



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-027

Council District: 3

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Dougherty Holdings Eleventh, LLC / Mohamed Sharaf

Site Location: 3225 Alameda Street

Acreage: 8.01 acres

Request

Proposed Use: Automated car wash

Request: From: "F" General Commercial

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "F" General Commercial with 4 lanes; site plan included with development waivers for vacuum location and freeway sign, site plan included.

Recommendation

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

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

Staff Recommendation: **Approval for automated car wash**

Zoning Commission Recommendation: **Approval motion of CUP for truck stop and car wash failed by a vote of 2-5**

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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 Conditional Use Permit request from a full semi-truck stop with fueling and parking, as well as an automated carwash facility with 4 wash lanes to only an automated carwash facility with 4 wash lanes. The former semi-truck parking and fueling area shows no development at this time. The site plan shows a development waiver for freeway sign square footage and height, as well as vacuum location on the 8.01 acre lot. Automated carwashes are allowed by right in the industrial districts and only permitted within commercial zoning districts with a CUP approval.

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. A single-family neighborhood and one industrial lot lie directly across the street to the west. Alameda Street is a 4-lane undivided roadway, which is suitable for passenger vehicle traffic.

The site plan shows a car wash building, approximately 60 feet away from the existing residential neighborhood, but having a 90-degree turn at the car wash exit. The dryer noise is therefore directed south towards the other commercial uses, as well as being separated from the residential neighborhood by a solid wall. A second car wash building has the dryer oriented towards the freeway. A 13,560 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. 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.

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.

The land uses proposed are heavy industrial uses across the street from single family zoning. 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 35 feet tall	434 square feet sign square footage and 50 feet tall (<i>This item is requesting a Development Waiver</i>)
Vacuum facilities	Vacuum facilities shall not be in the front yard	Vacuum canopies are in front of the car wash buildings (<i>This item requires 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 “A-5” One-Family and “I” Light Industrial / Single family subdivision and 1 non-residential use

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.

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
 The following organizations were notified: (emailed February 25, 2022)

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

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “F” General Commercial to add a Conditional Use Permit for an automated car wash, site plan included with development waivers for the freeway sign square footage and height, as well as vacuum locations. The requirement for “Conditional Use Permit” zoning allows an option for revocation for code violations. The site is mainly surrounded by commercial uses, as well as a single family subdivision. The revised site plan land uses are appropriate for a commercial area.

The proposed zoning request 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, with two sign waivers and waiver for vacuums to be in front of the car wash buildings. 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.

Comprehensive Plan Consistency – Far West Sector

The 2021 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.

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.

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 the quality of place.

