



Zoning Staff Report

Date: October 21 2025

Case Number: ZC-25-125

Council District: 4

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Basswood35 Land LLC, Michael Royale / Tunde Ogunwole, Prologis / Brandon Middleton, Kimely-Horn & Associates, Inc.

Site Location: 8463 North Riverside Drive

Acreage: 105.59 acres

Request

Proposed Use: Industrial warehouses

Request: To: Amend "PD1329" (Tract 2) Planned Development for "A-5" One-Family Residential, "R2" Townhouse/Cluster, "C" Medium Density Multifamily and "E" Neighborhood Commercial to add "PD/I" Planned Development for "I" Light Industrial excluding tattoo & massage parlor uses; site plan included for PD/I uses

Recommendation

Land Use Compatibility: Requested change **is not compatible.**

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

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

Staff Recommendation: **Denial**

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

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](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

Continued from the September 16th Council meeting.

This 105-acre property in the Far North Planning Sector is located along the eastern frontage of I-35W at the interchange with US-287. The subject property is in the northeast portion of PD1329 which is a 297-acre mixed use Planned Development approved in 2022 with no site plan requirement. The subject property is designated as ‘Tract 2’ of PD1329. The PD contains a total of 7 Tracts which are all currently vacant and undeveloped.

Allowable uses within the PD include:

- Residential (“A-5” Single-Family & “R2” Townhome; “C” Medium & “D” High Density Multifamily)
- Commercial (“E” Neighborhood, “F” General & “G” Intensive Commercial)
- Community Facilities (stadium use)
- Industrial (“I” Light Industrial)

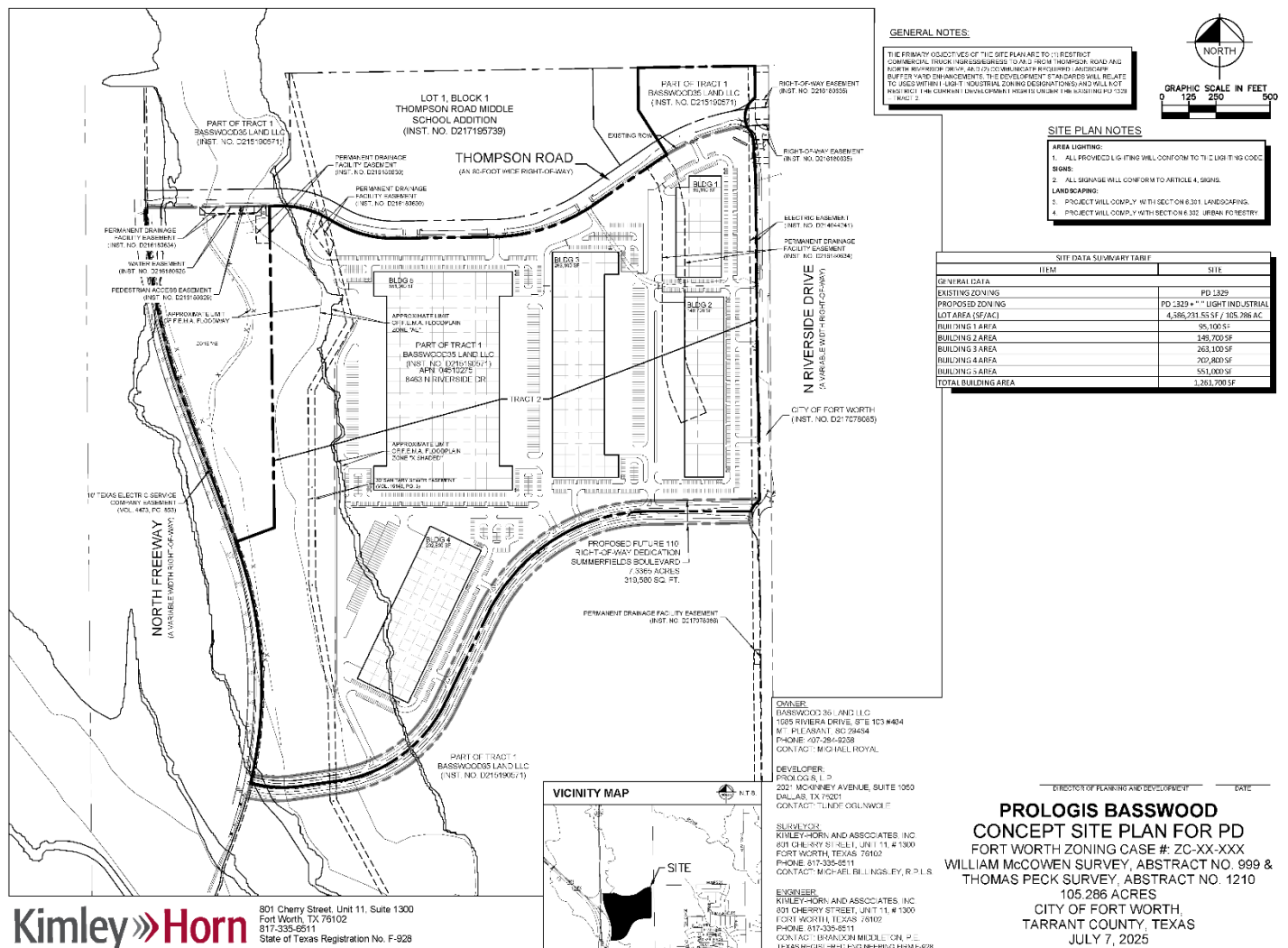
Industrial use is currently limited to a 42-acre portion of the site with interstate frontage. The proposed zoning change would permit “I” Light Industrial within an additional 105-acre portion of the Planned Development. Of note, the zoning change request includes a provision to require a site plan for any light industrial uses within Tract 2. The applicant provided the following project description:

