



Zoning Staff Report

Date: November 14, 2023

Case Number: ZC-23-111

Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: [Beth Knight](#)

Owner / Applicant: Aradi Properties, LLC / Mohamed Sharaf

Site Location: 3225 Alameda Street/3300 block West Loop 820 South

Acreage: 2.65 acres

Request

Proposed Use: Automated car wash

Request: To: Add Conditional Use Permit (CUP) to allow a one lane automated carwash facility in "F" General Commercial; site plan included with development standard waivers for freeway sign height and sign area

Recommendation

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

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

Staff Recommendation: **Approval for automated car wash and denial of the sign development waivers**

Zoning Commission Recommendation: **Approval for automated car wash and denial of the sign development waivers by a vote of 8-0**

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Project Description and Background

The proposed site is on the northwest corner of Camp Bowie West Boulevard and West Loop 820 South. The applicant has revised the previously approved, but expired, Conditional Use Permit from an automated carwash facility with 4 wash lanes to only 1 wash lane automated carwash facility on a smaller lot. Automated carwashes are allowed by right in the industrial districts and only permitted within commercial zoning districts with a CUP approval. The site plan shows development waivers for the freeway sign's square footage and height.

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 "F" 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. Limited commercial uses or commercially zoned land surrounds the site to the north, east, and south, that are comparable to the revised commercial uses proposed for this site. Due to the smaller revised lot configuration, the site no longer has direct access to Alameda Street and is adjacent to commercially zoned vacant land and an infrastructure building.

The site plan shows a revised location for the car wash building, instead of being approximately 60 feet away from the existing residential neighborhood. The proposed car wash is due east of the infrastructure building. The dryer noise is directed towards this building, as well as being about 200 feet further from the residential neighborhood. A 11,236 square foot convenience store is shown on the southeastern corner, and a drive-through restaurant is shown on the southwestern corner.

The Conditional Use Permit proposal includes a freeway sign on the Loop 820 frontage. The sign square footage for the 50-foot tall freeway sign shows 434 square feet or 36% larger than allowed, since the maximum sign area allowed would be 320 square feet. This site is requesting a development waiver for the sign square footage and height, since a 39-foot tall sign would be the maximum allowed under administrative approval to be 20 feet above the adjacent main freeway lanes. The freeway sign proposed is 28% taller than allowed. Since a monument is also proposed for the Camp Bowie frontage, the site would have significantly more signage than a comparable site. However, additional landscaping or other site enhancements were not proposed to offset the detached freeway's sign size.

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 conditionals 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.

The land uses proposed are heavy commercial uses adjacent to a freeway and comparably zoned commercial land. Below is a chart that illustrates the differences between the “F” General Commercial district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Freeway sign	320 square feet maximum sign square footage and 39 feet tall	434 square feet sign square footage and 50 feet tall (<i>This item is requesting a Development Waiver</i>)

Surrounding Zoning and Land Uses

- North “F” General Commercial / Vacant land
- East “F” General Commercial and “PD 986” Planned Development for “F” uses plus production of aviation communication components / Non-residential uses
- South “G” Intensive Commercial / Non-residential uses
- West “F” General Commercial / Infrastructure building and vacant land

Recent Zoning History

- ZC-17-059: west of site, from E to I, approved for PD/E with automobile repair, 5/4/2017.
- ZC-18-103: west of site, from A-5, I to PD/E plus lodge with on-premise alcohol sales, approved 8/8/2018.
- ZC-18-174: north of site, from G to I, approved for PD/G with indoor car storage only, 1/16/2019.
- ZC-22-027; subject site, from F to Add Conditional Use Permit for 4 lanes of automated car washing, plus development waivers for freeway sign and vacuum location, approved 6/14/2022, expired 12/14/2022 as no building permit or Certificate of Occupancy was obtained within 180 days.

Public Notification

300-foot Legal Notifications were mailed on July 20, 2023.

The following organizations were notified: (emailed July 18, 2023)

Organizations Notified	
Chapin Rd & Alameda St NA*	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to amend the previously approved, but expired, zoning of this site from “F” General Commercial with Conditional Use Permit 56 for a 4-lane automated car wash with development waivers for the freeway sign square footage and height plus vacuum stall location, to a smaller lot with a single lane automated car wash with development waivers for the same freeway sign. The requirement for “Conditional Use Permit” zoning allows an option for revocation for code violations. The smaller site is now surrounded by commercial uses or commercial zoning. The revised site plan land uses are appropriate for a commercial area.

The proposed zoning request for **the car wash** with its emphasis on auto-oriented traffic **is compatible** with surrounding commercial land uses due to the commercial land uses shown in the CUP site plan. These proposed uses and their operational characteristics would not create notable land use conflicts with the single family houses and the general area. None of the existing trees or topography appears to be preserved. However, **the two sign waivers** for a significantly larger and taller freeway sign, in addition to the standard monument sign, **are not compatible** with the surrounding neighborhood. The freeway sign proposed has remained the same size of the original CUP, although the rezoning site is now 1/3 the size.

Comprehensive Plan Consistency – Far West Sector

The 2023 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below, and is considered to be **consistent**.

COMMERCIAL	
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area

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

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

- 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 with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.


Site Plan Comments

Zoning and Land Use

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

1. As discussed previously, since the site is 1/3 the original size, please see if the site plan could be enlarged to 1'=50' or more, so the intricate details of the site are more legible.
2. Label the 10 foot drainage easement on the Loop 820 side, as it's not apparent it continues behind the group of 17 parking spaces.
3. The pre-cast wall location to the west of the car wash and vacuums is not readily apparent, since the label is now off-site. Please move this label to be due west of the vacuums/dumpster.
4. Please label the building elevation sheets with the buildings' use and remove the signage, as the signs are noted to meet the ordinance.
5. Include the pay station canopy on the car wash building, since it's attached to the building.
6. Please check the direction labels of the buildings, as they do not appear to correspond to the buildings' orientation on the site plan.
7. Label all the building materials on each elevation sheet.
8. EFIS is not a durable building material, and must be removed from the carwash building.
9. Please remove the adjacent ownership information, so the existing zoning and land uses labels can be added to the east, south, and west, including the zoning and land use of the SW Bell site.
10. Parallel parking spacing are required to be 22' long, instead of the 20' on the southeast side, so these spaces cannot be counted towards the number of parking spaces on site. Please note however, sites that are more than 250 feet from a residential district are not required to meet the minimum required number of parking spaces per use. The revised lot lines place this site just outside the 250' distance.
11. The queueing spaces for the gas station canopy, restaurant drive-thru, car wash pay station, and drying area may be sufficient to reduce the number of dedicated parking spaces to allow for more open space and permeable areas to help with the drainage requirements.
12. The freeway sign square footage is allowed 39 feet in height and 320 square feet of message area by right, where 50 feet tall and 434 square feet of message area is shown. **A development waiver is being requested.**
13. Please move the dumpsters paving layer to be below the dumpsters, so they can be more easily seen.
14. The freeway and monument signs encroaching into the utility/water easements will need easement encroachment agreements.
15. The existing tree on site is not preserved. Please ensure the site has 10% landscaped area and the required number of trees in the correct locations.
16. While the site is noted to exceed the 10% landscaped area requirement, please add the landscaping square footage along the street frontages to ensure the majority (75%) of this landscaped area in front of the buildings.

