



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2020

Council District 6

| | | | |
|---|-------------------|--------------------|-------------|
| Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: none submitted Support: Candle Ridge HA | Continued | Yes ___ | No <u>X</u> |
| | Case Manager | <u>Laura Evans</u> | |
| | Surplus | Yes ___ | No <u>X</u> |
| | Council Initiated | Yes ___ | No <u>X</u> |

Owner / Applicant: Shell Coast, Inc.

Site Location: 5500 Altamesa Boulevard Acreage: 2.22

Proposed Use: Carwash

Request: From: "F" General Commercial

To: Add Conditional Use Permit to allow a carwash facility, with development regulations to allow a 65-foot tall flag pole; site plan included

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

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

Staff Recommendation: Approval

Background:

The proposed site is located at the northwest corner of Altamesa Road and Granbury Road. The applicant is requesting to add a Conditional Use Permit (CUP) to allow a carwash facility; site plan included. The applicant is also requesting a waiver to the maximum allowed height of 45 feet in order to place a 65 foot tall flag pole on the property.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the CUP to allow this use within the "F" district. The applicant has indicated the drive-thru carwash facility is limited to approximately 7,010 sq. ft. 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 "F" zoning district by right, allowing it 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.

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.

Site Information:

Surrounding Zoning and Land Uses:

- North “F” General Commercial / undeveloped
- East “F” General Commercial / undeveloped
- South PD 655 PD/F / undeveloped
- West “F” General Commercial / undeveloped

Zoning History: None

Site Plan Comments:

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

- 1. The applicant is requesting a waiver to the maximum height of 45 feet in order to place a 65’ flag pole. **(waiver required)**

(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.)

Public Notification:

300 foot Legal Notifications were mailed on June 19, 2020.

The following organizations were notified: (emailed June 16, 2020)

| Organizations Notified | |
|----------------------------------|------------------------------|
| Quail Ridge Estates Phase II HOA | Wedgwood NA* |
| Hulen Bend Estates HA | Park Palisades HA |
| CandleRidge HA | District 6 Alliance |
| Streams And Valleys Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | Crowley ISD |

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “F” zoning district. Surrounding land uses consist of primarily undeveloped commercial zoning with a mini-warehouse to the northwest

The proposed zoning request **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Wedgwood

The 2019 Comprehensive Plan designates the site as being Neighborhood Commercial. The proposed zoning is consistent with the following Comprehensive Plan policies:

- 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 appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.

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

Attachments:

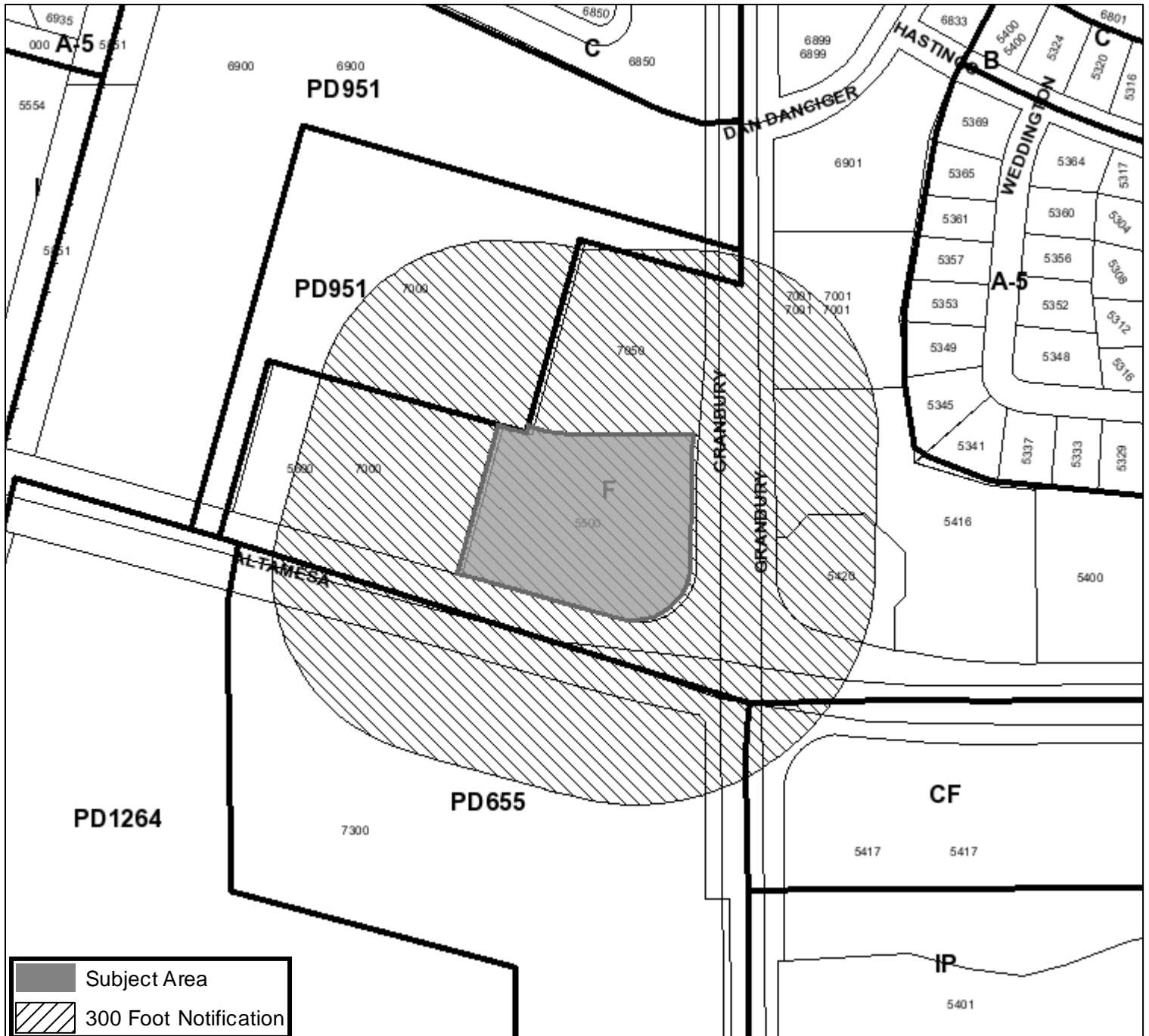
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-20-081

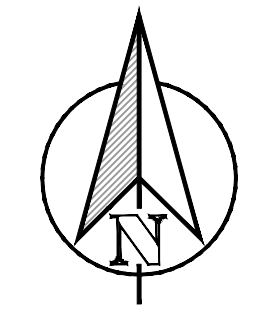
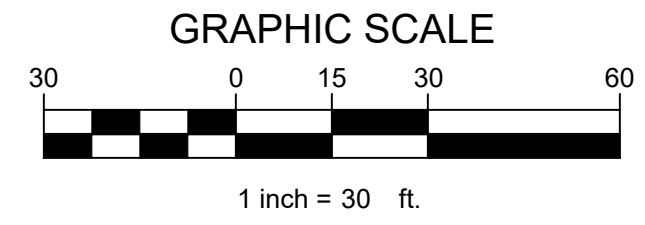
Area Zoning Map

Applicant: Shell Coast, Inc.
Address: 5500 Altamesa Boulevard
Zoning From: F
Zoning To: Add Conditional Use Permit for car wash
Acres: 2.2188352
Mapsc0: 102D
Sector/District: Wedgwood
Commission Date: 7/8/2020
Contact: 817-392-8043



0 115 230 460 Feet

- NOTES:**
- "F" GENERAL COMMERCIAL: ALL USES PERMITTED IN "FR", PLUS AMUSEMENT E.G. NIGHTCLUBS, BARS, SKATING RINKS, ETC. ALCOHOL SALES AND ON-PREMISE CONSUMPTION PERMITTED IN "F" THRU "K" DISTRICTS. MAXIMUM 45 FT. BUILDING 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.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - PROPOSED DUMPSTER ENCLOSURE TO BE 6'-0" IN HEIGHT. ENCLOSURE EXTERIOR TO BE WOOD.
 - BUILDING EXTERIOR TO BE PAINTED BRICK.
 - WAIVER REQUESTED TO ALLOW FLAG POLE HEIGHT OF 65'-0"



TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

PHONE: 817.281.0572
WWW.CLAYMOOREENGINEERING.COM

1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76092

PRELIMINARY

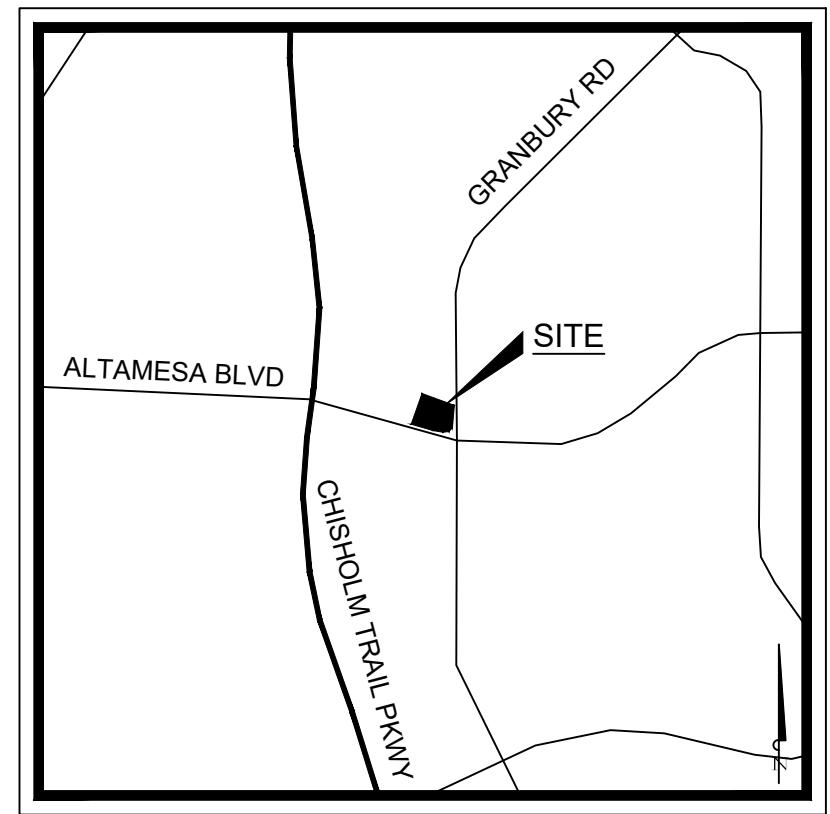
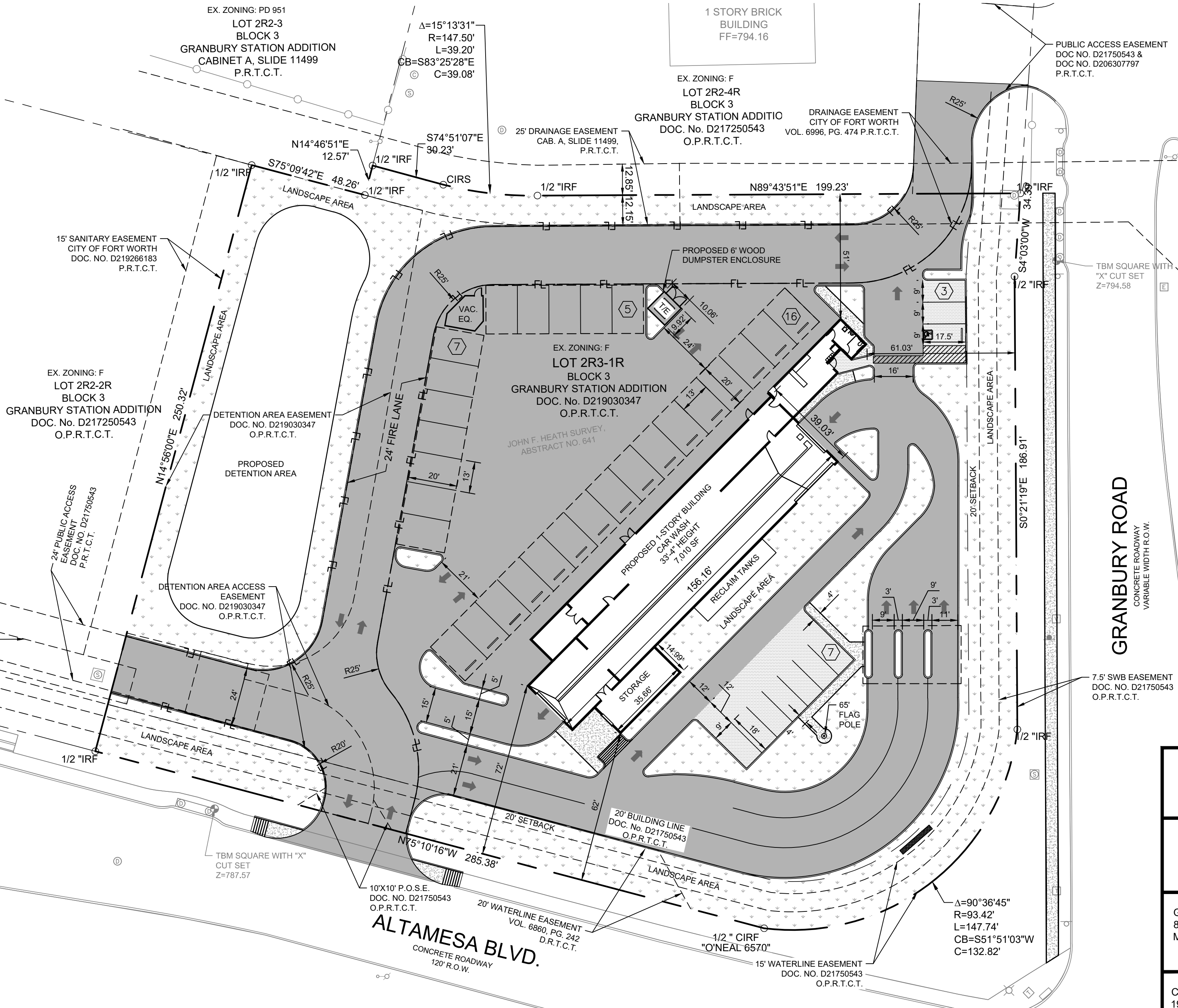
FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS

Engineer: DREW DONOSKY
P.E. No. 125651 Date: 6/29/2020

PRISTINE CAR WASH
7060 GRANBURY RD
FORT WORTH, TX 76133

ZONING SITE PLAN



VICINITY MAP
N.T.S.

LEGEND

| | |
|--|---------------------------------|
| | LIGHT DUTY CONCRETE PAVEMENT |
| | MEDIUM DUTY CONCRETE PAVEMENT |
| | PROPOSED LANDSCAPE AREA (GRASS) |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED CURB AND GUTTER |
| | PARKING COUNT |
| | PROPOSED FIRE LANE STRIPING |

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE _____

PRISTINE CAR WASH
FORT WORTH, TX
ZC-20-081

OWNER:
GARLAND ALL STORAGE ASSOCIATES
82 W ARMSTRONG DRIVE
MUSTANG, OK 73064

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

LEGAL DESCRIPTION:
GRANBURY STATION ADDITION
BLOCK 3, LOT 2R3-1R

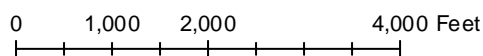
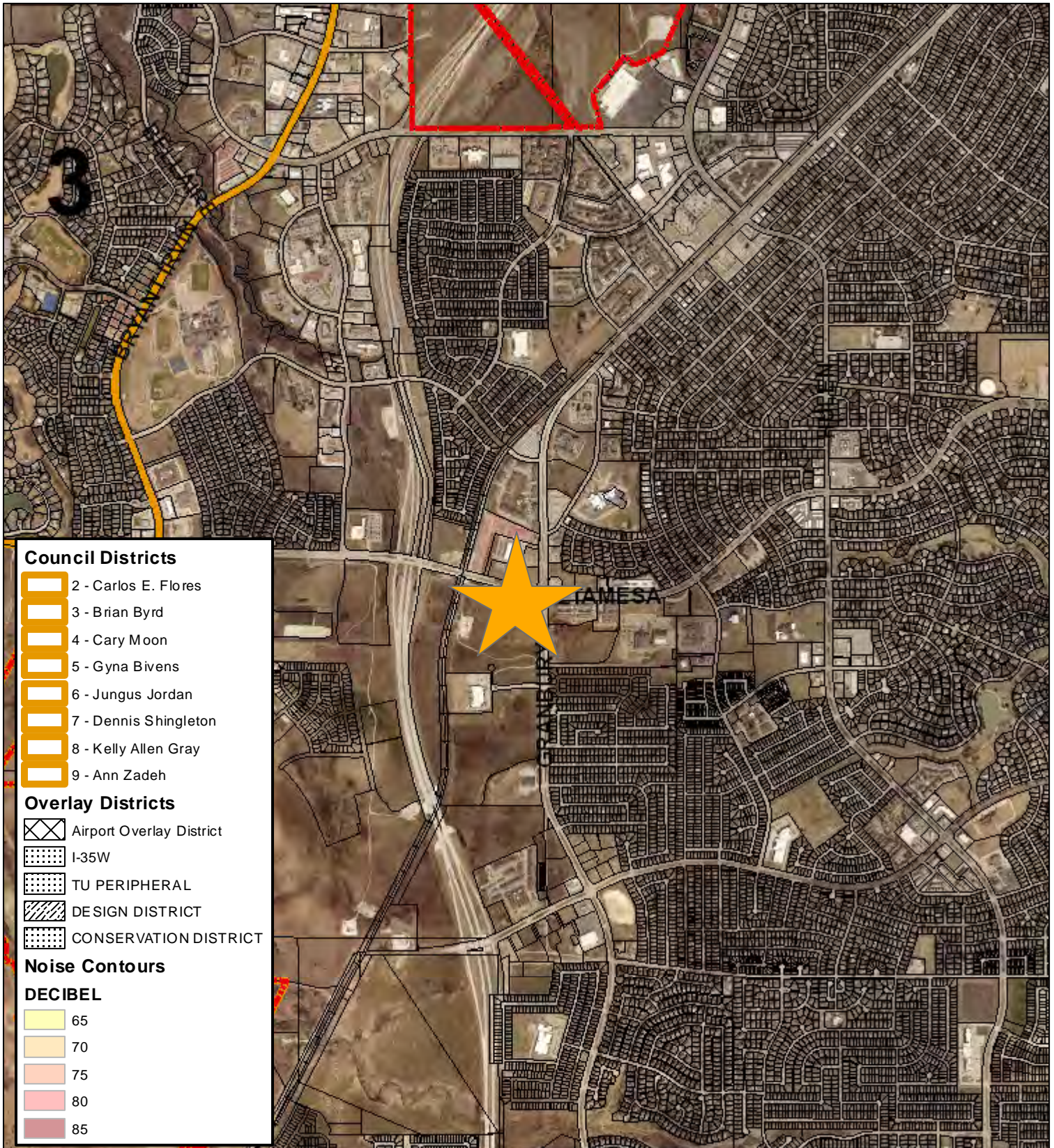
ZONING:
F - GENERAL COMMERCIAL

