



Zoning Staff Report

Date: September 14, 2021

Case Number: ZC-21-095

Council District: 7

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: Double B Land LP/Tavacon, LLC

Site Location: 7045 Boat Club Road

Acreage: 1.55 acres

Request

Proposed Use: Car Wash

Request: From: "E" Neighborhood Commercial

To: Add Conditional Use Permit (CUP) 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: 2 letters, 1 Neighborhood Association
Opposition: 1 speaker, 1 Neighborhood Alliance

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The proposed site is located in the northwest quadrant of Boat Club and Robertson Roads. 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 4,200 sq. ft. building. Self-service vacuum spaces are shown in three (3) rows adjacent to and north 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 a vacant lot and does not have notable tree stands or significant environmental features. Vacant land separates site from the nearest single family subdivision to the west, and additional single family zoning is found to the east. The vacant land immediately to the west was approved for multifamily uses on June 22, 2021. The subject is now directly adjacent to a residential lot, and no intervening commercial building or landscaping buffer exists between the proposed car wash and residential areas to the west. Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 33 vacuums are likely to have a detrimental impact on the neighborhood.

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 “PD 1203” Planned Development for E uses plus auto parts sales / Commercial use
 East “A-5” One-Family and “E” Neighborhood Commercial / Electrical transmission lines, vacant land, and retention pond
 South “E” Neighborhood Commercial / Drive-thru beverage business
 West “E” Neighborhood Commercial, but approved for multifamily uses June 2021/ Vacant land

Recent Zoning History

ZC-13-131, east of subject, from PD 670 and Unzoned to A-5, C, E, approved;
 ZC-18-102, north of subject site, from E to PD for E uses plus auto parts sales, approved;
 ZC-18-109, southeast of subject site, from AG and C to E, approved; and
 ZC-21-064, west of subject, from A-5 and E to PD for multifamily uses, approved 6/22/21.

Public Notification

300-foot Legal Notifications were mailed on June 25, 2021.
 The following organizations were notified: (emailed June 25, 2021)

Organizations Notified	
Eagle Ranch POA *	Streams and Valleys Inc.
Cheyene Ridge HOA	Trails of Marine Creek HOA
Villages of Eagle Mountain HOA	Trinity Habitat for Humanity
Northwest Fort Worth Neighborhood Alliance	Eagle Mountain-Saginaw ISD

* *This 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 “E” zoning district. Surrounding land uses consist of commercial to the north and south with vacant land to the west. Residential zoning is noted to the east and to the west which is currently a vacant lot, due to the recently approved zoning case ZC-21-064.

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

The proposed zoning request is **compatible** with surrounding land uses due the sound buffering of the solid wall and evergreen landscaping provided along the western property line.

(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 – Far North

The 2021 Comprehensive Plan currently designates the subject property as neighborhood commercial.

The proposed zoning is consistent with the land use designations for this area, and aligns 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.
- Promote the free flow of traffic on North Tarrant Parkway and other major roadways by implementing access management techniques to reduce individual commercial curb cuts.

Based on a lack of conformance with the future land use map but conformance with the policies 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:

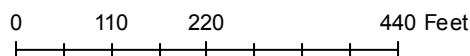
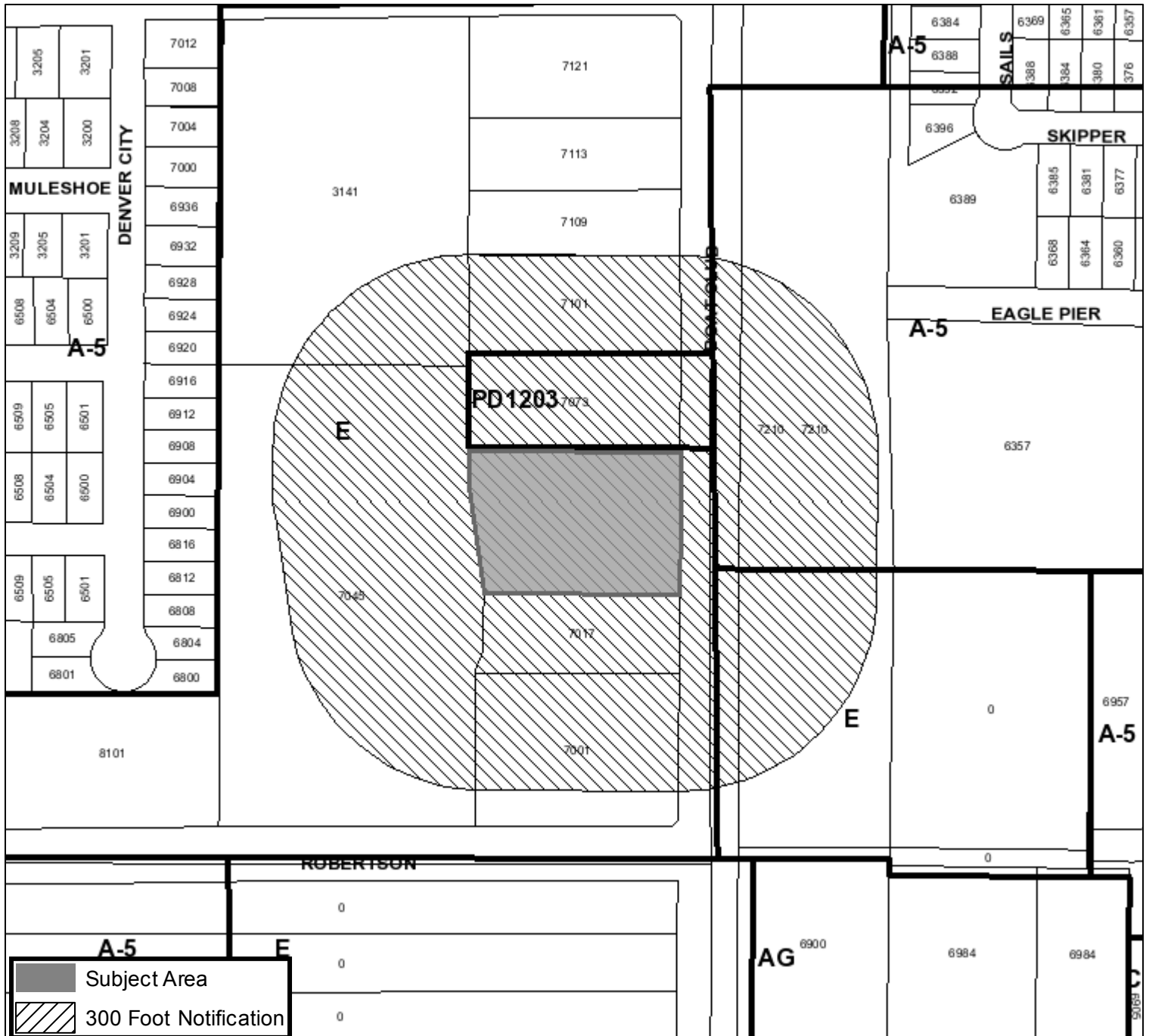
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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

