



# Zoning Staff Report

Date: February 8, 2022

Case Number: ZC-21-229

Council District: 7

## Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: W. Chang Family LP & C. Chang / Jackson Walker LLP

Site Location: 10100 – 10300 blocks Blue Mound Road

Acreage: 55.08 acres

### Request

Proposed Use: Multifamily Dwellings (mix of attached and detached units)

Request: From: “AG” Agricultural

To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily including detached multifamily, with specific development standards for setbacks, fencing, open space, parking and driveways between buildings and a public street, and building orientation; site plan included

### Recommendation

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

Comprehensive Plan Consistency: Requested change is **not consistent (technical inconsistency)**.

Staff Recommendation: **Approval of revised site plan submitted during Zoning Commission hearing.**

Zoning Commission: **Approval as Amended by a vote of 7-2 (to include revised site plan)**

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## Project Description and Background

The subject property is located at the southeast corner of Bonds Ranch Road and Blue Mound Road. The site is currently vacant and is zoned “AG” Agricultural. The applicant is proposing to rezone this property to “PD/C” Planned Development for all uses in “C” Medium Density multifamily with specific development standards. The attached site plan depicts a mix of attached and detached multifamily units to be developed in three phases. Specifically, the site plan shows 22 three-story apartment buildings with a total of 636 units located along the west side of the property, closest to Blue Mound Road. An additional 193 detached multifamily units are proposed along the northern and eastern sides of the property, adjacent to Bonds Ranch Road and the existing single-family subdivision to the east. A clubhouse and amenities are provided for each of the three phases.

Both Bonds Ranch Road and Blue Mound Road are designated as arterial roadways on the Master Thoroughfare Plan and surrounding land uses include industrial to the west, single-family to the east and southeast, and commercial property to the south that is developed for place of worship use. Property to the north is located within the City of Haslet and is developed with single-family homes on large lots (5+ acres each).

There are several site constraints that impact this property including floodplain at the southern end of the property, a gas well site with associated setback requirements along the eastern property line, and an overhead transmission line that bisects the site. This property has not been platted and it is likely that additional subdivision waivers will be required for this layout at the time of platting, as described in the Site Plan Comments section below.

Detached multifamily developments are designed to look and feel like traditional single-family neighborhoods while encompassing some elements of multifamily development and being located on a single platted lot. Most are intended for rental use but some may be rent-to-own or condominium style. Like other multifamily developments, they are professionally-managed and include amenities.

This form of development often does not comply with any of the City’s standard zoning districts, and therefore Planned Development (PD) zoning with specific development standards is utilized. The table below describes the differences between standard development requirements for “C” Medium Density Multifamily and those proposed with this PD. The applicant provided a revised site plan at the January 12, 2022 Zoning Commission hearing that addressed several of the initial staff comments. The table below has been updated based on the most recent site plan and includes all requested development standards and waivers.

Requirement	C Standards	Proposed PD/C (Provided per site plan)
Density	Maximum 24 units per acre	Complies
Height	Max. height 36-ft slab to top plate	Complies
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 sqft of office/amenity area  No parking or driveways shall be provided between a building and a public or private street	Parking counts for each phase comply with minimum requirements  Parking and drive aisles are proposed between the buildings and Bonds Ranch Road.  <b><i>Development Standard Requested</i></b>

<p>Required Yards</p>	<p><u>Front Yard</u>: 20-ft minimum  <u>Rear Yard</u>: 5-ft minimum  <u>Interior Side Yard</u>: 5-ft minimum  <u>Corner lot side yard</u>: 20-ft minimum adjacent to side street</p> <p><u>Setback adjacent to one or two-family residential district</u>:  3-ft for every 1-ft (3:1) as measured from slab to top of sill plate, or 2-ft for every 1-ft (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30-ft minimum. 1:1 setback with a 10-ft min. setback for one-story garages and carports and 20-ft min. setback for dumpster enclosures and one-story accessory structures</p>	<p><u>Front Yard (along Blue Mound Road.)</u>:  Buildings Comply</p> <p><u>Front Yard (Bonds Ranch Road)</u>:  Buildings Comply</p> <p><u>Rear Yard (southern property line)</u>:  Buildings Comply</p> <p><u>Setback Adjacent to One-Family District (eastern property line and portion of southern property line)</u>:  Buildings Comply</p>
<p>Bufferyard</p>	<p>Where adjacent to one- or two-family district, a 5-ft bufferyard and minimum 6-ft screen fence shall be placed on the property line and should be landscaped per point system in Sec. 6.300</p>	<p>Not labeled on site plan. No waiver requested.</p>
<p>Fences</p>	<p>Fences shall not be located between building facades and the property line;</p> <p>Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.</p> <p>Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.</p>	<p>Fencing is proposed within the front yard setback along Bonds Ranch Road, between the building facades and the property line. Fencing along Blue Mound Road will comply with standard ordinance requirements.</p> <p>Perimeter fencing is proposed for each phase.</p> <p><b><i>Development Standard Requested.</i></b></p>
<p>Open Space</p>	<p>Minimum 45%</p> <p>Except for required front yards, no space or area less than 25 feet in either dimension shall be counted as open space. Patios adjacent to dwelling units, unless enclosed, may be included as part of the open space.</p>	<p>Applicant is requesting that areas less than 25-ft in either dimension be included in total open space calculations.</p> <p>A comparison has been provided on the site plan outlining the open space percentage for each phase calculated under standard ordinance requirements, as well as when areas less than 25-ft are included in the calculations.</p> <p><b><i>Development Standard Requested.</i></b></p>
<p>Building Orientation</p>	<p>Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.</p>	<p>Detached multifamily units shall be allowed to have shortest building length facing street.</p> <p><b><i>Development Standard Requested.</i></b></p>

