



Zoning Staff Report

Date: June 11, 2024

Case Number: ZC-24-033

Council District: 10

Conditional Use Permit

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Rivers Edge Partners / Tariq Khan

Site Location: Southwest Corner of Hwy 114 & Blackwater Trail

Acreage: 0.97 acres

Request

Proposed Use: Automated car wash

Request: To: Add Conditional Use Permit (CUP) to allow a carwash facility in “E” Neighborhood Commercial; site plan included

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial by a vote of 9-0**

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Project Description and Background

The proposed site is an undeveloped area located about 400 feet west of the southwest corner of Blackwater and Highway 114. The applicant seeks a Conditional Use Permit to construct an automated carwash facility. Automated carwashes are allowed in industrial and commercial districts G when the distance from a residential district or use exceeds 200 feet but require CUP approval in all other commercial zones.

Conditional uses, such as the proposed carwash facility, are generally compatible with the permitted land uses in a given zoning district. However, they undergo a rigorous individual review process examining their proposed location, design, and configuration. This process ensures that the use is appropriate for a particular location and considers the community's concerns.

While a carwash is not permitted in the "E" zoning district, allowing one by CUP with a site plan may help mitigate any neighborhood concerns and give options for the CUP to be revoked in case of code violation convictions. The proposed car wash is located in a vacant lot, with the nearest structures being single-family homes located over 200 feet to the north. The dryer noise from the carwash will be directed towards Highway 114.

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 land
East "E" Neighborhood Commercial/ Vacant Land
South "G" Intensive Commercial / Non-residential uses
West "E" Neighborhood Commercial / Vacant land

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.
The following organizations were notified: (emailed)

Organizations Notified	
North Fort Worth Alliance	Harriet Creek Ranch HOA
Streams And Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

** Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to modify the current zoning designation of a property from "E" Neighborhood Commercial to add a Conditional Use Permit (CUP) overlay for a 3-lane automated car wash. The CUP requirement allows revocation as an option for code violations. The property is located in an area predominantly surrounded by commercial zoning yet undeveloped, and the nearest single-family subdivision is more than 200' away; the preliminary plat shows that the car wash area and the residential uses will be separated by a street and another neighborhood commercial use not yet specified. The proposed car wash faces Highway 114, freeway. The prominent location of the car wash will make it easy for drivers to access and utilize the facility.

The proposed land use is appropriate for a commercial area, and the applicant has provided a detailed site plan that includes the commercial land uses in the vicinity; however, at the time of this staff report, the applicant has not turned in the building elevations for review.

The applicant has made parking and landscaping provisions to ensure the site is aesthetically pleasing and functional. The car wash is designed to have minimal impact on the adjacent residential properties.

The proposed zoning change is appropriate and **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Far North Sector

The Comprehensive Plan describes where general land use categories would be appropriate. However, it does not typically specify individual land uses. The CUP process allows the city to consider the appropriateness of an individual use in certain location. The adopted Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed operation is consistent with this classification.

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 submitted site plan is in general compliance with Zoning Ordinance regulations.

1. ~~Submit the Building Elevation with materials for review.~~
2. ~~Update the zoning case number to ZC 24 033.~~
3. ~~Indicate the number of cars that can be held on the wash line simultaneously.~~
4. ~~Include the parking count calculation in the Site Data table. Note that vacuum spaces count towards the required parking.~~
5. ~~Ensure that the Building Setback is 25' for car washes.~~
6. ~~The site must have a 10% landscaped area, with the majority (75%) of this area in front of the buildings.~~
7. ~~Include surface material on the legend.~~
8. ~~Clarify which set of elevations you are using, as we received two different sets.~~

9. ~~Show elevations of vacuum canopies.~~
10. ~~Label the elevation directions (North, South, East, West).~~
11. ~~Label the roof materials.~~
12. ~~Label the door and window materials.~~
13. ~~Remove tower signs from your elevations.~~

Fire

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Streets existing and correct:

Roaring River Rd.
Blackwater Trail
Highway 114 Rd

FYI:

Hydrant requirements:

? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

? 500 ft. hose lay distance to all points of building.

FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.

HYDRANT LOCATION

Hose lay is measured by the path a fire truck would travel to lay sections of hose from a hydrant

One point of access is required per lot. Required access shared between lots must be platted.

Minimum fire lane width is 20' and must provide hose lay to all exterior portions the building within 150' of a dedicated street or marked fire lane, measured along a 5' wide unobstructed path. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system. The increased distance is not allowed in High Piled Storage uses (Chapter 32) or Hazardous Materials (Group H-Chapter 52). Hose lay may be measured from the edge of a marked fire lane or public street.

Minimum turn radius for fire lanes is 25' inside and 45' outside.

Addresses for each new lot will be assigned after the final plat is recorded. Please do not self-address for permit applications.

Vehicle gates must be a minimum of 20' wide when fully opened and be equipped with Knox Locks. Access Control Permits are required for electric gates.

Addresses will be assigned by CFW Fire Department after the plat is recorded. **DO NOT SELF ADDRESS.** Plats are worked within 10 days in the order received.

