



# Zoning Staff Report

Date: June 27, 2023

Case Number: ZC-23-073

Council District: 3

## Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Madelon Inc. / John H. Maddux

Site Location: 2120 Ridgmar Boulevard

Acreage: 0.72 acres

### Request

Proposed Use: Bar

Request: From: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus bar/lounge with no outside activity where adjacent to single-family zoning, no expansion to bar use only/"AO" NASJRB Overlay; site plan waived

To: Amend "PD 1211" Planned Development for all uses in "E" Neighborhood commercial plus bar/lounge with no outside activity where adjacent to single family zoning to remove the limitation on the expansion of bar use/ "AO" NASJRB Overlay; site plan waiver requested.

### Recommendation

Land Use Compatibility:

Requested change **is compatible**

Comprehensive Plan Consistency:

Requested change **is consistent**

Staff Recommendation:

**Approval**

Zoning Commission Recommendation:

**Approval with the following conditions: 1 story height limit, Site Plan included, by a vote of 7-0**

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## Project Description and Background

The proposed site is located on the west side of Ridgmar Boulevard, south of Dakar Road. The applicant is proposing to change the zoning to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus bar/lounge with no outside activity where adjacent to single-family zoning/"AO" NASJRB Overlay; site plan waiver requested.

The current PD only allows for the operation of a bar in the existing space and has been operating for several years. The applicant would like the opportunity to expand the bar use to for the entire building.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family

East “FR” General Commercial Restricted / commercial

South “E” Neighborhood Commercial; “FR” General Commercial Restricted / commercial

West “FR” General Commercial Restricted / multifamily

## Recent Zoning History

- NASJRB Overlay added in 2014.

## Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.

The following organizations were emailed on May 30, 2023:

Organizations Notified	
Ridglea Area Neighborhood Alliance	Fort Worth ISD
Ridgmar NA	Streams and Valleys Inc
Imperial Terrace HOA	Trinity Habitat for Humanity
Ridglea North	

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing a zoning change to allow bar uses within the entire building. Currently the bar use is limited to a portion of the site.

Surrounding land uses consist of single-family uses to the north, and multifamily to the east, west, and south.

Due to the fact that this is an existing use in the area and the Planned Development will limit the outside activity where adjacent to single family zoning, the proposed zoning is compatible with surrounding land uses.

### Comprehensive Plan Consistency – Western Hills/Ridglea

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The adopted Comprehensive Plan currently designates the subject property as future mixed-use on the Future Land Use Map. The proposed rezoning to “PD/E” **is consistent** with the adopted Comprehensive Plan designation.

Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes
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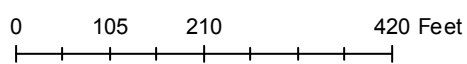
ZC-23-073

# Area Zoning Map

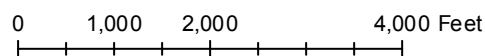
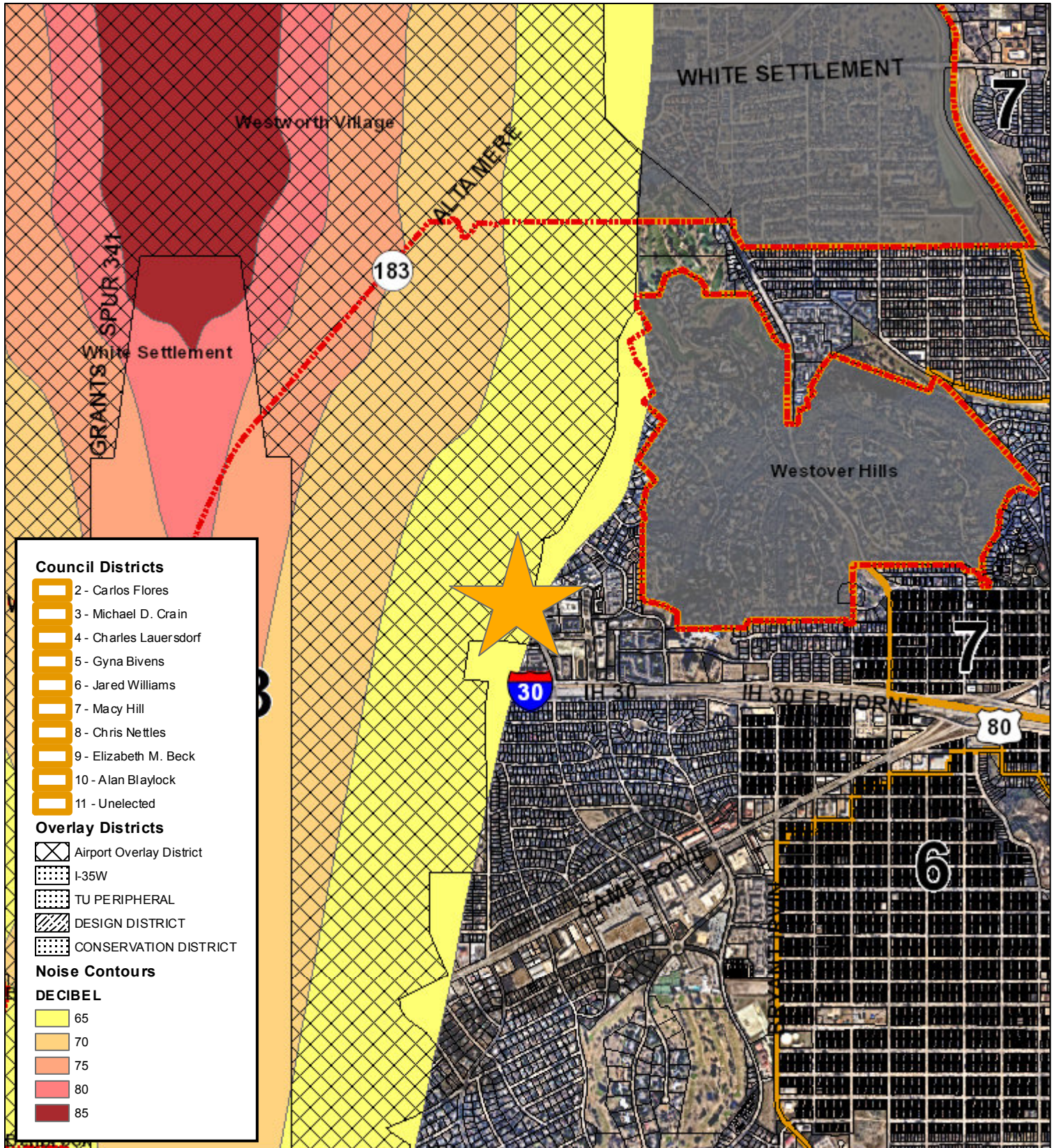
Applicant: Madelon Inc.  
 Address: 2120 Ridgmar Boulevard  
 Zoning From: null  
 Zoning To: To ammend PD to allow bar use in the whole building  
 Acres: 0.7294275  
 Mapsco: Text  
 Sector/District: W. Hill/Ridglea  
 Commission Date: 6/14/2023  
 Contact: null



