

A Resolution

NO. _____

AUTHORIZE INITIATION OF REZONING FOR PROPERTY IN THE VINTAGE RIVERSIDE NEIGHBORHOOD IN THE RIVERSIDE SECTOR OF FORT WORTH 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 proposed 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 a zoning change application and schedule the application for the next available public hearing of the Zoning Commission; and

WHEREAS, City staff notified the owners of property in the Vintage Riverside neighborhood in Council District 11 of the proposed zoning change on August 31, 2023; and

WHEREAS, Councilmember Jeanette Martinez has requested that the City Manager initiate the rezoning process for the subject property; and

WHEREAS, the affected parcel is currently undeveloped land and designated as Mixed Use in the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan contains policies to encourage new development in character with the existing neighborhood scale, architecture, and platting patterns, as well as encouraging infill development of compatible mixed-use development; and

WHEREAS, staff recommends rezoning the affected parcel from "A-5" One Family to "MU-2" High Intensity Mixed-Use as depicted in Exhibit A; and

WHEREAS, approval of this Resolution will allow the City Manager to submit a

zoning change application for public hearing by the Zoning Commission on September 13, 2023, and for public hearing and action by the City Council on September 26, 2023;

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

The City Manager is authorized to initiate a zoning change from “A-5” One Family to “MU-2” High Intensity Mixed-Use for the property in the Vintage Riverside neighborhood in Council District 11, in accordance with the Comprehensive Plan and as depicted in Exhibit A.

Adopted this _____ day of _____ 2023.

ATTEST:

By: _____

Jannette S. Goodall, City Secretary

Area Zoning Map

Applicant: City of Fort Worth
 Address: 2415 Gillis Street
 Zoning From: A-5
 Zoning To: MU-2
 Acres: 0.12459381
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 9/13/2023
 Contact: 817-392-2495

