



# Zoning Staff Report

Date: March 21, 2023

Case Number: ZC-23-006

District (old/new): 9 / 9

## Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Diaz Real Estate Holdings/Katie Car Wash

Site Location: 4444 South Freeway

Acreage: 0.69 acres

### Request

Proposed Use: Automated car wash

Request: From: "FR" General Commercial Restricted

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "FR" General Commercial Restricted; with development waiver for vacuum canopies in front of the building, 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 in a midblock location of along the South Freeway access road, between the Seminary Drive and Felix Street exits. The site currently contains an office building with not landscaping. The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility; site plan included. The existing building will be removed.

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 “FR” district for a drive-thru carwash facility in an approximately 4,000 sq. ft. building. Self-service vacuum spaces are shown in front of and beside the carwash building to the south. 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 site fronts the South Freeway. Single family residential neighborhoods are noted across Burleson Road to the west. The area does have bus service but is not in a scenic corridor. North and south of the subject site are other commercial uses lining the South Freeway access road one lot deep. The subject site and the commercial area along the South Freeway are designated as General Commercial.

While a carwash is not permitted in the “FR” 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 appears to be a vacant office building. The neighborhood development immediately north and south of the property are other auto uses, and the frontage road contains additional commercial to industrial uses. The nearest residential district and use, “A-5” One-Family, developed as single family uses, lies behind the subject site, approximately 50 feet away. The South Freeway is classified as an interstate roadway, which is the most intensive roadway on the Master Thoroughfare Plan.

The site plan shows 16 vacuum stalls, two of which are forward of the front building wall. A development waiver will be required to allow Spaces 8 and 9 to be in front of the building. Because the site is adjacent to other commercial zoning, no screening fence or additional landscaping is required. The car wash dryer faces the South Freeway away from the single family neighborhood. The dryer locations on the southern side of the lot are approximately 100 feet from the existing residences facing away from Burleson Road. Although sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 16 vacuums are unlikely to have a significant detrimental impact on the neighborhood, due to the existing traffic noise from the South Freeway.

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 base regulations and the proposed CUP:

Requirement	Accessory Commercial Standards	Proposed CUP
Accessory building Placement	Behind the front wall of the building	Two vacuum canopy spaces are in front of the building ( <i>requires Development Regulation Waiver</i> )

## Surrounding Zoning and Land Uses

- North “FR” General Commercial Restricted / Auto sales
- East “F” General Commercial / South Freeway and hotels
- South “FR” General Commercial Restricted / Auto sales
- West “A-5” One-Family / Single family neighborhood

## Recent Zoning History

- None.

## Public Notification

300-foot Legal Notifications were mailed on January 26, 2023.  
 The following organizations were notified: (emailed January 27, 2023)



Organizations Notified	
Worth Heights NA *	Streams and Valleys Inc
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
Oakridge Terrace NA	Fort Worth ISD
Southeast Fort Worth Inc	

\* This Neighborhood Association is the 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 “FR” zoning district. Surrounding land uses consist of comparable intensity commercial uses and zoning to the north, south, and east, with residential zoning and uses lying across Burleson Road to the west. The closest residential district is approximately 50 feet away from the rezoning boundary, leaving the subject property as an intervening use to the Freeway. The car wash dryer faces towards the freeway, although the vacuums’ location causes some noise to enter the single family neighborhood. The neighborhood is currently impacted by the noise generated by the traffic on the South Freeway. The redevelopment of the site will add landscaping where no exists at this time.

The proposed zoning request **is compatible** with surrounding land uses due the other commercial uses and noise impacts from the South Freeway. Although not required, a solid screening fence and gate on the rear would help mitigate the vacuums’ noise, as well as reducing cut-through traffic.

### Comprehensive Plan Consistency – Southside

The 2022 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.
- 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.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

However, the project is not consistent with a Southside Sector Land Use policy:

- Attract high quality freeway commercial development along the interstate highways.

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

## Economic Development Plan

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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

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### **Zoning and Land Use**

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

1. The site is over-parked which requires more landscaping.
2. It does not appear the site contains 75% of the site’s required landscaping between the building and the South Freeway frontage. Removing canopy spaces 8 and 9 would both drop the development waiver and contribute to available landscaping area.
3. The freeway sign is in the 20-foot by 20-foot visibility triangle where no signs are allowed. Please move the sign out of this area. The visibility triangle is measured from the edge of the driveway at the property line, instead of the pavement for the service road. Move all visibility triangles westward to be inside the property lines.
4. Revise the “stucco assembly” label on the elevation plans to just “stucco”.
5. The dumpster enclosure doors must be solid screening materials, instead of chain link gates.

