



Zoning Staff Report

Date: June 28, 2022

Case Number: ZC-22-094

Council District: 2

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: HPC Revelstoke Commercial Ltd. / DCG Engineering

Site Location: 9873 NW Highway 287

Acreage: 1.78 acres

Request

Proposed Use: Car Wash

Request: From: "F" General Commercial and "PD 1080" Planned Development for F uses plus mini-warehouse
To: Amend "PD 1080" Planned Development for F uses plus mini-warehouse to allow an automated carwash facility; site plan included, with waiver to bicycle parking

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

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

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The proposed site is located at the southeast corner of Blue Mound Road and the NW US 287 Highway, which are both significant arterial roadways. The applicant is requesting to amend the Planned Development zoning to allow an automated carwash facility; site plan included.

Carwashes are not allowed by right within commercial zoning districts. The applicant has applied to allow this use within the "PD 1080" Planned Development for F uses plus mini-warehouse for a drive-thru carwash facility in an approximately 2,000 sq. ft. building. Self-service vacuum spaces are shown in a row north of the carwash building. The northern half of the lot is in a floodplain, which is shown to be preserved.

While a carwash is not permitted in the base "F" zoning district by right, allowing one by amending the Planned Development with a site plan may help mitigate any neighborhood concerns. In a Planned Development, the car wash approval cannot be revoked in the event of code violation convictions. The site is surrounded by the commercial uses or commercially zoned land to the southeast, southwest, and northwest, with NW US Highway 287 to the northeast. The site is currently vacant land. The nearest residential district, having "A-5" zoning, lies approximately 350 feet from the southwestern property line, with additional single family residences and multifamily complexes in vicinity. The car wash dryer faces NW US Highway 287 to the northeast. Although sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 10 vacuums are unlikely to have a detrimental impact on the neighborhood.

Below is a chart that illustrates the differences between the base regulations and the proposed PD site plan:

Requirement	F Standards	Proposed PD
Bicycle parking	1 bicycle rack.	No bicycle parking is provided. <i>(requires Development Regulation Waiver)</i>

Surrounding Zoning and Land Uses

North "F" General Commercial / Commercial use

East "D" High Density Multifamily / NW US Highway 287

South "PD 1080" Planned Development for F uses plus mini-warehouse / vacant land

West "F" General Commercial and "PD 1080" Planned Development for F uses plus mini-warehouse / commercial use

Recent Zoning History

ZC-15-112, northwest of subject, from F to D, approved 9/2/2015.

ZC-16-039, subject and surrounding land in all directions, from AG to A-5, D, F, PD 1080 for F uses plus mini-warehouse, approved 4/6/2016.

ZC-17-144, subject and land to south, amend PD 1080 to allow 65 feet in height, approved 10/12/2017.

ZC-20-028, south of subject, from D to F, approved 4/9/2020.

Public Notification

300-foot Legal Notifications were mailed on May 26, 2022.

The following organizations were notified: (emailed May 18, 2022)

Organizations Notified	
North Fort Worth Alliance	Hawthorne Meadows HOA*
Berkshire HOA	Liberty Crossing HOA
Harmon Ranch HOA	Northwest ISD
Streams and Valleys Inc	Trinity Habitat for Humanity
Eagle Mountain-Saginaw 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 amend PD 1080 for F uses plus mini-warehouse to allow a carwash facility. The existing floodplain on the lot is shown to be preserved, leaving the southern half as developable land. Surrounding land uses consist of commercial uses or commercially zoned vacant land to the north, south and west, with a freeway to the east. The closest residential district is more than 350 feet away. Car wash dryer noise significantly diminishes beyond 300 feet. The applicant has clarified the hours of operation to be 24 hours/day, with an attendant on-site for 8 hours per day.

The proposed zoning request **is compatible** with surrounding land uses due the surrounding commercial uses and freeway, as well as the residential uses in the vicinity being more than 300 feet away.

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the subject property as light industrial, where vehicular uses are allowed. The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- 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 conformance with the future land use map and consistent with the policies stated above, the proposed zoning **is 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 the auto-oriented use does not contribute to walkable corridors.

Site Plan Comments

Zoning and Land Use

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

1. Bicycle parking is required. **This development standard is requesting a waiver.**
2. The number of cars that can be on the washline at one time is not noted or shown, so the correct number of parking spaces cannot be determined. Depending on the number of cars that can be serviced, the site might be overparked, and additional trees will be required.
3. Note no central vacuum will be used on the site plan.
4. Note the hours of operation on the site plan.
5. Add the floodway as a separate shading/pattern or include it in the landscaping. Otherwise, it shares the same symbology as the concrete.
6. Revise the zoning to the south to PD 1080.
7. Label the building materials and doors with common terms (glass/metal/stucco/etc). Do not use 26/26 Isoleren RL-MIP, etc. What material is the faux stone made of?
8. Label the building elevations with the directional side (north, east, south, west). Both ends are labeled as Exit.
9. Ensure the building materials are of durable materials with no EFIS.
10. Remove “Preliminary For Review Only” note because the case is asking for approval.
11. Additional comments may be made when the required information is provided.

T/PW Stormwater

Commercial Grading Permit Issuance and FDP Issuance may be required prior to Building Permit Issuance. Site is part of common land plan. May need a drainage study update, contact sds@fortworthtexas.gov for more information.

T/PW

TXDOT approval and permit required for drive approach on NW 287 Service Road.

Fire

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

(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.)