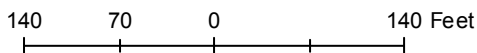
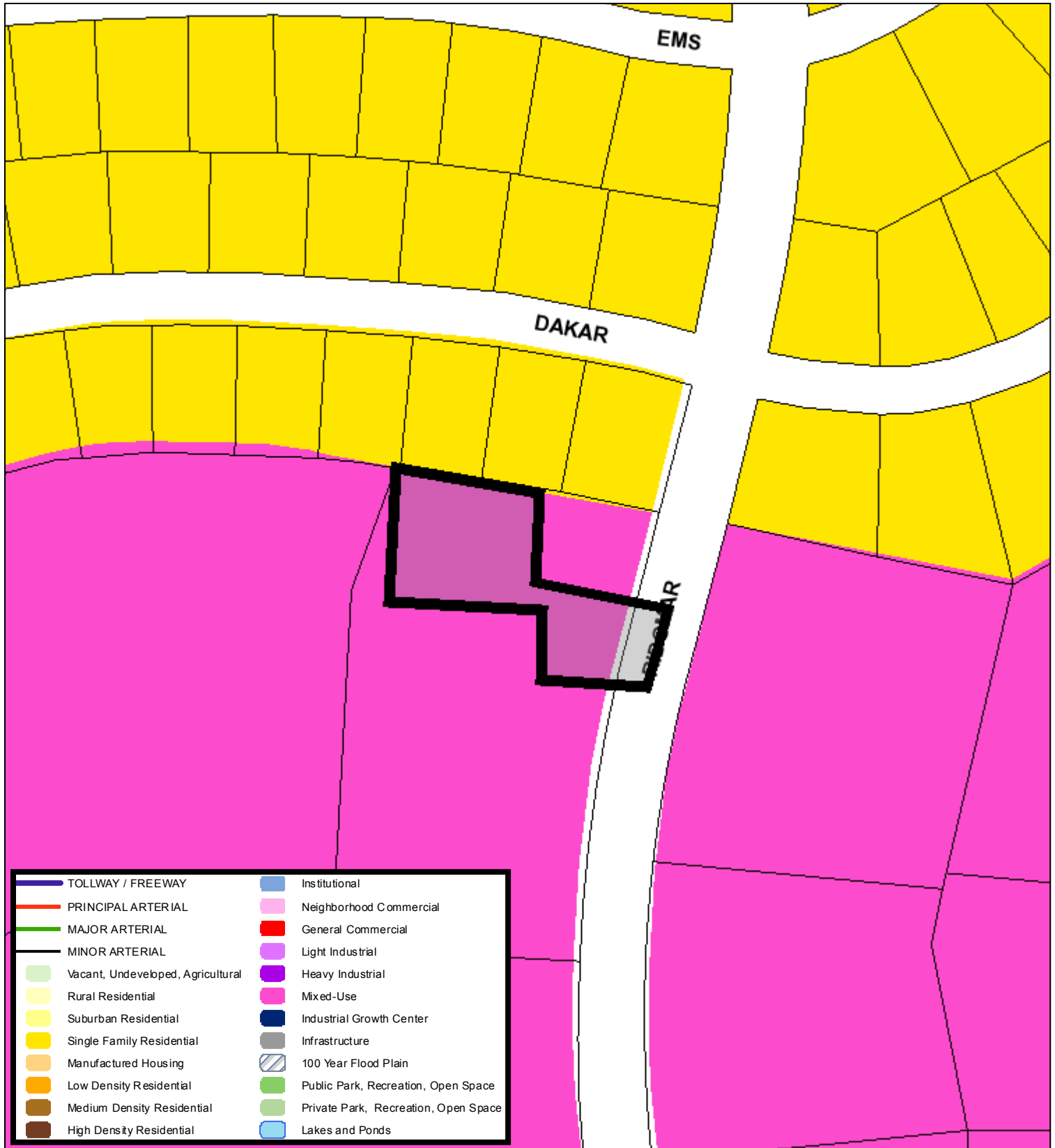
Subject Area  
 300 Foot Notification



