



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
100 Fort Worth Trail, 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: 200 Texas St Council Chambers, Second Floor | |
| LOCATION MAP | |

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

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: | |

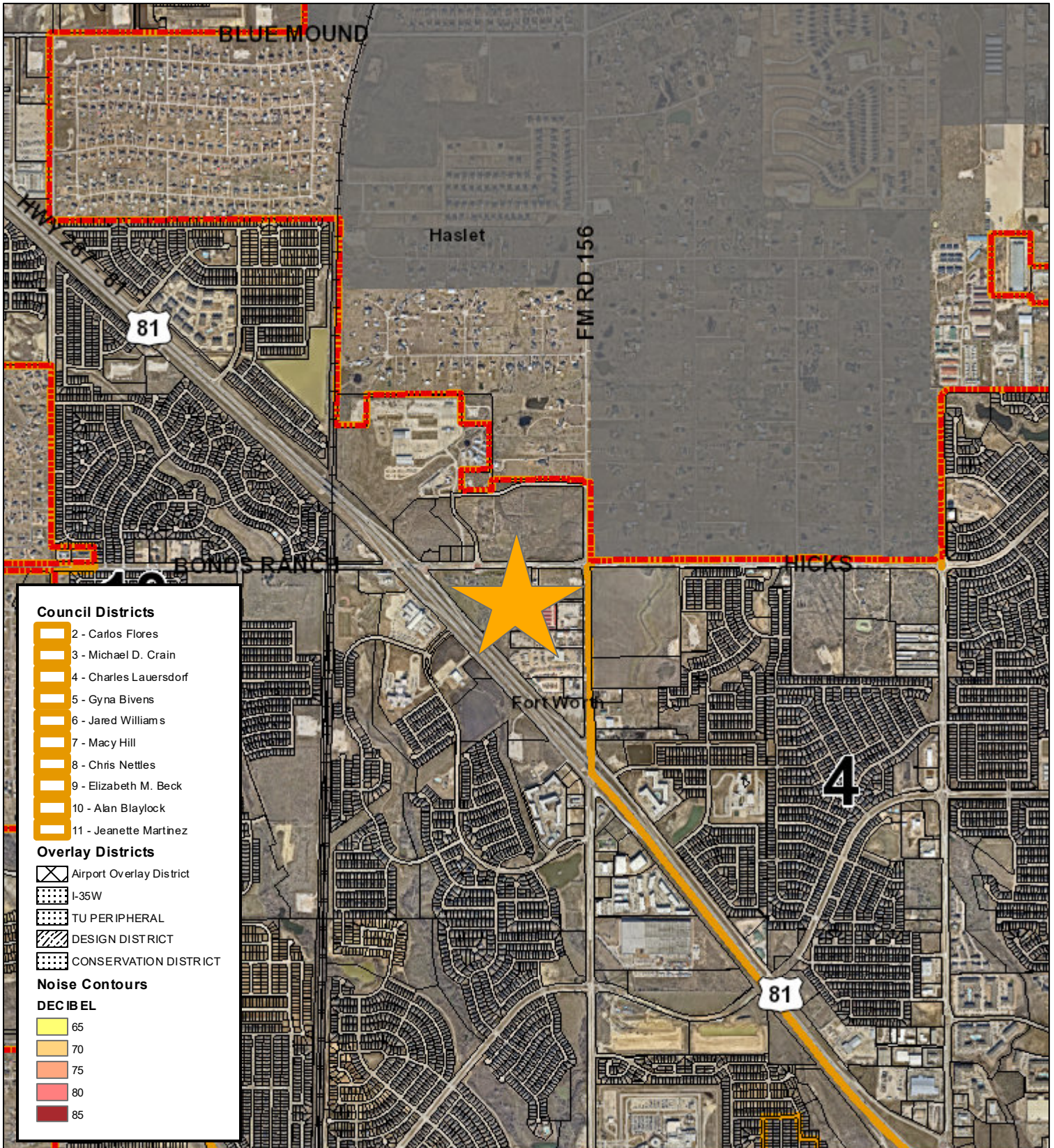
Aerial Photo Map



0 70 140 280 Feet



Area Map

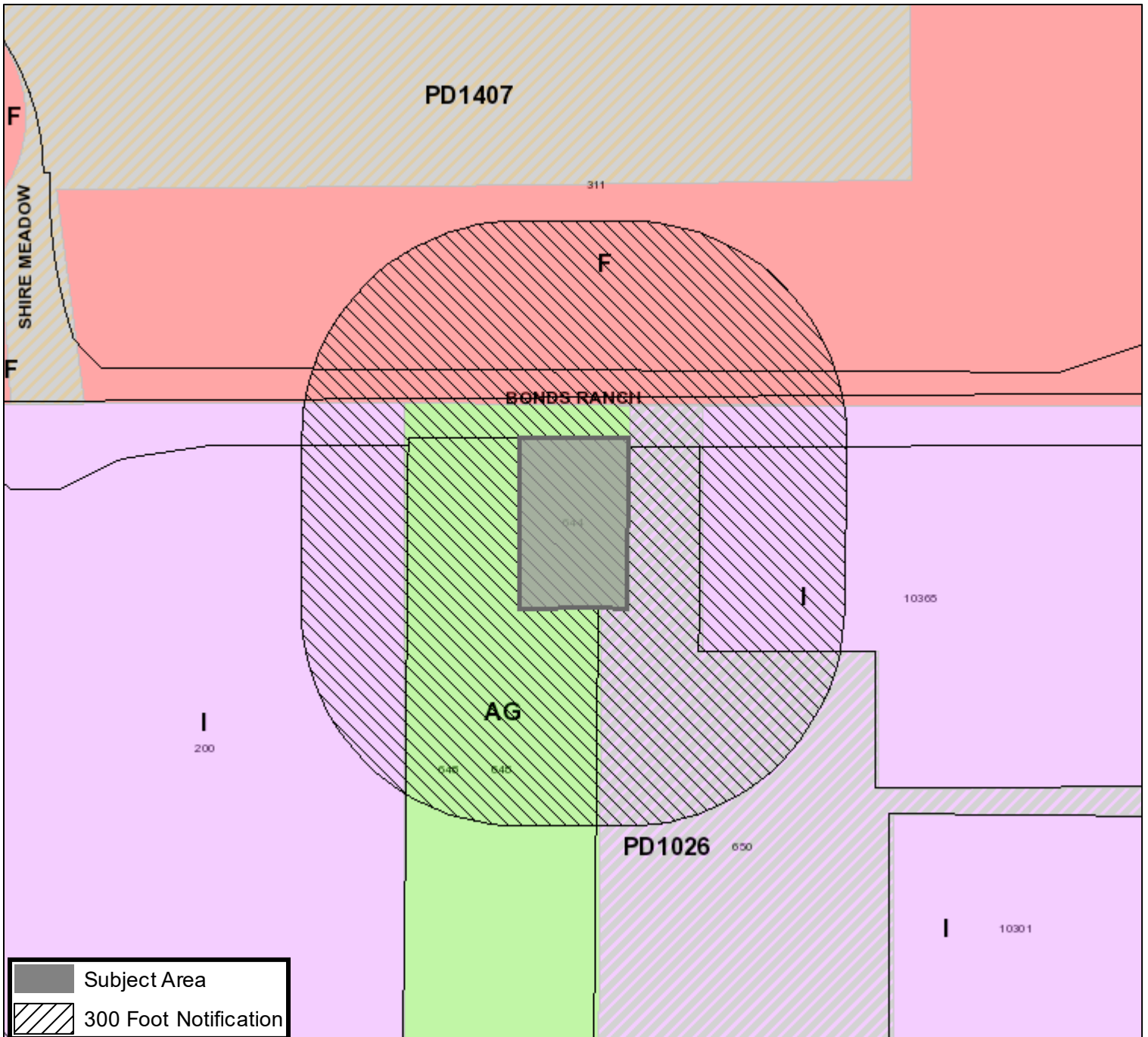




ZC-25-002

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

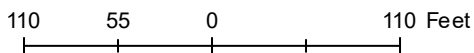


0 100 200 400 Feet

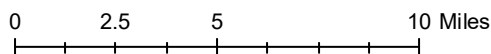
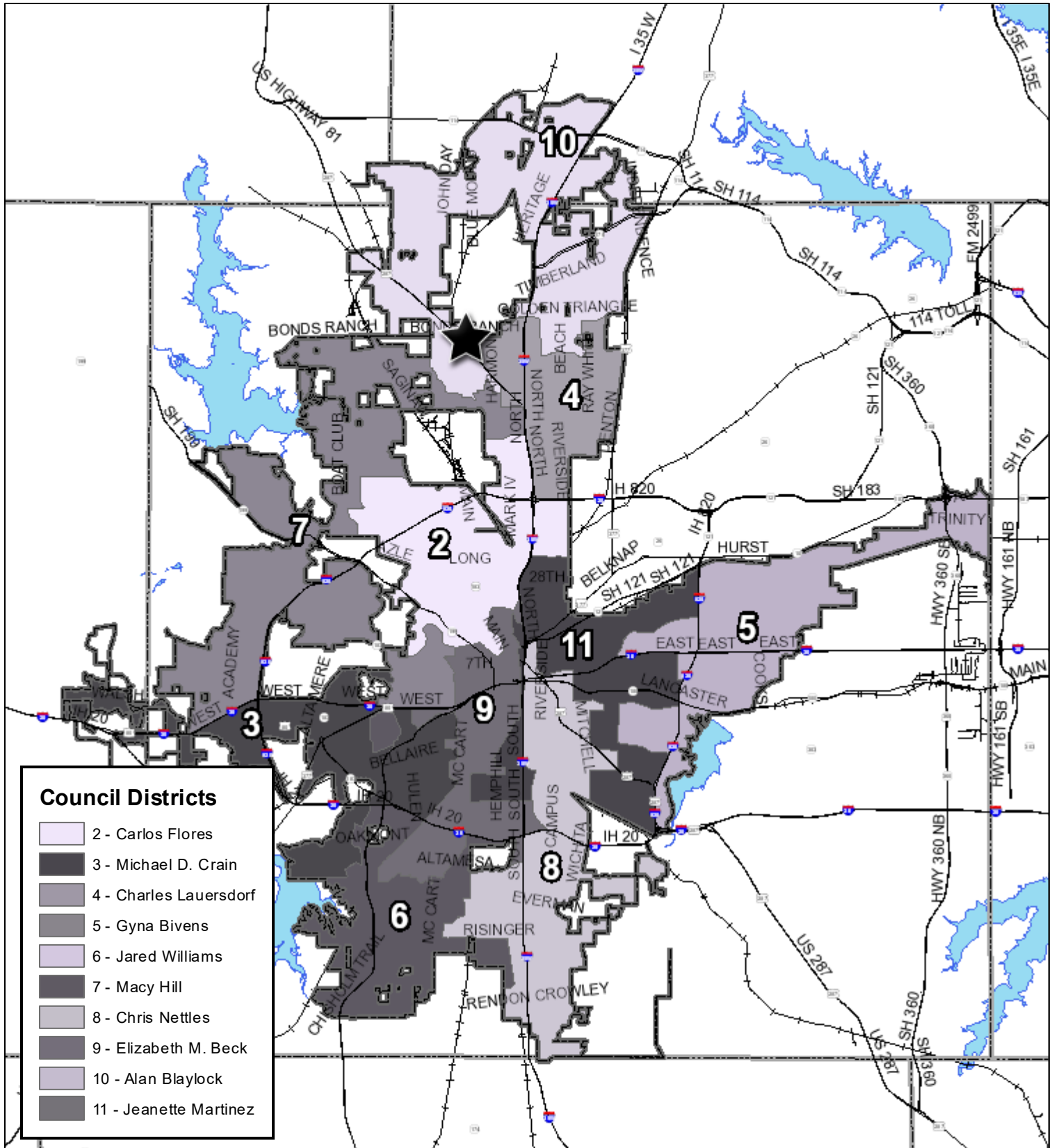
Future Land Use

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 |



Location Map





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Deborah D. Bellows

Mailing Address 644 E. Bonds Ranch Rd City, State, Zip Fort Worth, TX, 76131-2507

Phone _____ Email _____

APPLICANT Driven Brands, Inc.

