



# Zoning Staff Report

Date: June 27, 2023

Case Number: ZC-23-046

Council District: 10

## Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: CVS Corporation / Club Carwash

Site Location: 11200 Timberland Boulevard

Acreage: 1.53 acres

### Request

Proposed Use: Automated car wash

Request: From: "G" Intensive Commercial

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "G" Intensive Commercial; development waivers for location of accessory structures; site plan included.

### Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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## Project Description and Background

The proposed site is located at the southeast corner of the North Freeway (I-35W) and Timberland Boulevard. The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility; site plan included.

Automated 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 “G” district for a drive-thru carwash facility in an approximately 5,000 sq. ft. building. Self-service vacuum spaces are shown beside the carwash building to the west. 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.

The subject site and the general area surrounding area are designated as General Commercial, except to the southeast where medium density residential uses are located. The site is not located in a scenic corridor, but is located in the I-35W Central Zone design overlay. West of the North Freeway are large industrial uses, whereas the auto-oriented commercial uses south of the site are in a smaller corridor only one lot deep. The vacant properties to the east are also generally one lot deep of commercial zoning, before transitioning to residential zoning. Timberland Boulevard is classified as a neighborhood connector, instead of a more intensive roadway.

While a carwash is not permitted in the “G” zoning district near residential uses 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 site is surrounded by commercial uses or zoning, with the exception of an existing apartment complex to the southeast. More apartment complexes are found past the adjacent vacant lot to the east.

The site plan shows 22 vacuum stalls in front of the building, and the payment kiosks behind the building. The car wash dryer has been revised to face towards the north, away from the multifamily uses. This residential use is approximately 30 feet from the closest boundary of the rezoning case, without an intervening building to block the sound. Because the site is directly adjacent to other commercial zoning, no screening fence or additional landscaping is required.

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.

Below is a chart that illustrates the differences between the “G” Intensive Commercial district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Car vacuum placement	Accessory structures to be behind front wall of building	Car vacuums are placed in front of the building ( <i>This item is requesting a Development Waiver</i> )
Dumpster placement	Accessory structures to be behind front wall of building	Dumpster is placed in front of the building ( <i>This item is requesting a Development Waiver</i> )

### Surrounding Zoning and Land Uses

- North “G” Intensive Commercial / Vacant land
- East “C” Medium Density Multifamily, “G” Intensive Commercial / Apartment Complex and vacant land
- South “G” Intensive Commercial and “PD 1084” Planned Development for “D” High Density Multifamily / Apartment complex and auto-oriented uses
- West “J” Medium Industrial/ North Freeway (I-35W) and warehouses

### Recent Zoning History

- ZC-14-080, east of site, from “G” Intensive Commercial to “C” Medium Density Multifamily, approved 6/22/2015.
- ZC-16-073, southeast of site, from “G” Intensive Commercial to “PD” Planned Development for “D” High Density Multifamily, approved 5/4/2016.
- ZC-17-156, west of site, from “I” Light Industrial to “J” Medium Industrial, approved 9/22/2017.

### Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.  
 The following organizations were notified: (emailed May 26, 2023)



Organizations Notified	
Villages of Woodland Springs HOA *	North Fort Worth Alliance
Keller ISD	Streams and Valleys Inc
Northwest ISD	Trinity Habitat for Humanity

\* This Neighborhood Association is 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 “G” zoning district. Surrounding land uses consist of other commercial uses or zoning on vacant land to the north, south, and east, with residential zoning and uses lying 30 feet away to the southeast and immediately past the vacant lot to the east. The car wash dryer faces away the apartment buildings to the southeast, which causes the noise to spread towards the commercial zoning to the north. Car wash dryer noise significantly diminishes beyond 300 feet. The dumpster and vacuums in front of the building do not present an attractive image to the thousands of drivers that pass this site daily.

The proposed zoning request **is compatible** with surrounding land uses due car wash dryer facing away from the residential uses and the vacuums being located furthest away from the residential buildings, although the accessory uses are in front of the building. The heavy landscaping around the dumpster and on the berm help shield the unattractive accessory uses.

