



Request to the City Council for  
**ALCOHOL DISTANCE APPEAL APPLICATION**  
(Please Print or Type)

Name of Establishment RaceTrac Location 6495 Camp Bowie Blvd.

Legal Description Ridglea Lodge Addition (see attached) Block/Ab 1 Lot/Tr A-R1

Owner of Establishment RaceTrac Petroleum, Inc. c/o Drew Cunningham Owner Signature [Signature]

Owner Address 3225 Cumberland Blvd., Suite 100 City Atlanta, GA Zip 30339

Owner Phone No 770.431.7600x1133 2nd Ph No 706.599.5478 Email dcunningham@racetrac.com

Name of School or Church < 300 ft / 1000 ft from the establishment Montessori School of Fort Worth

Has the School, Church, etc. been contacted or do you know of any opposition to this request? Yes ☐ No ☒ Yes ☐ No ☐

Is Alcohol Consumption: ON PREMISE ☐ or OFF PREMISE ☒ Type of TABC License(s) BQ (Beer/Wine Off-premise)

Type of Business Gas station Setback Measurement / Distance Requested \_\_\_\_\_ Is building leased? Yes ☒ No ☐

Building Owner / Lessor name MDJ Camp Bowie, LLC c/o Jarod Cox Lessor Signature [Signature]

Lessor Address 6152 Overton Ridge Blvd. City Fort Worth Zip 76132

Lessor's Phone No. 817.744.8170 2nd Ph No \_\_\_\_\_ Email rharman@e-opak.com

Applicant Name (if other than Owner) RaceTrac c/o Brad Williams, Winstead PC

Applicant Address 500 Winstead Bldg, 2728 N Harwood St. City Dallas Zip 75201

Applicant Phone No. 214.745.5264 2nd Ph No 214.728.2519 Email bwilliams@winstead.com

**ALCOHOL DISTANCE APPEAL PROCESS & REQUIREMENTS:**

- ☐ Building Inspector, Ken McGowen (817-392-7834), Rejection Letter and Measurements required PRIOR TO SUBMITTING.
- ☐ Processing time is approximately 4 weeks, and the request will be heard at the appropriate City Council Hearing. Hearings are held at City Hall on Tuesdays, and the applicant is required to be present.
- ☐ Summary of hardship and/or reason for requesting a DISTANCE APPEAL is recommended.
- ☐ Staff to provide Early Notifications to surrounding HOA's, Schools, etc., within a 1/4 mile buffer of subject property.
- ☐ Staff will notify all property owners, neighbors, within a 300' buffer of subject property.  
(You may contact Council Members prior to the hearing to see if they approve or have received opposition for your case at <http://fortworthtexas.gov>.)

\*\* The "Speaker Request" form must be turned in no later than 15 minutes prior to the start of the meeting. To register to speak before the meeting, visit [http://www.fortworthgov.org/council\\_packet/create\\_council\\_agenda.asp](http://www.fortworthgov.org/council_packet/create_council_agenda.asp), call 817-392-6150, or fax 817-392-6196)\*\*

Application Fee Code 124 <u>\$500.00</u>	Received By: <u>BK</u>	Date <u>6-29-17</u>	Hearing Date <u>Aug. 2017</u>	Case # <u>AA17-005</u>
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City of Fort Worth, Texas, Municipal Building, 200 Texas Street, Fort Worth, TX, 76102  
Planning & Development Department 817-392-2733 \* 817-392-8190 \* 817-392-8026 1-11-17



## ***INTER-OFFICE CORRESPONDENCE***

**Planning and Development Department**

**Commercial Building Section**

To: Allison Gray

Date: 6/16/2017

From: Ken McGowen

Subject: 6495 Camp Bowie Blvd- TABC

6495 Camp Bowie Blvd has been a C-Store since 1969 with Alcohol sales since at least 1993. (See attached)

6495 Camp Bowie Blvd has a current TABC license (Expires 10/1/2017) and current water records with no two year breaks in service. (See attached)

The zoning is CB-GC which allows C-Stores with Alcohol sales. (See attached)

3420, 3428 & 3436 Clayton Rd E. & 3429 Indale Rd. are a Private Montessori School with a total occupant load of 232, which, if over 100 is considered a protected use.

