



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	

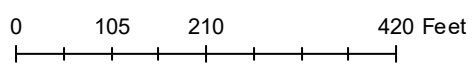
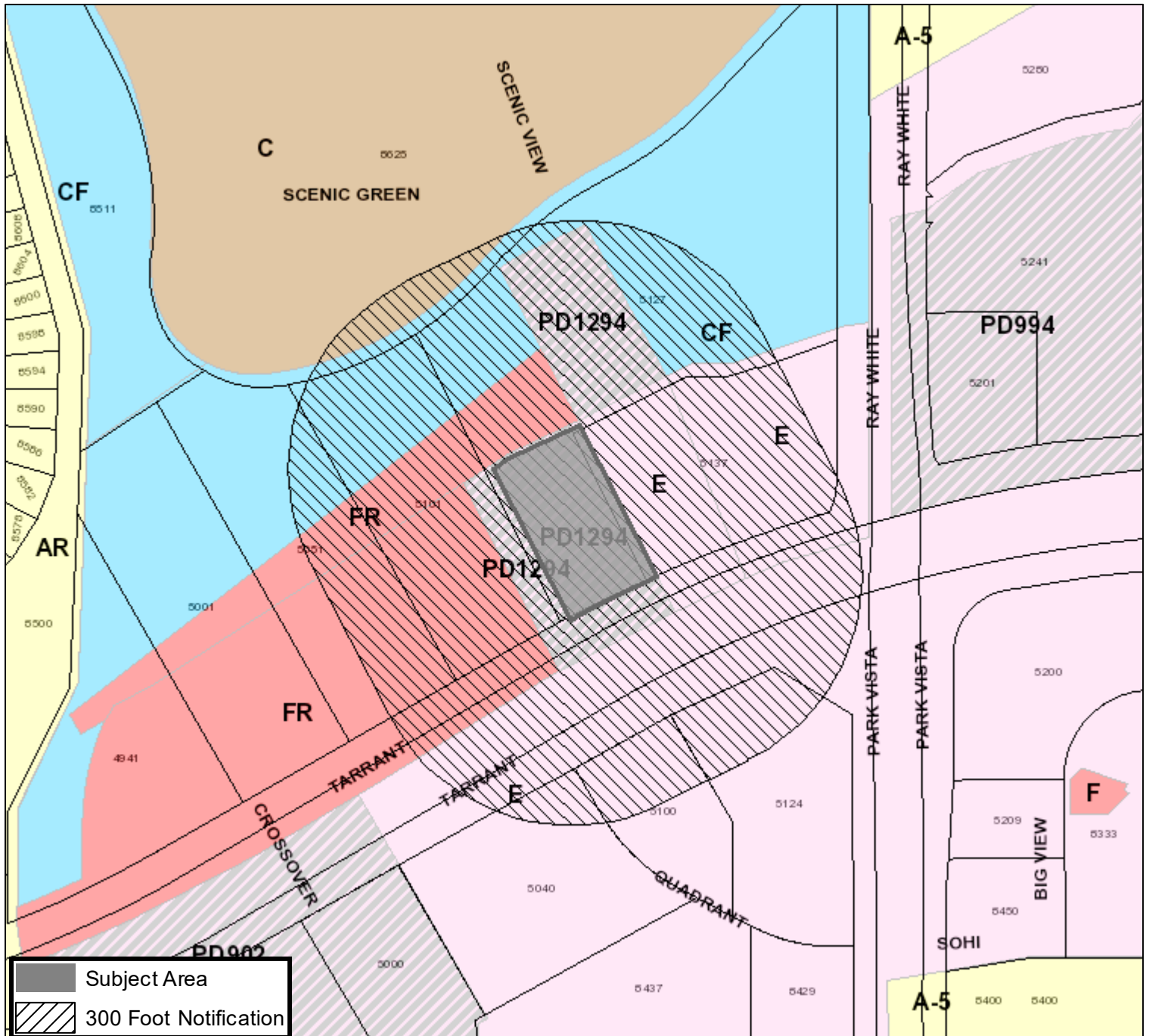
Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

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:	

Area Zoning Map

Applicant: MQ Northside Retail LLC; Drew Donosky
 Address: 5127 Tarrant Parkway
 Zoning From: PD/E
 Zoning To: To add the required site plan
 Acres: 0.79704835
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 4/10/2024
 Contact: 817-392-2495



