



Zoning Staff Report

Date: October 21, 2025

Case Number: ZC-25-151

Council District: 6

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Own: Chisholm Trail Center, LP
Applicant: MasterPlan
Site Location: 6041 McPherson Boulevard

Acreage: 1.61 acres

Request

Proposed Use: Automated service car wash

Request: From: “G” Intensive Commercial

To: Add Conditional Use Permit (CUP) to allow automated service car wash, in “G” Intensive Commercial adjacent to a residential district with development waivers for dryer facing residential uses, vacuums stalls in front of building, no screening wall adjacent to residential, durable materials; site plan included

Recommendation

CUP Factors for Consideration: Requested change **is not consistent**

Comprehensive Plan Map Consistency: Not applicable

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 8-2**

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Project Description and Background

The property is in the northwest quadrant of McPherson Boulevard and Chisholm Trail Parkway (SH 121). The site is in the middle of less intensive commercial uses along McPherson Boulevard between Brewer Boulevard and Summer Creek Drive. Most of the nearby commercial areas are vacant or newly developing. This block face is vacant with no existing trees, as is the majority of the commercially-zoned land west of Chisholm Trail Parkway. The commercial uses along this segment of McPherson Boulevard transition into attached and detached multifamily.

The site has frontage on McPherson Boulevard, a commercial connector arterial roadway with two lanes in each direction and a divided median. The site is surrounded by commercial uses or commercially zoned land to the south, east, and west, and multifamily across the common property line to the north. The proposed use is a more intensive commercial use with than the surrounding less intensive uses including residential, commercial, and vacant land.

The site is directly adjacent to an existing multifamily residential development to the north of the property across a named access easement. The proposed site plan orients the car wash dryers toward the residential buildings. The nearest existing residential building would be approximately 300 feet away from the car wash dryers. However, the zoning would allow multifamily units to be built immediately adjacent to the common property line, which would then be approximately 90 feet from the dryers. No proposed screening fence or other noise abatement is identified on the site plan for either the car wash dryer or the 20 vacuum stalls. Development waivers would be required to approve this configuration and lack of noise buffering.



The applicants are requesting a Conditional Use Permit for an automated service car wash be added to their “G” Intensive Commercial District, without a time limit for approval. Car washes would be allowed by right in this commercial district, except that a CUP approval is required when less than 200 feet from a residential use or district. The site is immediately adjacent to a residential district that is developed with residential units. 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.

The proposed site plan shows the car wash tunnel building sitting slightly behind the car wash vacuums closest to the street, where non-habitable accessory structures are required to be located behind the front edge of the habitable building. If the parking calculations show the site is over-parked, these vacuum stalls could be removed or converted to standard parking spaces. The building and accessory structures meet the car wash’s durable materials requirement, with the exception of the fabric panels over the pay stations. The durable materials requirement is to ensure the site maintains the highest level of upkeep over the long term. Fabric panels fade quickly and are prone to be shredded under certain wind speeds.

While automated service car washes are not permitted in the “G” 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.

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.

The site plan, as presented, is not consistent with the Comprehensive Plan policies, is not compatible with the adjacent uses, does not meet all the supplement standards, does not preserve the integrity of the adjacent development, and is materially detrimental to the adjacent multifamily development.

Surrounding Zoning and Land Uses

North "PD 1298" for all uses in "CR" Low Density and "C" Medium Multifamily / Multifamily uses
East "G" Intensive Commercial / Vacant land
South "E" Neighborhood Commercial / Commercial uses and vacant land
West "G" Intensive Commercial / Vacant land

Zoning History

ZC-12-027, from AR, A-5, CR, C, D, E, G to A-5, CF, C, D, PD for D Uses, E, G, denied without prejudice 5/2/2012.

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. 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 adjacent to residential zoning or use, where this site is immediately adjacent to an existing multifamily complex, which triggers a CUP request. The surrounding land uses are a mix of single family, multifamily, and commercial uses in a fast-growing part of the city. The applicants are requesting development waivers to have the dryers face directly towards these multifamily units, not install the required solid screening wall to abate the noise, have vacuum stalls in front of the building, and allow non-durable fabric canopies.

