



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-119

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Robert L. Dow, Third Peak LP, Silver Creek Materials

Site Location: 1900-2400 Silver Creek Road

Acreage: 26.17 acres

Request

Proposed Use: Industrial

Request: From: "AG" Agricultural

To: "I" Light Industrial

Recommendation

Land Use Compatibility: Requested change is **compatible**.

Comprehensive Plan Consistency: Requested change is **consistent**.

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The proposed site is located on Silver Creek Road west of IH-820. The applicant would like to rezone the property from “AG” Agricultural to “I” Light Industrial. The site is currently being used as the entry and access area to mulch, compost, aggregate, sand and gravel materials business. The applicant would like to rezone in order to allow for an entry monument sign and to bring the zoning more in line with what is being done in the area. Surrounding uses are currently vacant with areas of single-family zoned property to the south, east, and west. The existing business has been in operation since 1983 and the proposed industrial zoning is appropriate at this location.

Surrounding Zoning and Land Uses

North “AG” Agriculture / vacant/agriculture

East “A-10” One-Family / vacant

South Unzoned (ETJ), “A-10” One-Family, “AG” Agriculture / vacant, industrial

West “A-21” One-Family / vacant

Recent Zoning History

- ZC-05-068; ZC-05-121; ZC-05-124; ZC-05-224; ZC-05-225; ZC-05-227: rezoned to “A-21” One-Family & “A-10” One-Family.

Public Notification

300-foot Legal Notifications were mailed on September 21, 2021.

The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
NA on South Lake Worth	Streams and Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC*
Fort Worth ISD	White Settlement ISD

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “AG” Agricultural to “I” Light Industrial. Surrounding property are largely vacant with industrial land southwest of the site. The applicant would like to rezone the property in order allow for larger signs and bring the entry and access to Silver Creek Materials into conformance with industrial zoning standards.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

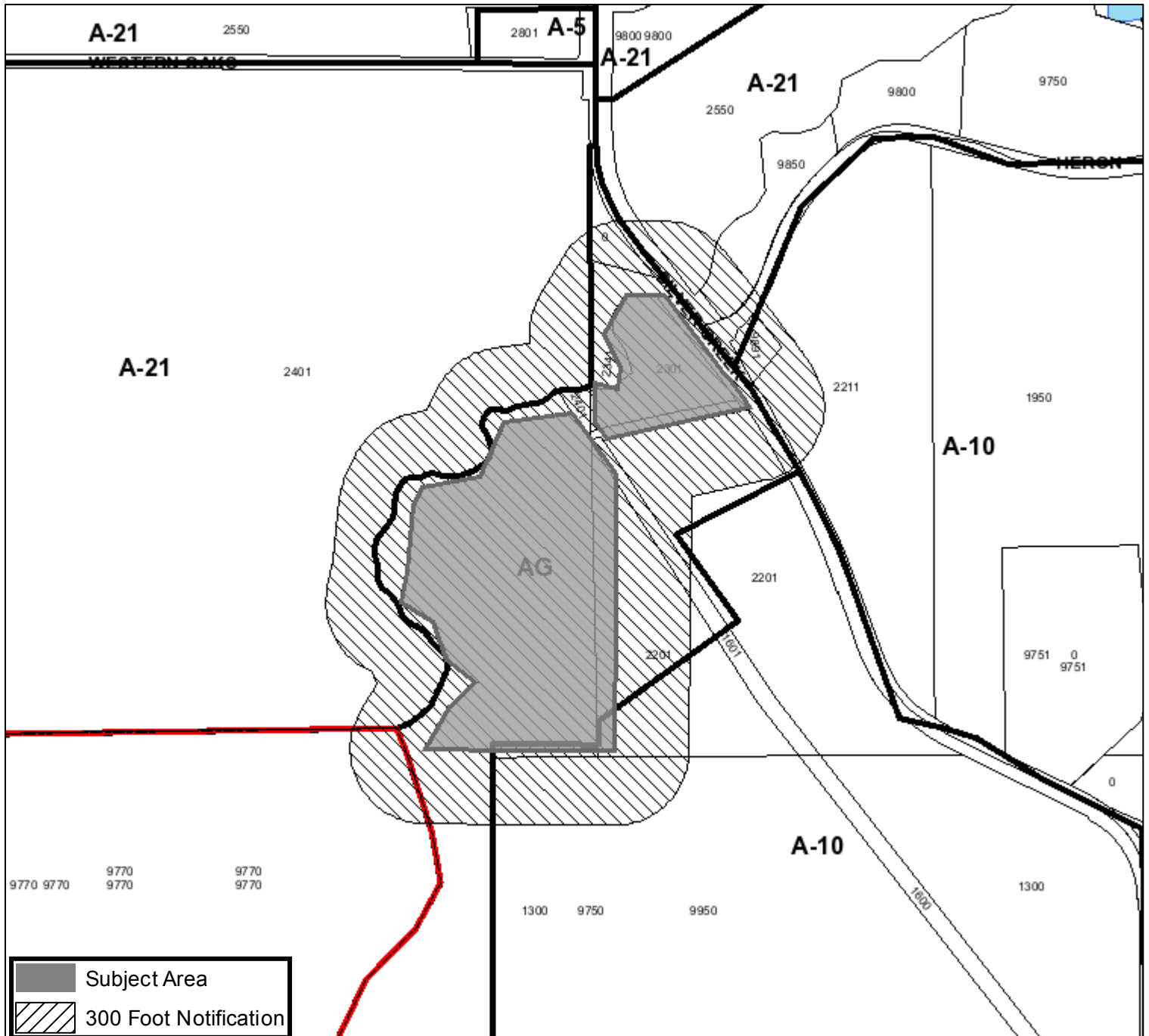
The 2021 Comprehensive Plan currently designates the subject property as Heavy and Light Industrial. The proposed zoning is consistent with the land use designation of the Comprehensive Plan and aligns with the policies below.



- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Area Zoning Map

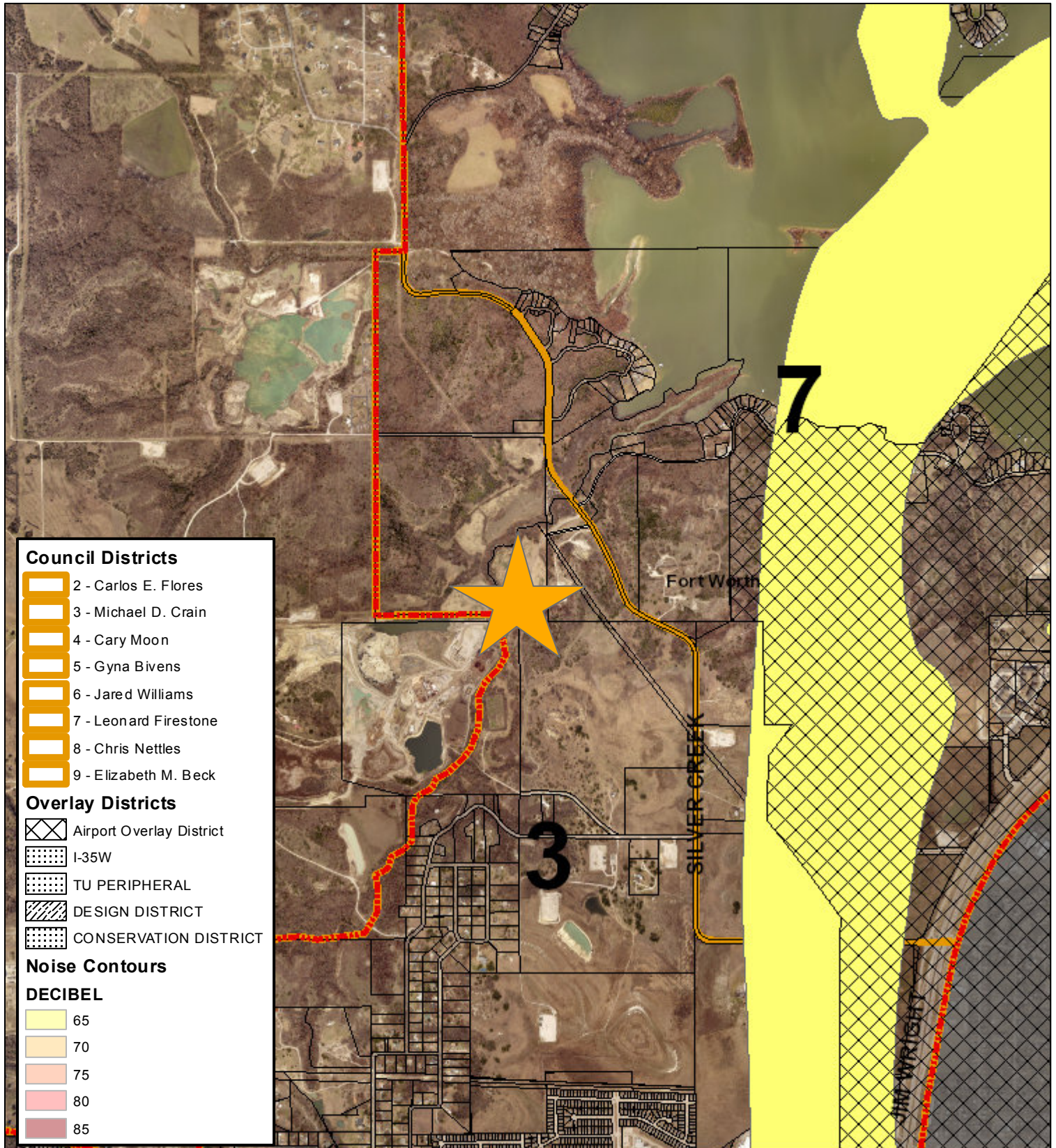
Applicant: Robert Dow/Third Peak/Silver Creek Materials
 Address: 1900 - 2400 blocks Silver Creek Road
 Zoning From: AG
 Zoning To: LI
 Acres: 26.17156284
 Mapsco: 58G
 Sector/District: Far West
 Commission Date: 10/13/2021
 Contact: 817-392-6226



