



# Zoning Staff Report

**Date:** August 12, 2025

**Case Number:** ZC-25-092

**Council District:** 10

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Harmon Squared SEI, LLC, Michael Schaffer/ SWS Engineering, Inc., Adam Muszynski  
Bowman Romon Design Group, Justin Cassidy

**Site Location:** Northwest Corner HWY 287 & Harmon Rd (1231 E HARMON RD) **Acreage:** 0.89 acre

### Request

**Proposed Use:** Automated-service car wash

**Request:** From: "F" General Commercial & "C" Medium Density Multifamily  
To: "F" General Commercial and Add Conditional Use Permit (CUP) for automatic car wash

### 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 7-0**

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## Project Description and Background

The subject property, approximately 0.89 acre, is located west of Harmon Road and is currently undeveloped. The surrounding area consists of a mix of commercial, undeveloped land, and residential uses, including an eleven south of this property. The property is currently zoned “F” General Commercial & “C” Medium Density Multifamily, with surrounding zoning designations including “F” General Commercial north and south, with “C” Medium Density Multifamily to the west and “AG” Agricultural to the east (**Figure 1**).

The applicant proposes to develop an automated car wash on the site and is requesting to rezone a portion of the property from “C” Medium Density Multifamily to “F” General Commercial to ensure zoning consistency (**Figure 1**). Further details regarding the proposal are provided in the ‘Applicant’s Description’ section below, along with a site plan (**Figure 2**). This rezoning request includes a Conditional Use Permit (CUP), a formal site plan is required under Section 4.301.b of the zoning ordinance (‘[Site Plan Requirements](#)’). The purpose of this requirement is to ensure compliance with applicable zoning standards and to promote thoughtful integration of the project within the surrounding context.

### Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“The purpose of this application is to adjust zoning of the subject site at the south west corner of Harmon Rd and HWY 287. The existing parcel has two identified zoning districts on the site noted as “F” - General Commercial and “C” - Medium Density Multifamily.*

*It has been noted by City of Fort Worth Planning & Development staff during the initial pre-application that the “C” District does not permit a car wash use and that this portion of the site must be rezoned to “F” to allow the car wash, subject to a Conditional Use Permit (CUP) approval (also anticipated as a part of this application).*

*The site can be described as Tract One, Josiah Walker Survey, Abstract No. 1600, City of Fort Worth, Tarrant County, Texas and is approximately 0.89 acres (38,599 SF). It is currently vacant land.*

*The proposed project will be an automatic (read: drive-thru) commercial car wash with self-service vacuum amenity (11 bays) and will accommodate 13 cars of queuing lanes on site. Access to the site will be from a shared existing driveway on the south side of the site, which connects to Harmon Rd. The drive east of the car wash building is existing and was constructed as a part of the 7/11 improvements. In addition, TxDOT has informed us they have already installed the required sidewalk/street lighting along Harmon Road.*

*The west 43' of the site is currently zoned at “C” Medium Density Multifamily and needs to be re-zoned as “F” – General Commercial and is noted as the portion in need of rezoning. Additionally, a Conditional Use Permit is required per COFW planning department for the car wash use within the zone “F” property.*

*Adjacent properties are as follows (and shown on supplementary map):*

- *NWC of Harmon Rd intersection - Zone “F” to the south of the subject site with a 7/11 gas station currently under construction on the site. (2.29 acres)*
- *NWC of Harmon Rd intersection (West side of the site) - Zone “C” Medium Density Multifamily - vacant land (14.18 acres)*
- *SWC of Harmon Rd intersection - Zone “I” light industrial - vacant land (3.25 acres)*
- *SWC of Harmon Rd intersection - Zone “A-5” - Single Family - developed*

- NEC of Harmon Rd intersection - Zone "PD 1275" - Planned Development - (IP, I-Light Industrial) - undeveloped
- SWC of Harmon Rd intersection - Zone "PD 1275" - Planned Development - (IP, I-Light Industrial) - developed warehouse
- SWC of Harmon Rd intersection - Zone "PD 1370" - Planned Development (C, CR, D Multifamily) - undeveloped



