



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 2016

Council District 5

Zoning Commission Recommendation:
Denial by a vote of 9-0

Opposition: Bentley Village HOA, Several citizen letters
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Anthony Beshara & Eastchase Ent. LTD

Site Location: 1201 Eastchase Parkway and 8640 John T. White Road Mapsco: 67 T, U

Proposed Use: Express Car Wash

Request: From: "E" Neighborhood Commercial

To: "FR" General Commercial Restricted

Land Use Compatibility: Requested change is compatible.

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

Background:

The proposed site is located on the corner of Eastchase Pkwy and John T. White Rd. The applicant is requesting a zoning change from "E" Neighborhood Commercial to "FR" General Commercial. The applicant would like to build an express car wash at this site. The proposed site is located at the corner of both a principal and minor arterial. These roads are designed for more intense commercial uses. The site is also located next to several large retailers and "G" zoning.

Car washes are allowed by Special Exception through the Board of Adjustment in "FR" zoning. As a result, the applicant will be required to submit this BOA request prior to obtaining building permits, if the zoning is approved.

At the Zoning Commission hearing the applicant mentioned if there were any loitering problems they would be escorted off and no noise will be aloud while vacuuming. The opposition was concerned about loitering, pan handling, littering, and additional traffic.

Site Information:

Owner: Anthony Beshara & Eastchase Ent. Ltd.
8235 Douglas Ave. # 815
Dallas, TX 75225

Agent: Viran Nana
Acreage: 1.43 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / vacant
- East "E" Neighborhood Commercial / vacant
- South "G" Intensive Commercial / Lowes
- West "G" Intensive Commercial / Walmart

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Eastchase	Principal Arterial	Principal Arterial	No
John T White	Minor Arterial	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Neighborhoods of East Fort Worth	Eastside Sector Alliance
Historic Randol's Mill Valley Alliance, Inc.	Trinity Habitat for Humanity
Bentley Village-Waterchase NA	Streams And Valleys Inc
John T White NA of East Fort Worth	East Fort Worth, Inc.
East Fort Worth Business Assn	Fort Worth ISD

Not located within a registered NA, closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change "FR" General Commercial for an express car wash. Surrounding land uses vary with vacant land to the north and east, Walmart to the west and Lowes just south of the site. The site is located on a minor arterial and is located in next to several large retailers. The proposed rezoning will also remove the allowance of alcohol sales.

As a result, the proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Mixed-Use. 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 site is located on a minor arterial and is adjacent to large retail uses that include very large parking areas. As a result, further consideration to this site is warranted.

Attachments:

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



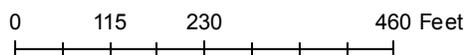
ZC-16-075

Area Zoning Map

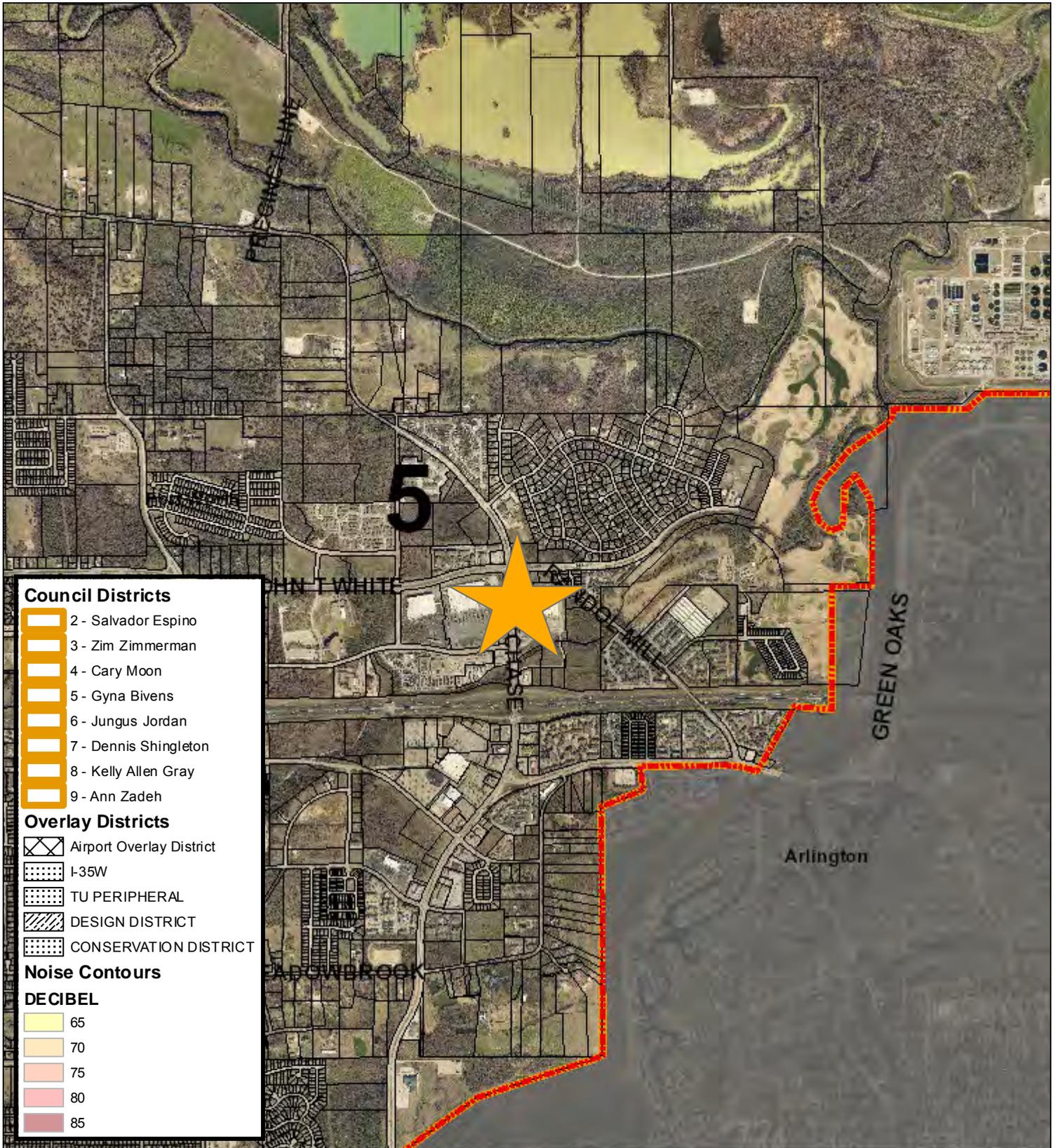
Applicant: Anthony Beshara & Eastchase Ent. LTD
Address: 1201 Eastchase Parkway, 8640 John T. White Road
Zoning From: E
Zoning To: FR
Acres: 1.43879749
Mapsc0: 67TU
Sector/District: Eastside
Commission Date: 4/13/2016
Contact: 817-392-8043



