



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-030

Council District: 10

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: Nathan Bontke

Applicant: Plaza Developers LLC

Site Location: 1231 E. Harmon Road

Acreage: 3.42 ac

Request

Proposed Use: Commercial uses (not specified)

Request: From: “C” Medium Density Multifamily, “F” General Commercial
To: “F” General Commercial

Recommendation

Land Use Compatibility: Requested change **is compatible.**

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

Comprehensive Plan Policy Consistency: Requested change **is consistent.**

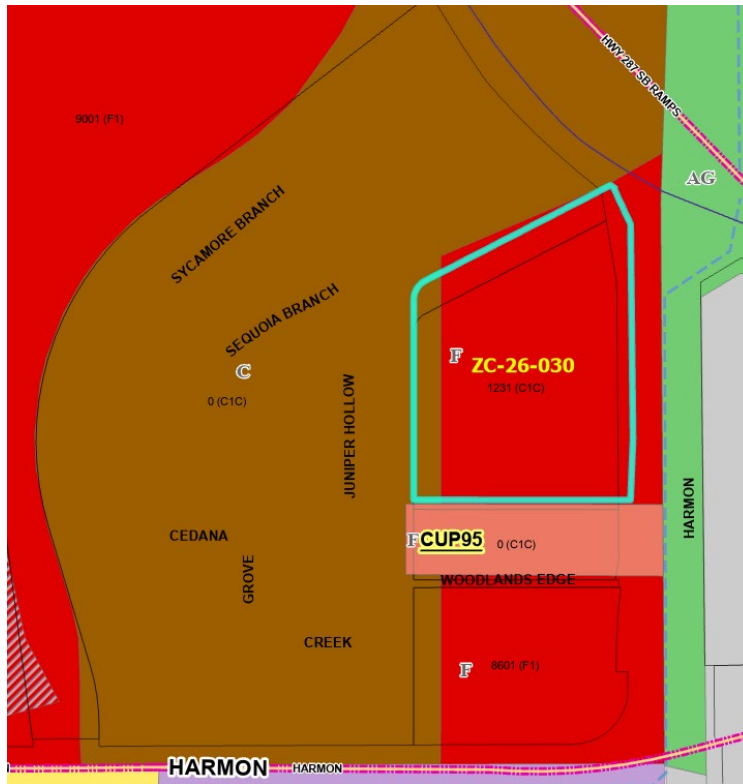
Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

Project Description and Background

The subject site currently vacant land, located at the southwest corner of E. Harmon Road and US Highway 287. The parcel has split zoning with “C” Medium Density Multifamily lying on the western side of the lot, while the remainder of the site is “F” General Commercial. The rezoning case is part of a larger commercial area lying along the US 287 frontage road from Heritage Trace Parkway to Harmon Road. No specific commercial use was noted on the application form. US 287 frontage road is a 2-lane roadway at the traffic circle with Harmon Road,

while Harmon Road is a 4-lane divided arterial with some turn lanes. For sites with more than one district, the zoning plan review policy is that the most-restrictive zoning district’s regulations are applied across the entire site.



Surrounding Zoning and Land Uses

- North “AG”, “G” / US Highway 287, vacant land
- East “AG”, “PD 1275” for “I” uses / vacant land
- South “F”, “F” with “CUP 95” for a car wash adjacent to residential zoning / small commercial use, vacant land
- West “C” / vacant land

Recent Zoning History

ZC-20-142, from F to C, approved, 2/4/2021.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change from “C” Medium Density Multifamily and “F” General Commercial to “F” General Commercial to make the zoning consistent within their ownership and remove any potential issues

during a future permit plan review. Surrounding zoning at the Harmon Road & US Highway 287 consist of a multifamily project to the west, with intensive commercial and industrial allowed uses in the other directions. The recent change to State law could also allow multifamily uses on commercial property by right, as well as a mix of multifamily and commercial uses.

Although no specific commercial use was identified, the rezoning request is **compatible** with the surrounding commercial zoning.

Comprehensive Plan Consistency – Far North Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as **General Commercial** on the Future Land Use Map. The proposed zoning is consistent with the land use map.

The proposed zoning is consistent with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- 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.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- (specific to the Far North Sector) Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Based on conformance with the policies stated above, the proposed zoning proposal **is 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 within 300 feet on **March 27, 2026**.