Mailing Address 440 S. Church Street, Suite 700 City, State, Zip Charlotte, NC 28202

Phone 704-377-8855 Email PropertyManagement@drivenbrands.com

~~AGENT~~ / **OTHER CONTACT** Jorge L. Garay, P.E. - Atwell, LLC (consultant)

Mailing Address 5550 Granite Pkwy, Ste 250 City, State, Zip Plano, TX 75024

Phone 214-215-5719 Email jgaray@atwell.com

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): 644 E. Bonds Ranch Rd

Total Rezoning Acreage: 0.81 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): REDFIELD, WILLIAM SURVEY Abstract 1348 Tract 1D

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 0.81 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: 0.81 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 checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input 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 (no change to development standards or waivers) <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): AG - Agricultural Proposed Zoning District(s): I - Light Industrial
 Current Use of Property: Single Family Residential
 Proposed Use of Property: Automotive oil change facility

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: _____
 Land Uses Being Added or Removed: _____

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

- 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 subject property, covering approximately 0.81 acres, is located at 644 E. Bonds Ranch Rd. Currently, the property has a single-family residence. To the east of the property is a Public Storage business (zoned "PD") and to the west and south is an auto salvage/truck parking yard (zoned "AG" Agricultural). Other nearby areas to the east, west and south of the subject property are currently zoned "I" Light industrial.

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.

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): Deborah D Bellows

Owner's Name (Printed): Deborah D. Bellows

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) Driven Brands, Inc. 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:
REDFIELD, WILLIAM SURVEY Abstract 1348 Tract 1D (CERTIFIED LEGAL DESCRIPTION)

Deborah D. Bellows
Owner's Signature (of the above referenced property)

Deborah D. Bellows
Owner's Name (Printed)

Driven Brands, Inc. By: Tony Winchester,
Vice President - Legal, Real Estate

DocuSigned by:
Tony Winchester
1A20FED082D064BF...
Applicant or Agent's Signature

Tony Winchester, Vice President - Legal, Real Estate
Applicant or Agent's Name (Printed):

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.

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

Owner's Name (Printed): Deborah D. Bellows

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) Jorge L. Garay of Atwell, LLC 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:
REDFIELD, WILLIAM SURVEY Abstract 1348 Tract 1D (CERTIFIED LEGAL DESCRIPTION)

Deborah D Bellows

Owner's Signature (of the above referenced property)

Deborah D. Bellows

Owner's Name (Printed)

