



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2020

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Orange Basswood LLC

Site Location: 7248 Blue Mound Road Acreage: 0.89

Proposed Use: Carwash

Request: From: "E" Neighborhood Commercial

To: Add Conditional Use Permit (CUP) to allow a carwash facility with development regulation standard to parking; 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 east of Blue Mound Road and just north of Basswood Boulevard. The applicant is requesting to add a Conditional Use Permit (CUP) to allow a carwash facility; site plan included.

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. The applicant has indicated the drive-thru carwash facility is approximately 4,320 sq. ft. building.

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 "E" 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 1054 Planned Development for all uses in "E" plus grocery store more than 60,000 sq. ft.; site plan approved and on file, eff. 9/14/15; subject property to the east

Site Plan Comments:

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

1. Off-street parking shall be provided on the property in the ratio of not less than three parking spaces for each washing stall, or five parking spaces for each automobile that may be accommodated on the washing line within a full service building. The site is within 250 ft. of A-5 or B zoning, will have to meet the minimum parking requirement. Site plan indicates 3 employee parking spaces and 9 vacuum area spaces. Please indicate on the site plan how many cars can fit in the wash line of the full service wash. **(development regulation standard, recommended approval)**
2. Any lights used to illuminate the area shall be directed away and downward so as to not trespass onto adjacent properties.

The site plan comments noted above shall be addressed on the site plan per the CUP Ordinance.

(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 April 22, 2020.

The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
Santa Fe Trails HOA*	Trinity Habitat for Humanity
Streams and Valleys, Inc.	Eagle Mountain-Saginaw ISD
	Keller ISD

*Closest 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 “E” zoning district. Surrounding land uses consist of vacant land to the north, grocery store with commercial strip center to the east, commercial to the south and commercial strip center to the west.

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

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

The 2019 Comprehensive Plan designates the site as being Neighborhood 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.

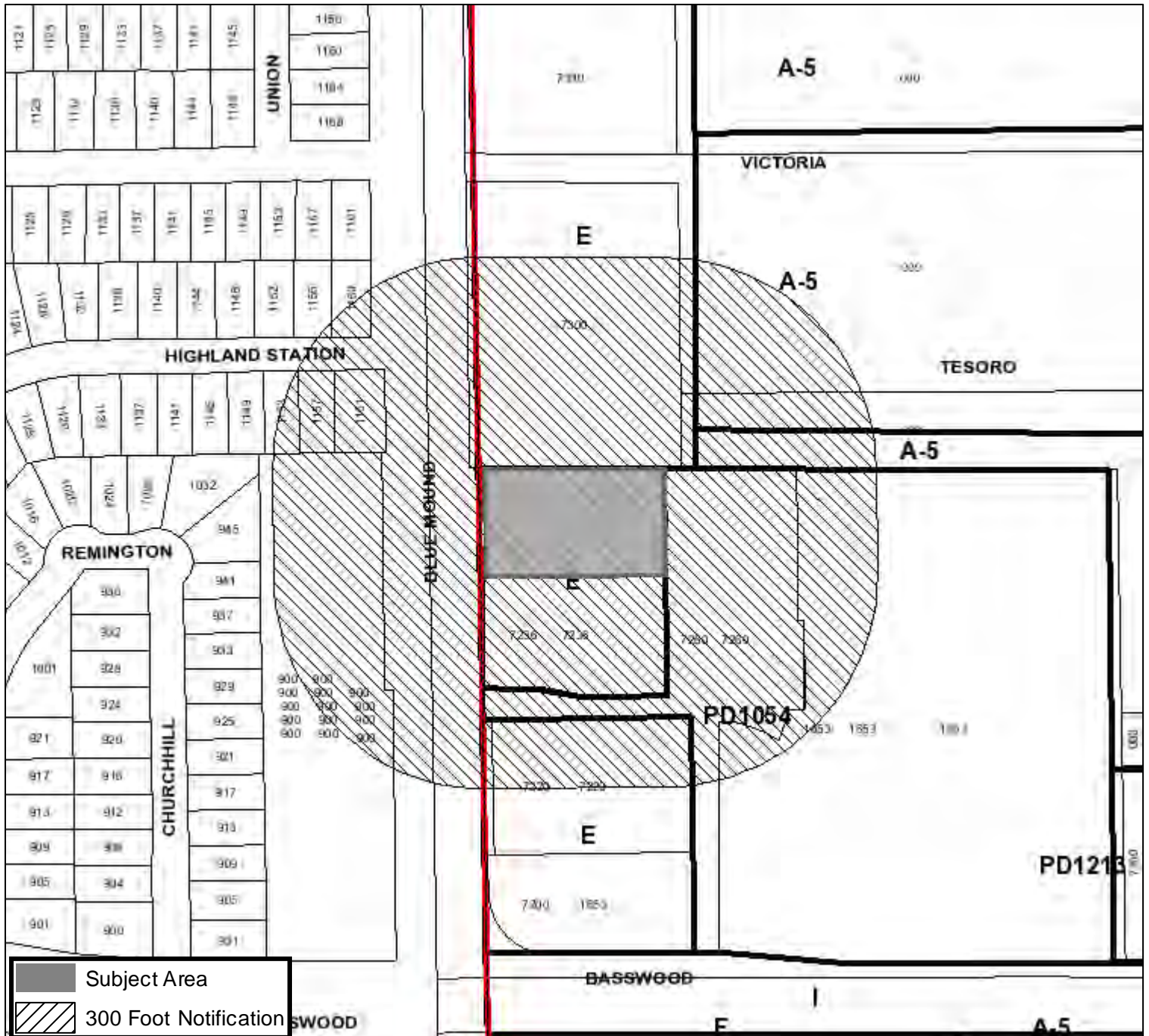
Attachments:

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

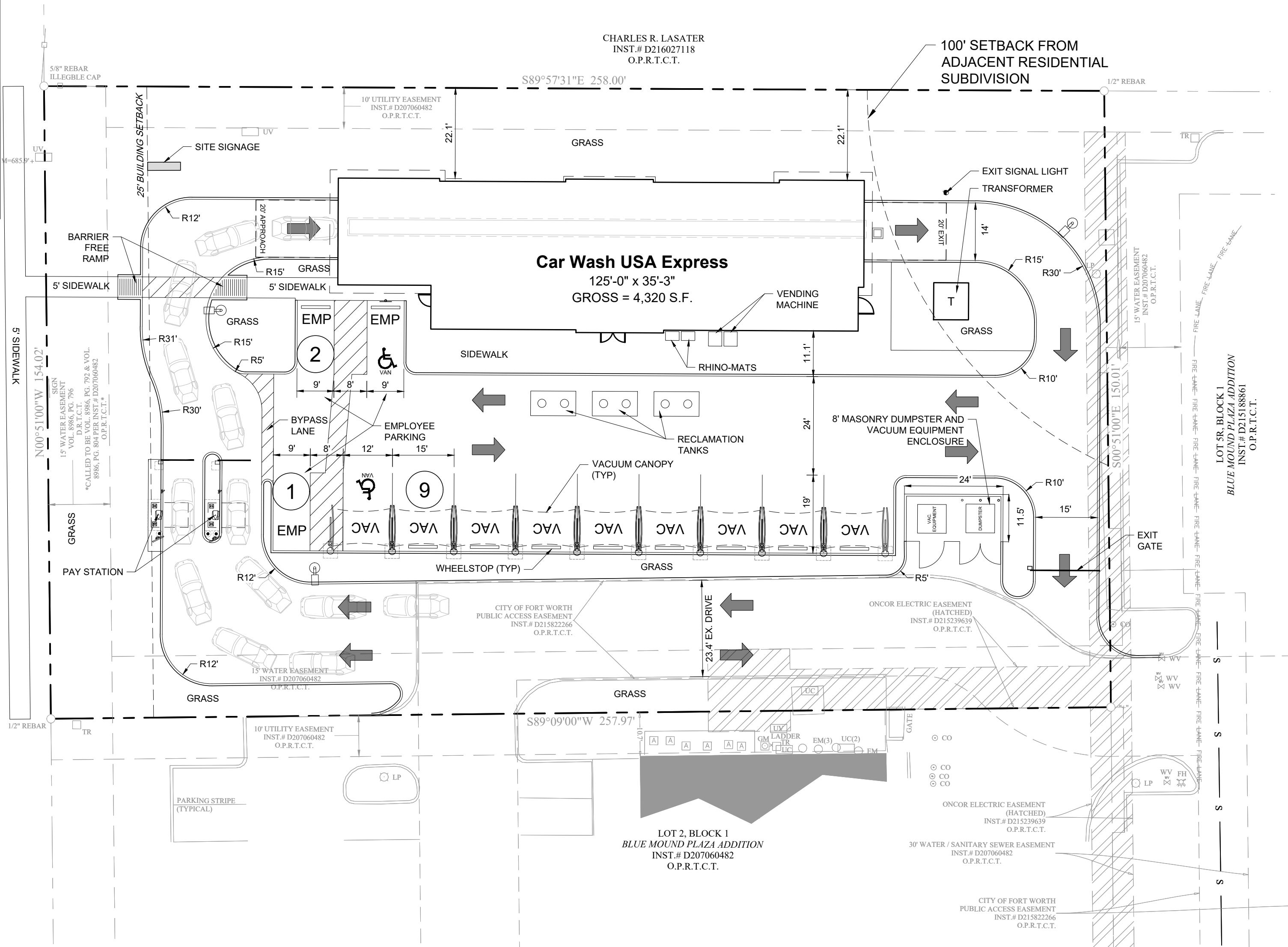
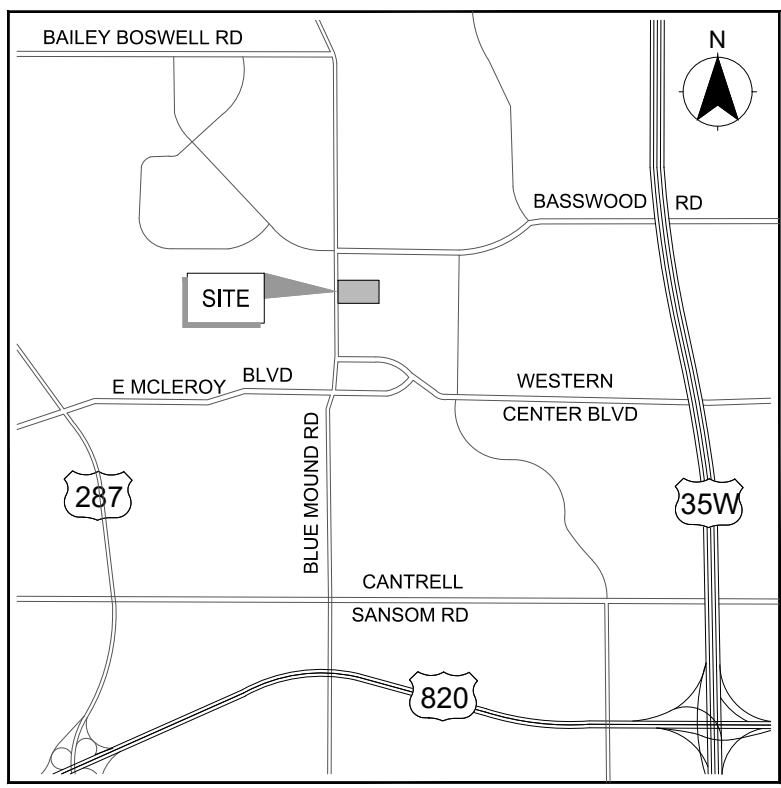


