



Zoning Staff Report

Date: June 09, 2026

Case Number: ZC-26-048

Council District: 8

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: Hillcrest, LLC

Applicant: Matkin Hoover Engineering & Surveying, Dylan Marshall

Site Location: 1800 Altamesa Boulevard

Acreage: 1.79 ac

Request

Proposed Use: Automated Car Wash

Request: To: Add Conditional Use Permit “CUP” for an automated carwash in “FR” General Commercial Restricted and “F” General Commercial, site plan included

Recommendation	
Land Use Compatibility:	Requested change is not compatible.
Comprehensive Plan Map Consistency:	Requested change N/A
Comprehensive Plan Policy Consistency:	Requested change is not consistent.
Staff Recommendation:	Denial
Zoning commission Recommendation:	Approval by a vote of 9-1

Project Description and Background

The proposed site is located in the northeast quadrant of Alta Mesa Boulevard and Crowley Road. The site is split zoned with “FR” General Commercial Restricted on the eastern side and “F” General Commercial on the western side. The site has a few trees in the middle of the site but is otherwise vacant. Single family houses in Edgecliff Village lie along the northern boundary, with a private school, other commercial uses, and vacant land in commercial zoning adjacent to the eastern, western, and southern boundaries. The school’s playground is the closest part of the campus to the subject site.

The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility; site plan included. A Conditional Use Permit (CUP) is required for carwashes located within 200-feet of a residential district or use. Approximately 25 houses are within 300 feet of the zoning request. Another automated car wash facility has been constructed approximately 600 feet to the west in Edgecliff Village.



Surrounding Zoning and Land Uses

- North “E3” Edgecliff Village residential / Single family
- East “FR” General Commercial Restricted / Public elementary and middle school
- South “CF” Community Facilities and “F” General Commercial / Vacant land and electrical transmission lines
- West “E” Neighborhood Commercial and “F” General Commercial / Convenience store and restaurant

Recent Zoning History

- ZC-20-061, from FR and F to F, withdrawn 6/10/2020.
- ZC-20-146, from FR and F to FR and Add Conditional Use Permit for car wash, denied 11/11/2021.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “FR” and “F” zoning districts. Surrounding land uses consist of a single-family subdivision to the north with a public school to the east.

Commercial uses or commercially zoned vacant land lies to the south and west. The single-family uses are immediately adjacent to the northern property line. Because the site is directly adjacent to a single-family residential use, the closest residential building is approximately 50 feet away from the site. The western “F” zoned portion requires a 35-foot setback, where commercial uses are not allowed.

The car wash dryer faces other commercially zoned vacant land to the west, with vacuum stalls between the car wash and the single-family houses. As four cars can be contained on the wash line at once, 20 parking spaces are required. The site plan shows 33 parking/vacuum spaces and is over-parked by 165%. The site plan meets the minimum standards of Sec. 5.108, but swaps trees or shrubs on the northern property line for additional grassy space that does not absorb any sound along the northern property line. No fencing or buffering is shown adjacent to the school’s playground. The building elevations show a non-durable EFIS (stucco veneer over Styrofoam) and signage exceeding the maximum allowed area. No elevations for the vacuum canopies or pay stations were submitted.

Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the car wash equipment and 33 vacuums are likely to have a detrimental impact on the neighborhood. As point of comparison, residential uses are not encouraged near airfields with a noise level of more than 65 decibels average during the day or night. No noise mitigation measures other than the solid wood screening fence are shown. The proposed zoning **is not compatible** with surrounding land uses due to the noise impacts on the houses and school within 300 feet of the site.

Comprehensive Plan Consistency – Sycamore Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as **General Commercial** on the Future Land Use Map. The Comprehensive Plan Future Land Use Map does not designate locations for land uses requiring a CUP, and a CUP does not affect the underlying zoning of a property. The CUP process provides the opportunity to consider this request based upon its location to surrounding property, site layout, and mitigating measures.

The proposed CUP for an automated car wash is consistent with the following Future Land Use Policy:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

The proposed CUP conflicts with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Preserve the character of rural and suburban residential neighborhoods.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Sycamore Sector - Protect residential areas from encroachment by commercial and industrial uses.

