



Zoning Staff Report

Meeting Date: November 9, 2021

Case Number: ZC-21-146

Council District: 8

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: Hillcrest LLC/ Evolving Texas

Site Location: 1800 Altamesa Boulevard

Acreage: 1.79 acres

Request

Proposed Use: Car Wash

Request: From: "FR" General Commercial Restricted and "F" General Commercial

To: Add Conditional Use Permit (CUP) to allow a self-serve 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: **Denial (Motion for Approval failed by a vote of 4-4)**

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Project Description and Background

The proposed site is located in the northeast quadrant of Alta Mesa Boulevard and Crowley Road. The applicant is requesting to add a Conditional Use Permit to allow a self-serve 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 “FR” and “F” districts for a drive-thru carwash facility in an approximately 5,300 sq. ft. building. Self-service vacuum spaces are shown in three rows west 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 “FR” and “F” zoning districts 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 residential district lies along the northern property line, with additional single family uses to the south. Because the site is directly adjacent to a single family residential use, the closest residential building is approximately 50 feet away. The car wash dryer faces other commercially zoned vacant land to the south. Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 36 vacuums are likely to have a detrimental impact on the neighborhood. No noise mitigation measures other than the solid wood screening fence are shown. The site plan shows almost 40 feet of landscaping area along the northern property line, which allows space to add buffering landscaping.

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 “E3” Edgecliff Village residential / Single family
 East “FR” General Commercial Restricted / Public elementary and middle school
 South “CF” Community Facilities and “F” General Commercial / Vacant land and electrical transmission lines
 West “E” Neighborhood Commercial and “F” General Commercial / Convenience store and restaurant

Recent Zoning History

ZC-16-180, east of subject, from ER, E, FR to R1, withdrawn 11/11/2016.
 ZC-20-061, subject, from FR and F to F, withdrawn 6/10/2020.

Public Notification

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

Organizations Notified	
Hallmark Camelot Highland Terrace Neighborhood Association *	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Crowley ISD	Fort Worth ISD

* *This Fort Worth Neighborhood Association is located closest to the subject property.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “FR” and “F” zoning districts. Surrounding land uses consist of a single family subdivision to the north with a public school to the east. Commercial uses or commercially zoned vacant land lies to the south and west. The single family uses are immediately adjacent to the northern property line.

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

1. Update fencing detail to remove “or equivalent” and remove horizontal fencing picture. Horizontal fencing provides less security to the adjacent residential uses since it’s easier to scale.
2. Label 35-foot area along the northern property line as “required supplemental setback”.
3. Sidewalk easement can only be relocated via a plat revision and not a CUP site plan. When will the revised plat be completed?
4. Add the legal description to the site plan.
5. Include drawings with heights and materials of vacuum canopies and pay station canopy.

The proposed zoning request is **compatible** with surrounding land uses due to meeting the minimum requirements of Sec. 5.108.

(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.)

Comprehensive Plan Consistency – Sycamore

The 2021 Comprehensive Plan currently designates the subject property as General Commercial. The proposed zoning is consistent with the land use designations for this area, but conflicts with the following policies of the Comprehensive Plan:

- 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 stated above, the proposed zoning is **not consistent** with the Comprehensive Plan. (Technical Inconsistency)

Economic Development Plan

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

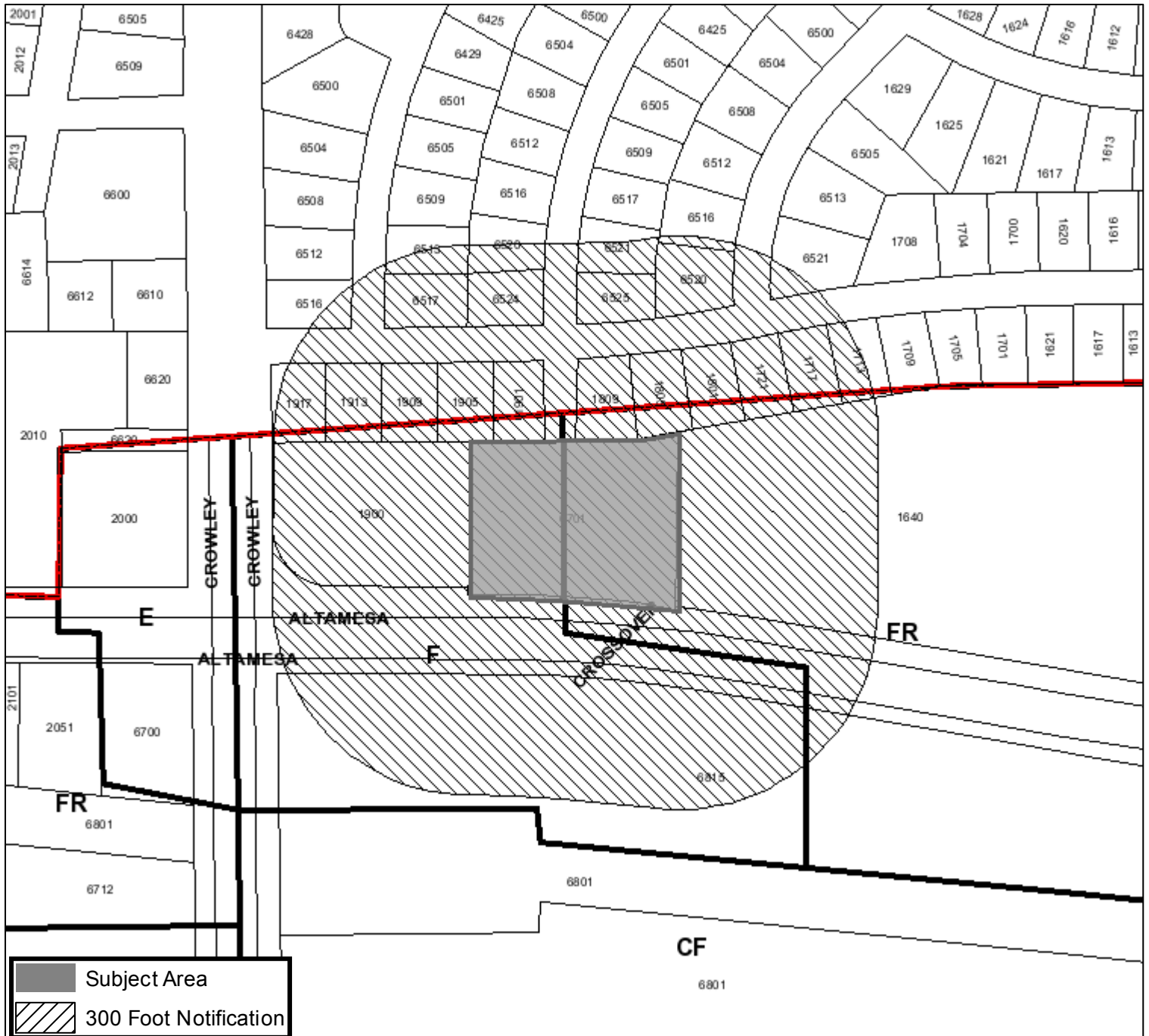
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. 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 does not contribute to walkable corridors.



