



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-003

Council District: 2

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: MCP18, LLC/ MJ Thomas Engineering

Site Location: 2501 Northwest Loop 820 Freeway

Acres: 2.12 acres

Request

Proposed Use: Car Wash

Request: From: "E" Neighborhood Commercial

To: Add Conditional Use Permit (CUP) to allow a self-serve carwash facility; site plan included, with waiver to the location of accessory uses in the front yard

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency).**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
 - [c. Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The proposed site is located at the northwest corner of Marine Creek Drive and the NW Loop 820, which are both significant arterial roadways. The applicant is requesting to add a Conditional Use Permit to allow a self-serve 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 in an approximately 4,900 sq. ft. building. Self-service vacuum spaces are shown in a row 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.

The general area and the subject site are designated as Mixed Use in the Marine Creek Growth Center. The area is serviced by a low-frequency Trinity Metro bus line that runs along Marine Creek Drive, generally once per hour. Angle Avenue on the south side of Loop 820 is covered by a Scenic Corridor overlay.

While a carwash is not permitted in the “E” 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 is currently vacant land. The nearest residential district, having “CR” zoning, lies more than ¼ mile from the southern property line, with additional multifamily complexes in that vicinity. The car wash dryer faces Loop 820 and other commercial zoning to the south. Although sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 30 vacuums are unlikely to have a detrimental impact on the neighborhood. The site is surrounded by the Northwest Campus of Tarrant County College to the west, an industrial use to the east, and Loop 820 to the south.

The site plan shows the 30 vacuum stalls, 2 central vacuum machines, and the dumpster in the front yard, between the building and NW Loop 820. The location of these accessory uses requires a development waiver from both the supplemental standards for car washes, as well as the standard accessory use requirements for commercial sites.

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	Supplemental Standards	Proposed CUP
Location of vacuum canopies	Not located in the front yard.	Vacuum canopies are in the front yard <i>(requires Development Regulation Waiver)</i>
Requirement	E Standards	Proposed CUP
Location of vacuum canopies, central vacuums, and dumpster	Behind the front face of the building.	Vacuum canopies, central vacuums, and dumpster are in the front yard <i>(requires Development Regulation Waiver)</i>

Surrounding Zoning and Land Uses

- North “AG” Agricultural / Community college campus
- East “J” Medium Industrial / Industrial use
- South “E” Neighborhood Commercial / Loop 820 freeway
- West “AG” Agricultural / Community college campus

Recent Zoning History

- ZC-16-220, east of subject, from IP to J, approved 1/26/2017.
- ZC-20-161, south of subject, from G to J to allow a car wash, approved 2/4/2021.

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.
The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Inter-District 2 Alliance
Terrace Landing OA*	Far Greater Northside Historical NA
Monticello NA	Crestwood NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Lake Worth ISD	Fort Worth ISD

* This Neighborhood Association is located 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 “E” zoning district. Surrounding land uses consist of a college campus to the north and west, with with an industrial use to the east, and commercially zoned vacant land to the south. The closest residential district is more than ¼ mile away.

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

1. The vacuum canopies, central vacuum machines, and dumpster are required to be out of the front yard, as per Sec. 5.104B and Sec. 5.302B. **These items need development waivers as shown.**
2. Remove the signage from the west elevation, as the site plan notes the sign ordinance will be followed.
3. The polycarbonate roof materials are not of similar durability as the other building materials. Please choose a different material and replace the polycarbonate materials on all portions of the elevations.
4. What are the circles along the east side of the building? Please add the symbol and its label to the legend.

The proposed zoning request **is compatible** with surrounding land uses due the large surrounding institutional or industrial uses, as well as the lack of residential uses in the vicinity.

(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.)

Comprehensive Plan Consistency – Far Northwest

The 2021 Comprehensive Plan currently designates the subject property as mixed use in the community level Marine Creek Growth Center, where vehicular uses are generally not allowed. The proposed zoning is inconsistent with the land use designations for this area, but is consistent with the following policies of the Comprehensive Plan:

- Promote commercial, mixed-use, and urban residential development within the Marine Creek Mixed-Use Growth Center.
- 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.

Based on a lack of conformance with the future land use map but consistent with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan. (Technical Inconsistency)

Economic Development Plan

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 the auto-oriented use does not contribute to walkable corridors.



