



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 16, 2021

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0 to approve I Light Industrial and PD I (Tract 1.2) excluding truck wash, batch plant, outdoor kennels, plus outdoor storage with development standards

Opposition: 46 letters
Support: 2 letters

Continued Yes ___ No X
Case Manager Arty Wheaton-
Rodriguez
Surplus Yes ___ No X
Council Initiated Yes _ No X

Owner / Applicant: **SHERRY FELNER & NANCY STEPHENS**

Site Location: 9300-9600 blocks Silver Creek Road, 400 block Western Trade Drive
Acreage: 257.69

Proposed Use: **Light Industrial/Warehouse**

Request: 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

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

Comprehensive Plan Consistency: Requested change **is consistent (map amendment underway)**

Staff Recommendation: **Approval**

Background:

The proposed site is located west of W Loop 820 N and partially within the NASJRB Overlay. The applicant is requesting to rezone from "A-5" One-Family, "G" Intensive Commercial, and "G" Intensive Commercial with NASJRB Overlay to "I" Light Industrial, "J" Medium Industrial, "I" Light Industrial with NASJRB, and "J" Medium Industrial with NASJRB Overlay industrial/warehouse development. The proposed site is for the most part undeveloped. At the north end of the site area is existing light industrial and C. F. Brewer High School (White Settlement ISD). The site is separated from the school site by an Oncor easement and the existing school drive along the south. The site shares much of the existing undeveloped areas north and south of Silver Creek Rd and along West Loop 820 North. To the south of the site is mainly intensive commercial uses. At the southwest corner of the property there is existing "C" Medium Density zoned property that has been developed into a single family development. Although this is not a site plan case, the developer has worked closely with that neighborhood and has proposed setbacks and other protections in the area.

The City of Fort Worth recently published an Economic Development Strategic Plan 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 along W Loop 820 N.

Site Information:

Surrounding Zoning and Land Uses:

- North “A-5” One-Family / vacant, immediate parcel to the north owned by White Settlement ISD
- East Freeway ROW
- South “J” Medium Industrial, “G” Intensive Commercial, “C” Medium Density Multifamily/ existing large scale retail and a single family development
- West “AG” Agricultural / existing agricultural use, gas well, vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on January 21, 2020.
 The following organizations were notified: (emailed January 19, 2020)

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

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from “A-5” One-Family “G” Intensive Commercial to “I” Light Industrial and “J” Medium Industrial for industrial/warehouse development. Silver Creek Road becomes the main spine for the development and has direct access to W Loop 820 N. The site area is mainly undeveloped with the eastern boundary being the freeway and the western boundary being agricultural zoning. The areas where there is residential adjacency are few with the closest existing residential development sharing a small boundary with the site. There are intensive commercial uses separating most of the site from the existing established single family to the south.

As a result, the proposed "I" Light Industrial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency-Far West

The 2020 Comprehensive Plan designates the subject property as Mixed-Use Growth Center. The proposed “I” Light Industrial zoning district, which is typically not seen as an appropriate zoning classification to promote growth in a Mixed-Use Growth Center. In this case, Staff has identified this area as one in need of a map amendment. That map amendment is currently underway."

This site is supported by various Comprehensive Plan Policies based on its location and proximity to the freeway.

- 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.
- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (**map amendment underway**). Staff

recommends designating the Future land Use area as Light Industrial, which is a change currently in process.

3. Economic Development Strategic Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The Plan includes performance metrics that place an emphasis on outcomes that create:

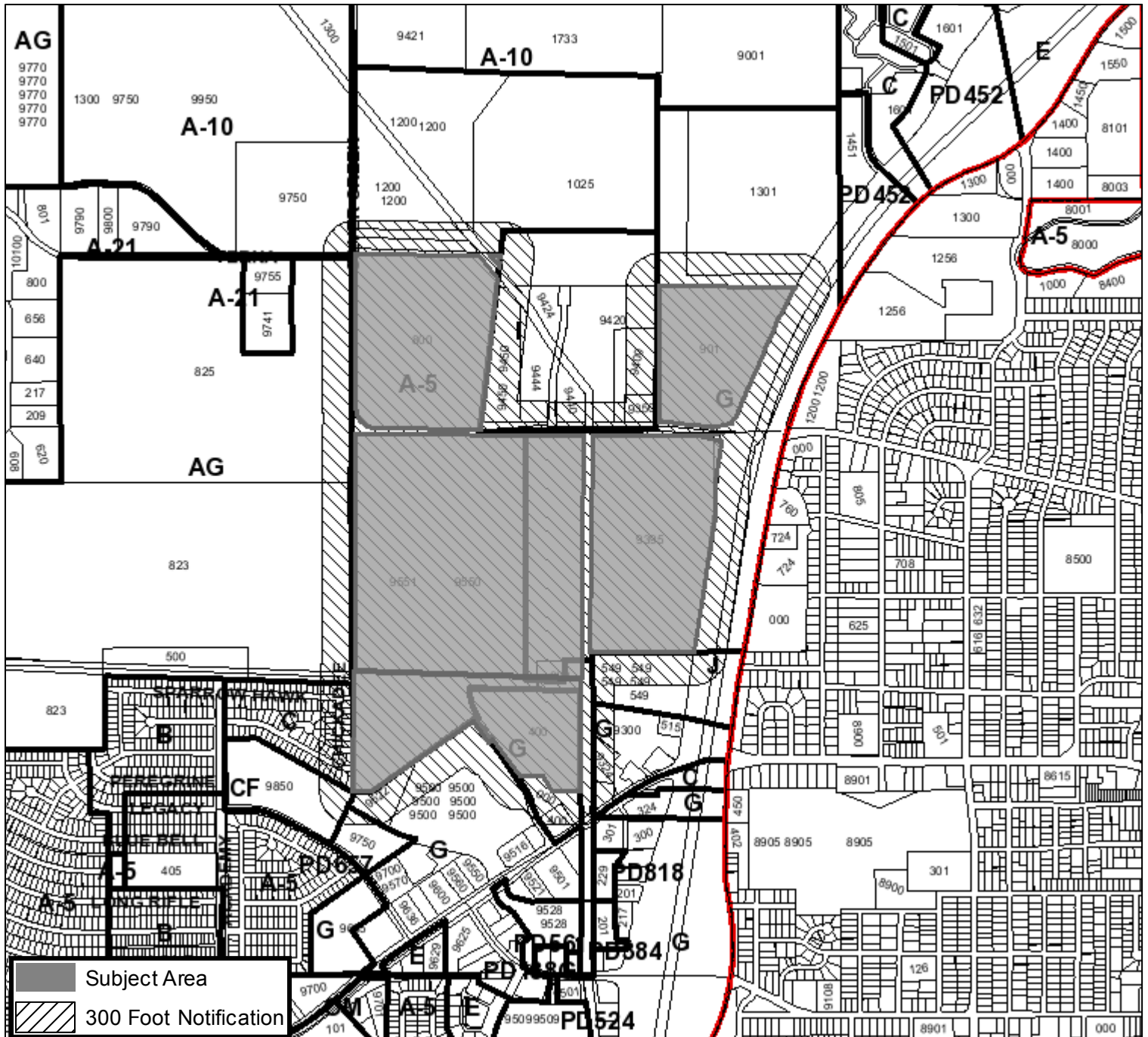
- High-wage job growth.
- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
- An economy that capitalizes on high-growth industries and the creative individuals who fuel them.
- A commitment to “quality of place” throughout the community.

Attachments:

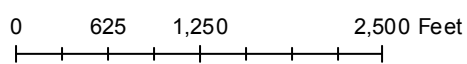
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- Zoning Exhibit

