



Zoning Staff Report

Date: October 21, 2025 **Case Number:** ZC-25-148

Council District: Future 10

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Double Eagle TH, LLC / Holt Lunsford Commercial Investments / Kimley-Horn

Site Location: 15600 - 15900 blocks Blue Mound Road (FM 156) **Acreage:** 50.31 acres

Request

Proposed Use: Industrial Park

Request: From: Unzoned (ETJ)

To: “I/AO” Light Industrial / Airport Overlay

Recommendation

Land Use Compatibility: Requested change **is compatible**.

Comprehensive Plan Map Consistency: Requested change **is not consistent**.

Comprehensive Plan Policy Consistency: Requested change **is consistent**.

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 10-0**

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Project Description and Background

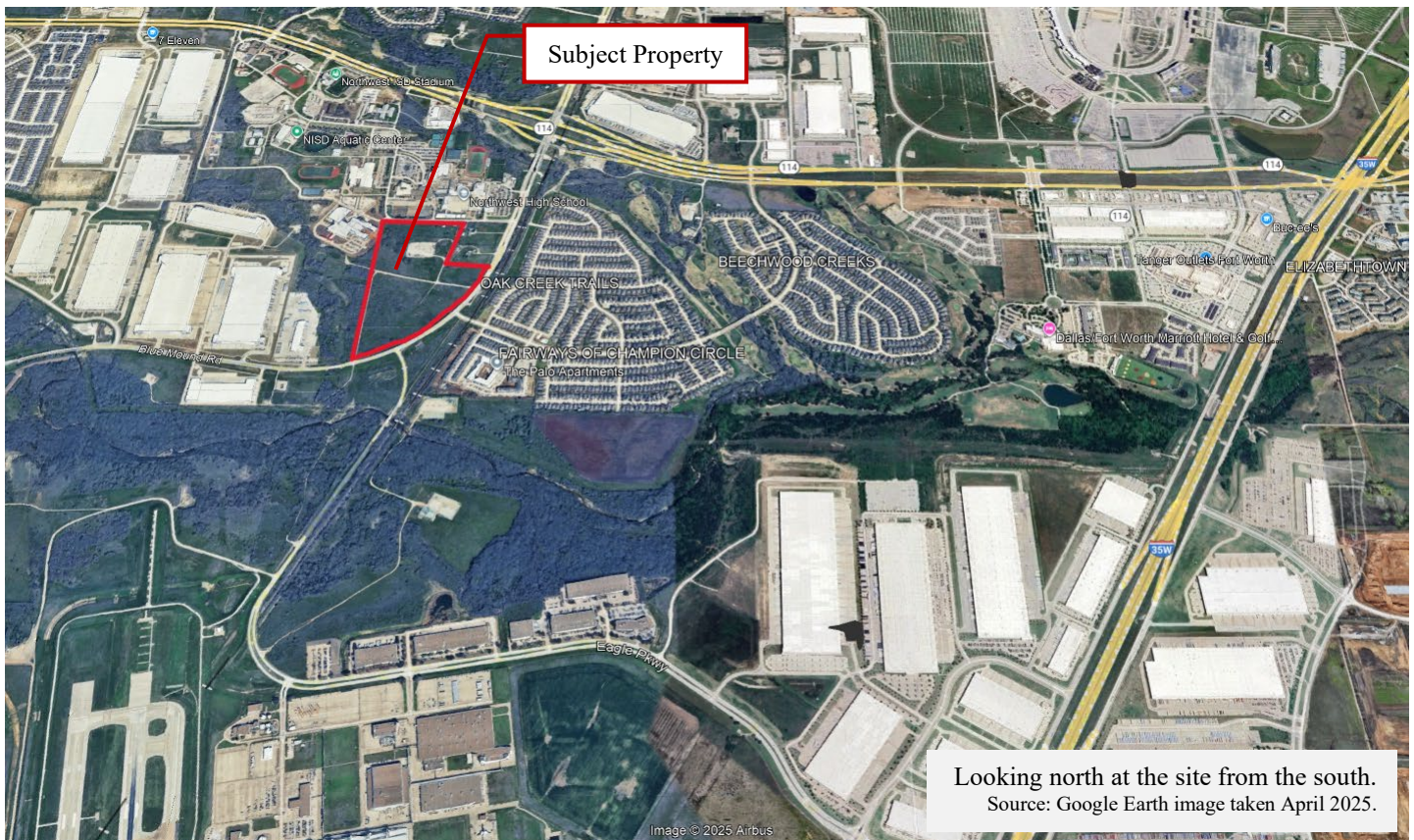
The applicant will likely request a continuance until the October 8th meeting to allow time to consider “PD” Planned Development options while continuing discussions with NISD about access concerns on Texan Drive.

