



Zoning Staff Report

Date: April 28, 2026

Case Number: ZC-26-005

Council District: 2

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner: Stockyards North, LLC

Applicant: Sean Shanklin, P.E. & Chris Rapkoch, Kimley-Horn

Site Location: 4001 Ohio Garden Road

Acreage: 7.116 ac

Request

Proposed Use: Office and outdoor storage

Request: From: "PD69/PD-SU" for a temporary vehicle storage facility as amended; site plan approved.

To: "PD/I" Planned Development for all uses in "I" Light Industrial excluding gas and drilling production, correction facility, massage parlor, sexually oriented business, data center, and permanent asphalt or concrete batch plants with development standards for front yard landscaping, outdoor storage within the 50-foot supplemental building setback, not providing the 20-foot landscape bufferyard and use of an existing metal screening fence in place of required masonry screening wall or wood fence; site plan included.

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 for all exterior lighting to face inward to the site and all motion-sensor security lights to turn off after a maximum of 3-minutes

Project Description and Background

The site is located on the south side of Ohio Garden Road, west of Jacksboro Highway, east of Isbell Road. The site is north of the West Fork of the Trinity River. The majority of the site is paved with concrete, covering all but the far southern tip of the property. A chain link fence runs along the right of way at the front of the property and extends down the western boundary shared with Anderson-Campbell City Park. An existing 8-foot sheet metal fence runs along the eastern boundary shared with a manufactured housing neighborhood. The entire site, along with most surrounding properties, is within the 100-year floodplain.

The current zoning of the property is a “PD-SU” that permits vehicle unloading and temporary storage similar to what would be used for car dealerships. It is unknown how often the site is used for these purposes. The aerial image below shows the site and its surroundings.



The requested “PD/I” zoning would include constructing a 3,000 square foot office building near the street on the site and using the remainder of the site as space for outdoor storage. The applicant does not have a specific end user for the site and the specific materials stored on site is unknown. Outdoor storage items could include any materials used in permitted “I” Light Industrial uses as well as vehicles, semi-trucks or trailers. The proposed PD excludes certain uses otherwise permitted in the “I” district – gas and drilling production, correction facility, massage parlor, sexually oriented business, data center, and permanent asphalt or concrete batch plants.

The applicant provided the following letter and site plan with the zoning change application describing the purpose of the request and intended use of the site.



January 5, 2026

Brian Trujillo
Zoning Commission Chair
City of Fort Worth

Subject: 4001 Ohio Garden – Planning Development – Light Industrial
Zoning Change Application

Mr. Trujillo

Kimley-Horn is pleased to submit a proposed zoning change request for Ohio Garden Light Industrial Development located at 4001 Ohio Garden Road, Fort Worth, Texas 76114.

The subject property is currently zoned Planned Development (PD-69) for temporary vehicle storage. The original Planned Development, approved in 1988, requested a PD/SU to allow temporary storage of motor vehicles, with loading and unloading limited to the hours of 8:00 a.m. to 5:00 p.m. and prohibiting the use of semi-trailer transporters. In 2019, PD-69 was amended as part of ZC-19-195 to remove the hours of operation for loading and unloading activities associated with the temporary vehicle storage facility.

This zoning request proposes a Planned Development with Light Industrial zoning (PD/I) to allow a 3,000 sf office trailer and permitted outdoor uses associated with the Light Industrial district, subject to the following waivers, development standards, and use limitations.

Waivers:

- 4.1000(c): Waiver of the required 5-foot buffer yard along the east property line due to the presence of an existing 8-foot corrugated metal screening fence.
- 6.3031(2)(c): Waiver of the requirement that a minimum of 75 percent of all required landscaping be located in the front yard between the building line and the front property line.

Development Standards

- An 8-foot solid metal fence will be provided along the east property line. The fence will be maintained in good repair and finish and will provide screening to the adjacent mobile home park.
- All existing and proposed lighting shall comply with the City of Fort Worth Lighting Code. Lighting shall be directed away from adjacent "B" zoned areas and designed to minimize off-site impacts.

- All signage shall comply with Article 4, Signs, of the City of Fort Worth Zoning Ordinance.
- Security cameras shall be installed on the premises and maintained in good working order.
- The use of truck backup beepers shall be prohibited on the site

Permitted Uses

Uses permitted within the Light Industrial district shall be allowed on the subject property per Section 4.803, Non-Residential District Use Table, with the exception of the following prohibited uses:

- Gas drilling and production
- Correction Facility
- Massage Parlor
- Sexually oriented business
- Data Center
- Permanent batch plants for concrete or asphalt