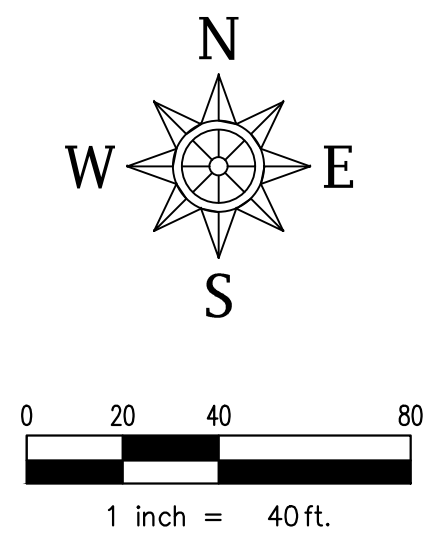
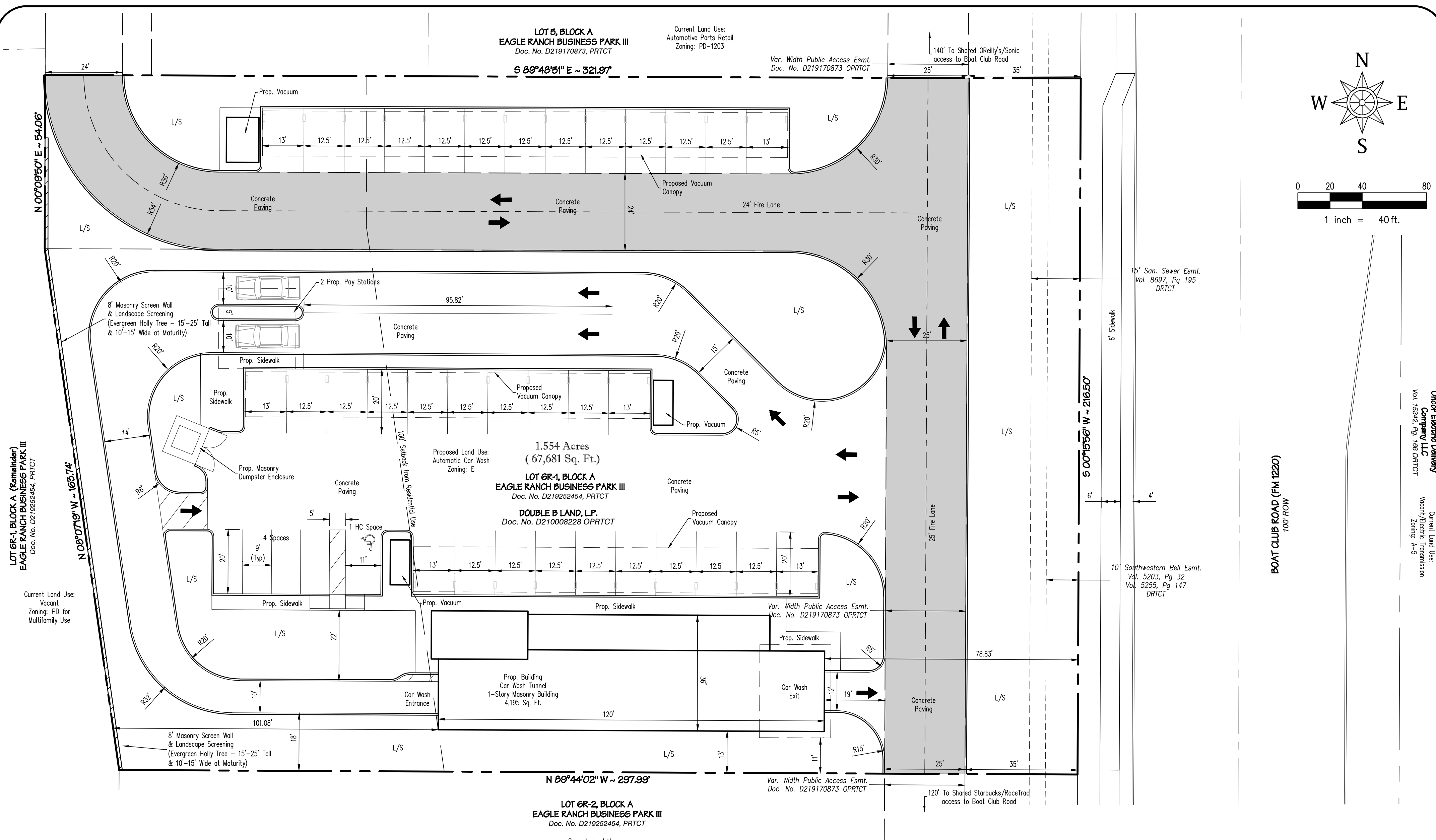


Area Zoning Map

Applicant: Double B Land LP
 Address: 7045 Boat Club Road
 Zoning From: E
 Zoning To: Add Conditional Use Permit for carwash
 Acres: 1.55370004
 Mapsco: 32T
 Sector/District: Far Northwest
 Commission Date: 7/14/2021
 Contact: 817-392-8190



Drawing: G:\2021_065\21-119_Boat Club Road Car Wash\21-119-Site Plan.dwg Saved By: tbarnett Save Time: 7/23/2021 9:22:35 AM Plotted by: tbarnett Plot Date: 7/20/2021 8:03 AM



LOT 6R-1, BLOCK A (Remainder)
EAGLE RANCH BUSINESS PARK III
Doc. No. D219252454, PRTCT

LOT 5, BLOCK A
EAGLE RANCH BUSINESS PARK III
Doc. No. D219170873, PRTCT

S 89°48'51" E ~ 321.97'

