

Project Description and Background

The subject property is located along Bonds Ranch Rd in-between Business Highway 287 to the east and Morris Dido Newark Rd to the west. The applicant is proposing three (3) tracts for the overall 702-acre site with the current and proposed zoning described in the table below:

Tract	Current Zoning	Proposed Zoning
1	Unzoned	“A-5” One-Family; “A-7.5” One-Family; “A-10” One-Family “E” Neighborhood Commercial; “PD/CR” Planned Development for all uses in “CR” Low-Density Multifamily for detached single-family with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.
2	Agricultural; “A-10” One-Family	“A-5” One-Family; “A-7.5” One-Family; “A-10” One-Family
3	Unzoned	“A-5” One-Family

Tract 1 is located on the western edge of the site and contains the intersection of Bonds Ranch Rd and Morris Dido Newark Rd. This tract is currently unzoned and is proposing annexation with the City. The applicant is proposing “A-5” One-Family; “A-10” One-Family; “A-7.5” One-Family (231 acres); “E” Neighborhood Commercial (21 acres); and “PD/CR” for detached multifamily with development standards (28 acres). This form of development does not comply with any of the City’s standard zoning districts, and therefore Planned Development (PD) zoning with specific development regulations are utilized. The applicant for this project is proposing development standards for the following. A site plan will be required at a later date.

Requirement	CR Standards	Proposed PD/CR
Density	Maximum 16 units per acre	12 units per acre
Height	Maximum height 36’	Single story, approximately 17’
Front Yard	20 ft minimum	20 ft minimum
Minimum Parking Requirements	1 space per bedroom. 1 space per 250 sq. ft. of office/amenity area	1 space per bedroom. 1 space per 250 sq. ft. of office/amenity area
Open Space	Minimum 60%	0%, Open Space adjacent with remainder of development (Requires Development Regulation Standard) Staff does not support this waiver
Landscaping	Must meet 20 points of enhanced landscaping.	Minimum one (1) tree spaced at a rate of 1 tree per 4 unit in front of the units, similar to single family (Requires Development Regulation Standard)

Building Orientation	The longest length of the building shall be placed parallel adjacent to the street.	Relief requested (Requires Development Regulation Standard)
Multifamily Design Standards	Submit MFD plan to meet standards.	MFD Submittal not required. (Requires Development Regulation Standard)
Setback Adjacent to “A” or “B” Zoning	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum	Minimum 20’ adjacent to A-5 Zoning (Requires Development Regulation Standard)

Tract 2 is located toward east of the overall site and is currently zoned Agricultural and “A-10” One-Family (375 acres). The applicant intends to rezone this portion to “A-5” One-Family; “A-10” One-Family; “A-7.5” One-Family. There is an existing large lot single-family development that bisects the site.

Tract 3 is located on the southside of the overall site and is currently unzoned and this tract will also be annexed if zoning is approved. Directly north of this tract is a large electric easement that separates the other tracts to the north. The proposed zoning is “A-5” One-Family (47 acres).

Surrounding Zoning and Land Uses

North ETJ; “A-10” One-Family; “A-21” One-Family / single-family, undeveloped
 East “A-10” One-Family; “A-21” One-Family; “CF” Community Facilities / single-family, undeveloped
 South ETJ / undeveloped
 West ETJ; “A-10” One-Family; “A-21” One-Family / single-family, undeveloped

Recent Zoning History

- ZC-18-201: from PD 424 for mixed use form-based code to “A-5” One-Family; “R1” “D” High Density Multifamily; “E” Neighborhood Commercial; “F” General Commercial; “CF” Community Facilities (east of the subject property).
- ZC-20-138: from PD 424 for mixed use form-based code to “CF” Community Facilities (east of the subject property).



Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.
The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Harbour View Estates HOA
Bonds Ranch HOA	The Landing HOA
Streams and Valleys Inc	Trinity Habitat for Humanity

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property “A-5” One-Family; “A-10” One-Family; “A-7.5” One-Family, “E” Neighborhood Commercial, and “PD/CR” Planned Development for all uses in “CR” Low-Density Multifamily for detached multifamily with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.

