



# Zoning Staff Report

Date: September 14, 2021

Case Number: ZC-21-101

Council District: 8

## Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Young Men's Christian Association of Metropolitan Fort Worth/ Justin S. Light

Site Location: 2350 E. Berry Street

Acreage: 17.22

### Request

Proposed Use: Multifamily

Request: From: "CF" Community Facilities and "R1" Zero Lot Line/Cluster

To: "C" Medium-Density

### Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

Correspondence: Support: 3 people spoke, 2 Neighborhood Associations  
Opposition: 1 Neighborhood Association

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## Project Description and Background

The site is located where E. Berry Street splits into E. Berry Street and E. Berry Street South, just east of Cobb Park. The E. Berry intersection split is located about a half mile east of S. Riverside Drive. Highway 287 is about 0.8 miles east of the site. It is located within Neighborhood Empowerment Zone (NEZ) Area Six/Berryhill/Mason Heights. The site was formerly a Young Men's Christian Association (YCMA) facility, but the building has since been demolished.

The applicant is requesting a zoning change from "CF" Community Facilities and "R1" Zero Lot Line/Cluster to "C" Medium Density Multifamily in order to develop a multifamily community.

The applicant has been informed that the cell tower, which is not a stealth tower, in the northern corner of the property is not an allowed use in the proposed "C" zoning. Should the applicant ever wish in the future to modify the existing cell tower, they would not be allowed to do so. Only a stealth tower is allowed in "C" and only by Special Exception (SE) granted by the Board of Adjustment.

## Surrounding Zoning and Land Uses

North "R1" Zero Lot Line/Cluster / vacant  
East "A-5" One-Family / residential  
South "A-21" One-Family / Cobb Park and small portion vacant  
"C" Medium Density Multifamily / multifamily  
West "A-21" One-Family / Cobb Park  
"CF" Community Facilities / church

## Recent Zoning History

- ZC-13-044 from "R1" Zero Lot Line/Cluster and "CF" Community Facilities to "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with development standards, site plan required; subject site; denied without prejudice at the June 4, 2013 City Council meeting
- ZC-11-074 from "B" Two-Family and "CF" Community Facilities to "CF" Community Facilities; Council initiated rezoning of 275 acres, including subject site; effective 10/31/11
- ZC-09-075 from "E" Neighborhood Commercial to "R1" Zero Lot Line/Cluster; Council initiated rezoning of 325 acres, including "R1" portion of subject site"; effective 8/17/09

## Public Notification

300-foot Legal Notifications were mailed on July 29, 2021.  
The following organizations were notified: (emailed July 29, 2021)

Organizations Notified	
United Communities Association of South Fort Worth	Glencrest Civic League NA
The New Mitchell Boulevard NA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

\* Located within this registered Neighborhood Association

# Development Impact Analysis

## Land Use Compatibility

The applicant is requesting to change to zoning of this property from “CF” Community Facilities and “R1” Zero Lot Line/Cluster to “C” Medium Density Multifamily for a multifamily development. Surrounding land uses consist of residential, church, parkland, vacant land, and multifamily.

The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as “Institutional” for the “CF” portion and “Low-Density Residential” for the “R1” portion.

Below is a portion from Chapter 4 Land Use of the Comprehensive Plan.

### LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5A, A-43
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
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

