



# Zoning Staff Report

**Date:** March 25, 2025

**Case Number:** ZC-25-031

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner / Applicant:** Cody Brewer, Kimley-Horn / ART Mortgage Borrower Propco 2010-5 LLC

**Site Location:** 4900 Blue Mound Road **Acreage:** 21.87 acres

### Request

**Proposed Use:** Industrial cold storage warehouse

**Request:** From: "K" Heavy Industrial

To: "PD/K" Planned Development for all uses in "K" Heavy Industrial removing certain uses (see exhibit A) with development standards for increase in height to 130-foot, site plan waiver requested

### 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**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
- b. [Comprehensive Plan Consistency](#)
- c. [Site Plan Comments](#)



# Zoning Staff Report

10. Aerial Photograph

## Project Description and Background

The applicant is requesting expansion of a site that is approximately 25% developed at this time. The proposed site is in the northeast quadrant of Blue Mound Road and 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.



Industrial warehouses are allowed by right in "K" Heavy Industrial zoning, with a 120-foot limitation on the building height. The applicants are requesting a development waiver to this building height limitations to have a 130-foot tall building, as well as a site plan waiver. Planned Development districts or "PDs" are associated with a Site Plan, a mix of uses, or land use restrictions. The Planned Development, as proposed, is also restricting uses that would normally be allowed by right, but would be a detriment to the adjacent properties or the general community.

The narrative provided by the applicant details why a standard zoning district would not meet the proposed development.

Development Standard requested with a maximum height of 130'.

Waiver requested for no site plan required. Operationally, the facility may need other accessory structures, and we need to maintain flexibility as the design progresses.

Americold owns and operates the existing cold storage facility located at 4900 Blue Mound Road and is planning to expand the facility to incorporate an automated storage and retrieval system (ASRS) based on market demands for additional cold storage needs. The expanded facility will have capacity to store 50,560 pallets, increasing Fort Worth's ability to be a hub for the regions cold storage needs.

At this time, Americold is planning to remove several uses from the property's existing K "Heavy Industrial" zoning as shown in Exhibit A based on ownerships desires to maintain high-profile uses in the area. In addition, in order for the ASRS cold storage facility to be fully-operation, a development standard allowing for a 10' increase in height is being requested. The current design of the ASRS cold storage facility includes excavating below grade by approximately 16 feet. Due to downstream stormwater restrictions, the below-grade finished floor needs to be raised in order to avoid stormwater impacts to the proposed building.

It is desired to remove the following uses from the site's k "heavy Industrial" uses:

- bar, tavern, cocktail lounge, club, private or teen, dance hall
- circus

- massage parlor
- sexually oriented business
- recreational vehicle park
- short term home rental
- tattoo parlor
- coal, coke or wood yard
- crematorium
- animal by-products processing
- poultry kill or dressing
- tar distillation / manufacturing
- tobacco (chewing) manufacture or treatment

The following table provides information related to the proposed waiver of the standard zoning ordinance requirements.

Standard	Regulation	Proposed PD
Maximum allowed height	120'	130'

### Surrounding Zoning and Land Uses

North “K” Heavy Industrial, “AG” Agricultural / Industrial uses, vacant land  
 East “K” Heavy Industrial, “AG” Agricultural / Railroad track, industrial uses, vacant land  
 South “K” Heavy Industrial / Industrial uses  
 West “K” Heavy Industrial / Industrial uses

### Recent Zoning History

None.

### Public Notification

300-foot Legal Notifications were mailed on February 28, 2025.  
 The following organizations were notified: (emailed February 28, 2025)

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

\* Located closest to this registered Neighborhood Association

# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing to expand an existing industrial warehouse onto vacant land within their site boundaries. The surrounding properties are zoned either “K” Heavy Industrial or “AG” Agricultural. The applicant is requesting a “PD” Planned Development for “K” Heavy Industrial uses to exceed the building height limitation and restrict other uses, while waiving a site plan. No residential uses are found within the general vicinity. The proposed zoning request for an expanded industrial use **is compatible** in the midst of established industrial uses and 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
<b>INDUSTRIAL</b>		
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.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

