



Zoning Staff Report

Date: October 21, 2025

Case Number: SP-25-012

Council District: 10

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: CB-Direct Bonds Ranch, LP/ Trammell Crow Residential/ Brandon Middleton, Kimley-Horn & Associates, Inc.

Site Location: 311 E Bonds Ranch Road

Acreage: 20.01 acres

Request

Proposed Use: Mixed-use, multifamily

Request: **To:** Add required site plan for “PD1407” “PD/D” Planned Development for all uses in “D” High Density Multifamily including event center or rental hall, health club, restaurant, café, cafeteria, office, retail sales and service, with development standards as presented in Exhibit A

Recommendation

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 10-0

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Project Description and Background

The subject property consists of approximately 20.1 acres and is located at the intersection of Shire Meadow Drive and Hillshire Drive. The site is currently undeveloped, as is much of the surrounding area(**Figure 1**).

In 2024, the property underwent a rezoning from “F” General Commercial to “PD/D” Planned Development for “D” uses. The approved zoning permits a mix of uses, including an event center or rental hall, health club, restaurant, café, cafeteria, office, and retail sales and service, subject to the development standards outlined in Exhibit A. This rezoning request was approved on May 14, 2024. A site plan is required prior to development, which is the propose of this application.

Surrounding zoning districts include “F” General Commercial, “I” Light Industrial, and areas within the ETJ (Extraterritorial Jurisdiction). The approved development standards for the property are provided below for reference.

Further details regarding the applicants’ proposal, including their intent and justification for the rezoning request, are presented in the ‘*Applicant’s Description*’ section.

Standard	D Zoning	Approved PD/D
Fencing	Not allowed in front of building line	Located in front of the building
Parking	Parking not allowed in front of the building	Located in front of the building
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.
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
Commercial uses	Not allowed	Ground floor commercial

A site plan is included with this application as required for Planned Developments (PD) (**Figure 2**). According to ordinance 4.301.b ([‘Site Plan Requirements’](#)), a site plan is required to ensure compliance with zoning regulations and proper integration with the surrounding community. The site plan also demonstrates how the proposed rezone will impact the surrounding area.

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, “*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:*
 - The property is in close proximity to State Highway 287.*
 - 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.*
 - 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.*
 - The multifamily tract has limited visibility to Bonds Ranch and Blue Mound roads.*
 - Open spaces within the multifamily tract will be provide additional public open space.*
 - 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 nonresidential 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.”



