



# Zoning Staff Report

**Date:** November 9, 2021

**Case Number:** ZC-21-070

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner / Applicant:** Renaissance Square LLC

**Site Location:** 2624 E. Berry Street

**Acreage:** 1.23 acres

### Request

**Proposed Use:** Car Wash

**Request:** From: “PD 720” Planned Development for “E” Neighborhood Commercial uses, with excluded uses and development requirements in the Masonic Widows Orphans Home Scenic Area

To: Add Conditional Use Permit (CUP) PD 720 Planned Development for “E” Neighborhood Commercial uses, with excluded uses and development requirements in the Masonic Widows Orphans Home Scenic Area 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 9-0**

**Correspondence:**

Support: None

Opposition: 3 Neighborhood Associations

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## Project Description and Background

The proposed site is located in the southwest quadrant of US Highway 287 and East Berry Street. 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 3,600 sq. ft. building. Self-service vacuum spaces are shown in a row adjacent to the east 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 is across the street to the north, with additional residential uses approximately 300 feet to the southwest. Although the site is not directly adjacent to a residential lot and the closest residential building is approximately 100 feet away, the site rises above well above the adjacent roadway and residential lots to the north, increasing visual and sound impacts. While the location of the car wash dryer and 19 vacuums could have a detrimental impact on the neighborhood, sound absorption material and an insulated sound hood are shown on the building’s dryer.

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 “CF” Community Facilities / Single family uses and church  
 East “PD 720” Planned Development 720 for most Neighborhood Commercial uses / retail use  
 South “PD 720” Planned Development 720 for most Neighborhood Commercial uses / Commercial uses and vacant lot  
 West “A-5” One-Family and “CF” Community Facilities / Single family uses and churches

## Recent Zoning History

- ZC-11-061, subject, from PD 720 for E uses and PD 721, add land to PD 720, approved;
- ZC-11-074, north and west of subject, Council initiated to be in conformance with Comprehensive Plan, approved;
- ZC-14-151, ZC-17-073, ZC-18-034, ZC-19-158, northwest of subject, from B and E to FR (2014), PD for auto parts store (2017), PD for certain E uses (2018), and E (2019), denied;
- ZC-15-002, east of subject, from PD 720 to add auto parts sales, approved;
- ZC-19-133, northeast of subject, from A-5 to E, approved.
- Platting History: no preliminary plats within last 10 years.

## Public Notification

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

Organizations Notified	
The New Mitchell Boulevard NA*	Streams and Valleys Inc.
Glencrest Civic League NA	Trinity Habitat for Humanity
Eastland NA	Fort Worth ISD
United Communities Association of South Fort Worth	Southeast Fort Worth Inc
East Fort Worth, Inc.	

\* *This Neighborhood Association is located closest to the subject property*

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “PD 720” zoning district. Surrounding land uses consist of a single family subdivision to the north and west with other commercial uses to the east and south. The single family uses are directly across the street, approximately 100 feet from the site. The site is in a scenic area and sits well above the residential subdivision to the north.

The proposed zoning request is compatible with surrounding commercial land uses

## Comprehensive Plan Consistency – Southeast

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The 2021 Comprehensive Plan designates the site as being Neighborhood Commercial, where vehicular uses are generally not allowed. The proposed zoning is consistent with the following Comprehensive Plan policy:

- 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 but conformance with the policy as stated above, the proposed zoning is not consistent with the Comprehensive Plan (Technical Inconsistency).