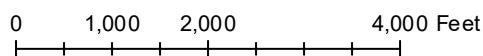
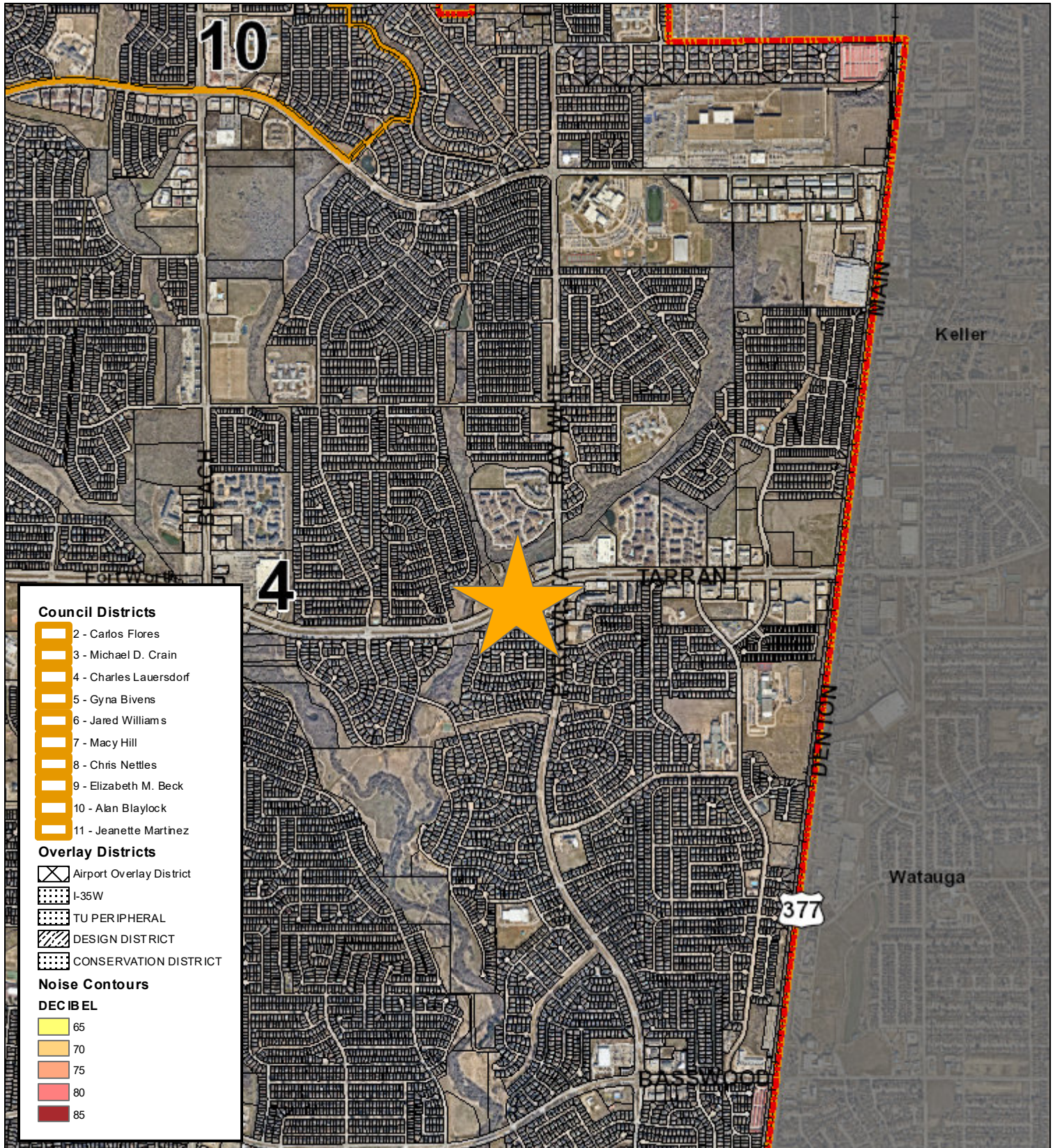
Aerial Photo Map



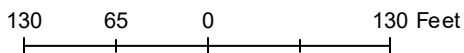
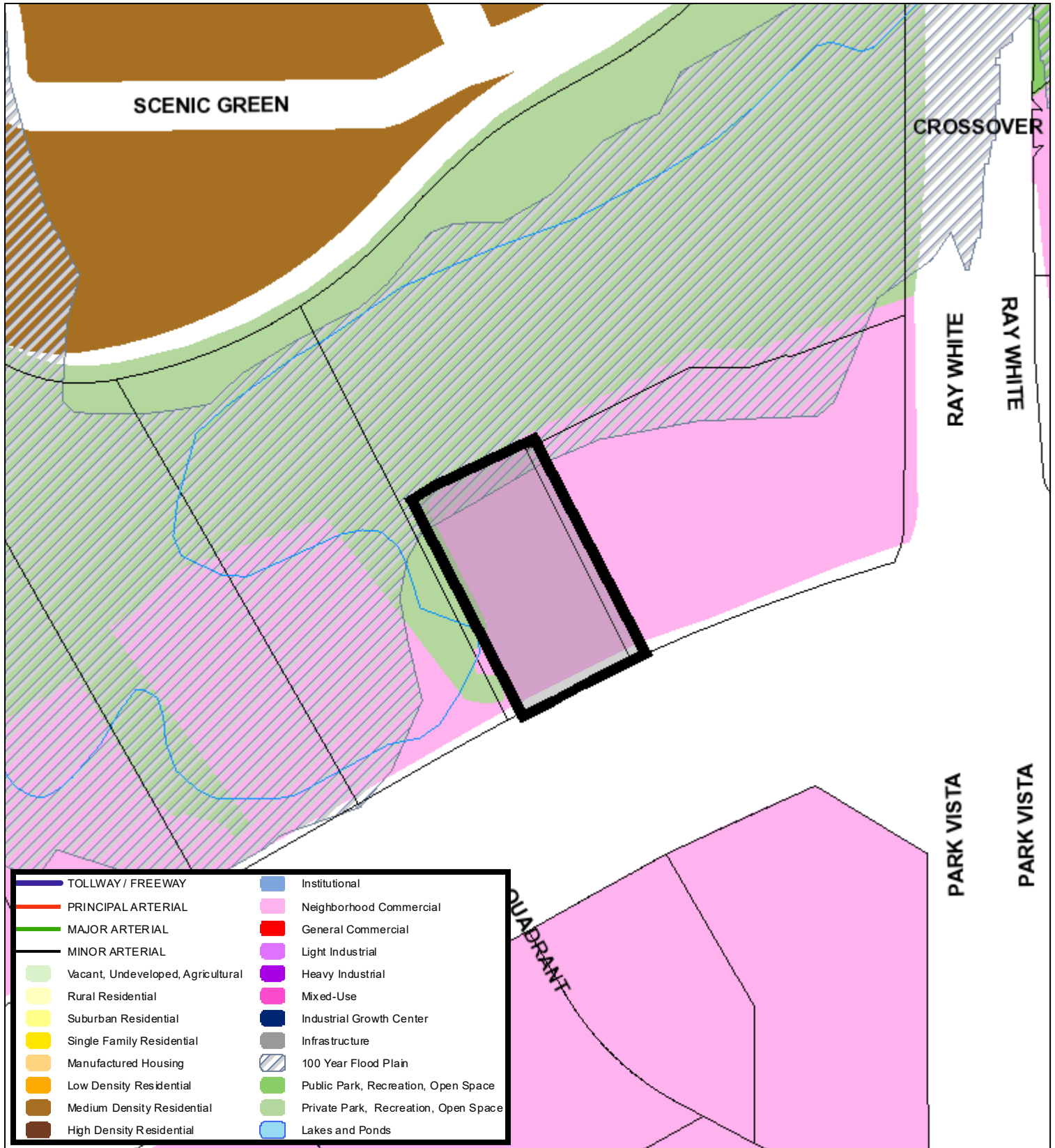
0 85 170 340 Feet