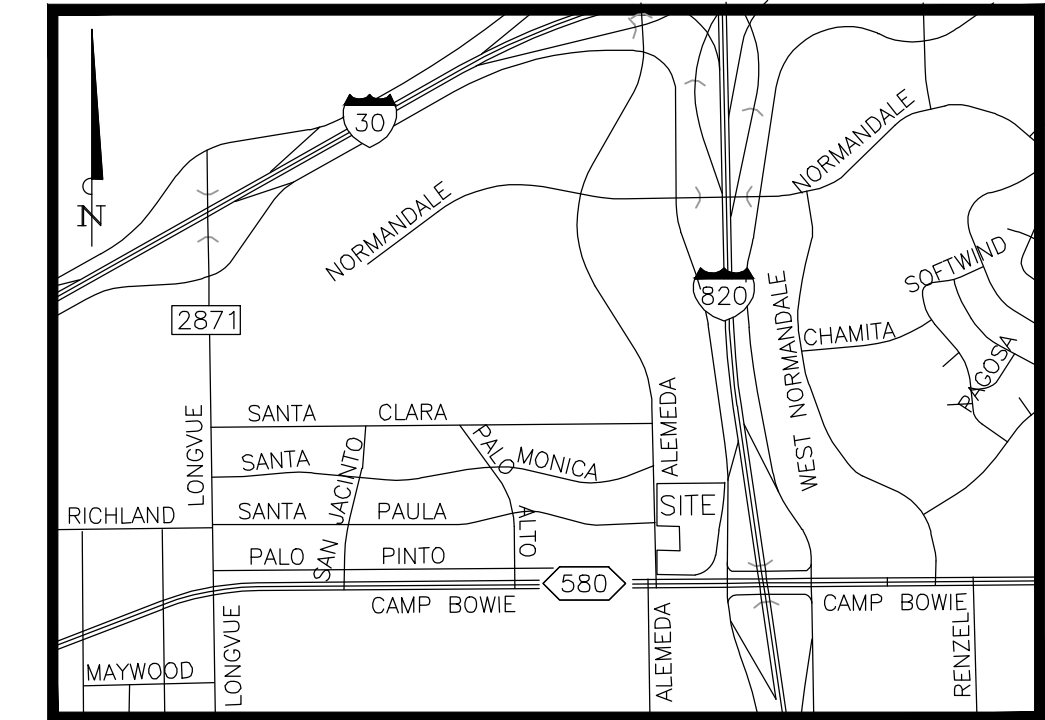
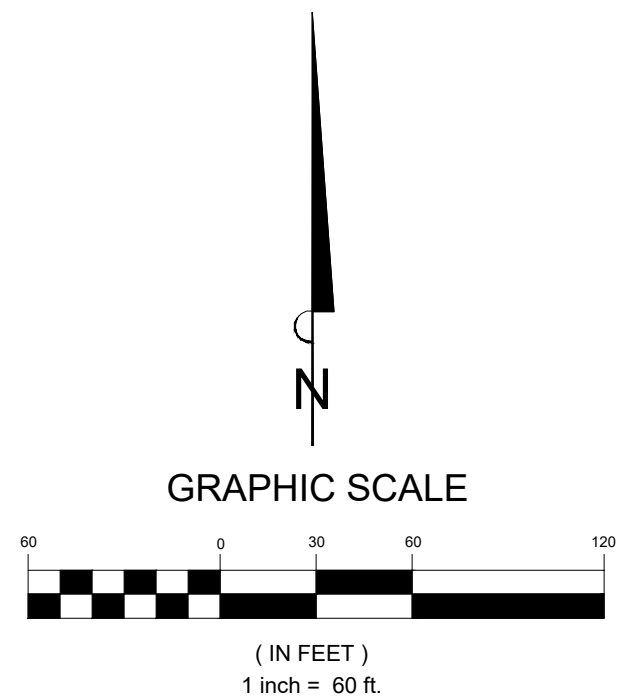
