

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 2011

Council District 2

Zoning Commission Recommendation:
Approved as amended to remove tune ups as an allowed use and add spark plugs and wires and with waivers by a vote of 9-0

Opposition: Three written responses received; equals 20.9% of owners within 200 ft. requiring supermajority vote for approval

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

Owner / Applicant: Jack 2199 Inc.

Site Location: 2000 Jacksboro Highway Mapsco: 61M

Proposed Use: Car wash/Quick-lube uses

Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus car wash, quick lube, and associated maintenance uses as indicated on the site plan; site plan included

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Background:

The applicant is proposing a zone change to "PD/E" Planned Development for E uses plus car wash and auto repair with a site plan. The site plan provides a 4,760 square foot building for the drive-thru car wash and originally proposed a 2,430 square foot, 5 stall auto repair shop. The applicant provided a revised site plan at the last Zoning Commission meeting that reduced the number of bays in the auto repair to four and are proposing to limit the auto uses to quick lube and other uses as indicated in the chart below and agreed upon with the Northside neighborhood. The type of car wash to be installed is said to be a "Tommy Car Wash System".

The auto services structure is located within the 20 ft. front yard setback at the intersection of Jacksboro Hwy. and NW 20th St. TPW has reviewed the points of ingress and egress.

The below requirements apply to this development which would be allowed only through the granting of waivers in this PD if not provided. These are listed in this report.

In Section 5.104.3, "Supplemental Use Standards", Auto Repair of the Zoning Ordinance:

1. No repairs shall be conducted on any premises that adjoin a residential district boundary.

- Section 5.104.4, No automobile repair or service facility shall be permitted to have bay doors facing a one or two-family district.

In Section 5.108, "Supplemental Use Standards", Car Wash of the Zoning Ordinance:

- Vacuuming facilities may be outside the building but shall not be in the front yard and shall not be closer than 25 feet from any residential district.
- The building surfaces shall be faced with masonry, porcelainized steel, baked enamel steel or other material equal in durability and appearance.
- The building shall not be less than 100 feet from any residential district.
- Off street parking shall be provided on the property in 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. A minimum of 30 parking spaces would be required for the car wash and a minimum of 10 spaces for the auto repair use.
- A permanent screening fence or wall not less than six feet in height shall be constructed along any site property line which abuts a residential district.

The site plan indicates a two-sided digital monument sign with 100% of the face as the electronic message board. A Special Exception through the Board of Adjustment would be required for the monument sign with 25% of the face consisting of the electronic message board. A single tower shown on the site plan is shown to be 35 feet. Signs on the tower will be counted toward the 10% maximum allowed for the entire building wall face.

Development Standards	E District	Proposed PD/E
Permitted Uses	No auto related sales or services	Quick lube services including: oil change, tune-ups, belts (alternator, fan, drive & ac accessory belts, no timing belts), power steering fluid, brake fluid, & transmission fluid (top-off only), state inspection, wiper blades, batteries (sales/replacement), oil filters, air filters, & transmission filters (sales/replacement)
Front Yard	20 ft. minimum/no permanent structures	5 to 7 ft. setback; sign, auto repair building, and gates encroach into front yard setback
Rear Yard	15 ft. minimum adjacent to residential	10 to 60 ft variable
Height	Three stories or 45 ft maximum at grade	Buildings not to exceed 25 ft.; one tower is shown on the site plan - the tower sign not to exceed 35 ft
Parking	Based on the use and sf	Site plan indicates four parking spaces for the site, indicated as "employee". All the spaces are shown to be in the canopy vacuuming area and cannot also be used for vacuuming. No parking spaces are indicated on the site plan for customers. A minimum of 30 parking spaces would be required for the car wash and a minimum of 8 spaces for the auto lube use based on building sq. ft.
Screening/Buffering	Six foot minimum solid wood or masonry screening wall adjacent to residential and 20 ft. buffer	18 ft. block retaining wall with no screening adjacent to residential and no buffer due to wall

Signage	8 x 16 monument sign; electronic sign by special exception	No tower sign dimension provided, however signs on the tower will be counted toward wall signage; electronic sign indicated and a special exception is required.
Hours of Operation	Unregulated	Carwash-7 days 7am to 10 pm Quick Lube-Monday thru Saturday 7:00 am to 6:30 pm closed Sunday

Staff received a letter from the Northside Neighborhood Association that indicated multiple meetings were held with the applicant and that the neighborhood supports the car wash and basic automotive services as would typically be found in a quick lube type of facility. The neighborhood has provided support for the revised building with the reduced number of bays and limited auto repair uses.

At the March Zoning Commission meeting, the applicant indicated only one to two employees would be necessary for the car wash and one to two employees for the auto service, which he felt could be accommodated in the vacuum area. The website for the Tommy Systems indicated two to eight employees would be necessary for the car wash alone. Four spaces are provided on the site plan for employee parking, and no additional spaces are provided for customers or autos either awaiting or completed servicing by the auto facility.

At the April meeting, the Zoning Commission questioned what was included in a tune up as listed on the site plan as a permitted use. The Commission's recommendation amended the list of allowed uses to remove the reference to tune ups and to include spark plugs and wire only.