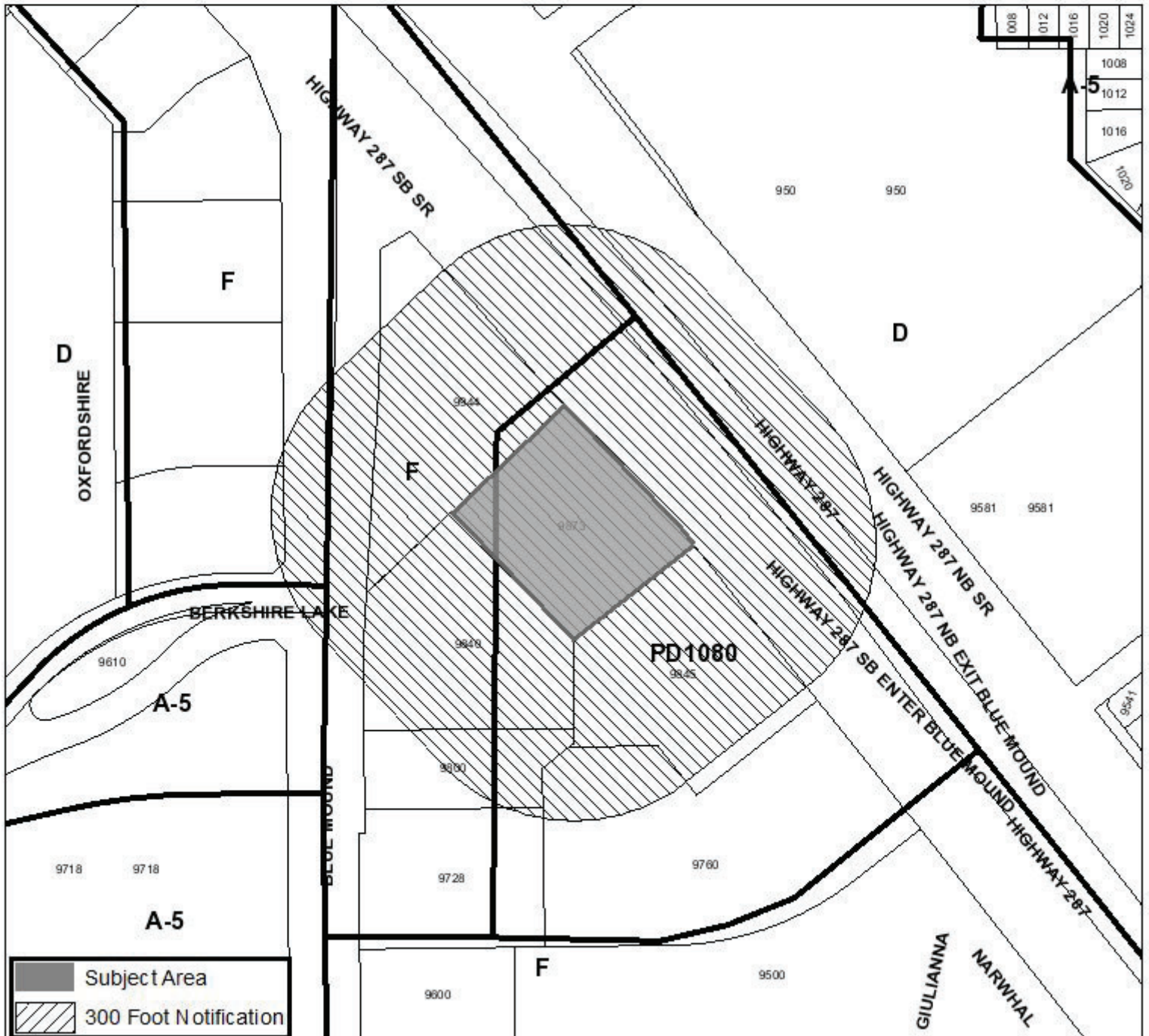




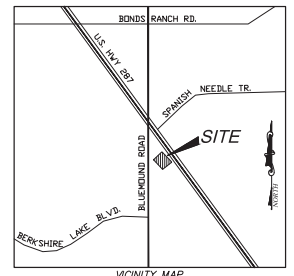
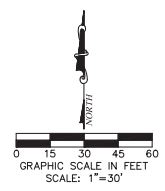
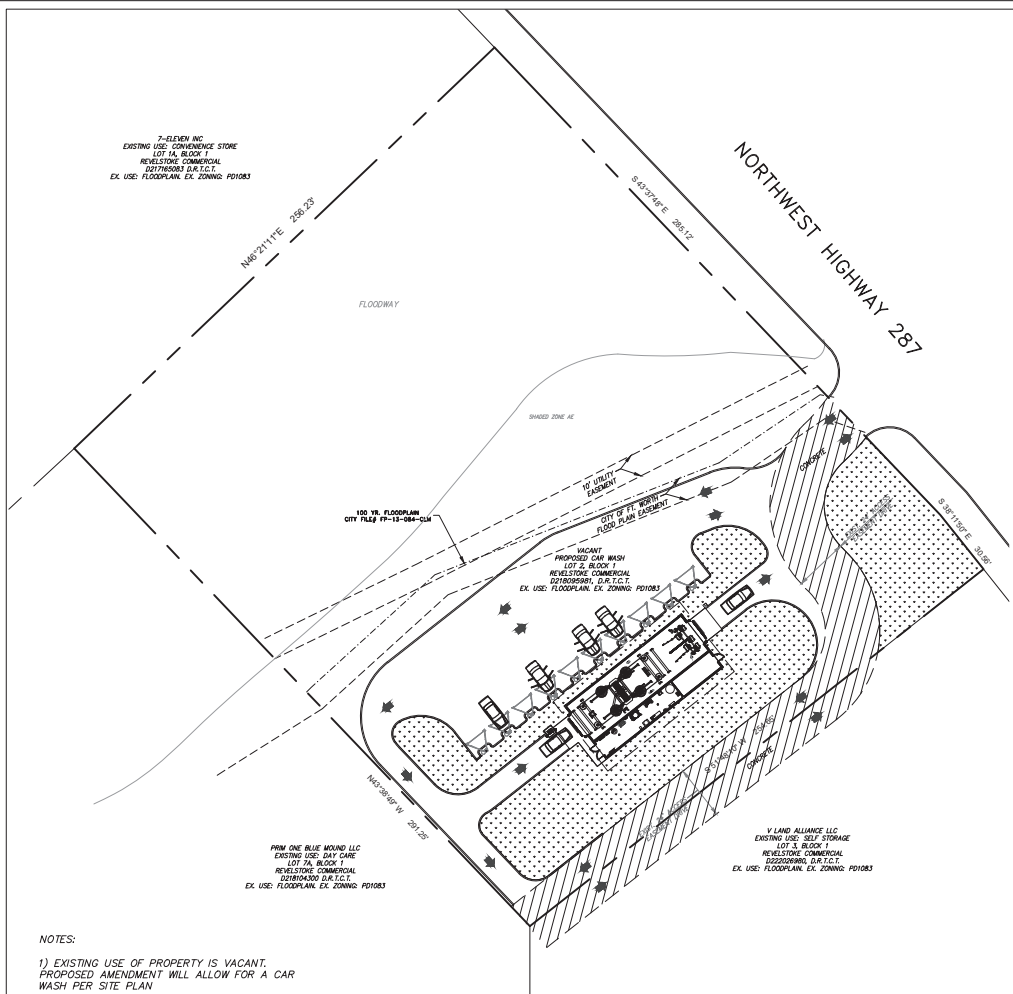
ZC-22-094

Area Zoning Map

Applicant: HPC Revelstoke Commercial Ltd.
 Address: 9873 NW Highway 287
 Zoning From: F, PD 1080 for F uses plus mini-warehouse
 Zoning To: Amend PD 1080 to include automated car wash
 Acres: 1.78304163
 Mapsco: 20Y
 Sector/District: null
 Commission Date: 6/8/2022
 Contact: null



7-ELEVEN INC.
 EXISTING USE: CONVENIENCE STORE
 LOT 1A, BLOCK 1
 REVELSTOKE COMMERCIAL
 D21809981 D.R.T.C.T.
 EX. USE: FLOODPLAIN, EX. ZONING: PD1083



LEGAL DESCRIPTION:

LOT 2, BLOCK 1 OF LOTS 2-7, BLOCK 1, THE REVELSTOKE COMMERCIAL, AN ADDITION IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN CLERK'S FILE NO D218095981. BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH KHA CAPPED IRON ROD FOUND FOR CORNER, SAID CORNER BEING AT THE COMMON LOT LINE OF LOT 2 AND LOT 3 AND IN THE ROW OF NW HIGHWAY 287;

