



Zoning Staff Report

Date: June 09, 2026

Case Number: ZC-26-052

Council District: 10

Zoning Map Amendment

Case Manager: Enrique Alvarez

Owner: H-E-B, LP

Applicant: Baird, Hampton & Brown., Inc. / Joe LaCroix

Site Location: 648 E Bonds Ranch Road, Fort Worth, TX 76131

Acreage: 5.096 Acres

Request

Proposed Use: Large retail store

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 by a vote of 10-0**

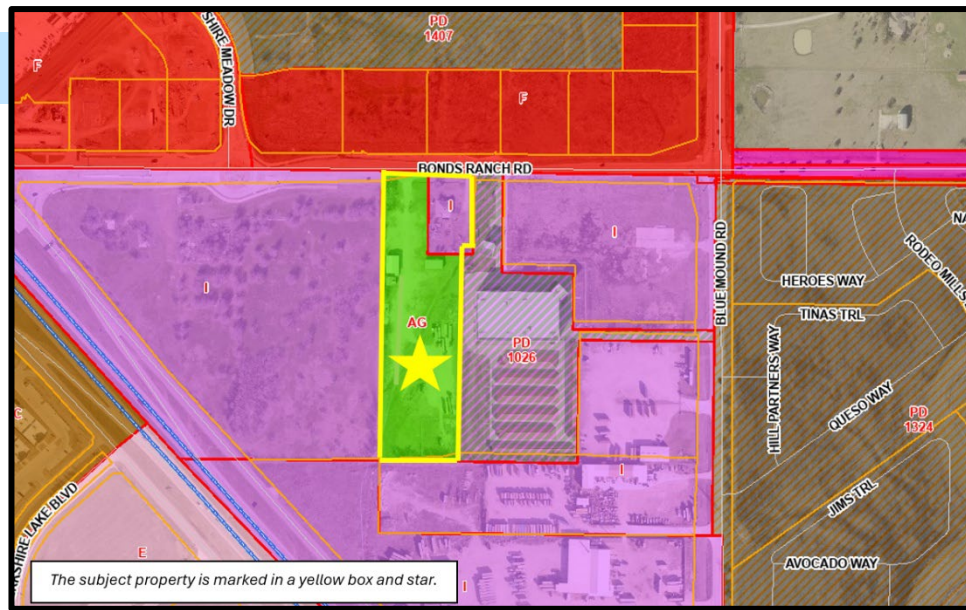
Project Description and Background

The subject property is located south of Bonds Ranch Road and east of Highway 287. The applicant is requesting a zoning change on the subject property from “AG” Agricultural to “I” Light Industrial. The subject property is split-zoned, with the top northeast portion being “I” Light Industrial. This proposal is solely meant to rezone the remaining 5.096 acres on the site to “I” Light Industrial from “AG” Agricultural. The site is mostly undeveloped and contains three smaller metal structures, along with other items appearing to be stored on the site. Adjacent zoning to the south, east, and west is comprised of “I” Light Industrial zoning. The zoning to the north is

comprised of “F” General Commercial. If approved, future development on the site would have to comply with “I” Light Industrial development standards and permitted uses.

Surrounding Zoning and Land Uses

	North	South	East	West
Zoning of Adjacent Property	“F” General Commercial	“I” Light Industrial	PD1026 “I” Light Industrial Uses	“I” Light Industrial
Land Use	Vacant Land	Automotive Repair / Outside Storage	Mini-Warehouses	Vacant Land



No zoning changes since at least 2004.

Development Analysis

Land Use Compatibility

The area surrounding the subject property is mostly undeveloped, with the exception of a mini-warehouse site directly east of the property, along with an automotive repair and outdoor storage use to the south. The requested zoning change and present uses are consistent with “I” Light Industrial uses and future land use designation. The lot immediately adjacent to the west is also owned by the same property owner and is currently zoned “I” Light Industrial. While the applicant has only indicated that they propose to rezone the site for future large retail, this change would allow more developable land that has frontage access to Highway 287, a major US Highway. Additionally, the properties directly north across the street on Bonds Ranch Road are zoned for commercial uses. Several lots on the northeast corner of Bonds Ranch Road and Highway 287 are currently under development for a range of compatible commercial uses, such as a bank, quick-serve restaurant, and other similar uses.

