



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2019

Council District 6

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

Opposition: None submitted

Support: Summer Creek Meadows, Villages of Sunset Point, Candle Ridge, Primrose School of Columbus Trail, petition and several letters submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Columbus Trail -94 LTD

Site Location: 7701 Summer Creek Drive Acreage: 2.558

Proposed Use: Car Wash

Request: From: PD 246
To: Amend PD 246 to add car wash, site plan included

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency).**

Staff Recommendation: Approval

Background:

The proposed site is located south of Sycamore School Road on the east side of Summer Creek Drive. The applicant is requesting to amend the PD to add a car wash use, site plan included.

A waiver is required to a supplemental standard from Section 5.108 of the Zoning Ordinance. There is a requirement that requires car wash buildings must be located at least 100 feet away from a residential district. The site plan indicates the building is 52.19 feet from the adjacent A-5 zoning. The site is meeting all other required supplemental standards for a car wash.

In 1997, the property was rezoned to PD/E with an agreement with the neighborhood that the southern 220 feet (known as PD246A) would be limited to a day care use or commercial use with development standards. In 2002, the site was limited to the day care use only. Limitations were added to the larger northern property (PD246) in 2002 to restrict tattoo parlors and massage parlors.

Site Information:

Surrounding Zoning and Land Uses:

North PD 246 / undeveloped
East "A-5" One Family / single family
South PD 246A / day care
West PD 471 / commercial

Zoning History: ZC-97-050, from A and PD 246 to PD 246; effective 7/8/97; subject site and surrounding
ZC-02-270 amend PD 246; effective 12/10/02; subject site and surrounding

Site Plan Comments:

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

1. Section 5.108 of the Zoning Ordinance requires car wash buildings to be located at least 100 feet away from a residential district. The site plan indicates the building is 52.19 feet from the adjacent A-5 zoning. **(Waiver recommended)**

(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.)

Public Notification:

300 foot Legal Notifications were mailed on October 25, 2019.
The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
Summer Creek South HOA	Villages of Sunset Pointe HA
Summer Creek Meadows HA*	Hulen Heights HOA
Summer Creek HA	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

**Located within this Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend PD 245 to add an car wash use. Surrounding uses are primarily commercial and undeveloped commercial property.

As a local service use, the adjacency to several commercial uses, and the location near two major arterials on the Master Thoroughfare Plan, the proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency – Wedgwood

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial in which auto related uses are not permitted. The proposed auto repair does not meet the below policies within the following Comprehensive Plan:

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- 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.

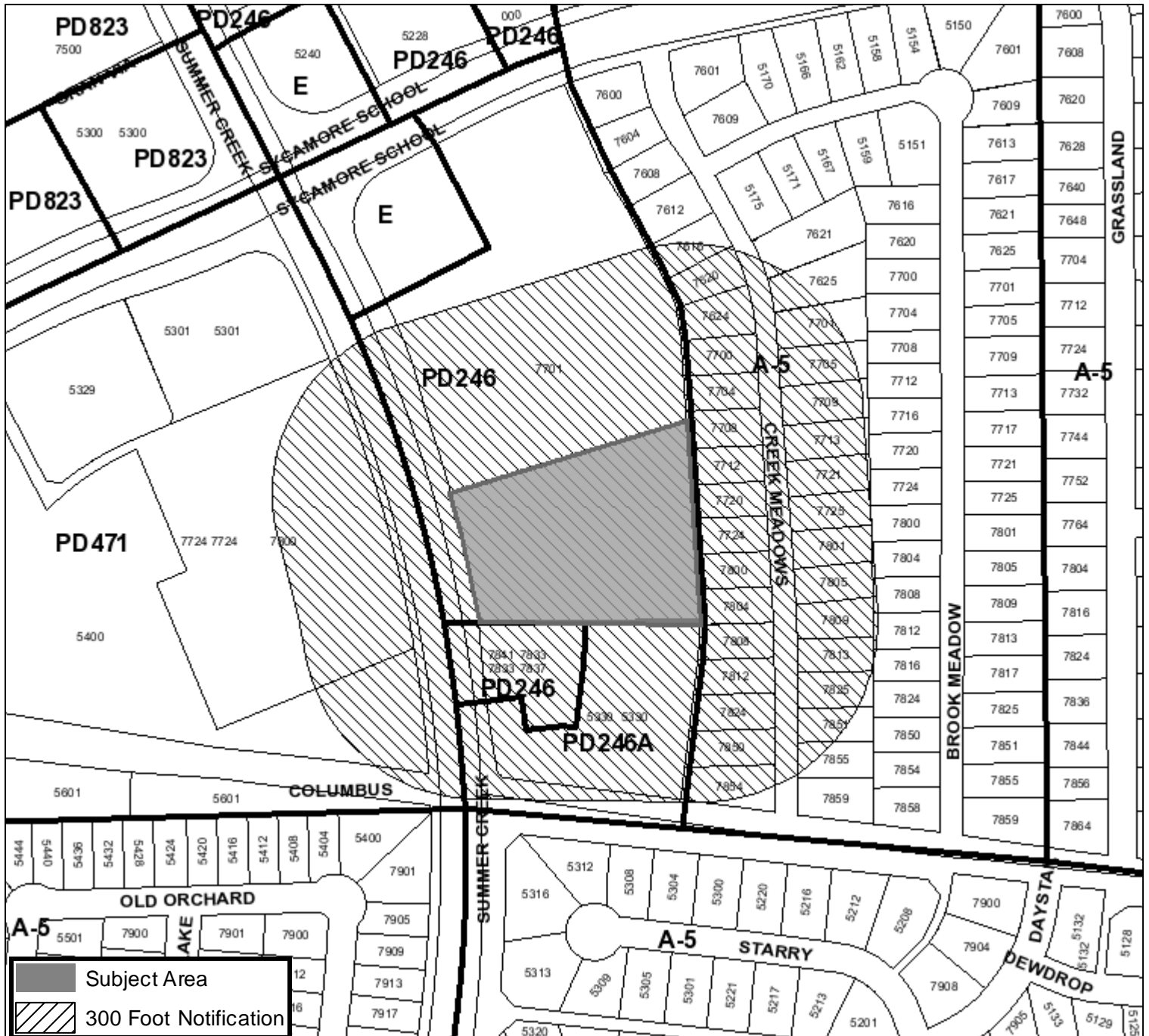
While an auto based use is not typically appropriate in neighborhood commercial land use, the auto repair will provide service to the surrounding neighborhood and the submittal of a site plan provides details and additional screening that may help to mitigate any concerns. Therefore, the proposed zoning is **not consistent (Technical Inconsistency)** with the Comprehensive Plan.