Based on a lack of conformance with the policy stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

1. The site plan and all its details need to be clearly visible at any scale, instead of having uneven text.
2. Add the date of preparation.
3. Add the current owner's name, address, and telephone number.
4. Update the zoning case number to ZC-26-048 in the lower righthand corner.
5. The underground utilities can be moved to another sheet if this sheet becomes too cluttered.
6. Update the proposed building's use to Automated Car Wash, instead of the brand name.
7. Add the requested zoning district of CUP Overlay.
8. Dimension the pay station shade cover and have the arrow pointing to the actual structure.
9. Label the overhead doors on the car wash building.
10. Correct the building height on the site plan to match the building height maximum on the elevations.
11. Add the height of the flag pole.
12. EFIS is not considered a durable material. Please swap this out for masonry, porcelainized steel, baked enamel steel, or an equivalent material.
13. The PVC slats on the vacuum screening are not considered a durable material. Please swap this out for masonry, porcelainized steel, baked enamel steel, or an equivalent material.
14. The pay station and vacuum canopies must meet the same building material standards. Please include building elevations of these items.
15. Instead of the manufacturer, please list the specific building materials of each item, including all windows and pedestrian doors.
16. Remove all signage shown attached to the building, as the site plan notes state the project will comply with Sec. 6.4.
17. Note that 4 cars can be contained on the wash line at one time.
18. The northwestern "F" portion of the site has a 35-foot setback, instead of the 25-foot setback shown.
19. What exactly happens at the "proposed bug wash" area? Are any chemical solutions used here?
20. Provide the parking calculations at 5 parking/vacuum spaces per car on the wash line. Add a note detailing the difference between the required parking and provided parking.
21. Add a note that the site will be required to plant 2 additional trees because the site is over-parked by 13 spaces.
22. The second ADA parking space should not be on the other side of the main drive aisle, as this is not a safe route. Move it to be on the same side as the building.
23. Add the width of the Cross Access easement.
24. What is the second driveway on the west exit side used for?
25. Please be aware the washed granite areas do not count towards your landscaping requirement.
26. Will the front "island" with the monument sign be landscaped? If so, please show the landscaping pattern. If not, it is not readily apparent how the site would meet the required landscaping in front of the building.
27. Label the land use and zoning classifications of the immediately adjacent properties to the north. Do not ghost this text.
28. The bike rack location is not clear.

29. The site plan does not show how the parking lot would meet the 40% canopy coverage.
30. Show and label the ground mounted air conditioners. If no air conditioners will be ground mounted, add a note stating where they will be located.
31. Comments may be modified or added when additional information is provided.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Stormwater

1. None.

Fire

1. Existing access and hydrant hose lay are compliant and acceptable for commercial use.
Sections 507.5.1 (2)
Section 503.1.1 Buildings and Facilities
2. General information: Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

DSD Transportation

1. FYI: 10-foot-wide sidewalks are planned for Altamesa. Significant redevelopment may trigger the need for existing sidewalks to be upgraded by the property owner/developer.

FYI: Site will be required to conform with standards and requirements of all transportation-related manuals and ordinances including: Master Thoroughfare Plan, Access Management Policy, Transportation Engineering Manual, Streets and Sidewalk Ordinance, Subdivision Ordinance, Complete Streets Policy, and others..

DSD Water Engineering

1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
2. FYI 4/17/26 - WATER
Existing 12" PVC along the ROW of Altamesa Blvd (SS2)

FYI 4/17/26 - SEWER
Existing 8" PVC along the ROW of Altamesa Blvd.

This lot is located in Southside 2 pressure plane.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **May 1, 2026**.

