



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:	

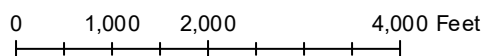
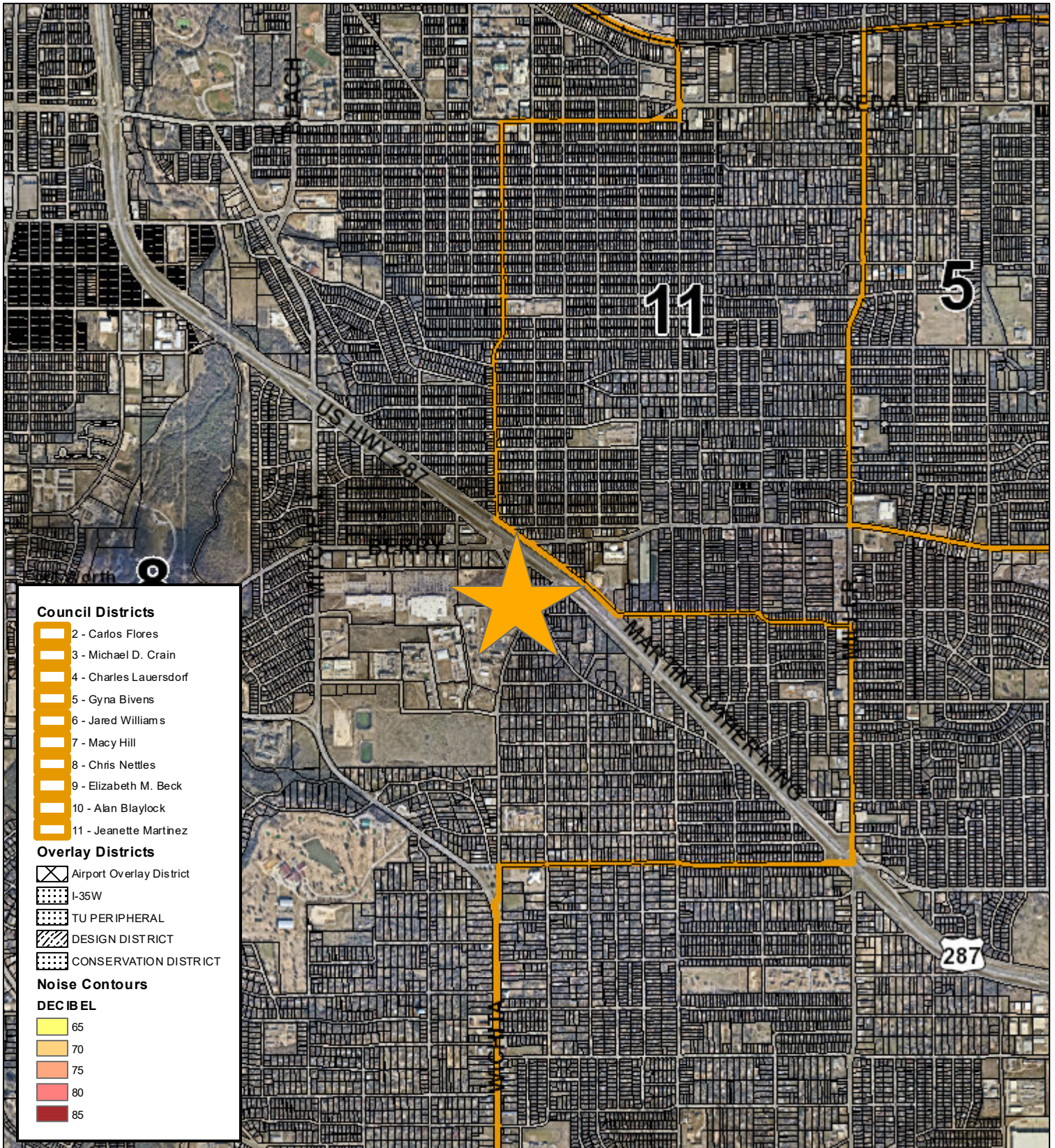
Aerial Photo Map