Landscaping	Must meet 20 points of enhanced landscaping per Section 4.711(d)(6).	General Note #3 indicates that this site will comply with enhanced landscaping.
Urban Forestry	Must comply with Urban Forestry ordinance requirements	General Note #2 indicates that this site will comply with urban forestry requirements
Façade Variation	Must meet selection of façade variation elements	Will be reviewed upon MFD/building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	Will submit application for MFD permit to meet standards

## Surrounding Zoning and Land Uses

North Unzoned (located in City of Haslet) / single-family homes on lots greater than five acres  
 East “A-5” One-Family / single-family subdivision, gas well site  
 South “E” Neighborhood Commercial / place of worship and “AG” Agricultural / place of worship  
 West (across Blue Mound Road) “I” Light Industrial / industrial uses and outdoor storage

## Recent Zoning History

- ZC-15-169: Rezoned 9.48 acres southeast of the subject site from “AG” Agricultural to “A-5” One-Family
- ZC-15-110: Rezoned 83.81 acres east of the subject site from “AG” Agricultural to “A-5” One-Family

## Public Notification

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

Organizations Notified	
North Fort Worth Alliance	Berkshire HOA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

\* *This Neighborhood Association is located closest to the subject property*

# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing to change the zoning of this property from “AG” Agricultural to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily. Surrounding land uses include single-family development to the east on lots developed to “A-5” One-Family standards, industrial development to the west, and two places of worship on properties to the south. Property to the north, across Bonds Ranch Road, is located within the City of Haslet and is developed with single-family homes on large lots.

This site is located at the intersection of two arterial roadways, and separates industrial use to the west from residential uses to the east. The site plan is designed so that the highest-intensity multifamily uses (apartment buildings) are located along the western edge of the property, closest to Blue Mound Road. The detached units, which more closely resemble single-family development and have lower building heights, are located along the eastern property line adjacent to the existing residential development.

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

## Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “Single-Family Residential” on the Future Land Use Map. As shown below, this designation is not intended to include multifamily zoning districts.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes

In addition, the Comprehensive Plan provides the following recommendations related to new multifamily development, which do not apply to the subject property:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.

Therefore, the proposed zoning is **not consistent** with the Comprehensive Plan (technical inconsistency).

### **Zoning and Land Use**

- The following development standards are requested for this project:
  - Parking and drive aisles are proposed between the buildings and adjacent roadway (Bonds Ranch Rd).

*Analysis: A drive aisle is shown on the site plan between the detached multifamily buildings and Bonds Ranch Road. The layout along Blue Mound Road complies with ordinance requirements. Staff is supportive of this request, as the form of detached multifamily is significantly different than traditional multifamily, with smaller buildings that are not oriented towards the right-of-way.*
  - Fencing is proposed between the buildings and adjacent roadway (Bonds Ranch Road). Perimeter fencing is proposed for each phase.

*Analysis: An open-style metal fence is proposed between the detached multifamily buildings and Bonds Ranch Road. Fencing along Blue Mound Road will comply with standard ordinance requirements, which allows for four-foot fencing to extend beyond the building façade for private residential patios and yards.*
  - The applicant is requesting that areas less than 25 feet in either dimension be counted as open space.

*Analysis: The minimum open space requirement for "C" Medium Density Multifamily is 45%. The applicant has provided a comparison on the site plan showing the open space provided for each phase of development when calculated under standard ordinance requirements, as well as when areas less than 25-ft in either direction are included. For the two standard multifamily phases, approximately 41% open space is provided under standard ordinance calculations and 52% is provided when areas less than 25-ft are included. For the detached multifamily phase, approximately 36% open space is provided under standard requirements, and 60% is provided when areas less than 25-ft are included.*
  - Detached multifamily units shall be allowed to have shortest building length facing street.

*Analysis: All buildings in the traditional multifamily phases are oriented correctly, with the longest side of the building facing the street. A waiver is requested to allow the detached multifamily units to have the shorter length of the building facing the street.*
- FYI Comments:
  - Walkways shall be provided to connect to all buildings, parking areas and recreational facilities and shall be shown on the site plan. Walkways shall connect to public streets where street frontage exceeds 500 feet and to adjacent public property, commercial areas, and trails.
  - Documentation will be required for any parking, drive aisles, or fencing within the electrical easement during building permit review.
  - Areas used for credit towards enhanced landscaping requirements cannot be counted towards minimum open space requirement.