### Comprehensive Plan Consistency – Far North

The 2023 Comprehensive Plan currently designates the subject property as general commercial, where vehicular uses are encouraged. The proposed zoning is consistent with the land use designations for this area, and with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

The revised rezoning request is now compatible with the following Comprehensive Plan policy:

- 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 the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**Zoning and Land Use**

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

1. The dumpster and vacuums are in front of the I-35 building frontage. Either move these items to be behind the front building wall or **note in bold that development waivers are being requested for accessory structures to be in front of the building. Each type of structure will be a separate development waiver that incurs a fee.**

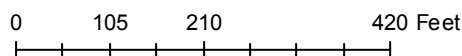
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

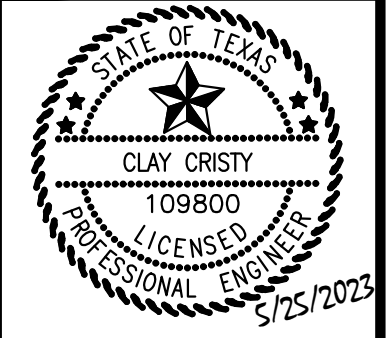


ZC-23-046

# Area Zoning Map

Applicant: CVS Corporation / Club Carwash  
 Address: 11200 Timberland Boulevard  
 Zoning From: G  
 Zoning To: Add Conditional Use permit for automated carwash  
 Acres: 1.52942993  
 Mapsco: Text  
 Sector/District: Far North  
 Commission Date: 5/10/2023  
 Contact: 817-392-8190

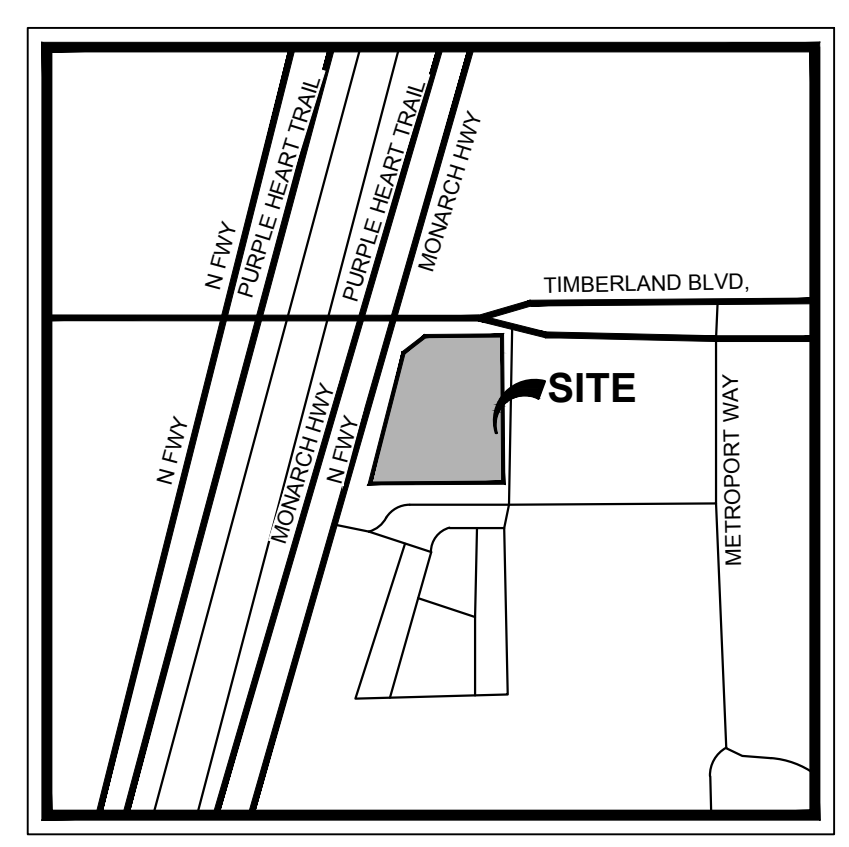
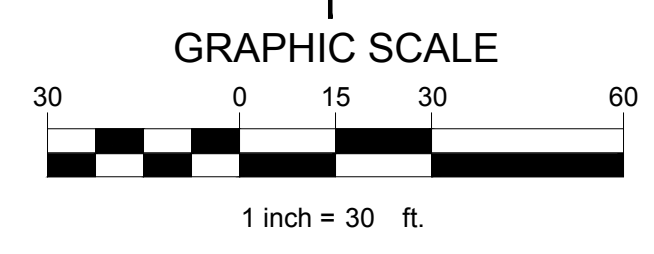
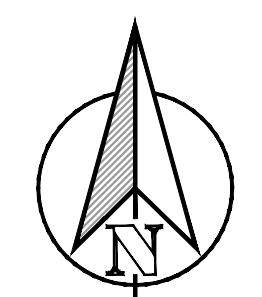