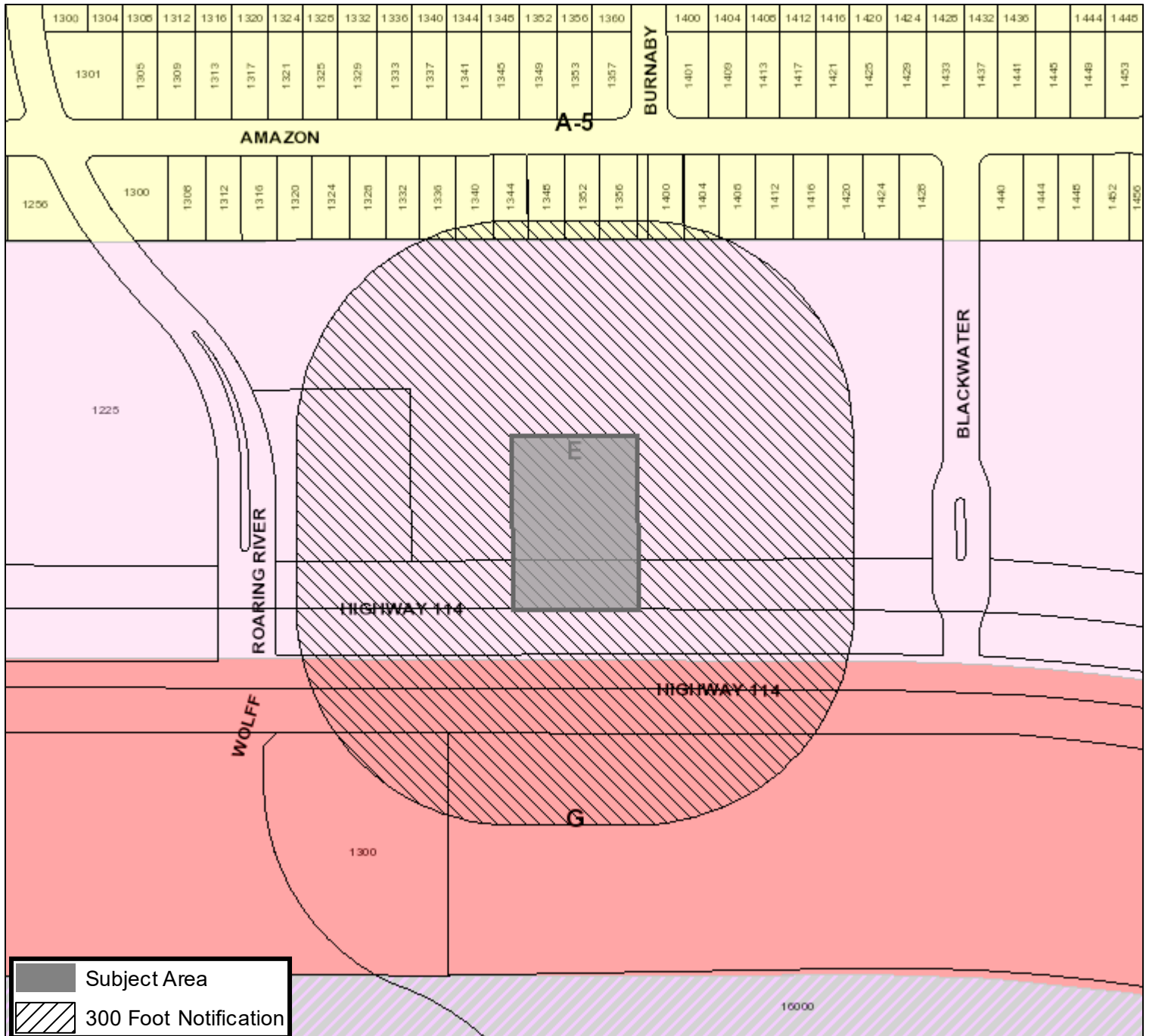
The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.



zc-24-033

Area Zoning Map

Applicant: Rivers Edge Partners
 Address: Southwest Corner of Hwy 114 & Blackwater Trail
 Zoning From: E
 Zoning To: Add a CUP for an automated car wash
 Acres: 0.96724382
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 5/8/2024
 Contact: 817-392-2495