The site plan, as submitted, is not in compliance with Section 5.108 or 5.302 of the Zoning Ordinance. 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, as submitted, is **not compatible** with the adjacent residential land uses.

Comprehensive Plan Consistency – Far Southwest Sector

Located in the Far Southwest Planning Sector, the subject property is designated as General Commercial on the Future Land Use Map in the 2023 Comprehensive Plan. The Comprehensive Plan Future Land Use Map does not

designate locations for car washes. The conditional use permit provides the opportunity to consider this request based upon its location to surrounding property, site layout, and mitigating measures. The operational characteristics of automatic car washes and site’s adjacency to a residential land use require closer scrutiny through a Conditional Use Permit.

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

Elevated noise levels of carwash dryers oriented directly at multi-story residential buildings with no provisions for screening or noise abatement has the potential to significantly decrease quality of life for existing nearby residents and does not support the vision of the Comprehensive Plan by making Fort Worth the most livable city in Texas. Additionally, the requested zoning change directly conflicts with the following policy of the Comprehensive Plan:

- 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.

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

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **September 26, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date **September 28, 2025**.

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.

The following organizations were notified: (emailed September 26, 2025)

Organizations Notified	
Chisholm Trail Ranch Resid. Comm. HOA*	Panther Heights NA
Llano Springs HOA	District 6 Alliance
Trinity Habitat for Humanity	Crowley ISD
Streams and Valleys Inc.	

** Located closest to this registered Neighborhood Association*





Photo taken 9/28/2025

Site Plan Comments

Zoning and Land Use

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

1. Add the site's legal description.
2. Add the name, address, and telephone number of the developer and owner.
3. Add Zoning Case Number ZC-25-151 to lower right hand corner of drawing below "Site Plan" label.
4. Remove "PDC NO.: 25-0219" from drawing.
5. Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title.
6. Label private street with name to the north of site.
7. Remove note "This project will comply with the multifamily design standards (MFD) and an MFD site plan will be submitted".
8. Ensure all easements are shown on the site plan.
9. Turn off unnecessary utility drawing layers to only leave property lines, easements, and paving/surface lines on site plan.
10. Add height and material types for dumpster enclosure.
11. Add detail for what "LPR Arch" is (i.e., dimensions and materials).
12. Add legend and labels for all ground surfaces.
13. Add days of operation of facility to drawing table with hours of operation.
14. Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
15. Add the note, "This project will comply with [Section 6.301, Landscaping.](#)"
16. Add the note, "This project will comply with [Section 6.302, Urban Forestry.](#)"
17. Add the note, "All signage will conform to [Section 6.4, Signs.](#)"
18. Add the note, "All provided lighting will conform to the Lighting Code."
19. Proposed project does not comply with Sec. 5.108(b): *All drying and vacuuming facilities may be outside the building but shall not be in the front yard and shall not be closer than 25 feet from any residential district. No car wash dryer shall face a residential district or use.*
 - a. Vacuum stalls within front yard between building and McPherson Drive.
 - b. Car wash dryer faces adjacent residential district and use.
 - c. Re-orient the dryer direction and vacuum stall/building location.
20. Proposed project does not comply with Sec. 5.108(c): *The building surfaces shall be faced with masonry, porcelainized steel, baked enamel steel or other material equal in durability and appearance.*
 - a. Project proposes approximately 5,000 square feet of outdoor fabric for proposed overhead canopy structures. Outdoor fabrics require routine maintenance and are susceptible to mold, discoloration, and fraying. Outdoor fabric is not a durable building material.
 - b. Replace the outdoor fabric with a durable material.
21. Proposed project does not comply with Sec. 5.108(e): *The building shall set back not less than 25 feet from the front property line.*
 - a. Demonstrate compliance by providing supplemental setback line on drawing.
22. Proposed project does not comply with Sec. 5.108(i): *A permanent screening fence or wall not less than six feet in height shall be constructed along any site property line which abuts a residential district or use.*
 - a. No screening fence or wall shown where property abuts a residential district or use. Show required fence location on drawing.
 - b. Note any proposed screening fence height and materials.