Posted Notice

A sign was erected on the property on **March 17, 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 **March 27, 2026**:

Organizations Notified	
Ridgeview Owners Association *	North Fort Worth Alliance
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD
Streams And Valleys Inc	Northwest ISD

**Located closest to this registered Neighborhood Association*



Image from Google Street View

Zc-26-030

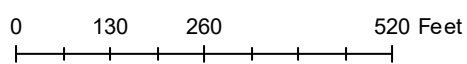
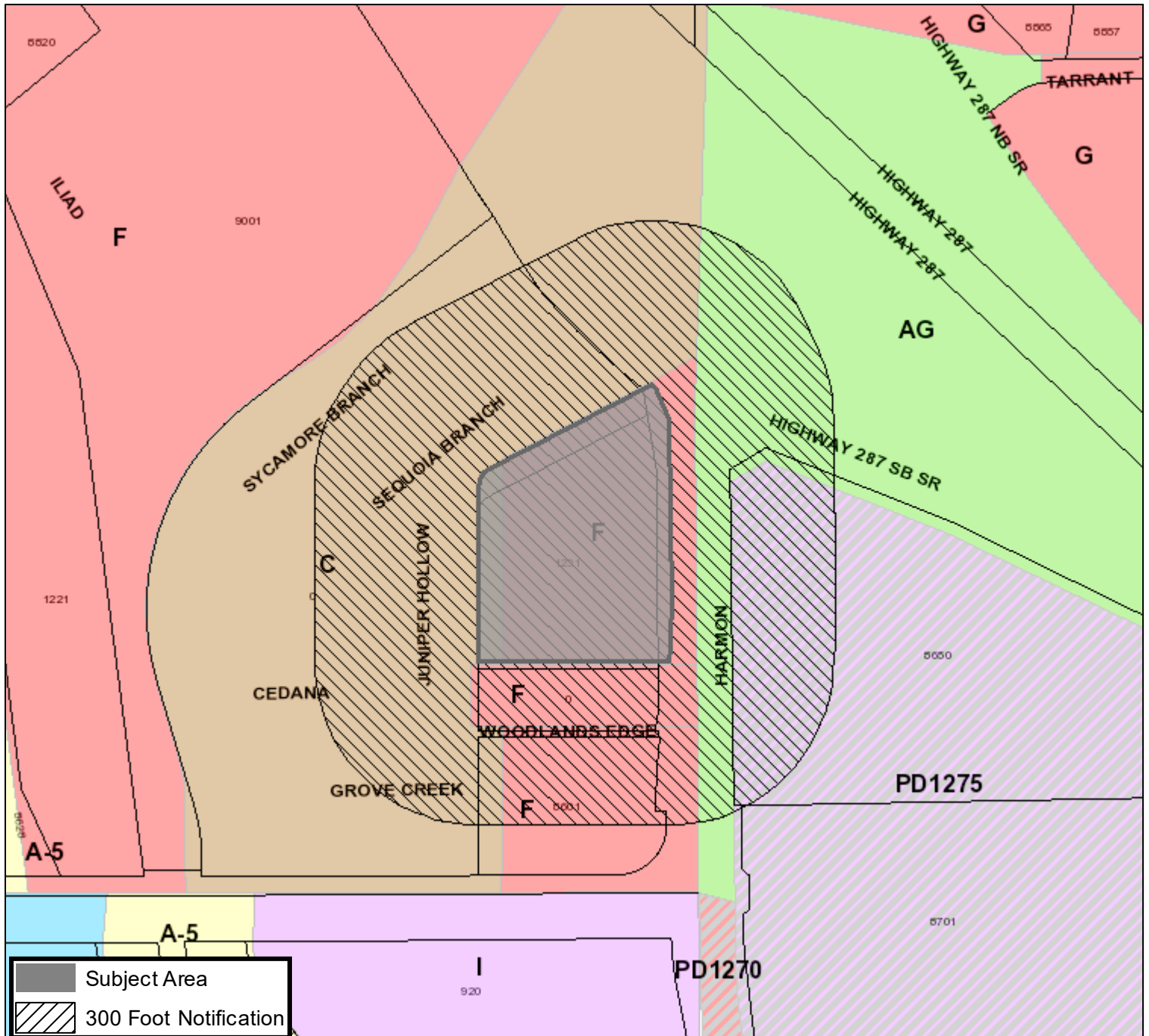




