



**SITE PLAN AMENDMENT  
STAFF REPORT**

**City Council Meeting Date:**  
November 10, 2015

**Council District** 6

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Rick Scotto

**Site Location:** 7200 McCart Avenue Mapsco: 103H

**Proposed Use:** Amend Site Plan with automatic car wash

**Companion Cases:** PD 565 "PD-SU" for all uses in "E" plus car wash and excluding pawn shops and tattoo parlors

**Background:**

The applicant is amending the site plan as required by PD-565 for the tract zoned "PD-SU" for all uses in "E" plus car wash and excluding pawn shops and tattoo parlors; site plan required. The site is located on McCart Avenue in-between Altamesa Blvd and Sycamore School Rd.

The subject site was rezoned in 2004 to allow for the use. The applicant intends to remove the existing self-serve car wash and develop a new kiosk operated drive-thru car wash with 19 covered vacuum stalls. The applicant is required to revise the site plan to reflect the building and layout of the site.

At the Zoning Commission, the applicant explained that approximately 29 vacuums will be installed. They will be operated through a central vacuum system. No noise study has been completed. Primary access for ingress and egress will be through the southern driveway. The northern driveway will be closed by bollards, to be opened as needed.

**Site Information:**

Owner:	David Griffith 2609 Clipper St. Richardson, TX 75082
Agent:	Garry Turner
Acreage:	0.61 acres
Comprehensive Plan Sector:	Wedgwood

**Surrounding Zoning and Land Uses:**

North	"E" Neighborhood Commercial / commercial
East	"B" Two-Family / duplex
South	"E" Neighborhood Commercial / vacant, medical clinic

West "E" Neighborhood Commercial / vacant

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiency is:

1. Provide parking spaces and count for employees

**Compliance with the item note above shall be reflected on the site plan or a waiver is required.**

**Platting Comments**

No comments have been submitted at this time.

**Transportation/Public Works (TPW) site plan comments**

No comments have been submitted at this time.

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-04-013 from "E" Neighborhood Commercial to "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus car wash and excluding pawn shops and tattoo parlors. Site Plan required; adopted May 2004 (subject property)

Platting History: none

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McCart Ave.	Principal Arterial	Principal Arterial	NA

**Public Notification:**

The following Neighborhood Associations were notified:

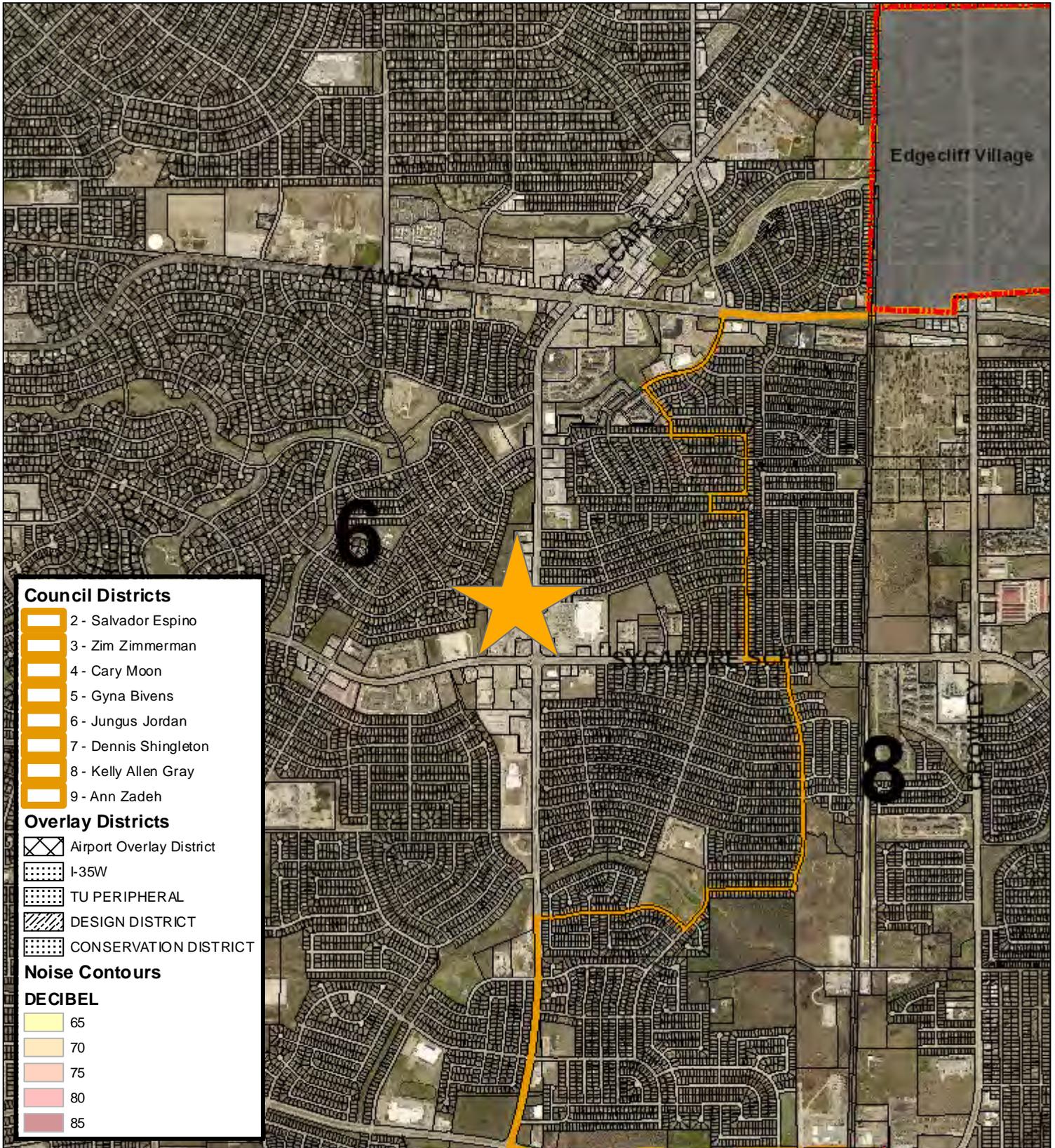
Organizations Notified	
District 6 Alliance	Streams And Valleys Inc
Greenridge Neighbors NA*	Crowley ISD
Trinity Habitat for Humanity	Fort Worth ISD

