



Zoning Staff Report

Date: September 16, 2025

Case Number: ZC-25-123

Council District: 7

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: SP Capstone Group LLC/Bowman Ramon Design Group

Acreage: 0.71 acres

Site Location: 9800 block White Settlement Road

Request

Proposed Use: Automated service car wash

Request: From: “E” Neighborhood Commercial

To: Add Conditional Use Permit (CUP) to allow automated service car wash, in “E” Neighborhood Commercial; site plan included

Recommendation

Land Use Compatibility: Requested change **is not compatible**

Comprehensive Plan Map Consistency: Requested change **is consistent**

Comprehensive Plan Policy Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 10-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)

- b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Exhibit

Project Description and Background

The property is located in the southeast corner of White Settlement Road and Academy Boulevard. The site is at the western extension of more intensive commercial uses along White Settlement Road from the West Loop 820. Most of the nearby commercial areas are approximately 500 feet deep, while this block face is notably smaller at 300 feet deep. This block face is vacant with no existing trees, as is the majority of the commercially-zoned land west of Legacy Drive. The commercial uses at this intersection transition into a variety of small lot single family and low density residential buildings, such as duplexes, triplexes, and detached multifamily.

The site has frontage on both White Settlement Road, a commercial connector arterial roadway with two lanes in each direction, and Oxenfree Drive, a residential street. The site is surrounded by commercial uses or commercially zoned land to the north, east, and west, and town-house style multifamily being developed approximately 50 feet to the south. The proposed use is a more intensive commercial use with than the surrounding less intensive uses including residential, commercial, and vacant land.

The applicants are requesting a Conditional Use Permit for an automated service car wash be added to their “E” Neighborhood Commercial District, without a time limit for approval. No car washes are allowed by right in this commercial district. Additionally, car washes in more intensive commercial districts are only permitted with a CUP approval when less than 200 feet from a residential use or district. The site is approximately 50 feet from a residential district. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While automated service car washes are not permitted in the “E” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of new code violation convictions. Sec. 4.407 notes: The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all approvals which may be required by the codes and ordinances of the city, including, but not limited to, a building permit, a certificate of occupancy and subdivision approval have been satisfied.

Although the site is not directly adjacent to a residential lot and the closest residential building would be approximately 100 feet away from the southern property line, intervening sound buffering of an 8-foot masonry screening wall is shown between the proposed car wash and the residential areas. Additionally, the subject site has 4 easements that push the car wash building and vacuums a minimum of 75 feet further north, away from the residential development. The building is designed to have the car wash dryer face the arterial street (White Settlement Road), to minimize the impact on the neighborhood. The site plan now shows no development waivers. The applicant has clarified the hours of operation to be 7am to 10pm, every day of the week.

If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or the use ceases for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial, "PD 1086" for all uses in “E” Neighborhood Commercial plus mini-warehouse / Commercial use and vacant land

East “E” Neighborhood Commercial / Vacant land

South "PD 1332" for all uses in “C” Medium Density Multifamily with development waivers / Triplex and detached single family residences on one lot

West “E” Neighborhood Commercial / Commercial uses and vacant land

Zoning History

ZC-22-084, from OM (Office Midrise) to E, approved 6/28/2022.

Public Notification

300-foot Legal Notifications were mailed on August 1, 2025.

The following organizations were notified: (emailed August 1, 2025)

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

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a Conditional Use Permit without a time limitation to the site for an automated service car wash; with no waivers. These types of car washes are allowed by right in “F” General Commercial and “G” Intensive Commercial districts with adherence to supplemental standards found in Section 5.108 of the City Code. These facilities are not allowed in Neighborhood Commercial districts that are typically adjacent to residential neighborhoods. The surrounding land uses are a mix of single family, multifamily, and commercial uses.

An 8-foot masonry wall is shown between the car wash and the residential uses to the south, although a driveway does not allow the wall to extend across the entire rear property line. The site plan does not show how the car wash noise impacts would not be materially detrimental to the public health, safety, and welfare; or prejudicial to other properties in the vicinity. The zoning change request **is not compatible** with the adjacent residential land uses to the south within this development.

Comprehensive Plan Consistency – Far West Sector

The 2023 Comprehensive Plan currently designates the subject property as General Commercial on the Future Land Use Map. The proposed land use **is consistent** and included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below; however, the proposed use does not advance any of the policies of the Comprehensive Plan.

