



Zoning Staff Report

Date: June 09, 2026

Case Number: ZC-26-039

Council District: 2

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: Marion Sansom Co./ Steve Riordan

Applicant: Westwood Professional Services

Site Location: 2801 NW Loop 820

Acreage: 68.49 ac

Request

Proposed Use: Warehouse

Request: From: “AG” Agricultural, “A-5” One-Family
To: “I” Light Industrial

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**

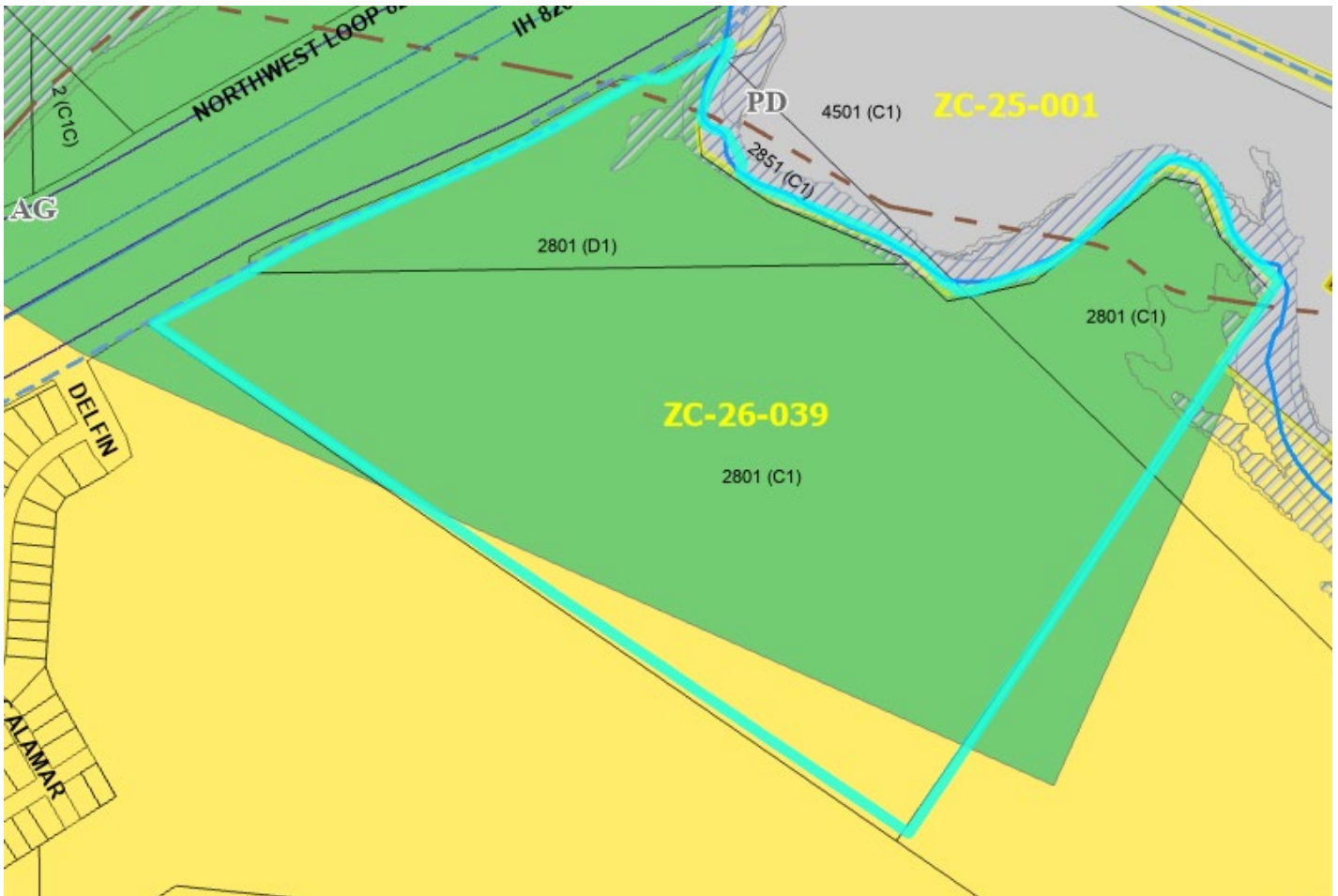
Zoning Commission Recommendation: **Approval as Amended to “PD/I” Planned Development for “I” Light Industrial excluding the following uses: correctional facility, sexually oriented business, massage parlor, data center, crematorium, tattoo parlor, probation or parole office, coal, coke or wood yard, taxidermist shop, bar / tavern / dance hall, towing yard with office, massage therapy and spa, machine shops, galvanizing, assaying, water treatment facility, and transient food vendor with development standards for a minimum 35% open space for total site area, increased setback of 90 feet along the southwest property line and 80 feet along the southeast property line all other setback per current code; site plan required by a vote of 9-0**

