



# Zoning Staff Report

**Date:** February 8, 2022

**Case Number:** ZC-21-230

**Council District:** 7

## Zoning Map Amendment & Site Plan

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Fortune 88, LLC /  
Kelly Hart & Hallman LLP, Ray Oujesky and Kimley Horn, John Ainsworth

**Site Location:** 1500 E. Bonds Ranch Road

**Acreage:** 29.385 acres

### Request

**Proposed Use:** Detached Multifamily

**Request:** From: "I" Light Industrial

To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development standards for front yard setbacks, front yard fencing, open space, building orientation, and a waiver to the MFD submittal, site plan included.

### Recommendation

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 5-3**

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## Project Description and Background

The site is located on the south side of East Bonds Ranch Road, approximately one (1) mile to the east of Highway 287 in Council District 7. The site is proposed to be zoned as a “PD” Planned Development with a base zoning district of “D” High Density Multifamily. The site is proposed to support a detached multifamily community, which shares characteristics of an apartment community and a single-family neighborhood, but is considered to be a hybrid of the two. They are also sometimes referred to as ‘cottage communities’.

These types of developments are entire communities and neighborhoods that look and feel more like a traditional single-family neighborhood than a standard apartment complex. Although most are rental, some may be rent-to-own or condominium. Like other multifamily developments, they are professionally managed and include amenities.

The proposed development consists of 196 total dwelling units, with a density of approximately seven (7) units per acre, below the density cap of 32 units per acre. The units will be a mix of two (2) and three (3) bedroom units. The site will also feature shared community space/amenities and a mix of surface, carport, and garage parking spaces.

The proposed zoning change would create a Planned Development with waivers to the standards listed below:

9. DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS:
  - 9.1. FENCING MAY BE LOCATED BETWEEN THE BUILDINGS AND ROW.
  - 9.2. UNITS SHALL BE ALLOWED TO FRONT, SIDE, OR BACK A PUBLIC RIGHT-OF-WAY.
  - 9.3. THE MINIMUM FRONT YARD SETBACK REQUIREMENT WILL BE 10-FEET.
  - 9.4. THE MINIMUM OPEN SPACE REQUIREMENT WILL BE 25%.
  - 9.5. A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT (WAIVER REQUESTED)

Staff does not have an issue with any of the waivers listed. All other “D” zoning development standards will be met. As with any official Site Plan, if there are any changes to the Site Plan in the future then the applicant/property owner will need to go through the entire zoning process again from start to finish.

At the Zoning Commission hearing on January 12<sup>th</sup>, 2022, the developer offered the following modifications to the Site Plan as concessions to the adjoining neighborhoods most proximal to the proposed development. The conditions are itemized below, and the Site Plan has been updated to reflect their inclusion.

1. *Revise the Site Plan to show only one-story homes facing lots on Saltbrush Street in the adjacent Hawthorne Meadows subdivision.*

2. *Revise the Site Plan to show a masonry precast eight-foot privacy fence in place of the eight-foot privacy wood fence for homes facing lots on Saltbrush Street in the adjacent Hawthorne Meadows subdivision.*
3. *An additional condition does not constitute a change to the Site Plan because it involves private open space of the Hawthorne Meadows HOA, but subject to HOA approval, the developer will plant in the HOA private space crape myrtles on five foot centers of a sufficient maturity to provide growth for screening for the lots along Saltbrush Street in the adjacent Hawthorne Meadows subdivision, with no maintenance obligation of the developer.*

The following additional comments were provided by other reviewing City departments:

**T/PW** - 12/16/2021

Transportation (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

1. Master Thoroughfare Plan (MTP). Bonds Ranch Road is on the MTP as a Neighborhood Connector with 2 lanes in each direction, a 10 foot shared pedestrian and bike path and a standard median. Right of way dedication and left turn may be required.

**Fire** - 12/28/2021

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

Fire has concerns about the size of the "cottage" structures (+/- 1400 sq feet-pink buildings on site plan) located behind or "stacked" behind even larger structures. The heavier fire load due to the larger size, remoteness from a fire lane, and potential delays in locating the structures pose challenges to responding fire units. Delays can be expected in EMS response, as well.