The opposition for this case equals 20.9%. According to state law, if owners of 20% of the property within 200 ft. are in opposition, a supermajority (75%) vote of City Council is required for approval.

Site Information:

Owner: Jack 2199, Inc.
1924 Jacksboro Highway
Fort Worth, TX 76103

Acreage: 1.64 acres
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "A-5" One-Family & "PD/E" Planned Development / single-family & car sales
- East "A-5" One-Family / single-family
- South "E" Neighborhood Commercial / car sales
- West "A-5" One-Family / Rockwood Golf Course

Site Plan Comments:

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

1. A 20 ft. front yard setback is required along Jacksboro Highway and N.W. 21st Street. (show the location of the 20 ft setback on the site plan (i.e. dotted or dashed line)
 - a. Structures (dumpster, signs, auto repair building, gates, and security cameras) are not permitted within the 20 ft. setback.
2. A 20 ft. supplemental setback is required along the rear property line; a portion of the brick retaining wall on the northeast corner encroaches into this setback.
3. There are four parking spaces provided on the site plan for the car wash and auto services. The required parking spaces cannot also be used as a vacuuming area. The car wash would require a minimum of 30 parking spaces and the auto lube a minimum of eight spaces, deficient by 34 spaces.
4. No repairs shall be conducted on any premises that adjoin a residential district boundary.
5. No automobile repair or service facility shall be permitted to have bay doors facing a one or two-family district.

6. A permanent screening fence or wall not less than six feet in height shall be constructed along any site property line which abuts a residential district.

Zoning Commission recommended waivers to the items mentioned above.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-181 Council-initiated rezoning of certain properties to the northeast and southeast of subject property approved by Council 12/07/10
SP-10-008 Amendment to PD-821 to add additional car sales inventory to be heard by City Council 5/10/11

Platting History: None

Public Notification:

The following Neighborhood Associations were notified:

Northside NA
Near Northside Partners Council.

Fort Worth ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a car wash with auto repair facility at this location. There are several car sales lots and auto repair stations along this section of Jacksboro Highway, which is a divided four lane state highway and classified as a principal arterial in the City's Thoroughfare Plan. Access to the property includes an entrance only on Jacksboro Highway and exit only on NW 20th Street, per TPW requirements.

Surrounding uses are currently single-family and car sales to the north & northwest, single-family to the east, car sales to the south and golf course to the west.

Due to the proximity to residential, the proposed zoning for this lot **is not compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as neighborhood commercial. The requested zoning classification is not appropriate for the land use designation. Car Wash and Auto Repair are first permitted by right in the FR or higher zoning districts.

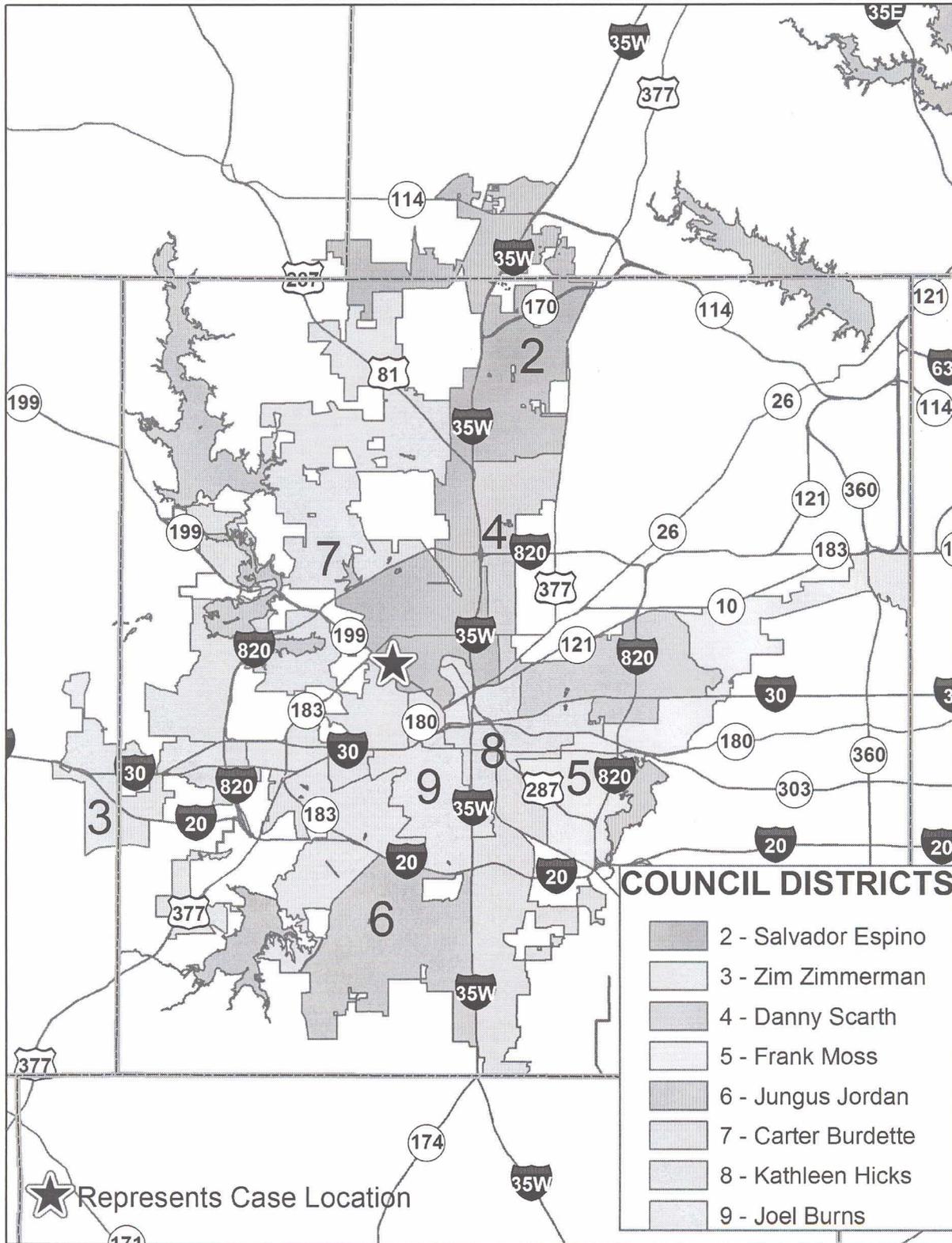
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 37)
- Separated incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)