COMMERCIAL		
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed zoning is not consistent 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.
- 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.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

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

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Vacuum stalls do count as parking spaces where only 10 spaces are required. The site is overparked by 5 spaces and will require additional trees to be planted.
2. Note the current land use and zoning north of the subject site. Update the current use of the land to the south as it is actively being developed as residential.

(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. FYI: Site is part of a common land plan originally studied under DS-22-0164. An updated drainage study may be required prior to platting, grading permit, and building permit issuance. No FEMA, PHW, or CFRA on site. Potential High Water is seen along White Settlement Rd. No known public storm infrastructure in vicinity of the site.


Fire

1. The nearest hydrant appears to be farther than 500' of hose lay from the proposed structures. An additional hydrant may be required. Sections 507.5.1 (2) and (3)
2. Building hose lay is provided within 150' of the mutual access (cross) easements if they are to be marked as fire lane. Sections 507.5.1 (2) and (3) building hose lay.
3. 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.
4. 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. Drive aisle between vacuums and parking needs to be 24.
2. Site plan currently meets stacking guidance/requirements.

DSD Water Engineering

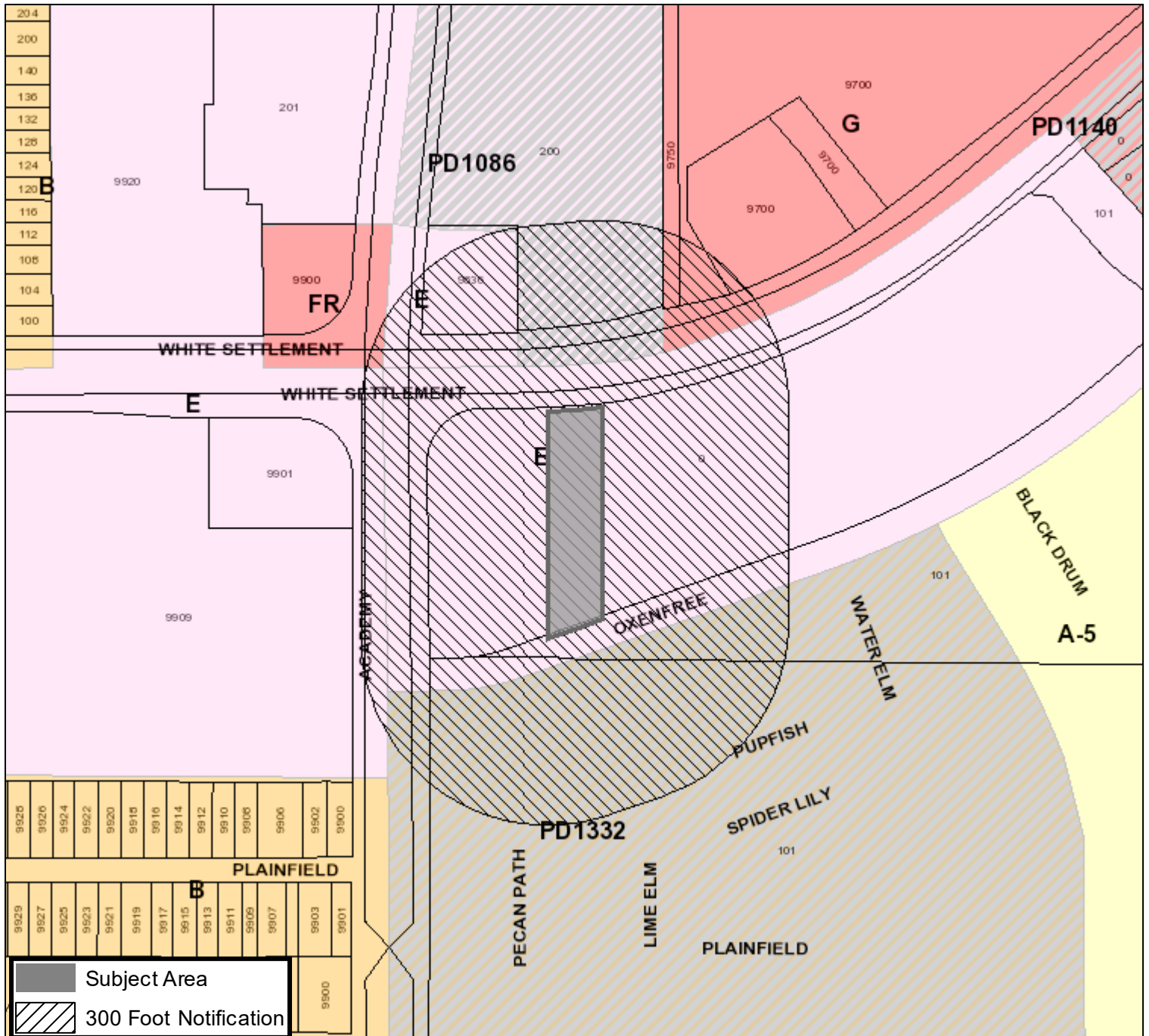
1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
 2. Per the fire department, an additional fire hydrant will be required. IPRC or Misc. Projects are the only city groups that can install fire lines.
 3. Water and sewer extension is required.
 4. IPRC plans must be fully greensheeted and entirely in the ground before building permit approval.
 5. Reference PDC-25-0028 for additional water and sewer notes.
- 



