



Zoning Staff Report

Date: May 14, 2024

Case Number: ZC-24-011

Council District: 10

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Kendra Stephenson

Acreage: 20.1 acres

Site Location: 311 E Bonds Ranch Rd

Request

Proposed Use: Mixed-use, multifamily

Request: From: "F" General Commercial

To: "PD/D" including event center or rental hall, health club, restaurant, café, cafeteria, office, retail sales and service, with development standards as presented in Exhibit A, site plan required

Recommendation

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

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

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The property is situated at the intersection of Shire Meadow Drive and Hillshire Drive and is currently zoned “F” General Commercial. The applicant is proposing a PD with development standards (see docket); site plan required. The applicant intends construct a hybrid mixed use development with the potential for commercial ground floor units within the development. The applicant is requesting a PD in order to create a development with an internal core, allow commercial, and request the development standards below.

Standard	D Zoning	Proposed PD/D
Building Height	48 feet maximum, slab to top plate, beyond 250-foot setback to one- and two-family districts	Will Comply
Fencing	Not allowed in front of building line	Located in front of the building (Development Standard Required)
Parking	Parking not allowed in front of the building	Located in front of the building (Development Standard Required)
Parking	Dependent on use (commercial)	Parking for commercial ready units and limited retail and other commercial uses will be provided at a ratio of 1 space per 250 square feet of floor area. (Development Standard Required)
Open Space	35% required	Will Comply
Density	32 units per acre	Will Comply
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street	Buildings facing internal drive (Development Standard Required)
Commercial uses	Not allowed	Ground floor commercial (Development Standard Required)

The attached development standards and PD narrative below detail the pertinent zoning regulations to accomplish this goal.

The area of request for the zoning change is approximately 20.1 acres at the northwest corner of West Bonds Ranch Road and Blue Mound Road, proposed primarily as a multifamily development. The multifamily development is part of a larger proposed project on roughly 40 acres in total. The overall 40 acre proposed project consists of approximately 10 acres of retail and restaurant uses along West Bonds Ranch and Blue Mound, a 10-acre school site on the northeast corner of the property; and the remainder of property on the northwest corner subject to this zoning request is being proposed as Class A market rate multifamily. The property is currently zoned F, General Commercial. All the proposed uses are permitted under the current zoning, except the multifamily tract which is the subject of this application.

The zoning application for the multifamily tract is being submitted as a Planned Development (PD) district with a primary zoning classification High Density Multifamily ("D") district. A PD is needed to allow for incorporation of potential commercial uses within the multifamily tract along Shire Meadow Drive. The potential commercial uses being requested provide for retail, restaurant, office, and limited commercial uses. These uses may be placed in commercial ready ground floor units within a multifamily building or as standalone uses. Additionally, the commercial uses being requested allow for public memberships to be offered to health and recreation, business center or meeting space amenities constructed as part of the multifamily development. Twenty five percent (25%) of the building frontage that is along Shire Meadow Drive within the Planned Development District will be multifamily buildings with ground floor commercial ready dwelling units and/or buildings with commercial uses.

The overall proposed project's blend of retail, restaurant, commercial, school, and multifamily uses benefit the residents of the surrounding areas and Fort Worth in the following ways:

- Preserves commercial zoning along the portions of Blue Mound and West Bonds Ranch that are most attractive to retail and restaurant tenants.
- Allows for commercial uses along Shire Meadow Drive as the surrounding area continues to develop and grow.
- Addresses a key resident concern related to heavy traffic in the area. The proposed project reduces overall traffic on the overall 40 acre tract from an estimated 13,000 trips per day (if the multifamily and school tracts would be developed under the current General Commercial zoning as a retail shopping center) to an estimated 5,800 trips per day.
- Creates additional needed residential housing using multifamily that works with the current and future adjacent uses:
 - o The property is in close proximity to State Highway 287.
 - o The northern portion of the property being proposed for multifamily is adjacent to Hillshire Drive. Primary uses along Hillshire are a Fort Worth bulk trash collection facility and an animal shelter.
 - o No existing or planned single family homes are immediately adjacent to the proposed multifamily except for one 10-acre lot in Tarrant County. The portion of this property that is adjacent to the proposed multifamily contains a large building that appears from aerial photos to be used for storage of large vehicles.
 - o The multifamily tract has limited visibility to Bonds Ranch and Blue Mound roads.
 - o Open spaces within the multifamily tract will be provide additional public open space.
 - o Enhanced walkability to the proposed project's retail and restaurant uses as well as the retail that is planned immediately to the west and south of the property.