THENCE SOUTH 51 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 254.65 FEET ALONG THE COMMON LOT LINE OF LOT 2 AND LOT 3 BLOCK 1 TO A CHISELED "X" FOUND;

THENCE NORTH 43 DEGREES 38 MINUTES 49 SECONDS WEST, A DISTANCE OF 291.25 FEET ALONG THE COMMON LOT LINE OF LOT 2 AND LOT 7 BLOCK 1 TO A 5/8 INCH JACOB CAPPED IRON ROD FOUND;

THENCE NORTH 46 DEGREES 21 MINUTES 11 SECONDS EAST, A DISTANCE OF 256.23 FEET ALONG THE COMMON LOT LINE OF LOT 2 AND LOT 7 BLOCK 1 TO A 5/8 INCH JACOB CAPPED IRON ROD FOUND;

THENCE SOUTH 43 DEGREES 38 MINUTES 49 SECONDS EAST, A DISTANCE OF 285.00 FEET ALONG THE COMMON LOT LINE AND RIGHT-OF-WAY OF NW HIGHWAY 287 TO A FOUND BOUNDARY TADOT MONUMENT;

THENCE SOUTH 38 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 30.58 FEET TO THE POINT OF BEGINNING CONTAINING 77,716 SQUARE FEET OR 1.784 ACRES OF LAND

LOT 2 SITE DATA

LOT AREA	77,716 SF: 1.784 AC
EX. BUILDING AREA	0 SF
PR. BUILDING AREA	+/-1,975 SF
EX. USE	UNDEVELOPED
PROPOSED USAGE	CAR WASH FACILITY
REQUIRED PARKING	5 PARKING SPACES PER AUTOMOBILE THAT MAY BE ACCOMMODATED ON THE WASH LINE
PROVIDED PARKING	10 SPACES

