



Zoning Staff Report

Date: August 12, 2025

Case Number: ZC-25-103

Council District: 5

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: Wal-Mart Estate Business Trust, Joann Joy / Juan Moreira, Kimley-Horn

Site Location: 2900 Renaissance Square

Acreage: 19.11 acres

Request

Proposed Use: Drone Delivery

Request: To: Amend “PD720” Planned Development for “E” Neighborhood Commercial excluding certain uses with development standards to add drone delivery as a permitted use; site plan included

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 7-0**

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Project Description and Background

The subject property is approximately 19.11 acres south of Renaissance Square within Council District 5. The subject area will consist of an area in the parking lot for the drones to be kept and a staging area just east of the building. The property was rezoned Planned Development for “E” Neighborhood Commercial uses in 2009 (Ordinance 18192).

The applicant is seeking to add the drone delivery service as permitted use, a site plan was provided to show where the staging areas are. An 8 ft. metal ornamental screening fence is proposed to enclose the area. There will be an overall reduction of 34 parking spaces

No further amendments are proposed under this application. The applicant solely seeks to add a drone delivery as permitted use. The primary use will remain retail.

Applicants Proposal

Walmart is partnering with Zipline to bring drone delivery of groceries to the Fort Worth area. This scope of work includes 9 charging stations for the drones and 2 loading stations where they will be taking off from. All proposed improvements will be fenced off from the public.

Surrounding Zoning and Land Uses

North: “PD720” Planned Development for “E” Neighborhood Commercial excluding certain uses with development standards; site plan waived / commercial and retail

East: “PD720” PD for “E” Neighborhood Commercial uses excluding certain uses with development standards; site plan waived / vacant

South: “PD916” PD for all uses in “D” High Density Multifamily with development standards; site plan required / multifamily

West: “PD720” PD for “E” Neighborhood Commercial excluding certain uses with development standards; site plan waived / commercial

Recent Zoning History

- PD720 Planned Development for certain “E” Neighborhood Commercial uses
- PD721 Planned Development for “A-5” One-Family with a restricted use buffer
- PD722 Planned Development for “CF” Community Facilities with development standards
- PD915 Planned Development for “ER” Neighborhood Commercial Restricted plus certain uses with development standards
- PD916 Planned Development for “D” High Density Multifamily with development standards
- PD1374 Planned Development for “R2: Townhouse/Cluster for attached and cluster housing

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on June 27, 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 notified: (emailed June 27, 2025)

Organizations Notified	
New Mitchell Boulevard NA*	Glencrest Civic League NA
Polytechnic Heights South NA	Streams and Valleys Inc
United Communities Association of South Ft. Worth	Trinity Habitat for Humanity
Eastland NA	Southeast Ft. Worth Inc.
East Ft. Worth Inc.	Fort Worth ISD

**Located within this registered Neighborhood Associations*

Development Impact Analysis

Land Use Compatibility

The site is bounded by “PD720” Planned Development for “E” Neighborhood Commercial excluding certain uses with development standards to the north, west and east. To the south “PD916” Planned Development for “D” High Density Multifamily with development standards, proposed multifamily.

One change of use is proposed with this application and the zoning has been in place since 2006. As a result, the proposed use **is compatible** at this location.

Comprehensive Plan Consistency – Southeast Sector

The adopted Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map. The purpose of this PD amendment is to add a drone delivery as permitted use. The proposed zoning is consistent with the land use designations for this area.

This request **is consistent** with the Comprehensive Plan future land use map designation.

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

- ~~*Label on the site plan where the drone area and charging stations are to be located, so it is clear moving forward.~~
 - ~~* Verify if 34 parking spaces are being utilized for the drone area.~~
 - ~~*Add the zoning case number in the lower right hand corner.~~
- (FYI) Any permanent structures will require building permits.
(FYI) Has there been communication with FAA

Fire

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplanning@fortworthtexas.gov)
Fire Code does not have requirements specific to drone operations.

Battery charging stations must comply with Section 309.
Any structures for the charging or storage of equipment are subject to Fire Code.

Available hydrants and access are provided with existing conditions.

General Comments

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.
<https://www.fortworthtexas.gov/departments/fire/services/bureau>

TPW

No comment has been made at this time

Water

***** Water Department Comments*****

Plat case review Performed On: 6/3/2025 Anthony Vallejo | Anthony.vallejo@fortworthtexas.gov | 817-392-7815

1) FYI - 3.8.6 Minimum Horizontal Clearance – The minimum horizontal clearance between proposed lines and existing/proposed foundations, piers, or other vertical structures shall be 10 feet, as measured from outside edge to outside edge.

