



Zoning Staff Report

Date: March 11, 2025

Case Number: ZC-25-002

Council District: 10

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Deborah D. Bellows/ Jorge Garay

Site Location: 644 E Bonds Ranch Road

Acreage: 0.81 acre

Request

Proposed Use: Automotive Oil Change Facility

Request: From: "AG" Agricultural
To: "I" Light Industrial

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation **Approval 8-0**

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Project Description and Background

The subject property, approximately 0.81 acres, is situated south of East Bonds Ranch Road (**Figures 2-3**). It is currently developed with a single residential house, but the surrounding area is largely characterized by commercial and industrial uses, including a public storage facility, vehicle (truck) storage, a car wash, and truck container storage. The property is presently zoned “AG” Agricultural, while the surrounding area primarily consists of industrial zoning and land uses. However, to the north of East Bonds Ranch Road, there are vacant parcels zoned ‘F’ General Commercial.

The applicant proposes to develop an automotive oil change facility on the site. Further details regarding the proposed use are outlined under ‘*Applicant’s Description*’ below, along with a zoning exhibit site plan (**Figure 1**) illustrating the intended development. While the preliminary site plan provides an overview of the project, a formal site plan submission is not required at this stage for the rezoning application. However, if the rezoning request is approved by the City Council, the applicant must apply for the necessary permits, at which point a detailed site plan, along with other required documentation, will need to be submitted for review and approval.

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 developer intends to develop an automotive oil change facility on the property to serve the general area of the city as shown on the zoning exhibit site plan. The developer would like to rezone the area from "AG" Agricultural to "I" Light Industrial to serve the proposed use. The oil change facility will feature a 1,700 SF shop with three automotive bays.*”

