



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 14, 2020

Council District 8

Zoning Commission Recommendation:

Approval by a vote of 8-0

Opposition: None submitted

Support: One person spoke, One letter submitted

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Beth Knight</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Coraldane Hamrick

Site Location: 2008, 2020 Sycamore School Road Acreage: 1.00

Proposed Use: Carwash

Request: From: "E" Neighborhood Commercial

To: Add Conditional Use Permit (CUP) to allow an automatic carwash facility; 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 in the northwest quadrant of Sycamore School and Crowley 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 limited to the 3,800 sq. ft. building. Self-service vacuum spaces are shown adjacent to 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 and a time limit 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 has been an industrial uses and does not have any notable trees or other environmental features to be preserved. A railroad separates the nearest single family subdivision to the west. Because the site is not directly adjacent to a residential district and the closest residential building is approximately 500 feet away to the south, the location of any proposed vacuums and dryers when exiting the building will likely have a minimal impact on the neighborhood.

The case was continued at the November Zoning Commission meeting to allow more time for the applicant to meet with the neighborhood. At the time of this report no additional information has been received.

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 "E" Neighborhood Commercial / Vacant land
- East "E" Neighborhood Commercial / Commercial use
- South "E" Neighborhood Commercial and "PD 939" Planned Development for E uses plus commercial building larger than 60,000 square feet / Commercial use and vacant land
- West "AG" Agricultural / Vacant land owned by Laurel Land Funeral Homes

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-044, southeast of subject, from E to Planned Development for E uses plus commercial building larger than 60,000 square feet, approved; and ZC-17-068, subject site, as well as land to north and east, from AG to E, approved.

Site Plan Comments:

The site plan meets the Planning and Development requirements of the CUP Ordinance.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks, 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 comments.)

Public Notification:

300 foot Legal Notifications were mailed on October 25, 2019.

The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
District 6 Alliance	Streams and valleys Inc.
Hallmark Camelot Highland Terrace Assn.*	Trinity Habitat for Humanity
Willow Creek NA	Crowley ISD

Closest registered neighborhood organization*

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 “E” zoning district. Surrounding land uses consist of commercial to the east and southeast, with vacant non-residential land to the north, southwest, and west.

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

2. **Comprehensive Plan Consistency-Sycamore**

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 policy as stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