### **Stormwater**

1. Site has deep potential high water and existing infrastructure. See plan set SD-0425, S-1899-04, & TxDOT 14-16-151.
2. Site development may require an accepted drainage study prior to platting, grading permit issuance, and building permit issuance if onsite & offsite development exceeds 1 acre of land disturbance.

### **Fire**

1. Any new building permits will be required to meet current fire code including, but not limited to fire lanes, hydrants, and fire sprinkler systems.

### **Water**



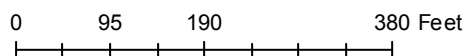
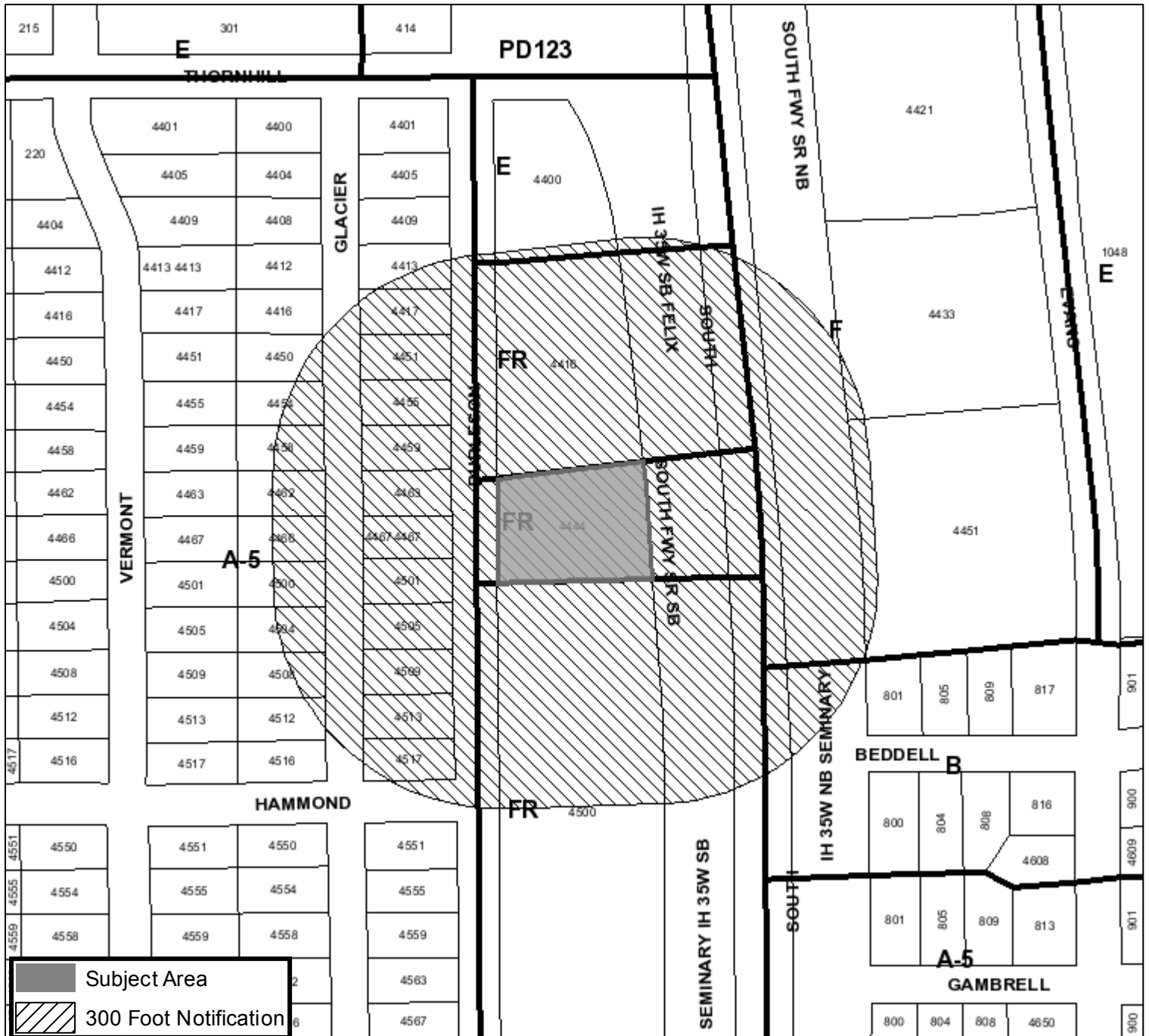
1. Putt-Putt Addition Block 1 Lot 2B has access to 6" water line in Burleson Rd and a 8" Sewer line at service road of South Frwy. Applicant to confirm these water/sewer lines are adequate. You may submit a study or Loading/demand to WPD@fortworthtexas.gov.