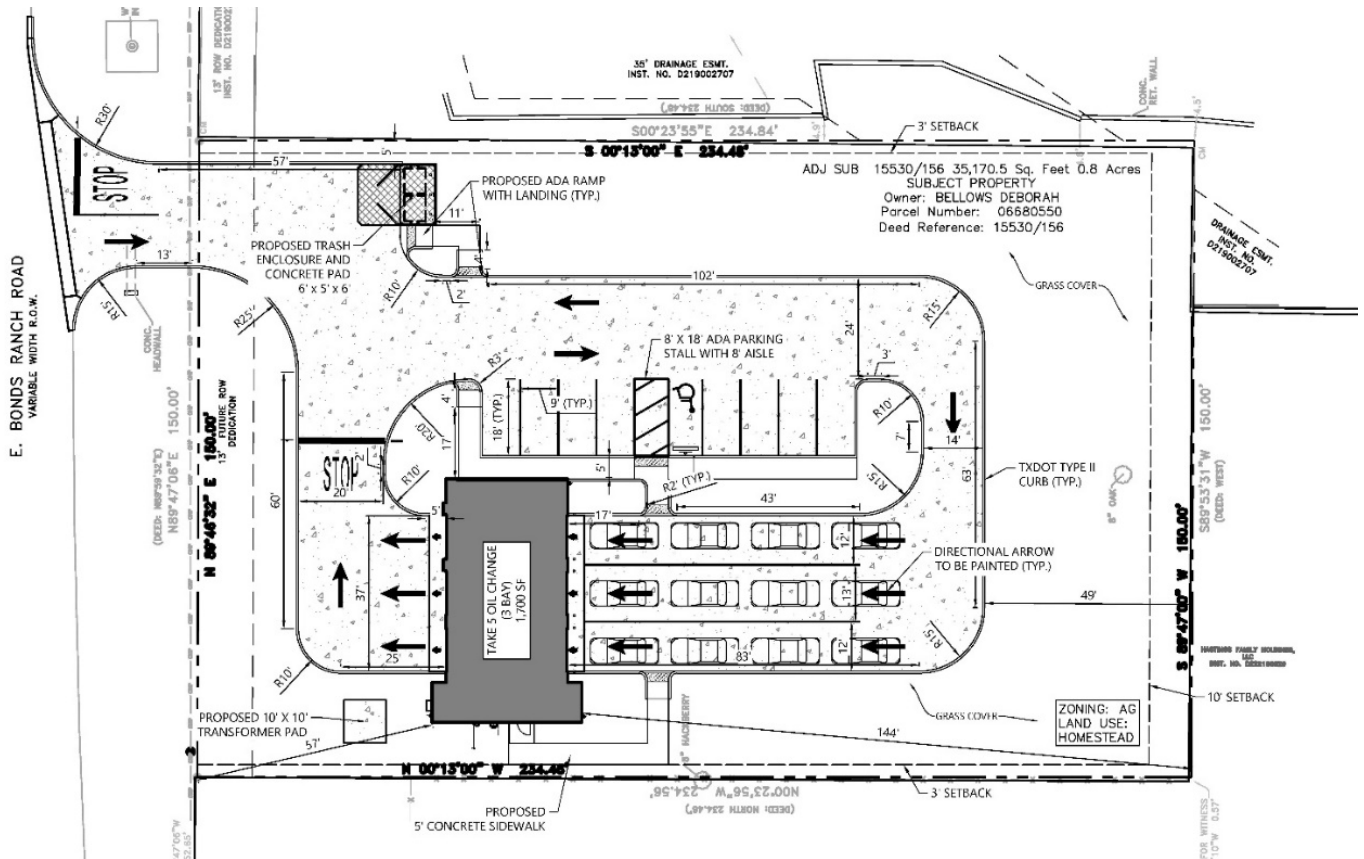




Figure 2: Site Photos taken by staff on 1/30/2025; view from 644 E Bonds Ranch Road



Figure 3: Site Photos taken by staff on 1/30/2025; view from 644 E Bonds Ranch Road

Surrounding Zoning and Land Uses

North: "F" General Commercial/ Vacant
East: "PD1026" Light Industrial/ Industrial- mini-warehouse
South: "I" Light Industrial / Industrial
West: "I" Light Industrial / Vacant

Zoning History

The zoning history pre-dates 2004

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 January 31, 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 January 31, 2025:

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The surrounding area is primarily composed of vacant properties, with a few developed sites that include a public storage facility, vehicle (truck) storage, a car wash, and truck container storage. These existing uses indicate a trend toward commercial and industrial development in the vicinity.

The applicant is seeking to rezone the subject parcel to allow for the development of an automotive oil change facility, which aligns with the surrounding land use patterns. Given the presence of similar commercial and industrial uses nearby, the proposed rezoning is consistent with the area's zoning designations and development trends.

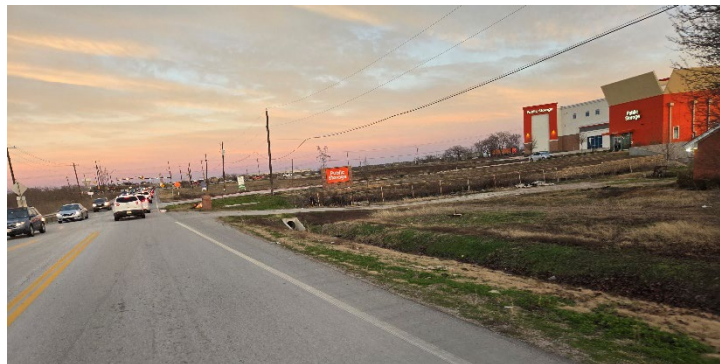




Figure 4: Site Photos taken by staff on 1/30/2025; view from 644 E Bonds Ranch Road of the Public Storage and vacant land in the surrounding parcels.

By facilitating this rezoning, the proposal supports a cohesive and logical land use transition from the existing single-family home, promoting compatible development that integrates well with existing and future growth in the area. This ensures that future developments are in harmony with the evolving character of the community while utilizing the existing infrastructure efficiently.

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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as a Light Industrial on the Future Land Use Map.

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

The proposed property’s designation is consistent with the existing Light Industrial category outlined in the Future Land Use (FLU) Map. The rezoning request to “I” Light Industrial does align with the FLU designation.

This development aligns with the Comprehensive Plan policies, which encourage utilizing previously platted lots to maximize existing utility and road infrastructure. Additionally, the plan emphasizes the importance of new projects fitting within the area's existing scale and layout. This project is well-suited for the location and supports the broader policy goals. Key policies guiding this vision include:

- *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.*
- *Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.*

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.