**CLUB CARWASH**  
**11200 TIMBERLAND BLVD.**  
**FORT WORTH, TX 76177**

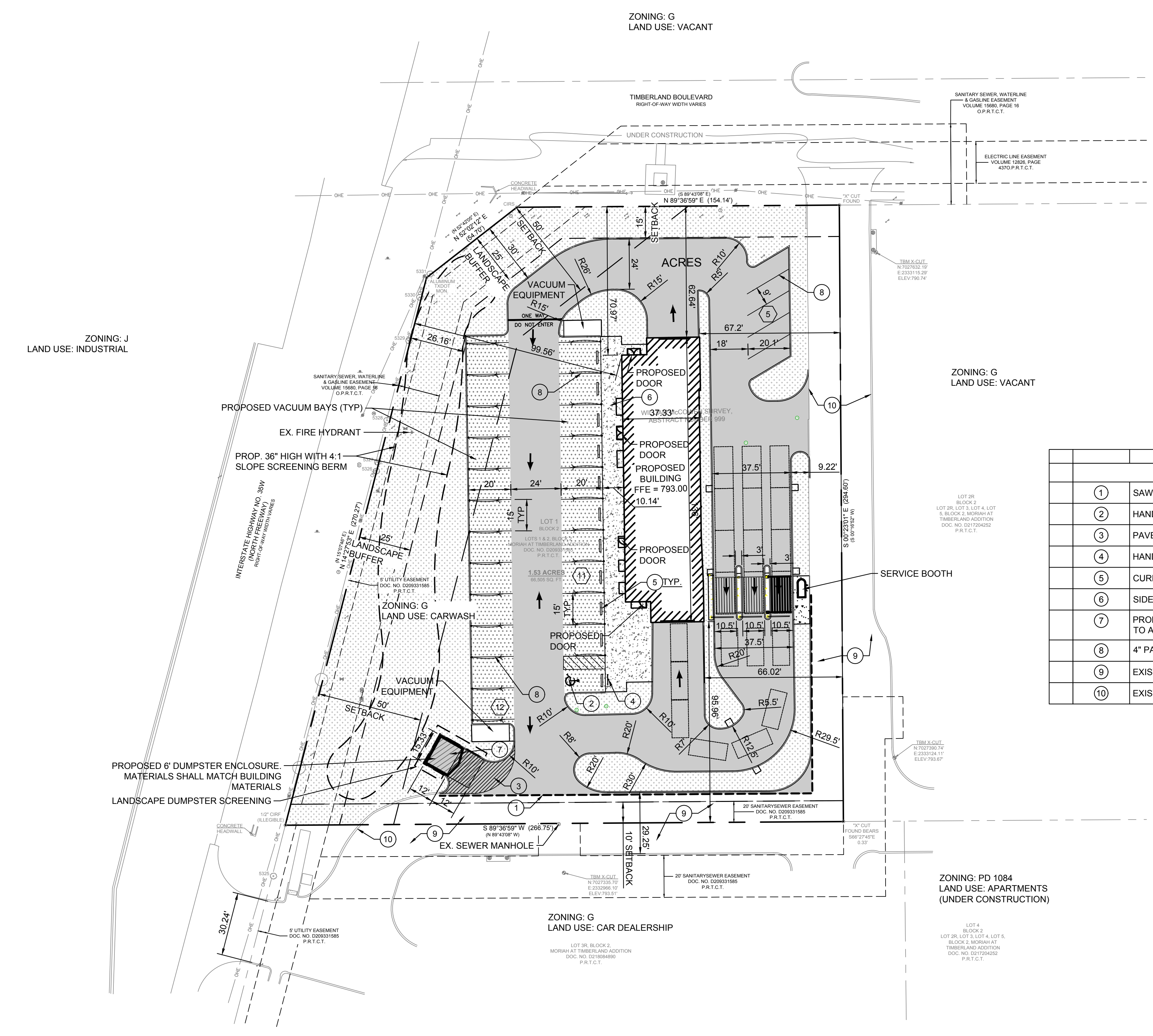
No.	DATE	REVISION	BY

**ZONING SITE PLAN**



VICINITY MAP  
 N.T.S.

CONDITIONAL USE PERMIT  
 THIS PROPOSED CONDITIONAL USE PERMIT  
 WILL BE FOR AN AUTOMATED CARWASH



CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGN
⑤	CURB STOP
⑥	SIDEWALK
⑦	PROPOSED DUMPSTER AREA AND ENCLOSURE REFER TO ARCH PLANS FOR DETAILS
⑧	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑨	EXISTING PAVEMENT
⑩	EXISTING CURB & GUTTER

LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DUMPSTER CONCRETE PAVING
	LANDSCAPE AREA
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FULL-DEPTH SAWCUT
	FIRE LANE
	EASEMENT LINE
	PARKING COUNT

**ZONING CASE ZC-23-046**

DIRECTOR OF DEVELOPMENT SERVICES

DATE \_\_\_\_\_

**CLUB CAR WASH**  
 11200 TIMBERLAND BLVD.  
 FORT WORTH, TX 76177

OWNER:  
 CVS CORPORATION  
 1 CVS DRIVE  
 WOONSOCKET, RI 02895

ENGINEER:  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76092  
 PH: 817.281.0572  
 CONTACT: CLAY CRISTY, P.E.