## Economic Development Plan

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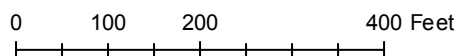
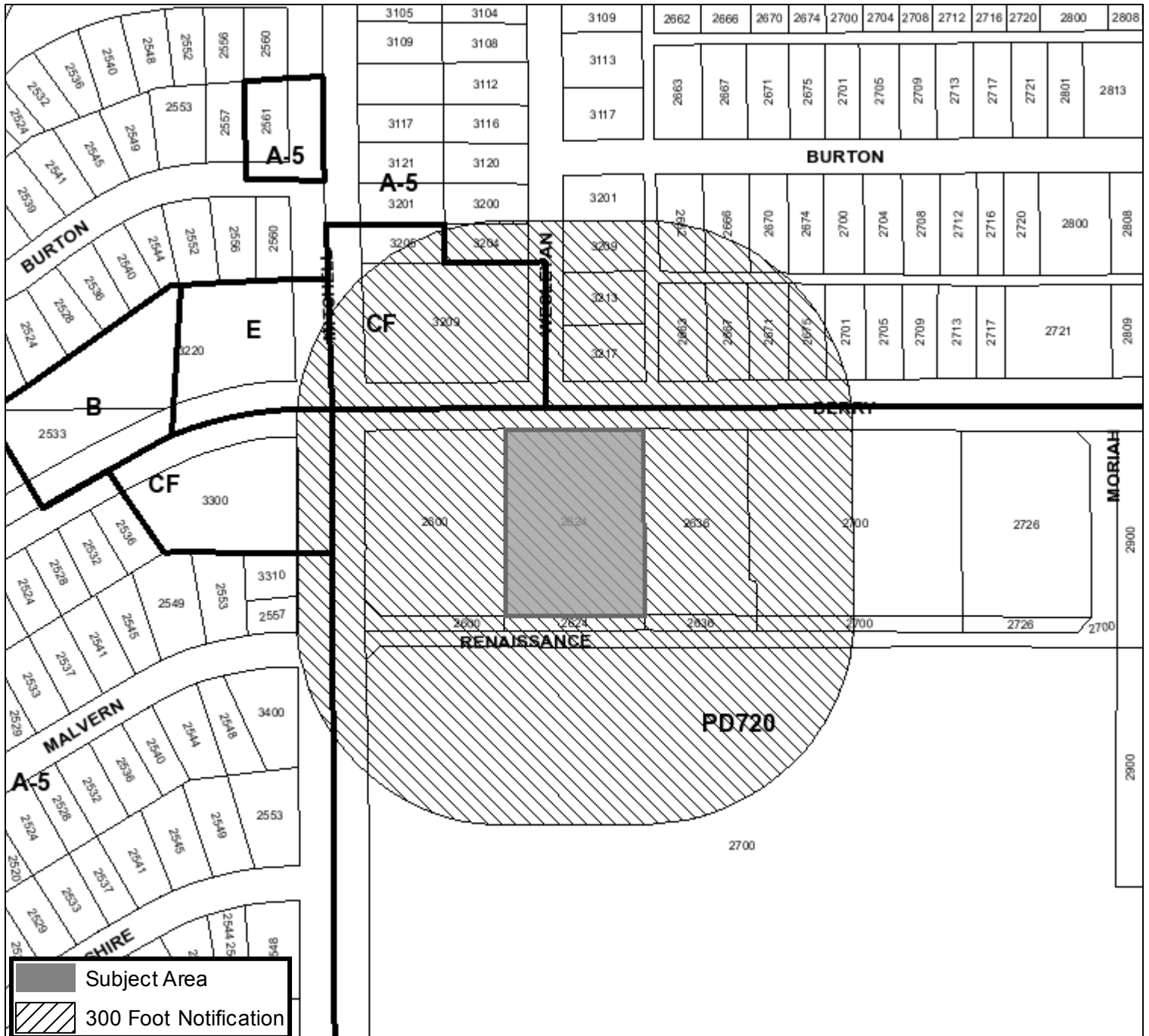
The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

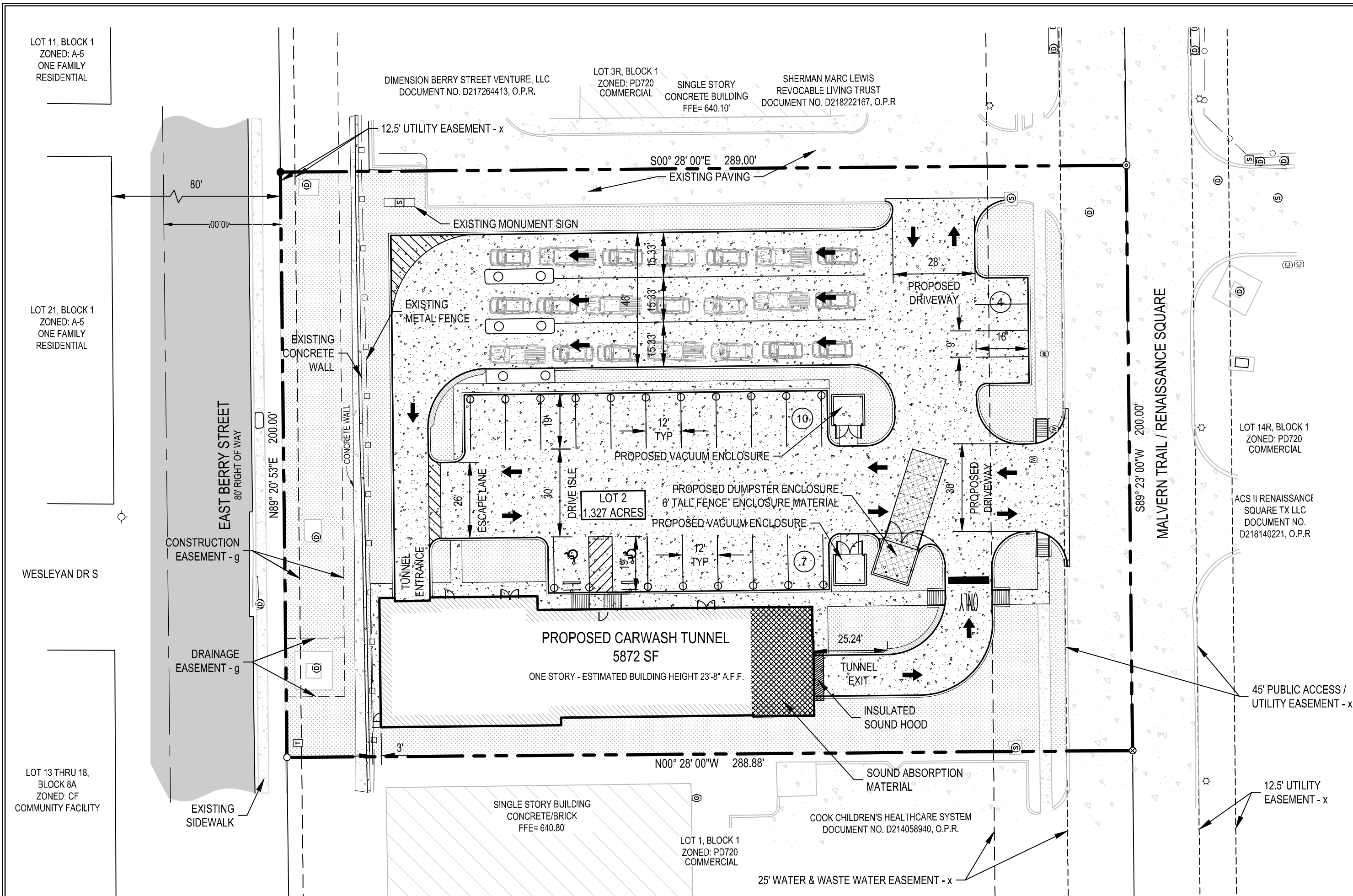
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. 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.

