



Zoning Staff Report

Date: March 11, 2025

Case Number: ZC-24-158

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: City of Fort Worth/ Josh Kercho

Site Location: 2498 Silver Creek Road

Acreage: 0.955 acre

Request

Proposed Use: Wastewater Lift Station

Request: From: "A-21" One Family Residential
To: "CF" Community Facilities; Add Conditional Use Permit (CUP) to allow a wastewater lift station in "CF" Community Facilities, 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 8-0**

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Project Description and Background

The subject property, encompassing approximately 0.955 acres, is located southwest of the intersection of Western Oaks Road and Silver Creek Road (**Figure 1**). It is situated within the Jacob Wilcox #2 Survey, Abstract No. 1725. Currently, the property is vacant, as are the surrounding areas, with the exception of a residential home located to the west along Silver Creek Road and Western Oaks Boulevard (**Figure 2**). The vacant parcels are zoned as “A-21” One-Family Residential, while the residential home is zoned as “A-5” One-Family Residential.

The applicant, the City of Fort Worth Water Department, intends to develop a Wastewater Lift Station to serve the city. Details regarding this proposed use were outlined in the submitted zoning application, which also included a site plan illustrating the proposed development (**Figure 3**). Additionally, a survey of the property was provided, specifying the area for the requested zoning changes (**Figure 4**).

A site plan is required for this rezoning due to the nature of the requested use within the proposed zoning district, Community Facilities (CF). According to our ordinance 4.407.e.1 (‘*Site Plan Requirements*’) a site plan is required for a Conditional Use Permit (CUP). The CUP ensures that the proposed development mitigates potential impacts upon the surrounding community. As part of this process, the site plan must demonstrate how the proposed use will function within the site, including access, parking, landscaping, and other relevant considerations.

The site has FEMA Floodplain and deep potential high water seen on the site that may exceed 5 ft in depth on the roads. Not located in a regulatory local City Flood Risk Area. Road overtopping events are noted south of the site near channel crossing.

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, “*The City of Fort Worth Water Department is proposing to install a new regional wastewater lift station along Silver Creek to accommodate anticipated development by providing wastewater service in this part of the City. The lift station was identified in the City’s wastewater master plan as project no. 96 and is shown on the attached wastewater impact fee capital improvements plan for reference.*”

Per PDC-24-0221 City staff recommended pursuing rezoning of the existing site from A-21 to CF to accommodate the proposed usage.

We are also requesting a conditional use permit (CUP) as part of this application to permit the proposed usage.”



Figure 1: Site Photos taken by staff on 1/30/2025; view from Western Oaks Boulevard



Figure 2: Site Photos taken by staff on 1/30/2025; view from the corner of Silver Creek Road and Western Oaks Boulevard