Posted Notice

A sign was erected on the property on **May 1, 2026**.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **May 1, 2026**:

Organizations Notified	
Hallmark Camelot Highland Terrace Neighborhood Association *	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Crowley ISD	Fort Worth ISD

**Located closest to this registered Neighborhood Association*



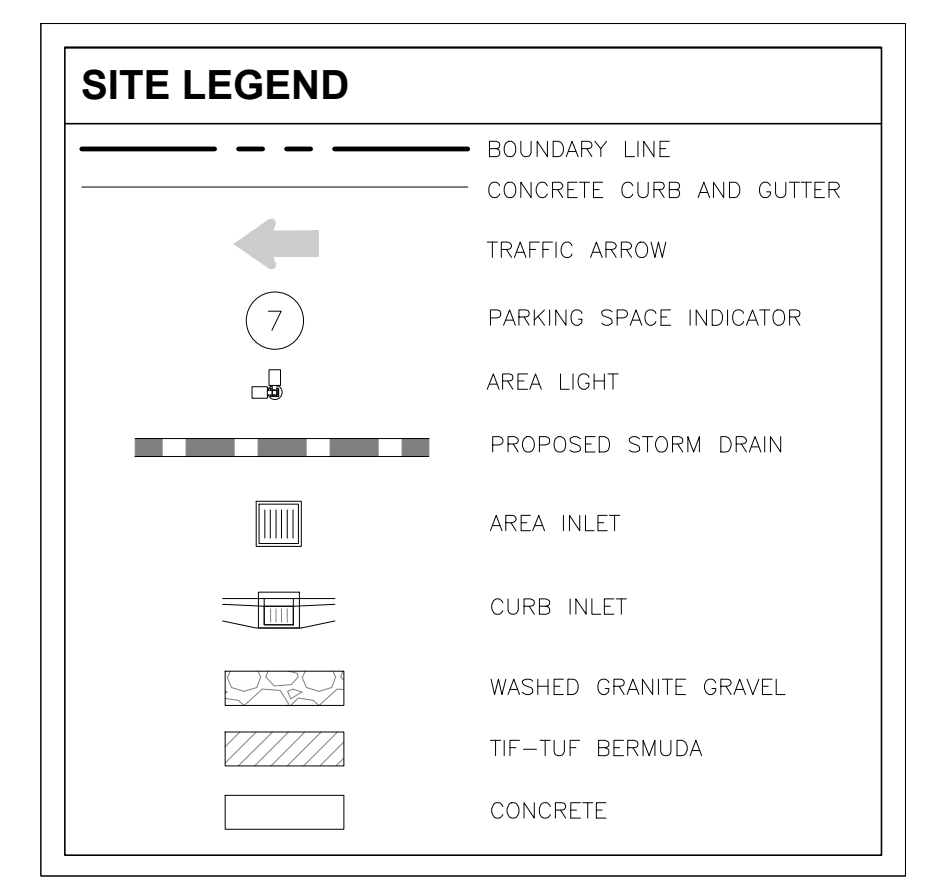
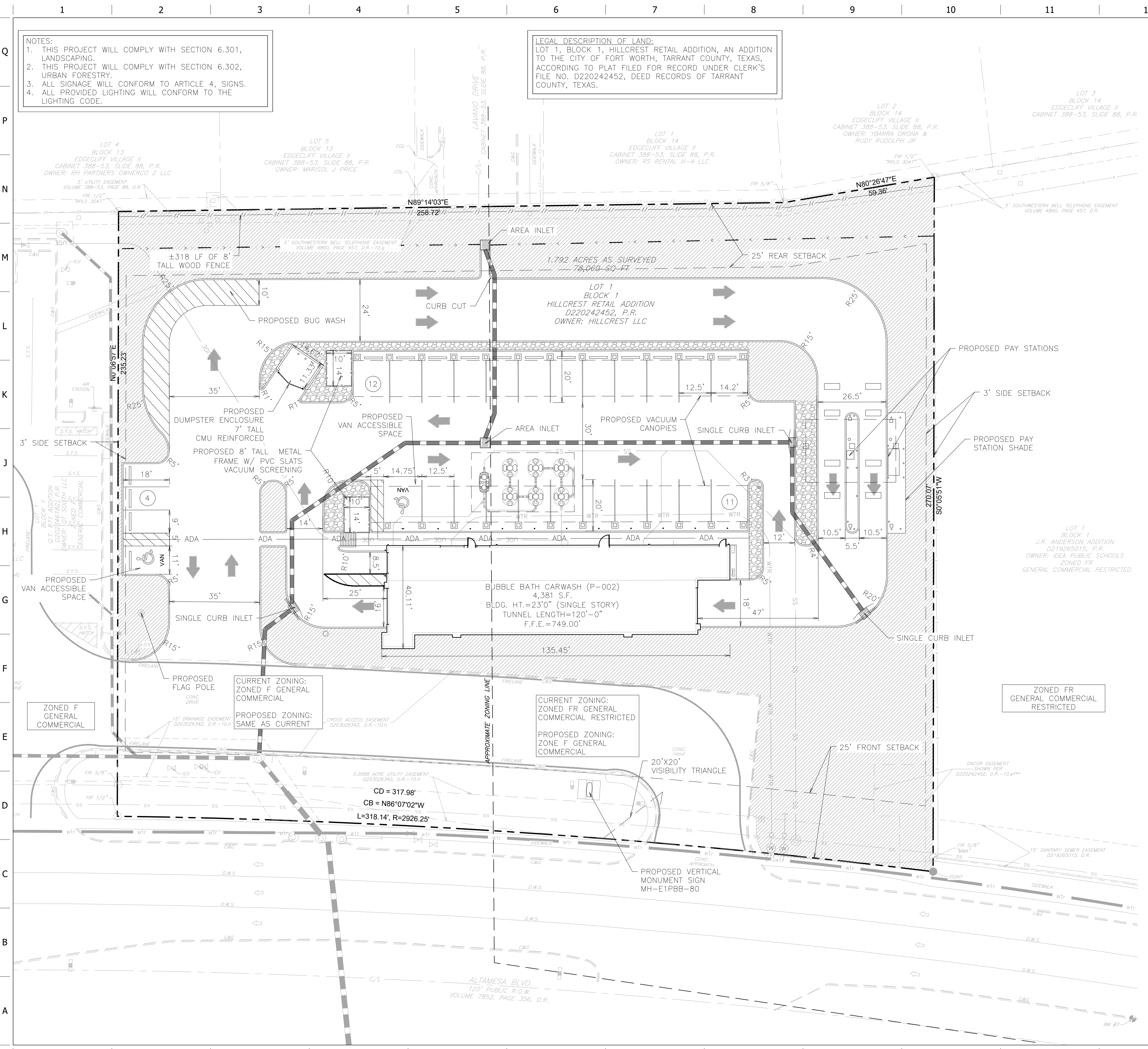
Image from Google Street View

