



Neighborhood Notification

Case Number: ZC-26-052

Council District: 10 – Alan Blaylock

ZONING CHANGE REQUEST

Owner/Applicant: H-E-B, LP / Baird Hampton & Brown, Inc., Joe LaCroix

Site Location: 648 E. Bonds Ranch Road

Request:

Current Zoning: "AG" Agricultural

Proposed: "I" Light Industrial

Proposed Use: Large Retail

For More Information please contact:

Case Manager

Enrique Alvarez

817-392-2779

Public Hearing Dates

Zoning Commission	May 13, 2026
City Council	June 9, 2026

Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence 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

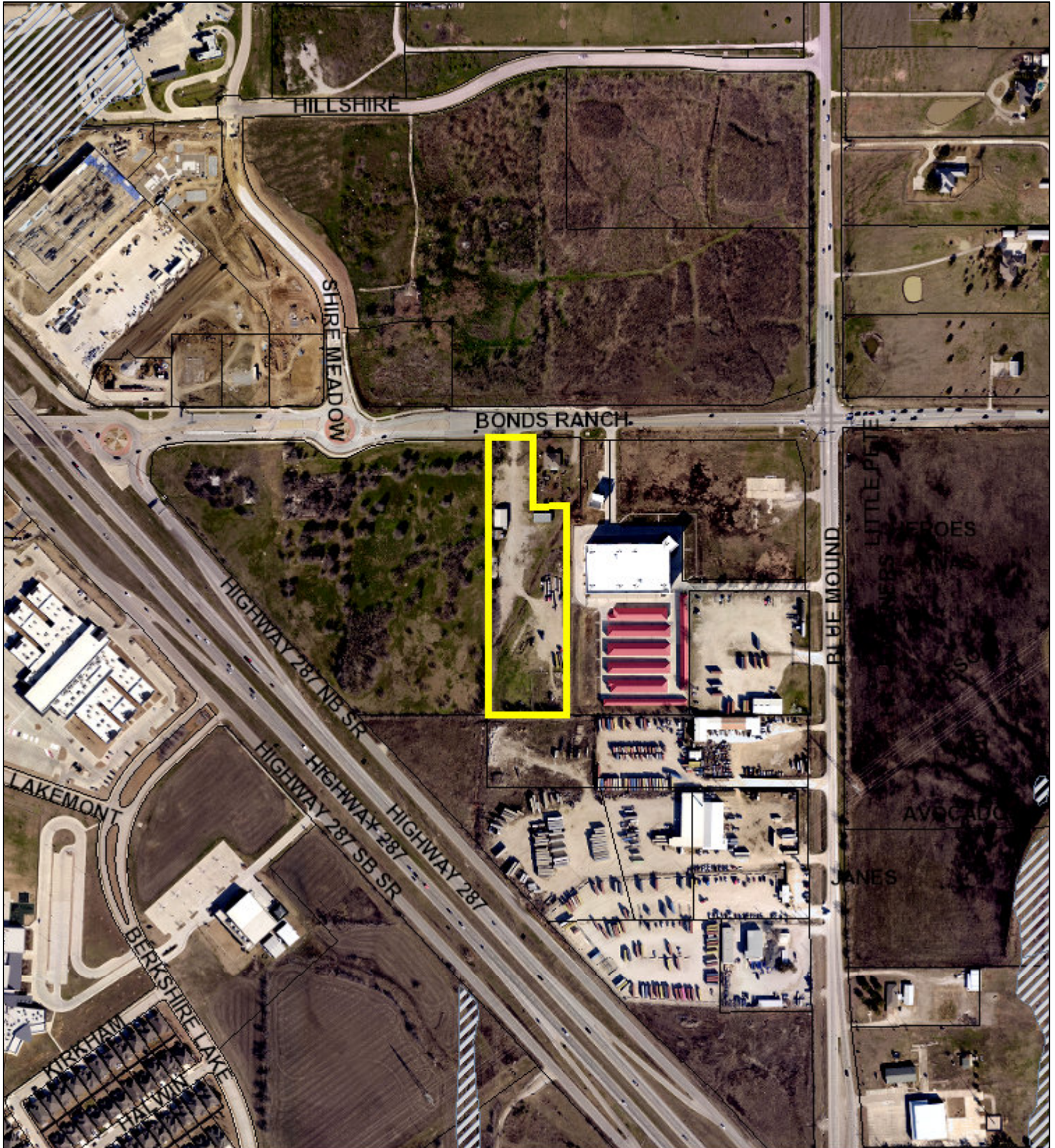


Neighborhood Notification



Organizations Notified

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

Aerial Photo Map

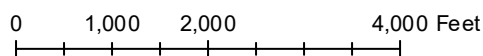
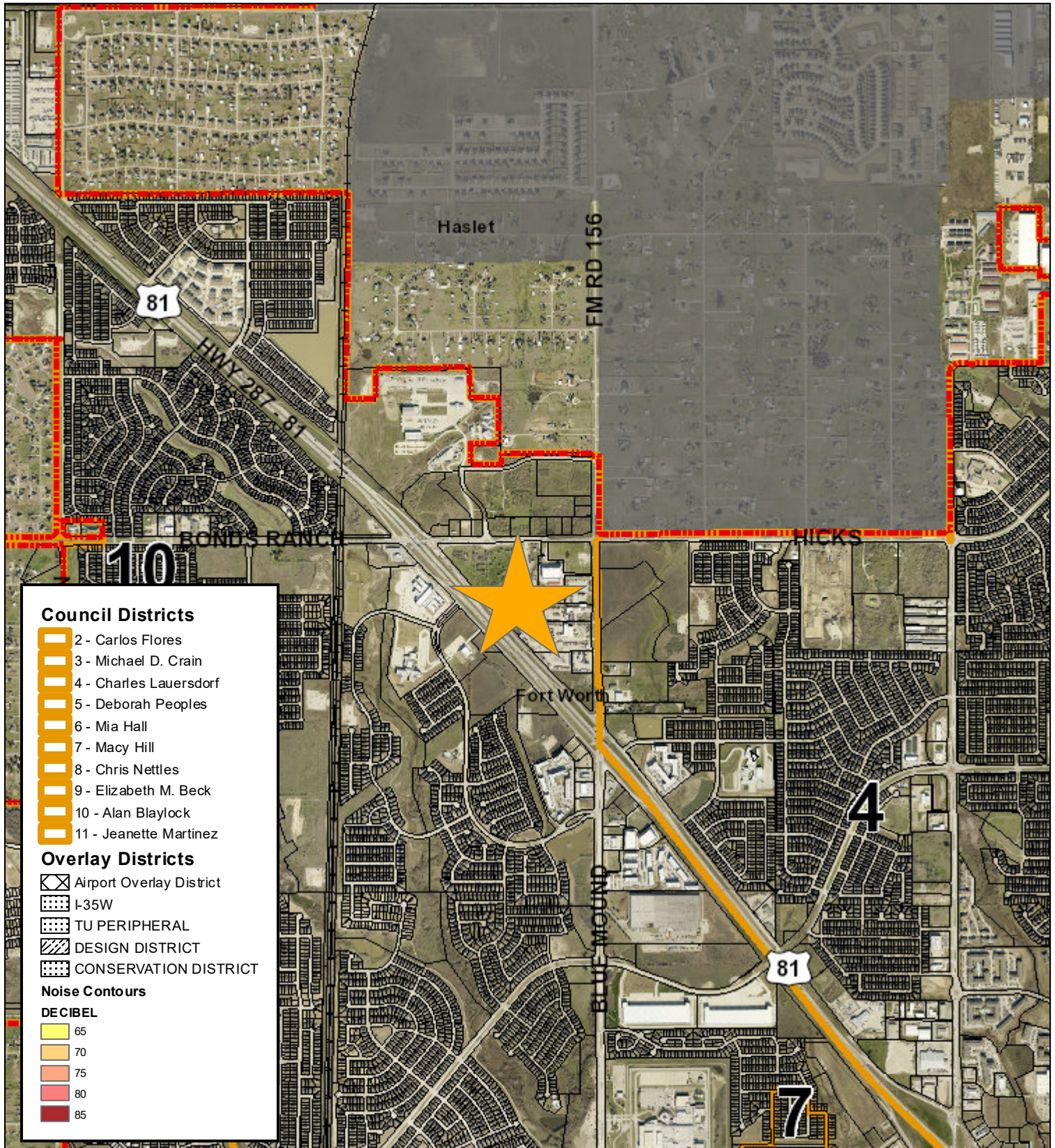