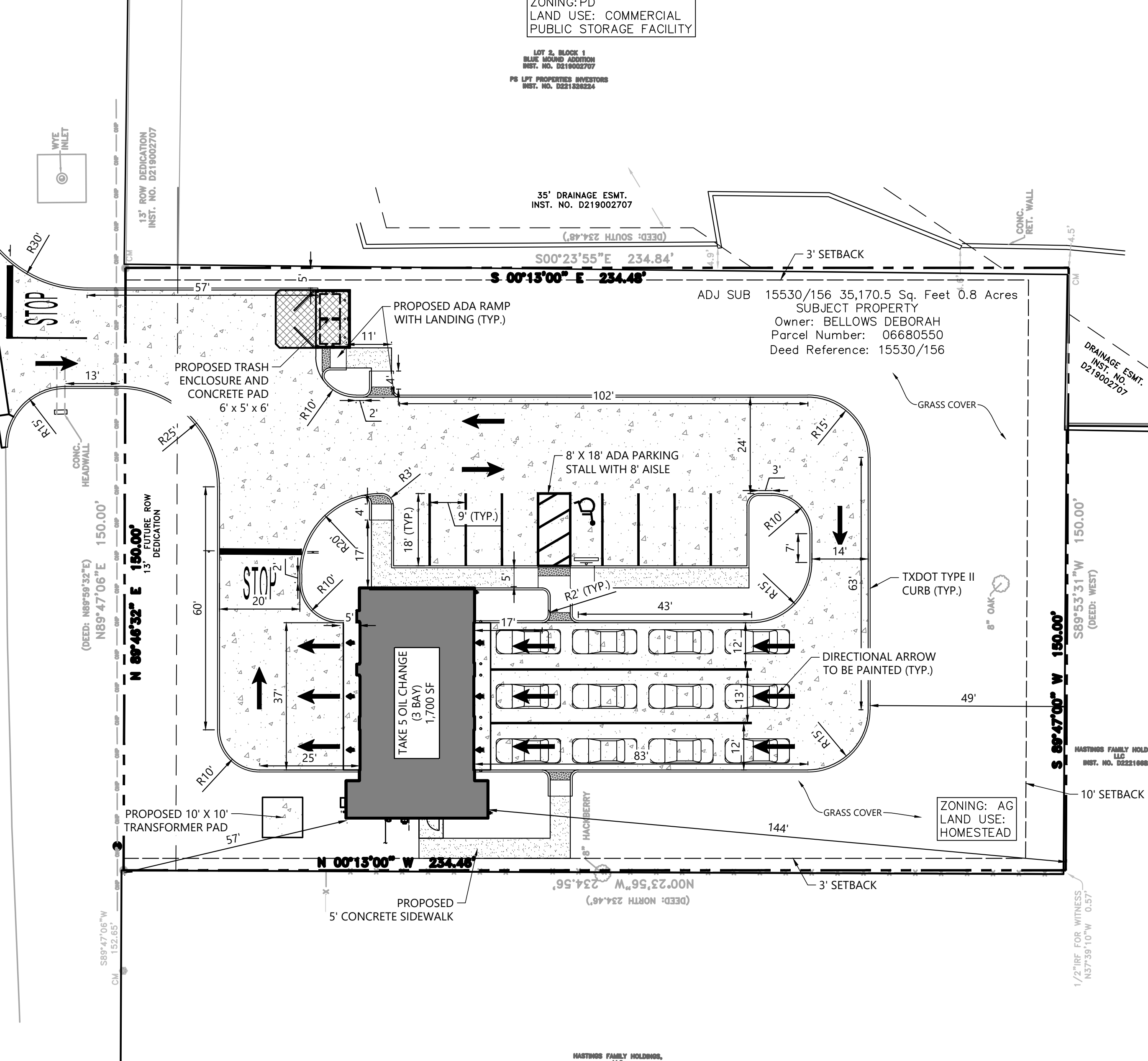
Jorge L. Garay

Applicant or Agent's Signature

Jorge L. Garay

Applicant or Agent's Name (Printed):

E. BONDS RANCH ROAD
VARIABLE WIDTH ROW.



ZONING: PD
LAND USE: COMMERCIAL
PUBLIC STORAGE FACILITY

LOT 2, BLOCK 1
BLAKE WOOD ADDITION
DIST. NO. D219002707
P&L PROPERTIES INVESTORS
DIST. NO. D21180024

35' DRAINAGE ESMT.
INST. NO. D219002707

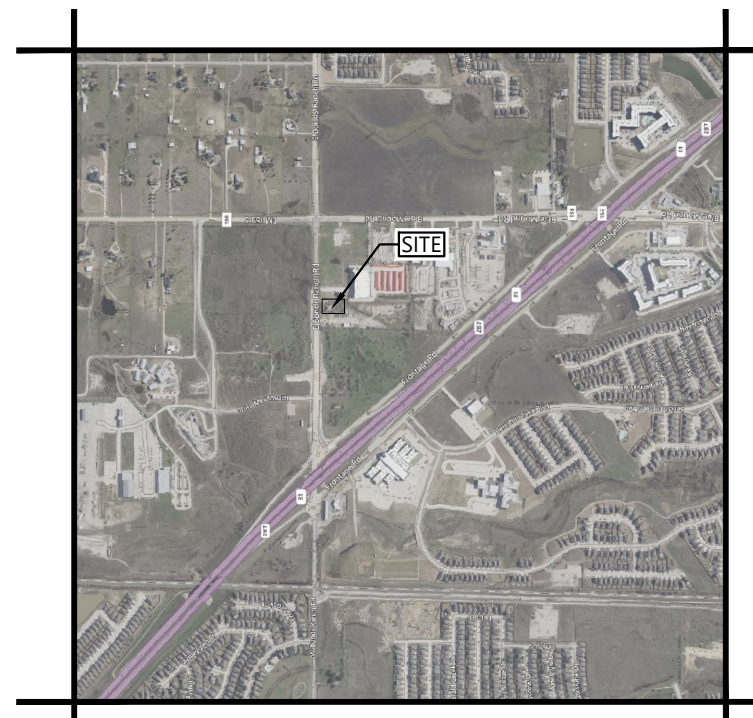
S00°23'55"E 234.84'

