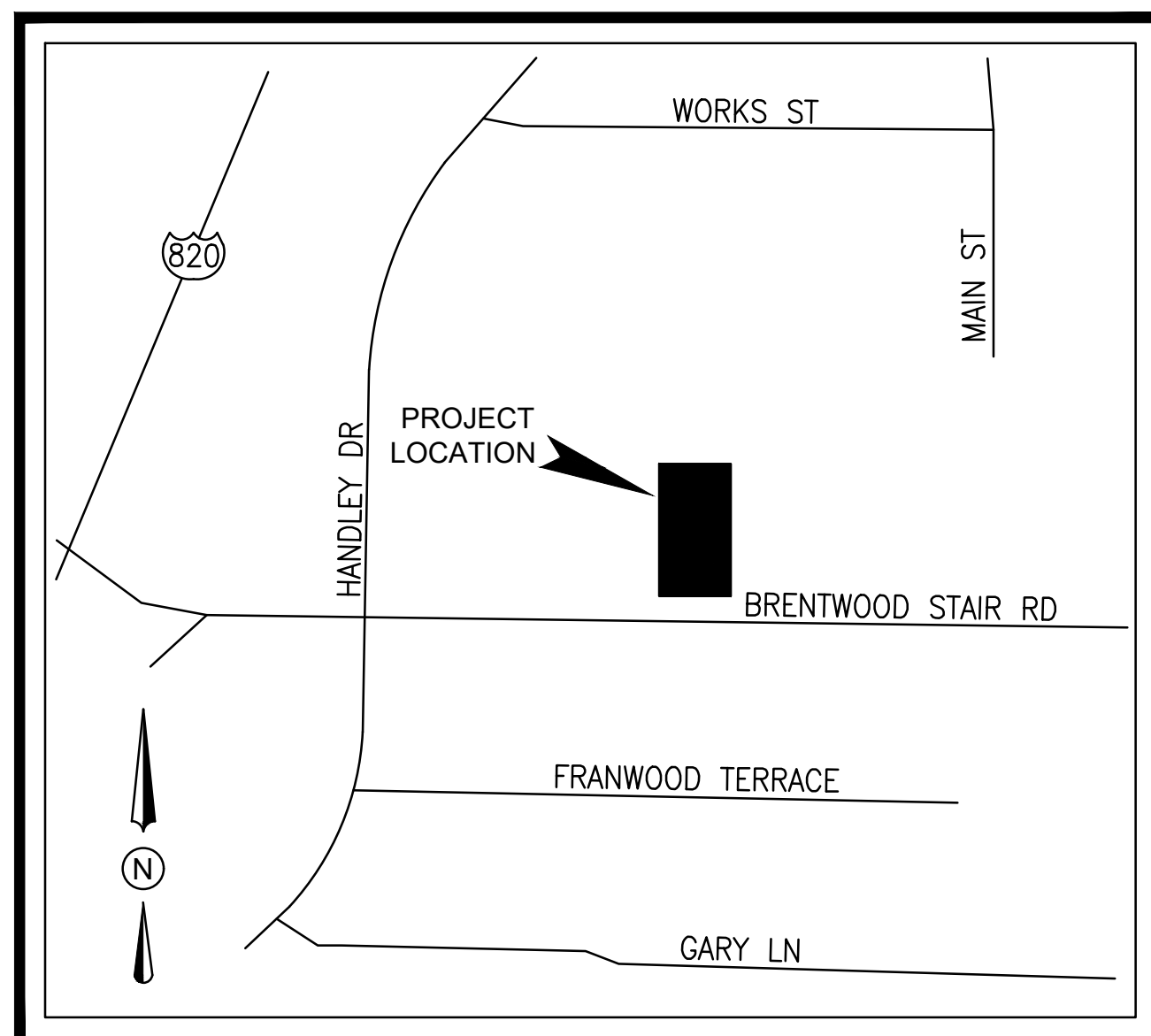
Zoned: E
Use: Vacant

DATE: 2.15.2023

REVISIONS

SURFACE LEGEND	
EXISTING CONCRETE	
PROPOSED CONCRETE	
PROPOSED LANDSCAPE	
PROPOSED SIDEWALK	

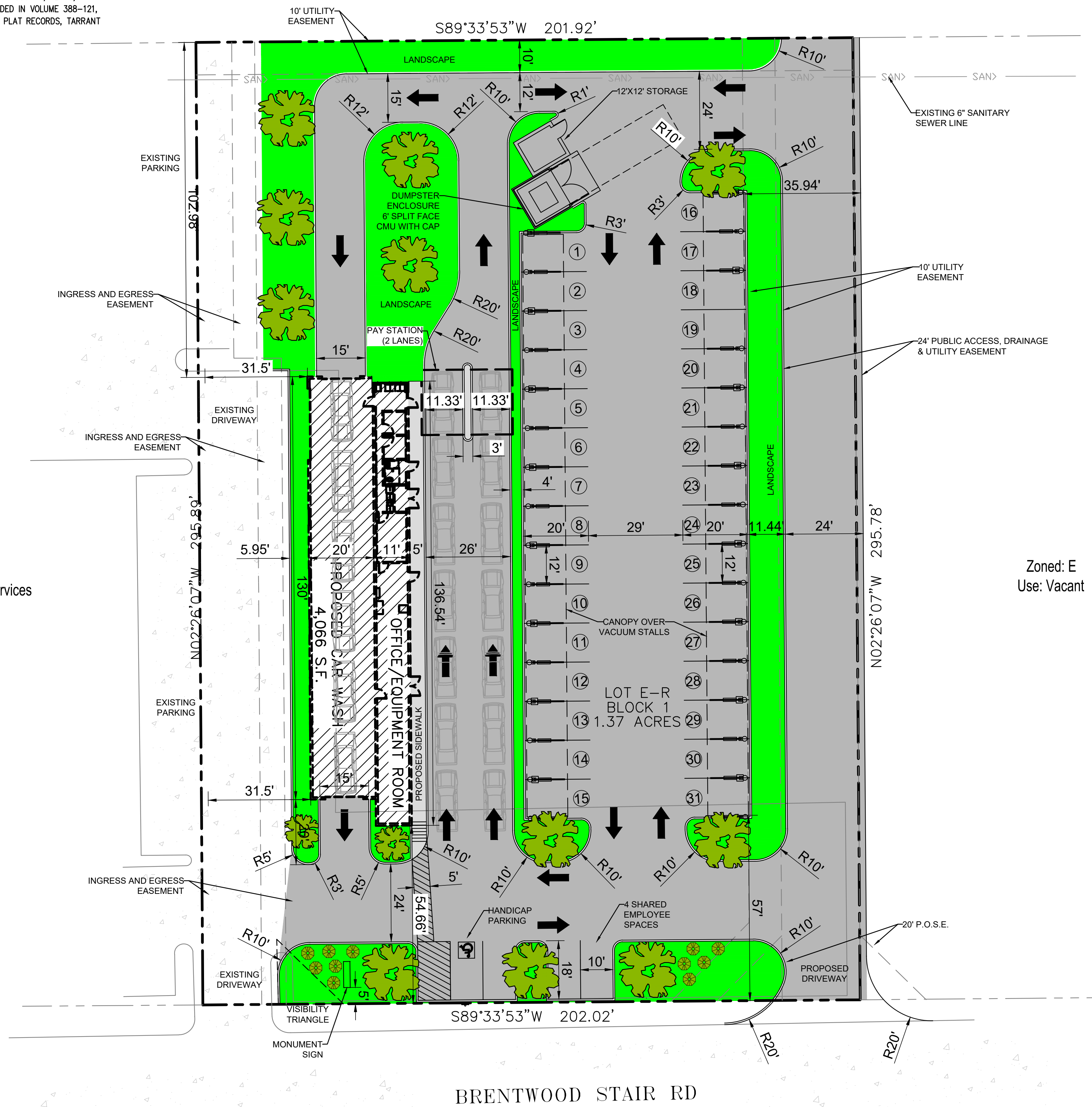
SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.37 ACRES (59,748 SQ. FT.)
ZONING:	NEIGHBORHOOD COMMERCIAL "E"
PROPOSED USE:	CUP FOR AUTOMATED CARWASH
TUNNEL/OFFICE/EQUIP. ROOM AREA:	4,066 S.F.
NUMBER OF STORIES:	1
BUILDING COVERAGE:	7%
FLOOR AREA RATIO:	0.07
IMPERVIOUS AREA:	46,908 S.F. (78.5%)
PERVIOUS/LANDSCAPE AREA:	12,840 S.F. (21.5%)
REGULAR PARKING REQUIRED:	30 SPACES
5 SPACES PER 1 CAR IN WASH LINE	
WASH LINE CAR STACKING:	6 CARS
REGULAR PARKING PROVIDED:	3 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE
TOTAL PARKING PROVIDED:	4 SPACES
VACUUM STALLS PROVIDED:	31