Four waivers to Fort Worth's zoning ordinances are required to provide the parking and visibility needed to make the commercial uses proposed within the multifamily portion of the project viable and enhance the walkability of the overall project. The waivers to Chapter 4 Article 7 Section 4.712 needed are:

- 1) (b) – to allow nonresidential uses
- 2) (d) (2) b. – Parking for non-residential uses
- 3) (d)(4) b. – Fences and gates
- 4) (d)(5)(a) – Building orientation

Specifically, the waiver to (d)(4) b. (fences and gates) is needed along the western boundary of the proposed multifamily (Shire Meadow Drive) to create parking and the visibility needed for the potential commercial uses. The waiver from building orientation is needed along the northern boundary (Hillshire Drive). This waiver also supports parking and visibility for the potential commercial as well as allows for enhanced walkability within the total 40-acre project. As noted above, adjacency along Hillshire Drive is primarily limited to municipal facilities and storage or non-residential uses.

Additionally, a waiver to the requirement for a site plan at the time of zoning approval is being requested. The civil engineering efforts needed to prepare an accurate site plan are in part dependent on determining the uses on the northern half of the property that are the subject of this zoning application. Per the proposed planned development regulations, a site plan will still be required to be approved by the Plan Commission at a later date.

Surrounding Zoning and Land Uses

North "I" Light Industrial / ETJ / residential
East "F" General Commercial / undeveloped
South "F" General Commercial / undeveloped
West "F" General Commercial / undeveloped

Recent Zoning History

- None.

Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were notified: (emailed March 1, 2024)

Organizations Notified	
North Fort Worth Alliance	Hawthorne Meadows HOA
Dorado Ranch HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	NWISD

Land Use Compatibility

The applicant is proposing to zone the site to PD/D with development standards. The surrounding uses are largely undeveloped with residential to the north and nearby civic facilities. The overall tract and nearby zoning are currently zoned “F” General Commercial. However, multifamily with a commercial component will be a good catalyst for future commercial growth.