Purpose of rezoning is to add I - Light Industrial allowed uses, excluding massage parlor and tattoo parlor, to Tract 2 PD 1329 (south of Thompson Road) without diminishing the existing development rights thereunder.

Based on discussions with Neighborhood Associations, Alliance Group(s), City Staff, and City Council District 4's Office, adding light industrial uses would only be considered if an associated site plan application were provided. We are requesting that the site plan requirement only be tied to I-Light Industrial uses not already allowed under the existing PD, and that all those uses already allowed under PD1329 (ZC-22-113) (whether or not also allowed under the "I-Industrial" designation) maintain the site plan waiver.

The following site plan was submitted with the zoning change application depicting the proposed light industrial warehouse development on Tract 2. The applicant has indicated that discussions were held with the Councilmember Lauersdorf’s office and adjacent neighborhoods that included two key provisions:

- An 80-foot landscape buffer along Thompson Road and North Riverside Drive (in lieu of the optional 30-foot landscape buffer along rights-of-way for industrial uses). Currently, industrial landscape requirements allow either 4% of the net site area to be landscaped or a 30-foot landscape area along ROW’s.
- Site access is designed to limit tractor trailer access to Thompson Road and North Riverside Drive (through curbs/medians at entrances to limit 18-wheeler turning movements when exiting the site).



Site plan provided by applicant with five proposed industrial warehouse buildings within Tract 2.

Surrounding Zoning and Land Uses

North: "CF" Community Facilities and "PD710-A2" for mixed use (middle school and vacant land)
 East: "C" Medium & "D" High Density Multifamily (developed) and "E" Neighborhood Commercial (vacant)
 South: "PD1329" Tract 3 uses: "R2" Townhome, "A-5" One-Family, "F" Commercial, "CF" Stadium; "PD1329" Tract 7 uses: "G" Intensive Commercial, "D" High-Density Multifamily (all currently vacant)
 West: ***west of I-35W*** "I" Light Industrial (vacant)

Recent Zoning History

ZC-22-113 - Planned Development for A-5, R2, C, D, CF, G, and I uses, site plan waived.

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 1, 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 1, 2025**:

Organizations Notified	
North Fort Worth Alliance	Pine Meadows HOA *
Arcadia Park Estates HOA, Phase 1	Basswood Village HOA
Trinity Habitat for Humanity.	Northwest ISD
Streams and Valleys Inc.	Keller ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The properties surrounding the site are zoned for a variety of uses including single-family, multifamily residential, mixed-use, commercial, light industrial, and institutional. Vista Ridge Middle School is located to the north across Thompson Road along with two small vacant commercial tracts. The Summerfields neighborhood sits to the east of the site across North Riverside Drive. Several multifamily residential developments are along the street frontage opposite the proposed site as well as a vacant Neighborhood Commercial corner parcel at the Thompson Road and North Riverside Drive intersection.