0 280 560 1,120 Feet

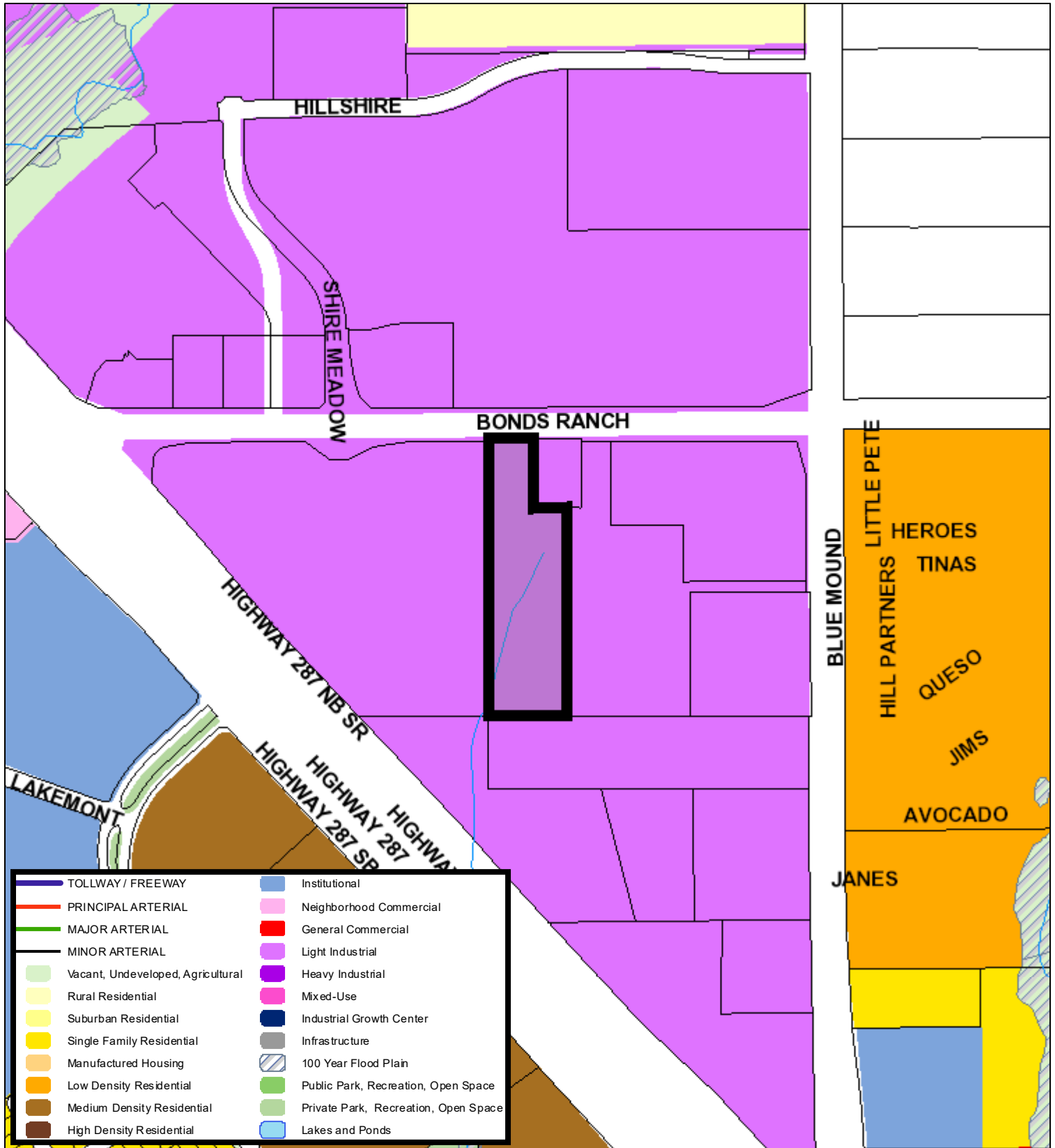
	FEMA 100 Year Flood Zone
	Non-FEMA City Flood Risk Areas



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.





