

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 11, 2012

**Council District** 2

**Zoning Commission Recommendation:**  
Approved by a vote of 9-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Alta Vista FW-1, Ltd.

**Site Location:** 4784 Golden Triangle Blvd. Mapsco: 22P

**Proposed Use:** Car Wash

**Request:** From: "AG" Agricultural

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.

**Background:**

The proposed site is located on the corner of Golden Triangle Blvd and Alta Vista Road. The request is to change the zoning from "AG" Agricultural to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus an automatic car wash; site plan included.

Car washes are permitted by right in all industrial districts and through a Special Exception in the FR to G commercial districts. The applicant has elected to request a PD/E with site plan to provide greater scrutiny through the site plan process and to ensure the underlying zoning is compatible with surrounding single-family and commercial zoning. The property is surrounding by "E" Neighborhood Commercial zoning.

The site plan proposes 22 covered vacuum spaces and seven parking spaces for employees. As the adjacent property is zoned Neighborhood Commercial and the property to the south adjacent to the vacuums is an electrical substation, it is not expected that any residential use would be affected by noise from the business operations.

**Site Information:**

Owner: Alta Vista FW-1, Ltd.  
PO Box 93898  
Southlake, Texas 76092

Agent: Everett Roberts/Jerry Miller  
Acreage: 2.3 acres  
Comprehensive Plan Sector: Far North