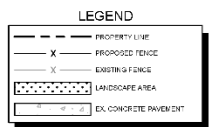
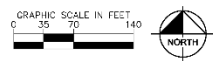
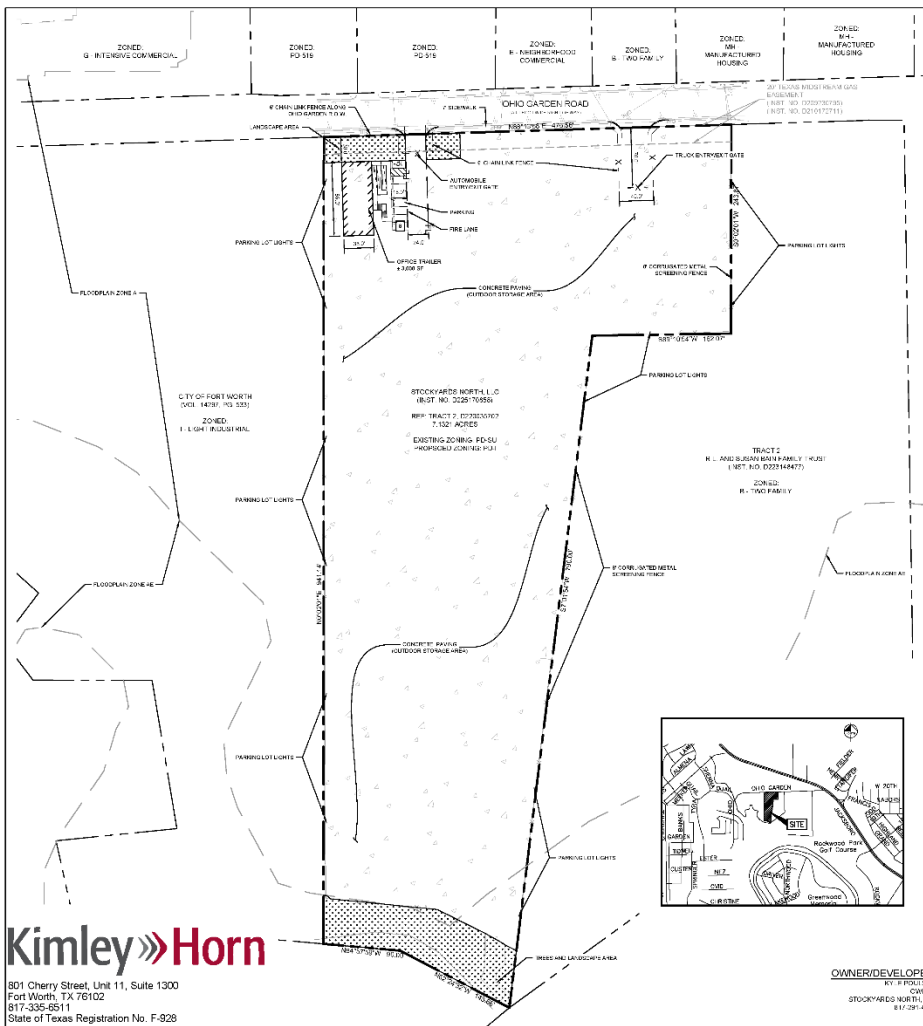
By rezoning to PD/I with the requested waivers, the subject property will accommodate additional permitted uses in addition to the existing outdoor motor vehicle storage use. We appreciate your consideration of this request and respectfully request approval of the proposed zoning change. If additional information is needed to support the review of this request, please contact Sean Shanklin at sean.shanklin@kimley-horn.com or (682) 386-1783.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

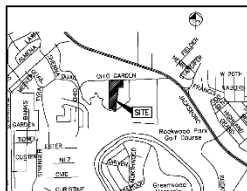


Sean Shanklin, P.E.
Project Manager



- NOTES:**
1. THIS PROJECT IS ALL COMPLIANT WITH SECTION 11.00001 LIGHT INDUSTRIAL (L1) USE (C) REGULATIONS.
 2. THIS PROJECT SHALL COMPLY WITH SECTION 8.000 URBAN FORESTRY REQUIREMENTS.
 3. ALL PROPOSED LIGHTING SHALL COMPLY WITH THE CITY OF FORT WORTH LIGHTING CODE. LIGHTING AS PROPOSED LIGHTS SHALL BE DIRECTED AWAY FROM ADJACENT ZONED AREAS.
 4. ALL OFF-ROAD SIGNALS SHALL BE IN PLACE 4.000000.
 5. SECURITY CAMERAS SHALL BE INSTALLED ON THE PERIMETER. NO SIGN IS REQUIRED ON TRUCKS ALLOWED.
 6. DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE LIGHT POLLUTION ACT WITH THE FOLLOWING EXCEPTIONS:
 7. A BUFFER IS REQUIRED FOR THE REQUIRED 25' BUFFER FROM ADJACENT PROPERTY. THE BUFFER SHALL BE 10' FROM THE PROPERTY LINE AND FROM FORESTRY LINE IF APPLICABLE.
 8. A BUFFER IS REQUIRED FOR THE REQUIRED 25' BUFFER FROM ADJACENT PROPERTY. THE BUFFER SHALL BE 10' FROM THE PROPERTY LINE AND FROM FORESTRY LINE IF APPLICABLE.

SITE DATA TABLE	
LEGAL DESCRIPTION	WYATT TOWING ADDITION BLOCK 1 LOT 1
EXISTING ZONING	PD-SU
PROPOSED ZONING	PD-I
SITE AREA	7.13 ACRES
BUILDING AREA	3,000 SF
REQUIRED PARKING (2.5 SPACES PER 1000 SF FOR OFFICE)	8
PROPOSED PARKING (ADA)	8(1)



4001 OHIO GARDEN ROAD
PD SITE PLAN

Kimley»Horn
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
817-335-9511
State of Texas Registration No. F-928

OWNER/DEVELOPER:
RY F PROUDER
OWNER
STOCKYARDS NORTH LLC
817-335-9511

ENGINEER:
RYAN HANCOCK, P.E.
KIMLEY-HORN ASSOCIATES
801 CHERRY ST, UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-335-9511

PD SITE PLAN
ZC-26-XXX
FORT WORTH, TX
JANUARY 2026



Google Streetview of site taken August 2025.

The zoning change request includes several development standards as outlined in the table below.