As currently zoned, PD1329 is zoned for a mixed-use development pattern that allows neighborhood commercial and lower-density residential uses on the east side of the property and more intense commercial, light industrial and high-density residential along the interstate frontage.

Based on the subject property's proximity to adjacent and nearby school and residential uses, the proposed light industrial warehouse use **is not compatible** with surrounding land uses. Factors contributing to this incompatibility include off-site tractor trailer traffic that deliver goods to and ship goods from the warehouses and the large scale of warehouse facilities in comparison to structures found within surrounding neighborhoods.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Mixed-Use. Corresponding zoning districts include “UR”, “MU-1”, “MU-2”, Form Based Codes, and all Commercial districts. “I” Light Industrial is not considered a zoning district that achieves a Mixed-Use land use. Although some light industrial uses are permitted within the “MU-2” district, warehousing is not a permitted use in “MU-2” districts. The requested zoning change is **not consistent** with the Future Land Use Map.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

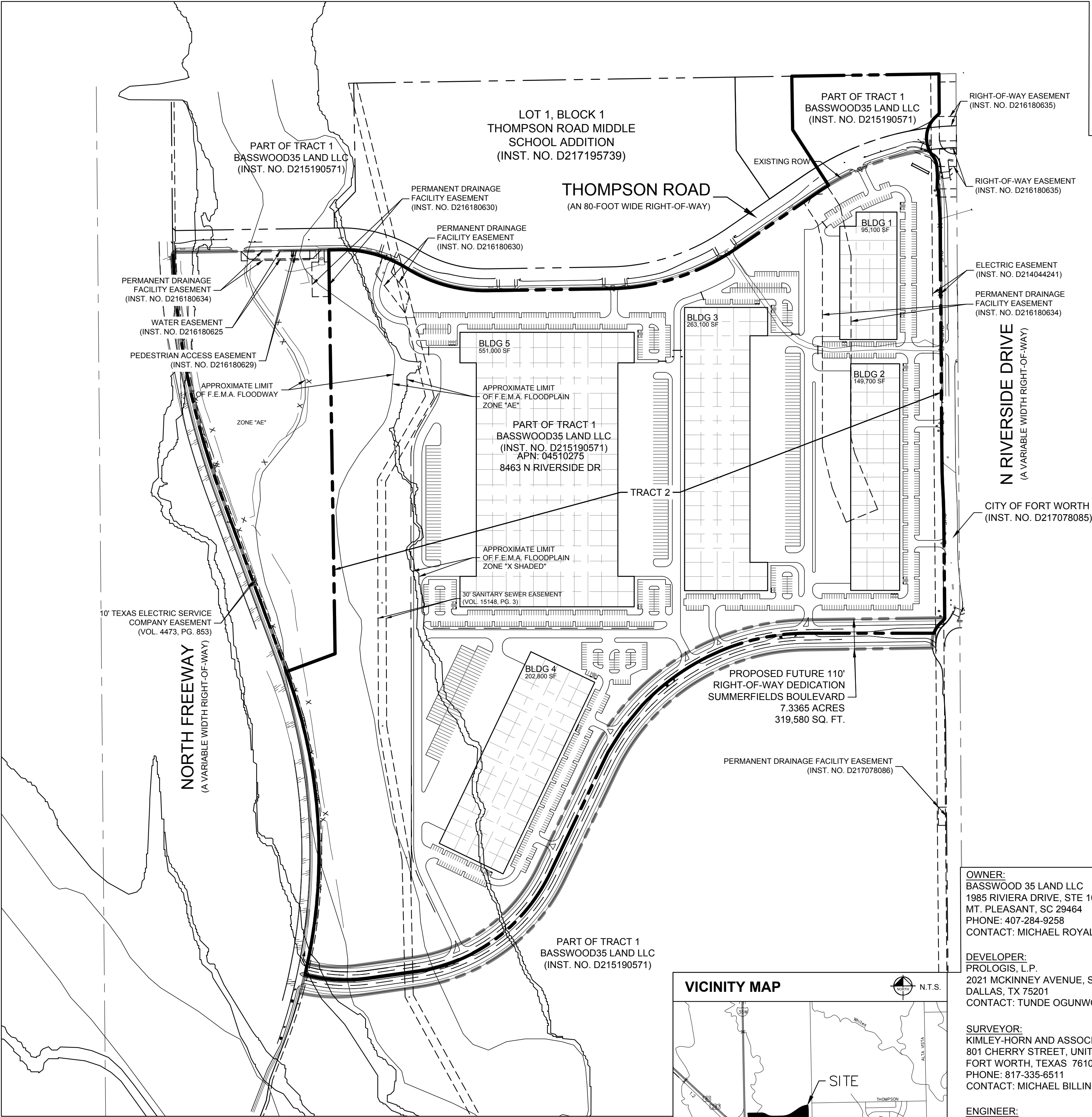
The current PD1329 zoning and the Future Land Use Map point to the site being developed in a manner that adds goods and services or additional housing options to the surrounding community. The proposed addition of “I” uses, specifically warehousing, does not achieve this intent. The proposed warehouse campus would occupy one-third of the roughly 300-acres within the PD boundary and not have any material connection to or interact with the surrounding community. In addition to Future Land Use inconsistency, the requested zoning change is **not consistent** with the following policies of the Comprehensive Plan:

- 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.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations

Site Plan Comments

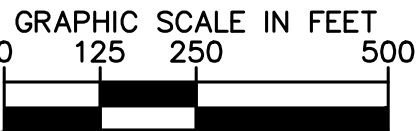
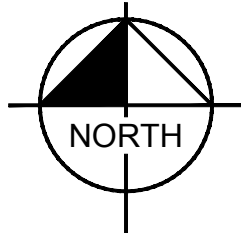
If approved, the following items need to be revised on the site plan prior to City Council action on the request:

- Label the zoning case number in the lower righthand corner of the plan, below the title
- Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.



GENERAL NOTES:

THE PRIMARY OBJECTIVES OF THE SITE PLAN ARE TO (1) RESTRICT COMMERCIAL TRUCK INGRESS/EGRESS TO AND FROM THOMPSON ROAD AND NORTH RIVERSIDE DRIVE, AND (2) COMMUNICATE REQUIRED LANDSCAPE BUFFER YARD ENHANCEMENTS. THE DEVELOPMENT STANDARDS WILL RELATE TO USES WITHIN I-LIGHT INDUSTRIAL ZONING DESIGNATION(S) AND WILL NOT RESTRICT THE CURRENT DEVELOPMENT RIGHTS UNDER THE EXISTING PD 1329 - TRACT 2.



SITE PLAN NOTES

- AREA LIGHTING:**
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- SIGNS:**
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- LANDSCAPING:**
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

SITE DATA SUMMARY TABLE	
ITEM	SITE
GENERAL DATA	
EXISTING ZONING	PD 1329
PROPOSED ZONING	PD 1329 + "I" LIGHT INDUSTRIAL
LOT AREA (SF/AC)	4,586,231.55 SF / 105.286 AC
BUILDING 1 AREA	95,100 SF
BUILDING 2 AREA	149,700 SF
BUILDING 3 AREA	263,100 SF
BUILDING 4 AREA	202,800 SF
BUILDING 5 AREA	551,000 SF
TOTAL BUILDING AREA	1,261,700 SF

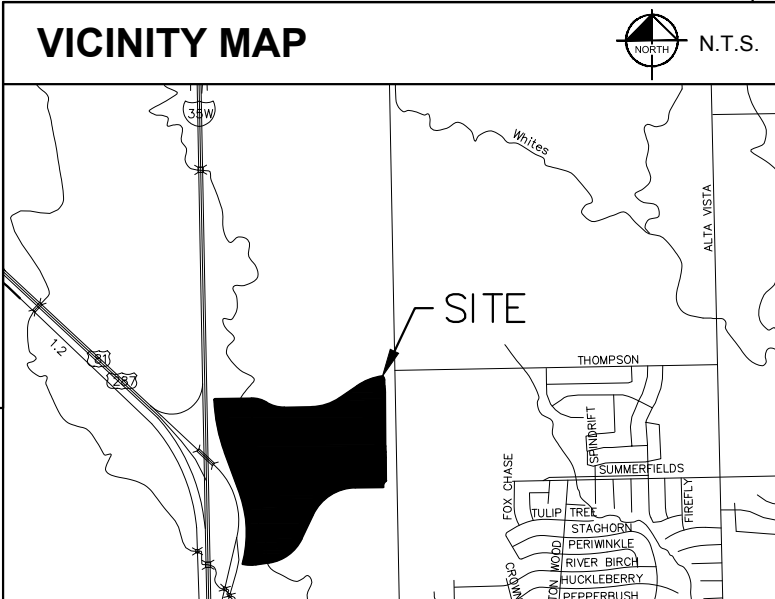
OWNER:
BASSWOOD 35 LAND LLC
1985 RIVIERA DRIVE, STE 103 #484
MT. PLEASANT, SC 29464
PHONE: 407-284-9258
CONTACT: MICHAEL ROYAL