Var. Width Public Access Esmt.
Doc. No. D219170873 OPRTCT

140' To Shared O'Reilly's/Sonic
access to Boat Club Road

LOT 6R-1, BLOCK A
EAGLE RANCH BUSINESS PARK III
Doc. No. D219252454, PRTCT

DOUBLE B LAND, L.P.
Doc. No. D21008228 OPRTCT

N 89°44'02" W ~ 297.99'

LOT 6R-2, BLOCK A
EAGLE RANCH BUSINESS PARK III
Doc. No. D219252454, PRTCT

Current Land Use:
Drive-Through Coffee
Restaurant
Zoning: E

15' San. Sewer Esmt.
Vol. 8697, Pg 195
DRTCT

10' Southwestern Bell Esmt.
Vol. 5203, Pg 32
Vol. 5255, Pg 147
DRTCT

Current Land Use:
Vacant
Zoning: PD for
Multifamily Use

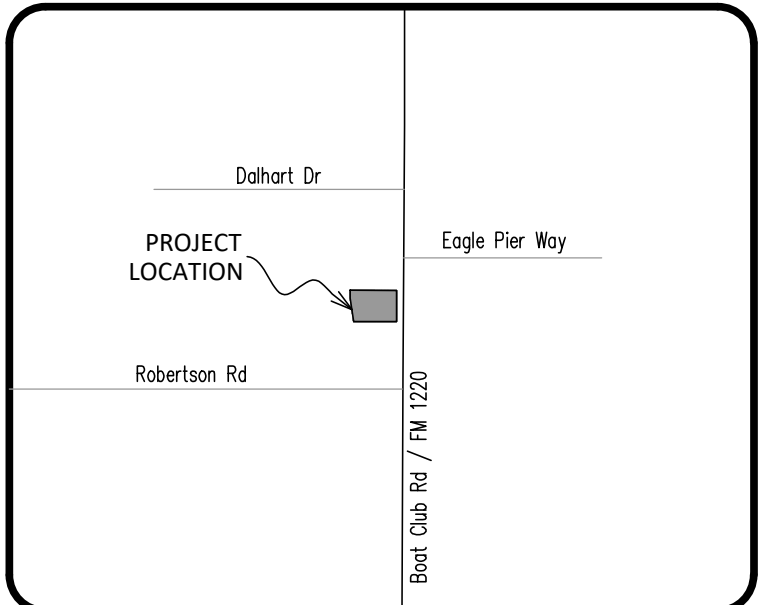
Var. Width Public Access Esmt.
Doc. No. D219170873 OPRTCT

Var. Width Public Access Esmt.
Doc. No. D219170873 OPRTCT

120' To Shared Starbucks/RaceTrac
access to Boat Club Road

Director of Development Services

Date



LOCATION MAP
1" = 750'

General Notes & Legend:

1. Proposed CUP land uses: tunnel car wash
2. All provided lighting shall conform to City of Fort Worth lighting code.
3. This project will comply with section 6.301 Landscaping.
4. This project will comply with section 6.302 Urban Forestry.
5. This project will comply with Fort Worth sign code.
6. Dumpsters and compactor will be screened with a masonry wall on all three sides and contain a solid gate.

CUP SITE PLAN EXPRESS CAR WASH

IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
1.554 AC / 67,681 SF

ENGINEER/SURVEYOR
Spars Engineering, Inc.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (469) 395-0543
TBPE No. F-2121
Contact: Tyler Barnett

OWNER
Double B Land LP
8200 Boat Club Rd, Suite 100
Fort Worth, TX 76179-3644

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Thomas Freeman Survey, Abstract No. 546, City of Fort Worth, Tarrant County, Texas, being part of Lot 6R-1, Block A of Eagle Ranch Business Park III, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document No. D219252454, Plat Records, Tarrant County, Texas (PRTCT) and being described by metes and bounds as follows:

BEGINNING at the southeast corner of said Lot 6R-1, Block A and lying in the north right-of-way line of Robertson Road (County Road 4126) (variable width public right-of-way);

THENCE, S 89°54'17" W, 390.40 feet along the north line of Robertson Road to a point for corner at the southwest corner of said Lot 6R-1, also being the southeast corner of a tract of land conveyed to BKR Land, L.L.C., by deed recorded in Document No. D21422288, Official Public Records, Tarrant County, Texas (OPRTCT);