ZC-25-123

Area Zoning Map

Applicant: SP Capstone Group LLC/Bowman Ramon Design Group
Address: 9800 block White Settlement Road
Zoning From: E
Zoning To: Add CUP for car wash with development waivers for accessory structures in front of the building
Acres: 0.71
Mapsc: Text
Sector/District: Far West
Commission Date: 8/13/2025
Contact: 817-392-8190



0 115 230 460 Feet

Created: 7/25/2025 8:08:55 AM

ACADEMY BLVD

WHITE SETTLEMENT RD

ADJACENT LAND USE:
VACANT LAND
NEIGHBORHOOD COMMERCIAL
ZONING DISTRICT "E"

ADJACENT LAND USE:
VACANT LAND
NEIGHBORHOOD COMMERCIAL
ZONING DISTRICT "E"

OWNER
SP CAPSTONE GROUP LLC
CONTACT: SMIT SHAH
SMIT@BLAZINGHOSPITALITY.COM
(281) 221-6025
4940 N TARRANT PARKWAY
FORT WORTH, TX 76244

DEVELOPER
BEACH CLUB CAR WASH
CONTACT: BRITTNI PIERCE
BPIERCE@BEACHCLUBCARWASH.COM
(469) 586-9141

ARCHITECT
ROBERT C. STICKLES
3104 E CAMELBACK RD. SUITE 2699
PHOENIX, AZ 85016
RCSTICKLES@GMAIL.COM

ENGINEER
SWS ENGINEERING, INC.
7310 N 16TH ST, SUITE 275
PHOENIX, AZ 85020
(623) 521-4905

METES & BOUNDS DESCRIPTION
0.710 ACRES (30,906 SQUARE FEET)
OXENFREE AT WEST OAK COMMERCIAL

BEING A TRACT OF LAND CONTAINING 0.710 ACRES (30,906 SQUARE FEET) OF LAND SITUATED LAND SITUATED IN THE THOMAS O. MOODY SURVEY, ABSTRACT NUMBER 1069, TARRANT COUNTY, TEXAS; BEING ALL OF LOT 2R IN BLOCK G ACCORDING TO THE PLAT OF OXENFREE AT WEST OAK COMMERCIAL (NOT RECORDED AT THE TIME OF THIS SURVEY) WHICH IS OUT OF AND A PORTION OF LOT 1, BLOCK G OF OXENFREE AT WEST OAK; AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D224077348 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF OUT OF AND A PORTION OF THE CALLED 8.7858 ACRE TRACT AS DESCRIBED IN THE DEED TO CORE PBSFR FWY FOR SALE, LLC, RECORDED IN INSTRUMENT NUMBER D222287506 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS; SAID 0.701 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83);

COMMENCING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY & ASSOC" FOUND AT THE SOUTH CORNER OF THE SOUTHEAST RIGHT-OF-WAY RADIUS CUTBACK LINE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD (WIDTH VARIES) AND THE SOUTH RIGHT-OF-WAY LINE OF WHITE SETTLEMENT ROAD (WIDTH VARIES) FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BARRON STARK" FOUND BEARS SOUTH 00°10'47" EAST, 305.48 FEET;