Supplemental Information
Site Photos taken by Staff on 1/30/2025



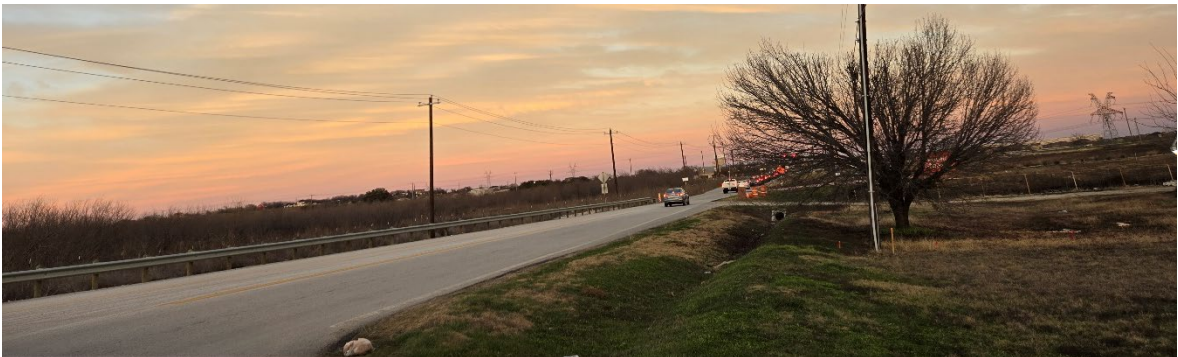
View from 644 E Bonds Ranch Road



View from 644 E Bonds Ranch Road



View from 644 E Bonds Ranch Road



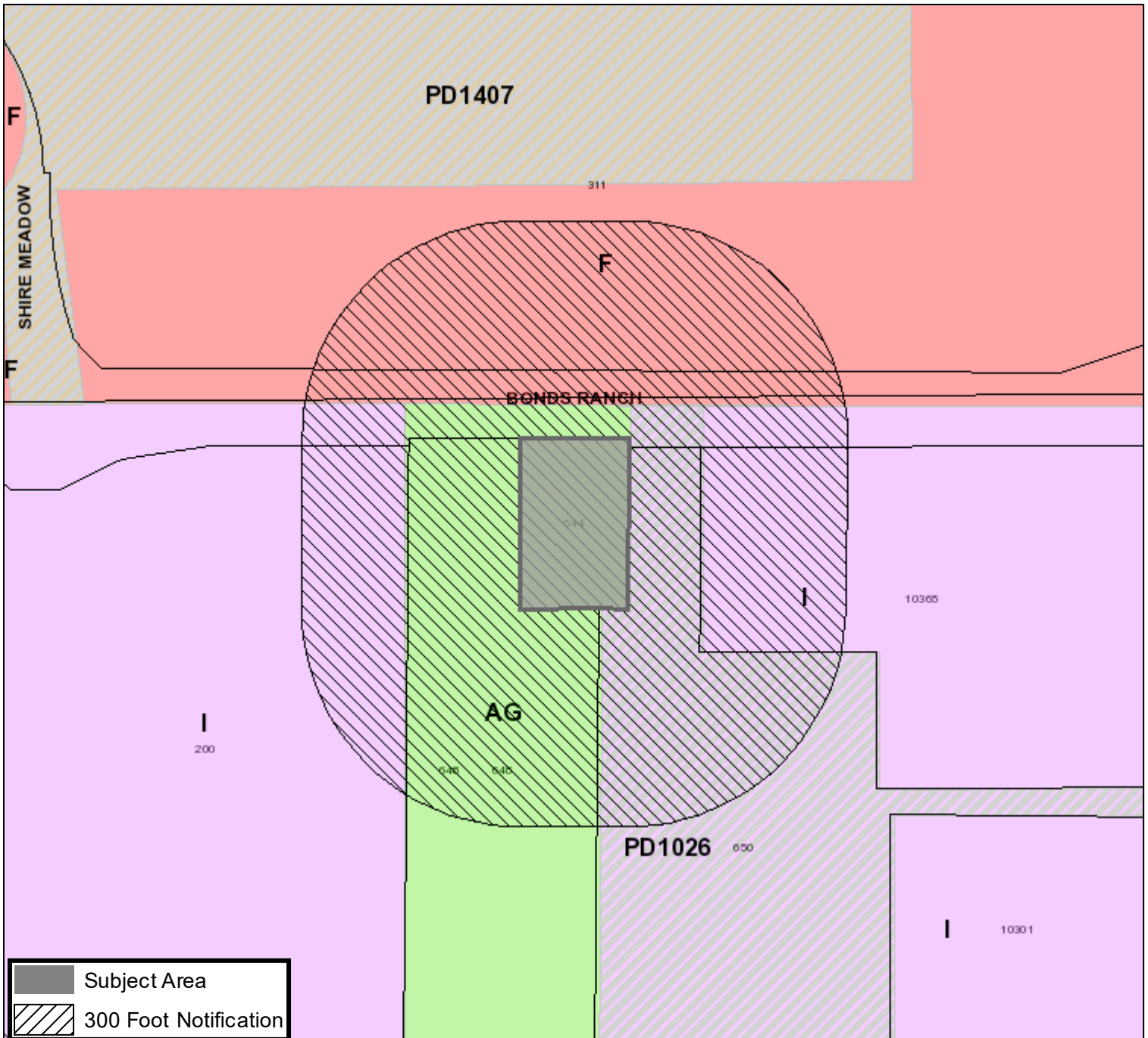
View from 644 E Bonds Ranch Road, looking towards the road



