



# Zoning Staff Report

**Date:** August 9, 2022

**Case Number:** ZC-22-111

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** 4B Resources, LP / Brad Sicard, Peloton Land

**Site Location:** 9700-9900 blocks Verna Trail North

**Acres:** 257.03 acres

### Request

**Proposed Use:** Industrial Warehouse & Single Family Residential

**Request:** From: “AG” Agricultural

To: “A-5” One-Family Residential, “A-10” One-Family Residential, “I” Light Industrial

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change to “A-5” **is consistent**  
Requested change to “A-10” **is not consistent**  
Requested change to “I” **is not consistent**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 6-0**

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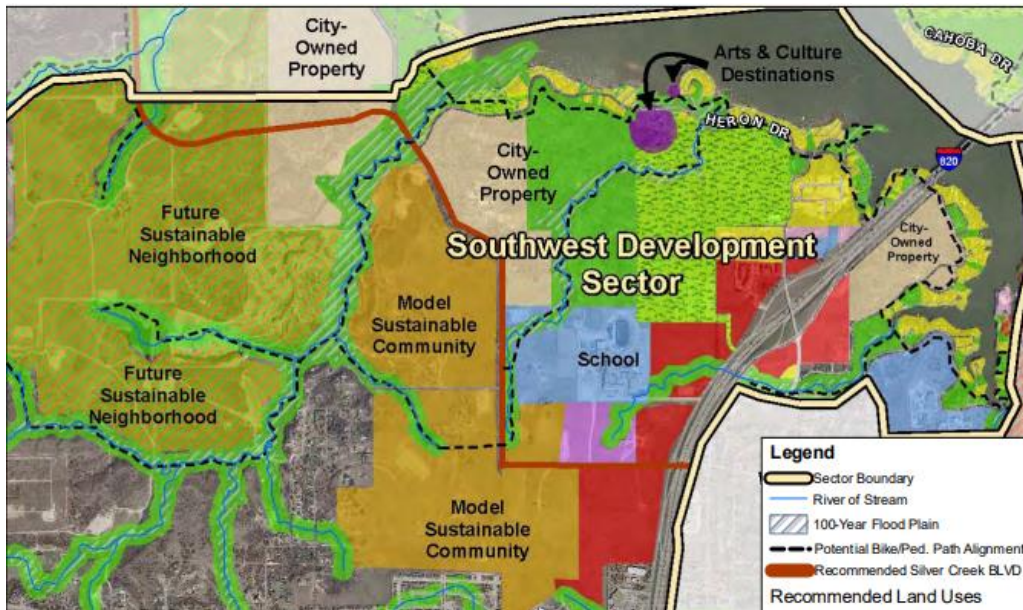
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## Project Description and Background

This site is located in District 3, west of Loop 820 N and south of Lake Worth near Brewer High School along Silver Creek Road. The applicant is requesting to rezone the 257-acre site from “AG” Agricultural to “A-5” One-Family (18 acres), “A-10” One-Family (66 acres), and “I” Light Industrial (173 acres). The intention is to build a warehouse on the proposed “I” portion in an initial phase, and to zone the remainder as “A-5” and “A-10”, to be developed as single-family residential areas during a later phase.

The proposed site is part of the Lake Worth Vision Plan, which developed four principles:

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.



The proposed development is located within Southwest Development Sector of the plan, which calls for residential uses at the current location with a range of uses the closer to W Loop 820 N. The link below can be accessed for additional information.

[Parts 1 4 and Appendix Lake Worth Draft MAY 2011 BP.pub \(fortworthtexas.gov\)](#)

The developer has stated they have worked with Councilman Crain and the surrounding neighborhoods, including Tejas Trail Neighborhood Association. According to the applicant, they have incorporated feedback from these parties into their development proposal.