THENCE, N 00°15'42" E, 205.38 feet along the shared line thereof to a point for the southeast corner of Lot 15, Block M of The Ranch at Eagle Mountain, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 8370 (PRTCT);

THENCE, N 00°14'02" E, 498.30 feet to a point at the southwest corner of Lot 4, Block A of Eagle Ranch Business Park III, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document No. D213171379 (OPRTCT);

THENCE, S 89°44'03" E, 378.59 feet to an "X" found in concrete at the southeast corner of said Lot 4, Block A and lying in the west line of Lot 5, Block A of Eagle Ranch Business Park III, according to the plat thereof recorded in Document No. D219170873 (PRTCT);

THENCE, S 00°14'38" W, 129.00 feet to a point at the southwest corner of said Lot 5, Block A;

THENCE S 89°48'51" E, 321.97 feet along the south line of Lot 5 to the southeast corner thereof, also being on the west line of Boat Club Road, also known as Farm-to-Market Road 1220, a 100' right-of-way;

THENCE S 00°15'56" W, 216.50 feet along the west line thereof to the northeast corner of Lot 6R-2, Block A of said Eagle Ranch Business Park III (D219252454)

THENCE N 89°44'02" W, 297.99 feet along the north line of Lot 6R-2 to the northwest corner thereof

THENCE, S 00°15'31" W, 78.01 feet to a point for corner;

THENCE around a non-tangent curve to the right having a central angle of 31°02'02", a radius of 54.00 feet, a chord of S 15°45'35" W - 28.89 feet, an arc length of 29.25 feet to a point for corner;

THENCE around a non-tangent curve to the left having a central angle of 30°58'18", a radius of 30.00 feet, a chord of S 15°48'15" W - 16.02 feet, an arc length of 16.22 feet to a point for corner;

THENCE, S 00°15'00" W, passing at a distance of 1.80 feet the southwest corner of said Lot 6R-2, Block A, and the northwest corner of a tract of land conveyed to Racetrac Petroleum, Inc., by deed recorded in Document No. D218204046, Official Public Records, Tarrant County, Texas, from which an "X" found in concrete (control monument) bears S 89°45'00" E, 309.99 feet, and continuing a total distance of 234.88 feet to the POINT OF BEGINNING with the subject tract containing 341,217 square feet or 7.833 acres of land.

Plotted by: tbarnett Plot Date: 7/23/2021 9:22 AM

Drawings: G:\2021\065\21-119 Boat Club Road Car Wash\21-119-Site Plan.dwg Saved By: tbarnett Save Time: 7/23/2021 9:10:43 AM

Director of Development Services

Date

CUP SITE PLAN
EXPRESS CAR WASH
IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
1.554 AC / 67,681 SF

