



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZC-25-092

Aerial Photo Map



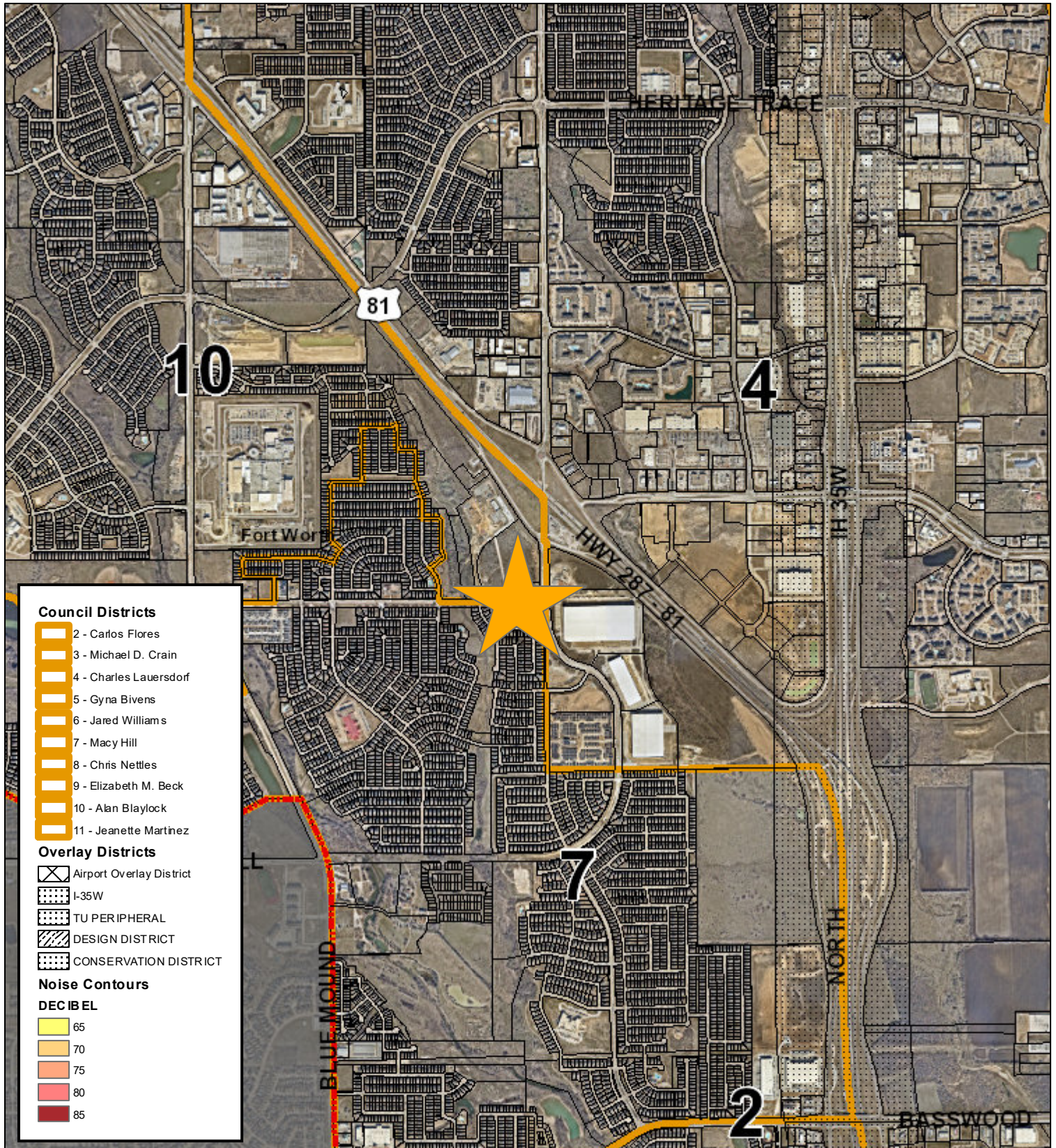
0 105 210 420 Feet





ZC-25-092

Area Map