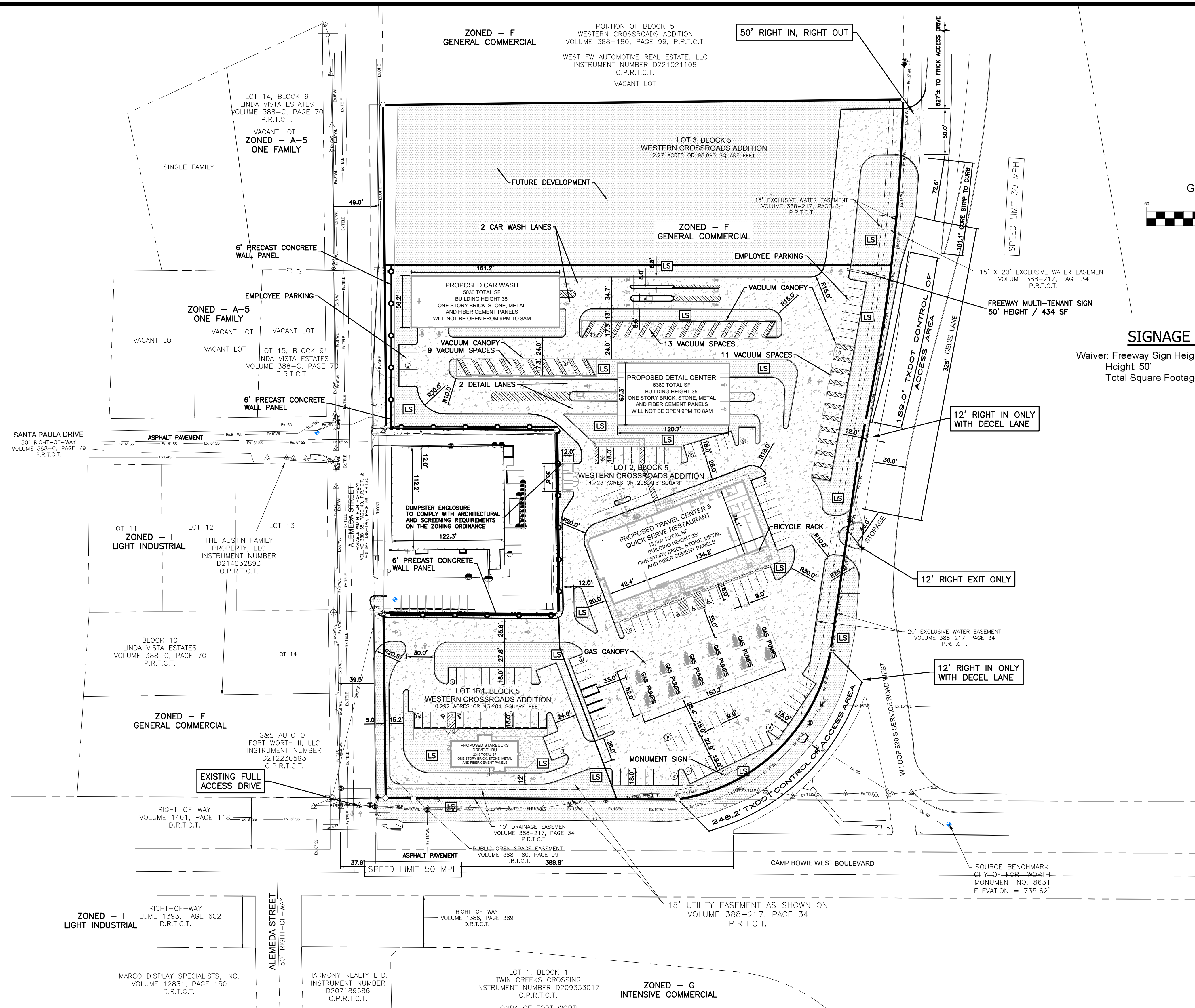
Site Plan Comments