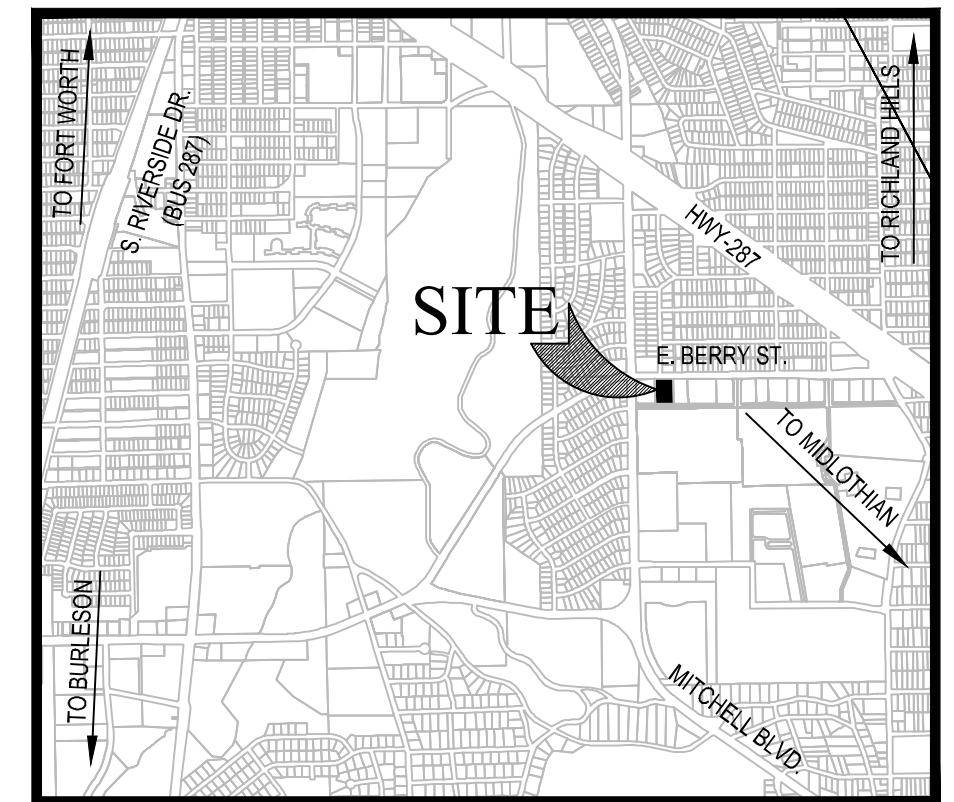
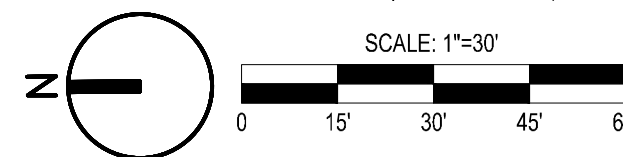
### Area Zoning Map