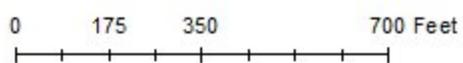
ZC-22-003

Area Zoning Map

Applicant: MCP18, LLC
 Address: 2501 Northwest Loop 820 Freeway
 Zoning From: E
 Zoning To: Add Conditional Use Permit for carwash
 Acres: 2.12080465
 Mapsco: 47Q
 Sector/District: Far Northwest
 Commission Date: 2/9/2022
 Contact: 817-392-8190



	Subject Area
	300 Foot Notification



Being a tract or parcel of land situated in the Joseph Bowman Survey, Abstract No.80, City of Fort Worth, Tarrant County, Texas, being the same 1.93 acre tract conveyed to MCP18 LLC., by deed recorded as D218284427, Deed Records, Tarrant County, Texas, being more particularly described as follows:
 Beginning at a 5/8" iron rod found for corner in the north line of Interstate Highway Loop 820 (variable width right-of-way), being the southeast corner of a tract conveyed to Tarrant County Water District by deed recorded in Volume 2993, Page 101, Deed Records, Tarrant County, Texas, and the southwest corner of said 1.93 acre tract;
 Thence North 13°48'22" East with the common line between said 1.93 acre tract and said Tarrant County Water District tract a distance of 923.78 feet to a 5/8" iron rod found for corner in the west line of Marine Creek Parkway (variable width right-of-way), being the north corner of said 1.93 acre tract and the northeast corner of said Tarrant County Water District tract and being in a curve to the left;
 Thence In a southerly direction with the west line of said Marine Creek Parkway and said curve to the left having a central angle of 00°24'59", a radius of 3090.00 feet, an arc length of 22.46 feet and a chord bearing South 51°20'38" East and chord distance of 22.46 feet to a 5/8" iron rod found for corner west line of said Marine Creek Parkway, being a corner of said 1.93 acre tract and the end of a curve to the left;
 Thence South 02°53'52" East with the west line of said Marine Creek Parkway and the east line of said 1.93 acre tract a distance of 414.03 feet to a TxDot monument found for corner in the west line of said Marine Creek Parkway, being a corner of said 1.93 acre tract;
 Thence South 11°25'49" East with the west line of said Marine Creek Parkway and the east line of said 1.93 acre tract a distance of 54.24 feet to a TxDot monument found for corner, being a corner of said 1.93 acre tract;
 Thence South 23°19'55" West with the west line of said Marine Creek Parkway and the east line of said 1.93 acre tract a distance of 368.30 feet to a TxDot monument found for corner at the intersection of the in the west line of said Marine Creek Parkway with the north line of said Interstate Highway Loop 820, being a corner of said 1.93 acre tract;
 Thence South 58°22'17" West with the north line of said Interstate Highway Loop 820 and the south line of said 1.93 acre tract a distance of 133.89 feet to the POINT OF BEGINNING and containing 1.93 acres of land, more or less, as surveyed on the ground December 5, 2021 by Tucker Surveyors.

GENERAL NOTES:

1. 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.
2. CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
3. DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
4. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
5. 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.
6. 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.
7. VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
8. ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
9. ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
10. ALL SIGNAGE, PERMANENT, PORTABLE, BANNERS, ETC. TO FOLLOW THE FORT WORTH SIGN ORDINANCE (CHAPTER 6)