Zoning and Land Use

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

1. Since the Starbucks has been added to the site plan, please include its building elevations.
2. As the car wash building has been revised, please include the revised building elevations.
3. The car wash building is shown as 32 feet on the elevation sheet, but 35 feet tall on the site plan. Please make the height consistent between the 2 documents.
4. Please label the building elevation sheets with the buildings’ use (instead of building 1 or building 2), as the car wash and detail center look very similar.
5. The freeway sign square footage is allowed 35 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.**
6. Vacuum canopies in the front yard require a development waiver. **Either revise the site plan or request this development waiver in bold.**
7. The solid fences around the Southwestern Bell site in the middle must provide a minimum 20’x20’ corner clip at the property lines to allow visibility triangles. No waivers to this requirement can be requested.
8. Several handicap parking symbols are floating between the parking spaces in the southeast corner. Please remove these symbols as they are in the drive aisle, instead of parking spaces.
9. The freeway sign encroaching into the water easement will need an easement encroachment agreement.
10. The existing trees on site are not preserved. Please ensure the site has 10% landscaped area and the required number of trees in the correct locations.

(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.)



VICINITY MAP
NOT TO SCALE
FORT WORTH, TEXAS

SIGNAGE REQUESTED
Waiver: Freeway Sign Height and Total Square Footage
Height: 50'
Total Square Footage: 434 square feet

LEGEND

	CONCRETE PAVEMENT
	CONCRETE SIDEWALK FLATWORK WITHIN CITY R.O.W. OR EASEMENTS SHALL BE PER CITY STANDARDS AND DETAILS.
	LANDSCAPING (15% OPEN SPACE)
	ACCESSIBLE PARKING SPACE

- NOTES**
1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 2. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
 3. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

PARKING REQUIREMENTS

LAND USE	SQUARE FOOTAGE / NUMBER OF CARS	PARKING REQUIRED	PARKING PROVIDED
STARBUCKS	2,318 SF	24 spaces	28 spaces
TRAVEL CENTER	13,560 SF	73 spaces	74 spaces
CAR WASH / DETAIL CENTER	12 CARS	60 spaces	61 spaces
TOTAL PARKING SPACES		157 spaces	163 spaces

TRAVEL CENTER PARKING DETAILS

USE	SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED
CONVENIENCE STORE	10,560 SF	43 spaces	44 spaces
QUICK SERVE RESTAURANT	3,000 SF	30 spaces	30 spaces
TOTAL PARKING SPACES		73 spaces	74 spaces

WAIVER: VACUUM CANOPIES REQUESTED IN THE FRONT YARD

Director of Development Services: _____
Date: _____

**CONDITIONAL USE PERMIT SITE PLAN
WESTERN CROSSROADS ADDITION
LOTS 1R1 AND LOT 2, BLOCK 5**

Being a Replat of Lot 1R, Block 5, Western Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Instrument Number D217169366, Official Public Records, Tarrant County, Texas
Containing 7.985 Acres of land
Date Prepared: May 19, 2022
ZONING CASE NO. ZC-22-027

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

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:
VICTRON STORES, L.P.
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75168
PHONE: 469-517-2000
CONTACT: Mohamed Sharaf

OWNER:
DOHERTY HOLDINGS ELEVENTH, LLC
2925 MALL HILL DROIVE
LAKELAND, FLORIDA 33810

CONTACT: Remington C. Wheat, P.E.