1. FYI: Two points of access are required.

Access Point 1 is a divided access point to Bonds Ranch Road. Where divided by a median, the minimum fire lane width is 20' on each side of the median.

Access Point 2 from Little Falls Trail is a gated entry. The minimum width for this entry point is 26'. The gate must be a minimum of 20' wide when fully opened and equipped with a Knox Lock.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.2 Secondary Access

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.6 Security Gates

2. FYI: Internal emergency access easements must be recorded and named for addressing purposes.

3. FYI: Remote or "stacked" buildings must be signed according to Planning and Addressing Standards-signage shall be posted in plain view from the street in front. Sprinkler systems may be required in the remote structures.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.1 Buildings and Facilities (hose lay)

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 505.1 Premises Identification

Section VI.10: Posting of an Address, Rear Structures

4. Gas well setbacks are shown correctly for a Non-permitted pad site and the lift compressor.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.3 Existing Gas Wells

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.4.2 Existing Lift Compressor

**FYI COMMENTS:**

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/owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at [www.fortworthtexas.gov/Fire/](http://www.fortworthtexas.gov/Fire/) (click on Bureau of Fire Prevention)

## Surrounding Zoning and Land Uses

North n/a (City of Haslet) / residential  
East “I” Light Industrial / industrial park & undeveloped  
South “A-5” One Family Residential / residential  
West “A-5” One Family Residential / residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.  
The following organizations were emailed on December 28, 2021:

Organizations Notified	
North Fort Worth Alliance	Reata Ranch HOA
Tehama Ridge HOA*	Northwest ISD
Streams And Valleys Inc	Trinity Habitat for Humanity

\* Located closest to this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

Current land uses in the vicinity of the site are predominately single family residential in nature. Neighborhoods to the west and south are within the City of Fort Worth and are developed to “A-5” residential standards. Across Bonds Ranch Road to the north is the City of Haslet, which features an established residential neighborhood of single-family houses on large lots. The land to the east is currently undeveloped but is currently zoned for “I” Light Industrial, which has the potential for future nuisances between the proposed cottage community and future industrial users based on adjacency.

The site is located on a major arterial road (Bonds Ranch Road) which is part of the City’s adopted Master Thoroughfare Plan. While the Site Plan depicts a secondary gated access point connecting to Little Falls Trail, most of the ingress and egress will be directed onto Bonds Ranch Road, and does not provide any practical neighborhood connectivity. The site is within one mile of Highway 287 and two miles from Interstate 35-W.

Based on the quasi-single family nature of this style of development, the proposed zoning **is compatible** with the current surrounding land uses.

## Comprehensive Plan Consistency – Far North

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The 2021 Comprehensive Plan currently designates the subject property as future Light Industrial, which envisions future development aligned with “I” Light Industrial zoning, commercial zoning, or “MU-2” High Intensity Mixed Use zoning. The current proposal for a “PD/D” Planned Development with a base of High Density Multifamily is not supported by the future land use designation.

Additionally, the development does not appear to support any of the 15 policies applicable to the Far North Sector found in Appendix C of the 2021 Comprehensive Plan.

The proposed “PD-D” zoning **is not consistent** with the adopted Comprehensive Plan. If the change of zoning is approved, staff suggests that the Comprehensive Plan be updated to reflect the change.

## Economic Development Plan

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The Far North sector of the City is not directly addressed in the 2017 Economic Development Strategic Plan, which focuses on development strategies for established interior neighborhoods rather than the periphery of the City. However, the plan does call for providing a variety of housing choice throughout Fort Worth, as well as increasing the supply of housing to help alleviate pressure on rising costs of living.

