



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 7, 2020

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: JLJ Investments

Site Location: 301 E. Rendon Crowley Road Acreage: 1.823

Proposed Use: Carwash

Request: From: "E" Neighborhood Commercial
To: Add Conditional Use Permit (CUP) to allow a 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 east of I-35 South Freeway just north of FM 1187. The applicant is requesting to add a Conditional Use Permit (CUP) 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. The applicant has indicated the drive-thru carwash facility is approximately 4,926 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 "E" zoning district by right, allowing it by CUP with a site plan may help mitigate any neighborhood concerns. Although the site is not directly adjacent to a residential district, it is at the end of Spinks Airport Overlay. The location of any proposed vacuums will most likely not have a negative impact to the commercial properties further to the north. Any building or sign lighting needs to be looked at by the Aviation Department for comments

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 / office complex, vacant land
- East "E" Neighborhood Commercial / vacant land
- South "J" Medium Industrial/Airport Overlay / Spinks Airport
- West "E" Neighborhood Commercial / Quik Trip

Recent Relevant Zoning and Platting History

Zoning History:

Site Plan Comments:

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

1. Off-street parking shall be provided on the property in the ratio of not less than three parking spaces for each washing stall, or five parking spaces for each automobile that may be accommodated on the washing line within a full service building. The site is not within 250 ft. of A-5 or B zoning if providing parking shall meet the minimum parking requirement. Site plan indicates 36 parking spaces shared with the vacuum area. Please indicate on the site plan how many cars can fit in the wash line of the full service building. ***(waiver may be required)***
2. Any lights used to illuminate the area shall be directed away and downward so as to not trespass onto adjacent properties.
3. (FYI) Sidewalks will be required a minimum of 5 ft. per TPW along Rendon Crowley Road.

The site plan comments noted above shall be addressed on the site plan per 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 conditions.)

Public Notification:

300 foot Legal Notifications were mailed on February 13, 2020.
The following organizations were notified: (emailed February 14, 2020)

Organizations Notified	
District 6 Alliance	Streams and Valleys Inc.
Trinity Habitat for Humanity	Burleson ISD
Crowley ISD	

Not located within a 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 an office complex and vacant land to the north, vacant land to the east, Spinks Airport to the south and commercial use to the west.

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

2. **Comprehensive Plan Consistency-Far South**

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

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

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

Attachments:

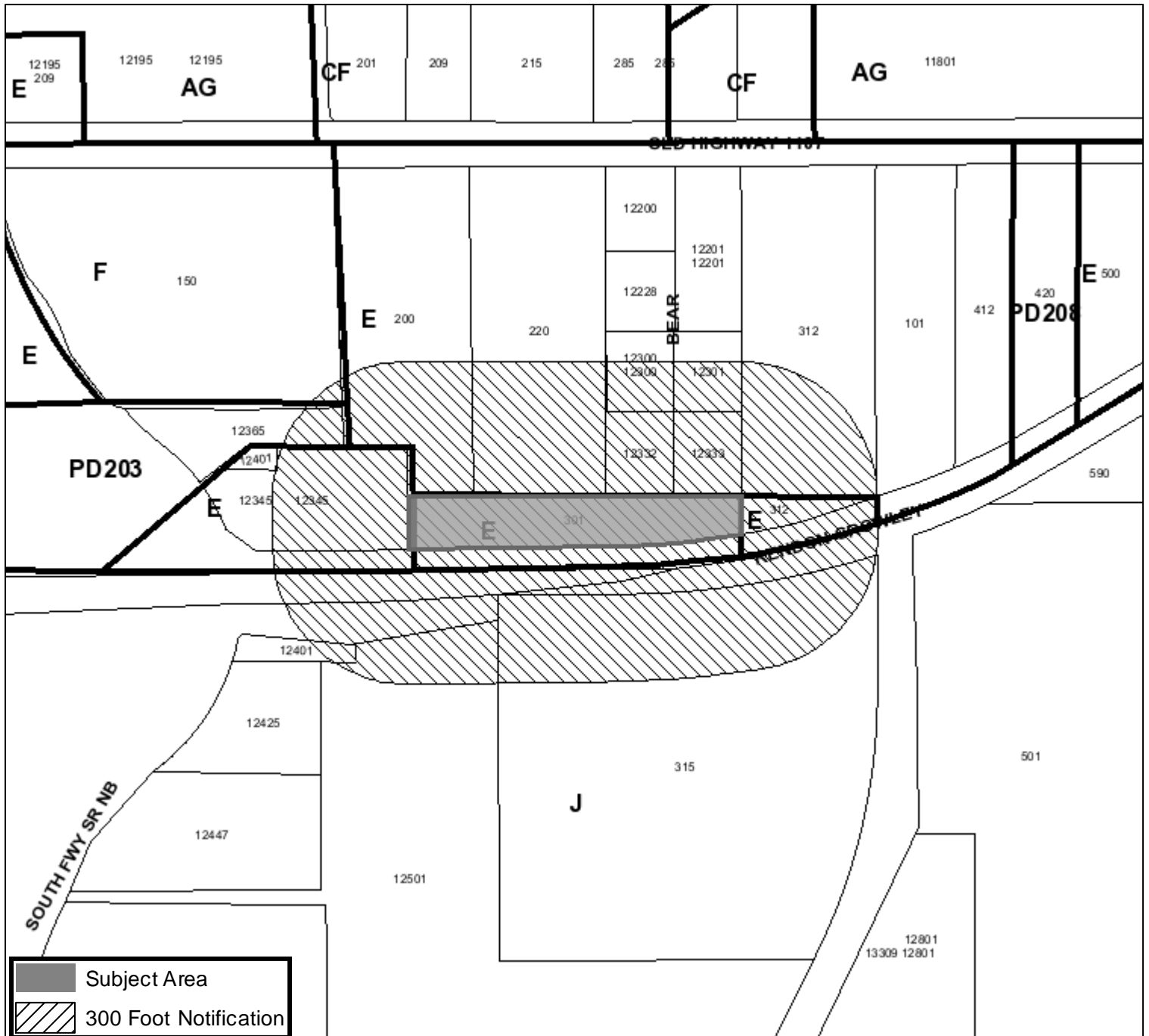
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-20-025

Area Zoning Map

Applicant: JLJ Investments
Address: 300 block FM 1187
Zoning From: E
Zoning To: Add Conditional Use Permit for car wash
Acres: 1.83077235
Mapsc0: 119K
Sector/District: Far South
Commission Date: 3/4/2020
Contact: 817-392-2495