DEVELOPER:
PROLOGIS, L.P.
2021 MCKINNEY AVENUE, SUITE 1050
DALLAS, TX 75201
CONTACT: TUNDE OGUNWOLE

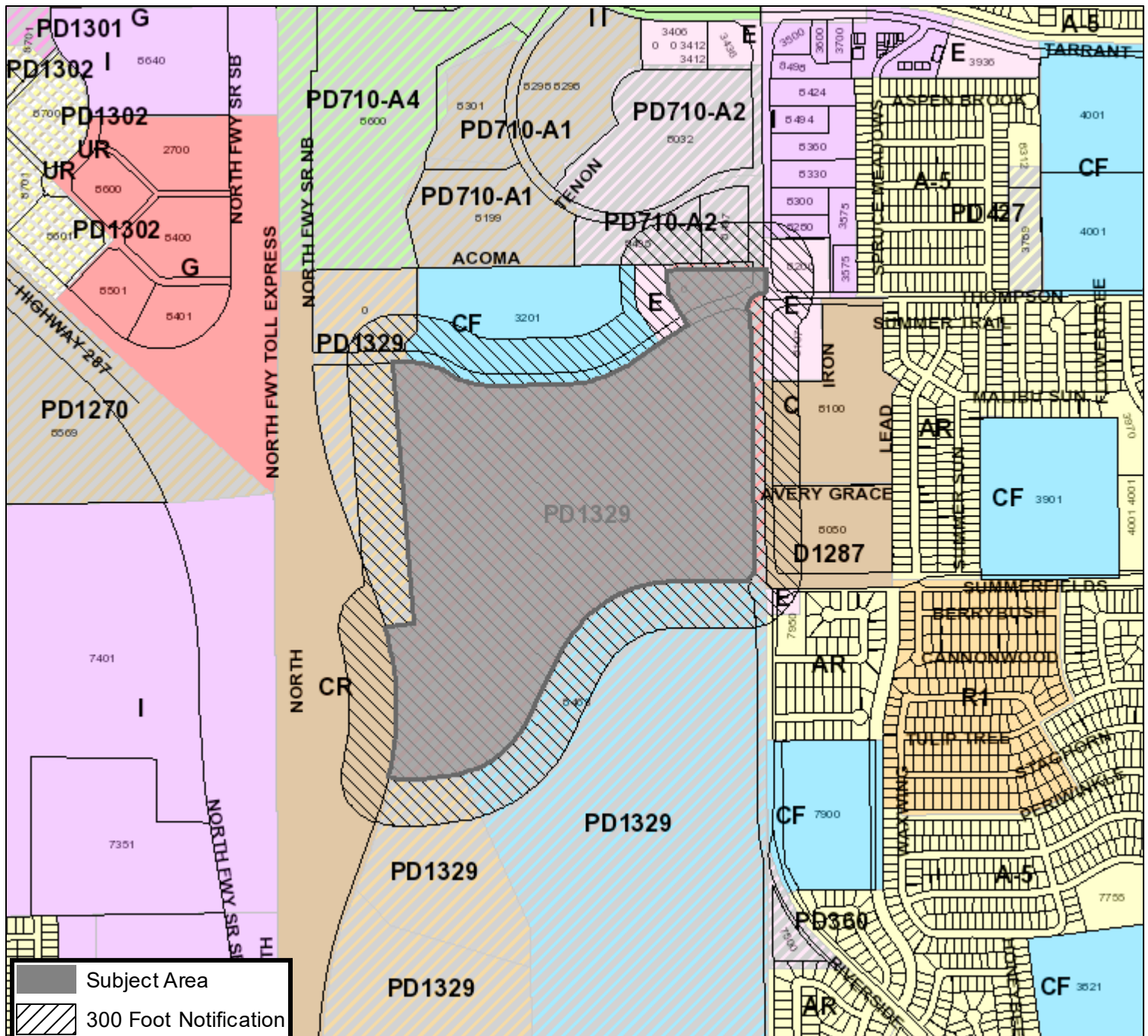
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: BRANDON MIDDLETON, P.E.
TEXAS REGISTERED ENGINEERING FIRM F-928