This 50-acre property in the Far North Planning Sector is located one mile north of Alliance Airport and one-half mile south of SH 114 along the western side of Blue Mound Road (FM 156). The property is currently vacant and outside of the city limits. The owner has submitted a petition for annexation which will be acted on at an upcoming City Council meeting. The applicant provided the following project description:

“This site is located off Double Eagle Rd. & FM 156 within the Fort Worth Extra Territorial Jurisdiction (ETJ). The applicant is concurrently applying for annexation to the City of Fort Worth (AX-25-004). If the annexation is approved as presented, the zoning will default to “AG” Agricultural. This property is part of the Alliance Airport Overlay, which favors higher-intensity uses.

The adopted Comprehensive Plan designates this property General Commercial. We are requesting to zone the property “I” Light Industrial to develop a shallow-bay industrial business park. Neighboring properties to the west are zoned light industrial. The residential properties to the east are separated from the site by an arterial thoroughfare (FM 156) and railroad tracks.”

The land development pattern on the northern edge of the city varies between fully developed residential, commercial and industrial uses and vacant tracts interspersed with significant construction as the city expands northward. Blue Mound Road serves as a major north-south arterial roadway in the area and connects with SH 114 just north of the site. Immediately north of the site, Northwest ISD has a multi-school campus with a middle school, high school, and related sports and performing arts facilities.



Surrounding Zoning and Land Uses

North: “AG” (school) and “Unzoned” ETJ (2 acreage residential homes)

East: (east of Blue Mound Road & railroad) “R2” townhouse/cluster & A-5” (single-family homes) and “D” High Density Multifamily (apartments)

South: “Unzoned” ETJ (vacant)

West: “I” Light Industrial (warehouses)

Recent Zoning History

No prior zoning actions (out of city limits).

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **August 29, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **August 29, 2025**:

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

**Located closest to this registered Neighborhood Association*

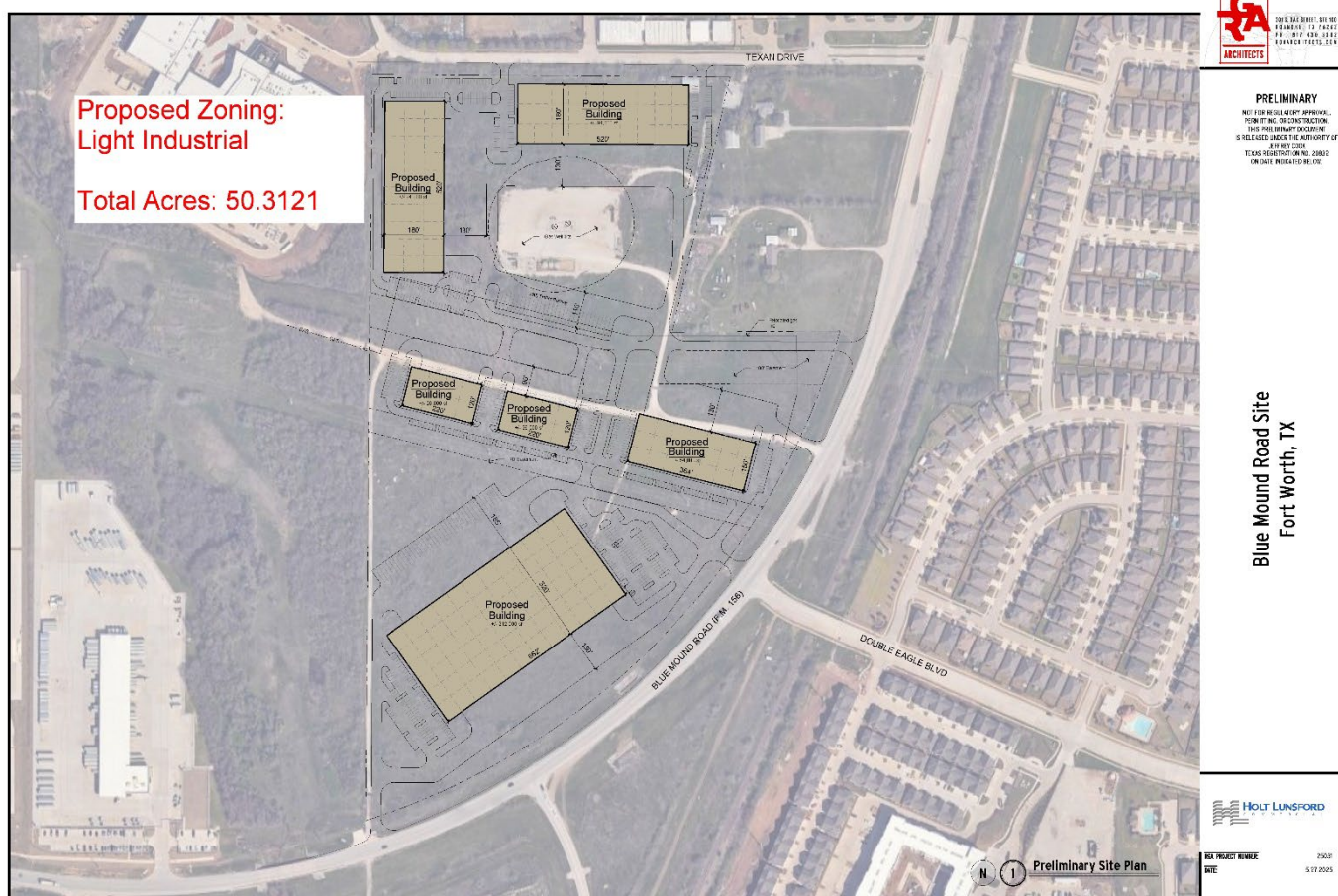
Development Impact Analysis

Land Use Compatibility

The applicant indicates the current development plan for the property includes six (6) industrial warehouses of varying sizes as shown in the conceptual site plan below. The subject site sits adjacent to the northern boundary of the Alliance Industrial Growth Center along Blue Mound Road. Industrial warehouses sit to the west of the site with additional industrial development further south. Alliance Airport, BNSF railroad and the curving alignment of Blue Mound Road constrains development immediately south of the site. To the east across Blue Mound Road and the railroad is a single-family neighborhood and golf course. The closest homesites are located

approximately 300-feet from the front property line of the site. The proposed warehouse use presents no appreciable concerns relative to the existing residential use within the neighborhood primarily due to the distance separating the two uses.

To the north, Northwest ISD has a significant campus development with several schools and related facilities accessible from SH 114 and Blue Mound Road. Texan Drive separates the subject property and NISD facilities. The applicant's provided conceptual site plan indicates that no tractor trailer traffic access will be located on Texan Drive. There are two driveways located off Texan Drive to access passenger car parking lots on the site. Large vehicle traffic poses significant concern along Texan Drive which primarily serves school traffic. If the site is developed in a manner consistent with the conceptual site plan and does not use Texan Drive for tractor trailer access to the site, the proposed light industrial land use **is compatible** with surrounding properties.