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

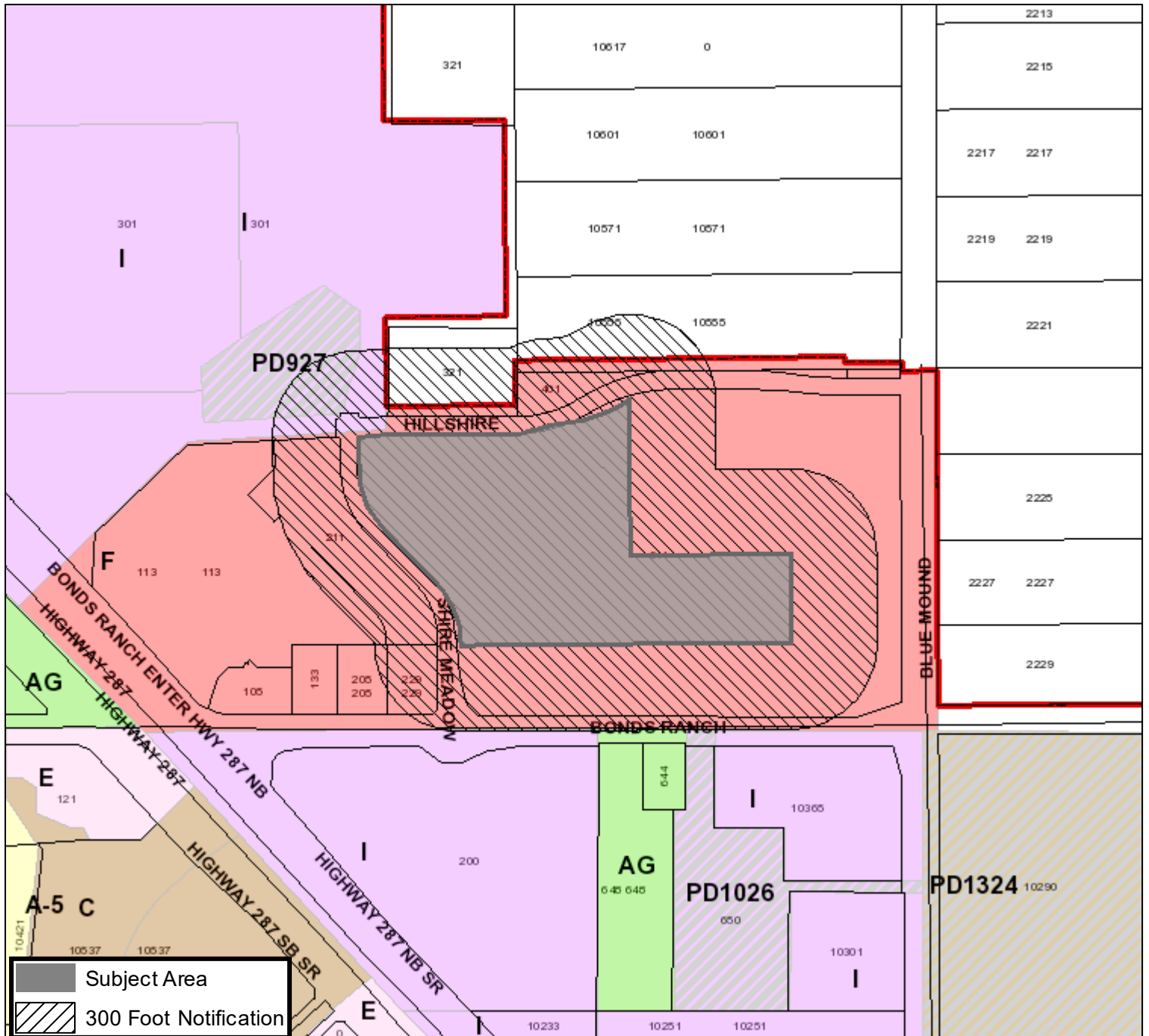
Comprehensive Plan Consistency – Far North



The adopted Comprehensive Plan designates the subject property as future Light Industrial within the future land use map. The proposed rezoning **is not consistent** with the Comprehensive Plan map designation. However, the following land use policies are supported by the rezoning request:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- 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.