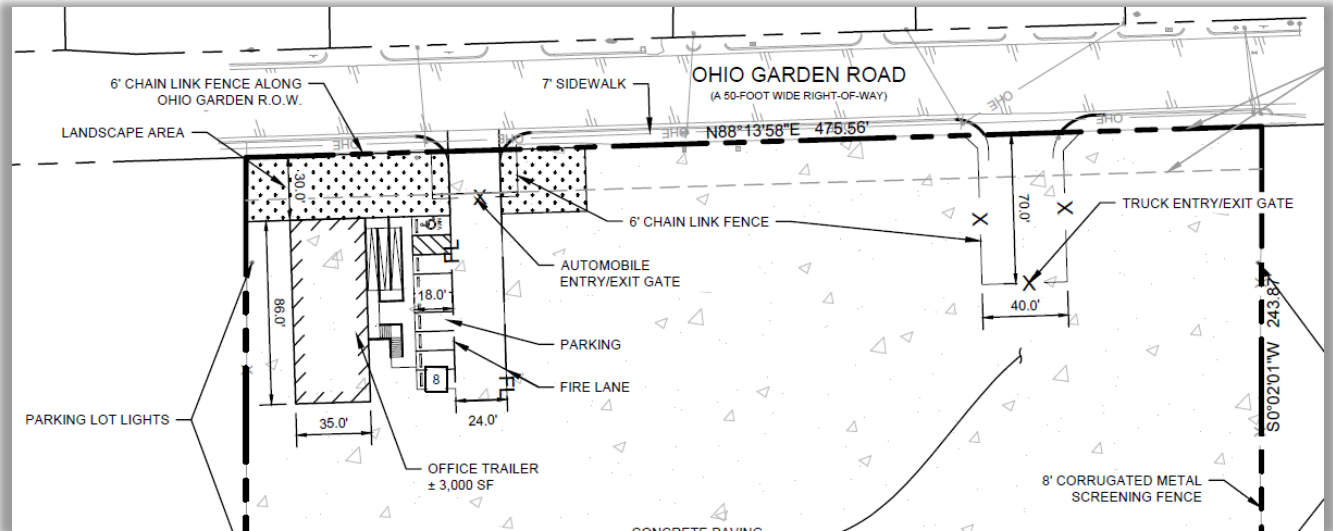
	Development Standard	Proposed “PD/I”
1	§6.300(b) <i>Restrictions of the use of bufferyard and/or building setback areas.</i> These areas are intended to serve as a buffer between potentially incompatible uses. Structures are not permitted to be located in these areas, nor can such areas be used for signs, dumpsters or other garbage containers, any type of storage or any nonresidential activity. Passenger car parking, automobile and truck access and loading or unloading of goods during the daylight hours shall be permitted within the building setback areas exclusive of the landscaped areas.	Outdoor storage allowed within the 50-foot supplemental building setback and 20-foot bufferyard.
2	§6.300(d) <i>Screening requirements.</i> The owner and/or occupant of the use shall also erect and maintain a solid masonry wall, wood fence, or combination thereof, to a height that is a minimum of six feet above the grade of adjacent property along the entire adjacent property line except for minimum required front yards and visibility triangles.	Use of existing 8-foot metal screening fence along eastern boundary and 6-foot chain link fence along north and western boundary to remain with entrance modifications as required by traffic engineering.
3	§6.300(k)(1) Within the required 50-foot supplemental setback and in addition to the required screening fence or wall, a 20-foot landscaped bufferyard shall be installed along the length of the boundary of the one- or two-family district to include minimum 2½ caliper trees and shrubs in order to provide a vegetated screen. Medium trees shall be planted every 15 feet on center or large trees planted every 30 feet on center. Shrubs that are indicated to grow to a minimum of eight feet tall shall be planted in between the trees. Activity within this supplemental setback shall comply with § 6.300(b) .	No bufferyard or supplemental landscaping to be provided – existing concrete extends to property line the entire shared boundary with “B” zoning district).
4	§6.301(h)(2)(c) A minimum of 75% of all required landscape area shall be located in the front yard between the building line and the front property line.	33.7% of all required landscape to be located in the front yard between the building line and the front property line as shown on site plan.

In reviewing the proposed “PD/I” Development Standards, staff finds:

1. Use of supplemental setback and bufferyard. These areas have been previously used for outdoor storage and are paved with concrete. Continued use of these areas presents minimal potential for negative effects on surrounding properties. **Staff have no objection to the use of these areas for outdoor storage.**
2. Screening requirements. The site is currently fenced with 8-foot metal screening fence along eastern boundary and 6-foot chain link fence along north and western boundary. Both fences appear in 2008 Google Streetview images and are in fair, if slightly aged, condition. The applicant may be required to modify existing entry gates in order to meet current traffic engineering requirements. **Staff have no objection to the request to use existing fences modified as needed.**
3. 20-foot landscape bufferyard. A 20-foot bufferyard and enhanced landscaping is required when industrial zoning districts are adjacent to one- or two-family districts. Since the site is adjacent to a “B” Two-Family district, it would require a 20-foot landscape bufferyard along the eastern property line if it were a “PD/I” zoning district. Compliance with the ordinance would require significant owner expense and disruption to

nearby residents to remove more than 22,000 square feet of existing concrete. **Staff have no objection to the request to not provide a 20-foot landscape bufferyard along the eastern boundary of the site.**

4. 33.7% of required landscaping located in the front yard. The entire front yard area of the site is paved with concrete. The applicant is proposing roughly 3,900 square feet of landscape near the proposed office building as seen image below. As with the bufferyard, significant expense would be required to remove the existing concrete to comply with the requirement. **Staff have no objection to the request to provide less front yard landscaping than required and per the site plan.**



Surrounding Zoning and Land Uses

North: "PD519", "E", "B", "MH" / RV park, various residential uses
East: "B" Two-Family / mobile home community
South: "B" Two-Family, "A-5" One-Family / vacant city-owned (floodplain)
West: "I" Light Industrial / Anderson-Campbell City Park

Recent Zoning History

- Z-88-076 – rezoned the property from "B" Two-Family to "PD69" a Planned Development-Specific Use for temporary vehicle storage with loading and unloading limited to the hours of 8:00 a.m. to 5:00 p.m. and prohibiting the use of semi-trailer transporters
- ZC-19-195 – amended PD to remove operating hours restrictions for loading and unloading vehicles