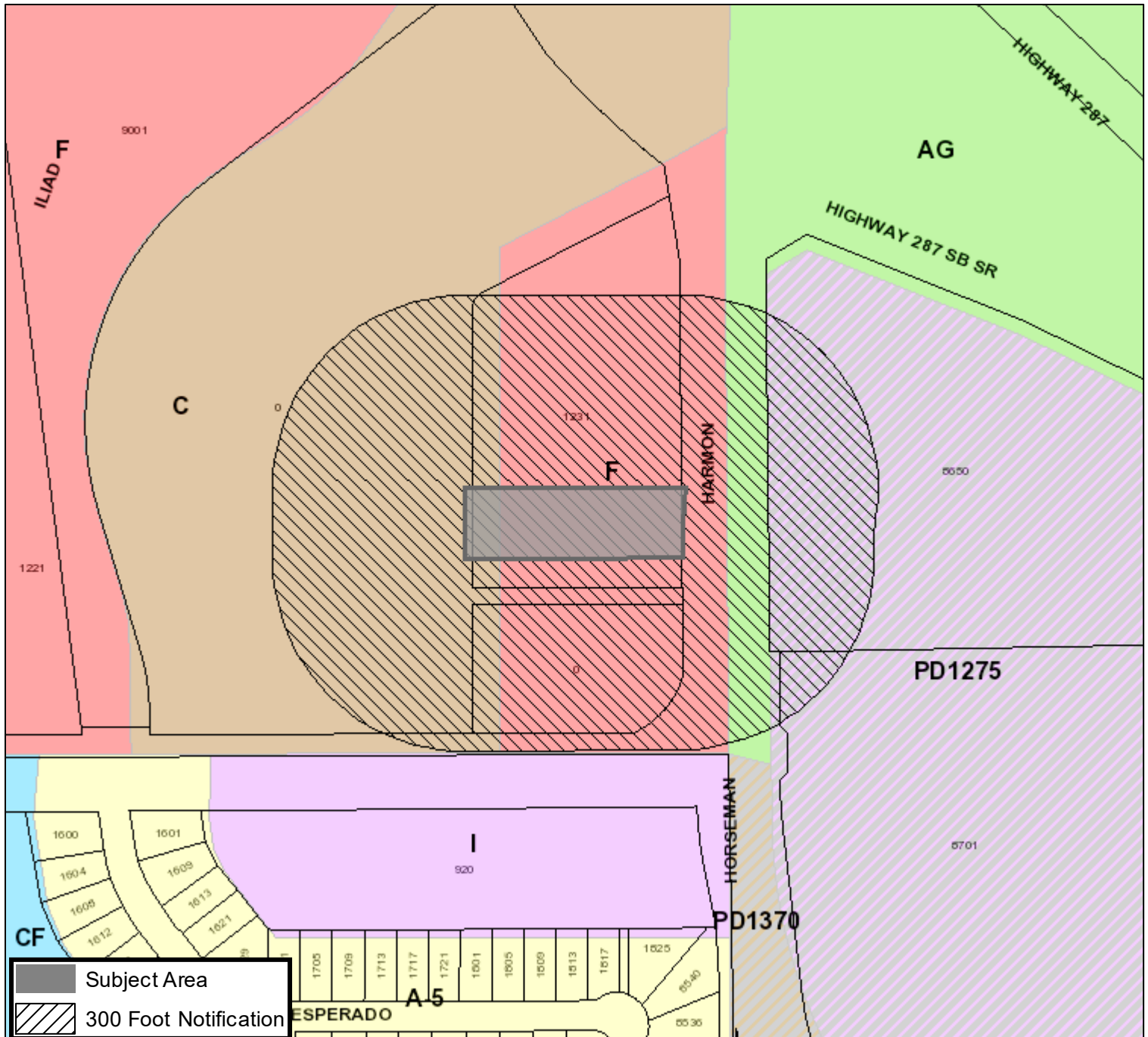
0 1,000 2,000 4,000 Feet



ZC-25-092

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



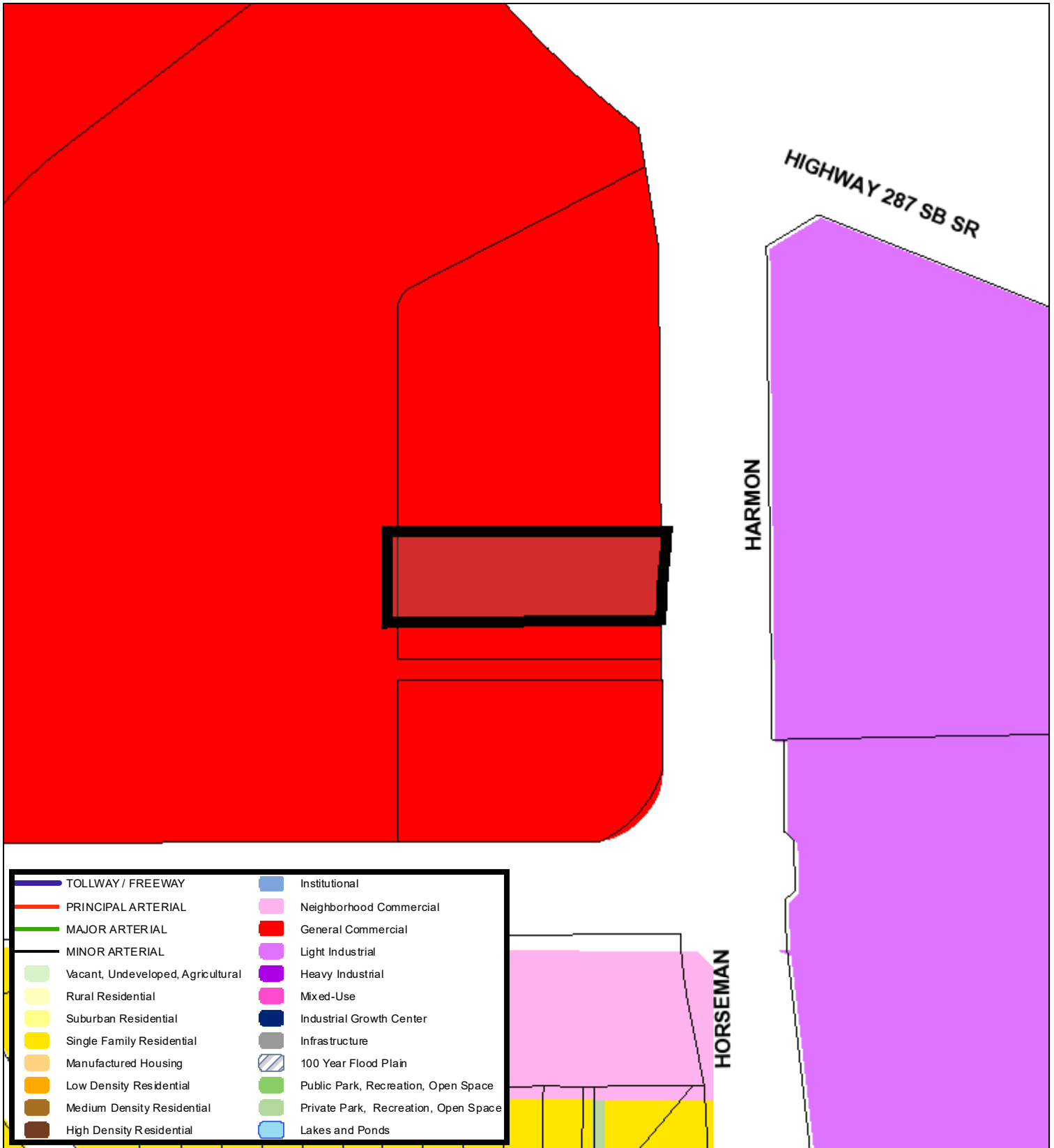
0 112.5 225 450 Feet

