



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
November 17, 2015

Council District 6

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes <u>X</u> No ___
	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 City Council meeting the case was continued in order to add language to the site plan for lighting and security camera placement at the rear of the building.

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.

The case was continued by the City Council to address concerns about security lighting and cameras on the rear of the property. A note was added to the site plan to require these items.

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:

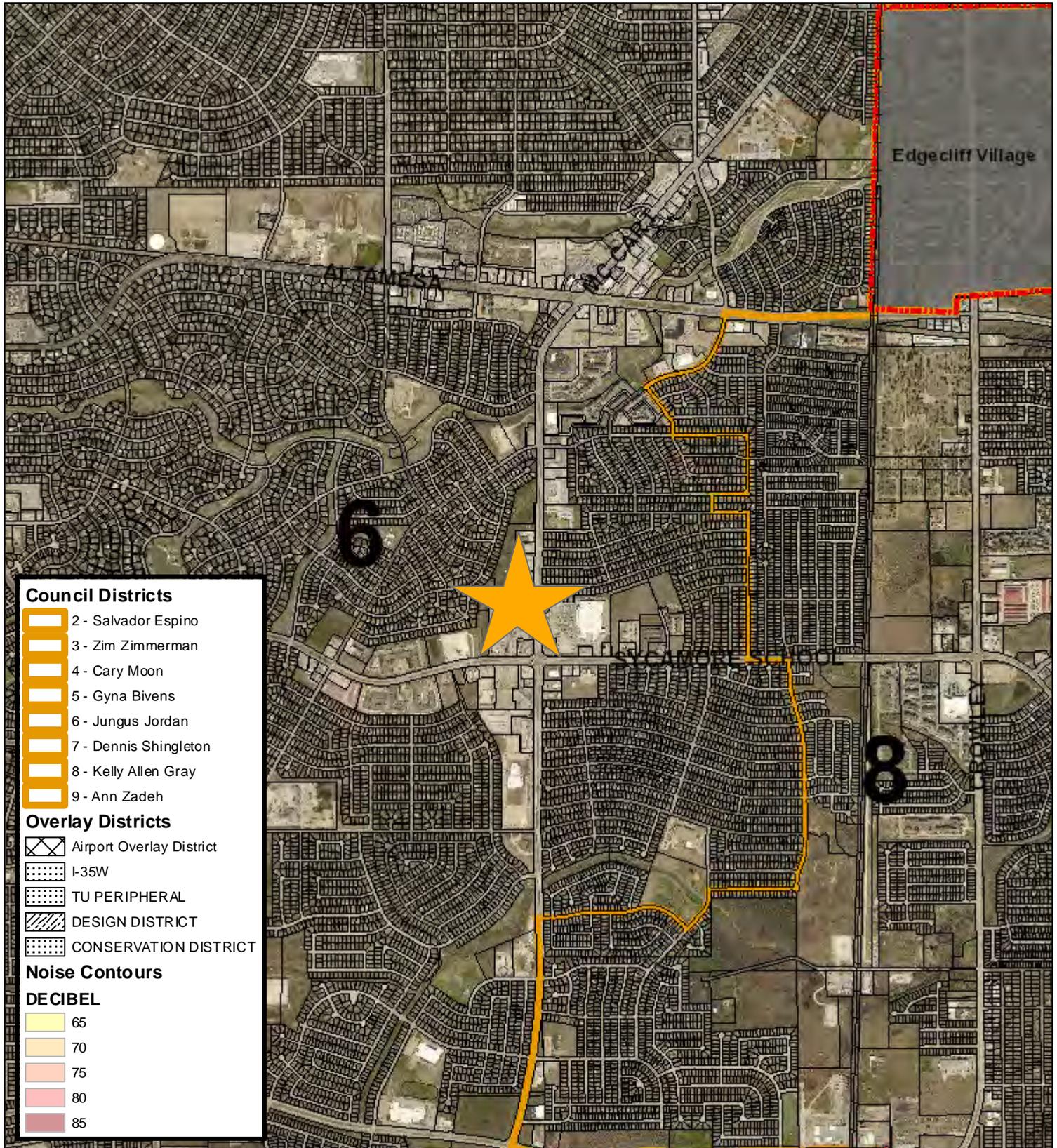
Organizations Notified	
District 6 Alliance	Streams And Valleys Inc
Greenridge Neighbors NA*	Crowley ISD
Trinity Habitat for Humanity	Fort Worth ISD