LEGAL DESCRIPTION

BEING a portion of that certain tract of land in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas; Lot 1R, Block 5, WESTERN CROSSROADS ADDITION (hereinafter referred to as Lot 1R), an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Instrument Number D217169366, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described, by metes and bounds, as follows:
BEGINNING at a one-half inch iron rod found for the Southwest corner of said Lot 1R, same being the intersection of the existing North right-of-way line of Camp Bowie West Boulevard (181' - 162' wide right-of-way), as recorded in Volume 1407, Page 199, Deed Records, Tarrant County, Texas with the existing East right-of-way line of Alameda Street (60' - 65' right-of-way), as recorded in Volume 388-180, Page 99, P.R.T.C.T.;
THENCE North 00 degrees 39 minutes 53 seconds West with the common line between said Lot 1R and the existing East right-of-way line of said Alameda Street, a distance of 201.08 feet to a one-half inch iron rod found for an angle point in the West line of said Lot 1R, same being the South line of that certain tract of land described as Southwestern Bell Westland 244 Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-65, page 40, P.R.T.C.T.;
THENCE South 89 degrees 33 minutes 53 seconds East, departing the existing East right-of-way line of said Alameda Street, with the common line between said Lot 1R and said Southwestern Bell Westland 244 Addition, a distance of 189.95 feet to a five-eighths inch iron rod with plastic cap found for an angle point in the West line of said Lot 1R, same being the Southeast corner of said Southwestern Bell Westland 244 Addition;
THENCE North 00 degrees 38 minutes 53 seconds West, continue with the common line between said Lot 1R and said Southwestern Bell Westland 244 Addition, a distance of 199.90 feet to a PK nail with shiner stamped "DUNAWAY" found for an angle point in the West line of said Lot 1R, same being the Northeast corner of said Southwestern Bell Westland 244 Addition;
THENCE North 89 degrees 31 minutes 53 seconds West, continue with the common line between said Lot 1R and said Southwestern Bell Westland 244 Addition, a distance of 184.69 feet to a one-half inch iron rod found for an angle point in the West line of said Lot 1R, same being the existing East right-of-way line of said Alameda Street;
THENCE North 00 degrees 34 minutes 52 seconds West with the common line between said Lot 1R and the existing East right-of-way line of said Alameda Street, a distance of 351.71 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY RPLS 4050" found for the Northwest corner of said Lot 1R, same being the Southwest corner of that certain tract of land described in a General Warranty Deed to West FW Automotive Real Estate, LLC (hereinafter referred to as West FW Automotive Real Estate tract), as recorded in Instrument Number D221021108, Official Public Records, Tarrant County, Texas;
THENCE North 89 degrees 25 minutes 12 seconds East, departing the existing East right-of-way line of said Alameda Street, with the common line between said Lot 1R and said West FW Automotive Real Estate tract, a distance of 564.74 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY RPLS 4050" found for the Northeast corner of said Lot 1R, same being the Southeast corner of said West FW Automotive Real Estate tract, same being the existing West right-of-way line of West 820 Loop South (773' - 411.6' right-of-way), as recorded in Volume 4999, Page 197, Deed Records, Tarrant County, Texas, said being the beginning of a non-tangent curve to the right, whose long chord bears South 06 degrees 43 minutes 09 seconds West, a distance of 352.22 feet;
THENCE Southerly with the common line between said Lot 1R and the existing West right-of-way line of said West 820 Loop South, with said curve to the right, having a radius of 1889.86 feet, through a central angle of 10 degrees 41 minutes 38 seconds, for an arc distance of 352.73 feet to a five-eighths inch iron rod found for the beginning of a non-tangent reverse curve, whose long chord bears South 10 degrees 48 minutes 49 seconds West, a distance of 42.15 feet;
THENCE Southerly, continue with the common line between said Lot 1R and the existing West right-of-way line of said West 820 Loop South, with said curve to the left, having a radius of 1007.02 feet, through a central angle of 02 degrees 23 minutes 54 seconds, for an arc distance of 42.15 feet to a three-quarters inch iron rod found for corner;
THENCE South 08 degrees 09 minutes 21 seconds West, continue continue with the common line between said Lot 1R and the existing West right-of-way line of said West 820 Loop South, a distance of 208.61 feet to a Texas Department of Transportation monument found for the beginning of a non-tangent curve to the right, whose long chord bears South 45 degrees 40 minutes 21 seconds West, a distance of 232.16 feet;
THENCE Southwesterly, continue continue with the common line between said Lot 1R and the existing West right-of-way line of said West 820 Loop South, with said non-tangent curve to the right, having a radius of 197.50 feet, through a central angle of 71 degrees 59 minutes 40 seconds, for an arc distance of 248.17 feet to a Texas Department of Transportation monument found for corner in the existing North right-of-way line of said Camp Bowie West Boulevard;
THENCE North 89 degrees 43 minutes 46 seconds West with the common line between said Lot 1R and the existing North right-of-way line of said Camp Bowie West Boulevard, a distance of 317.02 feet to the PLACE OF BEGINNING, and containing a calculated area of 7.985 acres (347,812 square feet) of land.

