



# Zoning Staff Report

**Date:** August 9, 2022

**Case Number:** ZC-22-100

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Alondra Salas-Beltré](#)

**Owner / Applicant:** 516 W. Bonds Ranch, LLC

**Site Location:** 516 W. Bonds Ranch Road

**Acreage:** 2.04 acres

### Request

**Proposed Use:** Two professional buildings: an office building and a daycare building

**Request:** From: “E” Neighborhood Commercial and “PD 911” Planned Development for “E” Neighborhood Commercial uses

To: “E” Neighborhood Commercial

### Recommendation

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 6-0**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The property is currently zoned “PD 911” Planned Development for “E” Neighborhood Commercial uses plus one-family residential to allow products consistent with a farmer’s market to be conducted by the resident only on tables in certain locations. The applicant is intending to demolish the existing residential structure and construct two new buildings, a daycare building and an office building.

The existing zoning for this property is PD with a Neighborhood Commercial (E) base zoning. The proposed zoning would be a straight Neighborhood Commercial (E) consistent with the future land use plan. The current use of the property is residential, but it is located on Bonds Ranch Road between an animal clinic and a church. The only directly adjacent residential use is at the rear of the property.

The concept for the property is to develop two (2) professional buildings; the current expectation being one office building and one daycare building.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / Single family  
East “A-5” One-Family / Church  
South “A-5” One-Family / Single family  
West “PD 911” Planned Development / Animal Medical Center

## Recent Zoning History

- No zoning cases in vicinity for the last 10 years.

## Public Notification

300-foot Legal Notifications were mailed on June 30, 2022.  
The following organizations were notified: (e-mailed June 26, 2022)

Organizations Notified	
*Dorado Ranch HOA	Trinity Habitat for Humanity
Van Zandt Farms HOA	The Trails of Fossil Creek HOA
Streams and Valleys Inc	Fossil Creek Estates HOA
Northwest ISD	

*\*This Neighborhood Association is located closest to the subject property*

# Development Impact Analysis

## Land Use Compatibility

---

The applicant is proposing to change the zoning of this property from “PD 911” Planned Development with “E” Neighborhood Commercial to “E” Neighborhood Commercial to construct two professional buildings. Although the surrounding properties to the east is zoned “A-5” One-Family it is developed with a church the property to the west is zoned “PD 911” and it is developed with an animal medical center. The surrounding areas to the north and south are zoned “A-5” One Family and they are developed with single-family residences.

The zoning ordinance includes specific protections for residential properties adjacent to commercial development, including increased setbacks, screening, and landscaping requirements.

