



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 4, 2020

Council District 3

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None Submitted	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	<u>Arty Wheaton-</u> <u>Rodriguez</u>	
	Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **Ridglea 54, LLC**

Site Location: 6000 Malvey Ave. Acreage: 0.14 ac

Proposed Use: **Multifamily Office**

Request: From: "B" Two-Family

To: PD/E Planned Development limited to office plus one residential unit, site plan waiver requested

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

Comprehensive Plan Consistency: Requested change **is consistent. (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Background:

The applicant requests a rezoning from "B" Two-Family to "PD/E" Planned Development limited to office plus one residential unit and site plan waiver requested. The two proposed lots are the remaining two "B" zoned properties on the block with the remainder of the block face being an existing apartment complex. The request is for these two lots to be rezoned to "PD/E" so that the existing structure can be utilized as the complex's management and leasing office and one unit. There are adjacent "B" zoned properties with existing single family homes on them and those uses are separated by Bryant Irvin Rd. to the east and Malvey Ave. to the south.

This case was heard and approved by the Zoning Commission on October 9, 2019 as a rezoning to "C" Medium Density Multifamily. After concerns voiced ahead of the City Council Meeting on November 12, 2019 this case was remanded back to the Zoning Commission to limit potential density concerns with this additional lot and limit the residential portion to a single unit.

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / church parking
- East "B" Two-Family / single family
- South "B" Two-Family / single family
- West "C" Medium Density Multifamily / apartment complex

Zoning History: ZC-16-074, "B" to "E"
 ZC-19-139, "B" to "C"

Public Notification:

300 foot Legal Notifications were mailed on (December 18, 2019)
The following organizations were notified: (December 17, 2019)

Organizations Notified	
Ridglea Area Neighborhood Alliance	Ridglea North NA
Westside Alliance	Como NAC
Ridgmar NA	West Byers NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Camp Bowie District, Inc	Fort Worth ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to "PD/E" limited to office plus one residential unit, related to the existing "C" Medium Density Residential project on the adjacent lots.. The subject property is located within the same block face of the existing multifamily complex that it will serve. The remainder of the block face is shared with an existing church and associated parking lot. Single-family uses are located to the east south and separated by ROWs from the proposed use.

The proposed of multifamily office **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – W. Hill/Ridglea

The 2019 Comprehensive Plan designates the subject property as Single Family. The multifamily office meets the below policies within the following Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on conformance with the policies stated above, the proposed zoning **is consistent (minor boundary adjustment)** with the Comprehensive Plan.

Attachments:

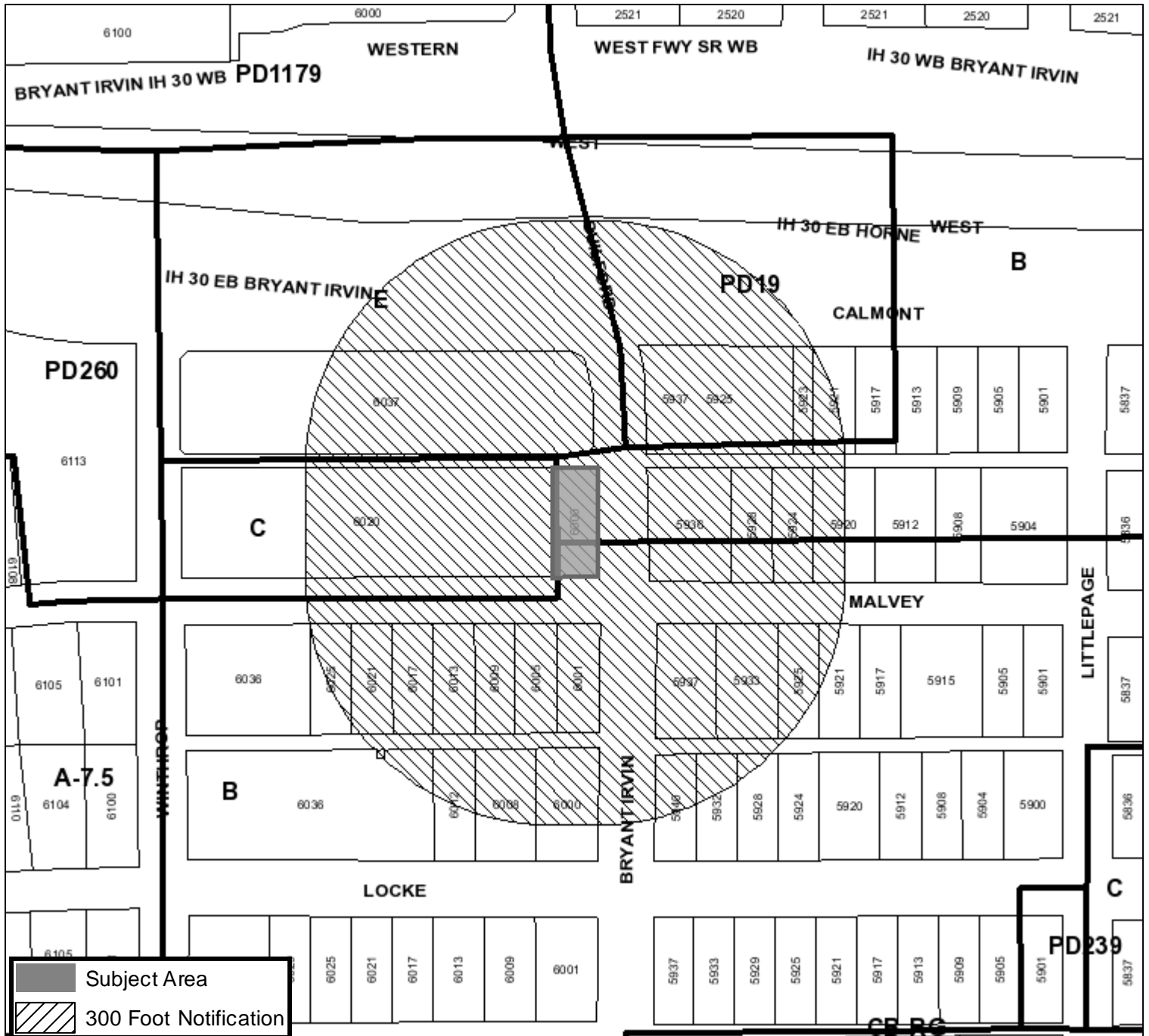
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