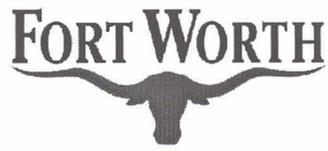
Based on the lack of conformance with the future land use, and policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

Location Map

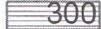




ZC-10-185

Area Zoning Map

Applicant: Jack 2199 Inc./Robert Petrie
 Address: 2000 Jacksboro Hwy.
 Zoning From: E
 Zoning To: PD/E plus drive thru car wash and auto repair; site plan included
 Acres: 1.85
 Mapsco: 61M
 Sector/District: Northside
 Commission Date: 03/09/2011
 Contact: 817-392-2495

 300 Ft. Notification Buffer

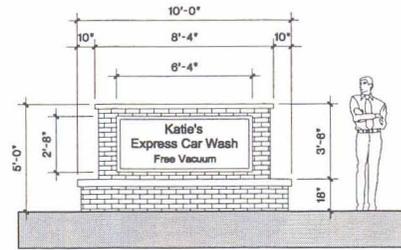


200 100 0 200 Feet

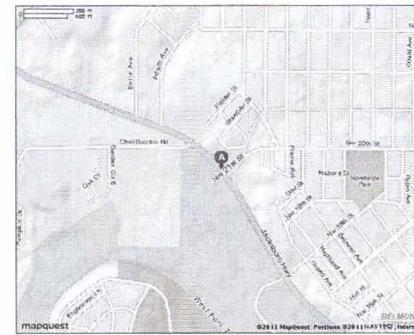


General Notes

City of Fort Worth - Site Use
 FW-ZONE - E 4.901 Neighborhood Commercial ("E") District.
 Site Area Total - 71,536 Square Feet
 Off Site Jacksboro Hwy Drive/Approaches, Curb/Gutter - 566 Square Feet
 Off Site 21st Street Drive/Approaches, Curb/Gutter - 585 Square Feet
 Site is zoned "E"
 Car wash building to be approximately 20' to 38' wide and approximately 140' long.
 Lube and Tune Building to be approximately 30' wide and approximately 89' long.
 Hours of Operation
 Lube and Tune - 8:00 AM - 6:30 PM - Monday through Saturday (Closed Sundays)
 Car Wash - 7 days a week, 7:00 AM to 10:00 PM (no later than 10 PM)
 Parking - Two (2) employee parking spaces per building - Four (4) total spaces.
 Eight total security cameras around the site
 Approximately 14'-0" eave height for both buildings



Monument Sign - Digital Screen
 Scale 1/4" = 1'-0"



Vicinity Map



Expires 01/31/12

Drawn: A Garcia
 Checked: TM Harden
 Date: 04/20/11
 Director: TM Harden
 Designer: TM Harden
 Coordinator: JLLujan
 Engineer: Thioover

Buildings not to exceed 25'-0" in height and tower not to exceed 35'-0" in height.

Exterior materials for buildings will be split-faced CMU block, translucent window panels and storefront materials

Ten total 25' poles on a 3' base - Total height is 28'-0" AFF.