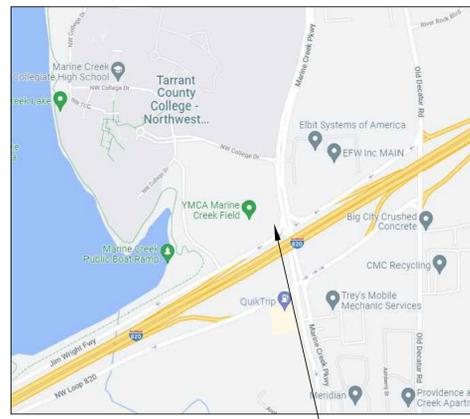
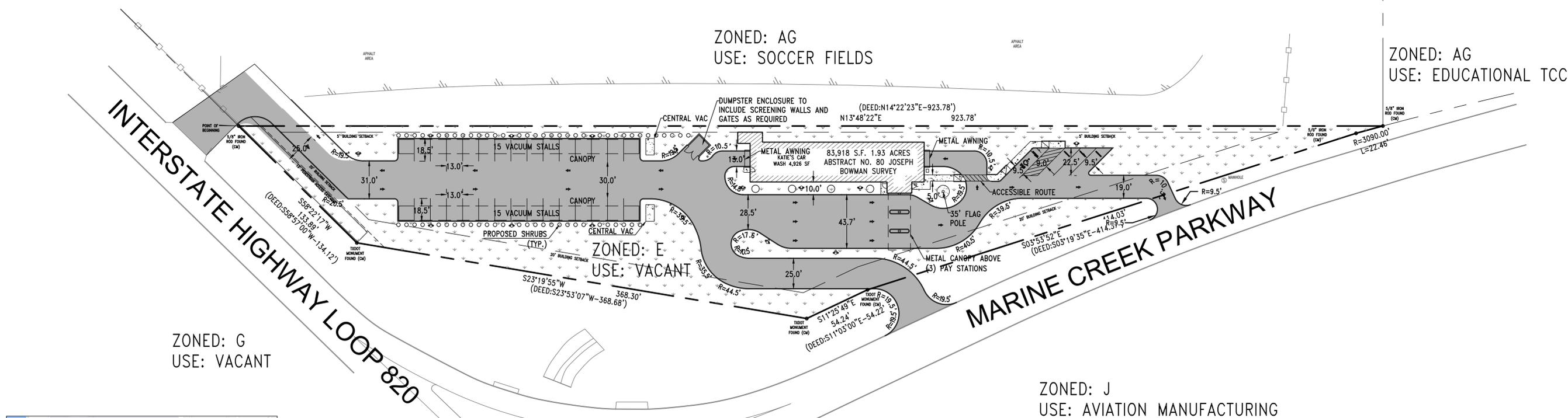
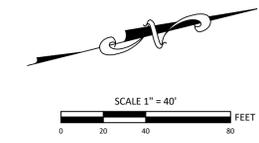
11. HOURS OF OPERATION:
CAR WASH - 7 DAYS A WEEK, 7:00 AM TO 8:00 PM.
12. BUILDING NOT TO EXCEED 25'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
13. EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT-FACED CMU BLOCK, ALUMINUM AND GLASS WINDOW PANELS AND STOREFRONT MATERIALS.
14. ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2"
15. APPLICANT WILL COMPLY WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
16. BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANINES ABOVE STORAGE AREA AND OFFICE.
17. ALL LIGHTING SHALL CONFORM TO LIGHTING CODE
18. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
19. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

THE INTENT OF THE CONDITIONAL USE PERMIT IS TO PROVIDE A NEW CAR WASH AS SHOWN ON THIS PLAN

REQUESTING WAIVER FOR CENTRAL VACUUM MACHINES, CANOPIES AND DUMPSTERS TO BE ALLOWED IN THE FRONT YARD

SURFACE LEGEND	
	PROPOSED SIDEWALK
	PROPOSED CONCRETE (PARKING AND DRIVE AISLES)
	PROPOSED LANDSCAPE
	PROPOSED SHRUBS (TYP.)

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.93 ACRES (83,918 SQ. FT.)
ZONING:	E
PROPOSED USE:	CARWASH
BUILDING AREA:	4,926 SQ. FT.
NUMBER OF STORIES:	1
BUILDING COVERAGE:	5.87%
IMPERVIOUS AREA:	38,677 SQ. FT. (46.1%)
PERVIOUS/LANDSCAPE AREA:	45,241 SQ. FT. (53.9%)
REGULAR PARKING PROVIDED:	4
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	1
VACUUM PARKING PROVIDED:	30
TOTAL PARKING PROVIDED:	34