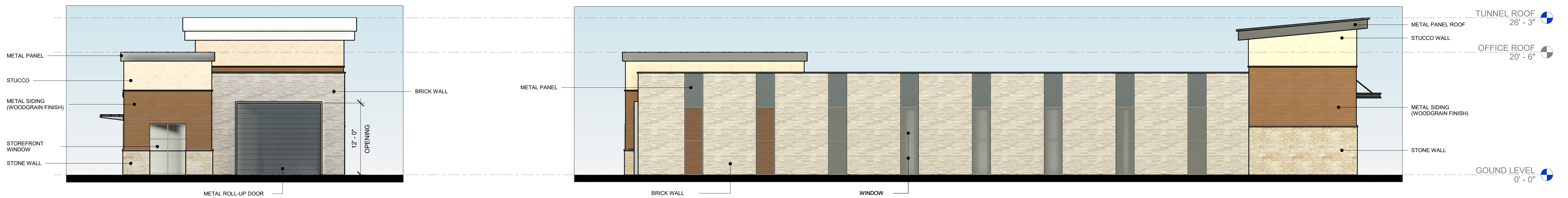
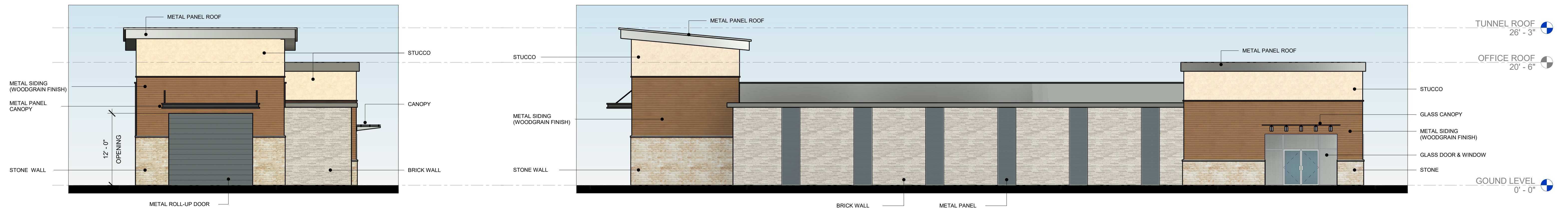
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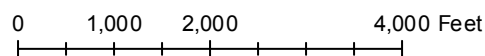
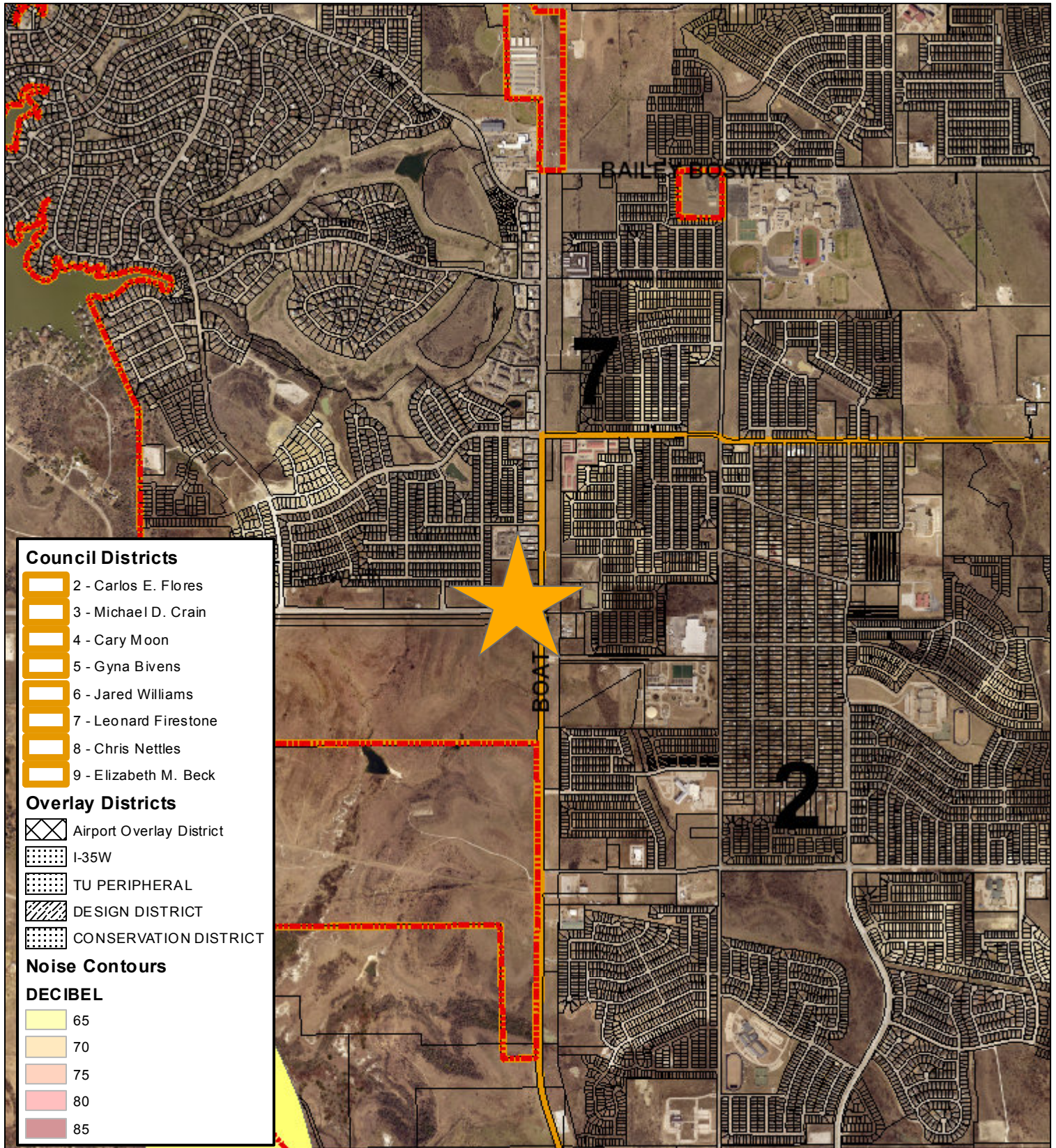
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CAR WASH ELEVATIONS

