



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District 3

Zoning Commission Recommendation:
Approval by a vote of 9-0, with the stipulation that buffering be installed on the southern property line
Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Chapel Creek Development Co. LLC/Jacob Petrie

Site Location: 10033 Southview Street Acreage: 1.64

Proposed Use: Carwash

Request: From: "G" Intensive Commercial

To: Add Conditional Use Permit (CUP) to allow an automatic carwash facility; site plan included

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Staff Recommendation: Denial (see staff recommendations in site plan comments and development impact analysis)

Background:

The proposed site is located in the southeast quadrant of the West Freeway (I-30) and Chapel Creek Boulevard. 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 "G" district for a drive-thru carwash facility in an approximately 4,600 sq. ft. building. Self-service vacuum spaces are shown in three rows adjacent to and south of 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 "G" 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 used for informal outdoor storage for the mini-warehouse facility across the street and does not have any notable trees or other environmental features to be preserved. A vacant lot separates site from the nearest single family subdivision to the south, and additional single family zoning is found to the northeast. Although the site is not directly adjacent to a

residential lot and the closest residential building is approximately 250 feet away or the depth of 5 residential lots, no intervening commercial buildings or landscaping exists between the proposed car wash and residential areas to the north and south. The location of any proposed dryers and 30 vacuums will likely have a detrimental impact on the neighborhood.

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 G regulation and the proposed CUP.

Requirement	G Standards	Proposed CUP
Parking	Approximately 19 parking spaces are required.	34 parking spaces are more than 125% of maximum allowed (requires Development Regulation Waiver)

At the Zoning Commission meeting, the applicant agreed to “proper buffering” and the Zoning Commission recommended approval with the stipulation that buffering be added. However, the revised site plan’s note of “Landscape Buffer” does not provide any details to ensure sound would be contained on site. Staff would be supportive and find the site to be compatible with inclusion of solid wall buffering the vacuum area from the residential to the south.

Site Information:

Surrounding Zoning and Land Uses:

- North “A-5” One-Family / Single family use, vacant land, and freeway
- East “PD 965” Neighborhood Commercial for G uses plus mini-warehouses and “A-5” One-Family / Commercial use and single family subdivision
- South “G” Intensive Commercial and “A-5” One-Family / Vacant land and single family subdivision
- West “G” Intensive Commercial / New drive-thru beverage business and commercial uses

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-127, east of subject, from G to Planned Development for G uses plus mini-warehouses (PD 965), approved; and ZC-18-133, south of subject site, from G to amend and expand 965, withdrawn.

Site Plan Comments:

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

1. Change the legend title for the different ground surfaces from Pavement Legend to Surface Legend.
2. The adjacent land uses and zoning to the north is not provided.
3. Remove the landscaping from the access easements along the east and southern property lines.

(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 April 22, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Westland NA*	Streams and Valleys Inc.
Chapel Creek NA	Trinity Habitat for Humanity
Chapin Rd & Alameda St NA	Fort Worth 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 “G” zoning district. Surrounding land uses consist of commercial to the east and west with vacant non-residential land to the south. Residential zoning is noted to the north and to the south past the vacant lot.

The proposed zoning request **is not compatible** with surrounding land uses due to the lack of buffering for the car wash dryer and 30 outdoor vacuum stations. *Staff would be supportive and find the site to be compatible with inclusion of solid wall buffering the vacuum area from the residential to the south.*

2. **Comprehensive Plan Consistency-Sycamore**

The 2021 Comprehensive Plan designates the site as being General Commercial. The proposed zoning is not consistent 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 but a lack of conformance with the policy as stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

Staff would be supportive and find the site to be compatible with inclusion of solid wall buffering the vacuum area from the residential to the south.