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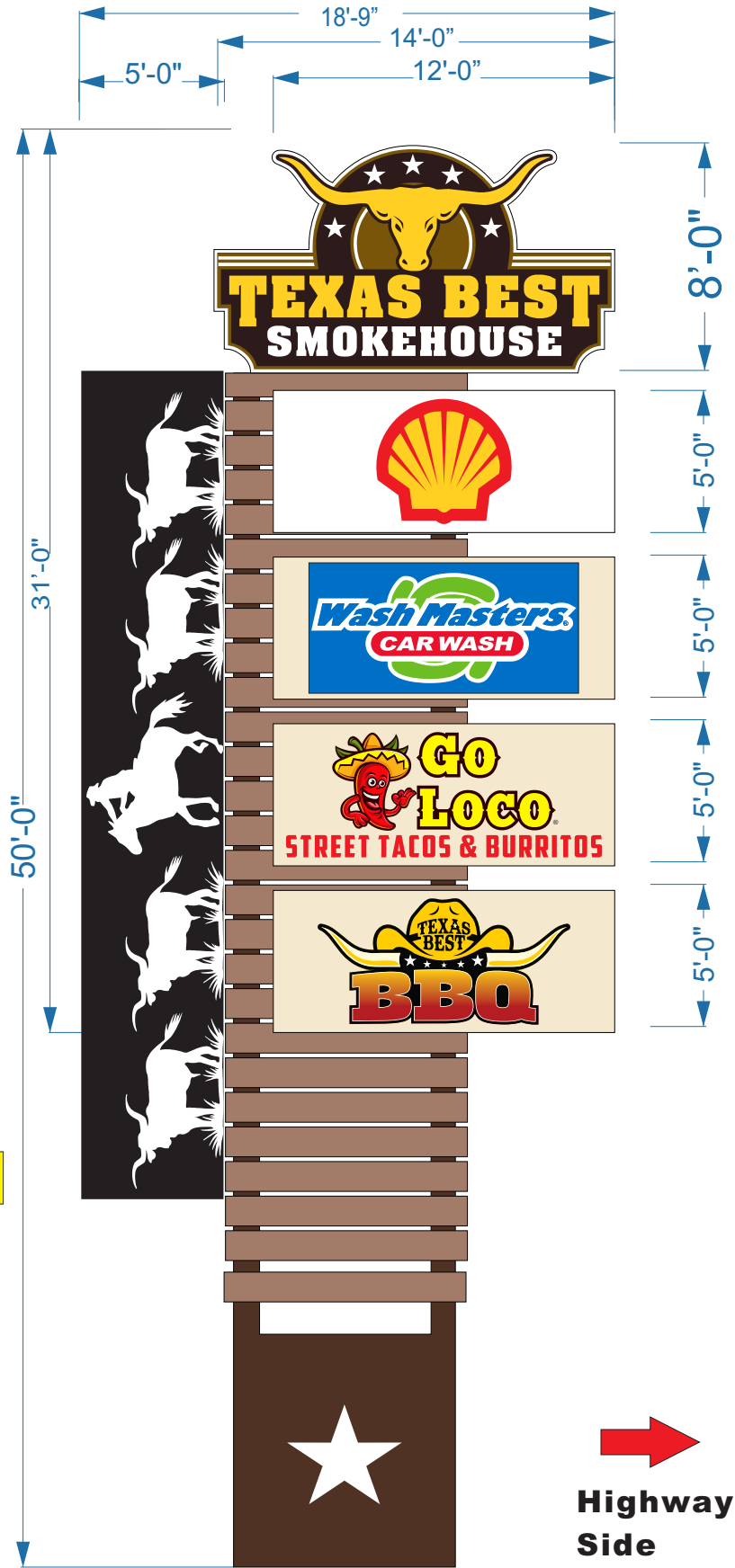


CONTACT: Remington C. Wheat, P.E.

ENGINEER / SURVEYOR:
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240 NORTH MITCHELL ROAD
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PHONE: 817-842-2094
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DEVELOPER:
VICTRON STORES, L.P.
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75168
PHONE: 469-517-2058
CONTACT: MELINDA NELSON