### **Fire Department**

- Two approved points of access must be provided for each phase.
- Fire lanes crossing flood plain but be constructed to city street standard.

- 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.
- 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)

### **Transportation**

- Traffic Impact Analysis: A traffic impact study/traffic impact analysis is required to adequately assess the impacts of the project on the existing and planned transportation systems. The traffic study must be approved by TPW prior to the preliminary plat being submitted.
- Master Thoroughfare Plan (MTP): The project is adjacent to an arterial identified on the MTP. The proposed alignment of the arterial shall be included in the project. The new classification(s) are as follows:
  - o The cross section for Bonds Ranch Road designates it as a NCO-L2-TO-NTMS-PO-BOP (110)
  - o Bonds Ranch Road is a Neighborhood Connector with 2 lane(s) in each direction, a 10 ft. shared pedestrian and bike path with a standard median (110 ft.)
  - o The cross-section assignment for Blue Mound designates it as a CCO-L3-T0-NTMS-P0-BLB (130)
  - o Bonds Ranch Road is a Neighborhood Connector with 3 lane(s) in each direction, a 10 ft. shared pedestrian and bike path with a standard median (130 ft.)
  - o Right-of-way Dedication required with platting
- Public Access Easements: Access easements are only required to be dedicated to the public when lot(s) within the development do not have independent access to a driveway (shared drives). Access easements are privately maintained but constructed to city street standards, serving two or more lots each having a minimum of 100 feet of frontage. Access easements must connect to public streets on both ends. A throat depth of 100 feet from the right of way is recommended before secondary driveways and/or parking spaces to limit vehicle stacking onto right-of-way. The minimum width for access easements is as follows:
  - o 26 ft. for multi-family development with densities exceeding 100 units (must have access to one public street in addition to public access easement)
- Subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on any approved preliminary or final plat. There are two existing stub outs that require a variance to not connect.

### **TPW – Stormwater**

- FYI, an accepted drainage study is required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.

### **Platting**

- Preliminary plat is required for a development platting in phases.
- Provide documentation from Oncor regarding the use of Oncor easement.
- Based on the information provided, several provisions of the subdivision ordinance will apply to this proposed design. Plats with proposed development that do not conform to these standards are required to be reviewed by the Development Review Committee for a recommendation and City Plan Commission approval of a waiver request.
- Section 31-102(b)(2) Street and Block Arrangement.



- *Interconnectivity of Neighborhoods.* Fragmented street systems impede emergency access and increase the number and length of individual trips. New residential subdivisions shall be designed to coordinate with existing, proposed and anticipated streets. Local and collector streets shall be extended to the tract boundary to provide future connection with adjoining un-platted lands. In instances where the street stub-out would traverse an adjacent 100-year floodplain, the spacing of the street crossings shall not exceed one-half mile. Where the street crossing is in a public park, the design of the crossing shall provide for pedestrian/bicycle access under the street, unless the depth of the creek below the roadway makes such a grade separation infeasible. Subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on an approved preliminary or final plat. Subdivisions shall be designed to discourage the use of local streets by non-local traffic while maintaining the connectivity with the surrounding system of roadways. This can be accomplished using modified grid systems, T-intersections, roadway jogs, or other appropriate traffic calming or roadway design measures.
- Section 31-106(C)(7) Street Design Standards
  - *Street extension and continuation.* A) Urban local streets shall be extended to the subdivision boundary to connect with adjoining streets or, where no adjacent streets are available for such connection, to allow for the future connection with adjoining un-platted property. B) For regulations on the extension of private streets, see Section 31-108, "Gated subdivisions and developments."
- Section 31-106(H) Fire lane design standards (emergency access easements).
  - 1) Easement Width. Fire lanes shall not be less than 24 feet wide at the outer easement lines and clear of all lateral obstructions.
- (i) Access easement design standards (public access easements, reciprocal access easements, private drives or ways).
  - Definition. a. An ACCESS EASEMENT is an officially approved and privately maintained 'drive' or 'way,' with the roadway constructed to city street standards that is open to unrestricted and irrevocable public access and serves two or more lots, each having a minimum of 100 feet of frontage each, as their primary means of access.
  - (2) Easement Width. The unobstructed easement width shall not be less than 24 feet.
  - (5) Turnouts. Turnouts shall not have less than a 25-foot interior radius measured at the vertex of the easement lines and an outside radius of 50 feet.
- Subdivision Ordinance, Section 31-101(c) Access. Secondary ingress and egress to subdivisions.
  - (1) Subdivisions containing more than 30 one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street.
  - (2) Development phasing of any subdivision shall ensure that all such residential units have a platted and constructed secondary entrance when more than 30 residential units are proposed.