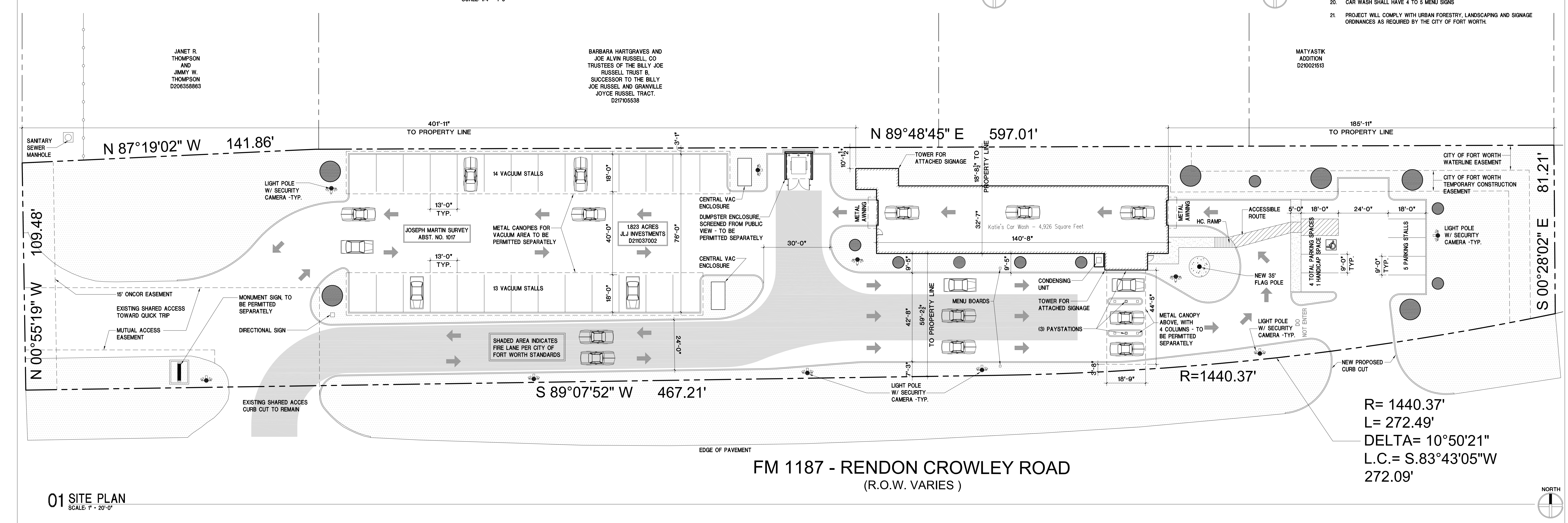