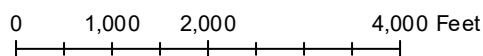
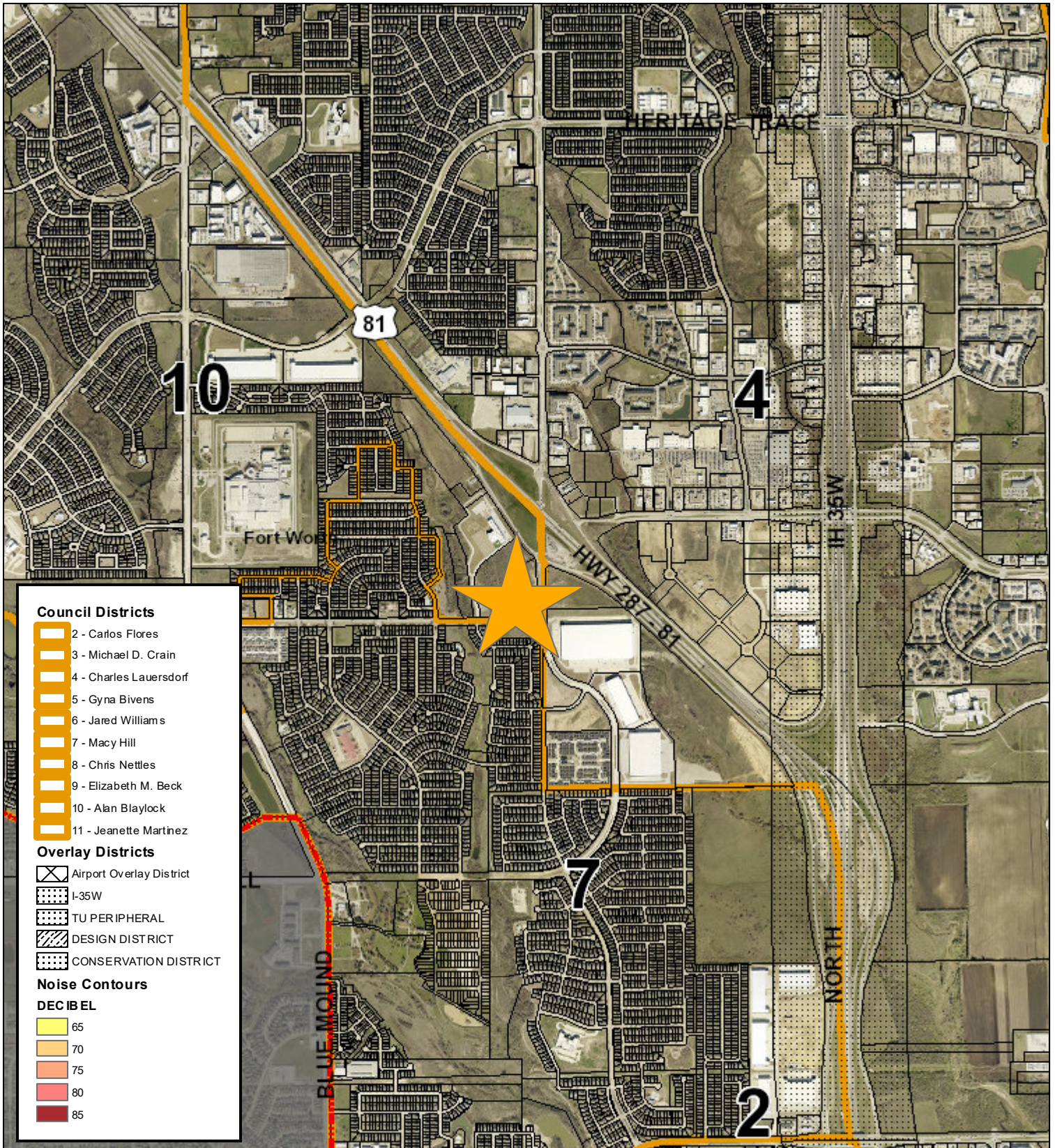
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Area Zoning Map