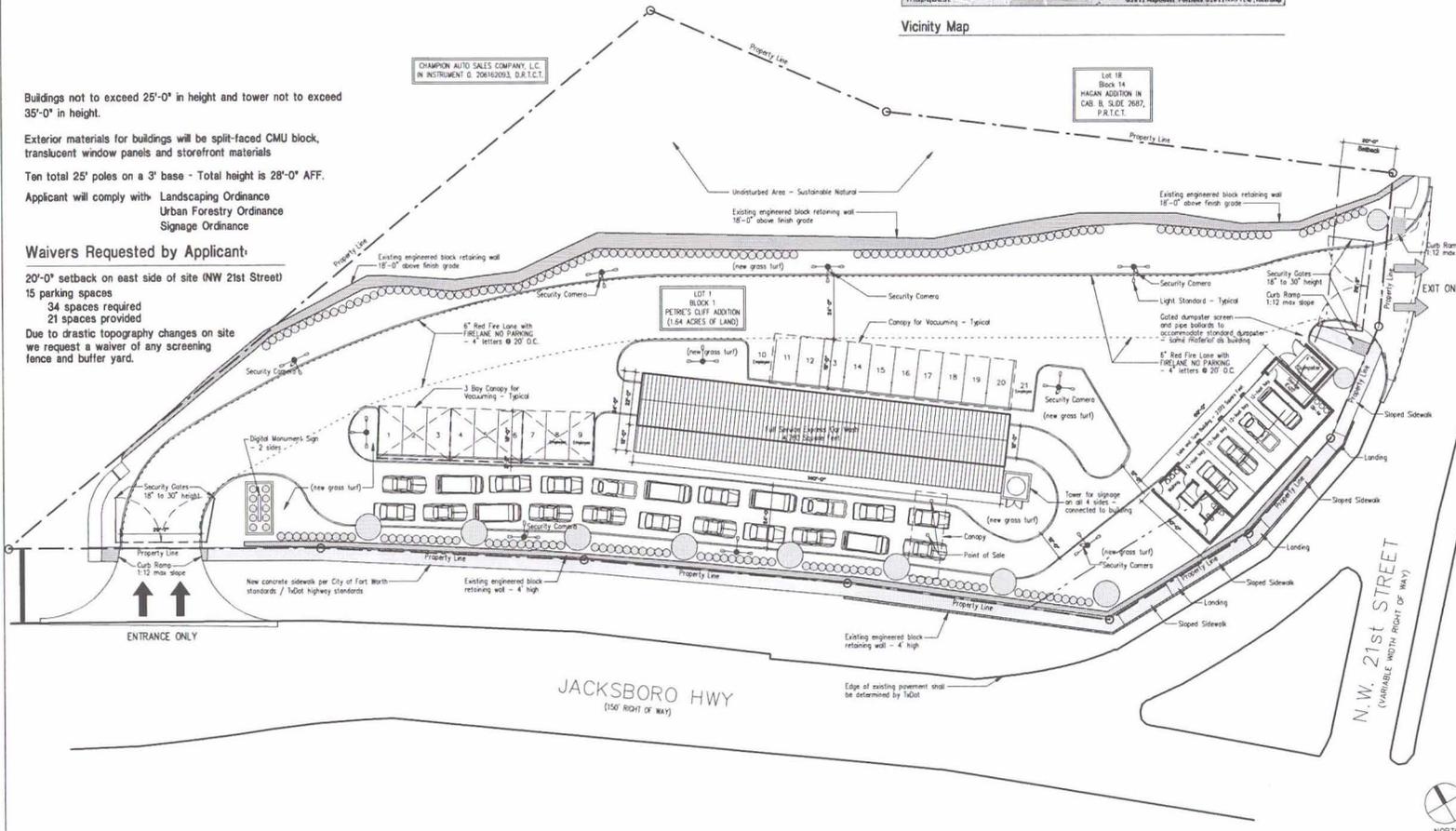
Applicant will comply with Landscaping Ordinance
 Urban Forestry Ordinance
 Signage Ordinance

Waivers Requested by Applicant:

20'-0" setback on east side of site (NW 21st Street)
 15 parking spaces

34 spaces required
 21 spaces provided

Due to drastic topography changes on site we request a waiver of any screening fence and buffer yard.



01 SITE PLAN - FULL SERVICE CAR WASH AND LUBE AND TUNE BUILDING

Lube and Tune Building Notes:

- The uses of the Lube and Tune Building will be limited to these specific uses:
- Spark Plugs and Wires - Sales and installation
 - Automobile belts - sales and installation
 - A/C Belts installed, but no Timing Belts
 - Oil Change
 - Oil, Air and Transmission Filters - sales and installation
 - State Inspections
 - Any and all filter change and sales
 - Lubrication and adding of any fluids
 - Batteries - sales and installation
 - Wiper Blades - sales and installation



Developer/Owner: Robert Petrie
 Address: 1824 Jacksboro Highway
 City/State: Fort Worth, Texas 76114
 Telephone Number: 817.401.1817
 Facsimile Number: 817.625.5012
 E-mail Address: pmc130@aol.com

Director of Planning and Development
 Date: _____
 New Full Service Car Wash and Lube and Tune Building
 Zoning Case Number: ZC - 10185

Lube and Tune Building: = 69'x30' = 2,072 Square Feet
 Full Service Car Wash: 140'x34' = 4,760 Square Feet

