

Zoning Staff Report

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	Behind the front wall of the building	Two vacuum canopy spaces are in front of the building <i>(requires</i>)
Placement	building	Development Regulation Waiver)

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	Trinity Habitat for Humanity	
South Fort Worth		
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

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

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.

<u>Water</u>

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 <u>cannot be waived</u> through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



Area Zoning Map
Diaz Real Estate Holdings/Katie Car Wash

Applicant:

Address: 4444 South Freeway

Zoning From:

To add a Conditional Use Permit for a Car Wash Zoning To:

0.68685549 Acres:

091K Mapsco: Southside Sector/District: Commission Date: 2/8/2023 Contact: null



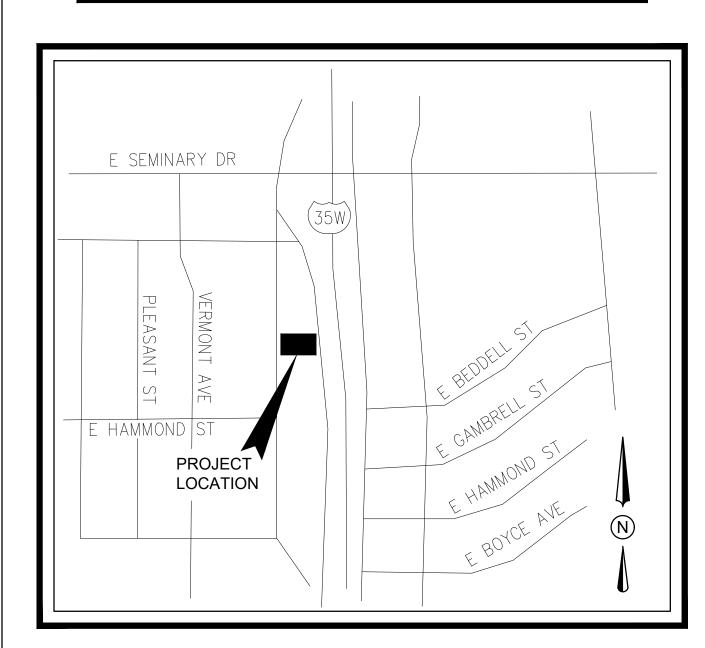


GENERAL NOTES

- 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. WILL CONFIRM TO ARTICLE 4, SIGNS.
- 11. HOURS OF OPERATION:
- CAR WASH 7 DAYS A WEEK, 7:00 AM TO 8:00 PM.
- 12. BUILDING (TUNNEL) NOT TO EXCEED 17'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
- 13. EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT-FACED CMU BLOCK,
- GLASS WINDOW PANELS AND STORE FRONT MATERIALS. 14. ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2".
- 15. BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANINES ABOVE
- STORAGE AREA AND OFFICE.
- 16. PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING. 17. PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
- 18. ALL PROVIDED LIGHTING WILL CONFIRM TO THE LIGHTING CODE.

SURFACE LEGEND		
PROPOSED CONCRETE	· · · · · · · · · · · · · · · · · · ·	
PROPOSED LANDSCAPE	+ + + + + + + + + + + + +	
PROPOSED SIDEWALK		

SITE DATA SUMMARY TABLE		
SITE ACREAGE:	0.65 ACRES (28,475 S.F.)	
ZONING:	FR - GENERAL COMMERCIAL RESTRICTED	
PROPOSED USE:	CUP FOR AUTOMATED CARWASH	
BUILDING AREA:	3,948 S.F.	
BUILDING HEIGHT:	TUNNEL = 17', TOWER = 35'	
NUMBER OF STORIES:	1	
BUILDING COVERAGE:	14%	
FLOOR AREA RATIO:	0.14	
IMPERVIOUS AREA:	22,640 S.F. (79.5%)	
PERVIOUS/LANDSCAPE AREA:	5,835 S.F. (20.5%)	
REGULAR PARKING REQUIRED: 5 SPACES PER 1 CAR IN WASH LINE	15 SPACES	
WASH LINE CAR STACKING:	3 CARS	
REGULAR PARKING PROVIDED:	2 SPACES	
HANDICAP PARKING REQUIRED:	1 SPACE	
HANDICAP PARKING PROVIDED:	1 SPACE	
TOTAL PARKING PROVIDED:	3 SPACES	
VACUUM STALLS PROVIDED:	16	



02 VICINITY MAP

LEGAL DESCRIPTION

LOT 2-B, BLOCK 1, PUTT PUTT ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN CABINET B, SLIDE 632, PLAT RECORDS, TARRANT COUNTY, TEXAS

