



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2015

Council District 2

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

Opposition: None submitted
Support: None submitted

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: 4824 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 Ln near the corner of Quorum Dr.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.12 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 / vacant
West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Melodylane St.	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Inter-District 2 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

**Not located within the confines of a registered NA*

Development Impact Analysis:

1. **Land Use Compatibility**
 Uses surrounding the proposed site are primarily single-family with vacant land to the south. The proposed "A-5" One-Family zoning **is compatible** at this location.

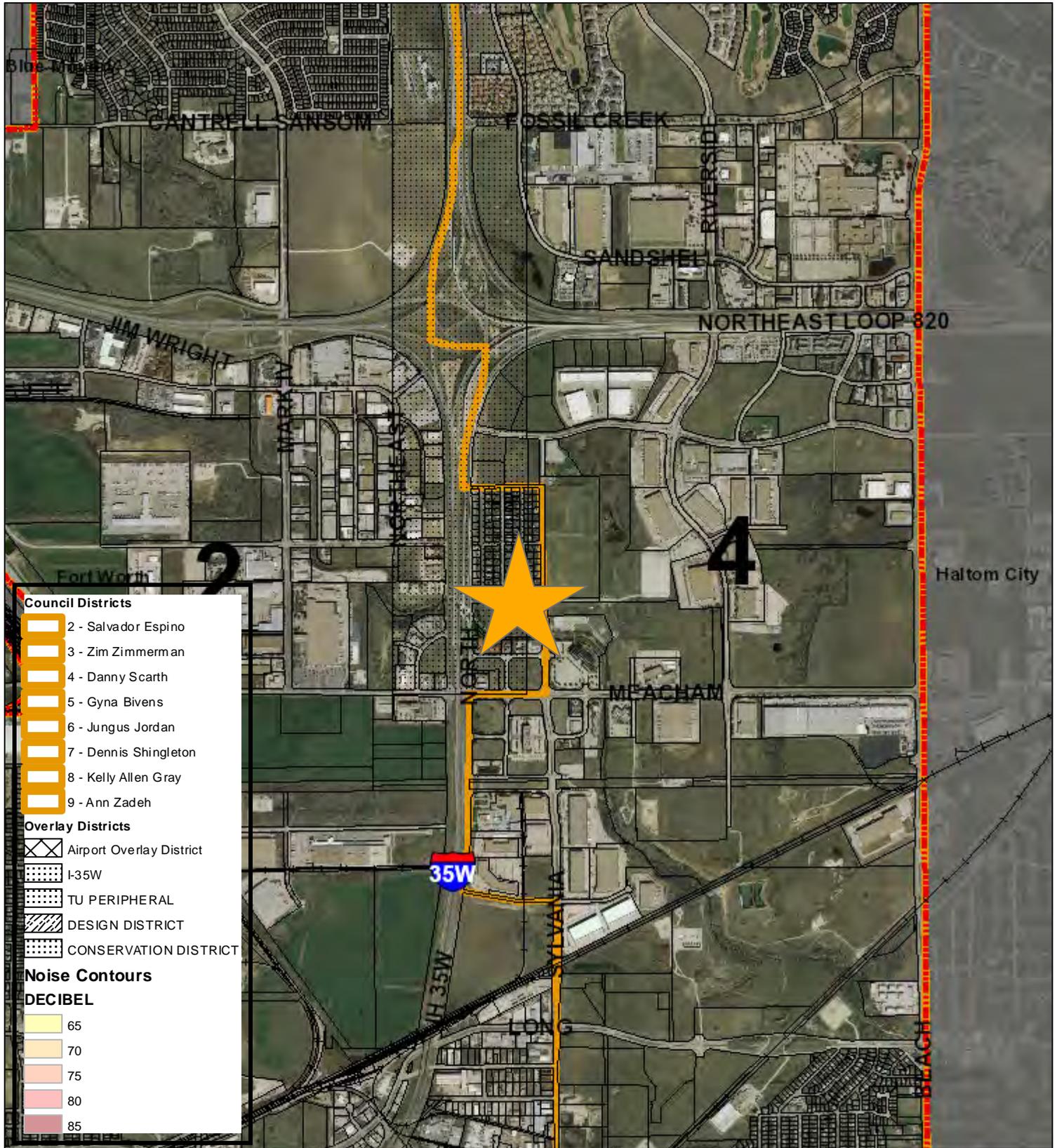
2. **Comprehensive Plan Consistency**
 The 2015 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.
 - Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
 - Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

Attachments:

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

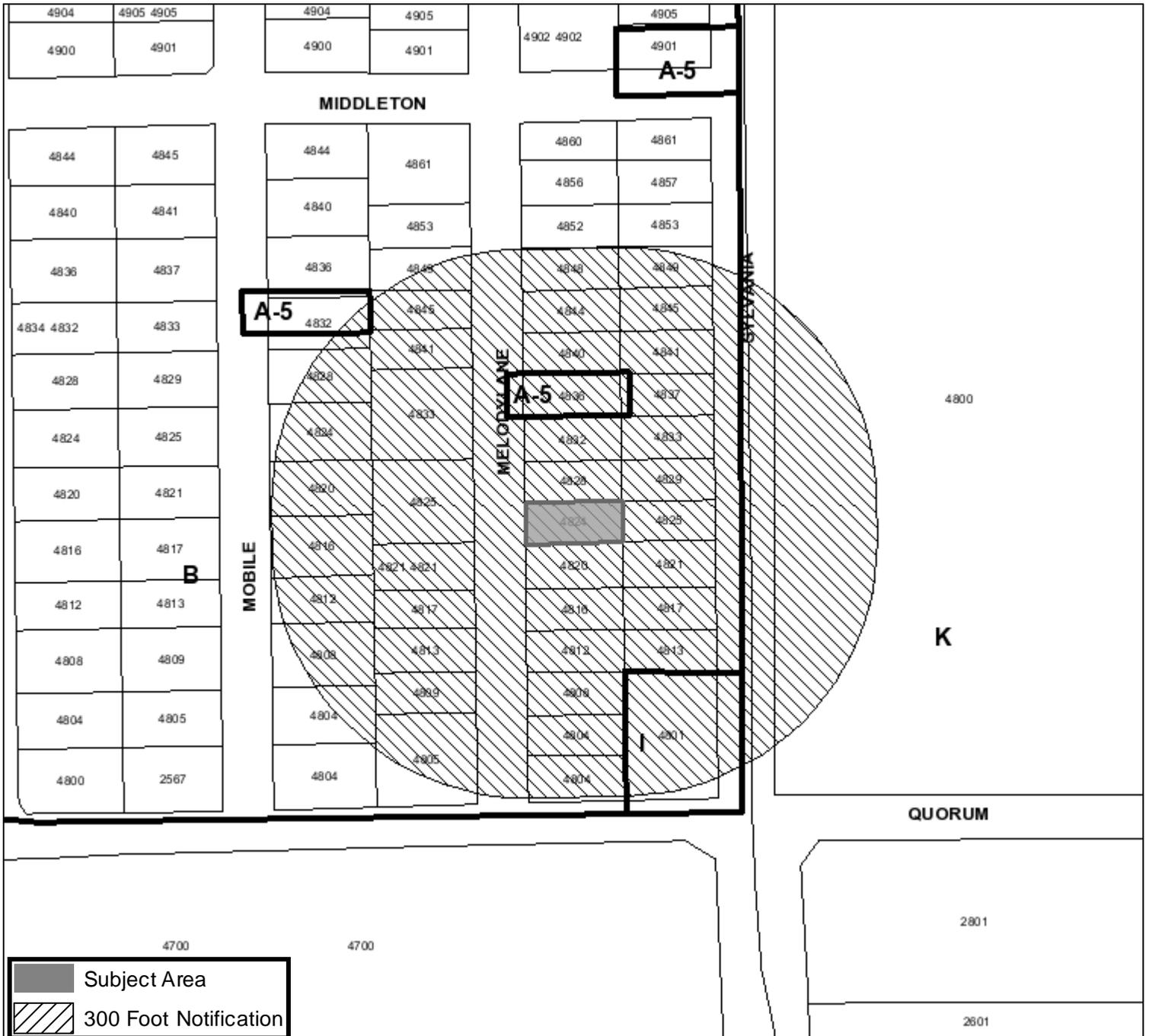
Area Map



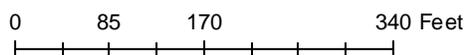


Area Zoning Map

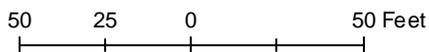
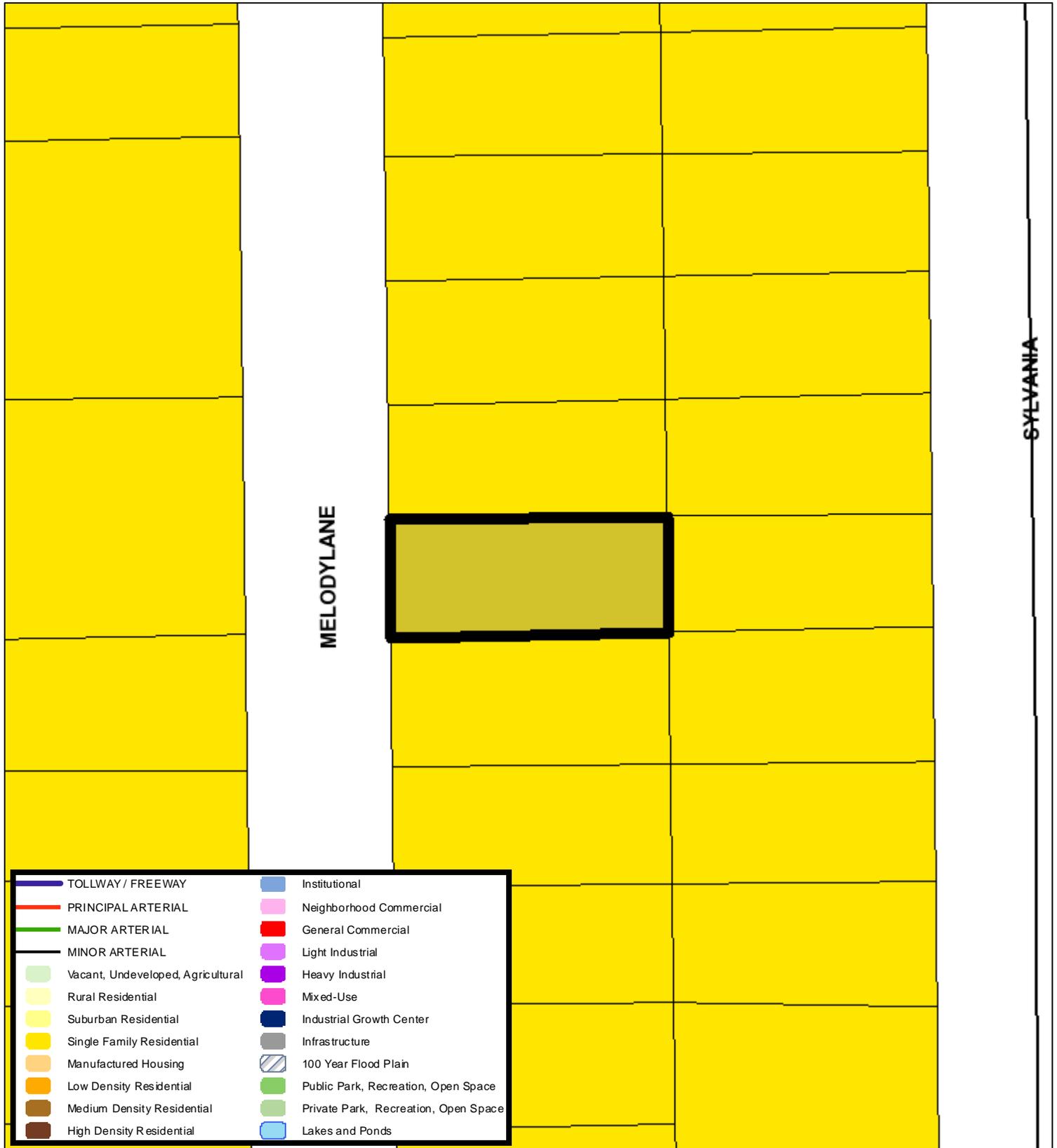
Applicant: City of Fort Worth Planning & Development
 Address: 4824 Melody Lane
 Zoning From: B
 Zoning To: A-5
 Acres: 0.12852118
 Mapsco: 49Q
 Sector/District: Far North
 Commission Date: 5/13/2015
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



