



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 18, 2011

**Council District** 2

**Zoning Commission Recommendation:**

Approved by a vote of 8-0

**Opposition:** None

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <u>X</u>	No ___
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** City of Fort Worth Planning and Development

**Site Location:** 4924 Mona Lisa Street Mapsco: 49L

**Proposed Use:** Single-family

**Request:** From: "B" Two-Family  
To: "A-5" One-Family

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

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

**Background:**

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site is currently vacant and located on Monalisa Street near the intersection of Melody Hills Lane.

**Site Information:**

Owner: City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, TX 76102

Acreage: 0.18 ac  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

- North "B" Two-Family / mobile home
- East "B" Two-Family / mobile home
- South "B" Two-Family / mobile home
- West "PD/I" Planned Development for all uses in "I" Light Industrial plus hotel / vacant

**Public Notification:**

The following Neighborhood Associations were notified:

Eagle Mountain-Saginaw ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Monalisa Street	2 way, Residential	Residential	No

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily mobile homes and vacant land. Based on the surrounding land uses, the proposed "A-5" One-Family zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Locate single-family homes adjacent to local or collector streets. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

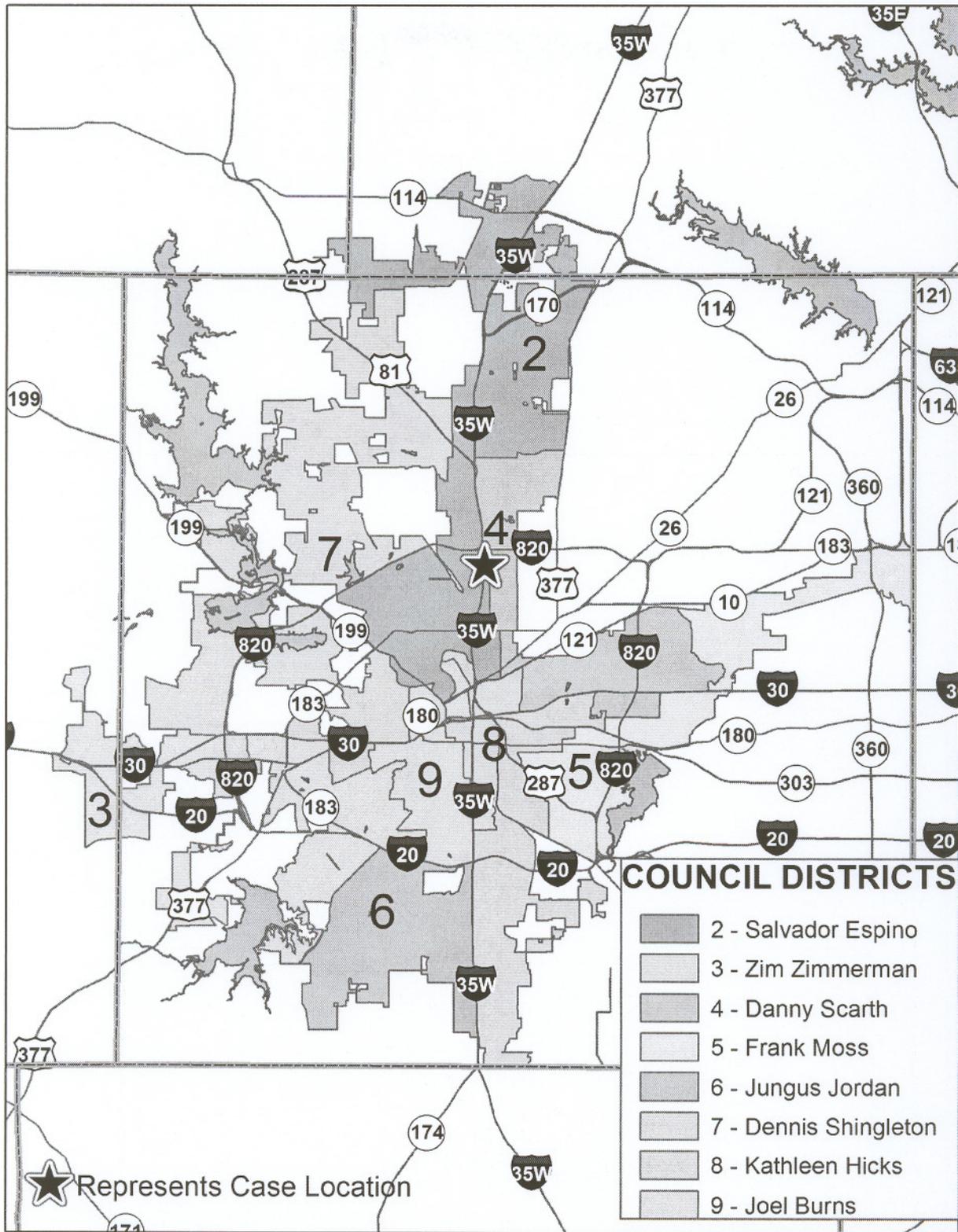
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