### Area Map



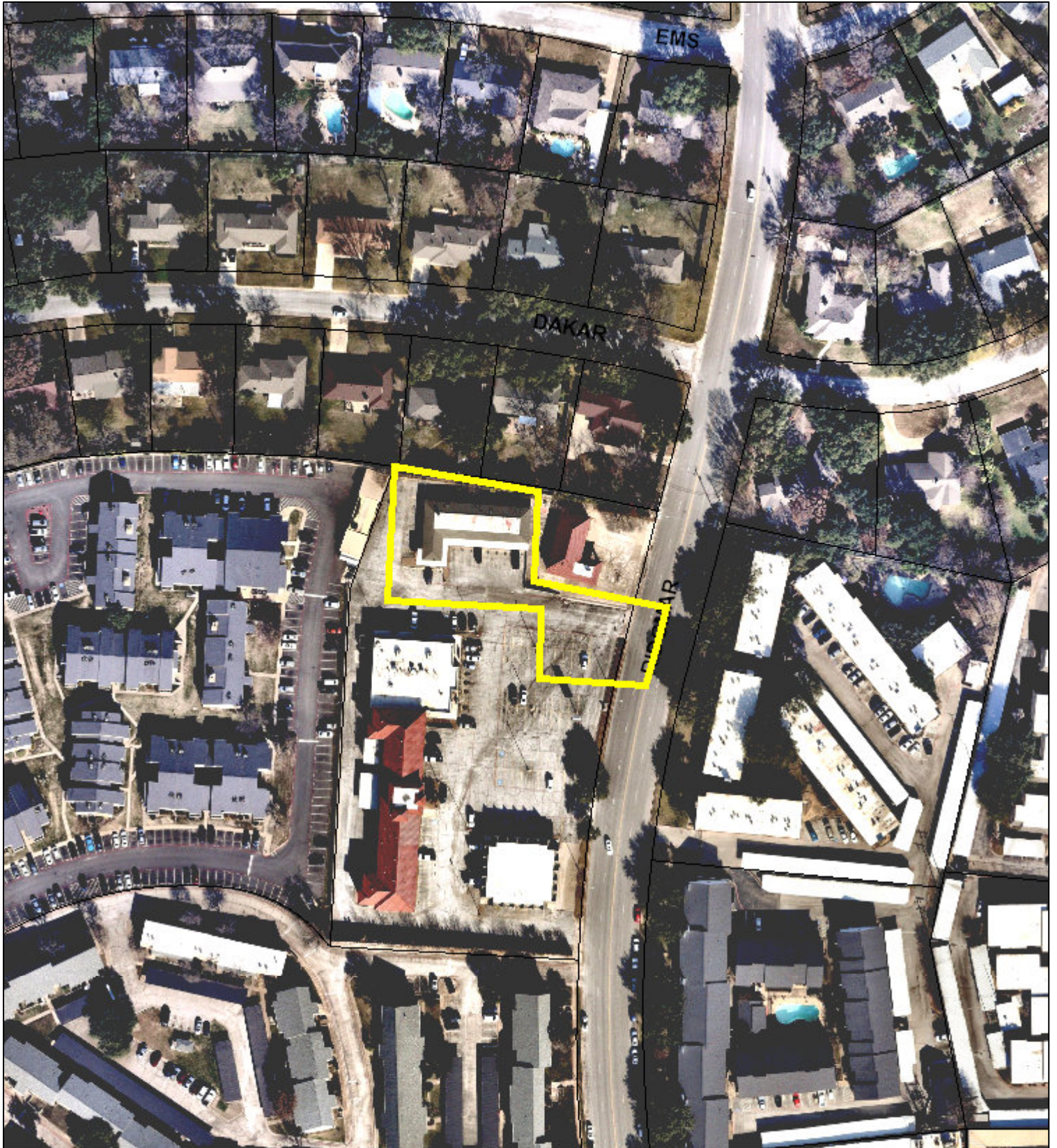
### Future Land Use



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 6, 2018.



## Aerial Photo Map



0 87.5 175 350 Feet