## Site Plan Comments

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### Zoning and Land Use

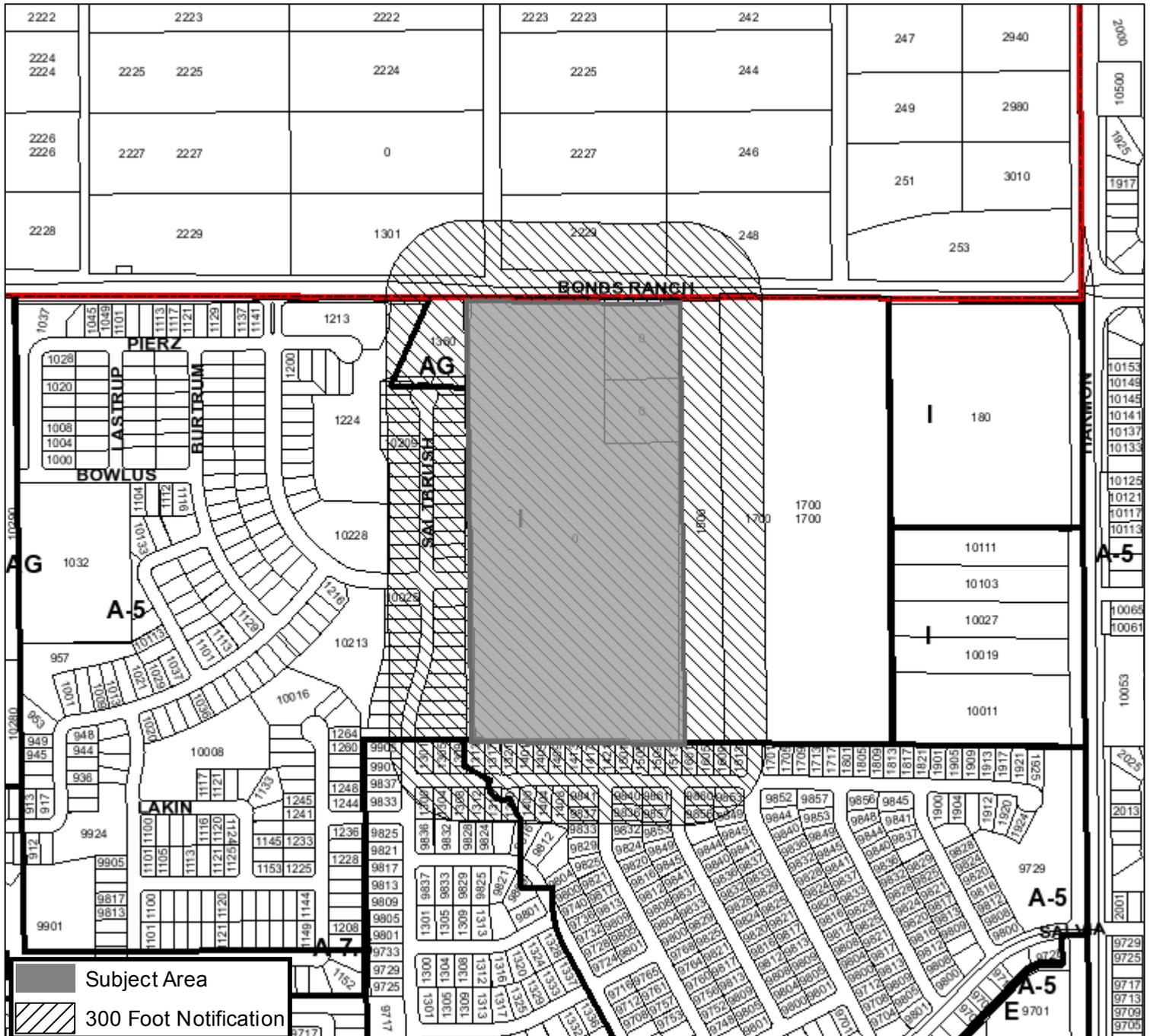
All land use related comments have been addressed with the latest Site Plan submitted on January 20<sup>th</sup>.

