



# 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 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; with development standards for a maximum height of 80 ft. for cold storage facility; 8-foot solid fence required adjacent to one- or two-family district; increased setbacks adjacent to one- or two-family district; additional tree plantings outside supplemental setback between parking; loading and buildings adjacent to one- or two-family district; and no drive connection to Keller Hicks Road except emergency access; site plan waiver requested.

**Proposed Use:** Warehousing and Light Industrial uses

**For More Information please contact:**

Case Manager

Lynn Jordan

817-392-7869

## Public Hearing Dates

|                          |                    |
|--------------------------|--------------------|
| <b>Zoning Commission</b> | August 12, 2026    |
| <b>City Council</b>      | September 15, 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



# Neighborhood Notification

- 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.

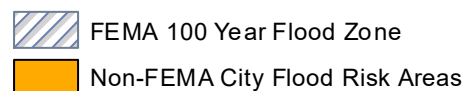
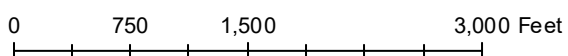
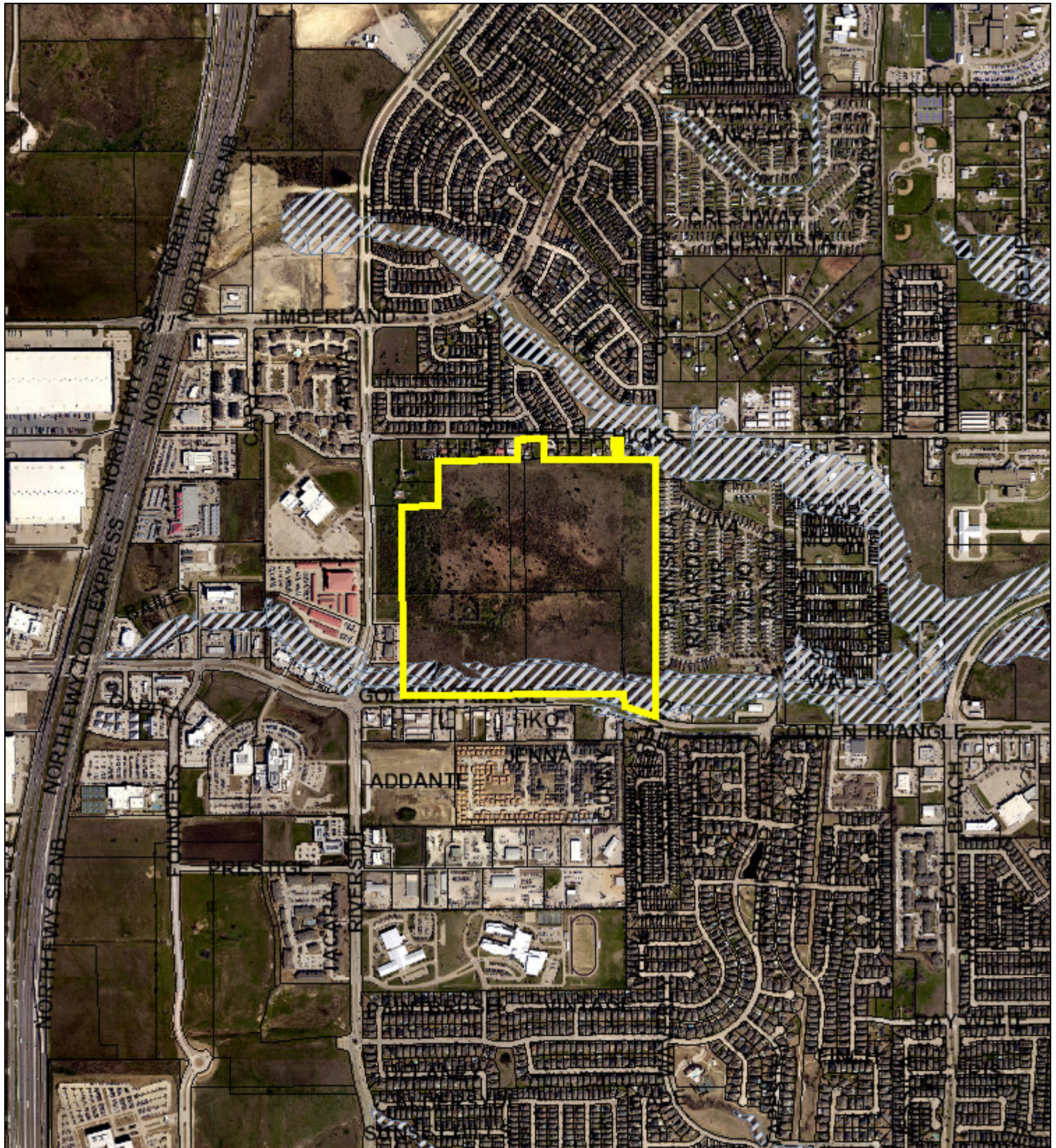
**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)

