



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 3, 2015

**Council District** 6

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0

**Opposition:** None submitted  
**Support:** Six letters submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Speedclean Car Wash, LLC

**Site Location:** 6201 McCart Avenue Mapsco: 90W

**Proposed Use:** Existing Drive-Thru Car Wash

**Request:** From: "E" Neighborhood Commercial  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus car wash; site plan included

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

**Comprehensive Plan Consistency:** Requested change **is not consistent.**  
**(Significant Deviation)**

**Background:**

The applicant is requesting a zoning change from E Neighborhood Commercial to PD/E Planned Development for E uses plus car wash. The property is east of McCart Avenue, a principal arterial, and south of Westcreek Drive, a collector. The applicant is proposing to expand the existing drive-through car wash and to upgrade to include the recycling of water and installing earth friendly equipment and tire cleaners. The use is currently legal non-conforming therefore any expansions to the building require a zoning change.

A letter of support was received from the District 6 Alliance.

Requirement	E	Proposed PD
Front Yard	0 required when fronting an arterial	Complies
Height	3 stories or 45 ft.	Complies
Parking	4 spaces per 1,000 sq. ft.	Complies
Signage	Monument sign	Wants to retain existing pole sign, monument sign can't be located within any easements (Waiver required for existing pole sign)

Exterior Construction Material	All buildings with metal siding facing a public street shall have at least two exterior architectural features for articulation, such as front porches, gables, awnings, or other exterior siding materials.	Waiver will be required (pre-existing building)
Bicycle parking	1 rack for every 40 parking spaces	Complies

**Site Information:**

Owner: Speedclean Car Wash LLC  
6201 Mc Cart Ave  
Fort Worth, Texas 76133

Agent: Peter Adossi

Acreage: 0.64 acres

Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:  
North "E" Neighborhood Commercial / commercial  
East "C" Medium Density Multifamily / multifamily  
South "E" Neighborhood Commercial / commercial  
West "F" General Commercial / commercial strip center

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations, the key deficiencies are:

1. The existing pole sign is considered legal non-conforming if removed or destroyed it could not be replaced. (waiver required for pole sign)
2. All buildings with metal siding facing a public street shall have at least two exterior architectural features for articulation, such as front porches, gables, awnings, or other exterior siding materials. (waiver required)
3. The existing tall metal tower structure at the end of the car wash is considered attached signage and is considered legal non-conforming, no longer allowed. (FYI)

**Zoning Commission recommended waivers to items 1 & 2 noted above.**

**TPW comments:**

1. {Both driveways exceed the maximum width for commercial driveways 35ft. for two way travel. Revise site plan to show the existing driveway widths}
2. Show distance(s) from property corner(s) to nearest identifiable street, railroad or other intersection.
3. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

**Platting Comments:**

1. According to the plat of record for Lot 4, Block 1, McCart East Addition, as recorded in Volume 388-126, Page 16, PRTCT, there is a five (5) foot utility easement running along the rear property line. The proposed concrete pad for the vacuums is located within this easement.
2. Show the five (5) foot utility easement on this site plan and relocate the vacuum pad so that it is not encroaching upon this easement.

**Water Comments:**

1. Water pressure 43.56 to 55.93, booster pump may be required for adequate water pressure.
2. Connect to sewer manhole for V.C. pipe.
3. Grit trap required

- No permanent structures over, encroaching sewer, water lines and their easements including landscape

**Comments made by Platting, TPW and Water staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions.**

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McCart Ave	Principal Arterial	Principal Arterial	No
Westridge	Collector	Collector	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Westridge East NA*	Streams & Valleys Inc
District 6 Alliance	Trinity Habitat for Humanity
	Fort Worth ISD

closest neighborhood organization\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change “PD/E” Planned Development for E uses plus car wash; site plan included. Surrounding land uses are commercial to the north, south and west, multifamily to the east.

Based on the surrounding land uses, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as Mixed-Use. The future land use was changed in 2014 to encourage a higher density for redevelopment near the Alta Mesa/McCart area. The requested zoning change is not consistent with the following Comprehensive Plan policy/strategy:

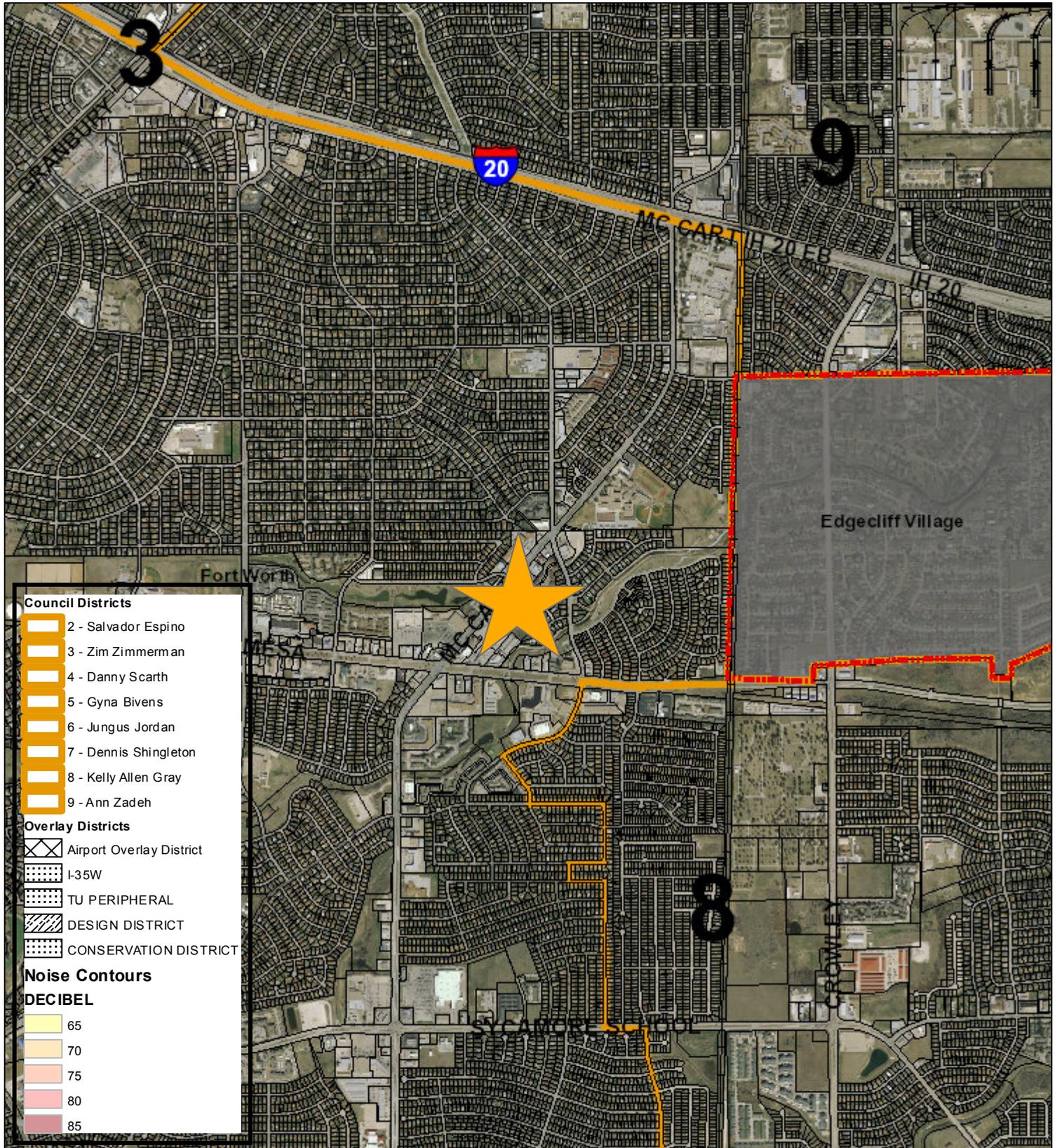
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Based on the lack of conformance with the future land use map and policy/strategy stated above the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, the car wash use is existing and similar to surrounding existing uses.

**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

### Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Danny Scarth
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

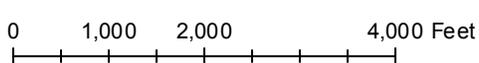
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85