**ZONING CHANGE
REQUESTED**

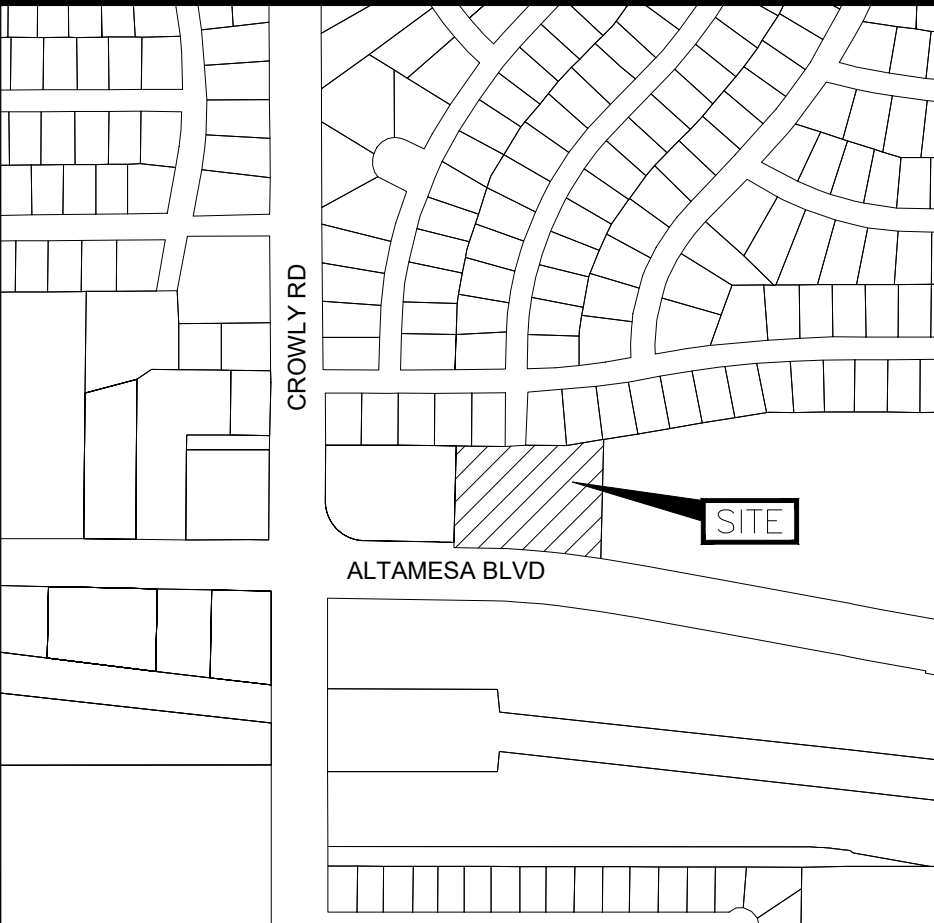
FOR INFORMATION
CALL CITY HALL
817-392-8028



