



Zoning Staff Report

Date: January 11, 2022

Case Number: ZC-21-203

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Winwood Club Apartments

Site Location: 9750 Verna Trail North, 1300 Silver Creek Rd

Acreage: 201.3 acres

Request

Proposed Use: Industrial

Request: From: “A-10” One-Family

To: “PD/I” Planned Development for all uses in “I” Light Industrial with restrictions and development standards, site plan waiver requested

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation)**.

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-1**

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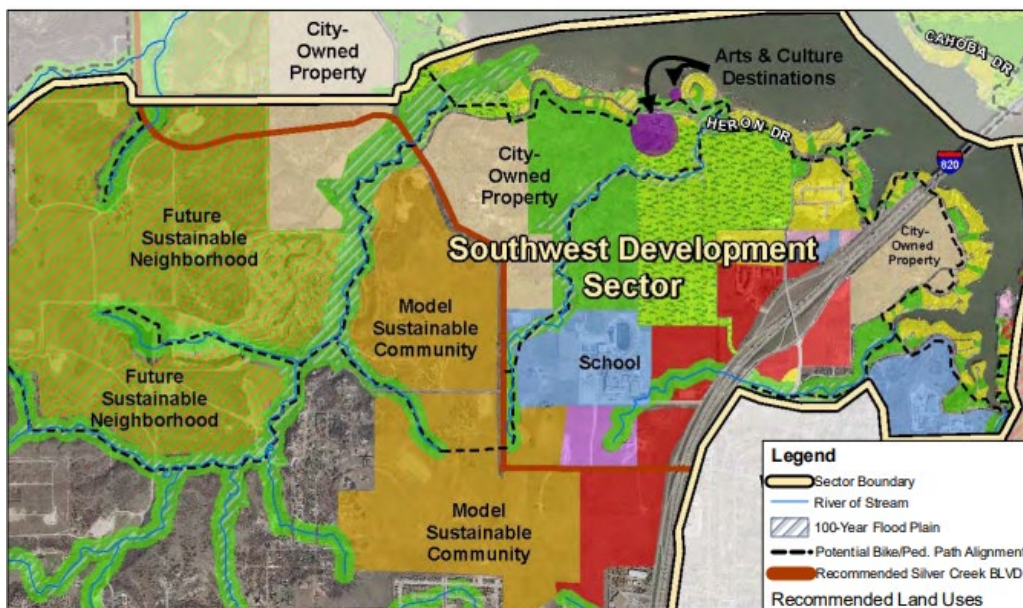
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Project Description and Background

The proposed site is located west of W Loop 820 N and south of Lake Worth near Brewer High School along Silver Creek Rd. The applicant is requesting to rezone from “A-10” One-Family to “PD/I” Planned Development for all uses in “I” Light Industrial with restrictions and development standards, site plan waiver requested for an industrial/warehouse development. Uses surrounding the proposed site are for the most part undeveloped. However, there have been several recent rezoning cases both northwest and southeast of the site approved for industrial development. The applicant would like to increase the amount of industrial zoned land from their existing holdings southeast of the site.

The proposed site is part of the Lake Worth Vision Plan, which developed four principals.

1. Protect and enhance Lake Worth’s water quality, natural beauty, and recreational character.
2. Develop Model Sustainable Communities
3. Create Lake Worth Regional Park
4. Connect communities with amenities, parkway, greenways, and trails.



[Parts 1_4 and Appendix Lake Worth Draft MAY 2011 BP.pub \(fortworthtexas.gov\)](#)

The applicant has worked closely with surrounding neighborhoods. According to the applicant, they have received some favorable input. However, as a result of these discussions, the applicant requested a Planned Development to limit uses, proposed additional setbacks, and additional protections for the area.