Project Description and Background

The property is located midway between Azle Avenue and Marine Creek Pkwy along NW Loop 820. The site is primarily zoned “AG” Agricultural with a small portion of “A-5” One-Family zoning along the southern side. The site has heavy tree canopy across most of the site with Marine Creek and its associated floodplain as its eastern boundary. NW Loop 820 lies along the northern boundary, with “A-5” One-Family, and “AG” Agricultural zoning adjacent to the western and southern boundaries. “PD 1402” Planned Development 1428 for certain “J” Medium Industrial uses was approved in 2025 to the east.

While another warehouse project (ZC-25-001) was approved due east of this site in 2025, several significant differences between the two sites are noted. First, ZC-25-001 has street access to a local road (Angle Avenue) that has been partially constructed to service the gas wells in the vicinity, while the subject property has frontage only on NW Loop 820. The prior case’s zoning was tied to a site plan that explicitly showed warehouses. The current site is proposing warehouse uses, but could build any uses that would be allowed by right, including but not limited to: bars, pawnshops, body repair shops, and sexually oriented businesses. Finally, the prior case was not in the vicinity of existing residential uses, and the current case is approximately 200 feet away from the Villages of Marine Creek single family subdivision. The current case is an encroachment in the residential portions of the neighborhood and is a continued erosion of the mixed-use growth center focused around the educational facilities in the vicinity. An industrial growth center with vacant developable land is located generally ½ mile to the east.

The intensive industrial development is not compatible with the immediately adjacent residential uses or zoning. The site would be required to only partially comply with the additional buffering requirements under Section 6.300K for industrial zoning as not all of the southern and western sides would share a common property line with single family zoning.



A Pre-Development Conference for single family development along the southwestern side was held on April 23, 2026. This residential development is likely to rezone the “AG” Agricultural sliver, which would make the

Surrounding Zoning and Land Uses

supplemental setbacks applicable along the entire side.

- North “AG”, “C” / multifamily, vacant land covered with floodplain, City park
- East “C”, “E”, “G”, “PD 1402 & 1428” for “J” uses / vacant land
- South “AG”, “A-5”, / vacant land
- West “A-5”, “C”, “G” / single family houses, multifamily, church, school, vacant land

Recent Zoning History

None.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to zone the site from “AG” Agricultural and “A-5” One-Family to “I” without limiting any uses or increasing any buffering standards. While the surrounding uses are largely undeveloped with a similar industrial zoning case to the east, this proposed zoning case has direct residential adjacency and is an encroachment close the residential neighborhood with a school. Fewer residential protections than anticipated are required due to the slivers of “AG” zoning remaining adjacent to the subject, and the industrial use does not adequately provide a reasonable transition to the lesser intensive residential zoning. The industrial uses are required to keep only a small portion existing tree canopy but is not required to place the preserved trees closest to the existing residential homes. The proposed zoning invites additional industrial zoning that would be closer to the developed single-family neighborhood. The proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as **Mixed-Use Growth Center** on the Future Land Use Map. The Marine Creek Mixed-Use Growth Center is designed to have predominantly residential and commercial land uses to serve the local residents. The proposed rezoning **is not consistent** with the Comprehensive Plan map designation as it represents an erosion of the community mixed-use growth center with a suburban style industrial development.

The proposed zoning is not consistent with the following policies of the Comprehensive Plan:

- Balance Growth Center development patterns among accessibility, affordability, mobility, community cohesion, and environmental quality.
- Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.
- To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- 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.
- Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.
- Promote industrial development within the Meacham Industrial Growth Center.

Based on a lack of conformance with the future land use map and with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **March 27, 2026**.

Posted Notice

A sign was erected on the property on **March 17, 2026**.