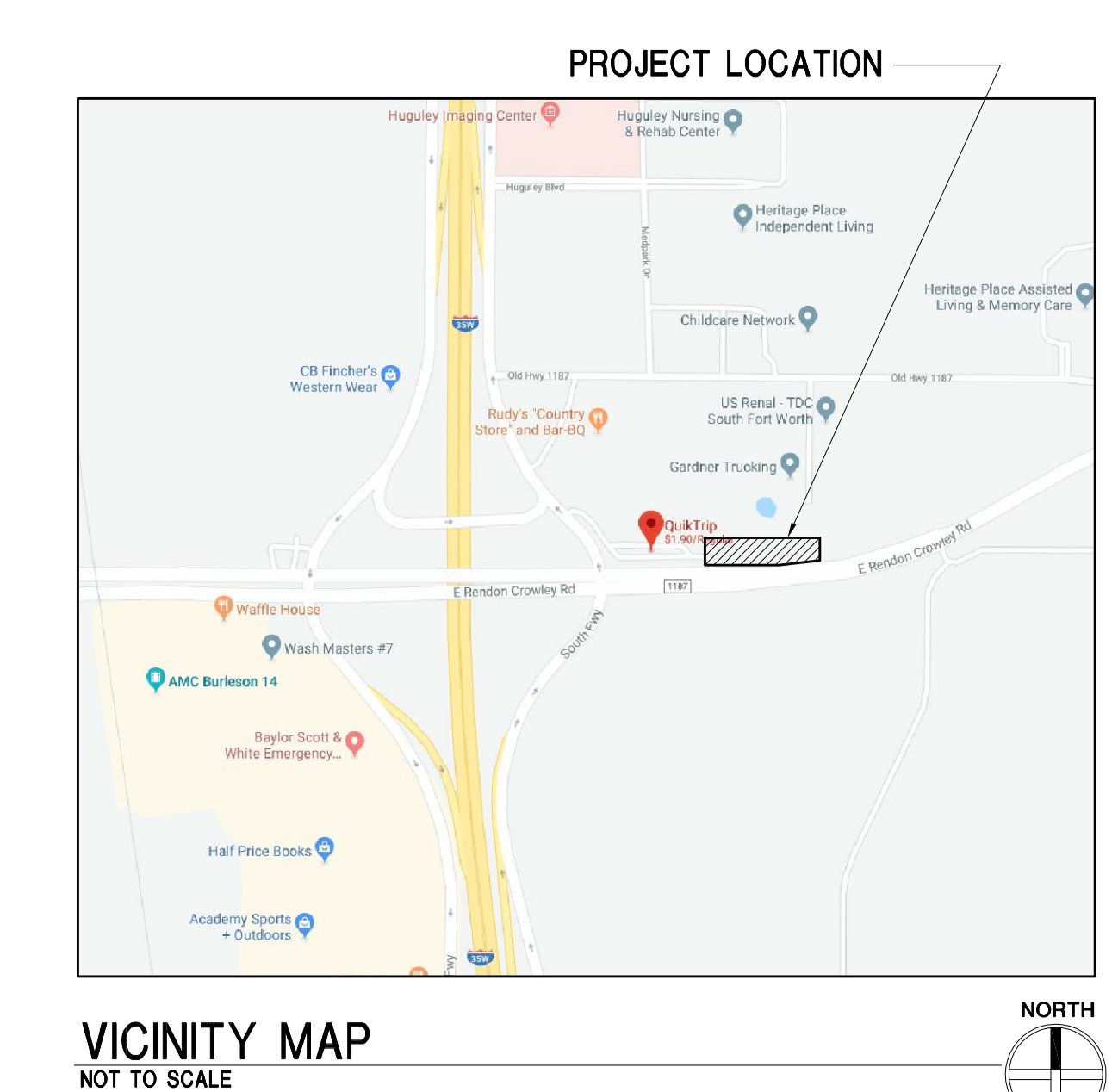
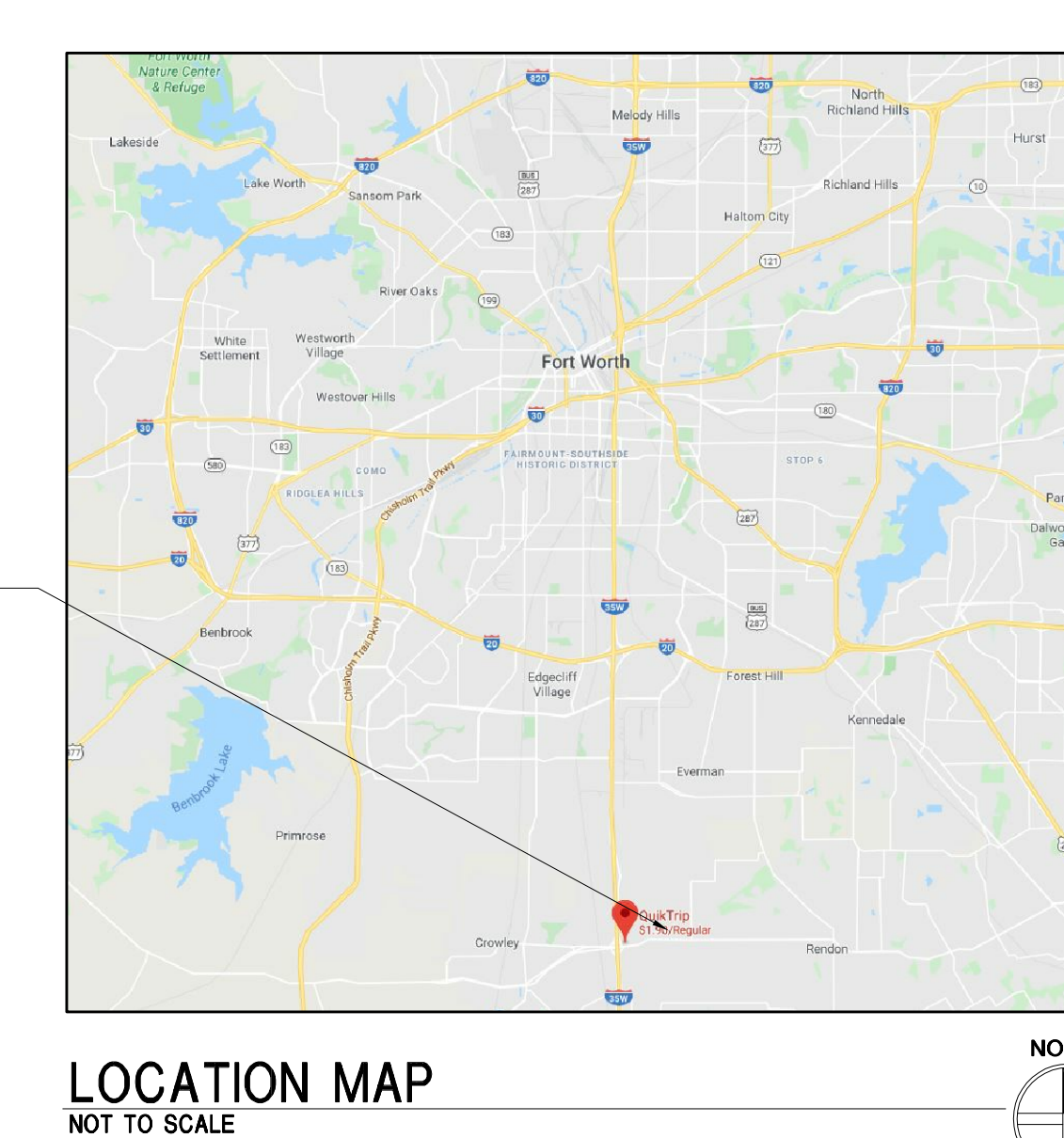