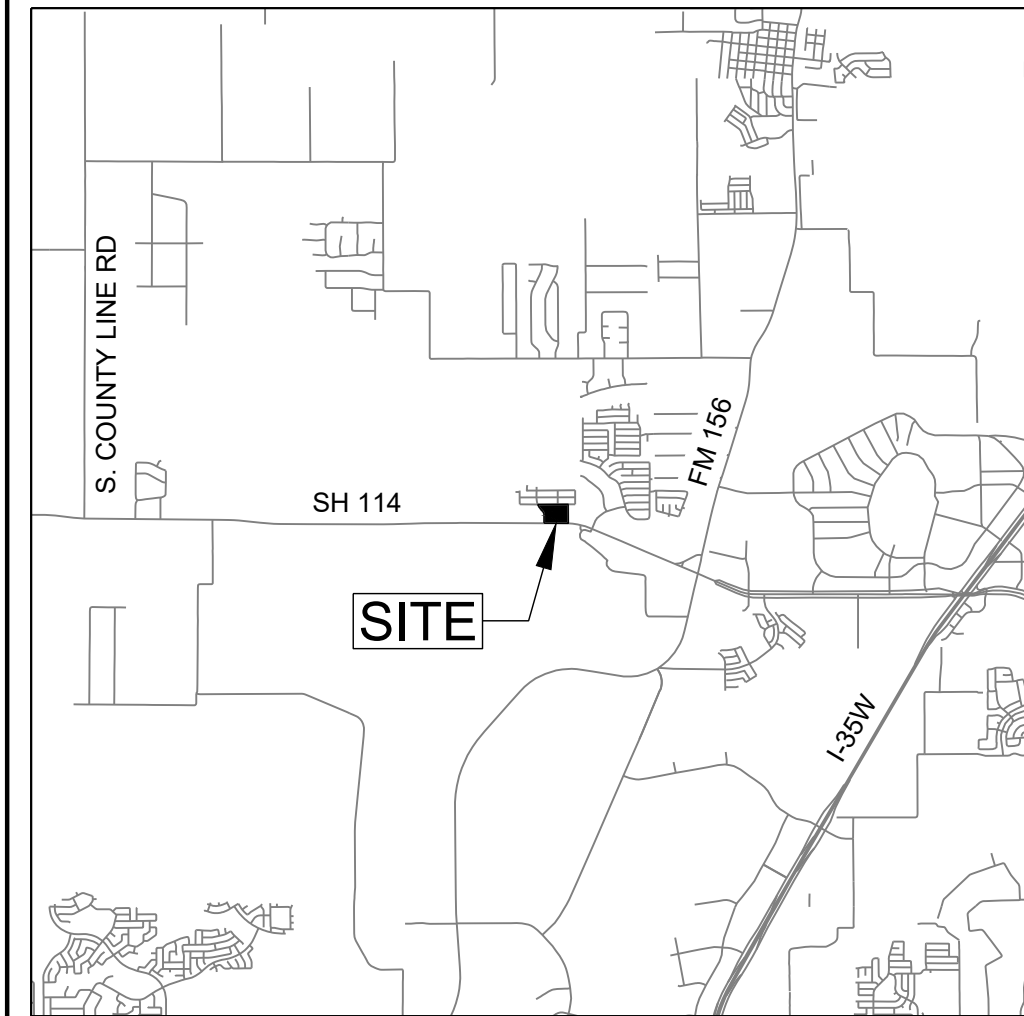


GENERAL NOTES:

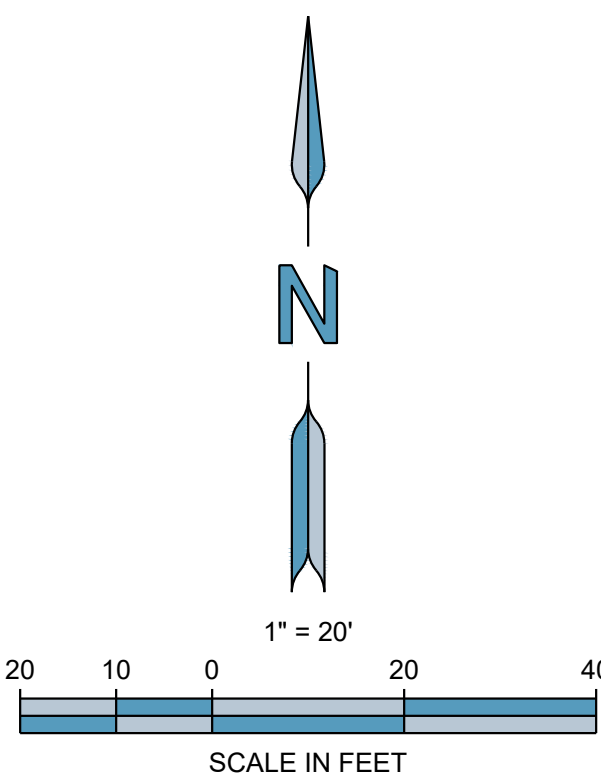
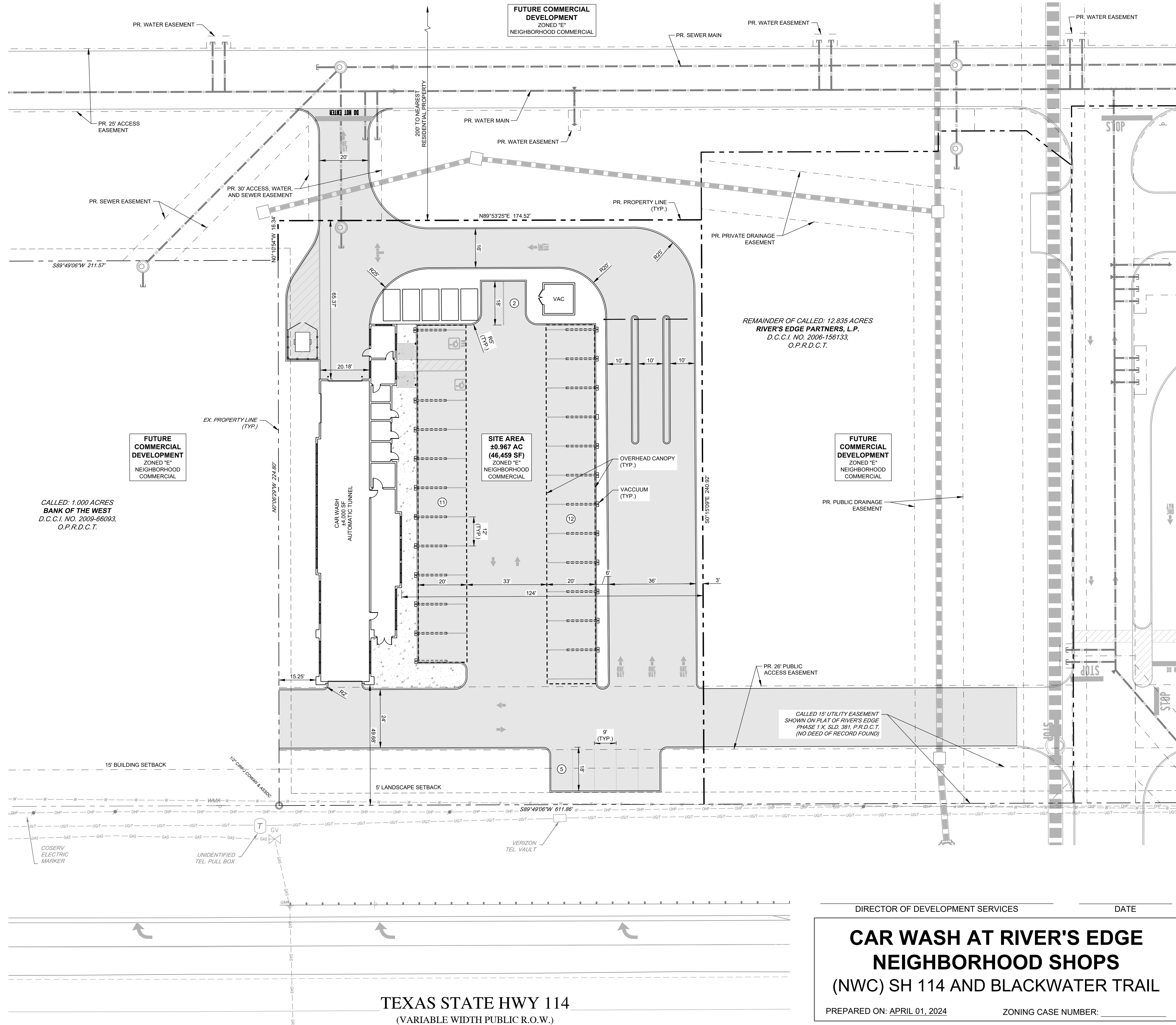
- 1) PROPOSED (PR.) EASEMENTS AND UTILITIES PROVIDED BY MASTER DEVELOPMENT.
- 2) THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- 3) THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 4) ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- 5) THIS PROJECT WILL CONFORM TO THE LIGHTING CODE.