0 140 280 560 Feet

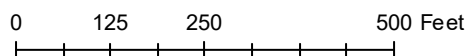
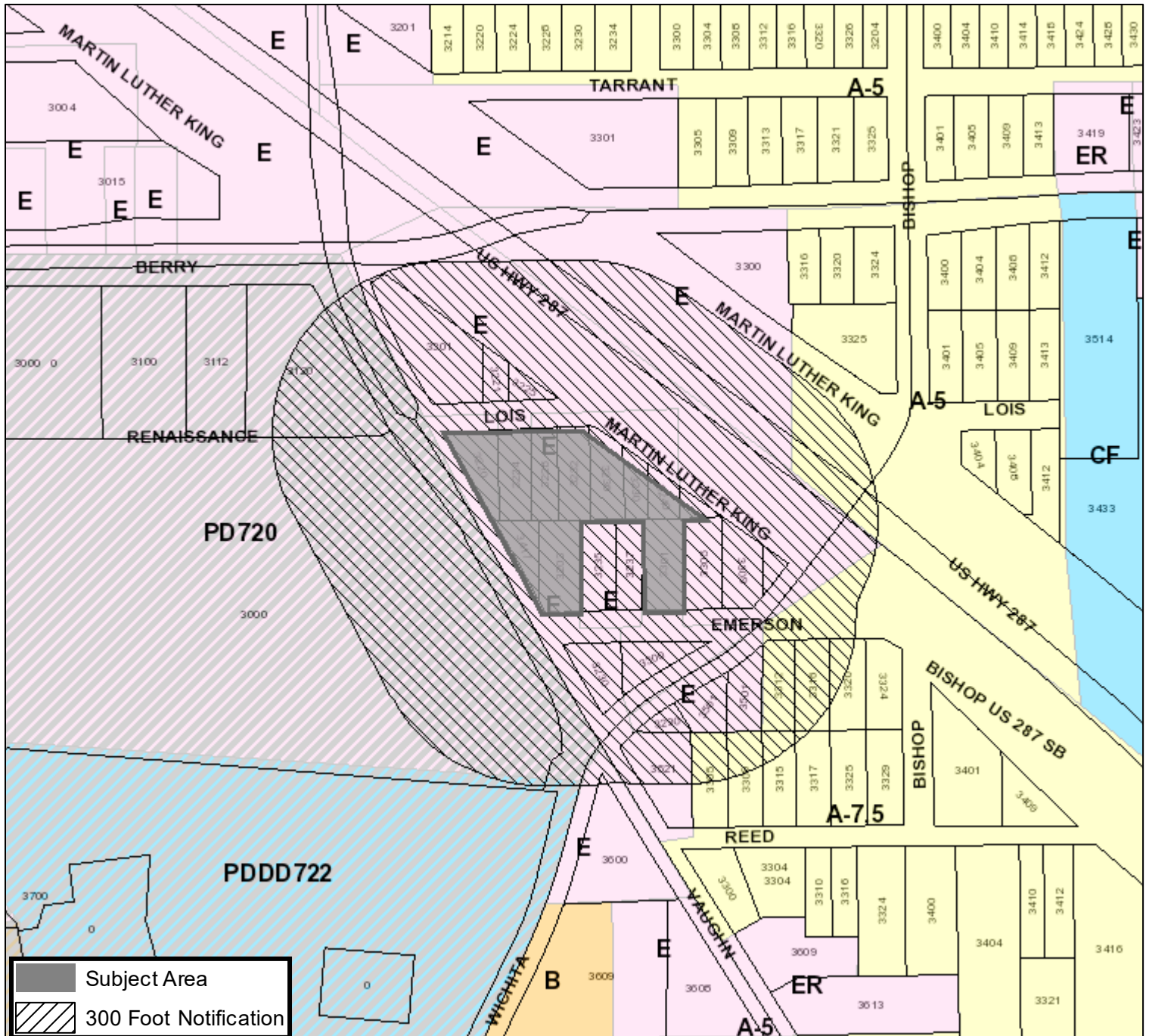


Area Map

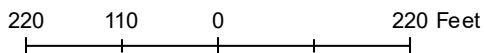
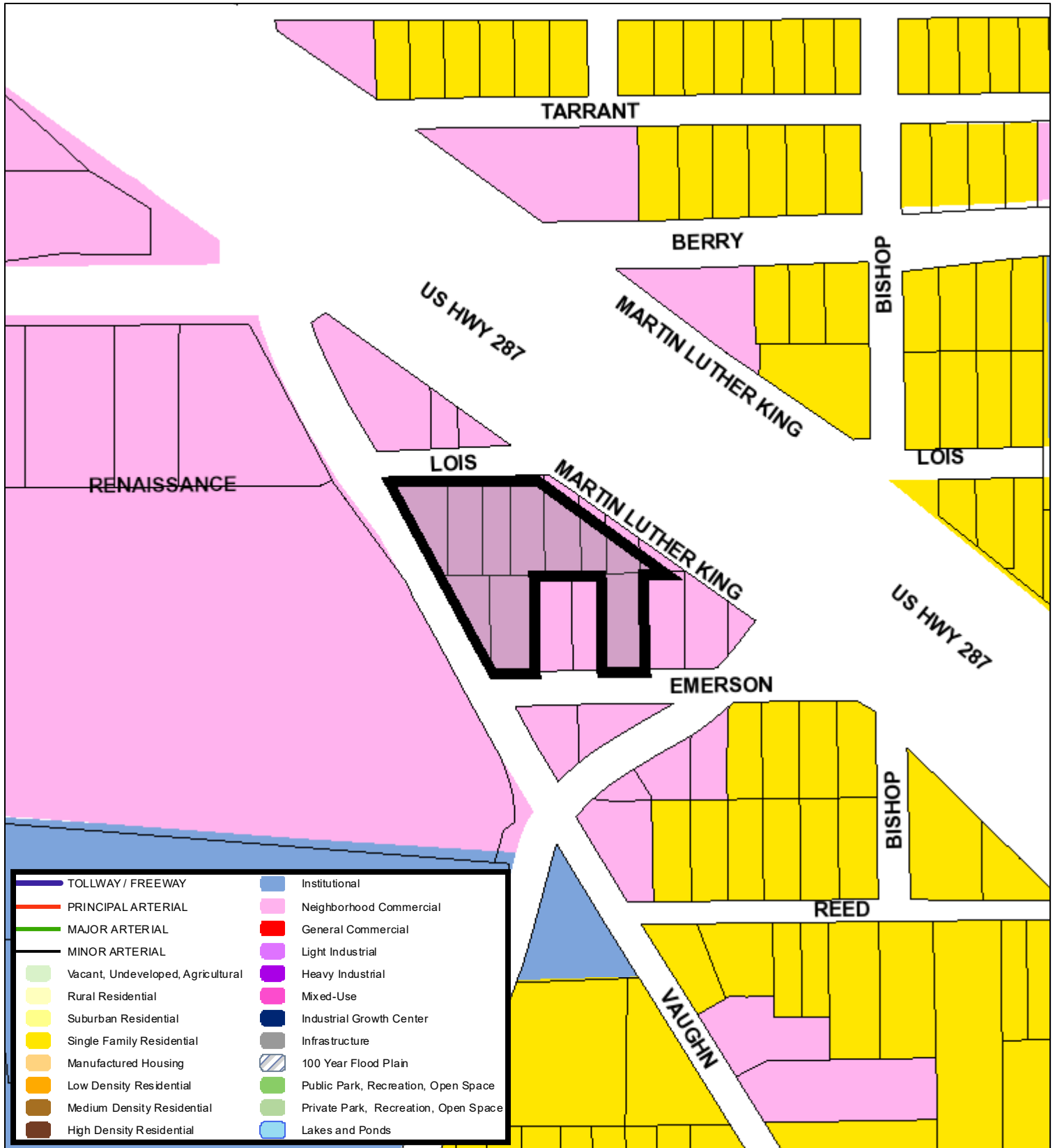


