



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-093

Council District: 7

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: Timberland Boulevard Development Partners/Evolving Texas

Site Location: 12700 Timberland Boulevard Acreage: 1.51 acres

Request

Proposed Use: Car Wash

Request: From: "E" Neighborhood Commercial

To: Add Conditional Use Permit (CUP) to allow a self service carwash facility; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The proposed site is located on the south side of Timberland Boulevard, between Caylor and Alta Vista Roads. The applicant is requesting to add a Conditional Use Permit 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 for a drive-thru carwash facility in an approximately 5,200 sq. ft. building. Self-service vacuum spaces are shown in two rows west of the carwash 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 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 nearest single family subdivision lies along the southern property line, with an additional single family subdivision is across the street to the north. The site is directly adjacent to a residential lot and the closest residential building is approximately 100 feet away. The car wash dryer faces the single family subdivision. Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 35 vacuums are likely to have a detrimental impact on the neighborhood. To mitigate the detrimental impact on the neighborhood, a landscaping berm with evergreen shrubs are shown in front of the building’s dryer, as well as a 6-foot solid screening fence around the rear of the carwash.

The general commercial area and the subject site were preliminary platted five years ago (Timberland Crossing PP-16-018), showing an access easement through the middle of the car wash site and a significantly different lot configuration. To remove the access easement and develop the carwash as proposed will require submitting a revised preliminary plat for all lots originally approved June 23, 2016. At this time, no revised preliminary plat has been received.

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 / Single family uses
East "E" Neighborhood Commercial / Vacant land and daycare
South "A-21" One-Family / Single family uses
West "E" Neighborhood Commercial / Restaurant and vacant land

Recent Zoning History

ZC-14-007, west of subject, from PD 855 for E uses to add auto parts sales, approved 2/10/2014.

Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.
The following organizations were notified: (emailed July 23, 2021)

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys Inc
Saratoga HOA	Trinity Habitat for Humanity
Steadman Farms HOA	Keller ISD
Villages of Woodland Springs HOA*	Northwest ISD

* This Neighborhood Association is located closest to 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 a single family subdivision to the north and south with other commercial uses to the east and west. The single family uses are immediately adjacent to the southern property line and directly across the street, approximately 100 feet from the site.

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

1. The site plan conflicts with the existing approved preliminary plat showing a public/emergency access easement through this lot with a different lot configuration. Show and label the north-south access easement from the preliminary plat. The preliminary plat will need to be revised before a building permit is submitted.
2. The metes & bounds legal description needs to be added to this site plan.
3. Remove the wood trim from the Accent Features Provided notes.
4. The site is only required to have 35 spaces, but 44 spaces are shown. An additional tree will be required.

The proposed zoning request is **compatible** with surrounding land uses due the sound buffering of the solid wall and evergreen landscaping provided along the southern end of the project.

(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.)

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as neighborhood commercial.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- 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.
- Promote the free flow of traffic on North Tarrant Parkway and other major roadways by implementing access management techniques to reduce individual commercial curb cuts.

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

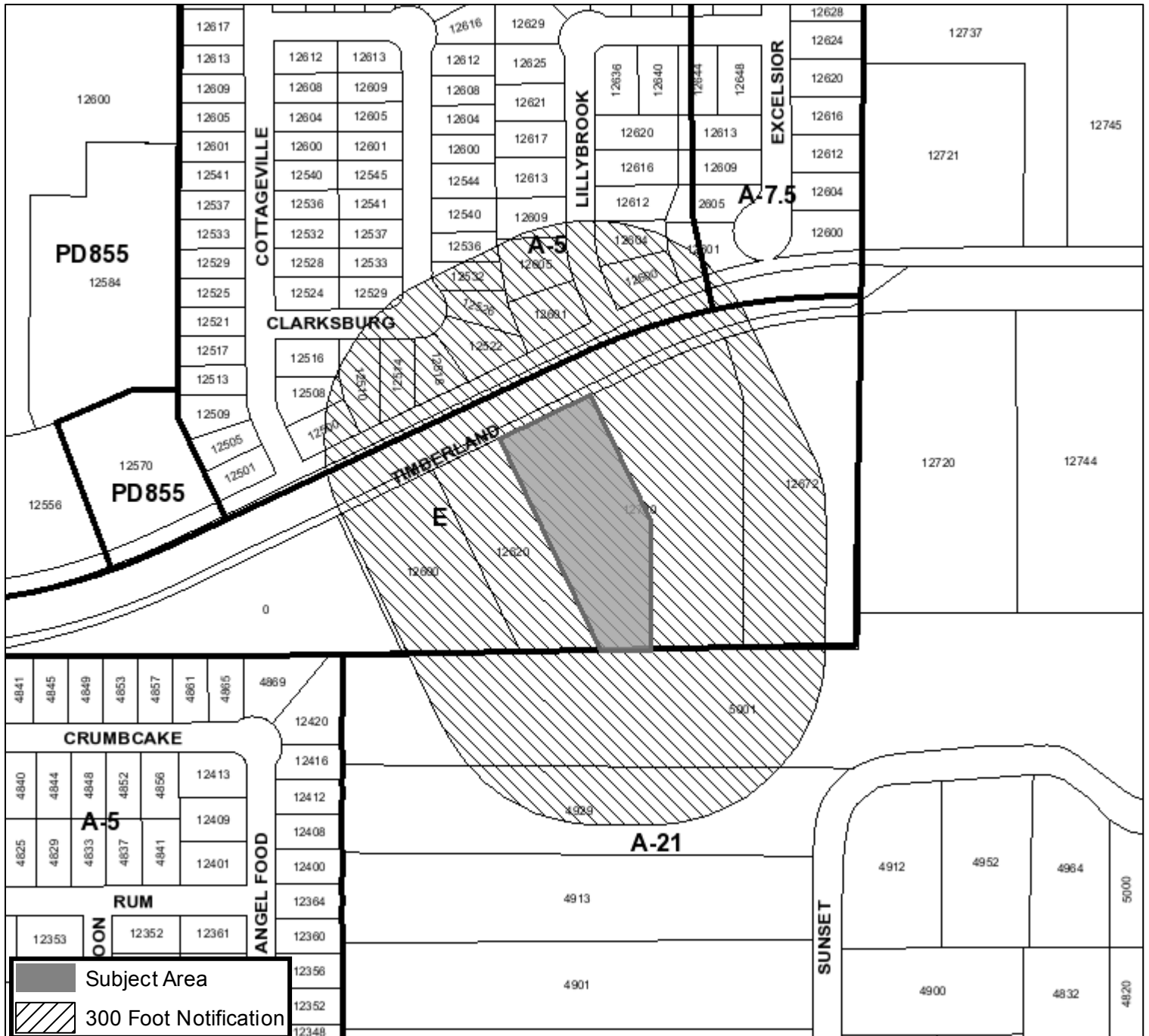
The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

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.