	Subject Area
	300 Foot Notification

0 285 570 1,140 Feet






Area Map








Council Districts

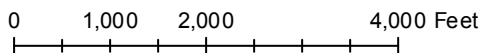
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

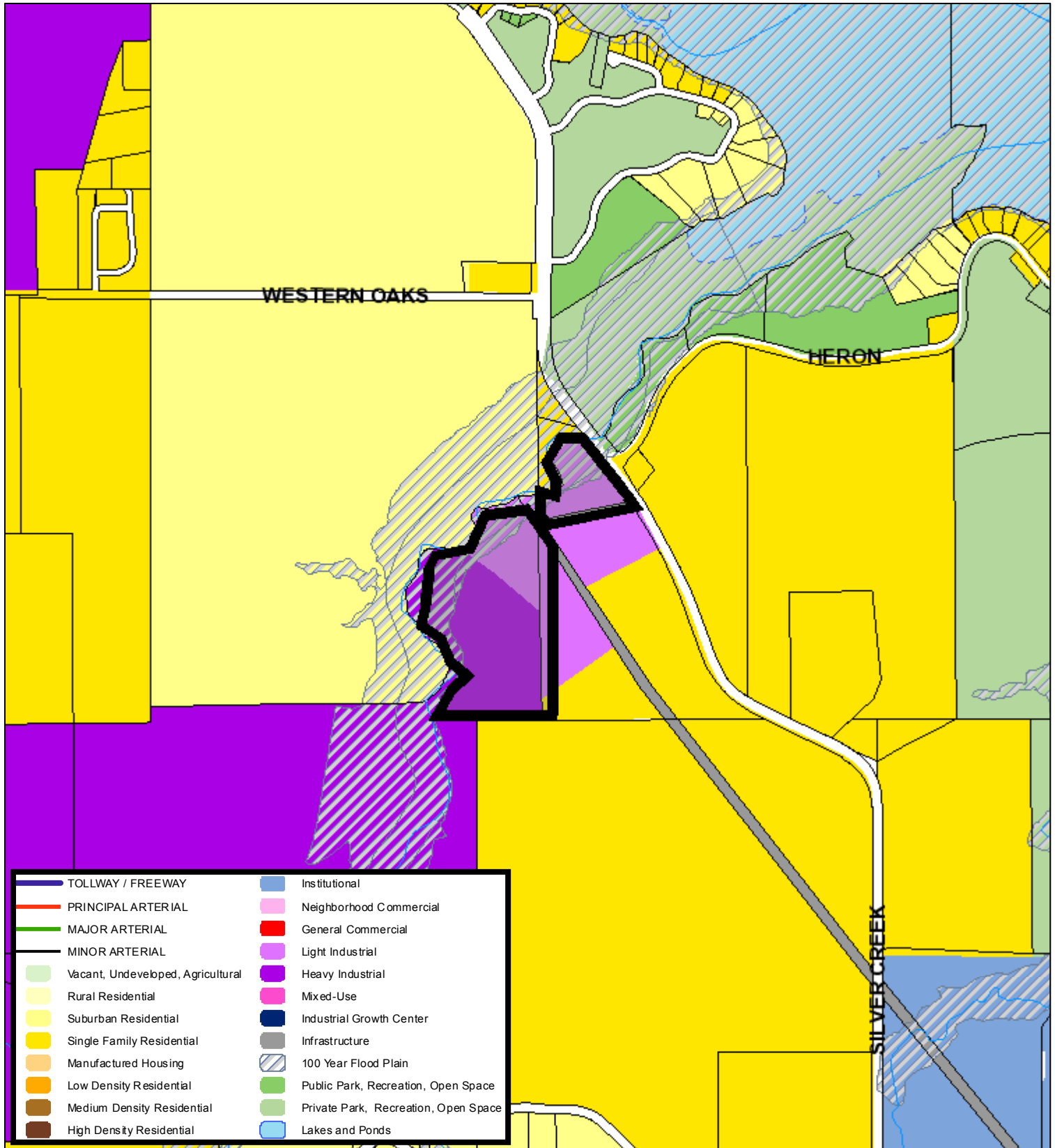
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