Development Impact Analysis

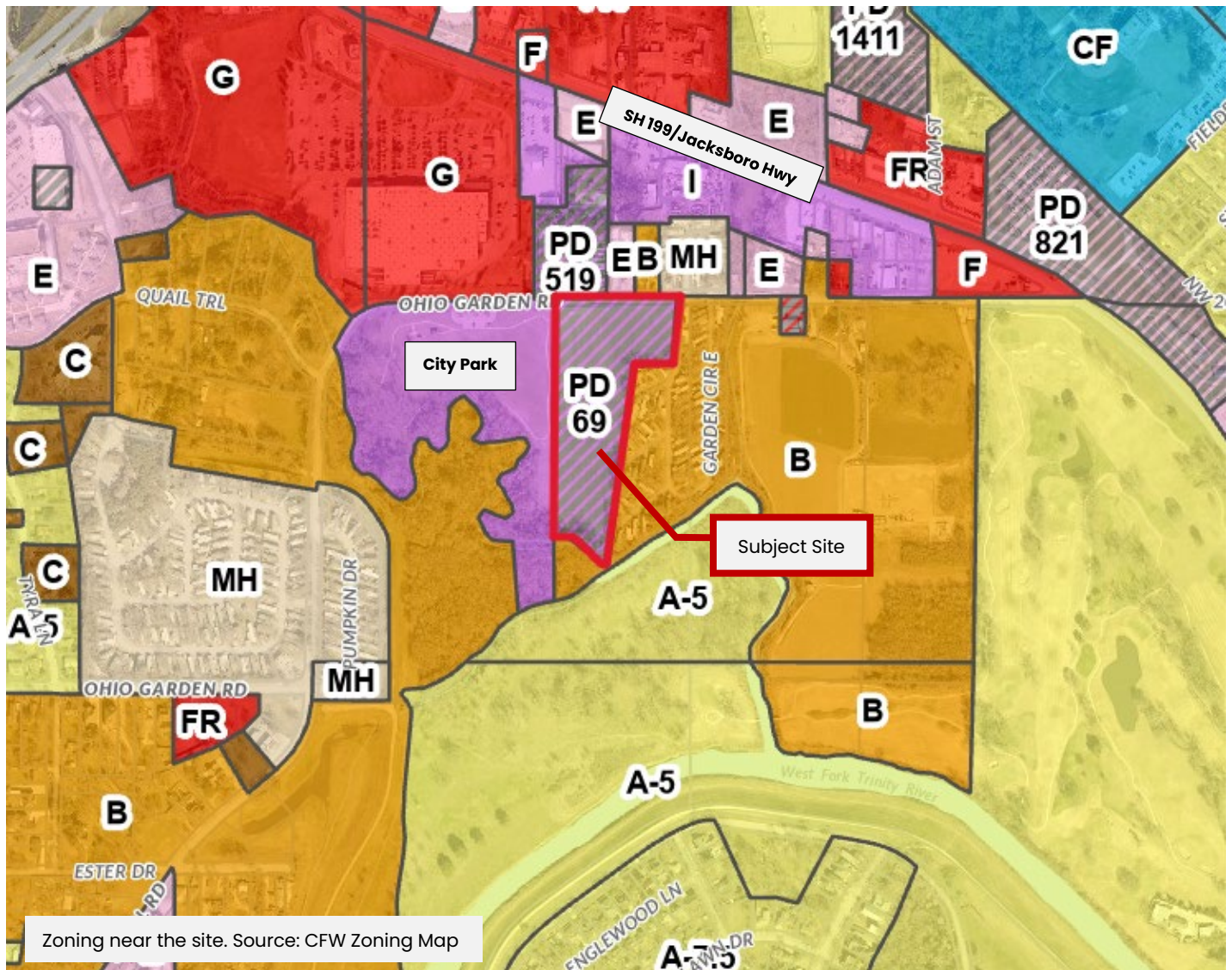
Land Use Compatibility

Land uses and zoning in the surrounding area are generally residential and civic-oriented. Commercial and light industrial uses are found along nearby Jacksboro Highway. The Trinity River to the south provides a geographical barrier and much of the land around the river is undeveloped and within the 100-year floodplain. The adjacent "I" Light Industrial property is a city park with open space, a playground and walking trail.

The compatibility of the proposed "PD/I" for office and outdoor storage with surrounding land uses depends on the intensity of the operations of the site end user and what is being stored on the site. Some materials and loading

operations permitted in “I” Light Industrial might have no discernable impact on adjacent residents. Other materials and loading operations permitted in “I” Light Industrial could have significant impacts on adjacent residents. No specific end user is proposed by the application documents. Although an identified end user could alleviate some land use compatibility concerns, the zoning change, if approved, still presents potential for incompatibility issues to arise between the existing residential use and the proposed light industrial use.

Industrial uses, and outdoor storage in particular, can vary widely in type of materials being stored and operational requirements of when materials arrive and depart the site. Given the residential uses nearby and the wide variety of operational characteristics inherent to industrial uses, staff finds the requested zoning change to be **not compatible** with surrounding land uses.



Comprehensive Plan Consistency – Northside Planning Sector

The property is designated as **Open Space** in the adopted 2023 Comprehensive Plan’s Future Land Use Map. The lack of existing structures on the site coupled with the entire site being in the 100-year floodplain may have influenced the Open Space designation. The requested “PD/I” is **not consistent** with the Future Land Use Map. Additionally, the requested zoning change is **not consistent** with the following Comprehensive Plan policy:

- 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.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **January 28, 2026**.

Posted Notice

A sign was erected on the property on **January 28, 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.