THENCE, ALONG SAID SOUTHEAST RIGHT-OF-WAY RADIUS CUTBACK LINE AND SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 56°10'12", AN ARC DISTANCE OF 86.27 FEET, A RADIUS OF 88.00 FEET, AND A CHORD WHICH BEARS NORTH 28°00'47" EAST, 82.86 FEET;

THENCE, NORTH 89°37'31" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WHITE SETTLEMENT ROAD, A DISTANCE OF 80.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, FROM WHICH A 5/8-INCH IRON ROD WITH PLASTIC CAMP STAMPED "DUNAWAY & ASSOC" FOUND MARKING THE END OF A CURVE IN THE 5-FOOT RIGHT-OF-WAY DEDICATION AS DELINEATED ON THE AFORESAID PLAT OF OXENFREE AT WEST OAK BEARS NORTH 00°10'40" WEST, 5.00 FEET;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°06'31", AN ARC DISTANCE OF 87.85 FEET, A RADIUS OF 1,225.00 FEET, AND A CHORD WHICH BEARS NORTH 88°25'28" EAST, 56.64 FEET TO THE NORTHWEST CORNER (CORNER NOT SET) AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°06'31", AN ARC DISTANCE OF 87.85 FEET, A RADIUS OF 1,225.00 FEET, AND A CHORD WHICH BEARS NORTH 85°02'42" EAST, 87.83 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT (CORNER NOT SET);

THENCE, SOUTH 00°09'11" EAST, CROSSING THE AFORESAID LOT 1, BLOCK G OF OXENFREE AT WEST OAK, A DISTANCE OF 342.15 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT (CORNER NOT SET) IN THE NORTH RIGHT-OF-WAY LINE OXENFREE BOULEVARD (WIDTH VARIES);

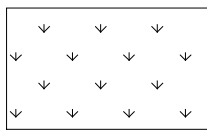
THENCE, SOUTH 70°42'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 92.64 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT (CORNER NOT SET);

THENCE, NORTH 00°09'11" WEST, CROSSING THE AFORESAID LOT 1, BLOCK G OF OXENFREE AT WEST OAK, A DISTANCE OF 365.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.710 ACRES (30,906 SQUARE FEET) OF LAND. THIS DESCRIPTION IS BASED ON THE PLAT OF OXENFREE AT WEST OAK COMMERCIAL BY BOWMAN DATED MARCH 19, 2025, PROJECT NUMBER 070753.

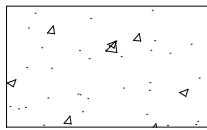
ADJACENT LAND USE:
VACANT LAND
PLANNED DEVELOPMENT,
ZONING DISTRICT "PD"

MATERIAL LEGEND

GRASS TURF LANDSCAPING



CONCRETE PAVING



FIRE LANE / CONCRETE PAVING



SITE DATA

LEGAL DESCRIPTION: THOMAS O. MOODY SURVEY, ABSTRACT NO. 1069, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SITE ADDRESS: 9800 BLOCK WHITE SETTLEMENT RD, FORT WORTH, TX 76108

SITE SIZE: 0.71 ACRES
30,911 SQ. FT.

CURRENT USE: VACANT LAND
ZONING: NEIGHBORHOOD COMMERCIAL ZONING DISTRICT "E"

BUILDING SIZE: 1,980 SQ. FT.
MAX. HT. ALLOWED: 1-STORY, 24'-10" HEIGHT
3-STORY, 45 FEET

PROPOSED USE: CAR WASH WITH SELF-SERVICE VACUUM AMENITY, CAR WASH BUILDING CONSTRUCTION: MASONRY, GLAZING, STOREFRONT GLAZING, METAL TRIM & PRE-FINISHED METAL PANEL PRODUCTS

HOURS OF OPERATION: 7:00 AM - 10:00 PM
MONDAY - SUNDAY

VACUUM BAYS: 10 BAYS AT 10' x 20' EACH
1 BAY AT 14' x 20'

QUEUING LANES: ACCOMMODATES 13 CARS

PARKING REQUIRED: 10 SPACES
(5 SPACES FOR EACH CAR THAT MAY BE ACCOMMODATED ON THE WASHING LINE)