Figure 1: Zoning Exhibit

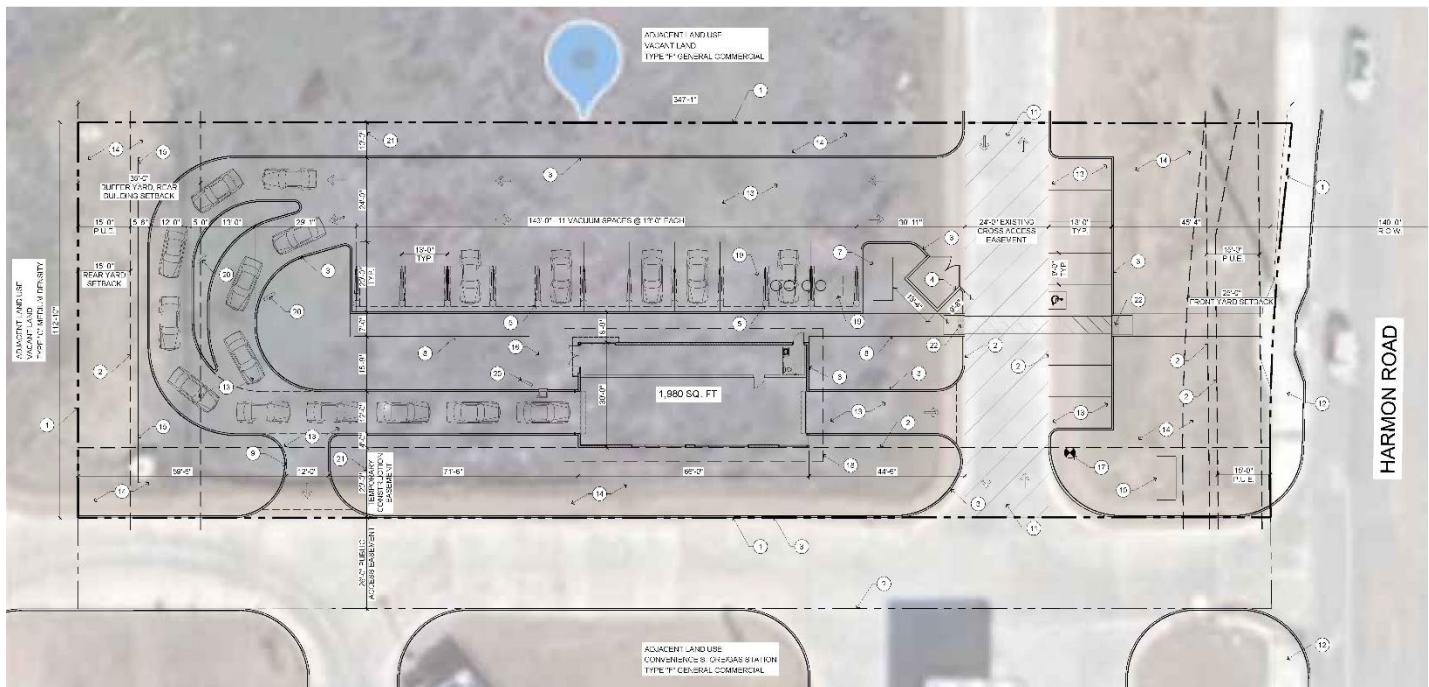


Figure 2: Site Plan

## Surrounding Zoning and Land Uses

North: “F” General Commercial/ undeveloped  
East: “AG” Agricultural/undeveloped  
South: “F” General Commercial/ undeveloped  
West: “C” Medium Density Multifamily/ undeveloped

## Recent Zoning History

The zoning history pre-dates 2004

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on June 27, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### 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 June 27, 2025:

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valley's Inc

\* *Closest registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

The surrounding area consists largely of undeveloped land, except for a newly developed gas station to the south. The proposed land use is consistent with the existing development, which includes residential uses to the west and further south. The requested Conditional Use Permit (CUP) for a car wash is compatible with the surrounding zoning designations and will serve as a convenient neighborhood amenity for nearby residents.

The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan- Map Consistency

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The adopted Comprehensive Plan designates the subject property as General Commercial as indicated on the Future Land Use (FLU) Map.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
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 property's designation is consistent with the existing General Commercial outlined in the Future Land Use (FLU) Map. The rezoning request "F" General Commercial with CUP for automated car wash does align with the FLU designation. The FLU category allows for the following zoning districts:

- "ER" Neighborhood Commercial Restricted
- "E" Neighborhood Commercial
- "MU-1" Low-Intensity Mixed-Use
- "MU-2" High-Intensity Mixed-Use
- "FR" General Commercial Restricted
- **"F" General Commercial**
- "G" Intensive Commercial

**\*\*Note:** There are no applicable form-based codes for this area.

The proposed zoning district will support the existing area with an appropriately scaled neighborhood-oriented commercial development. This zoning change will encourage other amenities, contributing to greater variety within the local economic market.