Created: 6/17/2025 2:20:00 PM



ZC-25-092

Future Land Use



160 80 0 160 Feet

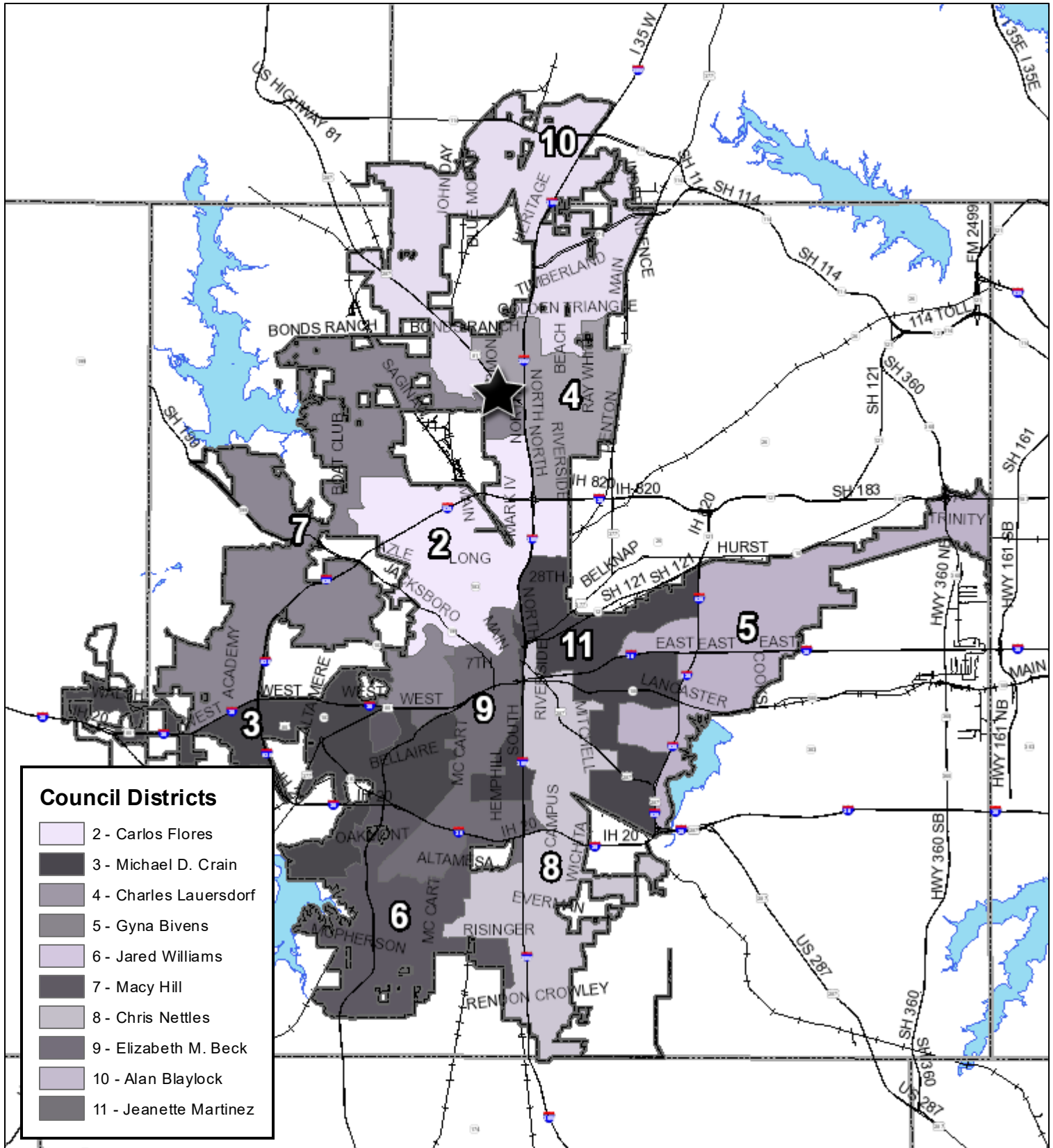
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-092