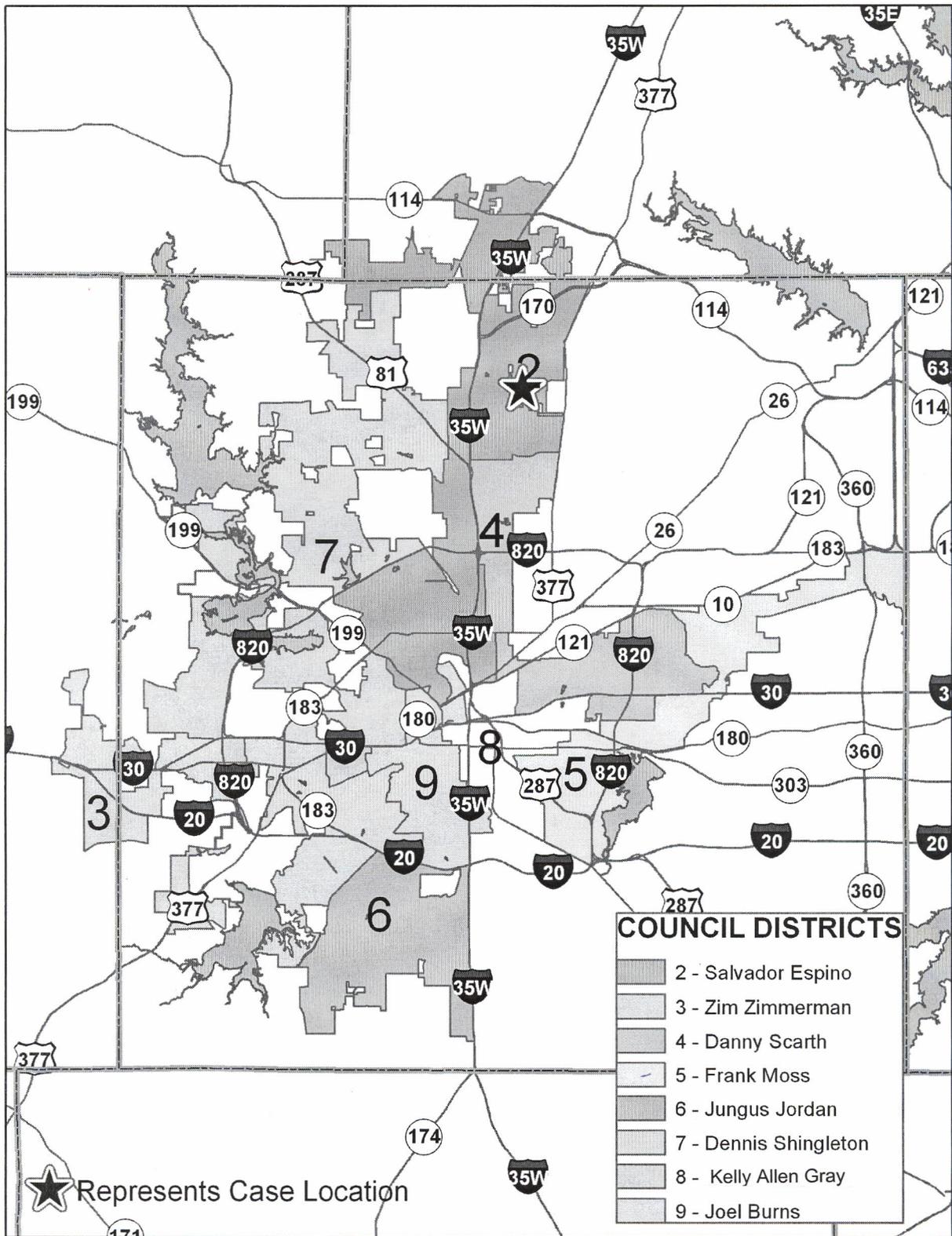


To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

***Attachments:***

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

## Location Map





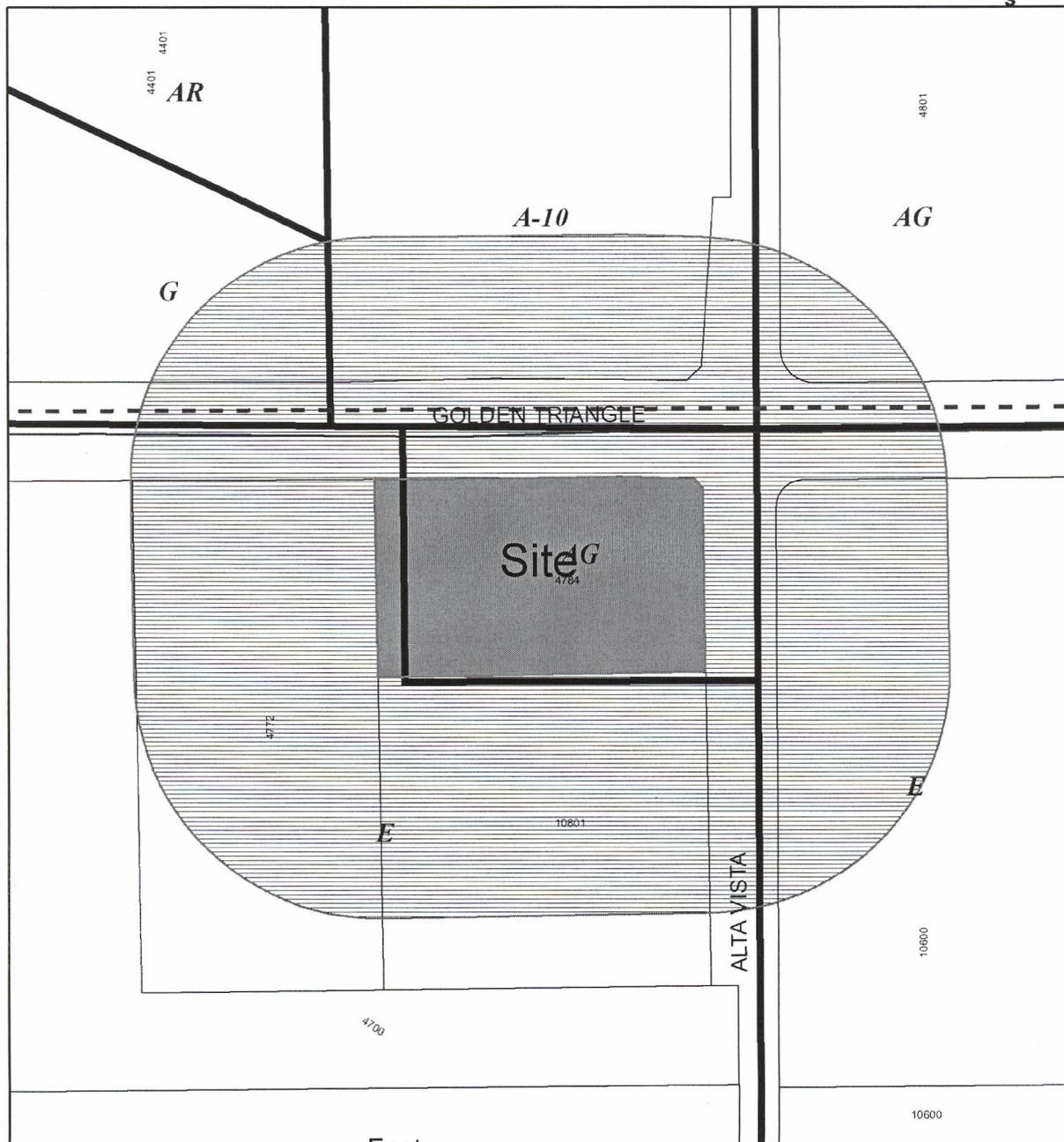
ZC-12-085

# Area Zoning Map

Applicant: Alta Vista FW-1, Ltd.  
Address: 4784 Golden Triangle Blvd.  
Zoning From: AG  
Zoning To: PD for E uses plus car wash  
Acres: 2.26356128  
Mapsc0: 22P  
Sector/District: Far North  
Commission Date: 8/8/2012  
Contact: 817-392-8043



