

A Resolution

NO. _____

AUTHORIZE INITIATION OF REZONING FOR PROPERTY IN THE MONTICELLO NEIGHBORHOOD IN THE ARLINGTON HEIGHTS 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 held a meeting for the owners of property in the Monticello Neighborhood in District 7 to discuss the proposed zoning change on January 13, 2022 and March 10, 2022; and

WHEREAS, Councilmember Leonard Firestone has requested that the City Manager initiate the rezoning process for the subject properties; and

WHEREAS, the affected parcels are currently single-family residential homes, duplexes, small commercial sites, or undeveloped land and designated as Single Family Residential, Low Density Residential, Neighborhood Commercial, or Public Park 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 single-family homes in existing neighborhoods to preserve and protect residential neighborhoods; and

WHEREAS, staff recommends rezoning the affected parcels from "A-5" One

Family, "A-5/DD" One Family/Demolition Delay, "B" Two Family, "C" Medium Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "G" Intensive Commercial, and "PD 44 and PD 733" Planned Developments to "A-10" One Family, "A-10/DD" One Family/Demolition Delay, "A-7.5" and "A-5" One Family, "B" Two Family, "R2" Zero Lot Line/Townhouse, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, and "PD 430" Planned Development for professional offices as depicted in Exhibit A; and

WHEREAS, the City Council received an Informal Report on April 5, 2022, describing the zoning changes; 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 May 11, 2022, and for public hearing and action by the City Council on June 14, 2022;

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, "A-5/DD" One Family/Demolition Delay, "B" Two Family, "C" Medium Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "G" Intensive Commercial, and "PD 44 and PD 733" Planned Developments to "A-10" One Family, "A-10/DD" One Family/Demolition Delay, "A-7.5" and "A-5" One Family, "B" Two Family, "R2" Zero Lot Line/Townhouse, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, and "PD 430" Planned Development for professional offices for properties in the Monticello neighborhood in District 7, in accordance with the Comprehensive Plan and as depicted in Exhibit A.

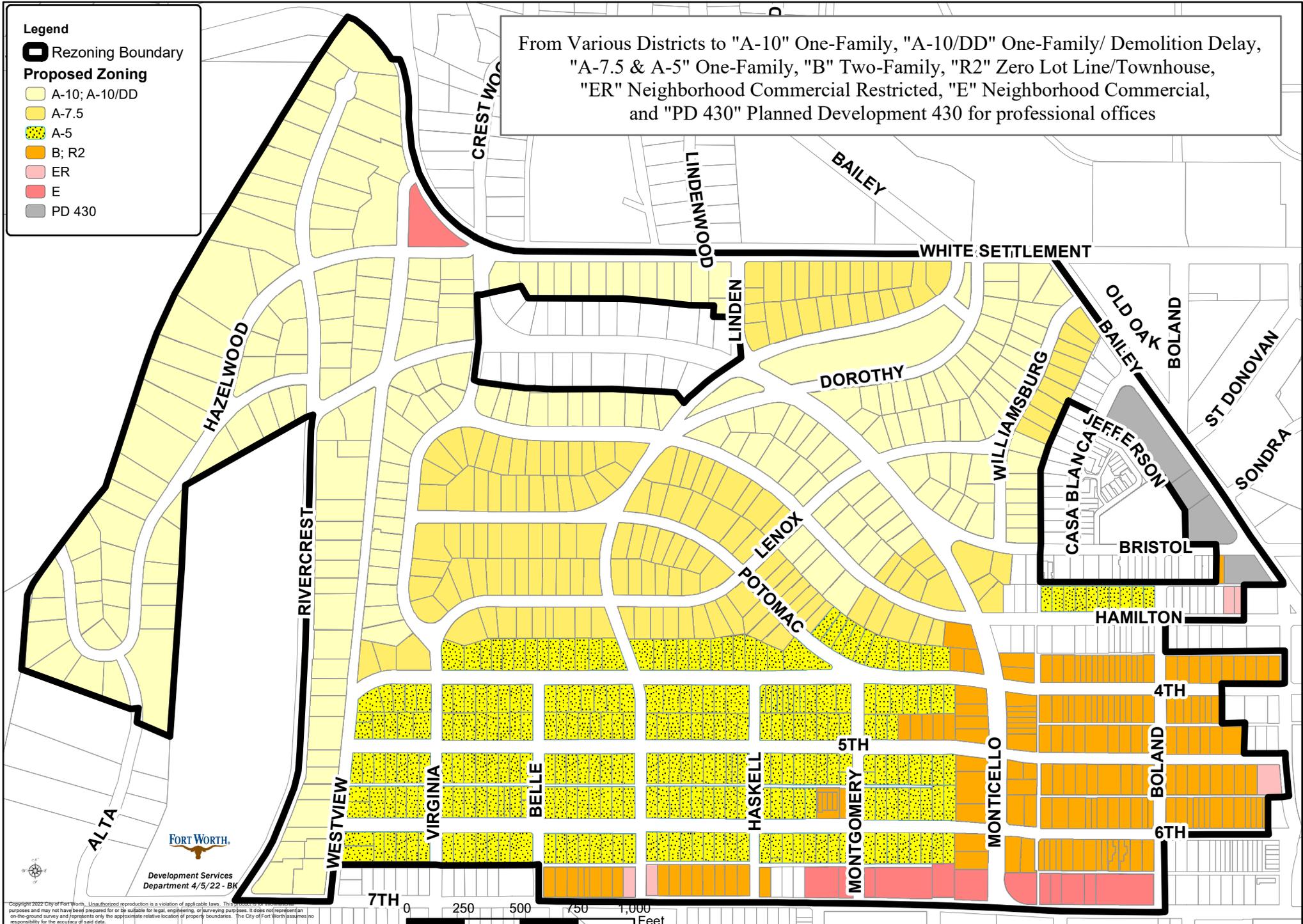
Adopted this _____ day of _____ 2022.

ATTEST:

By: _____

Jannette S. Goodall, City Secretary

Monticello Neighborhood: Proposed Zoning



Copyright 2022 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This document is prepared for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Fort Worth assumes no responsibility for the accuracy of said data.