(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

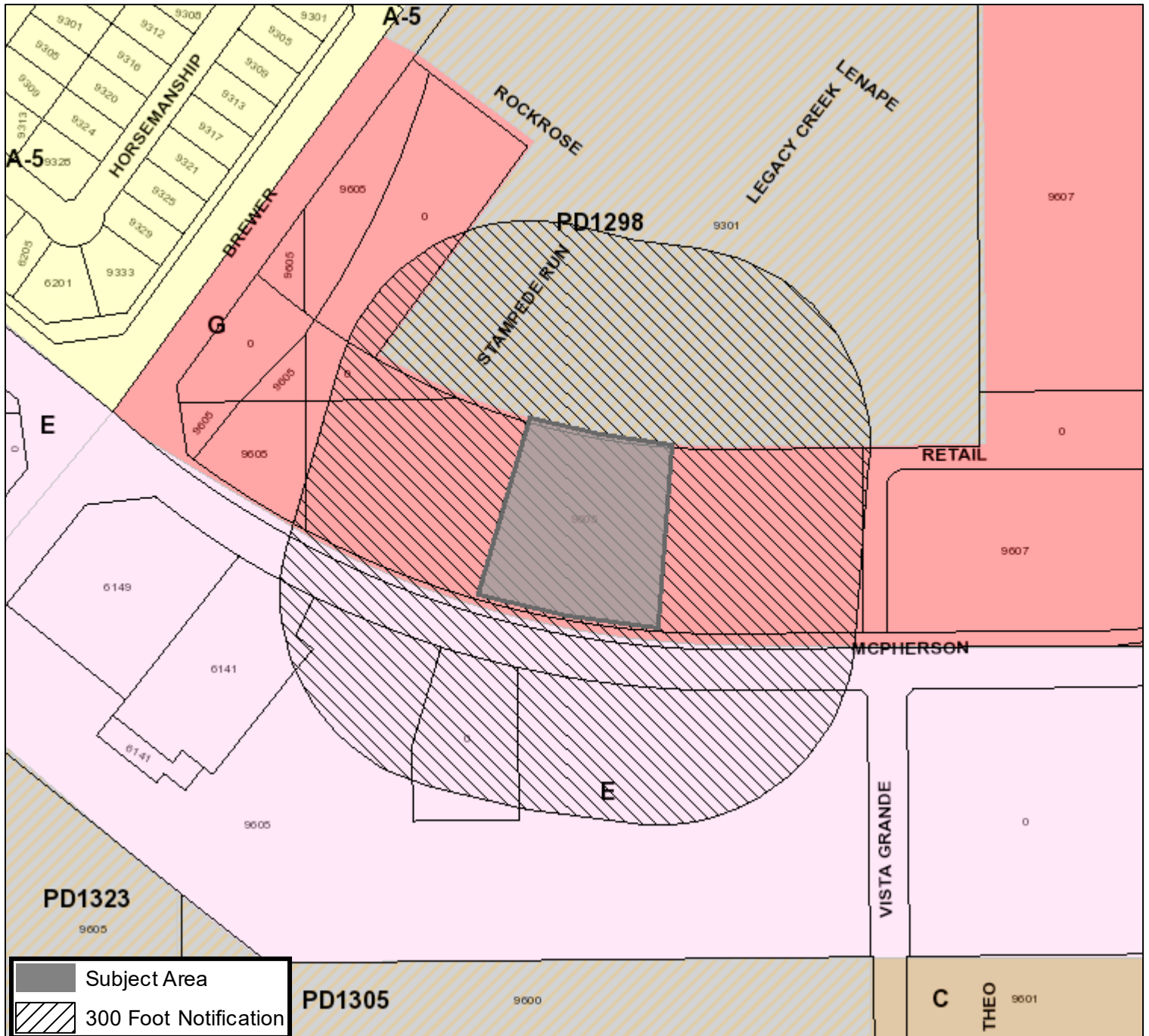
1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
 2. Per the fire department, an additional 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.
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ZC-25-151

Area Zoning Map

Applicant: Chisholm Trail Center, LP/MasterPlan
Address: 6041 McPherson Boulevard
Zoning From: G
Zoning To: Add Conditional Use Permit for automated car wash
Acres: 1.61
Mapsc0: Text
Sector/District: Far Southwest
Commission Date: 10/8/2025
Contact: 817-392-8190