02 VICINITY MAP
NOT TO SCALE

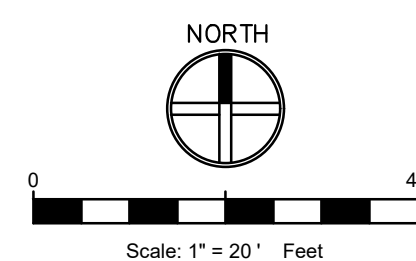
Zoned: E
Use: Medical Services

Zoned: E
Use: Vacant



Zoned: ER
Use: Mixed Use

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



Developer/Owner: Viran Nana
Address: 310 S. Industrial Blvd
City/State: Euless, TX 76040
Telephone Number: 817-308-1780
E-mail Address: virannana@gmail.com

Director of Development Services Date

Q CAR WASH
Zoning Case Number: ZC-23-004



T3 DESIGN STUDIO
972.864.9056
CASTROGARCIA0822@GMAIL.COM



310 S INDUSTRIAL BLVD.
EULESS, TX 76040

SITE PLAN

SHEET NUMBER

A1.00

Q CARWASH
 6767 BRENTWOOD STAIR RD.
 FORT WORTH, TX 76112

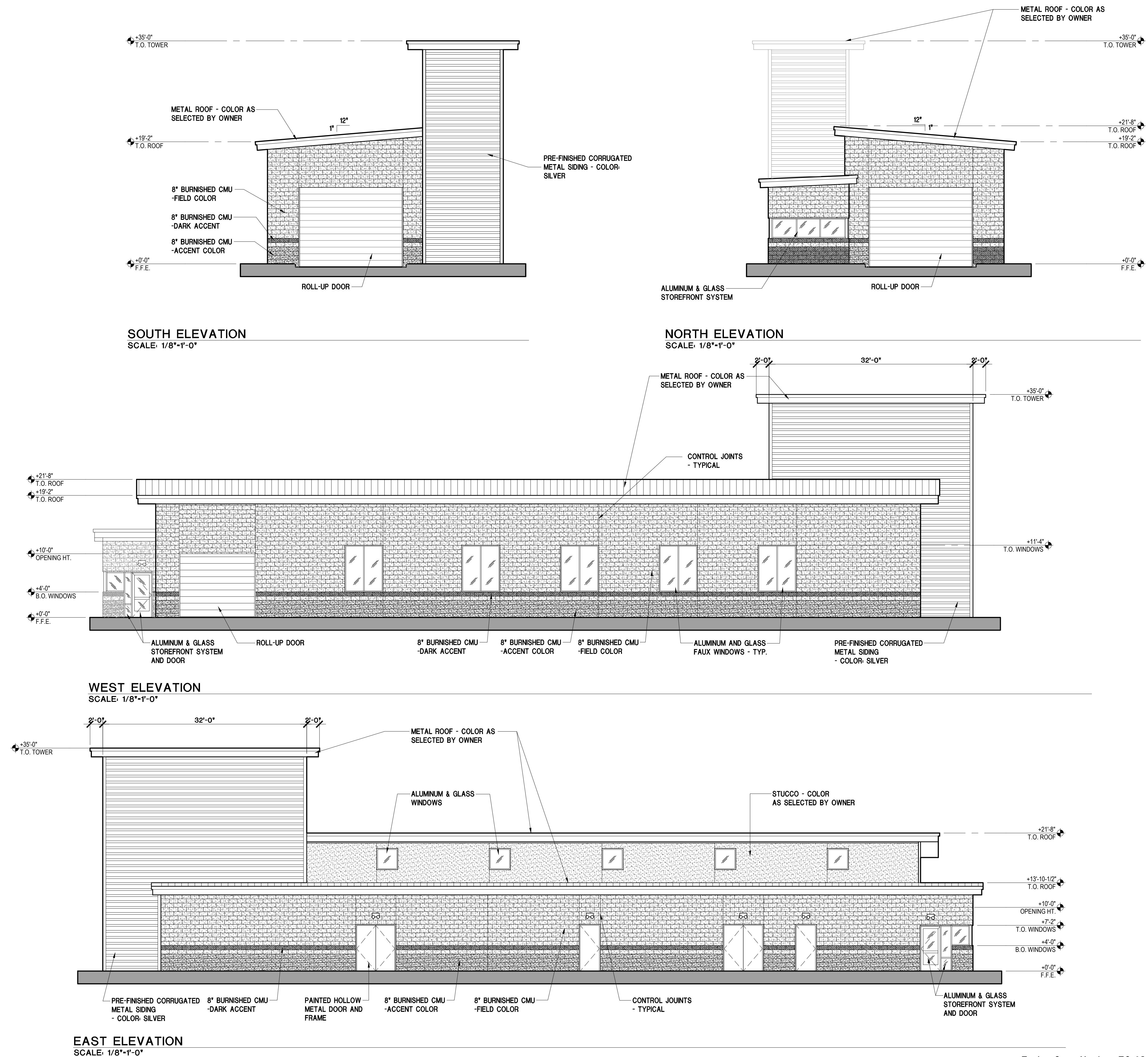


T3 DESIGN STUDIO
 972.864.9056
 castro.garcia0822@gmail.com

Q CARWASH
 310 S INDUSTRIAL BLVD.
 EULESS, TX 76040

EXTERIOR ELEVATIONS

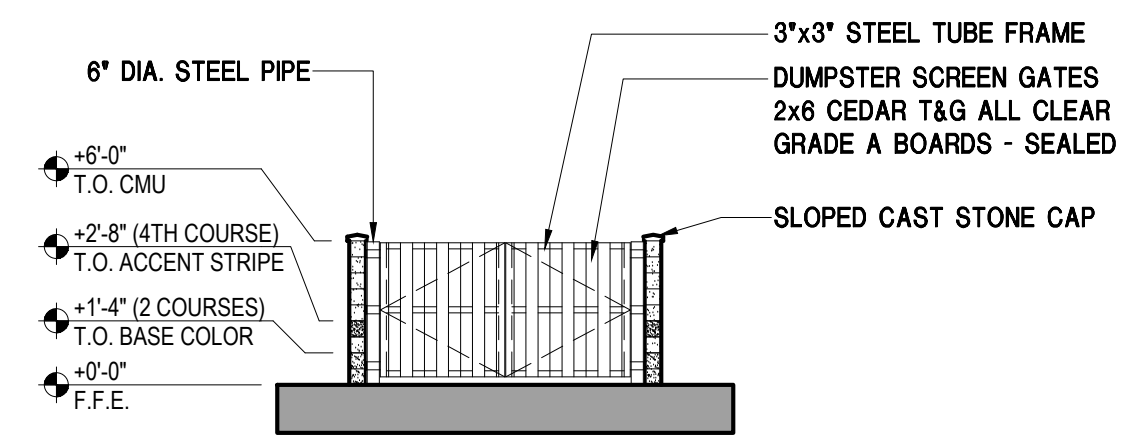
A2.00