ZONING CHANGE APPLICATION



APPLICATION INSTRUCTIONS

All application materials and attachments should be submitted electronically through the Accela Online Permitting System:

[Click Here to Apply Online](#) or visit www.fortworthtexas.gov/zoning

The deadline to submit applications is the first Monday of each month at 5:00 pm. Completed applications will be scheduled for Zoning Commission consideration the following month. All incomplete or inaccurate applications will be placed on hold until the applicant has made the required changes. These applications will be re-evaluated on the next deadline day.

Please refer to the most recently adopted [Zoning Commission Calendar](#) for exact filing deadlines and meeting dates.

For more information about rezoning and the public hearing process, please visit www.fortworthtexas.gov/zoning.

FEE SCHEDULE

Base Zoning Change Fee

Site Acreage	Fee
Less than 1 acre	\$1,350*
1 – 5 acres	\$2,025
5.01 – 10 acres	\$3,037.50
10.01 – 25 acres	\$3,712.50
25.01 or more acres	\$3,712.50 plus \$84.37 per acre (not to exceed \$10,125)

* A reduced fee of \$450 applies when less than one acre of property is downzoned to a one or two-family district consistent with the Future Land Use Plan.
 - An additional fee of \$600 applies when the proposed zoning is inconsistent with the City's adopted Comprehensive Plan.

Additional Fees for Planned Developments (PD) or Conditional Use Permits (CUP) Site Plan Review

Site Acreage	Fee
0 – 5 acres	\$1,350
5.01 – 10 acres	\$3,037.50
10 or more acres	\$3,037.50 plus \$84.37 per acre (not to exceed \$10,125)
PD or CUP with Development Standard Waiver Requests	\$843.75 Additional Fee

Other Fees

Site Plan Submittal or Amendment (with public hearing)	\$900
Administrative Site Plan Amendment (staff review only)	\$281.25
Comprehensive Plan Inconsistency Fee	\$675
Hearing Continuance at Applicant's Request (after public notice)	\$675
Paper Filing Fee	\$56.25
Zoning-Multi Family Dwelling (MFD/PD)	\$675 for the first waiver and then \$337.50 after
Quick Turn (request to expedite City Council consideration)	Twice the total application fee as calculated above

Please note: To determine if your site is within a Neighborhood Empowerment Zone (NEZ) and if you qualify for the program benefits, please contact 817-392-7316. In order to qualify for fee waivers on this Zoning Change Application, the NEZ application must be completed and approved prior to submission of the Zoning Change Application. Otherwise, full zoning fees will apply.



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER H-E-B, LP

Mailing Address 646 S. Flores Street City, State, Zip San Antonio, TX 78204

Phone 214-680-7600 Email rose.john@heb.com

APPLICANT Baird, Hampton & Brown, Inc.

Mailing Address 6300 Ridglea Place, Suite 700 City, State, Zip Fort Worth, TX 76116

Phone 817-271-2141 Email jlacroix@bhbinc.com

AGENT / OTHER CONTACT Baird, Hampton & Brown, Inc.

Mailing Address 6300 Ridglea Place, Suite 700 City, State, Zip Fort Worth, TX 76116

Phone 817-271-2141 Email jlacroix@bhbinc.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): 648 E Bonds Ranch Road, Fort Worth, TX

Total Rezoning Acreage: 5.096 AC 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: 5.096 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 <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): AG-Agricultural Proposed Zoning District(s): I-Light Industrial

Current Use of Property: Vacant site with Storage Building/ Barn

Proposed Use of Property: Large Retail Store

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.