Attachments:

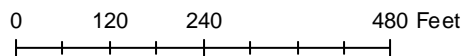
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

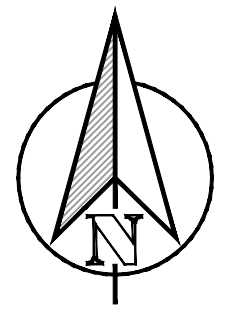
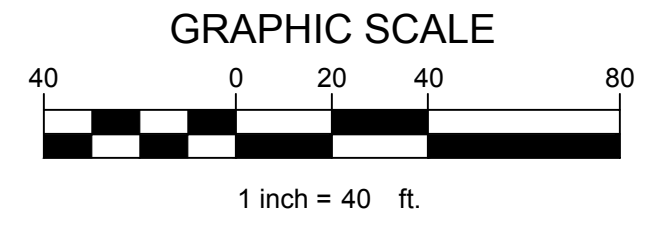
Applicant: Columbus Trail -94 LTD
 Address: 7701 Summer Creek Drive
 Zoning From: PD 246
 Zoning To: Amend PD 246 to add car wash
 Acres: 2.55770985
 Mapsco: 102M
 Sector/District: Wedgwood
 Commission Date: 11/13/2019
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



- NOTES:**
- "PD-246" PD/E PLANNED DEVELOPMENT FOR USES IN THE "E" NEIGHBORHOOD COMMERCIAL DISTRICT, WITH THE ADDED USE OF A CAR WASH, EXCLUDING TATTOO PARLOR AND MASSAGE PARLOR. SITE PLAN REQUIRED.
 - LANDSCAPING SHALL COMPLY WITH THE SECTION 6.301 LANDSCAPING * AREAS WHICH AREN'T PAVED OR A SIDEWALK ARE TO BE LANDSCAPED.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY AS REQUIRED
 - PAVEMENT TO BE CONCRETE
 - SITE PLAN SIGNAGE SHALL COMPLY WITH SECTION 6.400.
 - ANY PARKING LOT LIGHTING OR BUILDING LIGHTING WILL CONFORM TO THE LIGHTING CODE AND SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE RESIDENTIAL DISTRICT.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS.
 - PROPOSED DUMPSTER ENCLOSURE TO BE 6'-0" IN HEIGHT.