Area Zoning Map

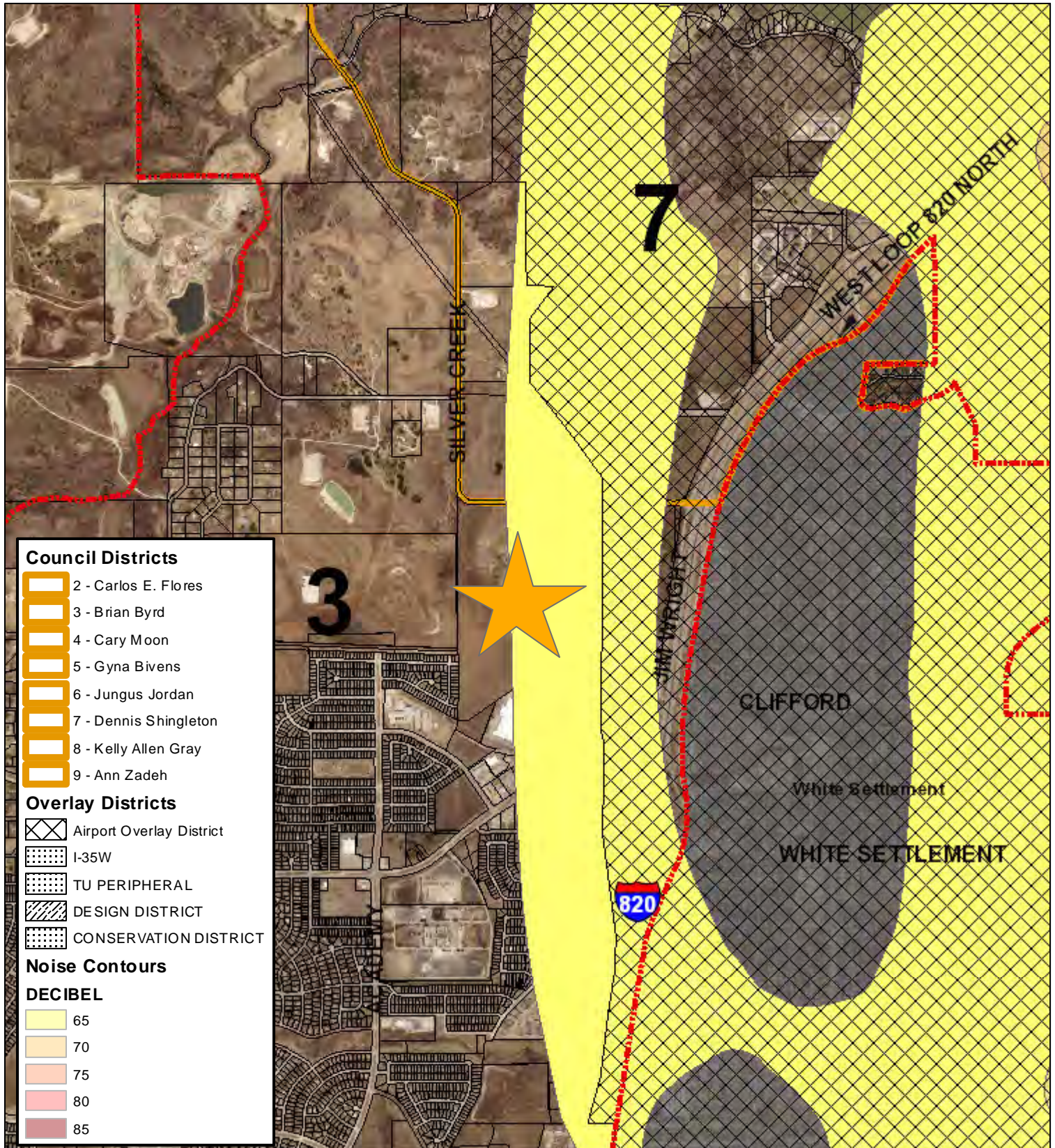
Applicant: Sherry Feltner/ Nancy Stephens/ Hickman Family LP
 Address: 9300-9600 blocks Silver Creek Road, 400 block Western Trade Drive
 Zoning From: A-5, G with NASJRB Overlay
 Zoning To: I, J with NASJRB Overlay
 Acres: 257.69707994
 Mapsco: 58MR
 Sector/District: Far West
 Commission Date: 2/10/2021
 Contact: 817-392-6226











[Grey Box] Subject Area
 [Hatched Box] 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