\*Closest Neighborhood Organization

**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 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

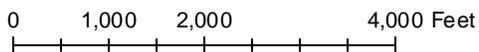
**Overlay Districts**

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

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



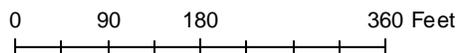


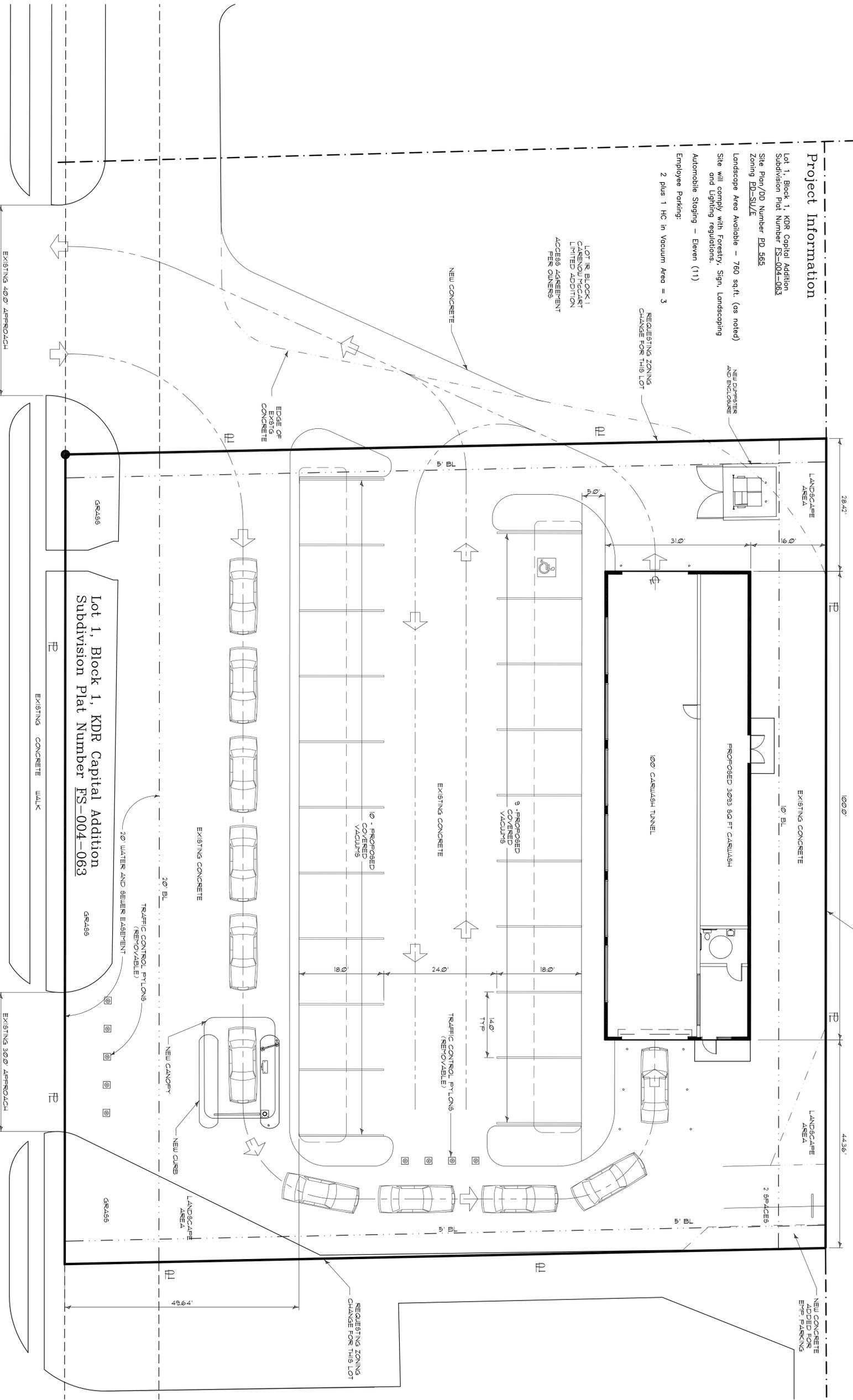
# Area Zoning Map

Applicant: Rick Scotto  
 Address: 7200 McCart Avenue  
 Zoning From: PD 565 for E uses plus car wash  
 Zoning To: Site Plan for PD 565 with automatic car wash  
 Acres: 0.64098422  
 Mapsco: 103H  
 Sector/District: Wedgwood  
 Commission Date: 10/14/2015  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification





**Project Information**

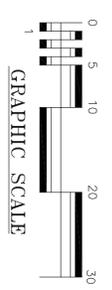
Lot 1, Block 1, KDR Capital Addition  
 Subdivision Plat Number FS-004-063  
 Site Plan/DD Number PD 565  
 Zoning ED-SU/E  
 Landscape Area Available - 760 sq.ft. (as noted)  
 Site will comply with Forestry, Sign, Landscaping  
 and Lighting regulations.  
 Automobile Staging - Eleven (11)  
 Employee Parking:  
 2 plus 1 HC in Vacuum Area = 3

LOT 1B BLOCK 1  
 CARENOU/MCCART  
 LIMITED ADDITION  
 ACCESS AGREEMENT  
 PER OWNERS

Legal Description



**1** Site Plan  
 SCALE: 1" = 30'-0"



**McCart Car Wash**

**CONTACT INFORMATION**  
 Architectural Engineer G.R.  
 Turner & Asso.  
 604 Pheasant Run  
 Burleson, Texas 76028  
 Off. Ph. 817-447-2269  
 Mobile 817-682-5715