FILE LOCATION: \\PROJECTS\3500 - Quik Wash, Kay TX\3500.04 - 871, Altamesa Blvd & Crowley Rd, Fort Worth TX\CUP Working\CUP Submittal\3600.04 61515 CUP.dwg TAB NAME: CUP Site Plan USER: pchopman SAVED: 3/19/2026 2:33 PM PLOTTED: 3/19/2026 2:33 PM



ADDRESS: 1800 ALTIMESA BLVD STE/UNIT UNDEFINED



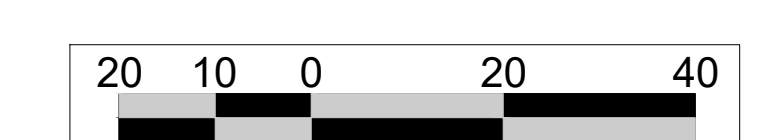
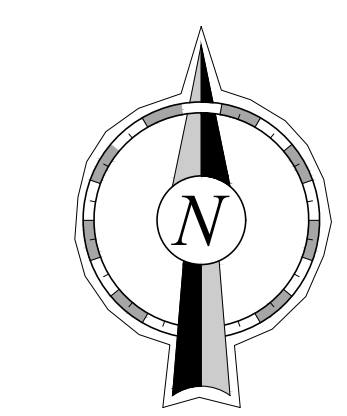
PROJECT CONTACT LIST:

SURVEYOR OF RECORD
 MATKINHOOPER ENGINEERING & SURVEYING
 KYLE PRESSLER, R.P.L.S.
 8 SPENCER ROAD, SUITE 100
 BOERNE, TEXAS 78006
 TEL: (830) 249-0600
 FAX: (830) 249-0099

QT REAL ESTATE PROJECT MANAGER
 QUIKTRIP CORPORATION
 BRANDON OSTMEYER
 8700 FREEPORT PKWY
 SUITE 115
 IRVING, TEXAS 75063
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 MATKINHOOPER ENGINEERING & SURVEYING
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 FAX: (830) 249-0099

QT CIVIL PROJECT MANAGER
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 8 SPENCER ROAD SUITE 100
 BOERNE, TEXAS 78006
 TEL: (830) 249-0600
 CONTACT: MATKINHOOPER.COM
 TEXAS REGISTERED ENGINEERING FIRM
 P-004616 SUBCATEGORY 010004000