VICINITY MAP
NOT TO SCALE

DEVELOPER:
ROBERT PETRIE
6111 LAKE WORTH BLVD
LAKE WORTH, TX 76135
817-401-1617
ROBERT@PETRIEAUTOSALES.COM

OWNER:
MCP18, LLC
3000 ALAMEDA BLVD, STE 300
FORT WORTH, TX 76133
817-921-9200
WILL@NORTHERNCRAIN.COM

ZONING CASE NUMBER: ZC-22-003

DIRECTOR OF DEVELOPMENT SERVICES
DATE: _____

MJ THOMAS
ENGINEERING, LLC

4700 BRYANT IRVIN CT, SUITE 204
FORT WORTH, TX 76107
REGISTRATION NO. F-9435

PHONE - (817) 732-9839
FAX - (817) 732-9841
MJT NO. - 947-002

KATIE'S EXPRESS CAR WASH, LLC #15
FORT WORTH, TEXAS

SITE PLAN
SHEET
C1.00



214.766.5905
 PO BOX 383023
 DUNCANVILLE, TX 75138



711 N. FIELDER RD.
 ARLINGTON, TX 76012
 PH: (817) 635-5696
 FAX: (817) 635-5699



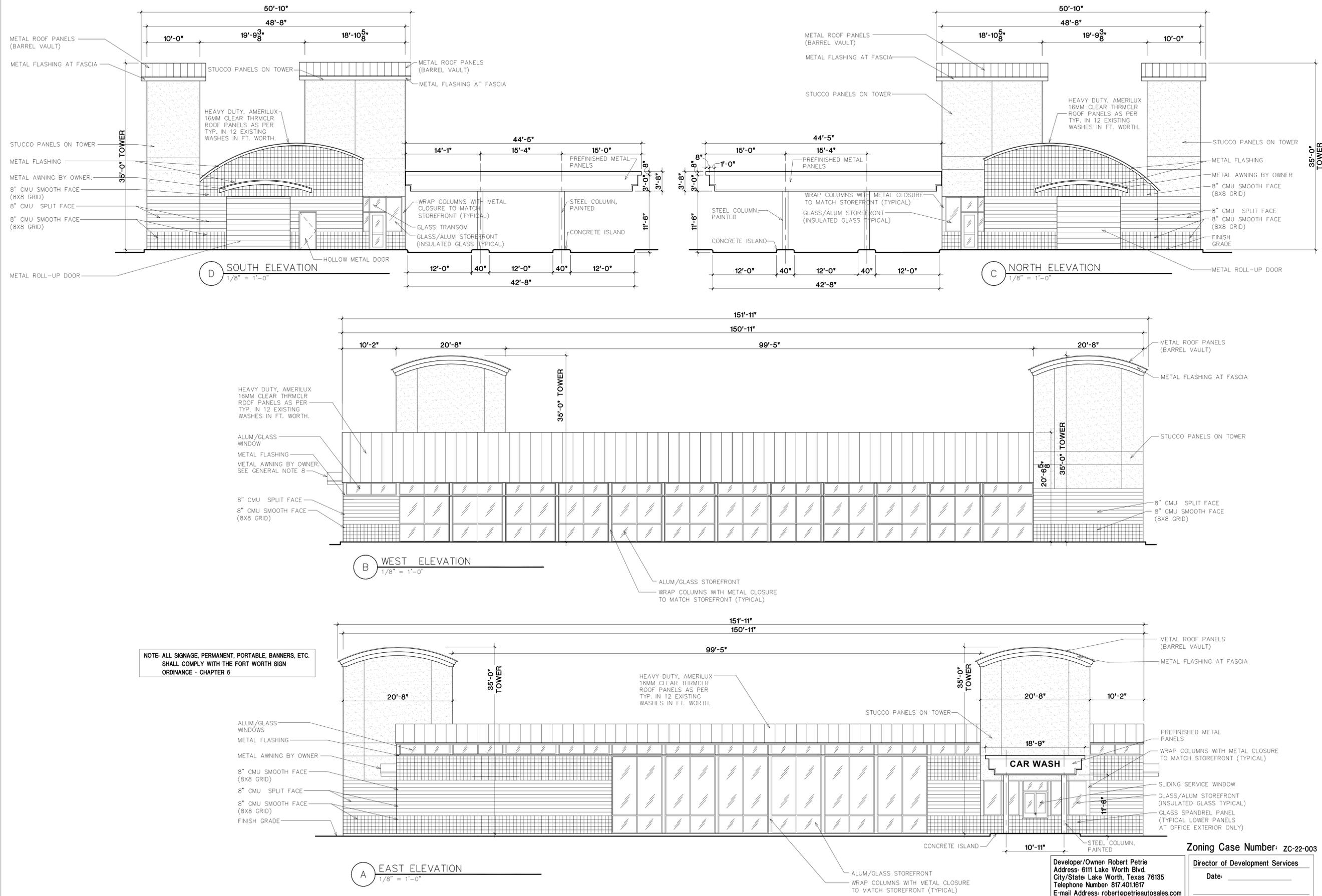
KATIE'S CAR WASH
 MARINE CREEK
 FORT WORTH, TX

