



# Neighborhood Notification

**Case Number: ZC-26-063**

**Council District: 7 – Macy Hill**

## ZONING CHANGE REQUEST

**Owner/Applicant:** SP Capstone Group, LLC / Guggenheim Development Services, Kurt Overmyer / JM Civil Engineering, Andre Sutiono

**Site Location:** 9700 Oxenfree Drive

**Request:**

Current Zoning:

Proposed: Add a Conditional Use Permit (CUP) in "E" Neighborhood Commercial for automotive repair (oil change facility) with a development waiver for bay doors facing a one-family residential district; site plan included

**Proposed Use:** Jiffy Lube / Minor Auto Services (Quick Service Oil Change)

**For More Information please contact:**

Case Manager

Lynn Jordan

817-392-7869

## Public Hearing Dates

<b>Zoning Commission</b>	June 10, 2026
<b>City Council</b>	June 23, 2026 <b>(11:00 a.m.)</b>

## Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)



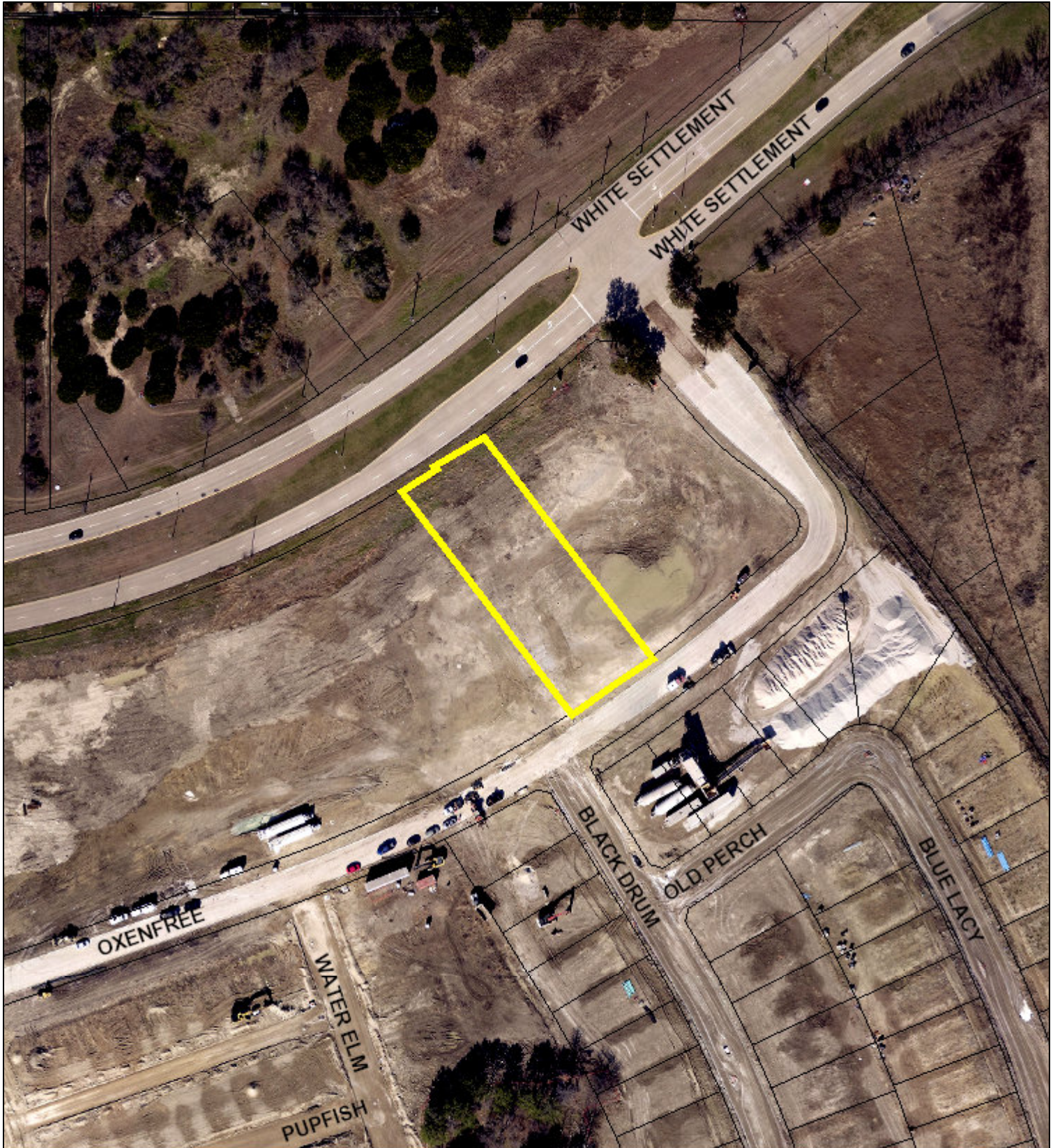
# Neighborhood Notification

**Mail:** Chair of the Zoning Commission; c/o Development Services, City Hall; 100 Fort Worth Trail, Fort Worth, TX 76102