Area Map



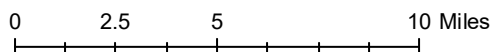
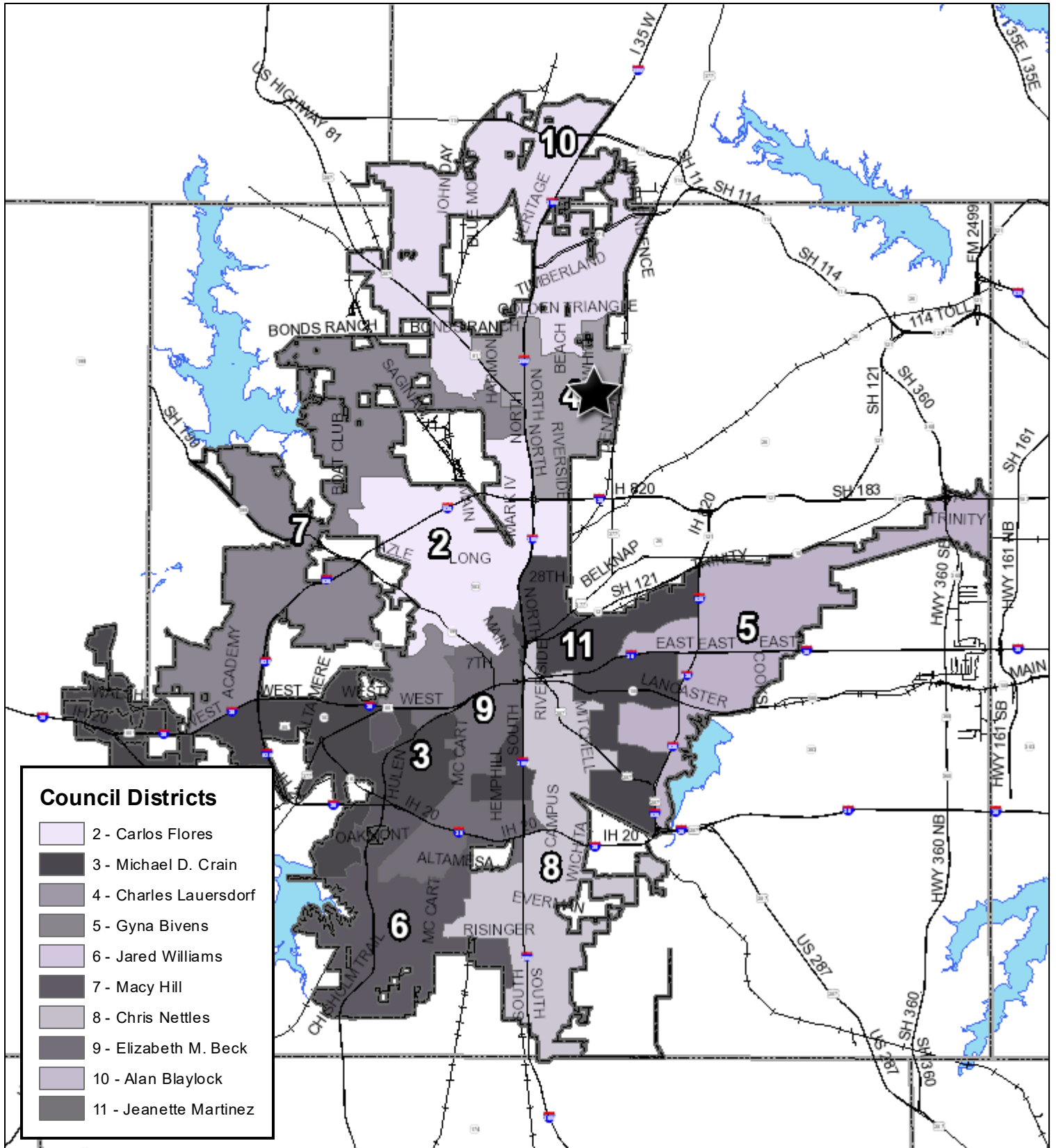
Future Land Use



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.