Surrounding Zoning and Land Uses

North “AG” Agricultural; “A-10” One-Family / vacant, gas well
East “A-5” One-Family; “A-10” One-Family / vacant
South “AG” Agricultural; “A-21” One-Family / vacant, gas well, single-family

Recent Zoning History

- ZC-07-092 from “AG” Agricultural to “A-10” One-Family (subject property)
- ZC-20-182 from “A-5” One-Family, “G” Intensive Commercial, and “G” Intensive Commercial with NASJRB Overlay to “I” Light Industrial, “J” Medium Industrial, and “J” Medium Industrial with NASJRB Overlay (southwest of the subject property)
- ZC-21-119 from “AG” Agricultural to “I” Light Industrial (northwest of the subject property)

Public Notification

300-foot Legal Notifications were mailed on November 24, 2021.

The following organizations were notified: (emailed November 22, 2021)

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

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

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “A-10” One-Family to “PD/I” Planned Development for all uses in “I” Light Industrial with restrictions and development standards, site plan waiver requested for an industrial/warehouse development. Silver Creek Road becomes the main spine for the development and has direct access to W Loop 820 N. Surrounding land uses are primarily vacant with several gas wells and a single-family home south of the proposal. Several sites in close proximity have been rezoned to “I” Light Industrial throughout this year.

There is currently limited access to the site. The applicant has submitted a Traffic Study outlining potential road improvements. It is currently under review.

The proposed rezoning is compatible at this location.

Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan designates the subject property as Single-Family Residential. The proposed industrial zoning does not align with the intended future land use. However, a case can be made to amend the existing map, based on the following Comprehensive Plan Policy:

- Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections.

The proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Economic Development Plan

The City of Fort Worth published an Economic Development Strategic Plan (2018) which stated four specific outcomes, one of which is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”. The conversion of this property to an industrial zoned one allows for the continued diversification of the tax base and provides industrial development near W Loop 820 N.



November 29, 2021

City of Fort Worth
Planning & Development Dept.
200 Texas Street
Fort Worth, TX 76102

RE: *ZC-21-203 Silver Creek Ranch West*

Change rezone request from I-Light Industrial to PD/I for all uses in I-Light Industrial excluding truck wash, batch plant, outdoor kennels plus outdoor storage with the following development standards:

Water Quality

1. Development will implement water quality measures to treat the 85th percentile storm event. Per NCTCOG guidelines, the 85th percentile storm event has been identified as the first 1.5 inches – which has also been referenced as the ‘first flush’ pollutant(s). Post-development total suspended solids (TSS) removal rate efficiency of a min. 65%.

Landscape Buffer / Screening

1. A minimum 30’ wide continuous landscape buffer to be provided along north side of Verna Trail N;
2. Within landscape buffer noted above, trees shall be planted at a minimum every 40’ on center;
3. Contiguous landscape buffer shall also include shrubs and a minimum 3-foot berm;
4. Any building within 100 feet of Verna Trail N shall not have any bay doors facing the public right-of-way;
5. Development will comply with Section 6.301 - Landscaping;
6. Development will comply with Section 6.302 - Urban Forestry;
7. Site plan waiver requested.

