



Neighborhood Notification

Case Number: ZC-26-043

Council District: 10 – Alan Blaylock

ZONING CHANGE REQUEST

Owner/Applicant: Omas Lewayne Peterson, Brad Judge, Jeff Judge, Erik Peterson, Kevin Peterson / Valley Industrial Partners / Kimley-Horn and Associates, Brandon Middleton

Site Location: 18500 - 19300 blocks Old FM 156

Request:

Current Zoning: **Unzoned (AX-26-002)**

Proposed: "Tract 1" (2.57 ac): "I/AO" Light Industrial/Airport Overlay

"Tract 2A" (8.66 ac): "I/AO" Light Industrial/Airport Overlay "Tract 2B" (37.36 ac): "K/AO" Heavy Industrial/Airport Overlay"

Proposed Use: Industrial Uses

For More Information please contact:

Case Manager Lynn Jordan 817-392-7869

Public Hearing Dates

Zoning Commission	May 13, 2026
City Council	June 23, 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



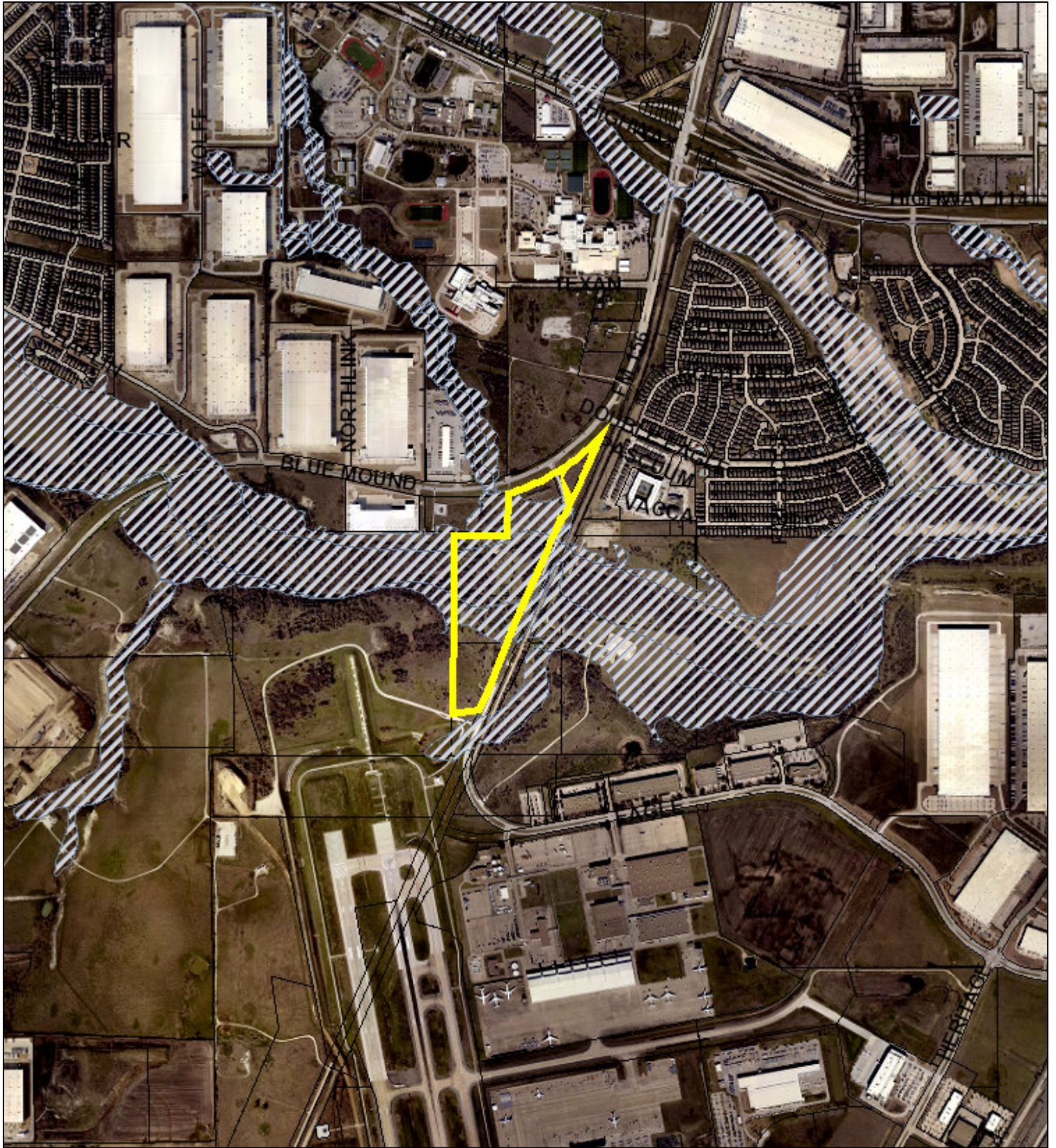
Neighborhood Notification

Mail: Chair of the Zoning Commission; c/o Development Services, City Hall; 100 Fort Worth Trail, Fort Worth, TX 76102