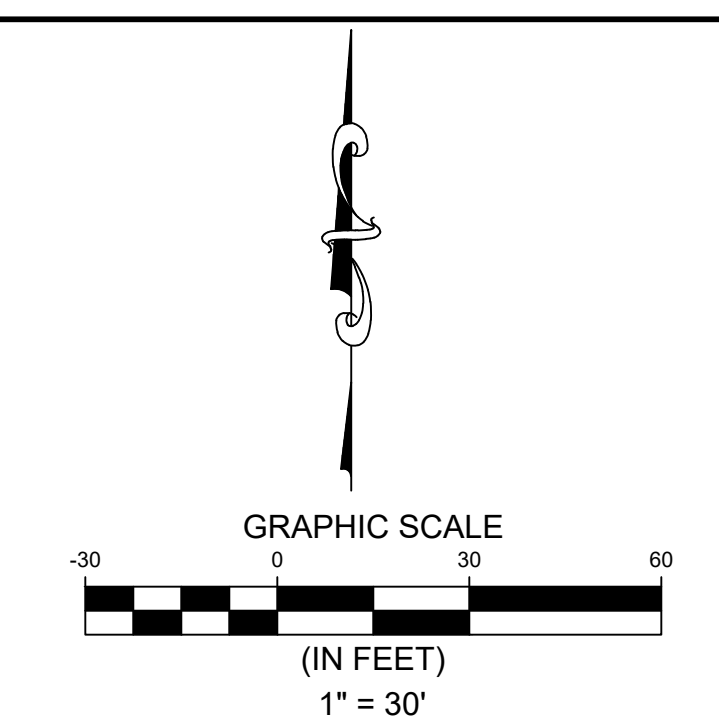
Area Zoning Map

Applicant: Hillcrest LLC
 Address: 6701 Crowley Road
 Zoning From: FR, F
 Zoning To: FR and Add Conditional Use Permit for car wash
 Acres: 1.79277878
 Mapsco: 104C
 Sector/District: Sycamore
 Commission Date: 9/8/2021
 Contact: 817-392-8190



0 110 220 440 Feet

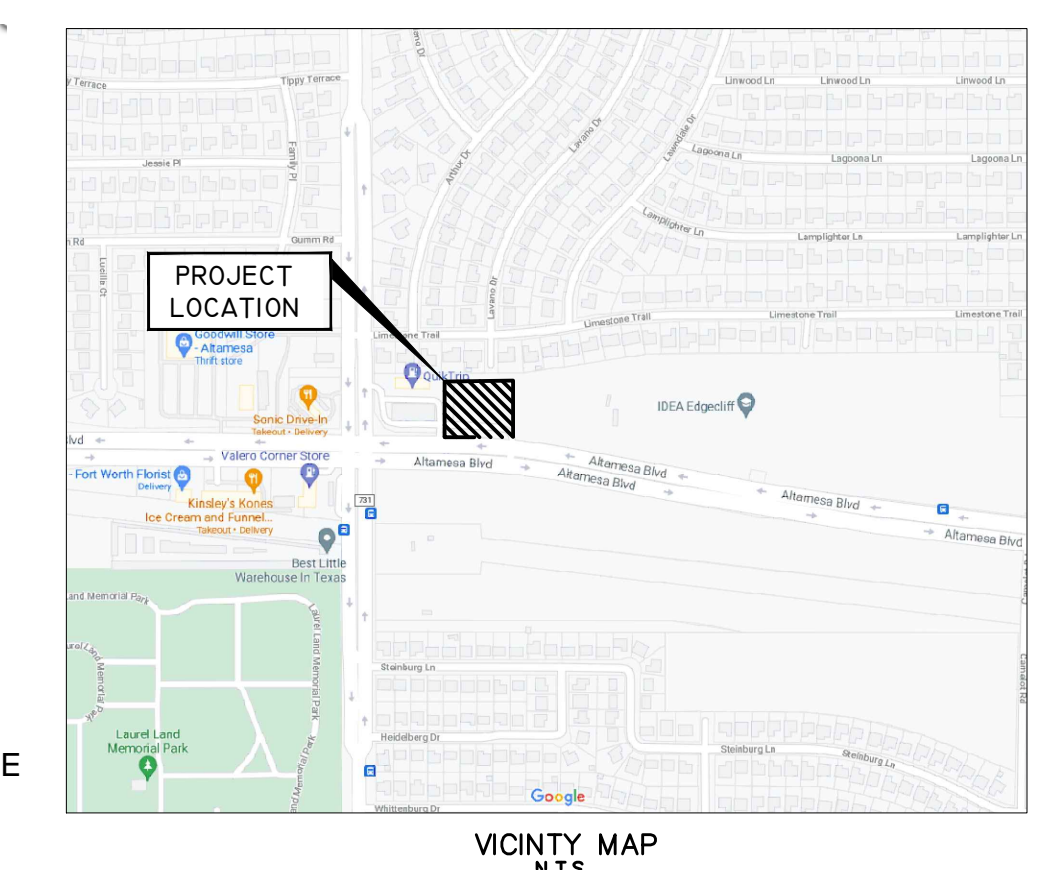
LIMESTONE TRAIL.
50' R.O.W.



