



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 12, 2013

Council District 3

Zoning Commission Recommendation:
Approval 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: 4912 Ridglea Lane Mapsco: 74V

Proposed Use: Single-family

Request: From: "C" Medium Density Multifamily
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 Ridglea Lane near Vickery Blvd.

Site Information:

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

Acreage: 0.16 ac
Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / multifamily
- East "C" Medium Density Multifamily / multifamily
- South "C" Medium Density Multifamily / duplex
- West "A-10" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-180, Council Initiated Rezoning, from "A-5" to "A-10; approved 10/23/07 (properties located west of the subject tract)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ridglea Lane	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Ridglea Hills	Como
Ridglea	FWISD
Gardens of Westridge	

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site vary with multi-family to the north and east, duplex to the south, and single-family to the west. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- 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)

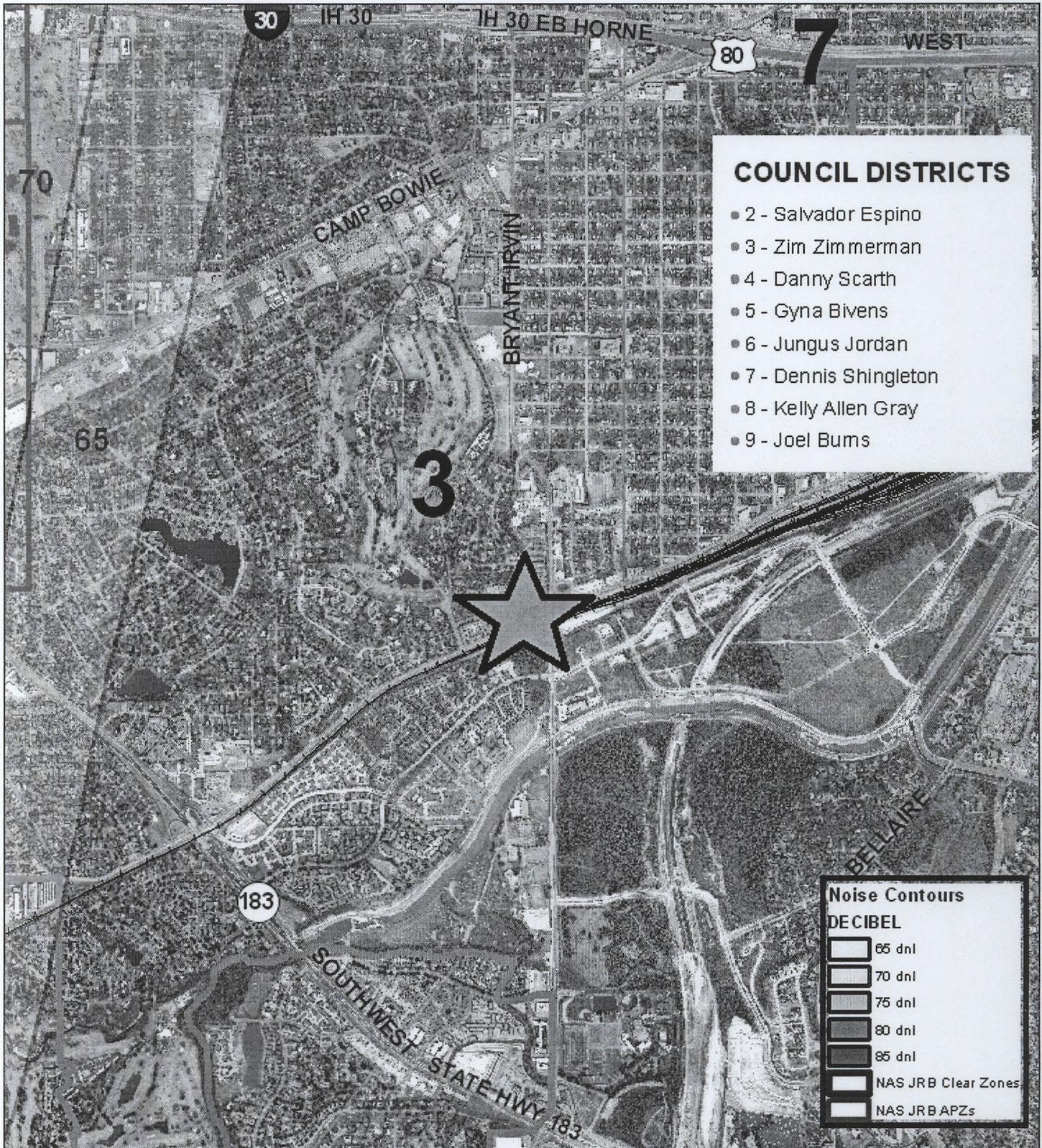
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

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 from the Zoning Commission Meeting