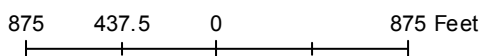
- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



Future Land Use



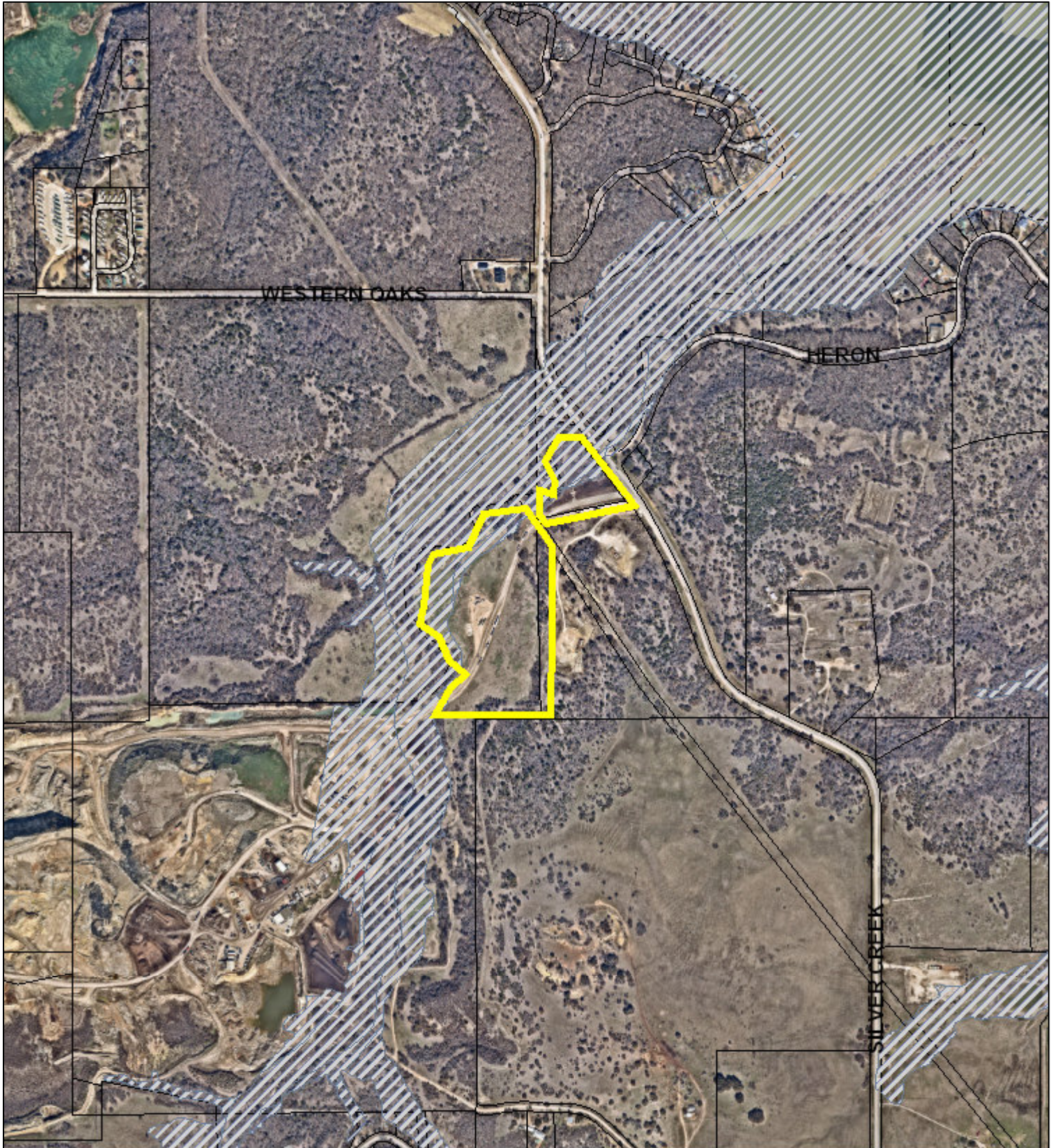
875 437.5 0 875 Feet



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



0 550 1,100 2,200 Feet