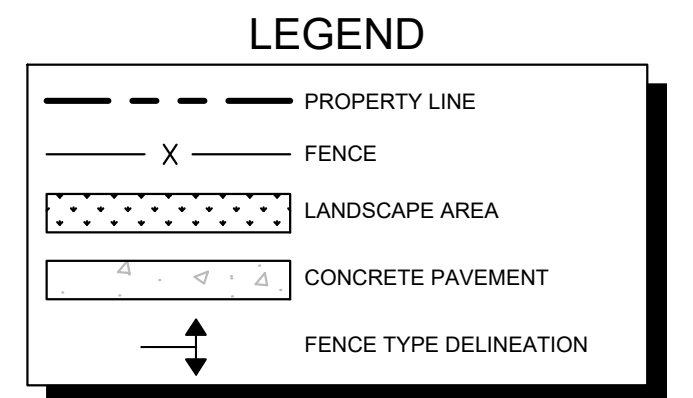
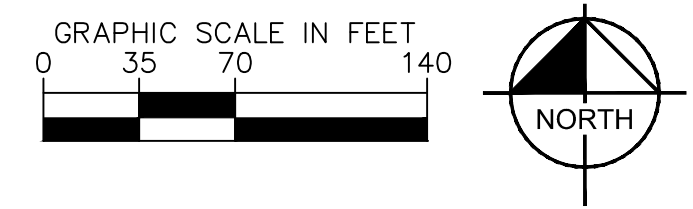
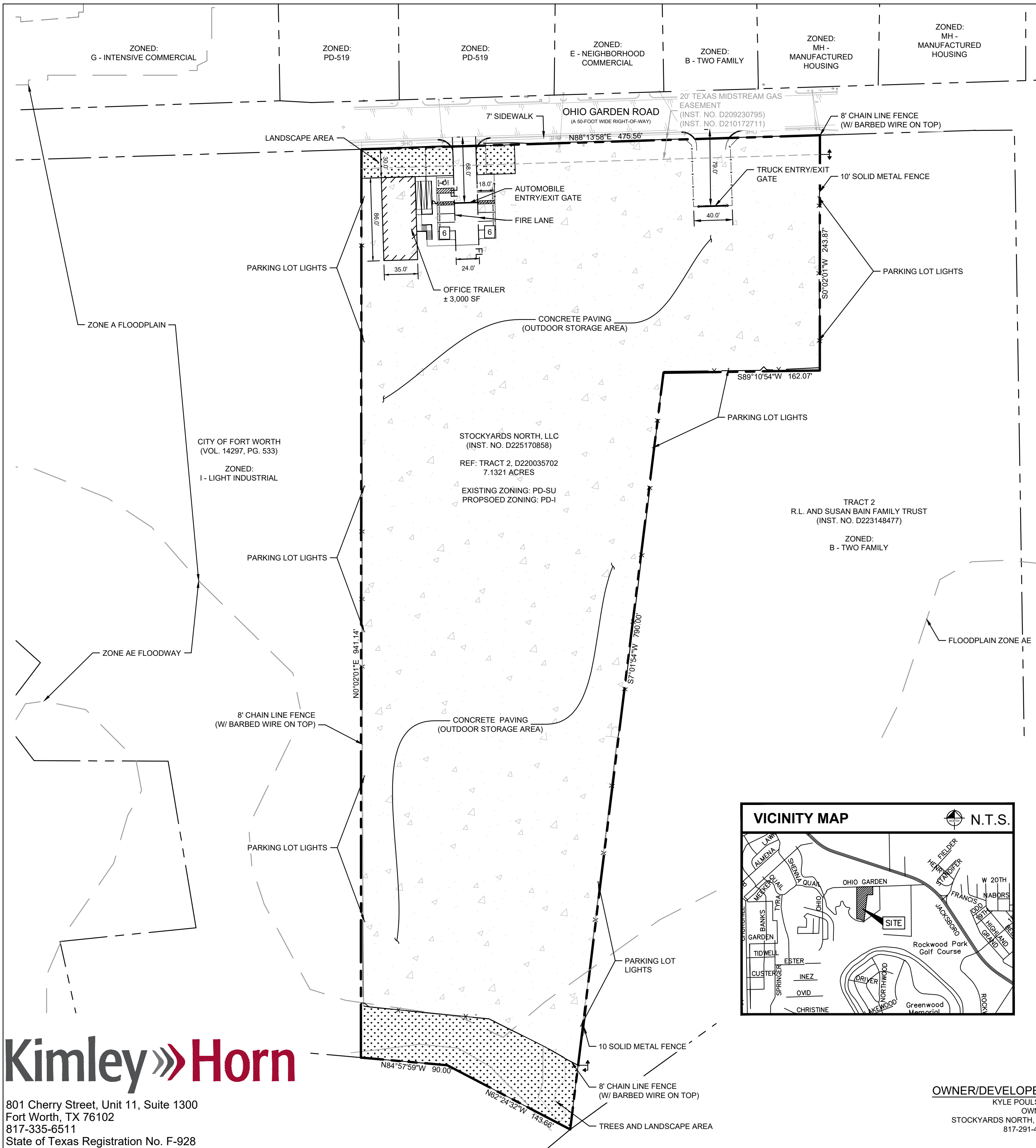
Courtesy Notice

The following organizations were emailed on **January 28, 2026**:

Organizations Notified	
West Side Alliance	Inter-District 2 Alliance *
North Side Neighborhood Association	Far Greater Northside Historical NA
Crestwood NA	Historic Northside Business Association
Streams and Valleys, Inc.	Fort Worth Stockyards Business Association
Trinity Habitat for Humanity	Tarrant Regional Water District
Fort Worth ISD	Castleberry ISD
Lake Worth ISD	