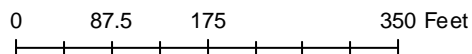
ZC-19-139R

Area Zoning Map

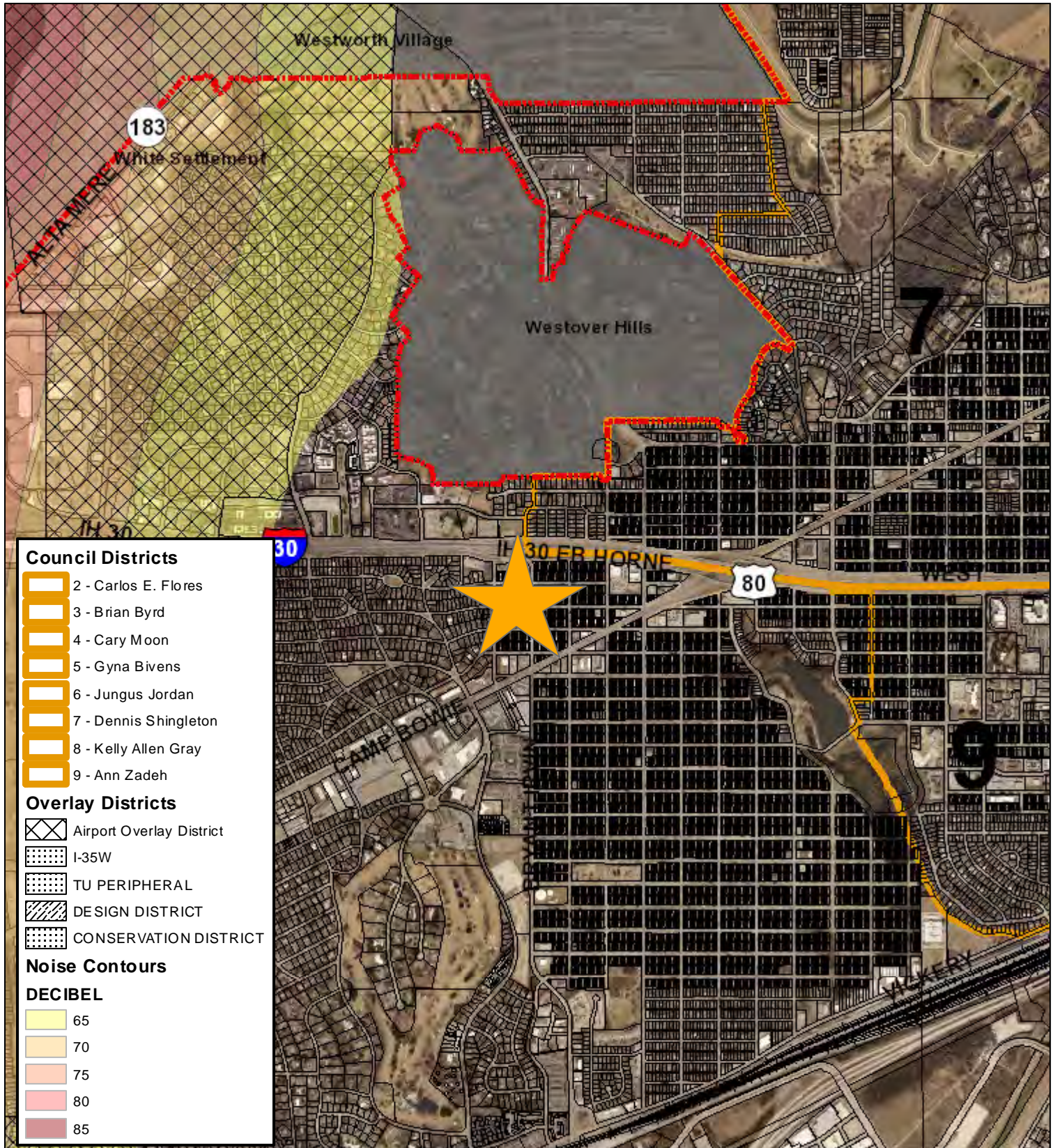
Applicant: Ridglea 54, LLC
 Address: 6000 Malvey Avenue
 Zoning From: B
 Zoning To: PD/E for office only plus a residential unit
 Acres: 0.16207192
 Mapsco: 74M
 Sector/District: W. Hill/Ridglea
 Commission Date: 1/8/2020
 Contact: 817-392-6226