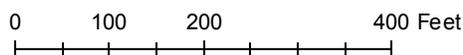


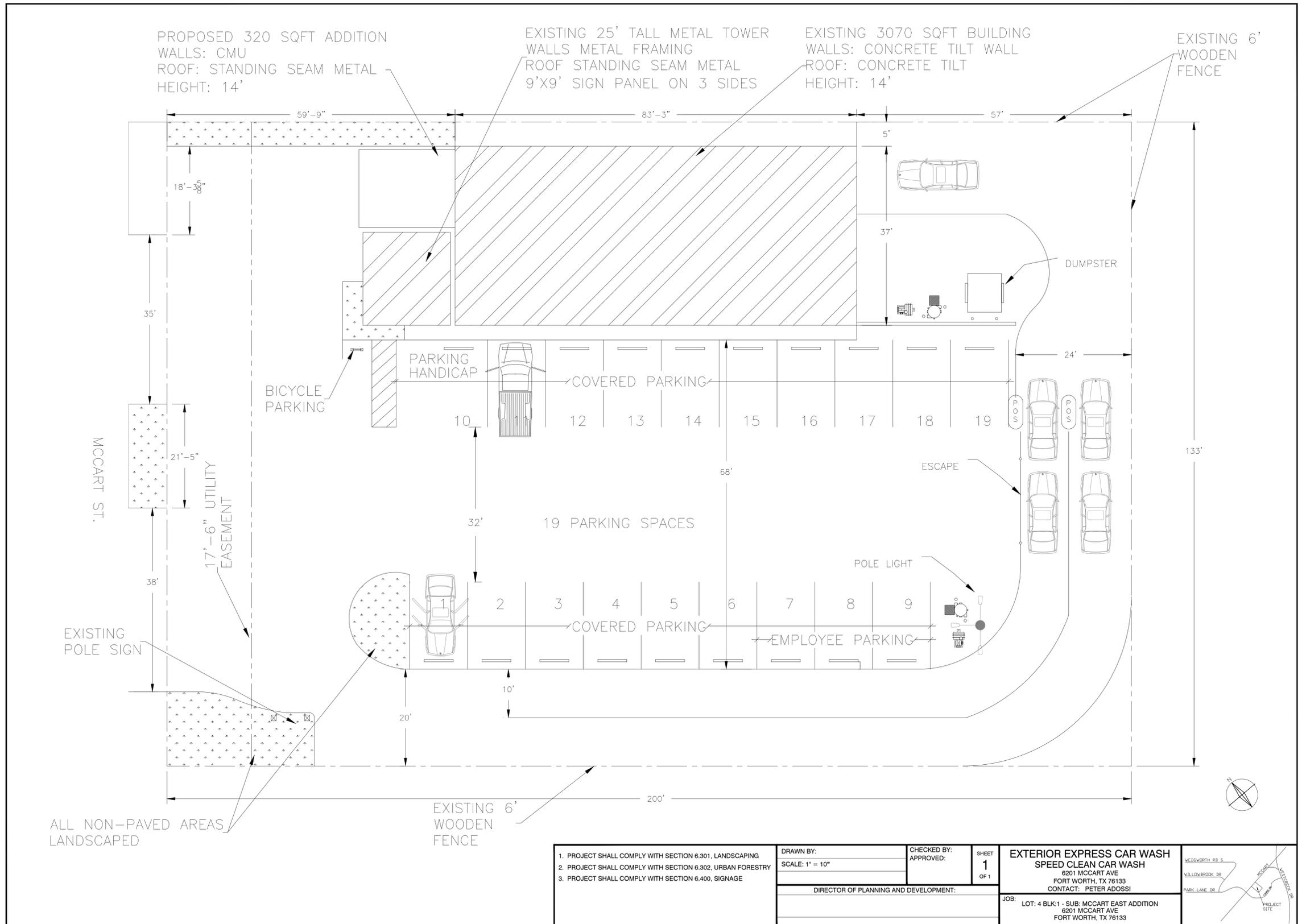
### Area Zoning Map

Applicant: Speedclean Car Wash, LLC  
 Address: 6201 McCart Avenue  
 Zoning From: E  
 Zoning To: PD for E uses with car wash  
 Acres: 0.64086317  
 Mapsco: 90W  
 Sector/District: Wedgwood  
 Commission Date: 1/14/2015  
 Contact: 817-392-2495