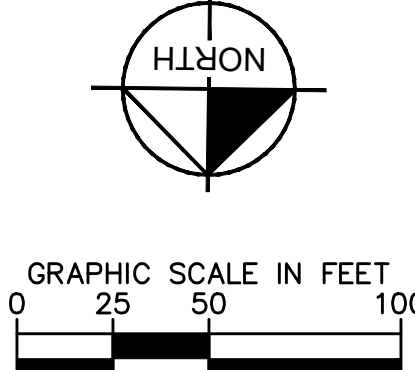
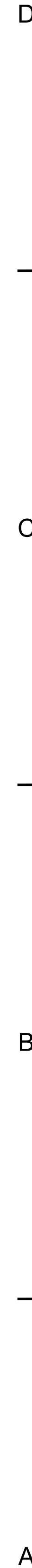
2) FYI - An encroachment agreement will be needed for the proposed electrical trenching shown to be going over the 12" PVC Water Main on the proposed two station charging stand located on the west side of the Walmart store.


Development Services--Platting

No comment has been made at this time

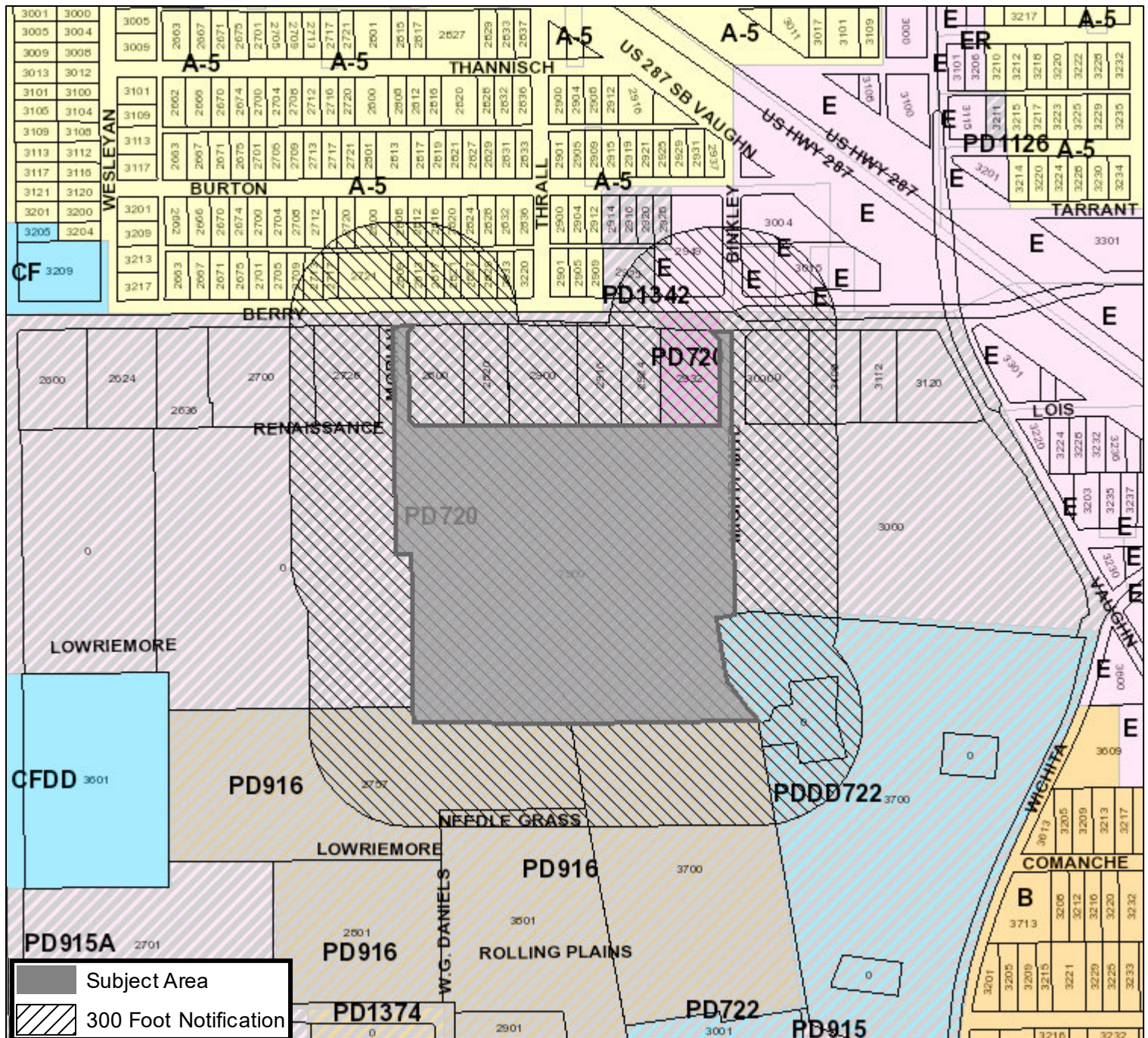
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