The conceptual site plan above is provided by the applicant. As a reminder, site plans are not required for zoning changes to standard zoning district. The applicant is not bound to develop the site exactly as shown in the conceptual site plan if the zoning change is approved. While driveway access is outside the purview of the zoning action in this case, the city does retain approval authority for proposed driveway locations through the development review process.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as General Commercial which is described as “retail, services, offices and mixed uses serving occasional needs for a larger market area”. The requested zoning district of “I” Light Industrial is **not consistent** with the Future Land Use Map.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

While inconsistent with the Future Land Use Map, the requested zoning change is **consistent** with the following policies of the Comprehensive Plan:

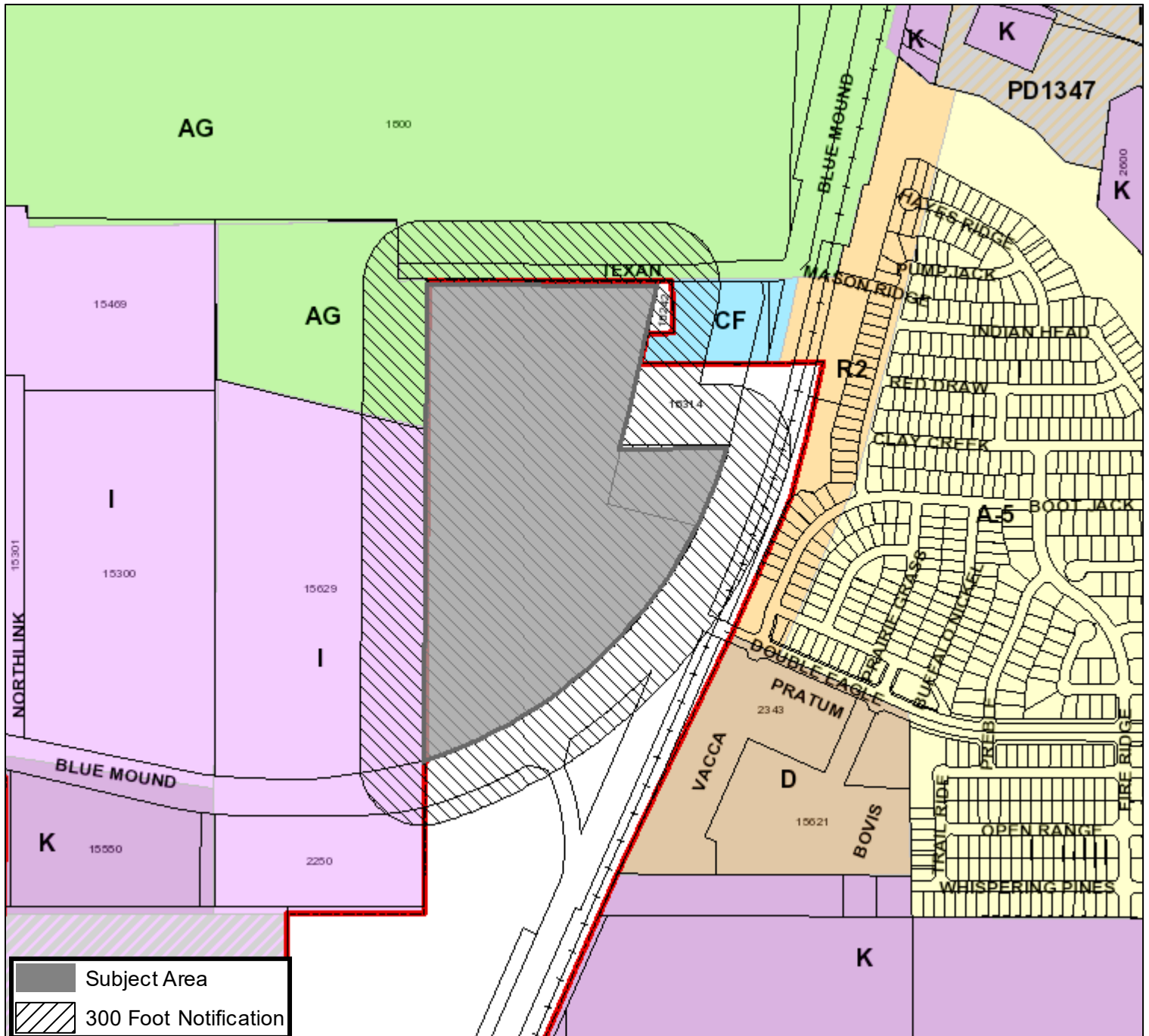
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.