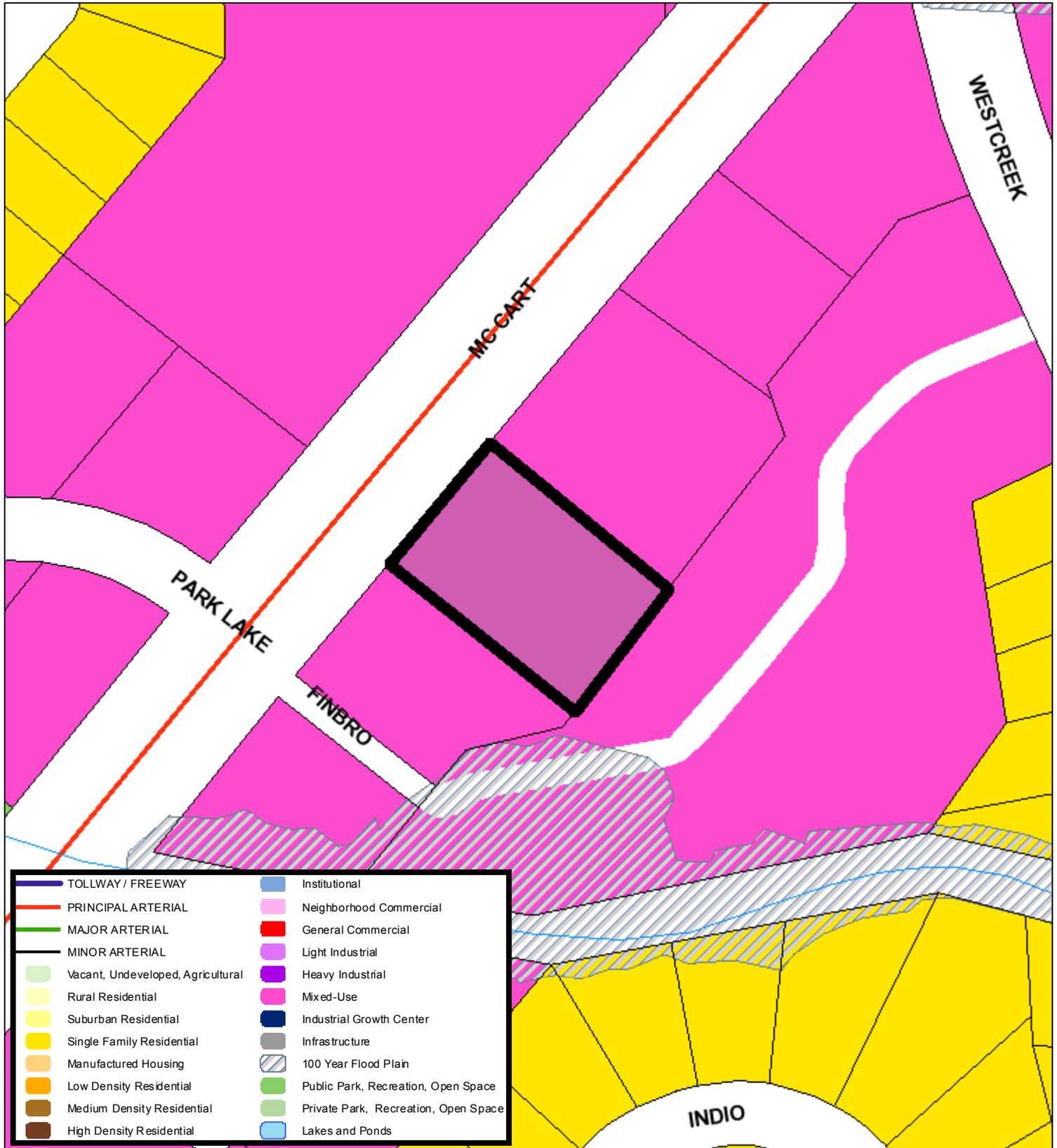


	Subject Area
	300 Foot Notification

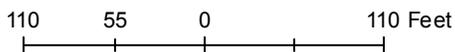




### Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Industrial Growth Center
Suburban Residential	Infrastructure
Single Family Residential	100 Year Flood Plain
Manufactured Housing	Public Park, Recreation, Open Space
Low Density Residential	Private Park, Recreation, Open Space
Medium Density Residential	Lakes and Ponds
High Density Residential	



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 March 18, 2014.



**Aerial Photo Map**



0 70 140 280 Feet



Patricia Smith	2537 Malvern Trl	In	Opposition		Petition
Lonnie Jackson	2537 Berry St	In	Opposition		Petition

**4. ZC-14-160 Speedclean Car Wash LLC (CD 6) – 6201 McCart Avenue (McCart East Addition, Block 1, Lot 4, 0.64 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus car wash; site plan included**

Peter Odossi, 5036 Cedar Brush Drive, Fort Worth, Texas property owner explained to the Commissioners they have owned the business for about nine years and the car wash has been there more than 20 years. They want to bring the car wash up to code in order to conserve and recycle water. They will be installing reclaimed equipment to recycle.

Rosalynn Adossi, 5036 Cedar Brush Drive, Fort Worth, Texas spoke in support.

Motion: Following brief discussion, Ms. Moore recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-14-160
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Ivanna Wiesepe/District 6 Alliance	NA	Out		Support	Sent letter in
Wayne Williams	6350 McCart Ave	In		Support	Sent letter in
Oscar Lazorky	6301 McCart Ave	In		Support	Sent letter in
Jim Veloz	6248 West creek	In		Support	Sent letter in
Ginny Smith	3232 Indio	In		Support	Sent letter in
Michael Zimmerman	6201 McCart Ave	In		Support	Sent letter in

**5. ZC-14-167 Northwest Bible Church Inc. (CD 2) – 5025 Jacksboro Highway (Albright Arthur, Lots G, H, I, J, 3.28 Acres): from “A-5” One-Family to “E” Neighborhood Commercial**

J. R. Olmstead, 5025 Jacksboro Highway, Fort Worth, Texas representing Northwest Bible Church explained to the Commissioners the request

Motion: Following brief discussion, Mr. Reeves recommended a 30 day Continuance of the request, seconded by Ms. Moore. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-14-167
Name	Address	In/Out	Position on case		Summary