PARKING PROVIDED: 3 STANDARD SPACES
1 ACCESSIBLE SPACE
4 SPACES TOTAL

LANDSCAPE REQUIRED: 10% (3,091 SQ. FT.)
2,895 SQ. FT. @ FRONT

LANDSCAPE PROVIDED: 25% (7,953 SQ. FT.)
3,725 SQ. FT. @ FRONT

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1. PROPERTY LINE
2. EASEMENT LINE
3. 6" CONCRETE CURB
4. 6' TALL CMU REFUSE ENCLOSURE WITH SOLID SCREENED GATES
5. VACUUM EQUIPMENT / SHADE CANOPY
6. NEW PROTOTYPE CAR WASH BUILDING
7. ENCLOSURE FOR VACUUM BAY MOTOR AND ASSOCIATED EQUIPMENT
8. 6'-0" WIDE CONCRETE SIDEWALK
9. 5'-0" WIDE CONCRETE SIDEWALK
10. BAIL OUT LANE
11. MONUMENT SIGN
12. FIRE LANE
13. SIDEWALK EASEMENT
14. CONCRETE PAVING - SEE MATERIAL LEGEND
15. GRASS TURF LANDSCAPING - SEE MATERIAL LEGEND
16. BICYCLE PARKING
17. NEW FIRE HYDRANT
18. 4'-0" ROOF OVERHANG
19. UNDERGROUND OIL/SAND INTERCEPTOR
20. MENU BOARD SIGNAGE (SEPARATE REVIEW AND APPROVAL REQUIRED)
21. NO SIDE SETBACK REQUIRED
22. ACCESSIBLE RAMP
23. ENTRY BAR
24. 8' TALL MASONRY SCREEN WALL

SITE PLAN NOTES

1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS.
5. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
6. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
8. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE CITY OF FORT WORTH PUBLIC WORKS DEPARTMENT.
9. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE LOCAL PLUMBING CODE.

SCALE: AS NOTED
DRAWN BY: DW, GB
DATE: 08.18.2025

PROJECT NUMBER: 25-025

#	DATE:	DESCRIPTION:
1	07.03.2025	1ST CUP APPLICATION
2	08.18.2025	PLAN REVISIONS



PROJECT: **BEACH CLUB EXPRESS WASH
PROTOTYPE**

9800 BLOCK WHITE SETTLEMENT ROAD - LOT 2
FORT WORTH, TX 76108

SHEET TITLE: **SITE PLAN**

The Office of
Robert C. Stickles, Architect



RAMON DESIGN GROUP
SERVING THE BUILT ENVIRONMENT

3104 E CAMELBACK RD. #2699
PHOENIX, ARIZONA 85016
TEL 724.462.9614

PROGRAM MANAGER

SITE PLAN

SHEET NO:

S0.1

SIGNATURE - DIRECTOR OF DEVELOPMENT SERVICES

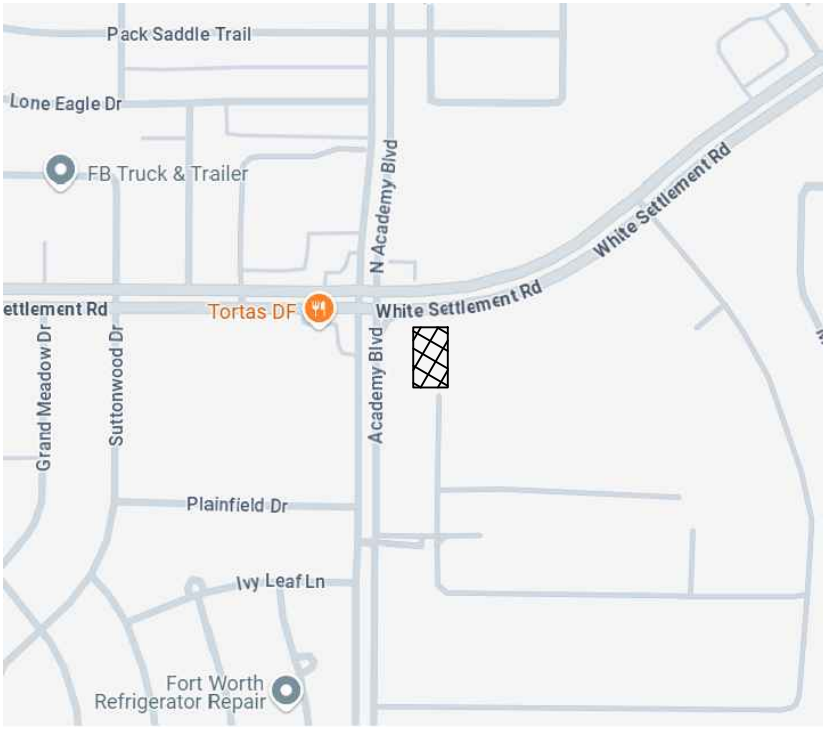
DATE

SITE PLAN

SCALE: 1" = 20'-0"