## Organizations Notified

Organizations Notified	
Willow Wood HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
White Settlement ISD	

## Aerial Photo Map

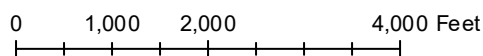
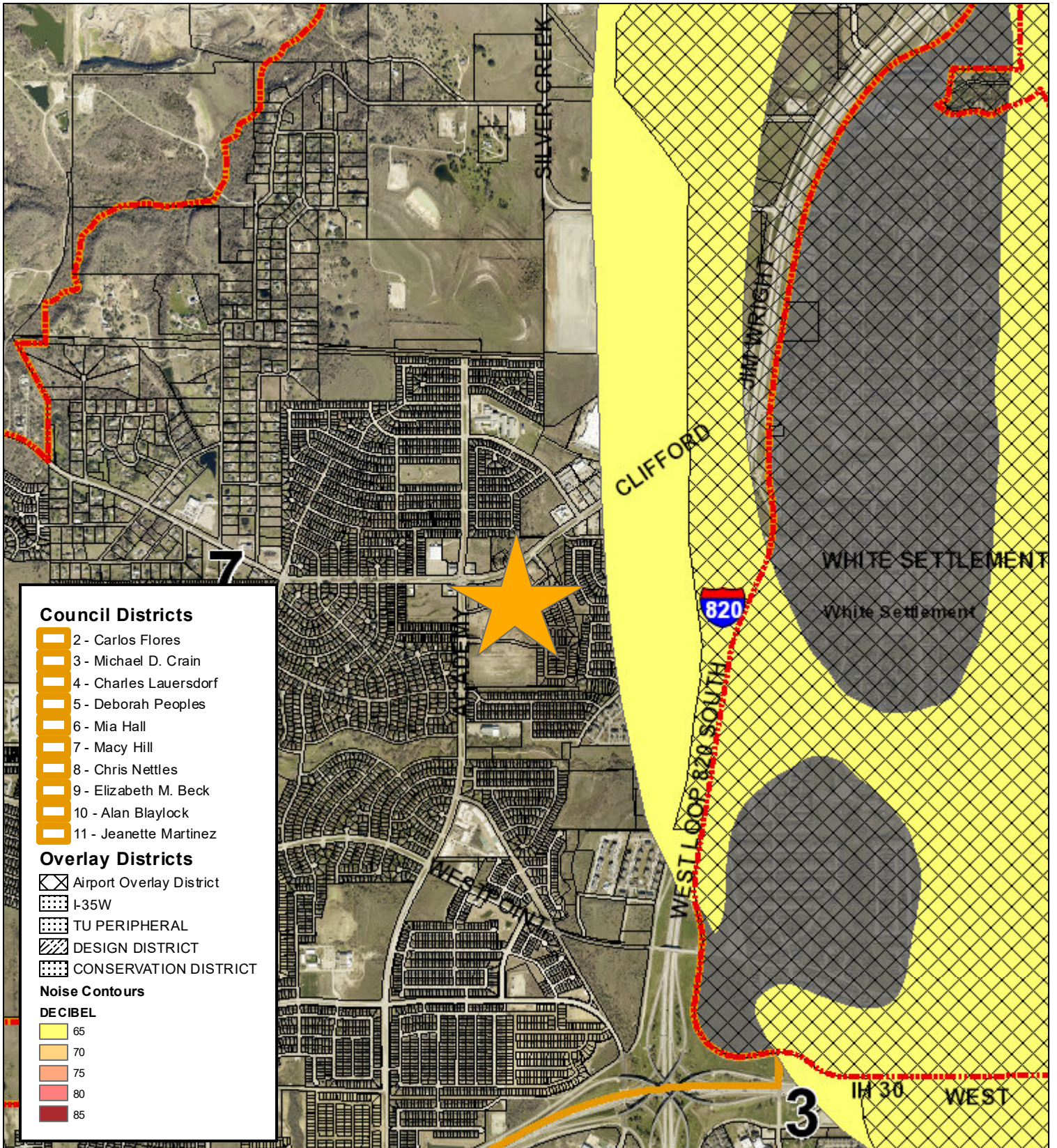