*(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.)*



### Area Zoning Map

Applicant: Diaz Real Estate Holdings/Katie Car Wash  
 Address: 4444 South Freeway  
 Zoning From: FR  
 Zoning To: To add a Conditional Use Permit for a Car Wash  
 Acres: 0.68685549  
 Mapsco: 091K  
 Sector/District: Southside  
 Commission Date: 2/8/2023  
 Contact: null

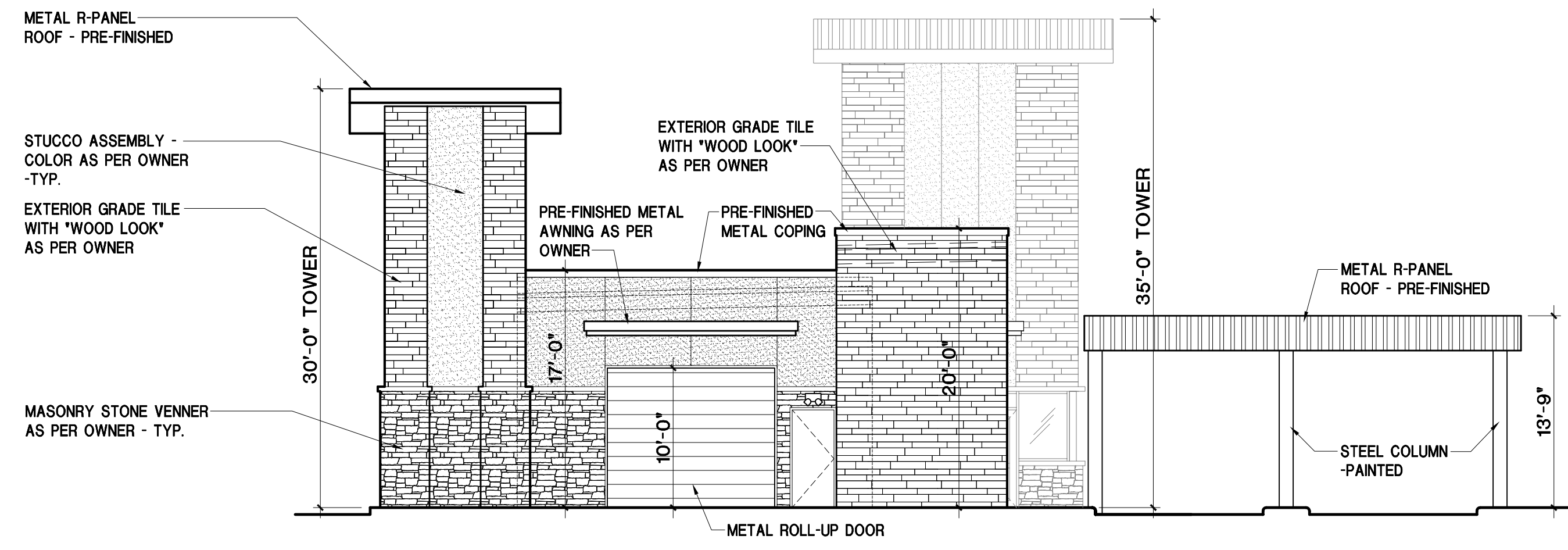




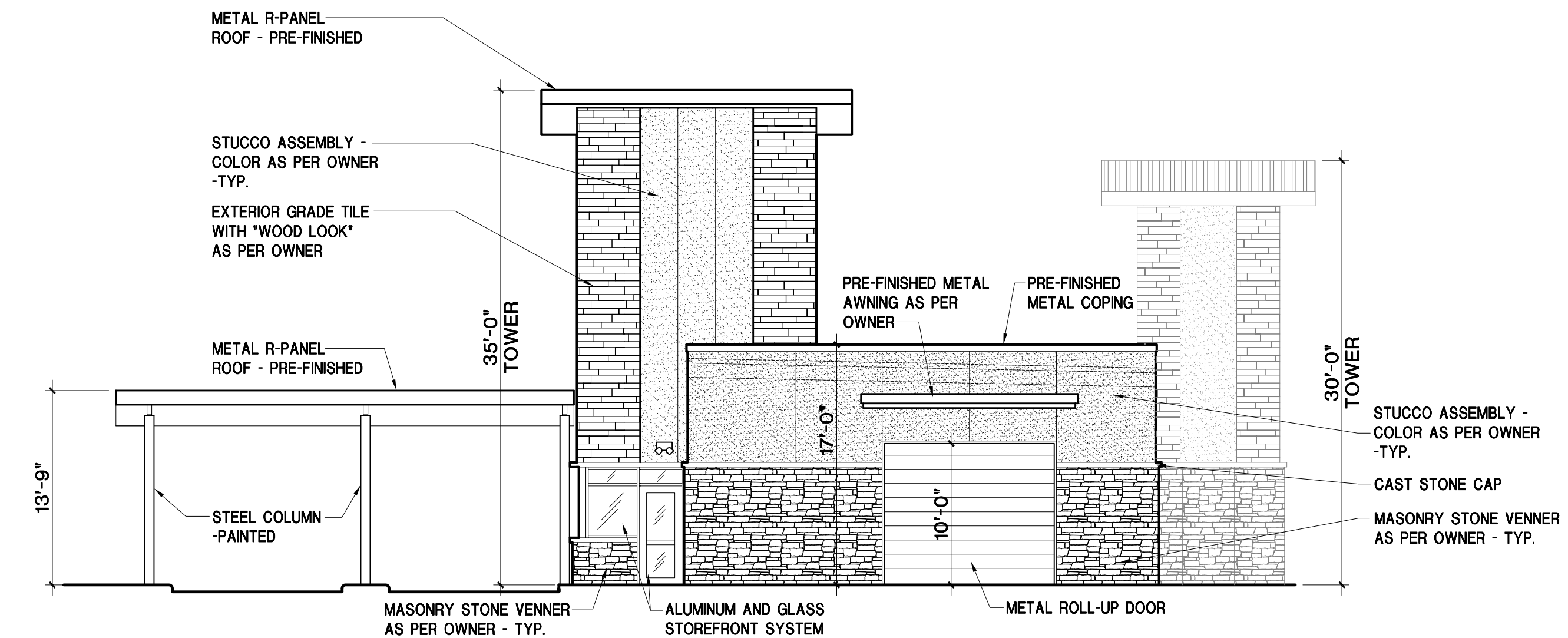




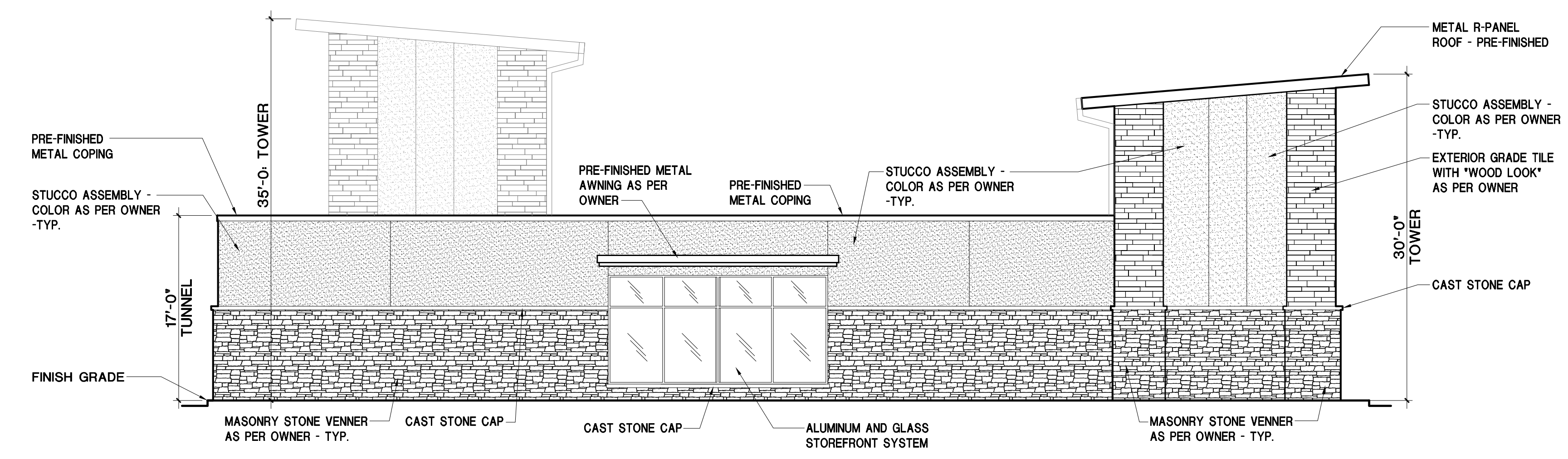
214.766.5905  
 PO BOX 383023  
 DUNCANVILLE, TX 75138