Organizations Notified

Organizations Notified	
North Fort Worth Alliance	Fairways of Champion Circle HOA
Oak Creek Trails HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

Aerial Photo Map

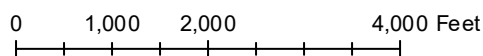
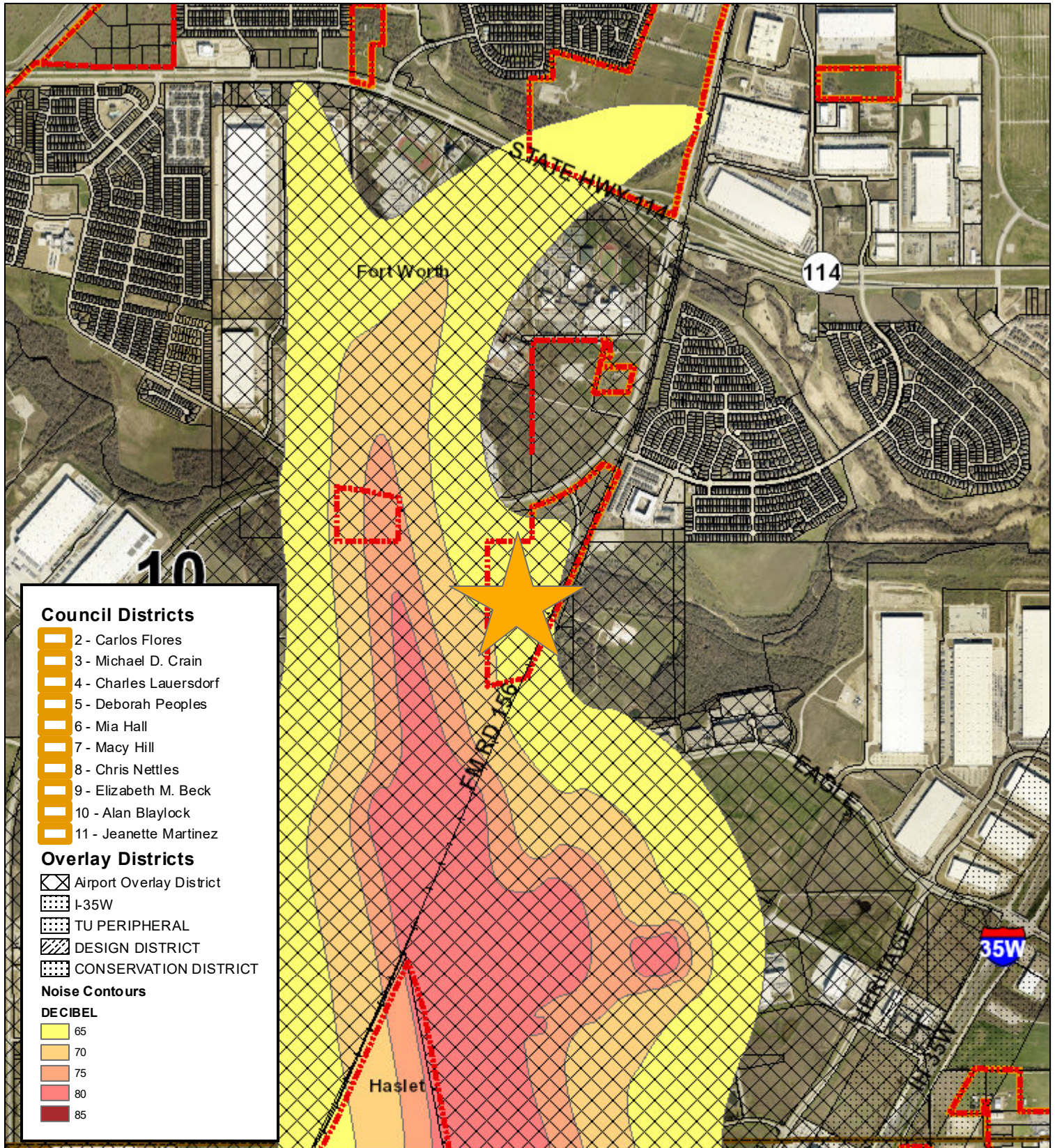