0 87.5 175 350 Feet

	FEMA 100 Year Flood Zone
	Non-FEMA City Flood Risk Areas

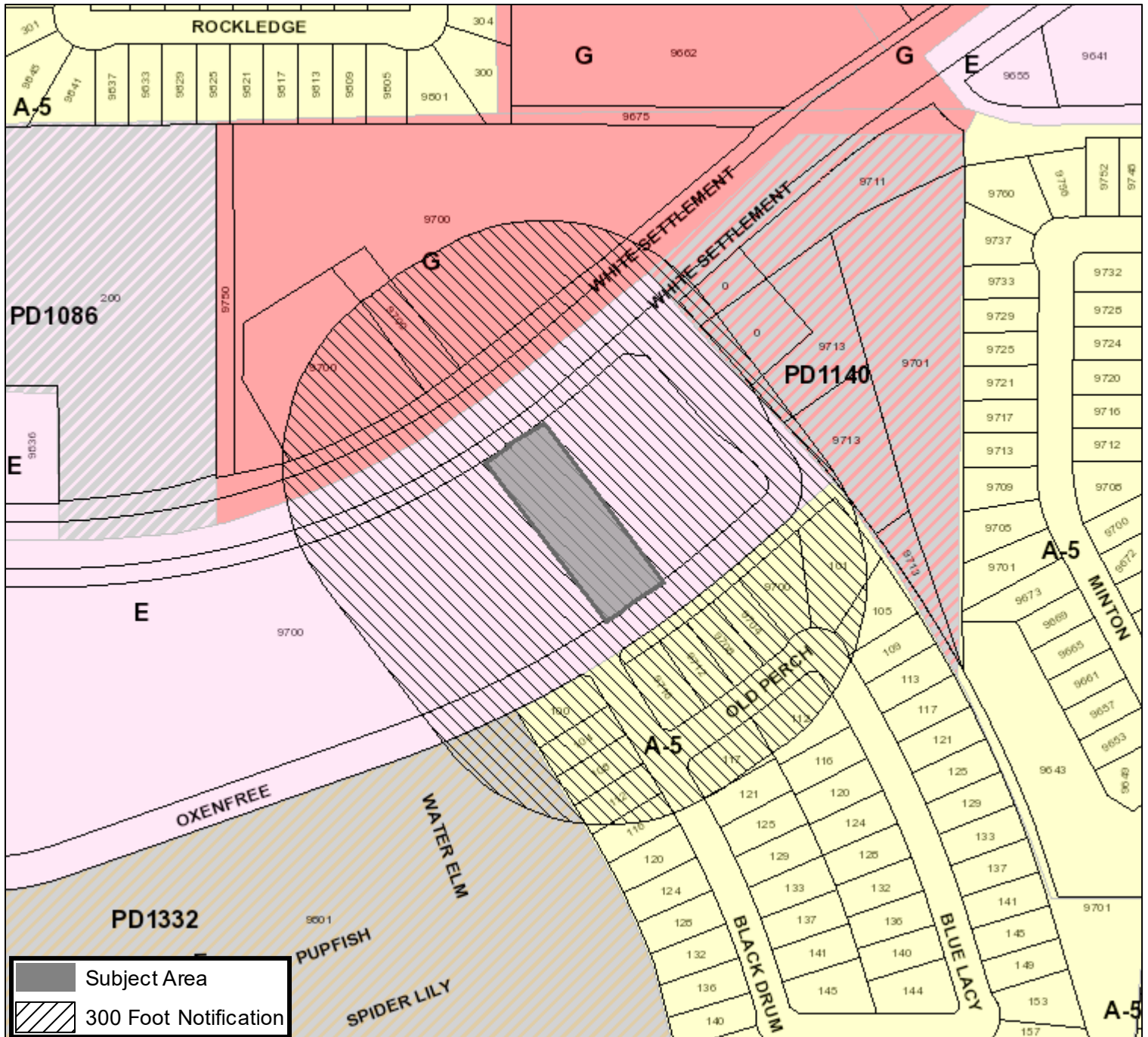


### Area Map

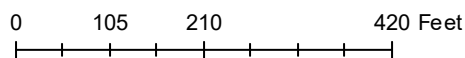


### Area Zoning Map

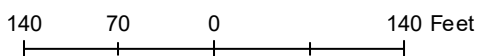
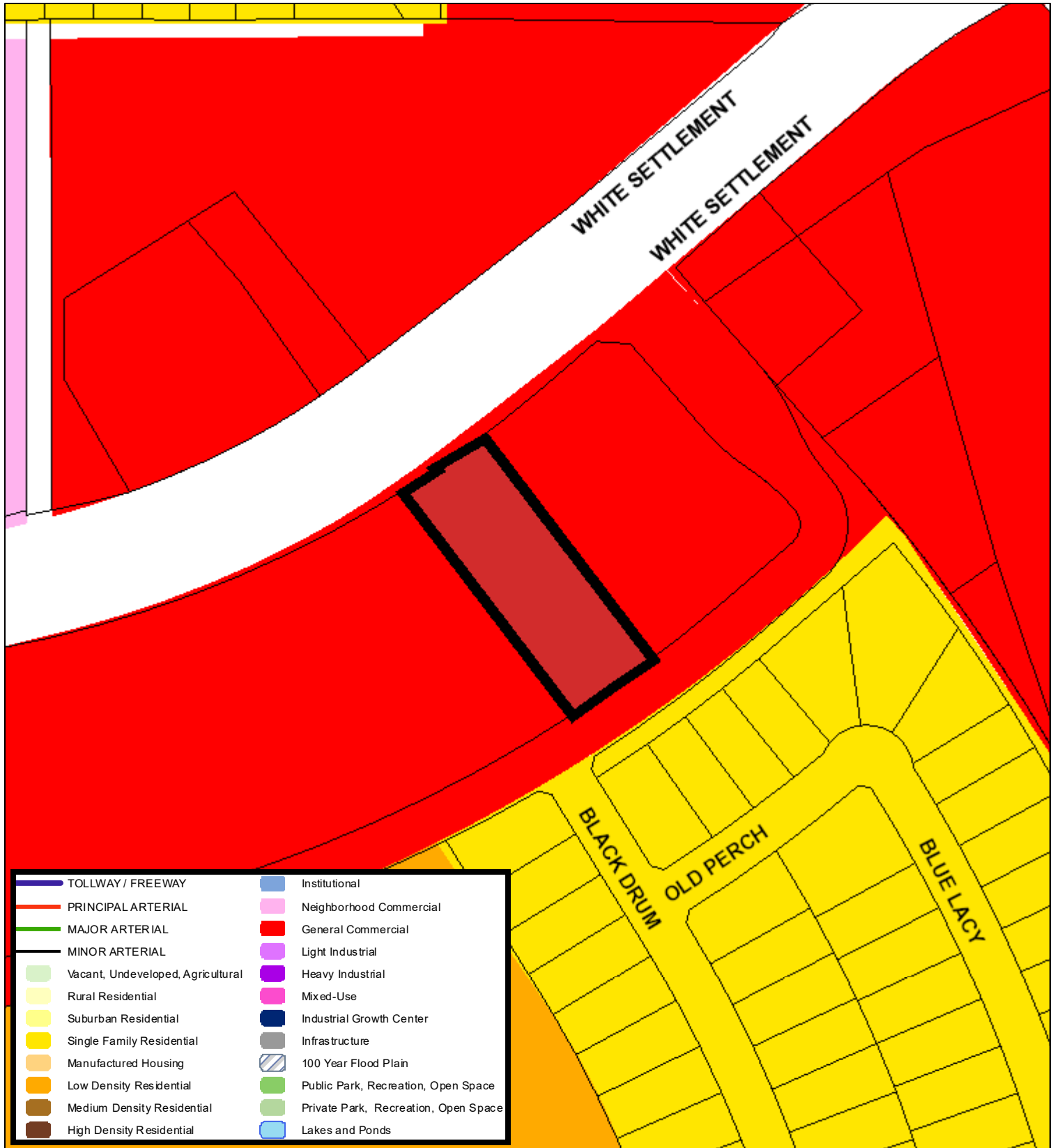
Applicant: SP Capstone Group/Guggenheim Development/JM Civil  
 Address: 9765 White Settlement Road  
 Zoning From: E  
 Zoning To: Add CUP for auto repair with development waiver for service bays facing residential lots and  
 Acres: 0.707  
 Mapsco: Text  
 Sector/District: Far West  
 Commission Date: 6/10/2026  
 Contact: 817-392-7869