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

## Location Map





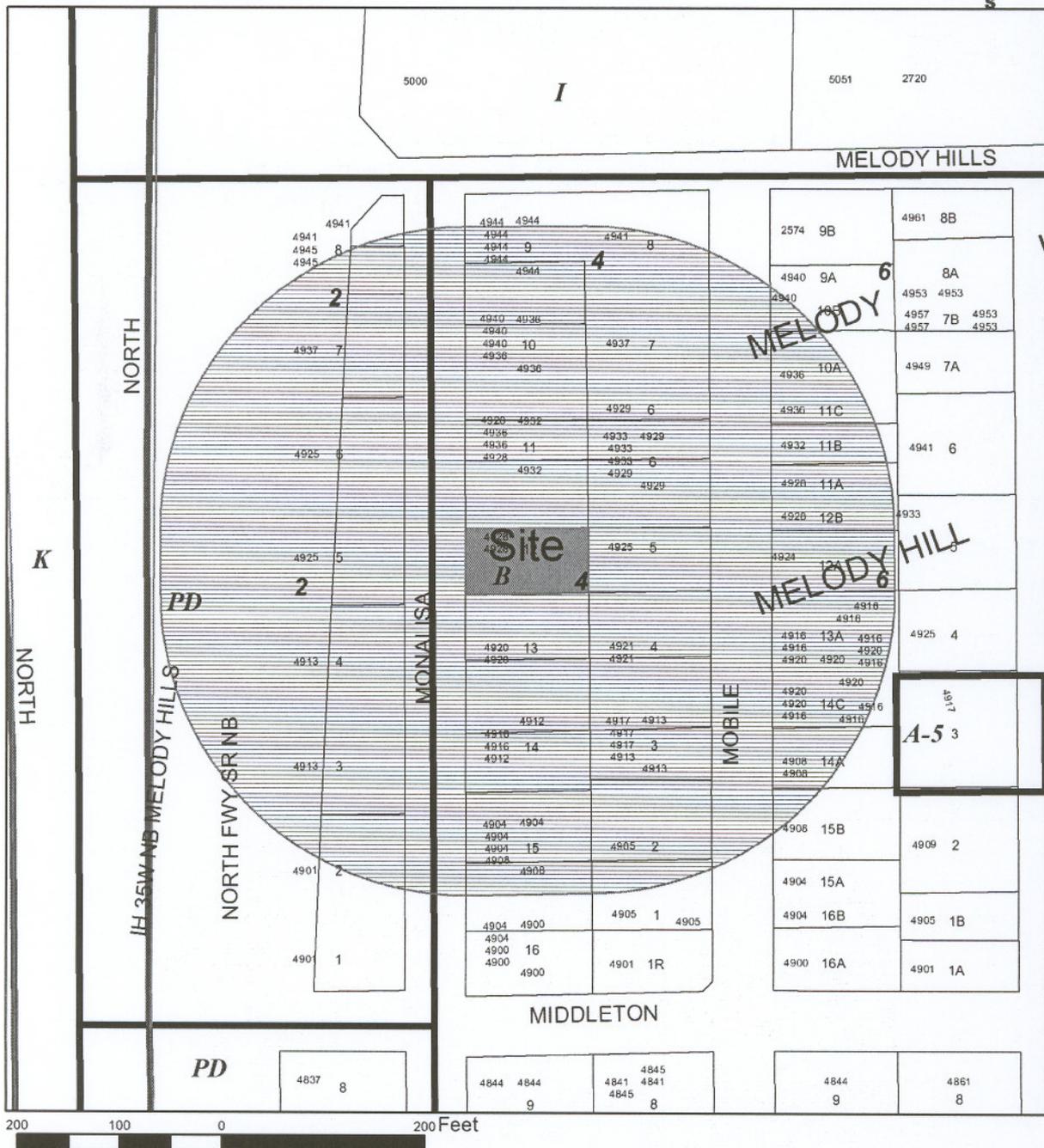
ZC-11-089

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 4924 Mona Lisa Street  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.18175295  
 Mapsco: 49L  
 Sector/District: Far North  
 Commission Date: 09/14/2011  
 Contact: 817-392-8043



 300 Ft. Buffer





4924 Mona Lisa Street

# Future Land Use

ZC-11-089



- 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 Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011





4924 Mona Lisa Street

ZC-11-089

# Aerial Photo Map



200 100 0 200 Feet

Name	Address	In/Out 200 ft notification area	Position on case		Summary
J B Wynn	2420 Stuart Dr	In		Support	Letter of support

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

**24. ZC-11-086 City of Fort Worth Planning & Development (CD 9)- 807 Kellis Street (Board of Trade Addition, Block 6, Lot 7, 0.14 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

**25. ZC-11-087 City of Fort Worth Planning & Development (CD 7)- 5307 Lovell Avenue (Chamberlain Arlington Heights 1st Addition, Block 146R, Lot 15, 0.21 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

**26. ZC-11-088 City of Fort Worth Planning & Development (CD 8)- 1921 East Maddox Avenue (Highland to Glenwood Addition, Block 74, Lot E1/2 7&8, 0.16 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

**27. ZC-11-089 City of Fort Worth Planning & Development (CD 2)- 4924 Mona Lisa Street (Melody Hills Addition, Block 4, Lot 12A, 0.18 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

**28. ZC-11-090 City of Fort Worth Planning & Development (CD 8)- 1913 East Myrtle Street (Highland to Glenwood Addition, Block 75, Lot 9, 0.12 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

**29. ZC-11-091 City of Fort Worth Planning & Development (CD 8)- 600 East Ramsey Avenue (West Morningside Addition, Block 5, Lot 7, 0.15 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Cleveland Harris, 1037 Colvin Street, representing Morningside Neighborhood spoke in support.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

**30. ZC-11-092 City of Fort Worth Planning & Development (CD 9)- 4113 Sandage Avenue (Newton-Carb Addition, Block 1, Lot 24, 0.19 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 7-0.

**31. ZC-11-093 City of Fort Worth Planning & Development (CD 8)- 2501 Stuart Drive (Rogers & Stuart Addition, Lot 43, 0.17 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Cleveland Harris, 1037 Colvin Street, representing Morningside Neighborhood spoke in support.