Surrounding properties are primarily undeveloped and residential. The applicant intends to provide single-family, a commercial tract, and detached multifamily. The proposed commercial and detached multifamily would take advantage of the proximity to the intersection of Bonds Ranch Rd and Morris Dido Newark. The multifamily density for the project will occur along Morris Dido Newark Rd, which is a regional arterial. Regional arterials are appropriate locations for both commercial and multifamily. The proposed single-family is appropriate at this location.

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

Comprehensive Plan Consistency – Far Northwest

The adopted Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. The policies below apply to this development.

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

Since this is a large zoning case, the Comprehensive Plan Consistency has been divided into tracts. The table below describes the consistency with the Comprehensive Plan:

Tract	Proposed Zoning	Future Land Use	Consistency
1	“A-5” One-Family; “A-10” One-Family; “A-7.5” One-Family; “E” Neighborhood Commercial; “PD/CR” Planned Development for all uses in “CR” Low-Density Multifamily for detached single-family with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.	Single-family	Consistent (Technical Inconsistency)
2	“A-5” One-Family; “A-10” One-Family; “A-7.5” One-Family	Single-family	Consistent
3	“A-5” One-Family	Single-family	Consistent

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

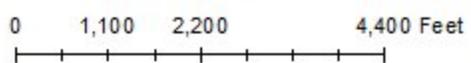
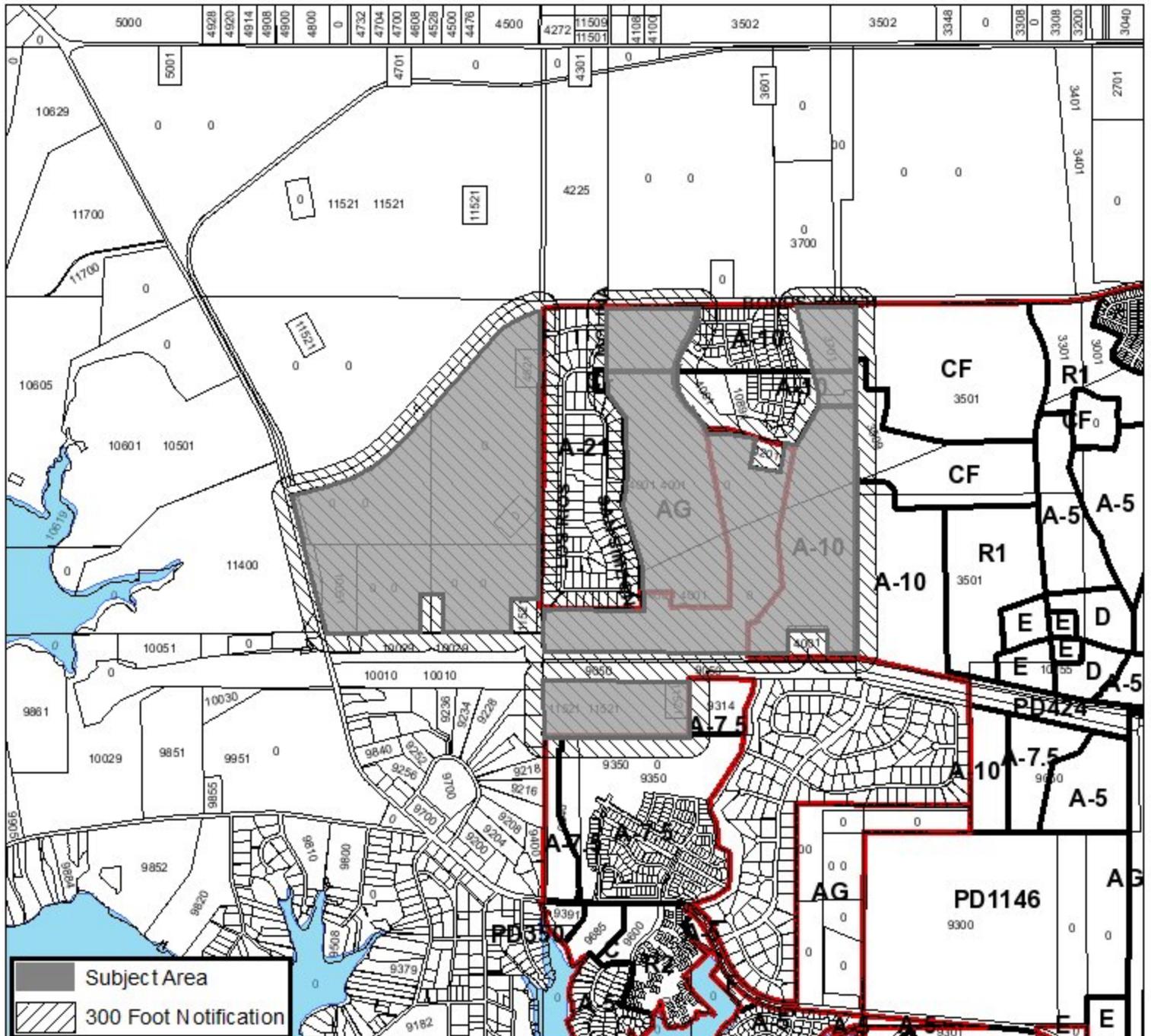
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