PRELIMINARY

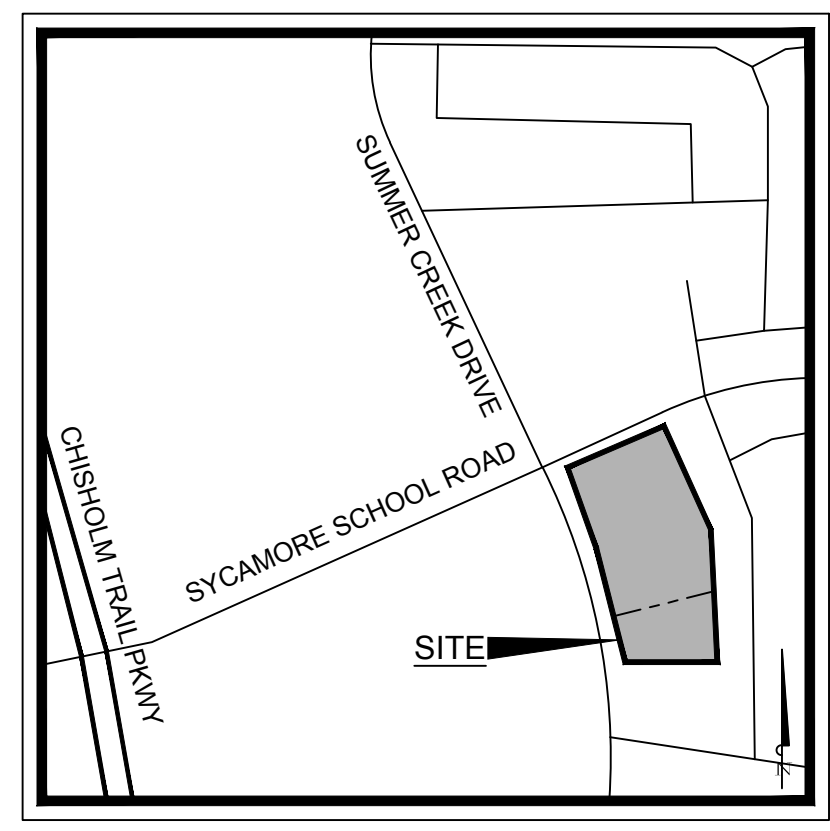
FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS

Engineer: CLAY CRISTY
P.E. No. 109800 Date 10/29/2019

**CAR WASH
VISTA SUMMER CREEK
FORT WORTH, TX**

**CITY SITE PLAN
ZC-19-177**



VICINITY MAP
N.T.S.

LEGEND

	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	FULL-DEPTH SAWCUT
	PROPOSED FIRE LANE STRIPPING

**CAR WASH
VISTA SUMMER CREEK
FORT WORTH, TX
ZC-19-177**

APPLICANT/OWNER:
EMAIL: BOYANRAD@GMAIL.COM
CONTACT: BOYAN RADIC

ENGINEER:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76092
PH: 817.281.0572
CONTACT: CLAY CRISTY, P.E.