SITE DATA TABLE

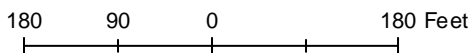
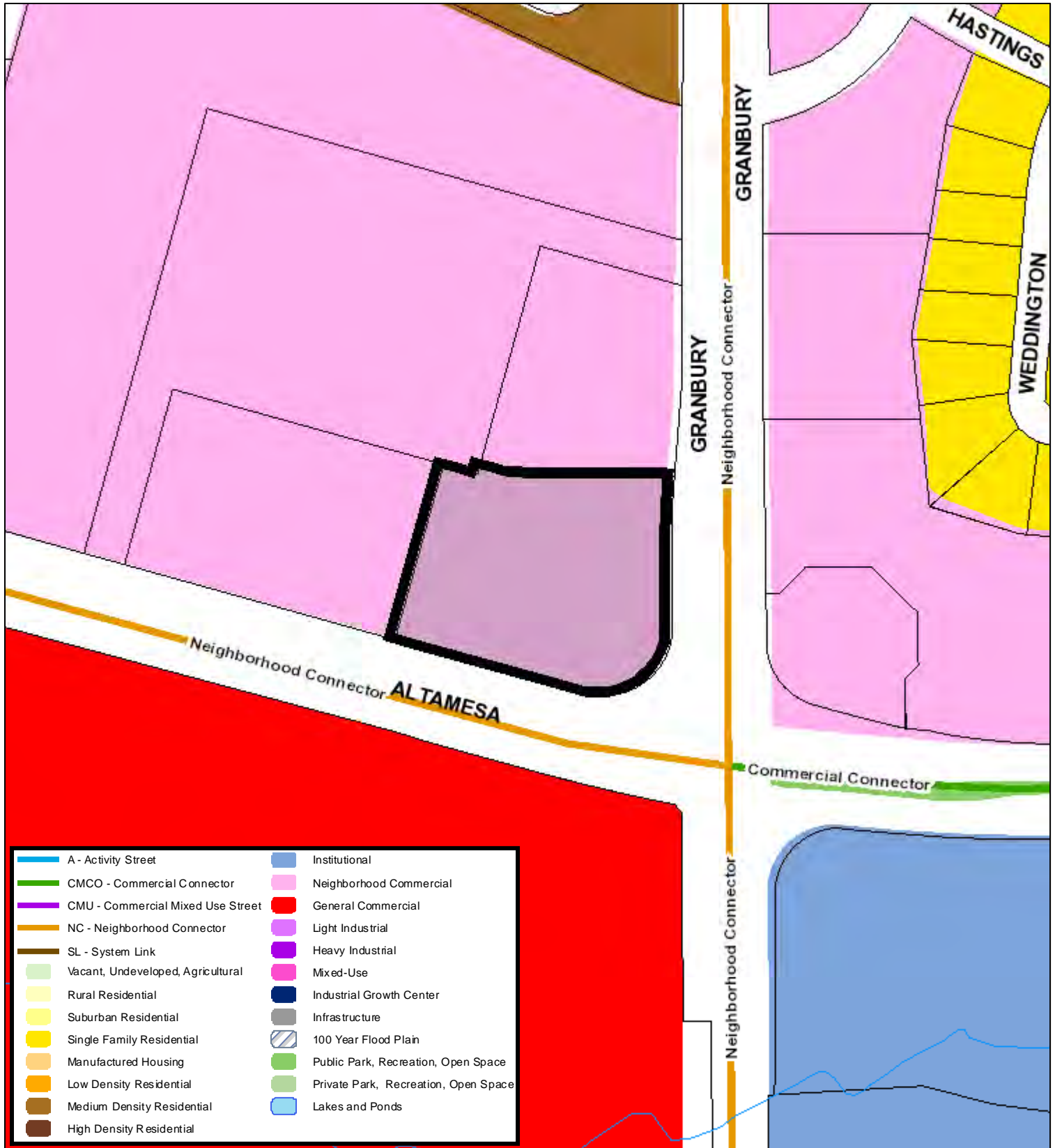
| ZONING | LOT SIZE (ACRES) | LOT SIZE (SQ. FT.) | BLDG AREA (SQ. FT.) | BLDG. HGT. (FT.) | LOT COVERAGE | EMPLOYEE PARKING | VACUUM SERVICE PARKING | TOTAL PARKING PROVIDED |
|--------------|------------------|--------------------|---------------------|------------------|--------------|-------------------|------------------------|------------------------|
| F (CAR WASH) | 2.22 | 96,772 | 7,010 | 33' - 4" | 7.24% | 10 SPACES (1 ADA) | 28 SPACES | 38 SPACES |

PLOTTED BY: CURTIS PETERS 3:38 AM
 LOCATION: Z:\PROJECTS\2020-087 FROM ALTA MESA CAR WASH\CADD\SHEETS\SITE PLAN\SP-1 SITE PLANNING
 LAST SAVED: 6/29/2020 10:37 AM

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 5, 2019.



Aerial Photo Map



0 115 230 460 Feet