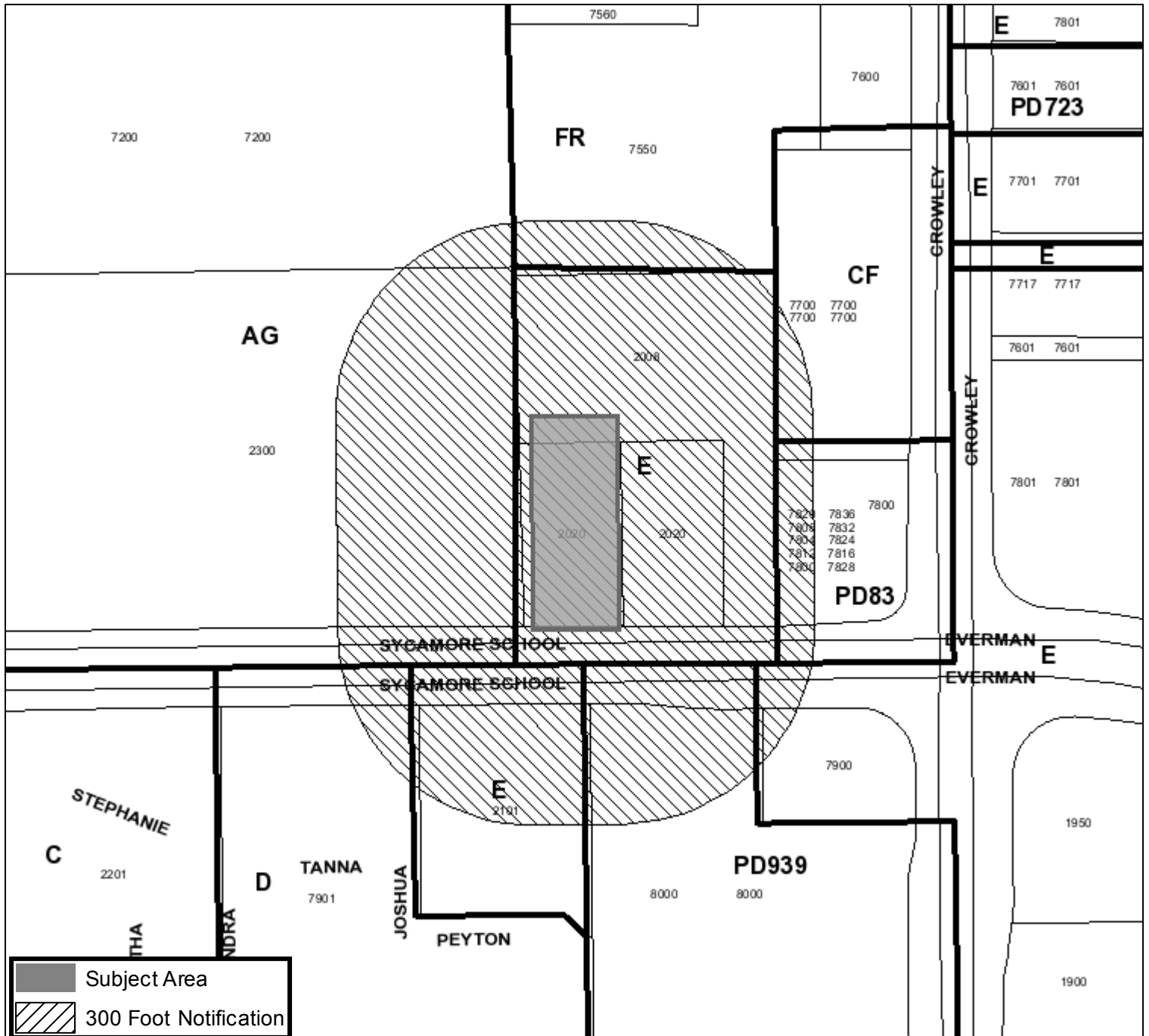
Attachments:



- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

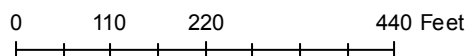


Area Zoning Map

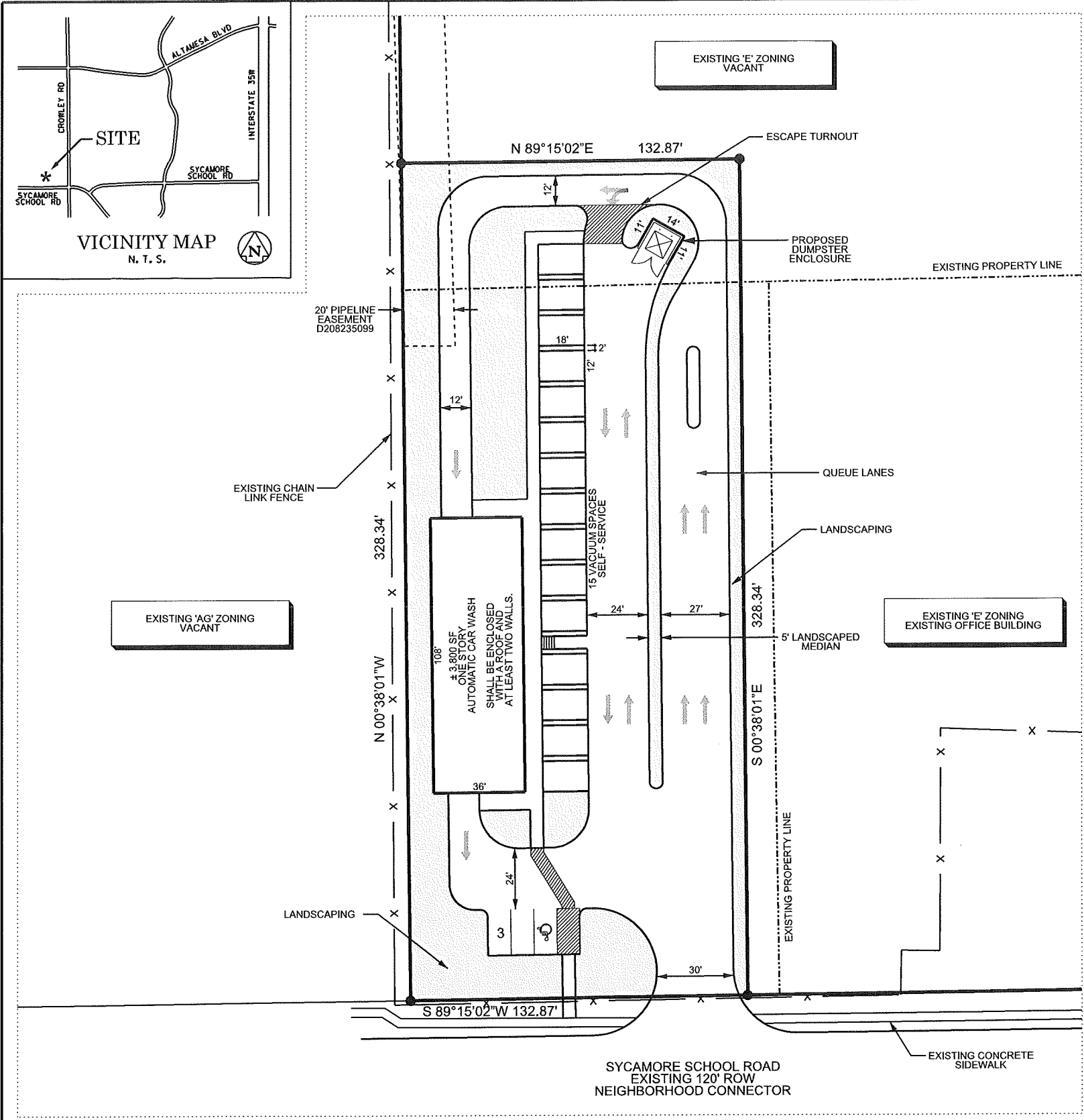
Applicant: Coraldane Hamrick
 Address: 2008, 2020 Sycamore School Road
 Zoning From: E
 Zoning To: Add Conditional Use Permit for automatic car wash
 Acres: 1.00152946
 Mapsco: 104F
 Sector/District: Sycamore
 Commission Date: 11/13/2019
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



TBPLUS Firm Reg No. 10177700
 Copyright © 2019 Peloton Land Solutions, Inc.
 4:48:04 PM
 12/10/2019
 G:\JOB\SAM19001_04_Carwash\Master_Dev\Entire\Elements\Zoning\CUPA\20191029_SAM19001_CUP.dgn



DESCRIPTION OF 1.00 ACRE OF LAND

BEING a tract of land situated in the San Antonio & Mexican Gulf Railroad Company Survey, Abstract Number 1463, Tarrant County, Texas, being a portion of Tract 1 and Tract 2 described by deed to Benjamin M. Hamrick, and wife Clara C. Hamrick, recorded in Volume 8492, Page 1244, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said Tract 1, being the southeast corner of that tract of land described by deed to Laurel Land of Fort Worth, Inc., recorded in Volume 10690, Page 1339, said County Records, and being in the north right-of-way line of Sycamore School Road (a variable width right-of-way);

THENCE N 00°38'01"W, 328.34 feet, with the east line of said Laurel tract;

THENCE N 89°15'02"E, 132.87 feet, departing said east line;

THENCE S 00°38'01"E, 328.34 feet, to said north right-of-way line and the south line of said Tract 1, from which the southwest corner of Lot 1, Block A, Crowley Chevron Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Cabinet A, Slide 261, County Records, Tarrant County, Texas, bears N 89°15'02"E, 242.81 feet;

THENCE S 89°15'02"W, 132.87 feet, with said common line, to the Point of Beginning and containing 43,626 square feet or 1.00 acre of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

LEGEND:

- LANDSCAPING
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING EASEMENT

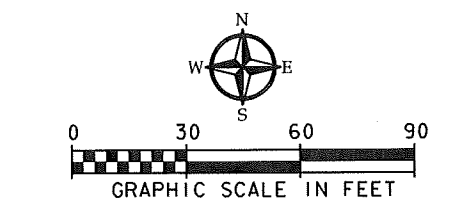
NOTES:

1. LIGHTING WILL COMPLY WITH CITY OF FORT WORTH ORDINANCES.
2. ALL SIGNAGE SHALL CONFORM TO SECTION 6.4, SIGNS.
3. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
4. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
5. PROPOSED DUMPSTER ENCLOSURE SHALL COMPLY WITH SECTION 6.300 OF THE CITY OF FORT WORTH ZONING ORDINANCE.
6. NO MINIMUM PARKING STANDARD APPLIES TO THIS SITE PER SECTION 6.201 OF THE CITY OF FORT WORTH'S ZONING ORDINANCE.
7. AUTOMATIC CAR WASH SHALL BE ENCLOSED WITH A ROOF AND AT LEAST TWO WALLS.
8. QUEUE LANES AND DRIVE LANES TO BE HARD SURFACED AND DUST FREE.
9. ALL LIGHTS SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES AND SHALL BE SHIELDED FULL CUTOFF LIGHTING.
10. NO VEHICULAR ACCESS TO FACILITY SHALL BE ALLOWED OUTSIDE NORMAL HOURS OF OPERATION. A GATE SHALL BE PROVIDED.
11. LANDSCAPING SHALL BE PROVIDED ALONG SOUTH SIDE OF PROPERTY BETWEEN PARKING AREA AND SOUTH PROPERTY LINE IN CONFORMITY WITH 6.301, LANDSCAPING.

DIRECTOR OF PLANNING AND DEVELOPMENT _____

DATE: _____

JOB #:	SAM19001
DRAWN BY:	TL
CHECKED BY:	KK
DATE:	10/14/2019
DATE:	REVISIONS:
10/29/2019	COMMENTS FROM CITY
2 - 12/10/2019	UPDATE TO NOTES



OWNER

Coraldane Hamrick
 2000 Chelsea Dr
 Fort Worth, TX 76134

PLANNER / ENGINEER / SURVEYOR

PELTON LAND SOLUTIONS
 8800 HILLYWOOD PARKWAY, SUITE 250
 FORT WORTH, TEXAS 76117 PH# 817-562-3350

Conditional Use Permit Site Plan of
SYCAMORE CAR WASH

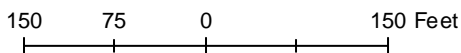
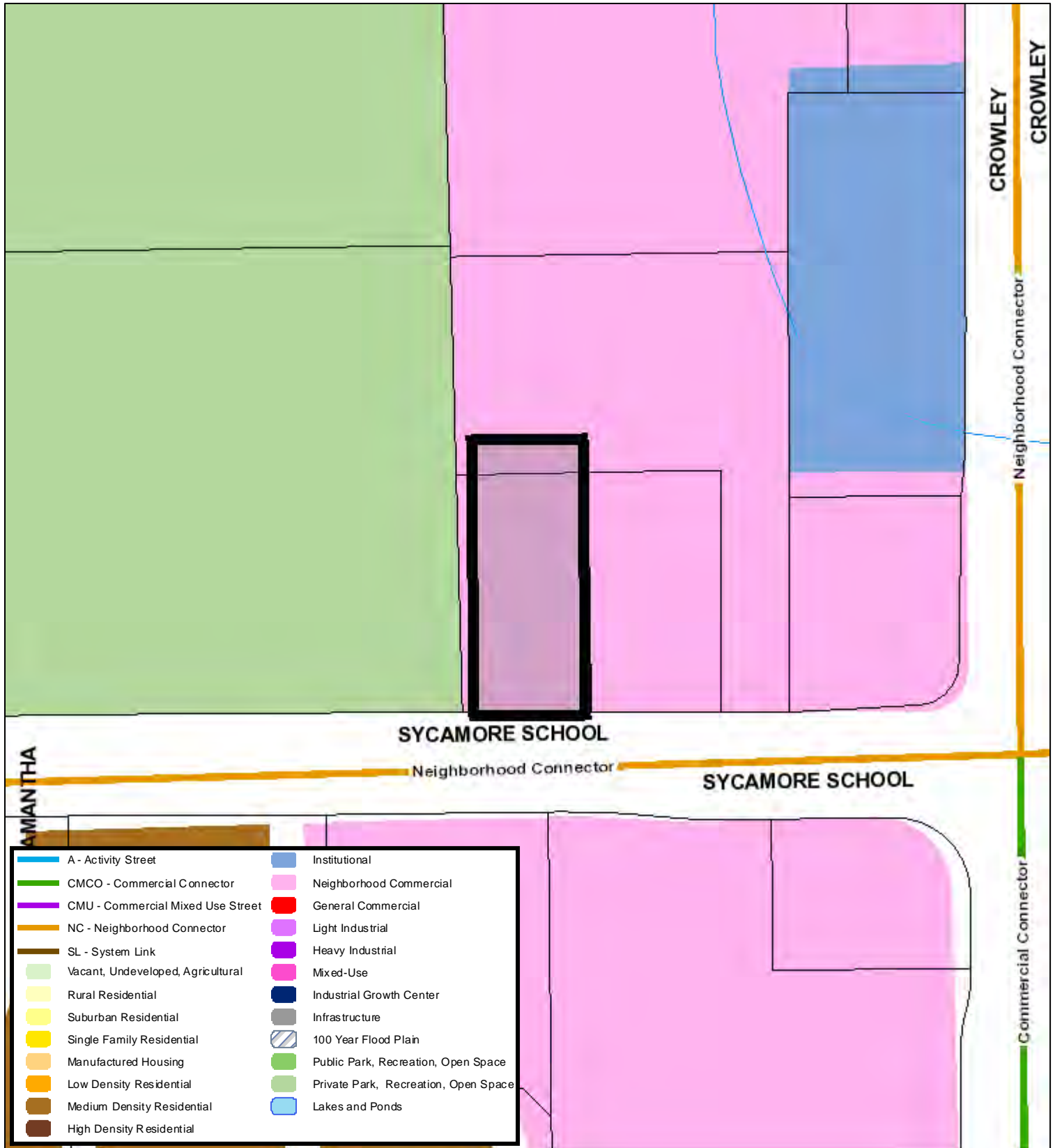
1 Acre of land situated in the S A & M G RR CO SURVEY, Abstract 1463 Tracts 2H AND 2E0,
 Fort Worth, Tarrant County, Texas.