LEGEND	
	SIDEWALK CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	PAINTED TRAFFIC ARROWS

SITE DATA	
ZONING:	E (RESIDENTIAL COMMERCIAL)
PARCEL IDENTIFICATION NUMBER:	306726
TOTAL SITE AREA:	0.967 AC.
DISTURBED AREA:	1.004 AC.
LANDSCAPE BUFFER:	
FRONT:	5 FT
SIDE:	5 FT
REAR:	5 FT
BUILDING SETBACK:	
FRONT:	20 FT
SIDE:	N/A
REAR:	15 FT



LOCATION MAP
1" = 1.5 MI



TEXAS STATE HWY 114
(VARIABLE WIDTH PUBLIC R.O.W.)

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

**CAR WASH AT RIVER'S EDGE
NEIGHBORHOOD SHOPS**
(NWC) SH 114 AND BLACKWATER TRAIL

PREPARED ON: APRIL 01, 2024 ZONING CASE NUMBER: _____

ENGINEER:

FORESITE
group

TBPELS Firm No. F-12878
Foresite Group, LLC
4925 Greenville Ave.
Suite 480
Dallas, TX 75206
www.foresitegroup.net
D/B/A Foresite Consulting Group of Texas, LLC.

DEVELOPER:

SLATE
LAND & DEVELOPMENT CO.

5729 LEBANON RD, SUITE 144589
FRISCO, TX 75034
(214) 208-6650

CONTACT: MR. MATT BODZY

PROJECT:

**CAR WASH AT RIVER'S EDGE
NEIGHBORHOOD SHOPS**
(NWC) BLACKWATER TRAIL AND SH 114
FORT WORTH, DENTON COUNTY, TEXAS 76247

SEAL:

REVISIONS	DATE

PROJECT MANAGER: BM

DRAWING BY: FG

JURISDICTION: CITY OF FORT WORTH

DATE: MARCH 28, 2024

TITLE:

CONDITIONAL USE PERMIT
SITE PLAN

SHEET NUMBER: _____

1 OF 1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER: 1871.004

1301 1305 1309 1313 1317 1321 1325 1329 1333 1337 1341 1345 1349 1353 1357 1401 1409 1413 1417 1421 1425 1429 1433 1437 1441 1445 1449 1453

A-5

BURNABY

CANEY FORK

AMAZON

AMAZON DRIVE

1252 1256

1300 1308 1312 1316 1320 1324 1328 1332 1336 1340 1344 1348 1352 1356 1360 1400 1404 1408 1412 1416 1420 1424 1428 1440 1444 1448 1452 1456