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 **March 27, 2026**:

Organizations Notified	
Far Greater Northside Historical NA*	Inter-District 2 Alliance
Caballito Del Mar HA	Northwest Fort Worth Alliance
Marine Creek Estates HOA	Terrance Landing OA
Lake Worth ISD	Trinity Habitat for Humanity
Streams and Valleys Inc	

**Located in this registered Neighborhood Association*



Image from Google Street View

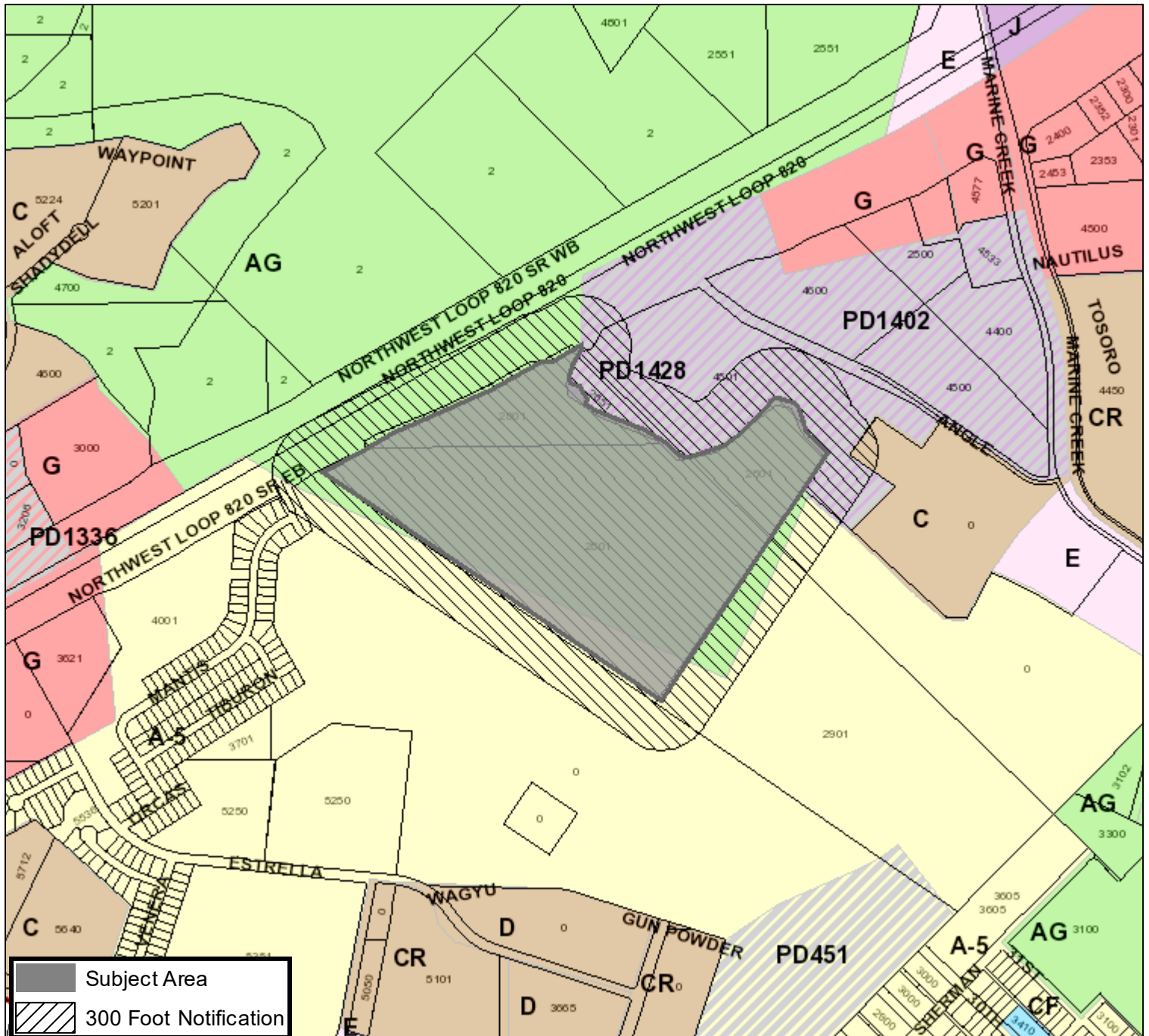
Zc-26-039



ZONING CHANGE
REQUESTED
FOR INFORMATION CALL
CITY HALL
817-392-8028

Area Zoning Map

Applicant: Marion Sansom Co/ Steve Riordan/ Westwood Pro Serv
 Address: 2801 NW Loop 820
 Zoning From: AG, A-5
 Zoning To: I
 Acres: 68.493
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 4/8/2026
 Contact: 817-392-8190