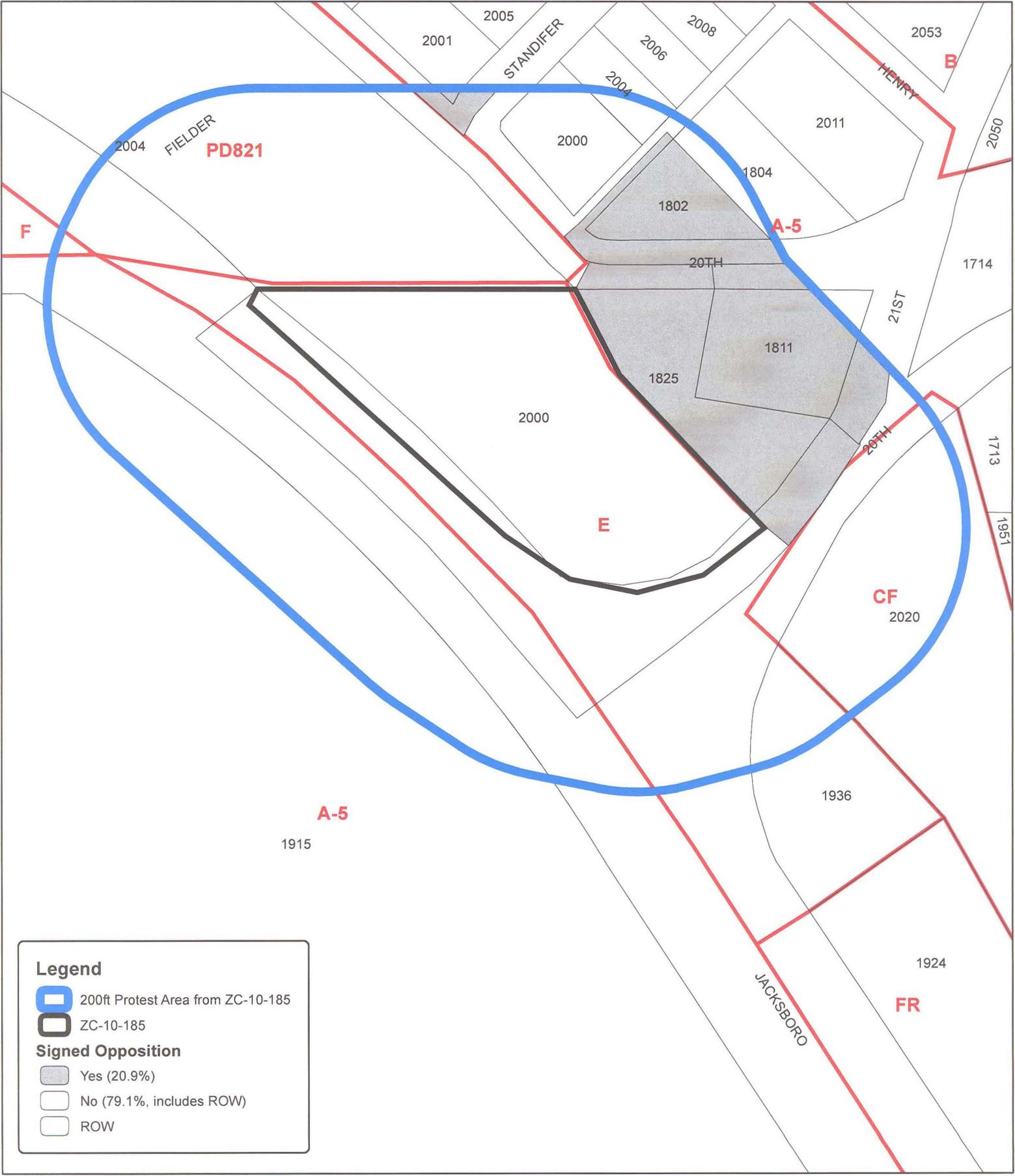
TERRY M. HARDEN ARCHITECTS, INC.
 A PROFESSIONAL SERVICES ORGANIZATION
 110 MANHATTAN PLAZA, 8850 MANHATTAN BOULEVARD
 FORT WORTH, TEXAS 76120 (P) 817.448.1484 (F) 817.428.1455