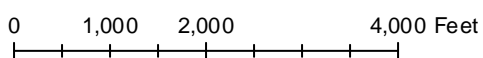
Overlay Districts

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

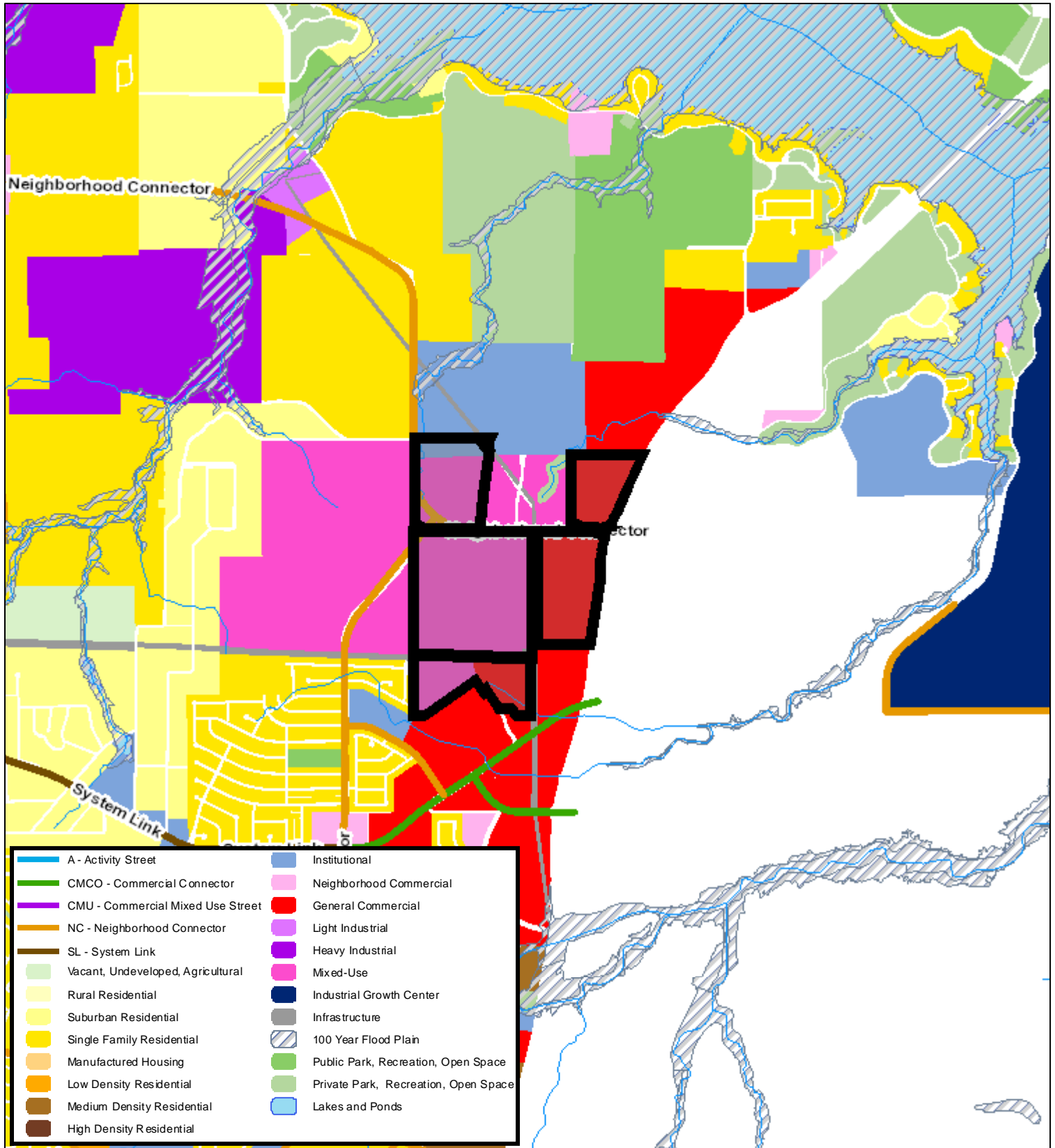
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



2,200 1,100 0 2,200 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 1,450 2,900 5,800 Feet





February 8, 2021

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

RE: **ZC-20-182**

Request #1: *Tracts 1.1 & 2 - Change rezone request from J-Medium Industrial to I-Light Industrial*

Request #2: *Tract 1.2 Adjacent to Falcon Ridge Addition - 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:*

- 30' landscape buffer to be provided along north property line, to include trees planted every 40';
- Truck and trailer storage to be allowed, if visible from residential property line, an 8' masonry wall with columns shall be provided between residential and industrial uses;
- If building is between trailer storage and the residential property line, no masonry wall required;
- No outdoor storage, other than trucks and trailers;
- Any outdoor lighting within 150' of a residential property line shall not create an ambient light that trespasses onto a residential property per a photocell test; and
- Site plan waiver requested.