	Subject Area
	300 Foot Notification



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

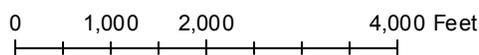
Overlay Districts

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

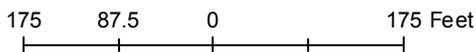
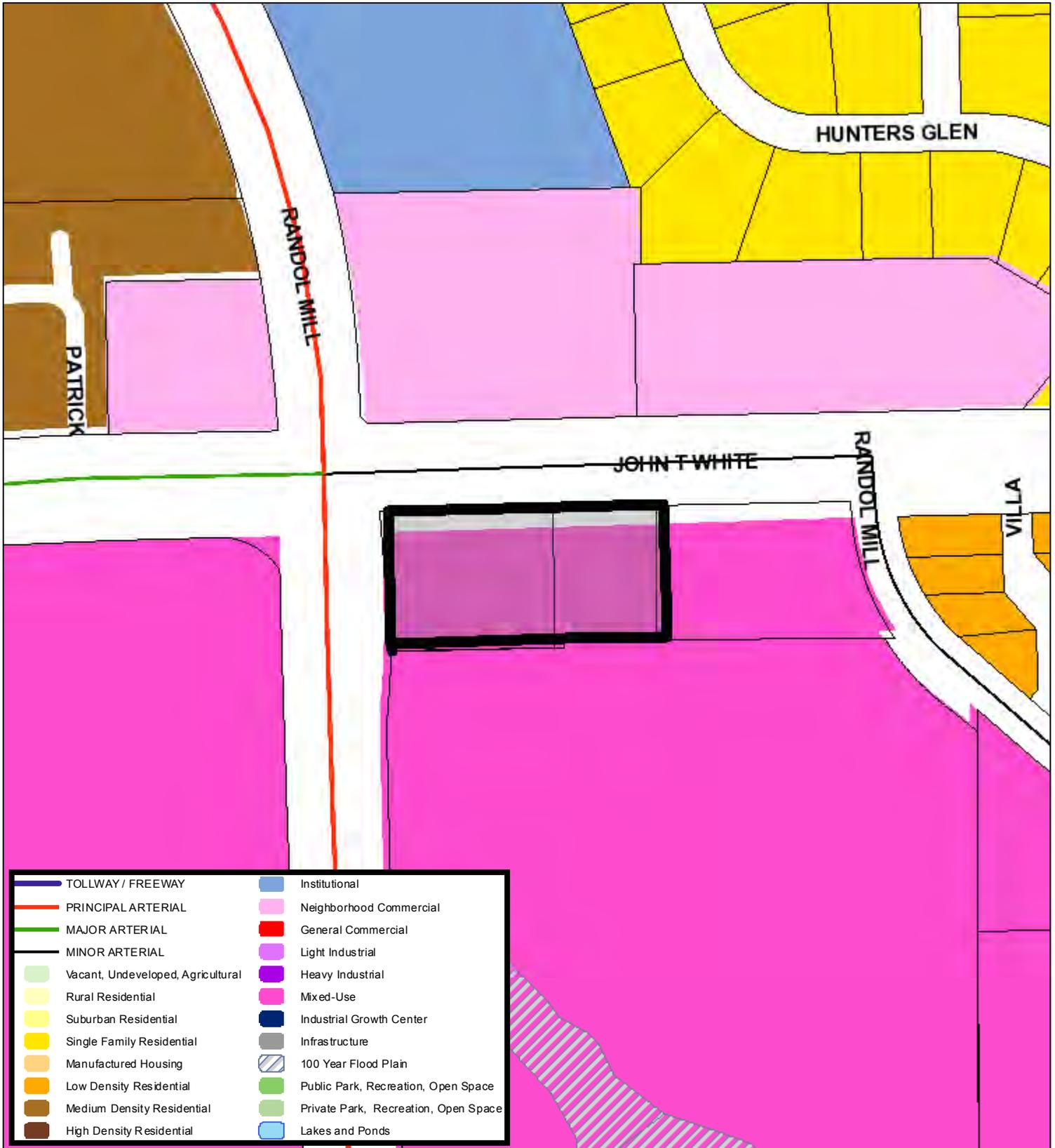
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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 29, 2016.



Aerial Photo Map



0 110 220 440 Feet



Ernest Hedgcoth, 5701-C Midway Road, Fort Worth, Texas representing Ridglea Baptist Church explained to the Commissioners they are requesting “E” zoning in order to have an electronic changeable copy sign.

Motion: Following brief discussion, Mr. Cockrell recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

11. ZC16-075 Anthony Beshara and Eastchase Enterprise LTD (CD 5) 1201 Eastchase Parkway and 8640 John T White Road (G W Clark Survey, Abstract No. 1812, 1.43 Acres): from “E” Neighborhood Commercial to “FR” General Commercial Restricted

Vira Nana, 2924 Harlonwood Drive, Fort Worth, Texas representing Anthony Beshara and Eastchase Enterprise explained to the Commissioners they are requesting “FR” zoning in order to allow for a drive-thru car wash with a vacuum and detail area. Mr. Nana said he did speak to several neighborhood associations, in particular John T. White NA who was in support. He also mentioned he spoke with a representative with Bentley Village NA who hosted a meeting and sent an email showing support with concerns about the turn around. He felt they had support from all interested parties.