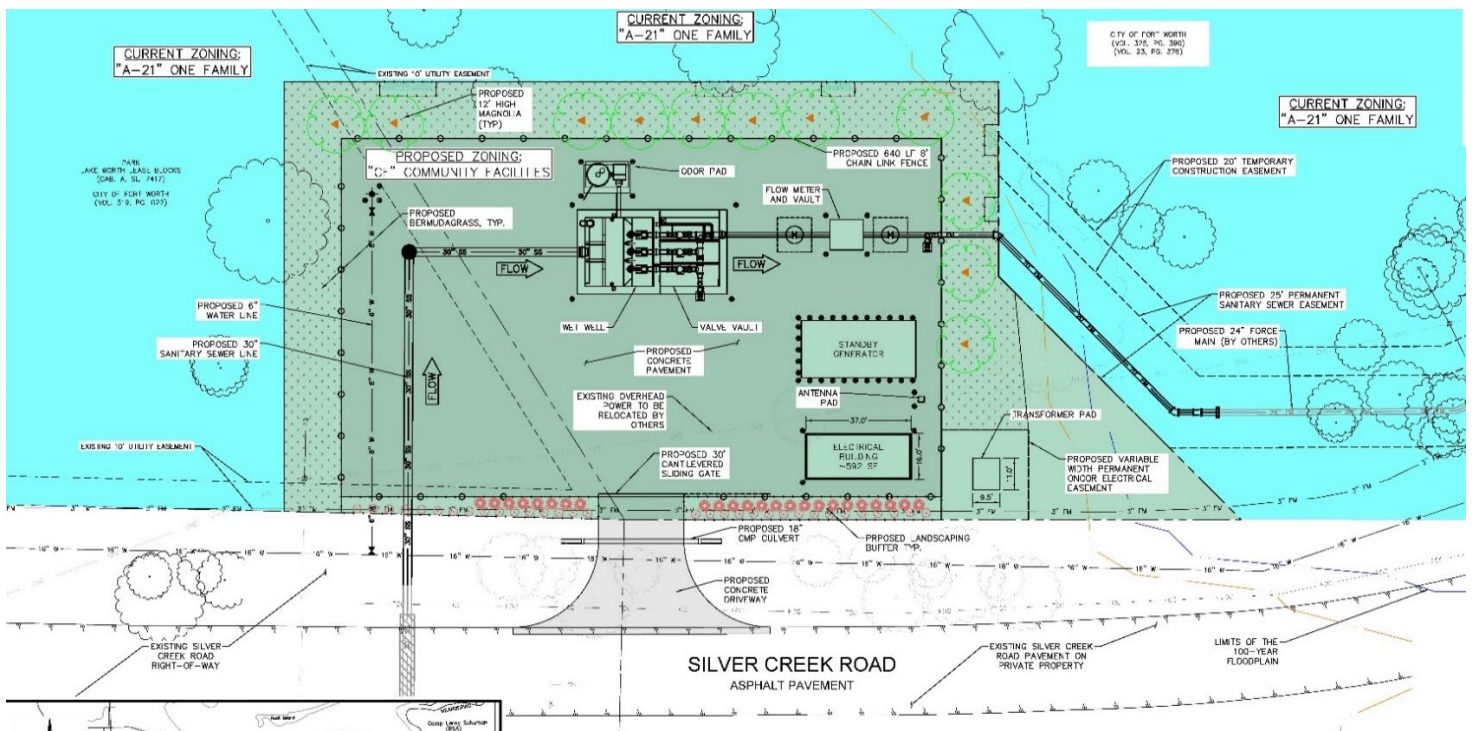
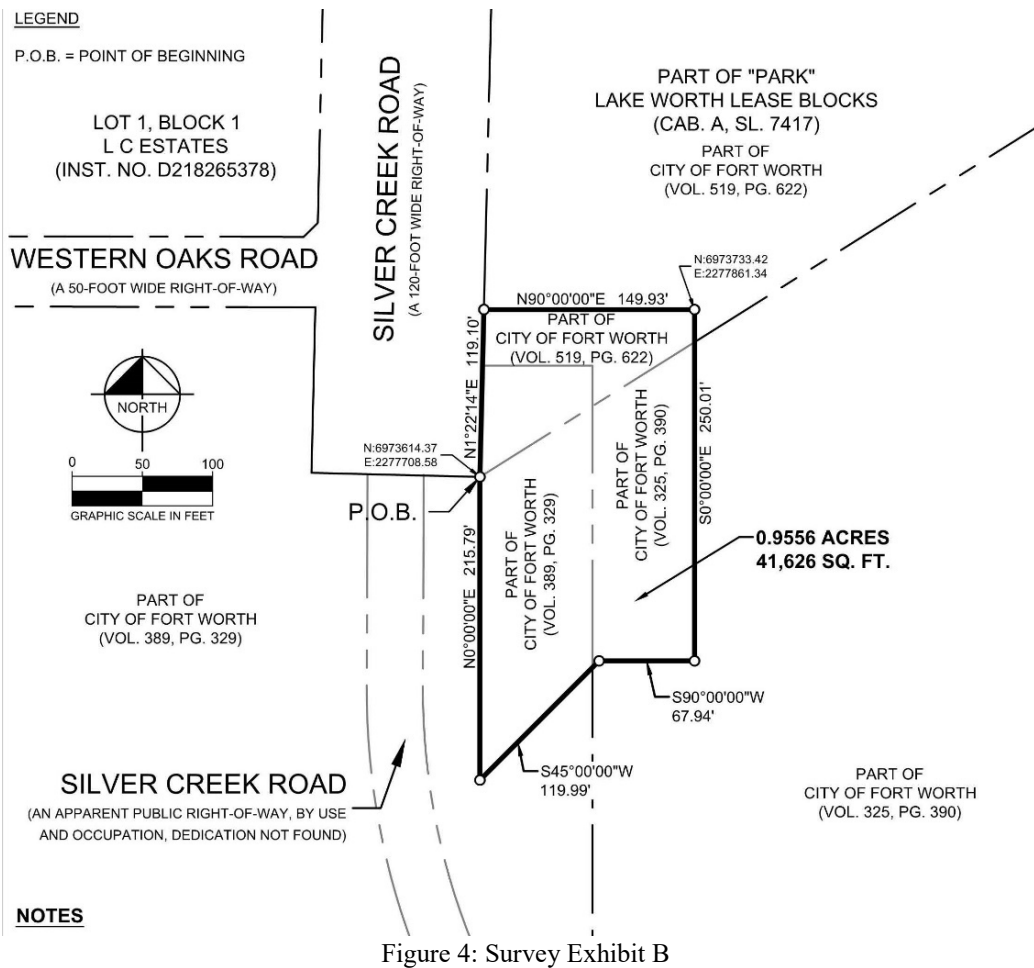


Figure 3: Required Site Plan



Zoning History

- ZC-07-112; The requested rezoning was from "A-10" One Family Residential to "A-21" One Family Residential. Approval at the 06/13/2007 meeting.