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

EXHIBIT A

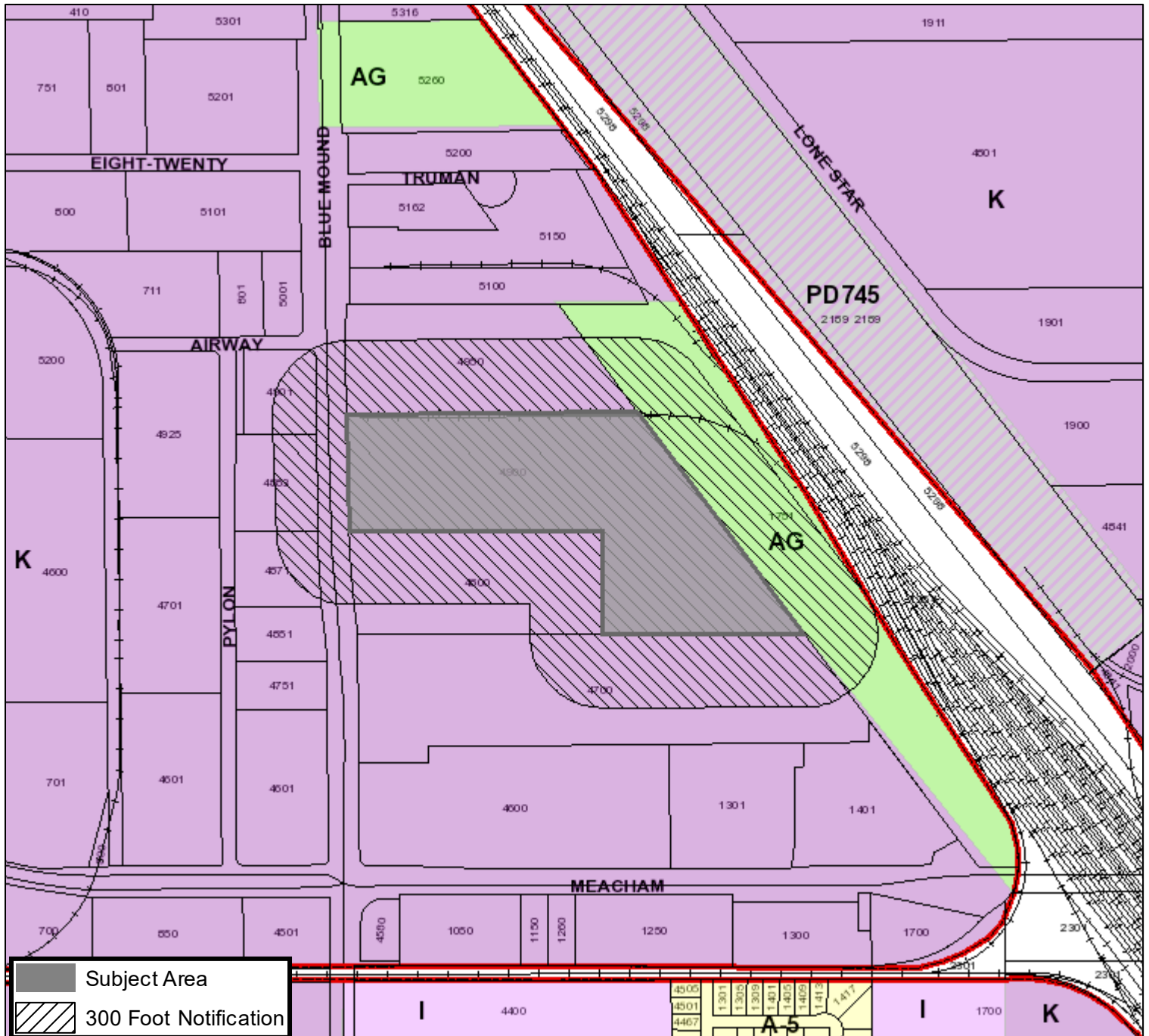
USE MODIFICATIONS

IT IS DESIRED TO REMOVE THE FOLLOWING USES FROM THE SITE'S K "HEAVY INDUSTRIAL USES:

- BAR, TAVERN, COCKTAIL LOUNGE, CLUB, PRIVATE OR TEEN, DANCE HALL
- CIRCUS
- MASSAGE PARLOR
- SEXUALLY ORIENTED BUSINESS
- RECREATIONAL VEHICLE PARK
- SHORT TERM HOME RENTAL
- TATOO PARLOR
- COAL, COKE OR WOOD YARD
- CREMATORIUM
- ANIMAL BY-PRODUCTS PROCESSING
- POULTRY KILL OR DRESSING
- TAR DISTILLATION / MANUFACTURING
- TOBACCO (CHEWING) MANUFACTURE OR TREATMENT