A zone change from the existing “AG” Agricultural zoning would allow the entire site to match existing and adjacent zoning to allow for uniform development of retail along a major highway frontage. The proposed use is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North Planning Sector

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.		
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

Future Land Use Map

The adopted Comprehensive Plan Future Land Use Map designates the property as Light Industrial. Characteristics of this area include warehousing, transportation, light assembly, and outside storage. The requested zoning change to “I” Light Industrial is **consistent** with the Future Land Use Map.

Comprehensive Plan Policies

The Comprehensive Plan provides policies that help guide development based on characteristics unique to a specific neighborhood. Additionally, best practices are presented that can be applied uniformly across the city as well. Several key policies within the Comprehensive Plan support and encourage this change and development. Key policies are provided below.

- Encourage new development adjacent and connected to previously developed or platted areas to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discourage sprawl development.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

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

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **May 1, 2026**.

Posted Notice

A sign was erected on the property on **May 1, 2026**.

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.

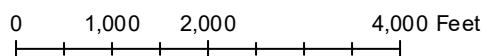
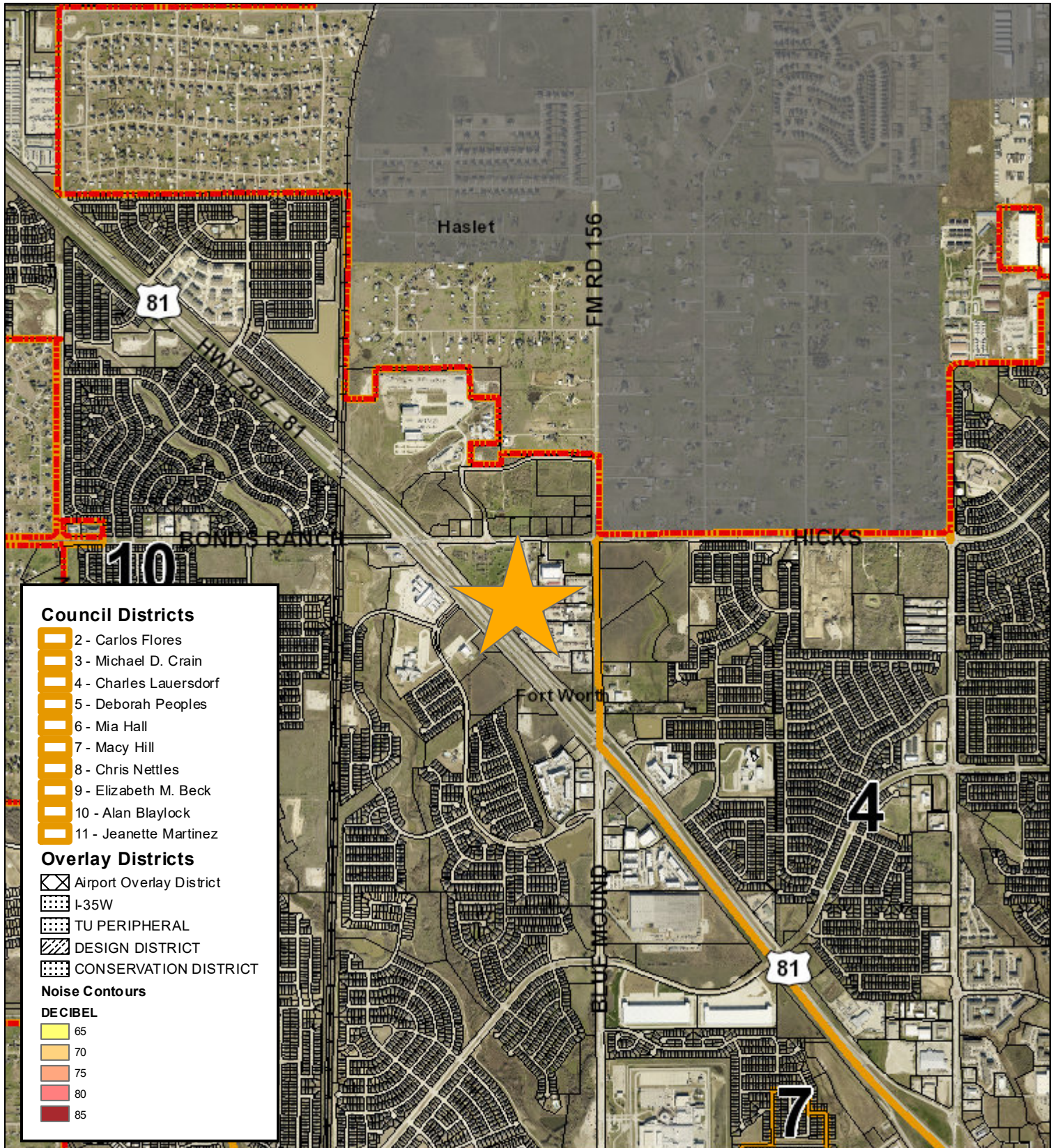
Courtesy Notice

