



Zoning Staff Report

Date: June 10, 2025

Case Number: ZC-25-064

Council District: 2

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: Landmark Nurseries, Inc. / Box Investment Group / Westwood Professional Services

Site Location: 5260 Blue Mound Road

Acreage: 7.30 acres

Request

Proposed Use: Industrial warehouse

Request: From: “AG” Agricultural

To: “K” Heavy Industrial

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is consistent**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

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Project Description and Background

The applicant is requesting to rezone from “AG” Agricultural to “K” Heavy Industrial for industrial warehouse use. The current use of the property is a nursery. The proposed site is in the northeast quadrant of Blue Mound Road just north of Meacham Boulevard. The site is surrounded by other industrial uses on land zoned “K” Heavy Industrial. The neighborhood appears to contain significant warehouse buildings, manufacturing facilities, and large fuel storage tanks. Scattered vacant areas are noted in the immediate area with more vacant land lying beyond the railroad lines to the east. The railroad right-of-way is inside the Saginaw city limits. Blue Mound Road is classified as an arterial, compatible with significant semi-truck traffic.



Surrounding Zoning and Land Uses

North “K” Heavy Industrial / Industrial uses, rail yard, storage yard
East “PD745” Planned Development for “K” Heavy Industrial plus storage, loading and offloading of ethanol / Railroad track, industrial uses
South “K” Heavy Industrial / Industrial uses and vacant land
West “K” Heavy Industrial / Industrial uses

Recent Zoning History

ZC-25-031 “K” Heavy Industrial to “PD/K” Planned Development for “K” Heavy Industrial removing certain uses with development standards for increase in heights to 130 ft.; site plan waived approved by Council 4/8/2025. Subject property to the south.

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 **April 25, 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 April 25, 2025:

Organizations Notified	
	Inter-District 2 Alliance*
Eagle Mountain-Saginaw ISD	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

* Located within this registered Neighborhood Alliance

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to develop industrial type uses within their site boundaries. The surrounding properties are zoned “K” Heavy Industrial. The applicant is requesting “K” Heavy Industrial. No residential uses are found within the general vicinity. The proposed zoning request **is compatible** with surrounding land uses and located within an established industrial area adjacent to a heavy freight railroad corridor.

Comprehensive Plan Consistency – Northeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map. The requested industrial land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below and is considered to be **consistent**.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
INDUSTRIAL		
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

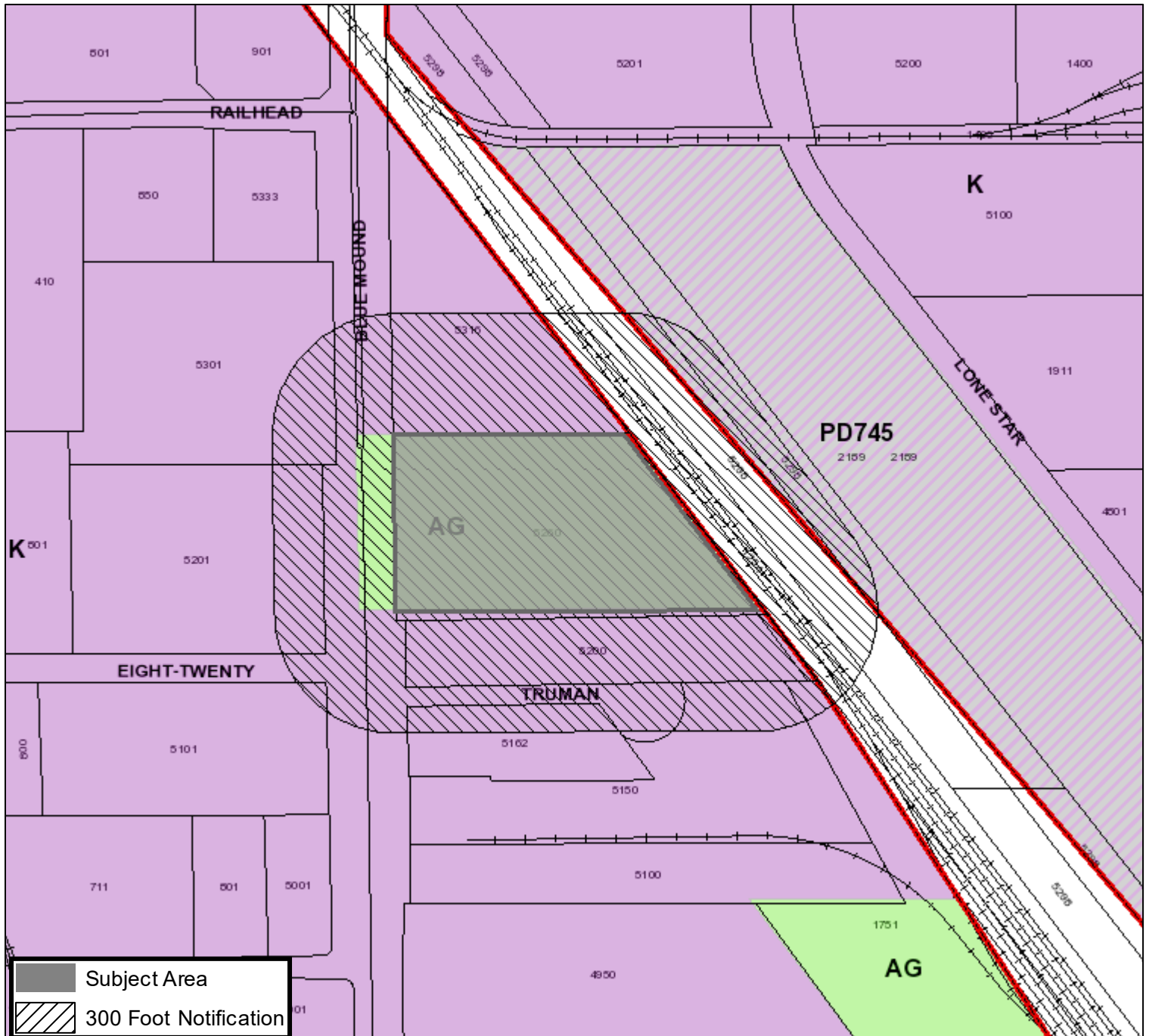
Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.