SURVEYOR:  
 EAGLE SURVEYING  
 222 SOUTH ELM ST., SUITE #200  
 DENTON, TX 76201  
 PH: 940.222.3009  
 CONTACT: MASON DECKER

LEGAL DESCRIPTION:  
 LOT 1, BLOCK 2  
 MORIAH AT TIMBERLAND ADDITION

ZONING:  
 G - INTENSIVE COMMERCIAL

SITE DATA TABLE							
ZONING	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	VACUUM SERVICE PARKING	TOTAL PARKING PROVIDED
G (CAR WASH)	1.53	66,505	5,000	29' - 1"	7.52%	23 SPACES	28 SPACES

PARKING TABLE				
WASH BAY	VEHICLE PER BAY	PARKING RATIO	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
1	5	5 SPACES PER VEHICLE IN BAY	25 SPACES	28 SPACES

- NOTES:**
- "G" INTENSIVE COMMERCIAL: ALL USES PERMITTED IN "F", WITH MAXIMUM 12-STORY/120 FT. HEIGHT.
  - LANDSCAPING SHALL COMPLY WITH THE SECTION 6.301 LANDSCAPING \*AREAS WHICH ARE NOT PAVED OR A SIDEWALK ARE TO BE LANDSCAPED.
  - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY AS REQUIRED.
  - PAVEMENT TO BE CONCRETE.
  - SITE PLAN SIGNAGE SHALL COMPLY WITH SECTION 6.400.
  - ANY PARKING LOT LIGHTING OR BUILDING LIGHTING WILL CONFORM TO THE LIGHTING CODE AND SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE RESIDENTIAL DISTRICT.
  - PROPOSED DUMPSTER ENCLOSURE TO BE 6'-0" IN HEIGHT. ENCLOSURE EXTERIOR TO BE MASONRY.
  - HOURS OF OPERATION ARE 7:00 AM - 7:00 PM / 8:00PM (DURING DAYLIGHT SAVINGS)

PLOTTED BY: CLAY CRISTY  
 PLOT DATE: 5/31/2023 8:36 AM  
 LOCATION: \\CM-FS01\PROJECTS\MARKETING\CLUB CARWASH - FORT WORTH\TIMBERLAND\CADD\SHEETS\SP-1 ZONING SITE PLAN.DWG  
 LAST SAVED: 5/31/2023 8:36 AM

## EXTERIOR COLOR PALETTE

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK  
COLOR: Ivory

STOREFRONT  
COLOR: Black Painted

METAL AWNINGS  
COLOR: Red

ARCHITECTURAL 8" CMU SPLIT FACE BLOCK  
COLOR: Slate

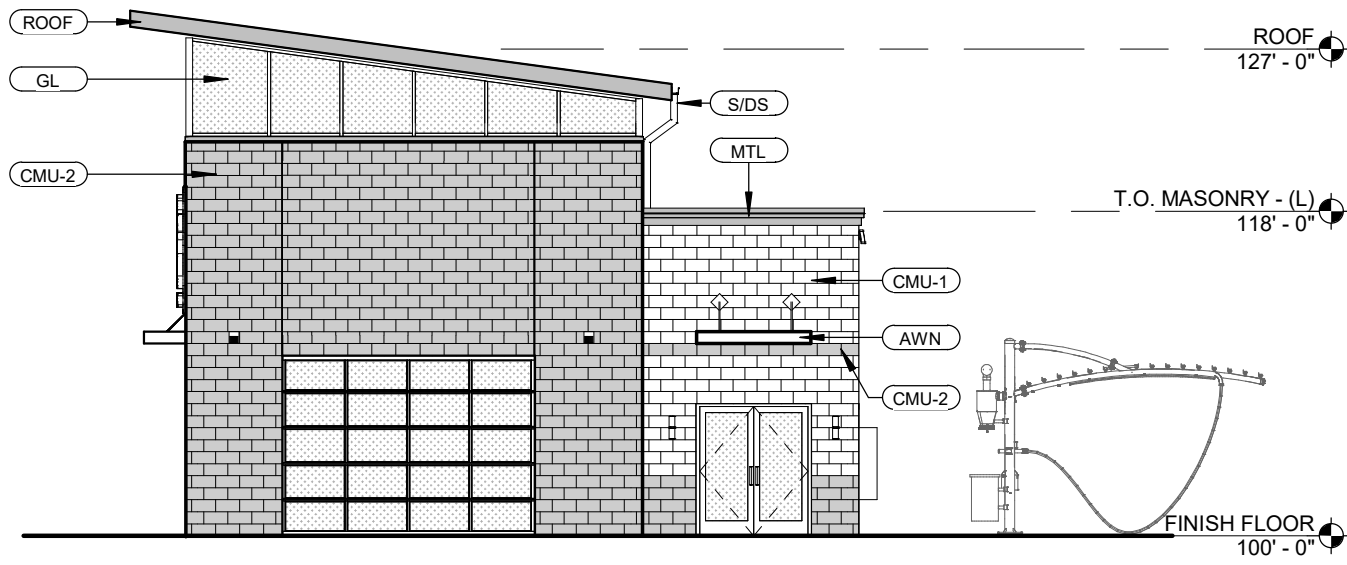
SCUPPERS, DOWNSPOUTS, AND METAL COPINGS  
COLOR: Kynar Finish Matte Black