Area Zoning Map

Applicant: Renaissance Square LLC/Andrew Yeoh
 Address: 3220-3236 (evens) Lois Street; 3230-3250 (evens) Martin Luther King Freeway, 3203 & 3300
 Zoning From: E
 Zoning To: Add a CUP for Car wash
 Acres: 1.78971349
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 6/12/2024
 Contact: 817-392-6226



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 6, 2018.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Renaissance Square LLC

Mailing Address 303 W. Wall Street Unit 2400 City, State, Zip Midland, TX 79701

Phone 432-682-2510 Email AL@MORIAHGROUP.NET

APPLICANT Andrew Yeoh

Mailing Address 1784 W McDermott Dr City, State, Zip Allen, TX 75013

Phone 469-331-8566 Ext 104 Email ayeoh@triangle-engr.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

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): Intersection of Vaughn Blvd & Emerson St

Total Rezoning Acreage: 1.789 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): Meadowlawn Addition, Block 6, Lot 6-14, Part of lot 16, lot 17

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 1.789 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: 1.789 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 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 <i>(no change to development standards or waivers)</i> <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): E Proposed Zoning District(s): E

Current Use of Property: Vacant

Proposed Use of Property: 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: _____

Land Uses Being Added or Removed: _____

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: E

Additional Use Proposed with CUP: Car Wash

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

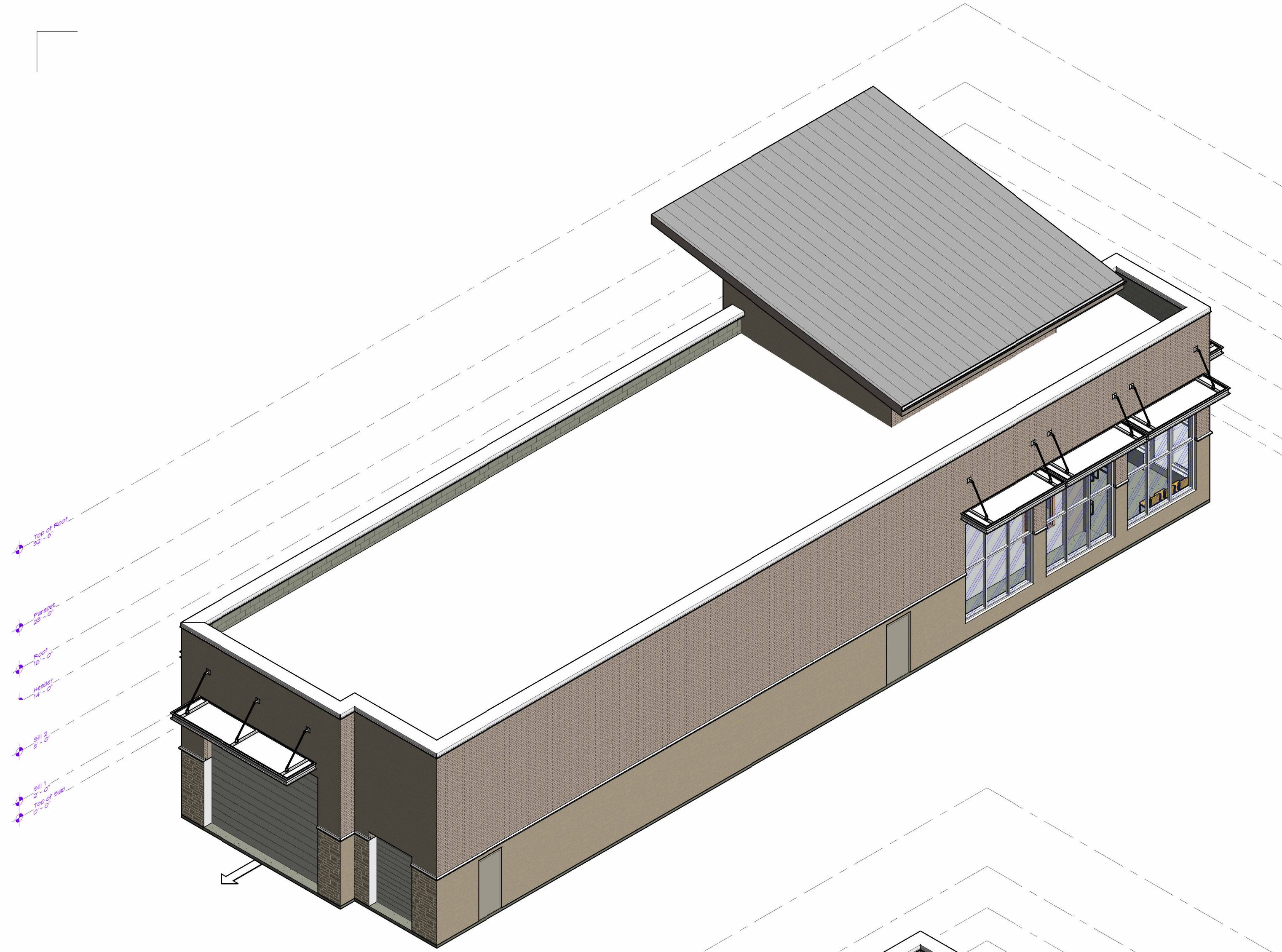
A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