## Area Zoning Map

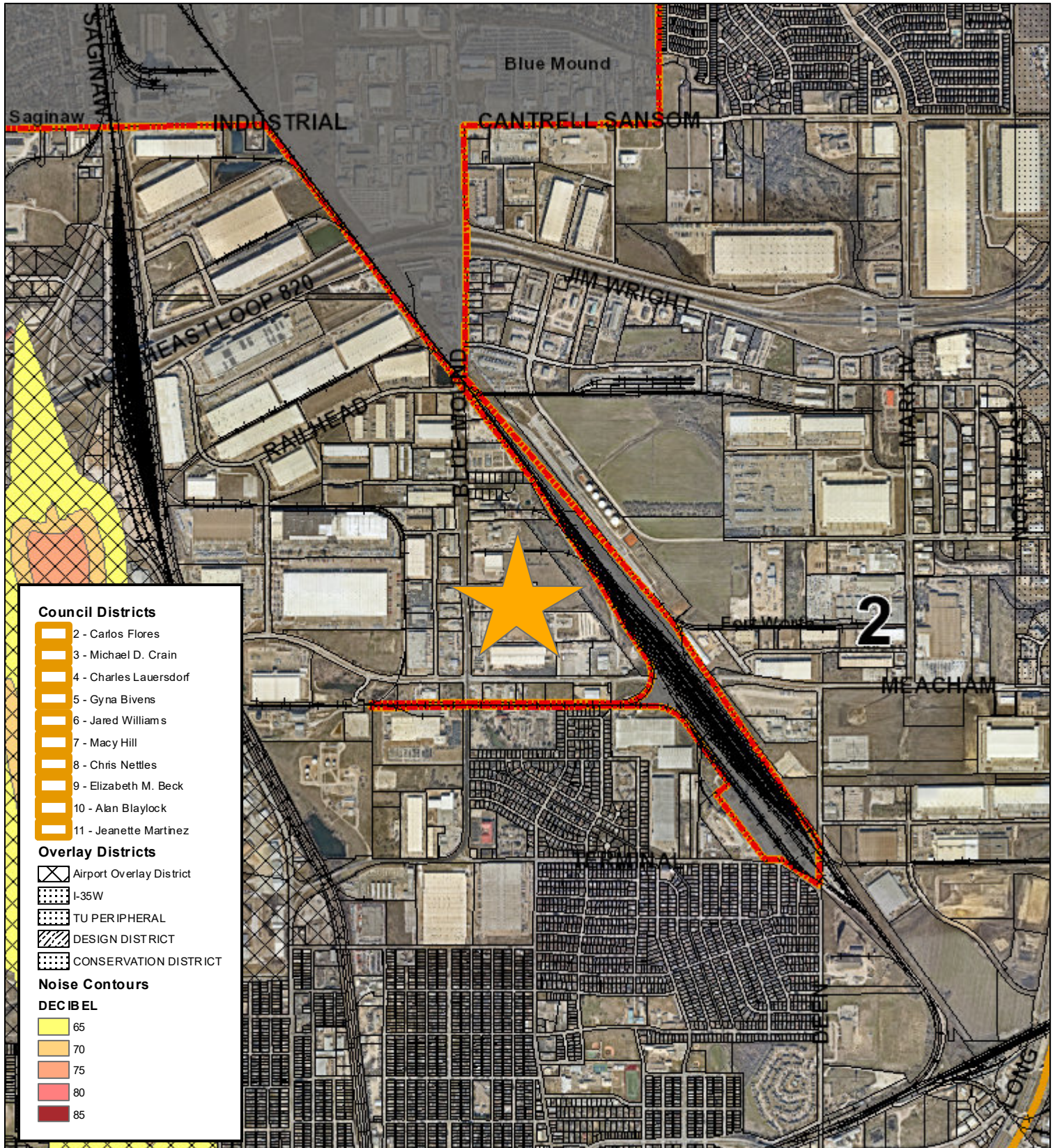
Applicant: ART Mortgage Borrow Propco by Kimley-Horn  
 Address: 4900 Blue Mound Road  
 Zoning From: K  
 Zoning To: PD for K uses with height waiver  
 Acres: 21.876  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 3/12/2025  
 Contact: 817-392-8190



