ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: June 25, 2019

Zoning Commission Recommendation: Denial by a vote of 8-0

Opposition: None submitted
Support: None Submitted

Owner / Applicant: Cole Business LLC

Site Location: 5890 E Berry St
Mapsco: 79Z

Proposed Use: Industrial

Request: From: "MU-2" High Intensity Mixed-Use
To: "I" Light Industrial

Land Use Compatibility: Requested change is not compatible.

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

Staff Recommendation: Denial

Background:
The applicant is requesting a zoning change from "MU-2" High Intensity Mixed-Use to "I" Light Industrial for an office and construction equipment storage. The property is located on E Berry on the east side of East Loop 820 South. "MU-2" zoning is based on "I" zoning, but does not allow outdoor uses and has increased design requirements for buildings and frontages.

This area was rezoned in 2017 as part of the Lake Arlington Master Plan council-initiated rezoning effort in order to revitalize and redevelop the area near Lake Arlington. The property is located within the Lake Arlington/Berry/Stalcup Urban Village and the Loop 820 East/Lake Arlington Growth Center.

Site Information:
Owner: Cole Business LLC
1941 Dartmoor Ct.
Fort Worth, Texas 76110

Agent: Ron Ramirez
Acreage: 4.44 acres
Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:
North  "MU-2" High Intensity Mixed-Use / industrial
East  "MU-2" High Intensity Mixed-Use / industrial
South “UR” Urban Residential / single family and vacant
West “MU-2” High Intensity Mixed-Use / industrial

Recent Relevant Zoning and Platting History:
Zoning History: ZC-17-097 council initiated rezoning; effective 12/21/17 (subject site and surrounding)
Platting History: None

Transportation/Access

<table>
<thead>
<tr>
<th>Street/Thoroughfare</th>
<th>Existing</th>
<th>Proposed</th>
<th>In Capital Improvements Plan (CIP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>E Berry</td>
<td>Activity Street</td>
<td>Activity Street</td>
<td>No</td>
</tr>
<tr>
<td>Eastland St</td>
<td>Collector</td>
<td>Collector</td>
<td>No</td>
</tr>
<tr>
<td>E Loop 820 S</td>
<td>Highway</td>
<td>Highway</td>
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</tbody>
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Public Notification:
300 foot Legal Notifications were mailed on May 23, 2019. The following organizations were notified: (emailed May 20, 2019)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
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<tbody>
<tr>
<td>North Fort Worth Alliance</td>
</tr>
<tr>
<td>Carver Heights East NA*</td>
</tr>
<tr>
<td>Streams And Valleys Inc</td>
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<tr>
<td>Southeast Fort Worth Inc</td>
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</tbody>
</table>

*Site located in this registered neighborhood association

Development Impact Analysis:
1. **Land Use Compatibility**
   The applicant is proposing a zoning change to “I” Light Industrial for industrial. Surrounding uses are primarily industrial with single family and vacant property to the south.

   Based on surrounding land uses, the proposed zoning is not compatible at this location.

2. **Comprehensive Plan Consistency**
   The 2019 Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is not consistent with the following Comprehensive Plan policy:
   - Promote commercial, mixed-use, and urban residential development within the Polytechnic/Texas Wesleyan, Lake Arlington, and Miller/Berry Mixed-Use Growth Centers.
   - Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.

   The proposed zoning is not consistent (Significant Deviation) with the future land use map, policy stated above, and with the 2019 Comprehensive Plan.

Attachments:
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
Applicant: Cole Business LLC
Address: 5890 E Berry St
Zoning From: MU-2
Zoning To: I
Acres: 4.44028125
Mapsco: 79Z
Sector/District: Southeast
Commission Date: 6/12/2019
Contact: 817-392-8043
Future Land Use

Land use designations were approved by City Council on March 5, 2019.

Vacant, Undeveloped, Agricultural
Rural Residential
Suburban Residential
Single Family Residential
Manufactured Housing
Low Density Residential
Medium Density Residential
High Density Residential
Institutional
Neighborhood Commercial
General Commercial
Light Industrial
Heavy Industrial
Mixed-Use
Industrial Growth Center
Infrastrucure
100 Year Flood Plain
Public Park, Recreation, Open Space
Private Park, Recreation, Open Space
Lakes and Ponds