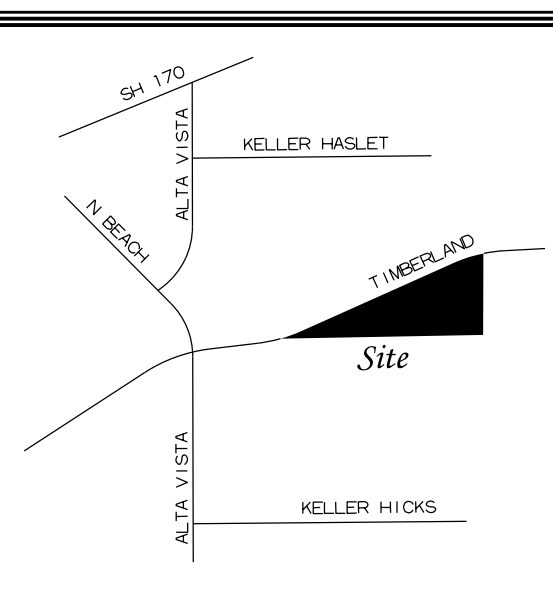
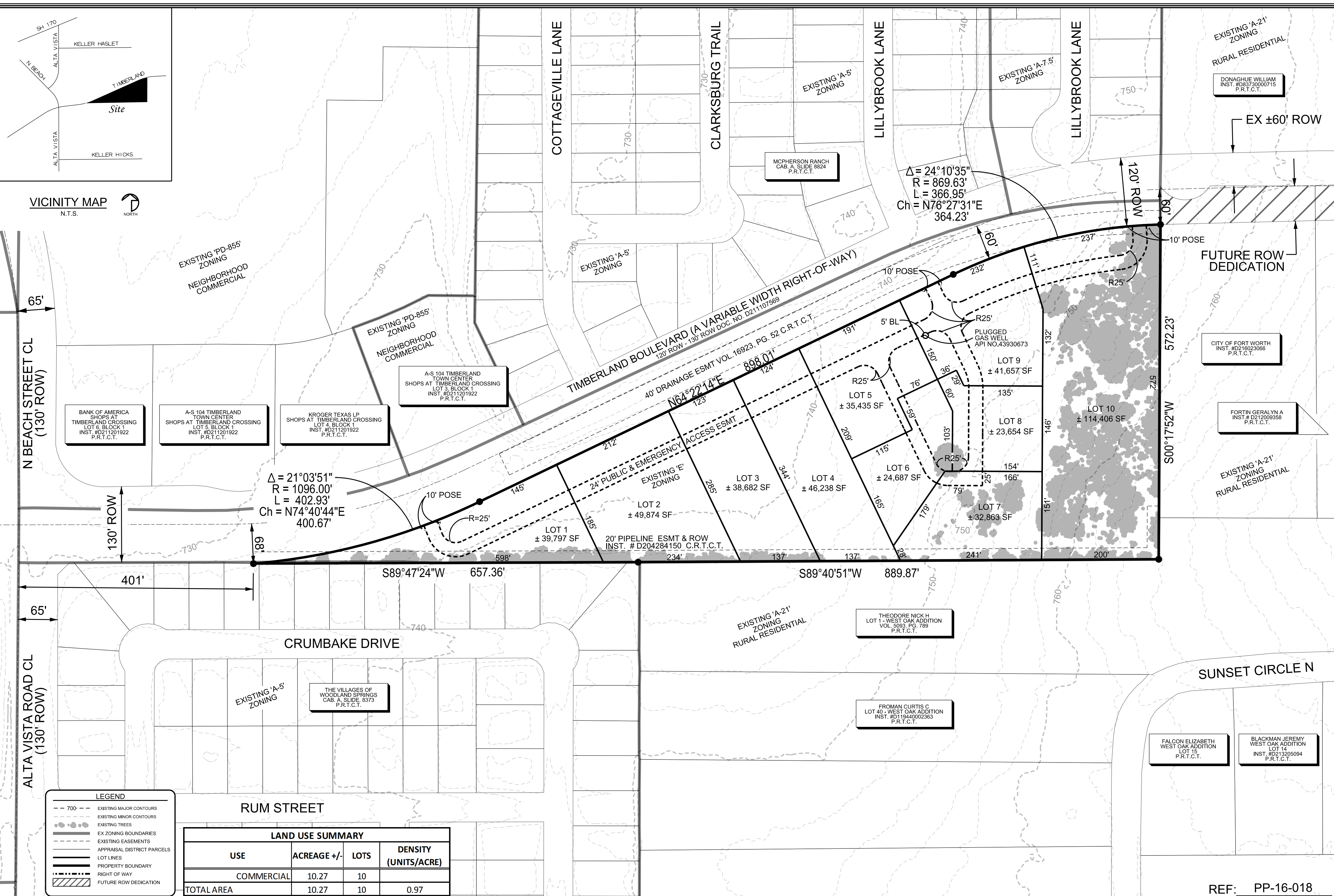
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to walkable corridors.

Area Zoning Map

Applicant: Timberland Boulevard Development Partners
 Address: 12700 Timberland Boulevard
 Zoning From: E
 Zoning To: Add Conditional Use Permit for car wash
 Acres: 1.50847543
 Mapsco: 22C
 Sector/District: Far North
 Commission Date: 8/11/2021
 Contact: 817-392-8190



0 120 240 480 Feet



VICINITY MAP
N.T.S.



