



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

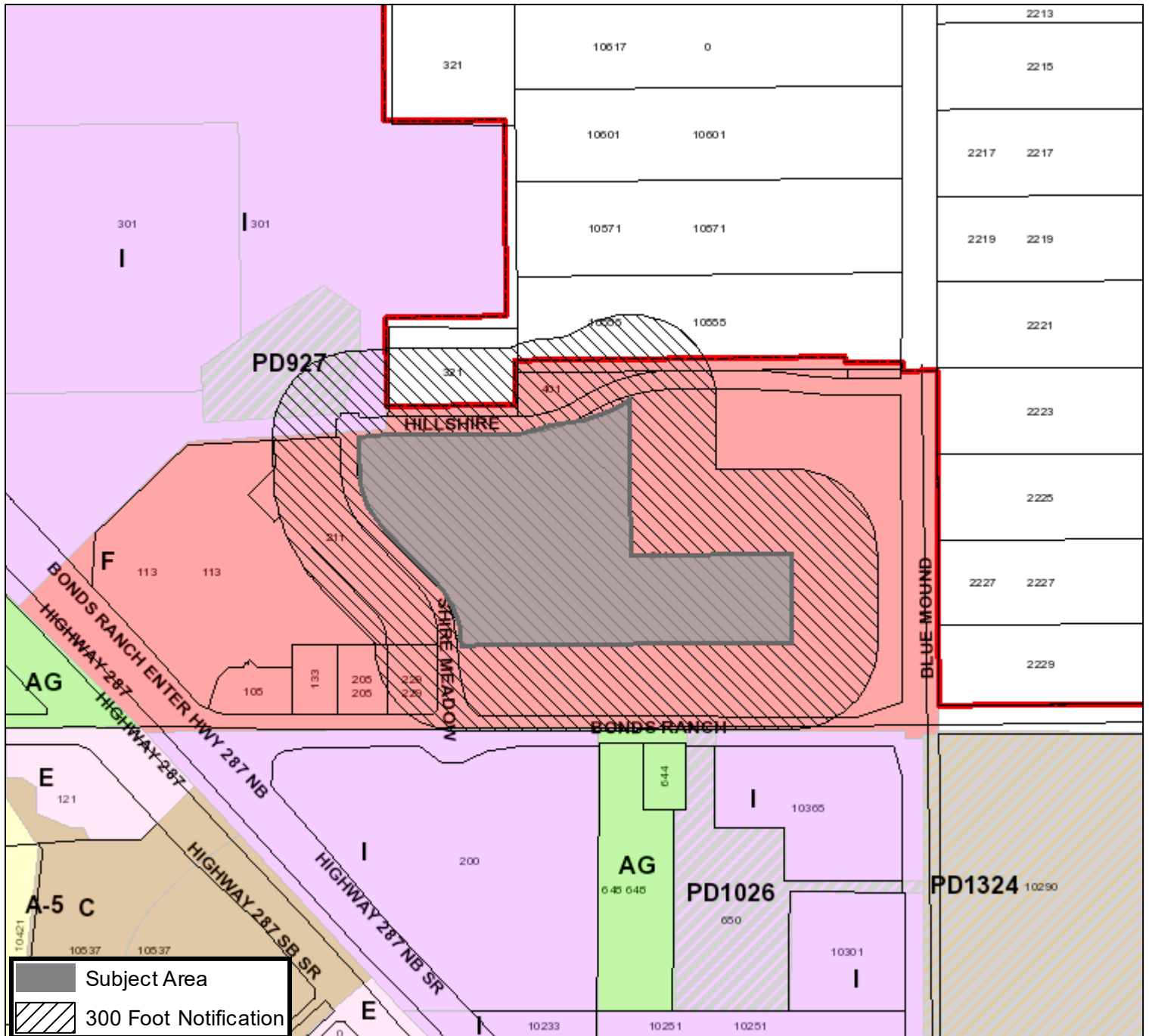
Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZC-24-011

Area Zoning Map

Applicant: null
Address: 311 Hillshire Drive
Zoning From: F
Zoning To: PD/D
Acres: 18.04434762
Mapsc0: Text
Sector/District: Far_North
Commission Date: 3/13/2024
Contact: null



0 250 500 1,000 Feet

Created: 2/28/2024 12:59:02 PM



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER CB-Direct Bonds Ranch LP

Mailing Address 12221 Merit Drive #1220 City, State, Zip Dallas, TX 75251

Phone 214-891-3225 Email david@directretailpartners.com

APPLICANT Kendra Stephenson

Mailing Address 4801 Steinbeck Cir City, State, Zip Flower Mound, TX 75022

Phone 2147076117 Email kendra@portmanteauconsulting.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 311 E. Bonds Ranch Rd

Total Rezoning Acreage: 20.1 acres ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☐ YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☒ NO – NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 20.1 acres acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): F - General Commercial Proposed Zoning District(s): PD - with High Density MF "D"
 Current Use of Property: none
 Proposed Use of Property: multifamily with limited retail and other commercial uses along Shire Meadow Dr

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: PD - with High Density MF "D"

Land Uses Being Added or Removed: Limited retail and other commercial uses as defined in the proposed PD standards

Are Development Standards or Waivers being requested? ☒ Yes ☐ No If yes, please list below:

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

- ☐ Site Plan Included (completed site plan is attached to this application)
- ☒ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- ☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? ☒ Yes ☐ No If yes, please list below:

- ☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

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.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** ☐ Yes ☒ No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** ☒ Yes ☐ No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** ☒ Yes ☐ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☒ No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☒ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - ☐ Site Plan meeting requirements of attached checklist (pages 7-8)
 - ☒ A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): 

Owner's Name (Printed): David S. Watson

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Kendra Stephenson ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF F O R T W O R T H , T E X A S , TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
20.1 acres of the parcel known as ROBERTSON, HENRY SURVEY Abstract 1259 Tract 6H03B (CERTIFIED LEGAL DESCRIPTION)


 Owner's Signature (of the above referenced property)

David S. Watson

Owner's Name (Printed)

Kendra Stephenson
 Applicant or Agent's Signature

Kendra Stephenson

Applicant or Agent's Name (Printed):

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Owner's Signature (of the above referenced property): _____

Owner's Name (Printed): Gary D. Wither spoon

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AUTHORITY IS HEREBY GRANTED TO (NAME) Kendra Stephenson ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

20.1 acres of the parcel known as ROBERTSON, HENRY SURVEY Abstract 1259 Tract 6H03B (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property): _____

Owner's Name (Printed): Gary Wither spoon

Kendra Stephenson
Applicant or Agent's Signature

Kendra Stephenson

Applicant or Agent's Name (Printed):

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I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

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20.1 acres of the parcel known as ROBERTSON, HENRY SURVEY Abstract 1259 Tract 6H03B (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

Owner's Name (Printed)

Kendra Stephenson

Applicant or Agent's Signature

Kendra Stephenson

Applicant or Agent's Name (Printed):



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- ☐ Site Address and Legal Description
- ☐ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☐ Date of preparation or revision, as applicable
- ☐ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☐ Vicinity map, north arrow, and scale
- ☐ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☐ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- ☐ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☐ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☐ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☐ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☐ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☐ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☐ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- ☐ This project will comply with [Section 6.301, Landscaping](#).
 - *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)*
- ☐ This project will comply with [Section 6.302, Urban Forestry](#).
- ☐ All signage will conform to [Article 4, Signs](#).
- ☐ All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.