Figure 1: Site Photos taken by staff on 2/24/25

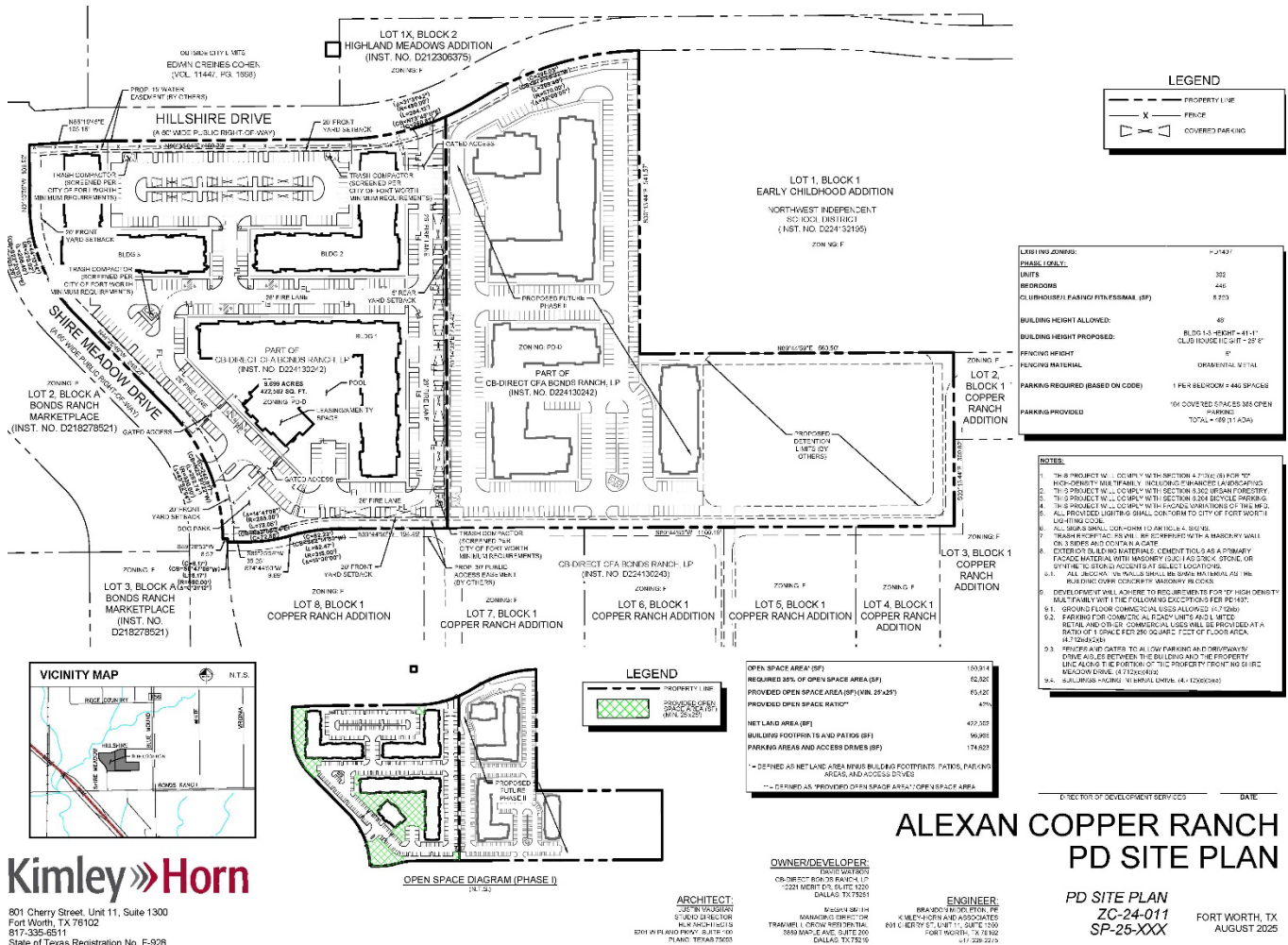


Figure 2: Site Plan Exhibit

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

- ZC-24-011: Kendra Stephenson 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. Case was Approval on 05/14/2024

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on August 29, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on August 29, 2025:

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valley's Inc

* *Closest registered Neighborhood Organization*

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

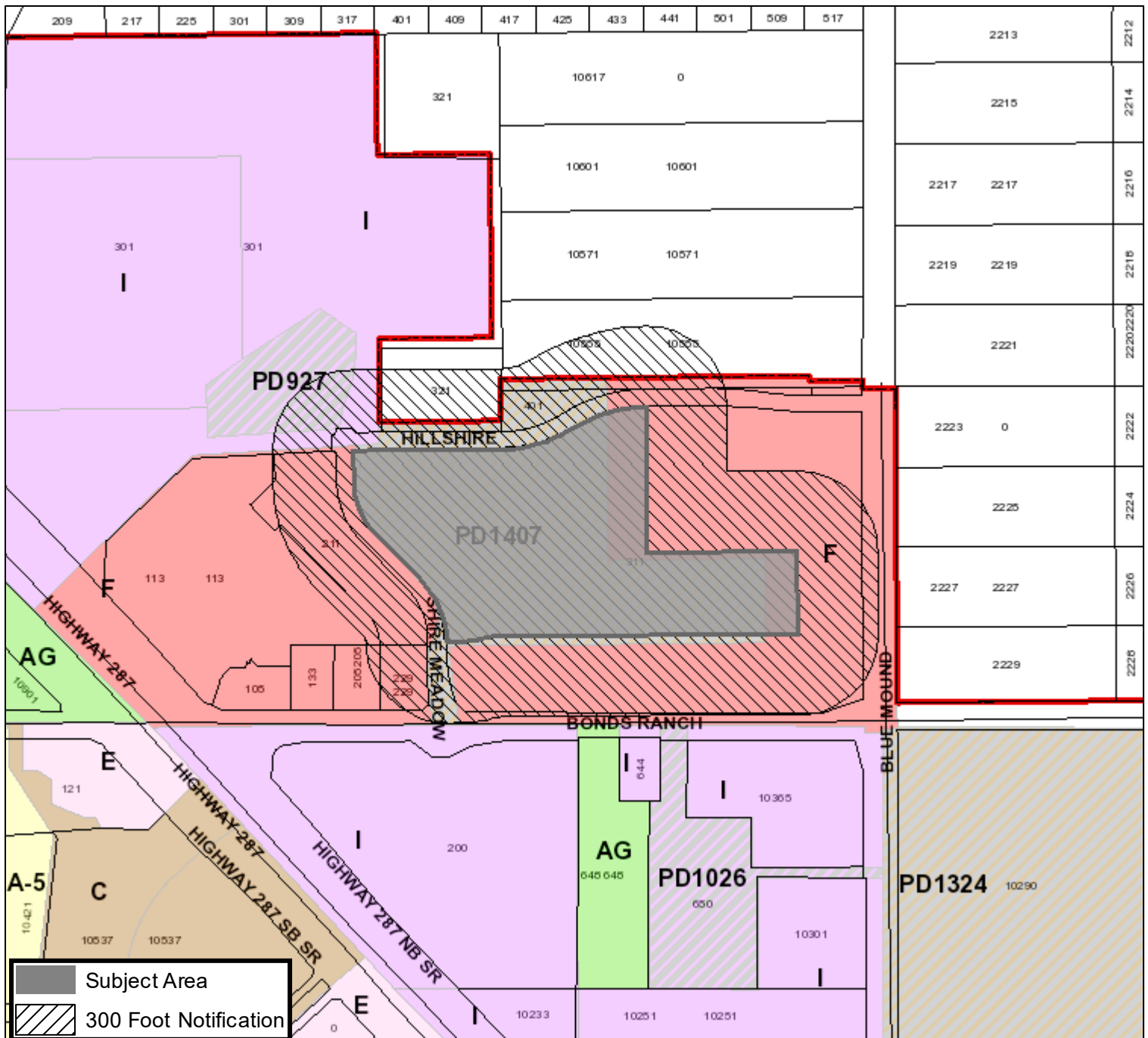
The site plan complies with proposed plan development PD/D with the development waivers. As well as the zoning regulations for Site plan submissions for planned developments outlined in Ordinance 4.301.b ('*Site Plan Requirements* ').