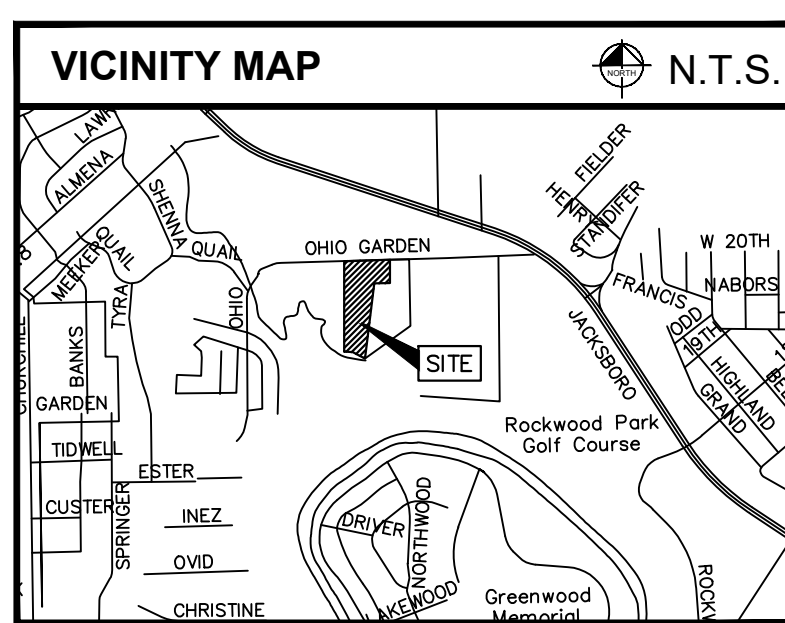
**Located closest to this registered Neighborhood Association*





- NOTES:**
- THIS PROJECT SHALL COMPLY WITH SECTION 4.1000(c), LIGHT INDUSTRIAL ("I") DISTRICT REQUIREMENTS.
 - THIS PROJECT SHALL COMPLY WITH SECTION 6.302, URBAN FORESTRY REQUIREMENTS.
 - ALL PROPOSED LIGHTING SHALL COMPLY WITH THE CITY OF FORT WORTH LIGHTING CODE. EXISTING AND PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT "B" ZONED AREAS.
 - ALL SIGNAGE SHALL COMPLY WITH ARTICLE 4, SIGNS.
 - SECURITY CAMERAS SHALL BE INSTALLED ON THE PREMISES. NO "BACK UP BEEPERS ON TRUCKS" ALLOWED.
 - DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE LIGHT INDUSTRIAL ("I") DISTRICT, WITH THE FOLLOWING EXCEPTIONS:
 - HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 7:00 PM. [4.1000(d)]
 - ALLOWED USED FOR ALL "I" LIGHT INDUSTRIAL EXCEPT: BOARDING HOME, CORRECTIONAL FACILITY, ELECTRIC POWER SUBSTATION, GAS LIFT COMPRESSOR STATION, GAS LINE COMPRESSOR STATION, WASTEWATER (SEWAGE) TREATMENT, AMUSEMENT (OUTDOOR), MASSAGE PARLOR, SEXUALLY ORIENTED BUSINESS, ASSAYING, BLACKSMITHING OR WAGON SHOP, CHICKEN BATTERY OR BROODER, COAL OR COKE YARD, ELECTROPLATING, FOOD PROCESSING, GALVANIZING, MACHINE SHOPS, PAINT MIXING OR SPRAYING, PAPER BOX MANUFACTURING, PATTERN SHOP, RUBBER STAMP MANUFACTURING, BATCH PLANT, GAS DRILLING AND PRODUCTION. [4.803]
 - NO BUFFER YARD, SETBACKS, NOR MASONRY FENCE SHALL BE REQUIRED. [6.300]
 - THE FENCE ALONG THE EASTERN PROPERTY LINE SHALL CONSIST OF [6.300]:
 - 8' TALL OPEN HURRICANE FENCE ACROSS THE 20' PIPELINE EASEMENT
 - 10' TALL SOLID METAL FENCE ALONG THE REMAINDER OF THE MUTUAL PROPERTY LINE.
 - REQUIRED LANDSCAPING WILL BE A 30' DEEP ARE AT THE NORTHWEST CORNER OF THE SITE TOTALING A MINIMUM OF 2,044 SF. [6.301(2)(c)]
 - ALL EXTERIOR LIGHTING SHALL FACE INWARD TO THE SITE.
 - ALL MOTION-SENSOR SECURITY LIGHTS TO TURN OFF AFTER A MAXIMUM OF 3-MINUTES.

SITE DATA TABLE	
LEGAL DESCRIPTION	WYATT TOWING ADDITION BLOCK 1 LOT 1
EXISTING ZONING	PD-SU
PROPOSED ZONING	PD-I
SITE AREA	7.13 Acres
BUILDING AREA	3,000 SF
REQUIRED PARKING (2.5 SPACES PER 1000 SF FOR OFFICE)	8
PROPOSED PARKING (ADA)	12(1)



Kimley»Horn
 801 Cherry Street, Unit 11, Suite 1300
 Fort Worth, TX 76102
 817-335-6511
 State of Texas Registration No. F-928

OWNER/DEVELOPER:
 KYLE POULSON
 OWNER
 STOCKYARDS NORTH, LLC
 817-291-4455

ENGINEER:
 SEAN SHANKLIN, PE
 KIMLEY-HORN AND ASSOCIATES
 801 CHERRY ST. UNIT 11, SUITE 1300
 FORT WORTH, TX 76102
 682-386-1783