Attachments:

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





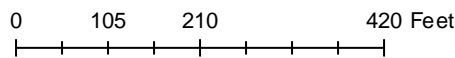
ZC-21-044

Area Zoning Map

Applicant: Chapel Creek Development Co. LLC
 Address: 10033 Southview Road
 Zoning From: G
 Zoning To: Add Conditional Use Permit for car wash
 Acres: 1.6427214
 Mapsco: 72K
 Sector/District: Far West
 Commission Date: 5/12/2021
 Contact: null



 Subject Area
 300 Foot Notification



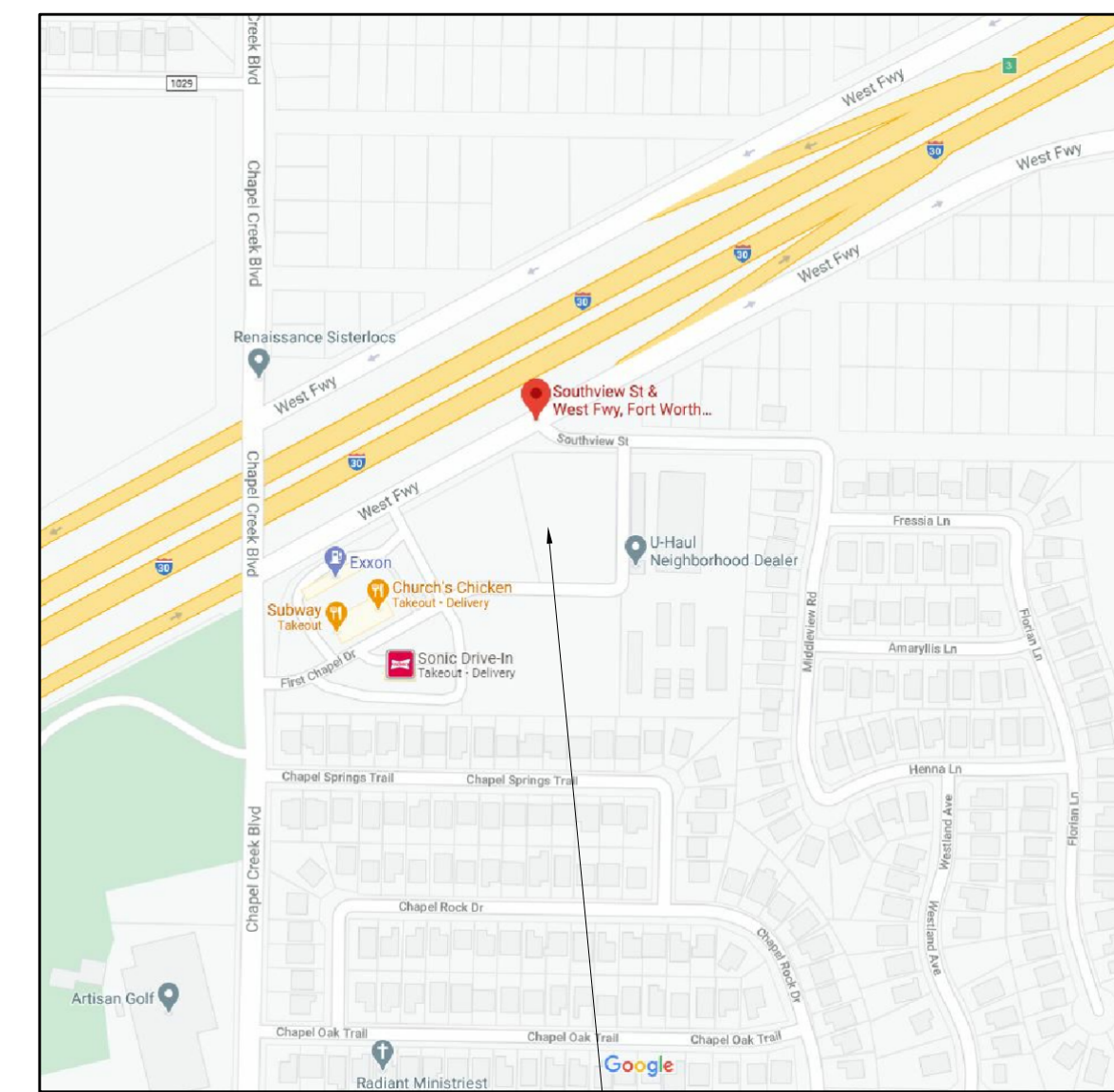
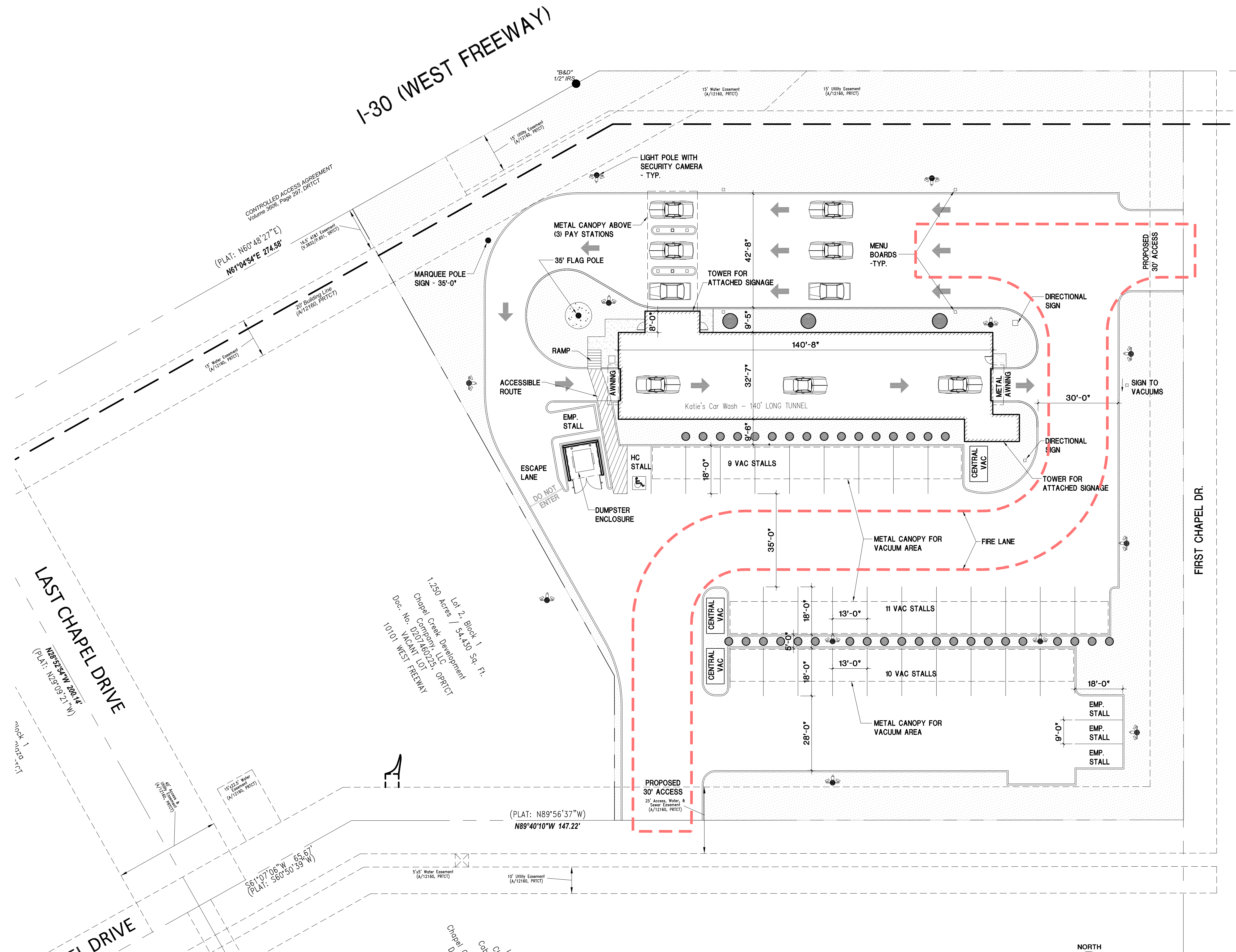


