



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 25, 2019

**Council District** 5

**Zoning Commission Recommendation:**  
Denial by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** None Submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**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**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E Berry	Activity Street	Activity Street	No
Eastland St	Collector	Collector	No
E Loop 820 S	Highway	Highway	

**Public Notification:**

300 foot Legal Notifications were mailed on May 23, 2019.  
 The following organizations were notified: (emailed May 20, 2019)

Organizations Notified	
North Fort Worth Alliance	Parkside NA
Carver Heights East NA*	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

*\*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.

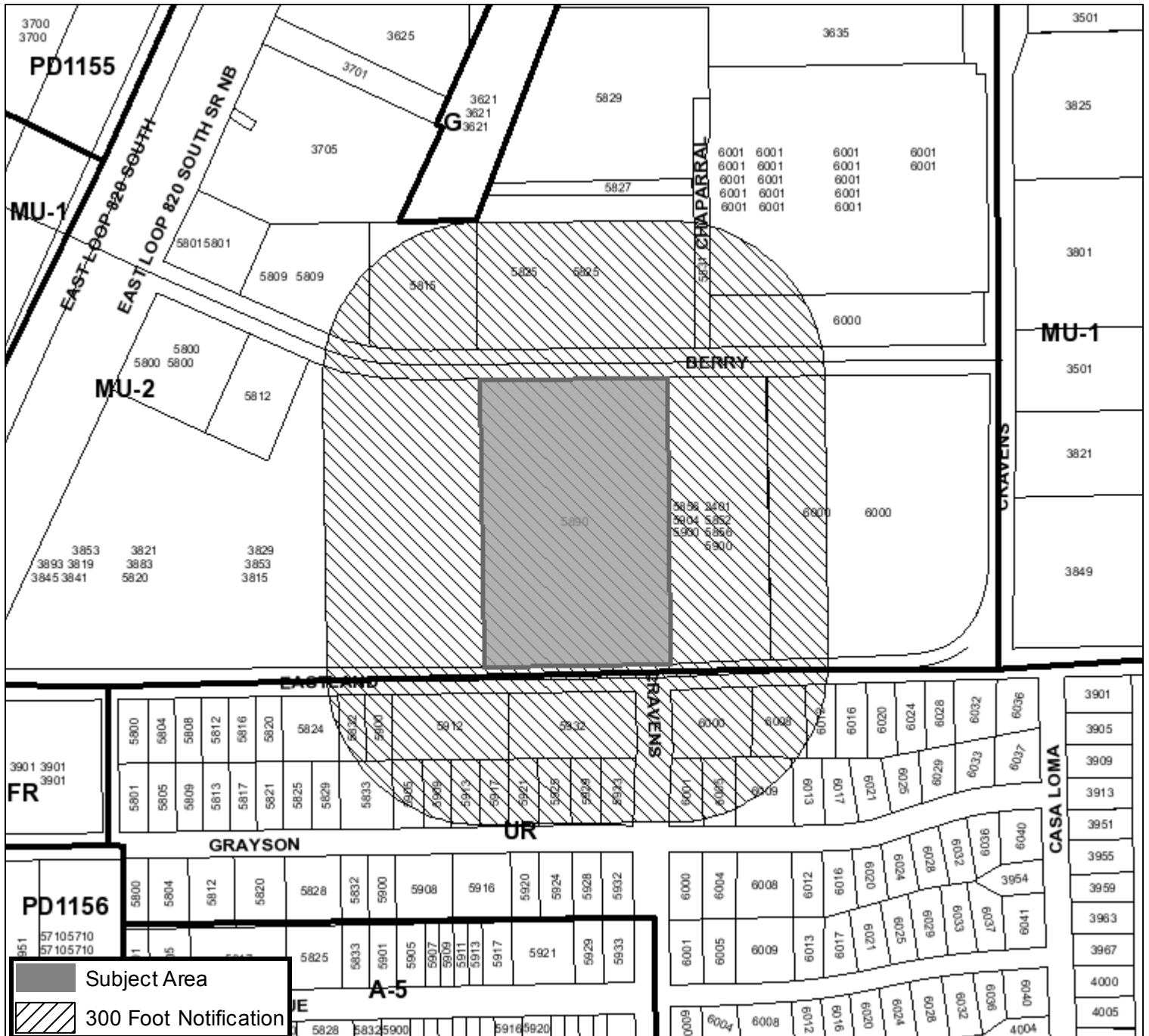
The proposed zoning **is not consistent (Significant Deviation)** with the future land use map, policy stated above, and with the 2019 Comprehensive Plan.