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 January 31, 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 emailed on January 31, 2025:

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Neighborhood Association on South Lake Worth	

* Located within a registered Neighborhood Organization

Surrounding Zoning and Land Uses

North	“A-21” One Family / Vacant land
East	“A-21” One Family / Vacant land
South	“A-21” One Family / Vacant land
West	“A-5” One Family / Residential

Development Impact Analysis

Land Use Compatibility

The surrounding area primarily consists of vacant properties, except a single-family residence located nearby. The applicant is seeking to rezone the subject parcel to facilitate the development of a wastewater lift station. This proposed development is a component of the City of Fort Worth’s Wastewater Master Plan, identified as Project No. 96 (Figure 3).

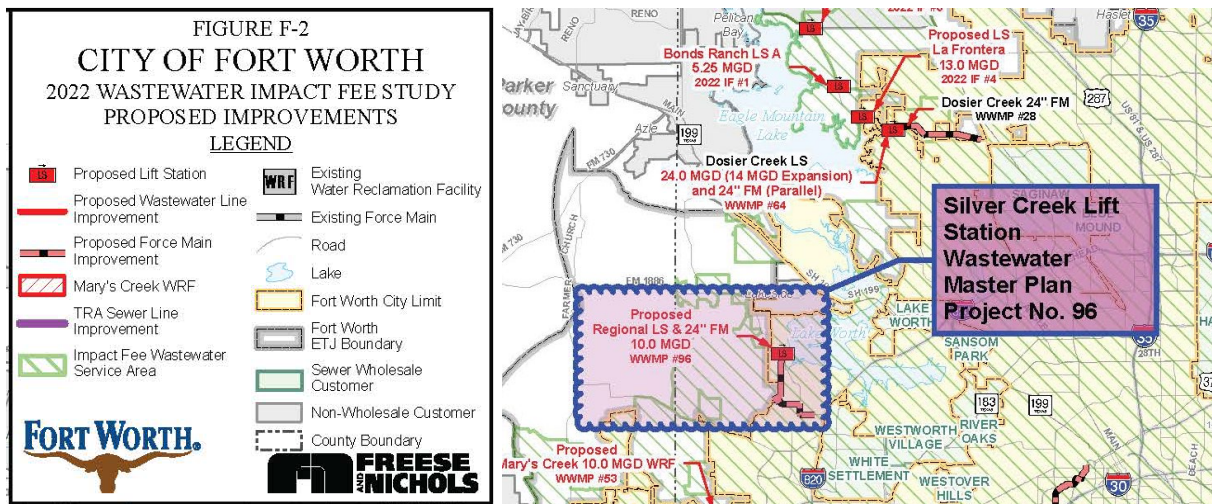


Figure 3: Snapshots from the CFW 2022 Wastewater Impact Fee Study Proposed Improvements

The proposed lift station is intended to support anticipated growth and future development in the area. By enhancing the wastewater infrastructure, this project will provide essential services to the incoming developments while also benefiting an existing single-family residence and neighboring properties. The enhanced infrastructure is expected to have a positive impact on the surrounding community by ensuring the area is well-equipped to handle the demands of future residential growth.

Furthermore, the rezoning request aligns with the general land use patterns and zoning designations of the surrounding area. This compatibility ensures a cohesive development approach while addressing the community's infrastructure needs.

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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as an Existing Public Parkland on the Future Land Use Map. While “CF” zoning is appropriate for parks and open space. Conditional Use Permits provide an opportunity to determine if a particular use can be developed in a manner consistent with the surrounding area. The proposed lift station will help with the CFW 2022 Wastewater Impact Fee Study Proposed Improvements overall goal.

SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

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



The following items will have to be complied prior to issuance of a building permit:

Zoning and Land Use

The site plan generally complies with zoning regulations and the Conditional Use Permit (CUP) requirements outlined in Ordinance 4.407.e.1 (*'Site Plan Requirements'*).

1. Site will require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance. Site may require a Flood Study prior to final platting, infrastructure plan review, grading, and building permit issuance.
2. 5-foot sidewalk will be required; waiver available if needed

ENGINEERING STUDIES
2012 Wastewater Master Plan
Impact Fee Study 2022-2031
Village Creek Facilities Plan