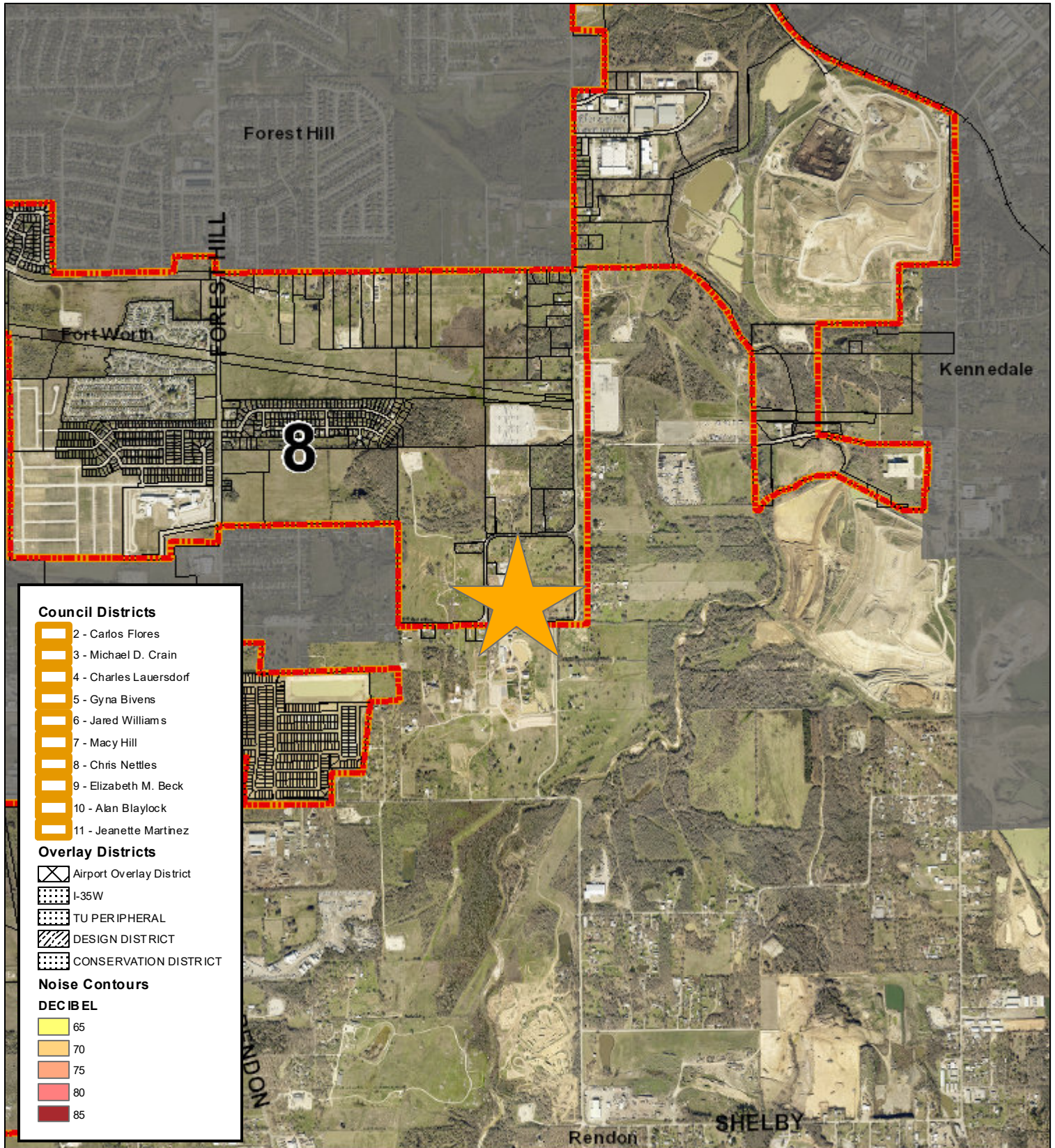
DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

4001 OHIO GARDEN ROAD PD SITE PLAN

PD SITE PLAN
 ZC-26-005

FORT WORTH, TX
 APRIL 2026

Area Map



Council Districts

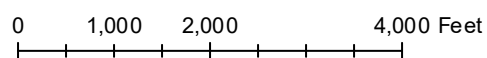
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lathersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

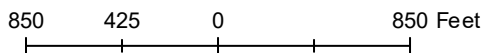
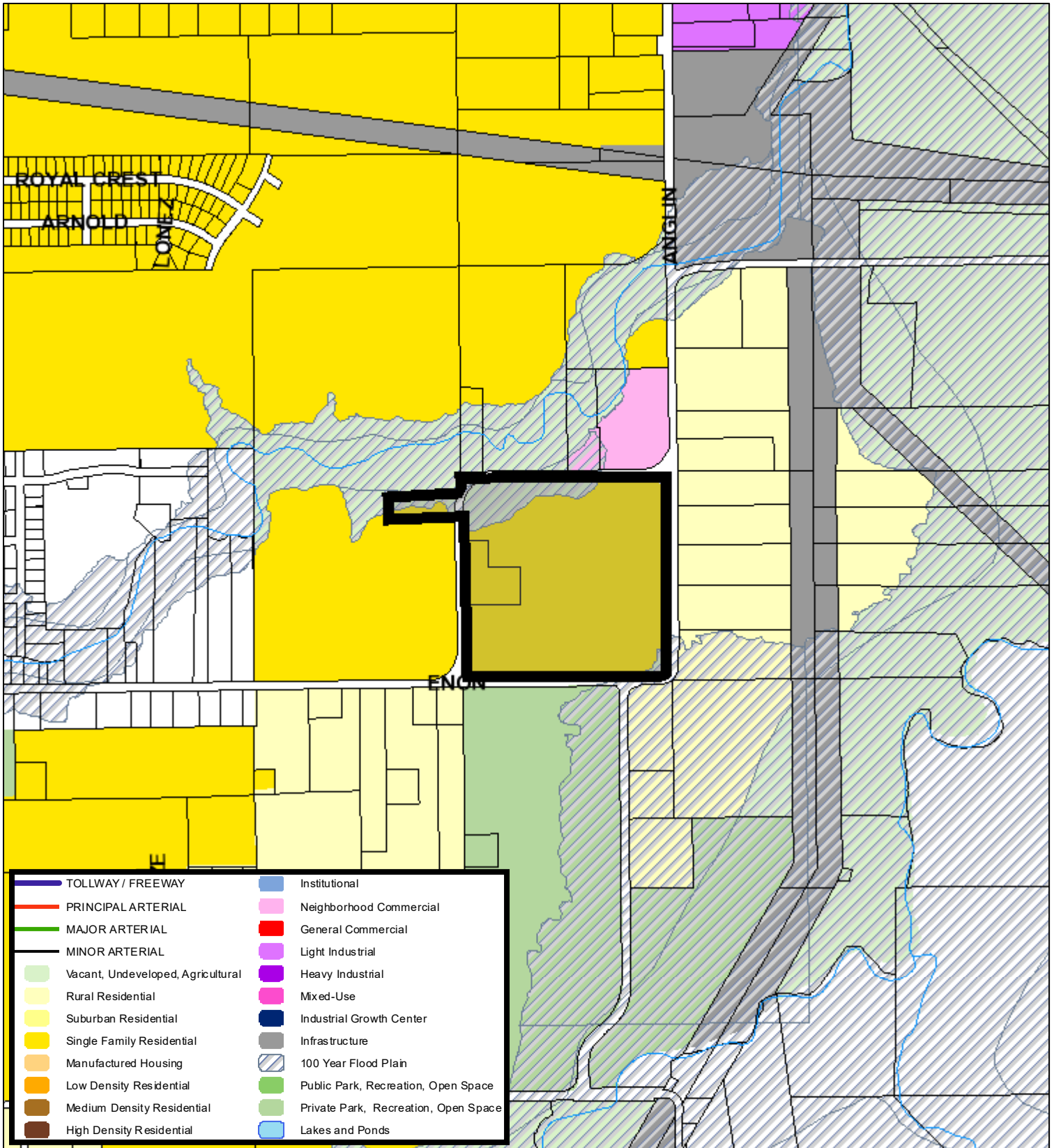
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