Although the proposed zoning request does not assist in high-wage job growth and is not a targeted high-growth industry, it will contribute to the quality of place for the neighborhood.



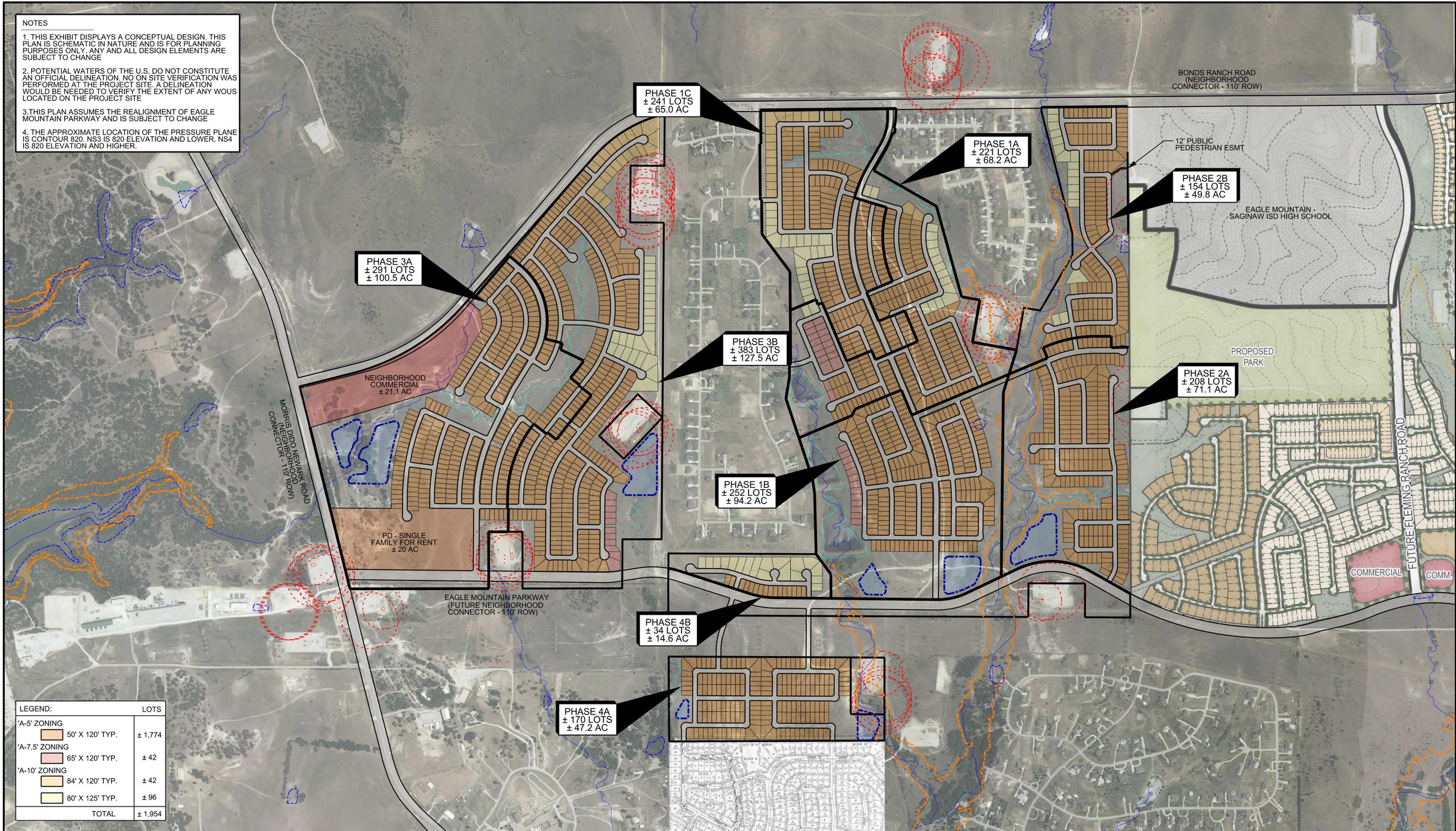
Area Zoning Map

Applicant: Bonds Ranch LP
 Address: 9800-10400 blks Morris Dido Newark Rd, 3600 - 4900 blks Bonds Ranch Rd.
 Zoning From: Unzoned, AG, A-21, A-10, A-7.5
 Zoning To: A-5, G, PD for single family rentals
 Acres: 702.50874035
 Mapsco: Pgs 17, 18
 Sector/District: Far Northwest
 Commission Date: 2/9/2022
 Contact: null