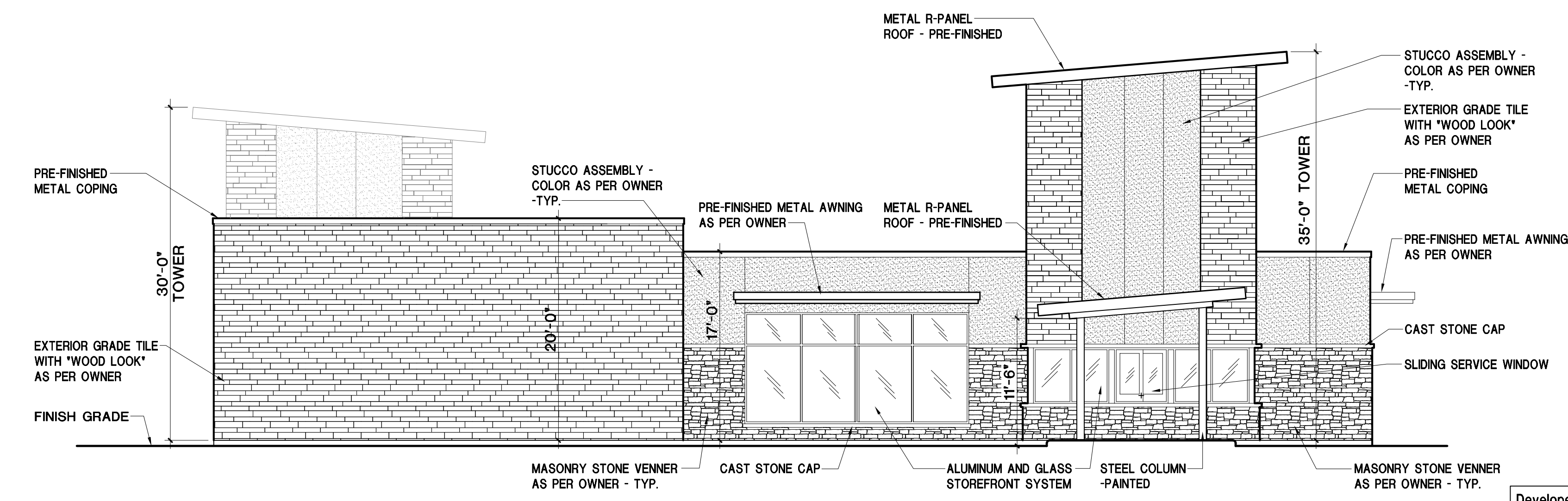
**03 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**04 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**02 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**01 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

Developer/Owner: Robert Petrie  
 Address: 6111 Lake Worth Blvd.  
 City/State: Lake Worth, Texas 76135  
 Telephone Number: 817.401.1617  
 E-mail Address: robertpetrieautosales.com

Zoning Case Number: ZC-23-006  
 Director of Development Services  
 Date: \_\_\_\_\_