REVISIONS

EXTERIOR
 ELEVATIONS

SHEET NUMBER

A2.01

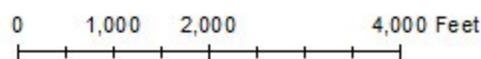
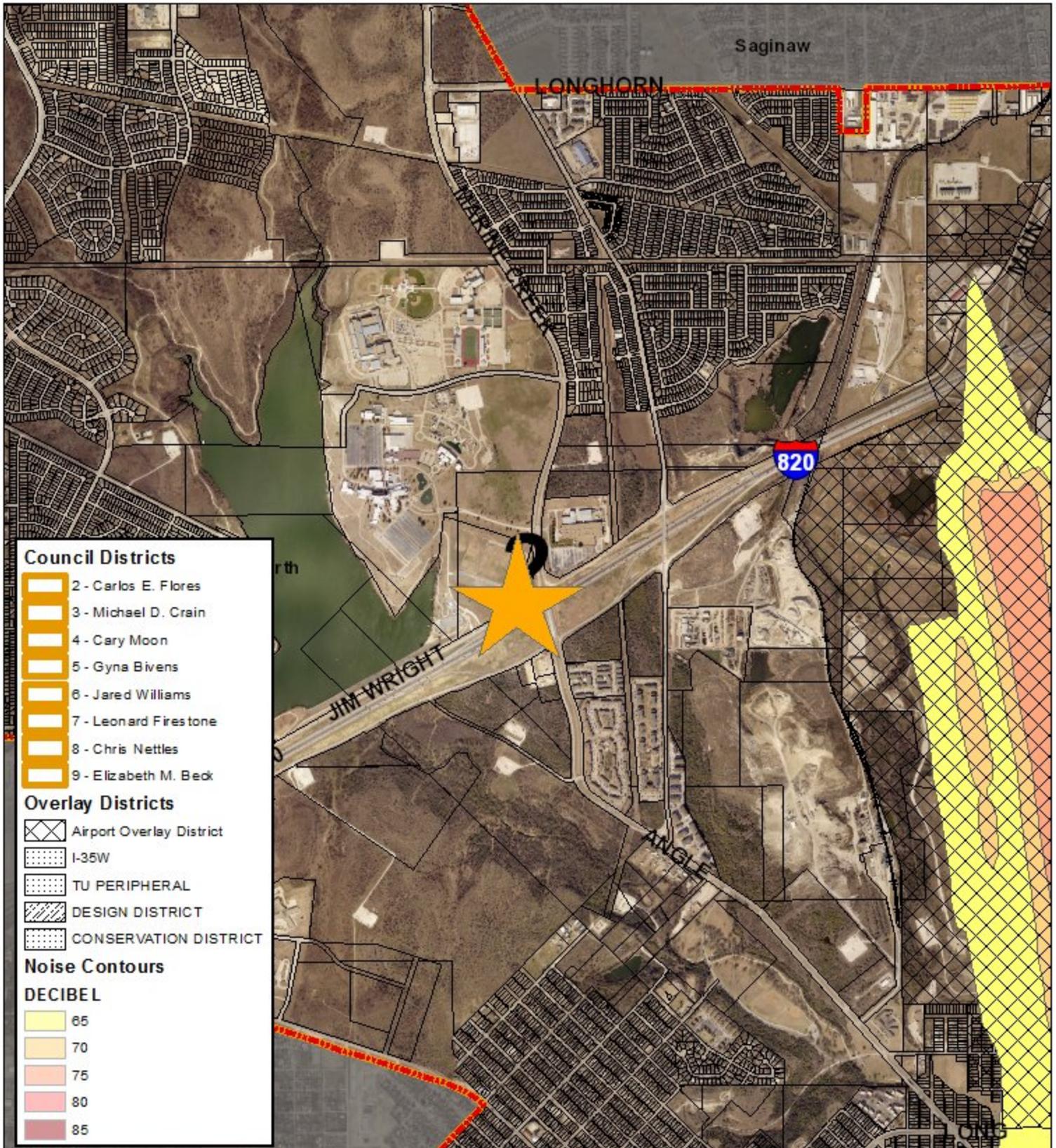


