

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 24, 2020
SUBJECT: ZC 2019-21, Ordinance No. 3662, Public hearing and consideration of a request from Sage Group Inc for a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) at 8616 Davis Boulevard and 8612 Precinct Line Road, being 2.4 acres described as Lots 1 and 4, Block 1, Gibson Addition.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of VRE Davis LLC and Park Wall LP, Sage Group Inc is requesting a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) on 2.4 acres located at 8616 Davis Boulevard and 8612 Precinct Line Road.

GENERAL DESCRIPTION:

The property under consideration includes two lots located at the northeast corner of Precinct Line Road and Davis Boulevard. The lot at the corner is currently developed with a vacant convenience store building. The fuel canopy, pumps, and tanks were removed from the site in 2014 and the site has remained vacant since. The abutting lot to the southeast is currently undeveloped. A portion of the property abuts the city limit line with Colleyville on the east side of the site.

There are two components to the zoning proposal on the 2.4-acre site: an express tunnel car wash ([Tidal Wave Auto Spa](#)) and an automobile repair shop ([Brakes Plus](#)). A project narrative provided by the applicant is attached, which explains the request in detail. A complete site plan package for the project is attached and a summary of each component is described below.

The applicant has also produced a video rendering of the proposal, which can be viewed online here: [Tidal Wave / Brakes Plus Proposal Video](#)

CAR WASH – TIDAL WAVE AUTO SPA

The express tunnel car wash is proposed on a 1.4-acre site at the corner of Davis Boulevard and Precinct Line Road. Planned improvements to the site include a 3,500-square foot car wash tunnel building with 27 self-service vacuum canopies. Primary driveway access is from Davis Boulevard, and the site would have access from Precinct Line Road through a common access easement on the Brakes Plus property.

The site provides a landscaped area of 15,246 square feet (25% of the site). A landscaped setback would be installed adjacent to Davis Boulevard and Precinct Line Road. The



setback includes nine street trees, over 200 shrubs, and planting beds adjacent to the building and parking areas.

The car wash tunnel building is located parallel to Precinct Line Road. The vacuum canopies and internal parking and maneuvering areas are located behind the building. The façade facing Precinct Line Road is approximately 80 percent glass, with brick and stone columns dividing the windows. The building would include a metal roof and a cupola feature.

AUTOMOBILE REPAIR – BRAKES PLUS

The automobile repair shop is proposed on a 1.0-acre site set back east from the corner of Davis Boulevard and Precinct Line Road. Planned improvements to the site include a 4,960-square foot building. The site provides 21 parking spaces, with 10 spaces located in front of the building and 11 spaces at the rear of the building. Primary driveway access is from Precinct Line Road, and the site would have access from Davis Boulevard through a common access easement on the Tidal Wave Auto Spa property.

The site provides a landscaped area of 17,424 square feet (40% of the site). A landscaped setback would be constructed adjacent to Precinct Line Road. The setback includes seven street trees, over 130 shrubs, and planting beds adjacent to the building and parking areas. A landscape buffer yard would be provided along the east property line, which is adjacent to a single-family residential development located in Colleyville.

The front of the building faces south towards Precinct Line Road. This façade includes the primary entrance into the building. The building has eight service bays, with bay doors intentionally located on the rear (north) side of the structure to face them away from Precinct Line Road. The building materials include brick, stone, and EIFS finishes.

Since there is an existing salon north of the site, a screening fence is proposed to screen the parking lot from the salon property. The fence is proposed to be constructed of a synthetic product called [Ecostone®](#). This product is a polyethylene plastic material manufactured by CertainTeed® and is generally suitable as a residential or commercial privacy fence. This type of fence was recently constructed at a pet boarding business at 5417 Davis Boulevard. Fencing is not required on this north property line, but the applicant is proposing it to accommodate the salon property.

DEVELOPMENT STANDARDS

The proposed conditions of approval for this NR-PD are attached. Applications for rezoning to the NR-PD district provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property, and include the items described in detail below. All other development standards have been satisfied.

These conditions may be modified by the Planning and Zoning Commission. Any other conditions recommended by the Commission will be included in the proposed ordinance considered by City Council.