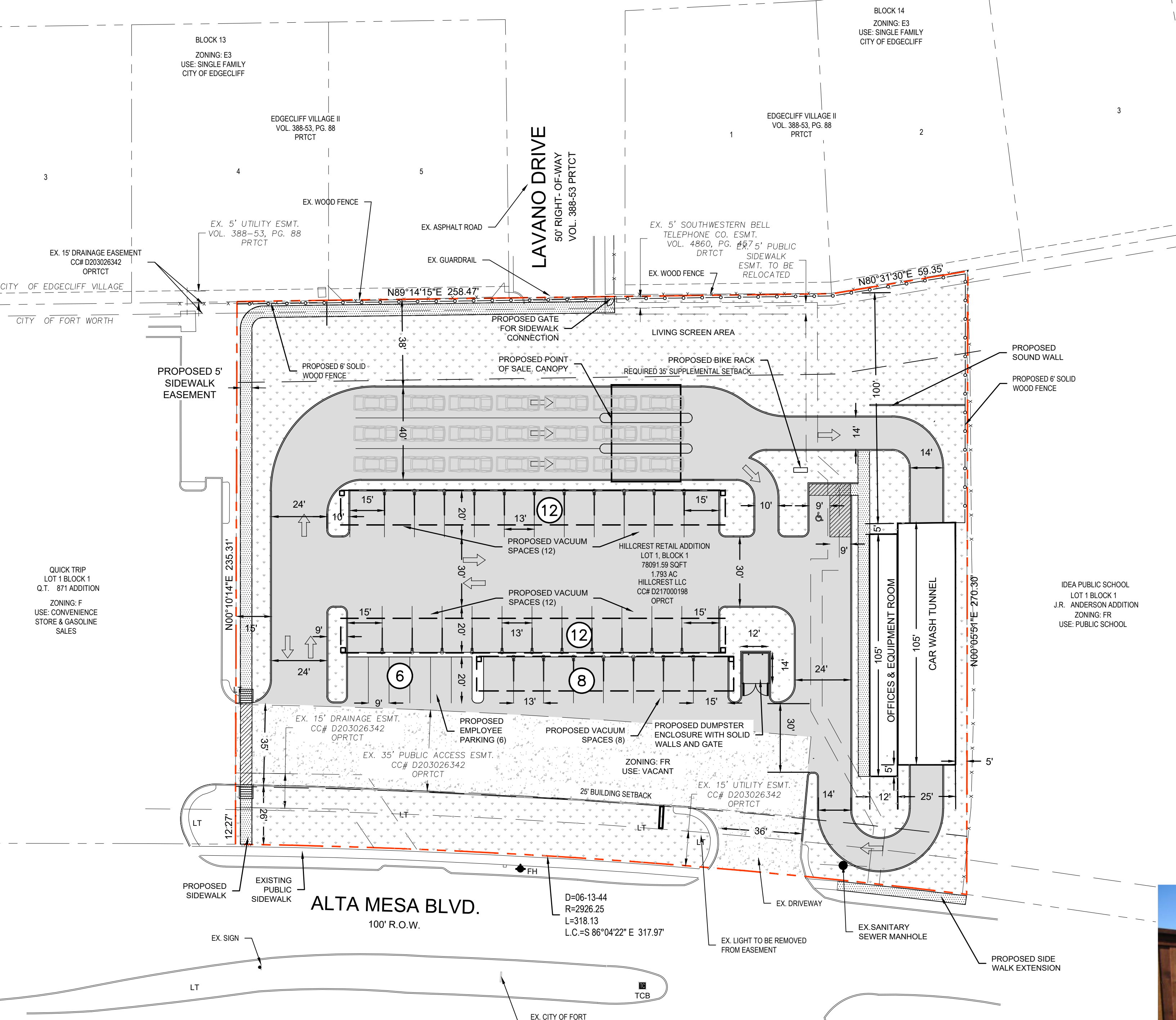
Disclaimer: This site plan is for conceptual design purposes only. It is preliminary in nature and subject to change. It is subject to governmental codes and civil engineering requirements as will be dictated by the governing city or municipality. All dimensions and area calculations are approximate. On the ground survey information has not been provided.