**Owner**  
 Daniel Griffith  
 2609 Clipper Ct.  
 Richardson, Texas 75082  
 Ph. 972-459-3234

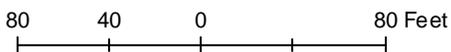
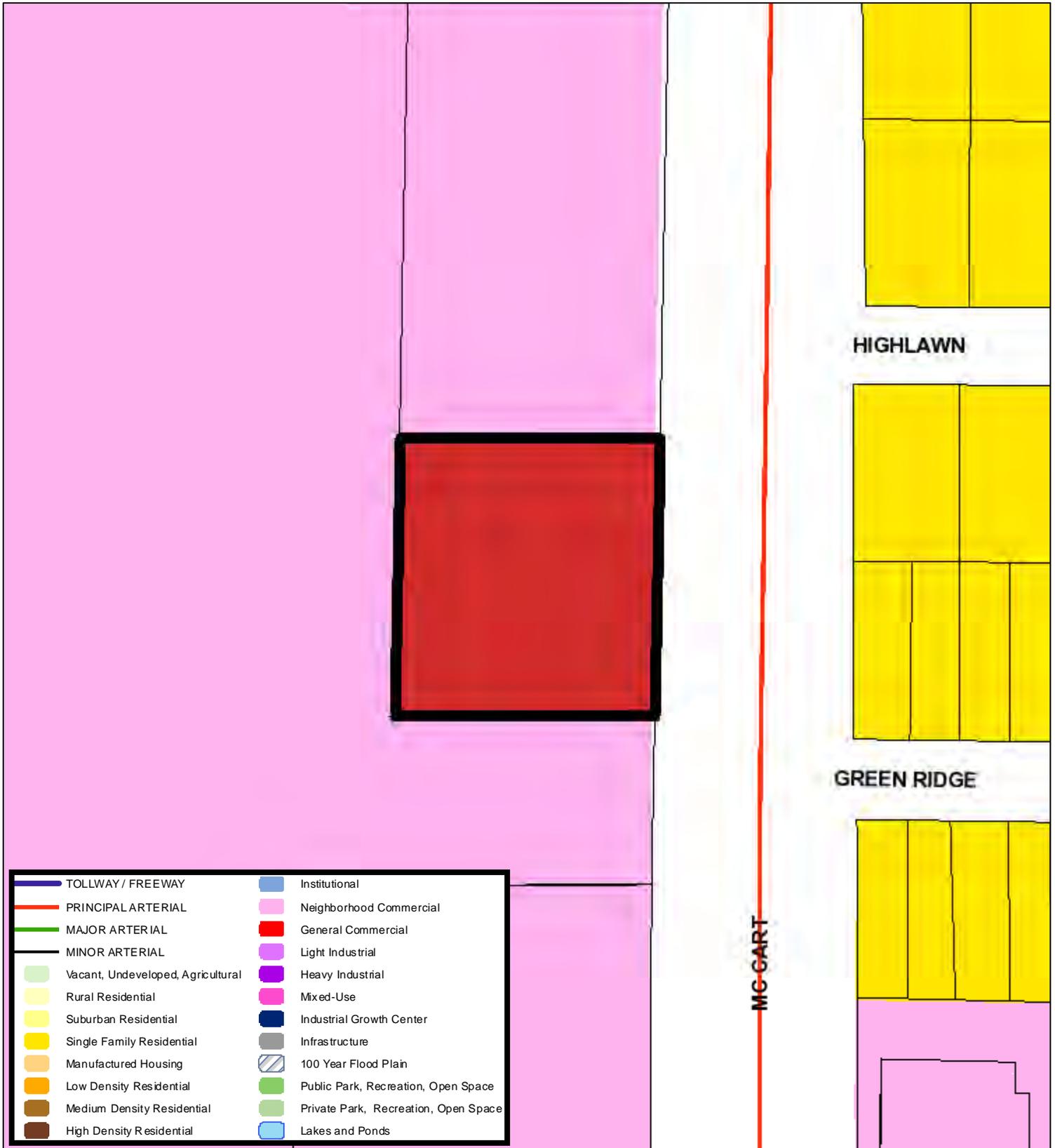
Director of Planning and Development  
 Date

