



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

FORT WORTH **ZONING CHANGE / SITE PLAN APPLICATION**

CONTACT INFORMATION

PROPERTY OWNER Fort Worth Quarry Company LLC

Mailing Address 16400 Dallas Parkway, Suite 100 City, State, Zip Dallas, Tx 75248

Phone _____ Email _____

APPLICANT QT South LLC

Mailing Address 8700 Freeport Pkwy Ste. 115 City, State, Zip Irving, TX 75063

Phone 918-615-785 Email jpimente@quiktrip.com

AGENT / OTHER CONTACT LIQUE Engineers

Mailing Address 816 Camaron Street, Suite 110 City, State, Zip San Antonio, TX 78212

Phone 210-549-4207 Email engineers@lique.us

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): Situated in the Robert Mussleman Survey, Abstract #1102 and the JT Hobbs Survey, Abstract #806, Fort Worth, Texas

Total Rezoning Acreage: 0.9760 Acres I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 0.9760 acres



APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input checked="" type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers) <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): G - Intensive Commercial Proposed Zoning District(s): (CUP) Conditional Use Permit

Current Use of Property: Undeveloped

Proposed Use of Property: Commercial Automated Car Wash

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: N/A

Land Uses Being Added or Removed: N/A

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: G - Intensive Commercial

Additional Use Proposed with CUP: N/A

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)



DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The Zone Change Application being requested is for a 0.9760-acre tract of land as described in the legal description and exhibit provided along with the application and site plan, located just south of the intersection of Old Decatur Rd and NW Loop 820 E. The anticipated use of the proposed development is an automated car wash. Per ordinance no. 25514-05-2022, car washes require a conditional use permit (CUP).

The intended use of an automated car wash is compatible with surrounding commercial uses as it is intended to be developed in next to an auto-related use, being a convenience store and gas station. The 2023 comprehensive plan has the future land used mapped as mixed-use, which encompasses all commercial uses.

OWNER/DEVELOPER: QUIKTRIP CORPORATION
 BUBBLE BATH CAR WASH
 4705 SOUTH 129TH EAST AVE
 TULSA, OKLAHOMA 74134

ENGINEER: LIQUE ENGINEERS
 816 CAMARON STE 110
 SAN ANTONIO, TX. 78212
 210-549-4207

CONTACT: DAMIAN ESQUIVEL, P.E.

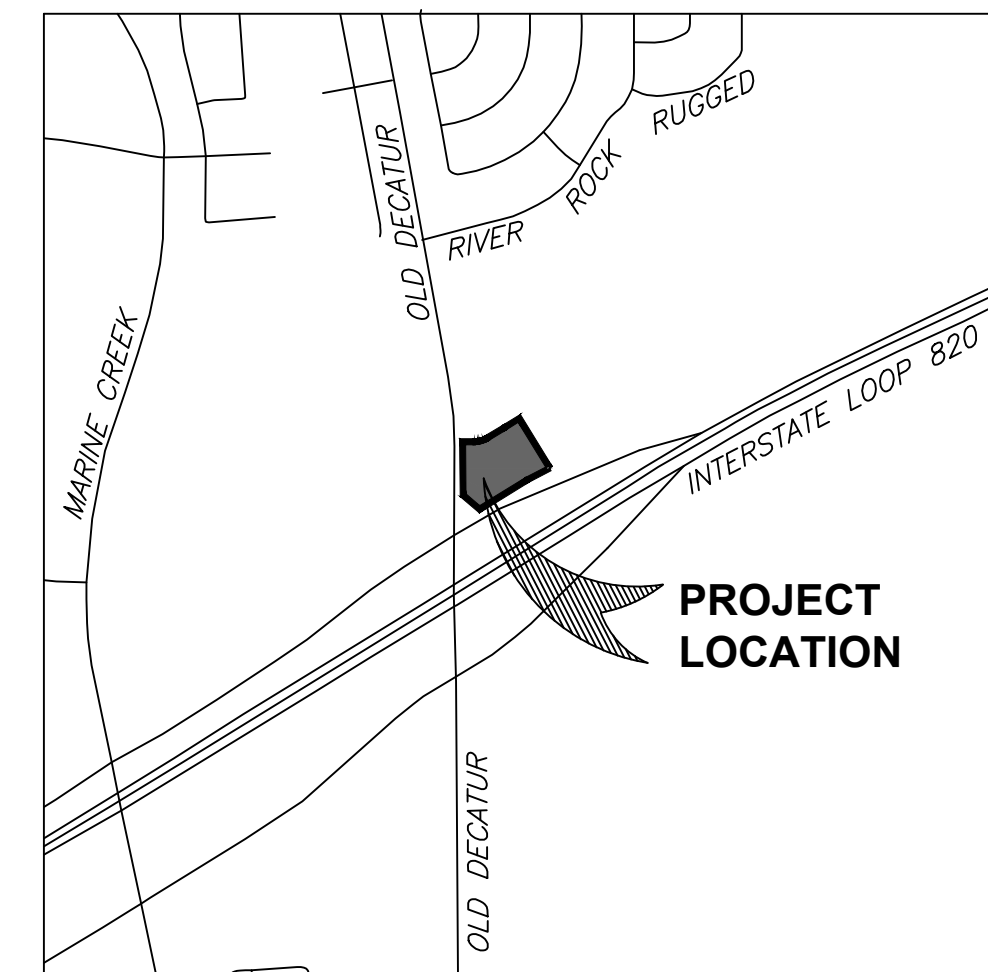
LAND SURVEY: LIQUE ENGINEERS
 816 CAMARON STE 110
 SAN ANTONIO, TX. 78212
 210-549-4207