SITE DATA	
LOT AREA	78,091.59 SF (1.79 AC)
EXISTING ZONING	FR - GENERAL COMMERCIAL RESTRICTED
PROPOSED USE	CUP / CAR WASH
EXISTING USE	VACANT
PROPOSED BUILDING AREAS	CAR WASH TUNNEL 3,750 SF OFFICE AND EQUIPMENT ROOM 1,562 SF TOTAL: 5,312 SF
NUMBER OF STORIES	1
TOWER HEIGHT	29'-3"
TUNNEL HEIGHT	21'-6"
VACUUM CANOPY HEIGHT	10' B.O. ROOF
POINT OF SALE CANOPY HEIGHT	13' B.O. ROOF
EXTERIOR MATERIAL	CONCRETE MASONRY/METAL SIDING
REGULAR PARKING PROVIDED	6
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1
TOTAL PARKING PROVIDED	7
VACUUM STALLS PROVIDED	32

LEGEND	
PROPOSED CONCRETE PAVEMENT	[Pattern]
PRIVATE SIDEWALK (REF: ARCH PLANS)	[Pattern]
PROPOSED LANDSCAPING	[Pattern]
PAVEMENT MARKING	[Pattern]
EXISTING PAVEMENT	[Pattern]
CURBED PAVING EDGE	[Pattern]
EXISTING PAVEMENT	[Pattern]
EXISTING FIRE HYDRANT	FH
EXISTING LIGHT POLE	LT



6' WOOD FENCE WITH GAPS COVERED AS SHOWN IN PICTURE



Developer: Viran Nana
Address: 310 S. Industrial Blvd - Suite 200
City/State: Euless, TX 76040
Telephone Number: 817.308.17.80
E-mail Address: viran@qcompanies.us

Owner: Hillcrest LLC
Address: 1800 Native Dancer Pl.
City/State: Southlake, TX 76092
Telephone Number: 817.301.30.15
E-mail Address: bizflix@gmail.com

Evolving Texas
Engineer: Samantha D. Renz, P.E.
Address: 420 Thockmorton St. Suite 620
City/State: Fort Worth, TX 76012
Telephone Number: 817.529.27.00
E-mail Address: samantha@evolvingtexas.com

GENERAL NOTES:

- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH. FORT WORTH.
- APPLICANT WILL COMPLY WITH THE SIGN ORDINANCE
- ALL PROPOSED LIGHTING WILL CONFORM TO LIGHTING CODE
- PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING
- PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY
- ADDITIONAL TREES TO BE PROVIDED FOR ADDITIONAL PARKING OVER THE MAXIMUM ALLOWED**

NO.	DATE:	COMMENTS

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SAMANTHA D. RENZ, P.E., CFM LIC. # 114504 ON 10/6/2021
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