Subject Area  
 300 Foot Notification

0 287.5 575 1,150 Feet

### Area Map



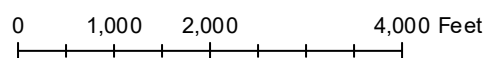
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

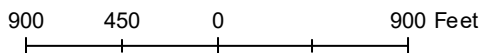
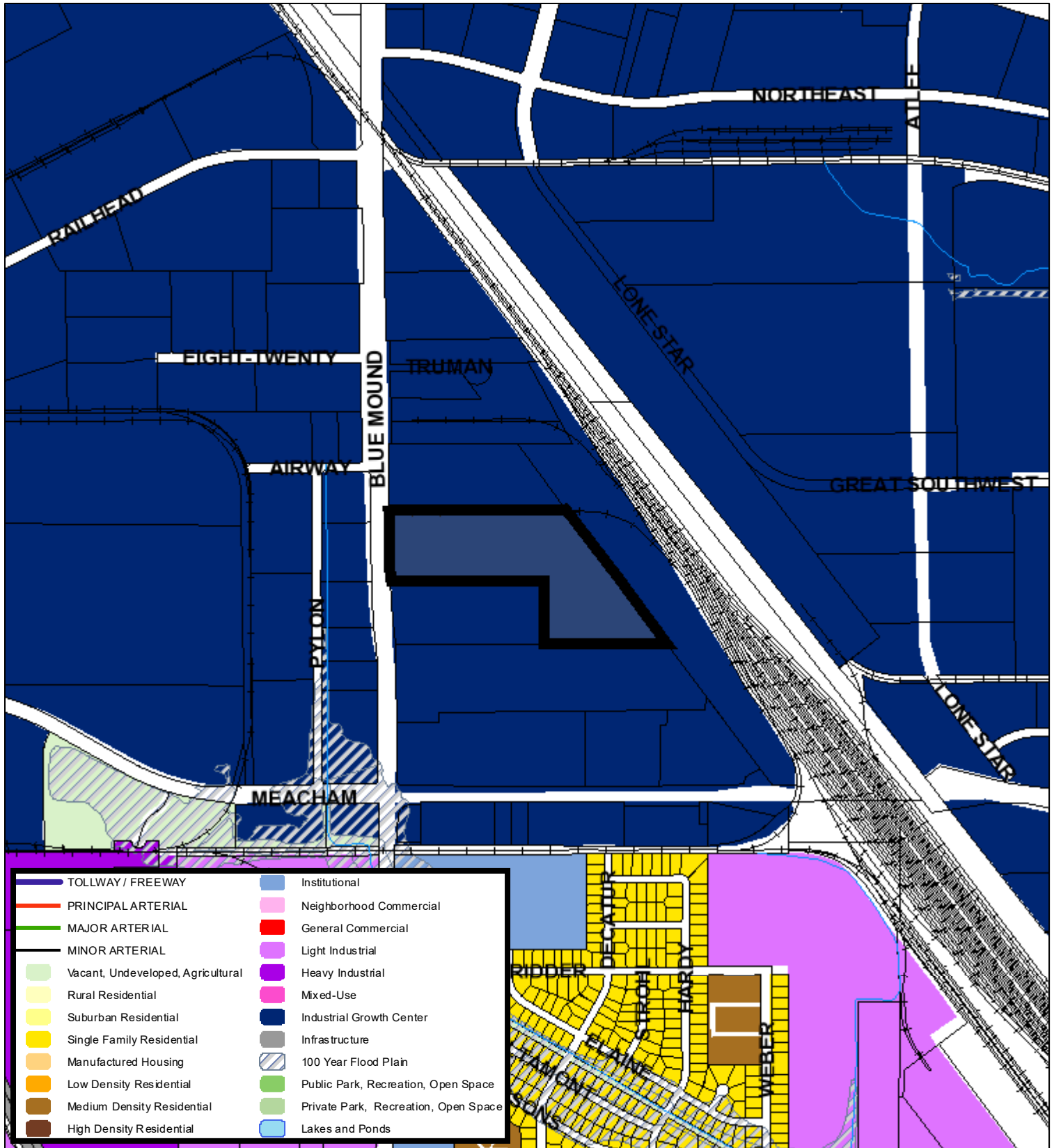
  