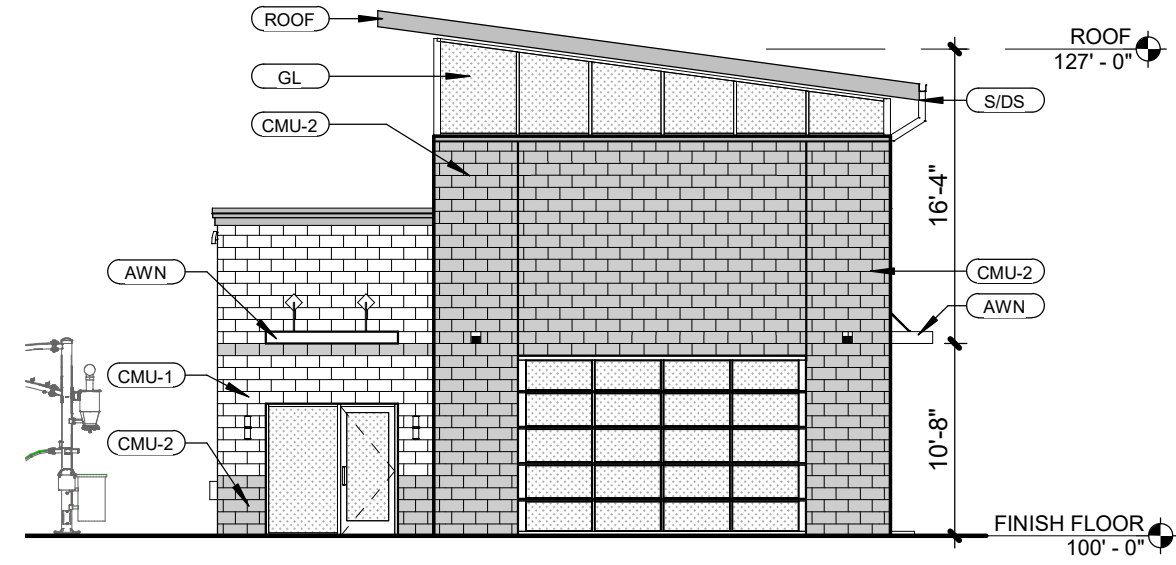
CLUB CAR WASH RENDERING





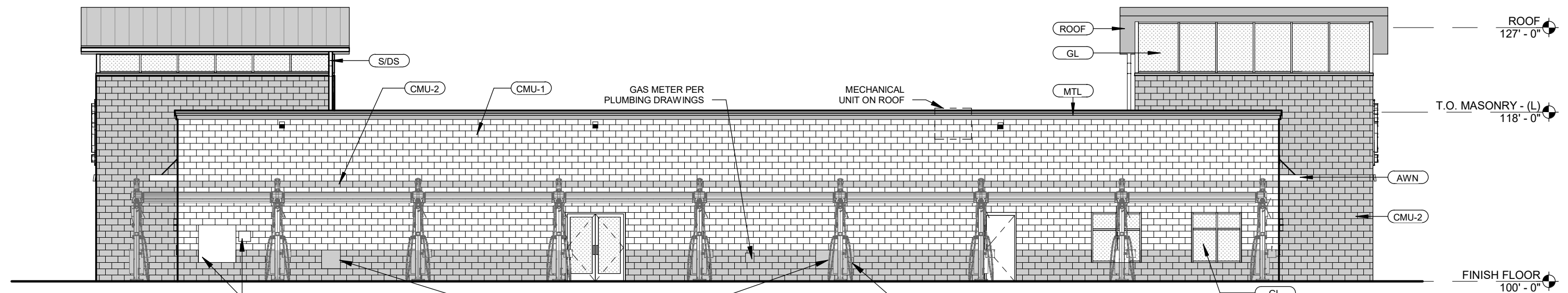


NORTH ELEVATION | 3/32" = 1'-0"