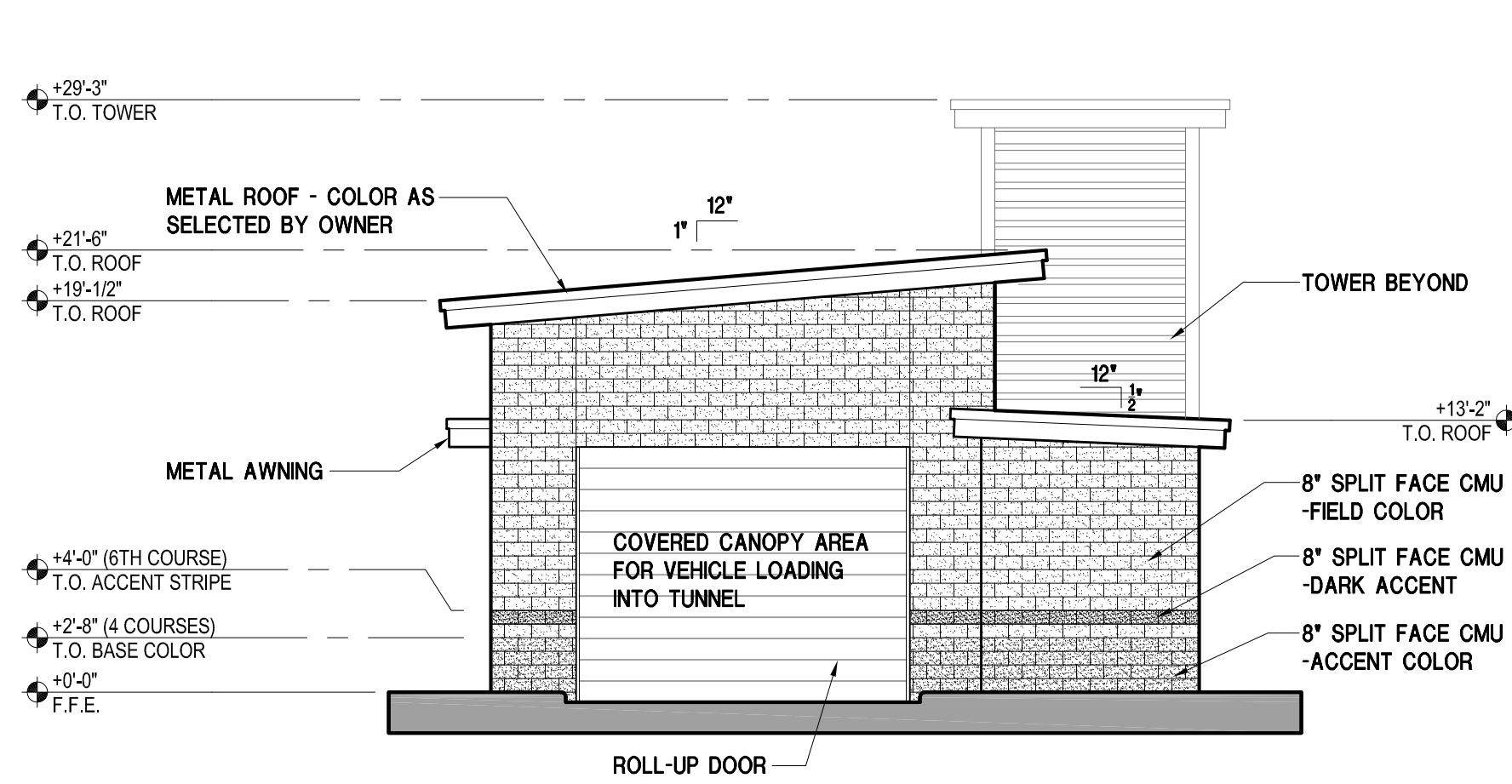
Q CAR WASH
ALAMEDA BLVD
FORT WORTH, TX

CONDITIONAL USE
PERMIT

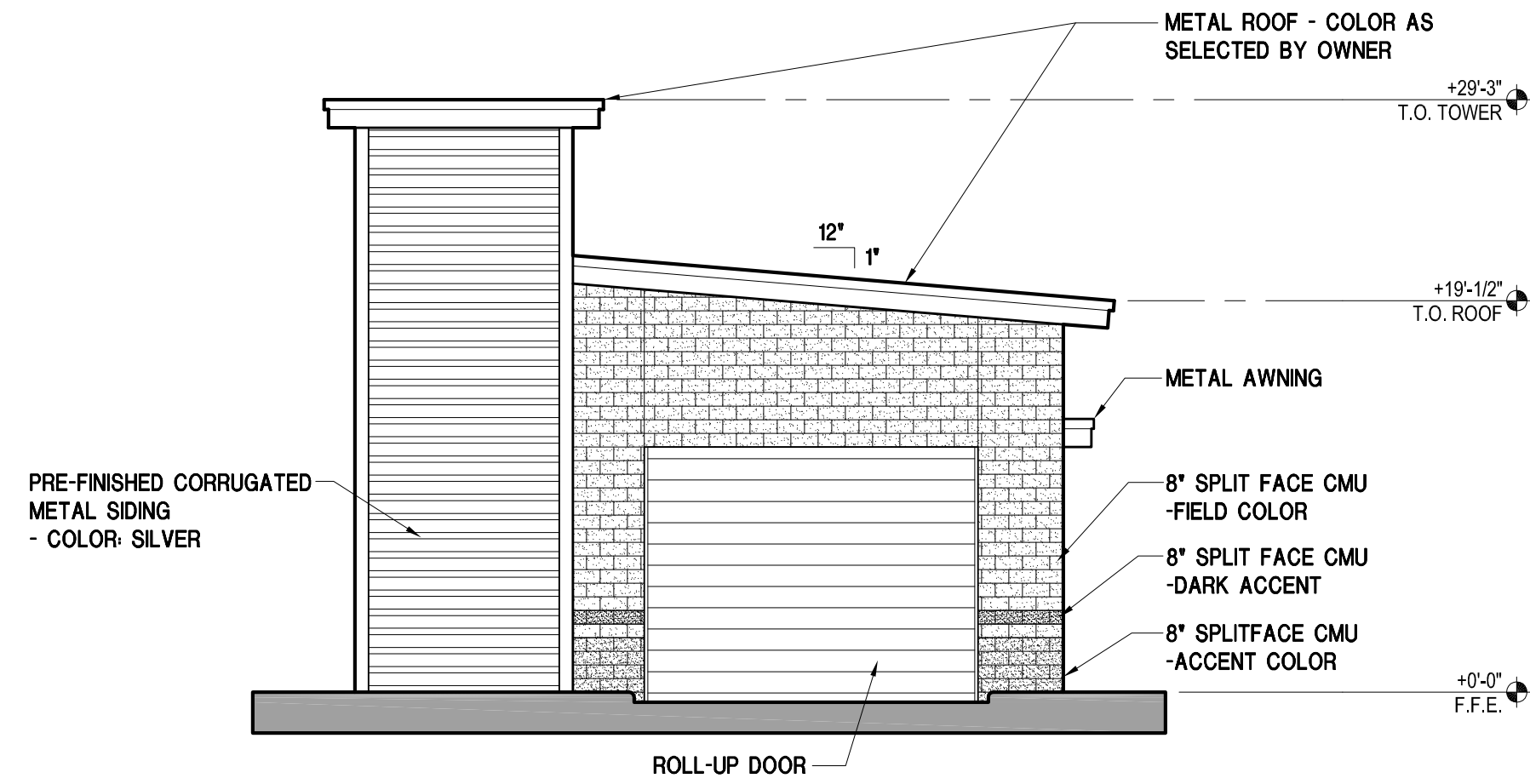
Zoning Case Number: ZC-21-146

Director of Planning and Development
Date: _____

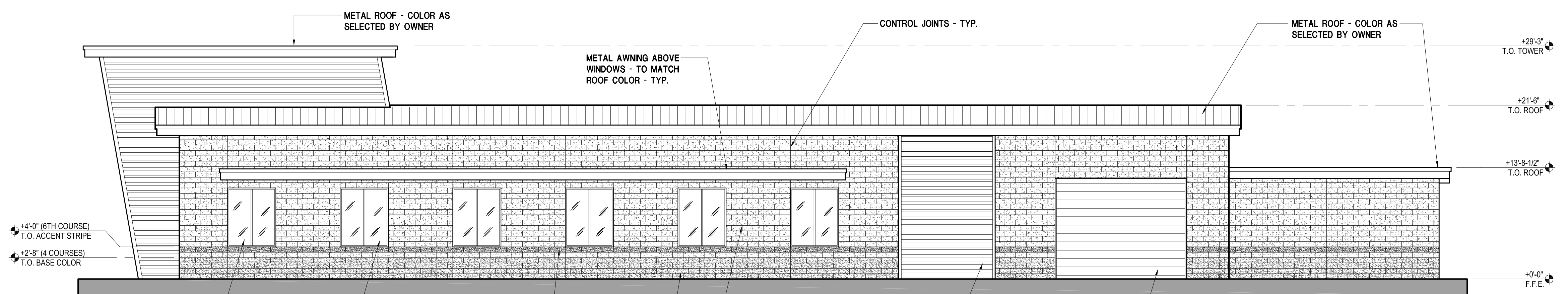
DRAWN BY:	EIM
DESIGNED BY:	CDW