Subject Area
 300 Foot Notification

0 425 850 1,700 Feet

Area Map



Council Districts

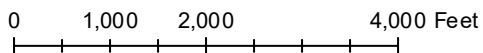
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdsdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

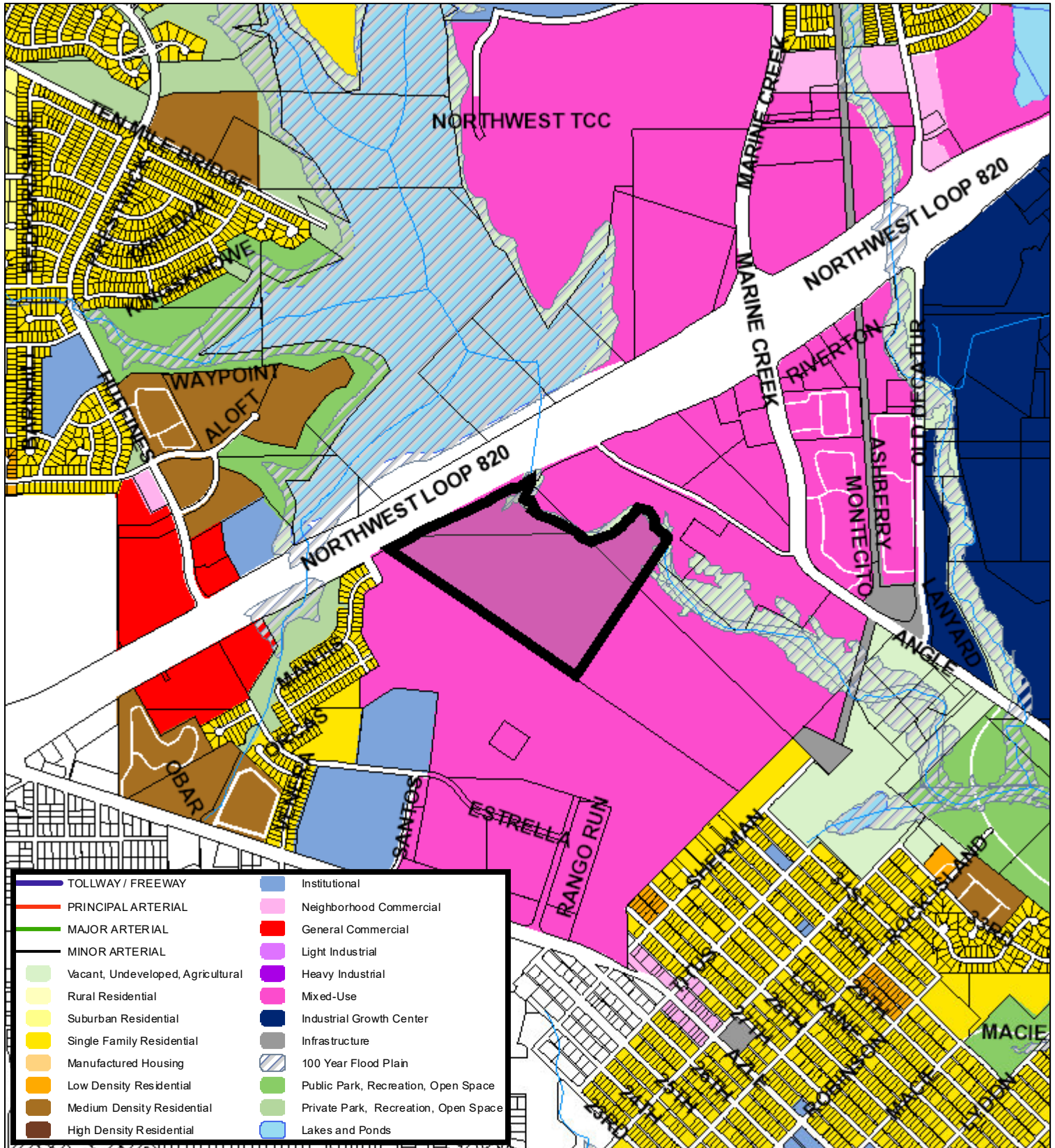
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



Future Land Use



1,300 650 0 1,300 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



0 900 1,800 3,600 Feet