0 110 220 440 Feet

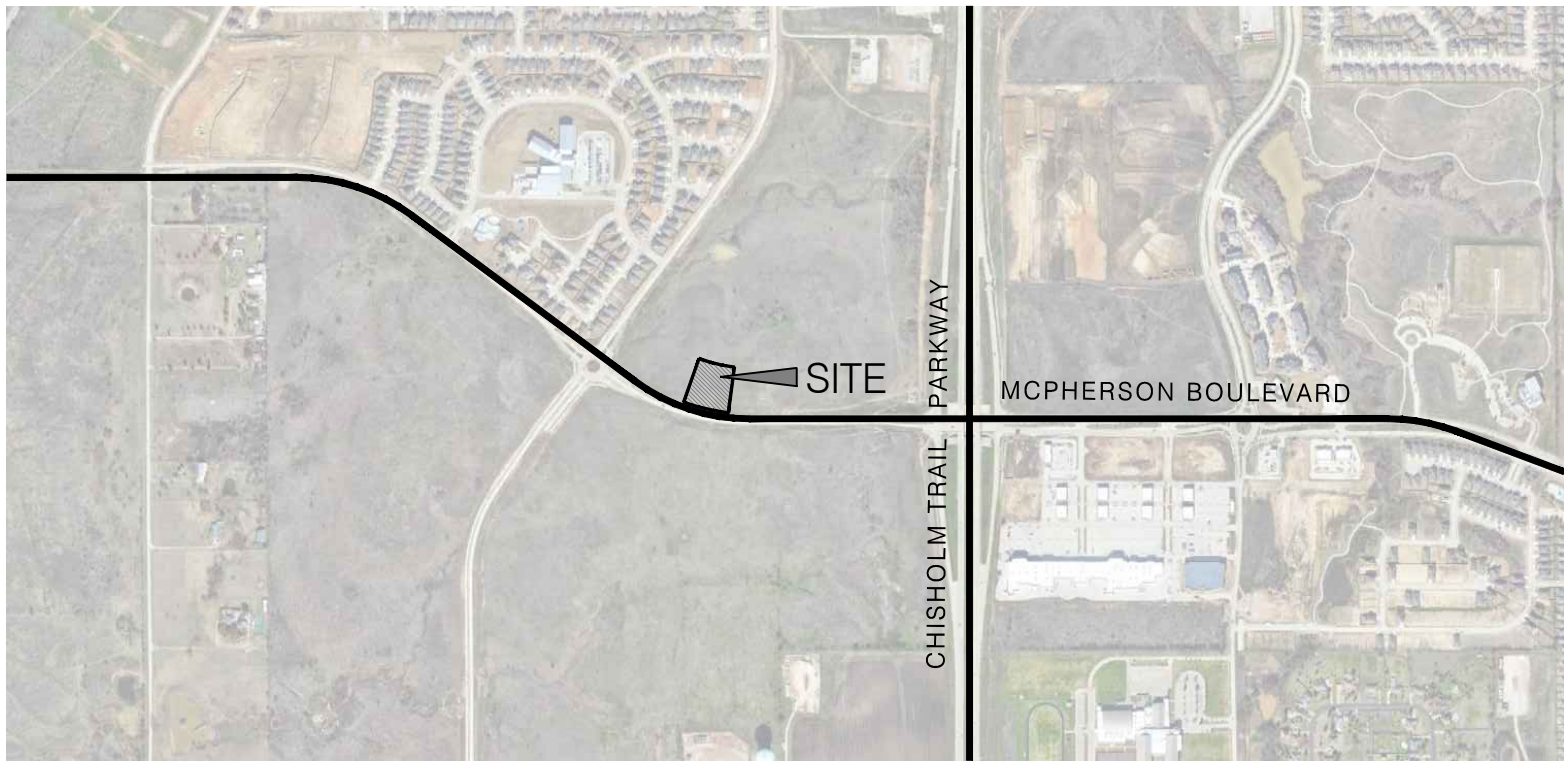
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LOT 14, BLOCK 7
0.7869 ACRES
34,276 SQ. FT.