Location Map



0 2.5 5 10 Miles



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Harmon Squared SEI, LLC - Michael Schaffer

Mailing Address 5700 Granite Parkway - Suite 940 City, State, Zip Plano, TX 75024

Phone 214-888-6923 Email mschaffer@schafferconst.com

APPLICANT Bowman Ramon Design Group - Justen Cassidy

Mailing Address 3104 E. Camelback Rd. City, State, Zip Phoenix, AZ 85016

Phone 724-462-9614 Email justen@brdgpllc.com

AGENT / OTHER CONTACT Bowman Ramon Design Group - Justen Cassidy

Mailing Address 3104 E. Camelback Rd. City, State, Zip Phoenix, AZ 85016

Phone 724-462-9614 Email justen@brdgpllc.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): NWC HWY 287 & Harmon Rd - Fort Worth, TX 76131

Total Rezoning Acreage: 0.89 AC ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☐ YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☒ NO – NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 0.89 acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<div><input checked="" type="checkbox"/> Rezoning from one standard zoning district to another</div> <div><input type="checkbox"/> Rezoning to Planned Development (PD) District</div> <div><input checked="" type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay</div> <div><input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP</div>	<div><input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers)</div> <div><input type="checkbox"/> Amending a previously approved PD or CUP site plan</div> <div>Existing PD or CUP Number: _____</div> <div>Previous Zoning Case Number: _____</div>

DEVELOPMENT INFORMATION

Current Zoning District(s): F / CProposed Zoning District(s): F

Current Use of Property: Vacant Land

Proposed Use of Property: Commercial Car Wash

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

- ☐ Site Plan Included (completed site plan is attached to this application)
- ☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- ☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: F / C

Additional Use Proposed with CUP: Commercial Car Wash

Are Development Standards or Waivers being requested? ☐ Yes ☒ No If yes, please list below:

☒ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

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

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. Have you contacted the relevant Council Member to discuss your proposal? ☒ Yes ☐ No [Click to find your Council District.](#)
Macy Hill's Office has been contacted.

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☐ Yes ☐ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

City of Fort Worth has determined we are not required to notify, but District 7 office has requested we contact Chisholm Ridge and Ridgeview Owners Association. This effort is underway.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☒ No

If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma: _____

6. The following items are required with your application. Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☒ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - ☒ Site Plan meeting requirements of attached checklist (pages 7-8)
 - ☐ NA A list of all waiver requests with specific ordinance references

After reviewing the base and enhanced Zoning requirements for car washes, it is not anticipated the proposed development will require any waiver requests. Of course, as the Planning Department reviews the plans, if any become apparent, we will work to address site plan changes, or, request the waiver.

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property):



Owner's Name (Printed):

MICHAEL SCHAFER

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Justen Cassidy, R.A. - Bowman Ramon Design Group ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

Tract One - Josiah Walker Survey - Abstract No. 1600 - City of Fort Worth, Tarrant County, Texas (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

MICHAEL SCHAFER

Owner's Name (Printed)

Applicant or Agent's Signature

Justen Cassidy, R.A. - Bowman Ramon Design Group

Applicant or Agent's Name (Printed):

TRACT ONE
JOSHUA WALKER SURVEY,
ABSTRACT NO. 1600,
CITY OF FORT WORTH, TARRANT
COUNTY, TEXAS



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- ☒ Site Address and Legal Description
- ☒ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☒ Date of preparation or revision, as applicable
- ☒ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☒ Vicinity map, north arrow, and scale
- ☒ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☒ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- ☒ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☒ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☒ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☒ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☒ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☒ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☒ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ~~☐ For Multifamily Site Plans – Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.~~