Area Zoning Map

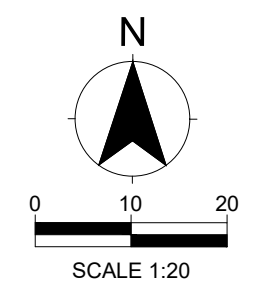
Applicant: Orange Basswood LLC
 Address: 7248 Blue Mound Rd
 Zoning From: E
 Zoning To: Add Conditional Use Permit for car wash with dev. regulations for parking
 Acres: 0.89118946
 Mapsco: 34R
 Sector/District: Far North
 Commission Date: 5/13/2020
 Contact: 817-392-2495



0 100 200 400 Feet



PROJECT LOCATION:
FORT WORTH, TX



TITLE
C.U.P. EXHIBIT

SITE INFO	
LOT/BLOCK	LOT 1, BLOCK 1
ZONING	E
PROPOSED USE	CAR WASH
SITE AREA	0.900 AC 39,215 S.F.
BUILDING AREA	4,320 S.F.
BUILDING HEIGHT	1-STORY - 25'
CAR STACKING @ PAY KIOSK	8 CARS
CARS WITHIN BUILDING WASHING LINE	3 CARS
EMPLOYEE PARKING	3 TYPICAL (1 HC)
VAC PARKING	9 TYPICAL (1 HC)

- NOTES:**
- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 - THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - ALL EXISTING AND PROPOSED PAVEMENT WITHIN THIS DEVELOPMENT IS CONCRETE.
 - EXTERIOR BUILDING MATERIALS WILL BE A COMBINATION OF STUCCO, SPLIT FACE CMU AND STANDING SEAM METAL ROOF.

DEVELOPER
IMO US WEST, LLC
6300 S. SYRACUSE WAY, SUITE 205
CENTENNIAL, COLORADO 80111
PHONE: (214) 208-0339
CONTACT: LISA WHITE

OWNER
ORANGE BASSWOOD, LLC.
1200 CORPORATE DRIVE, SUITE G-50
BIRMINGHAM, ALABAMA 35242
PHONE: (865) 603-5644
CONTACT: JASON PRICE

SURVEYOR
JPH LAND SURVEYING
785 LONESOME DOVE TRAIL
HURST, TEXAS 76054
PHONE: (817) 431-4971
CONTACT: JOSE B. NAJARRO

ENGINEER
KFM ENGINEERING & DESIGN
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CONTACT: JOSHUA MILSAP

ARCHITECT
CAIRN ARCHITECTURE
111 EAST DUNLAP AVENUE, SUITE 1-102
PHOENIX, ARIZONA 85021
PHONE: (888) 810-1104 EXT. 101
CONTACT: R. KEVIN BURSON

DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

**ICWG - BLUE MOUND
LOT 1, BLOCK 1
BLUE MOUND PLAZA ADDITION**

PREPARED: MARCH 9, 2020
ZONING CASE # _____

**PRELIMINARY
NOT FOR CONSTRUCTION**

ENGINEER: Joshua A. Millsap
P.E. No.: 100118 DATE: 3/10/20

PROJECT NUMBER: 010029002

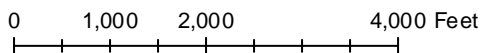
DRAWN BY: JWH

DATE: 2020/03/10

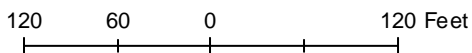
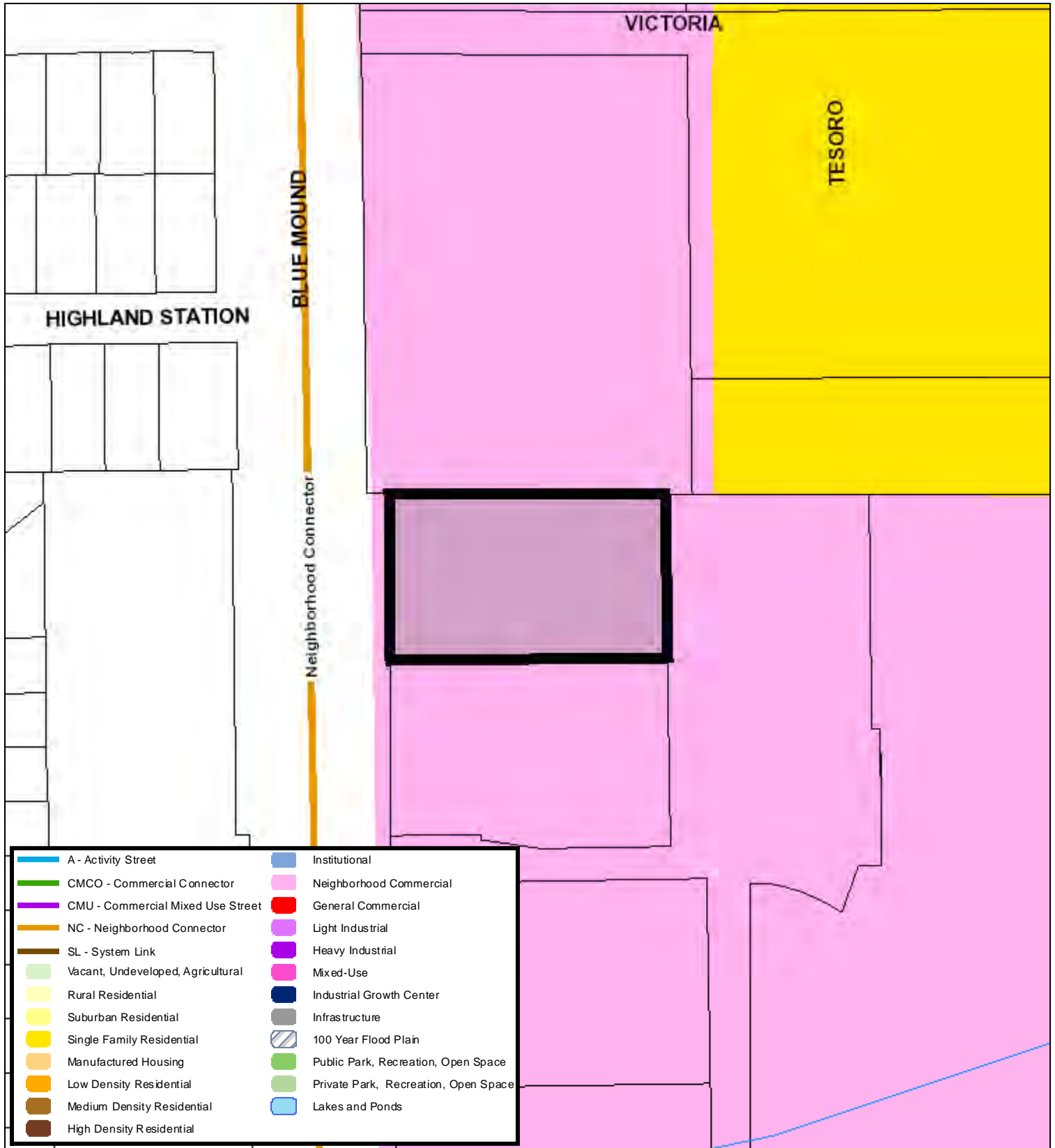
SHEET: **EXH01**

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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 75 150 300 Feet