BANK OF AMERICA
SHOPS AT
TIMBERLAND CROSSING
LOT 6, BLOCK 1
INST. #D211201922
P.R.T.C.T.

A-S 104 TIMBERLAND
TOWN CENTER
SHOPS AT TIMBERLAND CROSSING
LOT 5, BLOCK 1
INST. #D211201922
P.R.T.C.T.

KROGER TEXAS LP
SHOPS AT TIMBERLAND CROSSING
LOT 4, BLOCK 1
INST. #D211201922
P.R.T.C.T.

A-S 104 TIMBERLAND
TOWN CENTER
SHOPS AT TIMBERLAND CROSSING
LOT 3, BLOCK 1
INST. #D211201922
P.R.T.C.T.

MCPHERSON RANCH
CAB. A, SLIDE 8824
P.R.T.C.T.

DONAGHUE WILLIAM
INST. #D8373000715
P.R.T.C.T.

CITY OF FORT WORTH
INST. #D216023066
P.R.T.C.T.

FORTIN GERALYN A
INST. #D212009358
P.R.T.C.T.

THEODORE NICK H
LOT 1 - WEST OAK ADDITION
VOL. 5093, PG. 789
P.R.T.C.T.

FROMAN CURTIS C
LOT 40 - WEST OAK ADDITION
INST. #D119440002363
P.R.T.C.T.

FALCON ELIZABETH
WEST OAK ADDITION
LOT 15
P.R.T.C.T.

BLACKMAN JEREMY
WEST OAK ADDITION
LOT 14
INST. #D213205094
P.R.T.C.T.

LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING TREES
- EX ZONING BOUNDARIES
- EXISTING EASEMENTS
- APPRAISAL DISTRICT PARCELS
- LOT LINES
- PROPERTY BOUNDARY
- RIGHT OF WAY
- FUTURE ROW DEDICATION

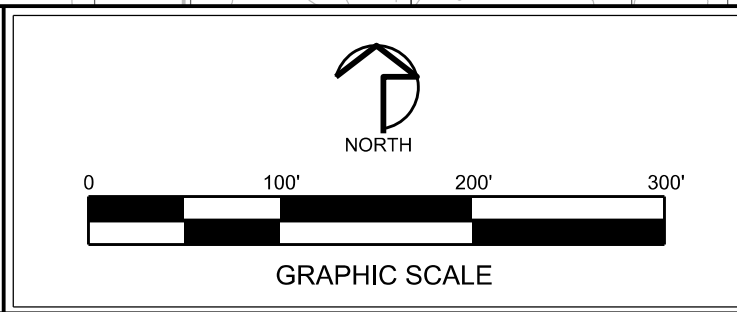
LAND USE SUMMARY

USE	ACREAGE +/-	LOTS	DENSITY (UNITS/ACRE)
COMMERCIAL	10.27	10	
TOTAL AREA	10.27	10	0.97

REF: PP-16-018

5/23/2016 11:51:15 AM SUBERS

PROJECT NO.	CDG14002
FILE PATH	G:\JOB\CDG14002\ENT\PLAT
DRAWN BY	JK & TB
REVIEWED BY	TC
DATE	MAY 23, 2016
DATE	REVISIONS



OWNER
TIMBERLAND BOULEVARD
DEVELOPMENT PARTNERS LLC
250 E. SOUTHLAKE BLVD.
SOUTHLAKE, TEXAS 76092
(817) 347-3433

DEVELOPER
TIMBERLAND BOULEVARD
DEVELOPMENT PARTNERS LLC
250 E. SOUTHLAKE BLVD.
SOUTHLAKE, TEXAS 76092
(817) 347-3433

PLANNER / ENGINEER

PELTON
LAND SOLUTIONS
5751 KROGER DRIVE
SUITE 185
KELLER, TX 76244
PHONE: 817-562-3350

A PRELIMINARY PLAT FOR
TIMBERLAND CROSSING
CONTAINING LOTS 1 - 10, BLK 1;
EXISTING 'E' ZONING | ± 10.268 GROSS ACRES
BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JOSE CHIRINO SURVEY,
ABSTRACT NUMBER 265, CITY OF FORT WORTH, TARRANT COUNTY TEXAS AND
BEING A PORTION OF THAT TRACT OF LAND (TRACT 1) DESCRIBED IN DEED TO
NORTH TARRANT 226 JOINT VENTURE, RECORDED IN INSTRUMENT NUMBER
D202043304 OF COUNTY RECORDS, TARRANT COUNTY, TEXAS