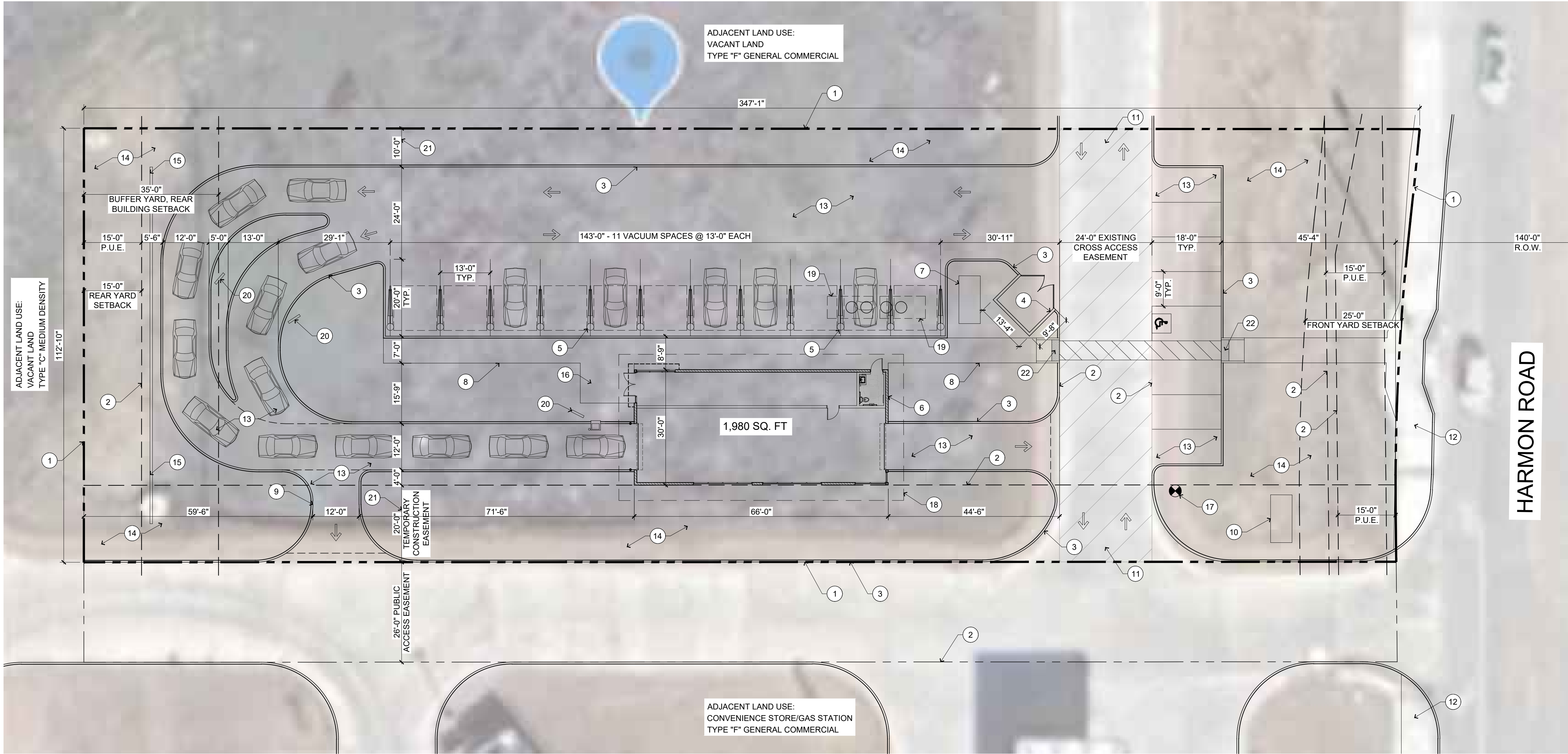
General Notes:

The following notes should be included on all site plans:

- ☒ This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- ☒ This project will comply with [Section 6.302, Urban Forestry](#).
- ☒ All signage will conform to [Article 4, Signs](#).
- ☒ All provided lighting will conform to the Lighting Code.
- ~~☐ For multifamily projects in CR, C, or D districts, also include the following note:~~
- ~~☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.~~

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.