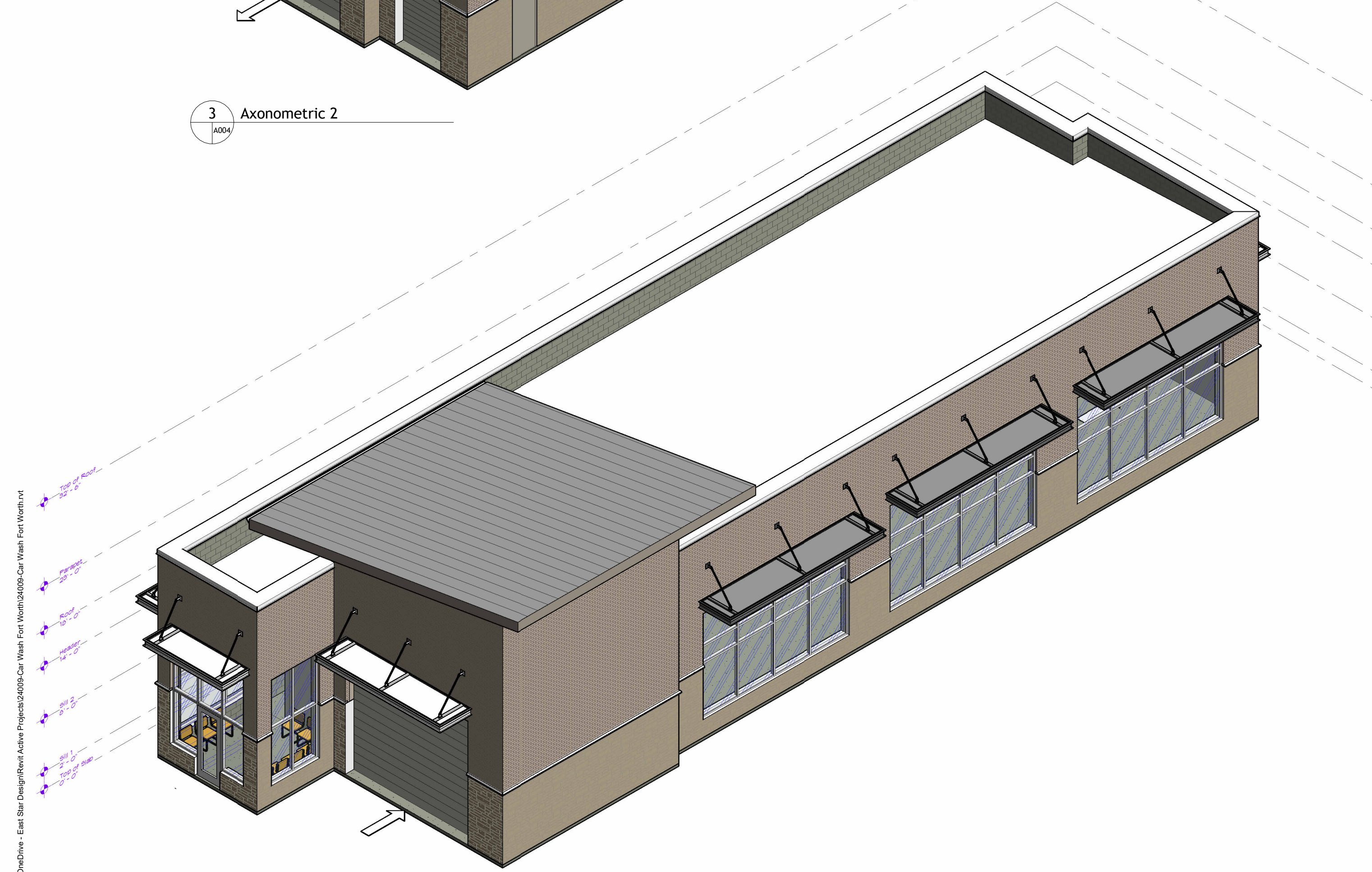
Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach 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 proposed development is an automated car wash service. The property is currently zoned within the Neighborhood Commercial ("E") District. The purpose of the Conditional Use Permit (CUP) is to allow the property to be developed for a car wash service, featuring 14 vacuum service bays and 5 employee parking spaces.