OWNER:
 HPC REVELSTOKE COMMERCIAL, LTD
 JOHN CARTER
 3001 KNOX STREET, SUITE 405
 DALLAS, TEXAS 75205
 (214) 445-2203

APPLICANT:
 KW WASHES IV, LLC
 DAVID MARKS
 138 OLD TOWN BLVD N., SUITE 202
 AROYLE, TEXAS 76226
 (972) 740-5725

Director of Planning and Development _____ Date _____

Zoning Case # ZC-22-xxx Prepared: MAY 2, 2022

- NOTES:**
- EXISTING USE OF PROPERTY IS VACANT. PROPOSED AMENDMENT WILL ALLOW FOR A CAR WASH PER SITE PLAN
 - PROPOSED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW
 - PROJECT WILL CONFORM TO LIGHTING CODE.
 - PROJECT SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 - PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY

WAIVER REQUESTS

- NO WAIVERS ARE BEING PROPOSED

PROPOSED DEVELOPMENT STANDARDS

- ALL EXISTING USES AND REGULATIONS OF EXISTING PD 1080 WILL REMAIN IN PLACE WITH THE ADDITION OF ALLOWING THE USE OF CAR WASH FACILITY ON SUBJECT LOT WITH SITE PLAN.

PRELIMINARY FOR REVIEW ONLY
 Not for Construction or Permit Purposes

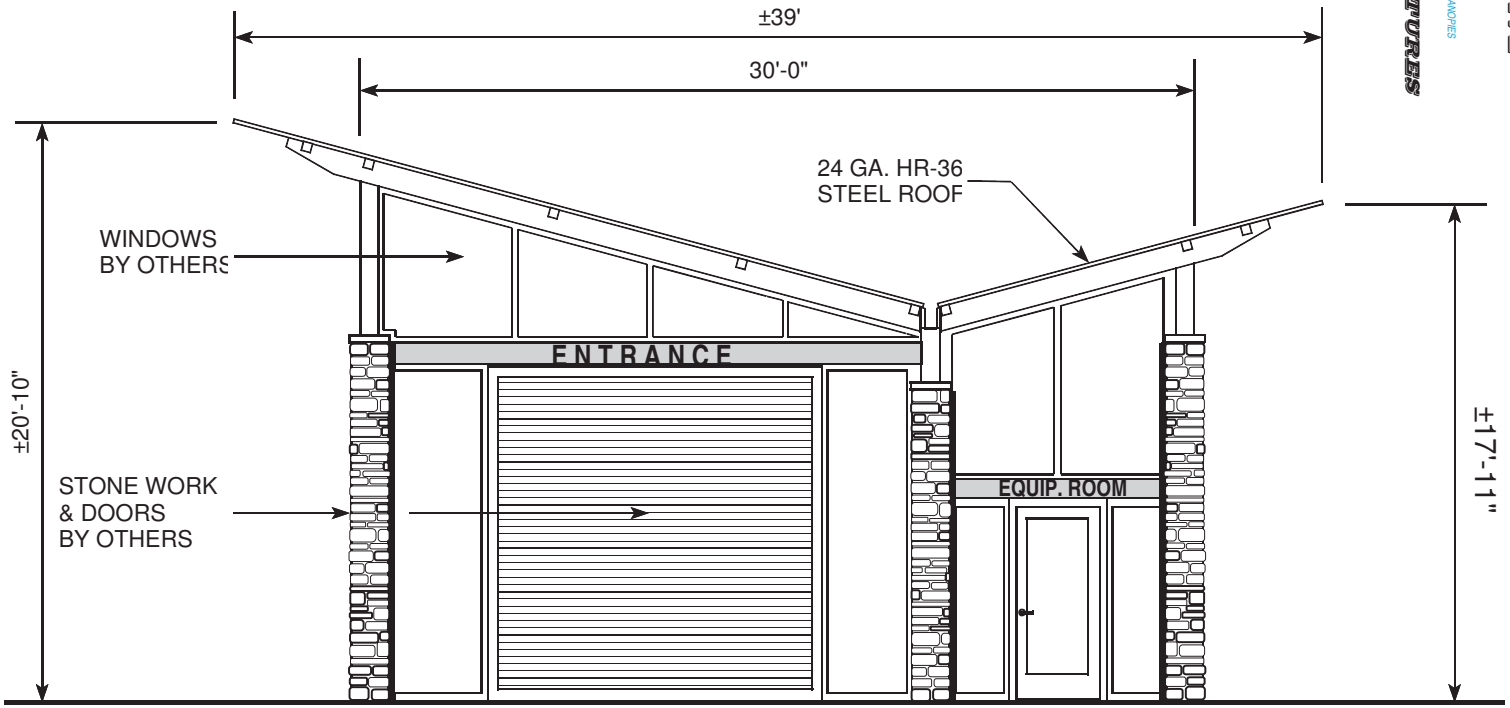
Engineer: **DAVID GREGORY**
 P.E. No. 89286 Date 05/02/2022