LOT 13, BLOCK 7
0.8177 ACRES
35,618 SQ. FT.

LOT 9, BLOCK 7
0.9947 ACRES
43,331 SQ. FT.

LOT 7, BLOCK 7
1.0023 ACRES
43,658 SQ. FT.



VICINITY MAP N.T.S.

SITE DATA TABLE		
GENERAL		
ADDRESS	9605 OLD GRANBURY RD., FORT WORTH, TX 76123	
ZONING	G (INTENSIVE COMMERCIAL)	
PROPOSED USE	AUTOMATED EXPRESS, FULL-SERVICE CAR WASH (110' CARWASH BAY / TUNNEL)	
HOURS OF OPERATION	7AM - 8PM (13 HOURS)	
ASSESSOR PARCEL NO.	0969344	
SITE GROSS AREA	± 69,966.5 SF / ± 1.6 AC	
BUILDING GROSS AREA	± 4,000 SF	
CONSTRUCTION TYPE	V-B / NON-SPRINKLERED	
OCCUPANCY	B - BUSINESS	
	REQUIRED / ALLOWED	PROVIDED
MAX. FLOOR AREA RATIO	-	0.06 : 1.0 (±4,000 SF)
MAX. LOT COVERAGE	-	5.7% (±4,000 SF)
LANDSCAPE COVERAGE	10% MIN. WITH 75% TOTAL AREA LOCATED IN THE FRONT YARD	16.4% (±11,500 SF)
MAX. STORIES	12	1
MAX. BUILDING HEIGHT	120'-0"	26'-0"
MIN. FRONT YARD SETBACK	25'	±44'-0" / ±60'-0"
MIN. SIDE SETBACK	NONE / 3'-0" MIN. IF PROVIDED	74'-6"
MIN. REAR SETBACK	200'-0"	200'-0"
BUFFERYARD*	NONE	
PARKING CALCULATIONS		
VEHICLE PARKING	REQUIRED	PROVIDED
12X20' ADA ACCESSIBLE VACUUM BAYS (1 VAN ACCESSIBLE)	1 SPACE	1 SPACE
12X20' REGULAR VACUUM BAYS	-	20 SPACES
TOTAL PARKING SPACES	PER §5.108(i): 5 SPACES PER EACH AUTOMOBILE ON THE WASHING LINE [x4] = 20	21 SPACES
BICYCLE PARKING	REQUIRED	PROVIDED
	PER §6.204: 1 RACK MIN.	1 RACK

*PER §6.300: "A BUFFERYARD ... SHALL BE PROVIDED AND MAINTAINED ALONG THE ENTIRE LENGTH OF THE BOUNDARY LINE BETWEEN ANY ONE- OR TWO-FAMILY DISTRICT, AND ADJACENT NONRESIDENTIAL DISTRICTS". NO REFERENCE OR REQUIREMENT FOR MULTIFAMILY.

KEY NOTES:

- 1

PEDESTRIAN ACCESS (ADA COMPLIANT)
- 2

THREE LANE QUEUE AND P.O.S. TERMINALS, TYP.
- 3

CONCRETE PAD
- 4

SERVICE ENTRANCE SECTION, FINAL LOCATION PER POWER COMPANY; FINAL TRANSFORMER LOCATION.
- 5

BICYCLE PARKING
- 6

'DO NOT ENTER' SIGNAGE, TYP.
- 7

TRASH ENCLOSURE PER CITY STANDARDS
- 8

ACCESSIBLE PARKING, SIGNAGE AND STRIPING PER CITY STANDARDS.
- 9

VEHICLE ESCAPE LANE
- 10

CONCRETE PAVING

11

6" CURB & GUTTER

12

LANDSCAPING

13

12'X20' VACUUM STATIONS

14

LPR ARCH.