CONTACT: JOSE GILBERTO GONZALEZ

ARCHITECT: LIQUE DESIGN STUDIO
 816 CAMARON ST. STE 110
 SAN ANTONIO, TX 78212
 210-549-4207

CONTACT: CESAR SOSTRE

BEING A 0.9760 ACRE (42,516 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ROBERT MUSSELMAN SURVEY, ABSTRACT NO. 1102 AND THE J. T. HOBBS SURVEY, ABSTRACT NO. 806, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS; SAID TRACT BEING A PORTION OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO FORT WORTH QUARRY COMPANY, LLC RECORDED IN INSTRUMENT NUMBER D222030435, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.)



GENERAL NOTES:

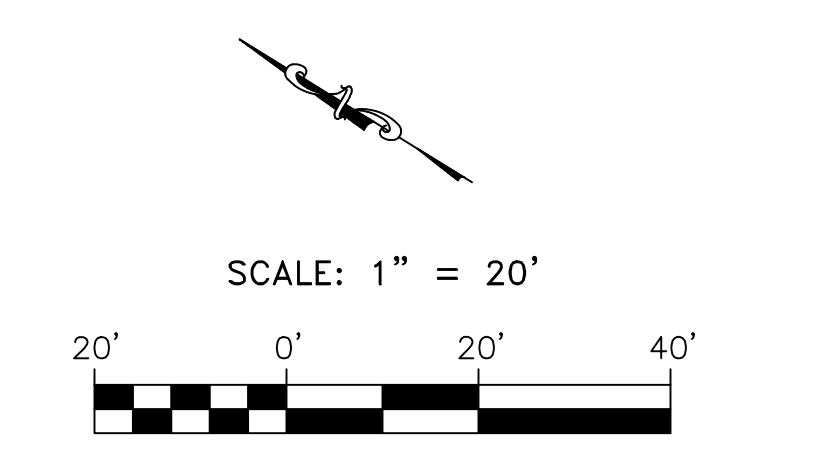
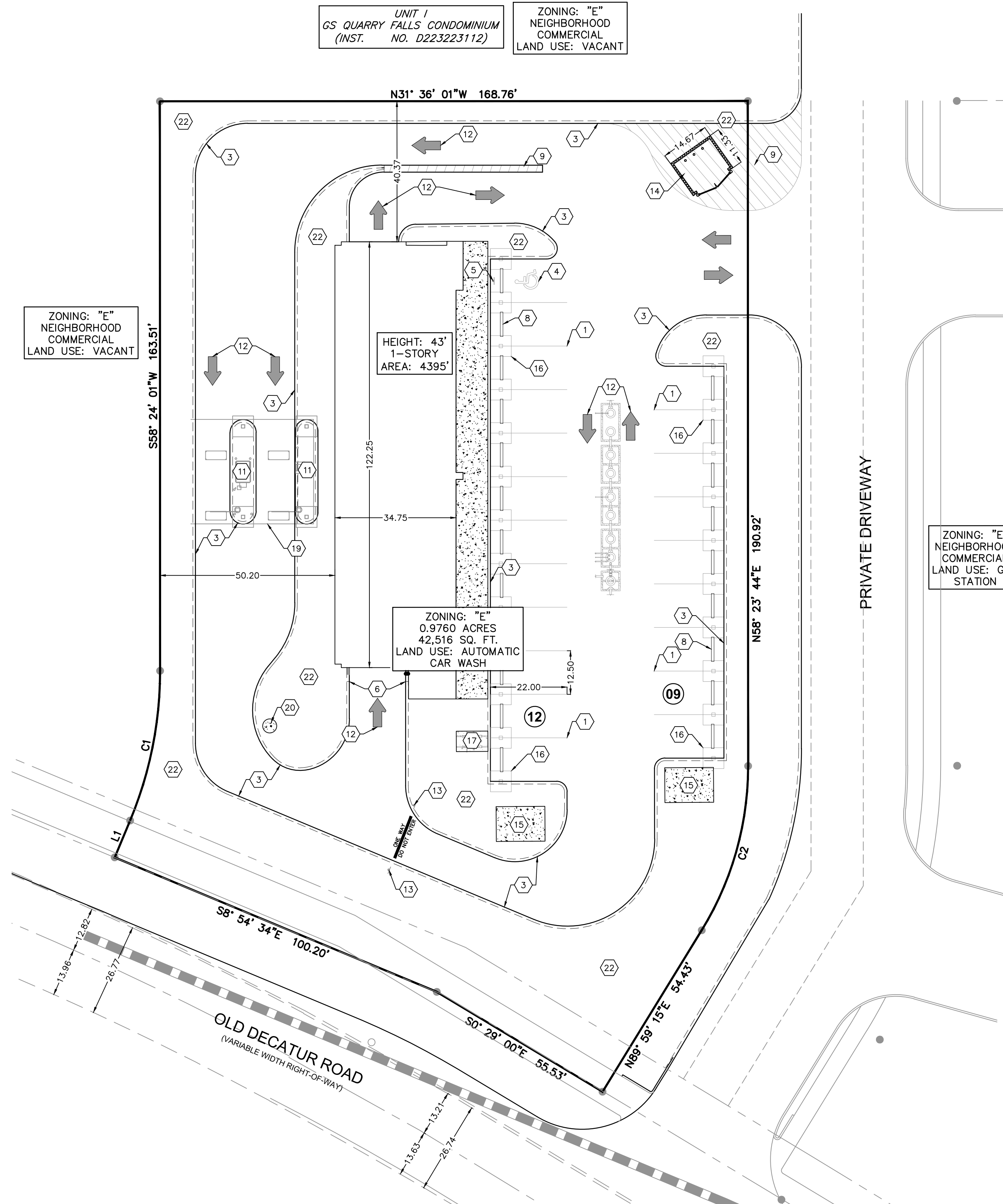
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	44.16'	111.52'	22°41'20"	S69°44'41"W	43.87'
C2	49.62'	90.00'	31°35'31"	N74°11'29"E	49.00'