## Surrounding Zoning and Land Uses

North “A-21” One Family / single-family residential  
“PD 1314” Planned Development-Light Industrial / Planned Development for all uses in “I” Light Industrial with restrictions and development standards, site plan waiver requested

- East “A-5” One Family Residential / undeveloped
- South “A-5” One Family Residential / single-family residential
- “B” Two Family Residential / single-family residential
- “C” Medium Density Multifamily / single-family residential
- West “A-21” One Family Residential / single-family residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on June 30, 2022.  
 The following organizations were emailed on June 24, 2022:

Organizations Notified	
Tejas Trail NA*	NA on South Lake Worth
White Settlement ISD	Fort Worth ISD
Trinity Habitat for Humanity	Streams & Valleys
NAS Fort Worth JRB	

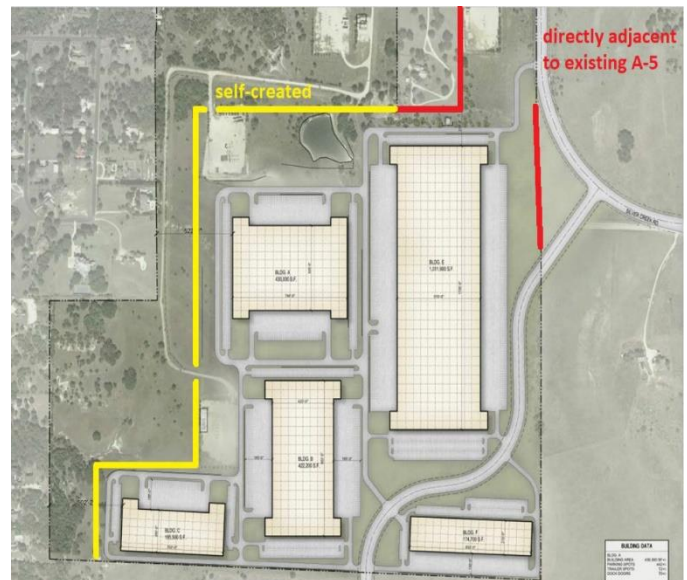
*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to rezone from “AG” Agricultural to “I” Light Industrial and “A-5” & “A-10” One-Family. Silver Creek Road functions as the main access point for the development and has direct access to West Loop 820 N. Surrounding land uses are primarily undeveloped and single-family residential. Several sites in close proximity have been rezoned to “I” Light Industrial throughout this year.

The general layout of this site **is compatible** with surrounding land uses, with industrial zoning closer to Loop 820, with the remainder as single-family which will act as a buffer between the existing Tejas Trail neighborhood to the west. A power line serves as a buffer for neighborhoods to the south. Screening and buffer yard requirements will further insulate the site where the industrial section directly abuts one- or two-family zoning designations. These are indicated with superimposed red and yellow lines on the drawing.



## Comprehensive Plan Consistency – Far West

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The adopted 2022 Comprehensive Plan has multiple future land use [FLU] designations on the subject site, including Mixed-Use, Suburban Residential, and Single-Family residential.

FUTURE LAND USE	DEFINITION	ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes
<b>RESIDENTIAL</b>		
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

While the application makes a claim that “The request is consistent with these uses”, that statement is not fully true. The “A-5” portion is the only part of the request that is consistent with the Comprehensive Plan. The suburban residential portion would require “A-21” zoning with half acre plus lots, while the mixed-use portion calls for any zoning classification other than single family residential or industrial zoning.

The proposed “A-5” zoning **is consistent** with the Comprehensive Plan.

The proposed “A-10” zoning **is not consistent** with the Comprehensive Plan.

The proposed “I” zoning **is not consistent** with the Comprehensive Plan.

Only about 7% of the site (18 of 257 acres) is considered consistent with the City’s FLU designation, with the remaining 93% (239 of 257 acres) of the site being not consistent with the City’s FLU designation. If the rezoning request is approved, staff recommends that the Future Land Use Map also be updated to reflect the changes.

