

Building Location (Sect. 5.108)	Shall not be less than 100 ft. from any residential district	Complies with supplemental standard; however the dumpster is near the residences
Vacuum facilities (Sect. 5.108)	Not in the front yard or within 25 feet from any residential district	Complies
Bicycle parking	1 rack for every 40 parking spaces	1 space required, not provided

At the Zoning Commission, the application distributed some information about the equipment that was planned to be used. Discussion concerning the decibel (noise) levels of the equipment was held, including the blowers from the wash tunnel and the vacuum machinery, which will be in proximity to the residential uses. The applicant also provided that the hours of the business would be based on the season, but standard hours would be 7am-6pm or 7am-8pm seven days a week.

Site Information:

Owner: Blue Center, Ltd.
58 Cypress Court
Trophy Club, Texas 76262

Agent: Janet Lynam

Acreage: 0.81 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "PD-610" Planned Development / vacant
East "AR" One-Family Restricted / single-family
South "E" Neighborhood Commercial / vacant
West "E" Neighborhood Commercial / convenience store

Recent Relevant Zoning and Platting History:

Zoning History: PD-610 adopted 12/14/04 by City Council for PD/E uses plus mini-warehouse with monument sign; site plan required; subject property to the north.

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. Five parking spaces are required for each automobile that may be accommodated on the washing line, a total of 15 are required, and seven spaces are indicated. (waiver will be required)
2. FYI: Be mindful no permanent structures including trees can be in a water, storm drain and or utility easement.

Compliance with the items noted above shall be reflected on the site plan or waivers are required.

TPW comments: No comments at this time.

Platting Comments: No comments at this time.

Water Comments: No comments at this time.

Storm Water Comments:

- FYI comments prior to issuance of future building permits:
- full commercial grading permit required
 - integrated stormwater management plan (iSWM) required

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)
Western Center Blvd	Principal Arterial	Principal Arterial	No
Blue Mound Rd	Two-way County	Principal Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Santa Fe Trails HOA*	Streams & Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

Within this 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 vacant to the north, residential to the east, vacant to the south, and convenience store to the west.

Based on the surrounding land uses, especially the single family residential adjacent to the site and location of the building with the external noise from blowers and vacuums, the proposed zoning for this site **is not compatible** at this location.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The first zoning district car washes are permitted by right is FR due to the greater intensity of the use. The requested zoning change is not consistent with the following Comprehensive Plan policy/strategy:

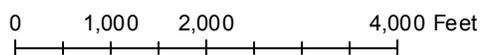
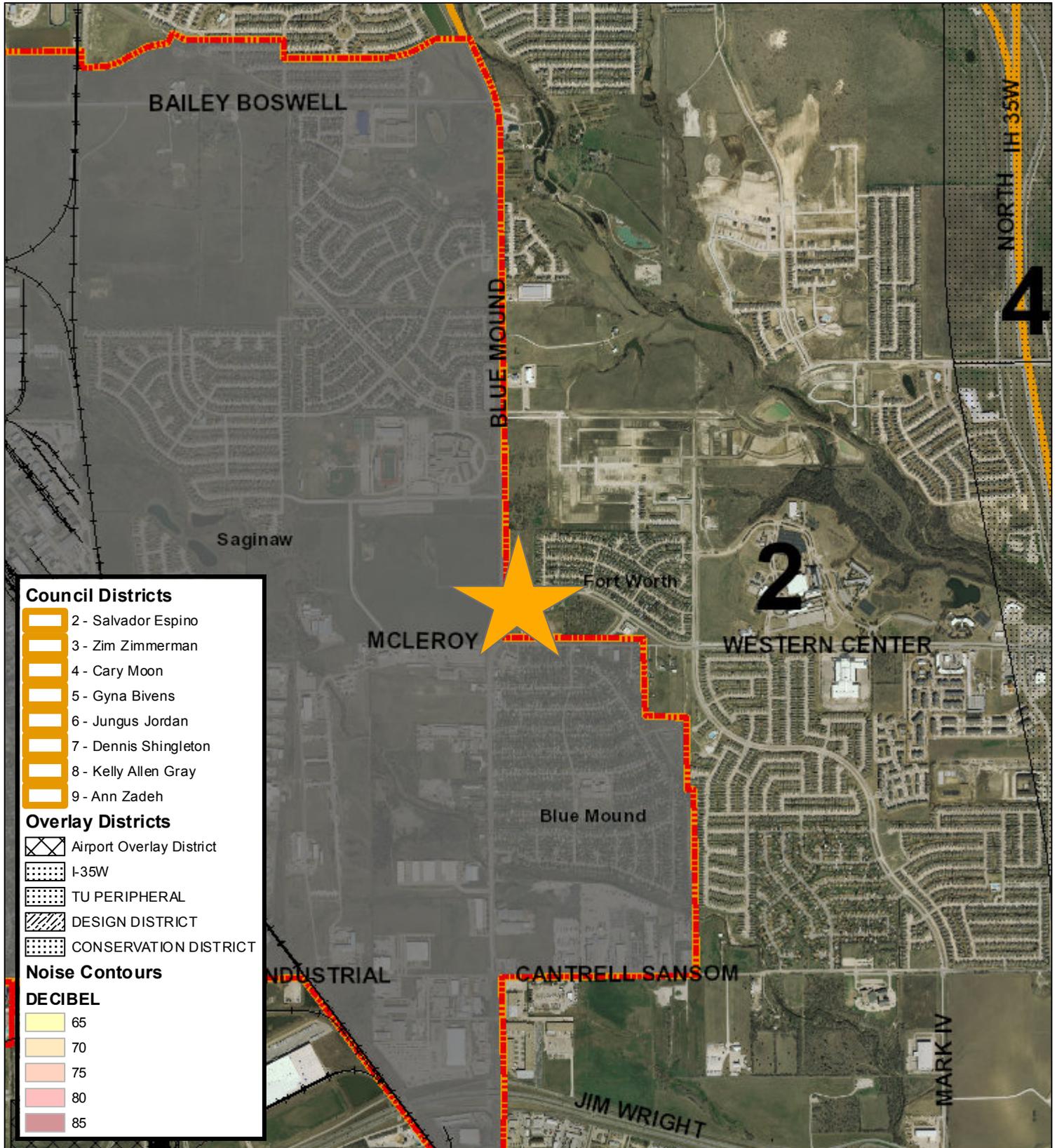
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may that may not be compatible with the attributes of other uses. (pg. 38)

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.

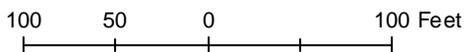
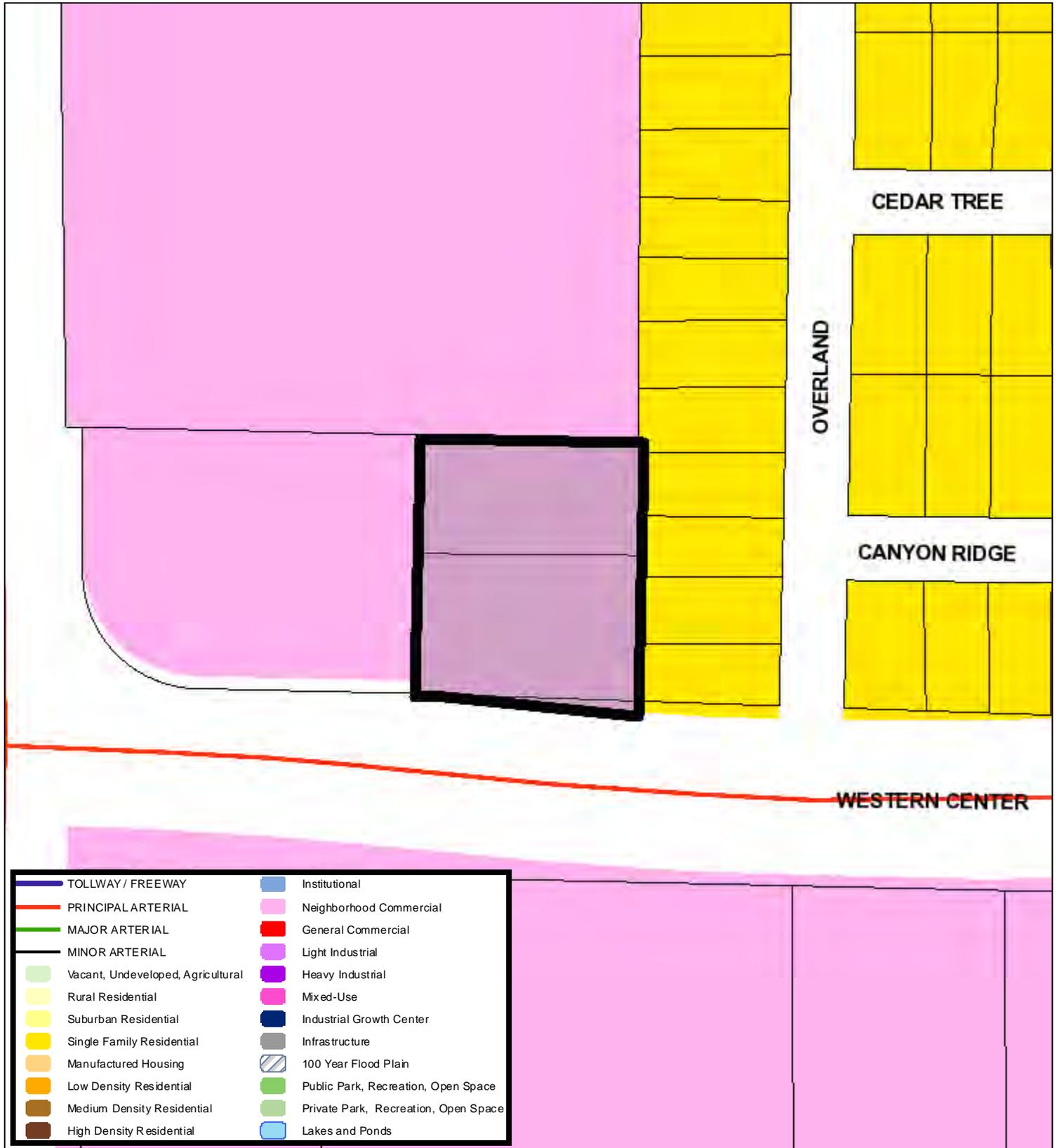
Attachments:

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

Area Map



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 17, 2015.



Aerial Photo Map



0 65 130 260 Feet



8. ZC-15-036 - (CD 2) - Blue Center, LTD., 6800 Blue Mound Road; from: "E" Neighborhood Commercial to: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus car wash; site plan included (Recommended for Denial by the Zoning Commission)

The following individuals completed speaker cards in support of Zoning Docket ZC-15-036 and were recognized by Mayor Price but were not present in the Council Chamber:

Ms. Janet Lynam, 8620 Bryson Lane
Mr. Jimmy Lynam, 8620 Bryson Lane
Mr. Justin Light, 500 West 7th Street, Suite 600

Motion: Mayor Pro tem Espino made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-15-036 be continued to the June 2, 2015, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Council Member Shingleton absent.

(Mayor Pro tem Espino stepped away from the dais and exited the meeting.)

9. ZC-15-037 - (CD 3) - Terry & Sarah Alexander, 9617 Santa Monica Drive; from: "A-5" One-Family to: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus group home I; site plan waiver requested (Recommended for Denial by the Zoning Commission)

Mr. Terry Alexander, 9617 Santa Monica, appeared in support of Zoning Docket ZC-15-037.

Motion: Council Member Zimmerman made a motion, seconded by Council Member Scarth, that Zoning Docket ZC-15-037 be denied with prejudice. The motion carried unanimously 7 ayes to 0 nays, with Mayor Pro tem Espino and Council Member Shingleton absent.

10. ZC-15-038 - (CD 9) - Powers Acquisitions, LLC, 2636 Weisenberger Street & 2637 Whitmore Street; from: "J" Medium Industrial to: "PD/UR" Planned Development for all uses in "UR" Urban Residential with maximum four stories in height; site plan waiver recommended (Recommended for Approval by the Zoning Commission)

Mr. Phillip Poole, 2918 Wingate, completed a speaker card in support of Zoning Docket ZC-15-038 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Zadeh made a motion, seconded by Council Member Zimmerman, that Zoning Docket ZC-15-038 be approved. The motion carried unanimously 7 ayes to 0 nays, with Mayor Pro tem Espino and Council Member Shingleton absent.