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85





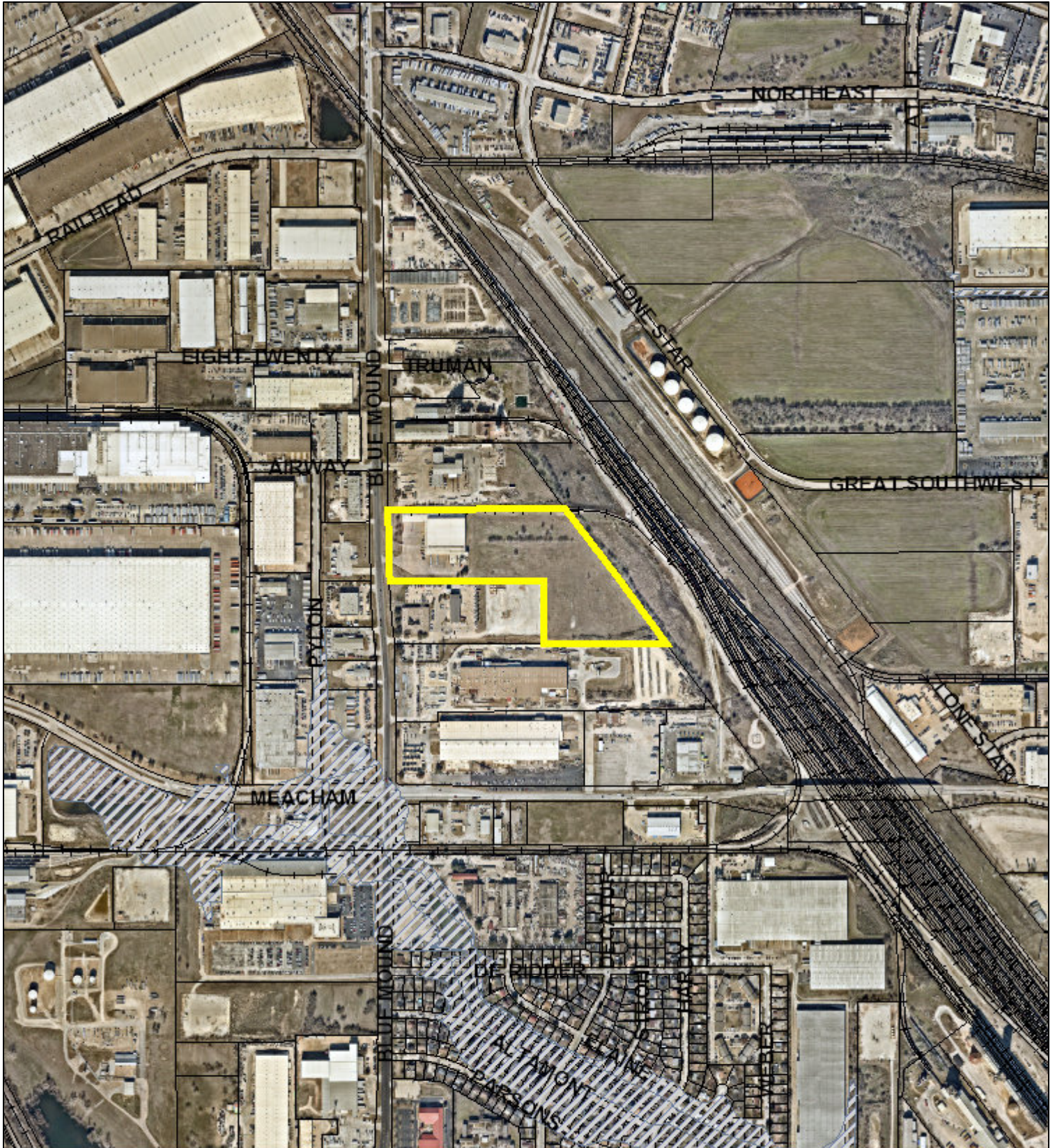
### Future Land Use



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.



## Aerial Photo Map



0 550 1,100 2,200 Feet