1460

16308

16300

11150

1225

ROARING RIVER

AREA TO BE REZONED WITH CUP OVERLAY

LOT 4 BLOCK 1
ZC-24-033

10 - Alan
Blaylock

BLACKWATER TRAIL

BLACKWATER

HIGHWAY 114 ROAD

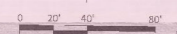
HIGHWAY 114

114

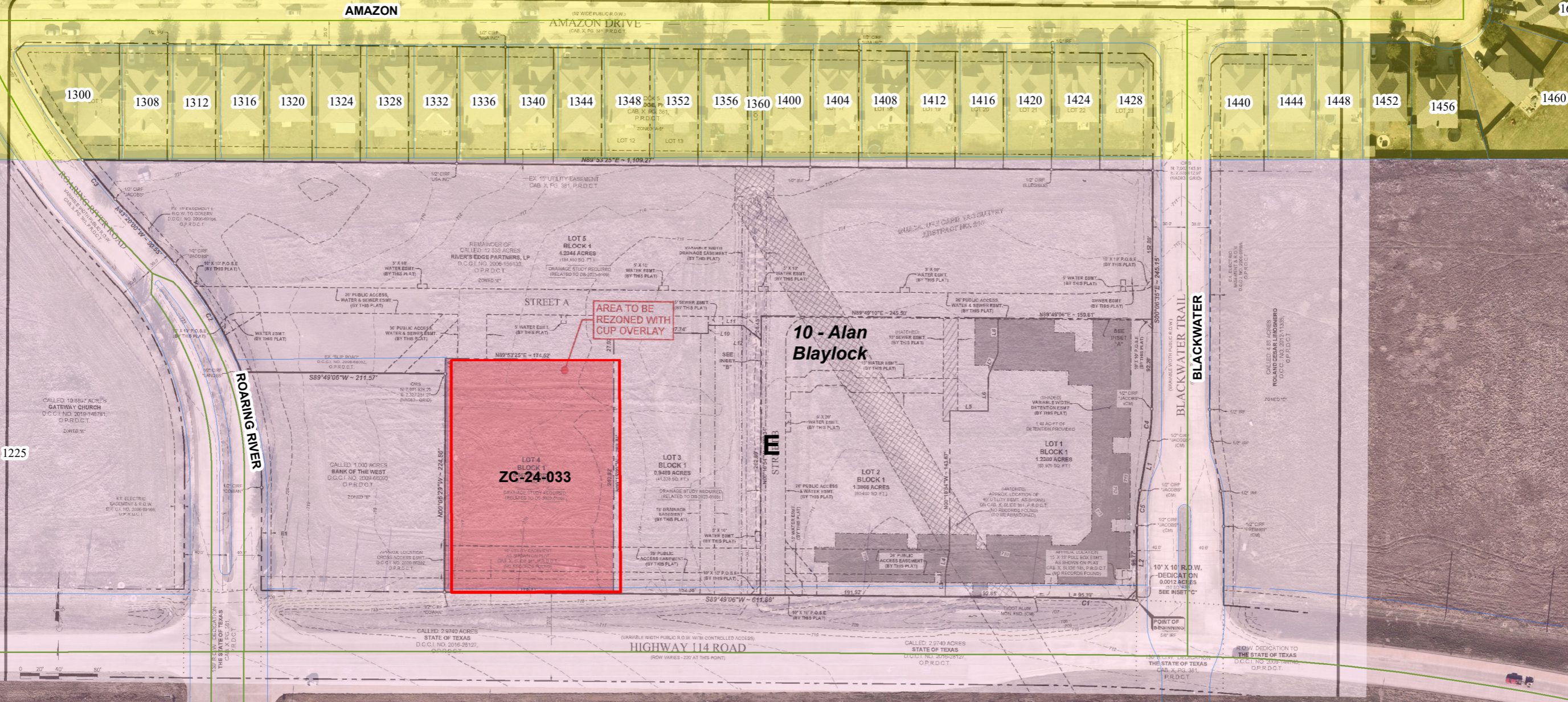