- ~~Clarify how the gas well will be accessed in the future if the Site Plan is built as presented. Will the gas well be fenced off?~~
  - ~~Clarify fencing plans. Eastern property line shows 8’ iron privacy fence. Western property line shows iron privacy fence but no height specified, then states wood privacy fence at edge of yards. No fences are shown at northern property line, though fencing between building & street is referenced as a waiver. No fences are shown on the southern portion of the site, to separate the dwelling units from the detention pond and gas well site (see comment #2 above regarding gas well).~~
  - ~~Revise Open Space diagram. Remove areas outside of fenced perimeter as well as any areas not meeting the minimum dimension of 25’x 25’. Revise open space calculations accordingly.~~
  - ~~Revise Total Open Space under Site Summary to only include Common Area. Private Patios do not count towards total open space amount.~~
  - ~~Modify signature line to “Director of Development Services”~~
  - ~~Modify ZC-21-XXX to ZC-21-230~~
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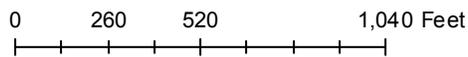


# Area Zoning Map

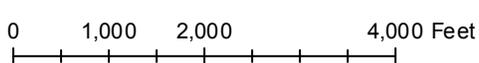
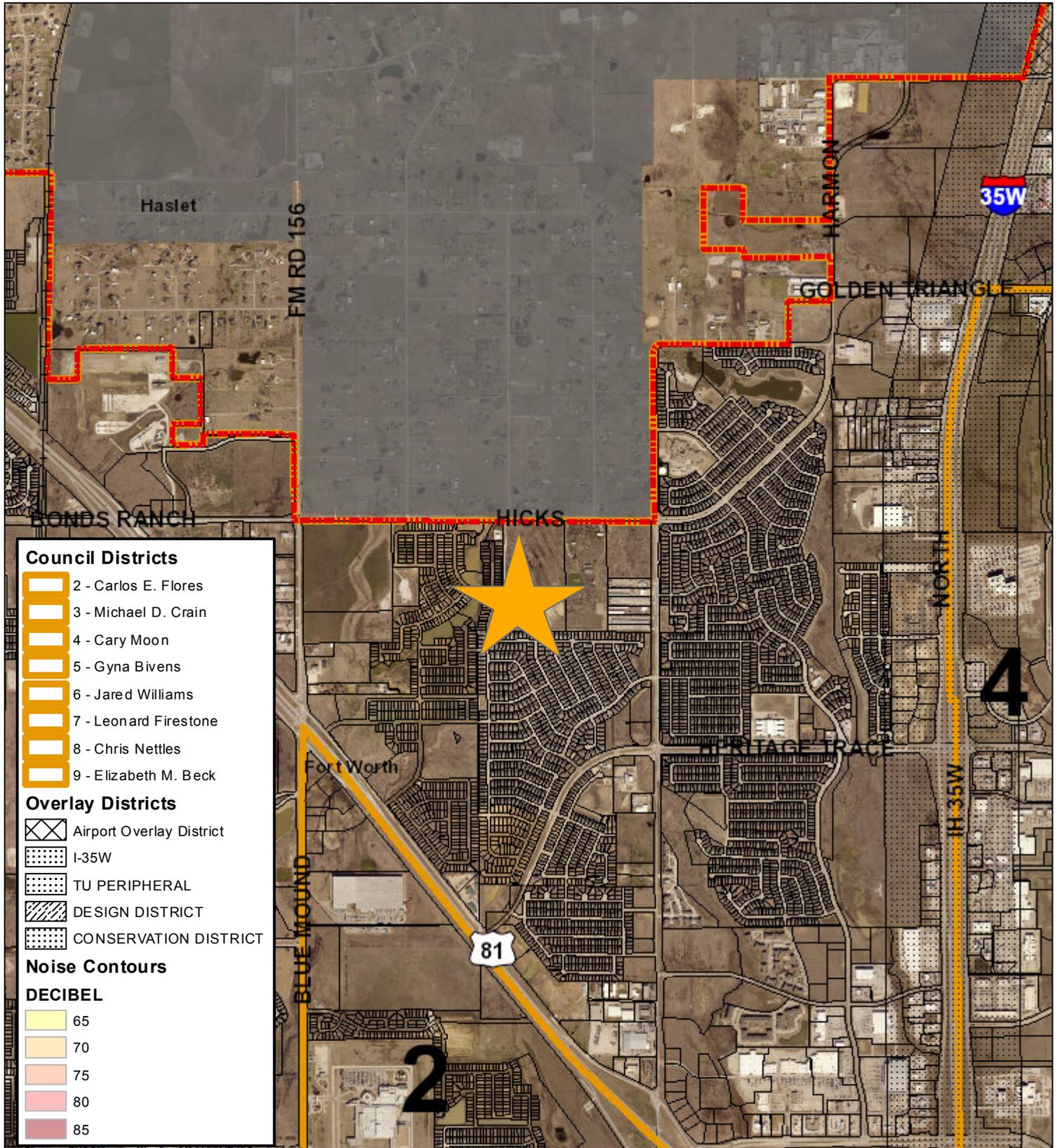
Applicant: Fortune 88, LLC  
 Address: 1300 - 1500 blocks E. Bonds Ranch Road  
 Zoning From: I  
 Zoning To: Planned Development for Multifamily Residential High Density  
 Acres: 29.38708077  
 Mapsco: 20RV  
 Sector/District: Far North  
 Commission Date: 1/12/2022  
 Contact: 817-392-8043