NOTES

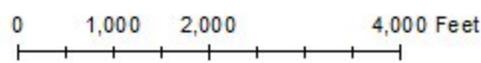
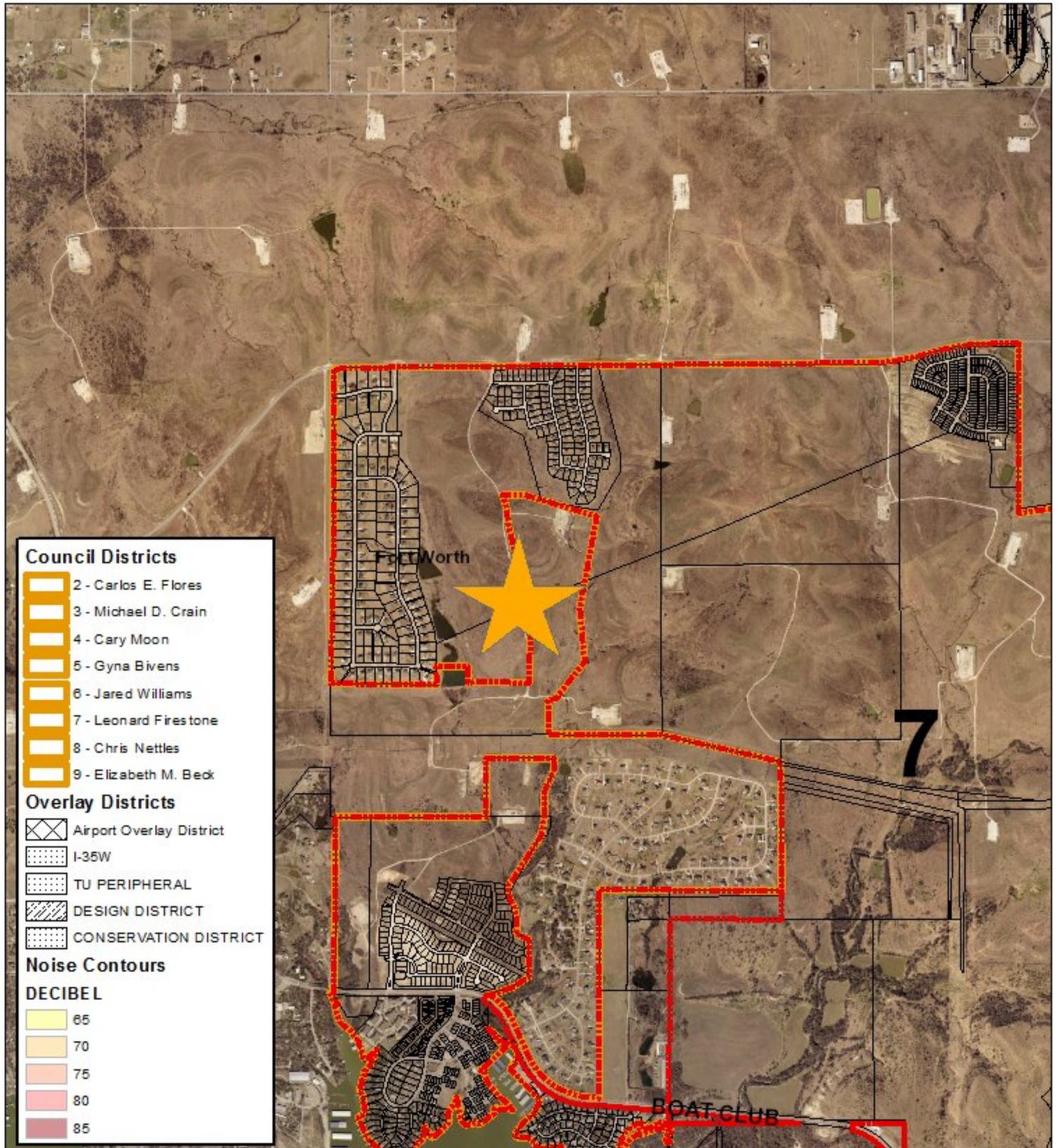
1. THIS EXHIBIT DISPLAYS A CONCEPTUAL DESIGN. THIS PLAN IS SCHEMATIC IN NATURE AND IS FOR PLANNING PURPOSES ONLY. ANY AND ALL DESIGN ELEMENTS ARE SUBJECT TO CHANGE.
2. POTENTIAL WATERS OF THE U.S. DO NOT CONSTITUTE AN OFFICIAL DELINEATION. NO ON SITE VERIFICATION WAS PERFORMED AT THE PROJECT SITE. A DELINEATION WOULD BE NEEDED TO VERIFY THE EXTENT OF ANY WOUS LOCATED ON THE PROJECT SITE.
3. THIS PLAN ASSUMES THE REALIGNMENT OF EAGLE MOUNTAIN PARKWAY AND IS SUBJECT TO CHANGE.
4. THE APPROXIMATE LOCATION OF THE PRESSURE PLANE IS CONTOUR 820. NS3 IS 820 ELEVATION AND LOWER. NS4 IS 820 ELEVATION AND HIGHER.