3 Axonometric 2



4 Axonometric 1



1 3D View 1



2 3D View 2

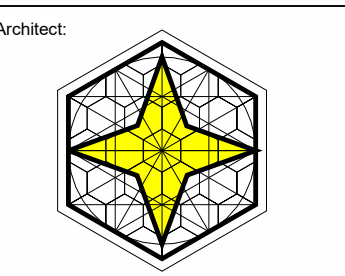
CAR WASH
 INTERSECTION OF LOIS STREET &
 VAUGHN BLVD
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

PART OF LOT 16, LOT 17, BLOCK
 6, MEADOWLAWN ADDITION

OWNER:
 Ray Gopal Rai
 Kiestshel1500@gmail.com
 Sam Kumar
 (254) 532-5024
 suredost@gmail.com

ARCHITECT:
 EAST STAR DESIGN
 GREG GUERIN
 ARCHITECT, NCARB
 P.O. BOX 59
 FORNEY, TX 75126
 (972) 200-1340
 GGUERIN@EASTSTARDESIGN.COM

Seal:
**NOT FOR
 CONSTRUCTION**
 THIS DOCUMENT
 MAY NOT
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 PERMITTING, OR
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 APPROVAL
 Greg Guerin
 Architect
 TX License # 22011



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 P.O. BOX 59
 FORNEY, TX 75126 USA
 (972) 200-1340
 Architect
 EastStarDesign.com
 TX Firm # BR 1785

Engineer / Design Consultant:

Owner:
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 Sam Kumar
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Revisions:

No.	Description	Date

Car Wash
 Lois St. & Vaughn Blvd.
 Fort Worth, TX 76119

3D Views

Project number: 24-009

Date: 5/1/2024 5:46:35 PM

Drawn by: GG

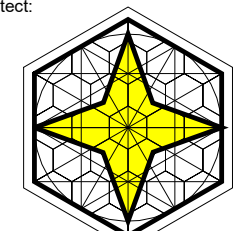
Checked by: -

A004

Scale

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 Greg Guerin
 Architect
 TX License # 22011

Architect:

EAST STAR DESIGN
 P.O. BOX 53
 FORNEY, TX 75126 USA
 (972) 200-1340
 Architect
 EastStarDesign.com
 TX Firm # BR 1785

Engineer / Design Consultant:

Owner:
 Ray Gopal Rai
 Kiestshell500@gmail.com
 Sam Kumar
 (254) 532-5024
 suredest@gmail.com

Revisions:

No.	Description	Date

Car Wash
 Lois St. & Vaughn Blvd.
 Fort Worth, TX 76119

Floor Plan

Project number: **24-009**
 Date: 5/1/2024 5:46:35 PM
 Drawn by: **GG**
 Checked by: -