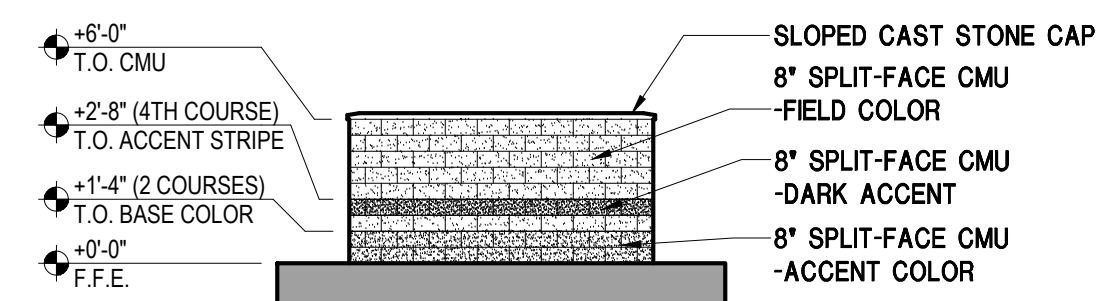
Developer/Owner: Viran Nana
 Address: 310 S Industrial Blvd.
 City/State: Euless, Texas 76040
 Telephone Number: 817.308.1780
 E-mail Address: virannana@gmail.com

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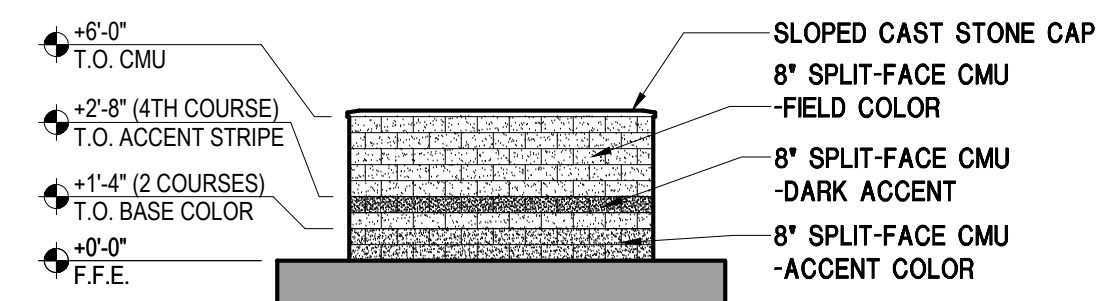
Director of Development Services
 Date: _____



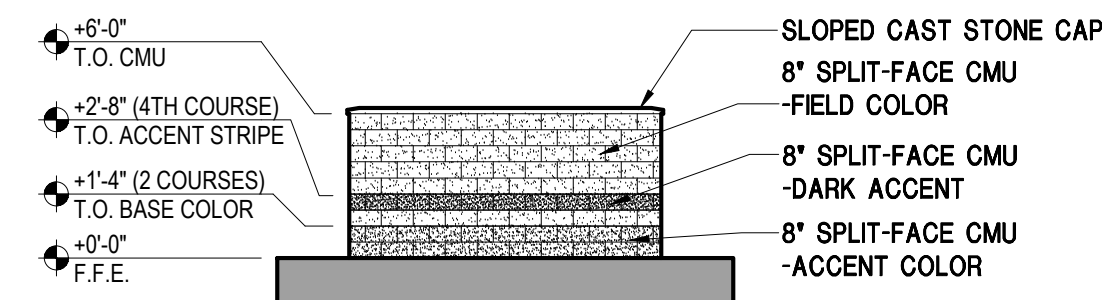
DUMPSTER ELEVATION - FRONT
SCALE: 1/8"=1'-0"