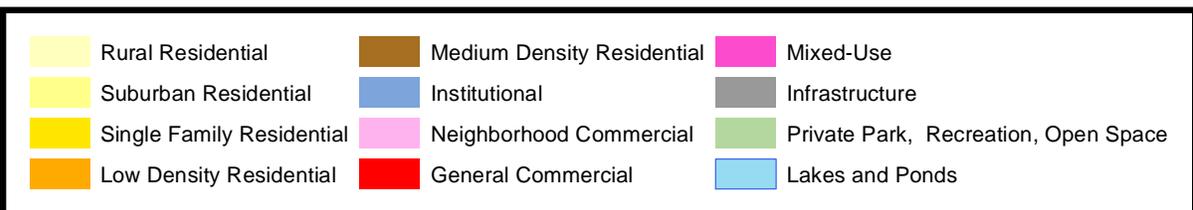
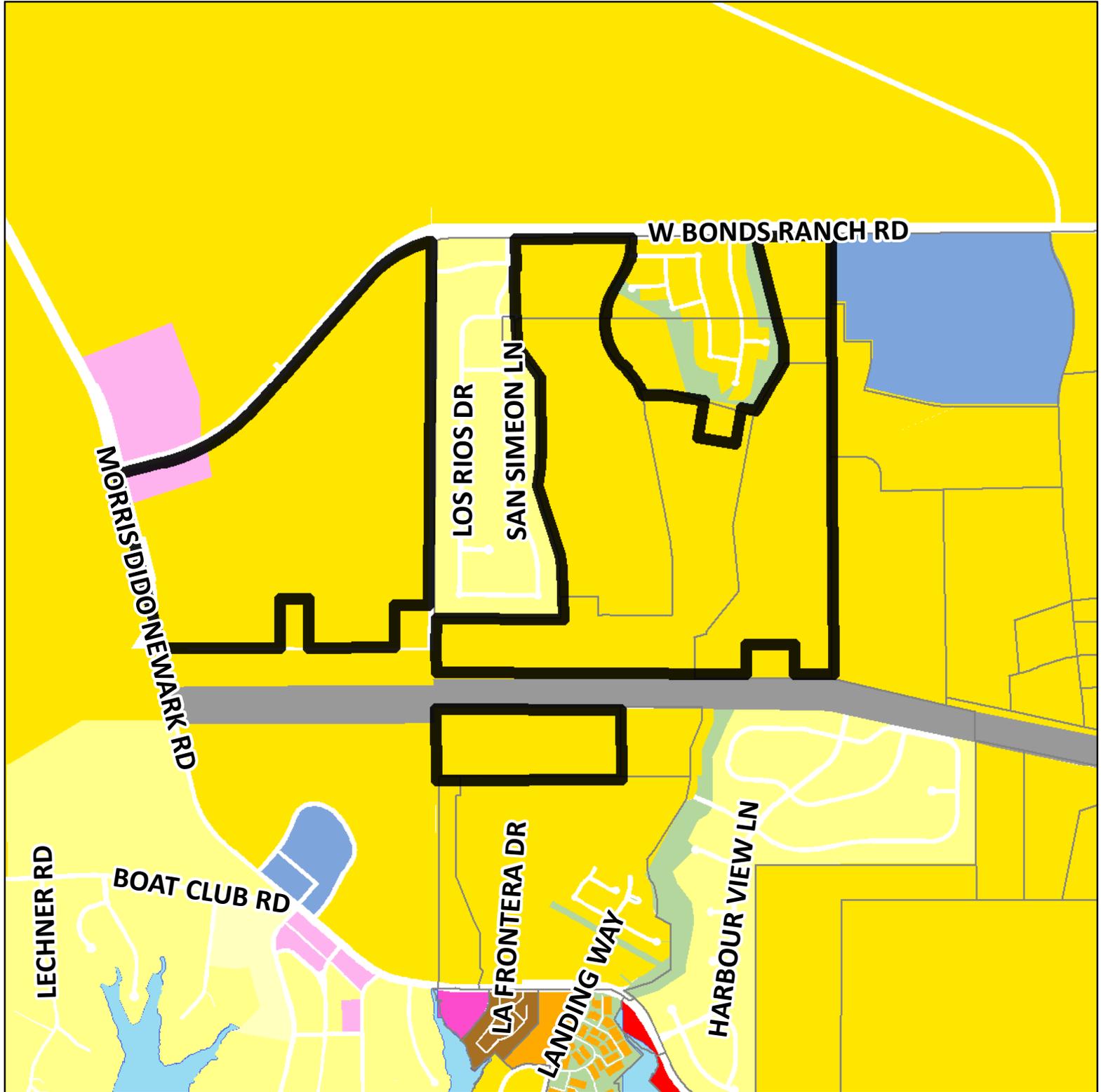