SITE PLAN FOR KATIE'S EXPRESS CAR WASH AND LUBE AND TUNE BUILDING
 2000 JACKSBORO HIGHWAY
 FORT WORTH, TEXAS 76114

Project No. 2011-502.5
 Sheet No. SP-01
 of _____ Sheets

581-01-22

20% Protest Area for ZC-10-185



Legend

- 200ft Protest Area from ZC-10-185
- ZC-10-185

Signed Opposition

- Yes (20.9%)
- No (79.1%, includes ROW)
- ROW



Planning & Development
Department 3/14/11 - BK

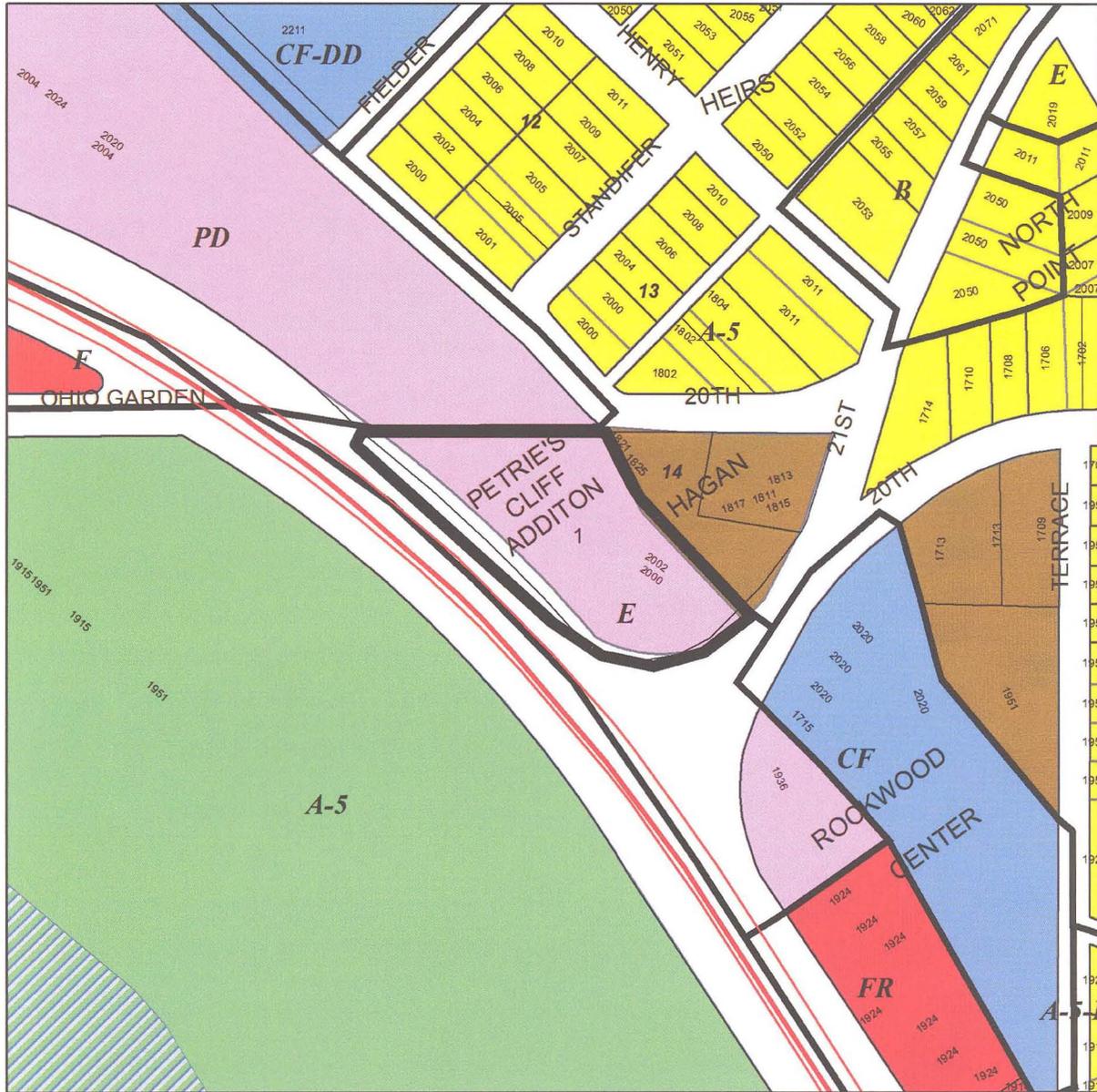


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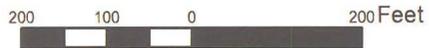


Future Land Use

ZC-10-185



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | Proposed Minor Arterial |
| | | Flood Plain |



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on February 23, 2010



Aerial Photo Map



City of Fort Worth, Texas
Zoning Commission
April 13, 2011 – Meeting Minutes

DRAFT

Present:

Neftali Ortiz, Chair, District 2
Ann Zadeh, Vice Chair, District 1
Jackson Wilson, District 3
Charles Edmonds, Jr., District 4
Maurice Barnes, District 5
Stephanie Spann, District 6
Nick Genua, District 7
Ramon Romero, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Melinda Ramos, Assistant City Attorney

Absent:

None

I. Public Hearing – 10:03 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Edmonds, seconded by Ms. Spann, on a vote of 8-0-1, with Chair Ortiz abstaining, voted to approve the Zoning Commission minutes of the March 09, 2011 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-10-185 Jack 2199, Inc. (CD 2)- 2000 Jacksboro Highway (Petrie's Cliff Addition, Block 1, Lot 1, 1.50 Acres): from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus car wash and restricted auto maintenance and repair uses; site plan included.

Jim Schell, 901 Fort Worth Club Building, representing Jack 2199, Inc. explained to the Commissioners this case was continued from the March meeting so the applicant could meet with the neighborhood. Mr. Schell mentioned they did meet with the neighborhood and narrowed down certain uses, eliminated one bay in the quick lube shop and provided four employee parking spaces. A revised site plan was submitted to address these items. Mr. Schell explained that the current size of 140 feet as proposed for the car wash building may be cost prohibitive. They are asking the Commissioners to approve the site plan as submitted; if they come in with a smaller system it could be administratively be approved.