LEGAL DESCRIPTION:
VAN LENT, JOHN SURVEY
ABSTRACT 1871, TRACT 1C

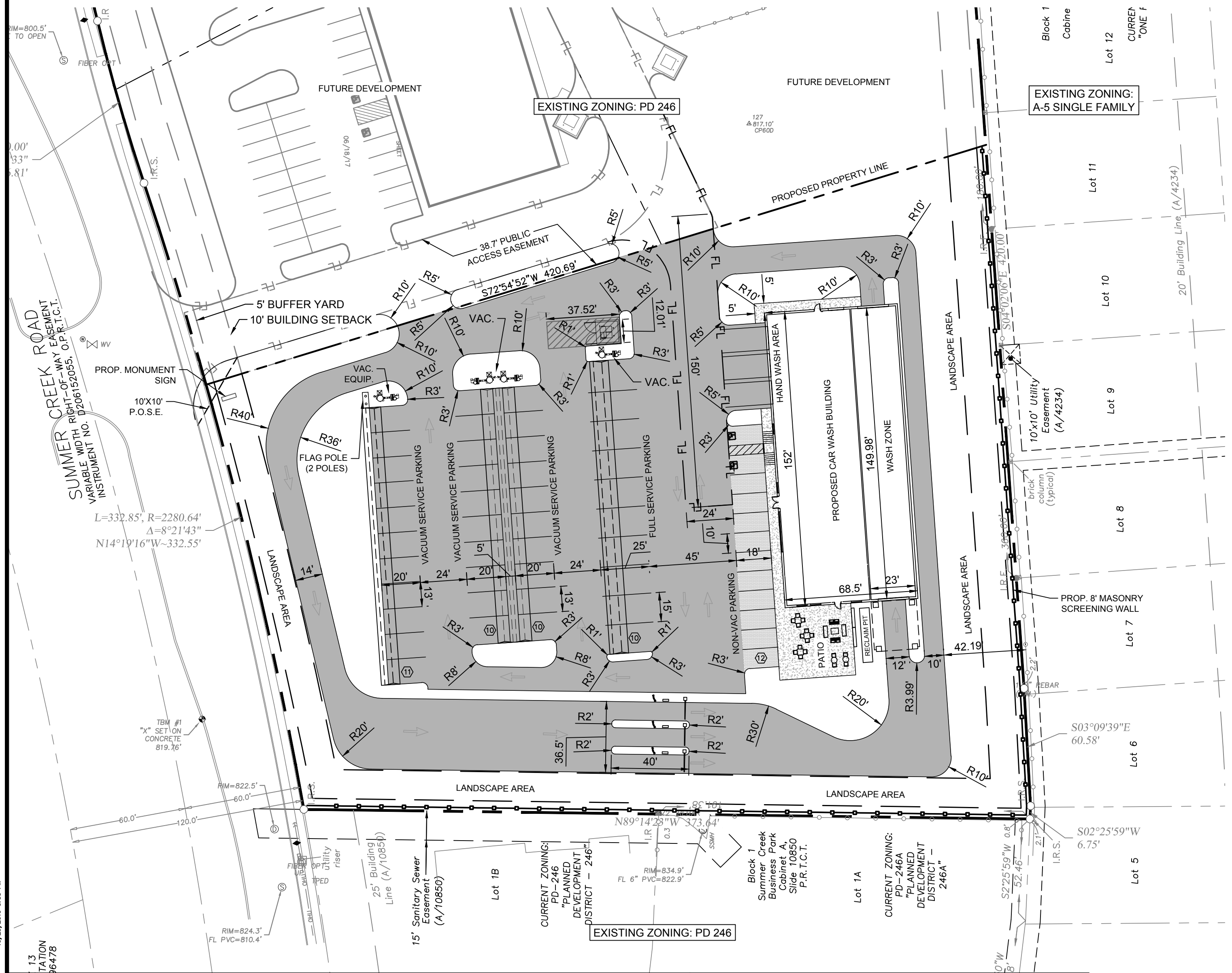
ZONING:
PD-246

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE _____

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	10/29/2019

SHEET
SP-1



SITE DATA TABLE

ZONING	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	PARKING PROVIDED	VACUUM SERVICE PARKING
PD 246 (CAR WASH)	2.56	111,489	10,412	22'	9.3%	11 SPACES (2 ADA)	41 SPACES

BENCHMARK:

- CITY OF FORT WORTH MONUMENT 8529 BRASS MONUMENT AT THE NORTHWEST CORNER OF SOLUMBUS TRAIL AND GRASSLAND DRIVE ON NORTH CURB OF COLUMBUS TRAIL IN THE CORNER OF A DOUBLE 10' INLET. ELEV. = 819.632
- BOX ON SET ON CONCRETE STORM DRAIN INLET ON THE WEST SIDE OF SUMMER CREEK ROAD, APPROX. 150' NORTH OF THE CENTERLINE OF SYCAMORE SCHOOL ROAD. ELEV. = 795.14

PLOTTED BY: CARRIE PETERS
 LOCATION: Z:\PROJECTS\PROJECTS\2019-011 VISTA FW SUMMER CREEK\CAD\DWG\SHEETS\CAR WASH\SP-1 SITE PLAN.DWG
 DATE: 10/29/2019 3:55 PM
 LAST SAVED:






Area Map



Council Districts






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-  3 - Brian Byrd
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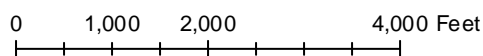
Overlay Districts

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

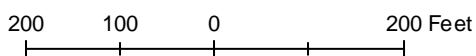
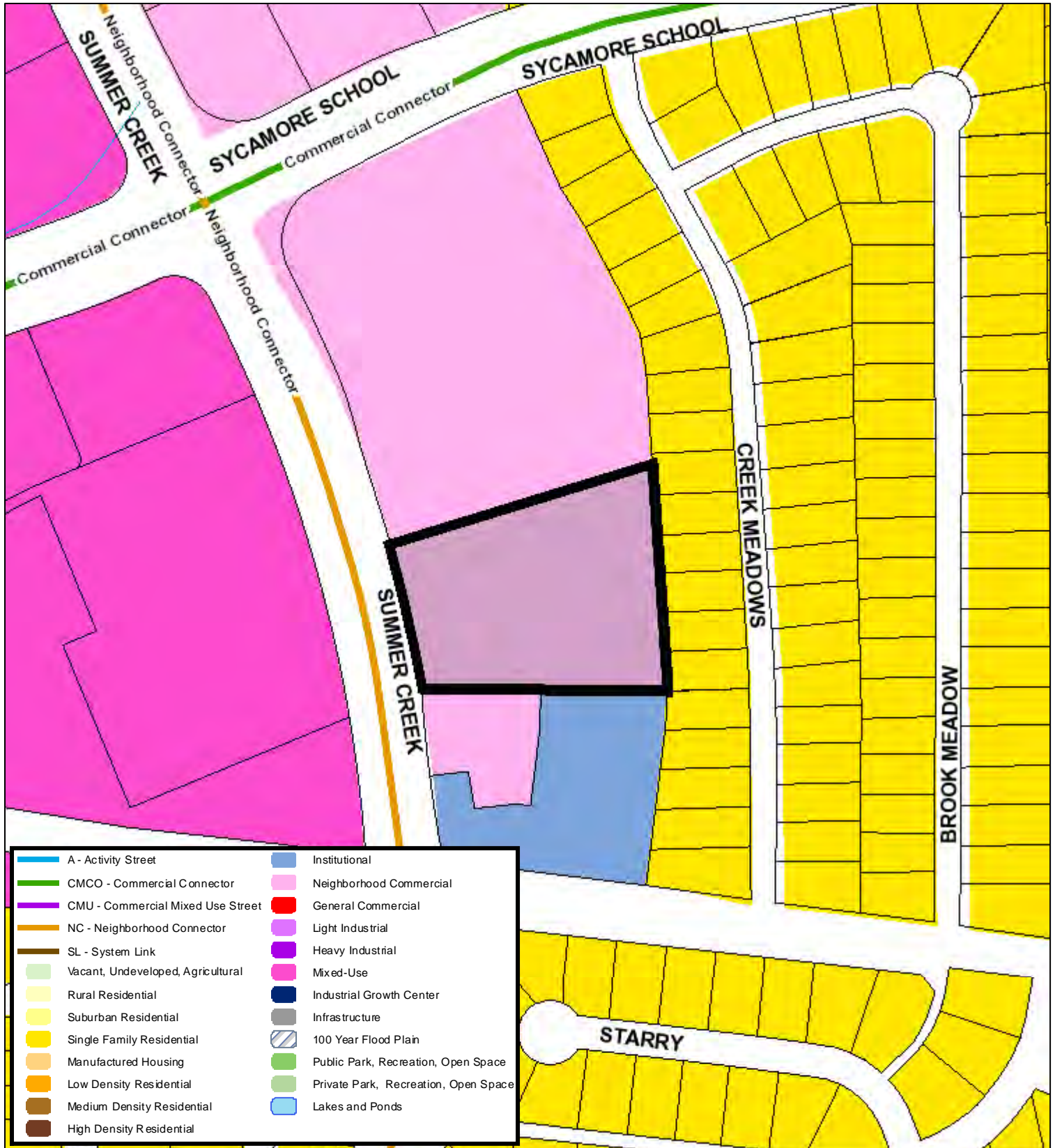
Noise Contours