Applicant: Renaissance Square LLC  
 Address: 2624 E. Berry Street  
 Zoning From: PD 720 for certain E uses  
 Zoning To: Add Conditional Use Permit for carwash  
 Acres: 1.23235252  
 Mapsco: 078T  
 Sector/District: Southeast  
 Commission Date: 6/9/2021  
 Contact: null





**SITE PLAN**



**LOCATION MAP**

NOT TO SCALE

**LEGEND**

PROPERTY BOUNDARY	---
ADJOINING PROPERTY BOUNDARIES	---
STANDARD CURB	====
TRANSITION CURB	====
4" ROLLOVER CURB WITH APRON	====
PROPOSED ADA STALL	♿
PROPOSED CONCRETE SIDEWALK	[Pattern]
PROPOSED CONCRETE PAVING	[Pattern]
PROPOSED HEAVY-DUTY CONCRETE PAVEMENT	[Pattern]
PROPOSED GRASS / LANDSCAPING AREA	[Pattern]
EXISTING ASPHALT PAVEMENT	[Pattern]
EXISTING CONCRETE PAVEMENT	[Pattern]
PARKING STALL COUNT	(15)
TRAFFIC FLOW ARROWS	←
EXISTING METAL FENCE	□-□-□-□

**SITE PLAN NOTES:**

- ALL PROPOSED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- ALL PROPOSED SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS.
- PROJECT LANDSCAPING SHALL COMPLY WITH SECTION 6.301, LANDSCAPING.
- PROJECT SHALL COMPLY WITH 6.302, URBAN FORESTRY.
- A DEVELOPMENT REGULATION WAIVER WILL BE OBTAINED FOR THE CANOPIES & PAY STATIONS.

DIRECTOR OF PLANNING AND DEVELOPMENT:

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_, 2021

**SITE DATA:**

VACUUM STALLS	17 (2 - ADA)
PARKING STALLS	4
BUILDING SIZE	(5872 SF)
CARS IN STACKS	21
LOT SIZE	1.327 ACRES
PAY STATIONS	3

LEGAL DESCRIPTION OF LAND PROVIDED:  
BEING LOT 2, IN BLOCK 1, OF THE SHOPPES AT RENAISSANCE SQUARE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN D211065015, OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

ADDRESS:  
2624 E. BERRY STREET

ZONING DATA  
CURRENT ZONING DESIGNATION: PD-720  
"E" NEIGHBORHOOD COMMERCIAL

SETBACKS:  
FRONT - 20'  
REAR - 10' MINIMUM  
SIDE - NONE  
BUILDING HEIGHT - 60'

PROJECT NUMBER: \_\_\_\_\_ ZONING CASE NUMBER: \_\_\_\_\_ ZC-21-070

**OWNER/DEVELOPER:**

RICHARD LILLEY  
CONSTRUCTION MANAGER  
BLUEWAVE EXPRESS CARWASH, LLC  
8700 JAMEEL ROAD, STE. 150  
HOUSTON, TX. 77040  
CELL: (281) 387-8395  
EMAIL: r.lilley@bluewaveexpress.com

**AGENT:**

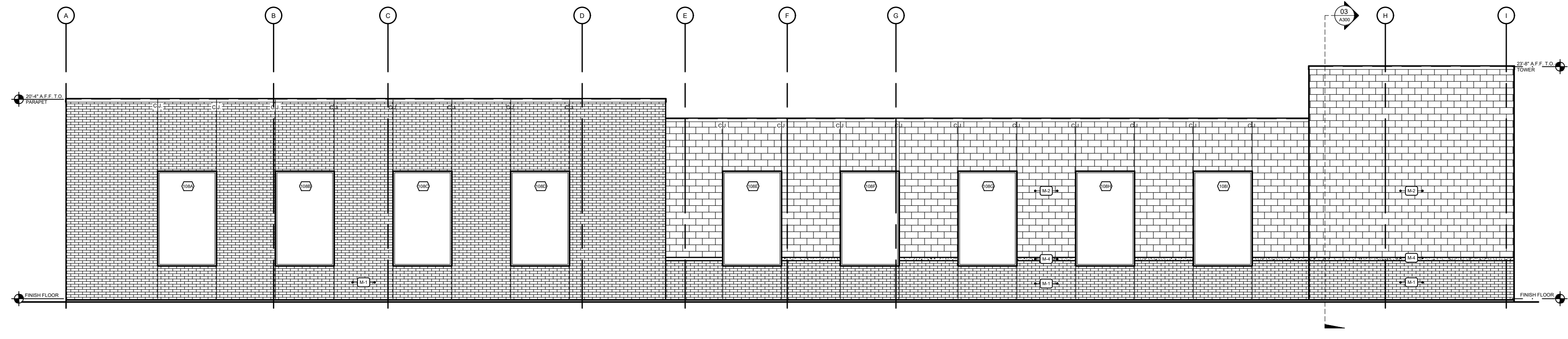
MATKINHOOPER ENGINEERING & SURVEYING  
C/O JASON W. HUBBERT, P.E.  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFF: (830) 249-0600  
FAX: (830) 249-0099