The following policies help to protect the neighborhood:

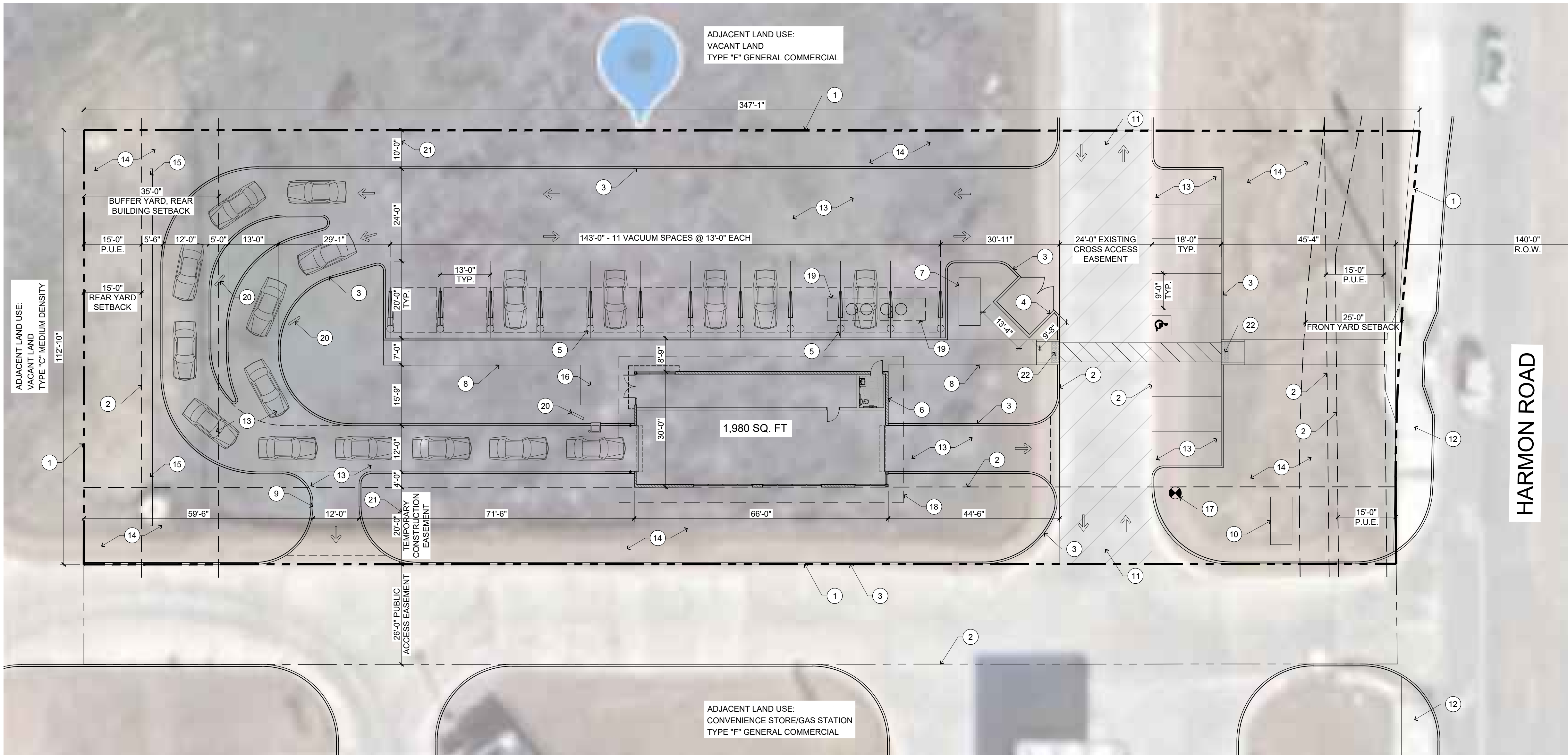
- *Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.*
- *Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.*

### Site Plan Comments

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#### **Zoning and Land Use**

The site plan complies with proposed CUP, as well as, the zoning regulations for Site plan submissions for CUP outlined in Ordinance 4.307.e ('*Site Plan Requirements*').