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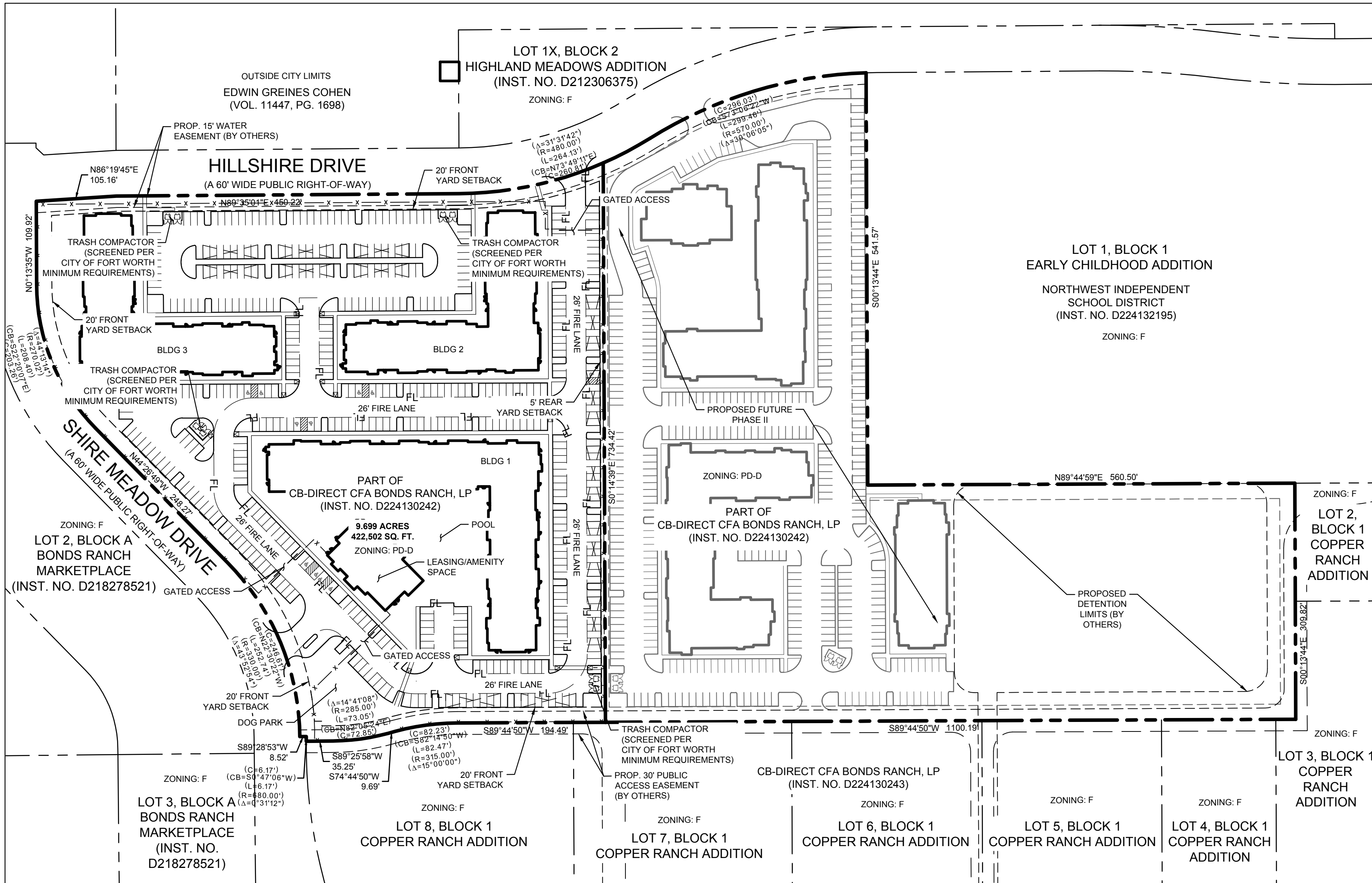
Area Zoning Map

Applicant: CB-Direct Bonds Ranch LP/Kimley-Horn & Assoc.
Address: 311 E. Bonds Ranch Drive
Zoning From: F, PD 1407 for D uses
Zoning To: Site plan for PD 1407
Acres: 20.1
Mapsc0: Text
Sector/District: Far North
Commission Date: 9/10/2025
Contact: null