Location Map



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER MQ NORTHSIDE RETAIL LLC

Mailing Address 4622 MAPLE AVE STE 200 City, State, Zip DALLAS, TX 75219

Phone 214-393-3983 Email _____

APPLICANT DREW DONOSKY

Mailing Address 1903 CENTRAL DRIVE, STE 406 City, State, Zip BEDFORD, TX 76021

Phone 8172810572 Email DREW@CLAYMOOREENG.COM

AGENT / OTHER CONTACT DREW DONOSKY

Mailing Address 1903 CENTRAL DRIVE, STE 406 City, State, Zip BEDFORD, TX 76021

Phone 8172810572 Email DREW@CLAYMOOREENG.COM

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): BLOCK A, LOT 5 OF NORTHSIDE ADDITION, ELI SHRIVER SURVEY

Total Rezoning Acreage: 5.741 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 5.741 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: 5.741 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 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 checked="" 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): PD/E Proposed Zoning District(s): PD/E
 Current Use of Property: UNDEVELOPED
 Proposed Use of Property: RESTAURANT

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: PD/E
 Additional Use Proposed with CUP: RESTAURANT

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.

A RESTAURANT USE IS AN ALLOWED USE IN THE PD/E ZONING DISTRICT. THE USE IS IN LINE WITH THE SURROUNDING LAND USES AND COMPREHENSIVE PLAN AS A COMMERCIAL PAD USE. THE SUBJECT PROPERTY IS WELL SUITED FOR A RESTAURANT USE GIVEN ALL SURROUNDING COMMERCIAL USES. SEE ATTACHED PLANS WHICH DETAIL THIS SPECIFIC REQUEST.

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? Yes No If yes, please explain:

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. Have you contacted the relevant Council Member to discuss your proposal? Yes No *Click to [find your Council District](#).*

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. The following items are required with your application. Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references