CHECKED BY:	CDW
PROJECT NO.	2021022
DATE:	10/6/2021
SHEET:	1 OF 1



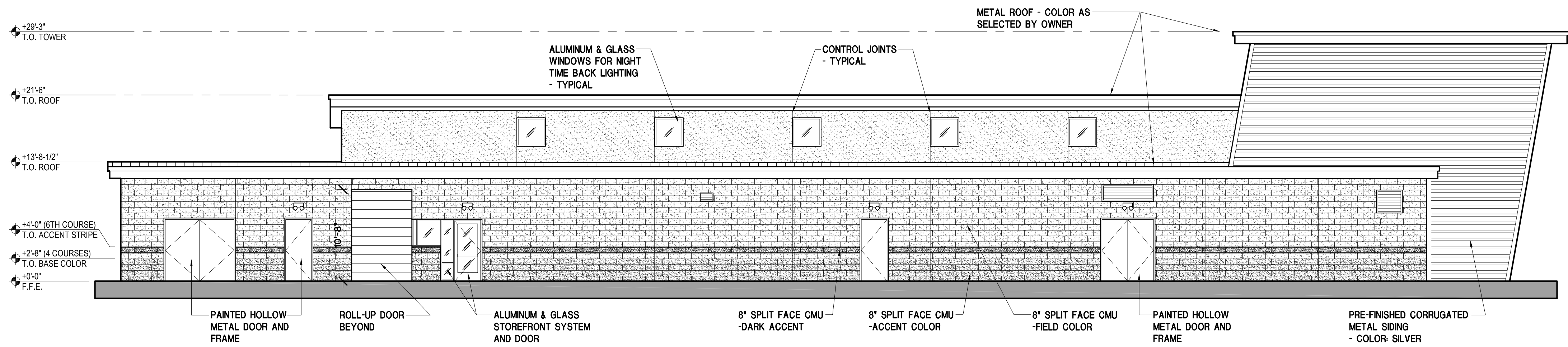
WEST ELEVATION
 SCALE: 1/8"=1'-0"



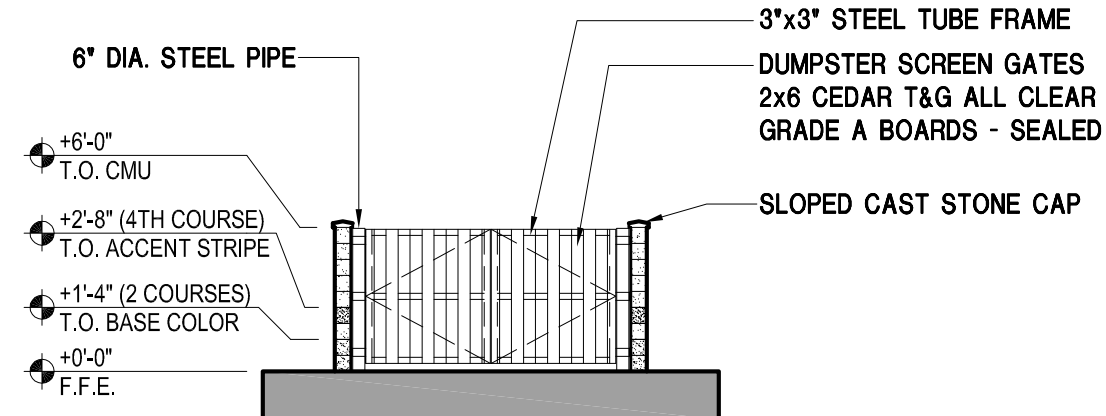
EAST ELEVATION
 SCALE: 1/8"=1'-0"



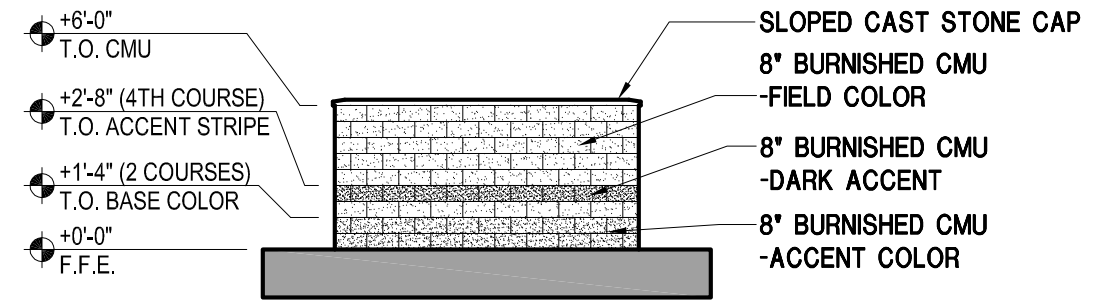
NORTH ELEVATION
 SCALE: 1/8"=1'-0"