## Economic Development Plan

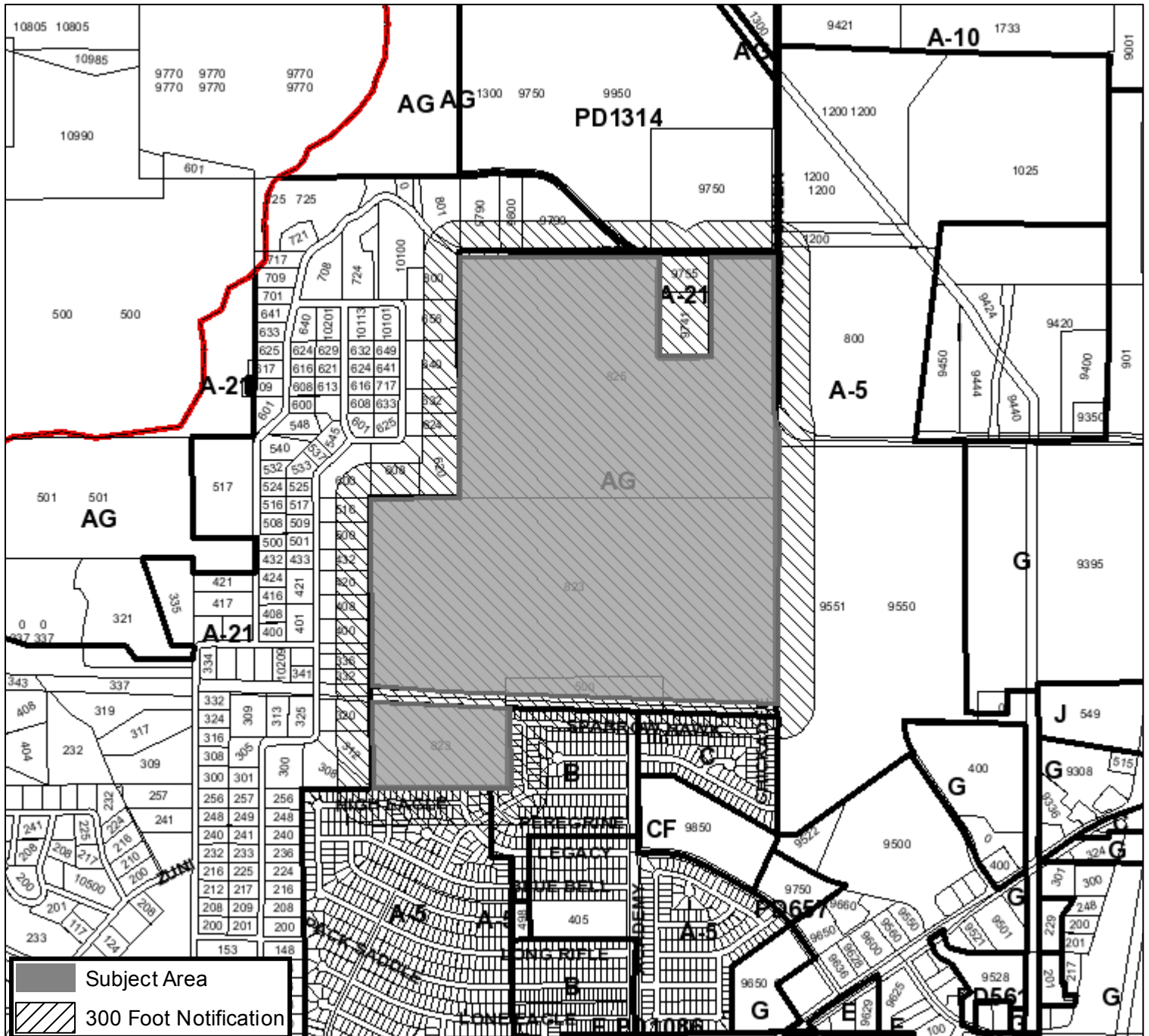
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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.

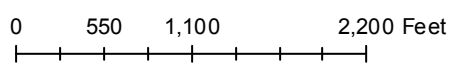
One of the specific outcomes stated within the Economic Development Plan is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”. The conversion of this property to an industrial zoned one allows for the continued diversification of the tax base and provides industrial development near Loop 820.