***(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.)***

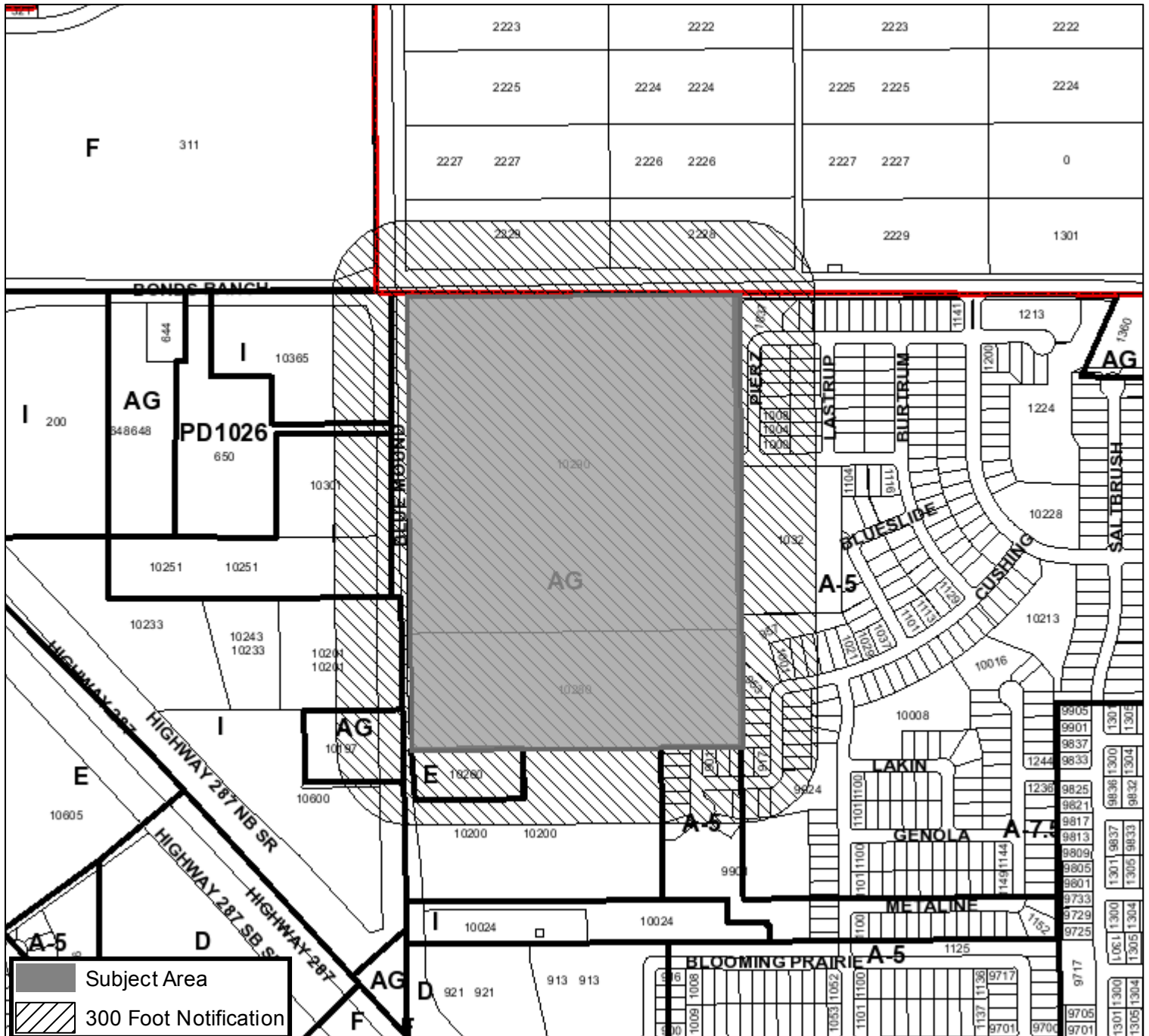




ZC-21-229

# Area Zoning Map

Applicant: W. Chang Family LP & C. Chang  
 Address: 10100 - 10300 blocks Blue Mound Road  
 Zoning From: AG  
 Zoning To: PD for single family and multifamily uses  
 Acres: 55.08197363  
 Mapsco: 20QU  
 Sector/District: Far North  
 Commission Date: 1/12/2022  
 Contact: 817-392-2495



0 280 560 1,120 Feet



MULTIFAMILY PHASE I	AREA	% OF PARCEL
MINIMUM OPEN SPACE TO BE PROVIDED:	45%	
OPEN SPACE (25' MINIMUM)	303,671.3 SF	40.77%
TOTAL OPEN SPACE	391,098.1 SF	52.51%
TOTAL AREA	744,694.9 SF	100.0%

MULTIFAMILY PHASE II	AREA	% OF PARCEL
MINIMUM OPEN SPACE TO BE PROVIDED:	45%	
OPEN SPACE (25' MINIMUM)	213,732.7 SF	40.72%
TOTAL OPEN SPACE	272,539.3 SF	51.93%
TOTAL AREA	524,863.6 SF	100.0%

LINETYPE LEGEND	
--- (dashed)	SETBACK LINE
--- (dotted)	MULTIFAMILY LOT LINE
--- (dash-dot)	S.F.R. LOT LINE
--- (dashed)	DECO. METAL FENCE
--- (dashed)	WOODEN FENCE
--- (dashed)	48" YARD FENCE

