

A Resolution

NO. _____

AUTHORIZE INITIATION OF REZONING FOR CERTAIN PROPERTIES IN THE UNITED RIVERSIDE NEIGHBORHOOD IN ACCORDANCE WITH THE COMPREHENSIVE PLAN

WHEREAS, on November 21, 2000, the City Council received Informal Report No. 8289, regarding procedures for City Council-initiated rezoning of properties to make the city's zoning districts more consistent with the adopted Comprehensive Plan; and

WHEREAS, the Council-initiated rezoning procedures involve verifying the zoning changes are consistent with the City's Comprehensive Plan; allowing interested Council Members to conduct one or more informational meetings in or near the proposed zoning districts in order to explain the proposed changes to affected property owners; briefing the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate those proposed changes; and placing an appropriate Resolution on the agenda for the next regular City Council meeting authorizing the Development Services Department to prepare an appropriate rezoning application and schedule the application for the next available public hearing to the Zoning Commission; and

WHEREAS, City staff worked with the United Riverside Neighborhood Association and the property owners on the development of the proposed rezoning category; and

WHEREAS, Council Member Gray has requested that the City Manager initiate the rezoning process for the United Riverside neighborhood; and

WHEREAS, the affected parcels are currently intensive commercial and industrial type uses; and

WHEREAS, the affected parcels are zoned "ER" Neighborhood Commercial Restricted as depicted in Exhibit A; and

WHEREAS, Staff recommends rezoning the areas to "PD/F" Planned Development for all uses in "F" General Commercial plus light manufacturing and brewery, to allow more than 50% enclosed storage area and excluding the following uses: no liquor package stores, bar, tavern, club or cocktail lounge, massage or tattoo parlor, pawnshops, auto repair and sales, tire shops, amusement outdoor, RV park, and game rooms as a primary use; additionally the PD would allow for outdoor storage related to the businesses at 112 and 120 South Sylvania, as depicted in Exhibit A; and

WHEREAS, a meeting was held with the affected property owners on August 6, 2020. No one expressed opposition to the proposed rezoning; and

WHEREAS, the City Council received an Informal Report on August 25, 2020, describing the zoning changes; and

WHEREAS, approval of this Resolution will allow the City Manager to submit a rezoning application for a public hearing by the Zoning Commission on September 9, 2020, and for public hearing and action by the City Council on September 15, 2020;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

It is recommended that the City Council authorize the City Manager to initiate certain zoning changes in the United Riverside neighborhood, in accordance with the Comprehensive Plan and as depicted in Exhibit A.

Adopted this 1st day of September 2020.

ATTEST:

By: _____

Mary Kayser, City Secretary