SCALE: 1"=60'
 DRAWN: DCS
 DATE: 5/2/22
 SHEET NO. 1 OF 1

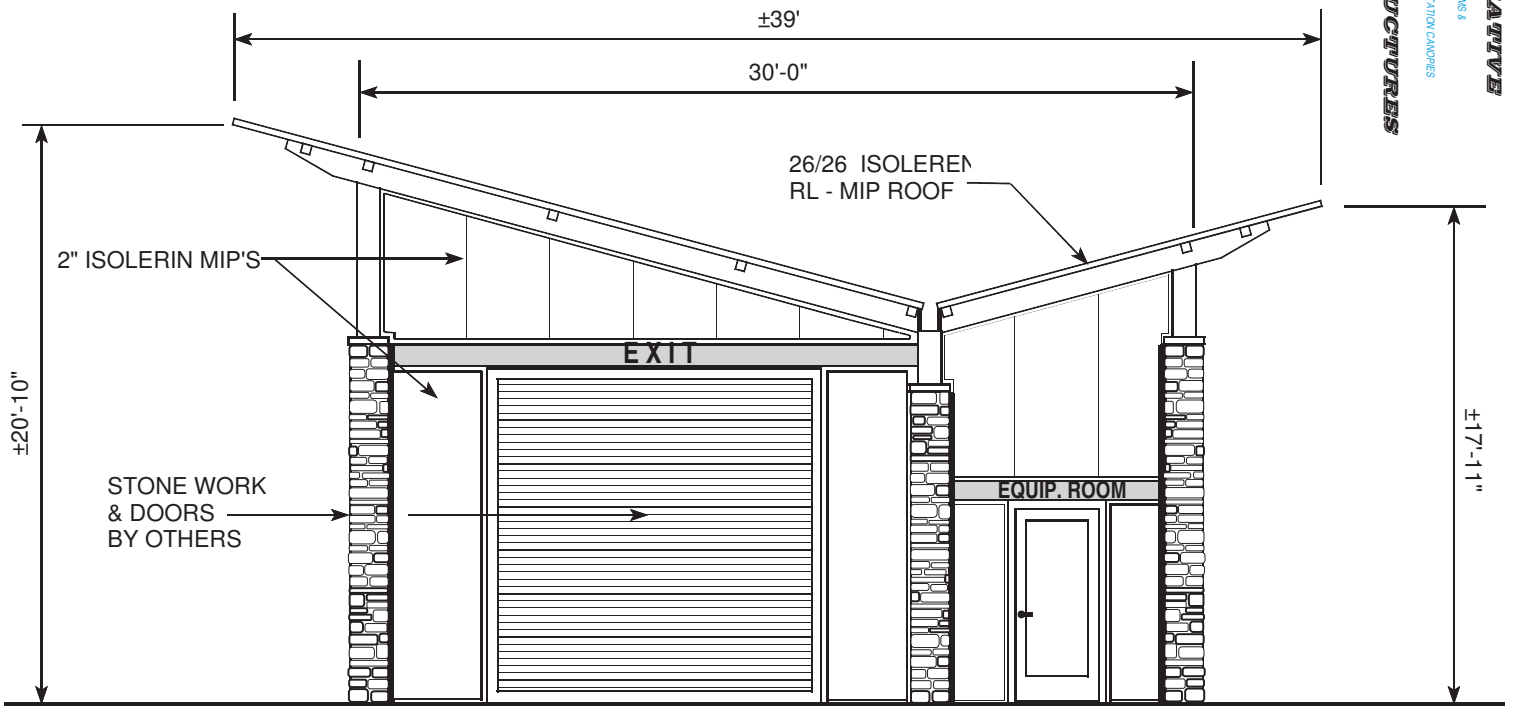
ZONING CHANGE EXHIBIT PD 1080 (WITH SITE PLAN) CLEAN START EXPRESS CAR WASH

9873 NW HIGHWAY 287
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

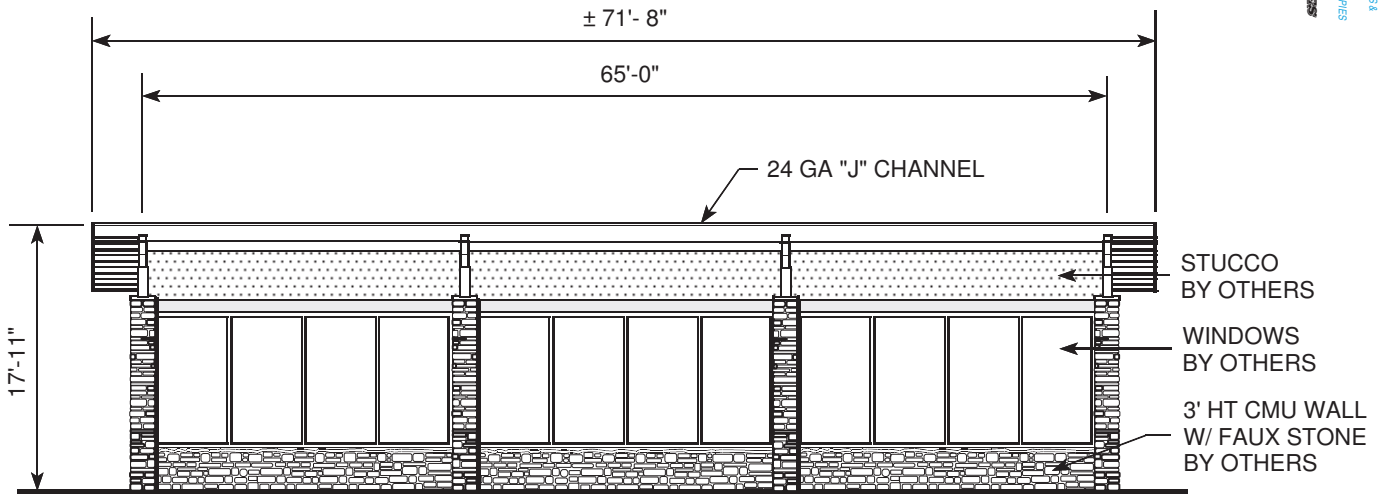
DCG ENGINEERING
 DCG Engineering, Inc.
 1658 Keller Parkway, Suite 100
 Keller, TX 75248
 Phone: (817) 874-2641 or (817) 201-4477
 Engineering Firm Registration Number F-21947