AG DESIGN GROUP, LLC
 PO BOX 383023
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GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
- DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH.
- A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
- VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE AND THE FORT WORTH MUNICIPAL CODE.
- ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE.
- HOURS OF OPERATION:
CAR WASH - 7 DAYS A WEEK, 7:00 AM TO 8:00 PM
- PARKING - THREE (4) EMPLOYEE PARKING STALLS, 1 HANDICAP STALL AND 30 VACUUM STALLS - 35 TOTAL PARKING SPACES.
- BUILDING NOT TO EXCEED 22'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
- EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT-FACED CMU BLOCK, TRANSLUCENT WINDOW PANELS AND STOREFRONT MATERIALS.
- ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2"
- APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATINAL BUILDING CODES.
- TOWERS ATTACHED TO CAR WASH TUNNEL SHALL HAVE SIGNAGE.
- BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANINES ABOVE STORAGE AREA AND OFFICE.
- CAR WASH SHALL HAVE 4 TO 5 MENU SIGNS.
- ALL SITE LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD SO AS TO NOT TRESPASS ONTO ADJACENT PROPERTIES.
- PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS, IF APPLICABLE.
- PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS.

SOUTHVIEW ROAD
 (50' R.O.W.)



VICINITY MAP
 NOT TO SCALE
 PROJECT LOCATION

01 SITE PLAN
 SCALE: 1" = 20'-0"



KATIE'S CAR WASH
 WEST FREEWAY & SOUTHVIEW ST
 FORT WORTH, TX 76108

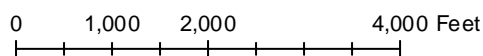
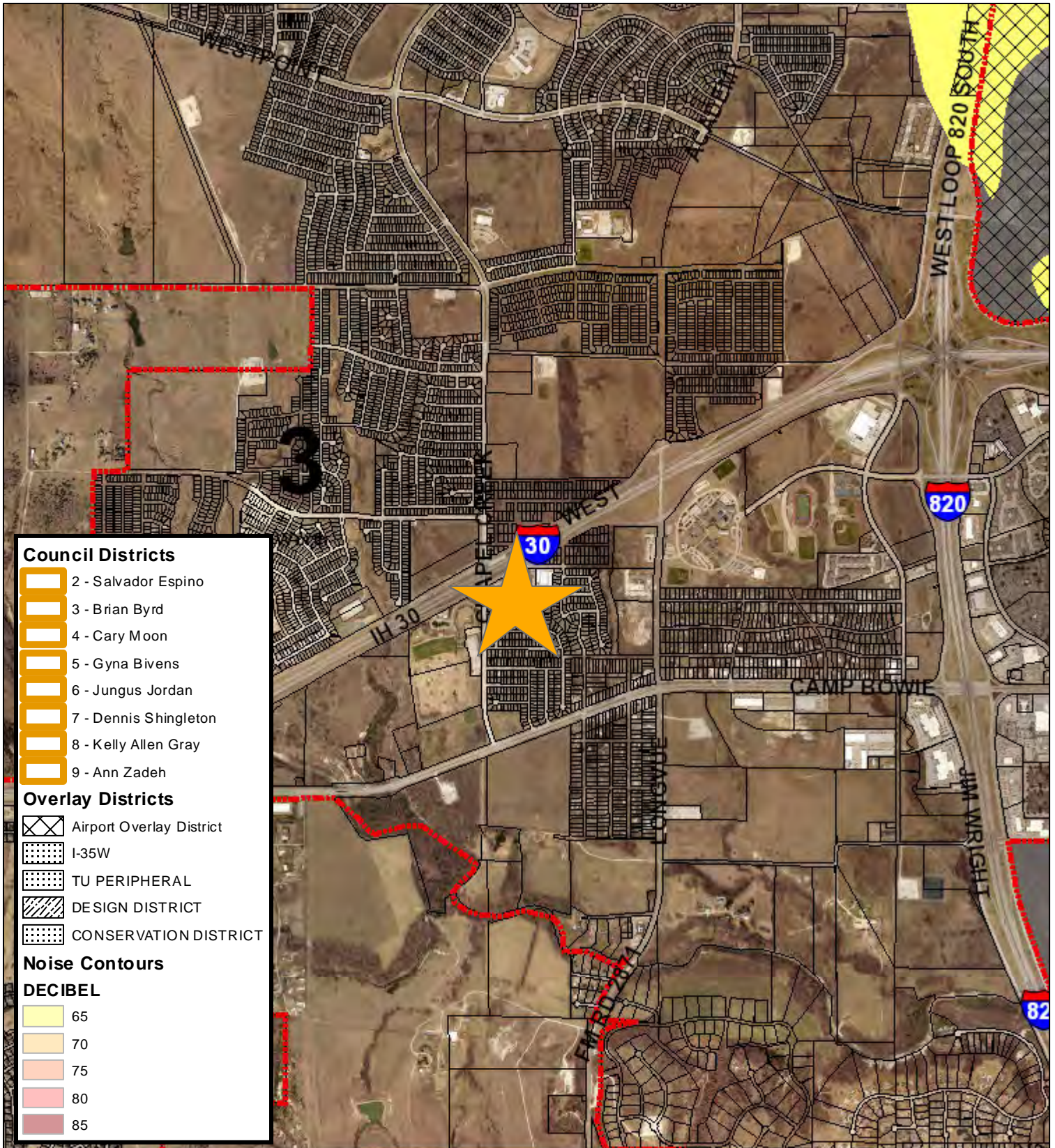
REVISIONS