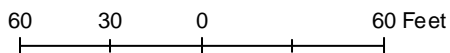
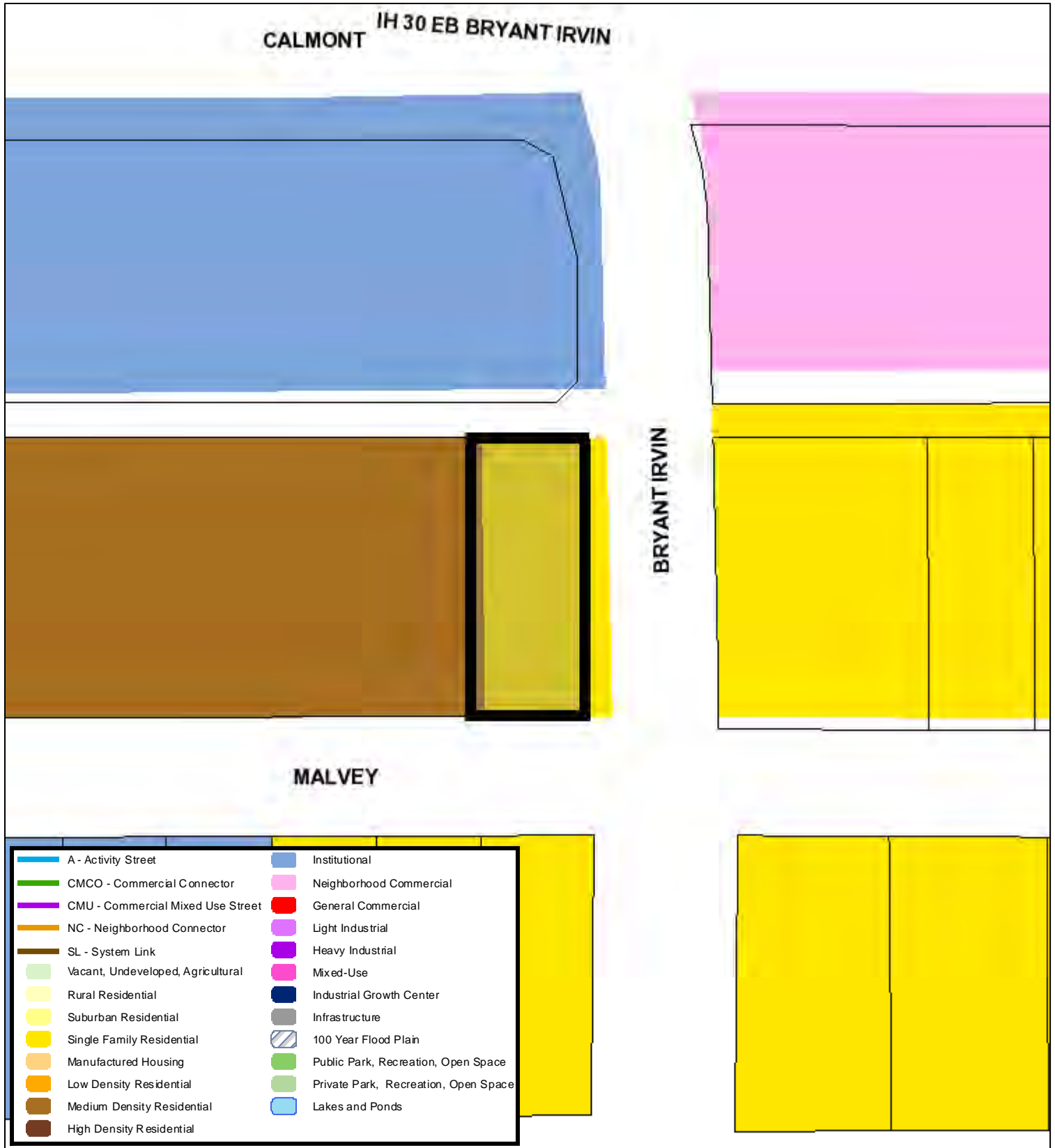
Subject Area
 300 Foot Notification



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 5, 2019.



Aerial Photo Map



0 40 80 160 Feet