S 00°15'00" E 234.48'

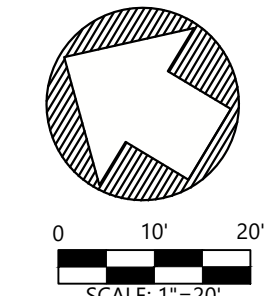
ADJ SUB 15530/156 35,170.5 Sq. Feet 0.8 Acres
SUBJECT PROPERTY
Owner: BELLOWS DEBORAH
Parcel Number: 06680550
Deed Reference: 15530/156

ZONING: AG
LAND USE: HOMESTEAD

ZONING: AG
LAND USE: COMMERCIAL PARKING



VICINITY MAP
NOT TO SCALE



| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| 1 | | |
| 2 | | |
| 3 | | |

- NOTES:
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - 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
 - PROJECT CONTACTS:

OWNER/DEVELOPER
DRIVEN BRANDS
6300 SOUTH SYRACUUSE WAY, SUITE 290
GREENWOOD VILLAGE, CO 80111
PHONE: 980-259-0701

SURVEYOR
CBG SURVEYING TEXAS, LLC
1413 E IH-30, SUITE 7
GARLAND, TX 75043
PHONE: 214-349-9485

ARCHITECT
COR3DESIGN
125 RHETT STREET, SUITE 101
GREENVILLE, SC 29601
PHONE: 864-990-3079

ENGINEER
ATWELL LLC
9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
PHONE: 307-760-3103



9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
307-760-3103
CORP F-12242

SITE SUMMARY TABLE

| | |
|-----------------------------|--------------------------------|
| SITE ADDRESS | 644 E BONDS RANCH ROAD |
| EXISTING ZONING | AGRICULTURAL "AG" |
| PROPOSED ZONING/USE | LIGHT INDUSTRIAL "I" |
| LOT AREA | 0.81 ACRES |
| PROPOSED IMPERVIOUS COVER | 0.35 ACRES |
| OPEN SPACE/LANDSCAPING AREA | 0.46 ACRES |
| REQUIRED SITE PARKING | 8 SPACES |
| PROVIDED SITE PARKING | 9 SPACES: 8 STANDARD AND 1 ADA |

LEGAL DESCRIPTION
REDFIELD, WILLIAM SURVEY ABSTRACT 1348 TRACT 1 D

CITY OF FORT WORTH, TEXAS

SIGNATURE LINE
DIRECTOR OF DEVELOPMENT SERVICES DATE

TAKE 5
E BOND RANCH ROAD
SITE PLAN

ZONING CASE NO. SP-25-XXX

| | | | |
|--------------|---------------|------------------|--------------|
| DESIGNED: EK | SCALE: 1"=20' | DATE: 12/20/2024 | SHEET 1 OF 1 |
| DRAWN: EK | | | |

| PLAN LEGEND | |
|-------------|------------------------------|
| | ROAD RIGHT-OF-WAY |
| | EXISTING FEATURES |
| | PROPOSED IMPROVEMENTS |
| | PROPOSED LIGHT DUTY CONCRETE |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED HEAVY DUTY CONCRETE |
| | PROPOSED PAVERS |

DOE# X- K- COMMERCIAL AUTO REPAIR AND OIL CHANGE TAKE 5 - E BOND RANCH ROAD