	Subject Area
	300 Foot Notification



### 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** SP CAPSTONE GROUP, LLC - ATTN: SMIT SHAH

Mailing Address 4940 N Tarrant Parkway City, State, Zip Fort Worth, TX 76244

Phone (281) 221-6025 Email smit@blazinghospitality.com

**APPLICANT** KURT OVERMYER (GUGGENHEIM DEVELOPMENT SERVICES)

Mailing Address 3000 INTERNET BLVD., SUITE 570 City, State, Zip FRISCO, TX 75034

Phone (214) 872-4092 Email kurt.overmyer@guggenheimpartners.com

**AGENT / OTHER CONTACT** ANDRE SUTIONO (JM CIVIL ENGINEERING)

Mailing Address 1101 Central Expressway S., Suite 215 City, State, Zip Allen, TX 75013

Phone (214) 705-3182 Email asutiono@jmcivileng.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): Lot 5R, Block G, Oxenfree at West Oak Commercial Addition

Total Rezoning Acreage: 0.707  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): Lot 5R, Block G, Oxenfree at West Oak Commercial Addition

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: 0.707 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: 0.707 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 (neighborhood commercial) Proposed Zoning District(s): CUP

Current Use of Property: VACANT

Proposed Use of Property: Minor auto service (oil change service)

#### 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 (neighborhood commercial)

Additional Use Proposed with CUP: Minor auto service (oil change service)

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

The applicant is proposing to develop a new 3,100-square-foot Jiffy Lube facility, featuring three service bays oriented toward White Settlement Road and Oxenfree Boulevard that has residential development across.

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 subject property is a 0.707-acre, Lot 5R, Block G of Oxenfree at West Oak Commercial addition. The site is situated on the west side of the city, outside Loop 820. It is part of a larger 8.67-acre commercial tract located at the southeast corner of White Settlement Road and Academy Boulevard.

The applicant is proposing to develop a new 3,100-square-foot Jiffy Lube facility, featuring three service bays oriented toward White Settlement Road and Oxenfree Boulevard. As an oil change facility, this use is not permitted by right within the "E" Neighborhood Commercial zoning district. Therefore, the applicant is requesting approval of a Conditional Use Permit to allow the proposed development.

## ADDITIONAL QUESTIONS

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

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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

**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

*I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.*

*I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.*

*I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.*

*I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.*

*I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.*

**SIGN INSTALLATION AUTHORIZATION**

*Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.*

Owner's Signature (of the above referenced property): Smit Shah

Owner's Name (Printed): Smit Shah

**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) Kurt Overmyer and Andre Sutiono ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:  
Lot 5R, Block G, Oxenfree at West Oak Commercial Addition (CERTIFIED LEGAL DESCRIPTION)

Smit Shah

Owner's Signature (of the above referenced property)

Smit Shah, President

Owner's Name (Printed)

Kurt Overmyer Andre Sutiono

Applicant or Agent's Signature

Kurt Overmyer , Andre Sutiono

Applicant or Agent's Name (Printed):



# SITE PLAN CHECKLIST AND REQUIREMENTS

## Planned Development (PD) and Conditional Use Permit (CUP) Requests

### Items to be Shown on All Site Plans

#### Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

#### Site Conditions:

- Buildings and Structures** – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives** – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces** – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors** – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening** – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements** – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning** – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans** - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

#### General Notes:

The following notes should be included on all site plans:

- This project will comply with [Section 6.301, Landscaping](#).
  - o Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)
- 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.