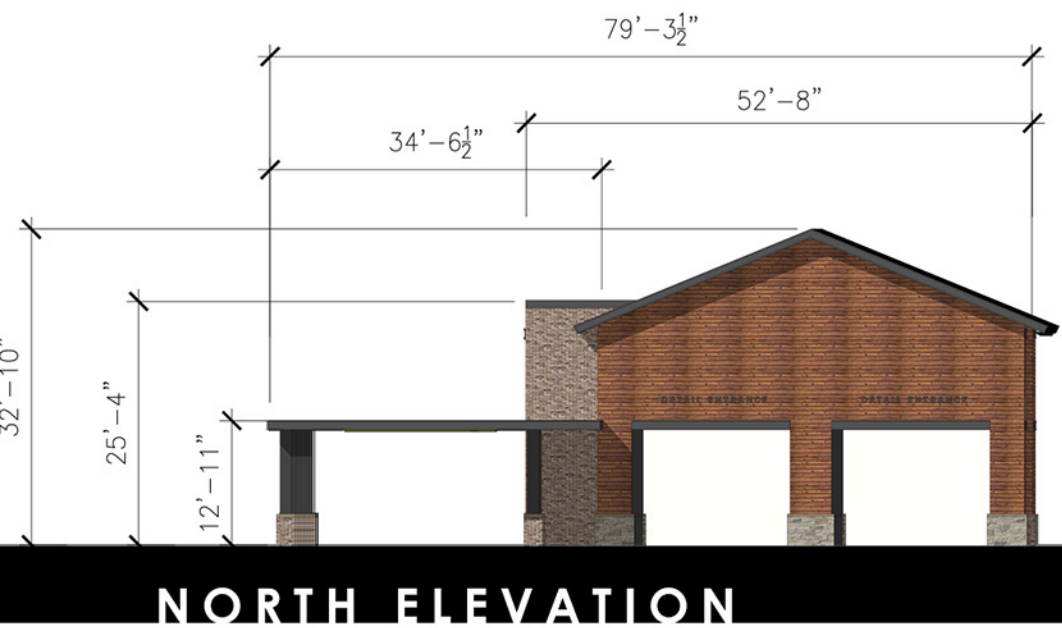
OWNER:
DOHERTY HOLDINGS ELEVENTH, LLC
2925 MALL HILL DROIVE
LAKELAND, FLORIDA 33810