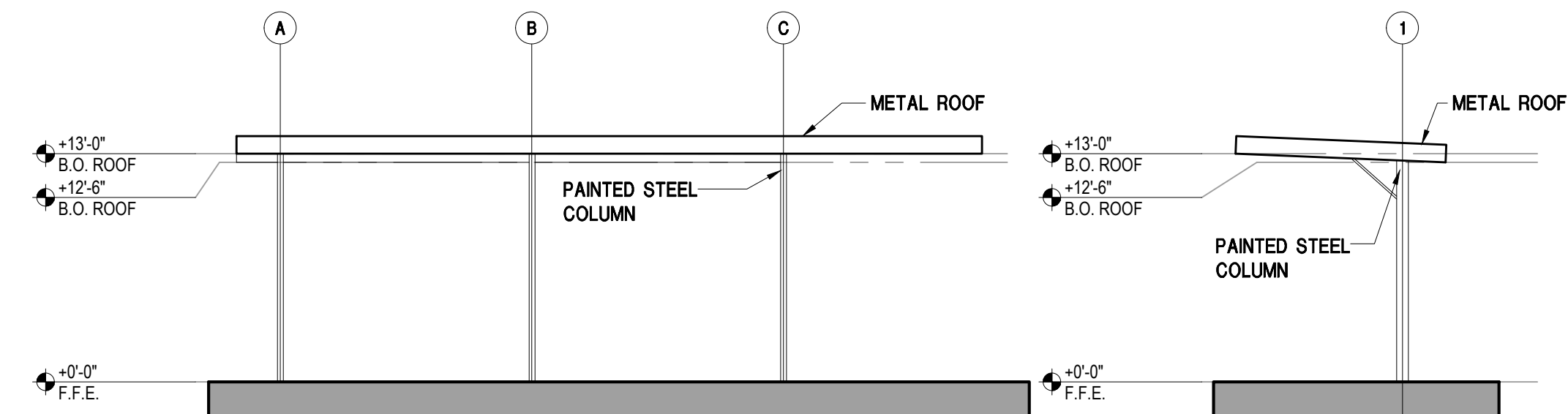
DUMPSTER ELEVATION - SIDE
SCALE: 1/8"=1'-0"



DUMPSTER ELEVATION - SIDE
SCALE: 1/8"=1'-0"

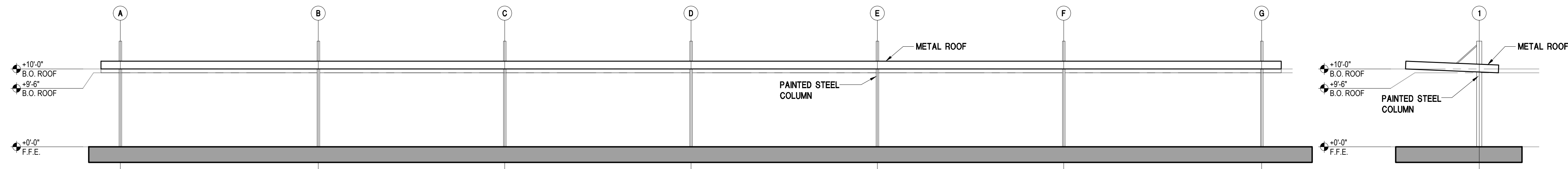


DUMPSTER ELEVATION - REAR
SCALE: 1/8"=1'-0"



PAY STATION CANOPY ELEVATION (FRONT VIEW)
SCALE: 1/8"=1'-0"

(SIDE VIEW)



TYPICAL VACUUM CANOPY ELEVATION (FRONT VIEW)
SCALE: 1/8"=1'-0"

(SIDE VIEW)