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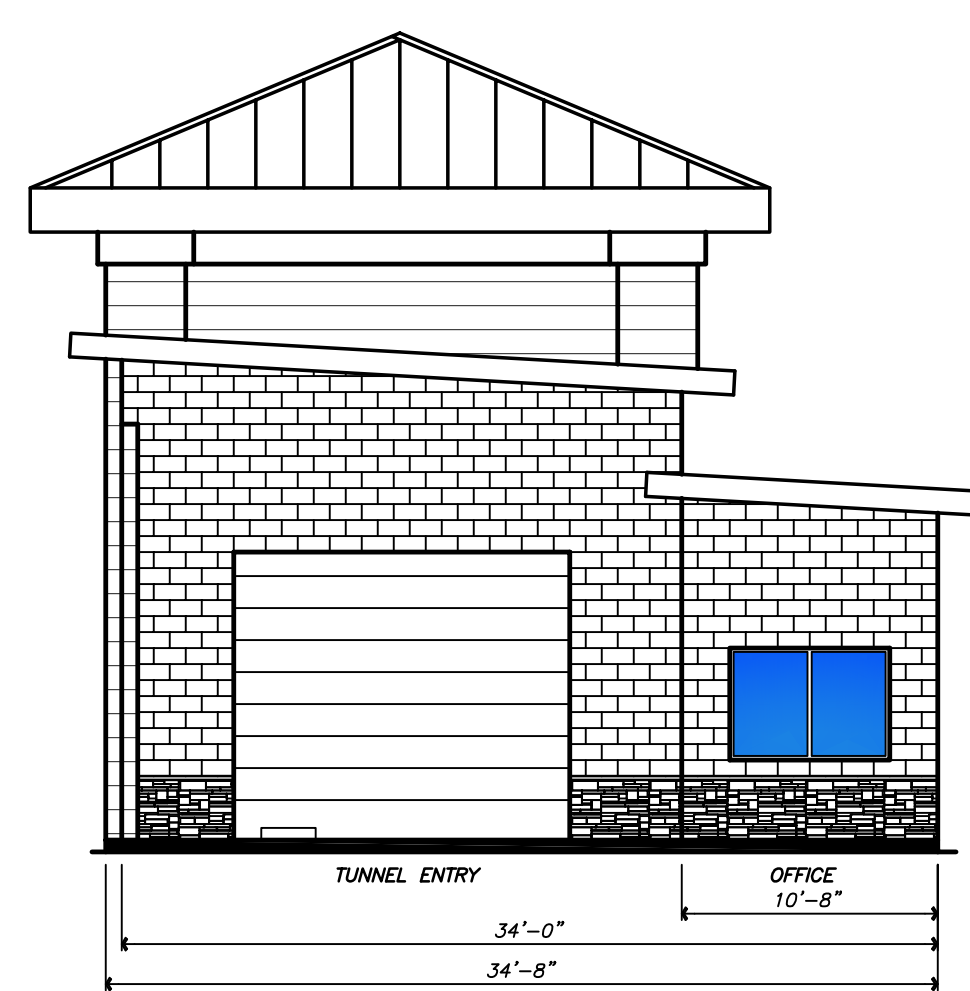
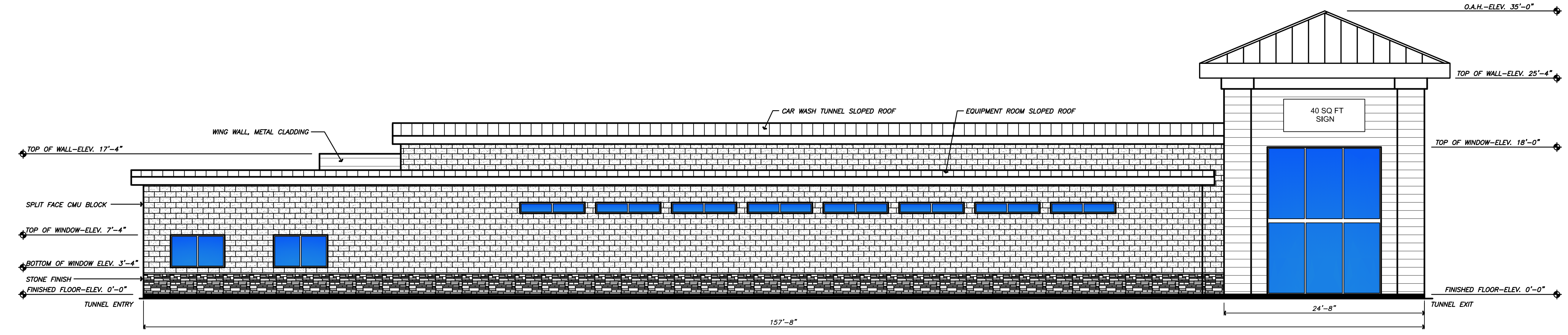
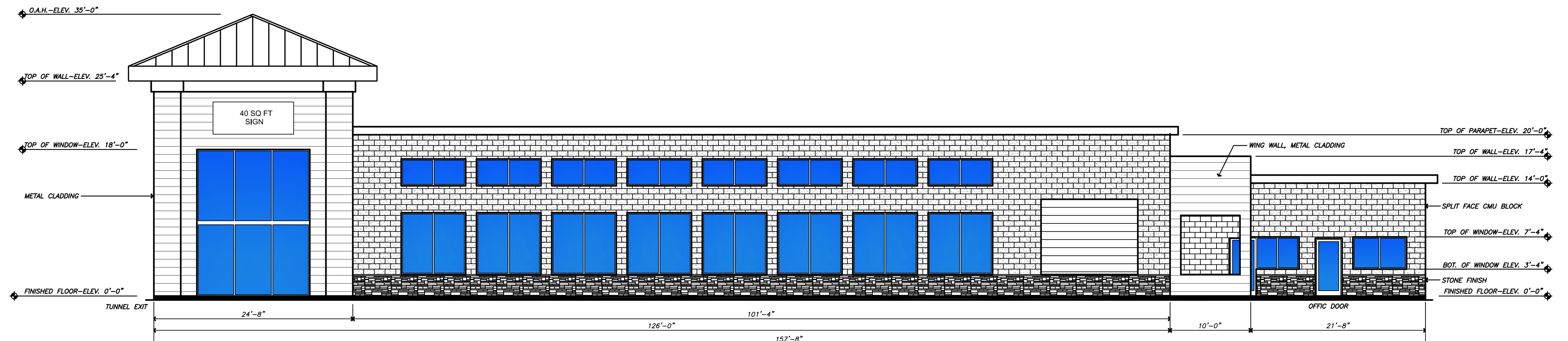
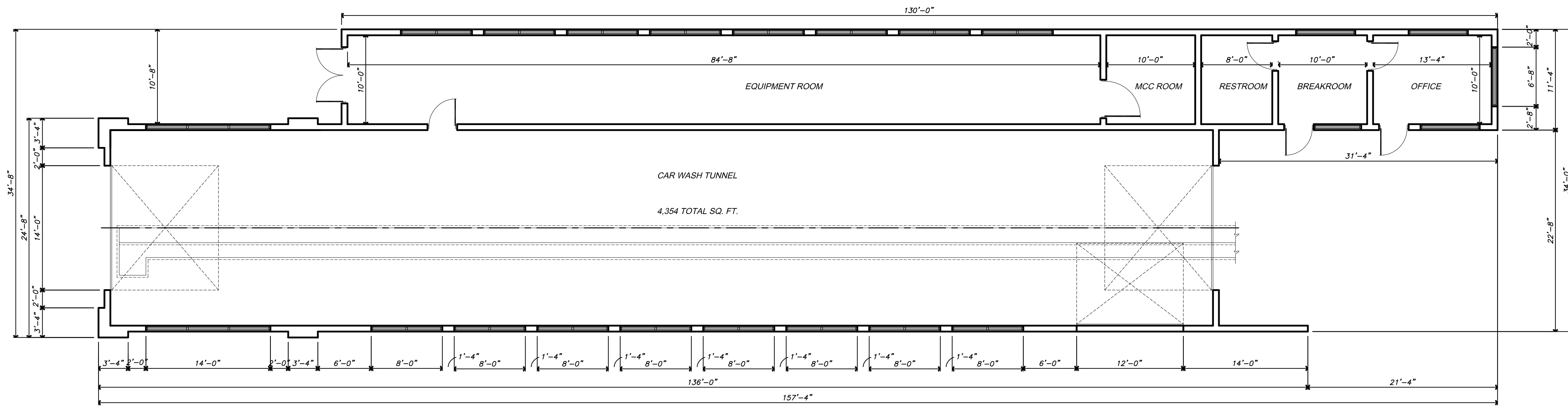
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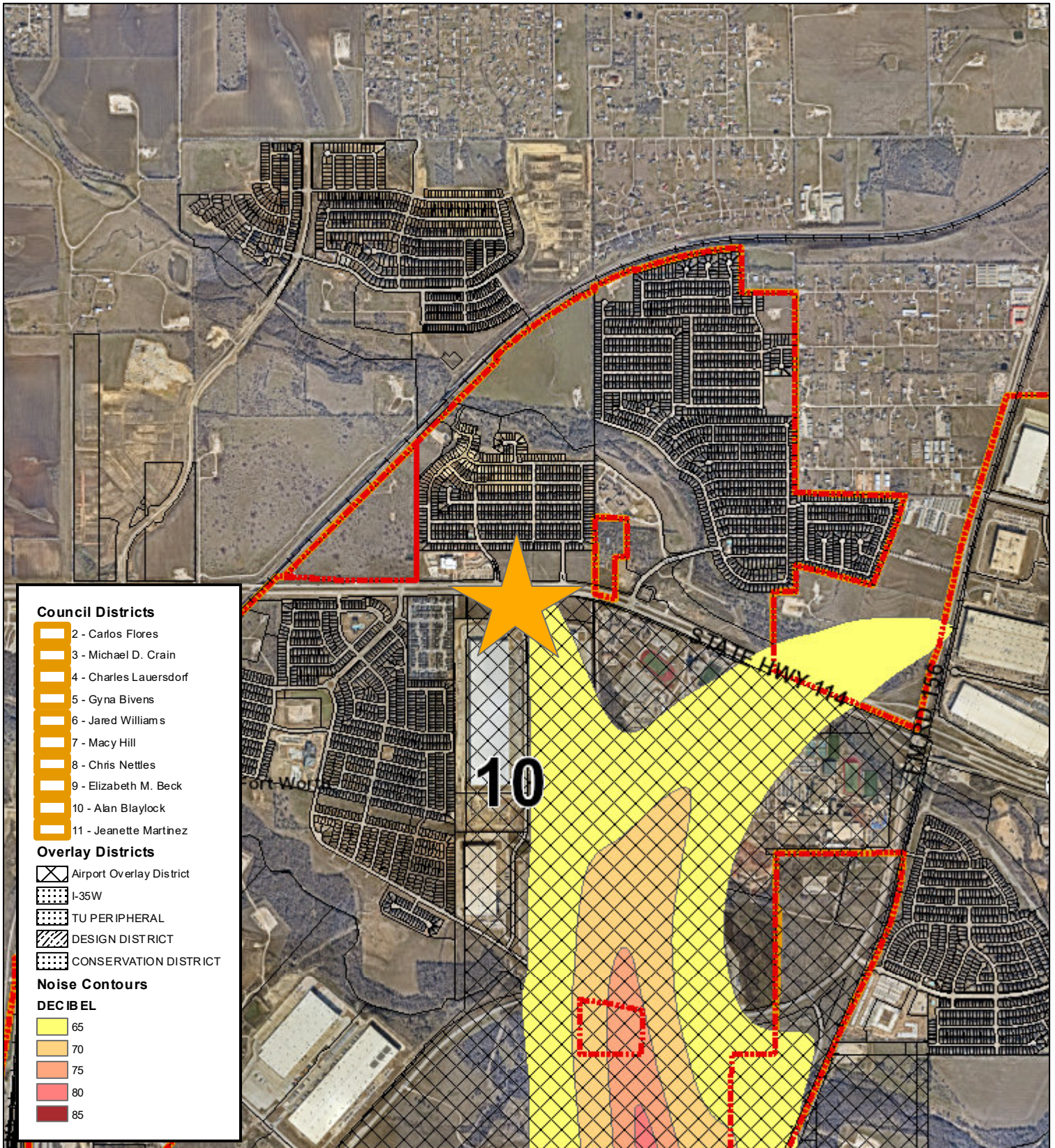