EAST ELEVATION

NORTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

SOUTH ELEVATION

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NOT FOR CONSTRUCTION



DATES

RELEASE: OCT. 02, 2017
 P.M. UPDATES: APRIL 29, 2022
 SUBMITTAL DATE:
 1: _____
 2: _____
 3: _____

BID: _____
 CONSTRUCTION: _____

REVISIONS

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△	

PD SUBMITTAL
 3/4/24

SITE INFORMATION

MK TYPE: MK11A
 JIB #: 4894
 ADDRESS:
 5127 N. Tarrant Pkwy
 Ft. Worth, TX 76244

DRAWN BY: _____
 PROJECT #: 231002
 SCALE: AS NOTED

PERSPECTIVE PHOTOS

A4.2

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Jack in the box®

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NO.	DESCRIPTION

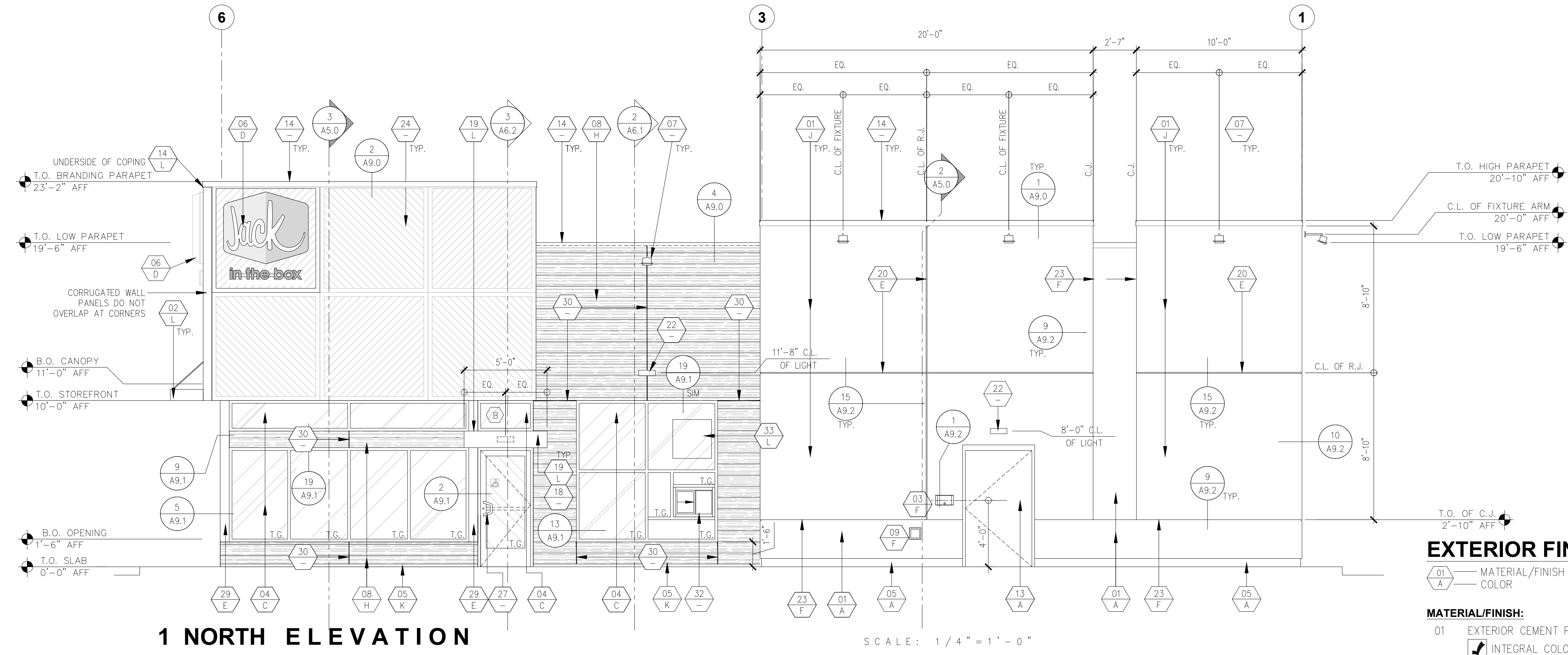
PD SUBMITTAL 3/4/24

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 Ft. Worth, TX 76244
 DRAWN BY: _____
 PROJECT #: 231002
 SCALE: AS NOTED

EXTERIOR ELEVATIONS

A4.0



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

01 MATERIAL/FINISH
 A COLOR

MATERIAL/FINISH:

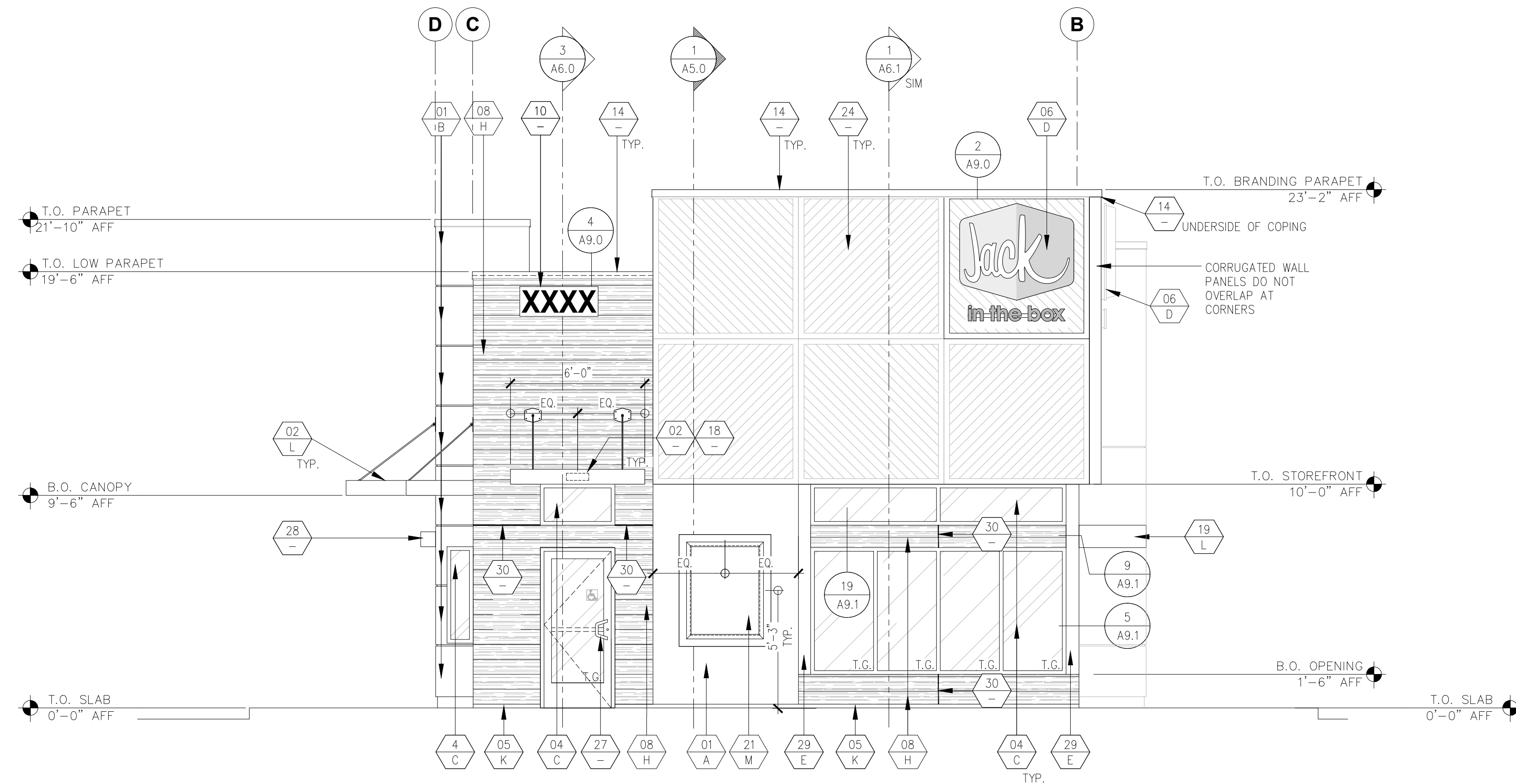
- 01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH (SEE SPECIFICATIONS)
 - INTEGRAL COLOR
 - SHERWIN WILLIAMS ACRYLIC COATING
 - EXTERIOR INSULATION FINISHING SYSTEM (EIFS) AS ALTERNATE, CONTRACTOR TO SUBSTITUTE EIFS IN LIEU OF EXTERIOR CEMENT PLASTER
- 02 AWNING/CANOPY & SUPPORTS (O.F.O.I) (CF-E02) (CF-E02A) (CF-E02B)
- 03 GREASE TANK / BULK OIL SYSTEM BOX
- 04 ALUMINUM STOREFRONT SYSTEM (SEE SPECS AND A8.1 FOR MORE INFORMATION)
 - 1" CLEAR INSULATED GLASS
 - W/ SOLARBAN 60 COATING
 - 1" INSULATED GLASS W/ SOLARBAN 70 COATING
 - 1" INSULATED GLASS
 - ANTI-GRAFFITI FILM
- 05 EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB
- 06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I, NOT A PART OF THIS PERMIT)
- 07 WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL
- 08 8" PORCELAIN WALL TILE. PROVIDE CONTROL/EXPANSION JOINTS PER LATEST TCNA REQUIREMENTS.
- 09 RECESSED, LOCKABLE, NON-FREEZE HOSE-BIB ENCLOSURE, SEE PLUMBING
- 10 NON-ILLUMINATED ADDRESS WITH 12" HIGH LETTERS (COORDINATE EXACT LOCATION WITH CITY) (CF-E08)
- 11 MAIN ELECTRICAL SERVICE
- 12 LOCKABLE, IRRIGATION CONTROL PANEL
- 13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
- 14 PRE-FINISHED ALUMINUM COPING. MBCI SIGNATURE 200, COLOR: CHARCOAL GRAY.
- 15 CO2 FILL BOX METAL COVER
- 17 DRIVE THRU/ CASHIER WINDOW
- 18 MOUNT LIGHTING FIXTURE WITHIN CANOPY
- 19 CANTILEVERED CANOPY BY SIGN VENDOR (O.F.O.I) (CF-E02)
- 20 3/4" ALUMINUM PLASTER REVEAL
- 21 INTERNALLY ILLUMINATED DISPLAY POSTER PANEL & SURROUND, SEE DETAIL 2/A9.3, 7/A9.3, (CF-E018) & (CF-E019)
- 22 EXTERIOR WALL PACK LIGHT FIXTURE
- 23 PLASTER CONTROL JOINT
- 24 CORRUGATED WALL PANELS (O.F.O.I) (CF-E010)
- 25 FIBER CEMENT PANEL
- 27 CUSTOM DOOR PULL, SEE DOOR SCHEDULE (CF-E013)
- 28 EXTERIOR AIR CURTAIN
- 29 BREAK METAL, SEE DETAILS
- 30 TILE EXPANSION JOINT
- 31 DAYLIGHT ROOF DRAIN AND OVERFLOW, SEE 15/SD2.0.
- 32 WALK-UP WINDOW
- 33 HANGING ALUMINATED "ONLINE & DELIVERY PICK-UP" WINDOW SIGN. SEE ELECTRICAL DRAWINGS.