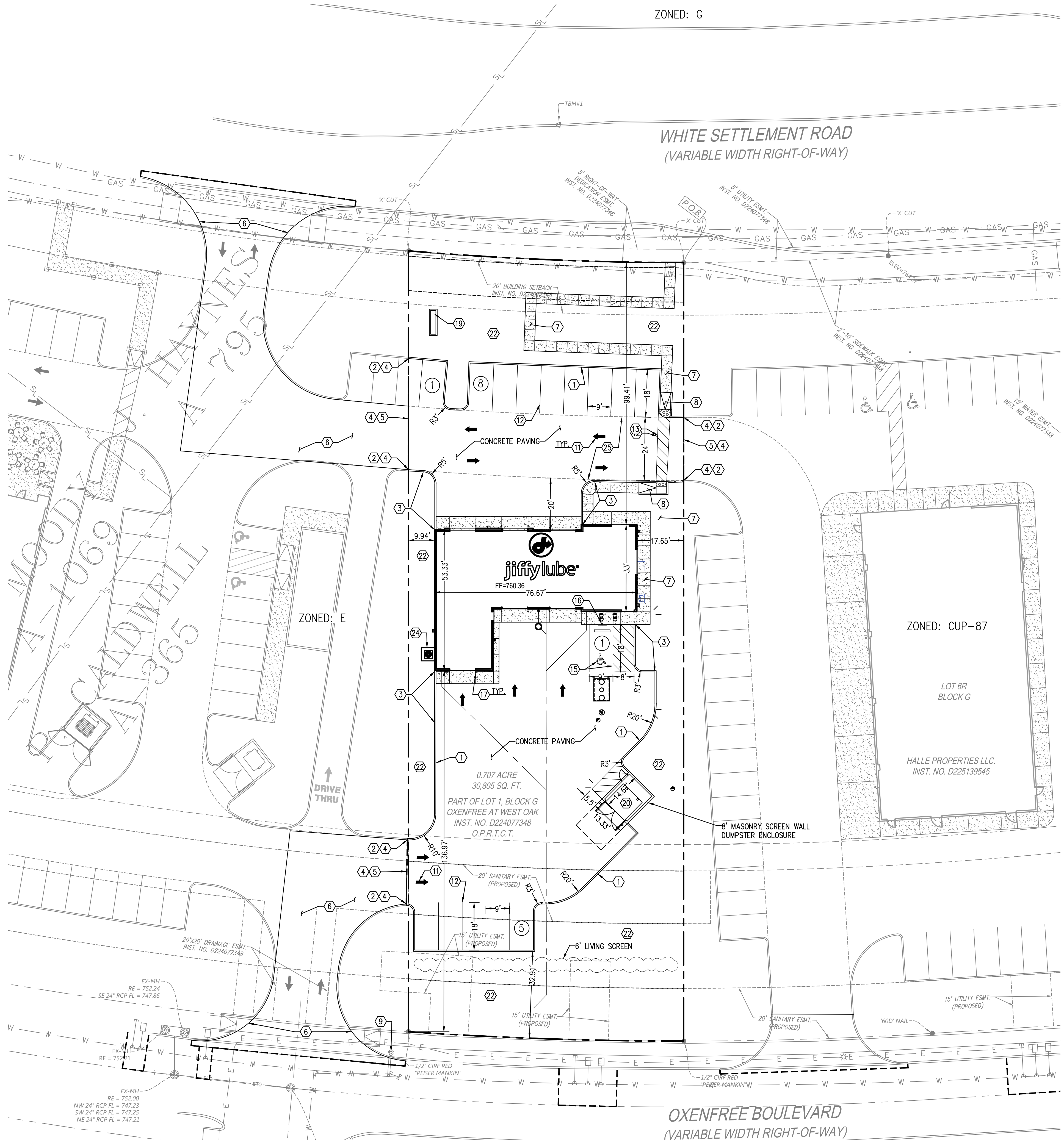
For multifamily projects in CR, C, or D districts, also include the following note:

- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

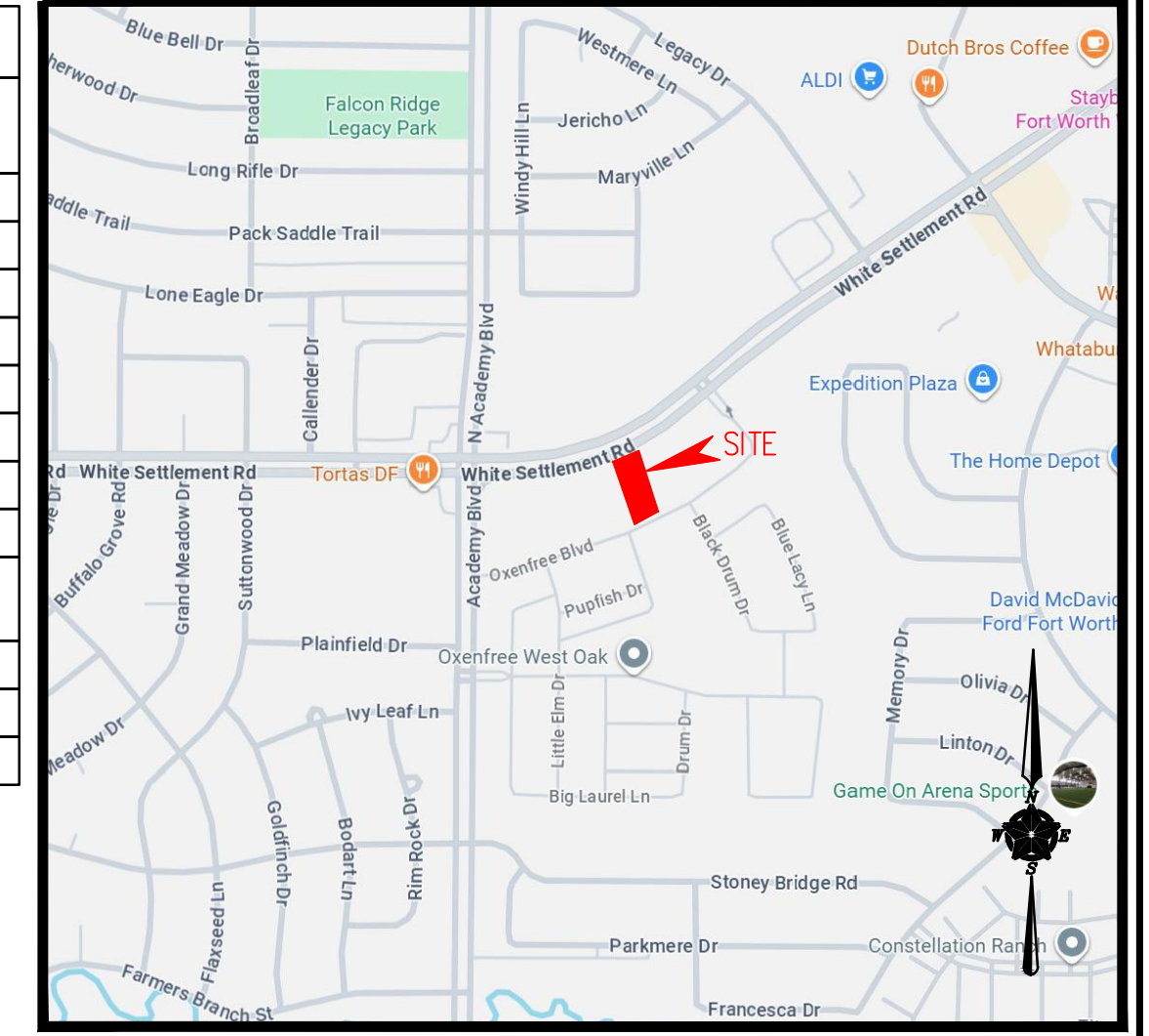
Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

**Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.**

J:\JIFFY LUBE\JM-GS24008.0 - JIFFY LUBE - FORT WORTH TX - SEQ WHITE SETTLEMENT & ACADEMY\CURRENT DRAWINGS\GS24008 WHITE SETTLEMENT PRELIMINARY.DWG 5/12/2026 11:31 AM GAVIN KLEINEBECKER

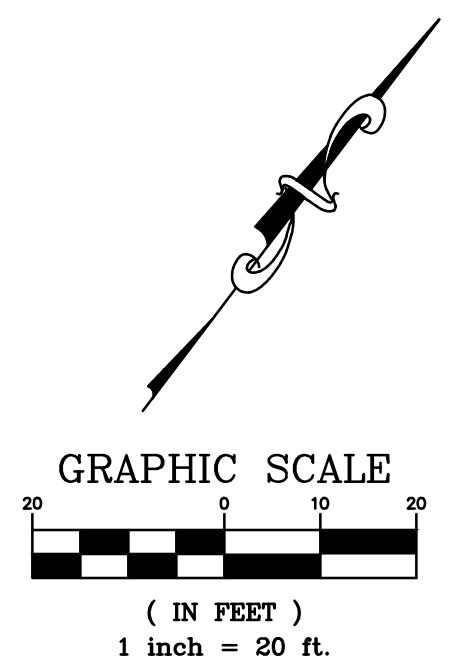


SITE DATA TABLE		
LOCATION:	NWQ WHITE SETTLEMENT RD. & ACADEMY BLVD.	
LOT AREA:	0.707 AC. (30,805.6 S.F.)	
ZONING:	ZONING - N/A	
CURRENT USE:	VACANT	
PROPOSED USE:	VEHICLE MAINTAINANCE	
BUILDING DATA:		
BUILDING AREA:	2,902 S.F.	
BUILDING HEIGHT:	1 STORY	
BUILDING COVERAGE:	9.4%	
PARKING SUMMARY:		
1 SP PER 4 SEATS (246 SEATS)	REQUIRED	PROVIDED
PARKING SPACES	-	14
ACCESSIBLE SPACES	-	1
TOTAL SPACES	-	15