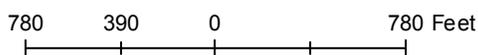
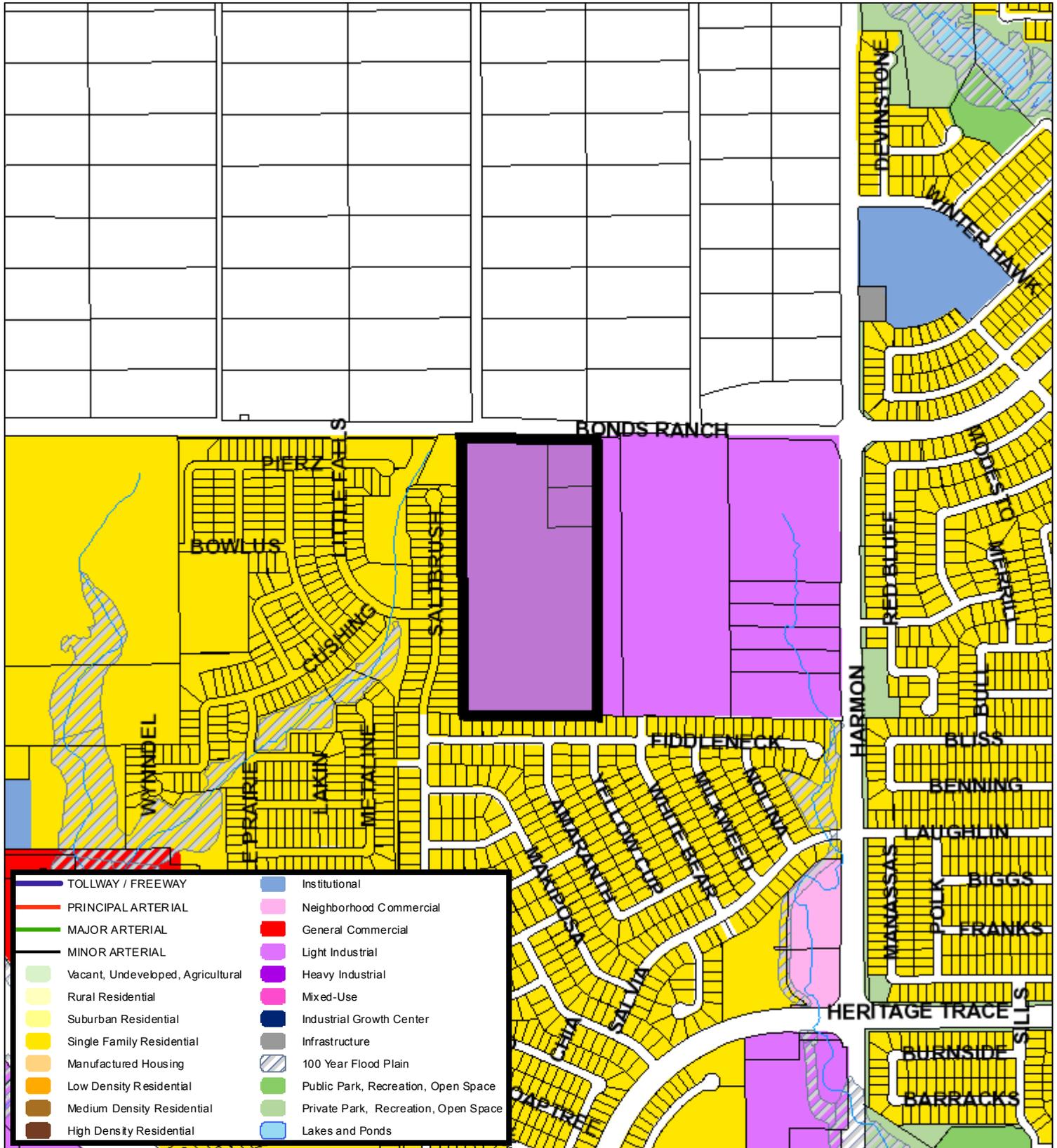
 Subject Area  
 300 Foot Notification