Area Map



0 1,000 2,000 4,000 Feet

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



0 100 200 400 Feet



James Austin, 2017 Teakwood Trail
Rosa Ramirez, 4820 El Rancho

The following individuals appeared in opposition of ZC-19-158:
Barbara Smith, representing The New Mitchell Blvd, 2508 Malvern

1st Motion: Commissioner Conlin made a motion, seconded by Commissioner Runnels, that ZC-19-158 be Denied with Prejudice. Motion failed 4-4.

2nd Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Miller that ZC-19-158 be Denied without Prejudice. Motion failed 3-5.

3rd Motion: Commissioner Gober made a motion that ZC-19-158 be Approved for “E”. Motion failed to get a second.

4th Motion: Commissioner McDonnell made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-158 be continued for 60 days. Motion failed 2-6.

Final Motion: Commissioner Trevino made a motion, seconded by Commissioner Gober, that ZC-19-158 be Approved as amended for “ER”. Failed motion to approve 4-4, case moves forward as denial of “ER”.

**2. ZC-19-161 Sevanne Steiner/Charlotte Hogan (CD 9) – 914 N. Sylvania Ave. (0.21 ac.)
From: “E” Neighborhood Commercial To: “MU-1” Low Intensity Mixed-Use**

Sevanne Steiner, 6412 Shasta Trail, appeared before the Commission in support of ZC-19-158.

The following correspondence was submitted in support of ZC-19-161:
Riverside Business Alliance

The following correspondence was submitted in opposition of ZC-19-161:
2 letters

Motion: Commissioner Miller made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-161 be Approved. Motion passed 8-0.

**3. ZC-19-166 Coraldane Hamrick (CD 8) – 2008, 2020 Sycamore School Rd. (1 ac.) To:
Add Conditional Use Permit (CUP) for automatic car wash facility in “E”
Neighborhood Commercial; site plan included**

Samuel Rhea, 4532 Cloudview Rd, appeared before the Commission in support of ZC-19-166.

The following individuals appeared in support of ZC-19-166:
Stephanie Kaiser, 111 Congress Ave, Austin, TX

The following correspondence was submitted in support of ZC-19-166:
1 letter

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, that ZC-19-166 be Approved with amended site plan. Motion passed 8-0.

