



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 2, 2021

Council District 3

Continued	Yes <u>X</u>	No ___
Case Manager	<u>Monica Lafitte</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: James M. Cushman

Site Location: 4920 Ridglea Lane Acreage: .31

Proposed Use: Townhomes

Request: From: "B" Two-Family
To: "R2" Townhouse/Cluster

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located along the west side of Ridglea Lane, in the northwest quadrant of Bryant Irvin Road and W Vickery Boulevard. The applicant is proposing to rezone from "B" Two-Family to "R2" Townhouse/Cluster for a townhouse development.

Because "R2" Townhouse/Cluster can be smaller lot developments, they often will be lots less than 50' in width, which would therefore require rear access per the subdivision ordinance.

This zoning case was continued for 30 days at the January 13 Zoning Commission meeting to allow the applicant more time to work with the surrounding neighborhood. The neighborhood requested more details, such as line of sight information.

Site Information:

Surrounding Zoning and Land Uses:

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

Recent Relevant Zoning History:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on December 22, 2020
The following organizations were notified: (emailed December 21, 2020)

Organizations Notified	
Ridglea Area Neighborhood Alliance	River Park HOA
Plum Valley Place HOA	Riverhills HOA
Hampton Place HOA	River Park Place HOA
Ridglea NA	Como NAC
Ridglea Hill NA	Tarrant Regional Water District
Clearfork Property Owners Association	Streams And Valleys Inc
Trinity Habitat For Humanity	Fort Worth ISD

Not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site to “R2” Townhouse Cluster. The surrounding uses are primarily multifamily with “A-10” One-Family to the north and west. The property will be accessed from Ridglea Lane, which stems off Vickery Boulevard, extending north for about 900 feet. Everything accessible off of Ridglea Lane is multifamily development. While the proposed site does share lot lines with two backyards from the “A-10” One-Family neighborhood to the northwest, there is no direct access from the proposed townhomes to the single family neighborhood.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency- W.Hills/Ridglea

The 2020 Comprehensive Plan designates the subject property as Low-Density Residential. The requested change to “R2” Townhouse/Cluster is consistent with the Comprehensive Plan and below policy:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote compatibility of infill housing with existing residential uses.

The requested change to “R2” **is consistent** with the Comprehensive Plan.

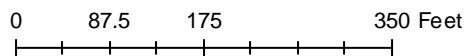
Attachments:

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

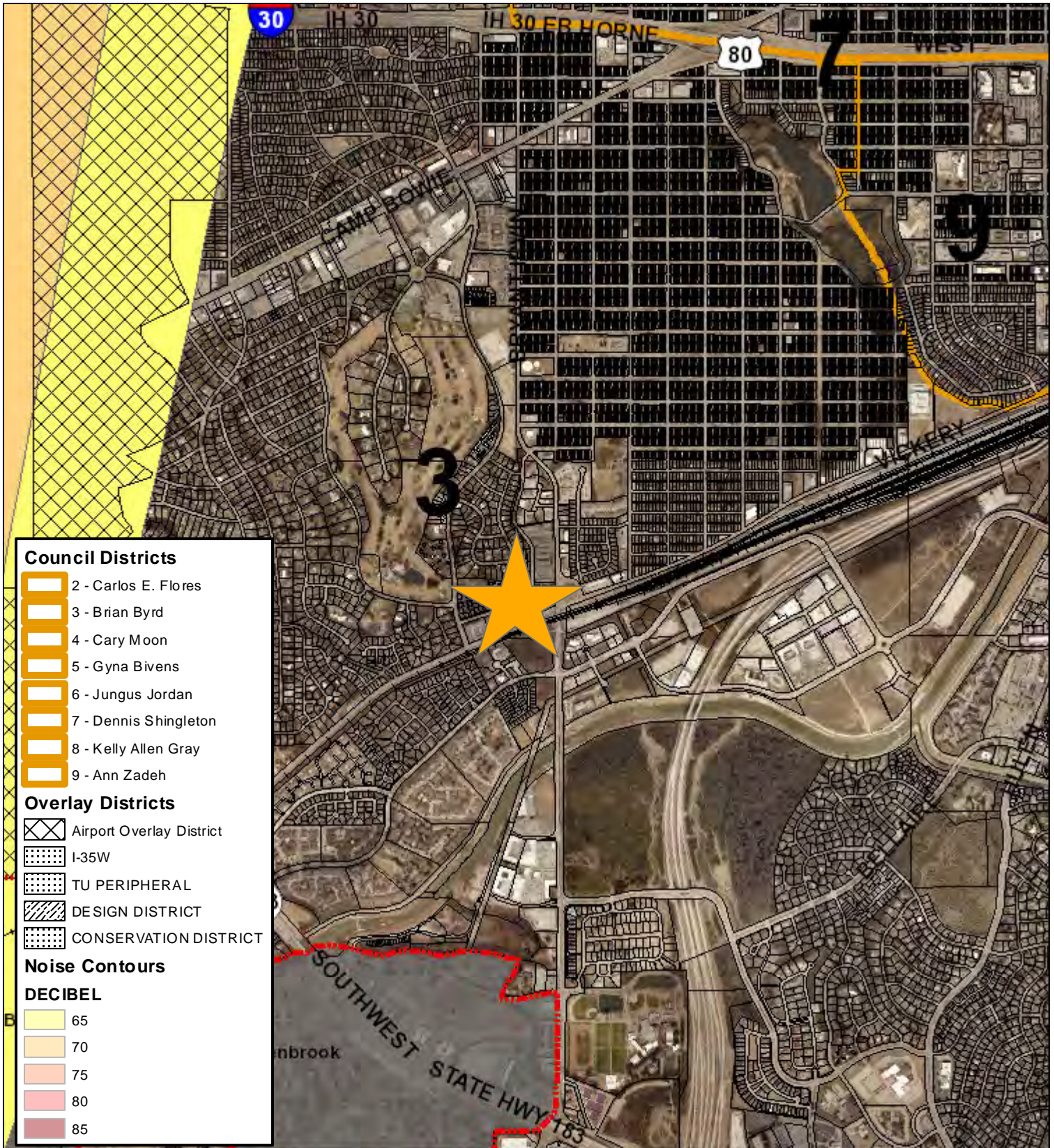


Area Zoning Map

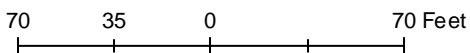
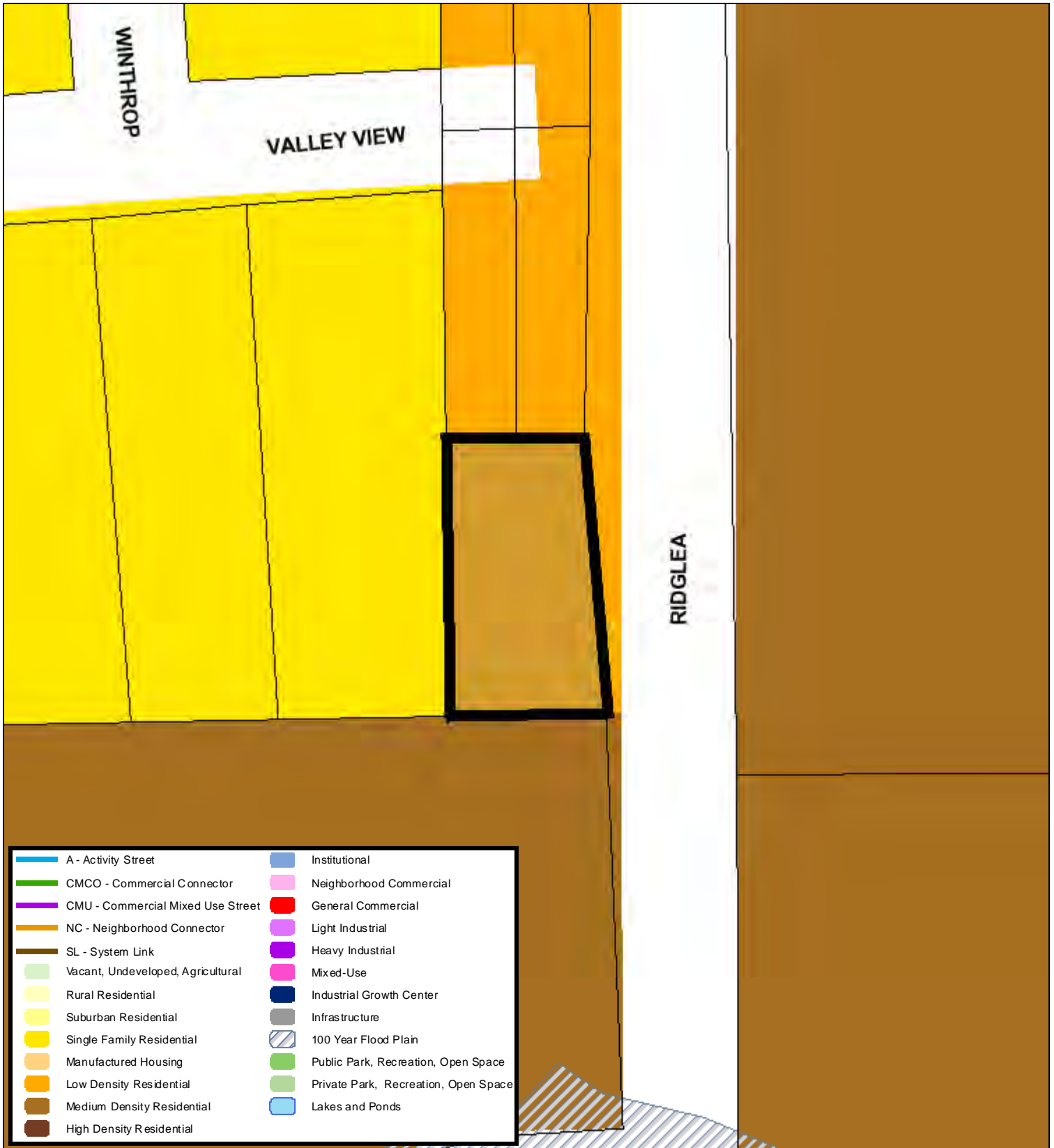
Applicant: James Cushman
 Address: 4920 Ridglea Lane
 Zoning From: B
 Zoning To: R2
 Acres: 0.25456912
 Mapsco: 74V
 Sector/District: W.Hills/Ridglea
 Commission Date: 1/13/2021
 Contact: 817-392-2806



Area Map



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 6, 2018.



Aerial Photo Map



0 40 80 160 Feet