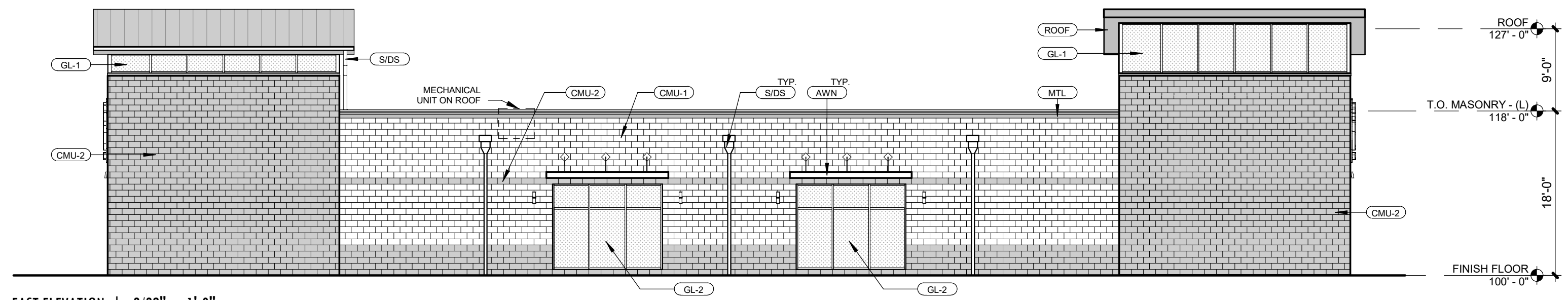


SOUTHELEVATION | 3/32" = 1'-0"

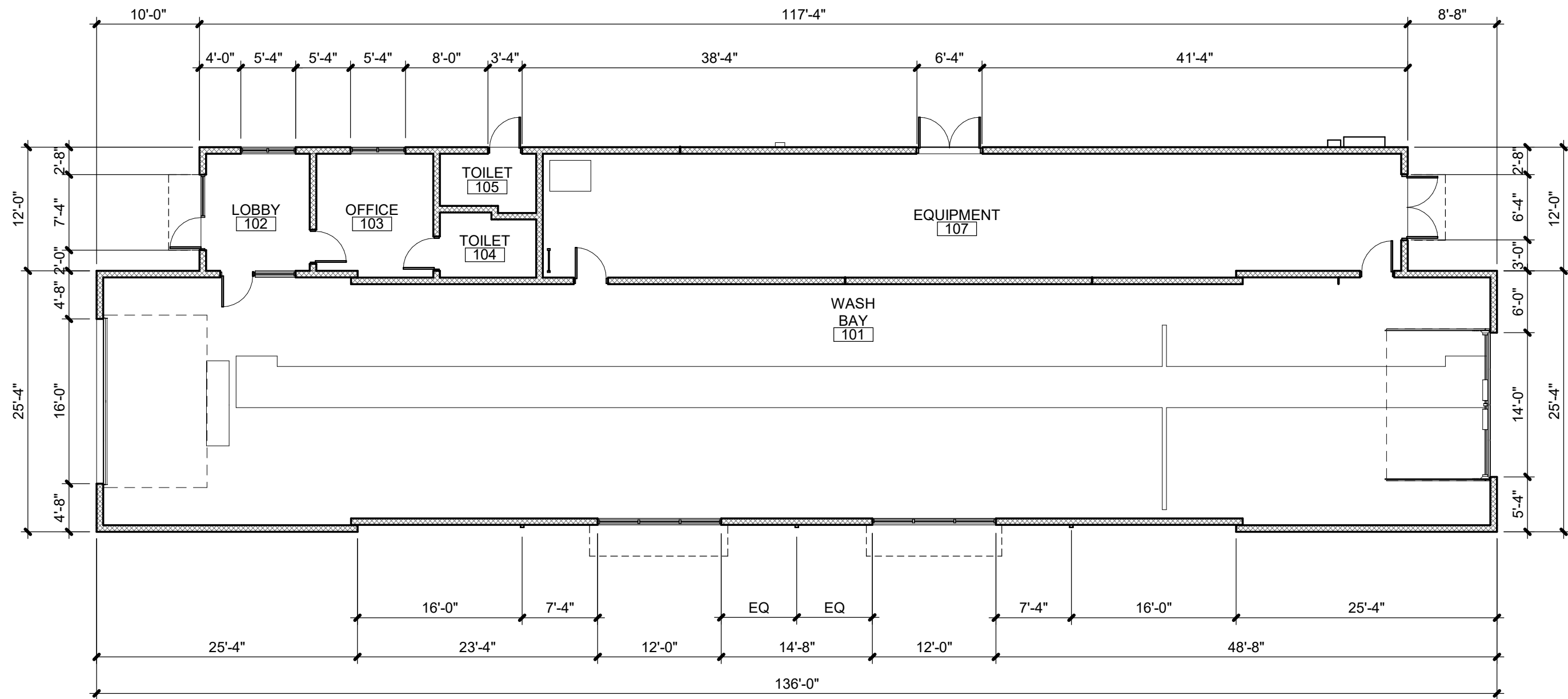
EXTERIOR MATERIAL LEGEND	
CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: Slate)
GL-1	2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit
GL-2	2"x2 1/4" Thermal Storefront Framing in Black Painted Aluminum, w/ 1/4" LOW-E SPANDREL Glazing Unit
AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Matte Black)
S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White) LOCATED BEYOND PARAPET, NOT VISIBLE ON ELEVATIONS STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)