### 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

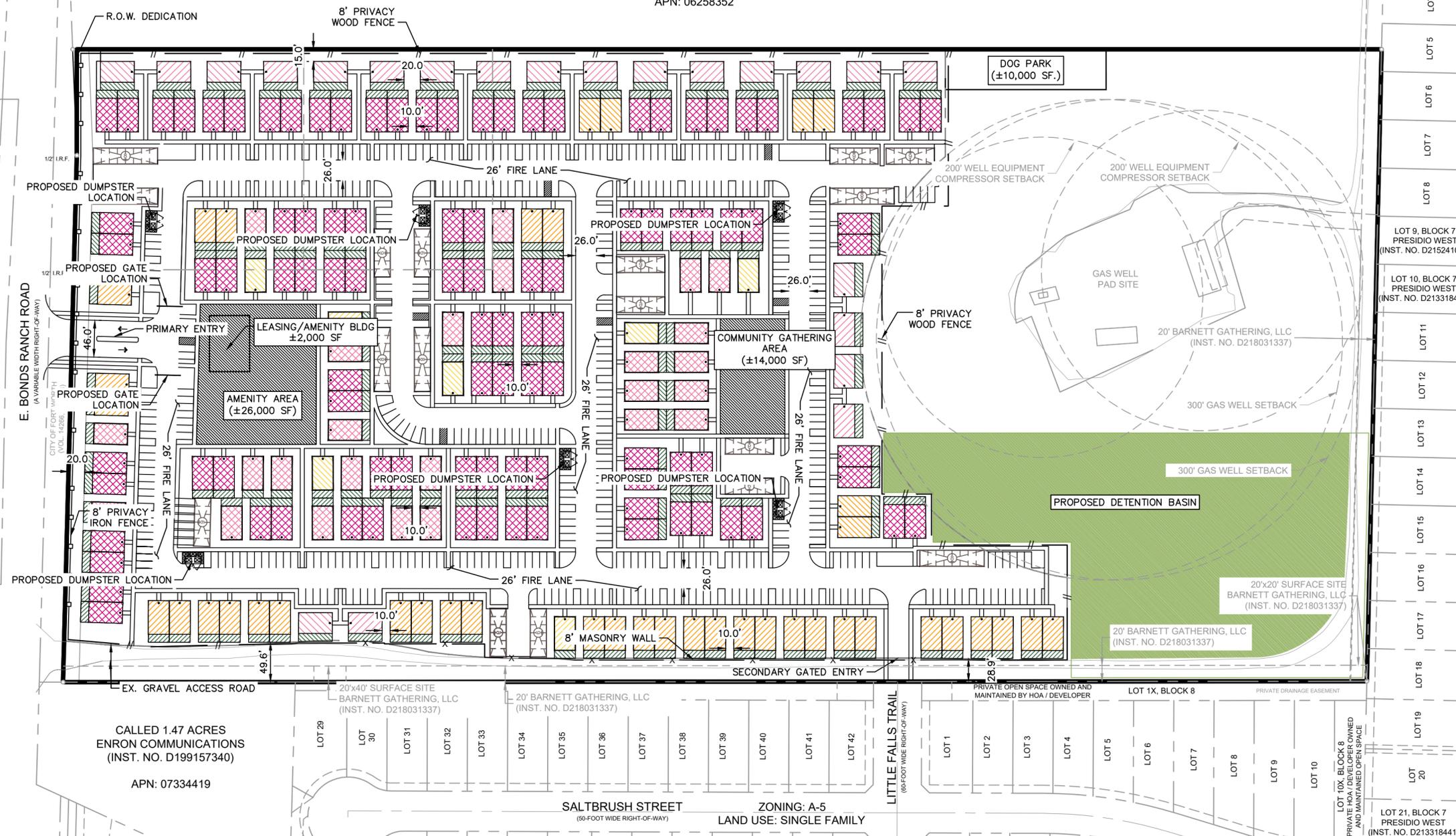
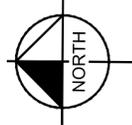
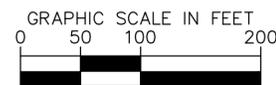


