

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|-------------|-------------|------------------------------------|
| Ridglea Ln | 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 a duplex to the north, multifamily to the south and east, and single-family to the west. Due to the orientation of the lot and proximity to multifamily, the proposed "B" Two-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as single-family. Based on the lack of conformance with the future land use map, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

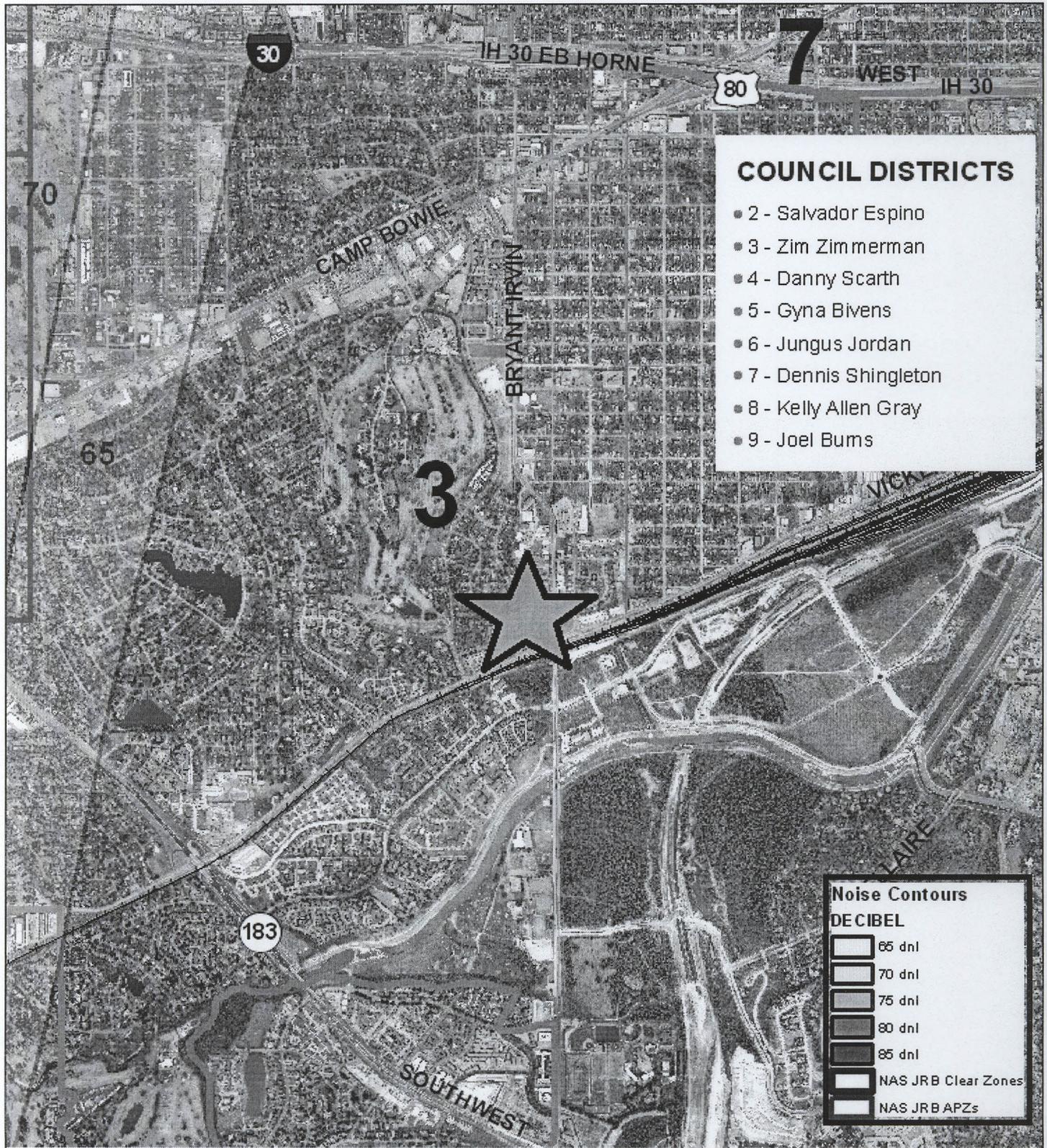
However, due to the orientation of the lot and proximity to duplex and multifamily uses, a review of the future land use classification is necessary.

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





4920 Ridglea Lane

Future Land Use

ZC-13-149



- 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.



4920 Ridglea Lane



ZC-13-149

Aerial Photo Map



200 100 0 200 Feet

| | | | | | |
|--|-----------------|-----|--|---------|----------------|
| 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.