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 5, 2019.



Aerial Photo Map



0 125 250 500 Feet





**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2019

Council District 6

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: Parks of Deer Creek letter submitted Support: Coventry HOA, District 6 Alliance	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: TFG Burleson LP

Site Location: 11600 – 11800 blocks South Freeway (I-35W)
Acreage: 16.67

Proposed Use: Industrial

Request: From: "AG" Agricultural
To: "I" Light Industrial

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 South Freeway (I-35W) and within the Spinks/Huguley Commercial Mixed Use Growth Center. The applicant is requesting to rezone from "AG" Agricultural to "I" Light Industrial for industrial warehouse development. The majority of the property is already zoned "I" Light industrial. This portion was not zoned once it was annexed into the City therefore the default went to "AG" Agricultural zoning.

The City of Fort Worth recently published an Economic Development Strategic Plan which stated four specific outcomes, one of which is "A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment".

Site Information:

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / Oncor Transmission lines, gas well
- East "CF" Community Facilities / I-35W
- South "I" Light Industrial / vacant
- West "A-5" One Family, "I" Light Industrial / single family, vacant, rail road tracks

Recent Relevant Zoning and Platting History:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on October 23, 2019.

The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
Coventry HOA*	The Parks of Deer Creek HOA
District 6 Alliance	Streams and Valleys Inc.
Trinity Habitat for Humanity	Burleson ISD
Crowley ISD	

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from “AG” Agricultural to “I” Light Industrial for some type of industrial development. Surrounding land uses consist of Oncor Transmission line, gas well to the north, I-35W to the east, vacant land to the south and single family to the west of the railroad tracks.

As a result, the proposed "I" Light Industrial zoning is **compatible** at this location.

2. Comprehensive Plan Consistency-Far South

The 2019 Comprehensive Plan designates the subject property as being in the Spinks/Huguley Community Mixed Use Growth Center. The proposed “I” Light Industrial zoning district, is consistent with the following Comprehensive Plan policies.

- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

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

3. Economic Development Strategic Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

1.3.3.3. Work with the real estate community to preserve strategically located sites within emerging employment/business districts to allow and encourage future development of high-value, high density employment nodes.

Attachments:

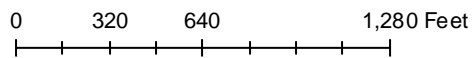
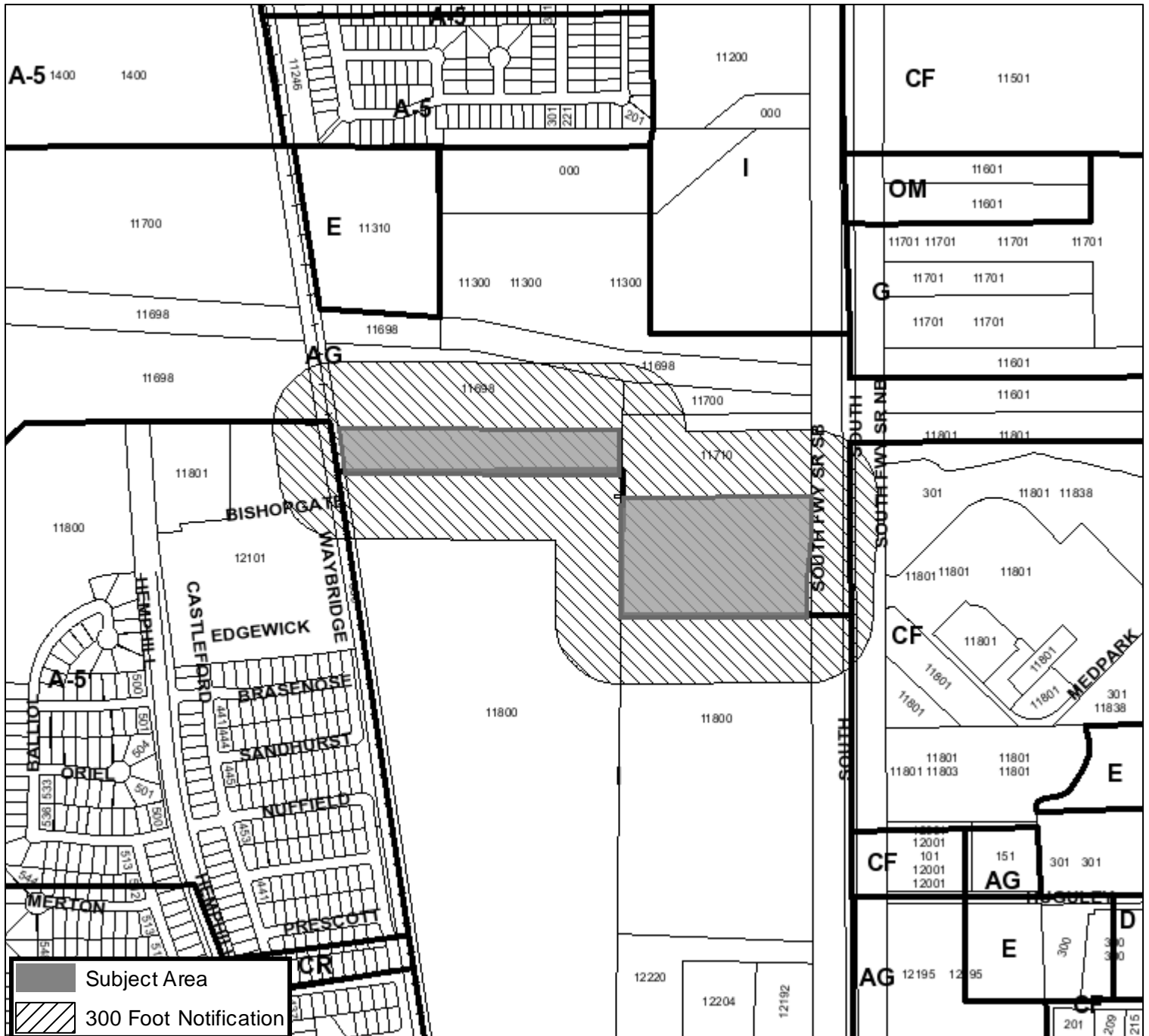
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- Aerial Photograph