carwash

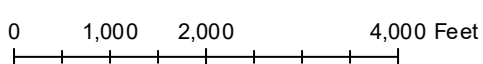
carwash

Area Map

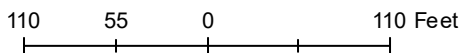
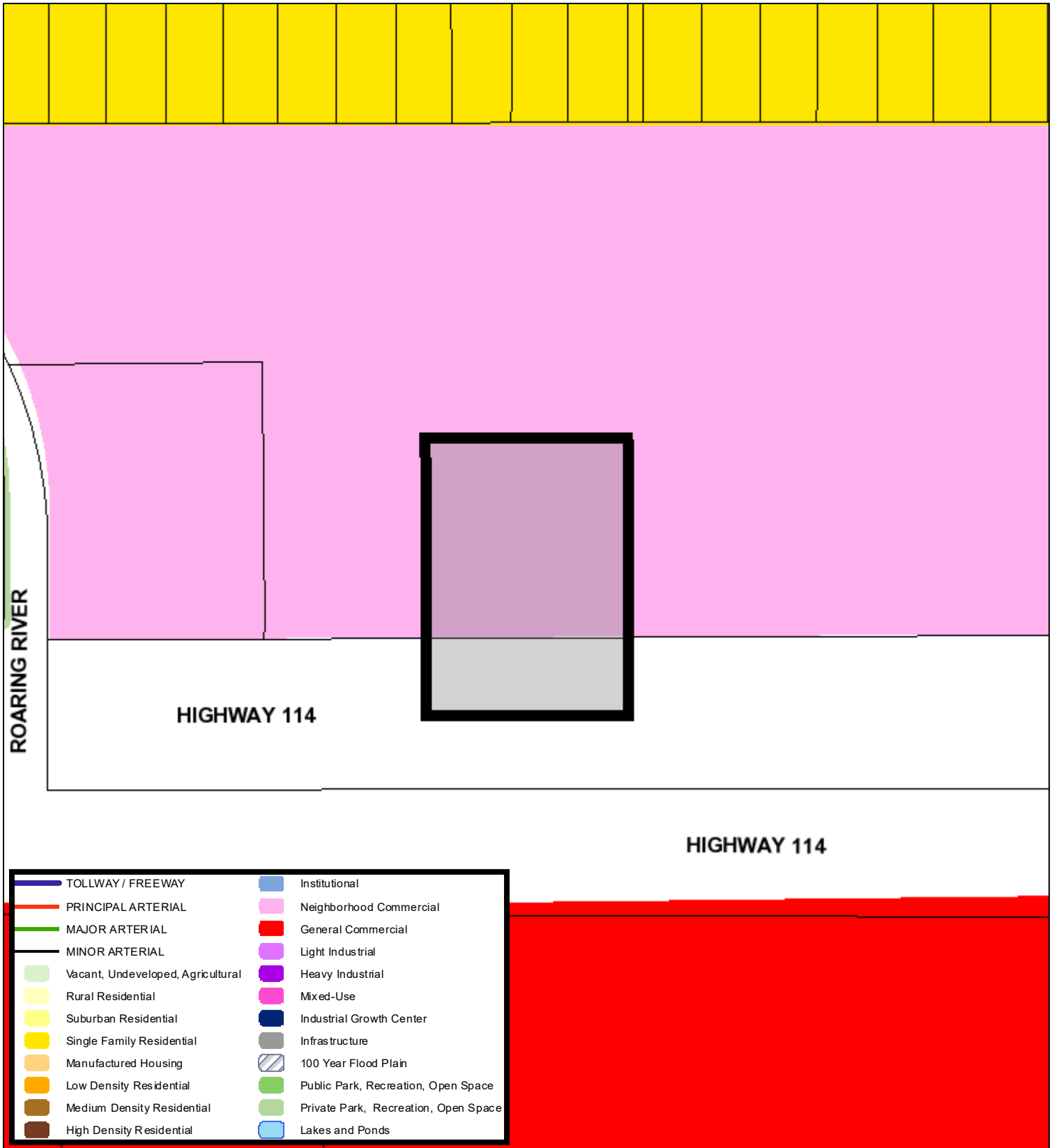