Location Map



2,000 1,000 0 2,000 Feet

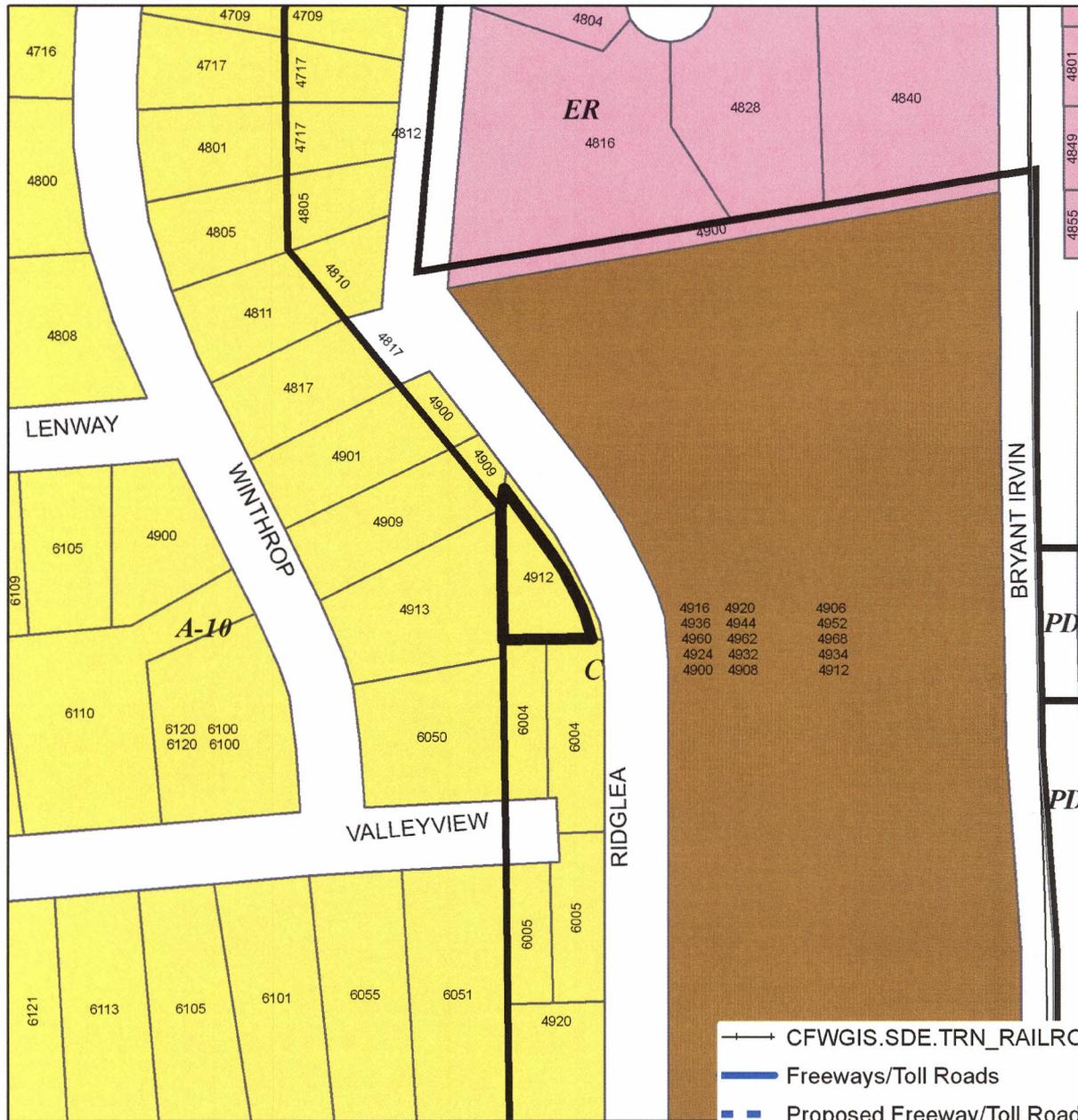




4912 Ridglea Lane

Future Land Use

ZC-13-148



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

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road

- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

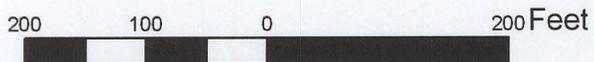
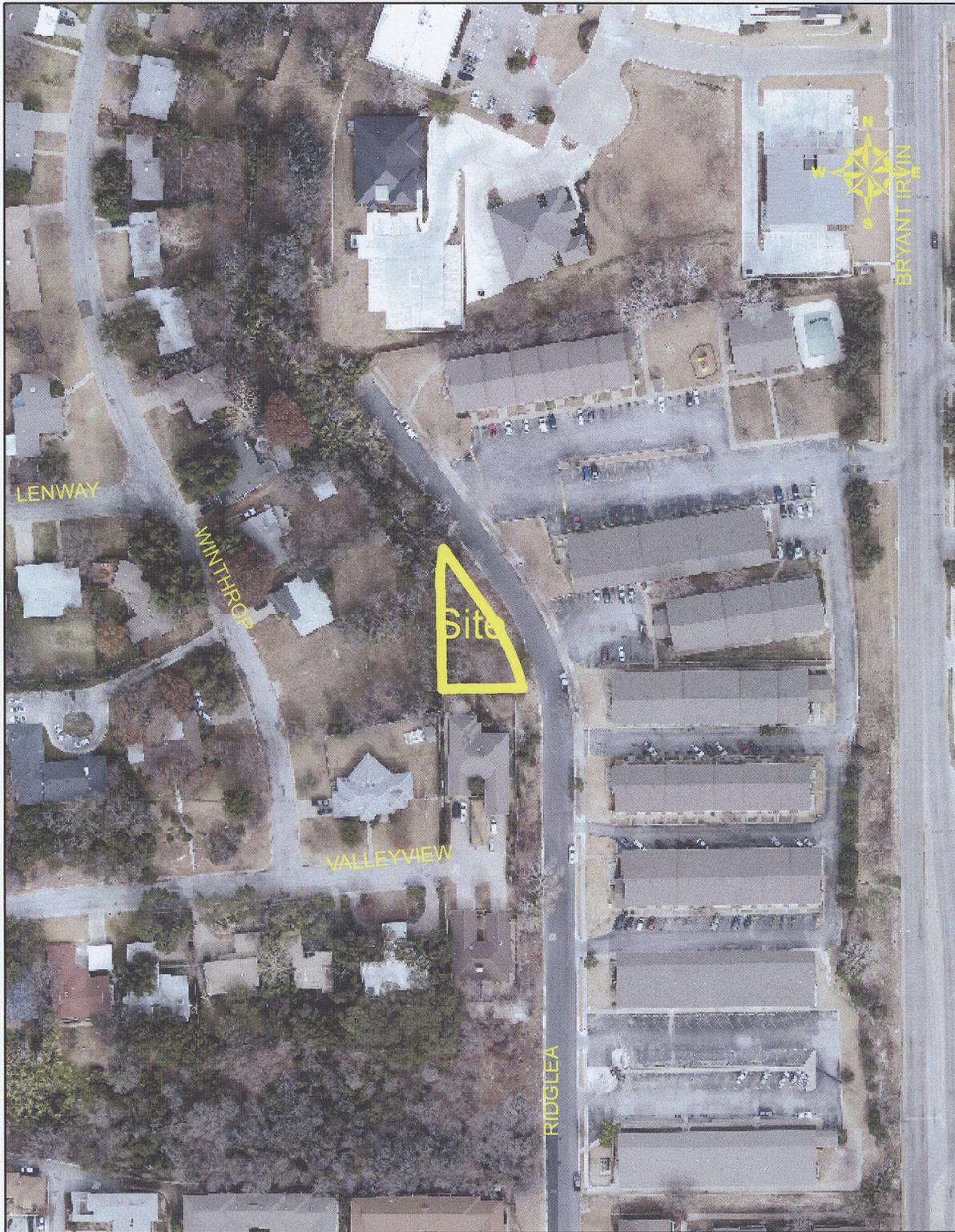
- FLD_ZONE**
- Floodplain



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 5, 2013.



Aerial Photo Map



Aleida Flores/ Rosemont East	NA	Out		Support	Sent letter in
Ulysses Nava/ South Hills NA	4732 Merida	Out		Support	Sent letter in
Jesse Herrera	707 W. Drew St	Out		Support	Sent letter in
SPS Family Partnership	3430 McCart Ave	In		Support	Sent letter in
A petition with 186 signatures in support was submitted and on file in Planning & Development Department					

15. ZC-13-148 City of Fort Worth Planning & Development (CD 3) – 4920 Ridglea Lane (Ridglea Park Addition, Lot 16R3, 0.27 Acres): from “C” Medium Density Multifamily to “A-5” One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

16. ZC-13-149 City of Fort Worth Planning & Development (CD 3) – 4912 Ridglea Lane (Ridglea Park Addition, Lot 15R3, 0.16 Acres): from “C” Medium Density Multifamily to “B” Two-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

17. ZC-13-150 City of Fort Worth Planning & Development (CD 9) – 554 W. Broadus Street (South Side Addition, Block 13, Lot 21, 0.11 Acres): from “B” Two-Family to “A-5” One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

18. ZC-13-151 City of Fort Worth Planning & Development (CD 8) – 1716 E. Jessamine Street (Belmont Addition, Block 24, Lot 5, 0.14 Acres): from “B” Two-Family to “A-5” One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.