PROJECT NO.: 3600.04

QuikTrip Bubble Bath No. 61515
 ALTIMESA BLVD & CROWLEY RD
 FORT WORTH, TX

QT BUBBLE BATH CARWASH

PROTOTYPE: P-002
 DIVISION:
 VERSION: 001
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
 CUP SITE PLAN

SHEET NUMBER:
 1

DIRECTOR OF DEVELOPMENT SERVICES DATE

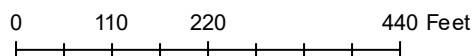
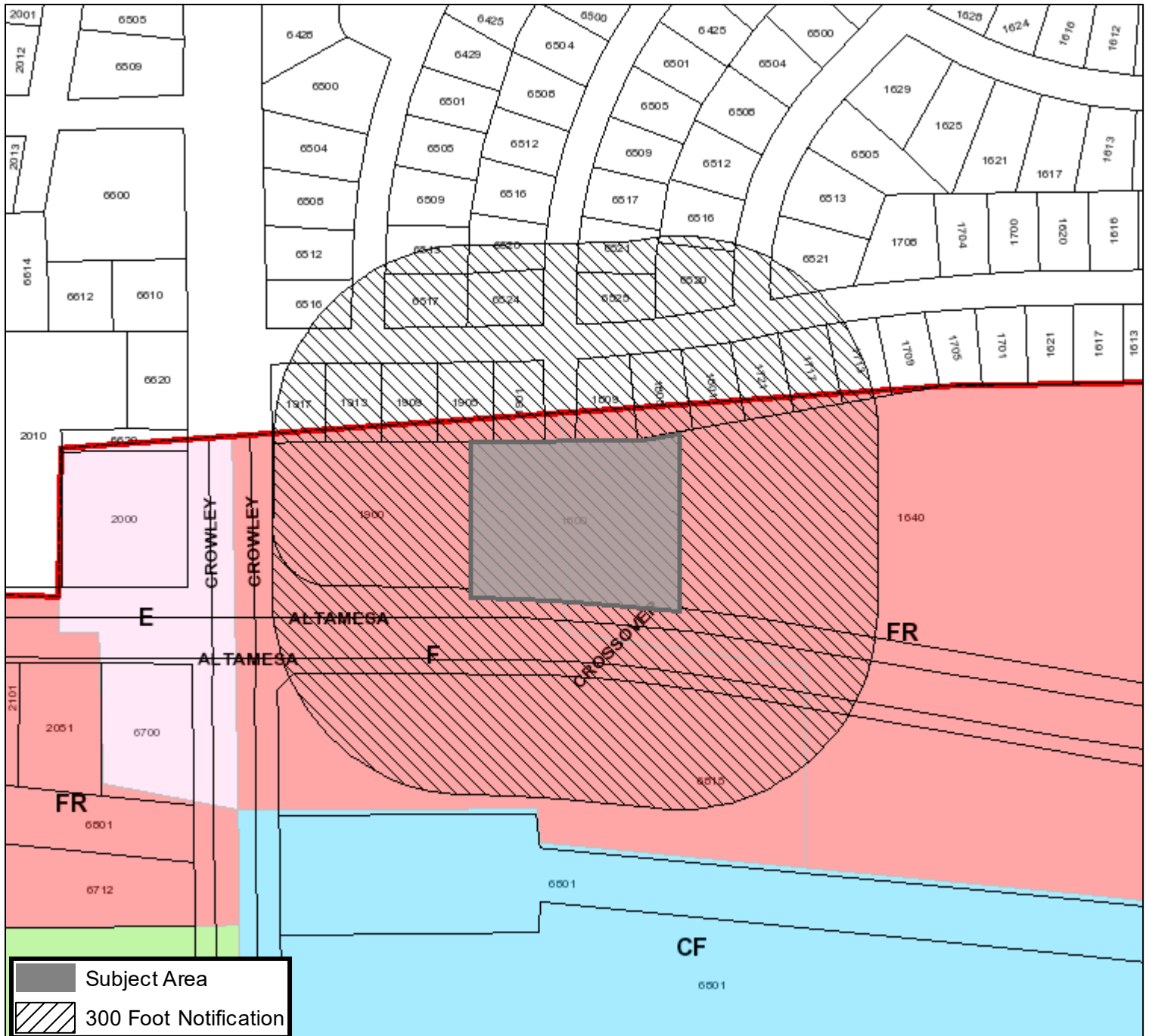
QuikTrip Bubble Bath No. 61515
 ZONING CASE No.



