



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 6, 2012

Council District 2

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: none

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes X No ___
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 4836 Melody Lane Mapsco: 49Q

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 Melody Lane near Middleton Drive.

Site Information:

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

Acreage: 0.13 ac
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
North "B" Two-Family / single-family
East "B" Two-Family / single-family
South "B" Two-Family / single-family
West "B" Two-Family / mobile home

Public Notification:

The following Neighborhood Associations were notified:

Eagle Mountain-ISD

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Melody Ln.	2 way, Residential (street is not complete*)	Residential	No

*The site does not have access

Development Impact Analysis:

1. **Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family. 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>

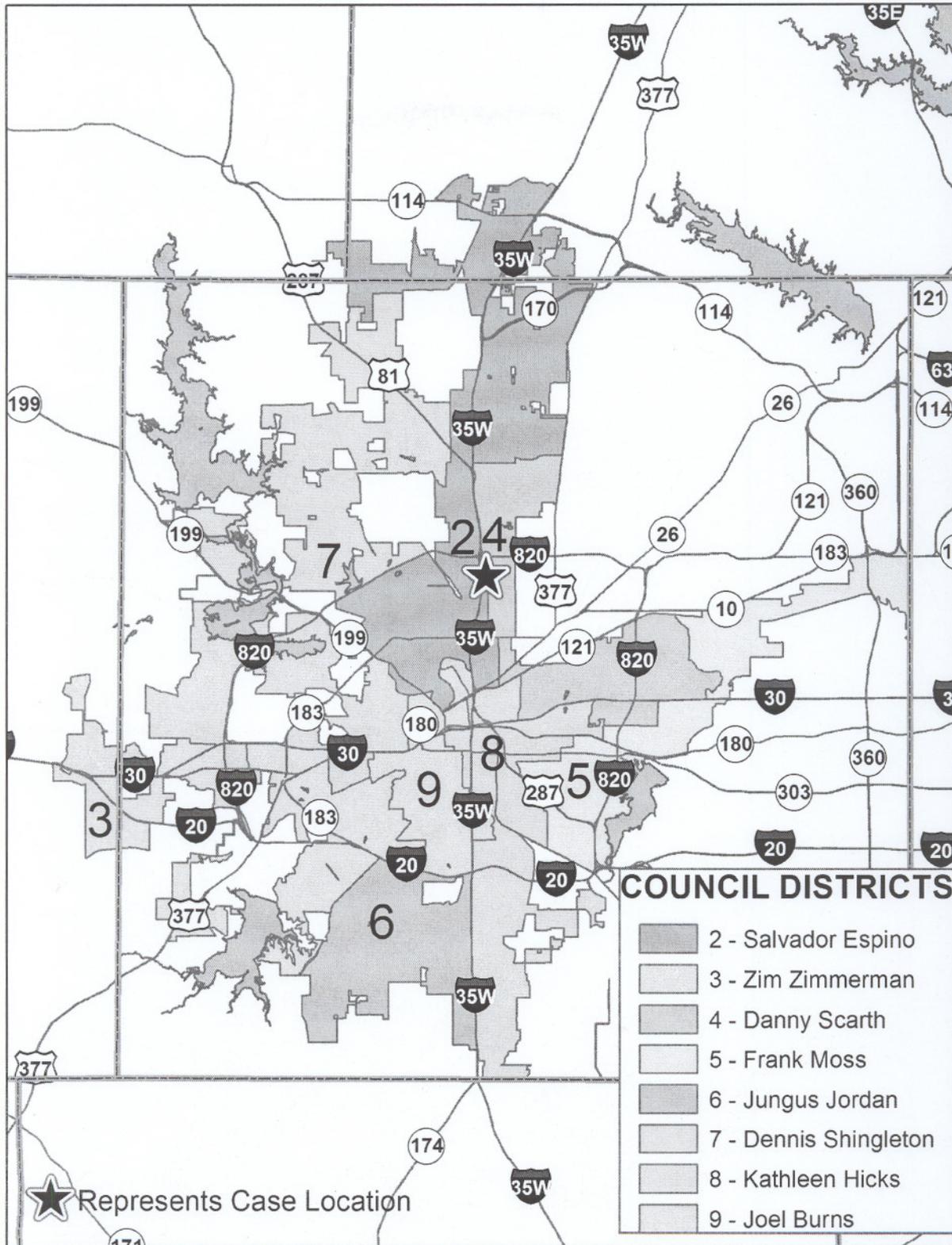
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH

ZC-12-018

Location Map



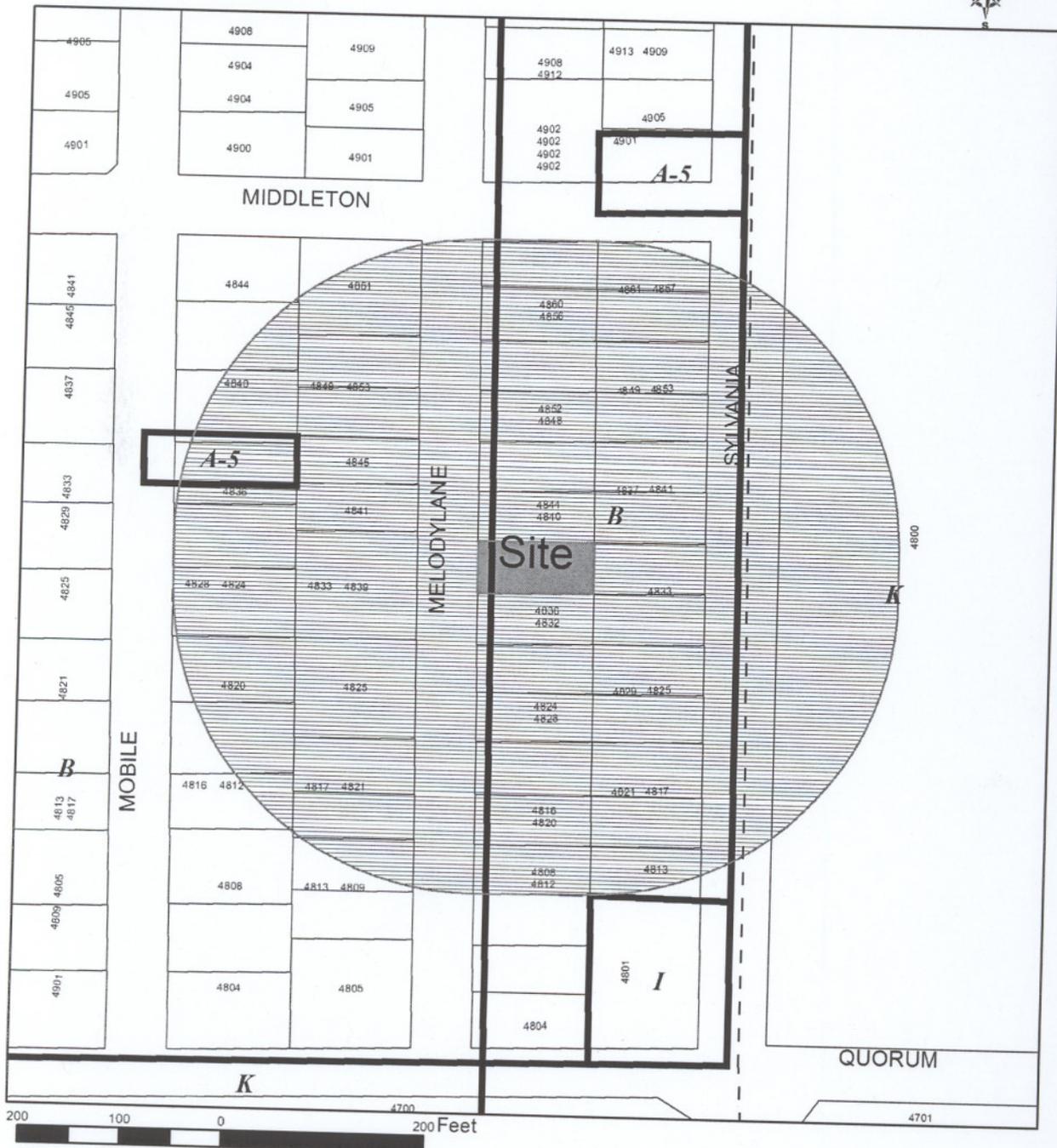


ZC-12-018

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 4836 Melody Lane
 Zoning From: B, B with I-35W overlay (South)
 Zoning To: A-5, A-5 with I-35W overlay (South)
 Acres: 0.13497735
 Mapsco: 49Q
 Sector/District: Far North
 Commission Date: 02/08/2012
 Contact: 817-392-8043

 300 Ft. Buffer



FORT WORTH



4836 Melody Lane

Future Land Use

ZC-12-018



- 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



Aerial Photo Map



7. ZC-12-016 William M. West (CD 5)- 3104 Louise Street (D S Ross Addition, Block 1, E 100' of Lot 3, 0.13 Acres): from "B" Two-Family to "FR" General Commercial Restricted

William West, 6145 East Lancaster, Fort Worth, Texas owner of the property explained to the Commissioners he purchased this property to expand his auto business. He mentioned the house has been unoccupied for more than 10 years. The property to the west of him is owned by Oncor. Mr. West stated he did talk to the representative of the Historic Handley neighborhood.

Mr. Edmonds asked if he was going to screen his property from the residence. Mr. West stated yes he would. Mr. Edmonds asked what type of fencing. He is proposing a metal fence up to eight feet if permitted.

Ms. Burghdoff asked staff to clarify the type of fencing permitted. Ms. Murphy explained metal fences are not permitted he would need to seek a variance from the Board of Adjustment. The only type of screening fence material permitted is wood and masonry. Mr. West stated he will be seeking a variance.

Mr. Ferrell asked for clarification on the existing house to be torn down and is he going to re-plat. He stated he is going to plat all properties to one lot. Mr. Ferrell also asked if he was going to move the block wall. Mr. West stated at this time they are going to leave it where it is.

Mr. Romero asked about any future expansions to the north. Mr. West mentioned yes, if he has the opportunity to buy those properties. Mr. Romero wanted to caution to him about expanding into the neighborhood.