Land use

In the existing C-1 (Commercial) district, the auto repair use is subject to approval of a special use permit or planned development district. The C-1 Commercial district does not permit the use of a car wash. The applicant is seeking approval of an NR-PD (Nonresidential Planned Development) district to allow both uses on the property.

Signs

The planned development application includes a comprehensive sign package for the property, which addresses all site and building signs for the site. A copy of the sign package is attached.

Most of the sign package focuses on the Tidal Wave Auto Spa development, which includes specialty signs that are not typically covered by the sign regulations. The package includes the location, number, and standards for monument signs, building signs, directional signs, and internal wash menu boards.

For the Brakes Plus development, the applicant proposes wall signs on three faces of the building. The sign regulations permit a structure to have wall signage on a maximum of two building faces, and those building faces must have a street frontage or public entrance.

Screening wall

A masonry screening wall is required on the eastern property line, as it is adjacent to a single family residential zoning district within the city of Colleyville. Because of a large change in grade, presence of existing vegetation, and the open space setback created by the single-family neighborhood, the applicant is requesting that the screening fence be constructed only on the east side of the parking lot on the north side of the building. The fence is proposed to be constructed of the Ecostone® material noted above. The remaining property line would feature only vegetative screening and no fence or wall.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections. Commercial uses should be prioritized at key intersections where retail is most likely to thrive.

CURRENT ZONING: The property is currently zoned C-1 Commercial. This district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

PROPOSED ZONING: The proposed zoning is NR-PD (Nonresidential Planned Development) following the C-1 Commercial district land uses and development standards. The proposed change is intended to authorize the car wash and auto repair shop uses and address specific site development standards.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Retail Commercial	Tire shop (Discount Tire)
WEST	PD (Planned Development) C-1 (Commercial)	Retail Commercial High Density Residential	Independent senior living apartments (under construction) Vacant commercial lots
SOUTH	C-1 (Commercial)	Retail Commercial	Bank / Auto repair shop (NTB)
EAST	C-1 (Commercial) City of Colleyville	Retail Commercial Commercial (<i>per Colleyville land use map</i>)	Salon (Avatar Salon) Single-family residences

TRANSPORTATION ANALYSIS: The property faces challenges due to its location at the intersection of two major arterials with heavy traffic volumes and turning movements. When originally approved for development in 2000 and 2003, a single access point was approved and constructed each for Davis Boulevard and Precinct Line Road. The driveways provide mutual access to the three currently developed lots, with accommodations to accept traffic from the fourth (currently undeveloped) lot. A second access point was subsequently approved by TxDOT on Precinct Line Road to access the remaining lot, and while unused today, it remains in place. The background traffic on both Davis Boulevard and Precinct Line Road is considerable, particularly during peak times, making ingress/egress to these properties challenging. This is especially true for customers who wish to leave the site and head south on either Davis Boulevard or Precinct Line Road.

The applicant hired Lee Engineering to provide a full traffic study for the site, assist with access design, and coordinate with TxDOT. Following the traffic study recommendations, their proposed site design leaves the Davis Boulevard driveway intact, and reduces the Precinct Line Road access from two points to one. In reducing the access points and shifting the proposed Precinct Line Road driveway as far south as possible, they aim to optimize ingress / egress into the site while still accommodating the heavy northbound right-turning traffic on Precinct Road. Along with relocating the driveway, the traffic study recommends a major restriping of Precinct Line Road to accommodate southbound left turns into the relocated driveway. The applicant has submitted plans to TxDOT and received conceptual approval. Given the significant changes proposed to lane allocations on Precinct Line Road, it is recommended that the permanent restriping be accompanied by high visibility channelizing devices until motorists are accustomed to the new layout. Note that all Precinct Line Road alterations are limited to pavement striping only; raised medians are not proposed.

