



FORT WORTH Neighborhood Notification

Case Number: ZC-26-096

Council District: 10 – Chris Jamieson

ZONING CHANGE REQUEST

Owner/Applicant: Keller ISD / Transwestern Development, Denton Walker / GMcivil, Ryan Spears

Site Location: 2766 and 2840 Keller Hicks Road, 3600 – 4100 (odd) blocks Golden Triangle Boulevard

Request:

Current Zoning: “CF” Community Facilities

Proposed: “PD/I” Planned Development for all uses in “I” Light Industrial excluding data center, correctional facility, probation or parole office, gas lift compressor stations, gas line compressor stations, wastewater (sewage) treatment facility, water supply, treatment or storage facility, massage or tattoo parlor, sexually oriented business, liquor or package store, and retail smoke shop; with development standards for a 75-foot building setback and 8-foot screening fence adjacent to one- or two-family districts, required landscaped bufferyard trees allowed to be located outside the 20-foot landscaped bufferyard but shall be located between any buildings and adjacent one- or two-family districts; and no drive connection to Keller Hicks Road; site plan included

Proposed Use: Warehousing & Light Industrial uses

For More Information please contact:

Case Manager

Lynn Jordan

817-392-7869

Public Hearing Dates

Zoning Commission	October 14, 2026
City Council	November 10, 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:



Neighborhood Notification

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

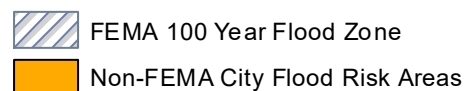
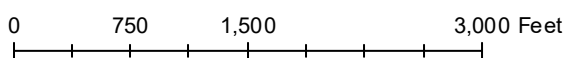
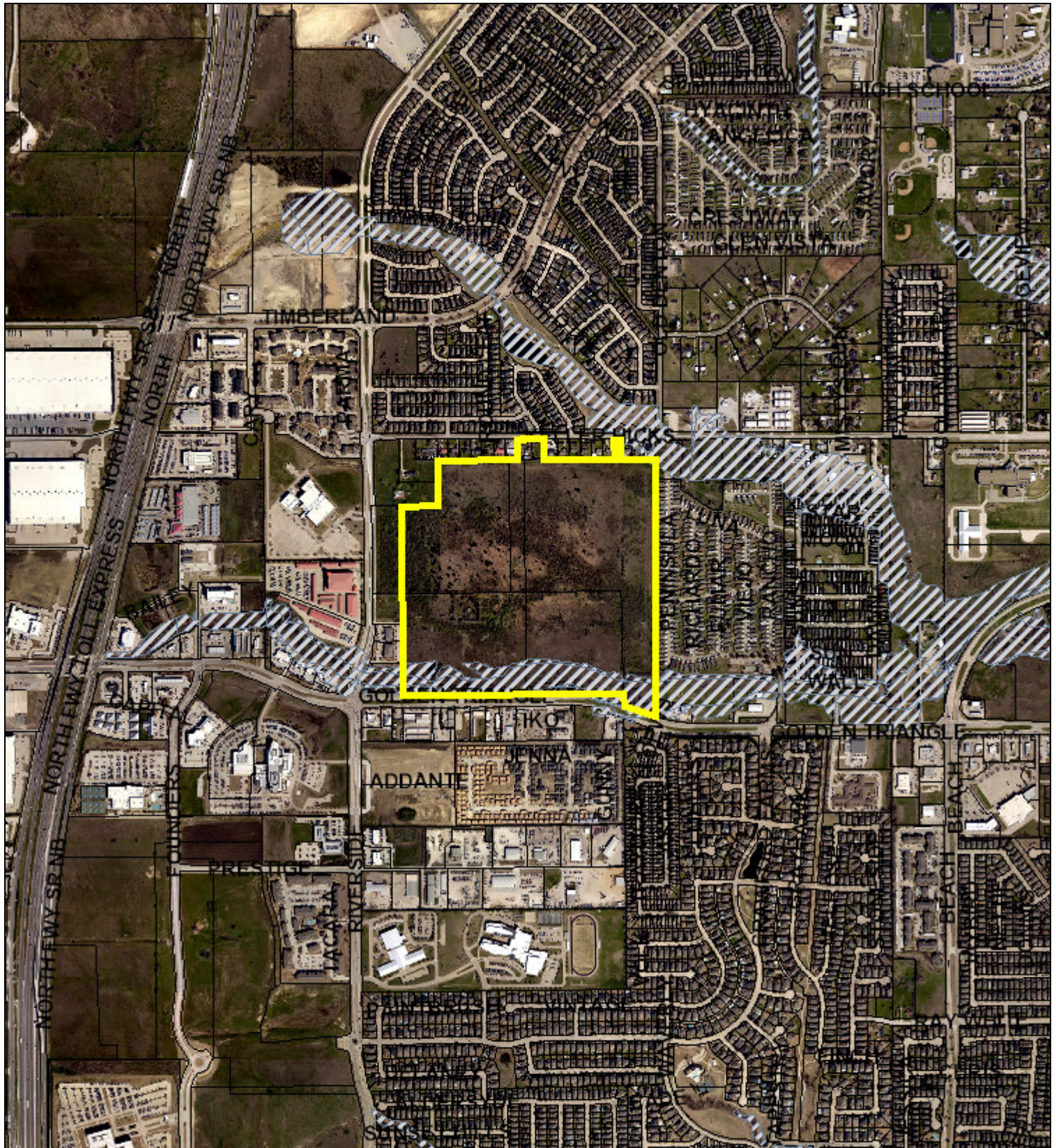
Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

