



Case Number **ZC-19-078**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 25, 2019

Council District 8

Zoning Commission Recommendation:

Approval with no time limit by a vote of 8-0

Opposition: None

Support: One letter submitted

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **BEW Development LLC**

Site Location: 8650 South Freeway

Mapsc0: 105J

Proposed Use: **Carwash**

Request: From: "F" General Commercial

To: Add Conditional Use Permit to allow a carwash facility; site plan included

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Background:

The proposed site is located west of I-35 South Freeway just north of Everman Road. The applicant is requesting to add a Conditional Use Permit to allow a carwash facility; site plan included.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the "F" district. The applicant has indicated the drive-thru carwash facility is approximately 4,978 sq. ft. building.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While a carwash is not permitted in the "F" zoning district by right, allowing it by CUP with a site plan may help mitigate any neighborhood concerns. Although the site is not directly adjacent to a residential district, the location of any proposed vacuums, especially existing the carwash will most likely not have a negative impact to the neighborhood further to the west.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken

within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated "CUP" in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate Of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Site Information:

Owner:	BEW Development 238 County Road Durango, CO 81301
Agent:	Robert Petrie
Acreage:	1.69 ac
Comprehensive Plan Sector:	Sycamore
Surrounding Zoning and Land Uses:	
North	PD 1115 Planned Development for I uses with development standards / industrial warehouse
East	"F" General Commercial and "G" Intensive Commercial / I-35 S Freeway
South	"F" General Commercial / convenience store
West	PD 1115 Planned Development for I uses with development standards / industrial warehouse

Recent Relevant Zoning and Platting History:

Zoning History: PD 1115 Planned Development for all uses in "I" Light Industrial excluding certain uses with development standards, eff. 12/01/16 subject property to the west

Platting History: FP-17-061 Everman Trade Center, Block 1, Lot 1

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Add the following to the site plan:

- a. The digital message board is not permitted by right, requires a Board of Adjustment approval (FYI)
- b. The total square footage of the sign area would include the digital community board for sign calculations (FYI)
- c. *Non-advertised message area.* A minimum of 25% of the sign face, excluding the base, shall contain non-advertised message area (see definition). The non-advertised message area shall be of construction materials similar to the building and shall be non-illuminated. The non-advertised

message area shall also be clearly distinct from the sign face and provide a vertical framing element to the sign.

2. (FYI) Any lights used to illuminate the area shall be directed away and downward so as to not trespass onto adjacent properties.
3. Provide a note on the site plan indicating the development will comply with the following development standards of Chapter 6 unless otherwise provided on the site plan:
 - a. Lighting, including shielding and ambient light level not to exceed one (1) foot candle when adjacent to one-or two-family residential zoning districts or uses

The site plan comments noted above shall be addressed on the site plan per the CUP Ordinance.

Platting site plan comments

1. A final plat for the property must be submitted, reviewed by the City and recorded in the Courthouse prior to the issuance of a building permit.

Transportation/Public Works (TPW) site plan comments

TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

No comment at this time.

Fire Comments:

No comments at this time

Park & Recreation site plan comments

No comments at this time

Water site plan comments

Approved for construction (AFC) lines cannot be connected to until they have been inspected, tested and accepted by the City

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Everman Pkwy	Neighborhood Connector	Neighborhood Connector	No
I-35 South Frwy	Freeway	Freeway	No

Public Notification:

300 foot Legal Notifications were mailed on May 21, 2019.

The following organizations were notified: (emailed May 20, 2019)

Organizations Notified	
Southbrook Park NA*	Hallmark Camelot Highland Terrace Assn
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Everman ISD

Located within this registered neighborhood organization*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the "F" zoning district. Surrounding land uses consist of vacant land to the north, I-35W to the east, commercial to the south and industrial warehouse to the west.