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

Organizations Notified

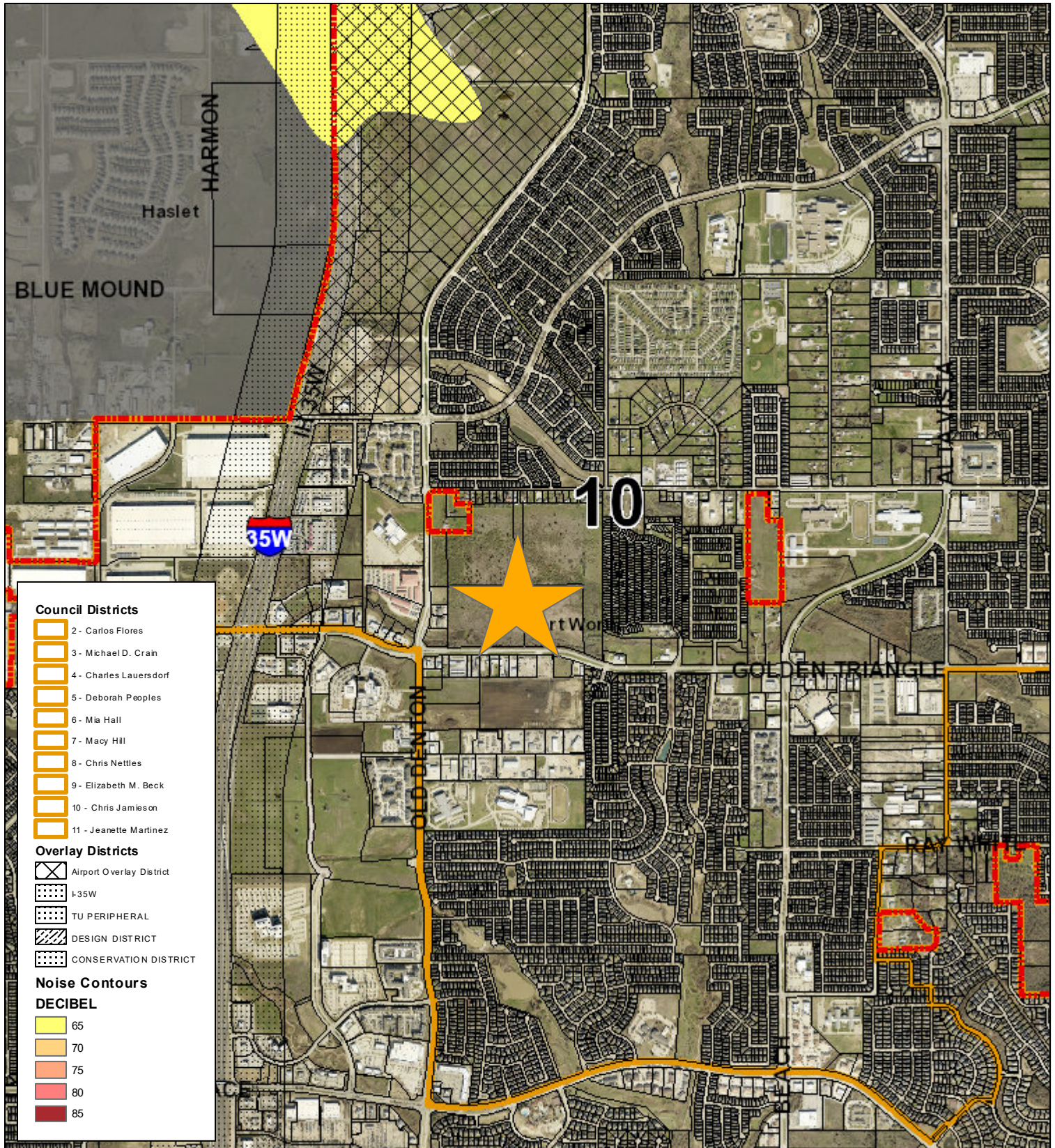
| Organizations Notified    |                                  |
|---------------------------|----------------------------------|
| North Fort Worth Alliance | Pheasant Crossing HOA            |
| Crawford Farms HOA        | Villages of Woodland Springs HOA |
| Streams And Valleys Inc   | Trinity Habitat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