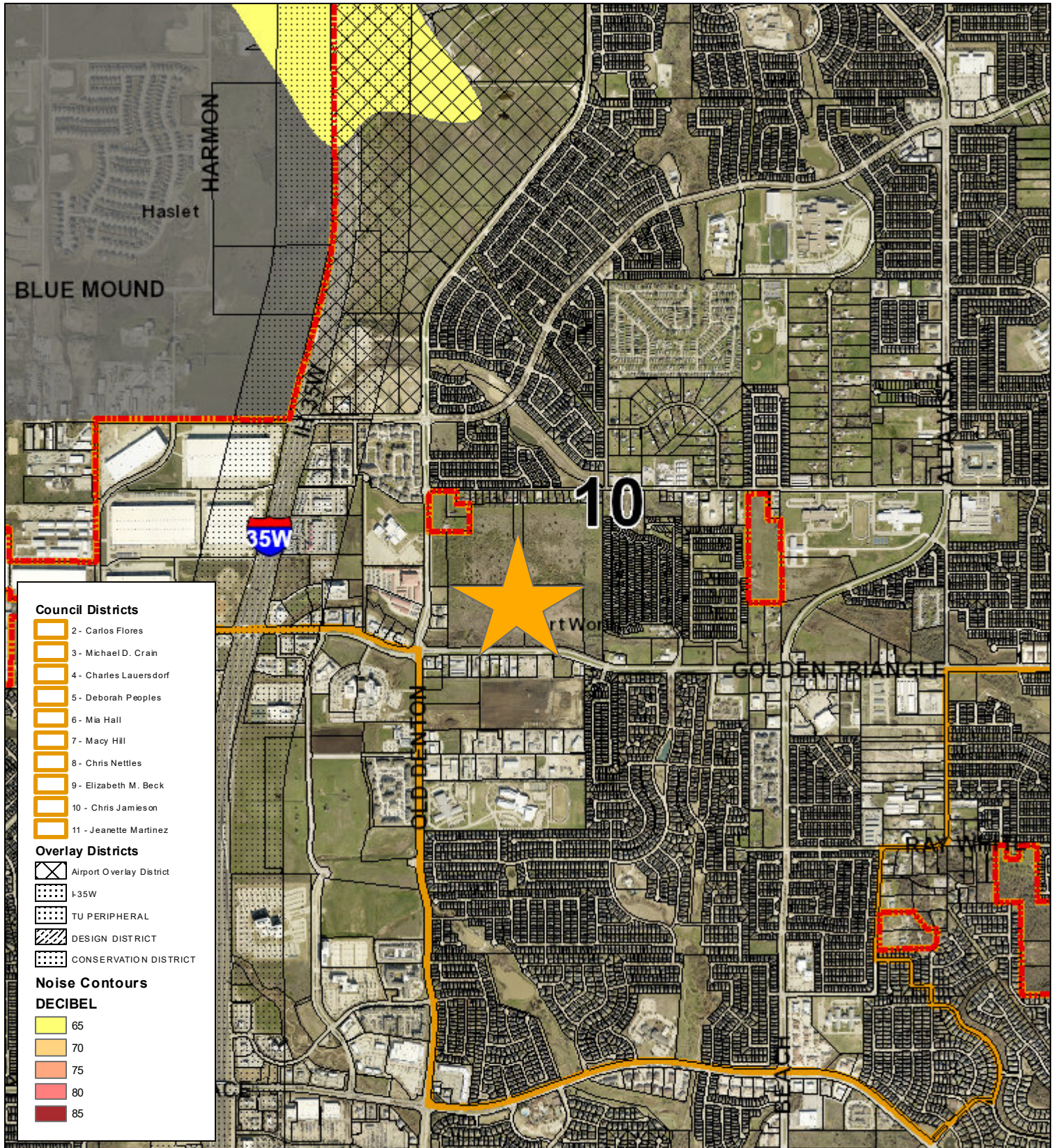
Mail: Chair of the Zoning Commission; c/o Development Services, City Hall; 100 Fort Worth Trail, Fort Worth, TX 76102