0 262.5 525 1,050 Feet

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LEGEND

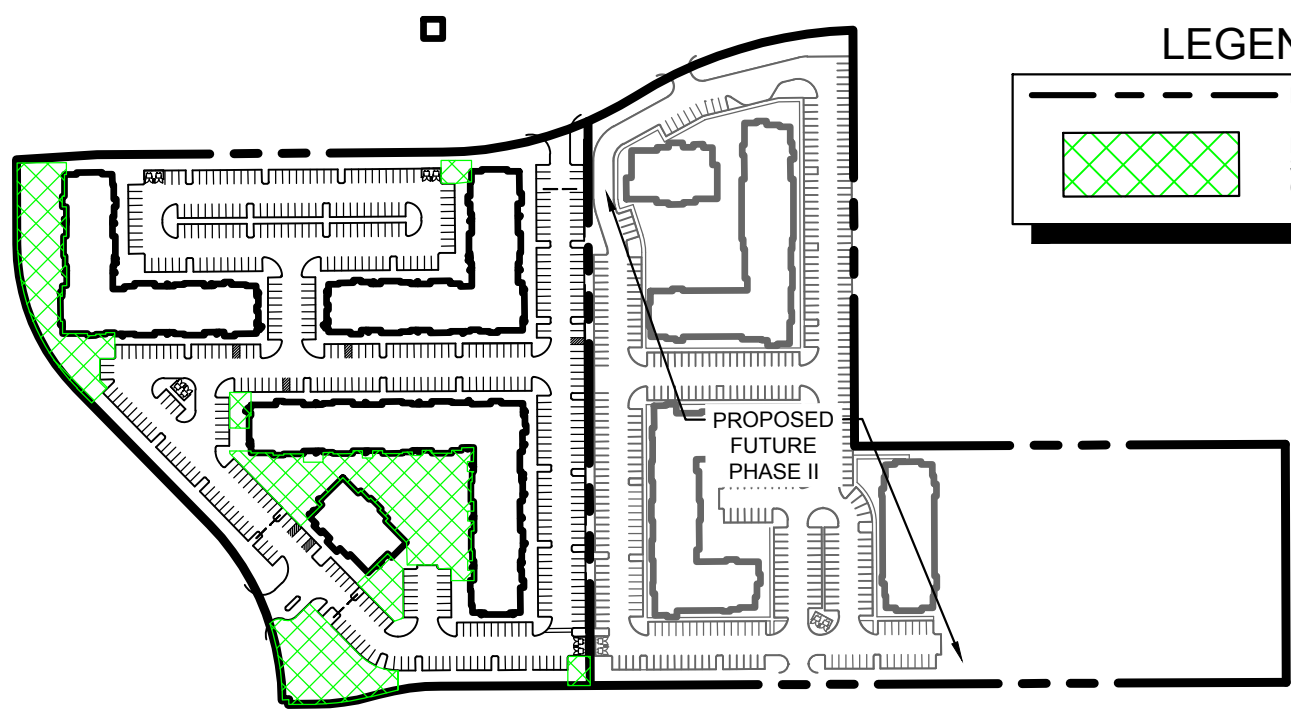
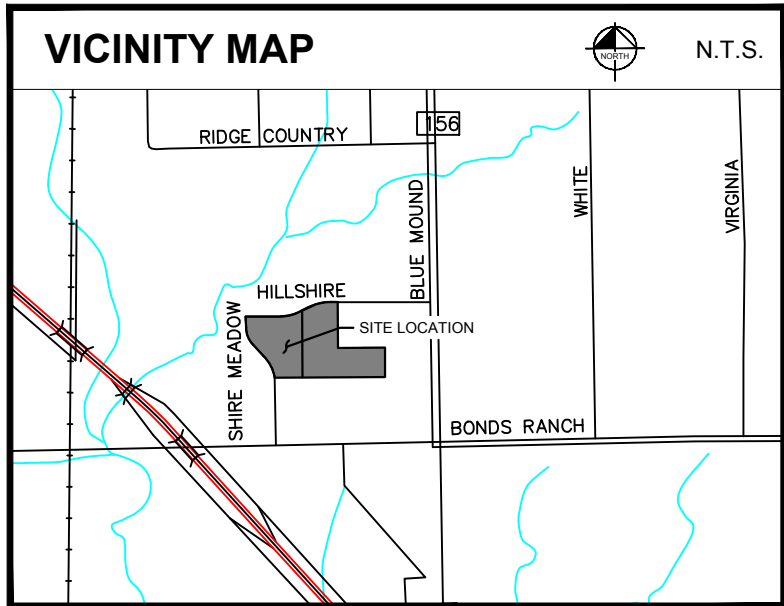
--- PROPERTY LINE