<p><b>McCart Car Wash</b>                  7200 McCart                  Fort Worth, Texas</p>	<p><b>Proposed Site Plan</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">ISSUE / REVISION</th> </tr> <tr> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>09.15.15</td> </tr> <tr> <td>2</td> <td>10.01.15</td> </tr> </tbody> </table>	ISSUE / REVISION		NO.	DATE	1	09.15.15	2	10.01.15	<p><b>G.R. TURNER &amp; ASSOCIATES</b>                  604 PHEASANT RUN                  BURLESON, TEXAS 76028                  (817) 255-2574 (Fax)                  ARCHITECTURAL                  CIVIL</p>	<p><b>SEAL</b>                  STATE OF TEXAS                  ARCHITECT                  DANIEL G. TURNER                  No. 12553                  Exp. 09/01/16</p>	<p><b>COMPANY REGISTRATION #</b>                  F-2553</p>
ISSUE / REVISION													
NO.	DATE												
1	09.15.15												
2	10.01.15												

DATE: 09/15/15  
 JOB NO.: 15124  
 SHEET: **C1**  
 OF SHEETS

TOTAL DESIGN WITH  
 CHISEL IN MIND

### 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 50 100 200 Feet



Becky Haskin/ Woodhaven Community Development	NA	Out	Opposition wants to see site plan		Sent letter in
East Fort Worth Business Assoc.	NA	Out		Support	Sent letter in
Reeder Distributing	805 E Loop 820	In		Support	Sent letter in

**6. SP-15-011 Rick Scotto (CD 6) – 7200 McCart Avenue (KDR Capital Addition, Block 1, Lot 1, 0.64 Acres): from PD565 ‘PD/SU’ Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus car wash and excluding pawn shops and tattoo parlors; site plan required to Amend PD565 site plan to rebuild car wash into a semi-automatic car wash; site plan included**

Garry Turner, 604 Pheasant Run, Burleson, Texas representing Rick Scotto explained to the Commissioners the request to amend the site plan is to have an automatic carwash. Mr. Turner said he did reach out to the neighborhood. He said they are meeting again and they did not have any concerns at this time.

Mr. Flores asked where the closest residential is and to point out on the site plan where the vacuum bays are located. He also asked what type of physical barriers will be provided to separate the vacuums from the residential, how many vacuums bays are there, and what are the noise decibel levels and has this been discussed with the neighborhood. Mr. Turner said the closest residential is to the east and the vacuum stations are between the building and the street on the east side. They will be removing the existing structure. Mr. Turner said there is a greenbelt behind them with a drainage ditch. There will be a total of 19 vacuum stations, all centralized. He said the vacuums that are there now are much louder than the ones being proposed.

Ms. McDougal asked Mr. Turner if they were looking at the most current site plan and what is the small area labeled inside the building. Mr. Turner said they should be the same. They have a proposed storage and mechanical room.

Motion: Following brief discussion, Mr. Cockrell recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

**7. ZC-15-132 Thomas Shawn Bailey & Dayton Bailey (CD 7) – 11785 & 11815 Alta Vista (Francisca Cuella Survey, Abstract # 266, 9.04 Acres): from “A-10” One-Family to PD/A-10 Planned Development for all uses in “A-10” One-Family with up to 50% lot coverage, reduce front yard setback to 20 ft., side yard setback at 5 ft., increase maximum square feet for accessory buildings to 1,000 sq. ft., and allow accessory buildings in the front yard, no storage of boats or recreational vehicles; site plan included**

Phil Chaffins, 925 Glenhurst Road, Keller, Tx representing Brickstone Development explained to the Commissioners the request to rezone to PD/A-10 for a particular type of single-family development with a “man cave”. The drawing submitted indicates a single-family dwelling with