Organizations Notified

Organizations Notified	
North Fort Worth Alliance	Pheasant Crossing HOA
Crawford Farms HOA	Villages of Woodland Springs HOA
Streams And Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	Keller ISD

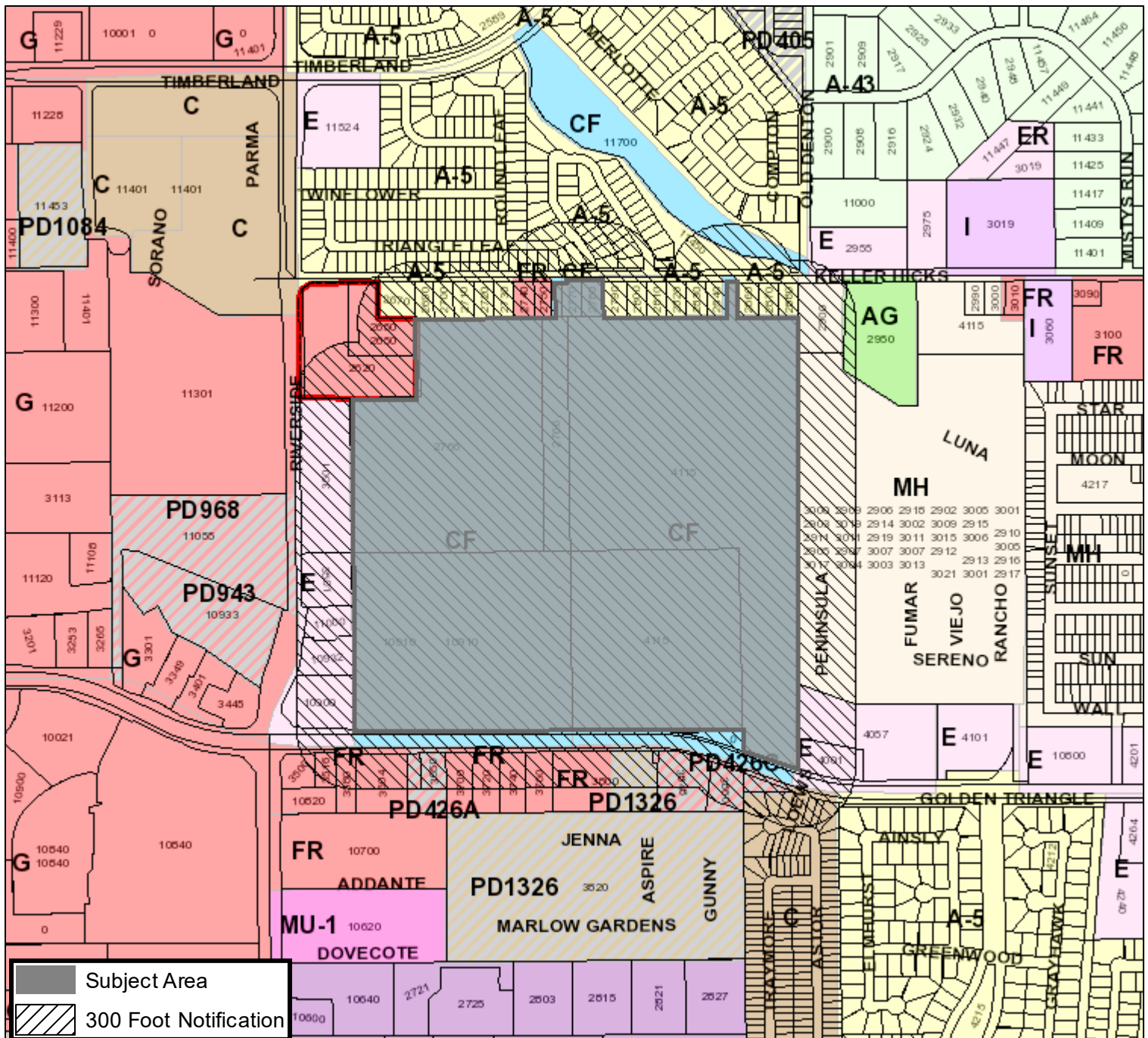


Area Map



0 1,000 2,000 4,000 Feet

Applicant: Keller ISD/Transwestern Development/GM Civil
Address: 3600 - 4000 (odds) blocks Golden Triangle Boulevard, 2766 & 2860 Keller Hicks Road
Zoning From: CF
Zoning To: PD for all uses in "I" Light Industrial excluding certain uses, increasing setbacks; site plan v
Acres: 113.812
MapSCO: Text
Sector/District: Far North
Commission Date: 8/12/2026
Contact: 817-392-7869



0 370 740 1,480 Feet



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Keller Independent School District

Mailing Address 350 Keller Pkwy City, State, Zip Keller, TX 76248

Phone _____ Email _____

APPLICANT Transwestern Development / Denton Walker

Mailing Address 2300 N. Field Street, Suite 2000 City, State, Zip Dallas, TX 75201

Phone 214-850-0247 Email denton.walker@transwestern.com

AGENT / OTHER CONTACT GMcivil / Ryan Spears, P.E.

Mailing Address 2559 SW Grapevine Pkwy City, State, Zip Grapevine, TX 76051

Phone 817-329-4373 Email rspears@gmcivil.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): N. Riverside Drive & Golden Triangle

Total Rezoning Acreage: 113.812 ☒ 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: 113.812 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
☐ Rezoning from one standard zoning district to another ☒ Rezoning to Planned Development (PD) District ☐ Adding a Conditional Use Permit (CUP) Overlay ☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	☐ Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> ☐ Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): CF Proposed Zoning District(s): PD
 Current Use of Property: Vacant Land
 Proposed Use of Property: Industrial Warehouse Manufacturing Distribution Center

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: I
 Land Uses Being Added or Removed: Yes
 Are Development Standards or Waivers being requested? ☒ Yes ☐ No If yes, please list below:

Flexibility for the design. The pd is intended to only further restrict the base I zoning. We are increasing set backs and limiting allowed uses.

- ☐ 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: NA
 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.