COLOR:

- A SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
- B SHERWIN WILLIAMS: SW 6321 "REDBAY"
- C STANDARD STOREFRONT: CLEAR ANODIZED
- D WHITE TEXT ON RED BACKGROUND
- E CLEAR ANODIZED
- F COLOR/FINISH TO MATCH ADJACENT SURFACE
- G SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
- H CROSSVILLE SPEAKEASY AV283, SWEET GEORGIA BROWN, WITH SAND BEIGE H148 GROUT (GC-13)
- J SHERWIN WILLIAMS: SW 7016 "MINDFUL GRAY"
- K NATURAL CONCRETE, GRAY
- L RAL-7039 QUARTZ GREY
- M RAL-7022 UMBRA GREY

GENERAL NOTES:

1. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
2. C.J. = PLASTER CONTROL JOINT
3. ALL PLASTER ACCESSORIES, FLASHING ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.(U.O.N.)
4. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.
5. R.J. = 3/4" PLASTER REVEAL JOINT
6. SEE FINISH SCHEDULE ON SHEET A8.0, ID4.0, & ID4.2 FINISHES. INTERIOR FINISHES ARE DESIGNATED BY ##
7. ALL OUTSIDE CORNERS WITH CROSSVILLE SPEAKEASY TO GET (GC-1R2B)