X FENCE

COVERED PARKING

EXISTING ZONING:	PD1407
PHASE I ONLY:	
UNITS	302
BEDROOMS	446
CLUBHOUSE/ LEASING/ FITNESS/MAIL (SF)	6,220
BUILDING HEIGHT ALLOWED: 48'	
BUILDING HEIGHT PROPOSED: BLDG 1-3 HEIGHT = 41'-1" CLUB HOUSE HEIGHT = 25'-8"	
FENCING HEIGHT	6'
FENCING MATERIAL	ORAMENTAL METAL
PARKING REQUIRED (BASED ON CODE)	1 PER BEDROOM = 446 SPACES
PARKING PROVIDED	104 COVERED SPACES 385 OPEN PARKING TOTAL = 489 (11 ADA)

- 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.
 - 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.
 - ALL DECORATIVE WALLS SHALL BE SAME MATERIAL AS THE BUILDING OVER CONCRETE MASONRY BLOCKS.
 - DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS PER PD1407:
 - GROUND FLOOR COMMERCIAL USES ALLOWED (4.712)(b)
 - 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. (4.712)(d)(2)(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. (4.712)(d)(4)(b)
 - BUILDINGS FACING INTERNAL DRIVE. (4.712)(d)(5)(a)



LEGEND

--- PROPERTY LINE

PROVIDED OPEN SPACE AREA (SF) (MIN. 25'x25')

OPEN SPACE AREA* (SF)	150,914
REQUIRED 35% OF OPEN SPACE AREA (SF)	52,820
PROVIDED OPEN SPACE AREA (SF) (MIN. 25'x25')	63,420
PROVIDED OPEN SPACE RATIO**	42%
NET LAND AREA (SF)	422,502
BUILDING FOOTPRINTS AND PATIOS (SF)	96,965
PARKING AREAS AND ACCESS DRIVES (SF)	174,623
* = DEFINED AS NET LAND AREA MINUS BUILDING FOOTPRINTS, PATIOS, PARKING AREAS, AND ACCESS DRIVES	
** = DEFINED AS "PROVIDED OPEN SPACE AREA" / OPEN SPACE AREA	

DIRECTOR OF DEVELOPMENT SERVICES DATE

ALEXAN COPPER RANCH PD SITE PLAN

Kimley»Horn

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

ARCHITECT:
JUSTIN VAUGHAN
STUDIO DIRECTOR
HLR ARCHITECTS
6201 W PLANO PKWY, SUITE 100
PLANO, TEXAS 75093

OWNER/DEVELOPER:
DAVID WATSON
CB-DIRECT BONDS RANCH, LP
12221 MERIT DR, SUITE 1220
DALLAS, TX 75251

MEGAN SMITH
MANAGING DIRECTOR
TRAMMEL L CROW RESIDENTIAL
3889 MAPLE AVE, SUITE 200
DALLAS, TX 75219

ENGINEER:
BRANDON MIDDLETON, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST, UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-339-2275