GENERAL NOTES

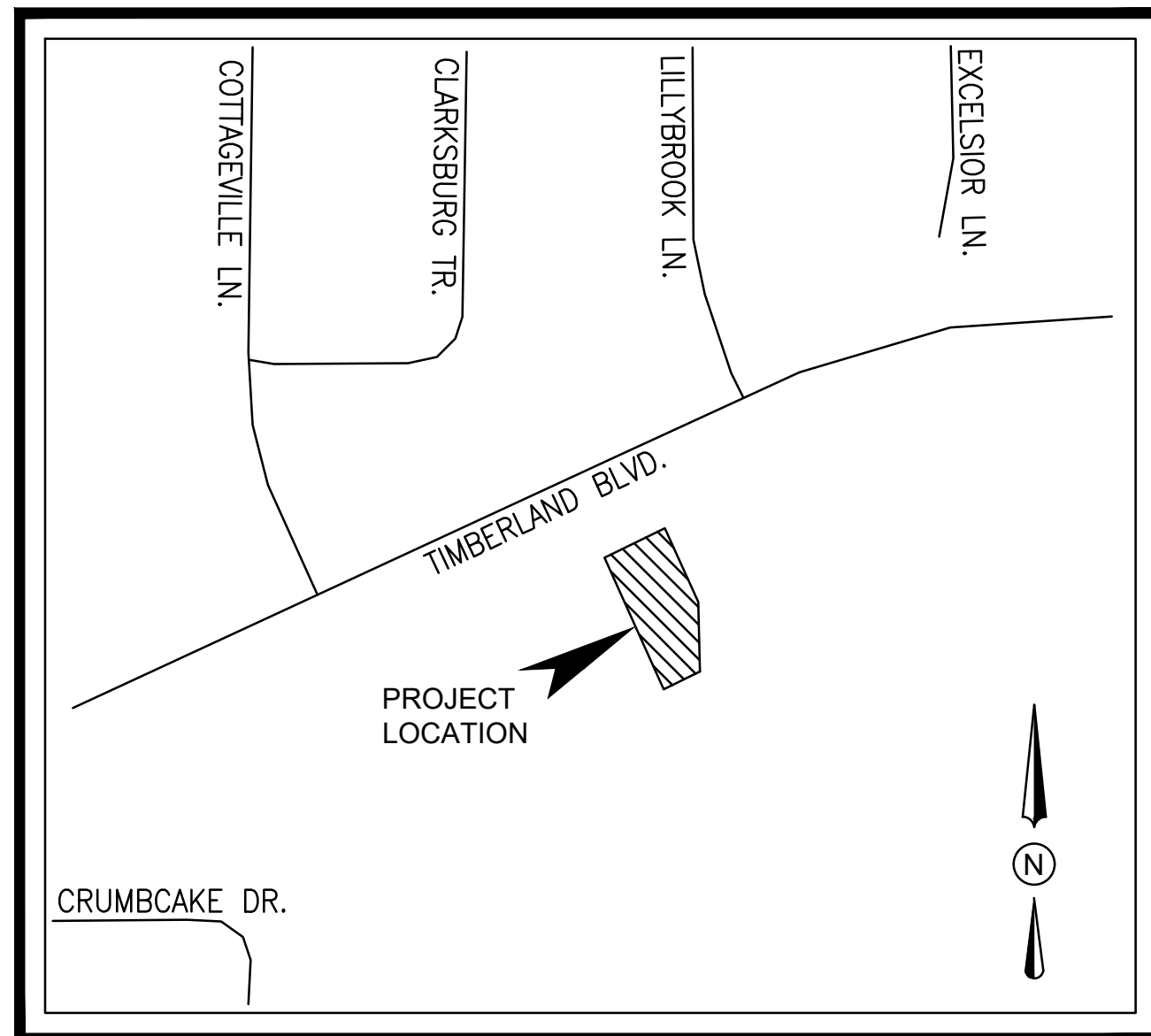
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
- 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.
- APPLICANT WILL COMPLY WITH THE SIGN ORDINANCE (CHAPTER 6).
- PROPOSED LIGHTING WILL CONFORM TO LIGHTING CODE.
- PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
- PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.