 300 Ft. Notification Buffer





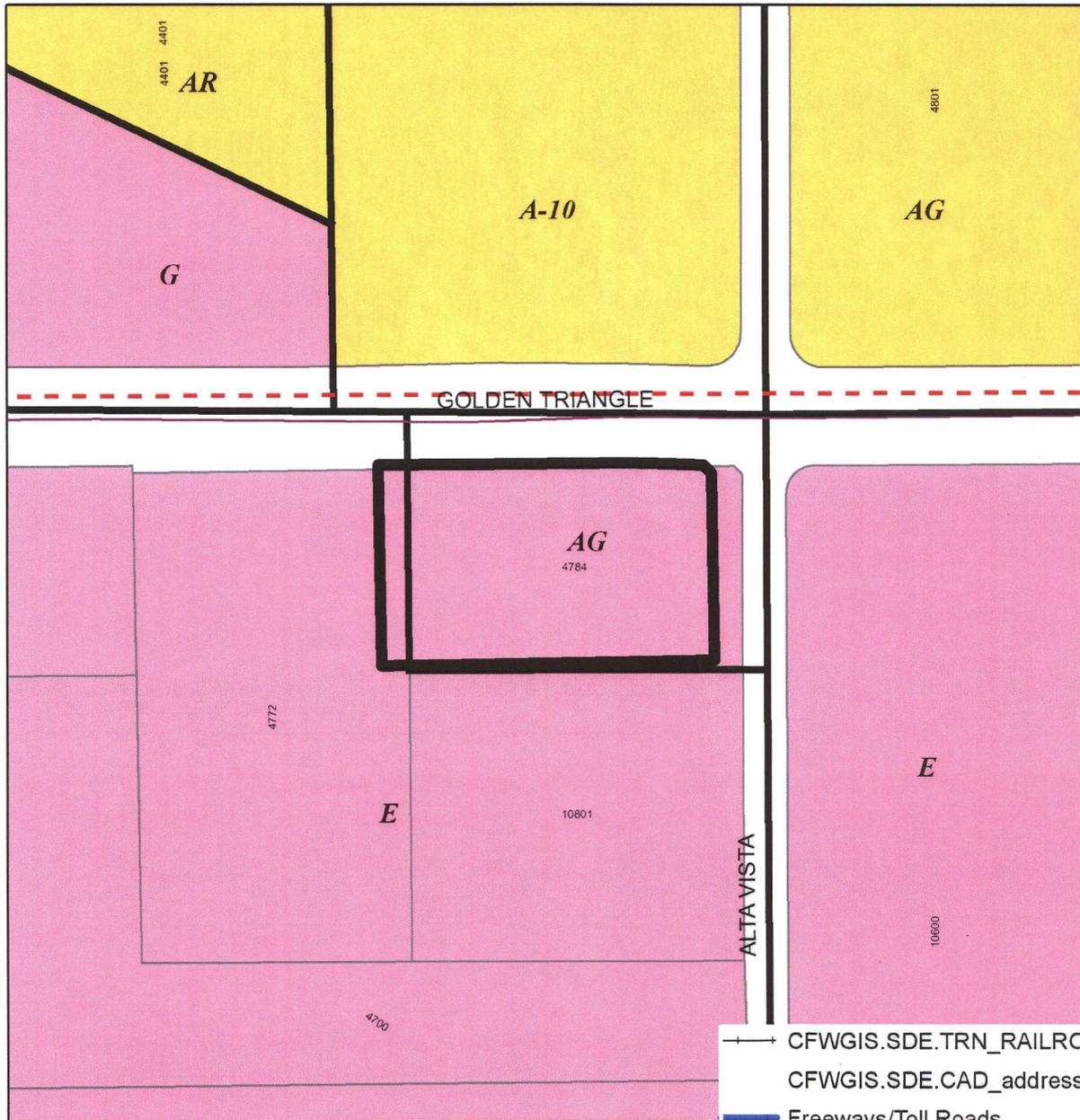
# FORT WORTH



4784 Golden Triangle Blvd.

## Future Land Use

ZC-12-085



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- 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 March 06, 2012



## Aerial Photograph



site has been used for mini-warehouse for approximately 10 years serving the surrounding community. Mr. Bonilla explained they are expanding the facility to include additional storage units, office and break room. He noted this is consistent and compatible with the Comprehensive Plan and are not aware of any opposition.