Mr. Ferrell asked if he was going to expand his business to the east across the street. Mr. West said he had no plans to expand to the east across the street.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Mr. Genua. The motion carried 8-1 with Mr. Romero against.

<i>Document received for written correspondence</i>				<i>ZC-12-016</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	
Sharon Baker	3009 Louise Street	Yes		Support	Sent letter

8. ZC-12-018 City of Fort Worth Planning and Development (CD 2)- 4836 Melody Lane (Melody Hills Addition, Block 7, Lot 12B, 0.12 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained this is surplus property.

Motion: Following brief discussion, Ms. Zadeh recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

9. ZC-12-019 City of Fort Worth Planning and Development (CD 8)- 1829 East Davis Street (South Hemphill Heights, Block 39, 0.15 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained this is surplus property.

Motion: Following brief discussion, Mr. Romero recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

10. ZC-12-020 City of Fort Worth Planning and Development (CD ALL)- Text Amendment Urban Design Commission Quorum Change

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this amendment will change the quorum for the Urban Design Commission from six members to five.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

11. ZC-12-021 City of Fort Worth Planning and Development (CD ALL)- Text Amendment Amendments to Telecommunications Towers

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners the changes to the Telecommunications Towers.

Mr. West asked staff to verify this is a result of studies that have been done and that the industry has had an opportunity to provide input and there was no opposition. Ms. Burghdoff confirmed with a yes.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

12. ZC-12-022 City of Fort Worth Planning and Development (CD 3)- Text Amendment Reorganize and Renumber Overlay Districts and add a Mixed-Use and Form Based District Use Table; Reactivate O-1 and O-2 Floodplain Districts

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners staff is requesting a 30 day continuance.