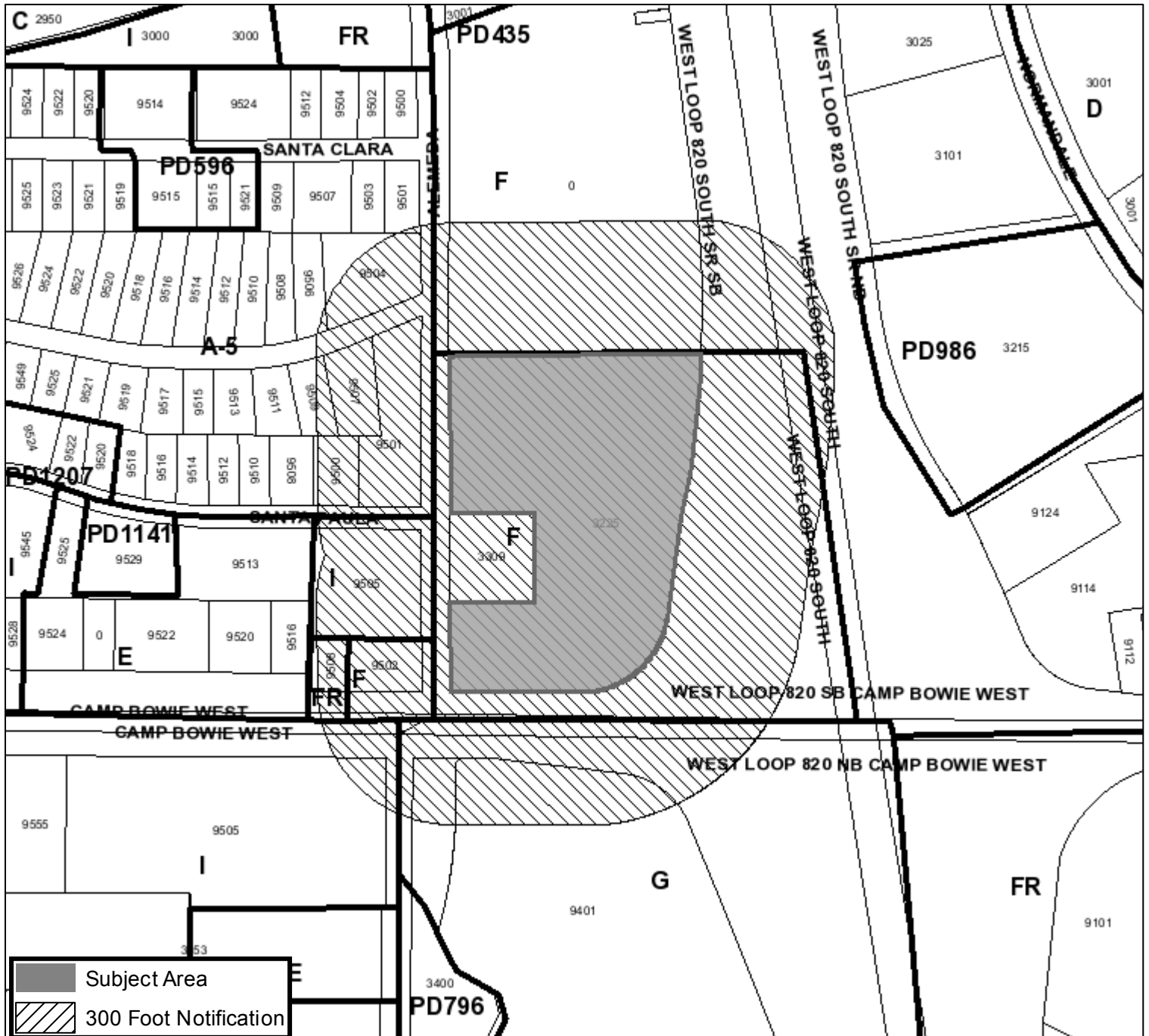
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





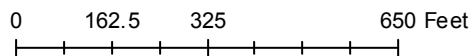


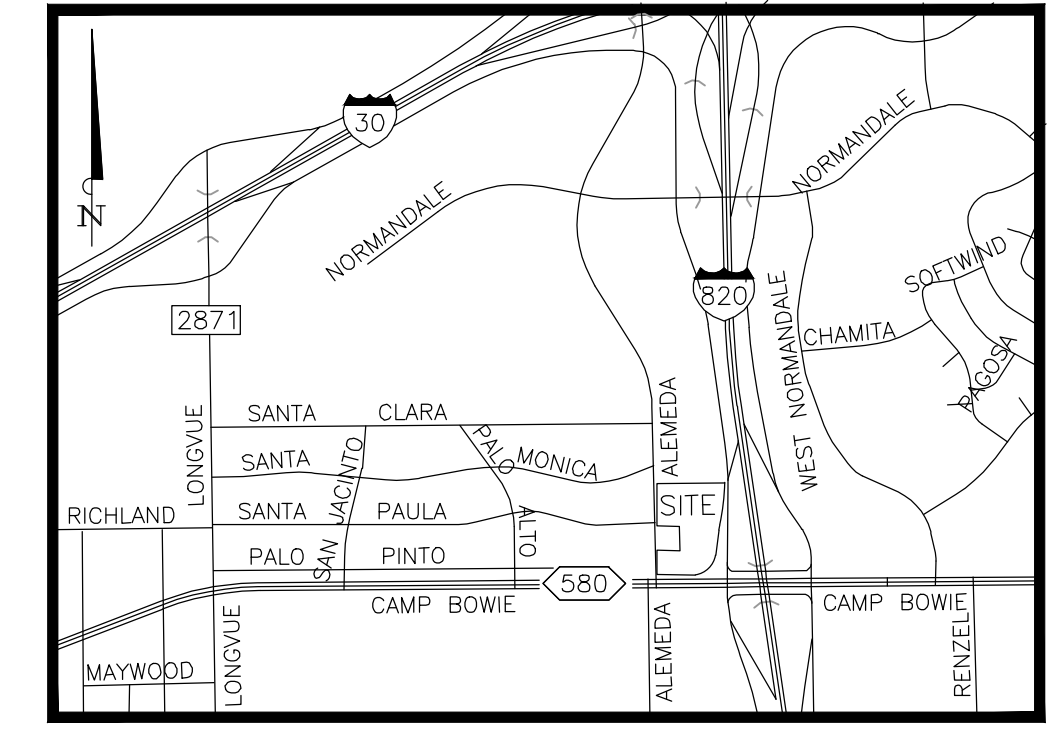
Area Zoning Map

Applicant: Aradi Properties ,LLC
 Address: 3225 Alameda Street
 Zoning From: F with CUP 56 for automatic car wash
 Zoning To: Amend Conditional Use Permit 56 to add auto sales
 Acres: 8.00926479
 Mapsco: Text
 Sector/District: Far West
 Commission Date: 8/9/2023
 Contact: 817-392-8190