Ms. McDougall asked Mr. Nana how many employees, hours of operation, how many vacuum bays and the location, what type of lighting. Mr. Nana said he will have approximately four to six employees, they will be open from 7am to 8 pm and approximately 20 vacuum bays of which six would be used for detailing. There will be office area, waiting area with restrooms. The lighting will consist of LED lighting. Ms. McDougall mentioned several letters of opposition from the different neighborhood organizations.

Mr. Flores asked about the vacuum bays, noise, and ingress/egress and how many cars can access the tunnel at one time. Mr. Nana said it has a centralized motor enclosed within the building. The primary entrance and exit would be off of Eastchase Parkway with a secondary exit onto John T. White. Mr. Nana said approximately 7-8 cars can be in the car wash at one time.

Lonnie Folsom, 6053 Walnut Drive, Fort Worth, Texas Operations Director for Q Speed Car Wash spoke in support. Mr. Folsom said if they have a problem with people loitering, they will be escorted off the premises. There will be no loud music permitted and garbage is policed at all times.

Mary Palomares, 8904 Hunters Glen Trail, Fort Worth, Texas spoke in opposition. Their concerns are traffic, loitering and noted there are four car washes within a one mile radius.

Ana Rothschild, 740 Newport Road, Fort Worth, Texas spoke in opposition. She has the same concerns including panhandling and littering.

Ron Norman, 820 Newport Road, Fort Worth, Texas spoke in opposition. He has the same concerns especially about the traffic, especially off John T. White Road.

Scott Willingham, 737 Newport Road, Fort Worth, Texas President of Bentley Village HOA spoke in opposition. He did mention the meeting they had and he did not recall the board supporting or not supporting the project. Mr. Willingham has the same concerns.

In rebuttal Mr. Nana said they talked with Handley NA and Silver Leaf Villas whom expressed support for the project. He thinks this is a good project for this area. Mr. Nana said the closest car wash is within about five miles other than a hand car wash.

Ms. McDougall asked if he brought any support letters and stated that one of the closest car washes is closing down.

Motion: Following brief discussion, Ms. McDougall recommended Denial of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-075
Name	Address	In/Out 300 notification area	Position on case		Summary
Lonnie Folsom	6053 Walnut Drive	Out		Support	Spoke at hearing
Roman/Mary Palomares	8904 Hunters Glen Trl	Out	Opposition		Spoke at hearing
Ana Rothschild/Bentley Village HOA	740 Newport Rd	Out	Opposition		Spoke at hearing
Jacquelyn Barnd/Mallard Cove	7249 Specklebelly	Out	Opposition		Sent letter in
Ron Norman	820 Newport Rd	Out	Opposition		Spoke at hearing
Scott Willingham	737 Newport Rd	Out	Opposition		Spoke at hearing
Judy Taylor	NA	Out	Opposition		Sent letter in
Jim Maness	832 Tennis View	Out	Opposition		Sent letter in
Charles Robbins	5816 Heitt Ct	Out	Opposition		Sent letter in
Ted Legatski/Neighborhoods of East Ft. Worth	NA	Out	Opposition		Sent letter in

12. ZC-16-076 PCI Grand Avenue, LLC (CD 2) – 502 Grand Avenue and 1203-1205 Lee Street (North Fort Worth Addition, Block 62, Lot 25 and Block 62, Lot 2R , and Lot 1 N 40’, 0.63 Acres): from “ER” neighborhood Commercial Restricted to “PD/ER” Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus event center; site plan included

Juan Rodriquez, 3504 Creston Avenue, Fort Worth, Texas property owner explained to the Commissioners he is requesting “PD/ER” zoning in order to have an event center. Mr. Rodriquez