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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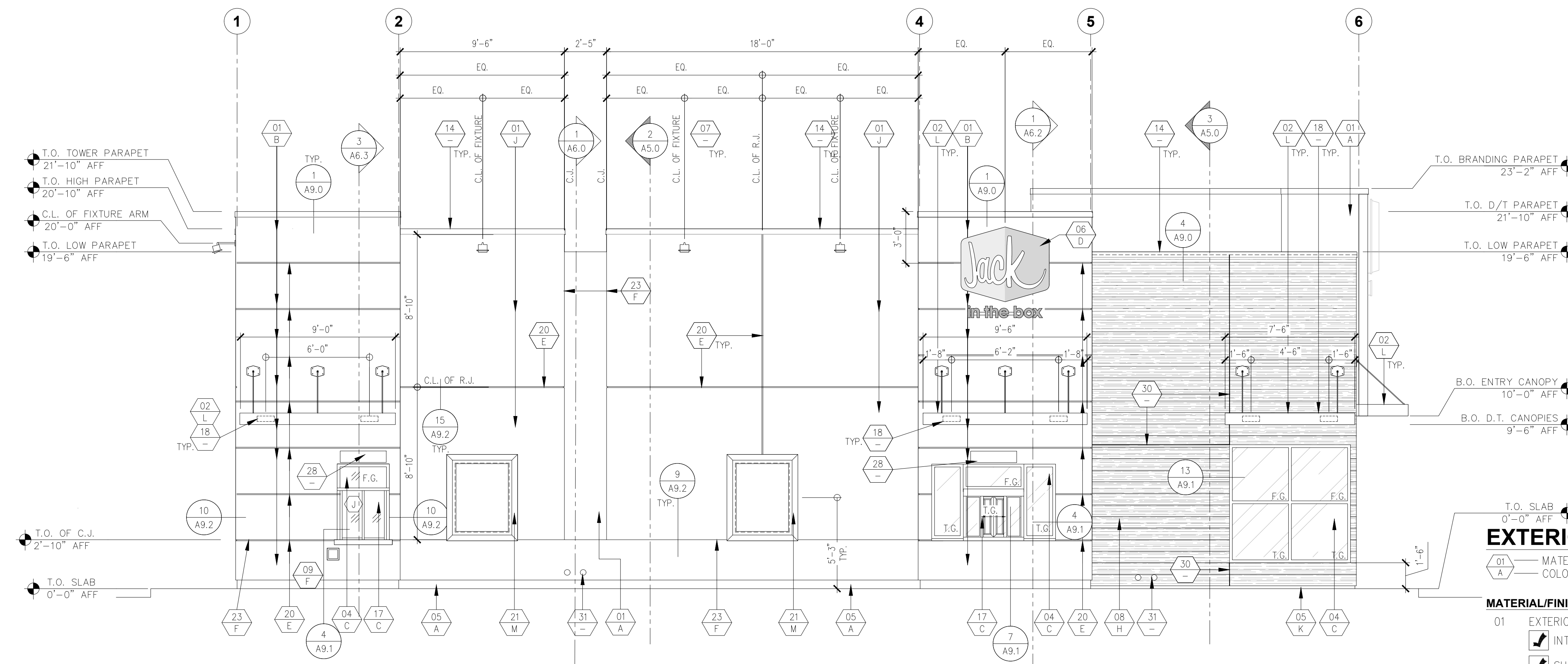
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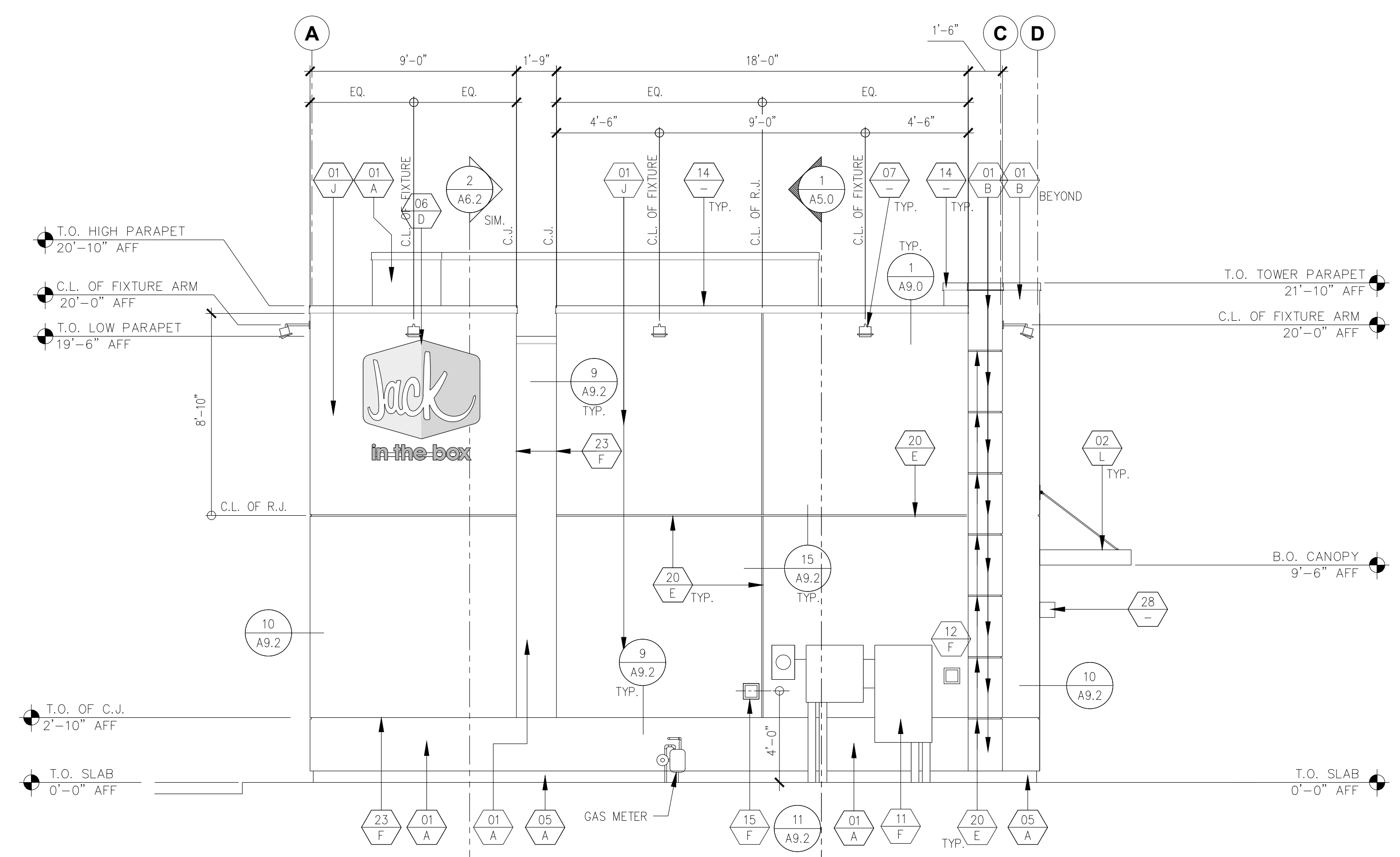
EXTERIOR ELEVATIONS