**SITE INFORMATION:**  
3 PHASES - 54.96 GROSS ACRES

**DETACHED MULTIFAMILY**  
26.5 ACRES, 7.2 UNITS/ACRE

DETACHED UNIT	TRASH	MAINT/DOG WASH
- 2,007 GSF	- 750 GSF	- 1,200 GSF

CLUBHOUSE - 10,000 GSF	
TOTAL	= 193 UNITS, 386 BEDROOMS
PARKING REQUIRED	426 SPACES
PARKING PROVIDED	40 SURFACE SPACES 386 GARAGE SPACES =426 TOTAL SPACES
PARKING RATIO	= 2.2

**3 STORY - GARDEN STYLE - PHASE I**  
17.1 ACRES, 23.2 UNITS/ACRE

BUILDING TYPE I (36 UNITS)  
7 BUILDINGS = 252 UNITS

BUILDING TYPE I - 3 STORY - 37,497 GSF

BUILDINGS TYPE II (24 UNITS)  
6 BUILDINGS = 144 UNITS

BUILDING TYPE II - 3 STORY - 24,909 GSF

TOTAL = 396 UNITS, 552 BEDROOMS

DETACHED GARAGE	TRASH	MAINT/DOG WASH
- 2,146 GSF	- 750 GSF	- 1,200 GSF

CLUBHOUSE - 10,000 GSF

PARKING REQUIRED	592 SPACES
PARKING PROVIDED	558 SURFACE SPACES 40 GARAGE SPACES =598 TOTAL SPACES
PARKING RATIO	= 1.51

**3 STORY - GARDEN STYLE - PHASE II**  
12.0 ACRES, 20.0 UNITS/ACRE

BUILDING TYPE I (36 UNITS)  
2 BUILDINGS = 72 UNITS

BUILDING TYPE I - 3 STORY - 37,497 GSF

BUILDINGS TYPE II (24 UNITS)  
7 BUILDINGS = 168 UNITS

BUILDING TYPE II - 3 STORY - 24,909 GSF

TOTAL = 240 UNITS, 348 BEDROOMS

DETACHED GARAGE	TRASH	MAINT/DOG WASH
- 2,146 GSF	- 750 GSF	- 1,200 GSF

CLUBHOUSE - 10,000 GSF

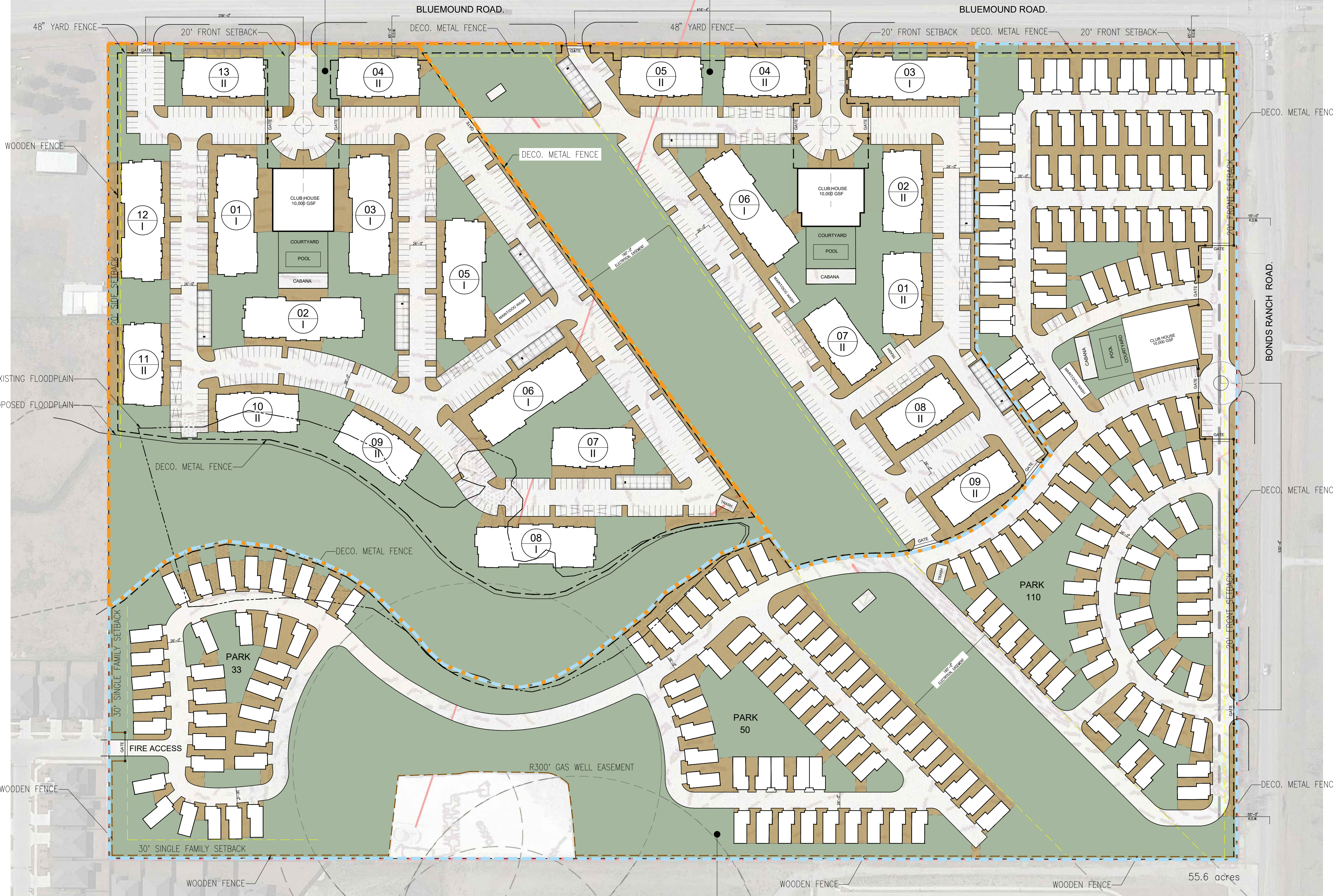
PARKING REQUIRED	388 SPACES
PARKING PROVIDED	357 SURFACE SPACES 32 GARAGE SPACES 389 TOTAL SPACES
PARKING RATIO	= 1.62