**Attachments:**

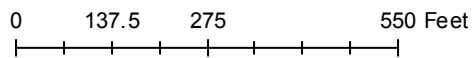
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

## Area Zoning Map

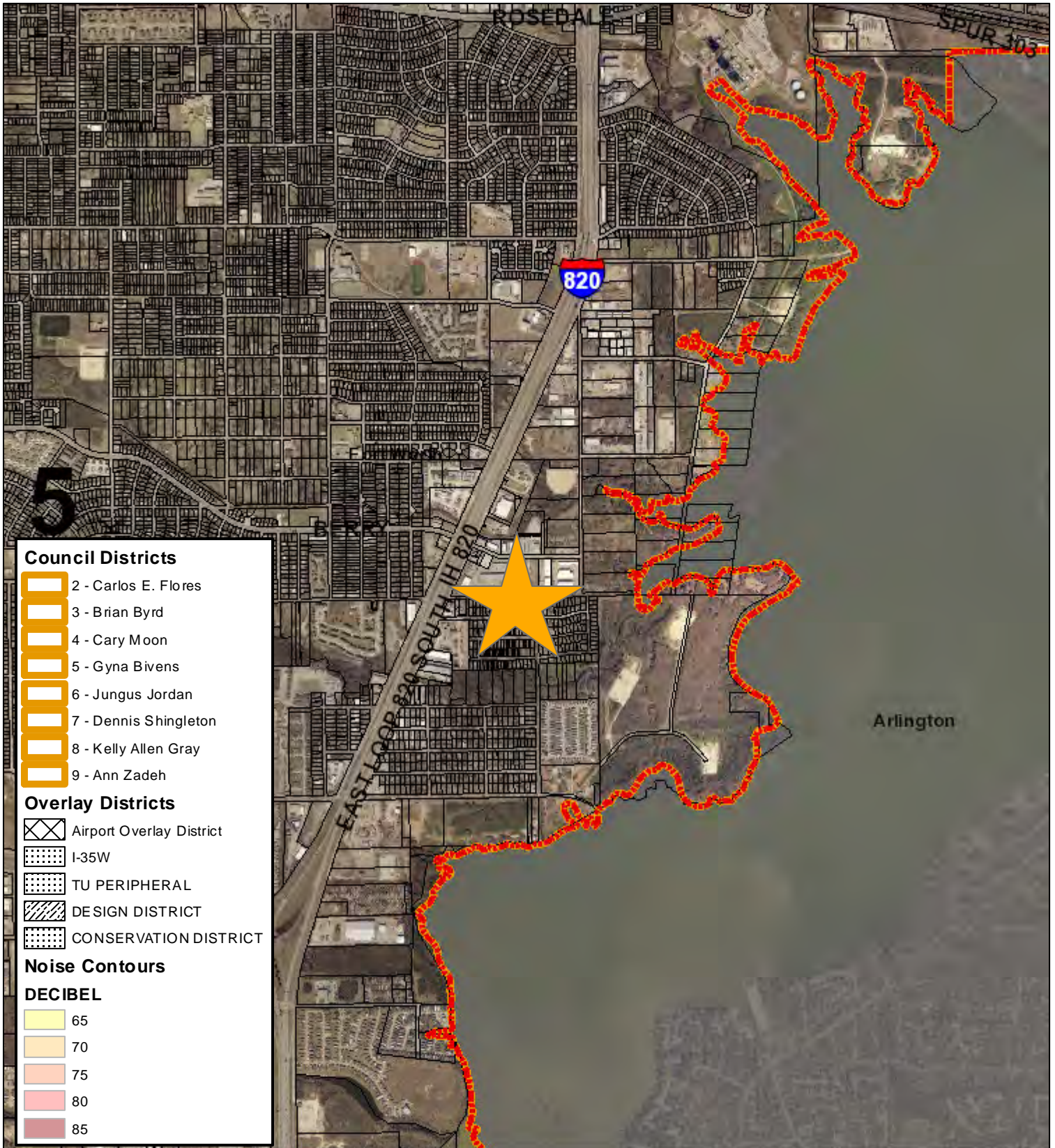
Applicant: Cole Business LLC  
 Address: 5890 E Berry St  
 Zoning From: MU-2  
 Zoning To: I  
 Acres: 4.44028125  
 Mapsco: 79Z  
 Sector/District: Southeast  
 Commission Date: 6/12/2019  
 Contact: 817-392-8043