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Area Zoning Map

Applicant: Landmark Nurseries/Box Investment/Westwood Pro Srv
Address: 5260 Blue Mound Road
Zoning From: AG
Zoning To: K
Acres: 7.331
Mapsc0: Text
Sector/District: Northeast
Commission Date: 5/14/2025
Contact: 817-392-8028



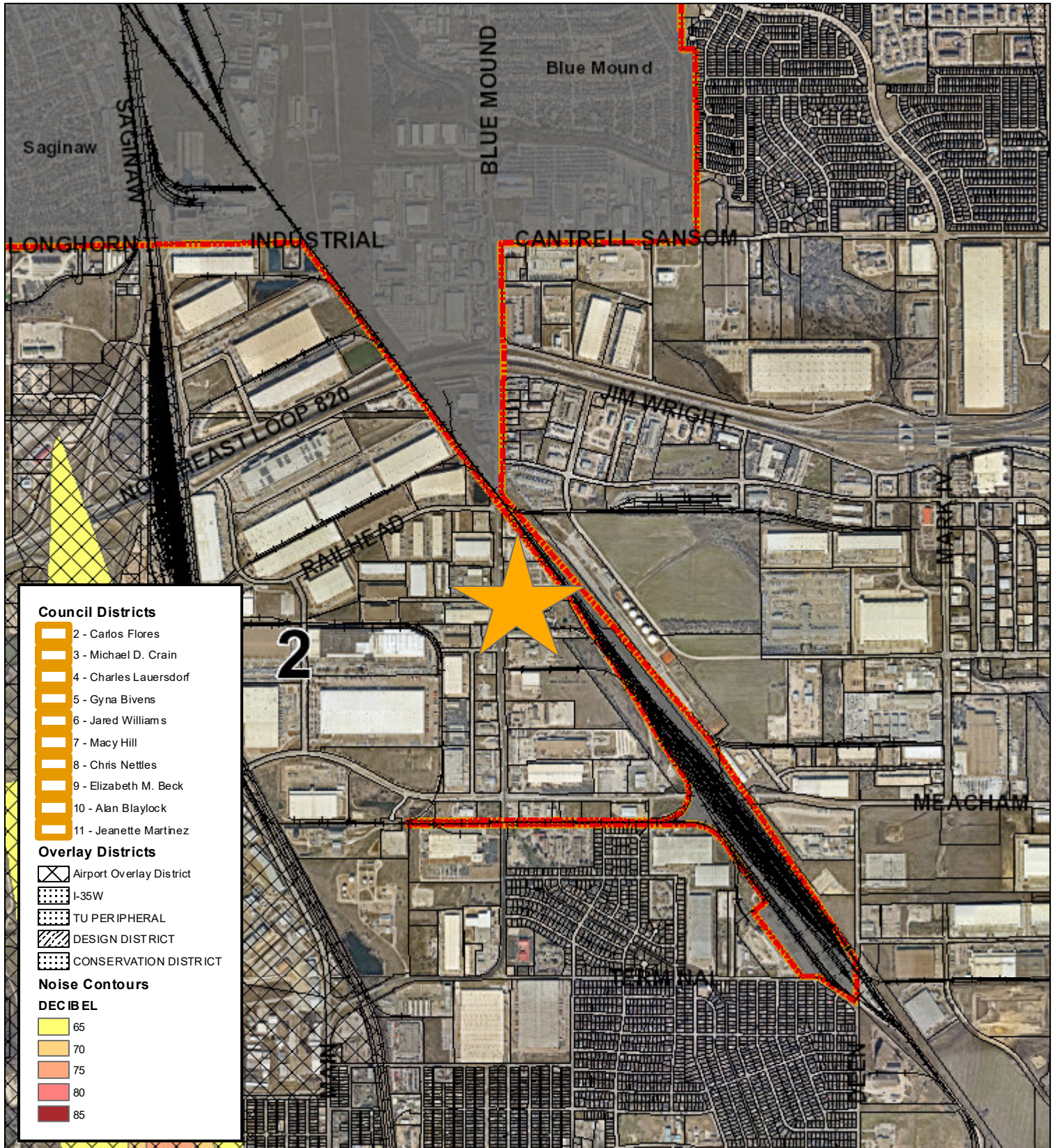