Area Zoning Map

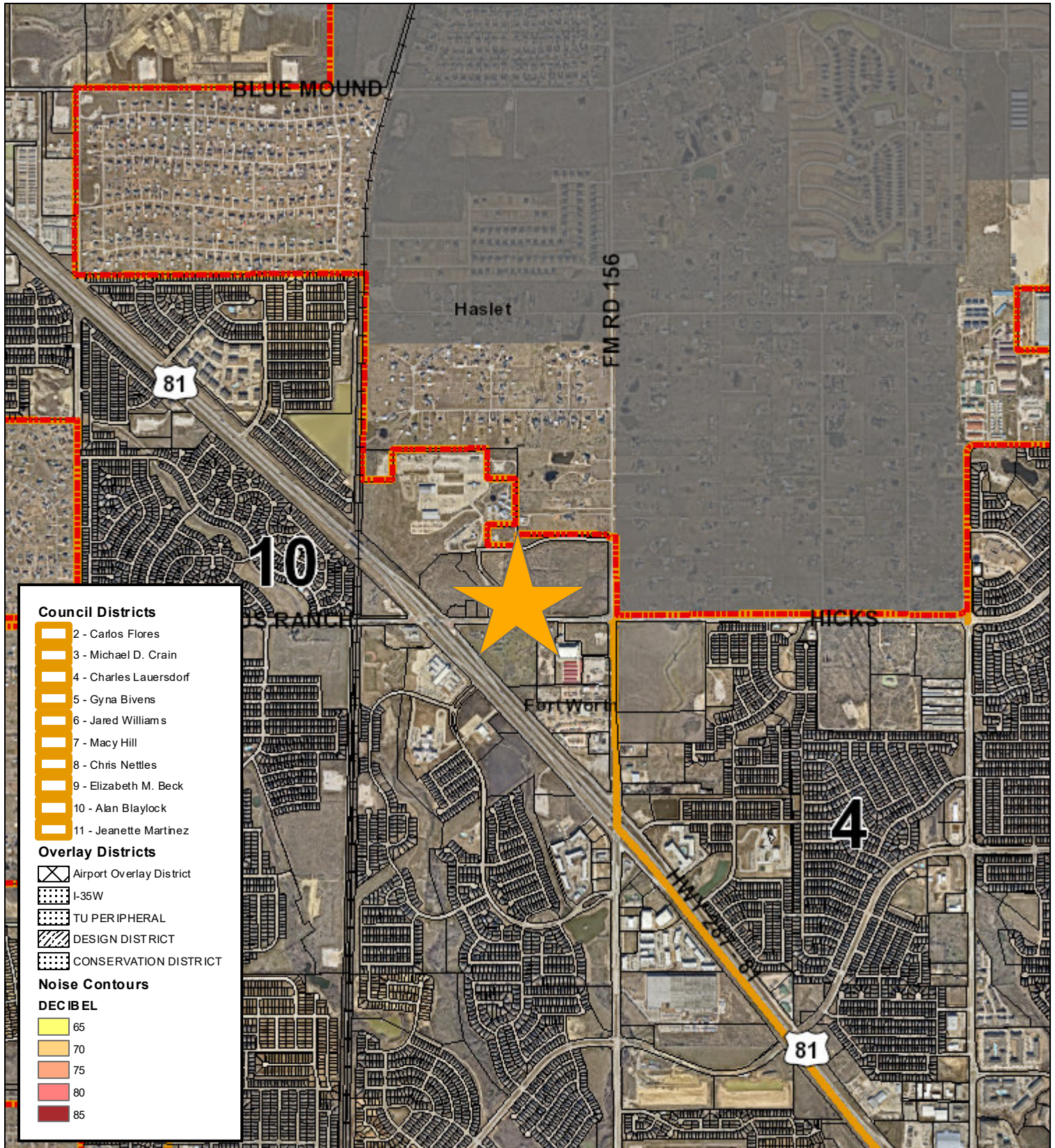
Applicant: CB-Direct Bonds Ranch LP/Kendra Stephenson
 Address: 311 E. Bonds Ranch Drive
 Zoning From: F
 Zoning To: PD/D
 Acres: 18.04434762
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 4/10/2024
 Contact: 817-392-6226



 Subject Area
 300 Foot Notification

0 250 500 1,000 Feet

Area Map



Council Districts

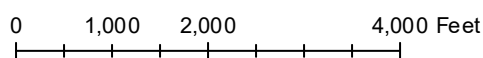
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