 Subject Area
 300 Foot Notification





VICINITY MAP
NOT TO SCALE
FORT WORTH, TEXAS

LOT 3, BLOCK 5
WESTERN CROSSROADS ADDITION
2.27 ACRES OR 98,893 SQUARE FEET

PARKING REQUIREMENTS				
LAND USE	RATIO	SQUARE FOOTAGE / # OF CARS	PARKING REQUIRED	PARKING PROVIDED
TRAVEL CENTER CONVENIENCE STORE	1 SPACE/250 S.F.	7,000 SF	28 spaces	28 spaces
TRAVEL CENTER QUICK SERVE RESTAURANT	1 SPACE/100 S.F.	4,200 SF	42 spaces	42 spaces
CAR WASH	CARS IN CAR WASH	4 CARS	20 spaces	20 spaces
TOTAL PARKING SPACES			90 spaces	90 spaces

NOTES

- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
- THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
- THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS, WITH THE EXCEPTION ON THE FREEWAY SIGN.

LEGEND

	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK FLATWORK WITHIN CITY R.O.W. OR EASEMENTS SHALL BE PER CITY STANDARDS AND DETAILS.
	LANDSCAPING (10% OPEN SPACE)
	ACCESSIBLE PARKING SPACE

SIGNAGE REQUESTED

Waiver: Freeway Sign Height and Total Square Footage
Height: 50'
Total Square Footage: 433 square feet

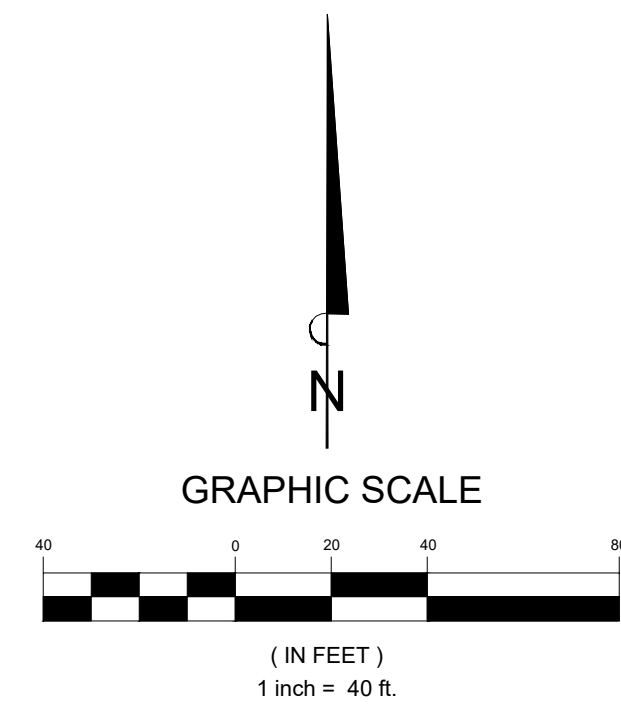
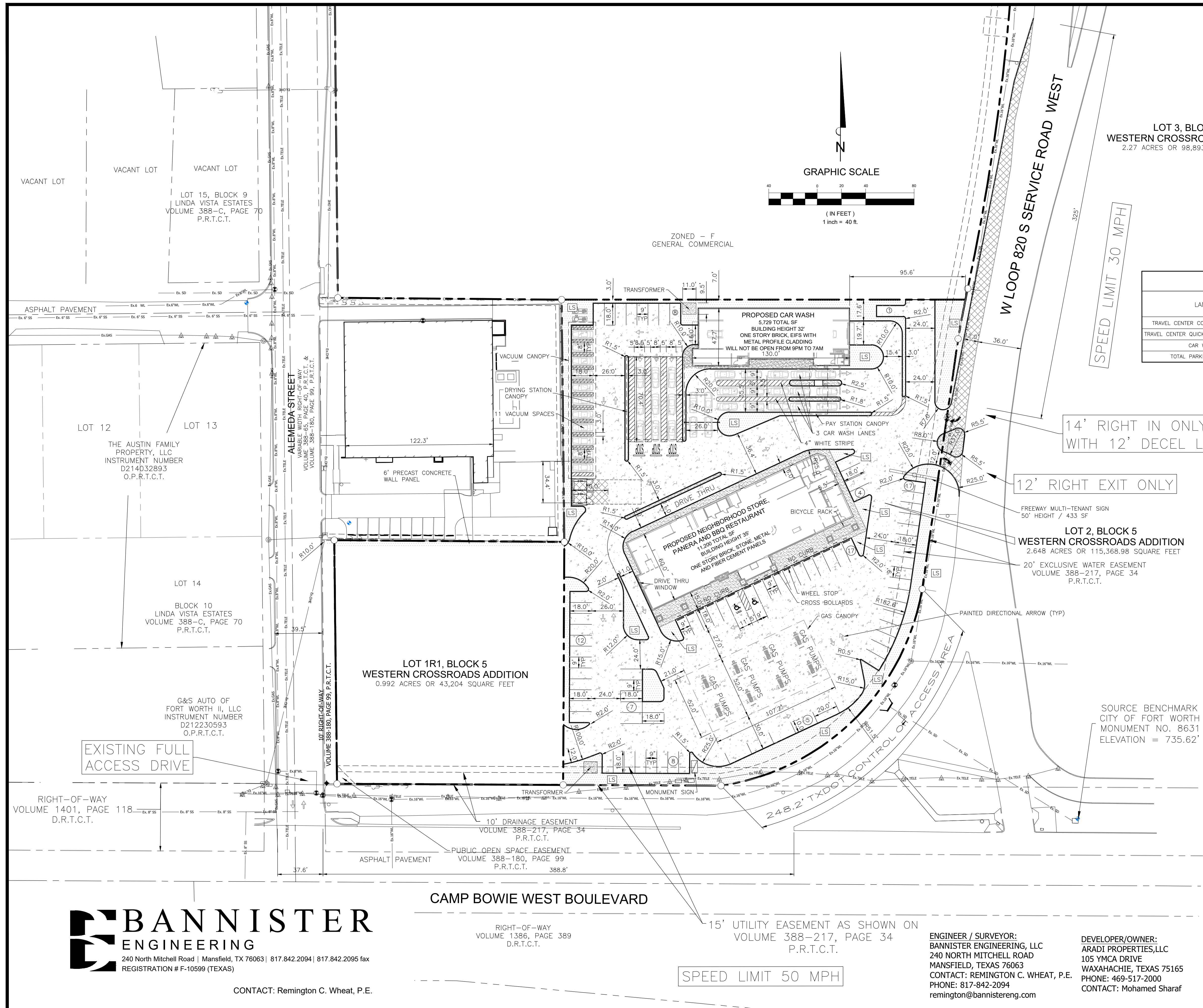
Director of Development Services: _____
Date: _____