PAVEMENT LEGEND

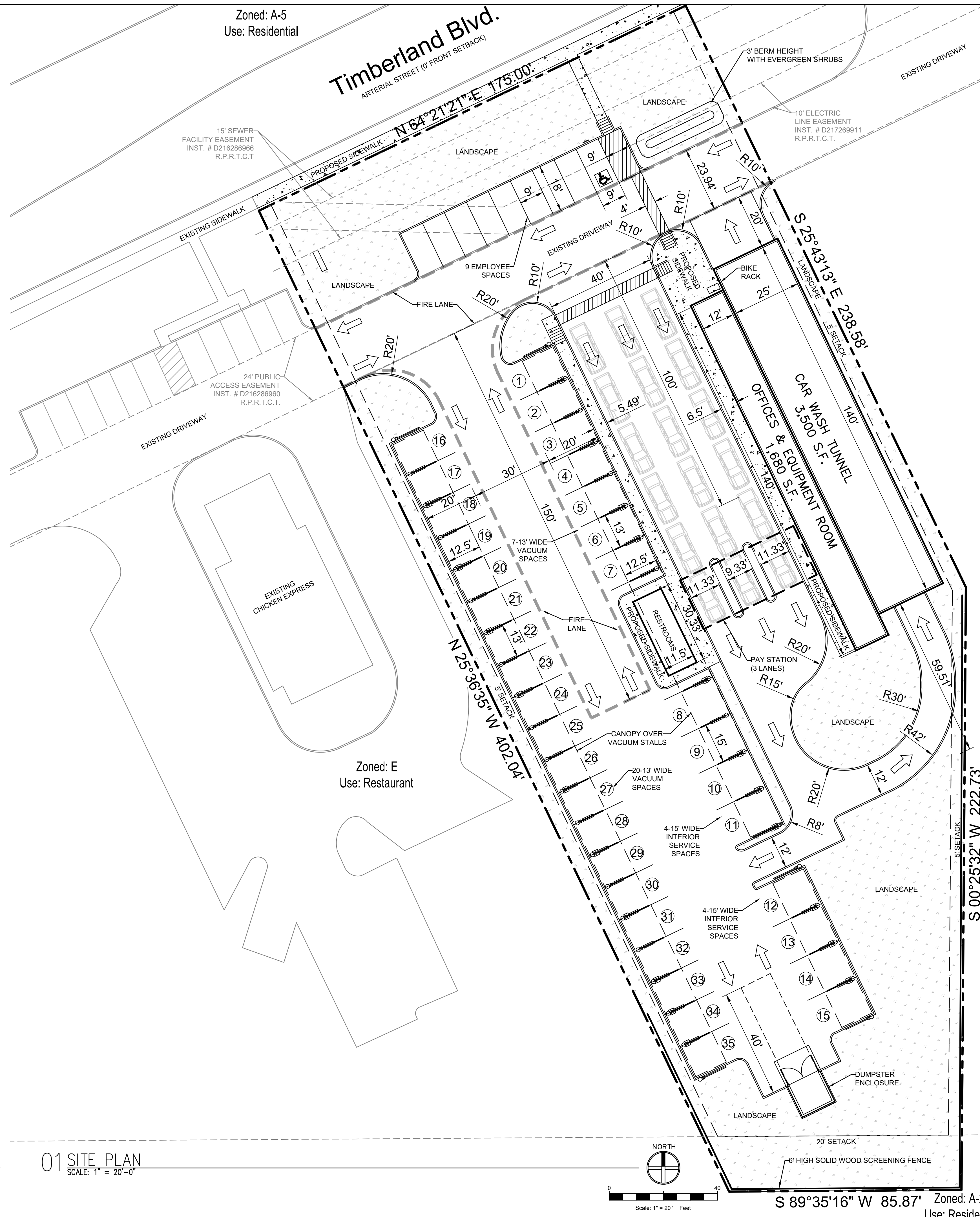
PROPOSED CONCRETE	
PROPOSED LANDSCAPE	
PROPOSED SIDEWALK	

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.51 ACRES (65,709 SQ. FT.)
ZONING:	E - NEIGHBORHOOD COMMERCIAL
PROPOSED USE:	CARWASH
TUNNEL/OFFICE/EQUIP. ROOM AREA:	3,500 S.F. + 1,680 S.F. = 5,180 S.F.
NUMBER OF STORIES:	1
BUILDING COVERAGE:	8%
FLOOR AREA RATIO:	0.08
IMPERVIOUS AREA:	43,841 S.F. (0.67 ACRES)
PERVIOUS/LANDSCAPE AREA:	21,868 S.F. (0.33 ACRES)
REGULAR PARKING PROVIDED:	8 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE
TOTAL PARKING PROVIDED:	9 SPACES
VACUUM STALLS PROVIDED:	35
TOWERS HEIGHT:	34'-0"
CARWASH TUNNEL HEIGHT:	23'-0"



02 VICINITY MAP
NOT TO SCALE



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


Zoned: E
Use: Vacant

Developer/Owner: Viron Nana
Address: 310 S Industrial Blvd - Suite 200
City/State: Euless, TX 76040
Telephone Number: 817.308.1780
E-mail Address: viron@gcompanies.us