SIGNATURE - DIRECTOR OF DEVELOPMENT SERVICES

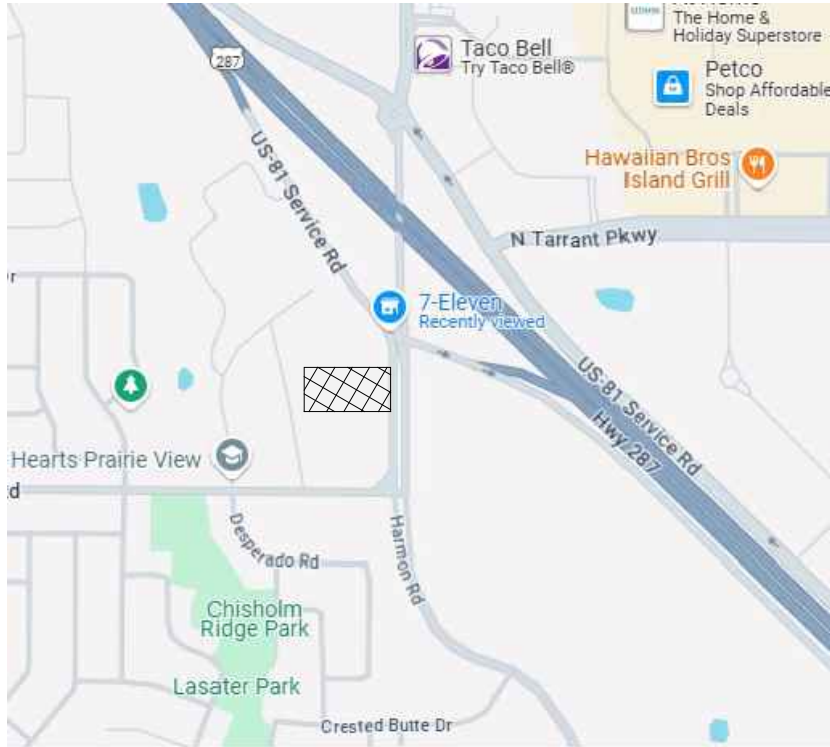
DATE

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

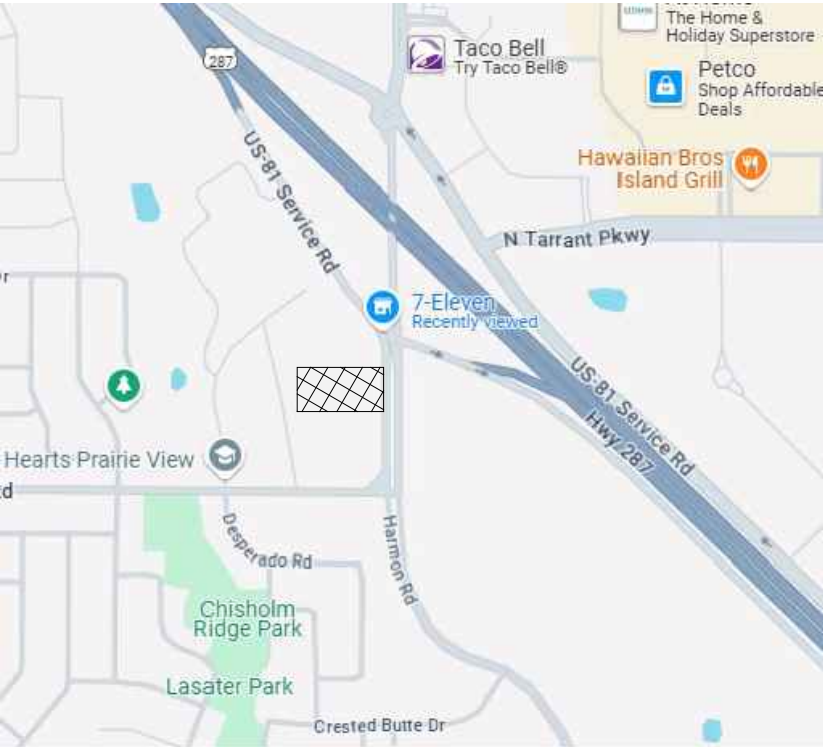
SHEET NO:

S0.1



REZONE PLAN

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



VICINITY MAP

FORT WORTH, TEXAS



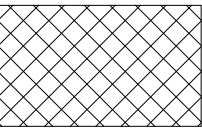
SITE DATA

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

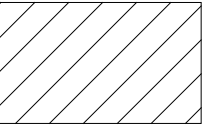
SITE SIZE: 0.89 ACRES
38,599 SQ. FT.

CURRENT USE: VACANT LAND

CURRENT ZONE: F - GENERAL COMMERCIAL



C - MEDIUM DENSITY*



* REZONE THE "C" PORTION OF THE PARCEL TO "F"

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: REZONE PLAN



BOWMAN RAMON
DESIGN GROUP

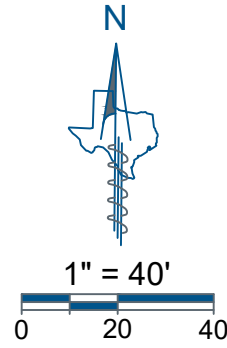
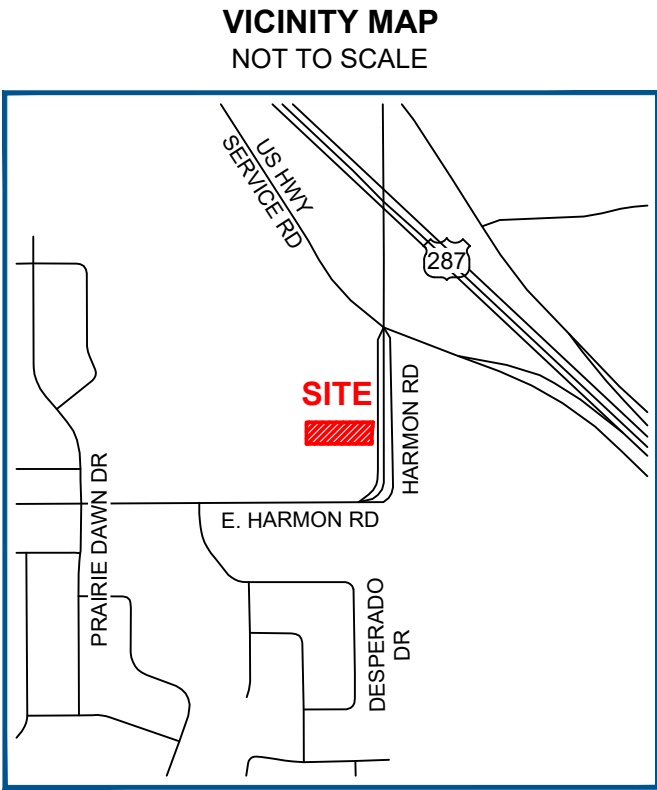
3104 E CAMELBACK RD,
PHOENIX, ARIZONA 85016
tel 480.388.5023
ARCHITECTURE



REZONE PLAN

SHEET NO:

S0.2



TRACT ONE

Being a 0.89 acre tract of land out of the Josiah Walker Survey, Abstract No. 1600, situated in the City of Fort Worth, Tarrant County, Texas, being a portion of a called 37.5258 acre tract of land conveyed to Nathan Bontke by deed of record in Document Number D215280707 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bound as follows:

BEGINNING, at a 5/8 inch iron rod with orange plastic cap stamped "SPOONER 5922" found in the West right-of-way line of E. Harmon Road (right-of-way width varies), being the common East line of said 37.5258 acre tract, and being the most Easterly Northeast corner of a called 14.1838 acre tract of land conveyed to DD East Harmon, LLC by deed of record in Document Number D221165818 of said Official Public Records;

THENCE, leaving the West right-of-way line of E. Harmon Road, along the North and East lines of said 14.1838 acre tract, the following two (2) courses and distances:

- S 89°58'35"W, a distance of 340.95 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N 00°00'17"E, a distance of 112.82 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, S 89°57'53"E, leaving the East line of said 14.1838 acre tract, over and across said 37.5258 acre tract, a distance of 347.04 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving West right-of-way line of Harmon Road and the common East line of said 37.5258 acre tract;

THENCE, along the curving West right-of-way line of Harmon Road and the common East line of said 37.5258 acre tract, the following three (3) courses and distances:

- Along a non-tangent curve to the right, having a radius of 990.00 feet, a chord bearing of S05°46'31"W, a chord length of 23.73 feet, a delta angle of 01°22'25", an arc length of 23.73 feet to a 1/2 inch iron rod found;
- Along a reverse curve to the left, having a radius of 610.00 feet, a chord bearing of S02°57'04"W, a chord length of 74.71 feet, a delta angle of 07°01'18", an arc length of 74.76 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CARTER AND BURGESS" found;
- S00°33'22"E, a distance of 14.25 feet to the **POINT OF BEGINNING**, and containing an area of 0.89 acres (38,599 square feet) of land, more or less.

TRACT TWO (EASEMENT ESTATE)

Non-exclusive Easement Estate as created by that certain Utility Easement Agreement executed by and between GREAT HEARTS AMERICAN - TEXAS, a Texas nonprofit corporation, NATHAN BONTKE, 287 COMMERCIAL, LLC, HARMON ROAD/287 PARTNERS, L.P., and DD EAST HARMON, LLC, a Georgia limited liability company dated June 9, 2021, filed June 9, 2021, recorded in Clerk's File No. D221165821, Real Property Records, Tarrant County, Texas.

GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by Chicago Title Insurance Company, an effective date of January 15th, 2024 at 8:00 a.m. and issued on January 25th at 8:00 a.m. This survey is only valid for G.F. No. 2001658T. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- The underground utility locations, if shown on this survey, are approximate and based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- There are no visible encroachments or overlapping of improvements except as shown hereon.
- There were no buildings observed on the subject property in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AiTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 and is located in Community Number 480596 as shown on Map Number 48439C0065L. The location of the Flood Zone is approximate. For the exact Flood Zone designation, please contact 1-877 FEMA MAP.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

CALLED 14.1838 ACRES
DD EAST HARMON, LLC
DOC. NO. D221165818
O.P.R.T.C.T.

(REMAINDER)
CALLED 37.5258 ACRES
NATHAN BONTKE
DOC. NO. D215280707
O.P.R.T.C.T.

TRACT ONE
0.89 ACRES
38,599 SQ. FT.

(REMAINDER)
CALLED 37.5258 ACRES
NATHAN BONTKE
DOC. NO. D215280707
O.P.R.T.C.T.

(REMAINDER)
CALLED 37.5258 ACRES
NATHAN BONTKE
DOC. NO. D215280707
O.P.R.T.C.T.

JOSIAH WALKER SURVEY
ABSTRACT NO. 1600

E. HARMON ROAD
120' RIGHT-OF-WAY

SURVEYORS CERTIFICATION

This survey is certified to Title Partners, LLC, Chicago Title Insurance Company, Harmon Square 2, LLC, a Texas limited liability company, Nathan Bontke and is only valid for G.F. No. 2001658T with an effective date of January 15th, 2024 at 8:00 a.m. and issued on January 25th, 2024 at 8:00 a.m.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on January 30th, 2024.

This map or plat was prepared on 02-05-24

Matthew Raabe
R.P.L.S. # 6402



SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Chicago Title Insurance Company with G.F. No. 2001658T listed below:

- The following restrictive covenants of record itemized below:
Covenants, conditions and restrictions recorded in/under Cabinet A, Slide 12964 of the Plat Records of TARRANT County, Texas; Clerk's File No. D214072908 of the Real Property Records of TARRANT County, Texas, and those contained in Reciprocal Easement, Covenant, Conditions and Restriction Agreement recorded in Clerk's File No. D221165822, Real Property Records, Tarrant County, Texas, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
AFFECTS: TRACT ONE & TRACT TWO

- 10(l.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Electric Service Company
Purpose: As provided in said document
Recording Date: February 9, 1968
Recording No: Volume 4520, Page 52, Real Property Records, Tarrant County, Texas
UNABLE TO LOCATE AS DESCRIBED IN RECORD DOCUMENT

- 10(n.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Enterprise Texas Pipeline LLC
Purpose: As provided in said document
Recording Date: August 12, 2009
Recording No: Clerk's File No. D209216341 and D209278476, Real Property Records, Tarrant County, Texas and as affected by Right of Way Easement filed September 12, 2019, recorded under Clerk's File No. D215207429, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT TWO