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Area Zoning Map

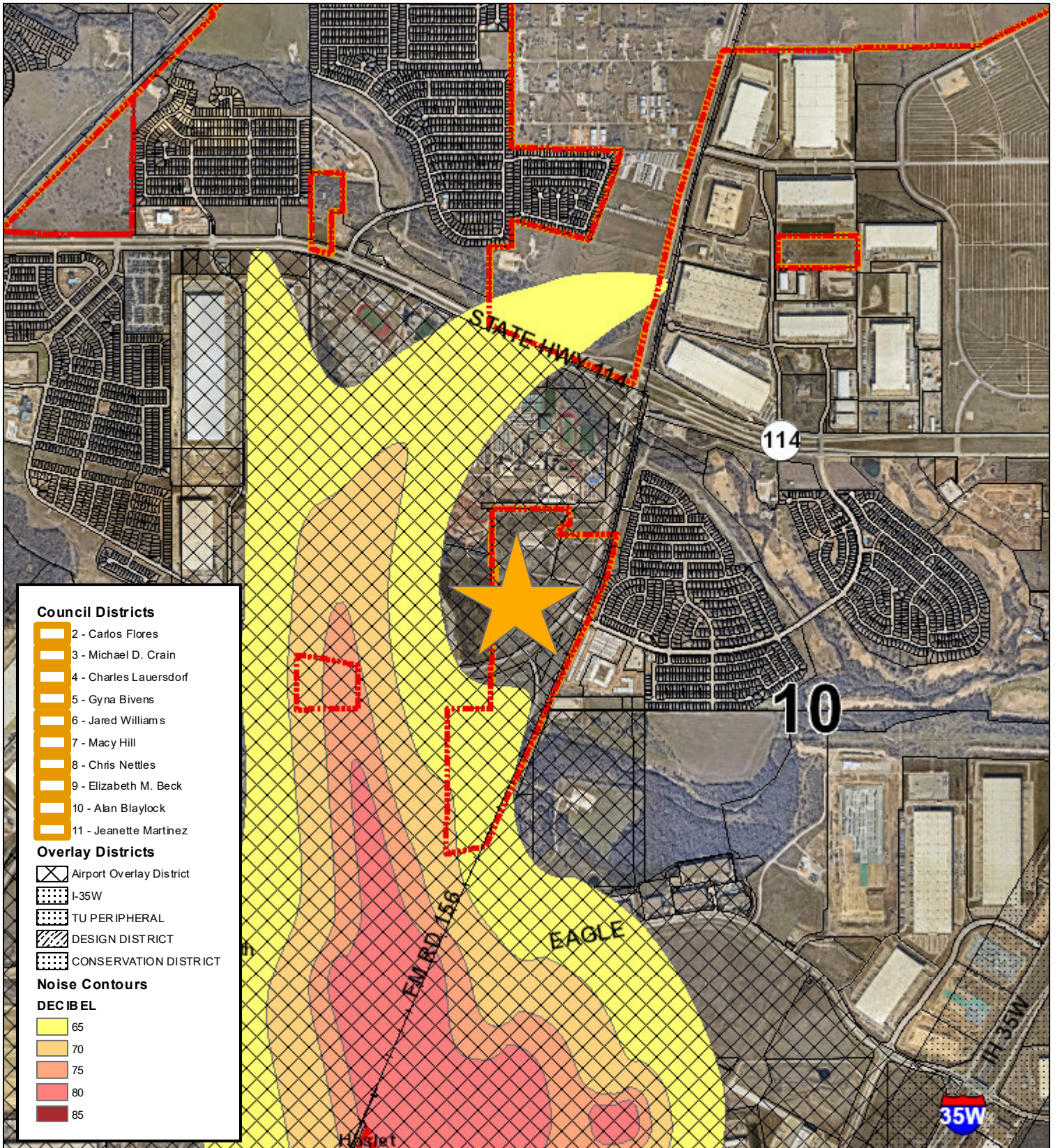
Applicant: Double Eagle TH, LLC/Kimley-Horn
Address: 15600 - 15900 blocks Blue Mound Road (FM 156)
Zoning From: Unzoned
Zoning To: I
Acres: 50.312
Mapsc0: Text
Sector/District: Far North
Commission Date: 9/10/2025
Contact: 817-392-8043