We respectfully request a zoning change for the ± 5 acre subject property located along the 600 Block of E Bonds Ranch Road from the existing "AG" agricultural zoning to "I" -Light Industrial Zoning.

The surrounding property is currently zoned as "I" Light Industrial and we would like to update the existing zoning to match the adjacent property of the same owner.

The retail use is permitted within the Light Industrial district per table

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

N/A 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): BS

Owner's Name (Printed): Benjamin R. Scott

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) Baird, Hampton & Brown, 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:

_____ (CERTIFIED LEGAL DESCRIPTION)

BS

Owner's Signature (of the above referenced property)

Benjamin R. Scott
Owner's Name (Printed)

Joe LaCroix

Applicant or Agent's Signature

Baird, Hampton & Brown, Inc. , Joe LaCroix, PE
Applicant or Agent's Name (Printed):

LEGAL DESCRIPTION FOR PROPOSED ZONING CHANGE REQUEST

BEING a tract of land situated within the William Redfield Survey Abstract No. 1348, City of Fort Worth, Tarrant County, Texas, and being all of a tract of land as described by deed to H-E-B, LP as recorded in Document Number D225237746, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch capped iron rod "illegible" (CIRF(I)) for the southeast corner of the said H-E-B tract, same being the southwest corner of Lot 2, Block 1, Blue Mound Addition, and addition to the City of Fort Worth, Tarrant County, Texas as shown on plat recorded in Document Number D219002707, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being in the north line of a tract of land as described deed to CLC Texas Properties, LLC as recorded in Document Number D222045843, D.R.T.C.T.;

THENCE South 89°45'25" West, with the common line between the said H-E-B tract and the said CLC Texas Properties tract, a distance of 264.84 feet to a found 1/2-inch capped iron rod marked "KAZ" (CIRF(K)) for the southwest corner of the said H-E-B tract, same being the northwest corner of the said CLC Texas Properties tract, and being the northeast corner of a tract of land as described by deed to GLJ Properties, LLC (TRACT I) as recorded in Document Number D219270687, D.R.T.C.T, and also being the southeast corner of a tract of land as described by deed to HEB Grocery, LP as recorded in Document Number D215273645, D.R.T.C.T., from which a found CIRF(I) bears North 73°31'21" West, a distance of 0.27 feet;

THENCE North 00°06'12" West, with the common line between the said H-E-B tract and the said HEB Grocery tract, passing at a distance of 923.76 feet a found 5/8-inch capped iron rod marked "GORRONDONA ASSOC. FORT WORTH TEXAS", and now continuing with the said common line, in all for a total distance of 936.92 feet a found 5/8-inch capped iron rod marked "ANA" (CIRF(A)) for the northwest corner of the said H-E-B tract, same being the northeast corner of the said HEB Grocery tract and being in the south right-of-way line of East Bonds Ranch Road (a 100-foot right-of-way);

THENCE North 89°38'03" East, with the common line between the said H-E-B tract and the said south right-of-way line, a distance of 152.65 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the most northern northeast corner of the said H-E-B tract, same being the northwest corner of a tract of land as described by deed to Driven Brands, Inc as recorded in Document Number D225226020 D.R.T.C.T.;

THENCE South 00°16'12" East, with the common line between the said H-E-B tract and the said Driven Brands tract, a distance of 234.56 feet to a found 1/2-inch iron rod marked "LBS 8946" (CIRF(L)) for a reentrant corner of the said H-E-B tract, same being the southwest corner of the said Driven Brands tract;

THENCE North 89°53'48" East, continuing with the said common line, a distance of 111.65 feet to a CIRF(L) for the most easterly northeast corner of the said H-E-B tract, same being an ell corner of the aforementioned Lot 2;

THENCE South 00° 05'30" East, with the common line between the said H-E-B tract and said Lot 2, a distance of 702.41 feet to the **POINT OF BEGINNING** and **CONTAINING** 221,992 Square Feet and 5.096 acres of land more or less.