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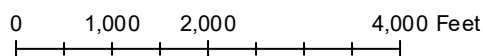
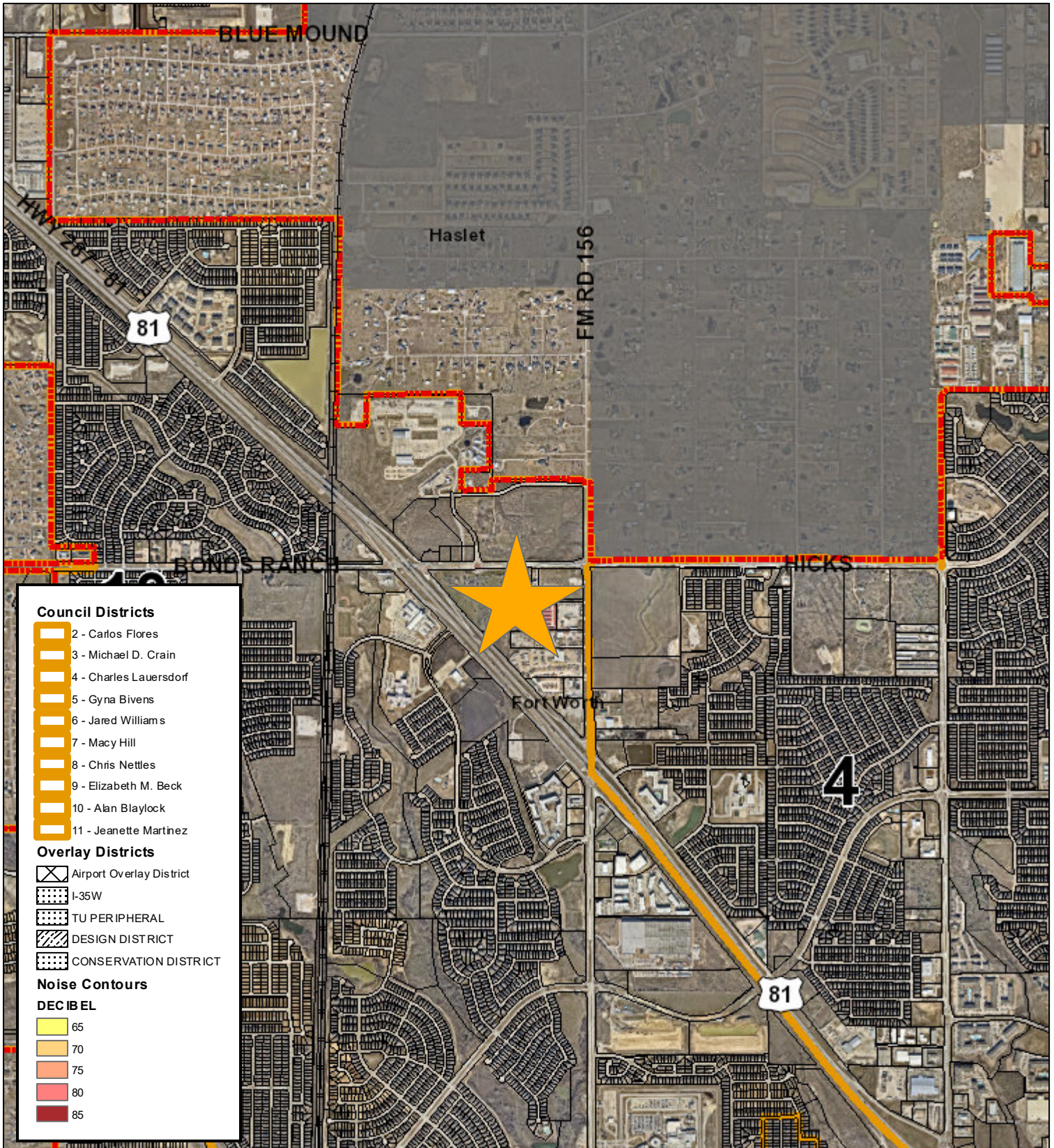
Area Zoning Map

Applicant: Deborah D. Bellow/Driven Brands, Inc.
Address: 644 E. Bonds Ranch Road
Zoning From: AG
Zoning To: I
Acres: 0.80504786
Mapsc0: Text
Sector/District: Far_North
Commission Date: 2/12/2025
Contact: 817-392-2806







0 100 200 400 Feet

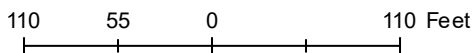
Area Map



Future Land Use

BONDS RANCH

 TOLLWAY / FREEWAY	 Institutional
 PRINCIPAL ARTERIAL	 Neighborhood Commercial
 MAJOR ARTERIAL	 General Commercial
 MINOR ARTERIAL	 Light Industrial
 Vacant, Undeveloped, Agricultural	 Heavy Industrial
 Rural Residential	 Mixed-Use
 Suburban Residential	 Industrial Growth Center
 Single Family Residential	 Infrastructure
 Manufactured Housing	 100 Year Flood Plain
 Low Density Residential	 Public Park, Recreation, Open Space
 Medium Density Residential	 Private Park, Recreation, Open Space
 High Density Residential	 Lakes and Ponds



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 70 140 280 Feet