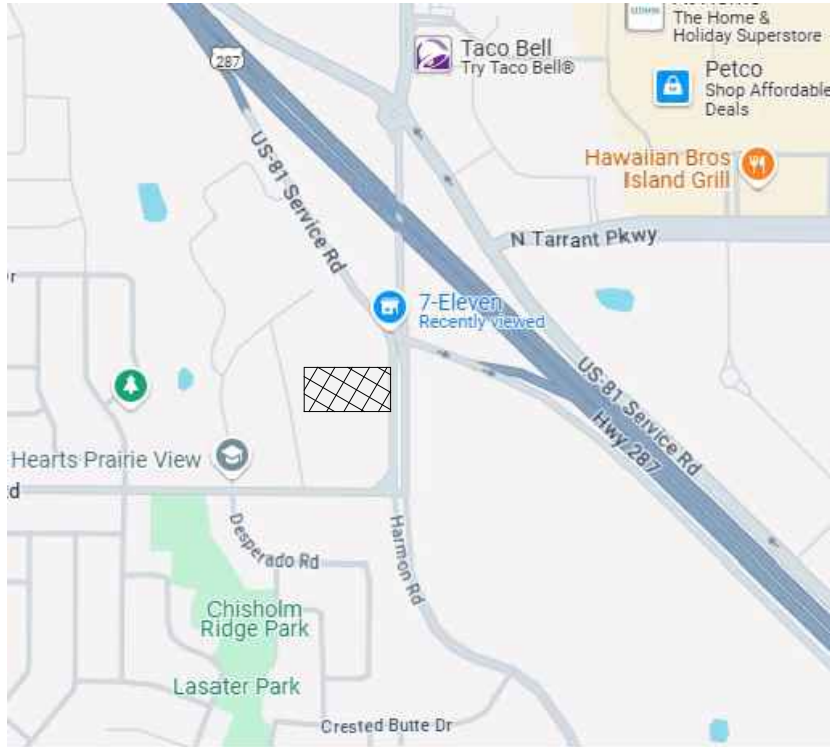


SIGNATURE - DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

**SITE PLAN**

SCALE: 1/16" = 1'-0"

**HARMON ROAD BEACH CLUB CAR WASH**  
**ZONING CASE NO. PDC-25-0047**



**VICINITY MAP**  
FORT WORTH, TEXAS

**SITE DATA**

LEGAL DESCRIPTION: TRACT ONE  
JOSIAH WALKER SURVEY,  
ABSTRACT NO. 1600,  
CITY OF FORT WORTH, TARRANT  
COUNTY, TEXAS

SITE SIZE: 0.89 ACRES  
38,599 SQ. FT.

CURRENT USE: VACANT LAND

BUILDING SIZE: 1,980 SQ. FT.  
1-STORY, 24'-10" HEIGHT

MAX. HT. ALLOWED: 3-STORY, 45 FEET

PROPOSED USE: CAR WASH WITH SELF-SERVICE  
VACUUM AMMENTITY, CAR WASH  
BUILDING CONSTRUCTION:  
MASONRY, GLAZING, POLYCAR-  
BONATE TRANSLUCENT PANELS,  
METAL TRIM & PANEL PRODUCTS

VACUUM BAYS: 11 BAYS AT 13x20' EACH

QUEUING LANES: ACCOMMODATES 13 CARS

PARKING REQUIRED: 8 SPACES  
(4 SPACES PER 1,000 SQ. FT.)

PARKING PROVIDED: 7 STANDARD SPACES  
1 ACCESSIBLE SPACE  
8 SPACES TOTAL

LANDSCAPE REQUIRED: 10% (3,860 SQ. FT.)  
2,895 SQ. FT. @ FRONT

LANDSCAPE PROVIDED: 44% (17,286 SQ. FT.)  
5,251 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
5. VACUUM EQUIPMENT / SHADE CANOPY
6. NEW PROTOTYPE CAR WASH BUILDING
7. CONCRETE PAD FOR VACUUM BAY MOTOR AND ASSOCIATED EQUIPMENT
8. 7'-0" WIDE CONCRETE SIDEWALK
9. BAIL OUT LANE
10. MONUMENT SIGN
11. FIRE LANE & EXISTING CROSS ACCESS ROAD
12. EXISTING 10'-0" WIDE CONCRETE SIDEWALK
13. CONCRETE PAVING
14. GRASS TURF LANDSCAPING
15. 8' TALL CMU SCREEN WALL
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