0 175 350 700 Feet

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Area Map

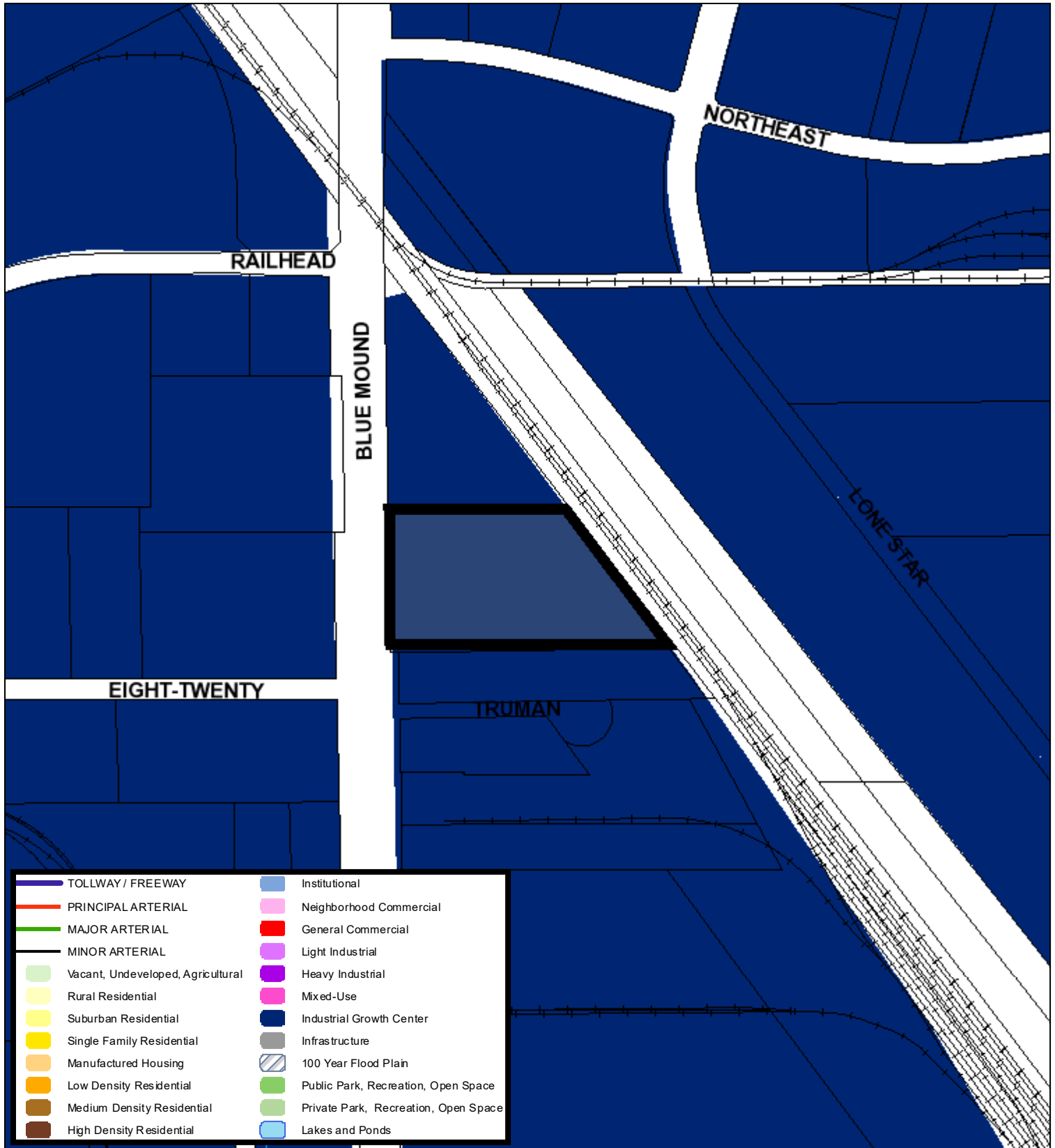


0 1,000 2,000 4,000 Feet



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Future Land Use



425 212.5 0 425 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



0 265 530 1,060 Feet