To be included with submittal

Golden Triangle PD Zoning Standards

Project narrative:

The proposed planned development is intended to accommodate an institutional-grade light industrial campus supporting warehouse, manufacturing, assembly, distribution, and other employment-generating uses within a thoughtfully planned and highly buffered development environment. The project is envisioned as a class A tilt-wall industrial development featuring enhanced architectural design, screening, and site planning standards. The purpose of the planned development is not to reduce the requirements of the underlying light industrial district, but rather to establish enhanced development standards through increased setbacks, landscape buffers, screening requirements, and limitations on certain otherwise permitted uses to promote compatibility with surrounding properties. Collectively, these standards will create a high quality development that supports economic growth and employment opportunities while providing greater protection for adjacent land uses than would otherwise be required under the base zoning district.

District Requirements:

The zoning requirements shall be per the base Light industrial “I” zoning district unless otherwise noted.

- Increase front landscape/buffer yard from 30 feet to 150 feet
- Increase front yard setback from 0 to 200 feet
- Increase side yard setback from 0 to 60 feet
- Increase rear yard setback (adjacent to one- or two-family districts) from 50 feet to 75 feet
- An 8’ solid fence shall be required adjacent to one- or two-family districts
- Increase maximum height to 80 feet for cold storage facilities only. The required setback for this use shall be equal to the building height or above standards whichever is greater.
- The plantings required by Zoning Ordinance 6.300(k)(1) may be installed outside the supplemental setback as long as they are installed between any parking, loading, or buildings and the adjacent one- or two-family district since the setback area is encumbered by an overhead power easement which would limit the required plantings.
- No drive connections shall be allowed to connect to Keller Hicks Road with the exception of emergency access drives which are gated and locked so as to limit

access for emergency vehicles only.

Permitted Uses:

All uses within the Light Industrial “I” district with the following exclusions.

- Correctional facility
- Probation or parole office
- Gas lift compressor stations
- Gas line compressor stations
- Wastewater (sewage) treatment facility
- Water supply, treatment or storage facility
- Massage parlor
- Sexually oriented business
- Liquor or package store
- Retail smoke shop
- Tattoo parlor
- Data Center

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):

John R Allison

Owner's Name (Printed): John R Allison

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) Transwestern Development / Denton Walker 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:

113.812 Acres Situated in the William McCowen Survey, Abstract No. 999 (CERTIFIED LEGAL DESCRIPTION)

John R Allison

Owner's Signature (of the above referenced property)

John R Allison

Owner's Name (Printed)

Healy Denton Walker

Applicant or Agent's Signature

Transwestern Development / Denton Walker

Applicant or Agent's Name (Printed):

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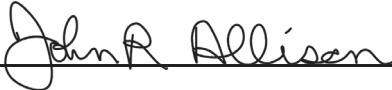
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council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

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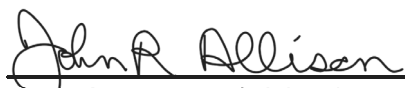
Owner's Signature (of the above referenced property): 

Owner's Name (Printed): John R Allison

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) GMcivil / Ryan Spears, P.E. 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:

113.812 Acres Situated in the William McCowen Survey, Abstract No. 999 (CERTIFIED LEGAL DESCRIPTION)


Owner's Signature (of the above referenced property)

John R Allison

Owner's Name (Printed)


Applicant or Agent's Signature

GMcivil / Ryan Spears, P.E.

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:

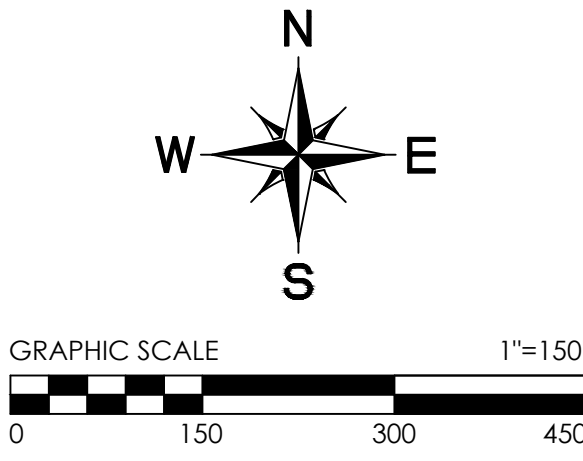
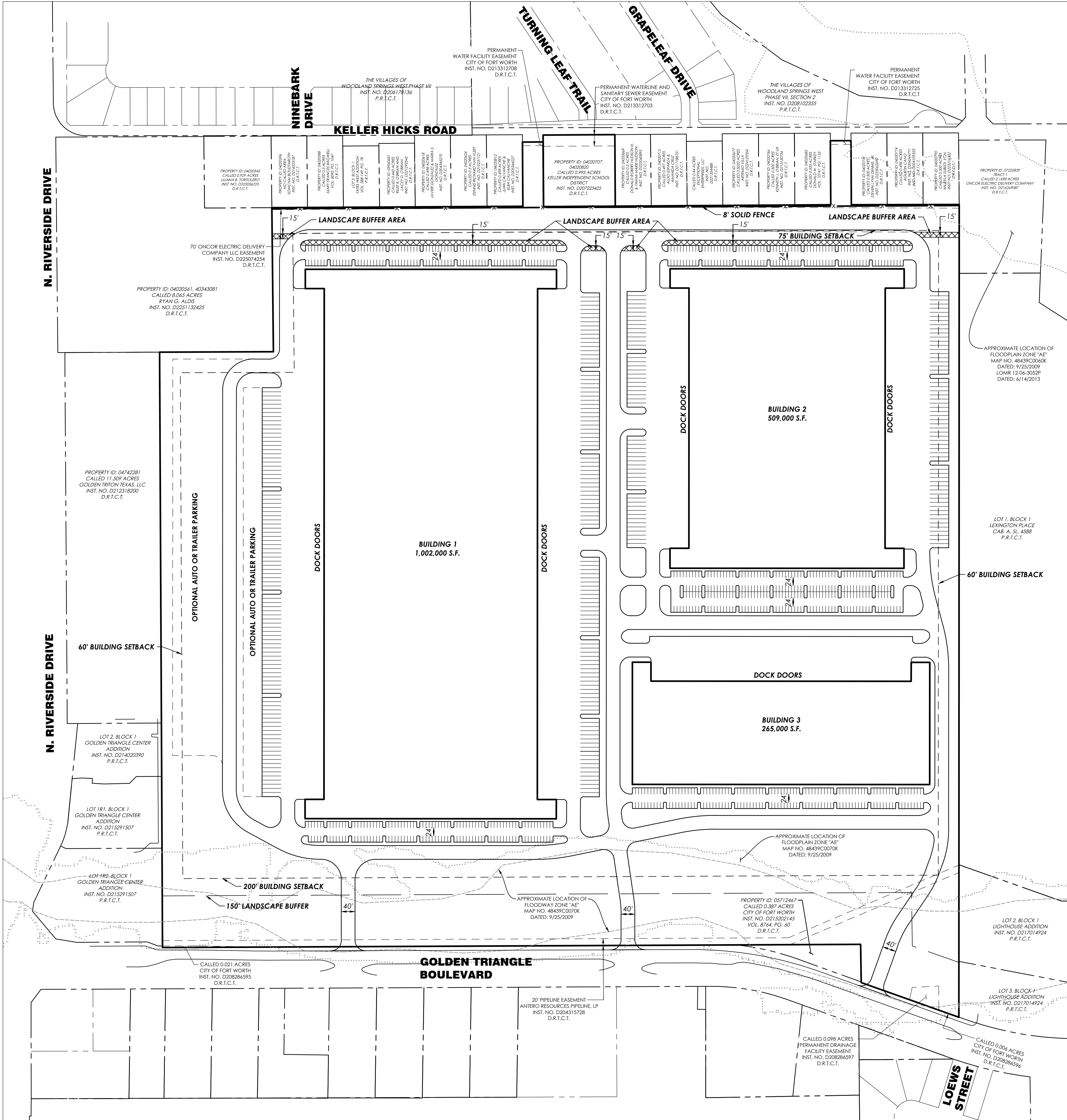
- ☐ This project will comply with Section 6.301, Landscaping.
 - ☐ *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)*
- ☐ This project will comply with Section 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.



