



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2021

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: One spoke

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: MCP 18, LLC

Site Location: 4533 Marine Creek Parkway Acreage: 1.37

Proposed Use: Car Wash

Request: From: "G" Intensive Commercial
To: "J" Medium Industrial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The proposed site is located in the southwest quadrant of I-820 and Marine Creek Parkway. The site is located within the Marine Creek Mixed Use Growth Center. The lot has split zoning, with the northern portion zoned "G" Intensive Commercial and the southern portion zoned "J" Medium Industrial. The applicant is requesting to rezone the northern portion of the lot from "G" Intensive Commercial to "J" Medium Industrial for a car wash use with standalone vacuums.

Car washes are permitted in the "J" Medium Industrial district by right. However, car washes are only permitted in commercial zoning districts, such as "G" Intensive Commercial, through the Conditional Use Permit (CUP) process, which necessitates a site plan.

Rezoning the northern portion of the lot to "J" Medium Industrial would unify the entire lot under a single zoning type and allow for the car wash use by right, without requiring a CUP.

The site appears to be heavily vegetated. Because a car wash use would not require a CUP if rezoned to "J" Medium Industrial, it would not require the site plan necessitated for a CUP. Staff has not seen a site plan proposed for the site, so staff cannot speak to the amount of tree preservation planned by the developer. The site will have to fully comply with the Urban Forestry Ordinance.

Site Information:

Surrounding Zoning and Land Uses:

- North “G” Intensive Commercial / gas station
- East “G” Intensive Commercial / multifamily
- South “J” Medium Industrial / undeveloped
- West “G” Intensive Commercial ; “J” Medium Industrial / undeveloped, gas well

Recent Relevant Zoning History:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on December 22, 2020.
The following organizations were notified: (emailed December 21, 2020)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Inter-District 2 Alliance
Terrace Landing OA	Far Greater Northside Historical NA*
Streams and Valleys Inc.	Trinity Habitat for Humanity
Lake Worth ISD	

**Site located within this registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from “G” Intensive Commercial to “J” Medium Industrial for a car wash use. Surrounding land uses are mostly undeveloped, with a gas station to the north and multifamily development across Marine Creek Parkway. At that location, Marine Creek Parkway is two lanes one direction, a large grassy median with a drainage-way down the middle, then two lanes for travel the other direction; the configuration of Marine Creek Parkway creates a wider-than-normal separation between the multifamily on the east side of the road and the proposed site on the west side.

Half of the lot is already zoned “J” Medium Industrial. The applicant is seeking to rezone the northern portion of the lot so that it matches the “J” Medium Industrial southern portion of the lot.

As a result, the proposed "J" Medium Industrial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency-Northside

The 2020 Comprehensive Plan designates the subject property as Mixed Use. It is part of the Marine Creek Mixed Use Growth Center. The proposed “J” Medium Industrial zoning district is consistent with the following Comprehensive Plan policies.

- 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.
- Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

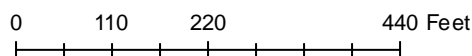
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