Taunya Stevens	4032 Eldridge	Out	Opposition		Sent letter in
Kerry Wallace	3909 Eldridge	Out	Opposition		Sent letter in
Greg Jackson	4617 Houghton	In		Support	Sent letter in
Sue Roberts	4616 Bonnell	Out	Opposition		Petition
Jason Switzer	4613 Bonnell	Out	Opposition		Petition
Andrew Whittle	4617 Bonnell	Out	Opposition		Petition
Eric Olive	4625 Bonnell	Out	Opposition		Petition
Carolina Valdez	4712 Bonnell	Out	Opposition		Petition
Steve Jensen	4722 Bonnell	Out	Opposition		Petition
Peggy Tinius	4737 Bonnell	Out	Opposition		Petition
Melissa Mahan	4700 Bonnell	Out	Opposition		Petition
Sergio Quintero	4704 Bonnell	Out	Opposition		Petition
Sharon Jessamine	4709 Bonnell	Out	Opposition		Petition
Tresa Dominquez	4725 Bonnell	Out	Opposition		Petition
Jovita Trujillo	4800 Bonnell	Out	Opposition		Petition
Frank Howarth	4624 Houghton	In	Opposition		Petition
Wayde Downing	4624 Diaz	In	Opposition		Petition
Bill Clark	9612 Diaz	Out	Opposition		Petition
Several people signed petition in opposition see case file.					

7. ZC-15-036 Blue Center, LTD (CD 2) – 6800 Blue Mound Road (Josiah Walker Survey, Abstract No. 1602, 0.81 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus car wash; site plan included

Janet Lynam, 8620 Bryson Lane, Fort Worth, Texas representing Blue Center, LTD and owners of Texas Star Car Wash explained to the Commissioners the request to rezone to PD/E for an automatic car-wash. Ms. Lyman explained the surrounding land uses and stated the car wash will be open from dawn to dusk. Ms. Lynam said they did send a letter to the Sante Fe HOA and to property owners on Overland Drive, Cedar Tree and Canyon Ridge and received no opposition. She gave a brief description of the car wash operation and building materials proposed. It was also mentioned the sound waves from the tunnel will go out towards the south property line away from the residents. A packet was provided to the Commissioners explaining the decibel levels of the car wash and the vacuum equipment. They are requesting a waiver to the parking requirement.

Mr. Flores asked Ms. Lynam about the specs in the packet and which one would they be using, the 30 horsepower unit and will the vacuums be centralized, is there a wall or fence between them and the residents. Ms. Lynam said the one with the silencer and all the vacuums will have individual hoses that lead into the equipment room. The equipment room will be constructed of 12 ft. solid masonry walls. There is an existing wood fence and they will add an additional fence for buffering. Mr. Flores asked her specifically how loud the car wash unit will be.

Tony Mitchell, 1120 Blue Sky, Haslet, Texas explained to Mr. Flores the equipment shouldn't be loud at all only the blower units. Mr. Flores mentioned typically car washes run at 120 decibels and did he have any information on it. Mr. Mitchell said the equipment itself the blower and vacuums would be the loudest components of a car wash. He does not have any information on the level of noise.

Mr. Flores asked about the hours of operation. Ms. Lynam said dawn to dusk, seven days a week, depending on need. Mr. Flores mentioned for the record there was no opposition received for this case.

Mr. Genua asked if they had considered flipping the car wash and vacuum area. Ms. Lynam said no, they chose this layout because they wanted the loudest equipment the furthest away from the residence.

Motion: Following brief discussion, Mr. Flores recommended Denial of the request, seconded by Mr. Edmonds. The motion carried 6-2 with Ms. Reed and Mr. Northern being against.

8. ZC-15-037 Terry & Sarah Alexander (CD 3) – 9617 Santa Monica (Linda Vista Estates Addition, Block 8, Lot 6, 0.28 Acres): from “A-5” One-Family to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus Group Home I; site plan waiver requested

Terry Alexander, 9617 Santa Monica Drive, Fort Worth, Texas property owner explained to the Commissioners they have been there for about a year and have had no problems they want to have a group home for about 10 people. He said this is a discipleship home not a halfway house. He said about 45 to 50 people signed saying they don't have a problem with it. Mr. Alexander read a scripture pertaining to his work to the Commissioners.

Ms. Moore asked Mr. Alexander if anything has changed since the last time he was before them. Mr. Alexander said the number of residents changed.

Mr. Flores asked if the address has been used for group home activities prior to the zoning change request. Mr. Alexander said no the person he purchased the house from said it was built for that type of use.