0 335 670 1,340 Feet

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Area Map

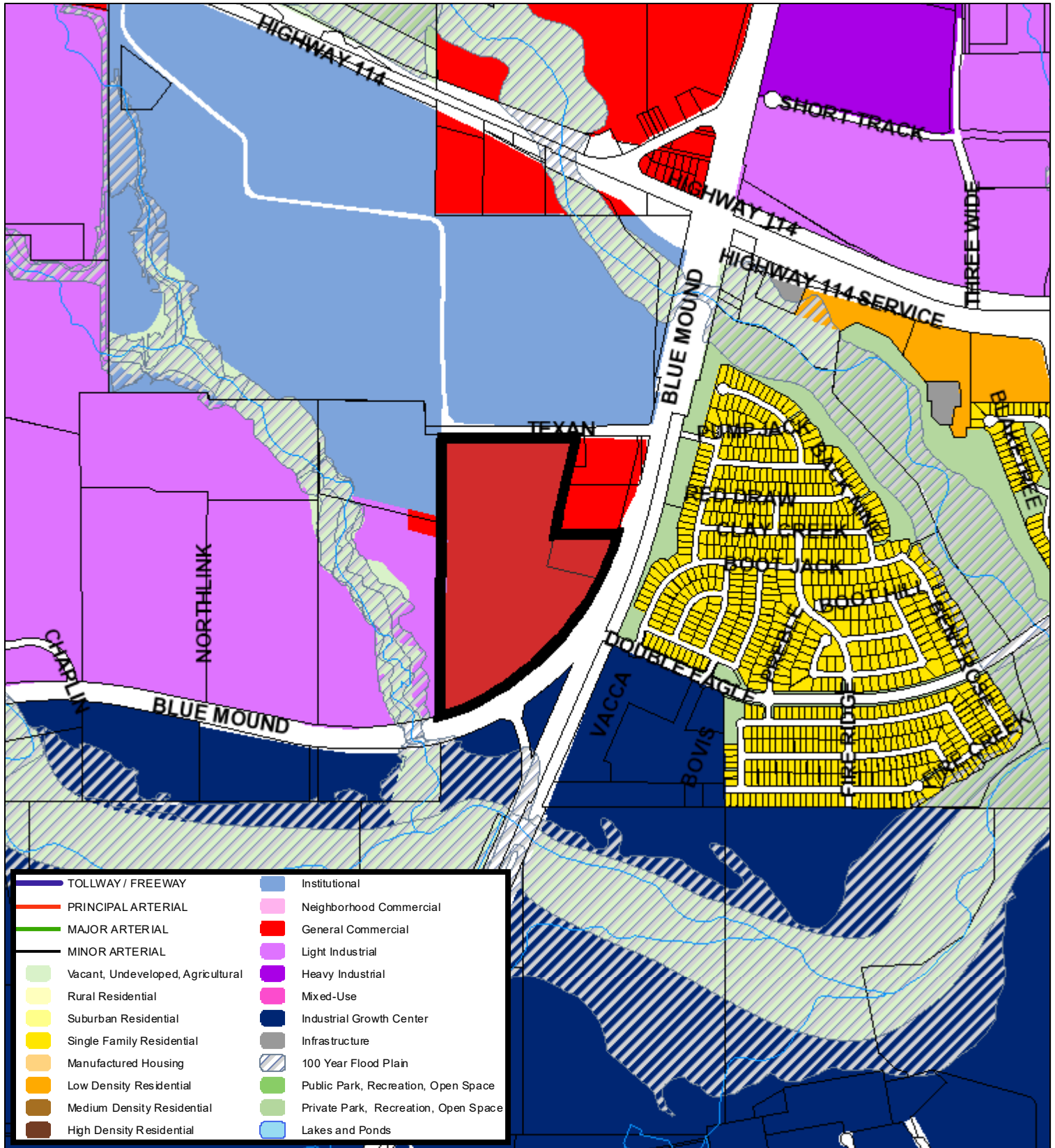


0 1,000 2,000 4,000 Feet



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Future Land Use