SITE PLAN

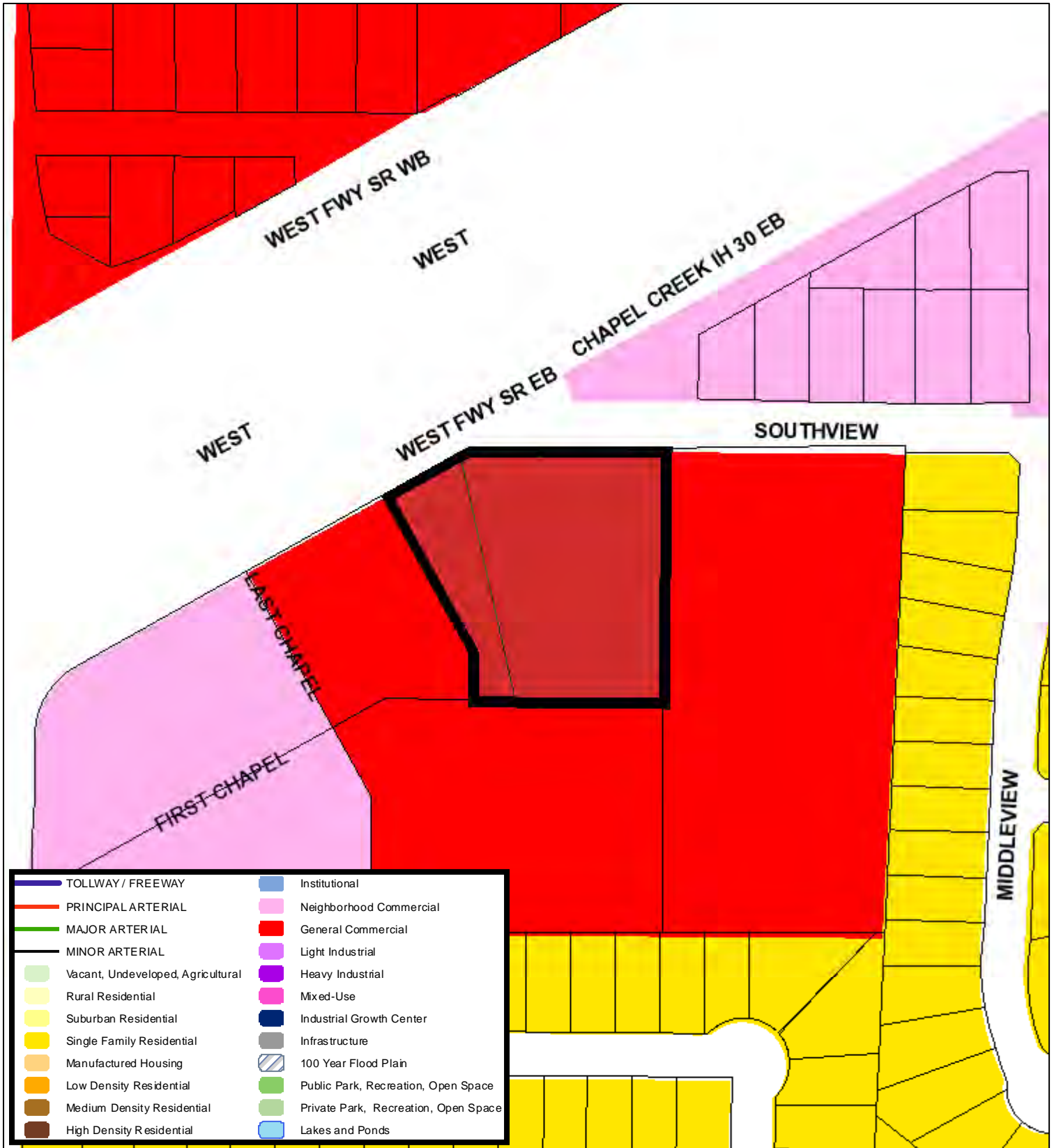
SHEET NUMBER

A1.00

Area Map



Future Land Use



150 75 0 150 Feet

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 95 190 380 Feet

