



Zoning Staff Report

Date: December 9, 2025

Case Number: ZC-25-180

Council District: 8

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: J/P Delgadillo Mi Tiera Inc./Victor Castro

Applicant: BTR Construction Group

Site Location: 3300 and 3100 Mitchell Boulevard

Acreage: 0.86 ac

Request

Proposed Use: Meat market

Request: From: “CF” Community Facilities

To: “E” Neighborhood Commercial

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent.**

Comprehensive Plan Policy Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-3**

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Project Description and Background

The proposed zoning site is located at the southwest corner of Mitchell Boulevard and E. Berry Street, which are both arterial streets. The subject property had been a church but has been a vacant building for several years. The site was developed in 1950, when the surrounding neighborhood developed from vacant land. The remainder of the block to the south and west is single family houses, but other commercial or institutional uses are located to the north and east, including the large Renaissance shopping center. Because the site was developed prior to the current landscaping and tree preservation ordinances, the building is surrounded by paving and parking with no landscaping noted.

The applicant is proposing to rezone this property from “CF” Community Facilities to “E” Neighborhood Commercial to redevelop the building into a meat market. While the building falls under the maximum 10,000 square foot size allowed in “ER” Neighborhood Commercial Restricted zoning, the meat market use is first allowed in “E” Neighborhood Commercial zoning. Additionally, the use is proposed for a single tenant, which is capped at 5,000 square feet in “ER” Neighborhood Commercial Restricted districts. The nearby commercial zoning is either “E” Neighborhood Commercial or a “PD” Planned Development based on “E” zoning.

Surrounding Zoning and Land Uses

North “A-5”, “B”, “E” / single family, scattered duplexes, small commercial use
East “A-5”, “CF”, “PD 720” / single family, church, large commercial development
South “A-5” / single family, church
West “A-5” / single family

Recent Zoning History

ZC-11-074, Council-initiated for neighborhood, from E to CF, approved 10/19/2011.

Development Impact Analysis

Land Use Compatibility

While the site is surrounded by single family houses in “A-5” zoning on two sides, the building appears to have been developed initially as a commercial building at the intersection of two arterial streets. The 2011 Council rezoning case rezoned the building to the religious use present at that time, but the church has ceased services for the last several years. The site had previously been zoned “E” Neighborhood Commercial and is proposing to redevelop the building into a meat market, that is first allowed by right in “E” zoning. The site appears to have enough space to park this retail use. Two other corners of the intersection have “E” zoning or “E” based zoning for the Planned Development.

The proposed rezoning request **is compatible** with surrounding land uses, based on the commercial uses in the vicinity and the traffic intensity from the intersection of two arterial roadways. The site plan submitted as supplemental information with the application packet shows the site’s landscaping significantly enhanced from the current conditions.

Comprehensive Plan Consistency – Southeast Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as Institutional on the Future Land Use Map. While the zoning district requested is not compatible with the land use map, the proposed land uses are included in the description for adjacent properties, as detailed in the excerpt from the Comprehensive Plan below. Neighborhood Commercial is a more appropriate classification for the proposed use.

The proposed zoning is consistent with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.

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

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **October 30, 2025**.

Posted Notice

A sign was erected on the property on **October 28, 2025**.

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 **October 30, 2025**:

Organizations Notified	
The New Mitchell Boulevard NA*	Glencrest Civic League NA
Polytechnic Heights South NA	United Communities Association of South Fort Worth
East Fort Worth, Inc.	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Fort Worth ISD
Streams And Valleys Inc	