**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  
DATE: 05.02.25

PROJECT NUMBER: **25-012**

#	DATE:	DESCRIPTION:



PROJECT: **BEACH CLUB EXPRESS WASH**  
**PROTOTYPE**  
SW HWY 287 & HARMON RD  
FORT WORTH, TX 76131  
SHEET TITLE: **SITE PLAN**

**BOWMAN RAMON**  
DESIGN GROUP  
3104 E CAMELBACK RD,  
PHOENIX, ARIZONA 85016  
tel 480.388.5023  
ARCHITECTURE



SITE PLAN

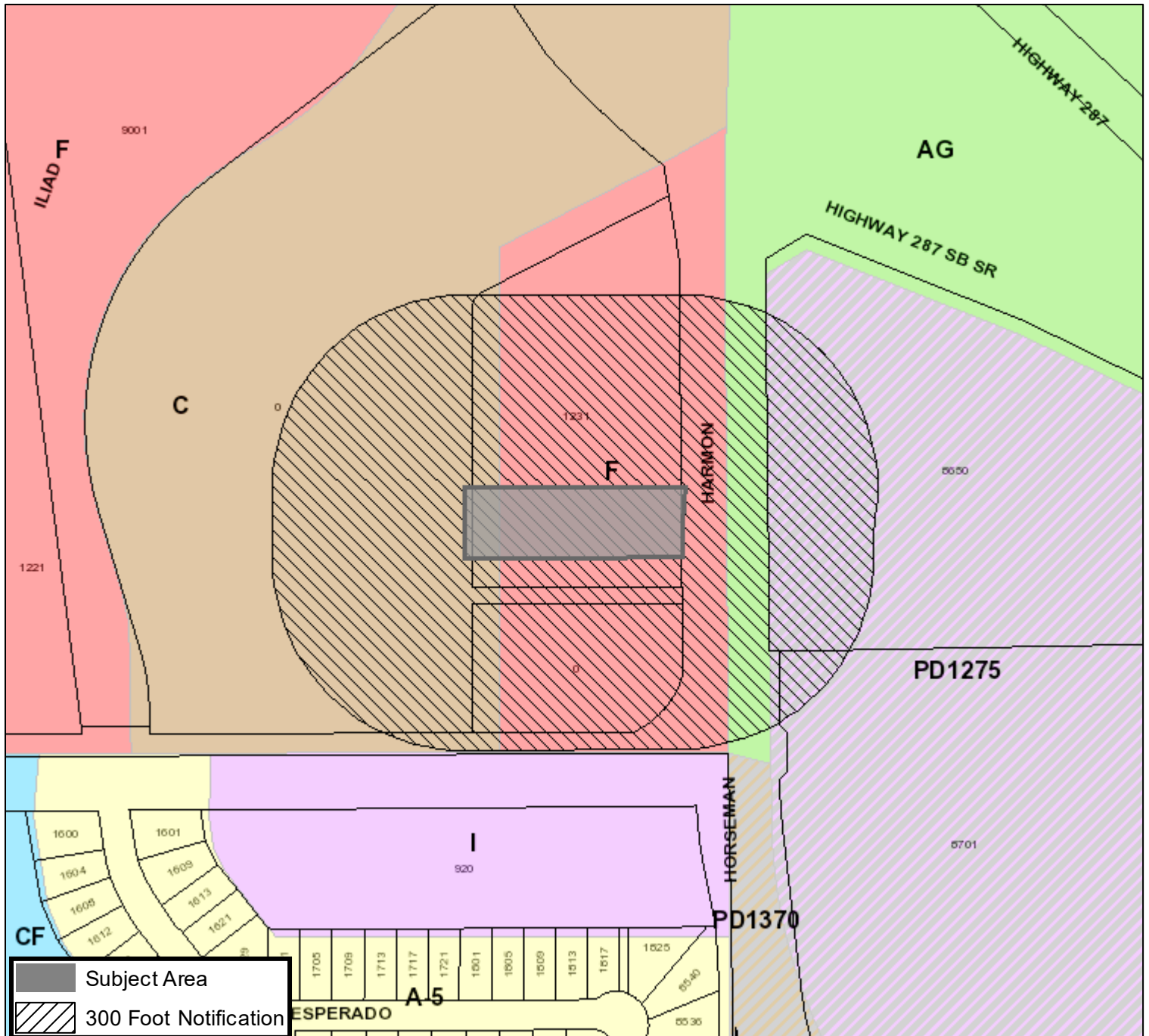
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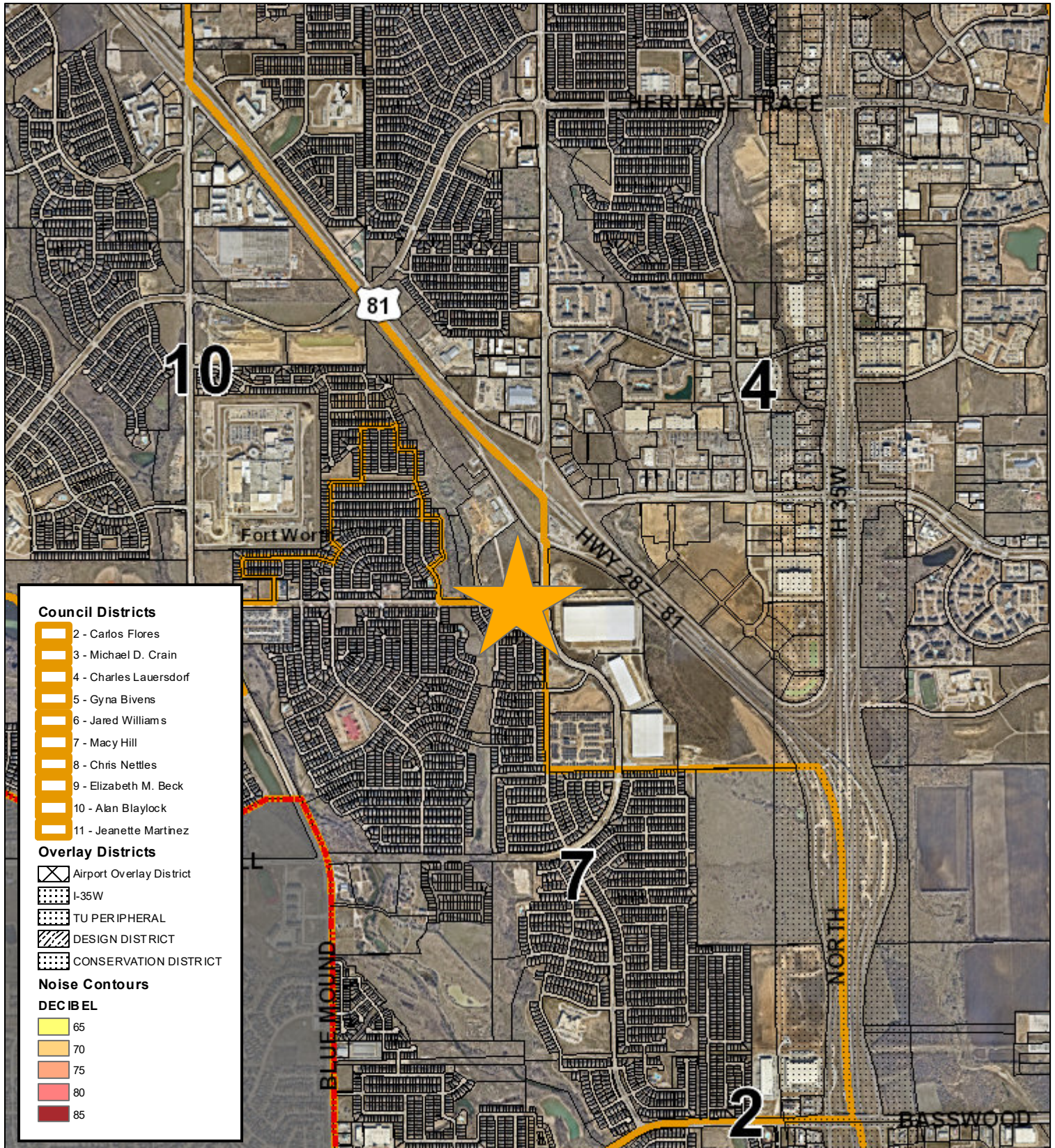
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## Area Zoning Map