April Young, 2306 Park Place #11B, Fort Worth, Texas spoke in support. Ms. Young is the property owner and stated there is a demand for more storage units in this area.

Mr. West asked if she had any direct contact with the neighbors. Ms. Young said no, that they service most of the surrounding area.

Motion: Following brief discussion, Mr. Genus recommended approval of the request, seconded by Mr. West. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-12-084</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 200 notification area</b>	<b>ft</b>	<b>Position on case</b>	
April Young	2850 Western Center	Yes		Support	Spoke at hearing
Rosa's Cafe	6551 Old Denton	No		Support	Sent letter in

**9. ZC-12-085 Alta Vista FW-1 LTD (CD 2)- 4784 Golden Triangle Boulevard (Golden Triangle Addition, Block 1, Lot 1B, 2.30 Acres): from “AG” Agricultural to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus car wash; site plan included**

Walter Owen, 6300 Ridglea Place, Suite 404, Fort Worth, Texas explained to the Commissioners they are requesting to rezone to allow for a drive-thru car wash. He mentioned they have a 150 ft. wide utility easement overhead in which you can't build anything except a concrete drive and were able to make the drive-thru fit. Mr. Owen said they did send out letters to neighborhood associations within a one mile radius and have not received any opposition back. He did read into the public record a letter of support from Mr. Russell Fuller with North Fort Worth Alliance.

Mr. West asked if there are others in Fort Worth. Mr. Owen said the Bryant Irvin address is an office location. They do have car washes in Arlington on Cooper, North Beach and North Tarrant Parkway, and a location in Hudson Oaks.

Mr. Ortiz mentioned the facility on North Tarrant is a nice facility but they do have a lot of trash that backs up towards the river and can they improve that site. He asked if they were proposing a fence. Mr. Owen said they are not proposing a fence at this site but have gates for after hours.

Everett Roberts, 6300 Ridglea Place, Suite 404, Fort Worth, Texas spoke in support. He responded to the cleanliness of their sites and they have two employees on site. Mr. Ortiz asked if he would put a fence up to control the trash blowing around. Mr. Roberts mentioned the surrounding uses on this property.

Ms. Zadeh noted there is an electric substation to the south of their property, a mini warehouse facility to the west in which both have a fence. She doesn't think a fence along Alta Vista would be reasonable; she doesn't like fences along the street. He would prefer to put more landscaping there to help control it.

Mr. Miller, 6300 Ridglea Place, Suite 404, Fort Worth, Texas said they are trying to address some of his concerns at the other site.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

**10. ZC-12-086 James Cagle (CD 2)- 1605 Grand Avenue (Belmont Terrace Addition, Block 131, Lots 2 & 3, 0.51 Acres): from "A-5/DD" One-Family/Demolition Delay to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is a demolition delay removal.

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

**11. ZC-12-087 201 S. Calhoun Partners LLC (CD 8)- 201 S. Calhoun (Daggett 2nd Addition, Block 10, Lot 1R, 0.81 Acres): from "NS-T5/DD" Near Southside-Urban Core/Demolition Delay to "NS-T5/HSE" Near Southside-Urban Core/Highly Significant Endangered**

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is an historic overlay case.

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

**12. ZC-12-088 City of Fort Worth Planning & Development (CD 7)- 4000 – 4037 Block of Linden Avenue (see addresses in case file, 3.33 Acres): from "A-5" One-Family to "A-5/HC" One-Family/Historic & Cultural Overlay**

Jeff Price, 4013 Linden Avenue, Fort Worth, Texas spoke in support of the request. Mr. Price mentioned he and his wife started the petition process. They have lived in the neighborhood for about seven years and are hoping to keep the historic integrity. Out of the 19 homeowners, 14 people signed the petition.

Mr. West noted they received a letter of opposition from John Montgomery who lives at 4031 Collinwood and is not part of this zoning application request. Mr. Price said they've only had discussions with the people directly affected. Mr. Price said five people did not sign the petition, one was against; two verbally said they were ok with it, and two were not property owners.