15

STORM INLET

16

200' CARWASH USE RESIDENTIAL SETBACK

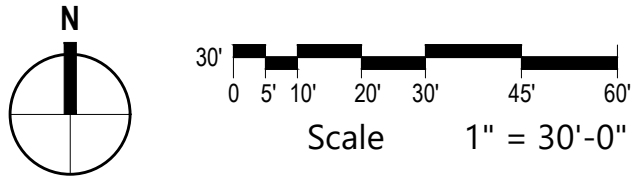
17

6' HEIGHT CMU SCREEN WALL

9605 OLD GRANBURY RD

McPherson Blvd & Chisholm Trail Pkwy | FORT WORTH, TX, 76123

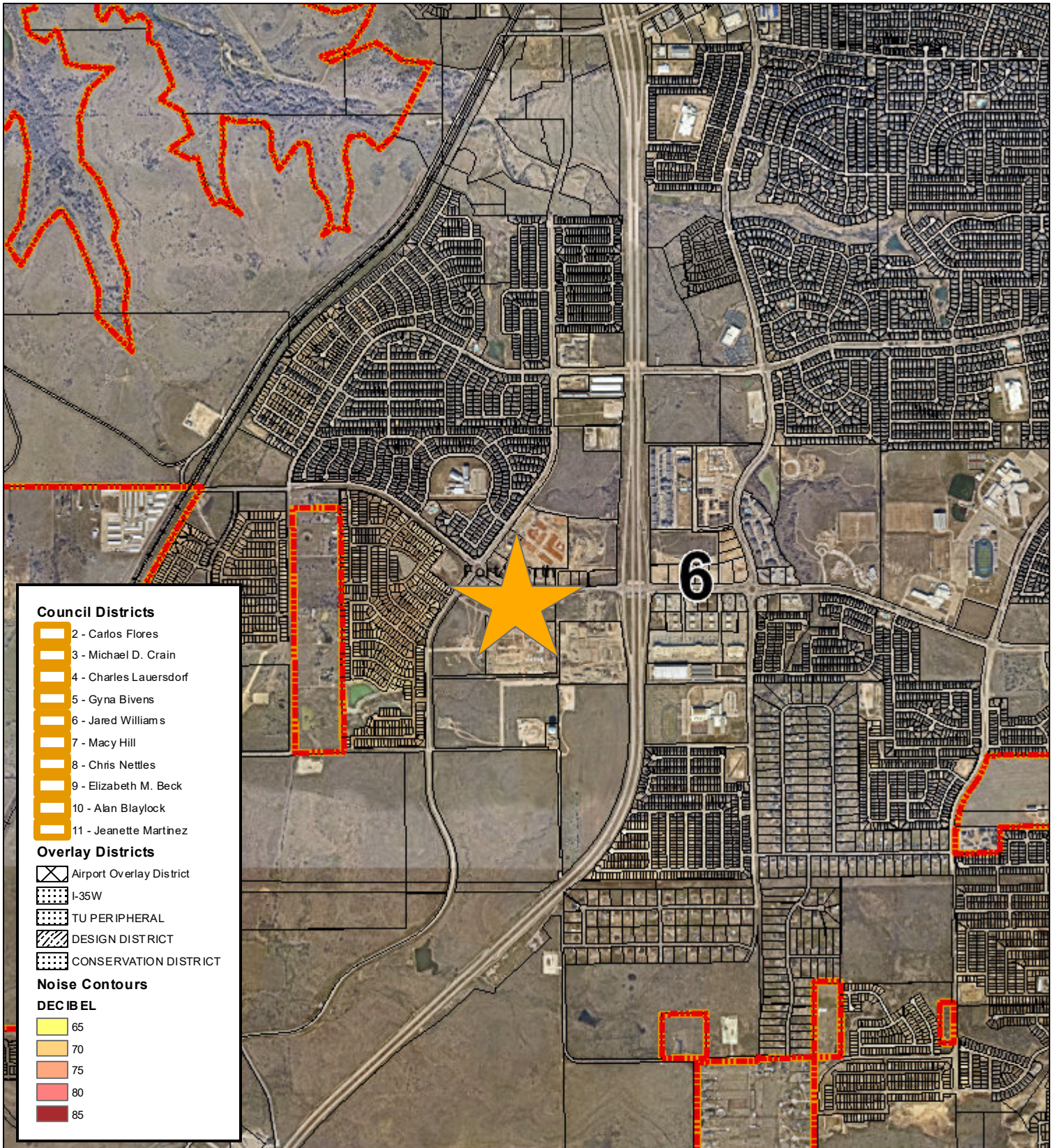
SITE PLAN - CONCEPT 4