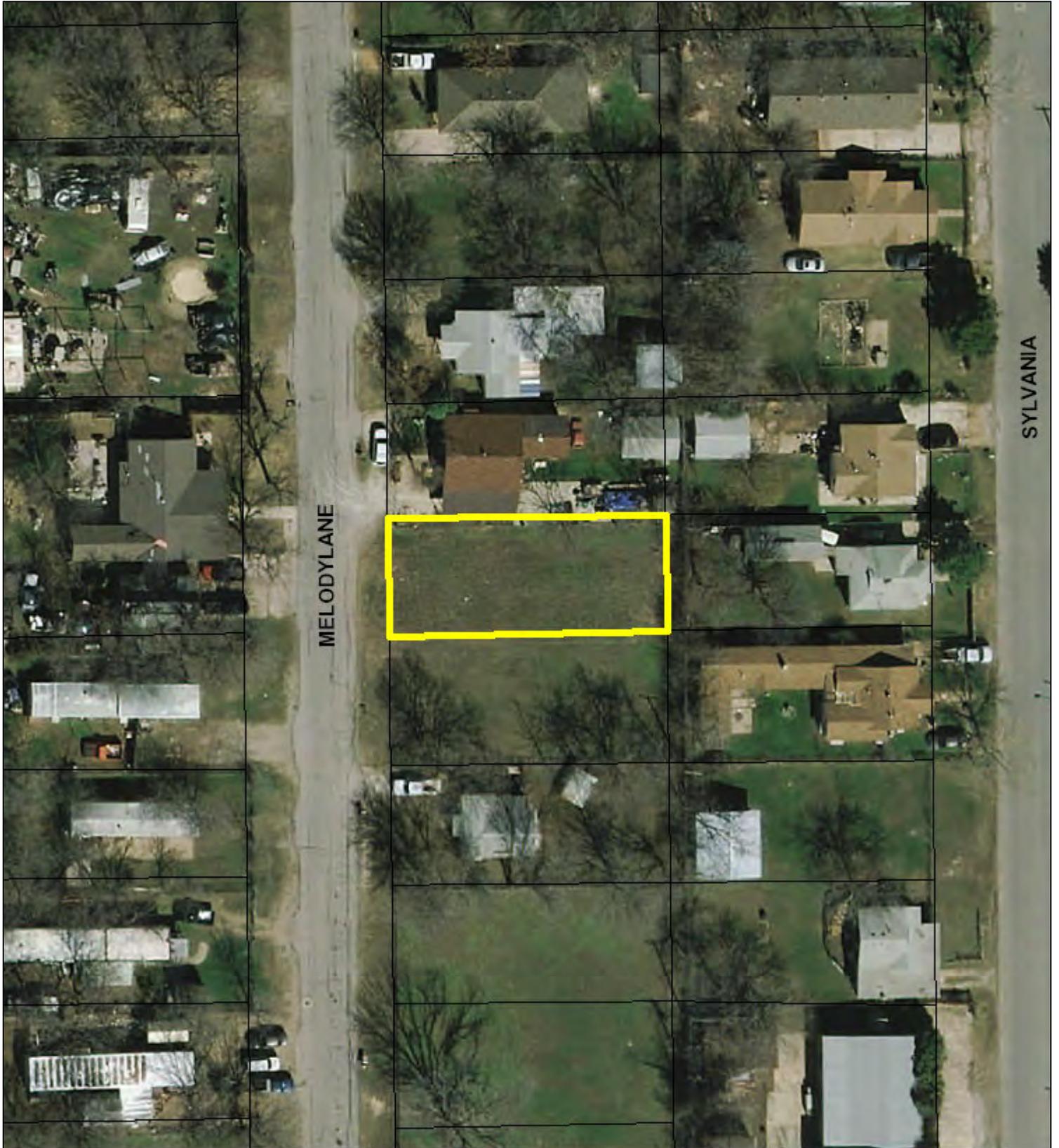
Future Land Use



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 17, 2015.



Aerial Photo Map



0 35 70 140 Feet



22. ZC-15-058 City of Fort Worth Planning & Development (CD 8) 2712 Ennis Avenue (Martindale Addition, Block 1, Lot 12, 0.11 Acres): from “B” Two-Family to “A-5” One-Family

Ms. Murphy called the surplus case.

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

23. ZC-15-059 City of Fort Worth Planning & Development (CD 2) 4824 MelodyLane Street (Melody Hills Addition, Block 7, Lot 13A, 0.13 Acres): from “B” Two-Family to “A-5” One-Family

Ms. Murphy called the surplus case.

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

24. ZC-15-060 City of Fort Worth Planning & Development (CD 9) 2801 Creston Avenue (Wilshire Addition, Block 28, Lot 9, 0.18 Acres): from “B” Two-Family to “A-5” One-Family

Ms. Murphy called the surplus case.

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

25. ZC-15-062 City of Fort Worth Planning & Development (CD 8) 3021 Galvez Avenue (Riverside Addition Ft. Worth, Block 33, Lot 9, 0.17 Acres): from “C” Medium Density Multifamily to “A-5” One-Family

Ms. Murphy called the surplus case.

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

**Meeting adjourned: 12:41 p.m.
5/13/15**

Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

Nick Genua, Chair