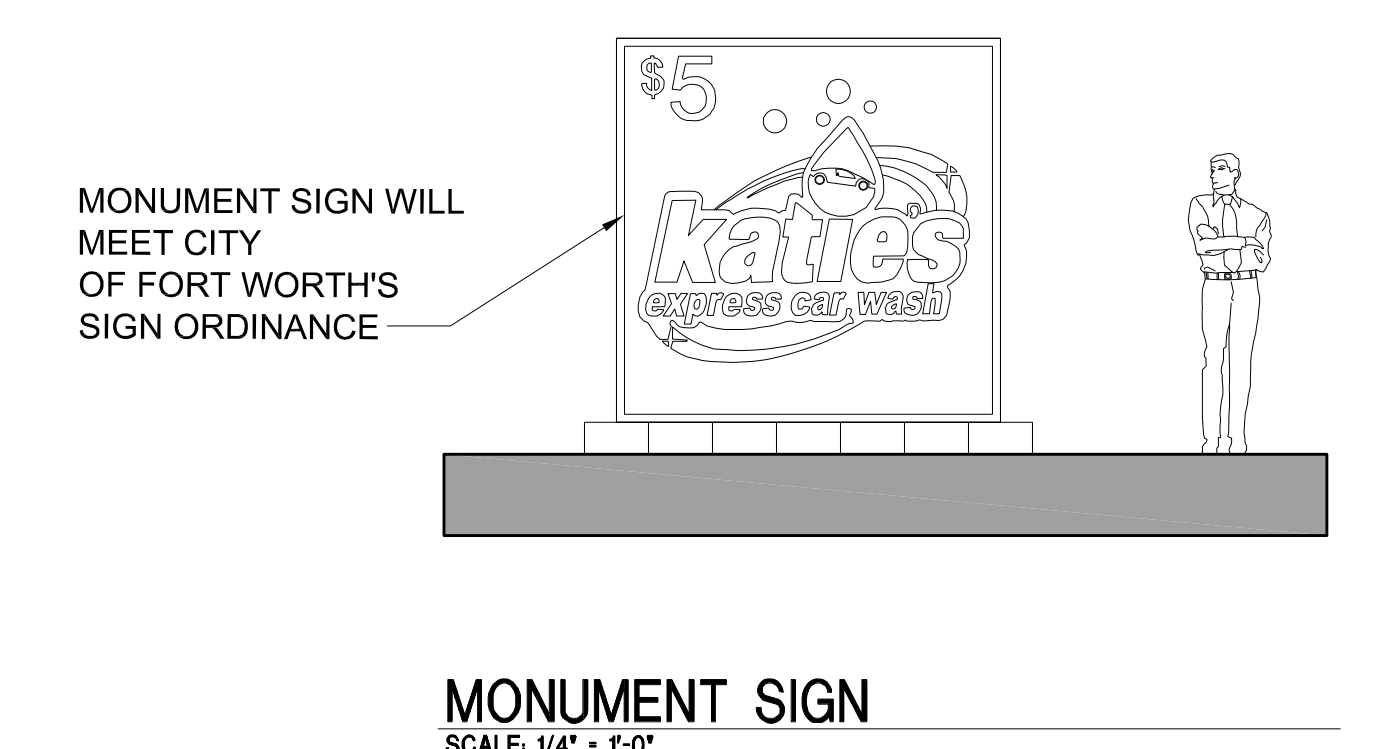