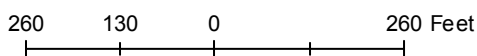
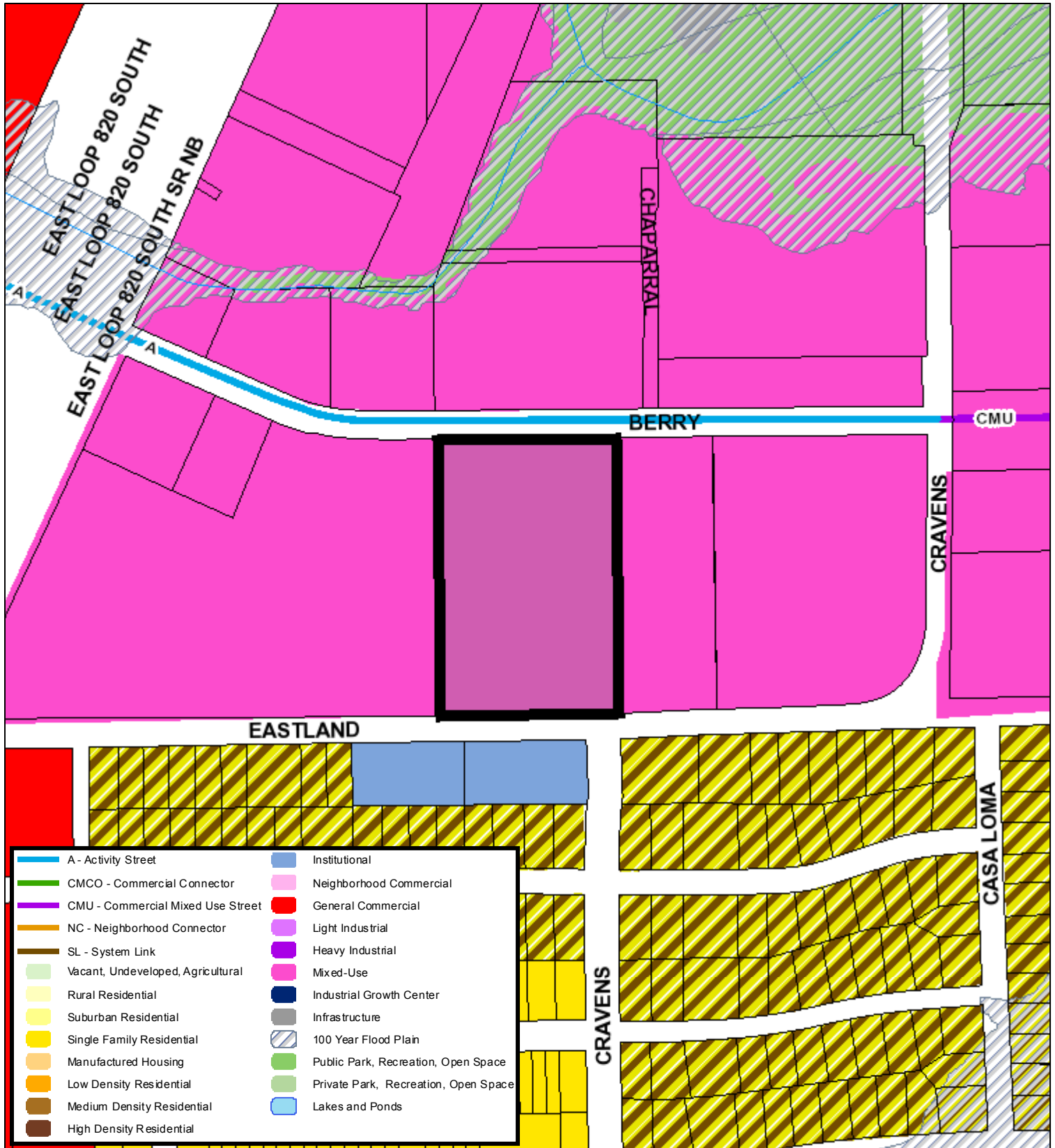
 Subject Area  
 300 Foot Notification



## Area Map



### 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 5, 2019.



## Aerial Photo Map