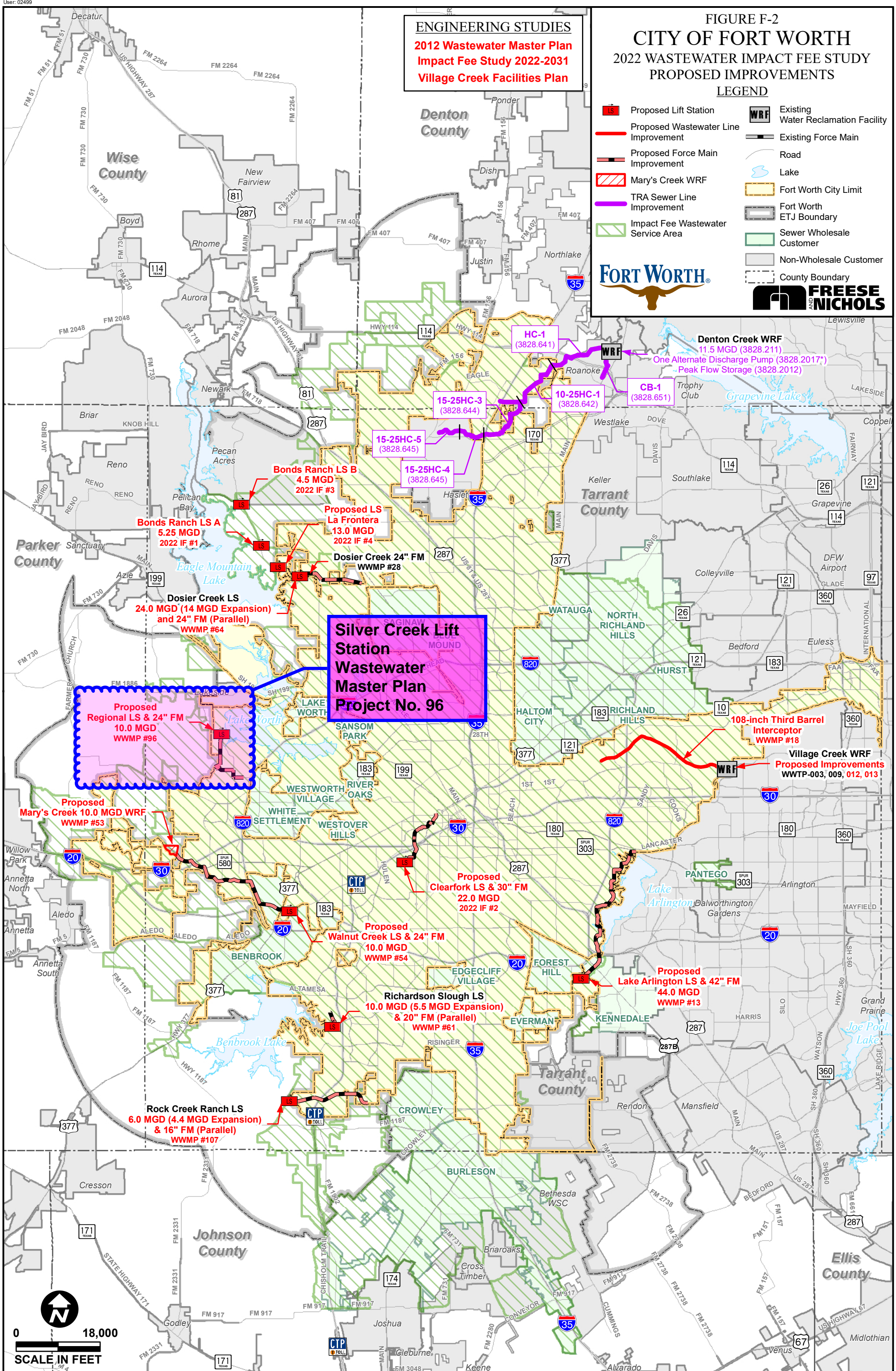
FIGURE F-2
CITY OF FORT WORTH
2022 WASTEWATER IMPACT FEE STUDY
PROPOSED IMPROVEMENTS