**JM CIVIL**  
 1101 Central Expressway South  
 Suite 215  
 Allen, TX 75013  
 Ph. 214-491-1830  
 John Measels, PE  
 CIVIL ENGINEER

FIRM NO. F-19504  
 FOR REVIEW ONLY.  
 THIS DOCUMENT IS  
 RELEASED FOR THE  
 PURPOSE OF REVIEW ONLY  
 UNDER THE AUTHORITY OF  
 JOHN MEASELS, P.E.  
 (LIC. NO. 93278).  
 IT IS NOT TO BE USED  
 FOR CONSTRUCTION.  
 05/12/2026



**SITE LEGEND:**

---	PROPERTY LINE	---	PROPOSED CURB & GUTTER
---	LIMITS OF FULL DEPTH SAWCUT	---	LIMITS OF FULL DEPTH SAWCUT
⊘	PARKING COUNT	⊘	LIGHT POLE
⊘	FIRELANE	⊘	AREA DRAIN
⊘	ACCESSIBLE SPACES	⊘	GREASE TRAP
⊘	ADA RAMP	⊘	CLEAN-OUT
⊘	BOLLARD	⊘	DOUBLE CLEAN-OUT
⊘	TRAFFIC SIGN	⊘	GAS METER
⊘	BOLLARD MOUNTED ACCESSIBLE SIGN	⊘	WATER METER
⊘	STOP BAR & SIGN	⊘	IRRIGATION METER
		⊘	MANHOLE
		⊘	CURB INLET

- SITE KEY NOTES:**
- CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
  - TAPER CURB TO MATCH EXISTING.
  - TAPER TO 0" CURB.
  - MATCH EXISTING PAVEMENT ELEVATION.
  - LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
  - PAVEMENT BY DEVELOPER.
  - CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE. (PER LOCAL CODES)
  - SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
  - EXISTING FIRE HYDRANT.
  - STOP BAR. (PER LOCAL CODES)
  - DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
  - PARKING STALL STRIPING. (PER LOCAL CODES)
  - 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°.
  - PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
  - ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
  - ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
  - BOLLARD.
  - PROPOSED LIGHT POLE.
  - MONUMENT/PYLON SIGN. (PER ARCH. PLANS)
  - DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
  - PROPOSED PAD MOUNTED TRANSFORMER.
  - LANDSCAPE AREA. (PER LANDSCAPE PLAN)
  - "EXIT ONLY" MARKING.
  - A.C. CONDENSER.
  - FIRE LANE.

- PROJECT NOTES**
- BOUNDARY & TOPOGRAPHIC INFORMATION BASED ON SURVEY PREPARED BY JM CIVIL ENGINEERING, LLC, DATED 01/13/2026.
  - SEE CIVIL PLANS FOR SITE DESIGN.
  - SEE LANDSCAPE PLANS FOR SITE LANDSCAPING & IRRIGATION DESIGN.
- 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.
  - THIS PROJECT WILL COMPLY WITH SECTION 5.104.



DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

**SITE PLAN**  
**JUFFY LUBE**  
**LOT 5R, BLOCK G**  
**OXENFREE AT WEST OAK COMMERCIAL**  
**0.71 AC., 30,805 S.F.**  
**CITY OF FORT WORTH, TEXAS**  
**MAY 4, 2026**

DEVELOPER:  
 GUGGENHEIM DEVELOPEMNT SERVICES, LLC  
 3000 INTERNET BLVD., SUITE 570  
 FRISCO, TEXAS 75034  
 OFFICE 214-872-4092

ENGINEER/SURVEYOR  
 JM CIVIL ENGINEERING, LLC  
 1101 CENTRAL EXPY S., SUITE 215  
 ALLEN, TEXAS 75013  
 OFFICE 214-491-1830

**SITE PLAN**

**JIFFY LUBE**  
 NWQ WHITE SETTLEMENT RD. & ACADEMY BLVD.  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

NO.	DATE	DESCRIPTION
1	05/12/26	INITIAL CUP SUBMITTAL

PROJECT NO: JM-GS24008  
 DRAWN BY: GPK  
 CHECKED BY: AS  
 ISSUE DATE: 05/12/2026

**C 100**