Vehicular Access

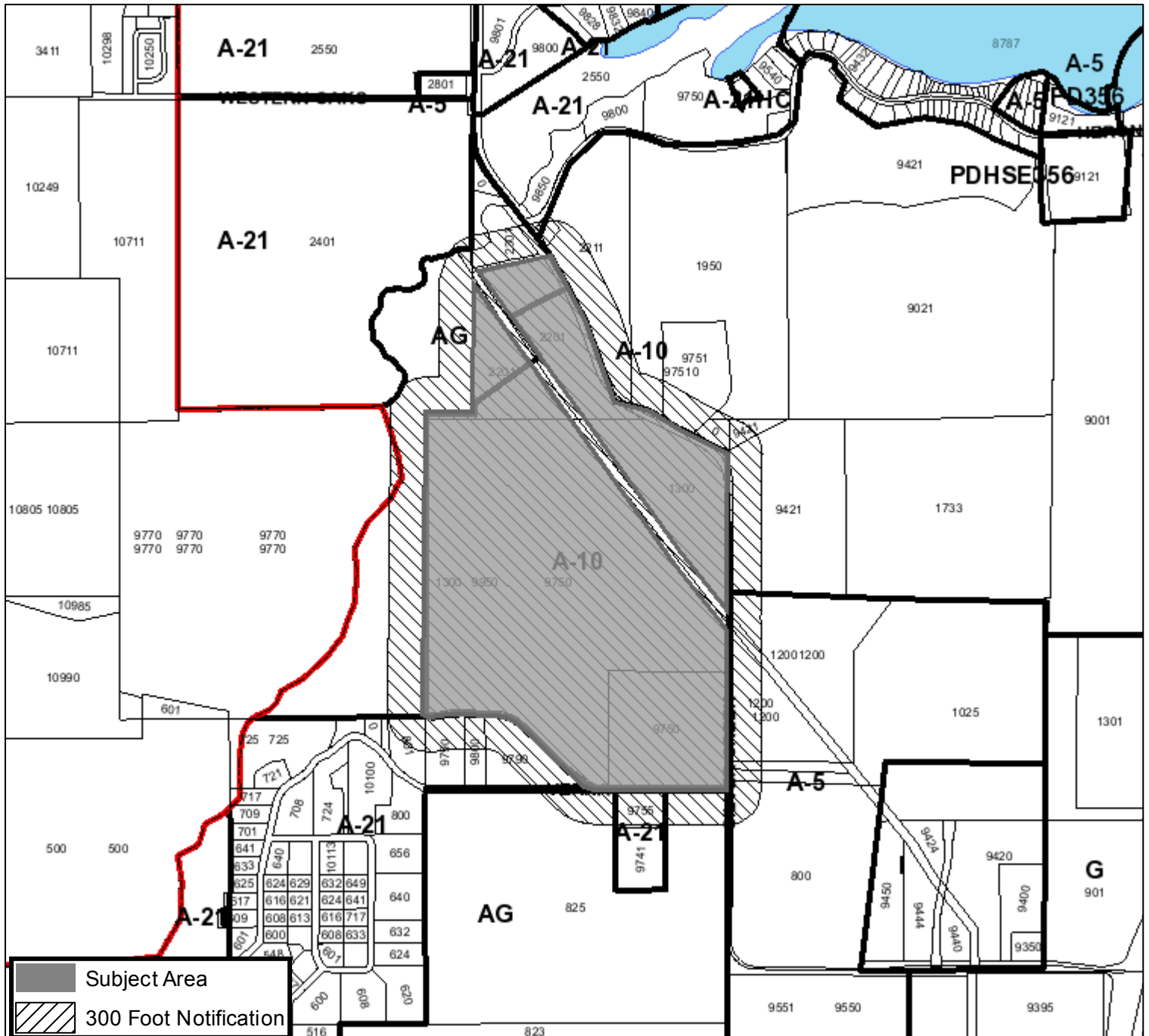
1. Development shall not have any vehicular connections (truck or employee access) to Verna Trail N;
 - o Verna Trail N will remain classified as a Residential Collector.
2. Site plan waiver requested.

Site Lighting & Signage

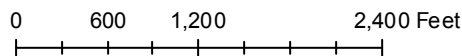
1. All private site lighting will conform to City of Fort Worth Lighting Code;
2. All signage will comply with Article 4 – Signs; and
3. All private outdoor lighting, which includes both site and building lighting, shall not create any ambient light onto a residential district per a photocell test.
 - o Development has agreed to an ambient light level of 0 foot-candles at property line adjacent to Verna Trail N.