<p><b>Architect</b> Meeks + Partners 16000 Memorial, Suite 100 Houston, TX 77079 Voice: 281.558.8787</p>	<p><b>Surveyor</b> Eagle Surveying, LLC 210 South Elm Street, Suite 104 Denton, TX 76201 Voice: 940.222.3009</p>
<p><b>Developer</b> HPI 3700 North Capital of Texas Highway Austin, TX 78746 Voice: 512.835.4455</p>	<p><b>Civil</b> Pacheco Koch 4060 Bryant Irvin Road Fort Worth, TX 76109 Voice: 817.412.7155</p>

- GENERAL SITE PLAN NOTES:**
- PROJECT WILL COMPLY WITH SECTION 4.711 FOR "C" MEDIUM DENSITY MULTIFAMILY, INCLUDING ENHANCED LANDSCAPING
  - 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 A FASHION SIMILAR TO SINGLE-FAMILY, WITH TREES IN THE FRONT YARDS.
  - PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS IN SECTION 4.711.
  - ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNAGE

**LEGAL DESCRIPTION:**  
BEING a 54.96 acre tract of land situated in the William Redfield Survey, Abstract Number 1348 and being a portion of a 55.872 acre tract of land described in deed to Chin J. Chang and Wanda Chang Family Limited Partnership, recorded in Document Number D212308972 of the Official Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:  
**COMMENCING** at a 3/4" iron rod found at the Southwest corner of Lot 1, Block 1 of the Sikh Addition, recorded in Document Number D216050152 of the Plat Records of Tarrant County, Texas and in the East  
Right-of-Way (R.O.W.) line of F.M. Highway 156 (Blue Mound Road);  
**THENCE** with the West line of said Lot 1 and the common East R.O.W. line of said F.M. Highway 156 (Blue Mound Road) and with a curve to the right having a radius of 199.85 feet, a delta angle of 02°00'40", a chord bearing of North 04°12'05" West, a chord length of 199.84 feet and an arc length of 199.85 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the **POINT OF BEGINNING** and the  
Southwest corner of said Chin J. Chang and Wanda Chang Family Limited Partnership tract and the common Northwest corner of said Lot 1;  
**THENCE** with the West line of said Chin J. Chang and Wanda Chang Family Limited Partnership tract and the common West line of said F.M. Highway 156 (Blue Mound Road) the following courses and distances:  
With a non-tangent curve to the right having a radius of 5693.58 feet, a delta angle of 00°25'52", a chord bearing of North 02°58'49" West, a chord length of 42.83 feet and an arc length of 42.83 feet to a TxDot  
R.O.W. Monument found;  
North 00°32'45" West, a distance of 1773.34 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set in the South line of a tract of land described in deed to Tarrant County, recorded in Volume 14524, Page 242 of the Deed Records of Tarrant County, Texas, same being the South line of said County Road 4005E, Bonds Ranch Road  
**THENCE** North 89°56'32" East with the South R.O.W. line of said County Road 4005E, Bonds Ranch Road, a distance of 1323.64 feet to a Mag Nail set in the East line of said Chin J. Chang and Wanda Chang Family Limited Partnership tract and the common Northeast corner of a R.O.W. Dedication recorded in Document Number D2172092301 of the Plat Records of Tarrant County, Texas, same point being the  
Northeast corner of Hawthorne Meadows, recorded in Document Number D2172092301 of the Plat Records of Tarrant County, Texas;  
**THENCE** South 00°24'31" East with the East line of said Chin J. Chang and Wanda Chang Family Limited Partnership tract and the common West line of said Hawthorne Meadows, passing at a distance of 1272.49 feet, a 5/8" iron rod with cap stamped "PELETON" found at the Southwest corner of Lot 29, Block 12 of said Hawthorne Meadows and the common Northwest corner of Lot 10X (PRIVATE OPEN SPACE) shown on Hawthorne Meadows, recorded in Document Number D218039058 of the Plat Records of Tarrant County, Texas and continuing with the common East line of said Hawthorne Meadows (D218039058) a total distance of 1807.17 feet to a "X" cut in a metal fence post at the Southeast corner of said Chin J. Chang and Wanda Chang Family Limited Partnership tract and the common Southwest corner of Lot 6, Block 12, the common Northwest corner of Lot 4, Block 12 and the Common Northeast corner of Lot 3, Block 12 of said Hawthorne Meadows (D218039058);  
**THENCE** South 89°33'17" West with the South line of said Chin J. Chang and Wanda Chang Family Limited Partnership tract, passing at a distance of 321.96 feet a 5/8" iron rod with cap stamped "PELETON" found at the Northwest corner of Lot 30X of said Hawthorne Meadows (D218039058) and the common Northeast corner of Lot 1R, Block 1 of Destiny Center Addition, recorded in Document  
Number D216172487 of the Plat Records of Tarrant County, Texas and continuing with the common North line of said Destiny Center Addition and the common North line of said Sikh Addition, a total distance of 1317.44 feet to the **POINT OF BEGINNING** and containing 54.96 acres of land more or less.