LEGEND

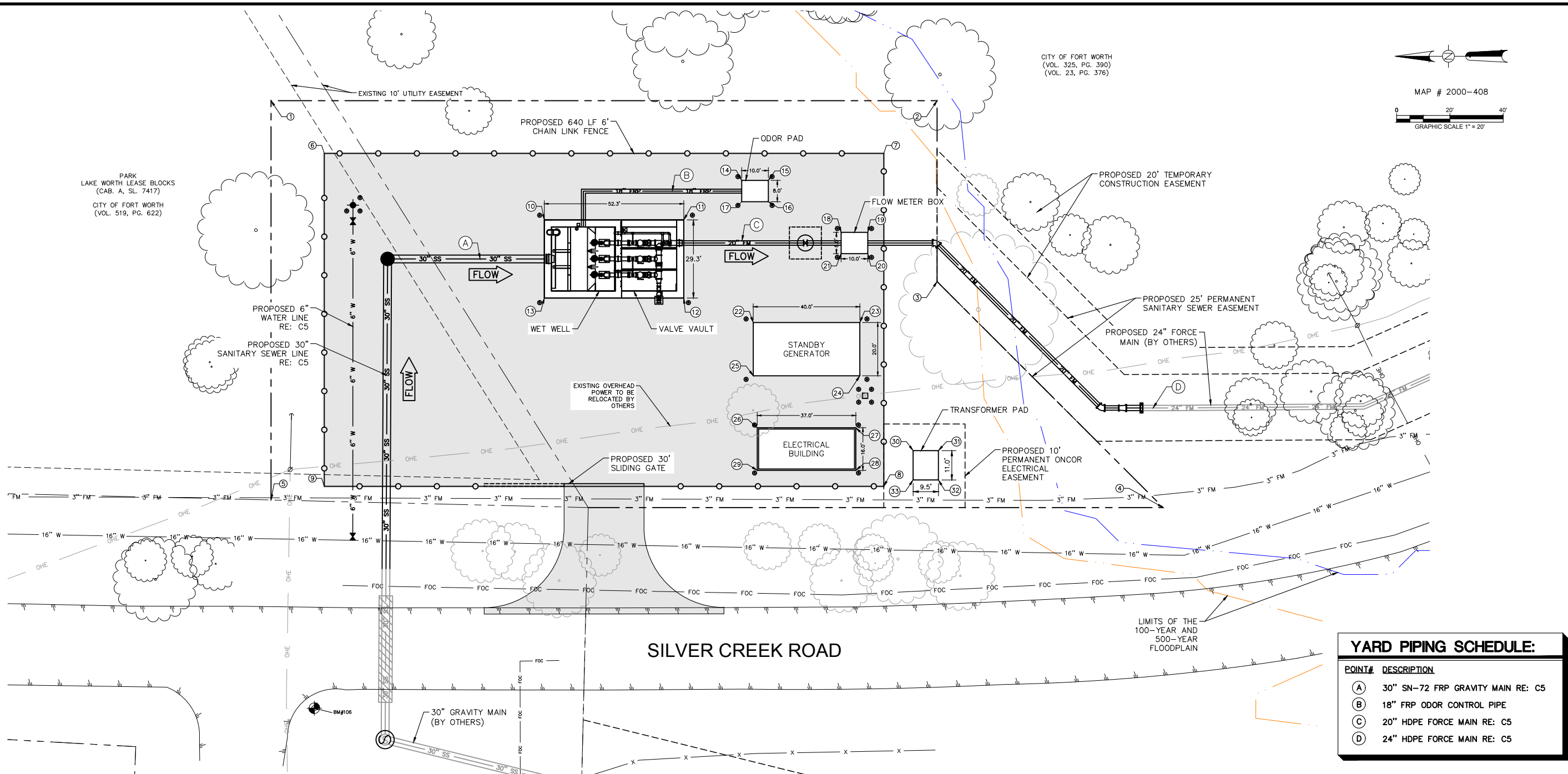
	Proposed Lift Station		Existing Water Reclamation Facility
	Proposed Wastewater Line Improvement		Existing Force Main
	Proposed Force Main Improvement		Road
	Mary's Creek WRF		Lake
	TRA Sewer Line Improvement		Fort Worth City Limit
	Impact Fee Wastewater Service Area		Fort Worth ETJ Boundary
			Sewer Wholesale Customer
			Non-Wholesale Customer
			County Boundary

FORT WORTH

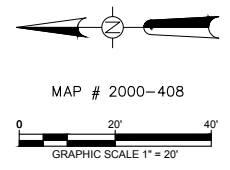
FREES AND NICHOLS



K:\FTW UTILITIES\061018452-SILVER-CREEK-LS-FM-GM\CADD\SHEETS\LIFT STATION\SITE PLAN.DWG 10/18/2024 1:32 PM



CITY OF FORT WORTH
(VOL. 325, PG. 390)
(VOL. 23, PG. 376)



PARK LAKE WORTH LEASE BLOCKS
(CAB. A, SL. 7417)
CITY OF FORT WORTH
(VOL. 519, PG. 622)

1
C1
SITE PLAN AND DIMENSION CONTROL
SCALE: 1" = 20'

DIMENSION CONTROL COORDINATE TABLE

POINT#	NORTHING	EASTING	DESCRIPTION
1	6974751.47	2278193.87	PROPERTY CORNER
2	6974501.47	2278193.87	PROPERTY CORNER
3	6974501.47	2278125.94	PROPERTY CORNER
4	6974416.62	2278041.09	PROPERTY CORNER
5	6974751.47	2278043.94	PROPERTY CORNER
6	6974731.47	2278174.07	PROPOSED CHAIN LINK FENCE CORNER
7	6974521.47	2278174.07	PROPOSED CHAIN LINK FENCE CORNER
8	6974521.47	2278049.07	PROPOSED CHAIN LINK FENCE CORNER
9	6974731.47	2278049.07	PROPOSED CHAIN LINK FENCE CORNER
10	6974648.89	2278149.12	LIFT STATION NE CORNER
11	6974596.55	2278149.12	LIFT STATION SE CORNER
12	6974596.55	2278119.78	LIFT STATION SW CORNER
13	6974648.89	2278119.78	LIFT STATION NW CORNER
14	6974574.80	2278163.95	ODOR CONTROL PAD NE CORNER
15	6974564.80	2278163.95	ODOR CONTROL PAD SE CORNER
16	6974564.80	2278155.95	ODOR CONTROL PAD SW CORNER
17	6974574.80	2278155.95	ODOR CONTROL PAD NW CORNER