LINE TABLE		
LINE#	LENGTH	BEARING
L1	11.45'	S81°05'21"W

KEY NOTES

1 TYPICAL PARKING STRIPING	13 DO NOT ENTER SIGN
2 CONCRETE SIDEWALK	14 ENCLOSED DUMPSTER (SEE ARCH. PLANS FOR DETAILS)
3 MONOLITHIC CURB	15 VACUUM ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
4 HANDICAP PARKING SYMBOL	16 VACUUM CANOPIES
5 HANDICAP SIGN	17 BICYCLE RACK
6 2' CURB TRANSITION	18 CROSSWALK STRIPING
7 RIBBON CURB	19 XPT CANOPY
8 WHEEL STOP	20 FLAG POLE
9 CROSS HATCH STRIPING	21 RETAINING WALL
10 6' RAMP	22 PROPOSED LANDSCAPE
11 PAY TERMINAL	
12 TRAFFIC ARROWS	# PARKING COUNT



PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
LIMITS OF CONSTRUCTION	--- LC ---
SITE DISTANCE TRIANGLE	---
FOUND 3/4" IRON ROD	•
EXISTING FENCE	---
8' ZONING BUFFER	---
EXISTING SEWER MANHOLE	⊙
EXISTING UTILITY POLE	⊙
CENTERLINE	---
EDGE OF ASPHALT	---
PROPOSED FIRE HYDRANT	⊕
PROPOSED CURB	---
PROPOSED RIBBON CURB	---

NO.	DATE	COMMENTS

**BUBBLE BATH 1874
 PRELIMINARY SITE PLAN
 QUARRY FALLS
 FORT WORTH, TEXAS**

LIQUE
 ENGINEERS & SURVEYING

TBPELS # - 20405 &
 # - 10194727

816 Camaron Ste. 110
 San Antonio, TX. 78212
 Phone: 210-549-4207

THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM LIQUE ENGINEERS & SURVEYING.