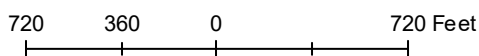
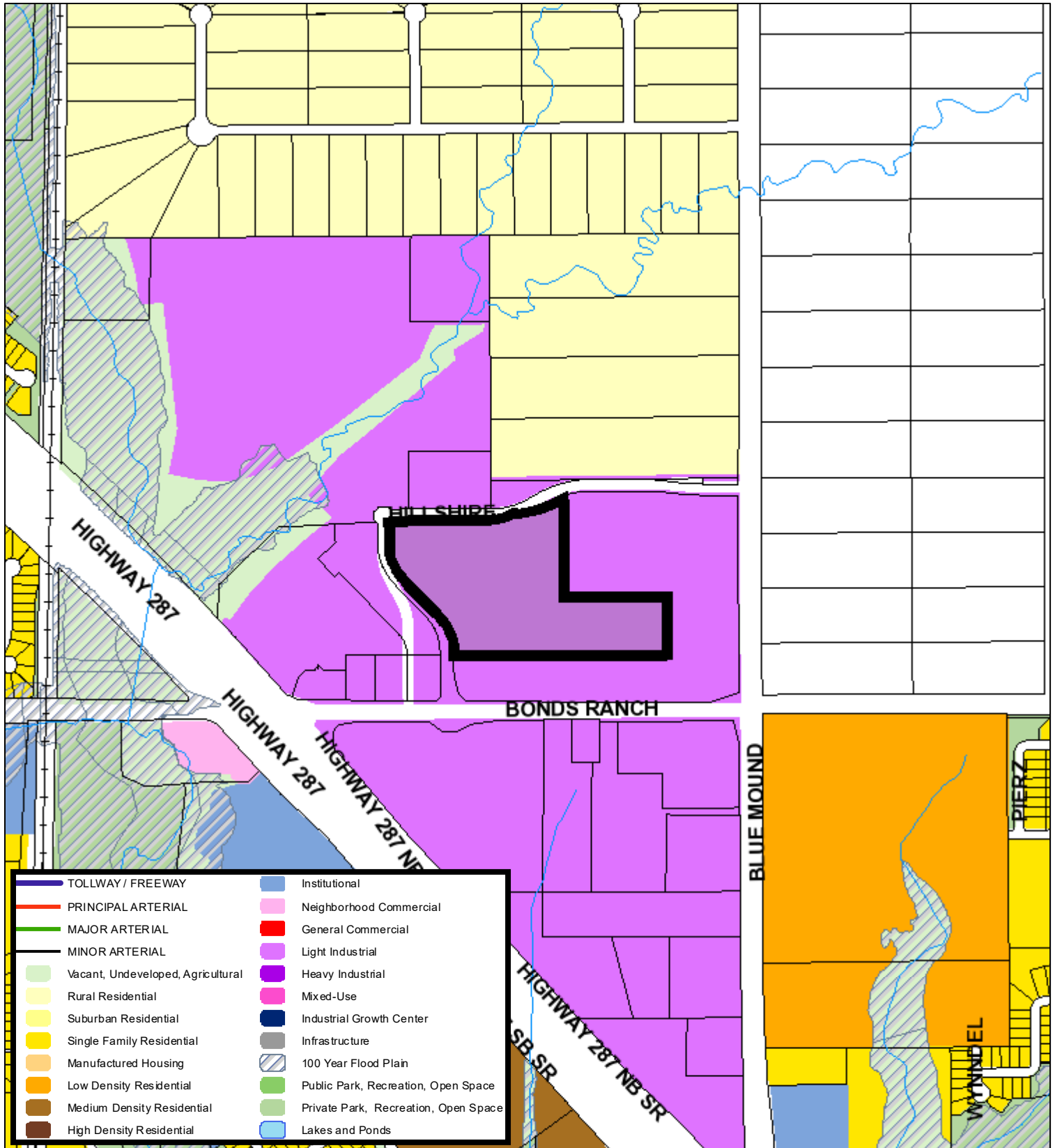
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



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.