DIMENSION CONTROL COORDINATE TABLE

POINT#	NORTHING	EASTING	DESCRIPTION
18	6974537.49	2278144.45	FLOW METER BOX NE CORNER
19	6974527.49	2278144.45	FLOW METER BOX SE CORNER
20	6974527.49	2278136.45	FLOW METER BOX SW CORNER
21	6974537.50	2278136.45	FLOW METER BOX NW CORNER
22	6974570.47	2278110.57	GENERATOR BOX NE CORNER
23	6974530.47	2278110.57	GENERATOR BOX SE CORNER
24	6974530.47	2278090.57	GENERATOR BOX SW CORNER
25	6974570.47	2278090.57	GENERATOR BOX NW CORNER
26	6974568.97	2278071.07	ELECTRICAL BUILDING NE CORNER
27	6974531.97	2278071.07	ELECTRICAL BUILDING SE CORNER
28	6974531.98	2278055.07	ELECTRICAL BUILDING SW CORNER
29	6974568.97	2278055.07	ELECTRICAL BUILDING NW CORNER
30	6974510.47	2278062.47	TRANSFORMER PAD NE CORNER
31	6974500.97	2278062.47	TRANSFORMER PAD SE CORNER
32	6974500.97	2278051.46	TRANSFORMER PAD SW CORNER
33	6974510.47	2278051.46	TRANSFORMER PAD NW CORNER

YARD PIPING SCHEDULE:

POINT#	DESCRIPTION
(A)	30" SN-72 FRP GRAVITY MAIN RE: C5
(B)	18" FRP ODOR CONTROL PIPE
(C)	20" HDPE FORCE MAIN RE: C5
(D)	24" HDPE FORCE MAIN RE: C5

NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND, THE CONTRACTOR, SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION. FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PERFORMING ALL CONSTRUCTION LAYOUT FROM THE SITE LAYOUT CONTROL POINTS SHOWN ON THIS SHEET, AND FROM THE DIMENSIONS AND BASELINES SHOWN. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

No.	Revisions	By	Date

Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY ST., SUITE 1300
FT. WORTH, TEXAS 76102
PHONE: (817) 338-8611
WWW.KIMLEY-HORN.COM
TBP# FIRM REGISTRATION: F-928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
Engineer: WILLIAM A. WEISMAN
P.E. No. 127793 Date: SEP 2024