Area Zoning Map

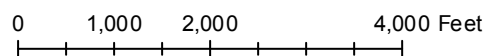
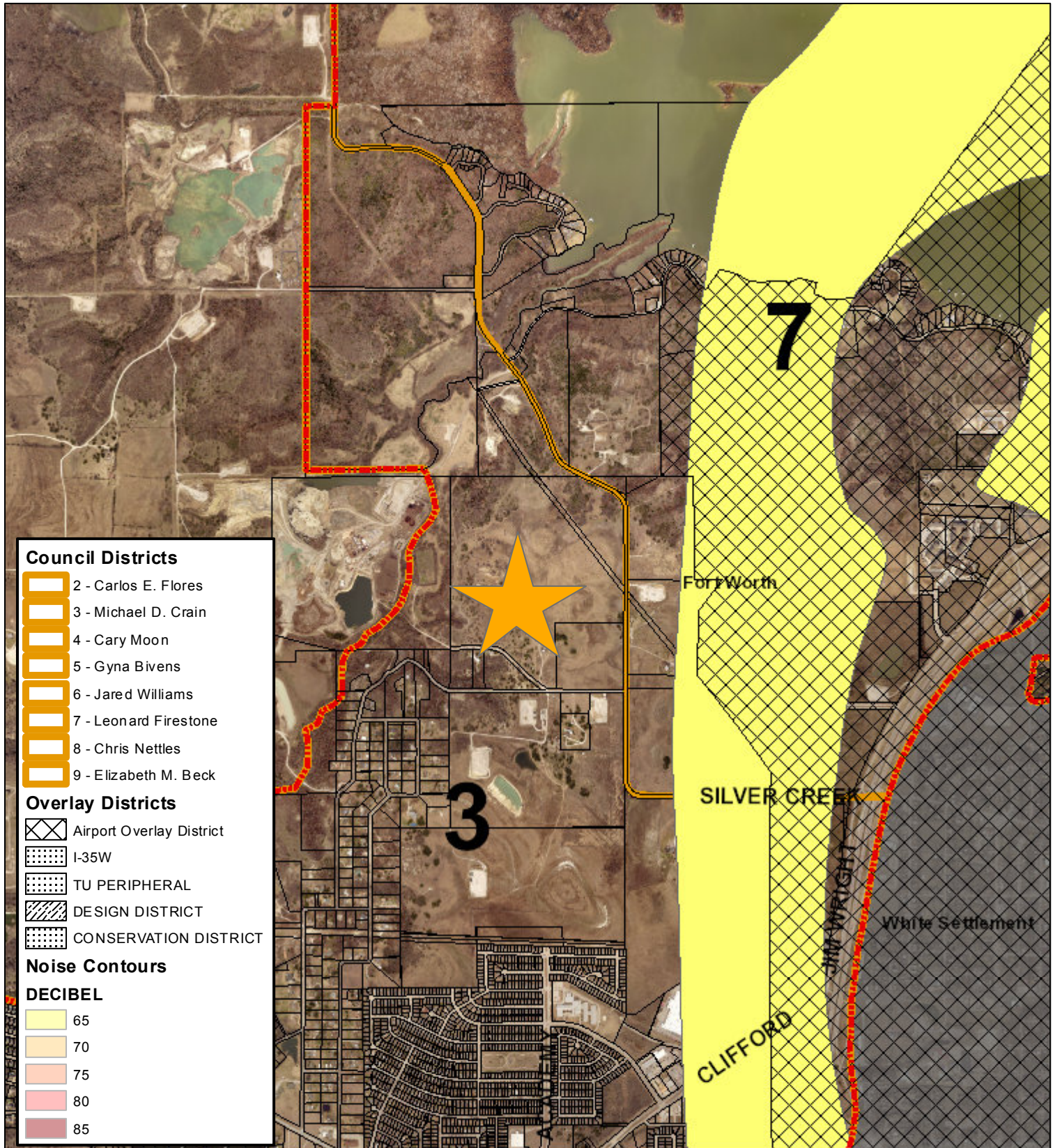
Applicant: Winwood Club Apartments
 Address: 9750 Verna Trail North, 1300 Silver Creek Road
 Zoning From: A-10
 Zoning To: I
 Acres: 201.30270042
 Mapsco: 58GLM
 Sector/District: Far West
 Commission Date: 12/8/2021
 Contact: 817-392-6329