- 10(o.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Enterprise Texas Pipeline LLC, a Texas limited liability company
Purpose: As provided in said document
Recording Date: September 23, 2009
Recording No: Clerk's File No. D209254132, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT TWO

- 10(p.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Enterprise Texas Pipeline LLC, a Texas limited liability company
Purpose: As provided in said document
Recording Date: September 23, 2009
Recording No: Clerk's File No. D209254135, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT TWO

- 10(q.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Atmos Energy Corporation, a Texas and Virginia corporation
Purpose: As provided in said document
Recording Date: November 25, 2014
Recording No: Clerk's File No. D214257625, as affected by First Amendment in Clerk's File No. D221165815, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT TWO

- 10(r.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Fort Worth
Purpose: As provided in said document
Recording Date: September 12, 2019
Recording No: Clerk's File No. D219207429, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT TWO

- 10(s.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Great Hearts America-Texas, a Texas nonprofit corporation
Purpose: As provided in said document
Recording Date: June 9, 2021
Recording No: Clerk's File No. D221165820, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT TWO

- 10(t.) Matters contained in that certain document:

Entitled: Utility Easement Agreement
Dated: June 9, 2021
Executed by: Great Hearts America-Texas, a Texas nonprofit corporation, Nathan Bontke, 287 Commercial, LLC, Harmon Road/287 Partners, L.P. and DD East Harmon, LLC, a Georgia limited liability company
Recording Date: June 9, 2021
Recording No: Clerk's File No. D221165821, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT ONE

- 10(u.) Terms, conditions, provisions, and obligations of easement(s) and rights incidental thereto, as granted in a document:

Granted to: Nathan Bontke
Purpose: As provided in said document
Recording Date: June 9, 2021
Recording No: Clerk's File No. D221165821, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT ONE & TRACT TWO

- 10(v.) Matters contained in that certain document:

Entitled: Reciprocal Easement, Covenant, Condition and Restriction Agreement
Dated: June 9, 2021
Executed by: 287 Commercial, LLC, a Texas limited liability company, Great Hearts America-Texas, a Texas nonprofit corporation, Nathan Bontke and DD East Harmon, LLC, a Georgia limited liability company
Recording Date: June 9, 2021
Recording No: Clerk's File No. D221165822, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT TWO

- 10(w.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Fort Worth
Purpose: As provided in said document
Recording Date: May 17, 2022
Recording No: Clerk's File No. D222127787, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT ONE & TRACT TWO

- 10(x.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Fort Worth
Purpose: As provided in said document
Recording Date: May 19, 2022
Recording No: Clerk's File No. D222129926, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT TWO

- 10(y.) Building setback lines, easements and/or other matters and rights incidental thereto as set out on Plat recorded in Clerk's File No. D221144088, Map/Plat Records, Tarrant County, Texas.

AFFECTS: TRACTS ONE & TWO

- 10(z.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Fort Worth
Purpose: As provided in said document
Recording Date: September 9, 2022
Recording No: Clerk's File No. D222233373, Real Property Records, Tarrant County, Texas
AFFECTS: TRACTS ONE & TWO

- 10(aa.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Fort Worth
Purpose: As provided in said document
Recording Date: September 9, 2022
Recording No: Clerk's File No. D222233383, Real Property Records, Tarrant County, Texas
AFFECTS: TRACTS ONE & TWO

- 10(bb.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Fort Worth
Purpose: As provided in said document
Recording Date: August 21, 2023
Recording No: Clerk's File No. D223150522, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT ONE

- 10(cc.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Fort Worth
Purpose: As provided in said document
Recording Date: August 21, 2023
Recording No: Clerk's File No. D223150526, Real Property Records, Tarrant County, Texas
AFFECTS: TRACT ONE

- 10(dd.) Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Fort Worth
Purpose: As provided in said document
Recording Date: August 21, 2023
Recording No: Clerk's File No. D223150539, Real Property Records, Tarrant County, Texas
DOES NOT AFFECT

ALTA / NSPS LAND TITLE SURVEY

Being 0.89 Acres of land out of the
Josiah Walker Survey, Abstract Number 1600
in the City of Fort Worth, Tarrant County, Texas

LEGEND

- | | | | |
|--------------|--|-------------|---------------------|
| ○ | Boundary Monumentation | Water Valve | Utility Vault |
| CIRF | Capped Iron Rod Found | Guy Wire | Sanitary Manhole |
| CIRS | Capped Iron Rod Stamped "Eagle Surveying Set" | Power Pole | Storm Drain Manhole |
| IRF | Iron Rod Found | Light Pole | Cable Riser |
| POB | Point of Beginning | Wire Fence | |
| DOC. NO. | Document Number | OHU | Overhead Utilities |
| O.P.R.T.C.T. | Official Public Records, Tarrant County, Texas | | |

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 00°33'22" E	14.25	
L2	S 00°33'22" E	26.00	

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.73	990.00'	1°22'25"	S 05°46'31" W	23.73
C2	74.76	610.00'	7°01'18"	S 02°57'04" W	74.71
C3	97.59	990.00'	5°38'54"	N 02°15'52" E	97.55

JOB NUMBER	2201.009-11
DATE	02/05/2024
REVISION	-
DRAWN BY	CMW



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PROPERTY ADDRESS

E. HARMON ROAD
FORT WORTH, TX