



FORT WORTH Neighborhood Notification

Case Number: ZC-26-084

Council District: 9 – Elizabeth M. Beck

ZONING CHANGE REQUEST

Owner/Applicant: FW Triple Net #2 8th Ave, LLC / Quiktrip, Ben Williams / Westwood Professional Services, Jonathan Schindler

Site Location: 2800 Cleburne Road / 1600 block W. Cantey Street

Request:

Current Zoning:

Proposed: Add a Conditional Use Permit (CUP) in "E" Neighborhood Commercial for an automated car wash; site plan included

Proposed Use: Automated Car Wash

For More Information please contact:

Case Manager

Beth Knight

817-392-8190

Public Hearing Dates

Zoning Commission	August 12, 2026
City Council	September 15, 2026

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

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



Neighborhood Notification

Organizations Notified

Organizations Notified	
Rosemont NA	Paschal NA
Frisco Heights NA	South Hemphill Heights NA
Ryan Place Improvement Assn	Shaw Clarke NA
Fairmount NA	Berkeley Place NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Berry Street Initiative

Aerial Photo Map

ZC-26-084

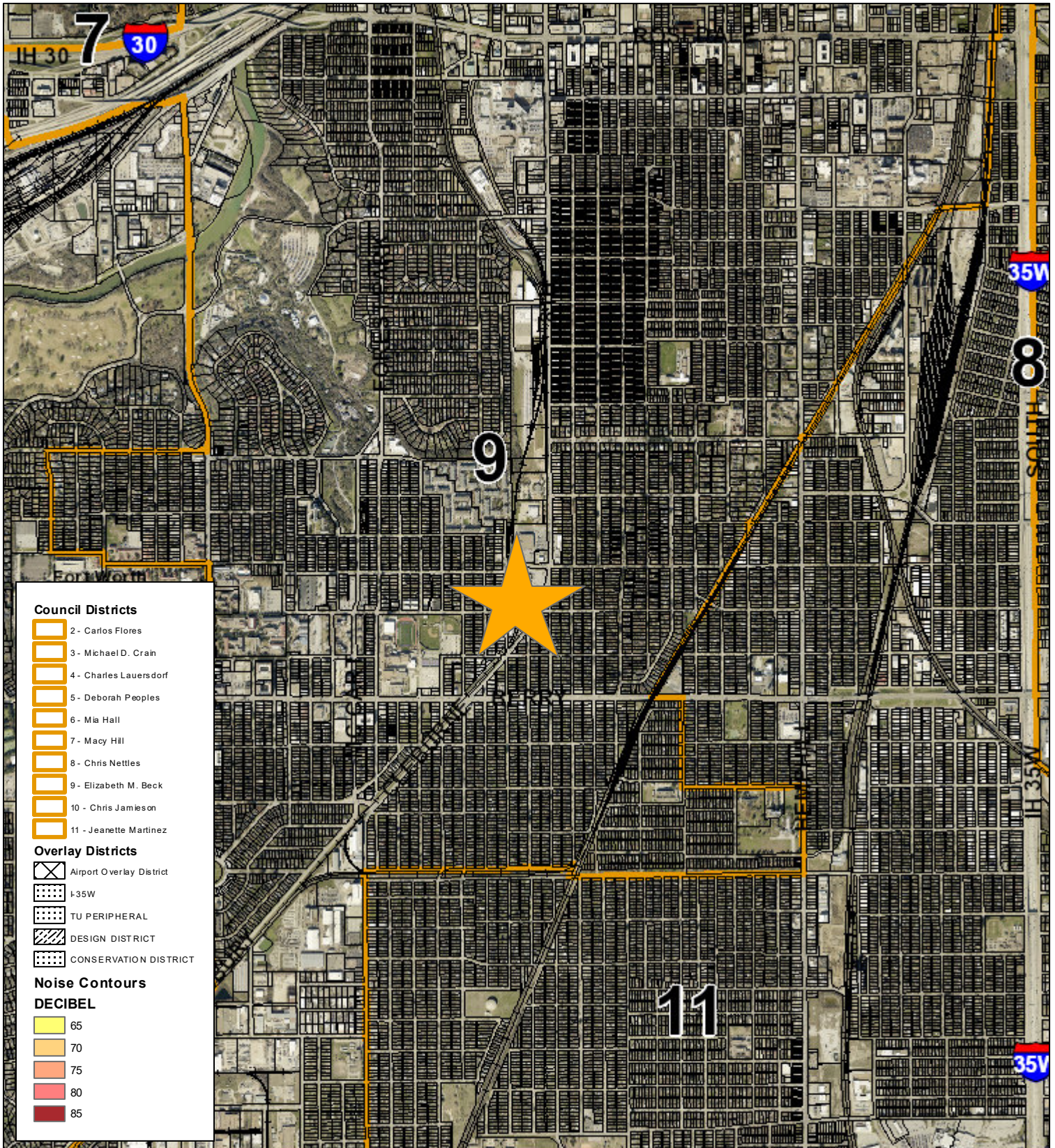


 FEMA 100 Year Flood Zone

 Non-FEMA City Flood Risk Areas



Area Map