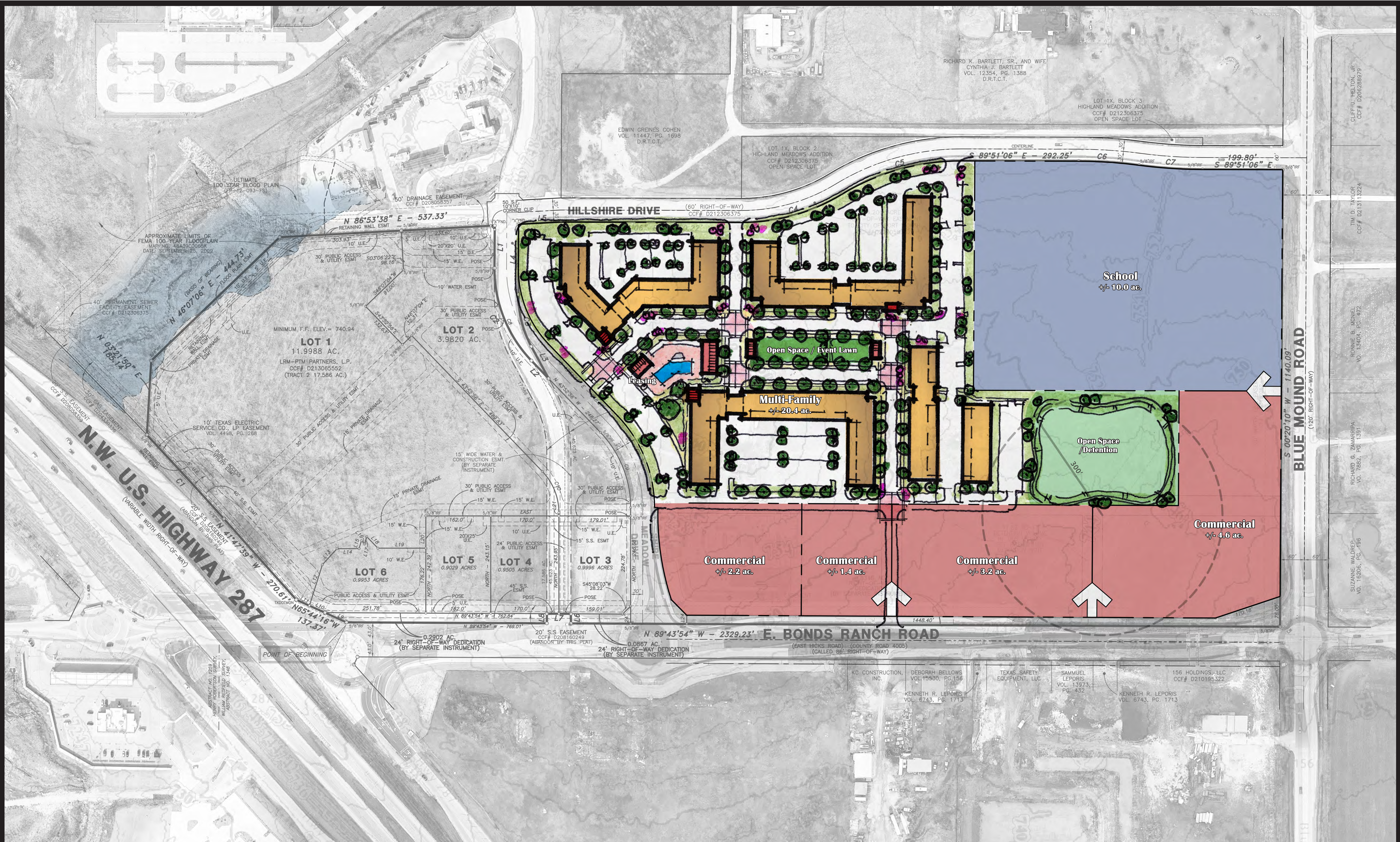


Aerial Photo Map



0 450 900 1,800 Feet





BONDS RANCH TRACT - FORT WORTH, TX

CONCEPTUAL PLAN

KC CONSTRUCTION, INC.
 DEBORAH BELLWOS VOL. 1550, PG. 156
 KENNETH R. LEFORIS VOL. 6743, PG. 1713

TEXAS SAFETY EQUIPMENT, LLC
 SAMUEL LEFORIS VOL. 13973, PG. 432
 KENNETH R. LEFORIS VOL. 6743, PG. 1713

156 HOLDINGS, LLC
 CCF# D210195322

ZC-24-011 Exhibit A Development Standards

Standard	Proposed PD/D Development Standards
Fencing	Located in front of the building
Parking	Located in front of the building
Parking Commercial	Parking for commercial ready units and limited retail and other commercial uses will be provided at a ratio of 1 space per 250 square feet of floor area.
Building Orientation	Buildings facing internal drive
Commercial uses	Ground floor commercial uses allowed