Zoning Case Number: ZC-21-093

Director of Planning and Development
Date: _____

DATE: 04.20.2021
JOB NO: 21040
DRAWN: STAFF
CHECKED: AG



AG DESIGN GROUP
PO BOX 383023
DUNCANVILLE, TX 75138



CORTLAND
MORGAN
ARCHITECT

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

Q CAR WASH
TIMBERLAND BLVD.
FORT WORTH, TX. 76244

REVISIONS

SITE PLAN

SHEET NUMBER

A1.00



Q SPEEDWASH
 TIMBERLAND BLVD.
 FORT WORTH, TX

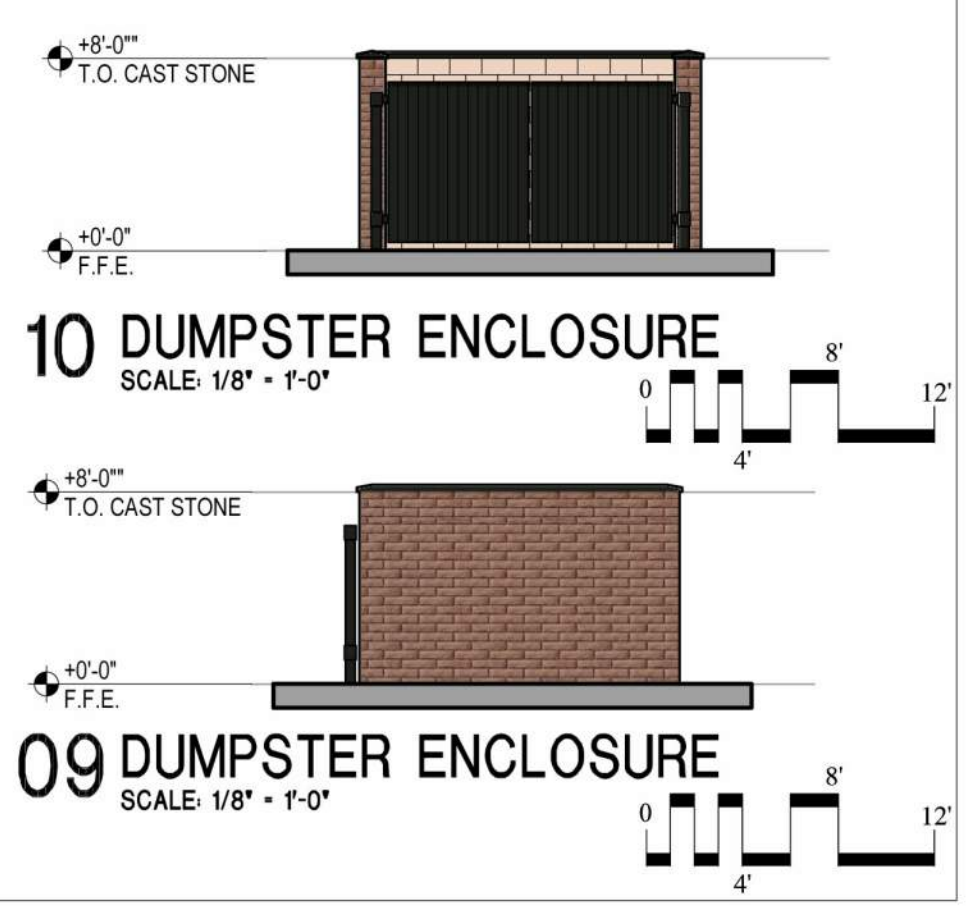
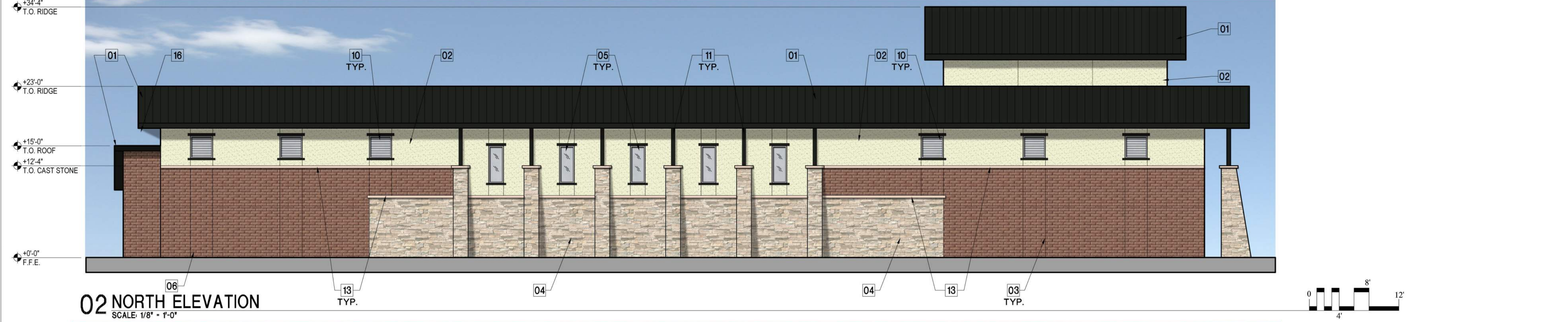
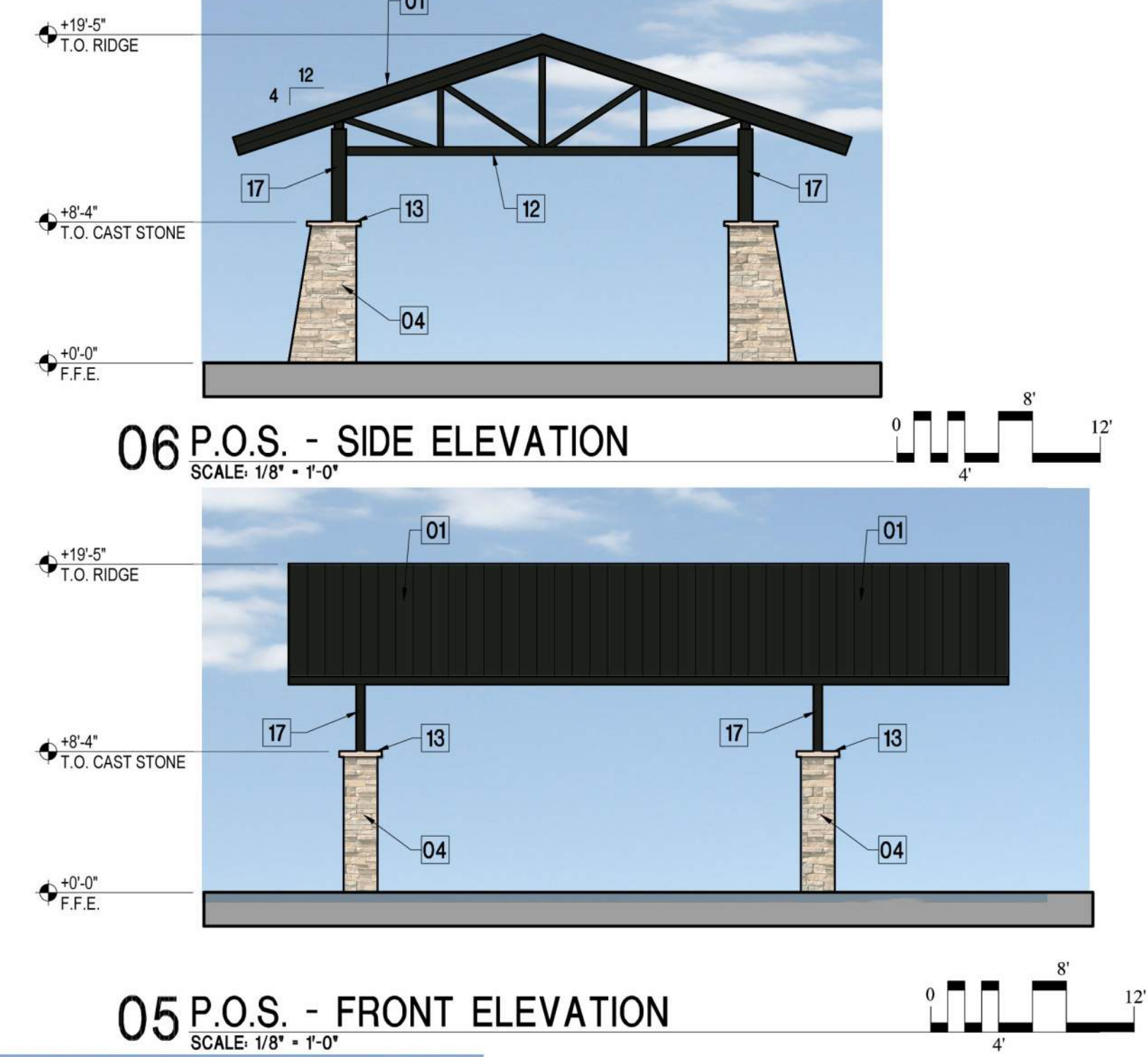
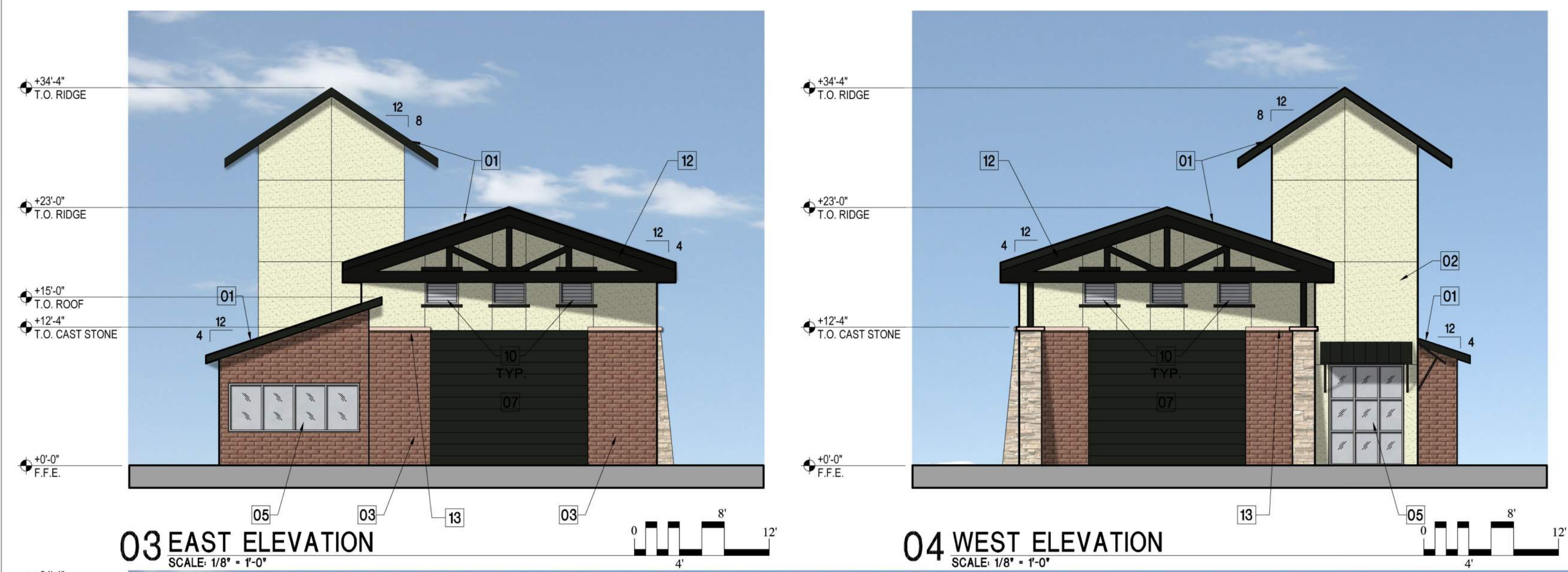
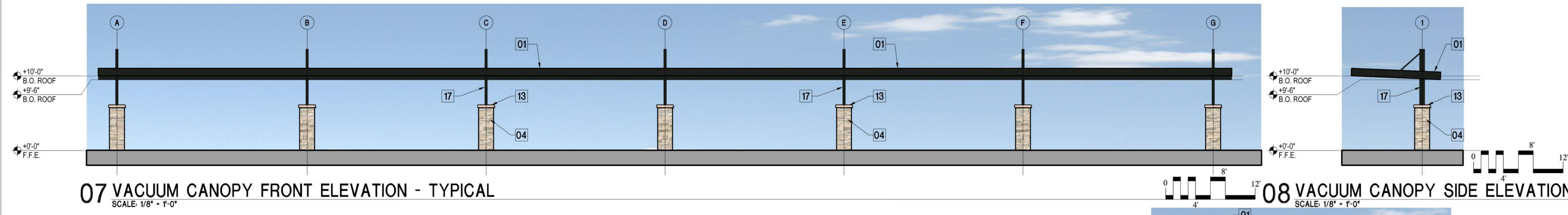
NOTES BY NUMBER