ZC-21-236

Area Map



Future Land Use



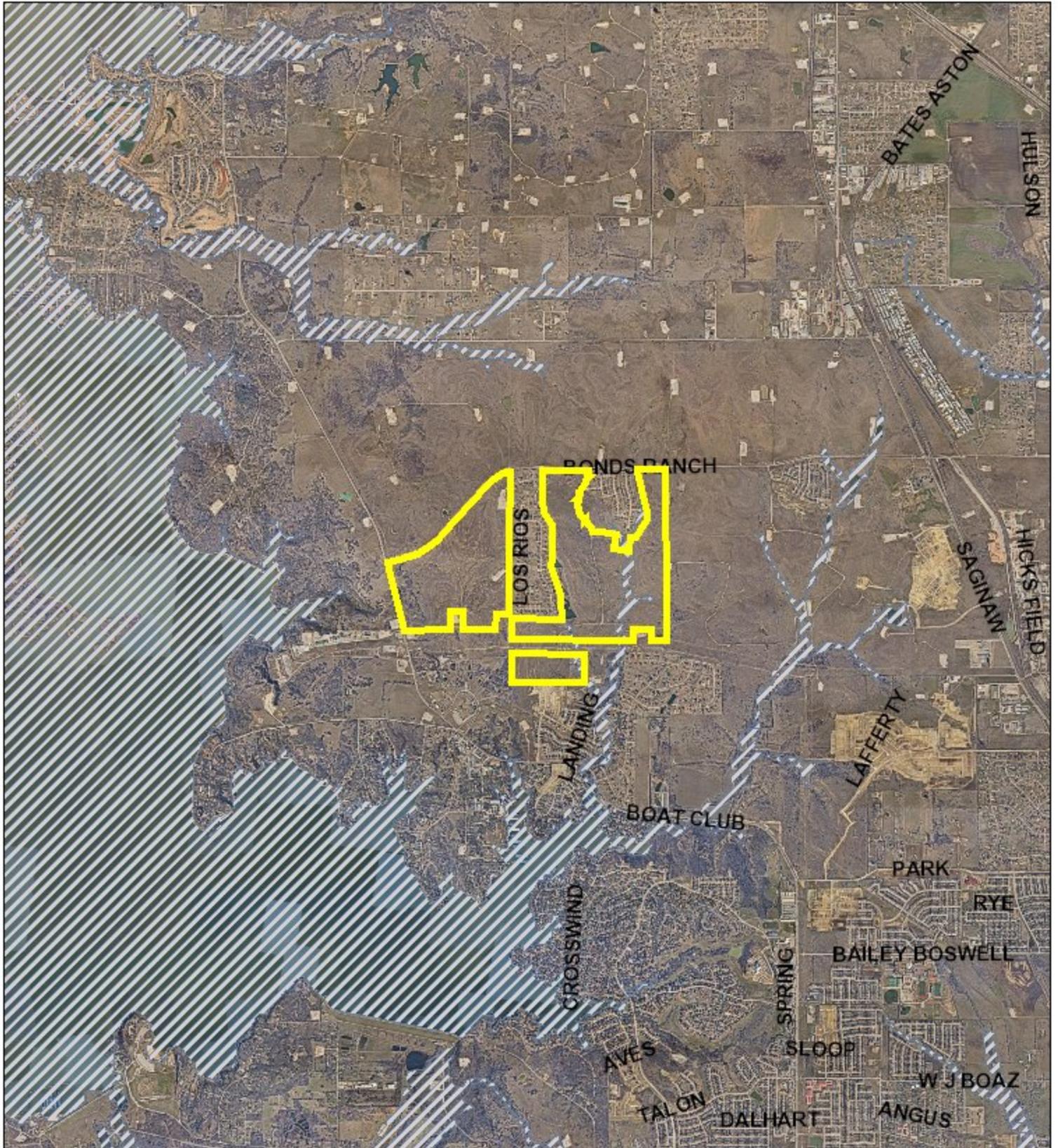
0 550 1,100 2,200 Feet





ZC-21-236

Aerial Photo Map



0 2,600 5,200 10,400 Feet