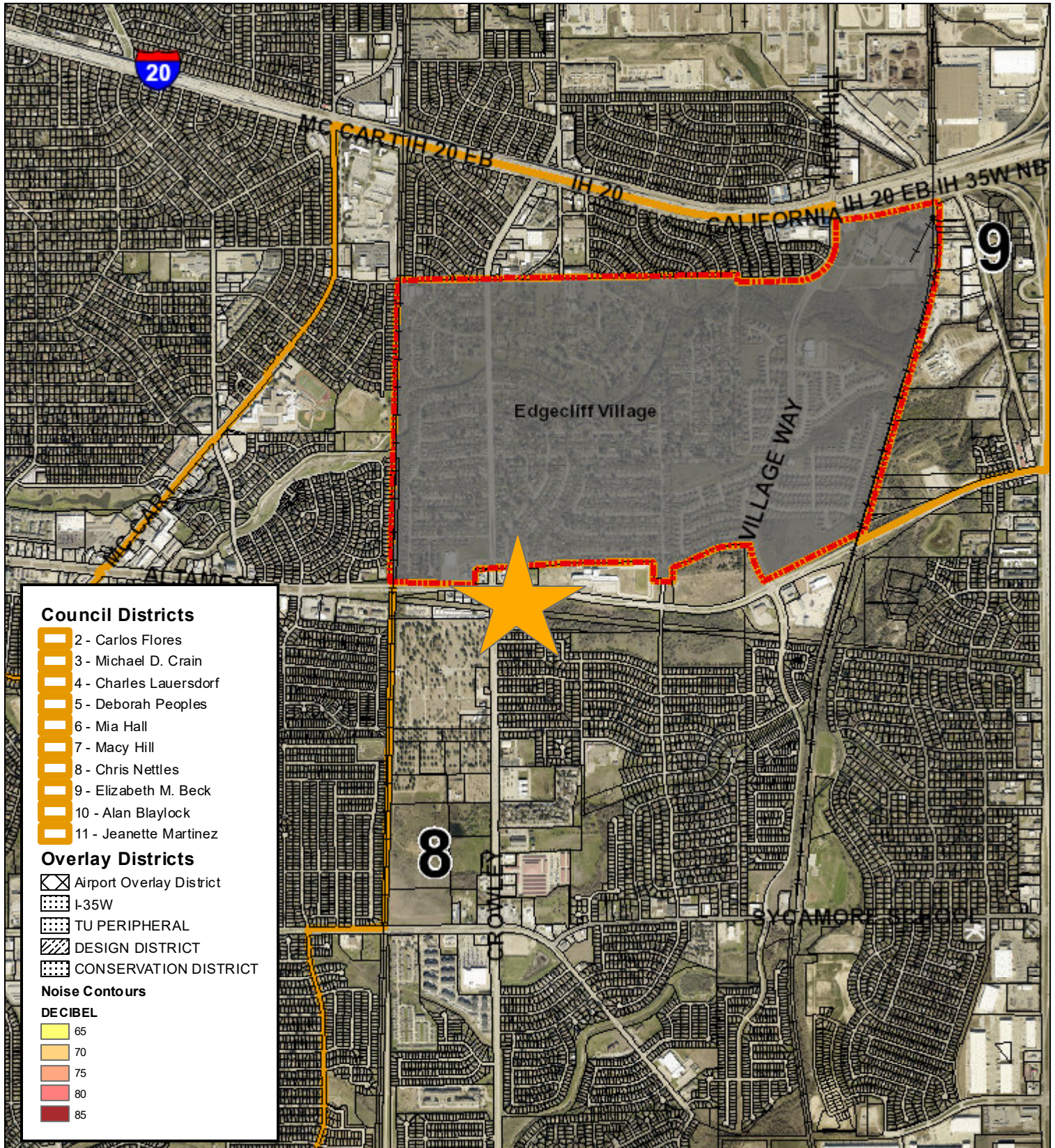
ZC-26-048

Area Zoning Map

Applicant: Hillcrest LLC/Matkin Hoover Engineering & Survey
 Address: 1800 Altamesa Boulevard
 Zoning From: FR, F
 Zoning To: Add Conditional Use Permit for car wash
 Acres: 1.79277878
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 5/13/2026
 Contact: 817-392-8190



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lathersdorf
- 5 - Deborah Peoples
- 6 - Mia Hall
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

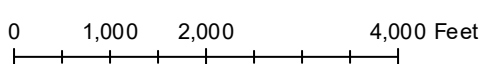
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