KATIE'S CAR WASH  
 4444 SOUTH FREEWAY  
 FORT WORTH, TX 76115

REVISIONS

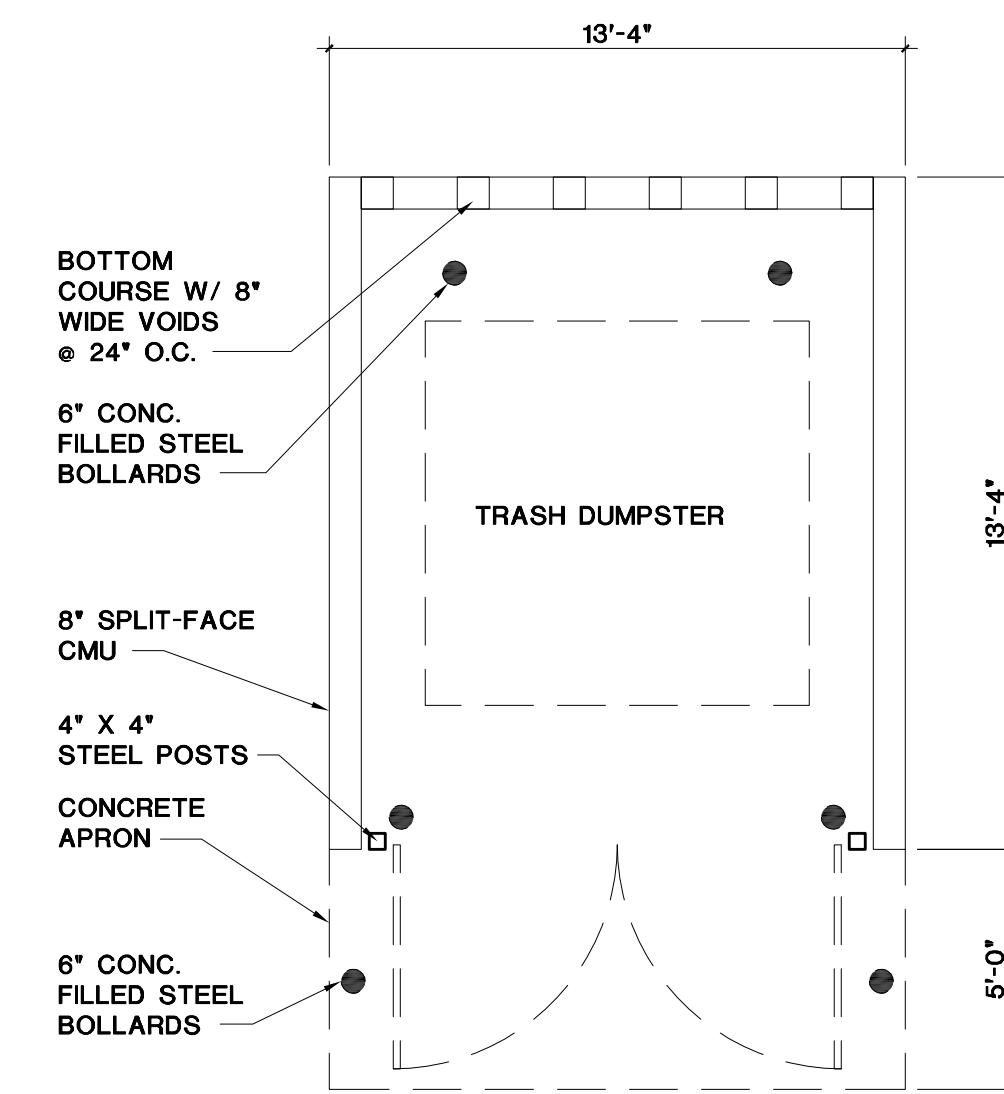
EXTERIOR ELEVATIONS

SHEET NUMBER

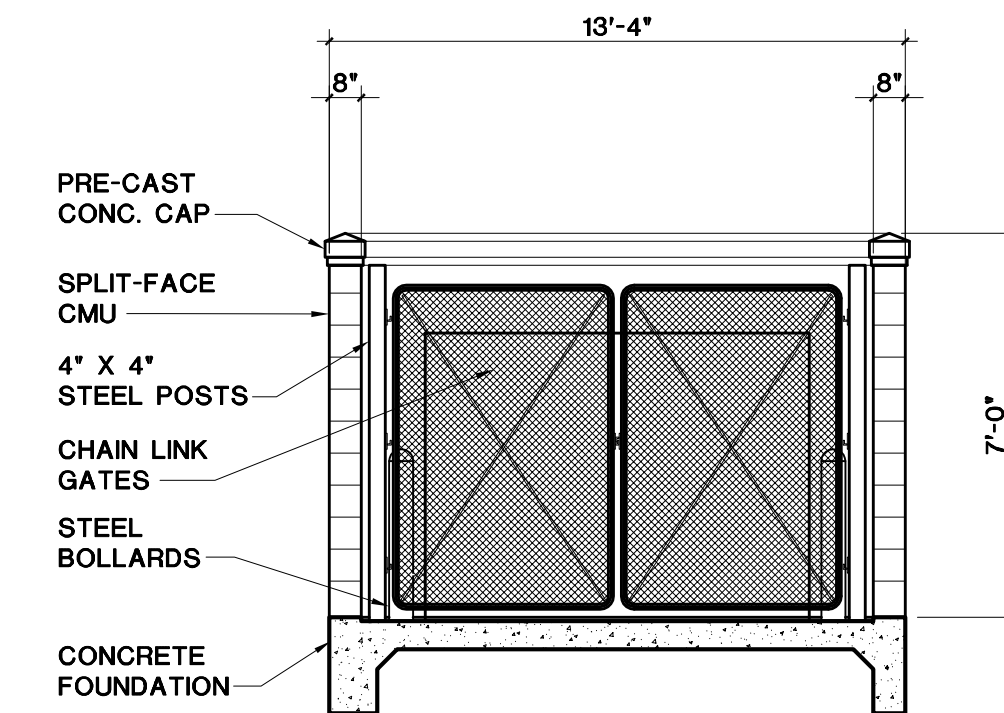
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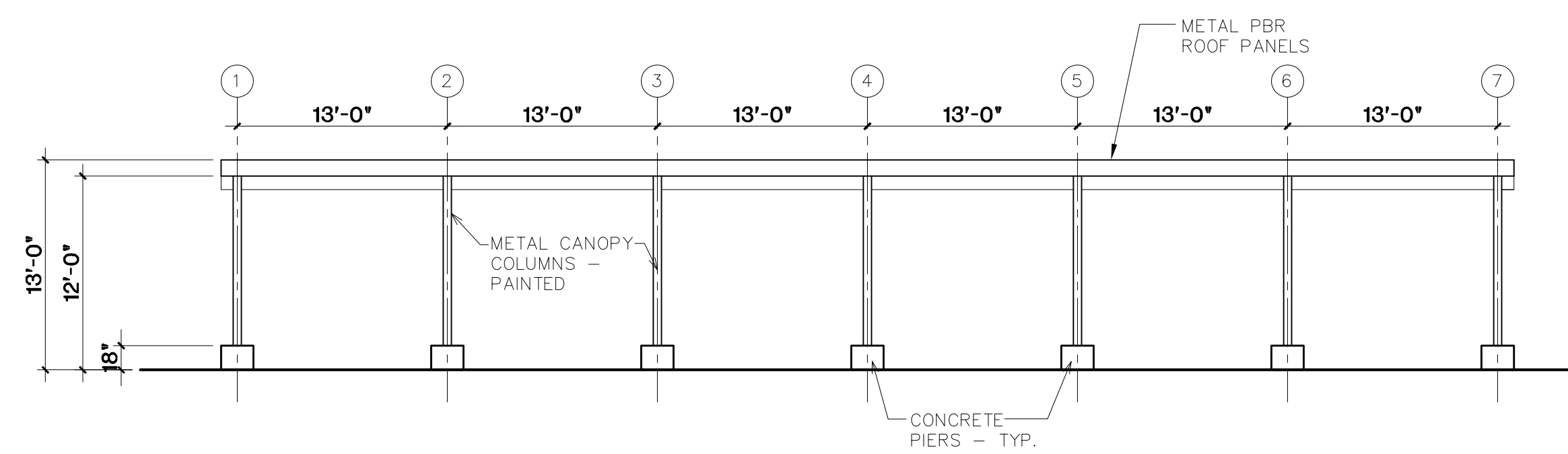
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 DUNCANVILLE, TX 75138



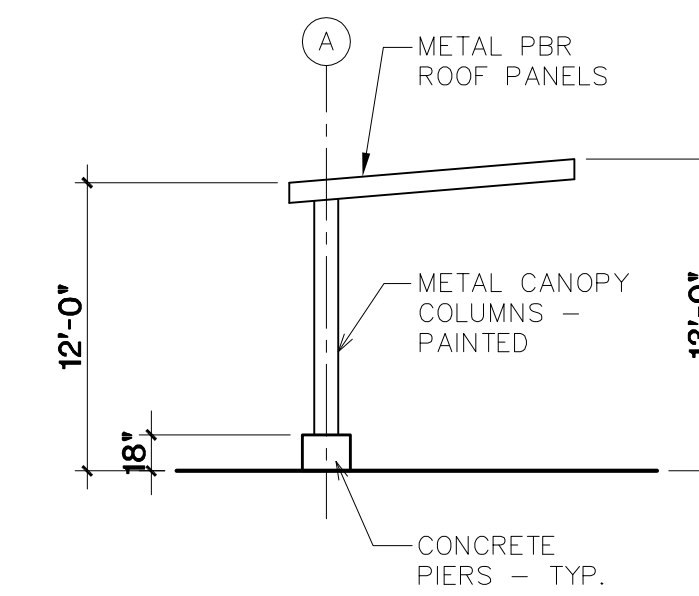
**04 TRASH ENCLOSURE PLAN**  
 SCALE: 1/4" = 1'-0"



**03 TRASH ENCLOSURE ELEV.**  
 SCALE: 1/4" = 1'-0"



**01 VACUUM CANOPY ELEVATION (FRONT) - TYPICAL**  
 1/8" = 1'-0"



**02 VACUUM CANOPY ELEVATION (SIDE) - TYPICAL**  
 1/8" = 1'-0"

KATIE'S CAR WASH  
 4444 SOUTH FREEWAY  
 FORT WORTH, TX 76115

REVISIONS

EXTERIOR  
 ELEVATIONS

SHEET NUMBER

A2.02

Developer/Owner: Robert Petrie  
 Address: 6111 Lake Worth Blvd.  
 City/State: Lake Worth, Texas 76135  
 Telephone Number: 817.401.1617  
 E-mail Address: robertpetrieautosales.com