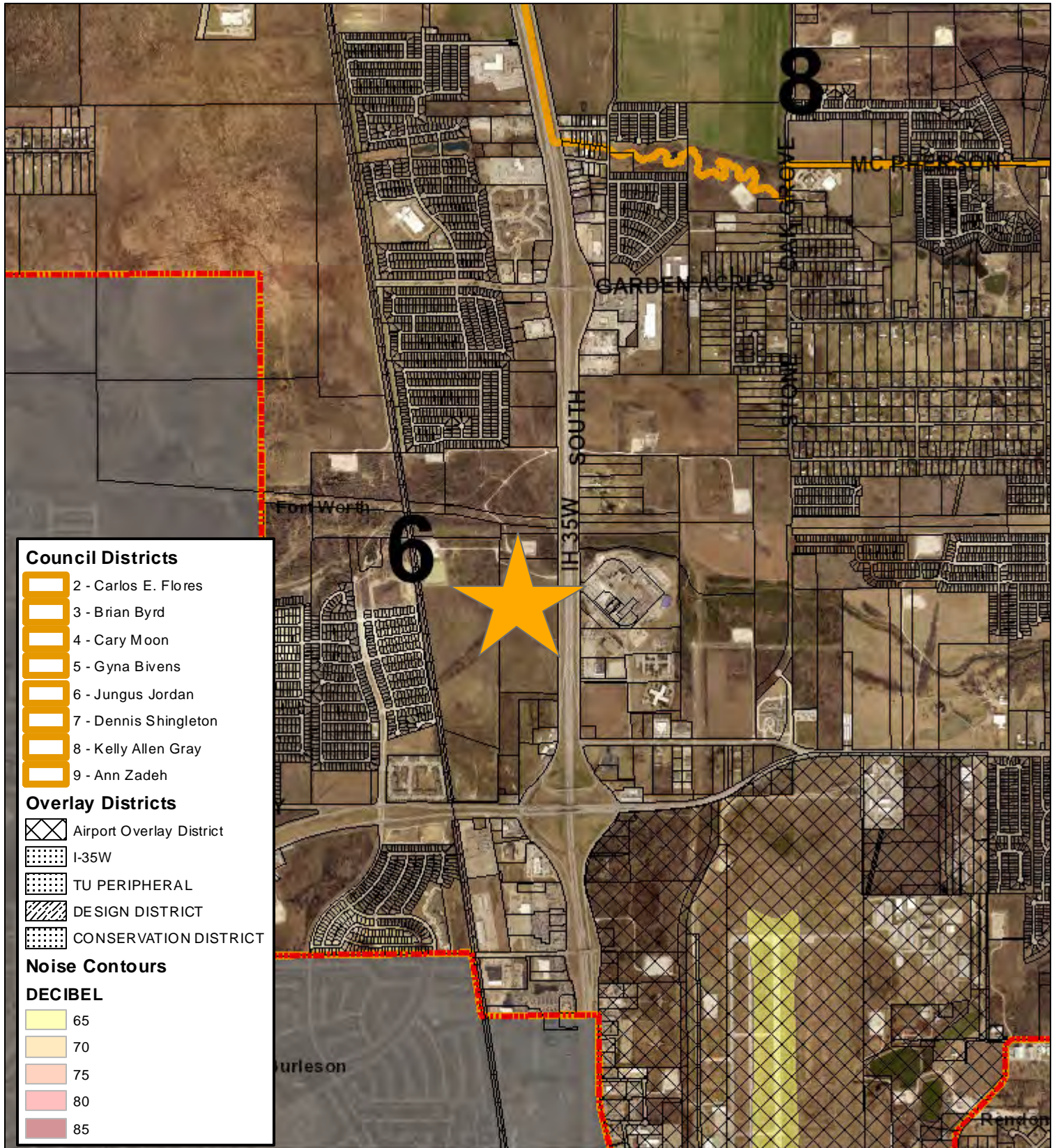
ZC-19-179

Area Zoning Map









Applicant: TFG Burleson LP
 Address: 11600 - 11800 blocks South Freeway (I-35W)
 Zoning From: AG
 Zoning To: I
 Acres: 16.6756755
 Mapsco: 119EF
 Sector/District: Far South
 Commission Date: 11/13/2019
 Contact: 817-392-2495








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




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-  I-35W
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-  DESIGN DISTRICT
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Noise Contours