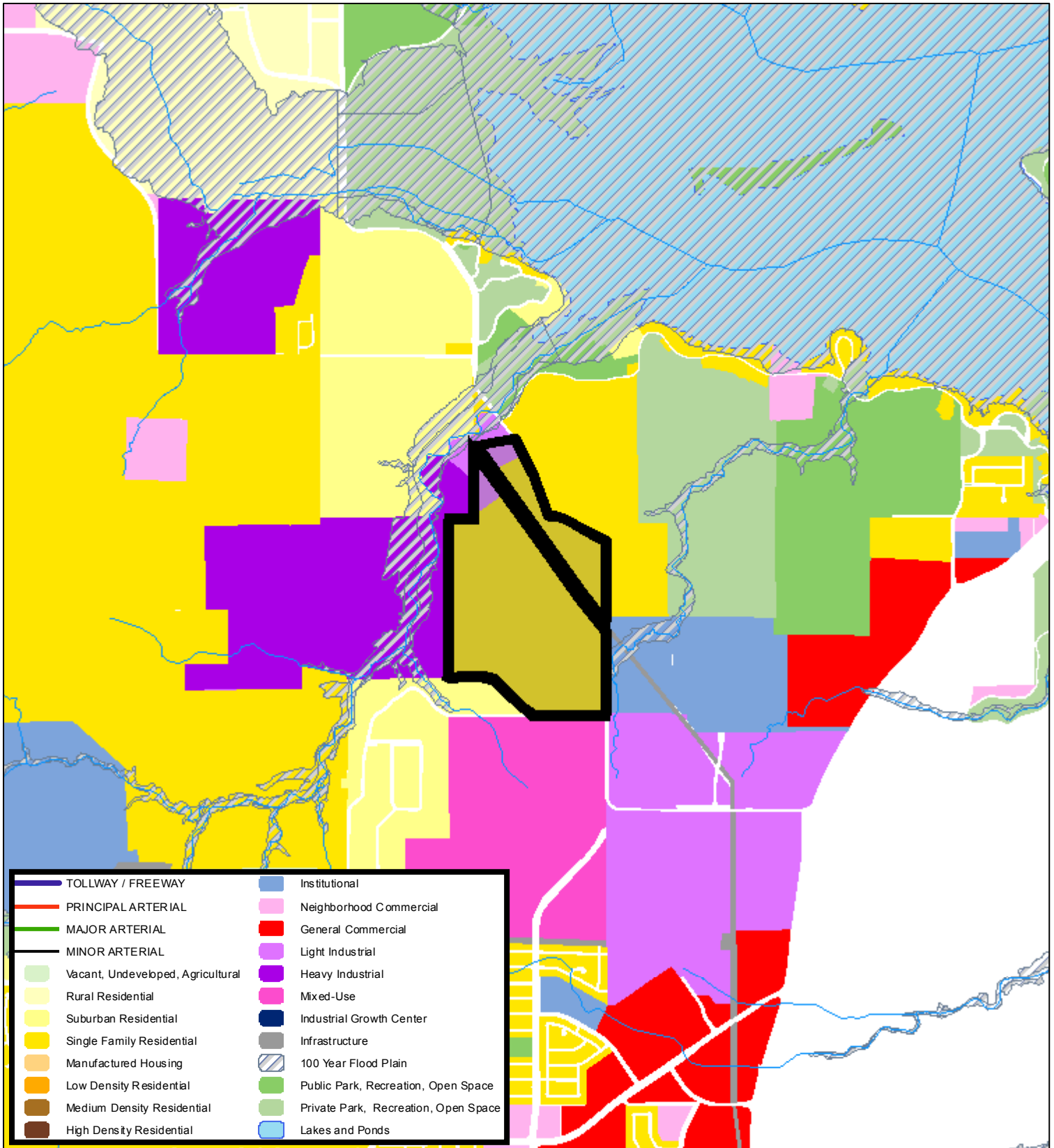
	Subject Area
	300 Foot Notification



Area Map



Future Land Use