Zoning Case Number: ZC-23-006









Director of Development Services

Date: \_\_\_\_\_






### Area Map



**Council Districts**






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

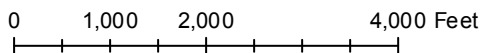
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

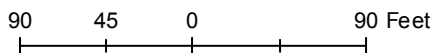
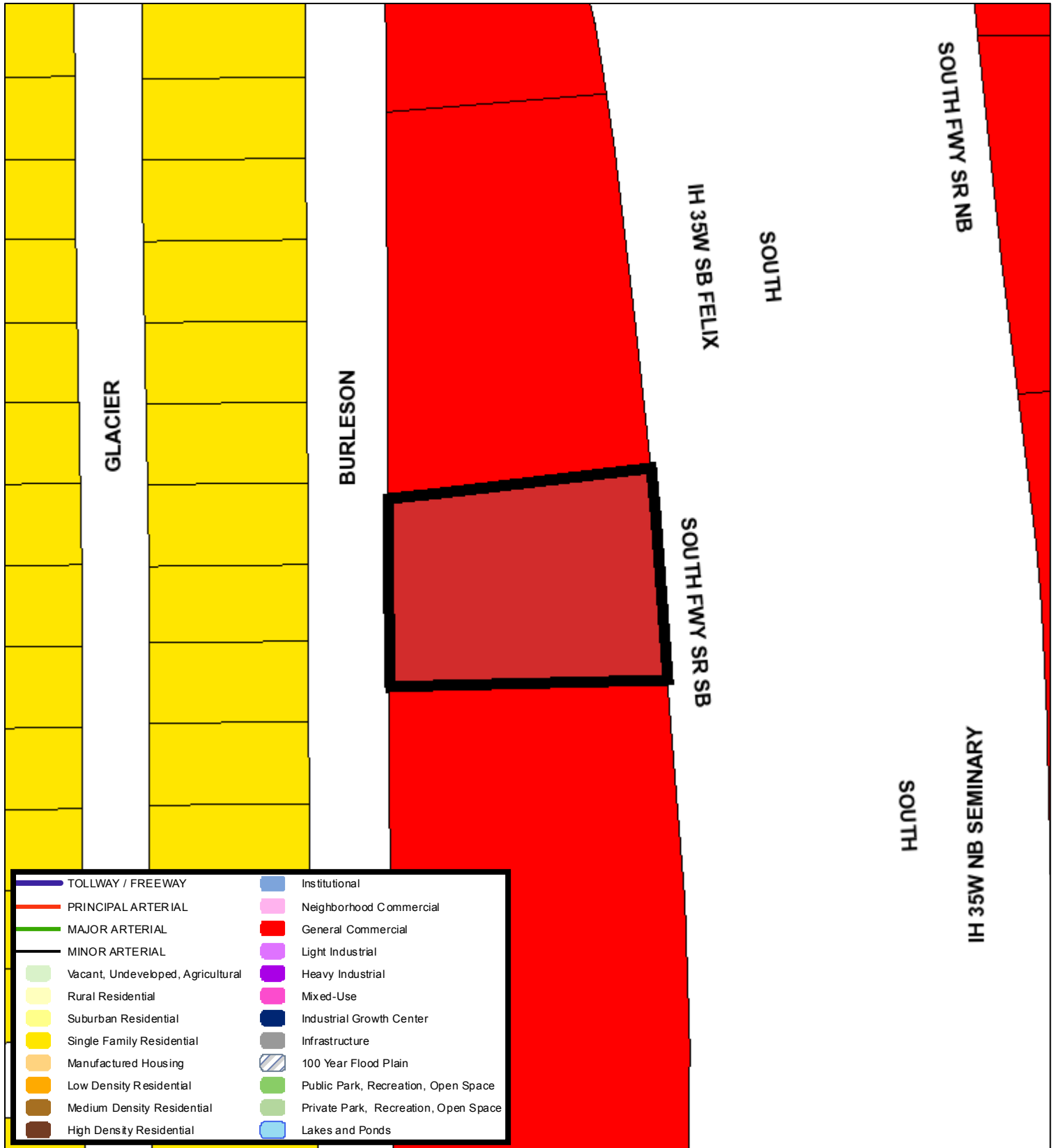
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-  75
-  80
-  85





ZC-23-006

# 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 62.5 125 250 Feet