The following organizations were emailed on **May 1, 2026**:

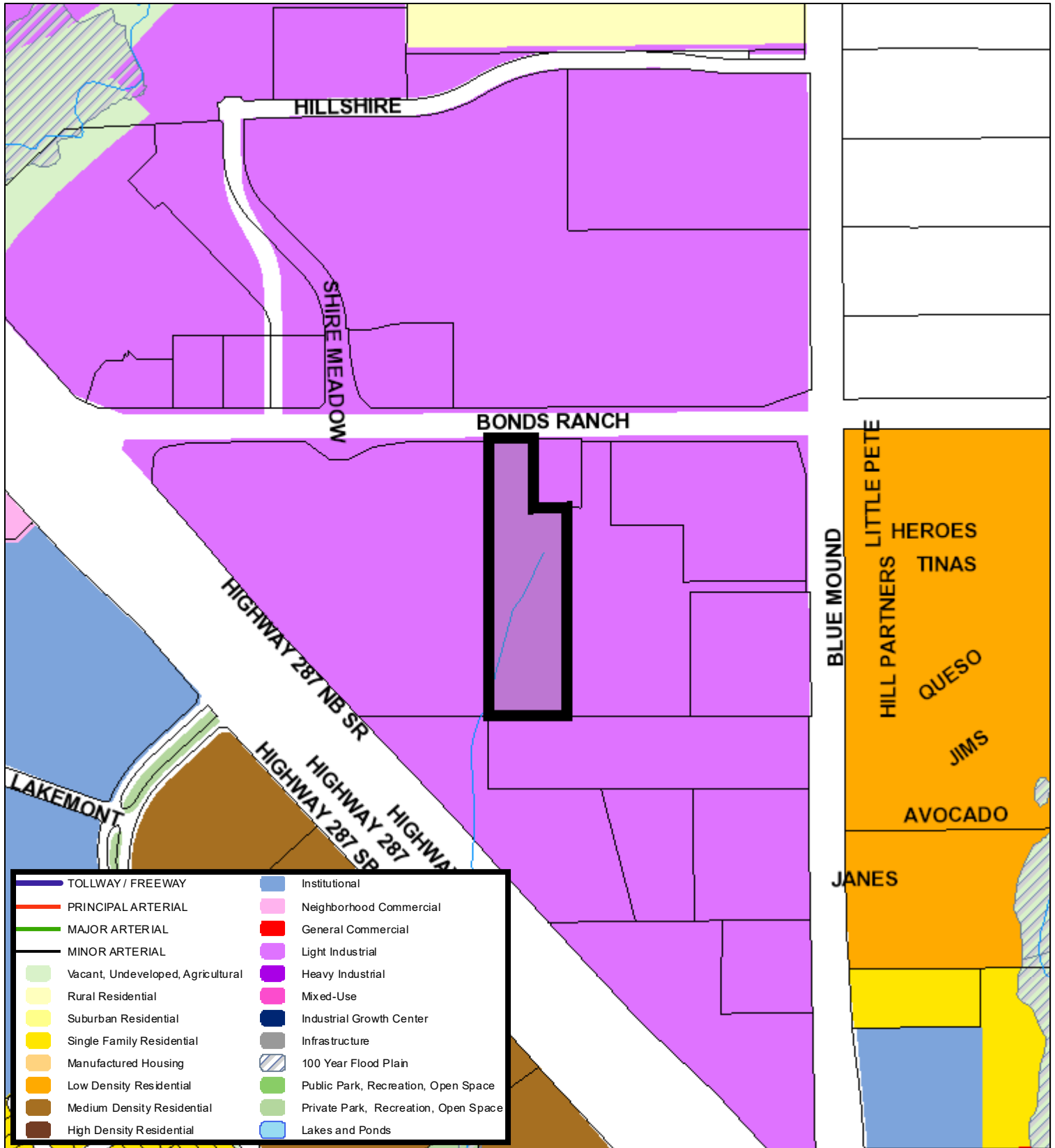
Organizations Notified	
North Fort Worth Alliance	Hawthorne Meadows HOA
Berkshire HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD



Area Map



Future Land Use

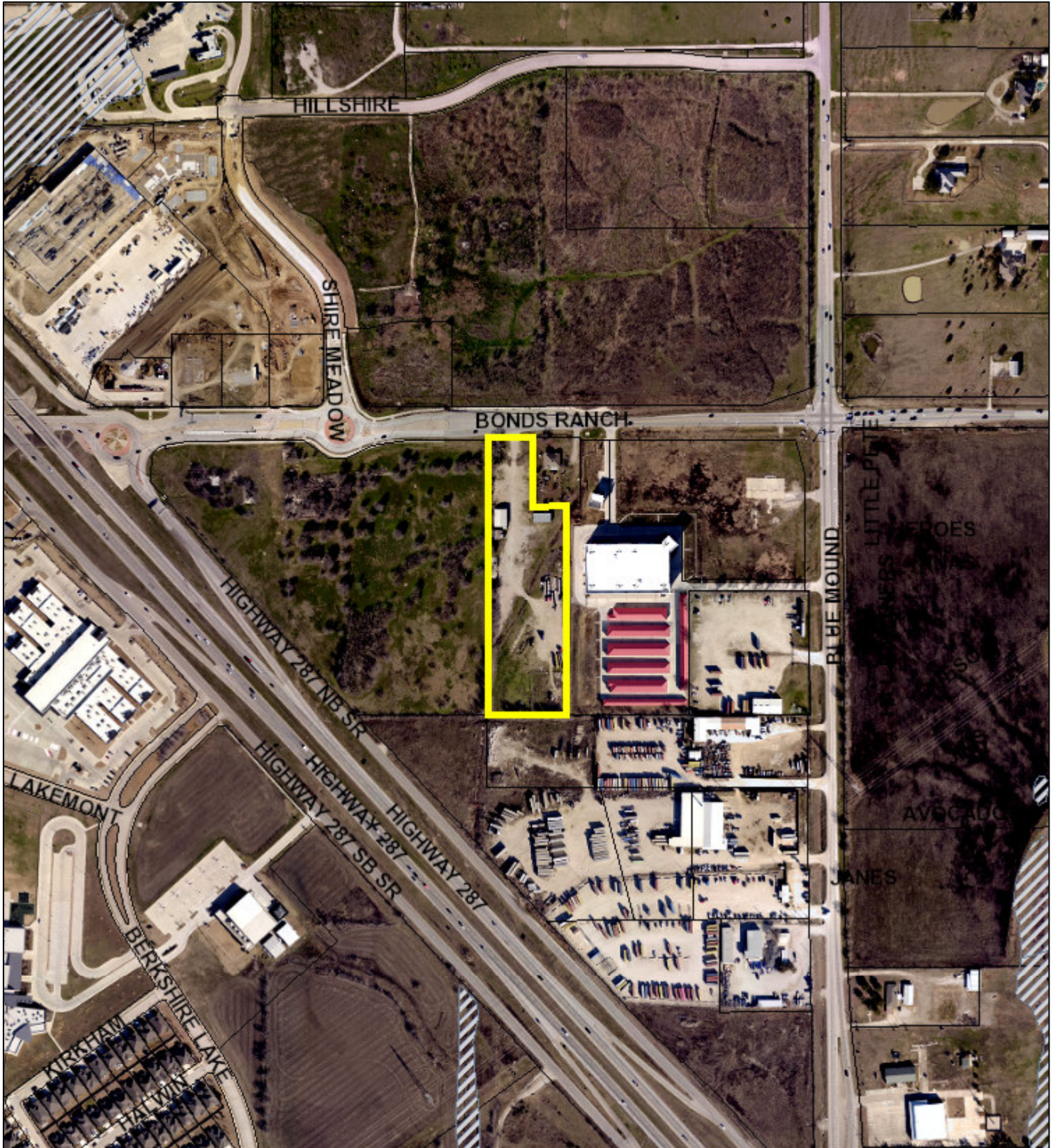


450 225 0 450 Feet



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.



Aerial Photo Map



0 280 560 1,120 Feet

	FEMA 100 Year Flood Zone
	Non-FEMA City Flood Risk Areas