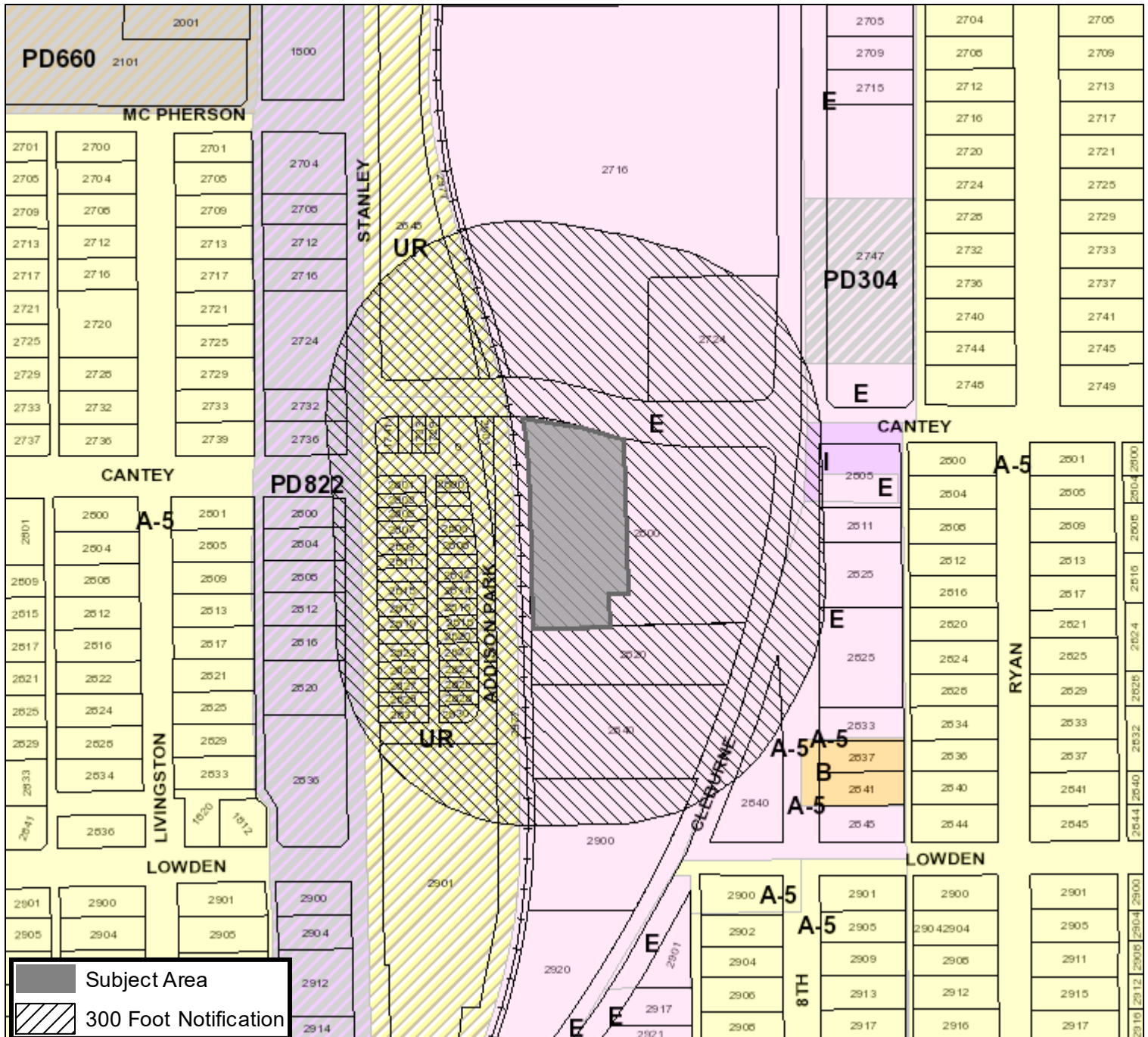
0 1,000 2,000 4,000 Feet



ZC-26-084

Area Zoning Map

Applicant: FW Triple Net#2 8th Ave LLC/Quiktrip/Westwood
Address: 1600 block W. Cantey Street/2800 Cleburne Road
Zoning From: E
Zoning To: Add CUP for automated car wash
Acres: 0.99
Mapsc0: Text
Sector/District: TCU/Westcliff
Commission Date: 8/12/2026
Contact: 817-392-8190



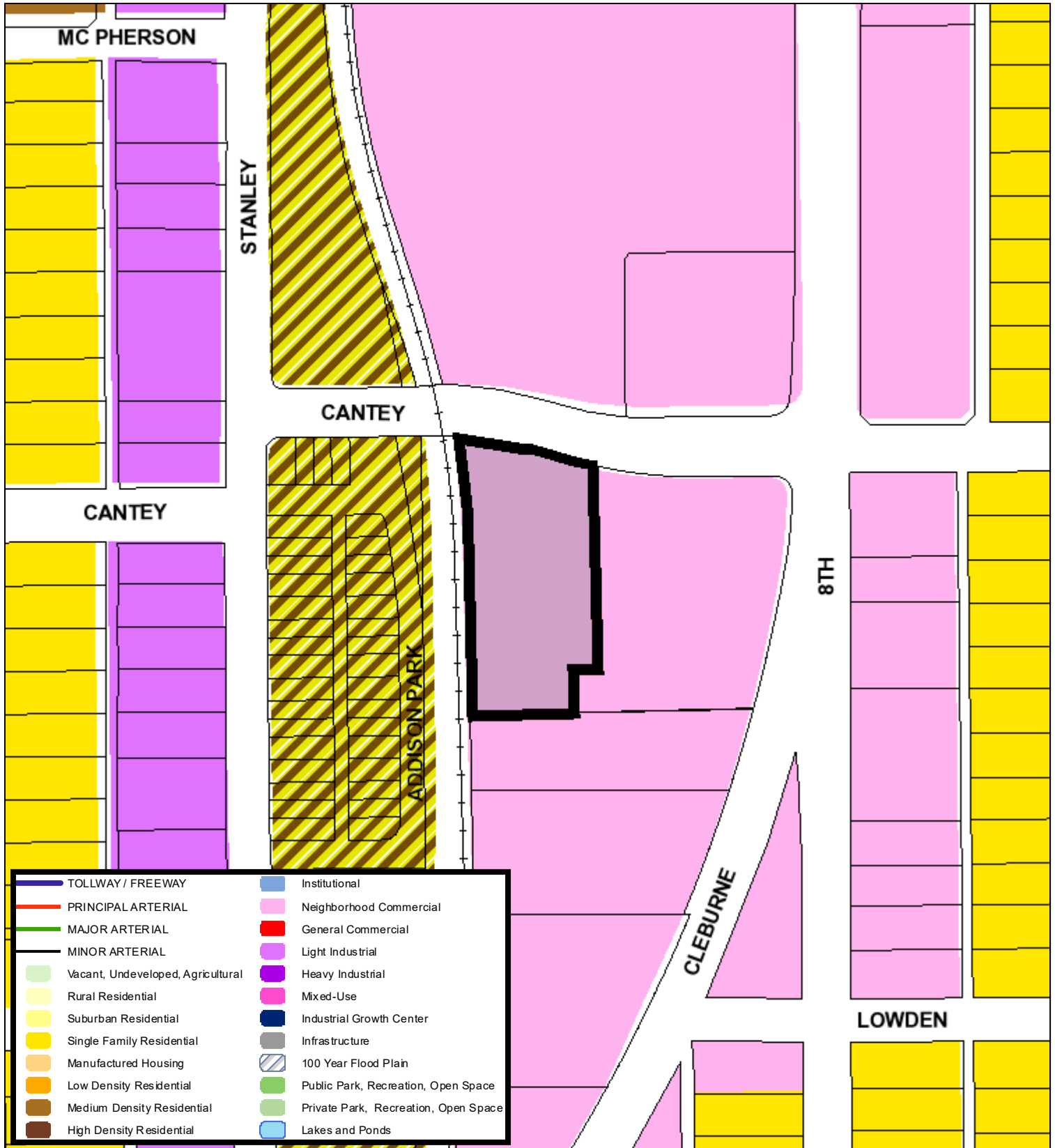
0 110 220 440 Feet

Created: 7/28/2026 1:26:43 PM



ZC-26-084

Future Land Use



150 75 0 150 Feet

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 Fort Worth Triple Net #2 8th Avenue, LLC