The proposed zoning request **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the site as being General Commercial. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

Based on conformance with the future land use map and policy as stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

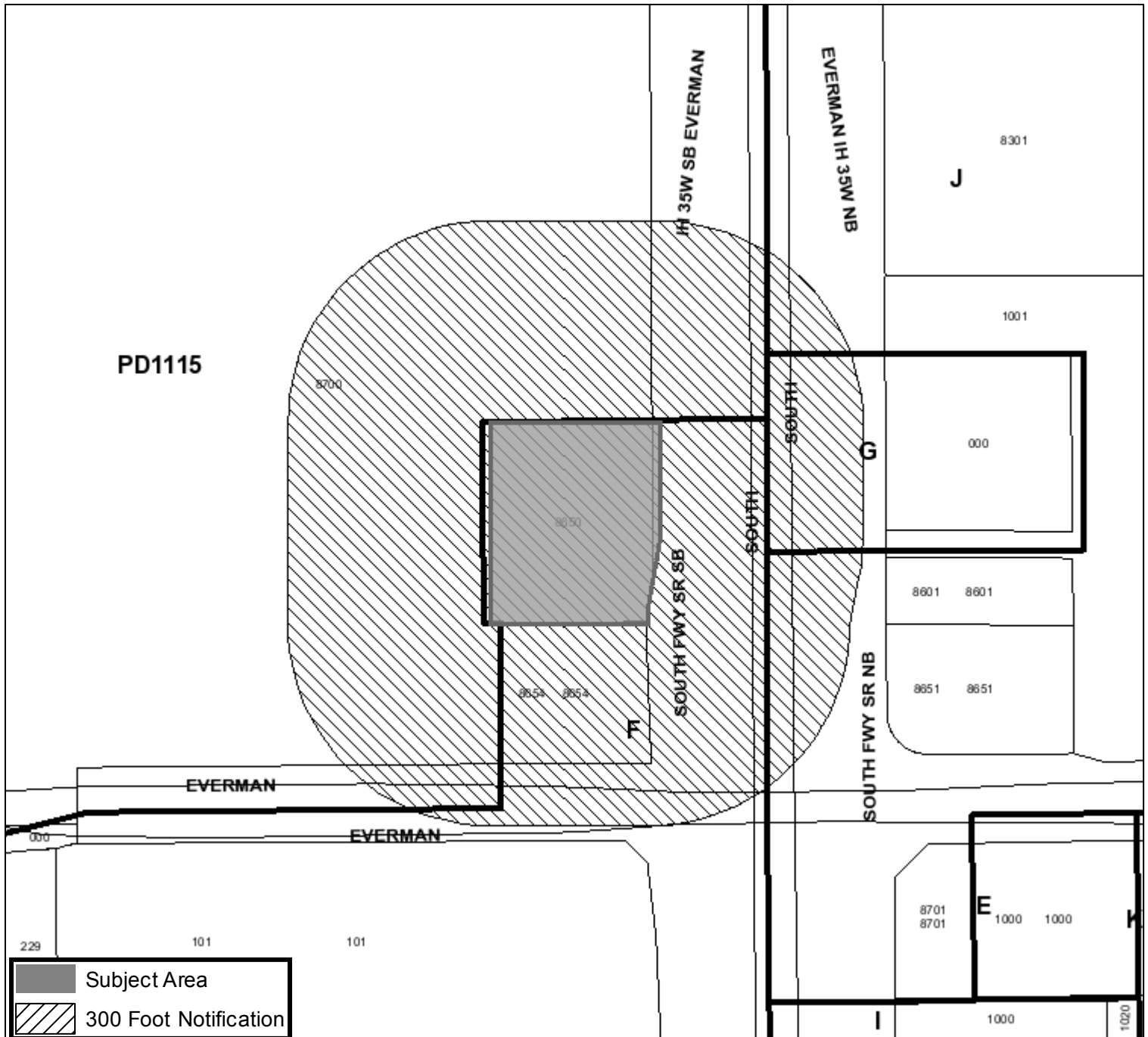
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan



ZC-19-078

Area Zoning Map

Applicant: BEW Development LLC
Address: 8650 South Freeway
Zoning From: F
Zoning To: Add Conditional Use Permit for car wash
Acres: 1.69611562
Mapsc0: 105J
Sector/District: Sycamore
Commission Date: 6/12/2019
Contact: 817-392-2495