- 01 STANDING SEAM METAL ROOF
- 02 STUCCO FINISH
- 03 BRICK VENEER
- 04 STONE VENEER
- 05 ALUM/GLASS STOREFRONT WINDOW/DOOR
- 06 HOLLOW METAL DOOR AND FRAME (PAINTED TO MATCH ADJACENT MASONRY)
- 07 OVERHEAD COILING DOOR
- 08 STANDING SEAM METAL AWNING ON POWDER COATED STEEL TUBE (BLACK)
- 09 12"x12" PLASTER QUOIN MEDALLION
- 10 DARK BRONZE ANODIZED ALUMINUM LOUVER AND FRAME
- 11 PAINTED TUBE STEEL BRACKETS
- 12 PAINTED STEEL TUBE TRUSS
- 13 CAST STONE WATER TABLE (SLOPE TO DRAIN)
- 14 NOT USED
- 15 LIGHT FIXTURE WALL SCONCE: VISA LIGHTING COLONADE OW1043 LED WALL PAK: LUMARK WP LDWP-GL-6B
- 16 PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUT
- 17 PAINTED STEEL TUBE

PROPOSED MATERIALS

	ACCENT FEATURES PROVIDED
	OVERHANG EAVES
	BANDING - CAST STONE
	PILASTERS
	WINDOW SILLS
	RUSTIFICATION - WOOD TRIM
	MINIMUM OF 3 REQUIRED
	5 PROVIDED
	COMPLIES