Mailing Address 5300 Camp Bowie Blvd City, State, Zip Fort Worth, TX 76107

Phone (214) 334-4811 Email eschaefer@steppinvestments.com

APPLICANT Ben Williams

Mailing Address 8700 Freeport Parkway #115 City, State, Zip Irving, TX 75063

Phone (945) 455 - 6427 Email bwilliam1@quiktrip.com

AGENT / OTHER CONTACT Jonathan Schindler, P.E. (for Westwood Professional Services)

Mailing Address 9800 Hillwood Parkway #250 City, State, Zip Fort Worth, TX 76177

Phone (817) 562 - 3350 Email jonathan.schindler@westwoodps.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): 2800 Cleburne Rd, Fort Worth, TX 76110

Total Rezoning Acreage: 0.980 AC ☒ 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 1A, BLOCK 1, SOUTHPARK STATION ADDITION

Is rezoning proposed for the entire platted area? ☐ Yes ☒ No Total Platted Area: 2.353 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: 0.980 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
☐ Rezoning from one standard zoning district to another ☐ Rezoning to Planned Development (PD) District ☒ Adding a Conditional Use Permit (CUP) Overlay ☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	☐ Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> ☐ 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" Conditional Use Permit

Current Use of Property: Dental Clinic

Proposed Use of Property: Standalone 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" Neighborhood Commercial

Additional Use Proposed with CUP: Standalone 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.

Proposed Use & Reason for Rezoning

The applicant is requesting a Conditional Use Permit (CUP) for the property located at 2800 Cleburne Road, Fort Worth, Texas, to allow for the development of a standalone automated car wash facility. The subject property is currently zoned "E" Neighborhood Commercial and contains an existing dental clinic that will be demolished to accommodate the proposed redevelopment. The existing structure has reached the end of its useful life as a commercial tenant space, and the site is well-positioned for reinvestment. A CUP is required to authorize car wash operations, as that use is not permitted by right under the "E" Neighborhood Commercial base zoning district. This CUP application is strictly for the car wash portion of the property. This lot will be replatted and the limits of the CUP correspond with the future lot designated for car wash use.

Proposed Development

The subject property encompasses approximately 2.35 acres of platted area, providing sufficient area to accommodate the proposed uses while meeting applicable setback, landscaping, and circulation requirements. The proposed development consists of two primary components: (1) a multi-pump fuel canopy with associated convenience retail store, and (2) a standalone automated car wash building with stacking lanes and vacuum stations. The existing dental clinic structure will be cleared to allow for full site redevelopment. The site will be designed to meet all applicable Fort Worth development standards, including landscaping buffers, access management, stormwater drainage requirements, and building setbacks. Ingress and egress will be coordinated with the City of Fort Worth Transportation and Public Works Department to ensure safe and efficient traffic circulation along Cleburne Road.

Compatibility with Surrounding Land Uses

The subject property is located along Cleburne Road, a major arterial corridor that supports a mix of commercial, retail, and service-oriented land uses. The proposed redevelopment replaces a vacant, out-of-service structure with active commercial uses that serve the everyday needs of the surrounding neighborhood and traveling public. The proposed fuel station and car wash are consistent with the scale and character of neighborhood commercial development along this corridor and are designed to serve both pass-by traffic along Cleburne Road and the surrounding community without creating adverse impacts to adjacent properties.

Consistency with the City's Comprehensive Plan

The proposed development is consistent with the City of Fort Worth's Comprehensive Plan, which supports commercial infill and reinvestment along established arterial corridors. The redevelopment of a vacant commercial property with active, neighborhood-serving uses furthers the City's goals of eliminating underutilized structures, attracting quality commercial investment, and providing convenient services within existing commercial nodes. Fuel stations and car wash facilities are recognized neighborhood-serving commercial uses that meet the day-to-day needs of residents and commuters in the area.