WEST ELEVATION | 3/32" = 1'-0"



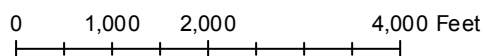
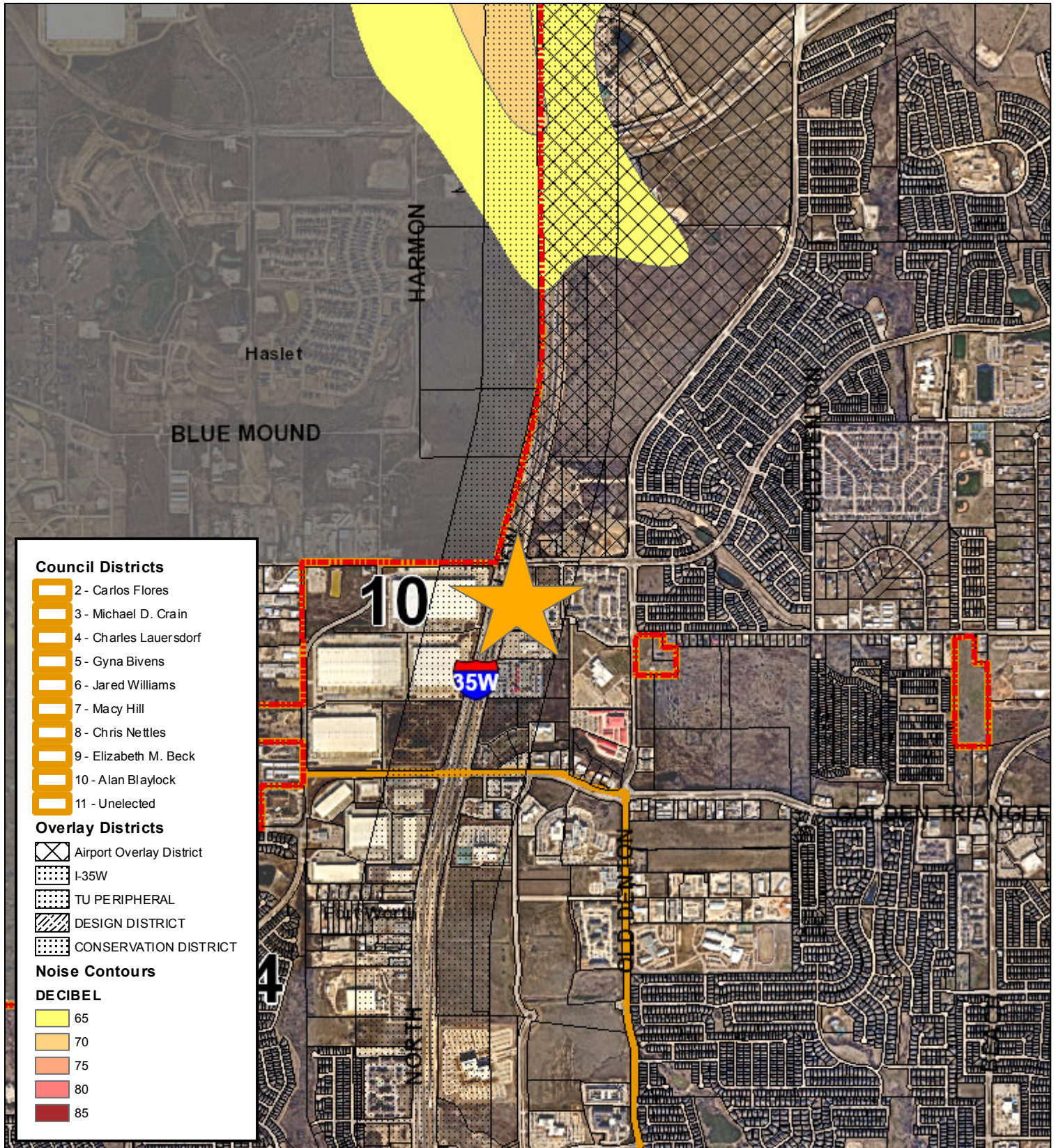
EAST ELEVATION | 3/32" = 1'-0"