1/4" = 12'
KHA PROJECT
08/01/24/22
DATE: SEP 2024
DESIGNED BY: WAW
DRAWN BY: GAW
CHECKED BY: JCK

SILVER CREEK
LIFT STATION
PREPARED FOR
CITY OF FORT WORTH

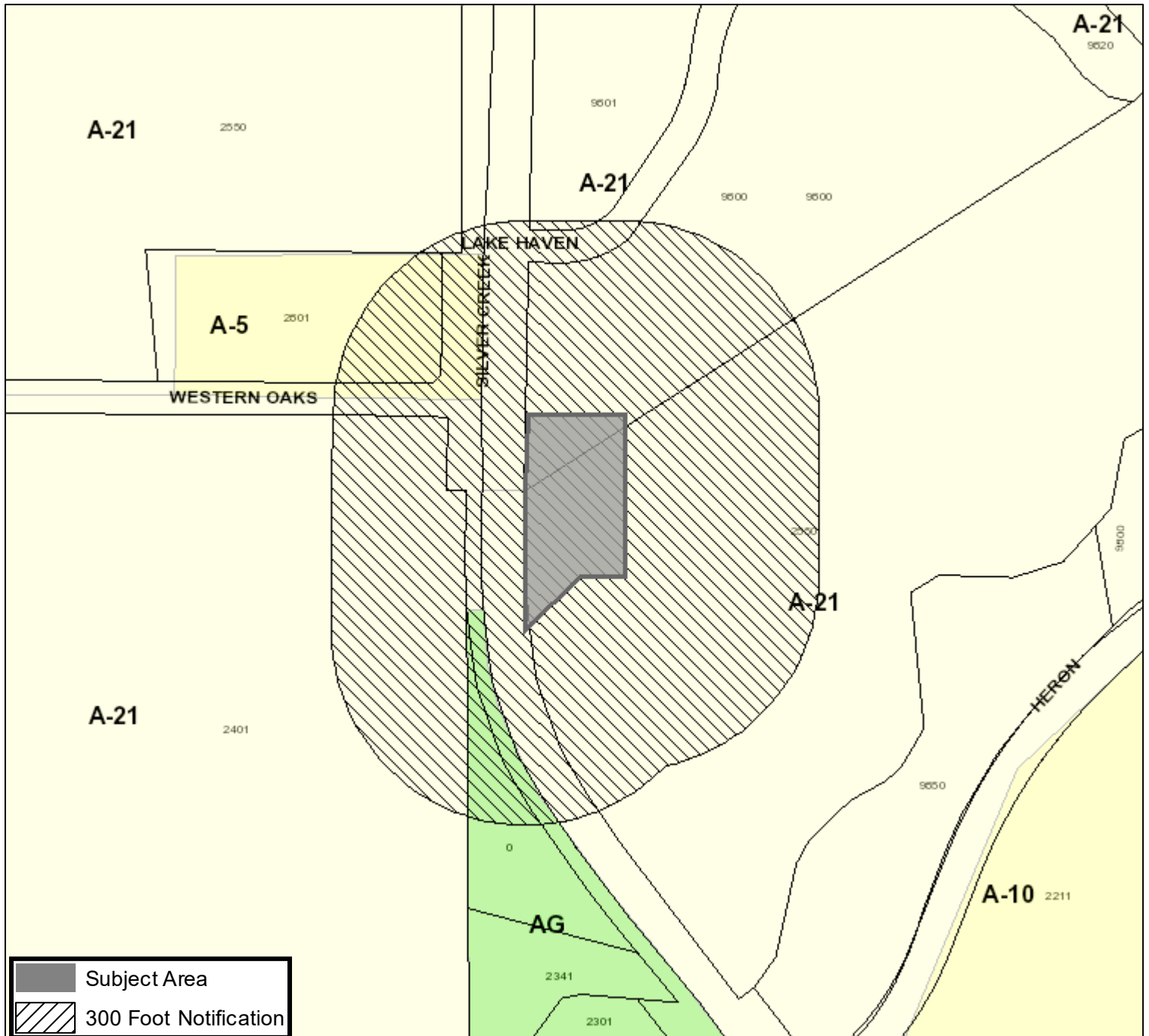
SITE PLAN AND DIMENSION CONTROL



ZC-24-158

Area Zoning Map

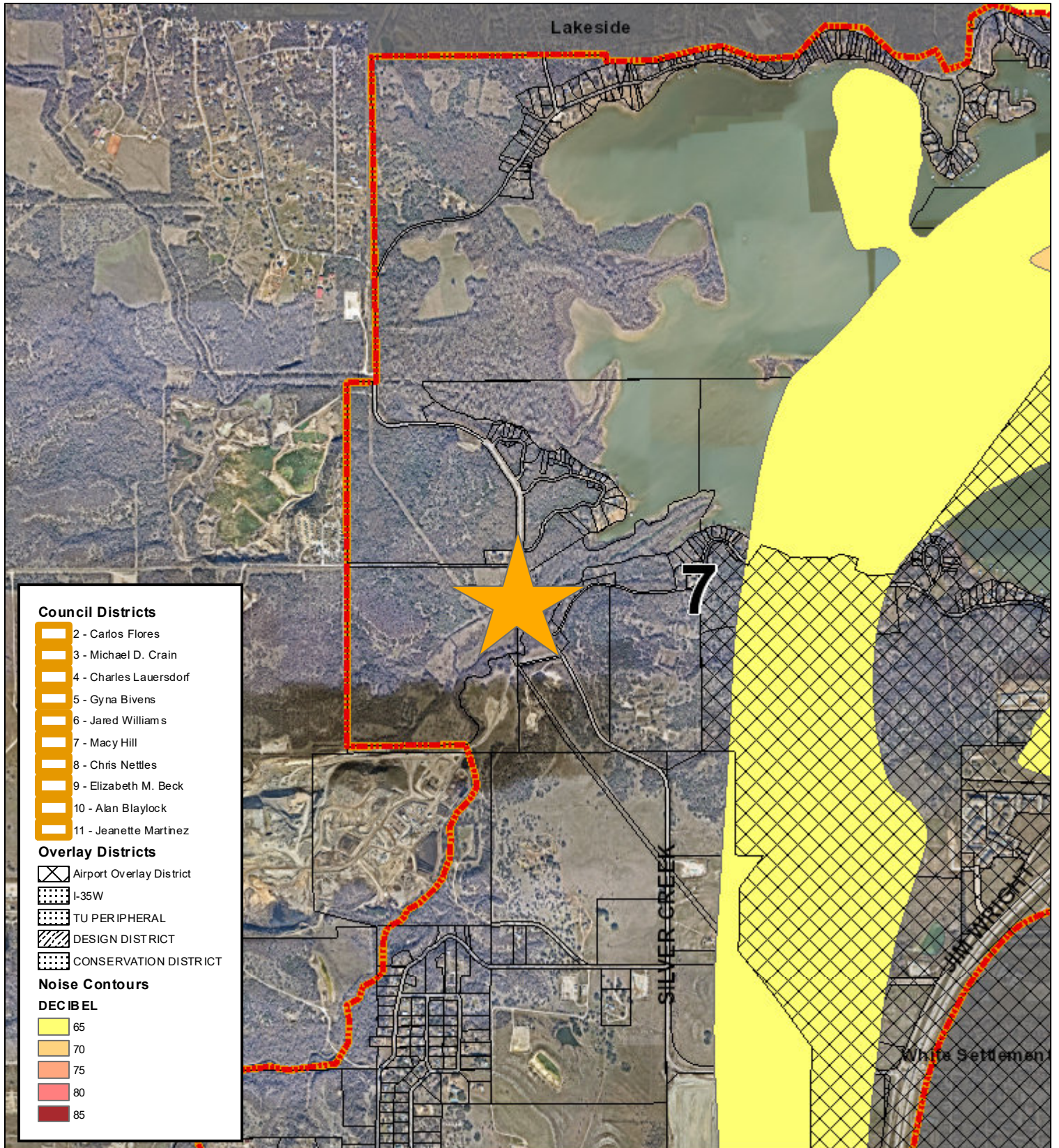
Applicant: City of Fort Worth
Address: SEC of Western Oaks & Silver Creek
Zoning From: A-21
Zoning To: To add a CUP for wastewater lift station
Acres: 0.95561504
Mapsc0: Text
Sector/District: Far_West
Commission Date: 2/12/2025
Contact: 817-392-2806