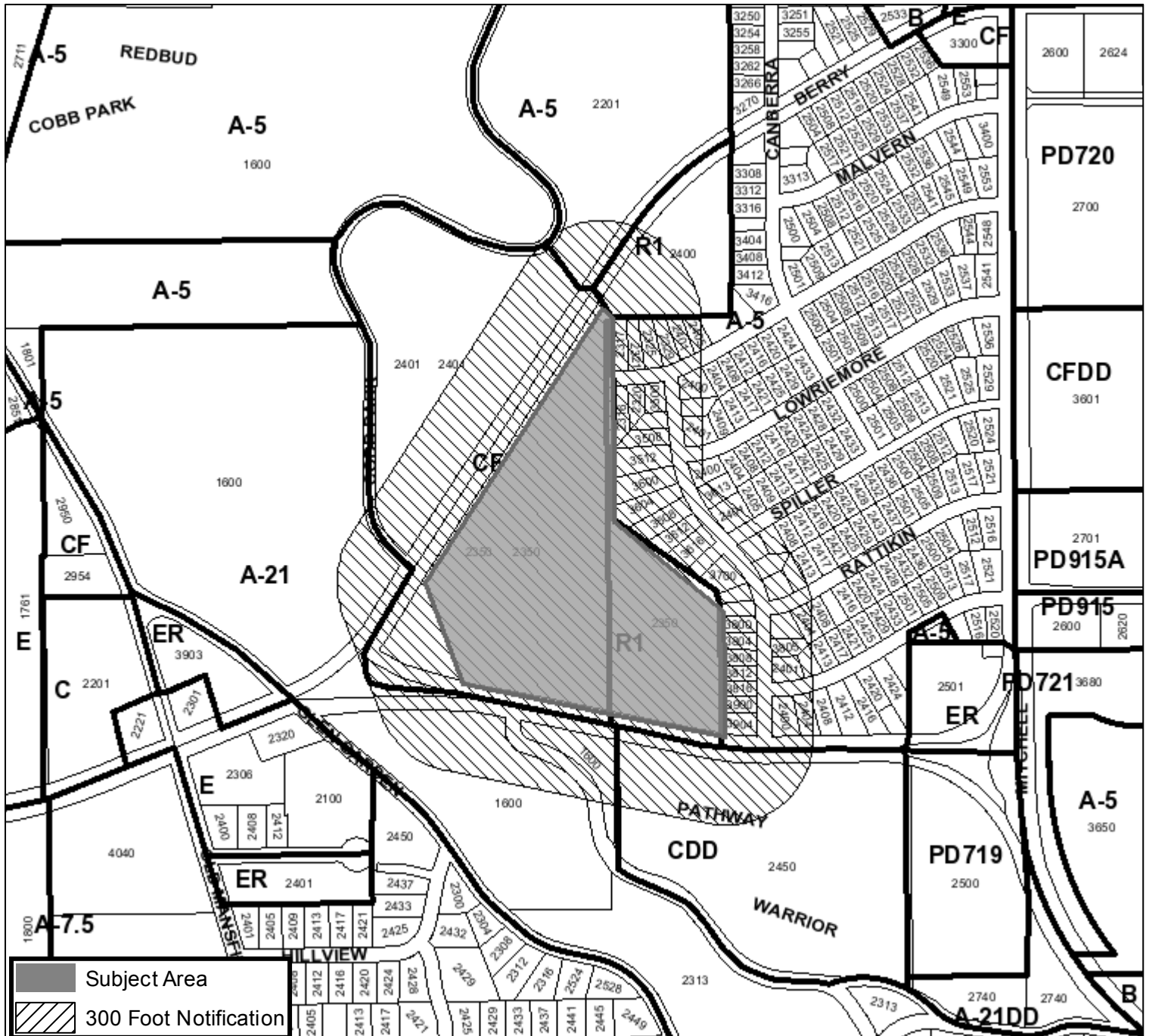
The proposed zoning is **not consistent** with the land use designations for this area, but aligns with the following policies of the Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

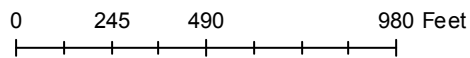
While the proposed use is in conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