CONDITIONAL USE PERMIT SITE PLAN

FORT WORTH TRAVEL CENTER
LOT 2, BLOCK 5
3300 WEST LOOP 820 SOUTH FREEWAY

City of Fort Worth, Tarrant County, Texas
Containing 2.648 Acres of land

Date Prepared: September 27, 2023
ZONING CASE NO. ZC-23-111



ZONED - F
GENERAL COMMERCIAL

W LOOP 820 S SERVICE ROAD WEST
SPEED LIMIT 30 MPH

14' RIGHT IN ONLY
WITH 12' DECEL LANE

12' RIGHT EXIT ONLY

LOT 2, BLOCK 5
WESTERN CROSSROADS ADDITION
2.648 ACRES OR 115,368.98 SQUARE FEET
20' EXCLUSIVE WATER EASEMENT
VOLUME 388-217, PAGE 34
P.R.T.C.T.

LOT 1R1, BLOCK 5
WESTERN CROSSROADS ADDITION
0.992 ACRES OR 43,204 SQUARE FEET

SOURCE BENCHMARK
CITY OF FORT WORTH
MONUMENT NO. 8631
ELEVATION = 735.62'

SPEED LIMIT 50 MPH

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: Remington C. Wheat, P.E.

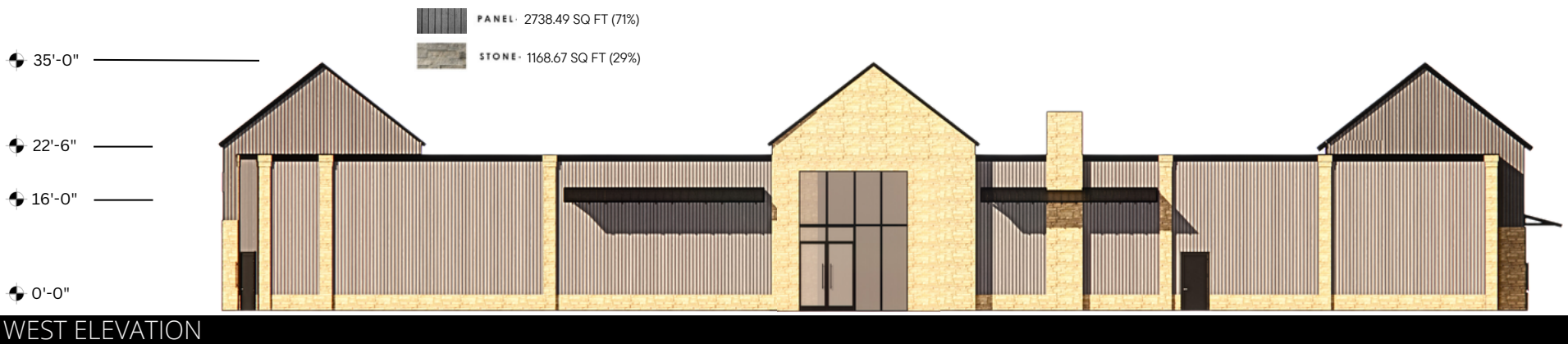
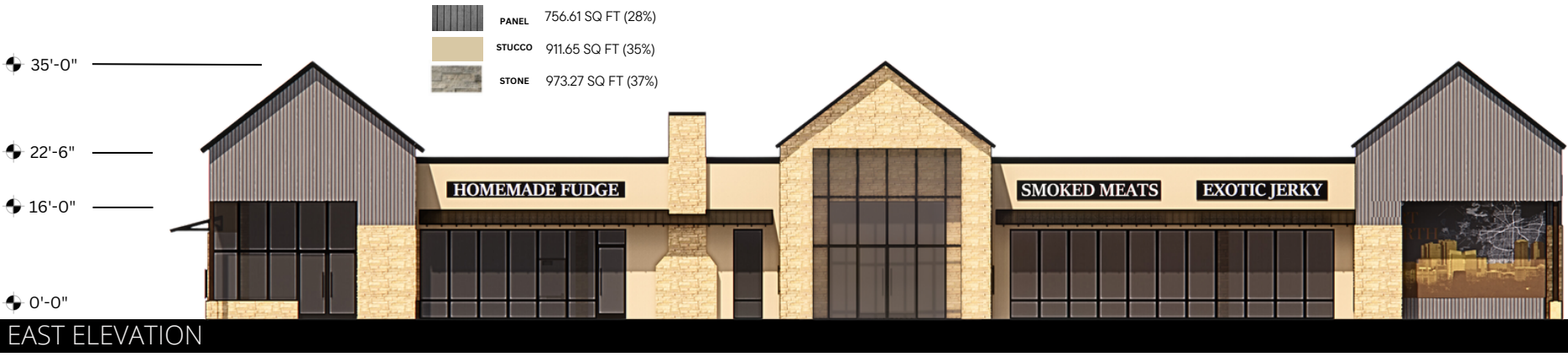
CAMP BOWIE WEST BOULEVARD

RIGHT-OF-WAY
VOLUME 1386, PAGE 389
D.R.T.C.T.

15' UTILITY EASEMENT AS SHOWN ON
VOLUME 388-217, PAGE 34
P.R.T.C.T.

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: REMINGTON C. WHEAT, P.E.
PHONE: 817-842-2094
remington@bannistereng.com

DEVELOPER/OWNER:
ARADI PROPERTIES, LLC
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75165
PHONE: 469-517-2000
CONTACT: Mohamed Sharaf



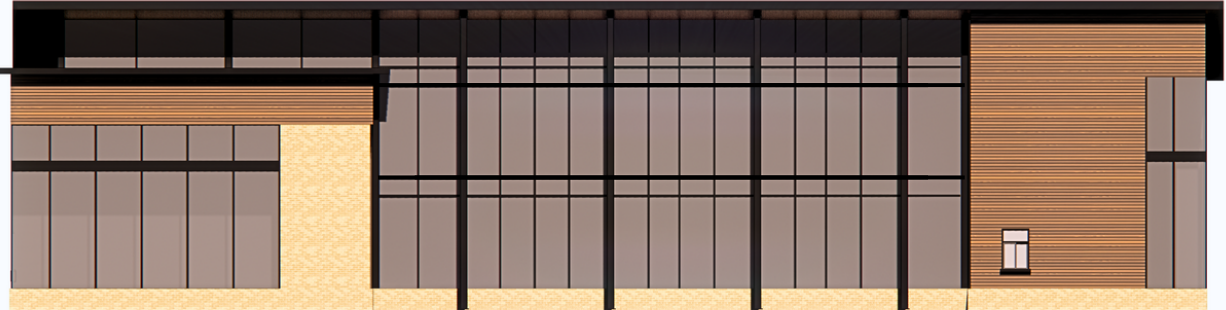
*ALL NUMBERS ARE APPROXIMATE



Heights Venture
ARCHITECTURE • DESIGN

Not for Regulatory approval, permit, pricing or construction. Lance Lilly AIA Texas Registered Architect #20481