The development on the property comprising approximately 20.1 acres of land within the corporate limits of the City of Fort Worth shall follow development standards and requirements for the high density multifamily (“D”) district of the City of Fort Worth Zoning Ordinance, except as provided herein and shall be subject to the following conditions and requirements.

A. Definitions and Interpretations

- 1) “Commercial ready unit” means ground level floor area that may be utilized as live/work space, retail or commercial space or a dwelling unit.
- 2) “Limited retail and other commercial uses” include:
 - a) Event center or rental hall
 - b) Health or recreation club
 - c) Restaurant, café, cafeteria
 - d) Office
 - e) Retail sales and services
- 3) Commercial uses or commercial space may include facilities and services offered to residents and the general public. For example, a health and recreation club, business center, meeting space or other amenity constructed as part of a multifamily development that is open to residents and the general public would be allowed and considered a limited retail or other commercial use.

B. Use Standards

- 1) Permitted Uses:
 - a) All uses listed as Permitted Uses in the high density multifamily (“D”) district are permitted in this Planned Development District. All uses listed as uses approved with a conditional use permit in the high density multifamily (“D”) district are allowed in this Planned Development District with approval of a conditional use permit.
 - b) Live/work space
 - c) Limited retail and other commercial uses
- 2) At the time of approval of a site plan per the requirements of Section C below, approximately 25% of the building frontage along Shire Meadow Drive will be designated as one or more of the following:
 - a) multifamily buildings with ground floor commercial ready units; and/or

- b) one or more buildings suited for limited retail and other commercial uses as defined in Section A.2 above.
 - 3) Parking for commercial ready units and limited retail and other commercial uses will be provided at a ratio of 1 space per 250 square feet of floor area. The parking ratio of 1 space per 250 square feet of floor area will be provided for commercial ready units even if such unit(s) are used or reserved for use as a dwelling unit (in lieu of the multifamily parking requirement for such unit).
 - 4) Building Orientation: To allow for commercial ready units and/or limited retail and other commercial uses along Shire Meadow Drive and create appropriate transitions from existing uses:
 - a) An interior drive and/or parking along Shire Meadow between the building and the property line will be allowed in order to provide visibility, access and parking for commercial ready units and/or limited retail and commercial uses.
 - b) Buildings along Hillshire Drive may face interior drives rather than Hillshire Drive.
 - c) All parking areas facing Hillshire Drive must be screened from public view by shrubs and landscaping at least three feet in height; an appropriate landscaping plan will be established during the site plan process.
 - 5) Unless noted herein, all buildings will comply with the property development standards and other development standards contained in Chapter 4, Article 7, Section 4.712 of the City's Zoning Ordinance.
- C. Site Plan required:
- 1) A site plan that meets the requirements of Chapter 4, Article 7, Section 4.712(d)(7) of the City's Zoning Ordinance is required to be reviewed by the Plan Commission and approved by the City Council prior to issuance of a building permit.
 - 2) Approval criteria. A site plan shall be approved upon a finding that the site plan meets the following criteria:
 - a) The site plan complies with all applicable development and design standards in the City's Zoning Ordinance, as amended by these planned development district regulations.
- D. Specific waivers or modifications to Chapter 4, Article 7, Section 4.712 are as follows:
- 1) (b) – to allow non-residential uses as described herein
 - 2) (d) (2) b. – Parking for non-residential uses
 - 3) (d)(4) b. – Fences and gates. To allow parking and driveways/ drive aisles between the building and the property line along the portion of the property fronting Shire Meadow Drive.
 - 4) (d)(5)(a) – Building orientation.