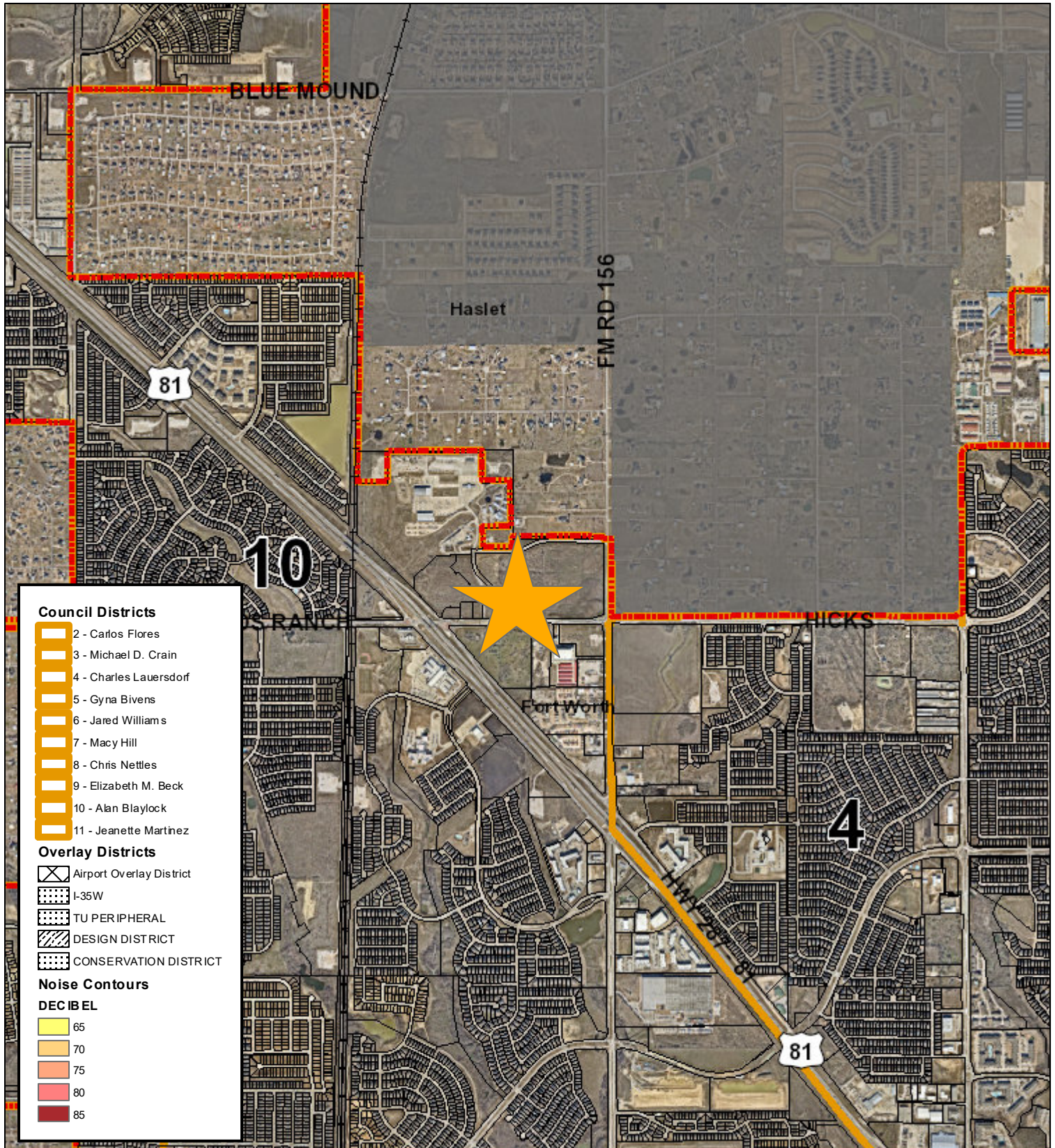
PD SITE PLAN
ZC-24-011
SP-25-XXX

FORT WORTH, TX
AUGUST 2025



SP-12-012

Area Map

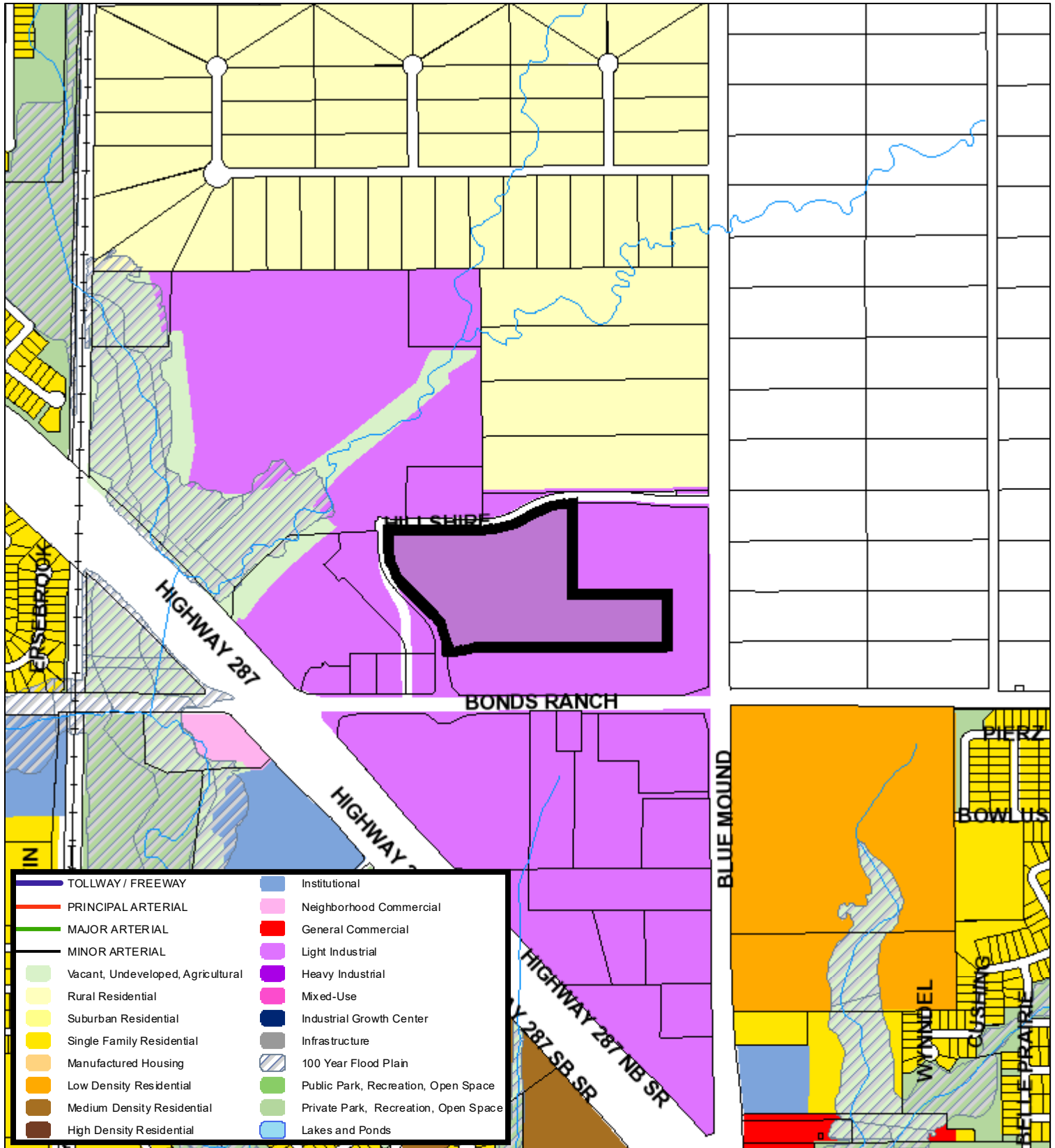


0 1,000 2,000 4,000 Feet



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Future Land Use



790 395 0 790 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.





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Aerial Photo Map



0 495 990 1,980 Feet