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



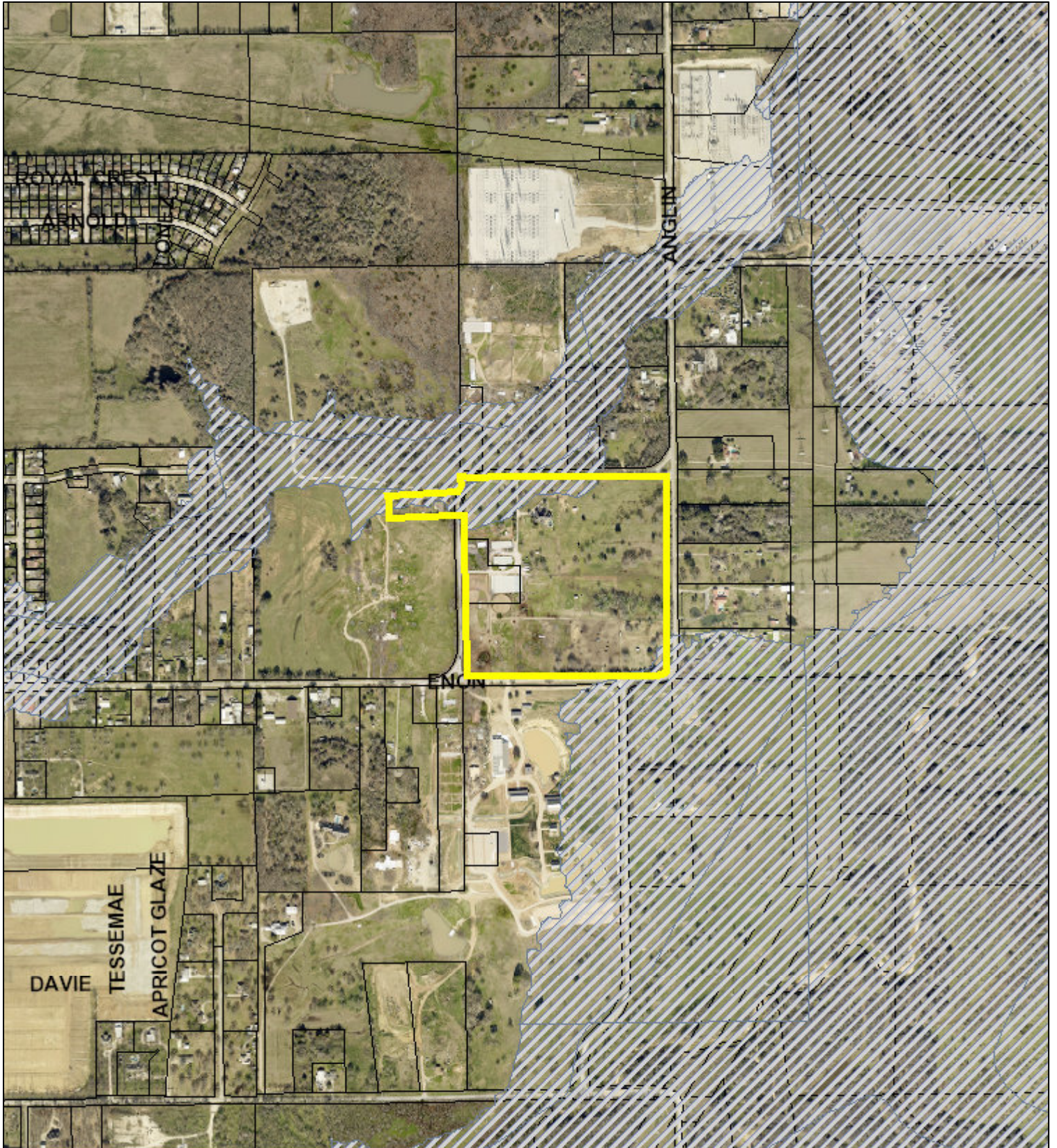
Future Land Use



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



0 500 1,000 2,000 Feet