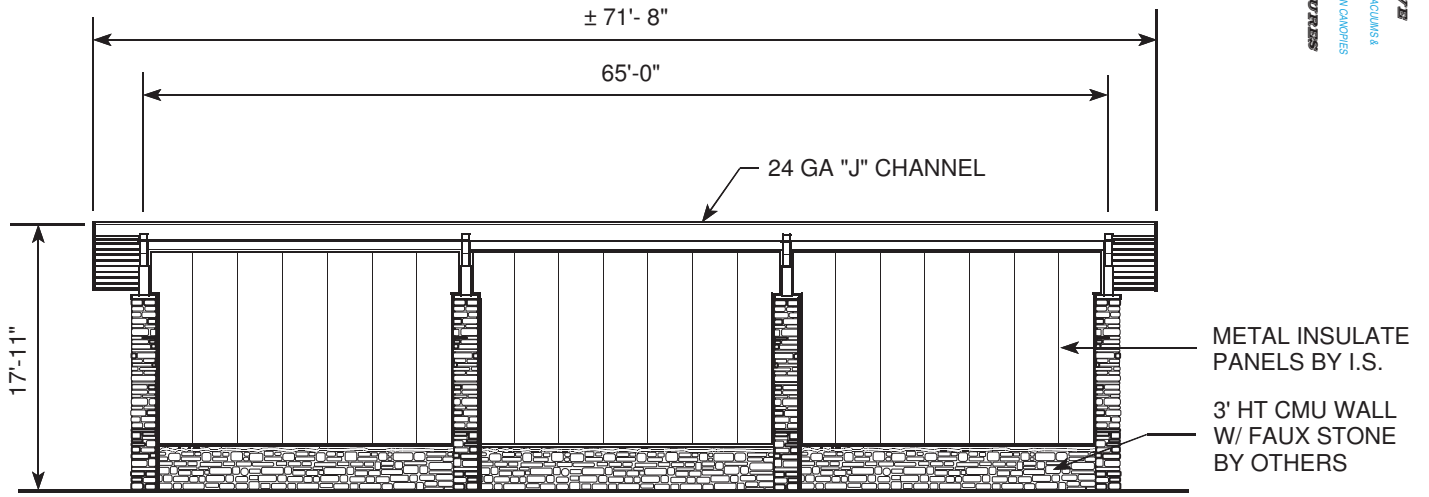
EXIT ELEVATION 30' X 65' VALKYRIE CARWASH NTS



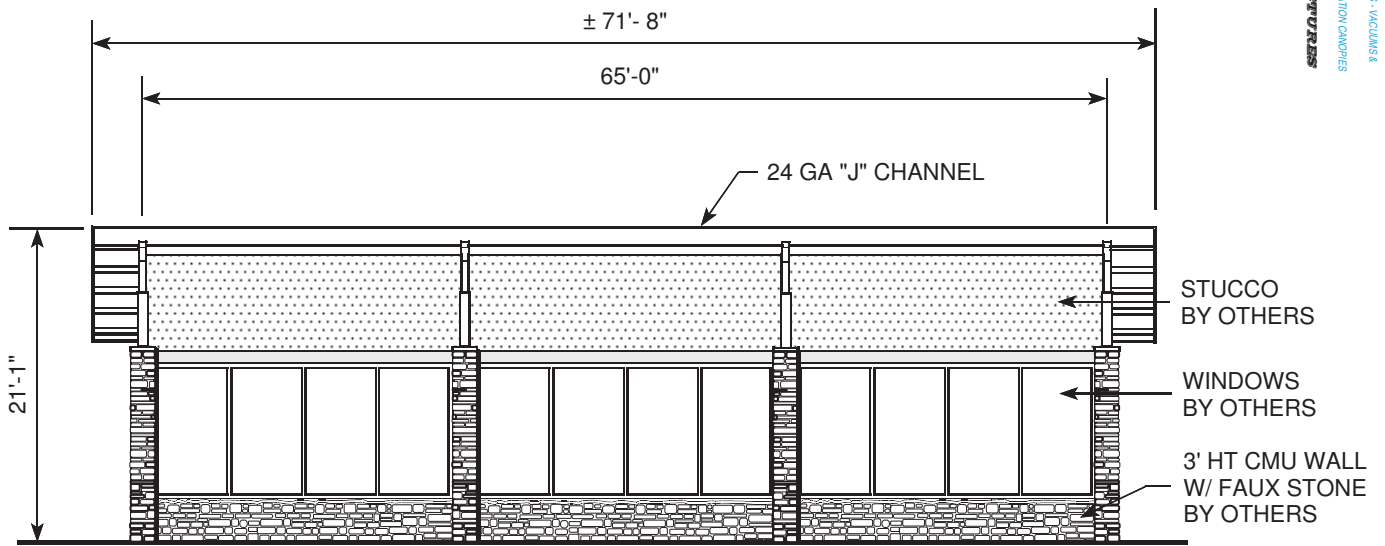
EXIT ELEVATION 30' X 65' VALKYRIE CARWASH NTS