4. ZC-19-172 NTP35 LP (CD 2) – 7400-9000 Blocks NW Highway 287 (south side) (151.4) From: “AG” Agricultural/I-35 Overlay To: “I” Light Industrial/I-35 Overlay

Motion: Commissioner Trevino made a motion, seconded by Commissioner Runnels, that ZC-19-172 be continued for 30 days. Motion passed 8-0.

5. ZC-19-173 NTP35 LP (CD 7) – 7400-8700 blocks NW Highway 287 (north side) (37.7 ac.) From: “I” Light Industrial/ I-35 Overlay To: “UR” Urban Residential/ I-35 Overlay

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-19-173 be continued for 30 days. Motion passed 8-0.

6. ZC-19-155 City Of Fort Worth Planning And Development: Como Neighborhood (CD 3) – Generally bounded by the West Freeway (I-30), Neville Street, Como Drive, and Bryant Irvin (59.40 ac.) From: “A-5” One-Family, “B” Two Family, “B/HC” Two-Family/ Historic & Cultural Overlay, “C” Medium Density Multifamily, “D” High Density Multifamily, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “G” Intensive Commercial, “I” Light Industrial, and PD 373 Planned Development To: “A-5” One-Family, “CF” Community Facilities, “CF/HC” Community Facilities/Historic & Cultural Overlay, “ER” Neighborhood Commercial Restricted, “CB-TF” Camp Bowie/Transition Frontage District

Patrina Newton, Planning & Development; explained the council-initiated process.

The following individuals appeared in support of ZC-19-155:
Ella Burton; representing the Como Advisory Board, 5812 Kilpatrick Ave
Dorothy DeBose, 5713 Humbert

The following individuals appeared in opposition of ZC-19-155:
Liane Lewis, 5125 Locke Ave
Tommy Swanson, 4713 Cinnamon Hill Dr
Bijan Youssefzadeh, 508 Giltin Dr

The following correspondence was submitted in opposition of ZC-19-155:
1 letter

4. ZC-19-162 Po & Tina Holding LLC (CD 3) – 3740 S. University Dr.

Po Chu Lu, 3545 South Dr, appeared before the Commission in support of ZC-19-162.

The following correspondence was submitted in opposition of ZC-19-162:

1 letter

Motion: Commissioner Welch made a motion, seconded by Commissioner Runnels, that ZC-19-162 be Approved. Motion passed 8-0 with Commissioner McDonnell absent.

5. ZC-19-163 James Van Zandt Jarvis (CD 7) – 9400-9800 Blocks Wagley Robertson Rd. (10 ac.) From: “AG” Agricultural To: “A-5” One Family

Ben Luedtke, 4304 Hanover, appeared before the Commission in support of ZC-19-163.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-19-163 be Approved. Motion passed 8-0 with Commissioner McDonnell absent.

6. ZC-19-164 Forestar (USA) Real Estate Group Inc (CD 7) – 8900-9100 Blocks Wagley Roberts Rd. (2.56 ac.) From: “E” Neighborhood Commercial To: “A-5” One Family

Doug Weaver, 3017 W 7th, appeared before the Commission in support of ZC-19-164.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-19-164 be Approved. Motion passed 8-0 with Commissioner McDonnell absent.

7. ZC-19-166 Coraldane Hamrick (CD 8) – 2008, 2020 Sycamore School Rd. (1 ac.) To: Add Conditional Use Permit (CUP) for automatic car wash facility in “E” Neighborhood Commercial; site plan included

Samuel Rhea, 4532 Cloudview Rd, appeared before the Commission in support of ZC-19-166.

The following individuals appeared in opposition of ZC-19-166:

Micah King, 111 Congress Ave Austin, Tx

Motion: Commissioner Conlin made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-166 be continued for 30 days. Motion passed 7-1 with Commissioner Welch voting against and Commissioner McDonnell absent.

8. ZC-19-167 Columbus Trail-94 LTD (CD 6) – 7701 Summer Creek Dr. (0.71 ac.) To: Amending PD 246 to add auto repair use; site plan included

Justin Light, 500 W 7th, appeared before the Commission in support of ZC-19-167.

The following correspondence was submitted in support of ZC-19-167:

Candle Ridge HOA

1 letter