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STATE HWY 114



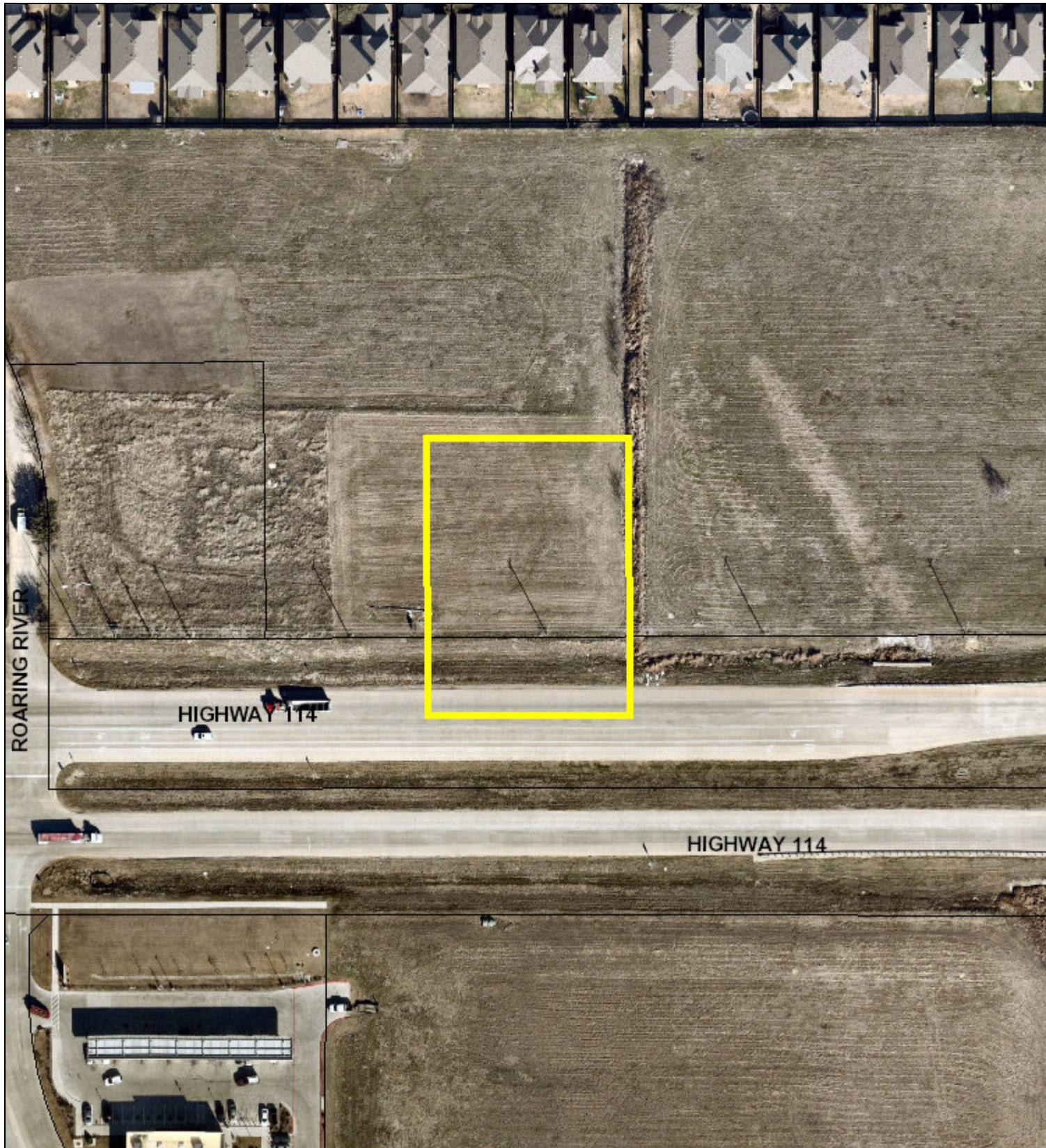
Future Land Use



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 70 140 280 Feet