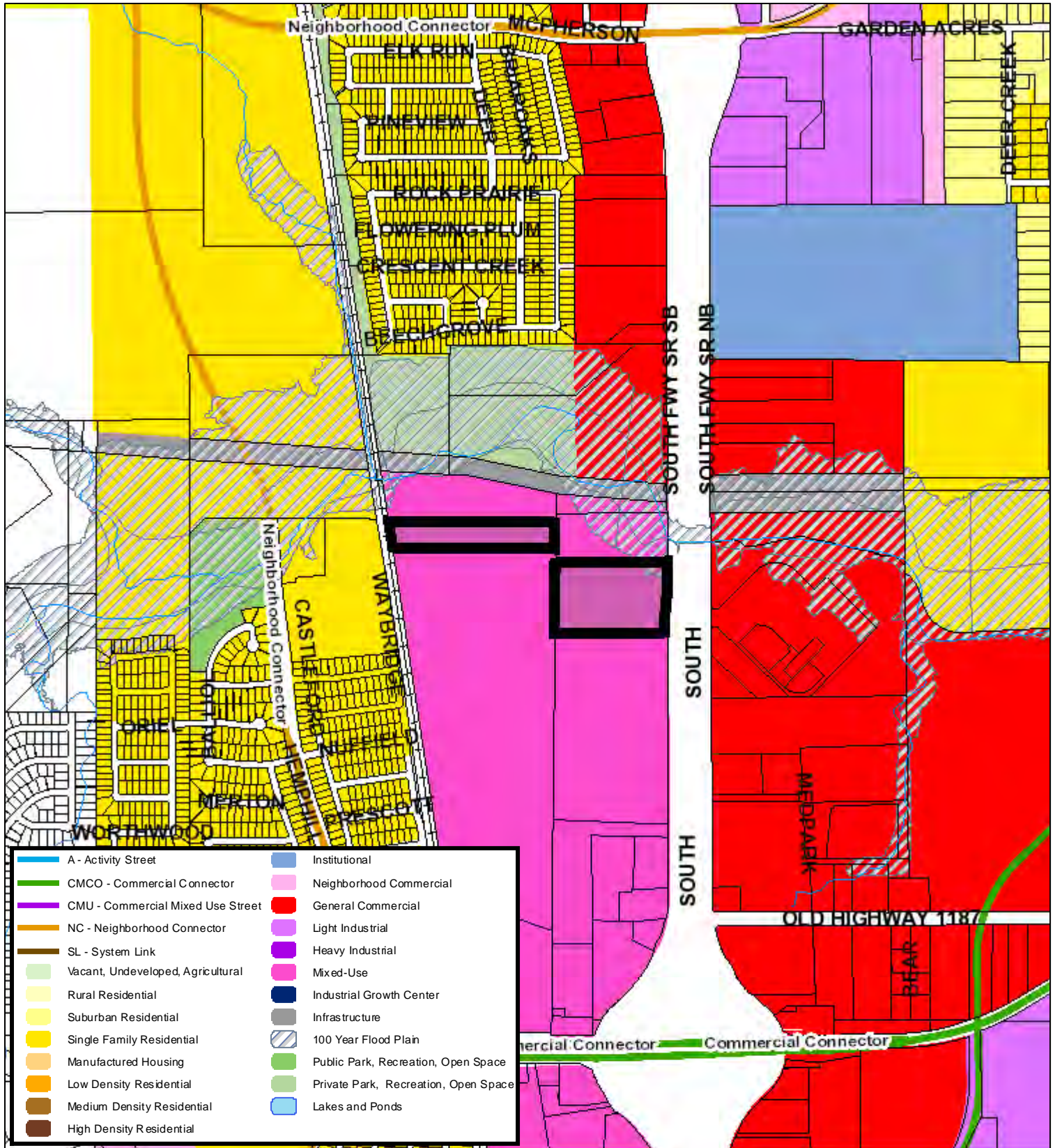
DECIBEL

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0 1,000 2,000 4,000 Feet

Future Land Use

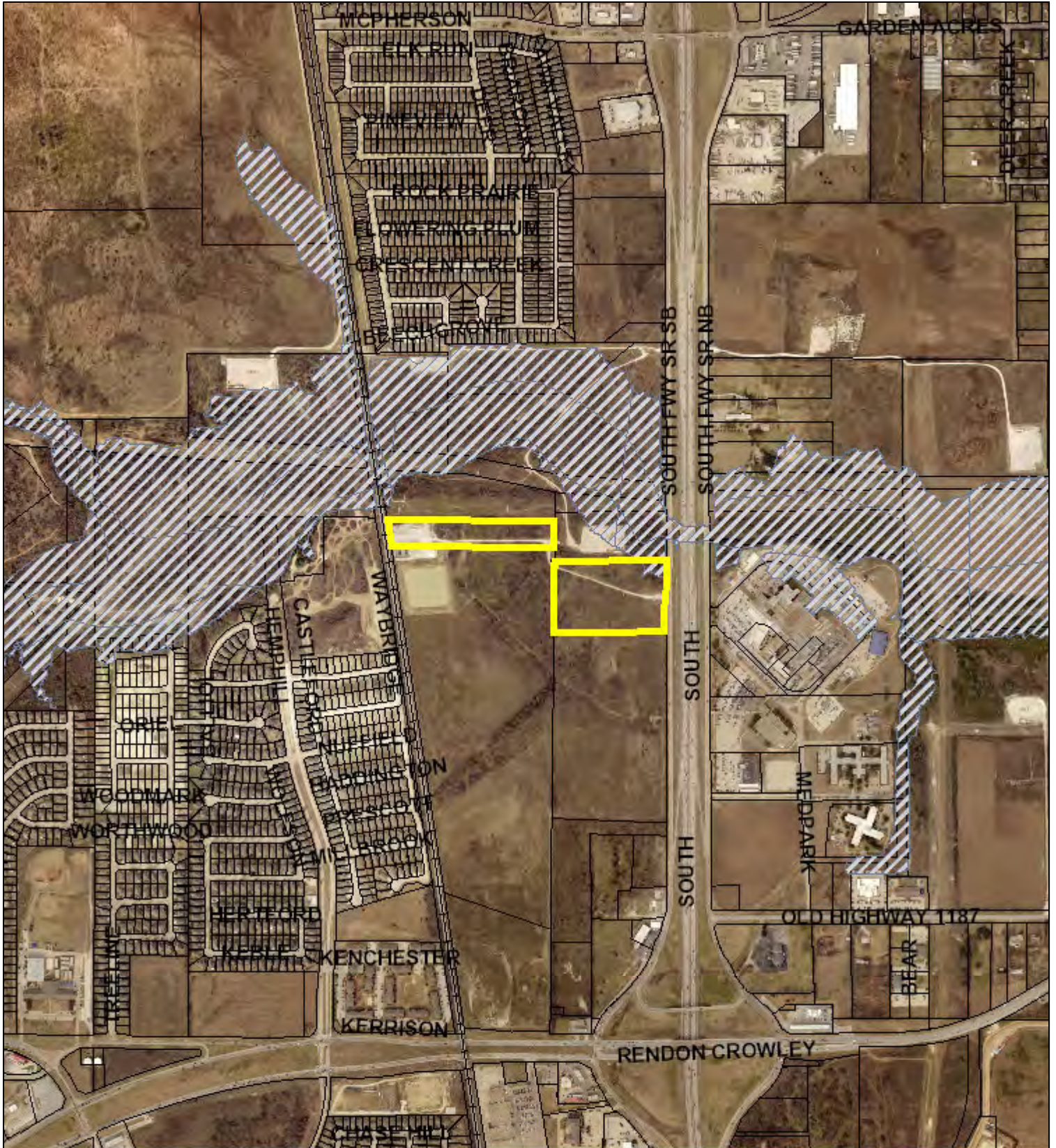


1,000 500 0 1,000 Feet

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Aerial Photo Map



0 625 1,250 2,500 Feet