Zoned: A-5

Use: Residential

OWNER:

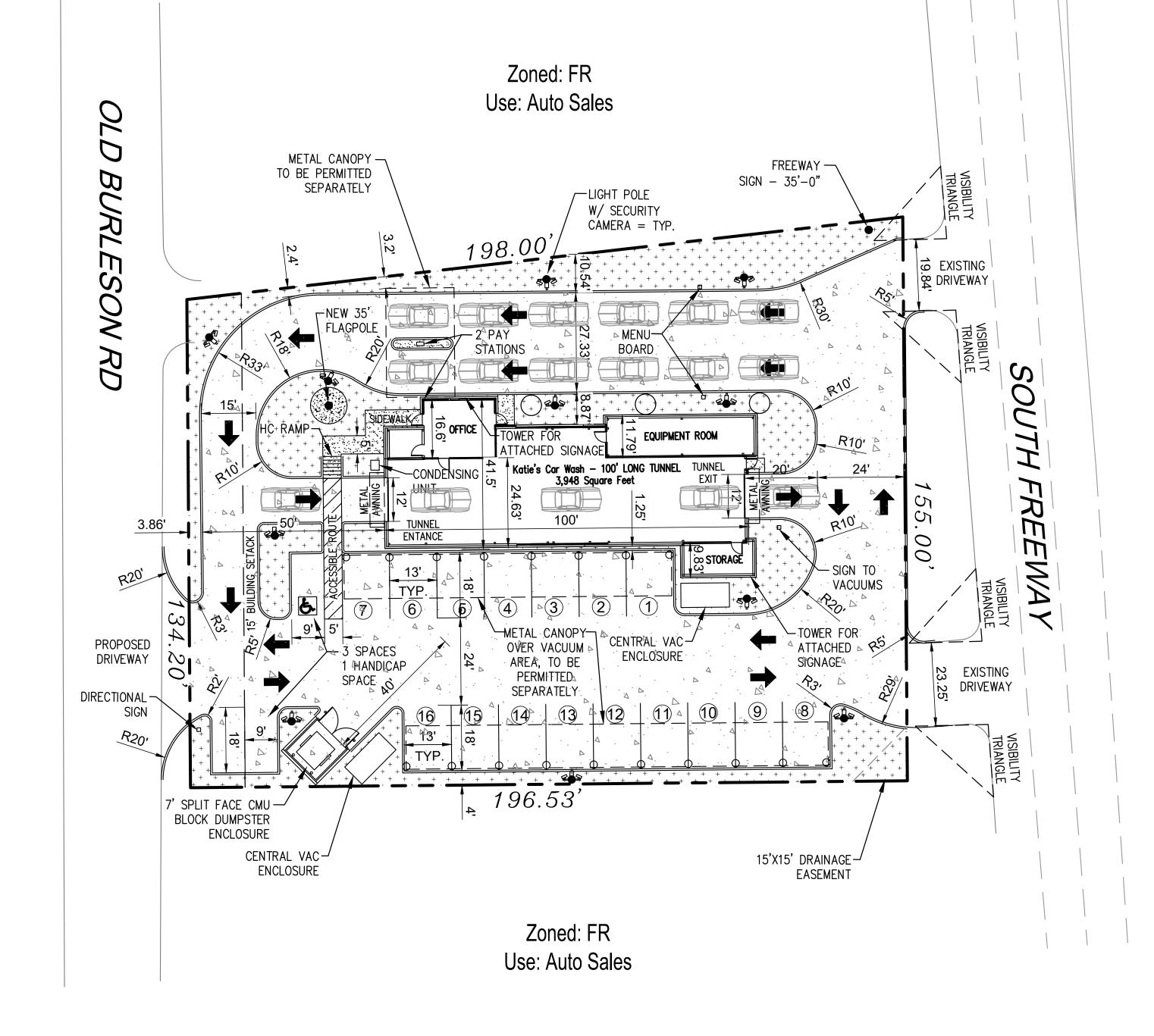
PETRIE PROPERTIES

CONTACT: ROBERT PETRIE

6111 LAKE WORTH BLVD.

LAKE WORTH, TX 76135

817-401-1617



Zoned: F Use: Hotel

Director of Development Services

Zoning Case Number: ZC-23-006

KATIE'S CAR WASH

DRAWN: STAFF CHECKED: CM

DATE: 01.30.2023

JOB NO: 23001

PO BOX 383023 DUNCANVILLE, TX 75138 PH: 214-766-5905

REVISIONS

SITE PLAN

SHEET NUMBER

SURVEYOR:

ARCHITECT:

AG DESIGN GROUP

CONTACT: ARMANDO GARCIA

DUNCANVILLE, TX 75138

214-766-5905

P.O. BOX 383023

TUCKER SURVEYORS CONTACT: DONNIE L. TUCKER P.O. BOX 1855 BURLESON, TX 76097

817-295-2999

THOMAS HOOVER ENGINEERING, LLC CONTACT: THOMAS HOOVER P.O. BOX 1808 **KELLER, TX 76244**

817-913-1350

ENGINEER:

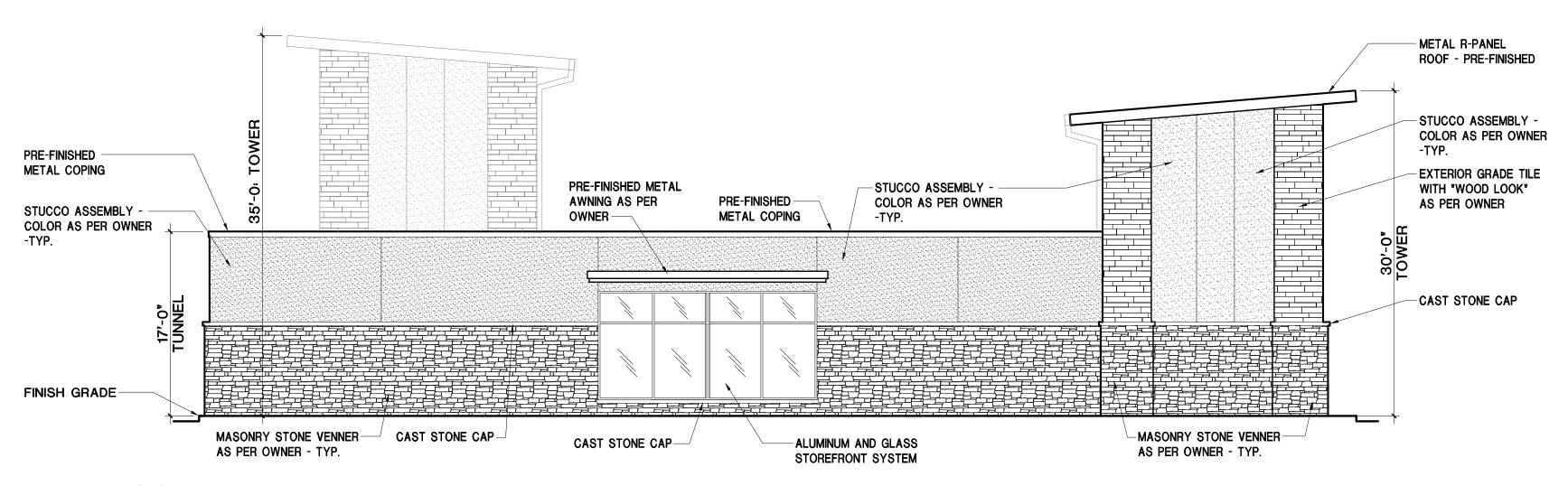
Scale: 1" = 20 ' Feet

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

EXTERIOR GRADE TILE WITH "WOOD LOOK" AS PER OWNER STUCCO ASSEMBLY -PRE-FINISHED --PRE-FINISHED COLOR AS PER OWNER METAL COPING METAL COPING PRE-FINISHED METAL AWNING METAL R-PANEL AS PER OWNER-ROOF - PRE-FINISHED -PRE-FINISHED METAL AWNING AS PER OWNER -CAST STONE CAP EXTERIOR GRADE TILE-WITH "WOOD LOOK" AS PER OWNER - SLIDING SERVICE WINDOW FINISH GRADE-CAST STONE CAP-MASONRY STONE VENNER
AS PER OWNER - TYP. MASONRY STONE VENNER — AS PER OWNER - TYP. -ALUMINUM AND GLASS $-\!\!\!\!/$ STEEL COLUMN $-\!\!\!\!\!-$ STOREFRONT SYSTEM -PAINTED Developer/Owner: Robert Petrie Address 6111 Lake Worth Blvd. O1 NORTH ELEVATION
SCALE: 1/8" - 1'-0" City/State: Lake Worth, Texas 76135 Telephone Number: 817.401.1617

METAL R-PANEL ROOF - PRE-FINISHED

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



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

METAL R-PANEL

ROOF - PRE-FINISHED EXTERIOR GRADE TILE
WITH "WOOD LOOK"