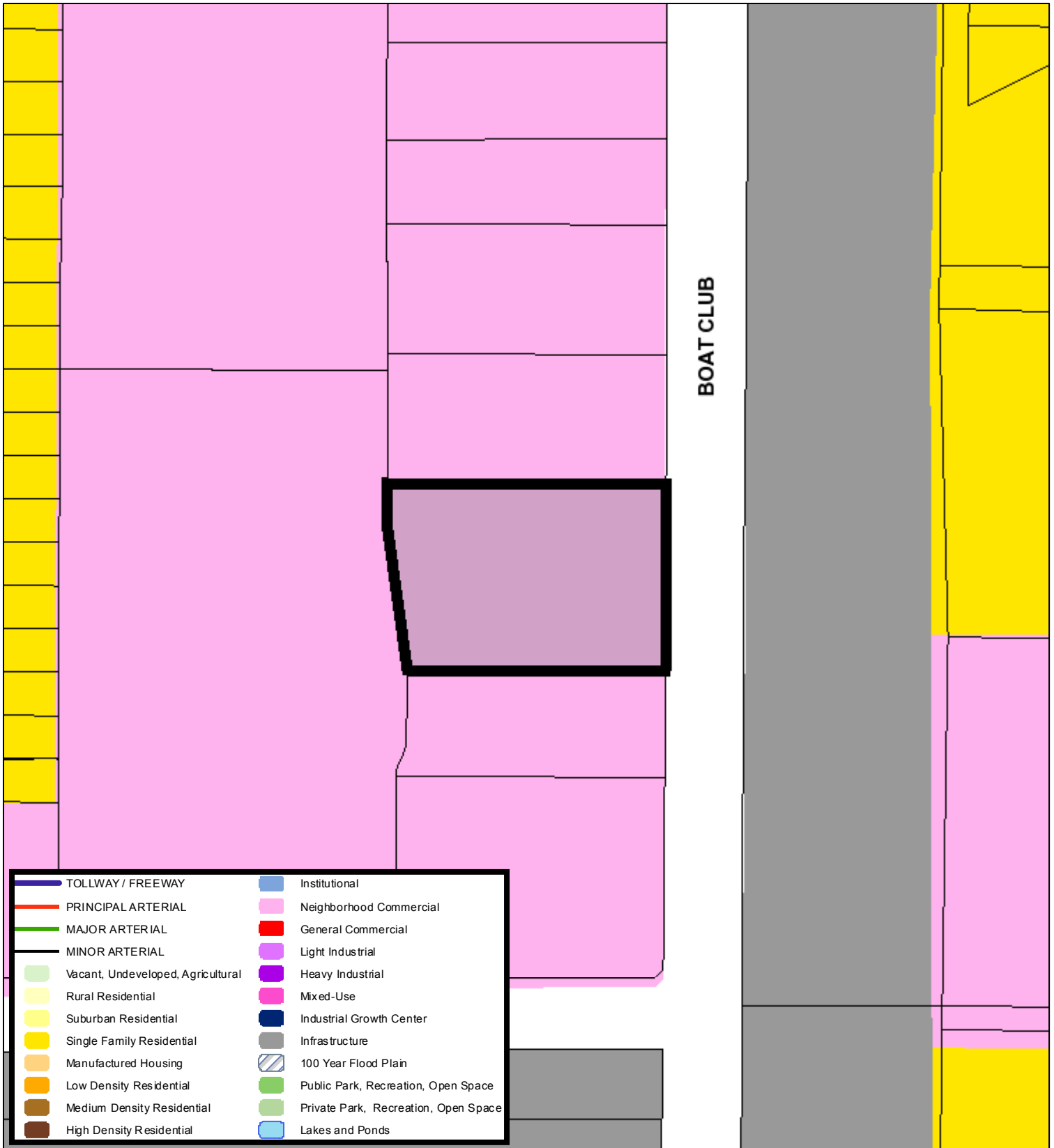
BOAT CLUB RD. - FORT WORTH TX



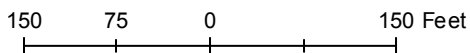
Area Map



Future Land Use