Mr. Ortiz asked about the site not being compatible or consistent with the Comprehensive Plan. It was also mentioned there was too much activity for one lot. Mr. Schell mentioned the uses permitted are indicated on the site plan. Mr. Ortiz restated his comment that he did not have a concern with the car wash. His concern is the quick lube and too much activity at that one location. Mr. Ortiz also mentioned he needed to move two of the employee parking spaces out from under the canopy. He also asked about ingress and egress to the site and traffic spilling back onto the highway. Mr. Schell explained the cars are continuously moving through the tunnel and there was plenty of stacking room.

Mr. Romero asked about the types of uses listed. His concern was tune ups and what they consist of. Mr. Schell commented he would have to refer to the owner. Mr. Romero also asked about the reduction of the building and accommodating more parking spaces. He also asked about closing the gate to accommodate the traffic.

Robert Petrie, 7217 Charlene, Azle, Texas, explained there will be two employees for the lube and two for the car wash. Mr. Genua asked what their duties would consist of. Mr. Petrie explained they would help load cars on and off the conveyor belt. He explained there will be no employees drying cars. Mr. Genua also asked about the stacking and what happens if the car wash shuts down. Mr. Petrie explained if the car wash breaks down you can drive through the tunnel.

Dr. Barnes asked how many lanes are going into the car wash. Mr. Petrie mentioned there is only one lane going into the wash after passing the pay kiosk and gate. Mr. Petrie explained that tune ups relate to spark plugs and wires. Mr. Romero asked if he was ok removing tune ups and adding spark plugs and wires instead and Mr. Petrie agreed.

Mr. Edmonds asked about how many cars could be in the tunnel at one time. Mr. Petrie mentioned if it was a 140 foot long there would be about six or seven cars and the wash takes about 90 seconds to go through. He was not concerned about the stacking.

Ms. Zadeh asked about the graphics he presented. Mr. Petrie mentioned the car wash is a kit you build and this (the images on the powerpoint) was a rendering off the web site.

Mr. Edmonds mentioned the cars will be sitting longer than 15 minutes, more like 30 based on the math. Mr. Petrie mentioned it will be less than 30 minutes.

Carlos Flores, 1415 Circle Park Boulevard spoke in the rebuttal time and mentioned he was acting on behalf of the neighborhood, that the president Ms. Betty Ward was present, and that they were in support. Mr. Flores said they narrowed down the uses and hours of operation and many of the concerns brought up by the Commissioners were also discussed with the owner at their neighborhood meeting. In negotiations with Mr. Petrie, he agreed to reduce one of the bay doors in the quick lube shop. Mr. Flores also wanted to express concerns the neighborhood had on traffic existing to 20th Street. He wanted the Commissioners to address TPW on the possibility of a sign indicating no left turn onto 20th St.

Mr. Ortiz asked the question if the neighborhood is ok with the amount of activity the business could generate. Mr. Flores explained the neighborhood did discuss this but do not know the volume it may create. He also mentioned the majority of the neighborhood is ok with the concept.

Ms. Zadeh asked about the uses on site and if the applicant could explain. Mr. Schell explained that if there were 22 cars in line for the car wash they would likely come back another time.

Mr. Wilson mentioned that Mr. Petrie is a business man and will make the area appealing.

Motion: Following brief discussion, Mr. Genua made a motion to approve the request with the stipulation of it being a trial for six months and to come back before the Commission; no second was provided. On a substitute motion Mr. Edmonds recommended approval as amended of the request to remove the language related to tune ups and add spark plugs and wires, seconded by Mr. Romero. The motion carried unanimously 9-0.

2. ZC-11-005 Trinity Bluff Development, LTD (CD 9)- 761 & 765 Samuels Avenue (Mulligan Addition, Lot 5C & 5D, 3.13 Acres): from "D" High Density Multifamily & "O1" Floodplain to "PD/TU-N1" Planned Development for all uses in "TU/N1" Trinity Uptown/Neighborhood Zone with development standards; site plan included.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested to withdraw the application.

Motion: Following brief discussion, Ms. Reed recommended a denial without prejudice of the request, seconded by Mr. Romero. The motion carried unanimously 9-0.

3. ZC-11-026 Catholic Diocese (CD 5)-2701 Burchill, 2000 McKenzie, 2641 and 2644 Avenue L (Polytechnic Heights Addition, Block 113RA & 117RA, Lot All, Dunlap Subdivision, Block, Lots 6 & 7BR, 7.93 Acres): from "B" Two-Family and "PDs" 54 and 75 to Amend PD 54 and 75 to all uses in "CF" Community Facilities to include temporary lodging with development standards; site plan included.

Gary Fragosse, 800 W. Loop 820 South, representing Catholic Diocese, explained to the Commissioners the case was continued from the last meeting in order for them to provide a site plan and to accommodate for more church parking. Mr. Fragosse explained they have created a plan to close Conner & Avenue L to provide for more parking for the church and create a pedestrian friendly environment. He explained that approximately 90 cars are parked illegally on Burchill & Conner on Sundays and that there should be better enforcement on controlling the traffic problems that currently exist. They have a request to vacate Conner and Avenue L that will be heard by the Planning Commission at their April meeting.

incorporate 34 new shrubs and 33 trees. Eleven trees were removed during the construction of the parking lot.