Q CARWASH
6767 BRENTWOOD STAIR RD.
FORT WORTH, TX 76112



T3 DESIGN STUDIO
972.864.9056
castro.garcia0822@gmail.com



310 S INDUSTRIAL BLVD.
EULESS, TX 76040

EXTERIOR
ELEVATIONS

Zoning Case Number: ZC-23-004

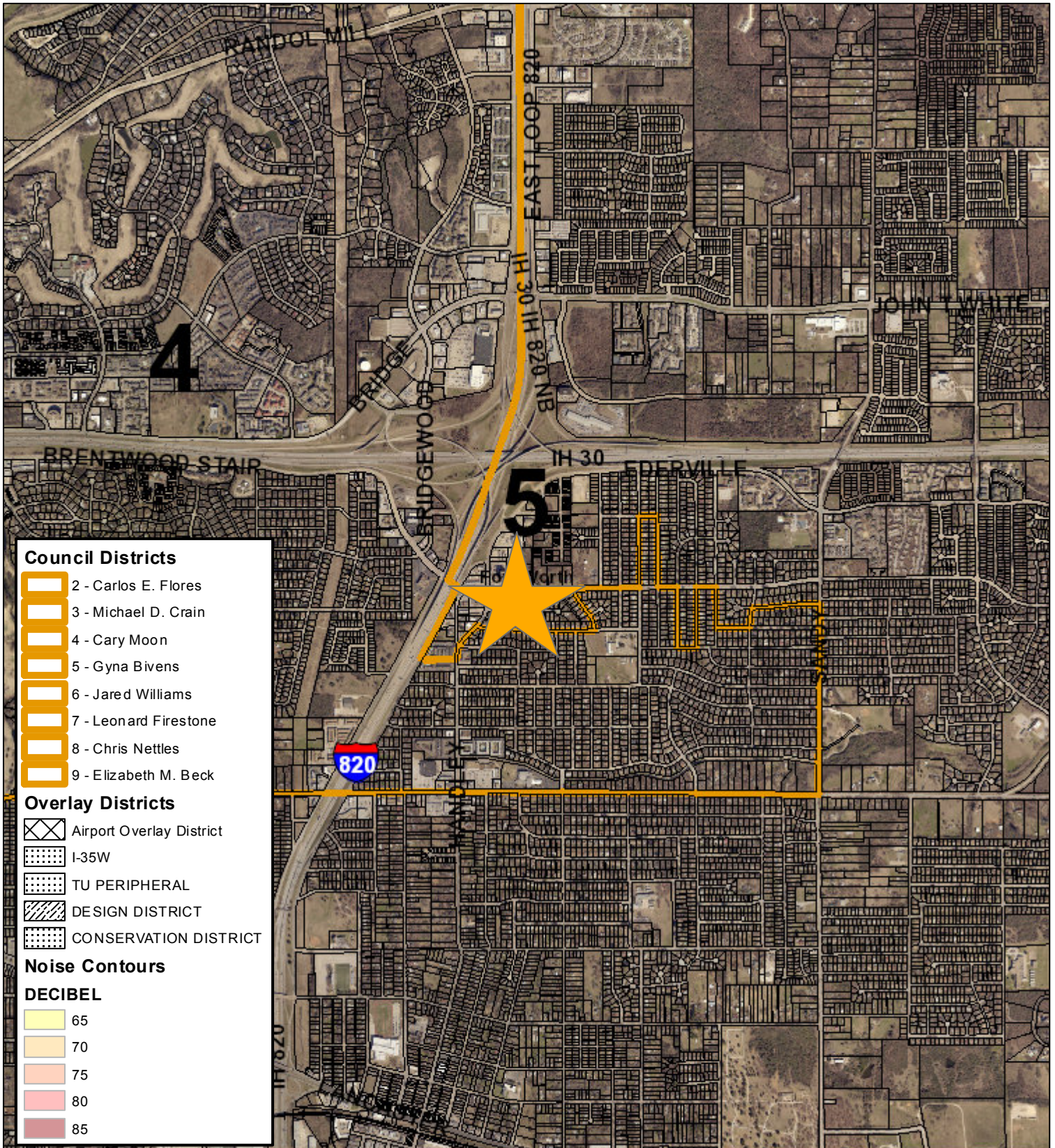
Developer/Owner: Viran Nana
Address: 310 S Industrial Blvd.
City/State: Euless, Texas 76040
Telephone Number: 817.308.1780
E-mail Address: virannana@gmail.com

Director of Development Services

Date: _____

A2.01






Area Map








Council Districts

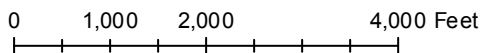
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