0 1,000 2,000 4,000 Feet

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

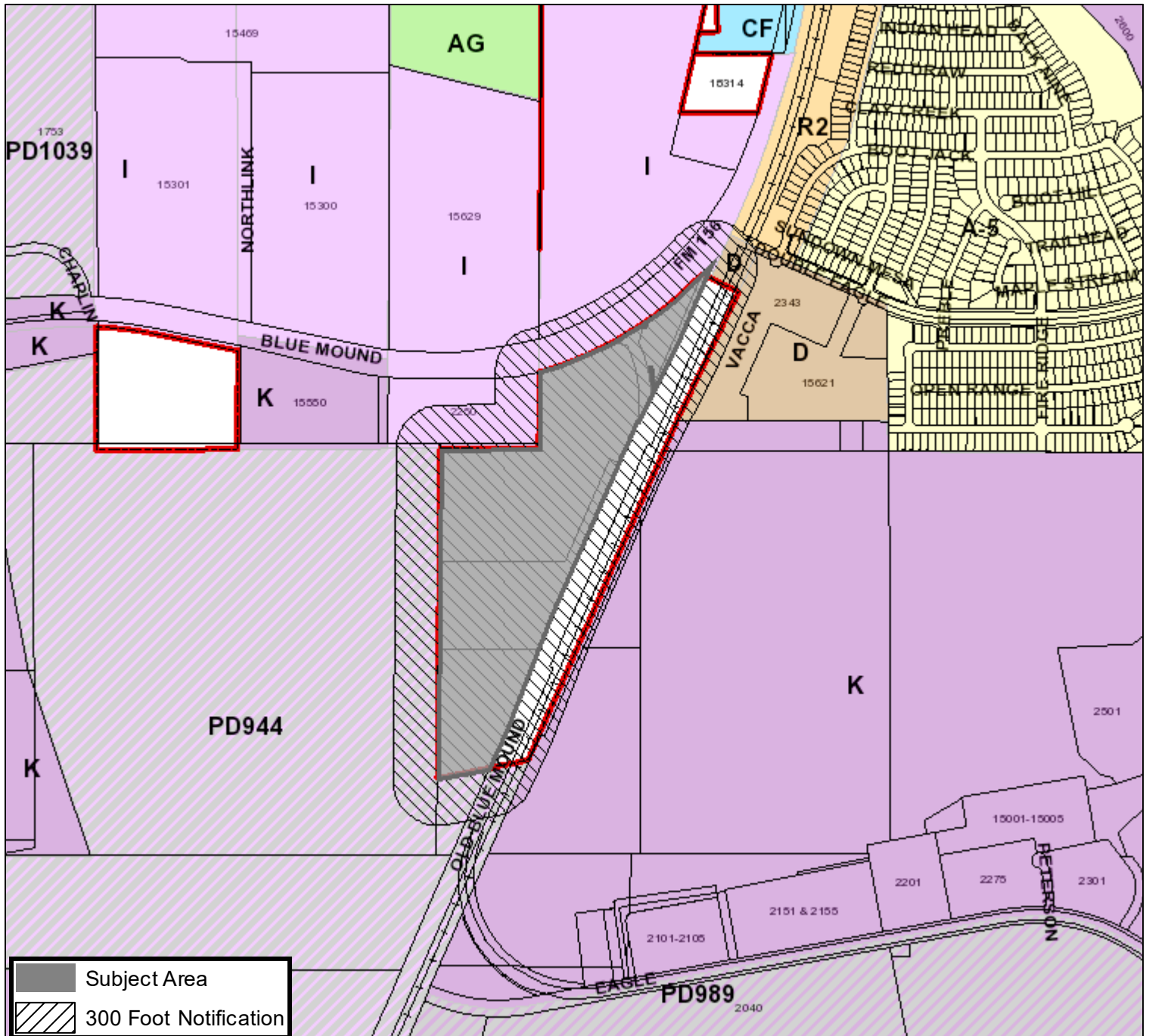




Area Map

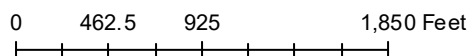


Area Zoning Map

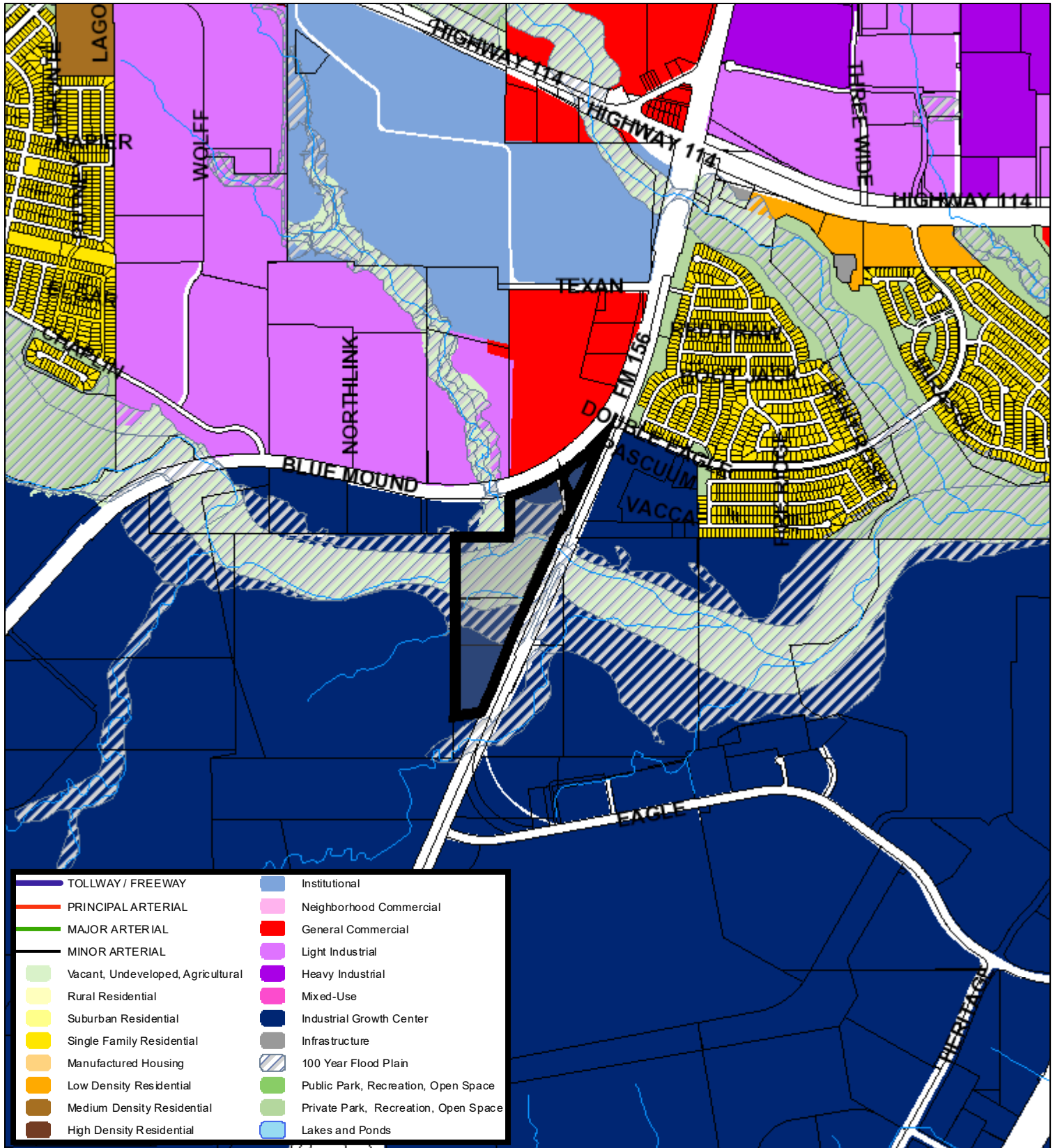
Applicant: OLP Real Estate, Judge, Peterson/Valley Ind Partners
 Address: 18500 - 19300 blocks Old FM 156
 Zoning From: Unzoned
 Zoning To: I, K with Alliance Airport Overlay
 Acres: 49.81885839
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 5/13/2026
 Contact: 817-392-7869



	Subject Area
	300 Foot Notification



Future Land Use



1,500 750 0 1,500 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 / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Omas Lewayne Peterson (50%), Brad Judge (12.5%), Jeff Judge (12.5%), Erik Peterson (12.5%), and Kevin Peterson (12.5%)

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

APPLICANT Valley Industrial Partners

Mailing Address _____ City, State, Zip _____

Phone 949.285.4687 Email kvalley@valleyindustrial.com

AGENT / OTHER CONTACT Brandon Middleton, Kimley-Horn and Associates, Inc.