VICINITY MAP

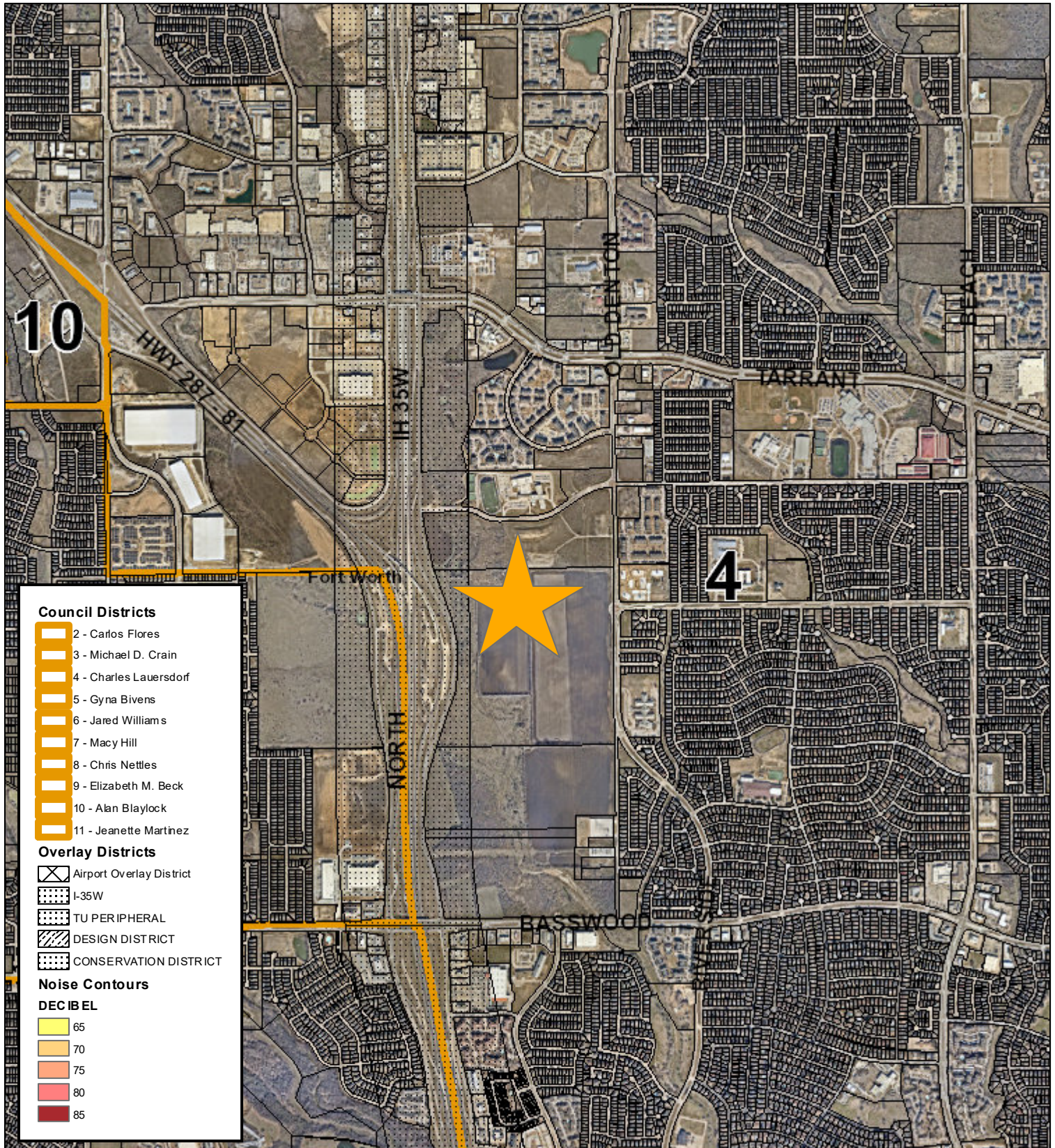


Applicant: Basswood35 Land LLC/Kimley-Horn
Address: 7900 - 8200 blocks N. Riverside Drive
Zoning From: PD 1329 for A-5, R2, D, & G uses
Zoning To: Amend PD 1329 to add I uses
Acres: 105.586
MapSCO: Text
Sector/District: Far North
Commission Date: 8/13/2025
Contact: 817-392-8043