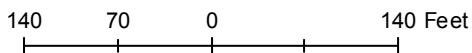
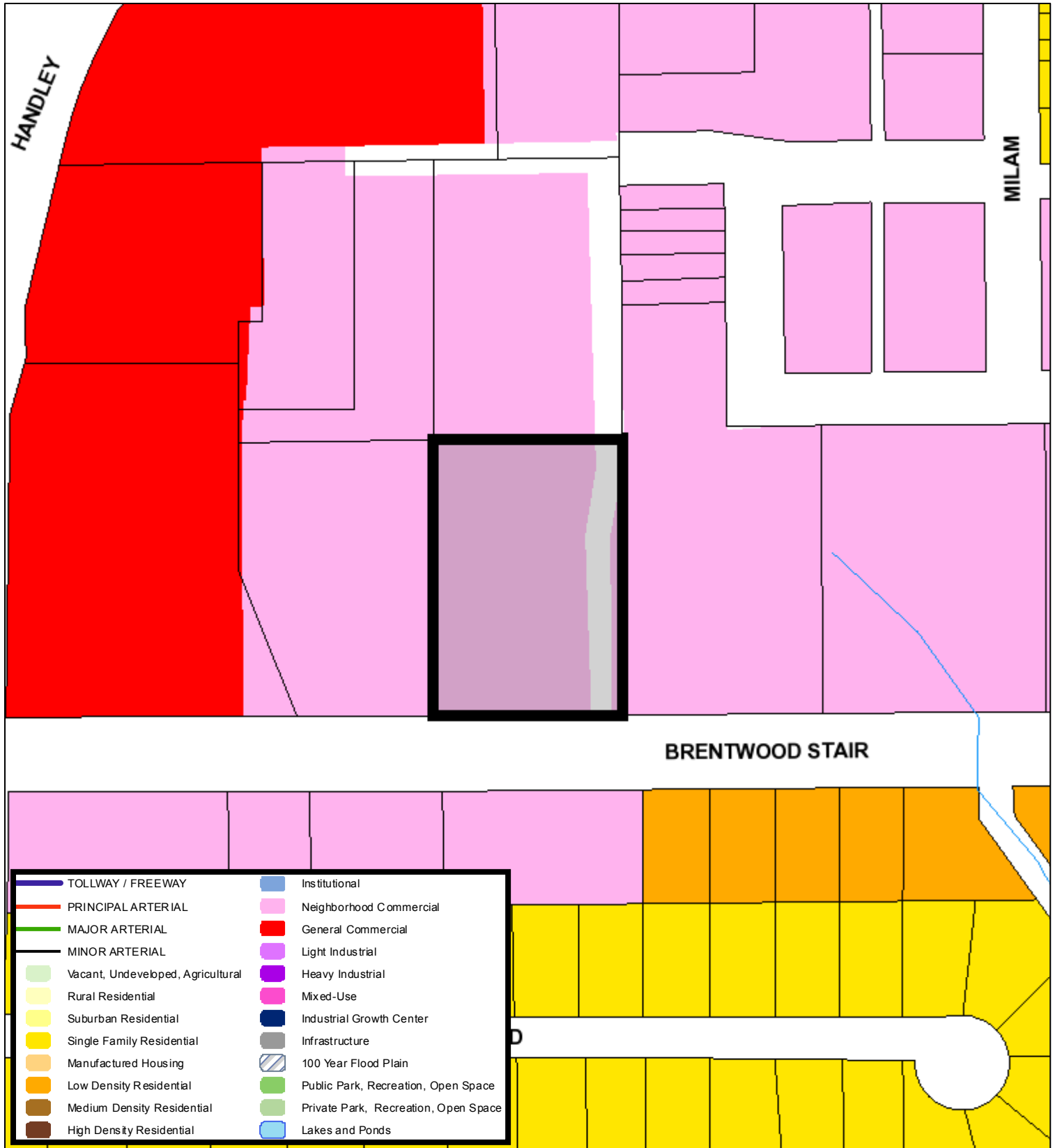
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



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 6, 2018.



Aerial Photo Map



0 90 180 360 Feet