Mailing Address 801 Cherry Street, Suite 1300, Unit 11 City, State, Zip Fort Worth, TX 76102

Phone 817.339.2275 Email brandon.middleton@kimley-horn.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): Site is located at the intersection of FM 156 & Old FM 156

Total Rezoning Acreage: 48.587 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: 48.587 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): No zoning designation, ETJ Proposed Zoning District(s): I-Light Industrial (north) & K-Heavy Industrial (south)
 Current Use of Property: Vacant
 Proposed Use of Property: Industrial Use

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.

There will be a corresponding annexation case associated with this zoning application. **TBD**

Approval of Industrial Zoning would support the City's goal and objective to create growth centers in this area.

No new City roadways or maintenance are needed for this site and proposed use. All ingress / egress will be from FM 156 and Old FM 156.

Future land use designation is 'infrastructure', and all adjacent zoning / use(s) to are industrial.

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): _____

Owner's Name (Printed): _____

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) _____ 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)

Thomas L. Peterson

Owner's Signature (of the above referenced property)

THOMAS L. PETERSON

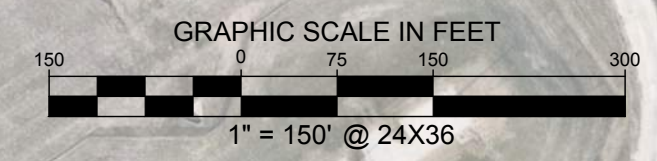
Owner's Name (Printed)

Kyle Valley

Applicant or Agent's Signature

Kyle Valley

Applicant or Agent's Name (Printed)



CITY OF FORT WORTH
(INST. NO. 2003-181167)

ELIZABETH
CREEK

CALLED 10.258 ACRE TRACT
VICTALIC COMPANY
(INST. NO. 2023-129169)

LOT 1, BLOCK 1
WILSON ADDITION
(INST. NO. 2020-191)

DOUBLE EAGLE TH LLC
(INST. NO. 2022-76698)

W ZECKULAR SURVEY - ABST. NO. 1464

W SAMPLE SURVEY - ABST. NO. 1207
P M SMITH SURVEY - ABST. NO. 1170

W SAMPLE SURVEY - ABST. NO. 1207
P M SMITH SURVEY - ABST. NO. 1170

P M SMITH SURVEY - ABST. NO. 1170
MEP&P RR CO SURVEY - ABST. NO. 1230

CALLED 19.788 ACRE TRACT
JEFFREY JUDGE
(INST. NO. 2016-3064)
KEVIN PETERSON
(INST. NO. 2016-3091)
OLP REAL ESTATE, LTD.
(INST. NO. 2007-55420)

PART OF
CALLED 99.866 ACRE TRACT
JEFFREY JUDGE
(INST. NO. 2016-3064)
KEVIN PETERSON
(INST. NO. 2016-3091)
OLP REAL ESTATE, LTD.
(INST. NO. 2007-55420)

FM ROAD NO. 156
(A 210-FOOT WIDE RIGHT-OF-WAY)

PART OF
CALLED 99.866 ACRE TRACT
JEFFREY JUDGE
(INST. NO. 2016-3064)
KEVIN PETERSON
(INST. NO. 2016-3091)
OLP REAL ESTATE, LTD.
(INST. NO. 2007-55420)

TRACT 1
2.5696 ACRES
111,931 SQ. FT.