In addition to a possible redevelopment on this corner, there are other changes in the works for this intersection. In the next few months, a fourth leg will be added to the intersection to provide signalized access to the Watermere facility currently under construction on the west side of Davis Boulevard. The additional leg will be coordinated with the Precinct Line Road leg, meaning that an additional signal phase will not be



required. Lee Engineering also provided the traffic study for that project, so the Tidal Wave Auto Spa design factors in the future signal change. In addition to the imminent fourth leg, TxDOT still proposes to install medians on Davis Boulevard, although there is not a date certain for that project. Installation of a median on Davis Boulevard will limit all use at this northeast corner of Precinct Line Road to a right in/right out only on Davis Boulevard, but it will improve safety at the current driveway, which has seen several accidents in recent years caused by exiting site traffic crossing northbound Davis Boulevard traffic to head south.

PLAT STATUS: The property is currently platted as Lots 1 and 4, Block 1, Gibson Addition. A replat request would likely follow if the proposed NR-PD zoning were approved.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) acknowledges that there are numerous factors that both discourage and support approval of the item for the Planning and Zoning Commission and City Council to consider.

The development policy generally applied by the Development Review Committee in North Richland Hills over the course of the past decade is to monitor closely the number and location of new automobile-related uses in order to reduce their proliferation and evaluate their effects on the community. To implement this policy, most automobile-related uses are subject to approval of a special use permit or other zoning action by City Council. One criterion used by DRC has been whether the use replaces and upgrades an existing like-use. For example, redevelopment of an existing auto repair site is preferred over a new auto repair use developing on vacant land. The site under consideration was historically developed as fuel sales use but has since been vacated. Numerous other automobile-related uses exist at this northern entry to the city, including Discount Tire, Valvoline, AutoZone, and NTB.

The applicant, however, has submitted a plan and conceptual TxDOT approval that fully addresses site access issues. They have also proposed a workable site plan on the one-acre undeveloped parcel to the east, which has a geometry and dimensions that make it generally difficult to develop. From a market-coverage perspective, this regional commercial node at North Tarrant Parkway, Davis Boulevard and Precinct Line Road is void of any car wash uses. The closest car wash to this site is a full service car wash location within Southlake on Davis Boulevard.

PUBLIC INPUT: After notice of the public hearing, a number of emails were received providing input on the proposed application. Copies of those emails are attached.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the August 6, 2020, meeting and voted 5-1 to recommend approval (Commissioner Bowen voting against), subject to the following conditions: restrictions on the use of window signage on the car wash tunnel building, and the extension of the screening wall to enclose the parking area on the east side at the Brakes Plus site. Both recommendations have been addressed by the proposed Ordinance 3662 text and exhibits.



CHANGES TO APPLICATION SINCE PLANNING & ZONING COMMISSION: The applicant has made the following revisions to the application since receiving input from the Planning & Zoning Commission and public on August 6:

- On the Brakes Plus lot, the Precinct Line Road driveway has been shifted 43 feet further from Crestlyn Cove, increasing the intersection spacing between the two points of access to Precinct Line Road.
- The Brakes Plus parking lot in front of the building has been reduced from 11 parking spaces to 10 parking spaces and has shifted from a 15-foot setback from the eastern property line to a 25-foot setback. This allows for a deeper landscape setback and more landscape area adjacent to the single-family property line.
- On the Brakes Plus lot, a tree survey has been conducted and landscape plans updated to reflect trees to be preserved and new infill landscaping to augment the vegetative screen and close any gaps in visibility.
- All plans now reflect an 8-foot tall screening wall on the Brakes Plus lot on the north property line (adjacent to the salon), and between the northeast corner of the building and the northeast corner of the lot, whereby screening the rear parking lot from view to the north and east.
- The NR-PD zoning standards have been updated to include the following:
 - No outdoor speakers permitted on either property
 - No window signage permitted on the car wash property. The Brakes Plus property would fall under existing window signage standard of 25% of the window area.
 - Auto repair use expiration. Authorization for the automobile repair shop will expire three (3) years from the effective date of the ordinance. If the automobile repair shop is still in operation at the time of expiration, the activity will be considered a legal non-conforming activity and may continue operation subject to the standards described in Section 118-153 of the zoning ordinance.

RECOMMENDATION:

Conduct a public hearing and consider Ordinance No. 3662.