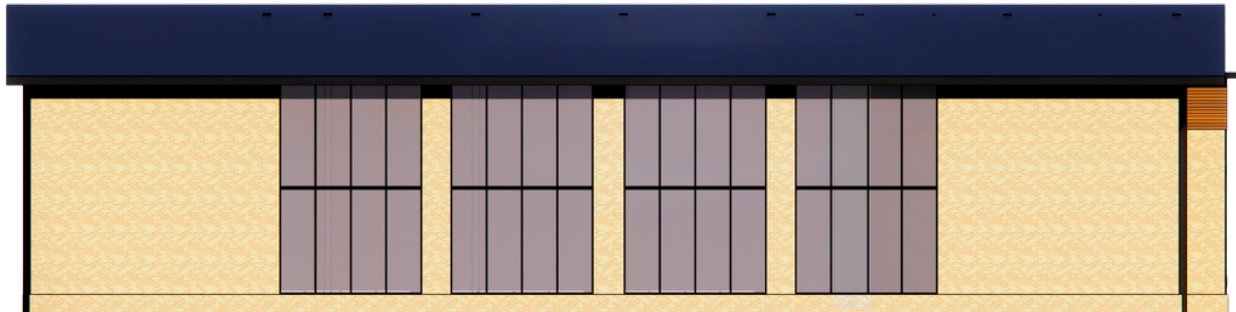
35'-0"
 27'-4"
 0'-0"



PANEL · 821.58 SQ FT (61%)
STONE · 521.05 SQ FT (39%)

EAST ELEVATION

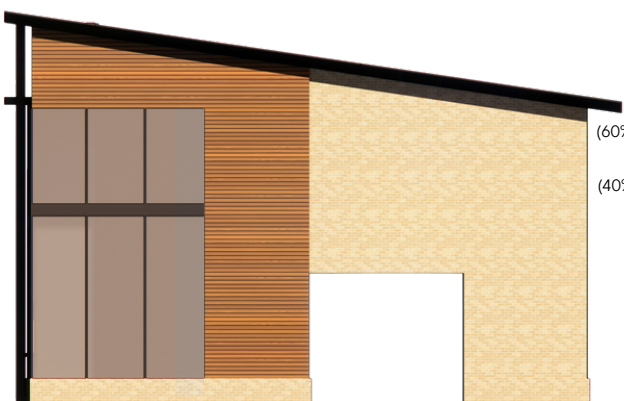
35'-0"
 27'-4"
 0'-0"



PANEL · 28.7 SQ FT (1%)
STONE · 1732.37 SQ FT (99%)

WEST ELEVATION

35'-0"
 27'-4"
 0'-0"



(60%) 359.49 SQ FT
 (40%) 557.42 SQ FT

PANEL · 181.21 SQ FT (29%)
STONE · 424.47 SQ FT (71%)



NORTH ELEVATION

SOUTH ELEVATION

*ALL NUMBERS ARE APPROXIMATE

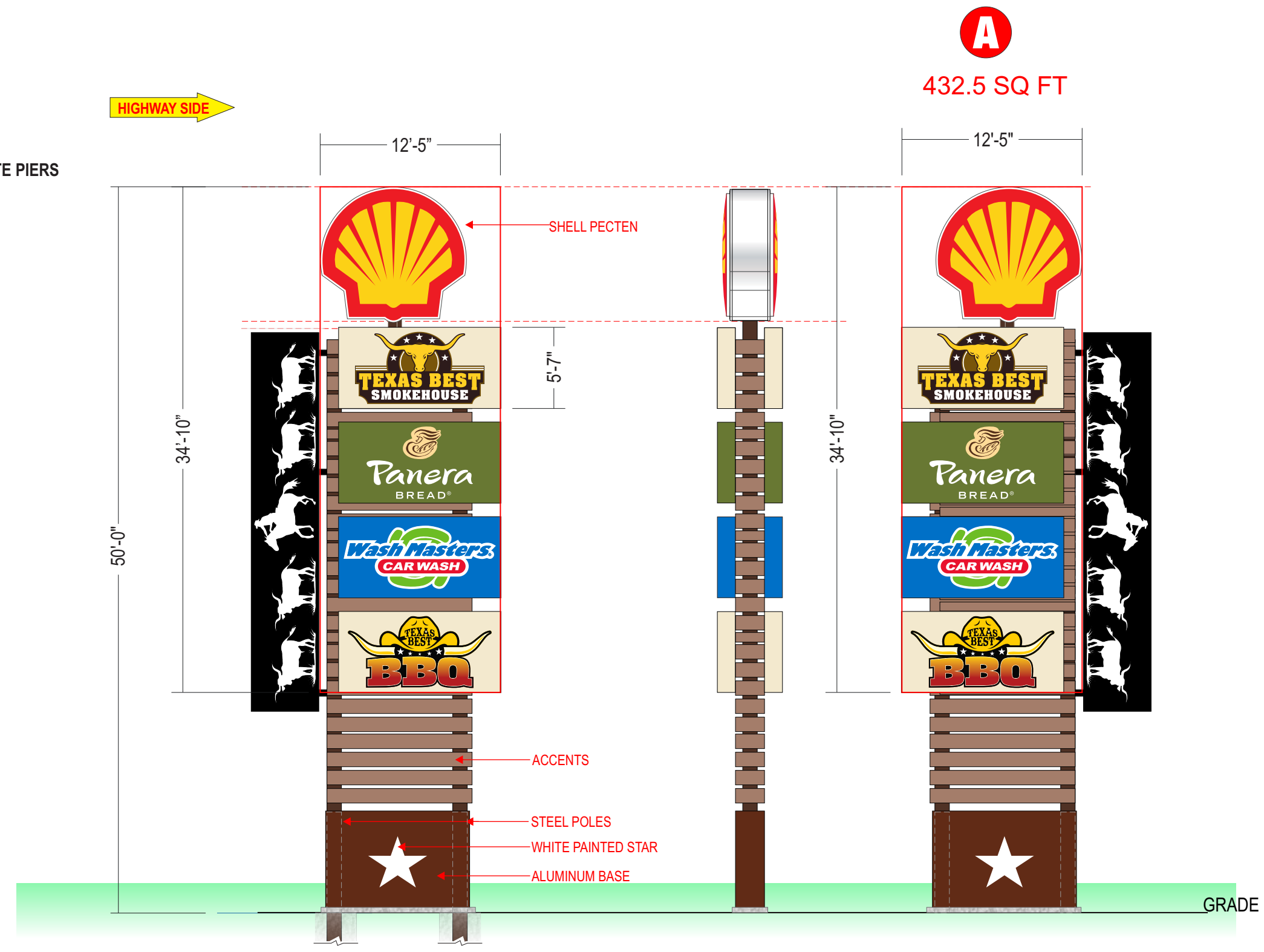


SCOPE OF WORK:

- PROVIDE AND INSTALL(1) D/F LED INTERNALLY ILLUMINATED SIGN
- SHELL PECTEN SIGN
- TEXAS BEST SMOKEHOUSE ALUMINUM CABINET
- PANERA BREAD ALUMINUM CABINET
- WASH MASTERS ALUMINUM CABINET
- TEXAS BBQ ALUMINUM CABINET
- ILLUMINATED WITH WHITE LED LIGHTS.
- ALUMINUM ACCENTS AND BASE
- STEEL POLES DIRECTLY BURIED INTO CONCRETE PIERS
DEPTH OF FOUNDATION TO BE DETERMINED BY
ENGINEER LICENSED IN THE STATE OF TEXAS.

COLOR LEGEND	
PAINT COLORS	
	1: MP 11721 UNBRIEL BROWN
	2: BLACK
	3: MP 12184 SIS BROWN
VINYL COLORS	
	1: DIGITALLY PRINTED GRAPHIC
	2: DIGITALLY PRINTED GRAPHIC

	Hex color: #F8D581
	RGB: 248 213 129
	CMYK: 0 14 48 3
	Pantone: PMS 134 C
	Hex color: #667000
	RGB: 102 112 0
	CMYK: 9 0 100 56
	Pantone: PMS 7496 C
	Hex color: #430600
	RGB: 67 14 0
	CMYK: 0 79 100 74
	Pantone: PMS 483 C



ELEVATION

SCALE: 1/8" = 1'-0"

TEXAS REPUBLIC SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
VICTRON - SHELL

Address:
WEST LOOP 820
FORT WORTH, Tx 76177

City of Jurisdiction:
CITY OF FORT WORTH

Designer:
JORGE

Date Created:
06.30.23

W.O. #:

File Path:
P:\2023 JOBS\WVictron\Shell - Fort Worth, TX\PRELIM DRAWINGS

REVISIONS

- Rev 1:** 09-21-23 Revised pylon sign Square footage as per client. - JG
- Rev 2:** 09-21-23 Revised Go Loco sign To Panera Bread. - JG
- Rev 3:** 09-26-23 Revised pylon sign Per client redlines. - JG

Rev 4:

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

COLOR LEGEND

PAINT COLORS

1: SHELL WARM WHITE

VINYL COLORS TO MATCH


1: SHELL WARM WHITE

2: SHELL YELLOW- PMS # 116 C
TRANS VINYL - 3630-015
YELLOW

3: SHELL RED - PMS # 485 C
TRANS VINYL - 3630-143
POPPY RED

COLOR LEGEND

VINYL COLORS TO MATCH



3M-3630-143

3M-3630-106

3M-3630-127

COLOR LEGEND

PAINT COLORS

1: MP 11721 UNBRIEL BROWN


2: BLACK

3: MP 12184 SIS BROWN

VINYL COLORS

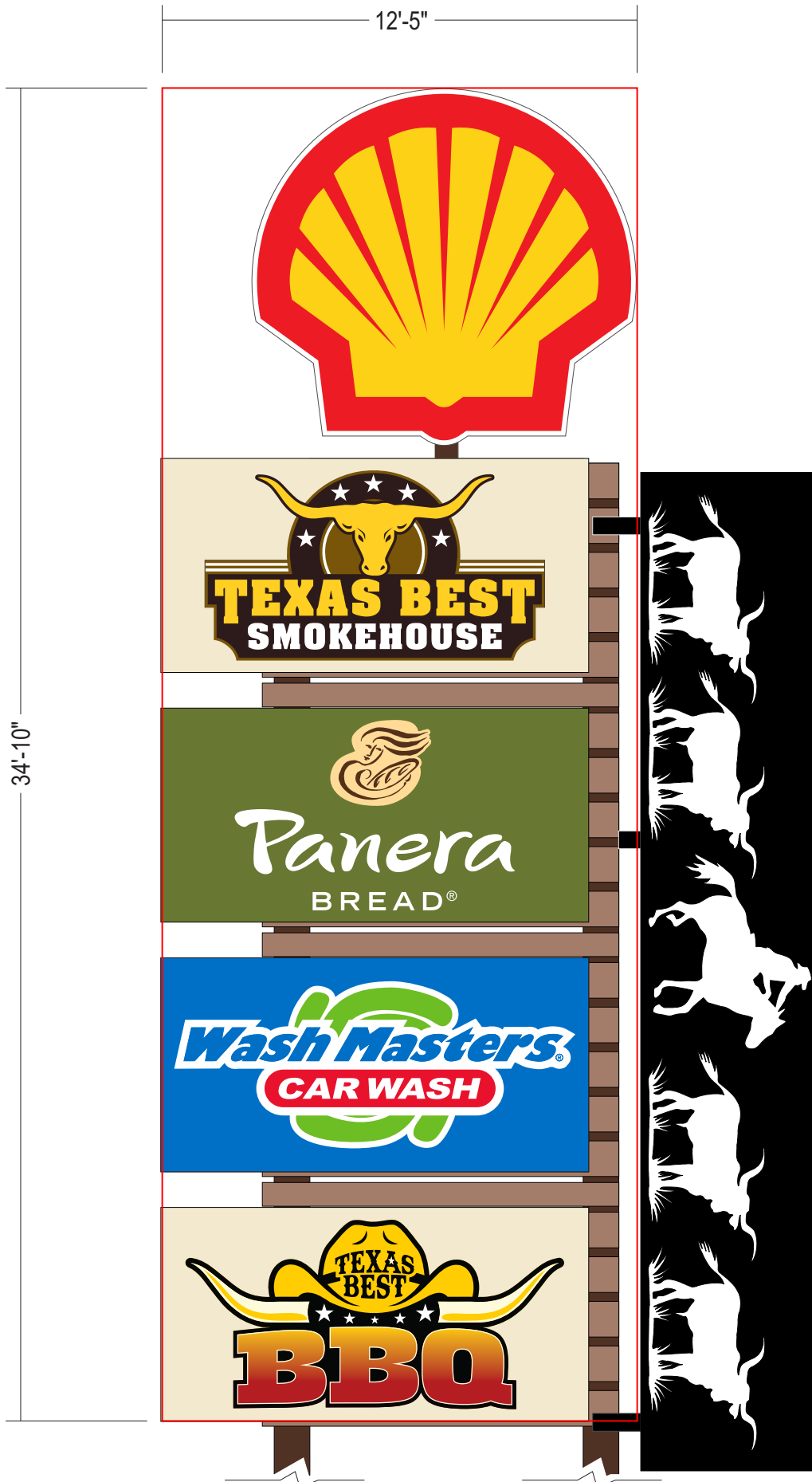
1: DIGITALLY PRINTED GRAPHIC

2: DIGITALLY PRINTED GRAPHIC



Panera BREAD

Orange Yellow	Hex color: #f8d581 RGB: 248 213 129 CMYK: 0 14 48 3 Pantone: PMS 134 C
Olive	Hex color: #667000 RGB: 102 112 0 CMYK: 9 0 100 56 Pantone: PMS 7496 C
Black Bean	Hex color: #430600 RGB: 67 14 0 CMYK: 0 79 100 74 Pantone: PMS 483 C



A

432.5 SQ FT

TEXAS REPUBLIC SIGNS
2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
VICTRON - SHELL

Address:
WEST LOOP 820
FORT WORTH, Tx 76177

City of Jurisdiction:
CITY OF FORT WORTH

Designer:
JORGE

Date Created:
06.30.23

W.O. #:

File Path:
P:\2023 JOBS\Victron\Shell - Fort Worth, TX\PRELIM DRAWINGS

REVISIONS

Rev 1: 09-21-23 Revised pylon sign
Square footage as per client. - JG

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To Panera Bread. - JG

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Per client redlines. - JG

Rev 4:

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

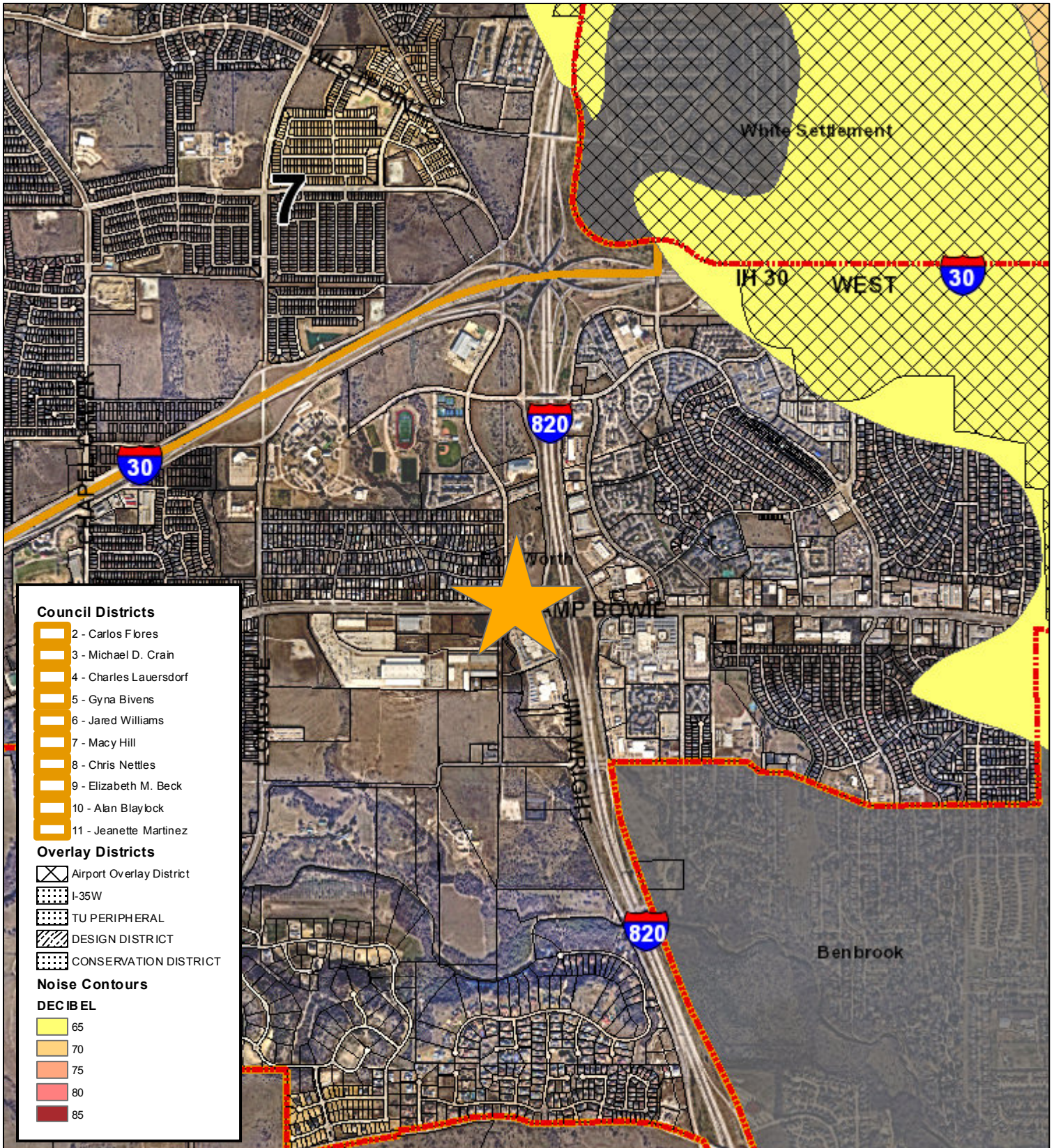
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS
AMPS: VOLTS: CIRCUITS:

ELEVATION

SCALE: 1/4" = 1'-0"