CITY OF FORT WORTH
(VOL. 2596, PG. 436)

OLD FM ROAD NO. 156
(A VARIABLE WIDTH RIGHT-OF-WAY)

BURLINGTON NORTHERN SANTA FE RAILROAD

ZONING EXHIBIT
P M SMITH SURVEY, ABST. NO. 1170 &
MEP&P RR CO SURVEY, ABST. NO. 1230

DENTON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	MCB	KHA	3/9/2026	060069201	1 OF 3



GRAPHIC SCALE IN FEET
 0 75 150 300
 1" = 150' @ 24X36

CITY OF FORT WORTH
 (INST. NO. 2003-181167)

W ZECKULAR SURVEY - ABST. NO. 1464

P. M. SMITH SURVEY - ABST. NO. 1170
 MEP&P RR CO SURVEY - ABST. NO. 1230

CALLED 19,788 ACRE TRACT
 JEFFREY JUDGE
 (INST. NO. 2016-3064)
 KEVIN PETERSON
 (INST. NO. 2016-3091)
 OLP REAL ESTATE, LTD.
 (INST. NO. 2007-55420)

CITY OF FORT WORTH
 (VOL. 2596, PG. 436)

ELIZABETH
 CREEK

CALLED 10,258 ACRE TRACT
 VICTAULIC COMPANY
 (INST. NO. 2023-129169)

W SAMPLE SURVEY - ABST. NO. 1207
 P. M. SMITH SURVEY - ABST. NO. 1170

LOT 1, BLOCK 1
 WILSON ADDITION
 (INST. NO. 2020-191)

W SAMPLE SURVEY - ABST. NO. 1207
 P. M. SMITH SURVEY - ABST. NO. 1170

DOUBLE EAGLE TH LLC
 (INST. NO. 2022-76698)

TRACT 2A
 8.6553 ACRES
 377,024 SQ. FT.

FM ROAD NO. 156
 (A 210-FOOT WIDE RIGHT-OF-WAY)

PART OF
 CALLED 99,866 ACRE TRACT
 JEFFREY JUDGE
 (INST. NO. 2016-3064)
 KEVIN PETERSON
 (INST. NO. 2016-3091)
 OLP REAL ESTATE, LTD.
 (INST. NO. 2007-55420)

OLD FM ROAD NO. 156
 (A VARIABLE WIDTH RIGHT-OF-WAY)

BURLINGTON NORTHERN SANTA FE RAILROAD

ZONING EXHIBIT
 P M SMITH SURVEY, ABST. NO. 1170 &
 MEP&P RR CO SURVEY, ABST. NO. 1230

DENTON COUNTY, TEXAS

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1" = 150'	MCB	KHA	3/9/2026	060069201	1 OF 3



GRAPHIC SCALE IN FEET
 0 75 150 300
 1" = 150' @ 24X36

CITY OF FORT WORTH
 (INST. NO. 2003-181167)

W ZECKULAR SURVEY - ABST. NO. 1454

P. M. SMITH SURVEY - ABST. NO. 1170
 MEP&P RR CO SURVEY - ABST. NO. 1230

CALLED 19.788 ACRE TRACT
 JEFFREY JUDGE
 (INST. NO. 2016-3064)
 KEVIN PETERSON
 (INST. NO. 2016-3091)
 OLP REAL ESTATE, LTD.
 (INST. NO. 2007-55420)

CITY OF FORT WORTH
 (VOL. 2596, PG. 436)

TRACT 2B
 37.3617 ACRES
 1,627,474 SQ. FT.

PART OF
 CALLED 99.866 ACRE TRACT
 JEFFREY JUDGE
 (INST. NO. 2016-3064)
 KEVIN PETERSON
 (INST. NO. 2016-3091)
 OLP REAL ESTATE, LTD.
 (INST. NO. 2007-55420)

OLD FM ROAD NO. 156
 (A VARIABLE WIDTH RIGHT-OF-WAY)

BURLINGTON NORTHERN SANTA FE RAILROAD

CALLED 10.258 ACRE TRACT
 VICTAULIC COMPANY
 (INST. NO. 2023-129169)

W SAMPLE SURVEY - ABST. NO. 1207
 P. M. SMITH SURVEY - ABST. NO. 1170

LOT 1, BLOCK 1
 WILSON ADDITION
 (INST. NO. 2020-191)

DOUBLE EAGLE TH LLC
 (INST. NO. 2022-76698)

FM ROAD NO. 156
 (A 210-FOOT WIDE RIGHT-OF-WAY)

PART OF
 CALLED 99.866 ACRE TRACT
 JEFFREY JUDGE
 (INST. NO. 2016-3064)
 KEVIN PETERSON
 (INST. NO. 2016-3091)
 OLP REAL ESTATE, LTD.
 (INST. NO. 2007-55420)

ZONING EXHIBIT
 P M SMITH SURVEY, ABST. NO. 1170 &
 MEP&P RR CO SURVEY, ABST. NO. 1230

DENTON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

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