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|------------|-------|--|------------|----|-----|-----------|------|----|
| FORT WORTH | TEXAS |  | CHECKED BY | JM | No. | REVISIONS | DATE | BY |
| | | | | | | | | |

Applicant:	Wal-Mart Real Estate Business Trust/Kimley-Horn
Address:	2900 Renaissance Square
Zoning From:	PD 720 for certain E uses
Zoning To:	Add CUP for delivery drones stored outdoors
Acres:	19.11
MapSCO:	Text
Sector/District:	Southeast
Commission Date:	7/9/2025
Contact:	817-392-7869

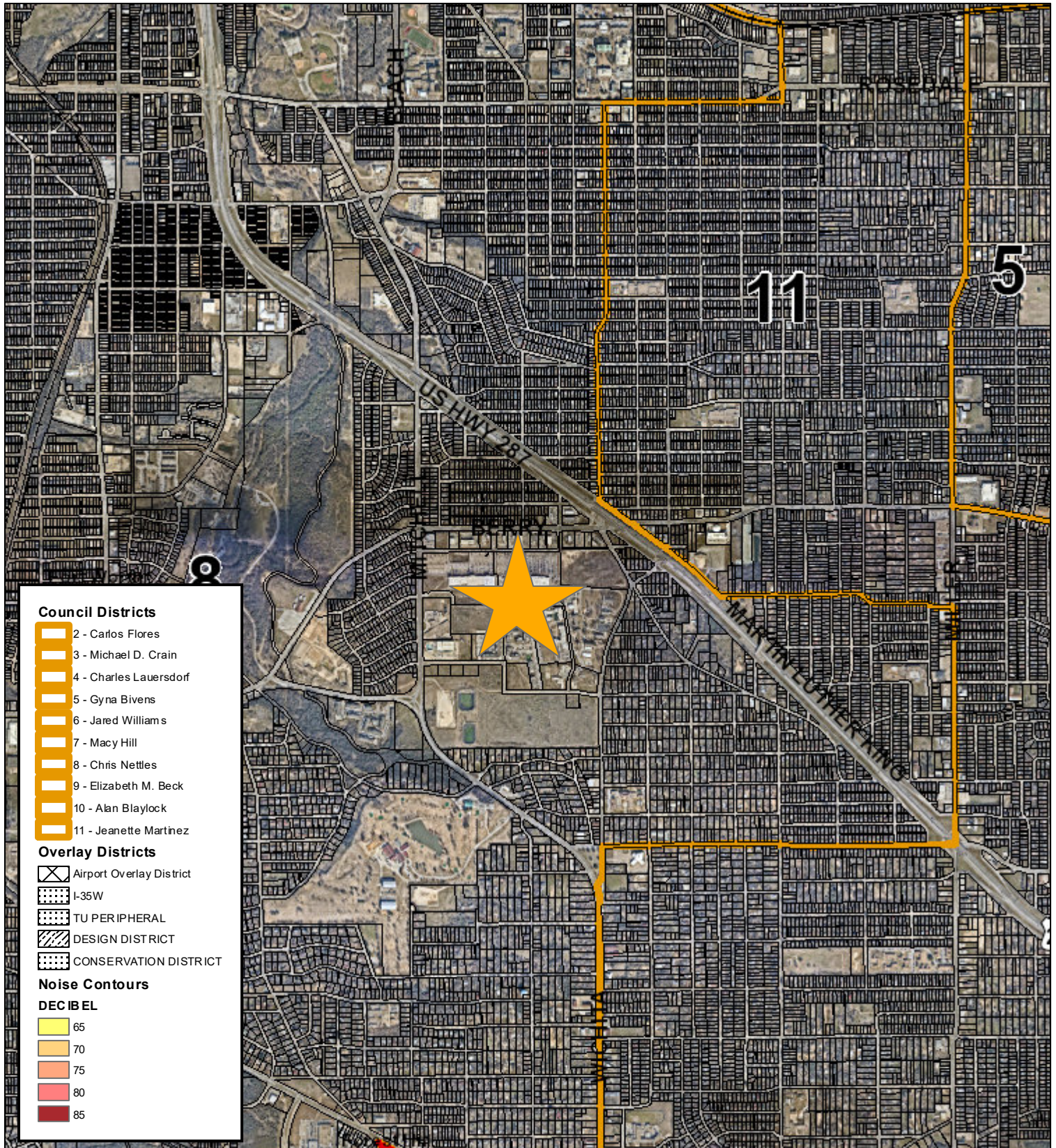


0 205 410 820 Feet



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Area Map

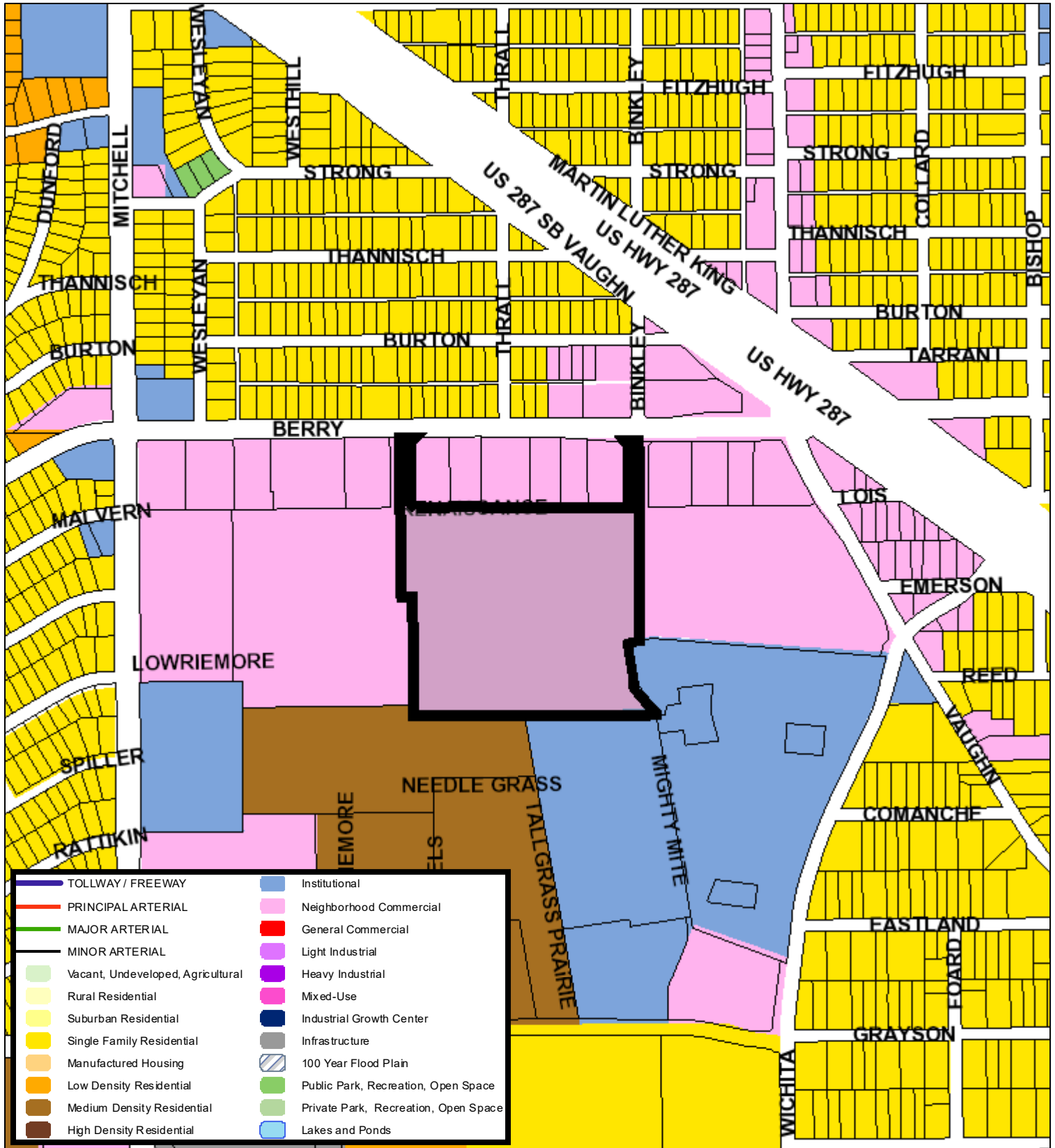


0 1,000 2,000 4,000 Feet



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Future Land Use



550 275 0 550 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



0 340 680 1,360 Feet