	Subject Area
	300 Foot Notification

0 110 220 440 Feet

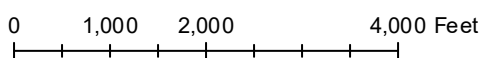
Area Map



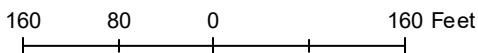
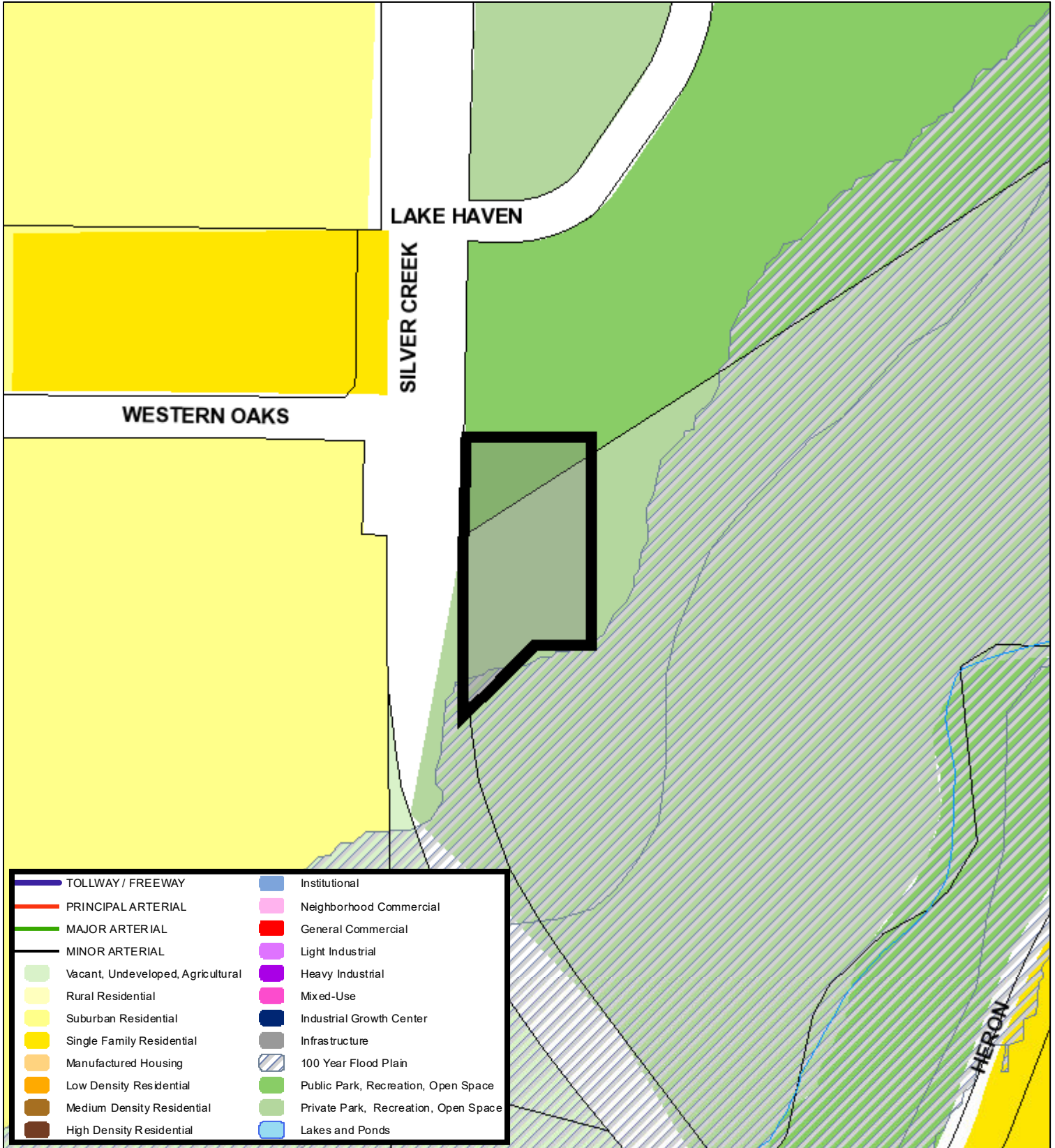
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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



0 100 200 400 Feet