Carlos Flores, 1415 Circle Park Boulevard, a member of the Northside Neighborhood Association was curious as to why the owner deviated from the approved site plan back in 2008. He understands what Mr. Bonilla said about the contractor walking away and they were trying to mitigate some of the parking by adding additional landscape islands. He mentioned as an owner he would have followed up to make sure this additional parking could be done because it was tied to a site plan.

Michael Grooms, 2004 Sandifer Street, mentioned there is no green space area out by the fence as indicated on the site plan it is all concrete.

Mr. Bonilla, in rebuttal explained to the Commissioners this is a hard case to explain as to how they got to this point since the contractor walked away from the site plan. Mr. Bonilla followed up on Mr. Green's comment about there being no green area by the fence line. The revised site plan needs to be revised to indicate the green area as paved surface. Mr. Bonilla submitted a petition of support letters from the neighborhood.

Ms. Spann asked about the paved area where the green is indicated. Mr. Bonilla explained there is a graphic error on the site plan. Ms. Murphy asked and Mr. Bonilla confirmed that the paved area is within the TxDOT right-of-way for Jacksboro Hwy.

Mr. Edmonds asked about the site plan showing plantings along Jacksboro Highway. In response Mr. Bonilla mentioned there are seven trees planted inside of the fence along Jacksboro. There is about 3 ½ feet of paving between fence and trees.

Ms. Zadeh mentioned the case history and if it is the same owner as in 2008 they should have followed the site plan as approved back then. She also asked if the applicant had asked the contractor to pave this area. Mr. Bonilla said yes they did.

Motion: Following brief discussion Mr. Genua recommended denial of the request, seconded by Ms. Spann. The motion carried 6-1 with Mr. Edmonds against.

IV. New Cases

2. ZC-10-185 Jack 2199, Inc. (CD 2)- 2000 Jacksboro Highway (Petrie's Cliff Addition, Block 1, Lot 1, 1.50 Acres): from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus car wash & auto repair; site plan included.

Jim Schell, 901 Fort Worth Club Building, representing Jack 2199, Inc. explained to the Commissioners the request is to rezone to PD/E plus car wash and auto repair for this site. The owner has met with the Northside Neighborhood and trying to develop a site plan for this property. Mr. Schell mentioned the neighborhood was in support, however; they questioned the

auto repair uses. He mentioned the uses are more geared for oil lube, tune ups, etc. The building will consist of glass walls, heavily landscaped. The building is a drive thru tunnel in which you pull thru and exit to dry the vehicle. A revised site plan was submitted on behalf of neighborhood concerns in which the bays were reduced to four and a handout of proposed uses was presented. It was also explained that some of the vacuuming spaces can be used for employee parking since no one gets out of their car to go through the car wash.

Mr. Wilson asked how many employees are there and the hours of operation. Mr. Schell responded with the hours of operation are 7 to 10 pm as noted on the site plan. He was not aware of how many employees were proposed; he referred to the owner, Robert Petrie who said that since this is an automated facility that a maximum of two employees will be needed for the lube center and two for the car wash. Therefore, a total of four of the vacuum spaces will be used for employee parking.

Rosa Garcia, 2312 Hanna Avenue spoke in opposition of the request. Her concerns are access of off 21st Street and the auto repair uses. She is also concerned about the neighborhood's aesthetic appeal.

Phillip Garcia, 2716 NW 21st Street spoke in support of the request.

Carlos Flores, 1415 Circle Park Boulevard spoke in the rebuttal time. He mentioned they are in support and have met with them several times since 2009. He mentioned they were concerned about some of the auto uses. They met with Mr. Petrie and refined the uses that are not heavy labor intensive. He reiterated they could support a quick lube place with associated uses.

Ms. Zadeh asked if they would be in favor of a 30 day continuance so that the applicant could work on some of the issues brought up. Mr. Flores mentioned they would support a continuance and he also mentioned they had some traffic concerns coming out onto 21st Street.

Mr. Edmonds asked about the list of uses preferred. Mr. Flores explained that accessory belts would be belts for air conditioners or alternators. Mr. Romero asked the question of what is the average expected time one might be in one of the bay areas. Mr. Schell responded not more than an hour.

Dr. Barnes asked about how the cars are dried.

Mr. Edmonds mentioned in order to save time this could possibly be handled now and not continue for 30 days. He mentioned traffic circulation concerns could be handled by TPW. The bay doors have been addressed as well as certain uses that can be made as part of the motion. Mr. Flores responded that would be ok.

Motion: Following brief discussion, Mr. Edmonds made the motion to table this case to the end of the agenda, second by Mr. Wilson. On a substitute motion Dr. Barnes recommended a 30 day continuance of the request to the April 13, 2011 meeting, seconded by Ms. Spann. The motion carried 4-3 with Mr. Wilson, Mr. Edmonds, & Mr. Romero being against.