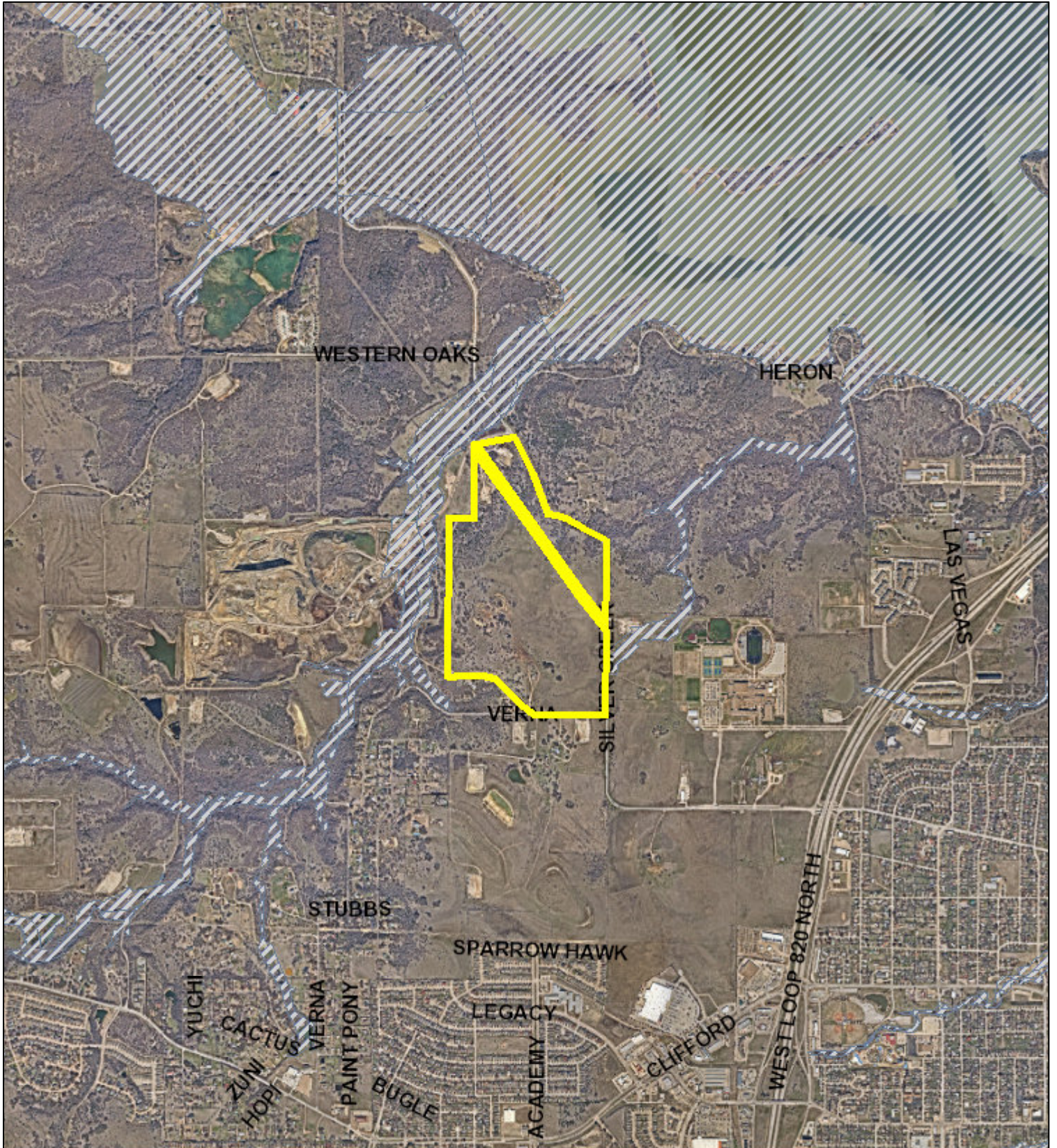


2,100 1,050 0 2,100 Feet

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 1,375 2,750 5,500 Feet