## Area Zoning Map

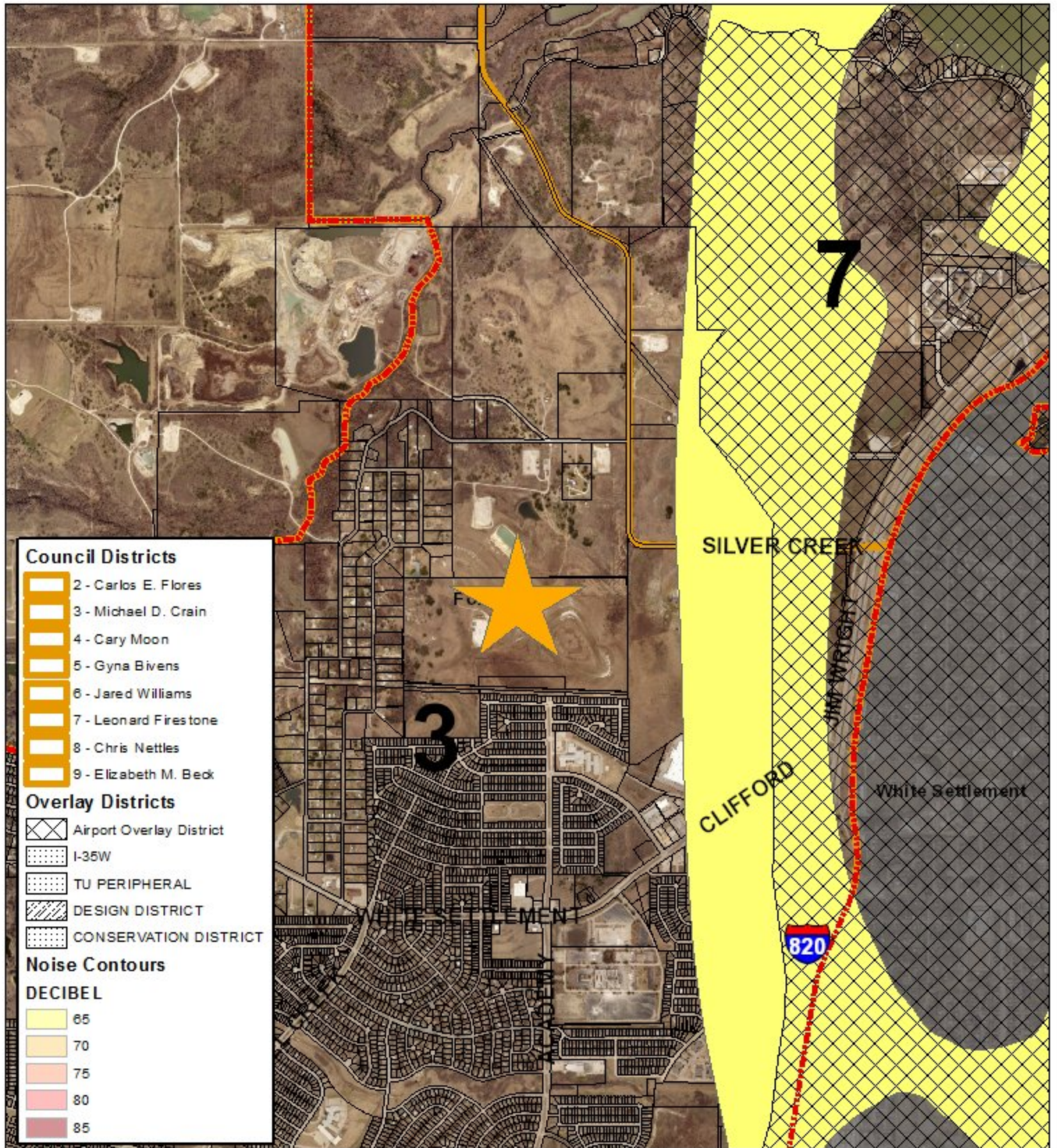
Applicant: 4B Resources LP  
 Address: 9700 - 9900 blocks Verna Trail North  
 Zoning From: AG  
 Zoning To: A-10, A-5, I  
 Acres: 257.02731692  
 Mapsco: 58QRUV  
 Sector/District: Far West  
 Commission Date: 7/13/2022  
 Contact: 817-392-8043