**Located in this registered Neighborhood Association*



Zc-25-180

**ZONING CHANGE
REQUESTED**
FOR INFORMATION
CALL CITY HALL
817-392-8028

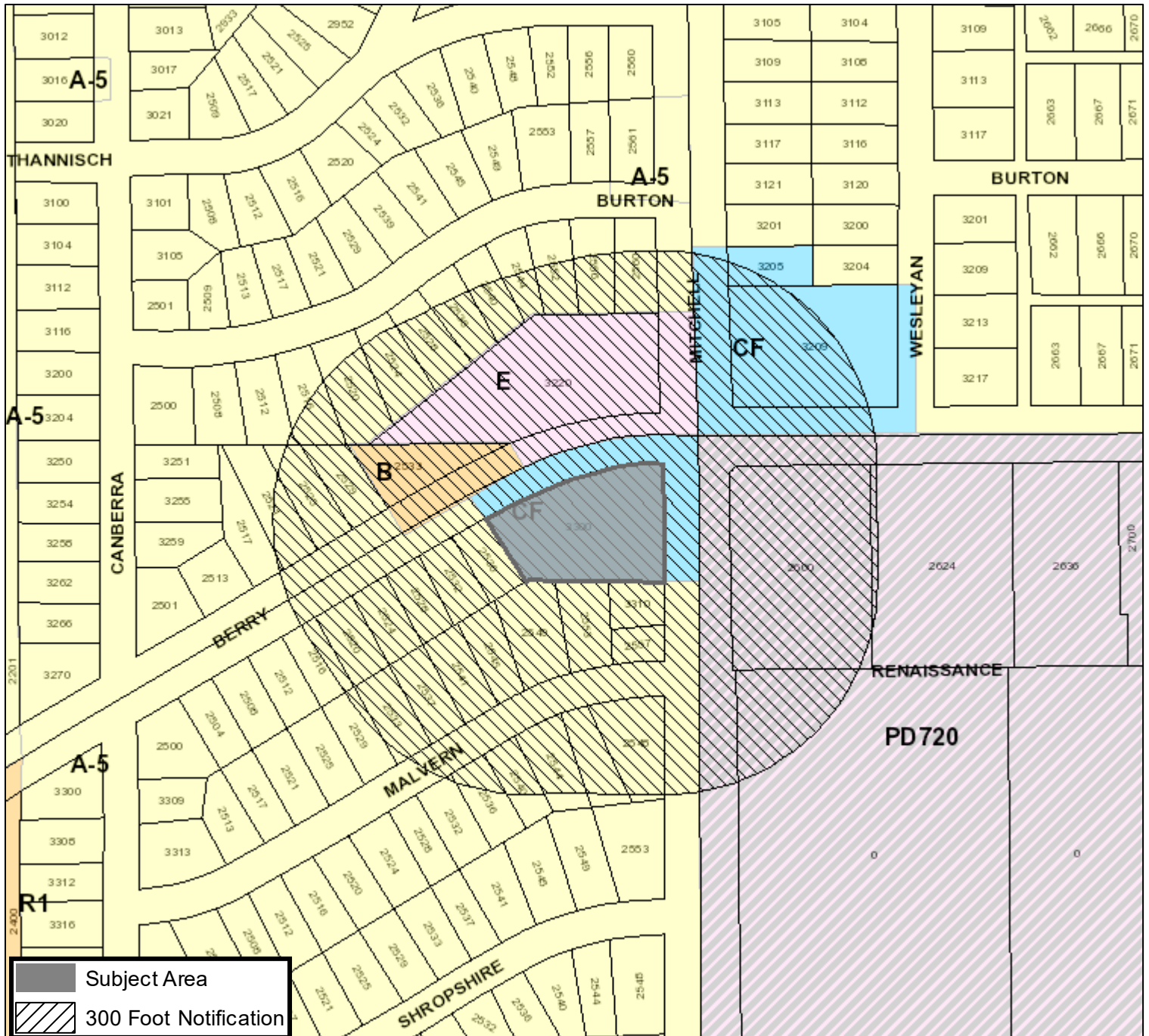




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Area Zoning Map

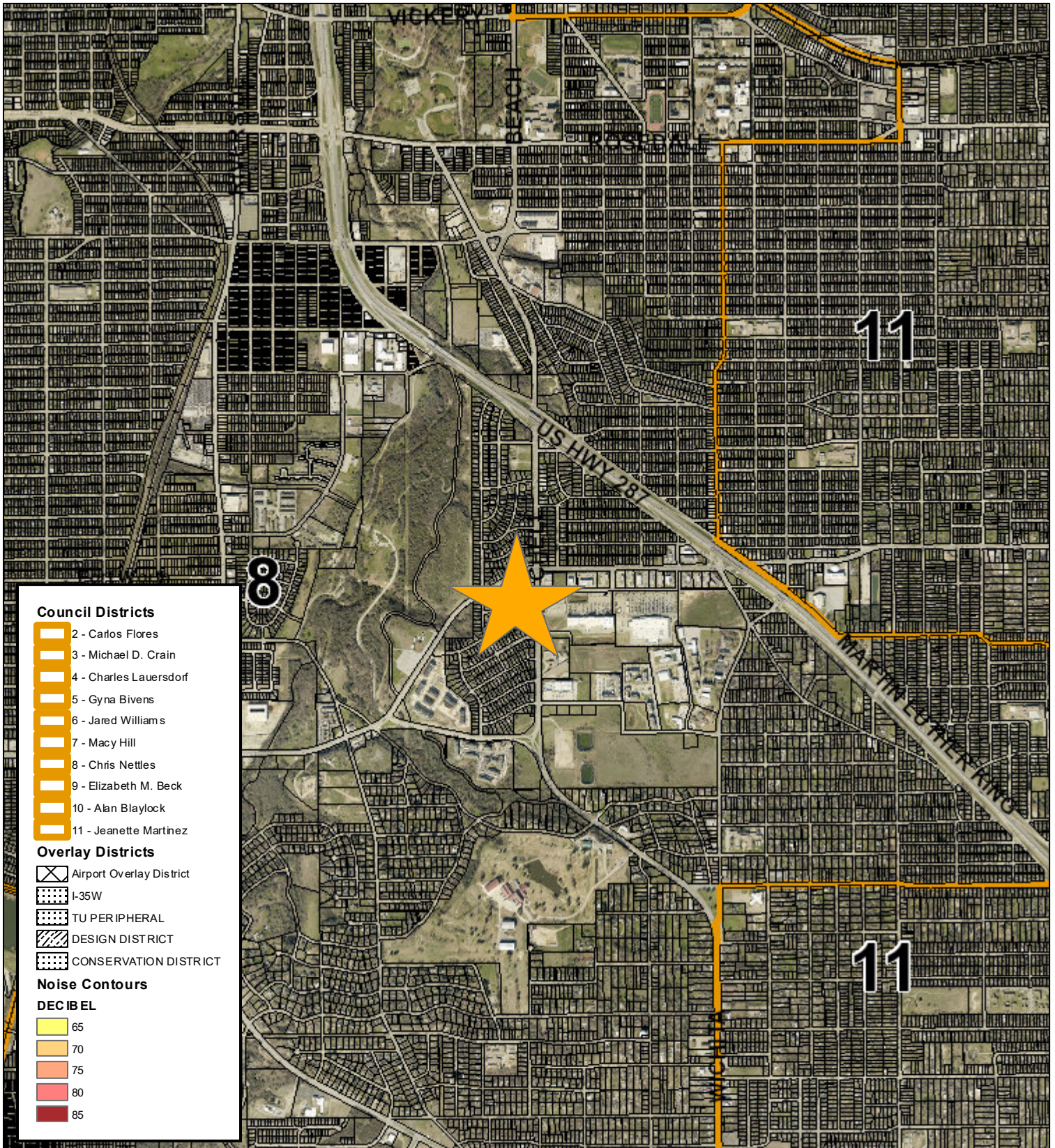
Applicant: J/P Delgadillo Mi Tiera Inc/BTR Construction Group
Address: 3300 Mitchell Boulevard
Zoning From: CF
Zoning To: E
Acres: 0.86
Mapsc0: Text
Sector/District: Southeast
Commission Date: 11/12/2025
Contact: 817-392-8190



0 100 200 400 Feet

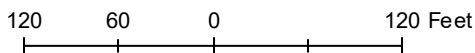
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Area Map



0 1,000 2,000 4,000 Feet

Future Land Use





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Aerial Photo Map



0 75 150 300 Feet