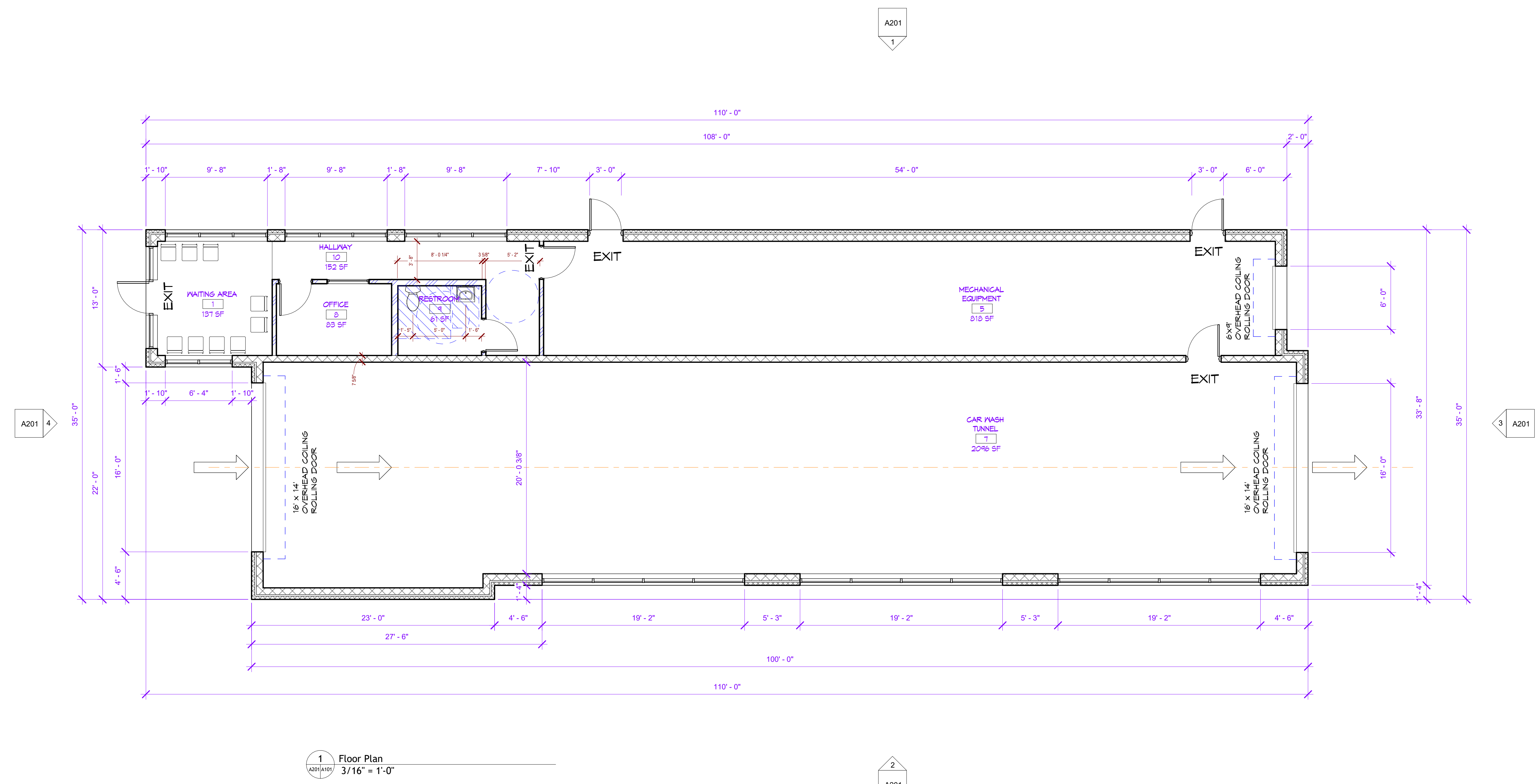
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 Scale: 3/16" = 1'-0"