0 487.5 975 1,950 Feet



REMAINDER OF  
CALLED 34.4 ACRES  
BENNETT GREGORY  
(INST. NO. D210210849)  
APN: 06258352

ZONING: I  
LAND USE: VACANT



**SITE SUMMARY**  
 Total Area: 29.3775 ac.  
 R.O.W. Dedication: 0.0079 ac.  
 Gas Well Pad: 1.0881 ac.  
 Net Site Area: 28.2815 ac

Total Units: 196 units  
 Density: ±6.7 du/ac

Building Types:  
 142 units - Duets (72%)  
 54 units - Singles (28%)  
 196 units - Total

Plan Type	Stories	GSF	NSF	# Units
P1 - 2bd, 2ba	1-story	±1,050sf	±980sf	51 units - 26%
P2 - 3bd, 2ba	2-story	±1,410sf	±1,310sf	145 units - 74%
<b>Total</b>		<b>±258,000 sf</b>	<b>±239,930sf</b>	<b>196 units</b>

Parking Required:  
 2bd: 51 units x 2 sp/unit = 102 Spaces  
 3bd: 145 units x 3 sp/unit = 436 Spaces  
 Amenity Building: 2000 sf x 1/250 sf = 8 Spaces  
**Total: 545 Spaces**

Parking Provided:  
 114 Spaces - Garages  
 436 Spaces - Open Parking  
 550 Spaces