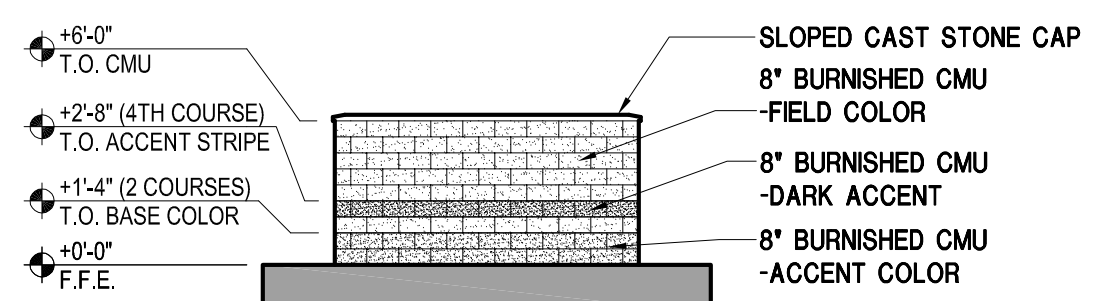
SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



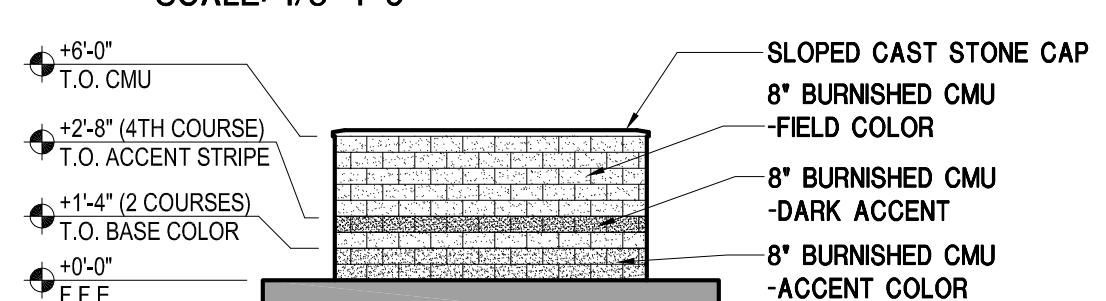
DUMPSTER ELEVATION - FRONT
 SCALE: 1/8"=1'-0"



DUMPSTER ELEVATION - SIDE
 SCALE: 1/8"=1'-0"



DUMPSTER ELEVATION - SIDE
 SCALE: 1/8"=1'-0"



DUMPSTER ELEVATION - REAR
 SCALE: 1/8"=1'-0"