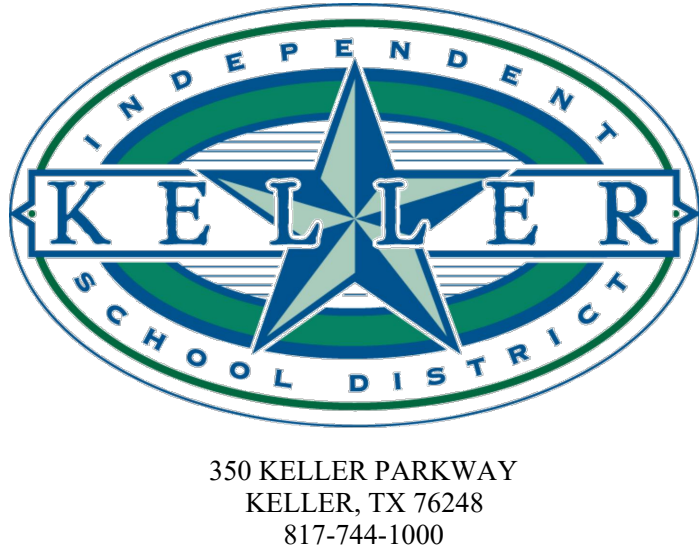
GENERAL NOTES:
THE PRIMARY OBJECTIVES OF THE SITE PLAN ARE TO (1) RESTRICT INGRESS/EGRESS TO AND FROM KELLER HICKS ROAD, AND (2) COMMUNICATE REQUIRED LANDSCAPE BUFFER YARD AND SETBACK ENHANCEMENTS. THE DEVELOPMENT STANDARDS WILL RELATE TO USES WITHIN LIGHT INDUSTRIAL ZONING DESIGNATION.

- SITE PLAN NOTES:**
- AREA LIGHTING:**
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - ANY BUILDING OR PARKING LOT LIGHTING SHALL NOT TRESPASS OFF THE PROPERTY.
- SIGNS:**
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - NO ILLUMINATED SIGNAGE SHALL FACE A ONE- OR TWO-FAMILY DISTRICT.
- LANDSCAPING:**
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- SCREENING:**
- ANY REFUSE CONTAINERS SHALL BE SCREENED ACCORDING TO SECTION 6.300(k)(2) FROM ANY RESIDENTIAL PROPERTY.
 - ANY GROUND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ROW.

SITE DATA SUMMARY TABLE	
ITEM	SITE
GENERAL DATA:	
EXISTING ZONING	"CF"
PROPOSED ZONING	PD "I" LIGHT IND
LOT AREA (SF/AC)	4,957,683 SF / 113.812 AC
BUILDING 1 AREA	1,002,000 SF
BUILDING 2 AREA	509,000 SF
BUILDING 3 AREA	265,000 SF
TOTAL BUILDING AREA	1,776,000 SF

PARKING CALCULATIONS:
BUILDING 1 (ASSUMED 937 EMPLOYEES)
REQUIRED PARKING (WAREHOUSE USE) = 234 SPACES
PROVIDED PARKING = 293 SPACES
BUILDING 2 (ASSUMED 1280 EMPLOYEES)
REQUIRED PARKING (WAREHOUSE USE) = 320 SPACES
PROVIDED PARKING = 400 SPACES
BUILDING 3 (ASSUMED 548 EMPLOYEES)
REQUIRED PARKING (WAREHOUSE USE) = 137 SPACES
PROVIDED PARKING = 172 SPACES

OWNER:



DEVELOPER:



ENGINEER/SURVEYOR:



DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

**TRANSWESTERN GOLDEN TRIANGLE
CONCEPT SITE PLAN FOR PD**
FORT WORTH ZONING CASE #: ZC-26-096
WILLIAM MCCOWEN SURVEY, ABSTRACT NO. 999
113.812 ACRES
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
September 16, 2026