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORIZATION OF: DAMIAN ESQUIVEL, P.E. #98362

DIRECTOR OF DEVELOPMENT SERVICES

DATE

**BUBBLE BATH CAR WASH 1874
 ZONING CASE #XXXXX**

REVISION: #
 DATE: MAY 4, 2024

JOB: 104-01-XX SCALE: 1" = 20'

SHEET NO. EXHIBIT

Date: May 02, 2024, 6:02pm User ID: Joseph.Wright File: \\LIQUE_SERVER\01\104\01\XX - Decatur Rd. - Fort Worth\Civil\Exhibits\CDP - Exhibits.dwg

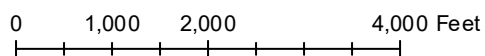
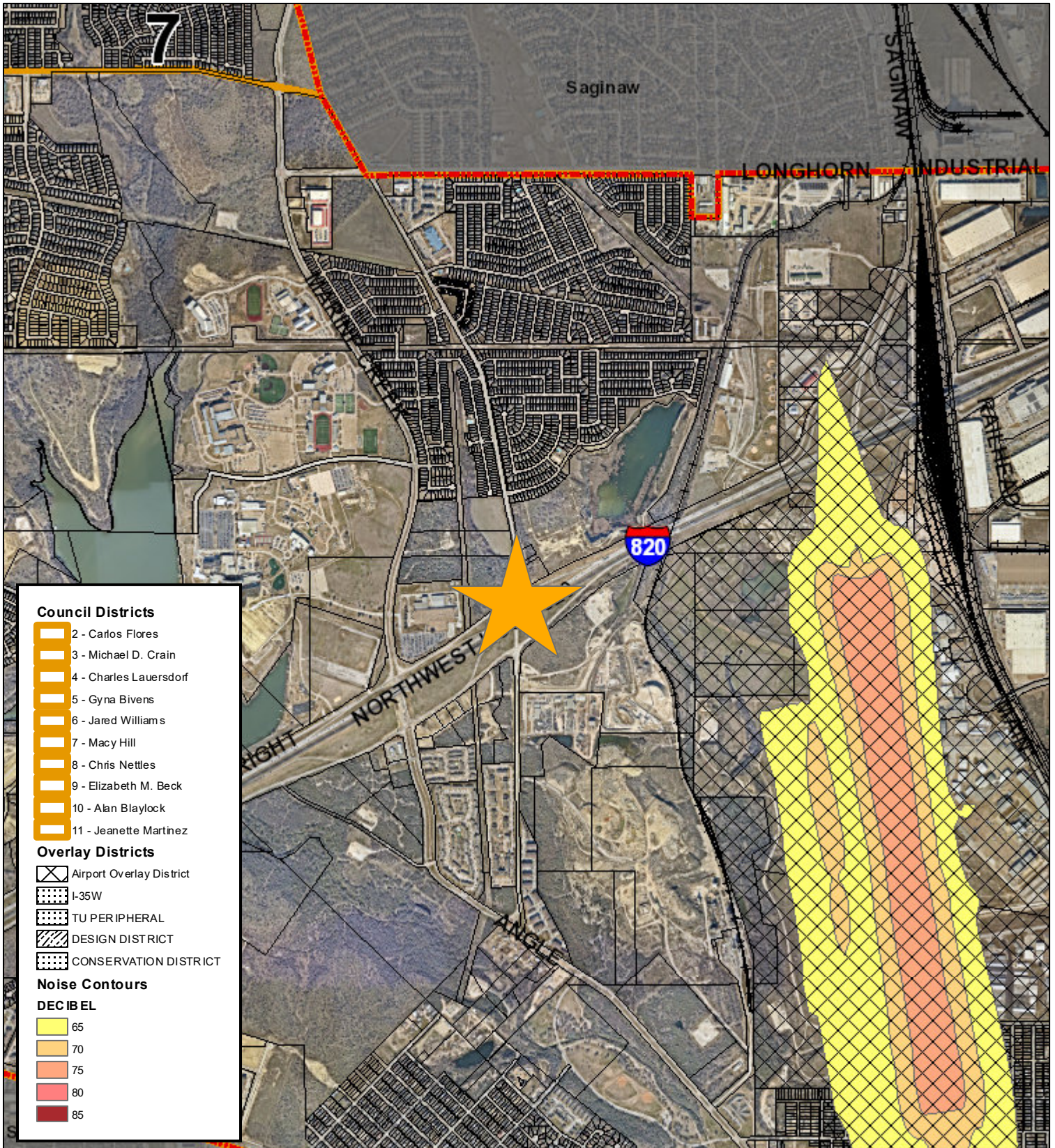
Aerial Photo Map