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

## Comprehensive Plan Consistency – Far Northwest Sector

---

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

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

## Economic Development Plan

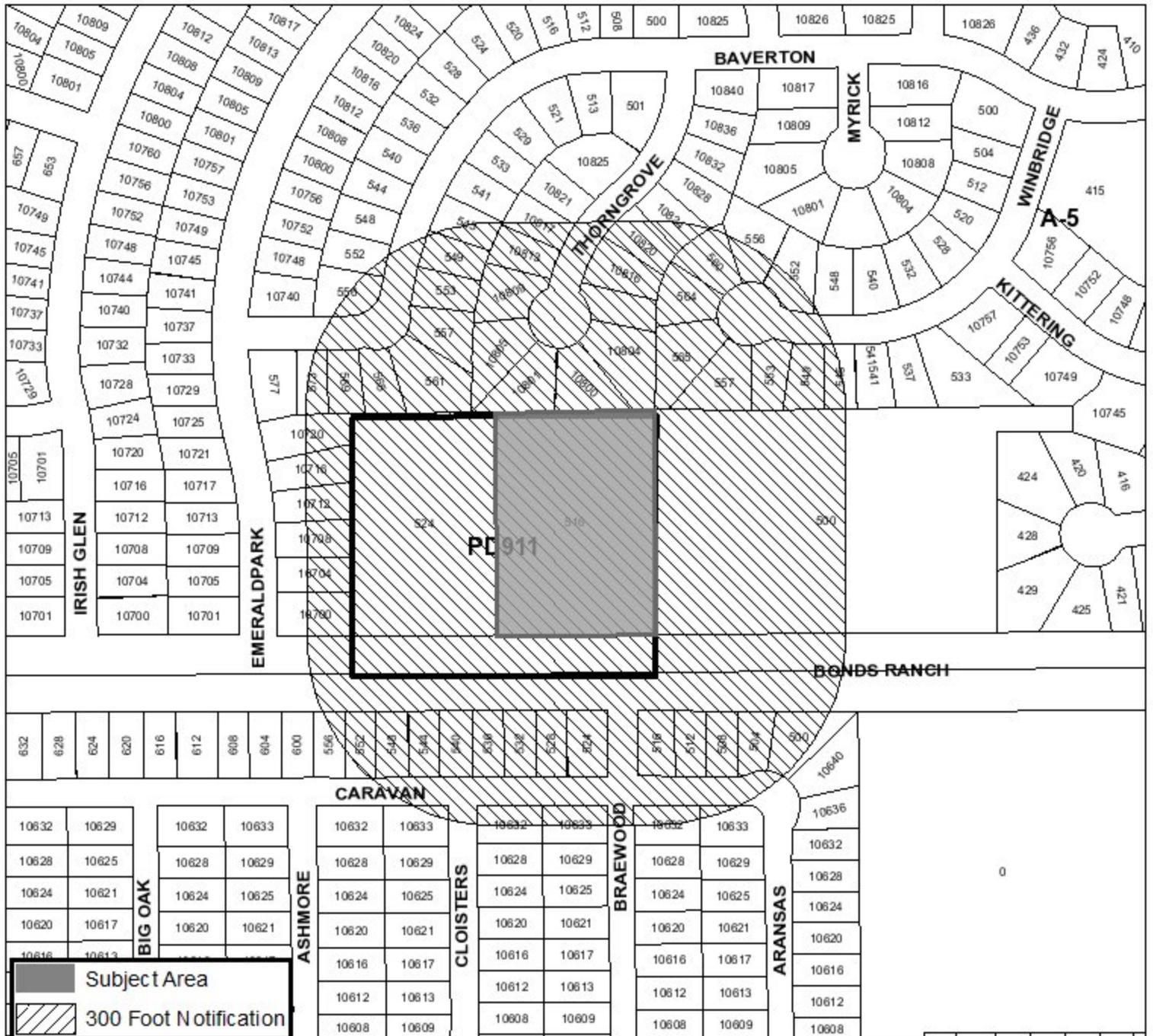
---

The Far Northwest sector of the City is not directly addressed in the 2018 Economic Development Strategic Plan, which focuses on development strategies for established interior neighborhoods rather than the periphery of the City, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

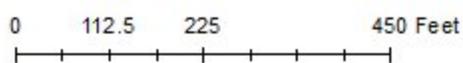


# Area Zoning Map

Applicant: 516 W Bonds Ranch LLC  
 Address: 516 W. Bonds Ranch Road  
 Zoning From: PD 911 for E uses plus one family residence & farmers' market  
 Zoning To: E  
 Acres: 2.04043408  
 Mapsco: 20N  
 Sector/District: Far Northwest  
 Commission Date: 7/13/2022  
 Contact: 817-392-2495

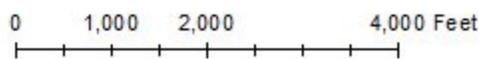
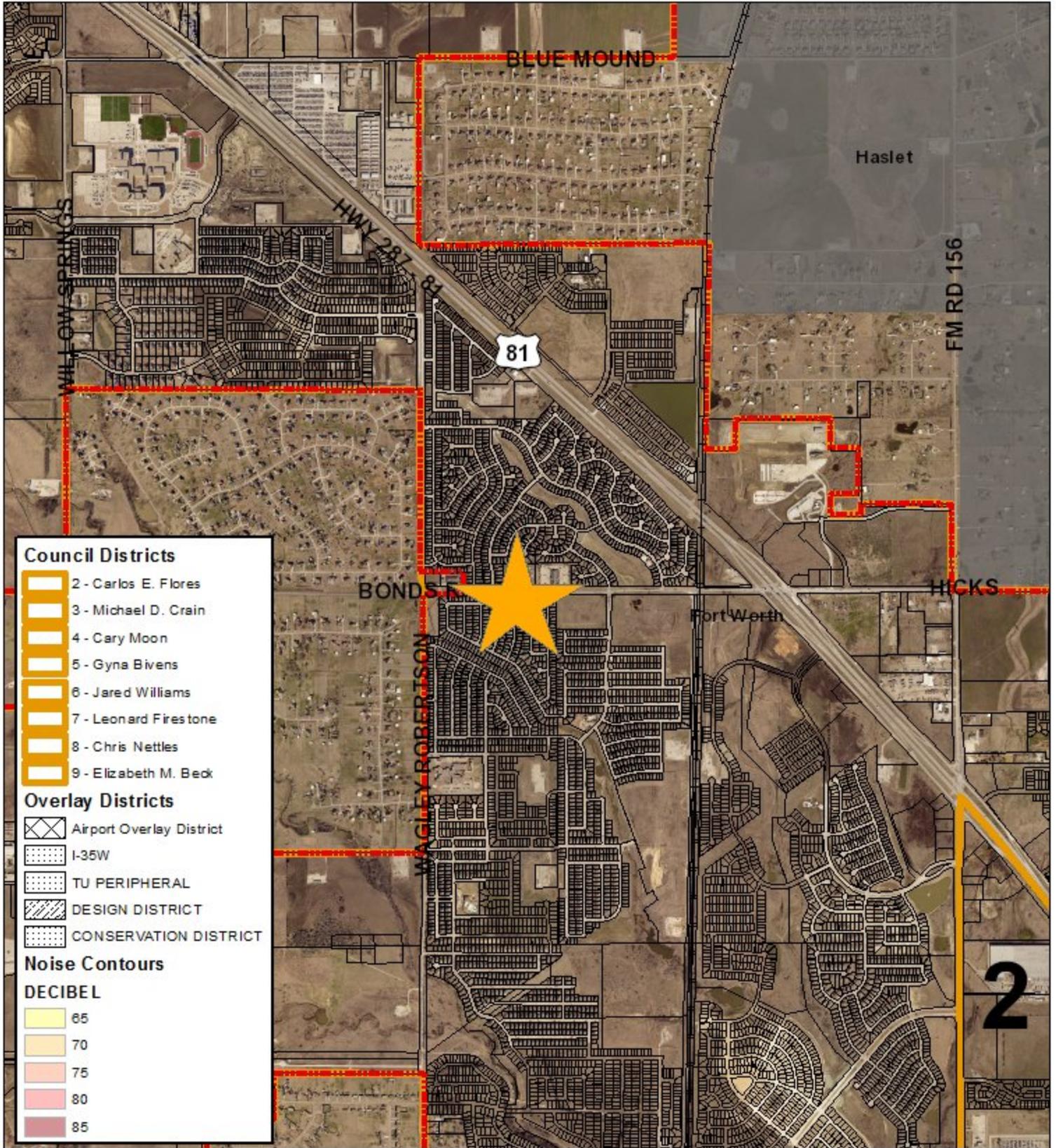