Director of Planning and Development  
  
Date  
  
**BONDS RANCH RESIDENTIAL NEIGHBORHOOD**  
CASE NO: \_\_\_\_\_



TOTAL SITE	AREA	% OF PARCEL
MINIMUM OPEN SPACE TO BE PROVIDED:	45%	
OPEN SPACE (25' MINIMUM)	930,649.5 SF	38.34%
TOTAL OPEN SPACE	1,358,105.7 SF	55.96%
TOTAL AREA	2,426,742.0 SF	100.0%

S.F.R. PARCEL	AREA	% OF PARCEL
MINIMUM OPEN SPACE TO BE PROVIDED:	45%	
OPEN SPACE (25' MINIMUM)	413,245.5 SF	35.71%
TOTAL OPEN SPACE	694,468.3 SF	60.01%
TOTAL AREA	1,157,183.5 SF	100.0%



**SITE PLAN**  
1" = 100'-0"

**VICINITY PLAN**  
1" = 1,000'-0"

**SITE PLAN - BONDS RANCH RESIDENTIAL NEIGHBORHOOD**  
FORT WORTH, TEXAS

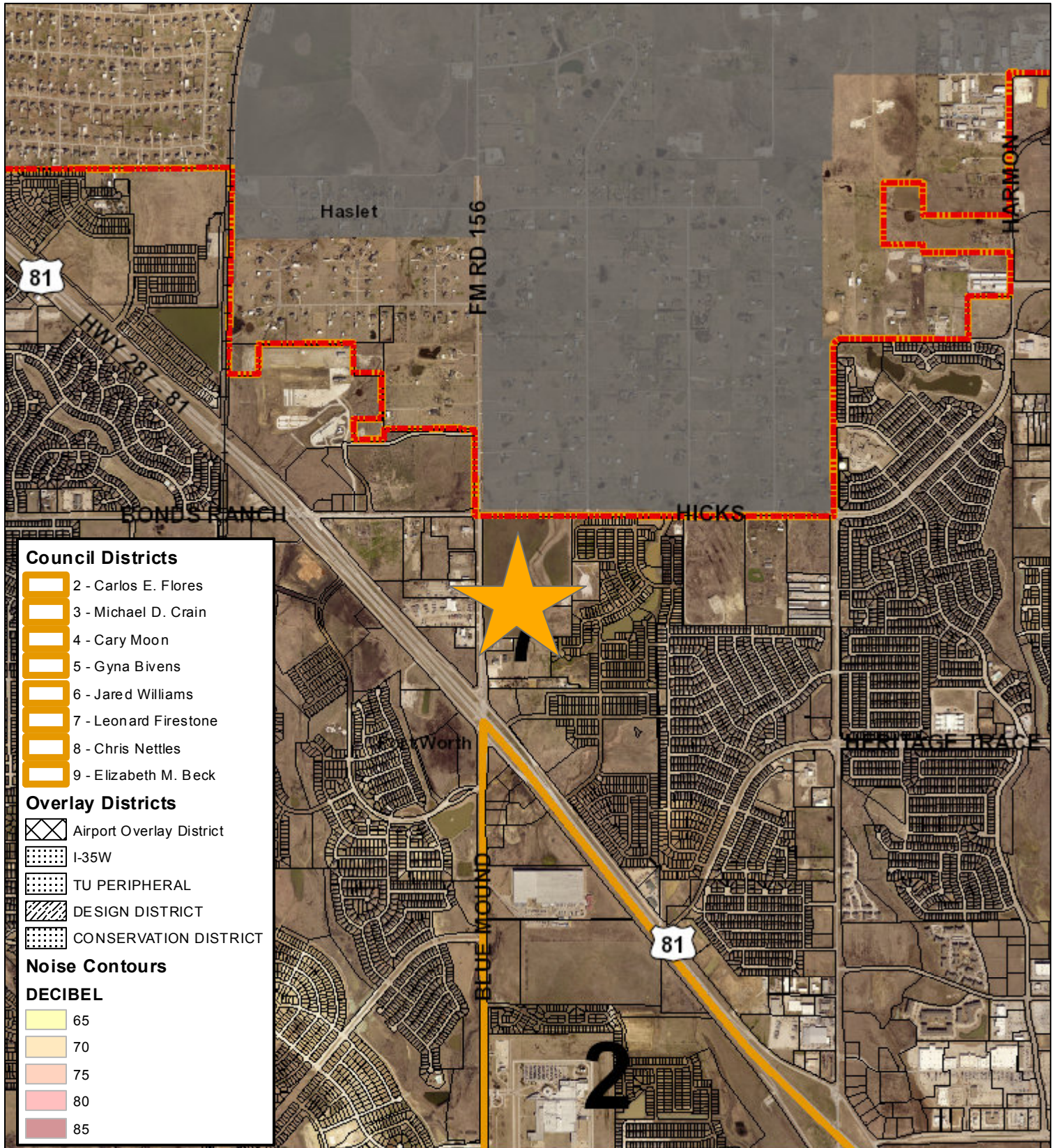
**MEEKS PARTNERS**  
16000 Memorial Drive  
Suite 100  
Houston, Texas 77079  
281.558.8787