A4.1



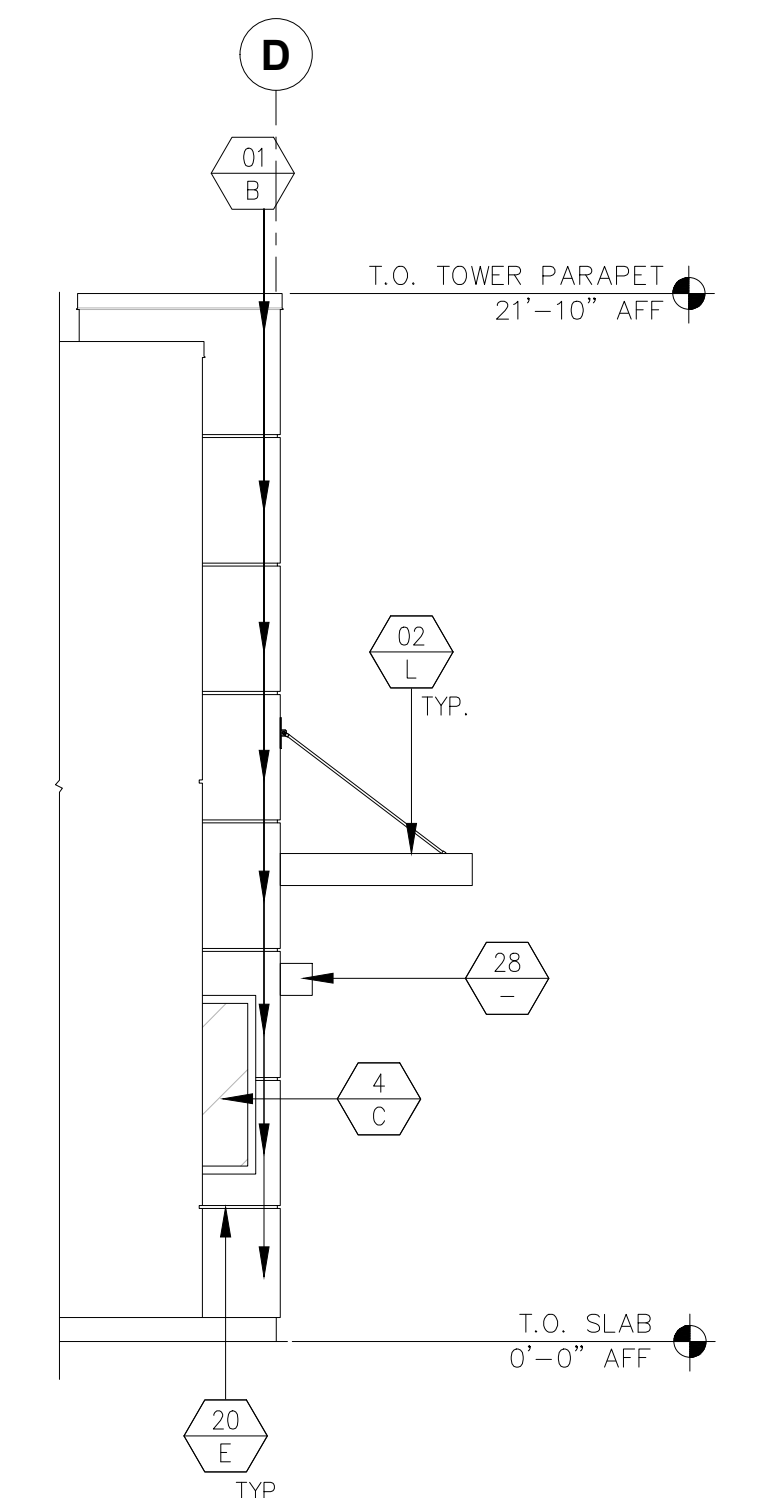
1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"



3 PARTIAL EAST ELEVATION

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 A COLOR

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