## Area Zoning Map

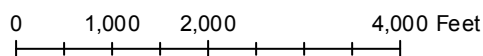
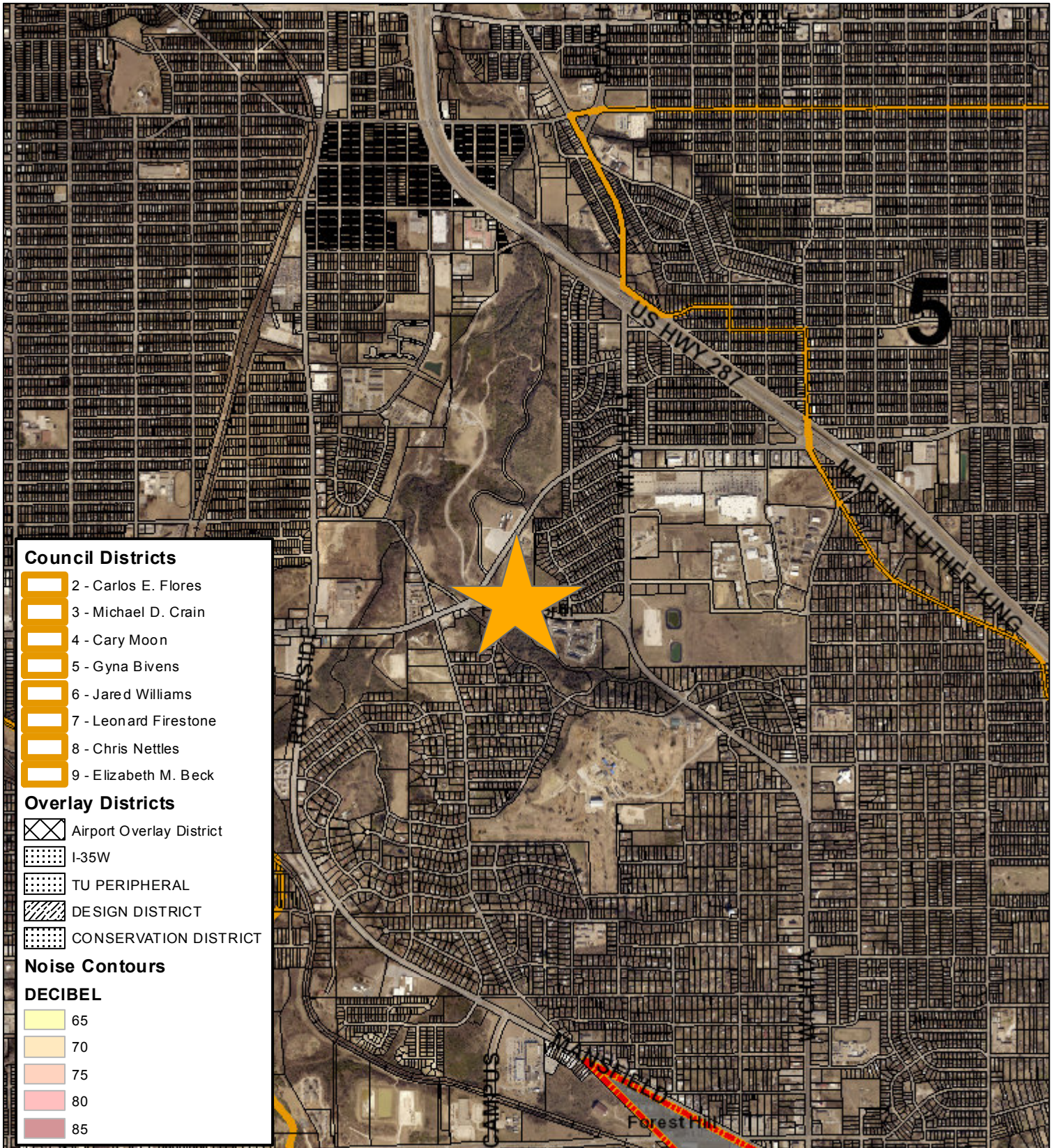
Applicant: YMCA of Metropolitan Fort Worth  
 Address: 2350 E. Berry Street  
 Zoning From: R1, CF  
 Zoning To: C  
 Acres: 17.22634206  
 Mapsco: 77Z, 78W  
 Sector/District: Southeast  
 Commission Date: 8/11/2021  
 Contact: 817-392-2806