01

Job No. 2024-0272
Date 2025-09-26

Area Map

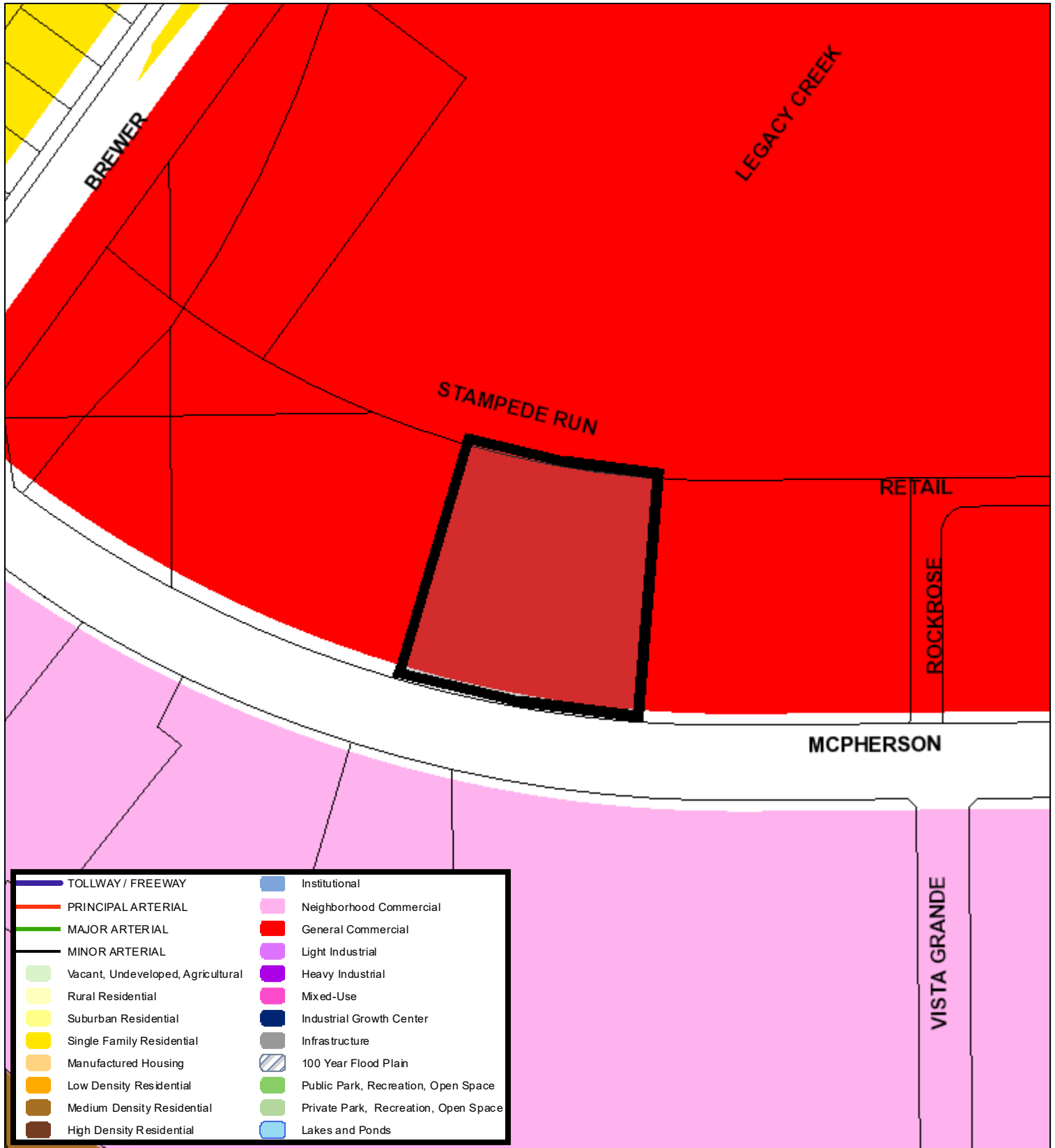


0 1,000 2,000 4,000 Feet



ZC-25-151

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.



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Aerial Photo Map