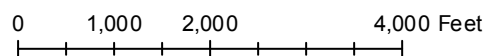
Area Map



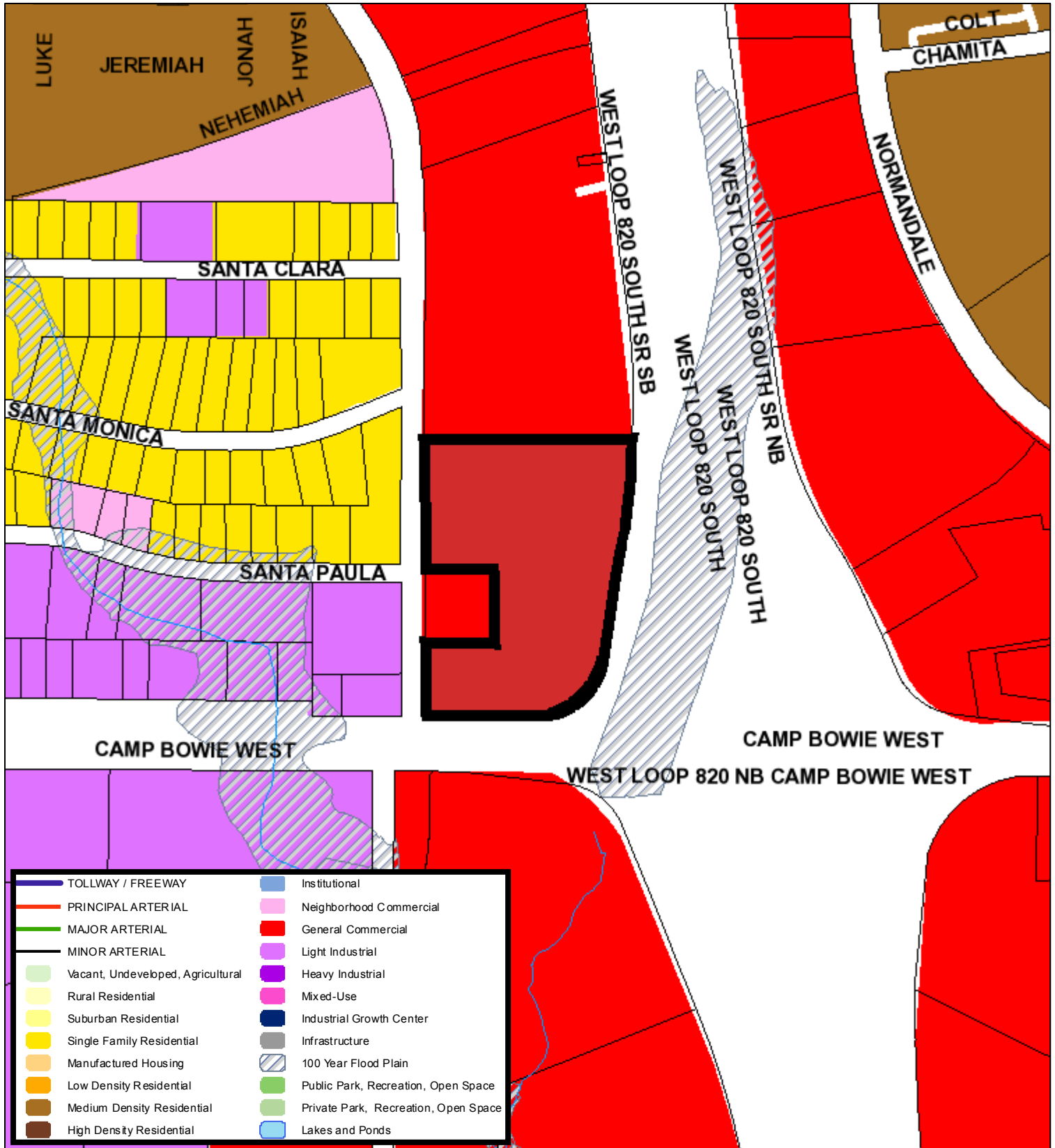
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use

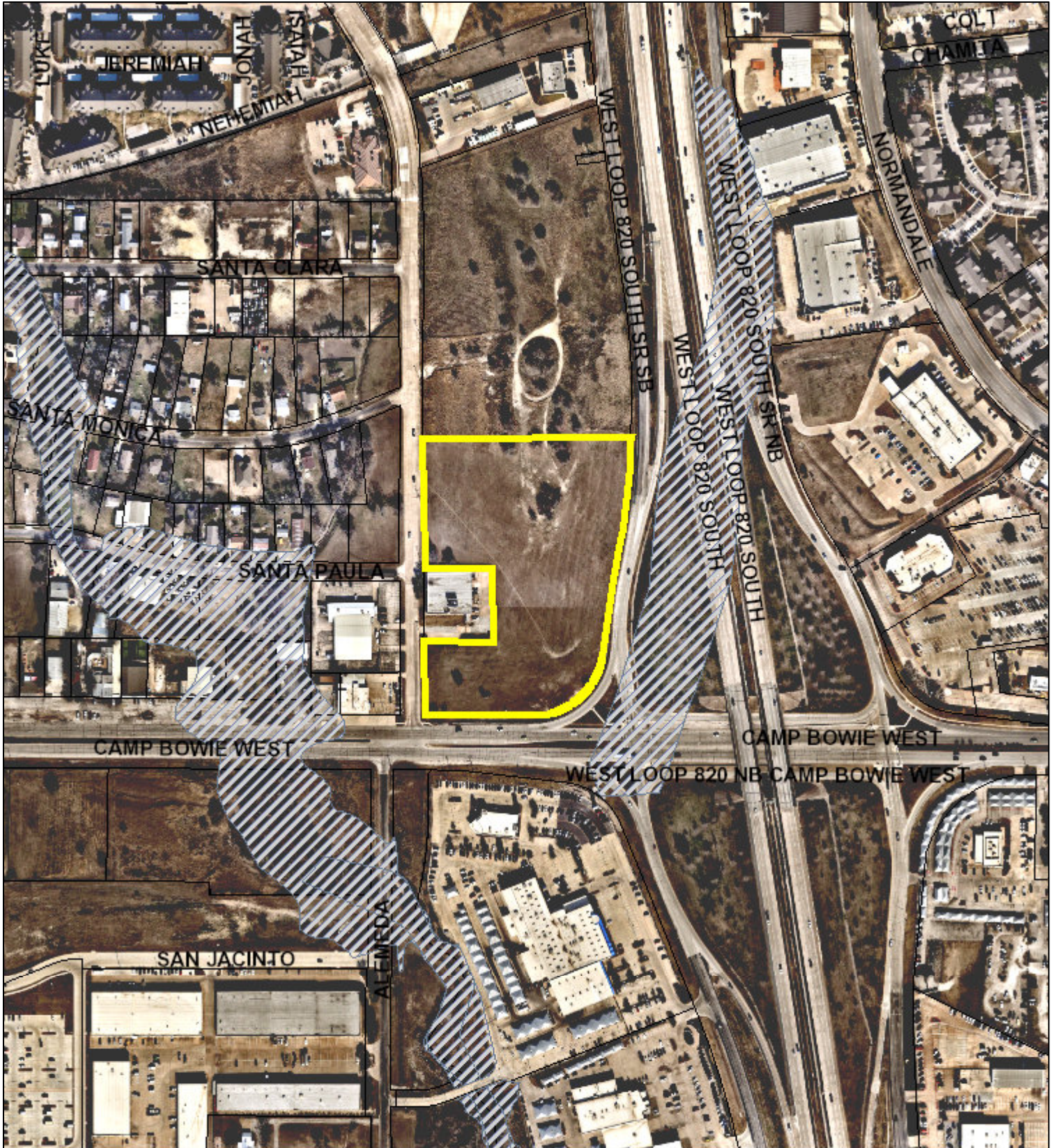


360 180 0 360 Feet

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



0 230 460 920 Feet