CAR WASH
 INTERSECTION OF LOIS STREET &
 VAUGHN BLVD
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

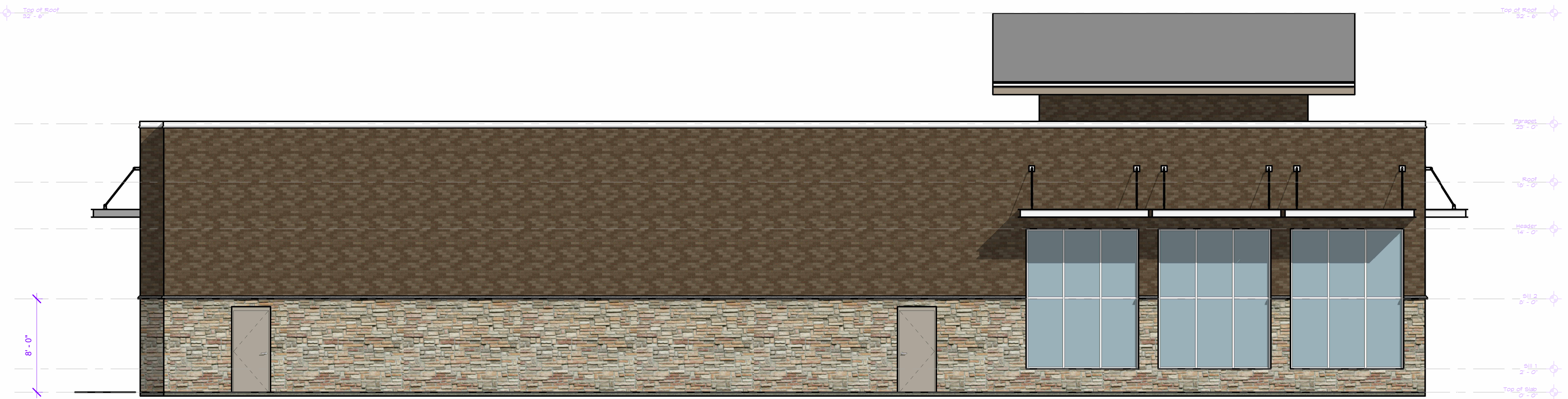
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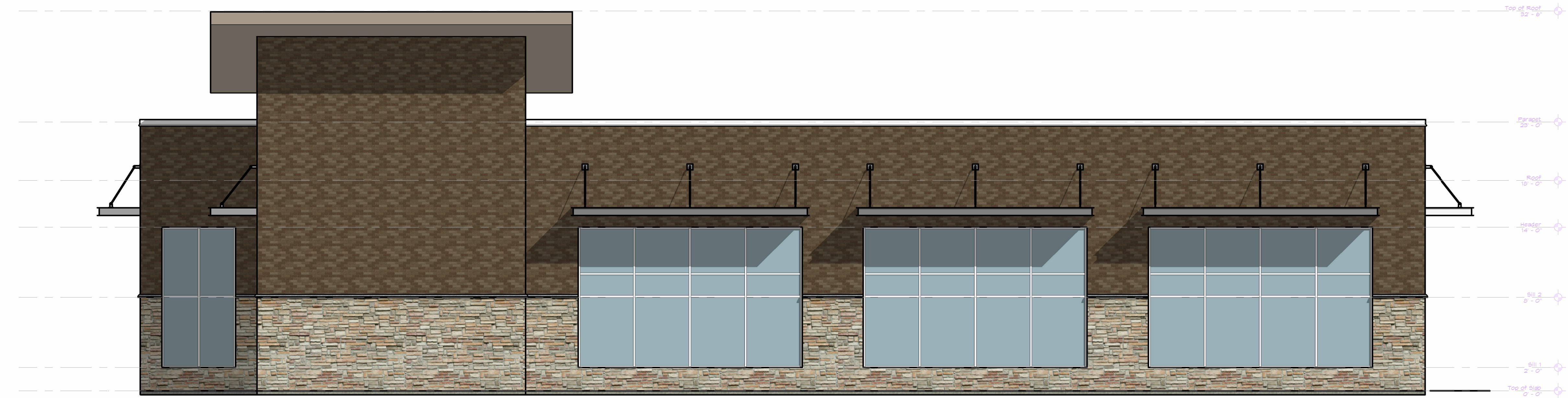
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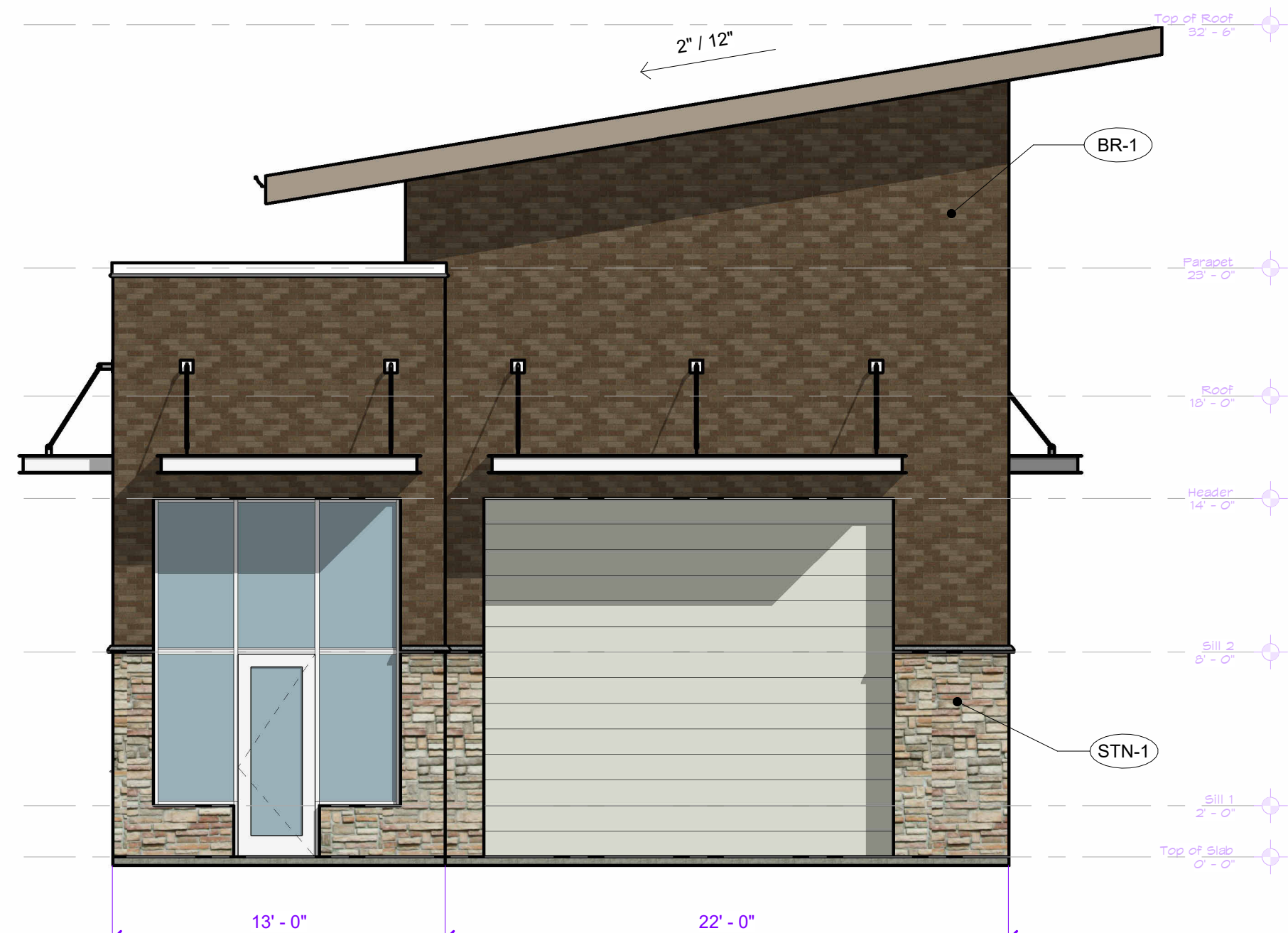
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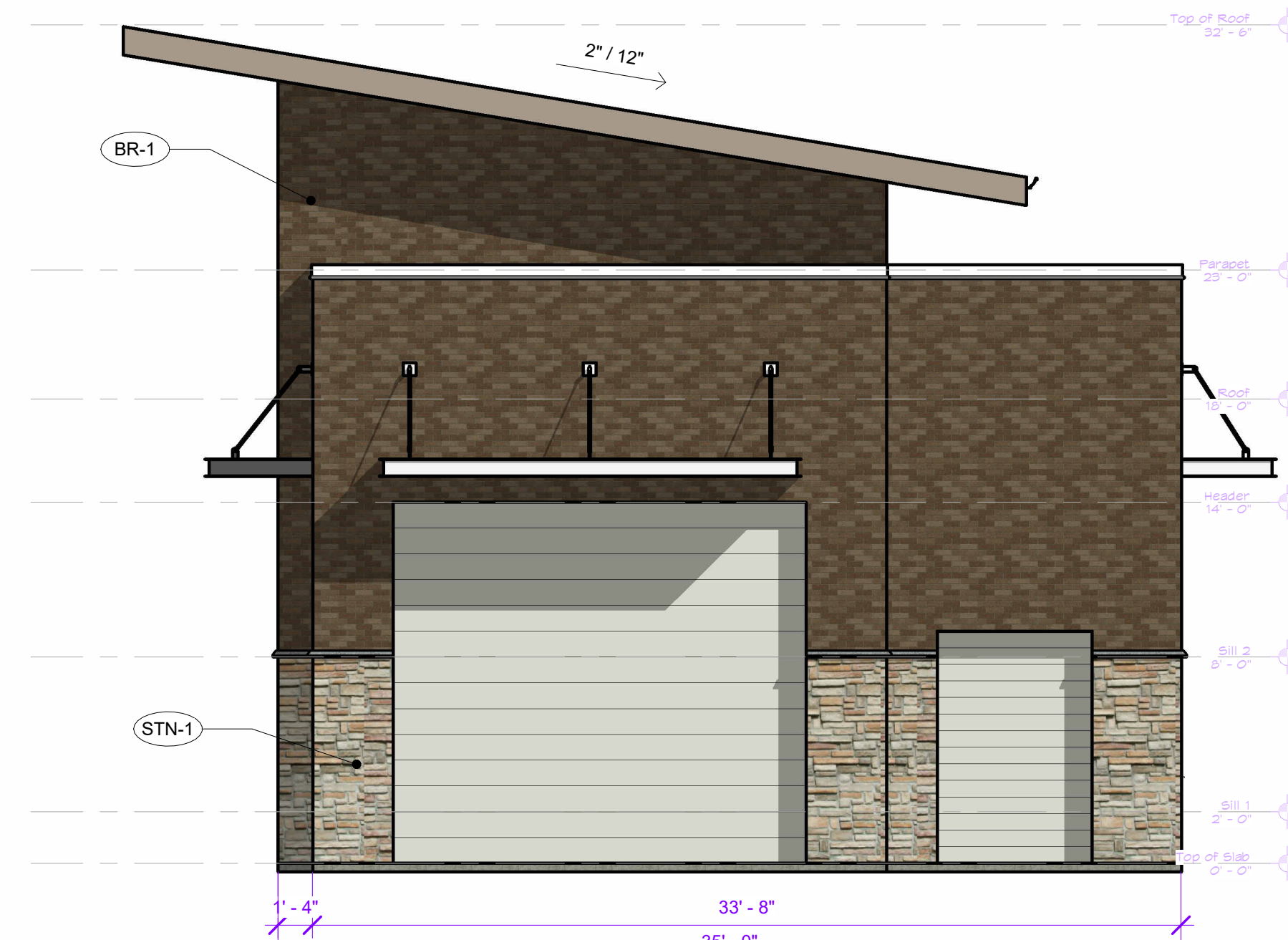
1 West Elevation
3/16" = 1'-0"



2 East Elevation
3/16" = 1'-0"



4 South Elevation
3/16" = 1'-0"



3 North Elevation
3/16" = 1'-0"

- BR-1** BRICK
ACME
HICKORY CREEK
- FCB-1** FIBER CEMENT BOARD LAP SIDING
ALLURA
MACADAMIA
- MTL-1** METAL - STANDING SEAM
BERRIDGE
CHAMPAGNE
- MTL-2** METAL
ACM ALUMINUM COMPOSITE MATERIAL
ALPOLIC
METALLIC CHAMPAGNE
- ST-1** STONE
KIRBY
SANDSTONE CHOCOLATE BLEND
ASHLAR PATTERN
- PT-1** PAINT
SHERWIN WILLIAMS
SW-7500
NEUTRAL GROUND

Material Legend
3/32" = 1'-0"

CAR WASH
INTERSECTION OF LOIS STREET &
VAUGHN BLVD
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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Fort Worth, TX 76119

Elevations

Project number: 24-009
Date: 5/1/2024 5:46:39 PM
Drawn by: GG
Checked by: -

A201
Scale: As indicated