WHITE SETTLEMENT ROAD
BEACH CLUB CAR WASH
ZONING CASE NO. ZC-25-123



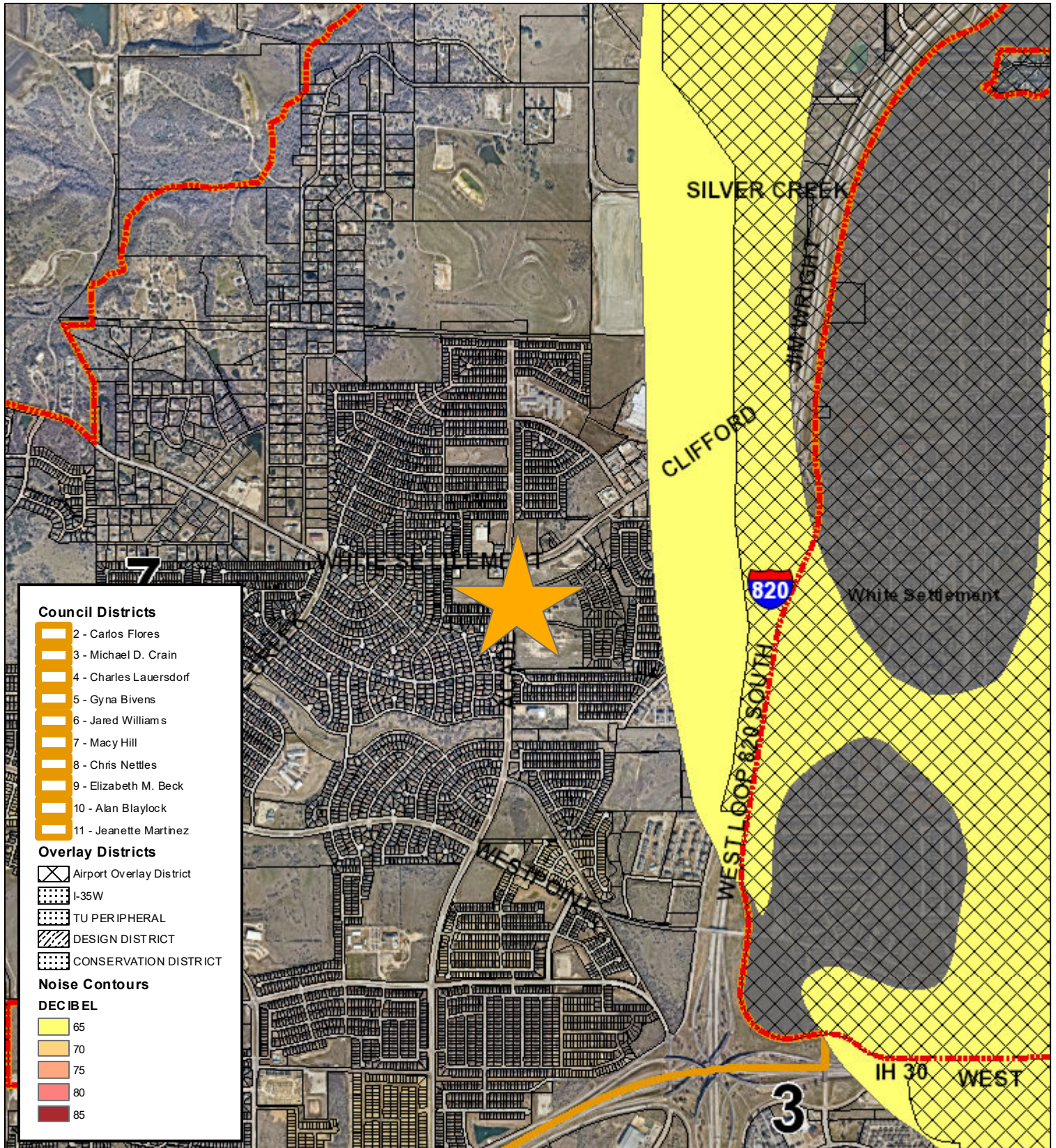
VICINITY MAP
FORT WORTH, TEXAS





ZC-25-123

Area Map