## Area Map



0 1,000 2,000 4,000 Feet

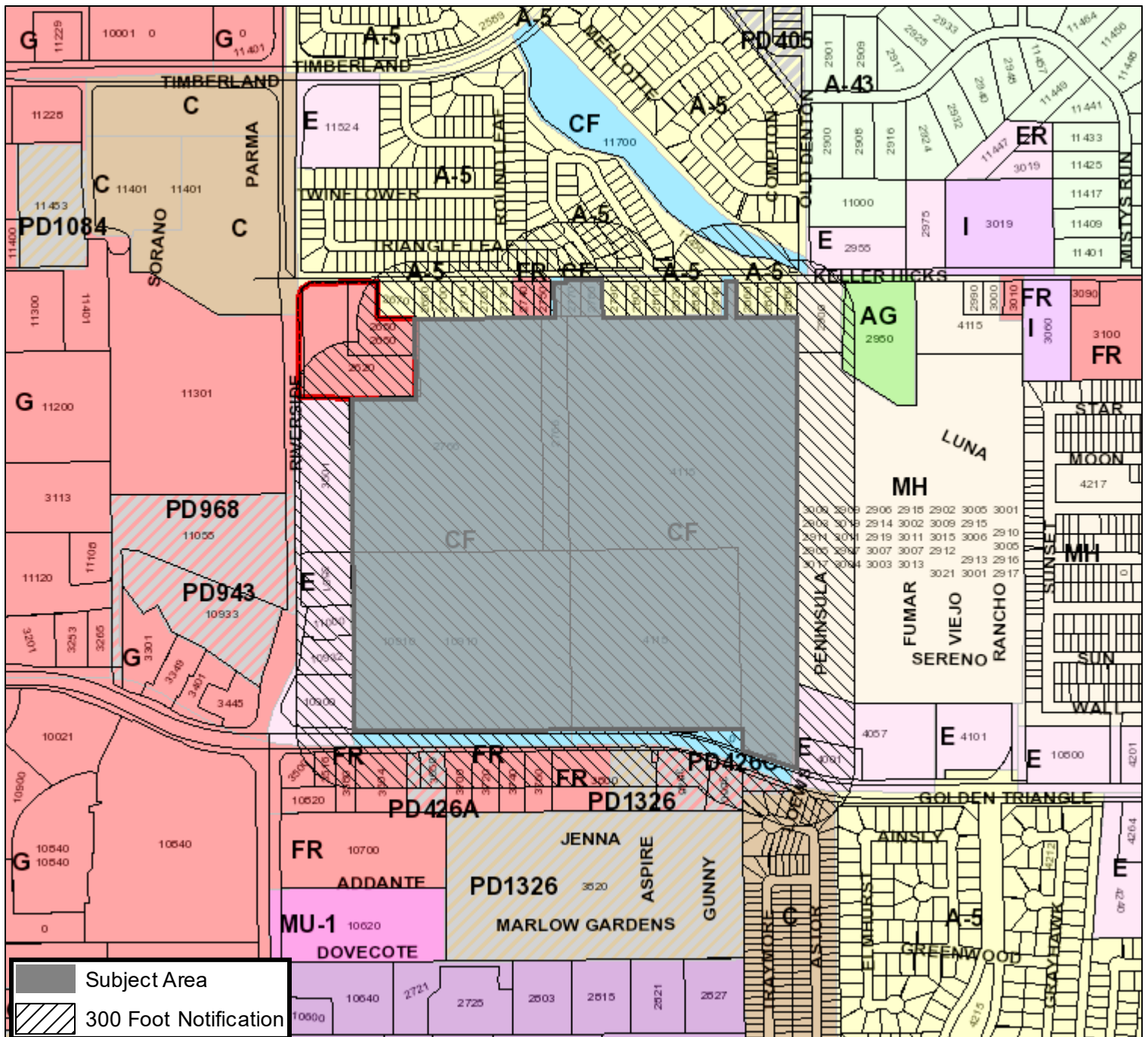




ZC-26-096

## Area Zoning Map

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  
Mapsc0: Text  
Sector/District: Far North  
Commission Date: 8/12/2026  
Contact: 817-392-7869