Zoning Case Number: ZC-22-003

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

Director of Development Services
 Date: _____

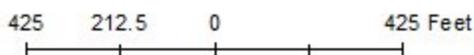
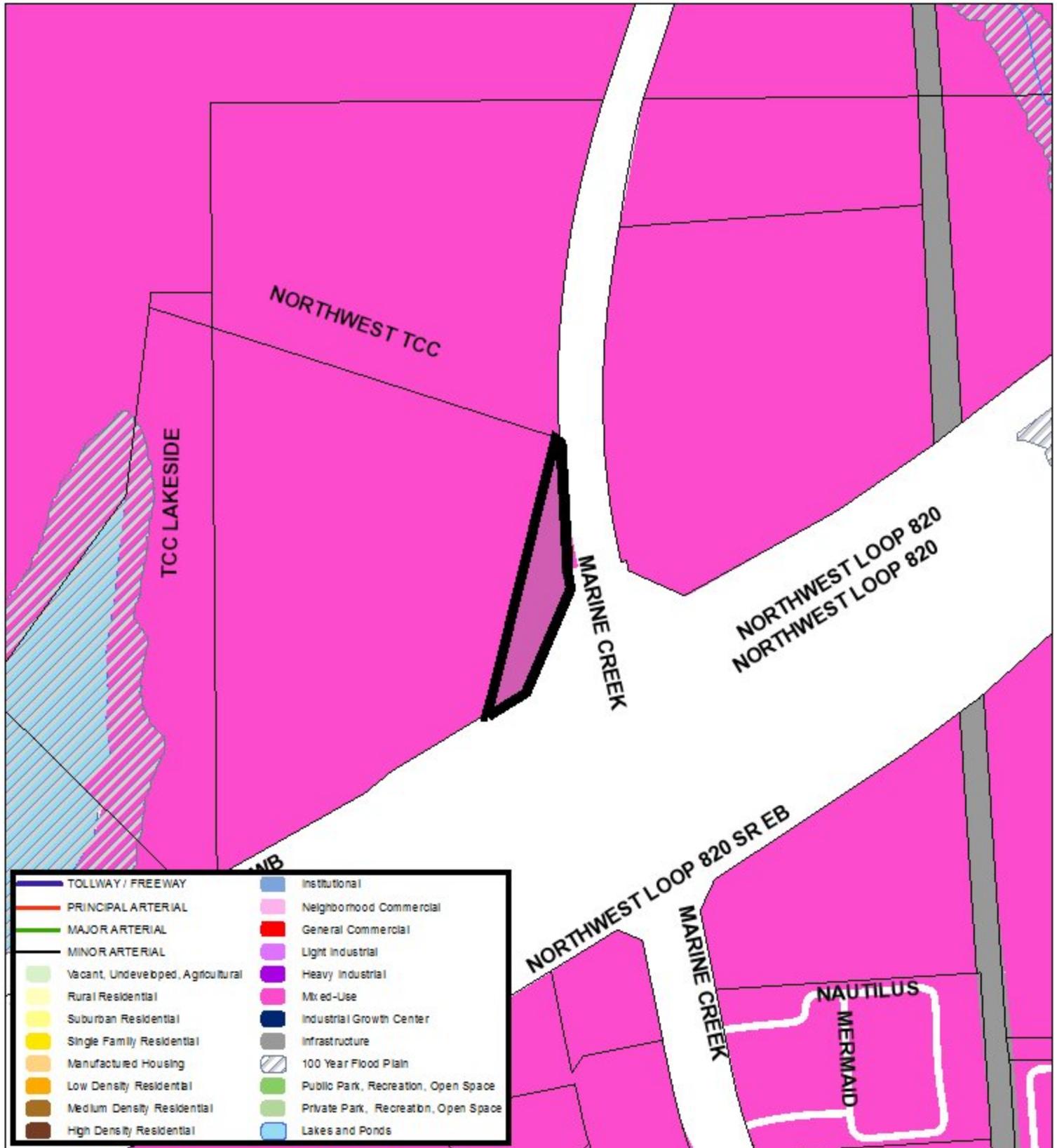
Area Map





ZC-22-003

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



0 265 530 1,060 Feet