Subject Area  
 300 Foot Notification



## 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

SILVER CREEK

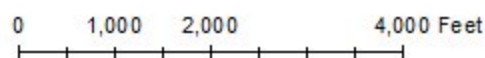
CLIFFORD

820

White Settlement

3

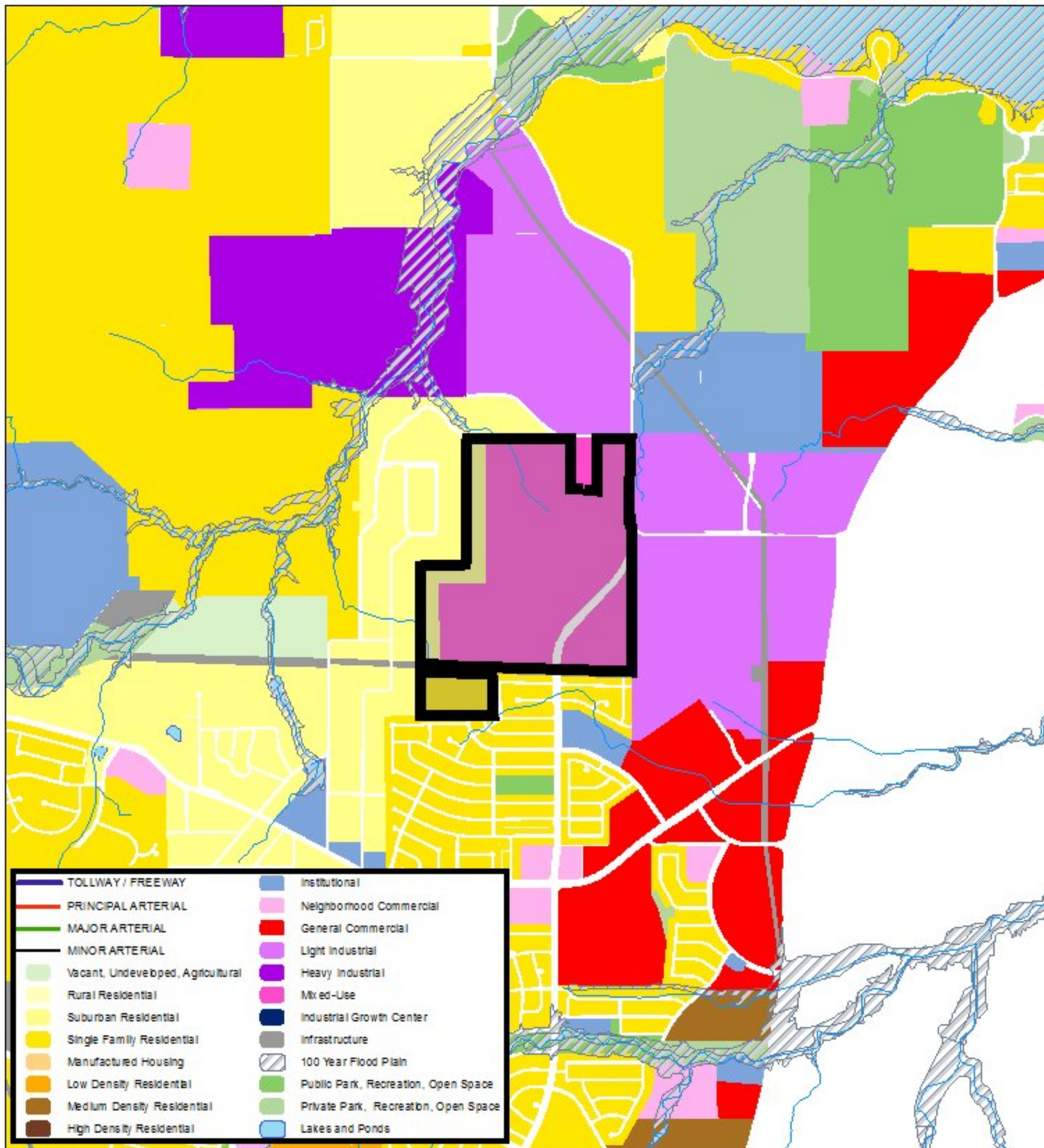
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ZC-22-111

# Future Land Use



2,000 1,000 0 2,000 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