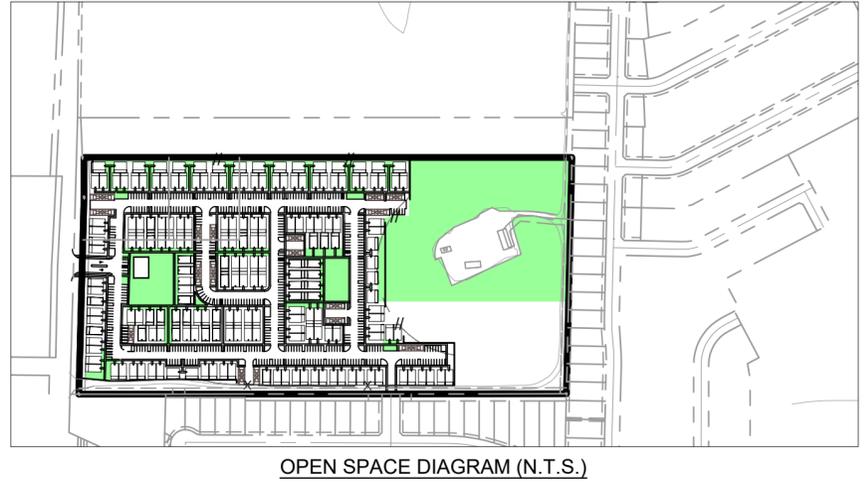
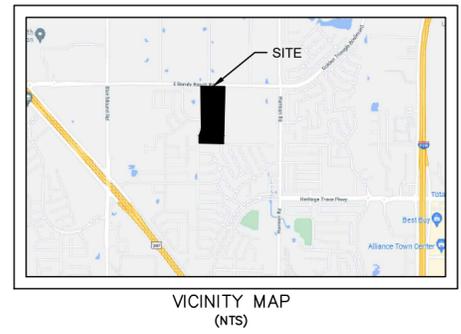
Private Yards (10x26 min.) 54,200 sf

Open Space Provided:  
 Open Space (25x25 min.) 324,480 sf

Total Open Space: 324,480 = 7.45 ACRES (25.36%)

Legend:  
 ○ ○ ○ ○ ○ PROPOSED IRON ROD FENCE  
 // // // // // PROPOSED WOODEN FENCE  
 x x x x x PROPOSED MASONRY WALL FENCE

- NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 4.712(C) (6) FOR "D" HIGH-DENSITY MULTIFAMILY, INCLUDING ENHANCED LANDSCAPING.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY. DUE TO THE FORM OF DETACHED MULTIFAMILY, THE TREES WILL BE SPREAD THROUGHOUT THE DEVELOPMENT IN FASHION SIMILAR TO SINGLE FAMILY, WITH TREES IN FRONT YARDS.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
  - THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS OF THE MFD.
  - ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
  - ALL SIGNS SHALL CONFORM TO ARTICLE 4, SIGNS.
  - TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON 3 SIDES AND CONTAIN A GATE.
  - EXTERIOR BUILDING MATERIALS: CEMENTITIOUS AS A PRIMARY FACADE MATERIAL WITH MASONRY (SUCH AS BRICK, STONE, OR SYNTHETIC STONE) ACCENTS AT SELECT LOCATIONS.
  - DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS:
    - FENCING MAY BE LOCATED BETWEEN THE BUILDINGS AND ROW.
    - UNITS SHALL BE ALLOWED TO FRONT, SIDE, OR BACK A PUBLIC RIGHT-OF-WAY.
    - THE MINIMUM FRONT YARD SETBACK REQUIREMENT WILL BE 10-FEET.
    - THE MINIMUM OPEN SPACE REQUIREMENT WILL BE 25%.
    - A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT (WAIVER REQUESTED)



# DINERSTEIN BONDS RANCH SITE PLAN



801 Cherry Street, Unit 11, Suite 1300  
 Fort Worth, TX 76102  
 817-335-6511  
 State of Texas Registration No. F-928

**ARCHITECT**  
 KTYG  
 ARCHITECTURE + PLANNING  
 17911 VON KARMAN AVE.  
 SUITE 200  
 IRVINE, CA 92614  
 949.851.2133

**OWNER:**  
 FORTUNE 88, LLC  
 1100 W. PIONEER PKWY  
 ARLINGTON, TX 76103

**DEVELOPER:**  
 LYNTON SMITH,  
 SENIOR ASSOCIATE, PRE DEVELOPMENT  
 3411 RICHMOND AVENUE  
 HOUSTON, TX 77046

**ENGINEER:**  
 JOHN AINSWORTH, PE  
 KIMLEY-HORN AND ASSOCIATES  
 801 CHERRY ST. UNIT 11, SUITE 1300  
 FORT WORTH, TX 76102  
 817-339-2253

ZONING SITE PLAN  
 ZC-21-230

FORT WORTH, TX  
 JANUARY 18, 2022

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_