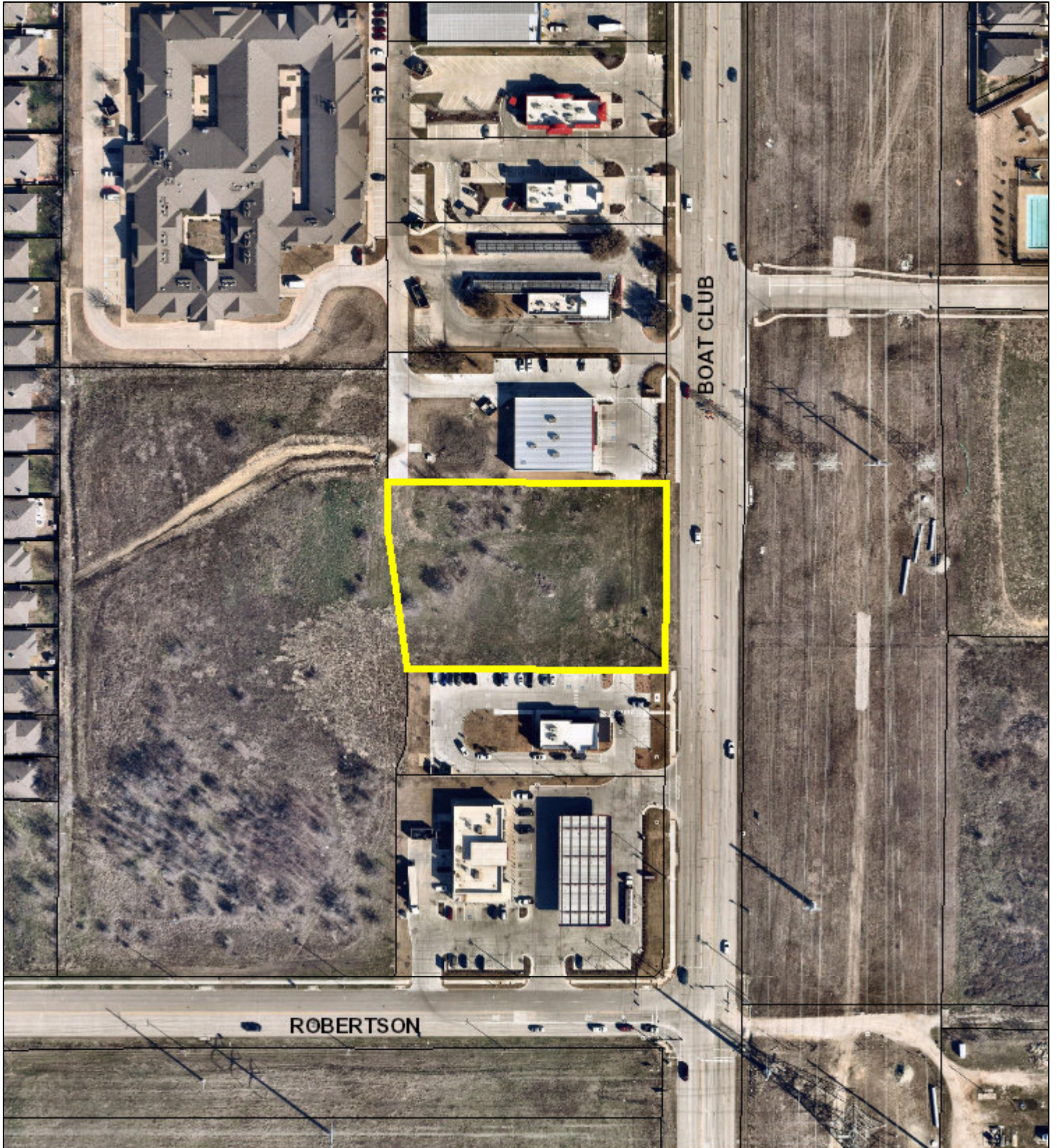
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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