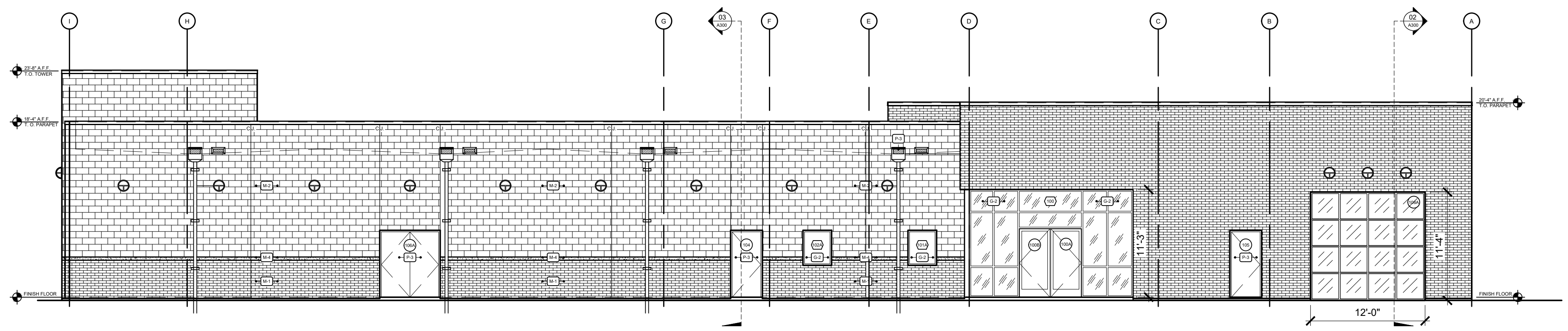
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600  
CONTACT@MATKINHOOPER.COM  
3303 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78628  
OFFICE: 512.868.2244  
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

REV:  
DATE: 05/03/2021

JOB NO.: 3135.15  
SHEET 1 OF 1



02 | EXTERIOR WEST ELEVATION  
SCALE: 1/8" = 1'-0"



01 | EXTERIOR EAST ELEVATION  
SCALE: 1/8" = 1'-0"

keyed notes:

No.	DESCRIPTION
1	
2	
3	

MATERIAL FINISH SCHEDULE				
Code	Base Color	Base Material	Base Manuf.	Remarks
M-1	COPPERTONE	KING SIZE BRICK	ENDICOTT BRICK	COLOR TO BE VERIFIED
MO-1	ROYAL UMBER	MORTAR	SEE SPECS 04 20 00 SEC. 2.6	LOWER WALL APPLICATION. PROVIDE KRETE EFFLORESCENCE CONTROL ADMIXTURE TO ALL GROUT MIXTURES
M-2	#813 LIMESTONE BUFF	SMOOTH FACE CMU BLOCK	SEE SPECS 04 20 00 SEC. 2.1	APPLY PRIME-A-PELL 200 - 660 SERIES CLEAR SEALER
MO-2	ALMOND-NIVANILLA-NIKHAKI-S	MORTAR	SEE SPECS 04 20 00 SEC. 2.6	UPPER WALL APPLICATION. PROVIDE KRETE EFFLORESCENCE CONTROL ADMIXTURE TO ALL GROUT MIXTURES
M-3	STANDARD GRAY	SMOOTH FACE CMU BLOCK	SEE SPECS 04 20 00 SEC. 2.1	APPLY PRIME-A-PELL 200 - 660 SERIES CLEAR SEALER
MO-3	GRAY	MORTAR	SEE SPECS 04 20 00 SEC. 2.6	PROVIDE KRETE EFFLORESCENCE CONTROL ADMIXTURE TO ALL GROUT MIXTURES
M-4	#813 LIMESTONE BUFF	4" CHAMFERED CMU BLOCK	SEE SPECS 04 20 00 SEC. 2.1	APPLY PRIME-A-PELL 200 - 660 SERIES CLEAR SEALER
MO-4	ALMOND-NIVANILLA-NIKHAKI-S	MORTAR	SEE SPECS 04 20 00 SEC. 2.6	PROVIDE KRETE EFFLORESCENCE CONTROL ADMIXTURE TO ALL GROUT MIXTURES
G-1	SOLARBAN 70XL	GLAZING	VITRO/PPG	CLEAR ON CLEAR
G-2	SOLARBAN 90	GLAZING	VITRO/PPG	CLEAR ON CLEAR
P-3	SW 6107	NOMADIC DESSERT	SHERWIN WILLIAMS	METAL DOORS

structural engineering:  
  
architect:  
  
builder:  
  
civil engineering:



general notes:

No.	DESCRIPTION
1	FIELD VERIFY ALL DIMENSIONS

resident/client:  
Bluewave Express  
2175 Francisco Blvd. East, Ste.G  
San Rafael, CA 94901

REVISION LOG

comments:

SCALE: NOTED	STATUS: GOBY
DRAWN BY: IRS	CHECKED BY:

BUILDING ELEVATIONS 1

SHEET NUMBER:  
**A-201**

project no: YYMMDD - ###  
date: May 7, 2020

BLUEWAVE EXPRESS - 100' BUILDING PROTOTYPE



keyed notes:

No.	DESCRIPTION
1	
2	
3	

MATERIAL FINISH SCHEDULE				
Code	Base Color	Base Material	Base Manuf.	Remarks
M-1	COPPERTONE	KING SIZE BRICK	ENDICOTT BRICK	COLOR TO BE VERIFIED
MO-1	ROYAL UMBER	MORTAR	SEE SPECS 04 20 00 SEC. 2.6	LOWER WALL APPLICATION. PROVIDE KRETE EFFLORESCENCE CONTROL ADMIXTURE TO ALL GROUT MIXTURES
M-2	#813 LIMESTONE BUFF	SMOOTH FACE CMU BLOCK	SEE SPECS 04 20 00 SEC. 2.1	APPLY PRIME-A-PELL 200 - 660 SERIES CLEAR SEALER
MO-2	ALMOND-NIVANILLA-NIKHAKI-S	MORTAR	SEE SPECS 04 20 00 SEC. 2.6	UPPER WALL APPLICATION. PROVIDE KRETE EFFLORESCENCE CONTROL ADMIXTURE TO ALL GROUT MIXTURES
M-3	STANDARD GRAY	SMOOTH FACE CMU BLOCK	SEE SPECS 04 20 00 SEC. 2.1	APPLY PRIME-A-PELL 200 - 660 SERIES CLEAR SEALER
MO-3	GRAY	MORTAR	SEE SPECS 04 20 00 SEC. 2.6	PROVIDE KRETE EFFLORESCENCE CONTROL ADMIXTURE TO ALL GROUT MIXTURES
M-4	#813 LIMESTONE BUFF	4" CHAMFERED CMU BLOCK	SEE SPECS 04 20 00 SEC. 2.1	APPLY PRIME-A-PELL 200 - 660 SERIES CLEAR SEALER
MO-4	ALMOND-NIVANILLA-NIKHAKI-S	MORTAR	SEE SPECS 04 20 00 SEC. 2.6	PROVIDE KRETE EFFLORESCENCE CONTROL ADMIXTURE TO ALL GROUT MIXTURES
G-1	SOLARBAN 70XL	GLAZING	VITRO/PPG	CLEAR ON CLEAR
G-2	SOLARBAN 90	GLAZING	VITRO/PPG	CLEAR ON CLEAR
P-3	SW 6107	NOMADIC DESSERT	SHERWIN WILLIAMS	METAL DOORS

structural engineering:

architect:

builder:

civil engineering:

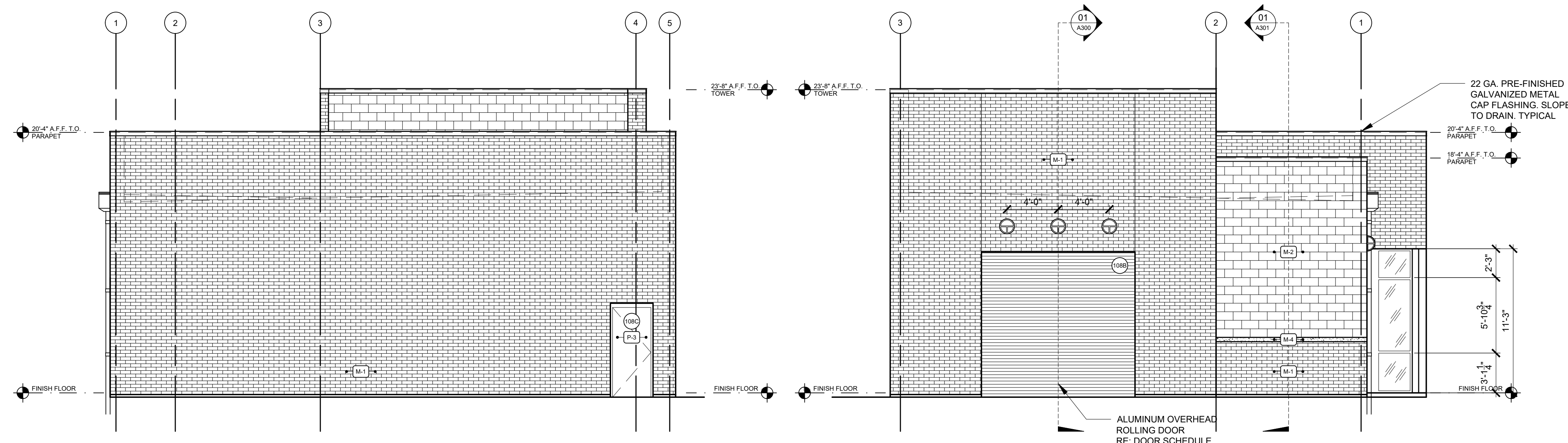
ZC-21-070  
Received 6/21/2021



general notes:

No.	DESCRIPTION
1	FIELD VERIFY ALL DIMENSIONS, TYPICAL

02 EXTERIOR RENDERINGS  
SCALE: N/A



01 EAST/WEST EXT. ELEVATIONS  
SCALE: 3/16" = 1'-0"

resident/client:  
Bluewave Express  
2175 Francisco Blvd. East, Ste.G  
San Rafael, CA 94901

REVISION LOG

comments:

SCALE:	STATUS:
NOTED	GOBY
DRAWN BY:	CHECKED BY:
IRS	

BUILDING ELEVATIONS 2

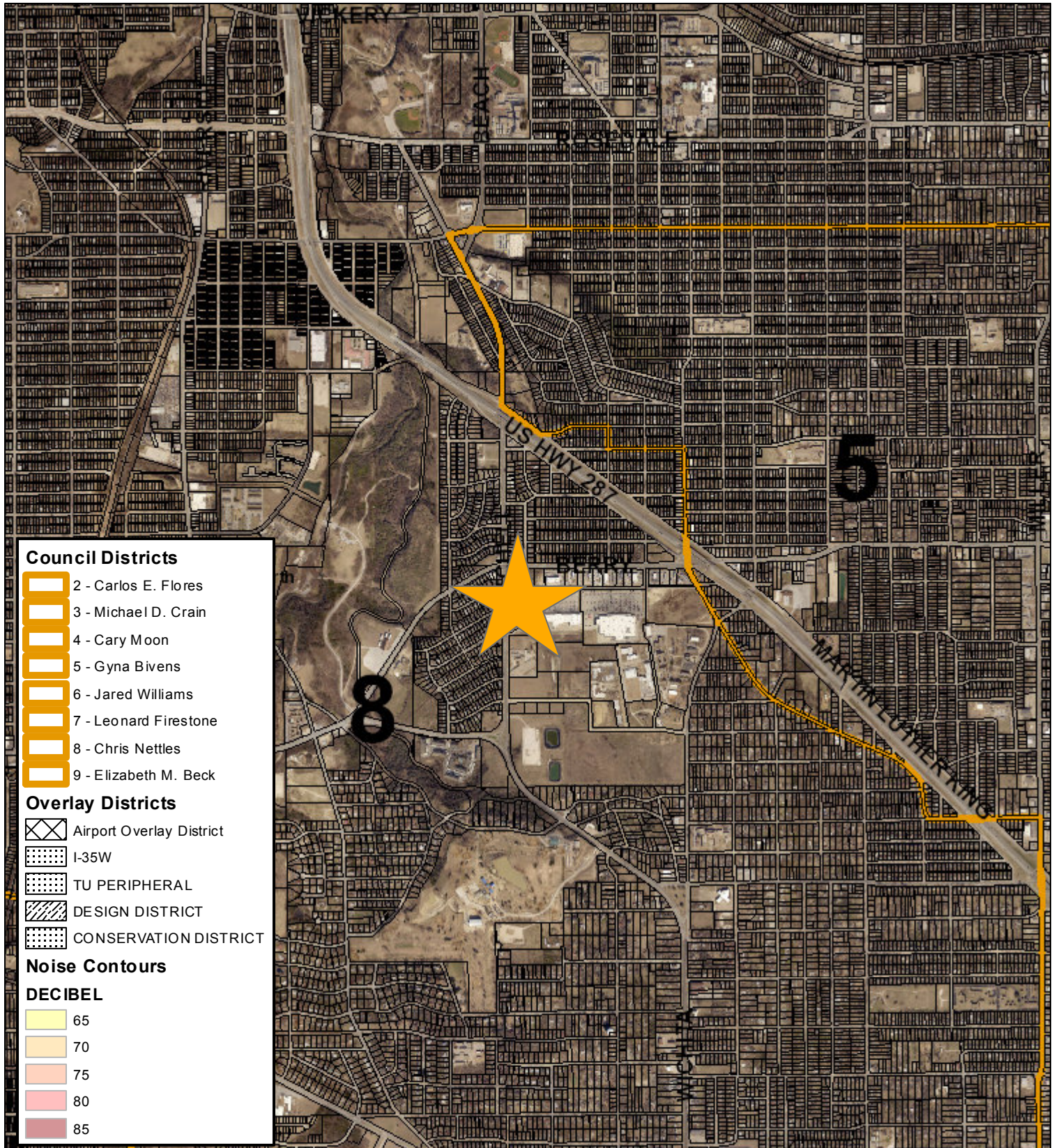
SHEET NUMBER:  
**A-202**

project no: YYMMDD - ###  