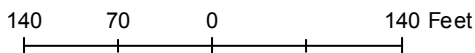
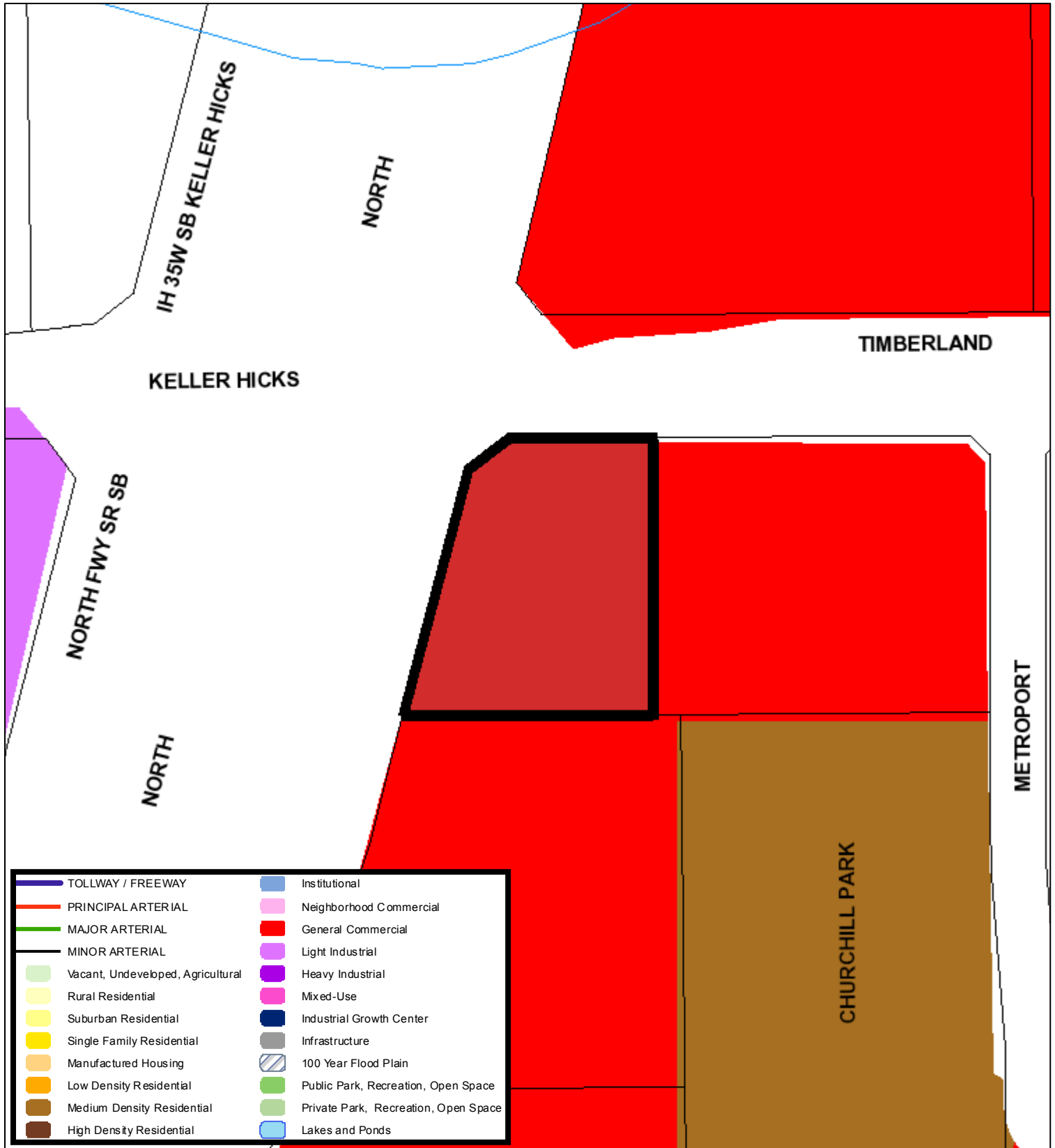
FLOOR PLAN



### 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 90 180 360 Feet

