

A Resolution

NO. _____

AUTHORIZE INITIATION OF REZONING FOR 5329 AND 5335 EAST 1ST STREET IN COUNCIL DISTRICT 11 IN ACCORDANCE WITH THE COMPREHENSIVE PLAN

WHEREAS Informal Report No. 8289 describes the procedures for City Council-initiated rezoning of properties; and

WHEREAS the Council-initiated rezoning procedures involve verifying the proposed zoning changes are consistent with the City's Comprehensive Plan, notifying the affected property owners about and offering to explain the proposed zoning changes, briefing the City Council on the proposed zoning changes, and placing an appropriate Resolution on the agenda for the next regular City Council meeting authorizing the Development Services Department to prepare a zoning change application and schedule the application for the next available public hearing of the Zoning Commission; and

WHEREAS Councilmember Jeanette Martinez has requested that the City Manager initiate the rezoning process for certain properties located at 5329 and 5335 East 1st Street to protect the FEMA 100-year floodplain and the adjacent Trinity River and to bring the properties into conformance with the Comprehensive Plan's future land use map and policies; and

WHEREAS currently the properties are zoned "C" Medium Density Multifamily, "D-HR1" Multifamily High-Rise, "E" Neighborhood Commercial, and "G" Intensive Commercial; and

WHEREAS the Comprehensive Plan designates the properties Open Space and Vacant, Undeveloped, Agricultural, both of which are intended to identify and protect floodplain and other vacant natural areas from inappropriate development; and

WHEREAS these properties have been included in a Council-Initiated rezoning process to ensure consistency with the Comprehensive Plan; and

WHEREAS staff recommends the rezoning of the properties depicted in Exhibit A from their current respective zoning to "O-1" Floodplain as described below; and

WHEREAS approval of this Resolution will allow the City Manager to submit a zoning change application for public hearing and recommendation by the Zoning Commission on March 11, 2026, and for public hearing and action by the City Council on April 14, 2026;

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

The City Manager is authorized to initiate the following zoning changes in accordance with the City Council's policy on Council-Initiated Rezoning Process. The proposed zoning changes are in conformance with the Comprehensive Plan and are described below and as shown in Exhibit A:

5329 East 1st Street

From: "G" Intensive Commercial District

To: "O-1" Floodplain

5335 East 1st Street

From: "C" Medium Density Multifamily, "D-HR1" Multifamily High-Rise, "E" Neighborhood Commercial District, and "G" Intensive Commercial District

To: "O-1" Floodplain

Adopted this 10th day of **February, 2026**.

ATTEST:

By: _____
Jannette Goodall, City Secretary

Resolution No. _____
Exhibit A