0 85 170 340 Feet



Area Map

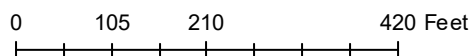
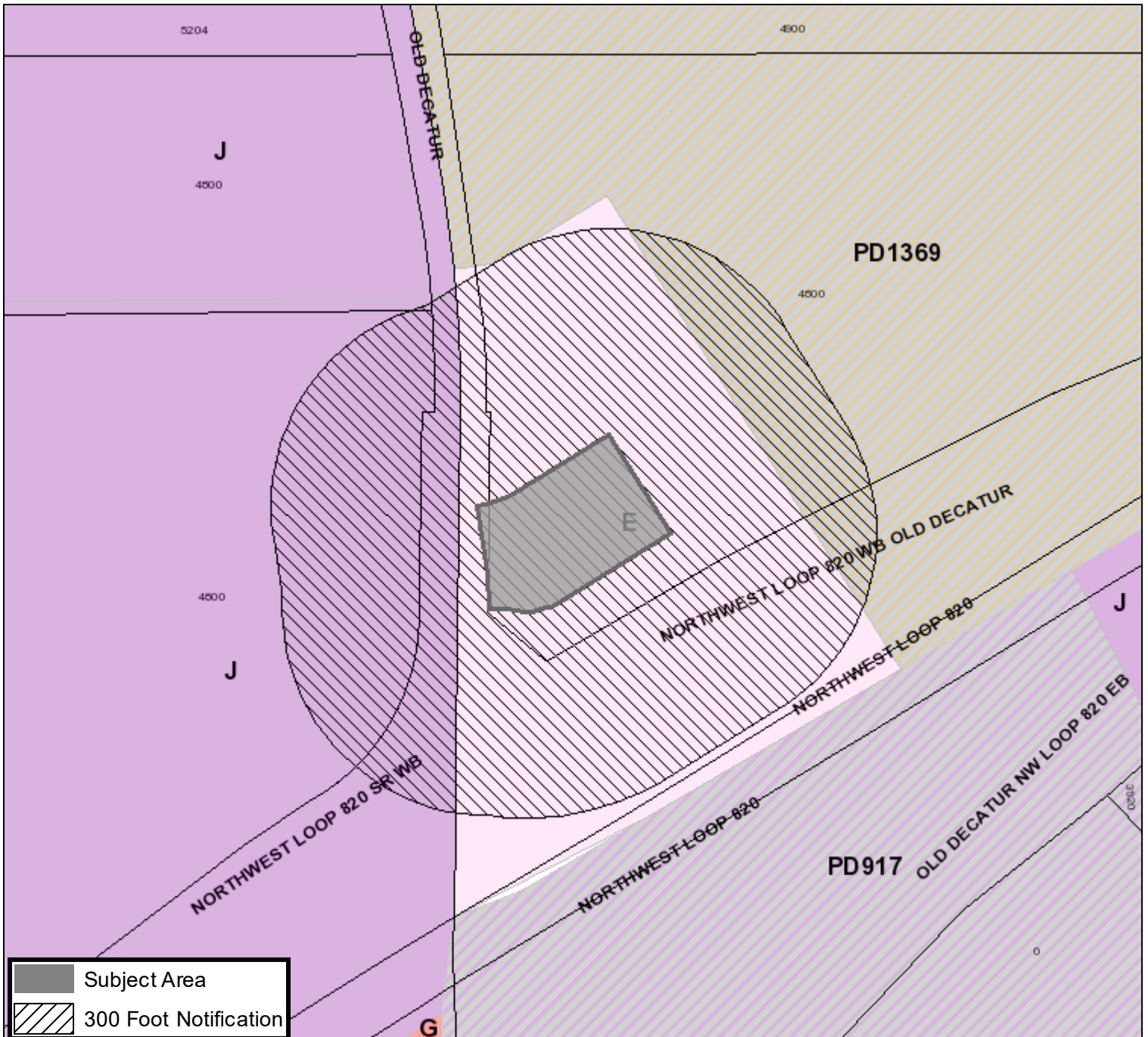




ZC-24-049

Area Zoning Map

Applicant: Fort Worth Quarry Company/QT South
 Address: 4800 Old Decatur Road
 Zoning From: E
 Zoning To: Add a CUP for Car Wash
 Acres: 0.97259186
 Mapsco: Text
 Sector/District: Far_Northwest
 Commission Date: 6/12/2024
 Contact: 817-392-2495



Location Map