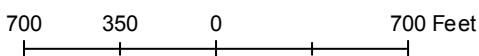
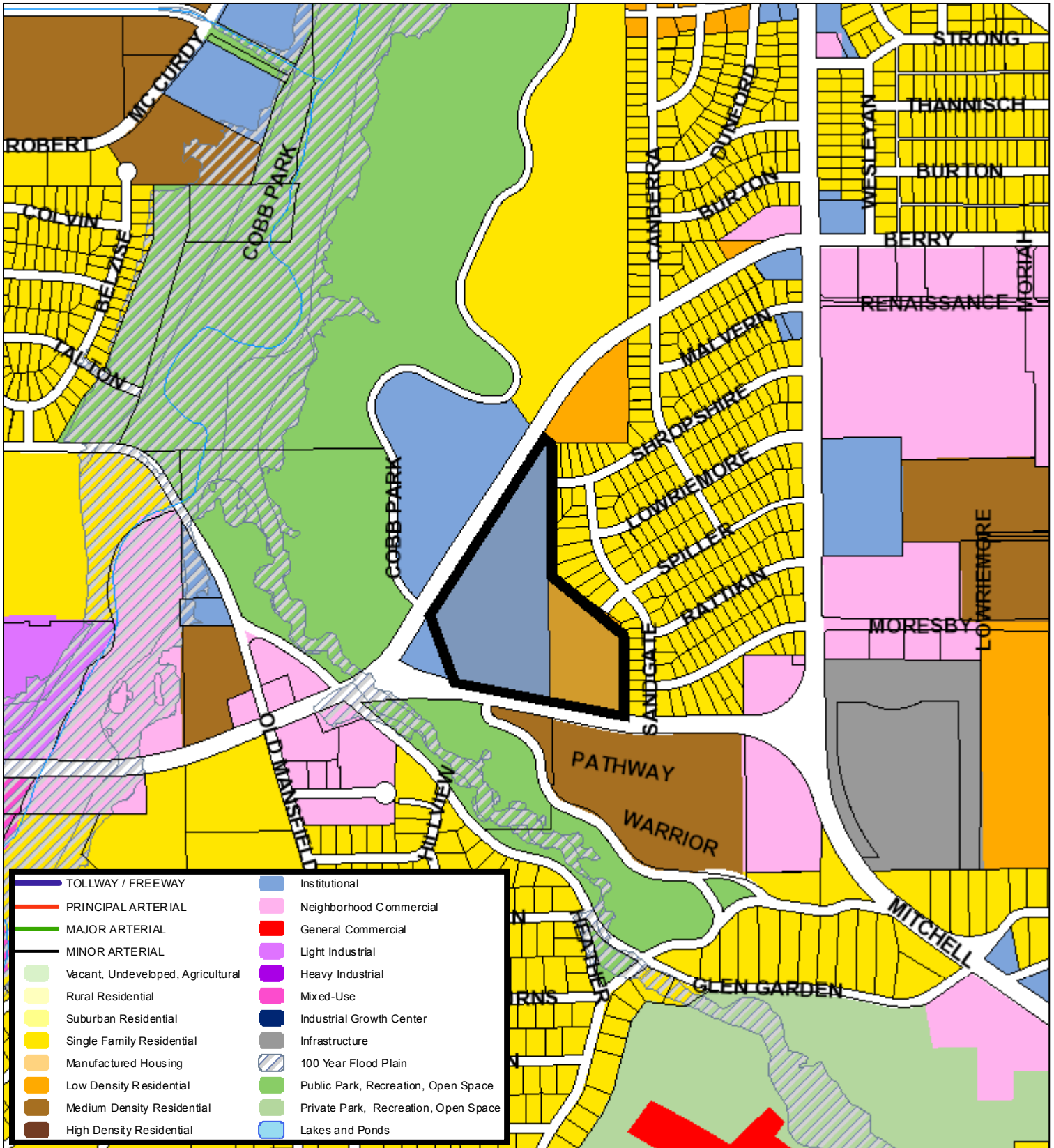
	Subject Area
	300 Foot Notification



### 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 6, 2018.



## Aerial Photo Map



0 435 870 1,740 Feet