0 160 320 640 Feet



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'S 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 TERMITES 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 - FIVE (5) EMPLOYEE PARKING STALLS, 1 HANICAP STALL, AND 27 VACUUM STALLS - 38 TOTAL PARKING SPACES.
- BUILDING NOT TO EXCEED 25'-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 NATNAL 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. BUILDING IS 28' TALL TOTAL AT THE TOWERS INCLUDING THE MEZZANINES AND APPROX. 20'-4" TALL AT THE TUNNEL.
- CAR WASH SHALL HAVE 4 TO 5 MENU SIGNS.
- PROJECT WILL COMPLY WITH URBAN FORESTRY, LANDSCAPING AND SIGNAGE ORDINANCES AS REQUIRED BY THE CITY OF FORT WORTH.



FM 1187 - RENDON CROWLEY ROAD
 (R.O.W. VARIES)

R= 1440.37'
 L= 272.49'
 DELTA= 10°50'21"
 L.C.= S.83°43'05"W
 272.09'

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

Director of Planning and Development
 Date: _____

KATIE'S CAR WASH
 FM 1187 E RENDON CROWLEY RD. AND I-35W
 FORT WORTH, TX

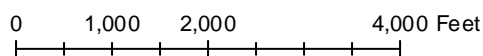
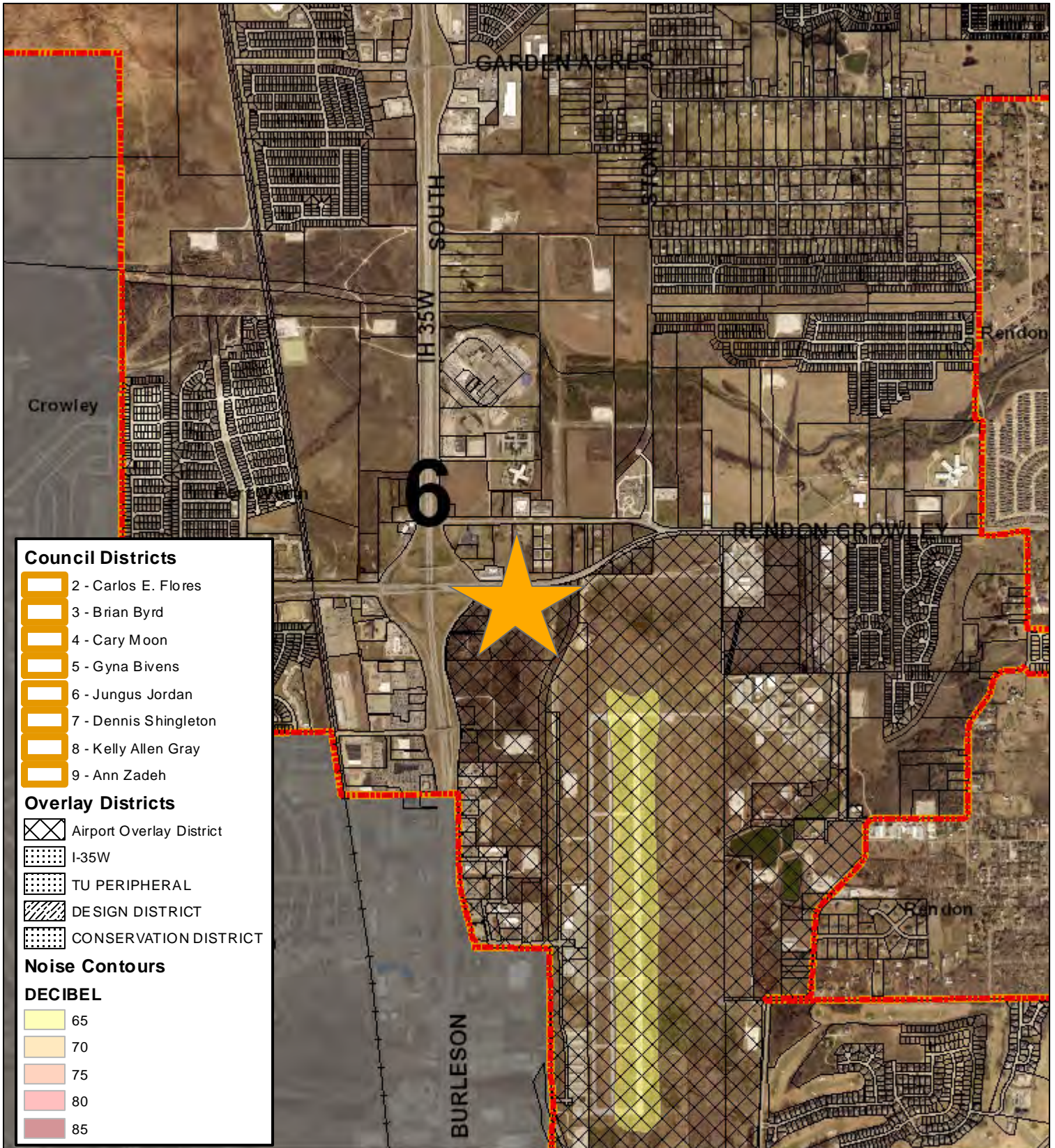
REVISIONS