1,000 500 0 1,000 Feet

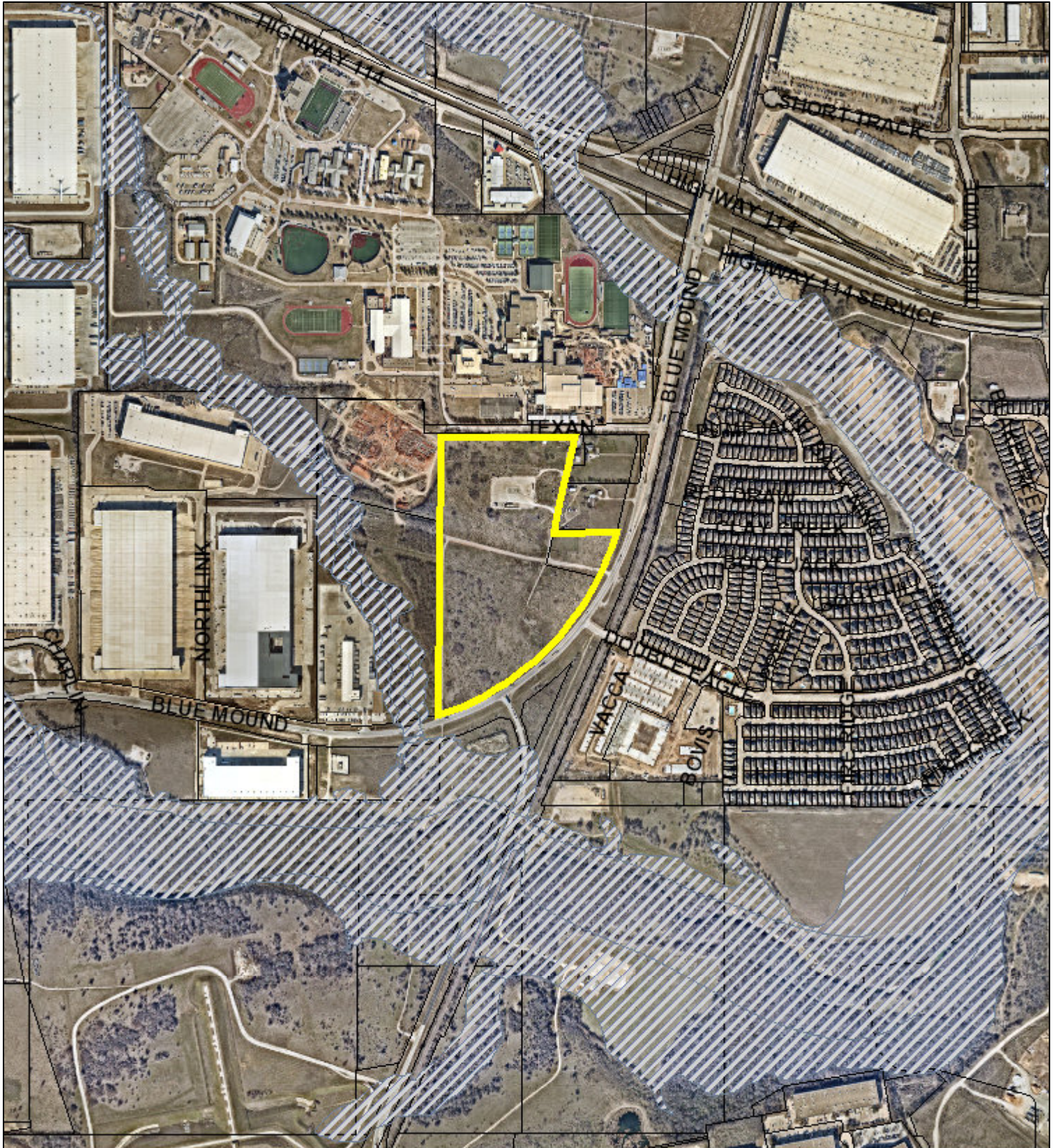
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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Aerial Photo Map



0 650 1,300 2,600 Feet