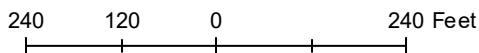
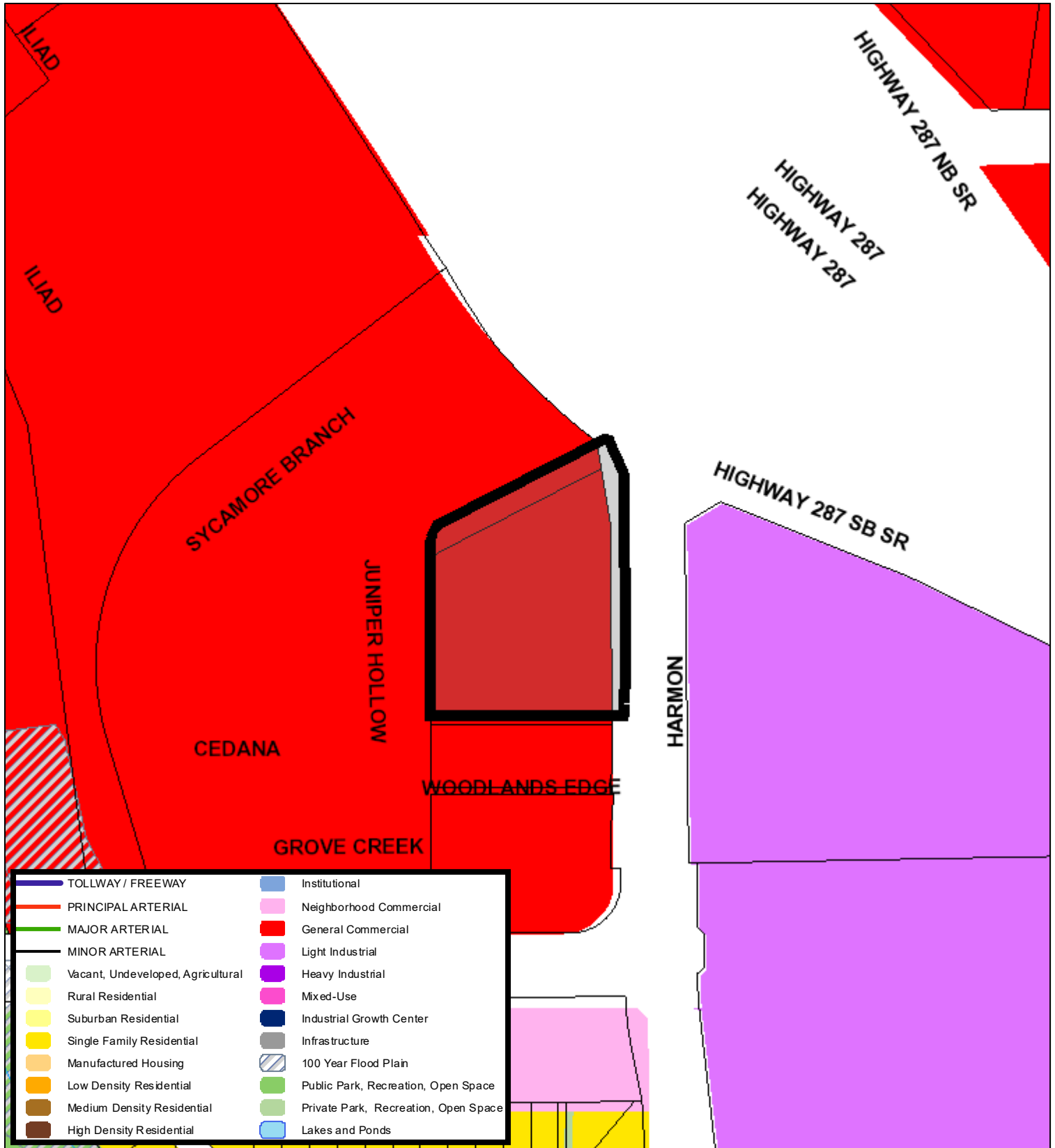
Applicant: Nathan Bontke
 Address: 1231 E. Harmon Road
 Zoning From: C, F
 Zoning To: F
 Acres: 3.42
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 4/8/2026
 Contact: 817-392-8190



Area Map



Future Land Use



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



0 150 300 600 Feet