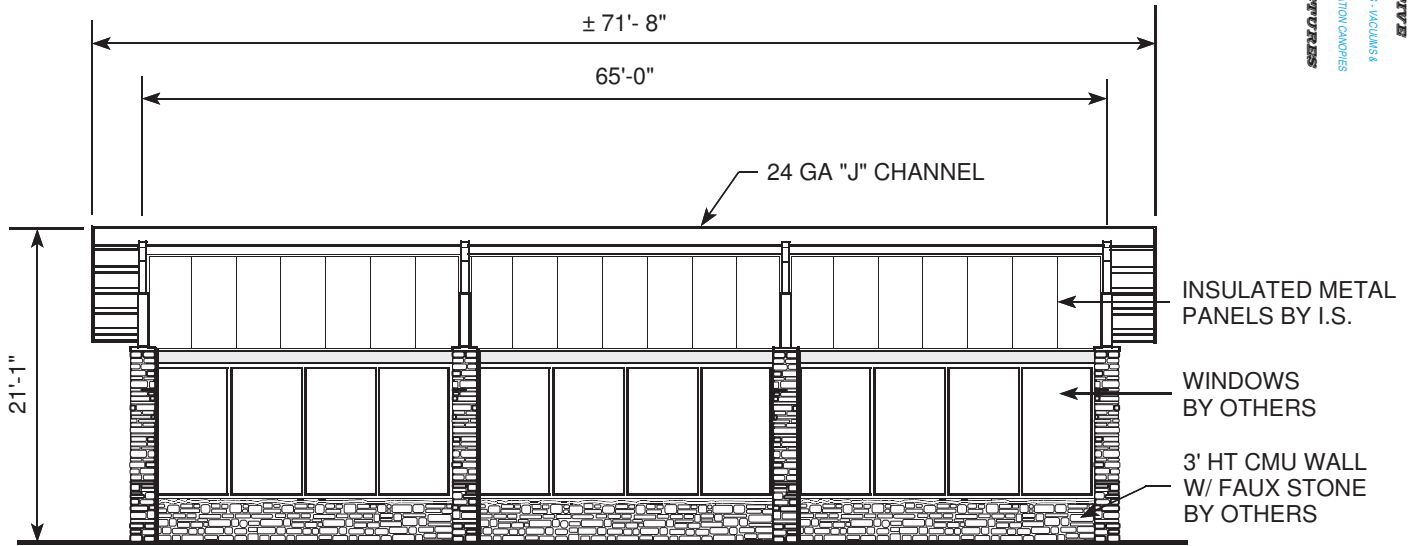
30' X 65' VALKYRIE CARWASH - TUNNEL SIDE ELEVATION NTS



30' X 65' VALKYRIE CARWASH - TUNNEL SIDE ELEVATION NTS

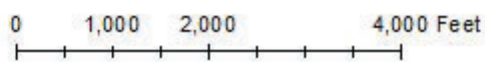
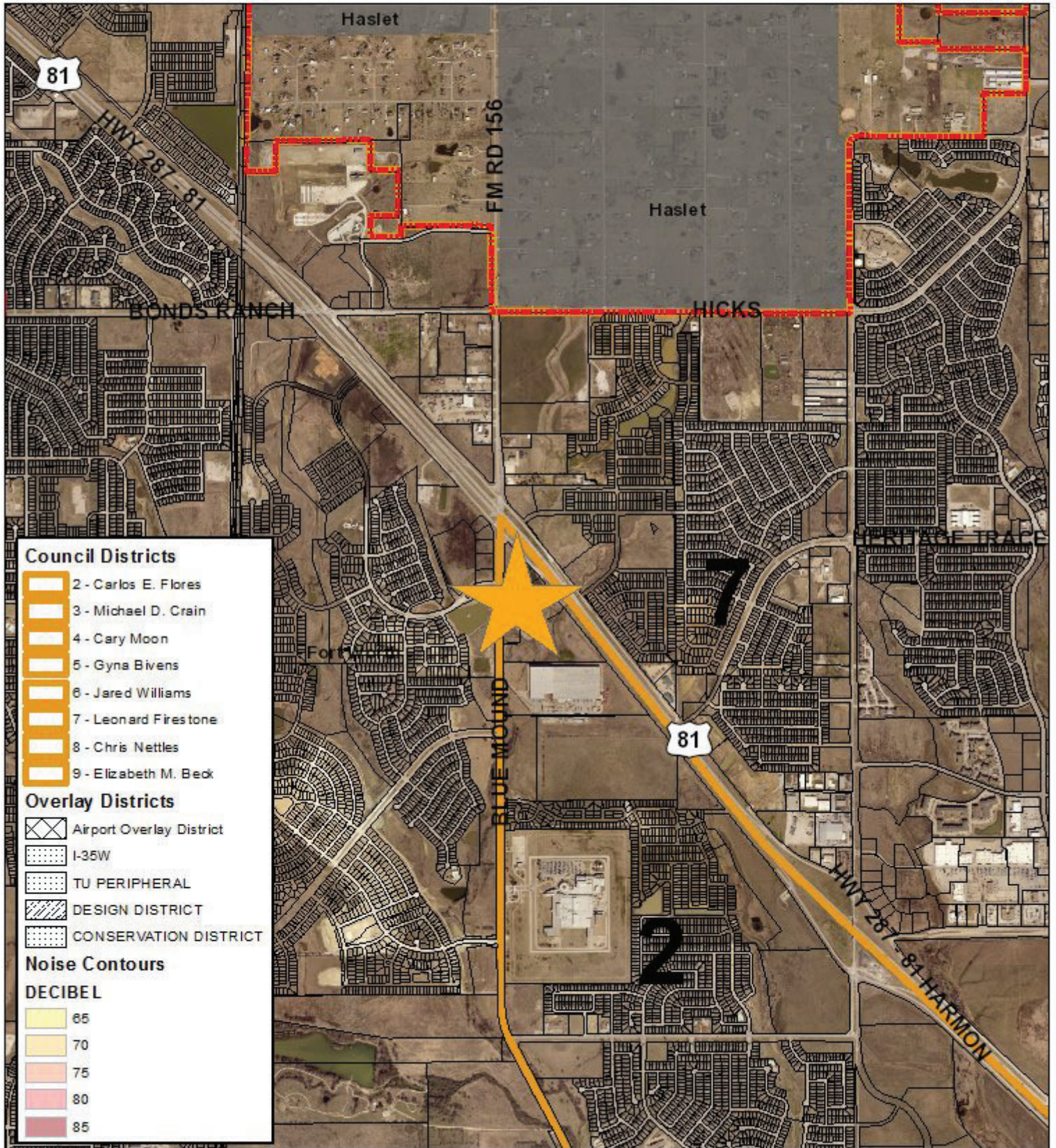