3420 Clayton Rd E. (Occupant Load 57) was established 9/23/2004. (See attached)

3428 & 3436 Clayton Rd & 3429 Indale Rd were added at later dates which appears to have increased the total occupant load to 232. (See attached-CO's)

6495 Camp Bowie would normally be considered a legal non-conforming use and allow for continued Alcohol Sales.

However, RaceTrac Petroleum, Inc, has wrecked out the existing C-Store, which now has lost its legal non-conforming status.

RaceTrac intends on building a new store and will need approval to be within 300ft of 3420 Clayton Rd E- Montessori School to allow Alcohol sales.

TABC Distance check AD17-00063 is denied at this time due to being within 300ft of a protected use.



# CITY OF FORT WORTH, TEXAS ALCOHOL PERMIT LOCATION VERIFICATION

INSTRUCTIONS: Applicant is to complete all requested information down to the double line and also attach a copy of the completed T.A.B.C. application form.

Name of Applicant: Brad Williams, Drew Cunningham Phone: 214.745.5264; 706.599.5478

Name of Business: RaceTrac Petroleum, Inc. Phone: 770.431.7600

Application Address: 6495 Camp Bowie Blvd. Zip: 76116

Legal Description of Property: Lot: AR Block:        Addition: Ridglea Lodge Addition

Is there or has been a T.A.B.C. license on the property before? Yes        No X  
If Yes, when does it or did it expire?       

In addition to the sale of alcoholic beverages, please provide an accurate statement of all other business or entertainment activities to be conducted at the application address:  
Gasoline, food, and beverage sales; convenience store.

NOTICE: Approval of the processing form does not imply that the location/building is in compliance with all applicable ordinances. This form is only for distance check and zoning use. Consult with the Department of Development, lower level of City Hall, regarding all other requirements before investing any time or money.

## FOR CITY USE ONLY

Date Received: 3/14/17 Mapso No.: 74P Council District: 3 Zoning on the property: CB-GC

Is the location within 300' of a Church?

Yes        No X

Public school?

Yes        No X

Public hospital?

Yes        No X

Private school?

Yes X No       

If Yes, give address and date the use was established

Is within 300' of Montessori School at 3420 Clayton Rd E.

Is the location within 1000' feet of a private school protected by resolution? Yes        No X  
Comments:       

## BUILDING INSPECTORS CERTIFICATION

I hereby certify that I have personally inspected the property described above and my comments are:

1. The use as described by the applicant is allowed in this zoning? Yes X (by right X, by legal nonconforming       ) No       

2. The location is within 300' of a church, public school or public hospital? Yes        No X

3. This location is within 1,000' of a private school protected by resolution? Yes        No X

4a. If the zoning allows this use and the distance check complies, check the Yes box to the right and continue processing.

b. If zoning does not allow this use, check the No box, clear the paperwork and stop the processing.

c. If the zoning allows this use but the distance does not comply, check the No box, clear the paperwork, and forward to the Director for review.

OK to issue Yes        No X

Verified by: Ken Mc Gowen (Ken McGowen) Date: 6/15/2017  
(Inspector Signature and Printed Name)

Director's Comments:        OK to issue: Yes        No       

Director's Signature:        Date:        (This approval not needed if the above box is marked YES)

T.A.B.C. application processed by:        Date:       

Clerk, City Secretary

AD12-00063



Bigham

Camp Bowie Blvd

Clayton Rd. E.

3412 Clayton Rd E.  
CPA Office

3420 Clayton Rd E.  
Montessori School  
Est: 8/26/2014      OCC: 34

3428 Clayton Rd E.  
Montessori School

3436 Clayton Rd E.  
Montessori School  
Est: 5/16/2017      OCC: 121

6495 Camp Bowie Bl.  
595 Finas Mart  
Est: 1969

Property line

↑  
RaceTrac has demised building  
They will build new RaceTrac.

Waverly Way