Q SPEEDWASH
 ALTAMESA BLVD.
 FORT WORTH, TX

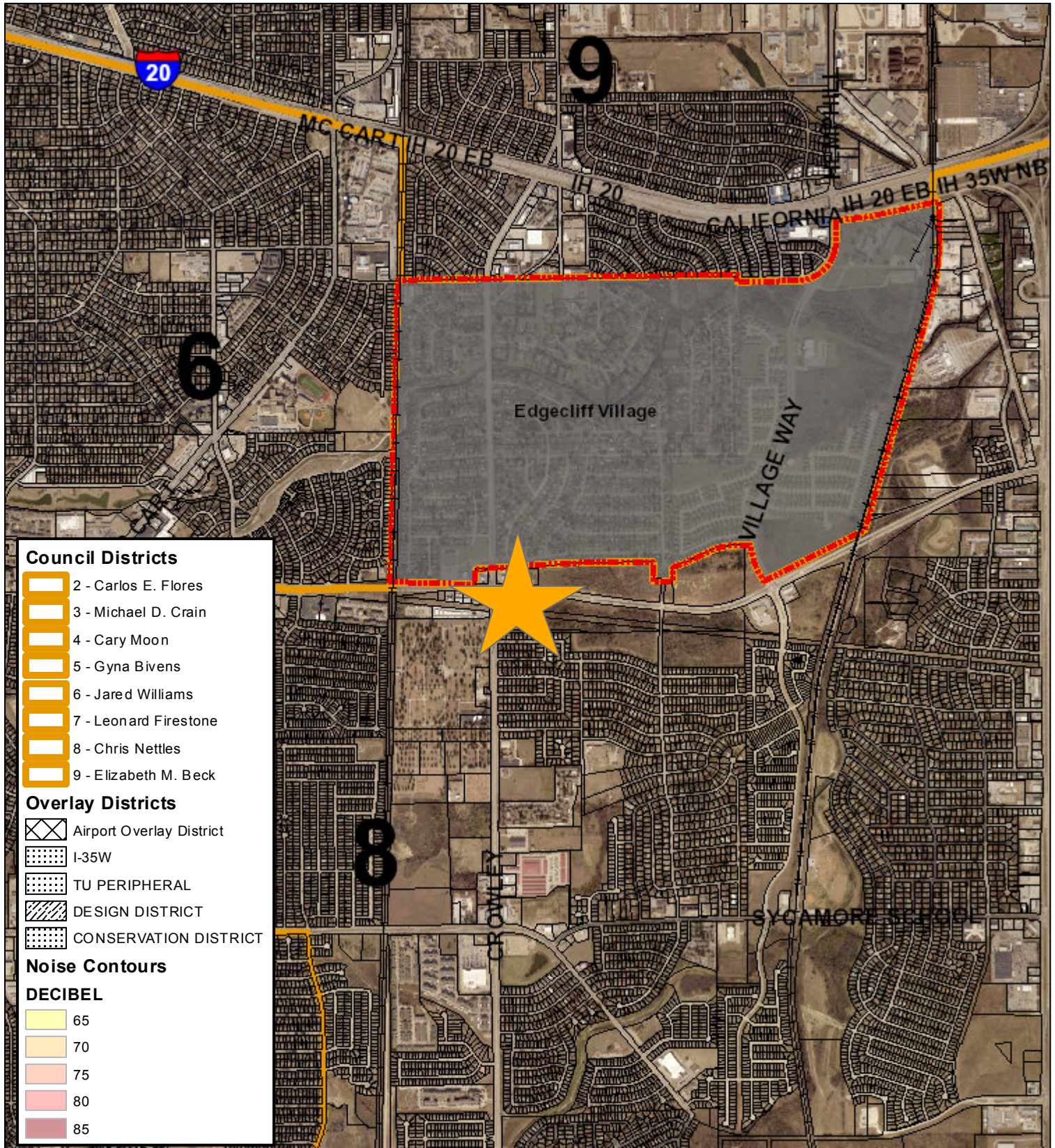
REVISIONS

EXTERIOR
 ELEVATIONS









SHEET NUMBER

A2.00






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

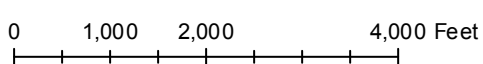
Overlay Districts

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

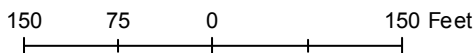
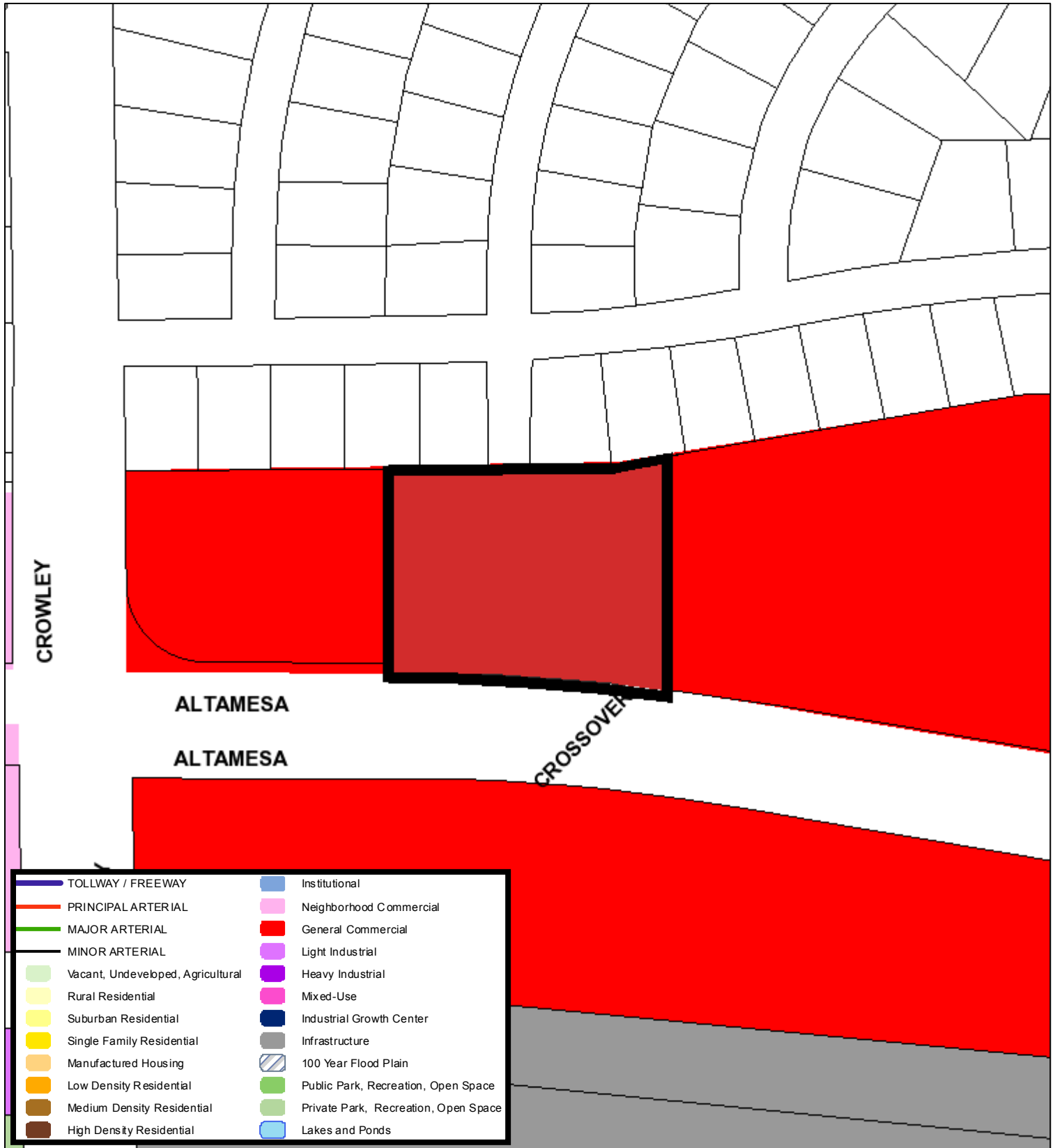
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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