*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

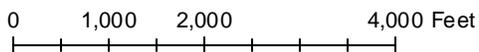
Overlay Districts

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

Noise Contours

DECIBEL

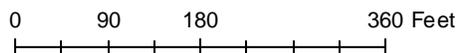
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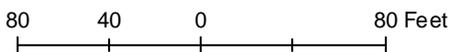
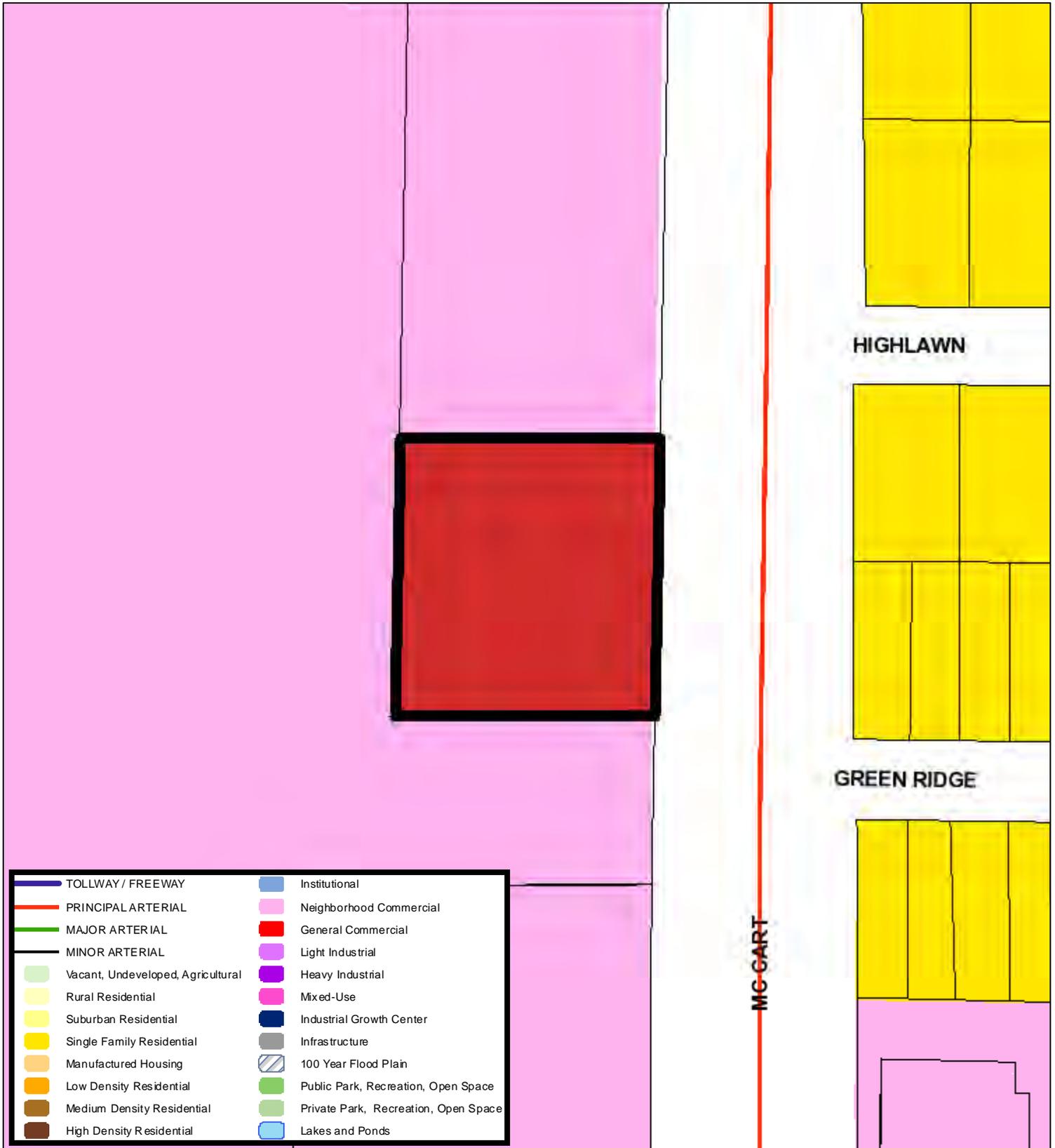


Area Zoning Map

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



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