Justification for CUP vs. Standard Zoning Districts

The proposed standalone car wash cannot be accommodated under the "E" Neighborhood Commercial base zoning district as permitted uses by right. A CUP allows the City to review and condition the development to address site-specific concerns such as traffic circulation, screening, lighting, and operational hours, ensuring compatibility with the surrounding neighborhood while still enabling a commercially viable and community-serving redevelopment. The applicant welcomes any reasonable conditions the City deems appropriate to mitigate potential impacts and ensure the project integrates well within the existing neighborhood commercial context.

Additional Notes

No waivers from standard development requirements are anticipated at this time. The applicant will submit a full site plan, drainage study, and traffic impact analysis as required during the platting and site plan review process.

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



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):



Owner's Name (Printed):

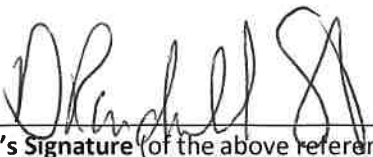
Randall Stepp, manager

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) Jonathan Schindler (for Westwood Professional Services) 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 1A, BLOCK 1 SOUTHPARK STATION

(CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

Randall Stepp, manager

Owner's Name (Printed)

Jonathan Schindler

Digitally signed by Jonathan Schindler
DN: C=US,
E=jonathan.schindler@westwoodps.com,
O=Westwood, CN=Jonathan Schindler
Date: 2026.06.01 08:56:22-0500

Applicant or Agent's Signature

Jonathan Schindler

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](#).
 - 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.

VICINITY MAP
(NOT TO SCALE)

STANLEY AVE.

8TH STREET

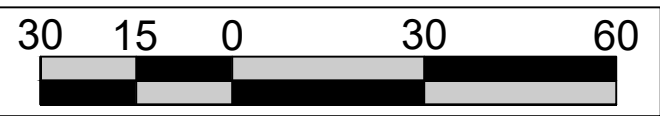
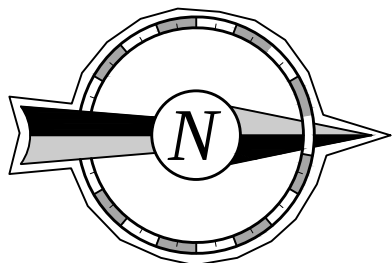
W CANTEY STREET

CLEBURN ROAD

WEST BERRY STREET

SITE

DATE _____



1



	QuikTrip. 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700	Store #		61518 Bubble Bath 120 Tower Exit		Address:		SWC Cantey and 8th Ave		City, State:		Ft. Worth, TX		<table><tr><th>#</th><th>FINISH</th><th>MANUFACTURER</th><th>SPECIFICATION</th></tr><tr><td>1</td><td>ALMOND TAUPE</td><td>QUALITY STONE VENEER</td><td>STONE VENEER</td></tr><tr><td>2</td><td>BRONZESTONE</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>3</td><td>QT RED</td><td>SHERWIN-WILLIAMS</td><td>STANDING SEAM AWNING</td></tr><tr><td>4</td><td>QT BUTTON</td><td>ALLEN INDUSTRIES</td><td>NON-ILLUMINATED SIGNAGE</td></tr><tr><td>5</td><td>BUBBLE BATH SIGN</td><td>AETNA</td><td>NON-ILLUMINATED SIGNAGE</td></tr><tr><td>6</td><td>DIGITAL SIGN</td><td></td><td></td></tr><tr><td>7</td><td>QT BROWN</td><td>SHERWIN - WILLIAMS</td><td>METAL/PAINT</td></tr><tr><td>8</td><td>MIDNIGHT</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>				#	FINISH	MANUFACTURER	SPECIFICATION	1	ALMOND TAUPE	QUALITY STONE VENEER	STONE VENEER	2	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	3	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING	4	QT BUTTON	ALLEN INDUSTRIES	NON-ILLUMINATED SIGNAGE	5	BUBBLE BATH SIGN	AETNA	NON-ILLUMINATED SIGNAGE	6	DIGITAL SIGN			7	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT	8	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK								
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Serial #		61518-BB-120TX		Scale:		1/8"=1'-0"		Issue Date:		06.25.25		Drawn By:		KK		Rev/Notes:		COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.																																											