	STANDING SEAM
	BRICK
	STONE
	STUCCO



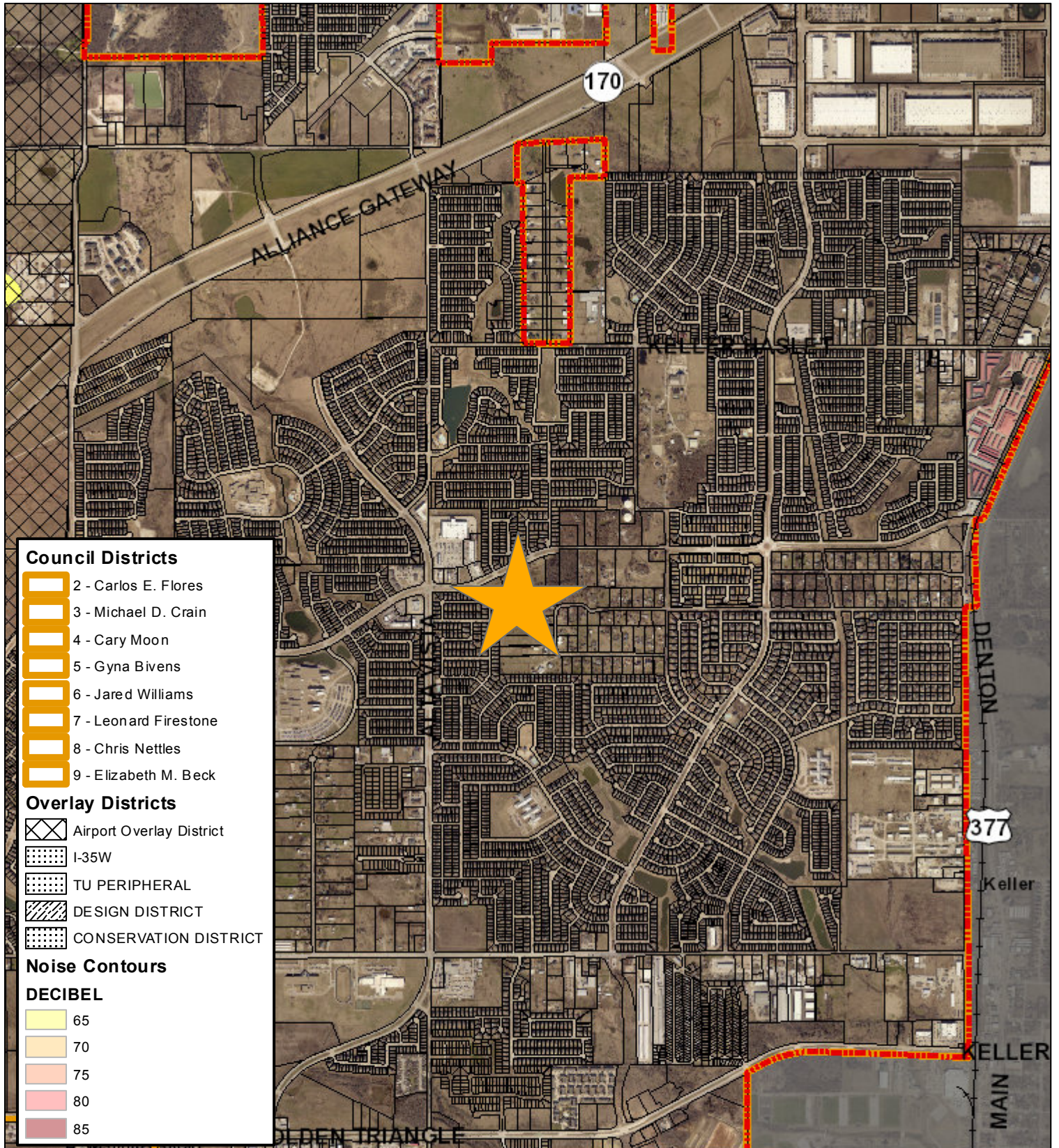
REVISIONS

EXTERIOR ELEVATIONS


SHEET NUMBER

A2.00






Area Map








Council Districts

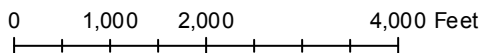
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

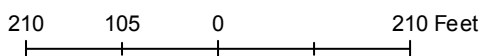
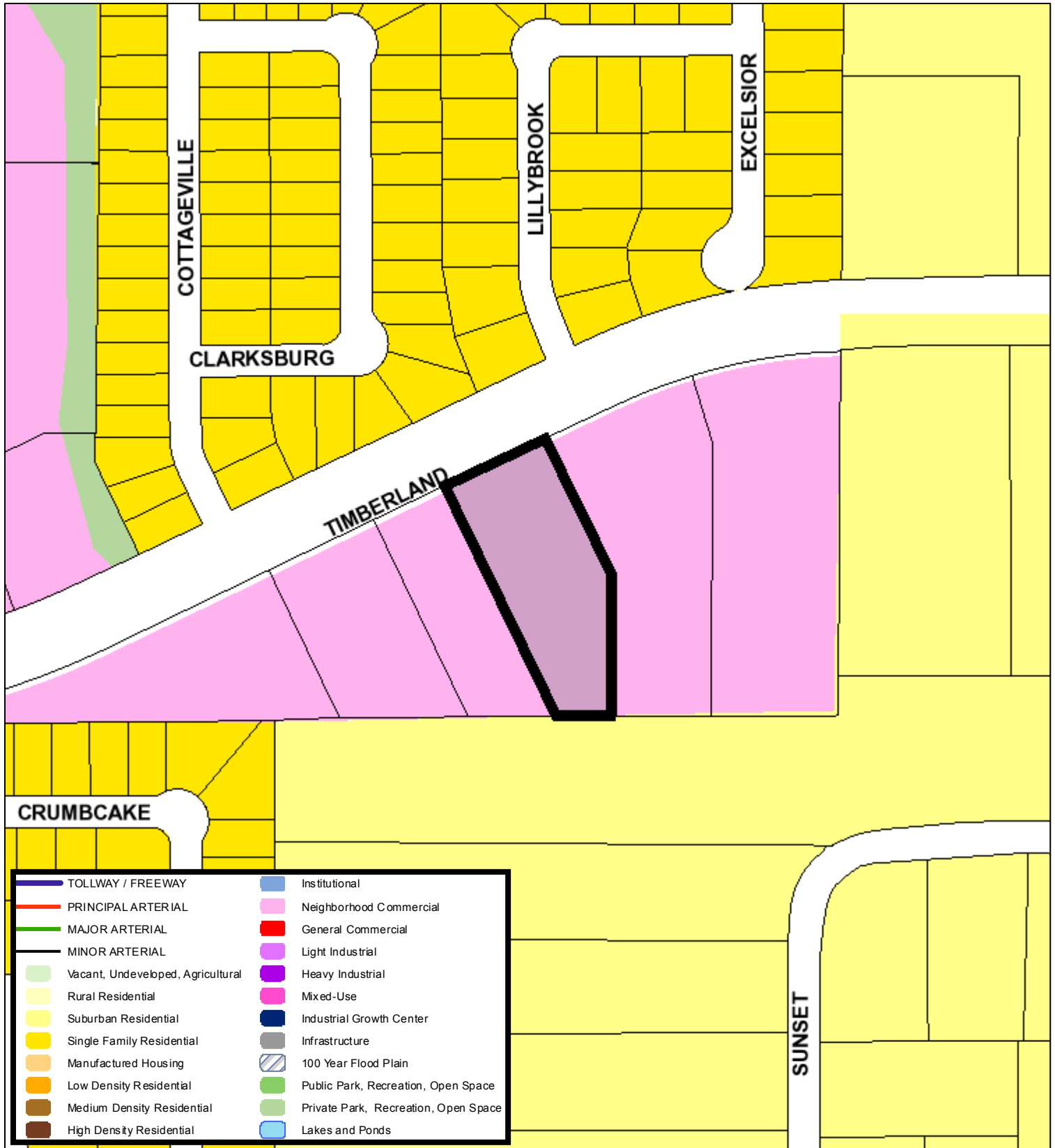
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

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



0 130 260 520 Feet