**A-01**  
JOB NO. 21086

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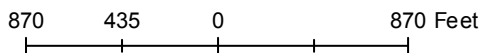
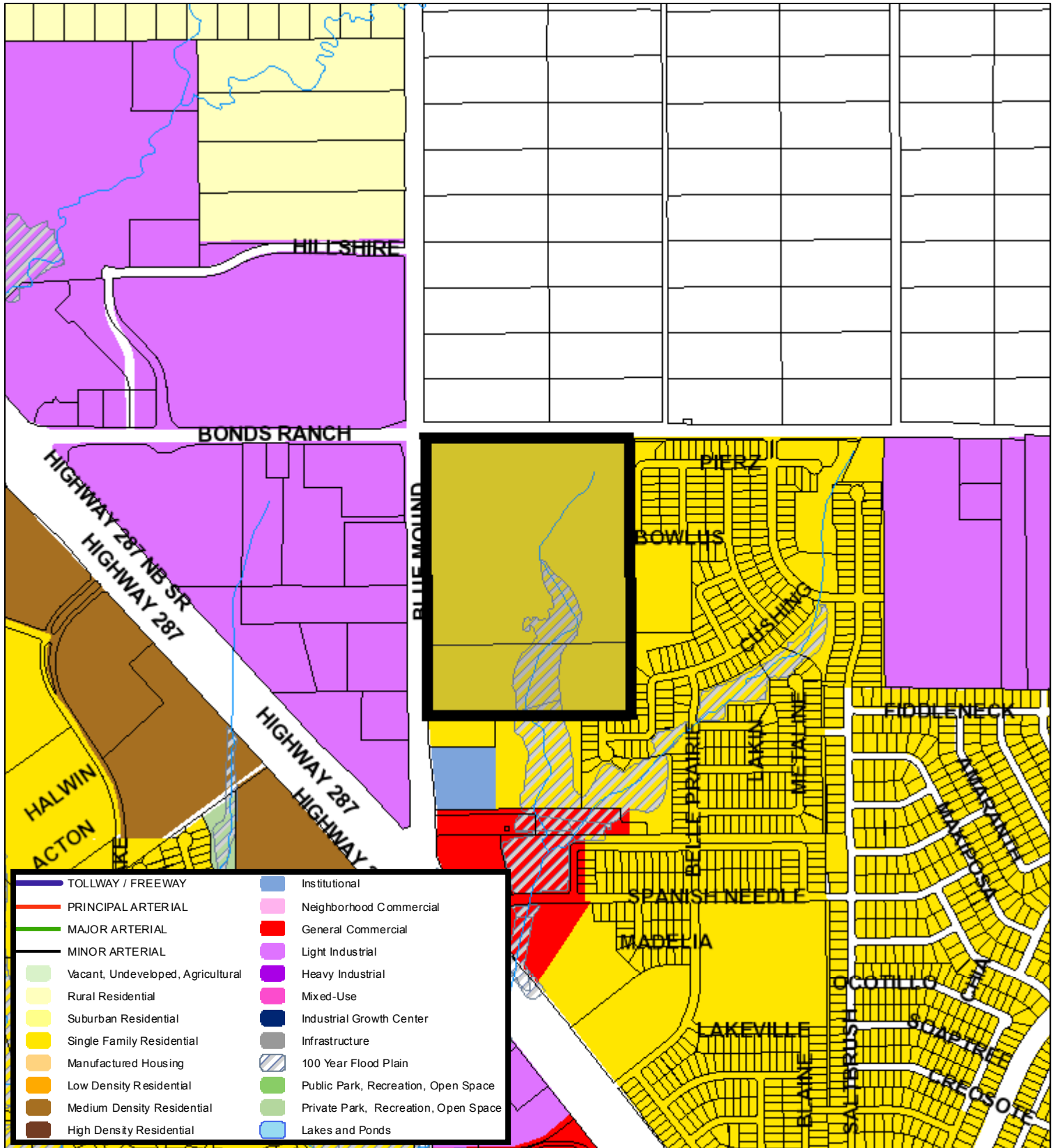


### Area Map





### 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.