AS PER OWNER STUCCO ASSEMBLY - — COLOR AS PER OWNER EXTERIOR GRADE TILE -PRE-FINISHED METAL PRE-FINISHED WITH "WOOD LOOK" METAL COPING AWNING AS PER AS PER OWNER OWNER-- METAL R-PANEL ROOF - PRE-FINISHED MASONRY STONE VENNER-AS PER OWNER - TYP. -STEEL COLUMN--PAINTED

METAL ROLL-UP DOOR

-STEEL COLUMN--PAINTED

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

METAL R-PANEL ROOF - PRE-FINISHED

STUCCO ASSEMBLY COLOR AS PER OWNER EXTERIOR GRADE TILE WITH "WOOD LOOK" AS PER OWNER PRE-FINISHED METAL PRE-FINISHED METAL COPING AWNING AS PER 35'-0" TOWER METAL R-PANEL-ROOF - PRE-FINISHED STUCCO ASSEMBLY -- COLOR AS PER OWNER -CAST STONE CAP MASONRY STONE VENNER AS PER OWNER - TYP. MASONRY STONE VENNER—/ AS PER OWNER - TYP. -METAL ROLL-UP DOOR -ALUMINUM AND GLASS STOREFRONT SYSTEM

> - STUCCO ASSEMBLY -COLOR AS PER OWNER

> > E-mail Address: robert@petrieautosales.com

DATE: 01.30.2023

JOB NO: 23001

DRAWN: STAFF

CHECKED: CM

214.766.5905

PO BOX 383023

DUNCANVILLE, TX 75138

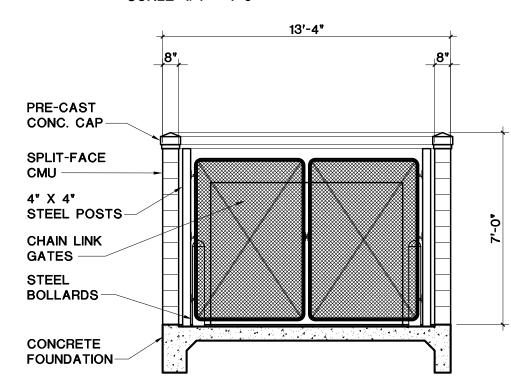
REVISIONS

EXTERIOR ELEVATIONS

SHEET NUMBER

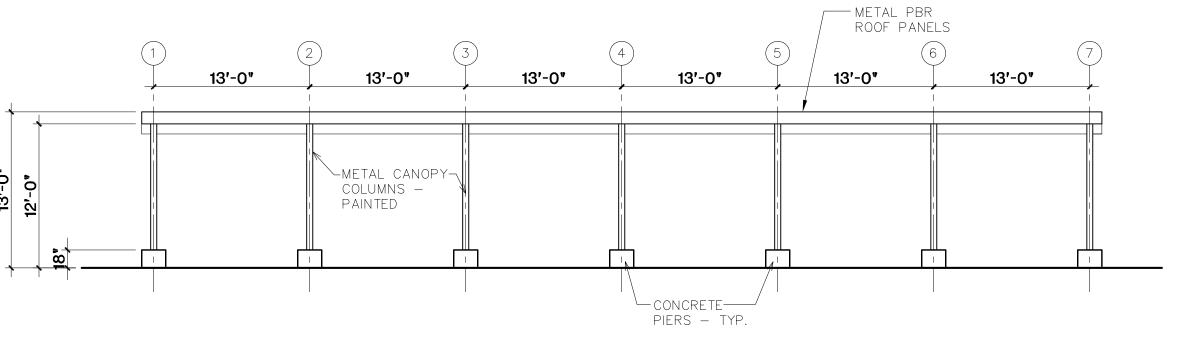
Zoning Case Number: ZC-23-006

Director of Development Services

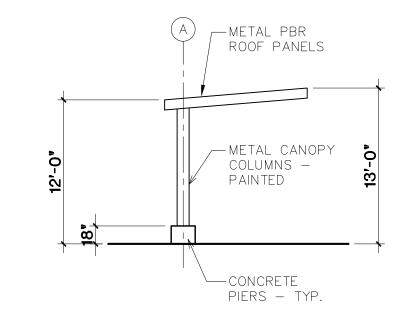


03 TRASH ENCLOSURE ELEV.

SCALE: 1/4" = 1'-0"



O1) VACUUM CANOPY ELEVATION (FRONT) - TYPICAL



O2) VACUUM CANOPY ELEVATION (SIDE) - TYPICAL

Zoning Case Number: ZC-23-006

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

Director of Development Services

Date:

JOB NO: 23001 DRAWN: STAFF CHECKED: CM

DATE: 01.30.2023

214.766.5905PO BOX 383023
DUNCANVILLE, TX 75138

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

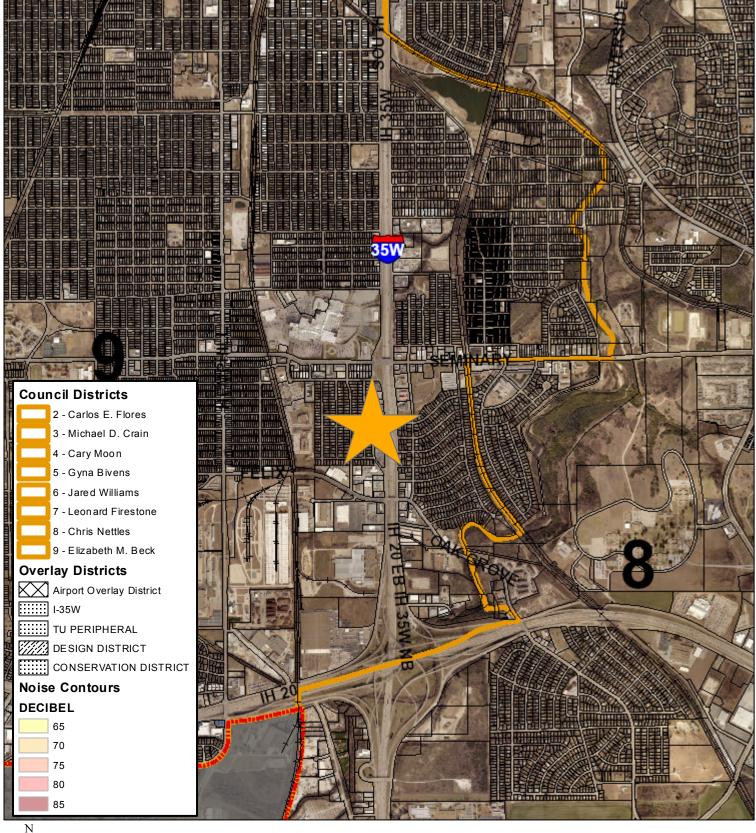
REVISIONS

EXTERIOR ELEVATIONS

SHEET NUMBER

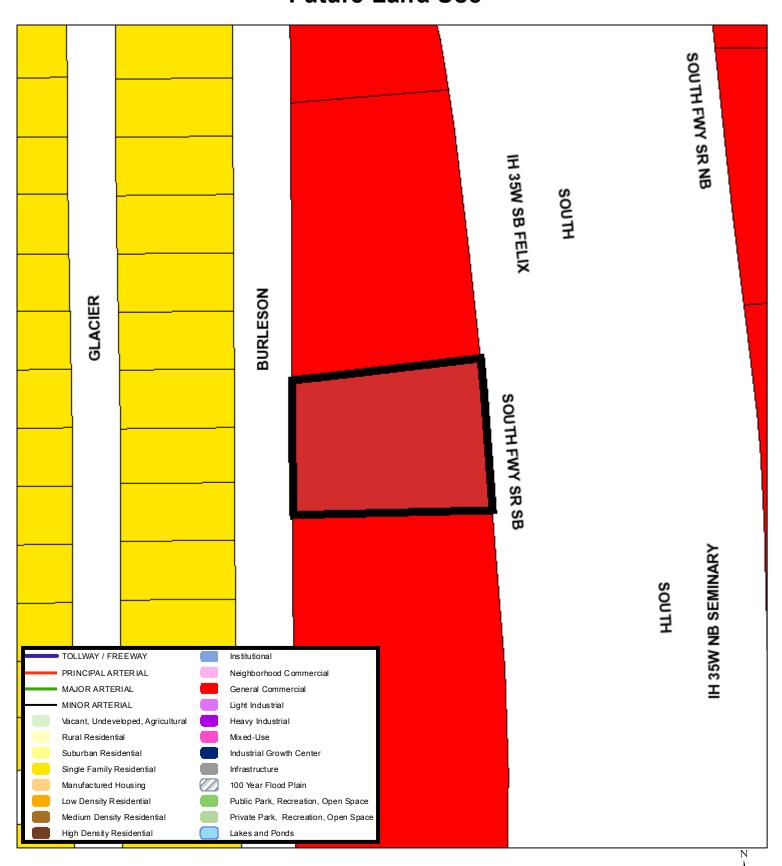
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Future Land Use



90 Feet

45



Aerial Photo Map