 Subject Area  
 300 Foot Notification

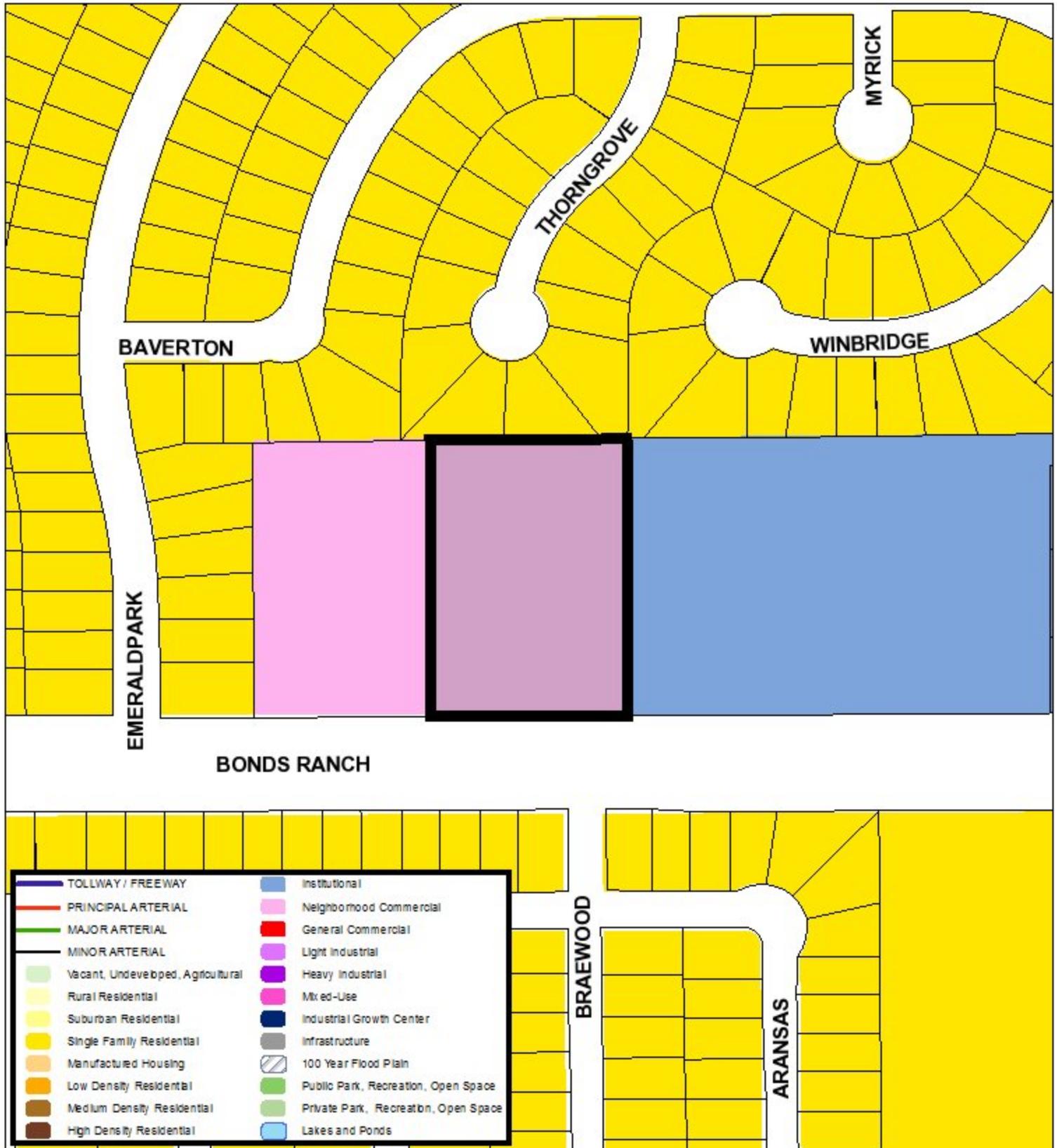




# Area Map



### Future Land Use



170 85 0 170 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



0 105 210 420 Feet