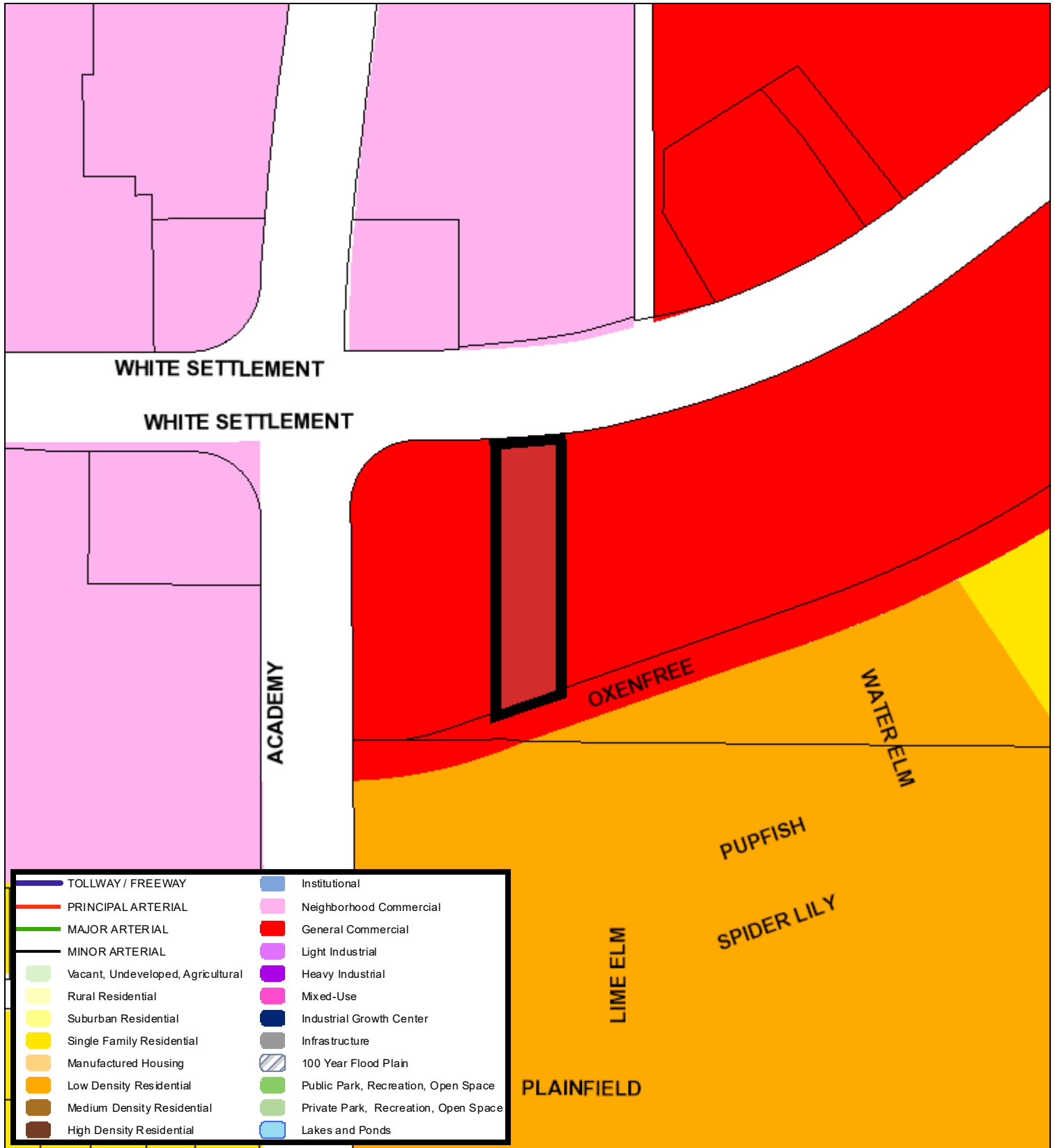


0 1,000 2,000 4,000 Feet



ZC-25-123

Future Land Use



175 87.5 0 175 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.



Aerial Photo Map