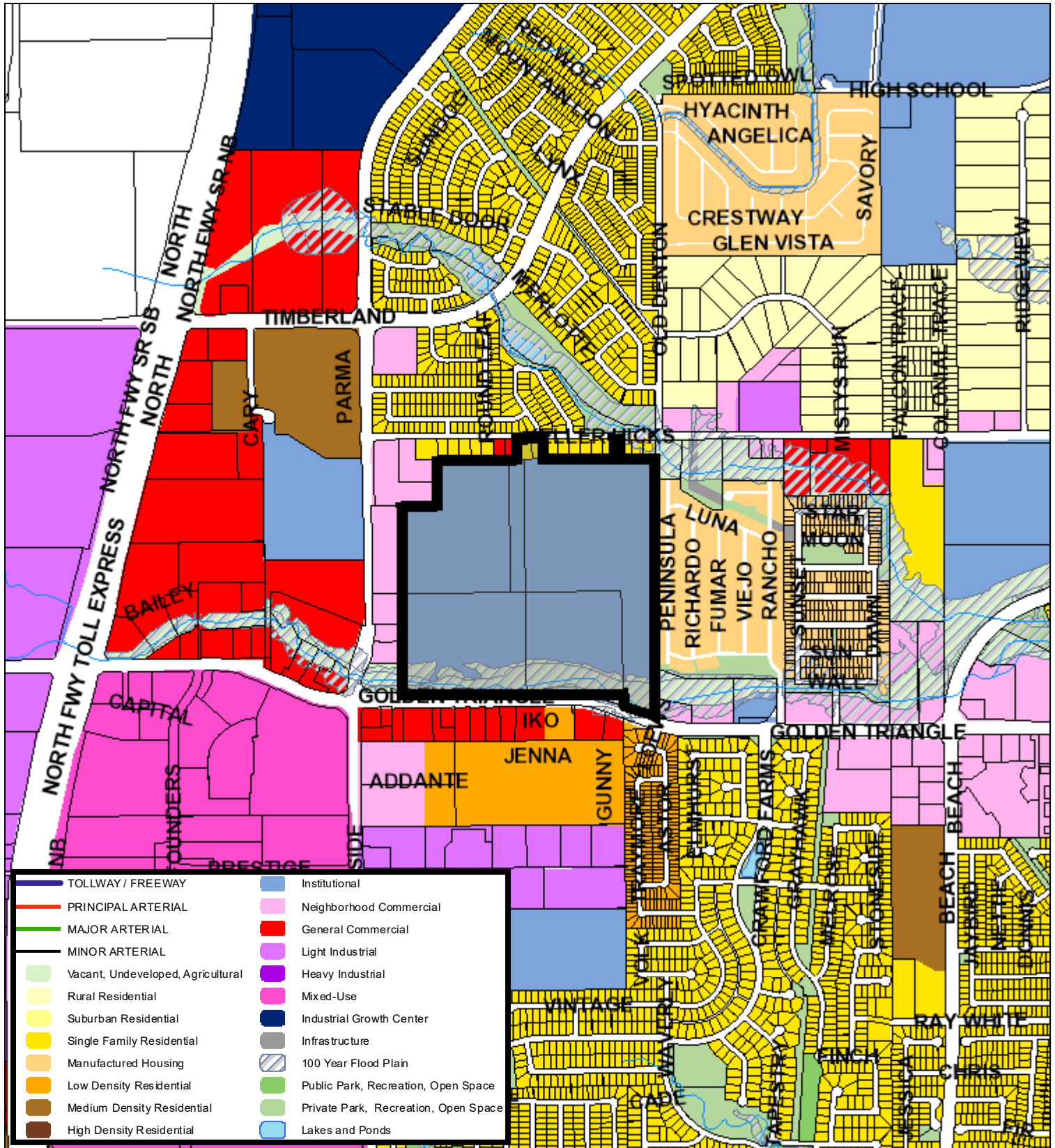
0 370 740 1,480 Feet

Created: 7/28/2026 1:26:51 PM



ZC-26-096

## Future Land Use



1,100 550 0 1,100 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.



Created: 7/28/2026 1:27:20 PM



# 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                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Rezoning from one standard zoning district to another<br><input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District<br><input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay<br><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<br><i>(no change to development standards or waivers)</i><br><input type="checkbox"/> Amending a previously approved PD or CUP site plan<br>Existing PD or CUP Number: _____<br>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):

## 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.*

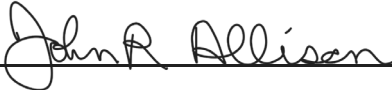
*I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council 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.*

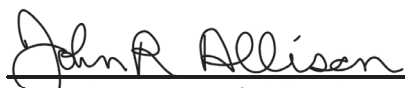
Owner's Signature (of the above referenced property): 

Owner's Name (Printed): 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):