30' X 65' VALKYRIE CARWASH - TUNNEL SIDE ELEVATION NTS

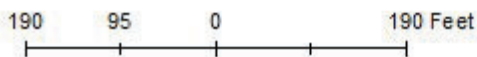
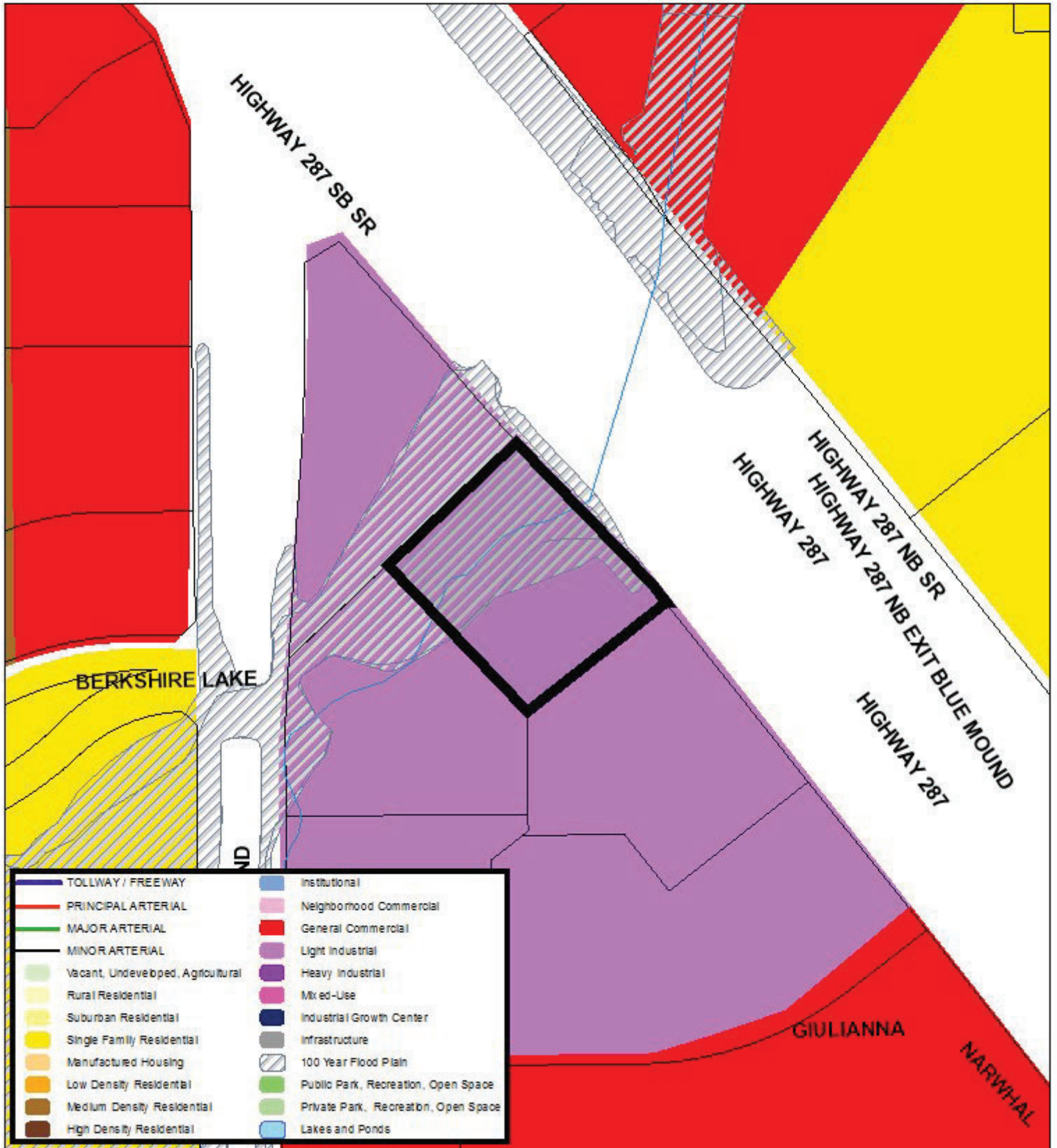


30' X 65' VALKYRIE CARWASH - TUNNEL SIDE ELEVATION NTS

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 6, 2015.



Aerial Photo Map