0 450 900 1,800 Feet

Area Map

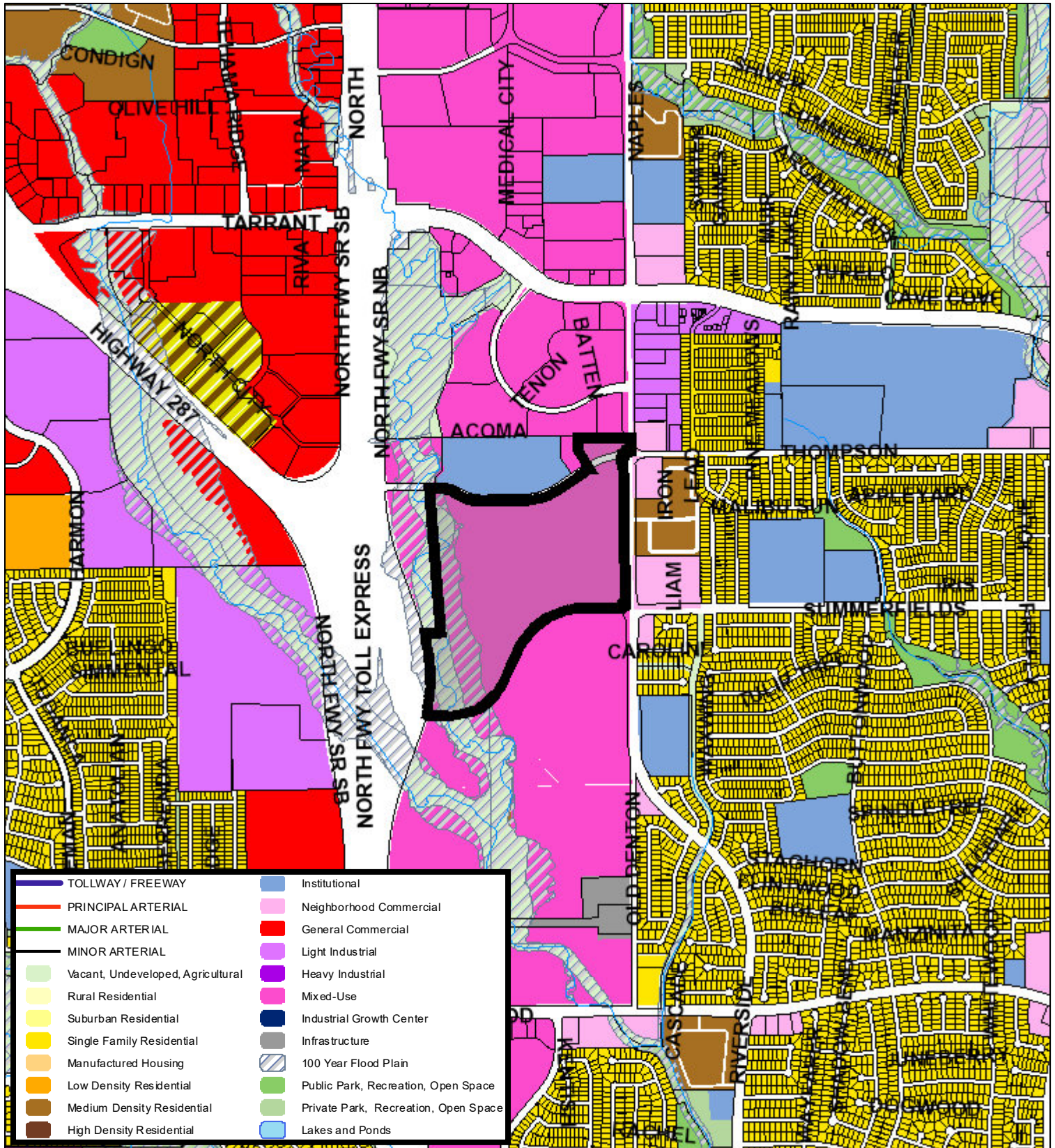


0 1,000 2,000 4,000 Feet



ZC-25-125

Future Land Use



1,400 700 0 1,400 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.



Aerial Photo Map

