

A Resolution

NO. _____

AUTHORIZE INITIATION OF REZONING FOR PROPERTY IN THE RYAN PLACE IMPROVEMENT NEIGHBORHOOD IN THE SOUTHSIDE 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 Ryan Place Improvement Neighborhood in District 9 to discuss the proposed zoning change on May 15, 2023; and

WHEREAS, Councilmember Elizabeth Beck 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, institutional uses, small commercial sites, or undeveloped land and designated as Single Family, Low Density Residential, Institutional, Neighborhood Commercial, Mixed Use, Light Industrial, Public Park, and Infrastructure 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 with and without Historic or Demolition Delay Overlays, “B” Two Family with and without Historic Overlays, “C” Medium Density Multifamily, “CF” Community Facilities, “E” Neighborhood Commercial, “I” Light Industrial, “BU-CX-4, BU-CX-6, BU-SH-3” Berry University districts, “PD” Planned Developments 303, 304, 305, and 1061 to “A-10” One Family with and without Historic or Demolition Delay Overlays, “A-7.5” One Family with and without Historic or Demolition Delay Overlays, “A-5” One Family with and without Historic or Demolition Delay Overlays, “B” Two Family, “CF” Community Facilities with and without Historic Overlays, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, “BU-CX-4, BU-CX-6, BU-SH-3” Berry University districts, and “PD” Planned Developments 303, 304, and 1061 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 August 9, 2023, and for public hearing and action by the City Council on September 12, 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 with and without Historic or Demolition Delay Overlays, “B” Two Family with and without Historic Overlays, “C” Medium Density Multifamily, “CF” Community Facilities, “E” Neighborhood Commercial, “I” Light Industrial, “BU-CX-4, BU-CX-6, BU-SH-3” Berry University districts, “PD” Planned Developments 303, 304, 305, and 1061 to “A-10” One Family with and without Historic or Demolition Delay Overlays, “A-7.5” One Family with and without Historic or Demolition Delay Overlays, “A-5” One Family with and without Historic or Demolition Delay Overlays, “B” Two Family, “CF” Community Facilities with and without Historic Overlays, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, “BU-CX-4, BU-CX-6, BU-SH-3” Berry University districts, and “PD” Planned Developments 303, 304, and 1061 for properties in the Ryan Place Improvement neighborhood in District 9, in accordance with the Comprehensive Plan and as depicted in Exhibit A.

Adopted this _____day of _____ 2023.

ATTEST:

By: _____

Jannette S. Goodall, City Secretary

Ryan Place Improvement Neighborhood: Proposed Zoning

From Various Districts to “A-10”/“A-7.5”/“A-5” One Family with and without Historic or Demolition Delay Overlays, “B” Two Family, “CF” Community Facilities with and without Historic Overlays, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, “BU-CX-4, BU-CX-6, BU-SH-3” Berry University districts, and “PD” Planned Developments 303, 304, and 1061