Applicant: Harmon Square SEI, LLC/Bowman Ramon Design Group  
Address: 8600 block Harmon Road  
Zoning From: C, F  
Zoning To: F with CUP for automated car wash  
Acres: 0.89  
Mapsc0: Text  
Sector/District: Far North  
Commission Date: 7/9/2025  
Contact: 817-392-2806



## Area Map

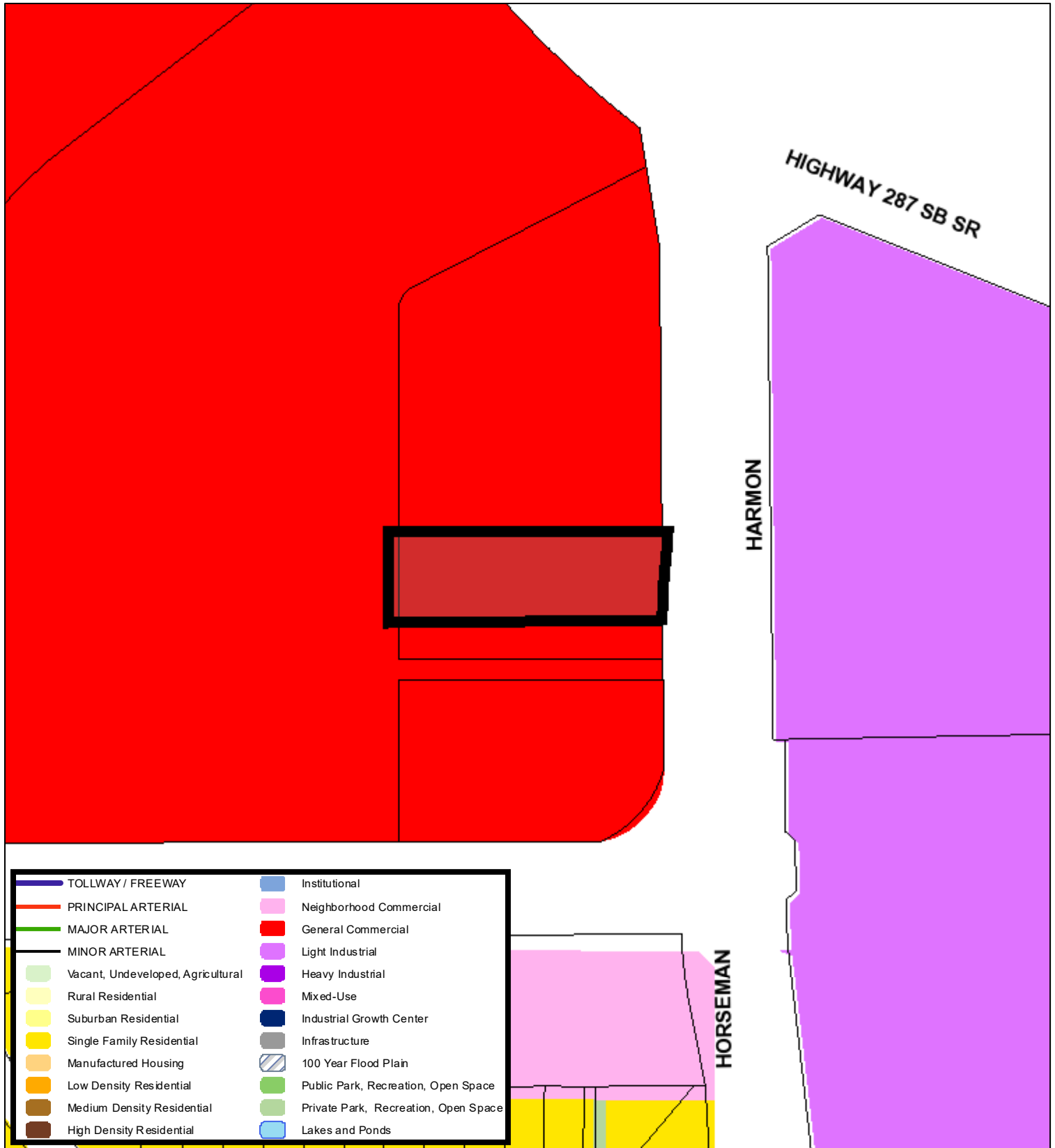


0 1,000 2,000 4,000 Feet



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## Future Land Use



160 80 0 160 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



0 105 210 420 Feet