date: May 7, 2020

BLUEWAVE EXPRESS - 100' BUILDING PROTOTYPE








## 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

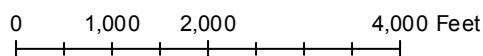
**Overlay Districts**

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

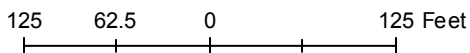
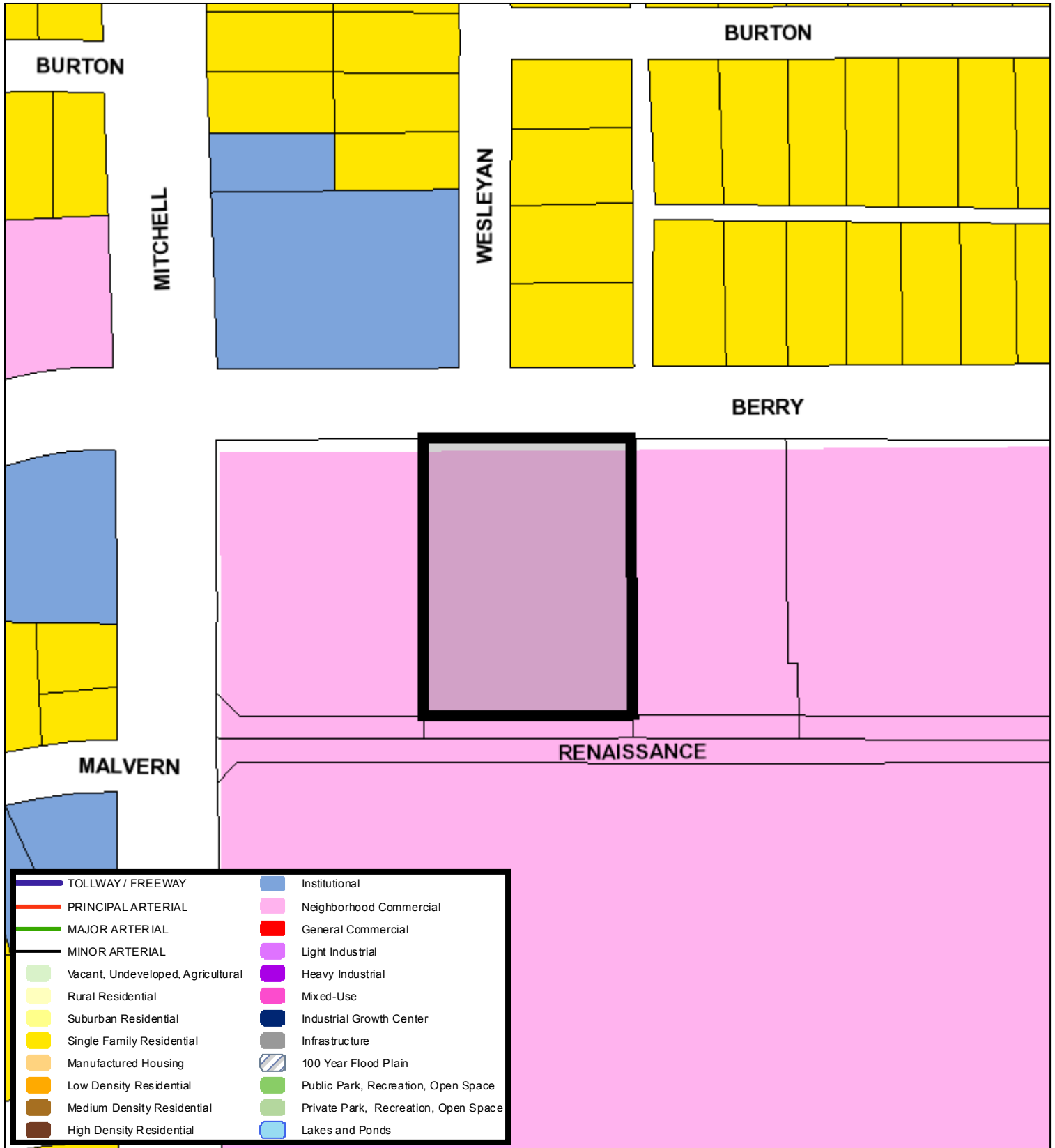
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use



## Aerial Photo Map



0 80 160 320 Feet