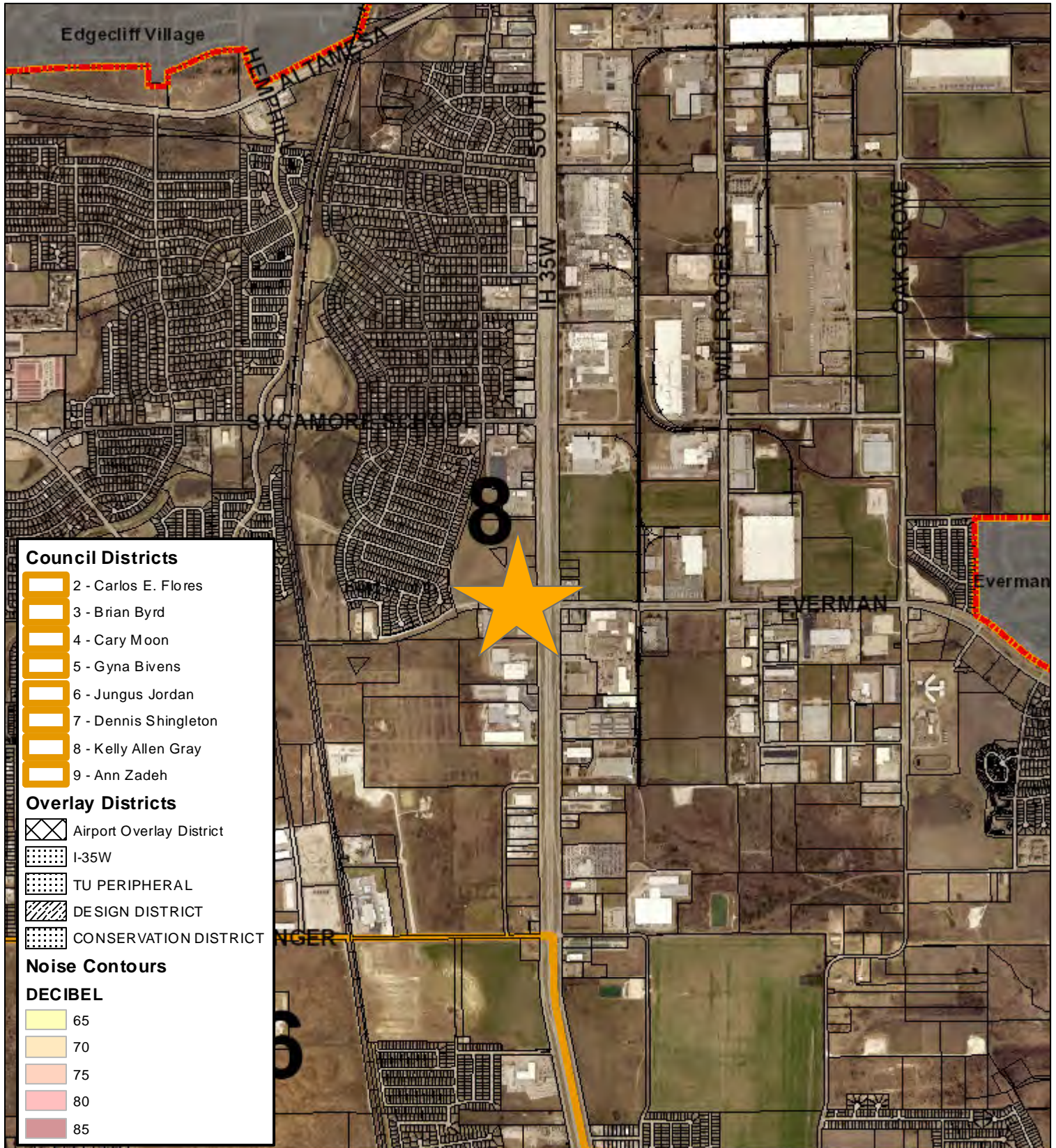
0 105 210 420 Feet

Created: 5/21/2019 12:07:08 PM



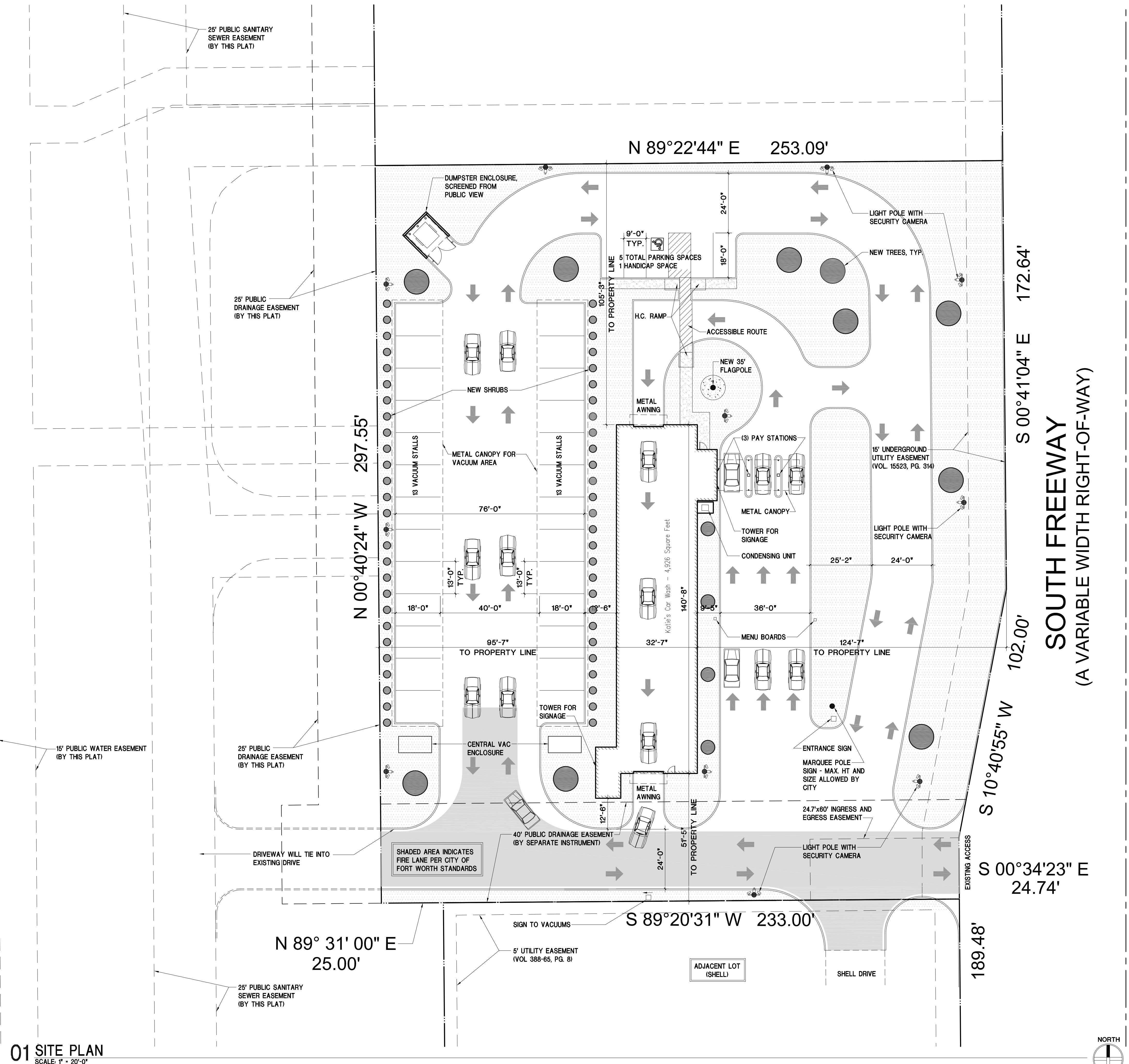
ZC-19-078

Area Map



0 1,000 2,000 4,000 Feet

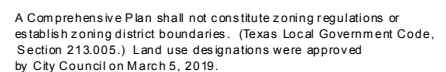
1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
2. CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
3. DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
4. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
5. ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH.
6. A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE
7. VERIFI ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE
8. ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT
9. ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE
10. ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE AND THE FORT WORTH MUNICIPAL CODE
11. ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE
12. HOURS OF OPERATION:
CAR WASH - 7 DAYS A WEEK, 7:00 AM TO 8:00 PM
13. PARKING - FIVE (5) EMPLOYEE PARKING STALLS, 1 HANDICAP STALL, AND 26 VACUUM STALLS - 31 TOTAL PARKING SPACES.
14. BUILDING NOT TO EXCEED 25'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
15. EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT-FACED CMU BLOCK, TRANSLUCENT WINDOW PANELS AND STOREFRONT MATERIALS.
16. ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2"
17. APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATINAL BUILDING CODES
18. TOWERS ATTACHED TO CAR WASH TUNNEL SHALL HAVE SIGNAGE.
19. BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANNINES ABOVE STORAGE AREA AND OFFICE.
20. CAR WASH SHALL HAVE 4 TO 5 MENU SIGNS.



KATIE'S CAR WASH
EVERMAN PARKWAY & SOUTH FREEWAY
FORT WORTH, TEXAS 76140

A1.00

Future Land Use





ZC-19-078

Aerial Photo Map



0 90 180 360 Feet