SITE PLAN

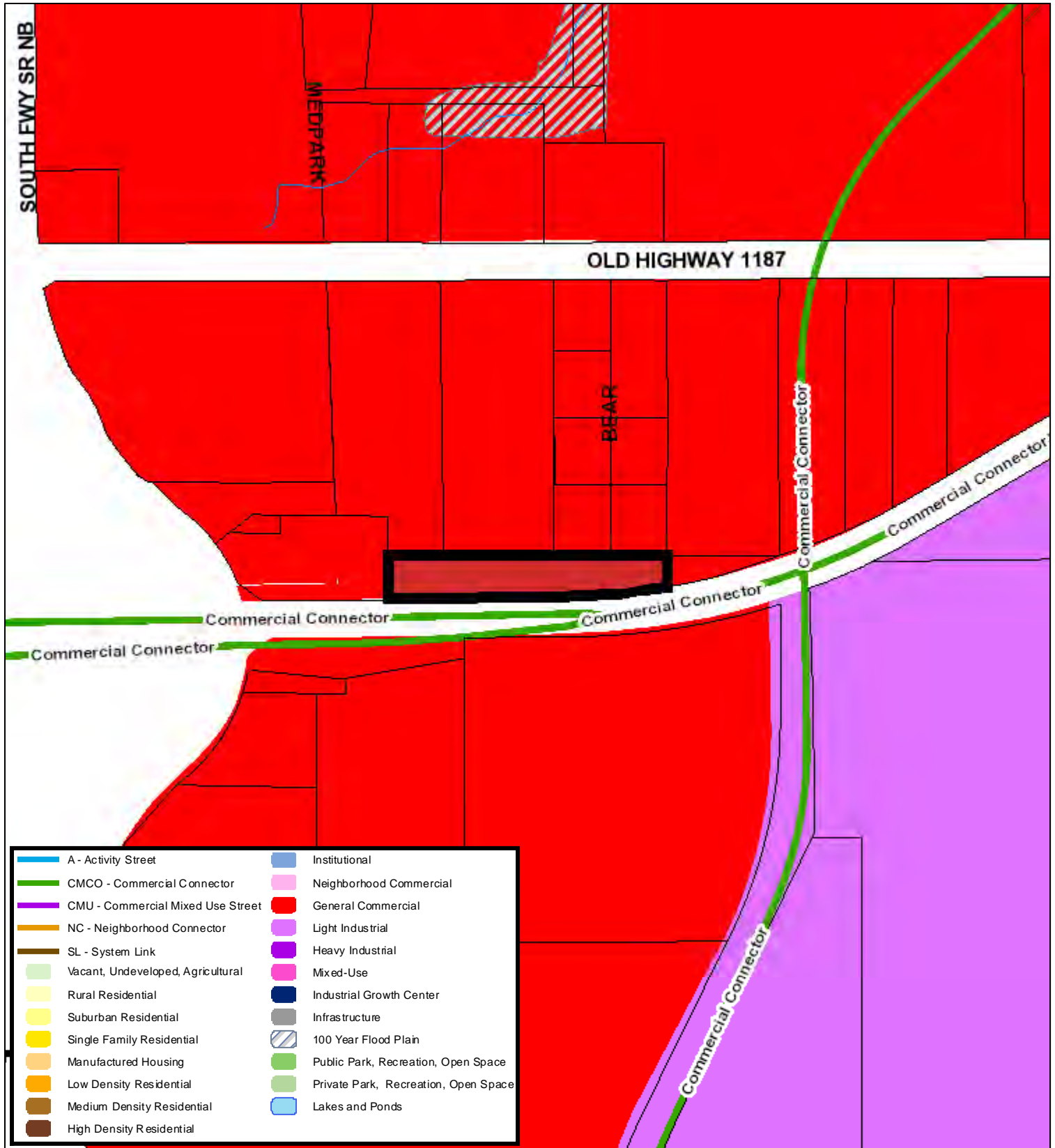
SHEET NUMBER

A1.00

Area Map



Future Land Use



350 175 0 350 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 5, 2019.



Aerial Photo Map



0 225 450 900 Feet