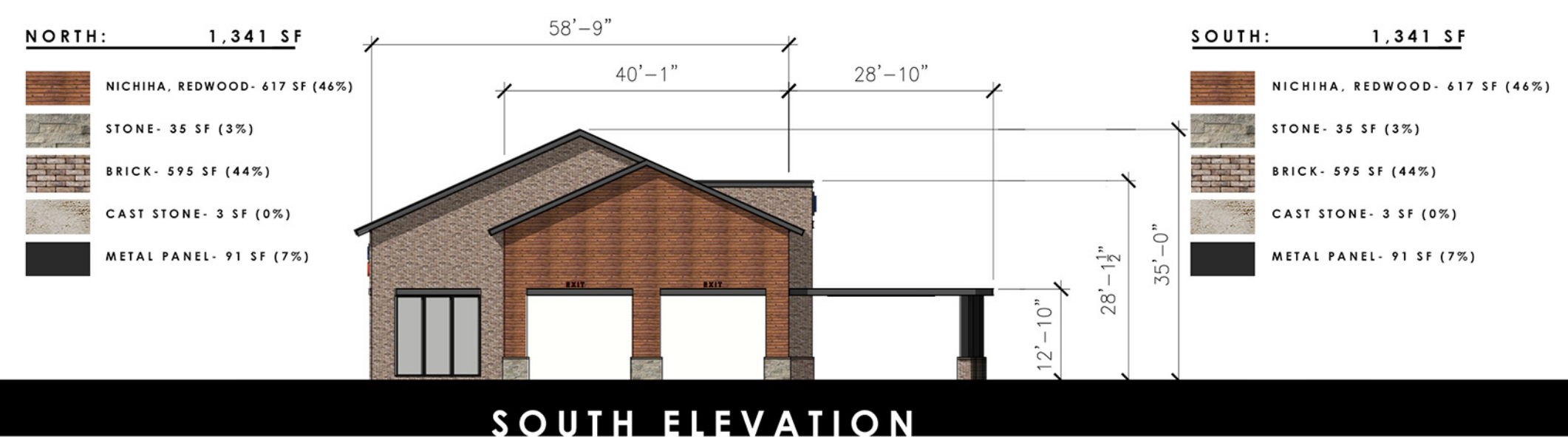


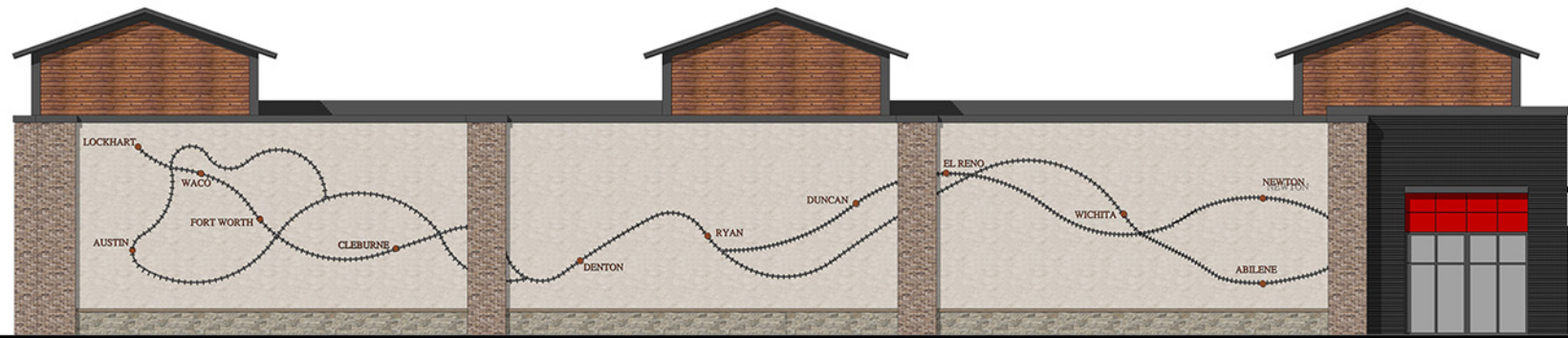
Advertised Message Area: 434 square feet


Highway Side

 PHONE: (972) - 205 - 9090	CUSTOMER: TBS COMPANY: Victron Energy, Inc. LOCATION: WEST Loop 820 CITY/STATE: Fort Worth, TX 76116	REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Toss or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.	CUSTOMER: _____ DATE: _____ LANDLORD: _____ DATE: _____
	Customer Signature: _____		ADDRESS: 11624 Chairman Dr Dallas, TX 75243
	EMAIL: SALES@MYFUTURESIGNS.COM		WEB: myfuturesigns.com







WEST: 4,754 SF

- NICHIIHA, REDWOOD- 541 SF (12%)
- STONE- 347 SF (7%)
- BRICK- 374 SF (8%)
- CAST STONE- 48 SF (1%)
- METAL PANEL- 545 SF (12%)
- STUCCO - 2,799 SF (60%)

WEST ELEVATION



EAST: 5,154 SF

- NICHIIHA, REDWOOD- 951 SF (18%)
- STONE- 75 SF (1%)
- BRICK- 416 SF (8%)
- CAST STONE- 2 SF (0%)
- METAL PANEL- 793 SF (15%)
- STUCCO - 2,919 SF (58%)

EAST ELEVATION



NORTH: 2,737 SF

- NICHIIHA, REDWOOD- 340 SF (12%)
- STONE- 185 SF (7%)
- BRICK- 509 SF (18%)
- CAST STONE- 17 SF (1%)
- METAL PANEL- 525 SF (19%)
- STUCCO - 1,161 SF (43%)



SOUTH: 2,188 SF

- NICHIIHA, REDWOOD- 220 SF (10%)
- STONE- 37 SF (2%)
- BRICK- 492 SF (22%)
- CAST STONE- 0 SF (0%)
- METAL PANEL- 1,439 SF (66%)
- STUCCO - 0 SF (0%)

NORTH ELEVATION

SOUTH ELEVATION