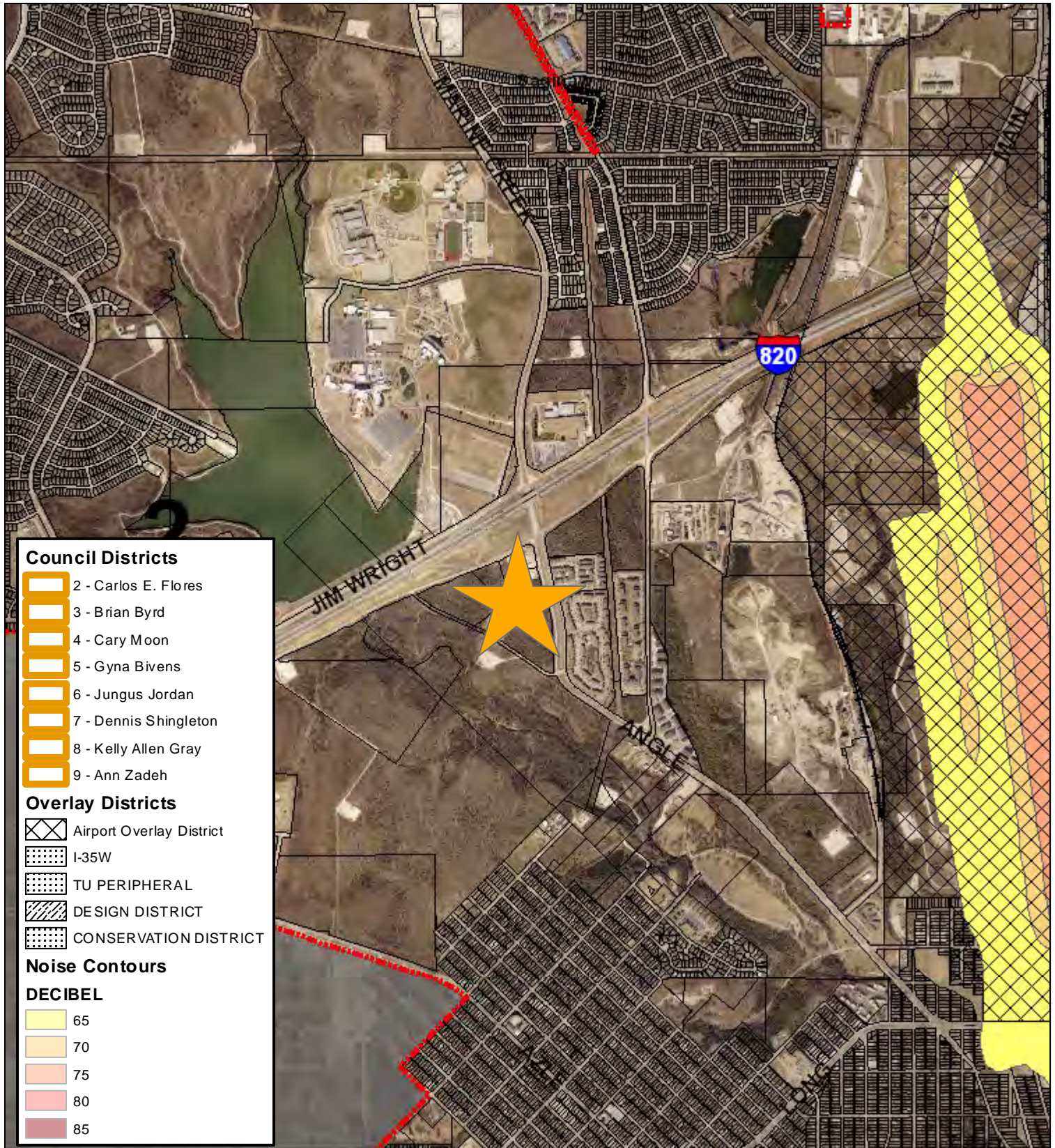


Area Zoning Map

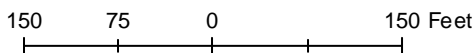
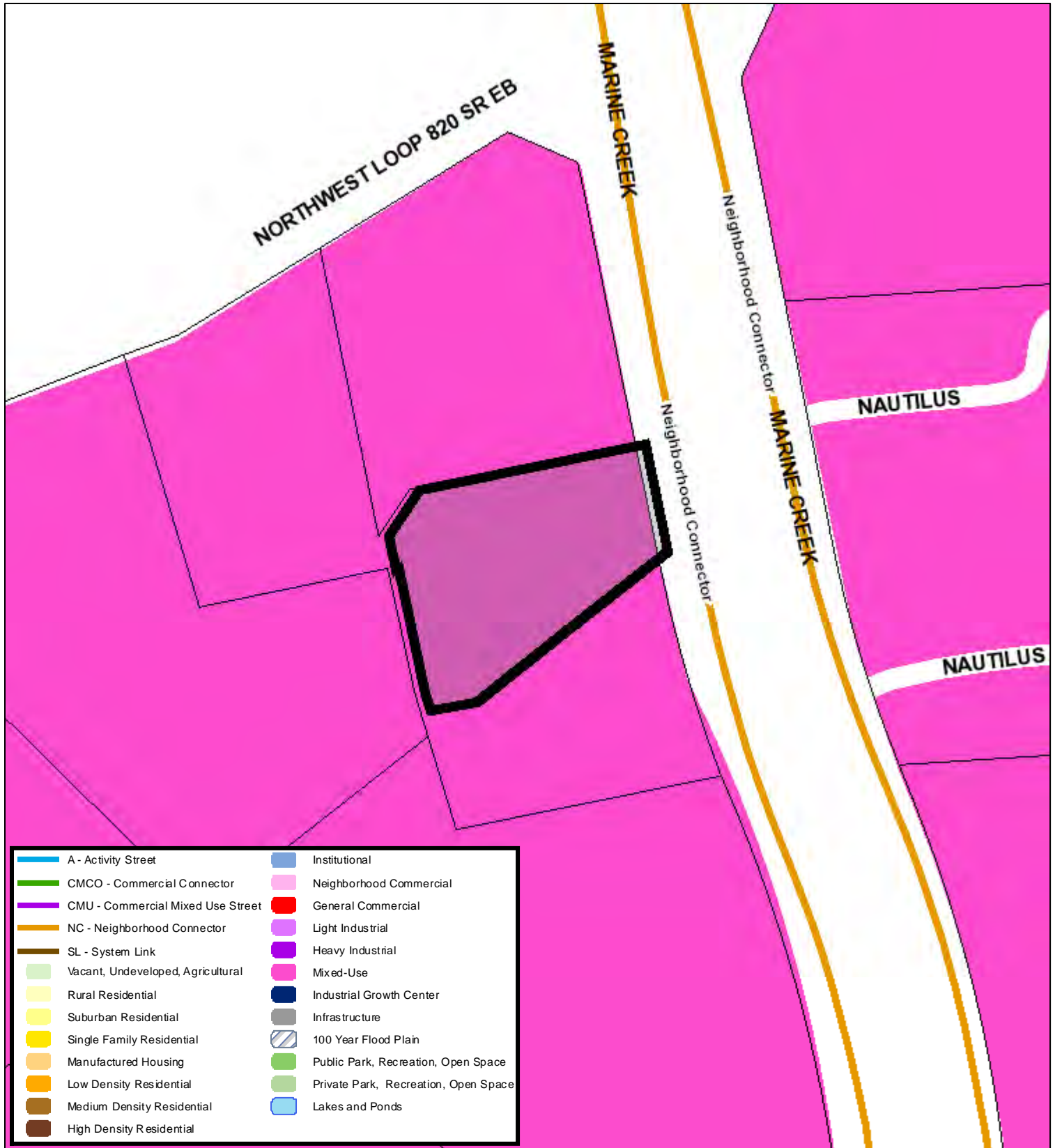
Applicant: MCP18, LLC
Address: 4533 Marine Creek Parkway
Zoning From: G
Zoning To: J
Acres: 1.37446519
Mapsc0: 47Q
Sector/District: Northside
Commission Date: 1/13/2021
Contact: 817-392-2806



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, 2018.



Aerial Photo Map



0 95 190 380 Feet