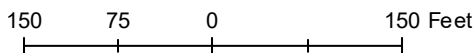
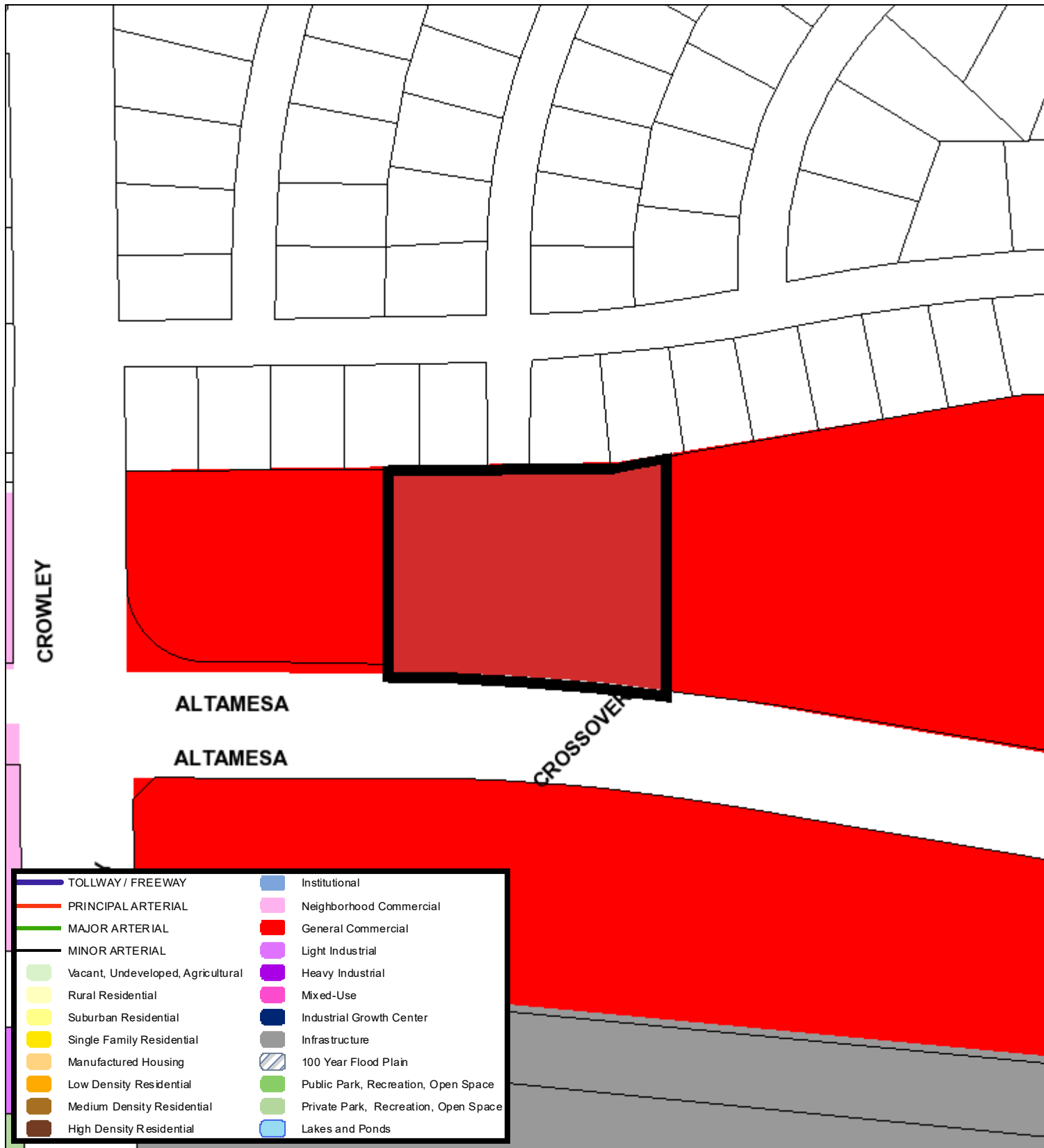
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85





Future Land Use



Aerial Photo Map



0 95 190 380 Feet

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

