

# A Resolution

NO. \_\_\_\_\_

## **AUTHORIZE INITIATION OF REZONING FOR CERTAIN PROPERTIES IN THE STOCKYARDS DISTRICT IN ACCORDANCE WITH THE COMPREHENSIVE PLAN**

**WHEREAS**, in accordance with Section 3.500 of the Comprehensive Zoning Ordinance of the City, the City Council may authorize the Development Services Department to initiate zoning changes where the zoning changes are consistent with the City's Comprehensive Plan; and

**WHEREAS**, in May 2017 the City Council created the Stockyards ("SY") District and adopted the Fort Worth Stockyards Form-Based Code ("Code") and Design Guidelines to serve as development standards and guidelines for the Stockyards Districts, a historic and mixed-use growth area that is defined by the City of Fort Worth; and

**WHEREAS**, the Code is intended to promote rehabilitation and compatible new construction that is sensitive to the surrounding historic context; and

**WHEREAS**, the Code contains a Future Streets and Pathways Map, which regulates the location of existing and proposed streets and pathways within the Stockyards District;

**WHEREAS**, any substantial changes to the Stockyards Future Streets and Pathways Map requires a map amendment to the Code;

**WHEREAS**, any proposed realignment or adjustment to the Future Streets and Pathways Map must meet the following provisions:

1. The requested modification does not increase congestion or compromise public safety;
2. The requested modification does not decrease the number of connections to the overall street network;
3. The requested modification does not create any lots without direct street frontage;
4. The requested modification does not create a block perimeter that exceeds 1,600 feet; and
5. The requested modification does not create a block length that exceeds 500 feet;

**WHEREAS** the existing location of Niles City Boulevard is proposed to be realigned to accommodate a proposed multifamily development along Northeast 23<sup>rd</sup> Street;

**WHEREAS** the proposed realignment of Niles City Boulevard changes the boundary between subdistricts 105 and 130 and requires a map amendment to the Code; and

**WHEREAS** the proposed change in the boundary between the two subdistricts due to the realignment of Niles City Boulevard generally meets the guiding principles found within the Code and the Comprehensive Plan;

**WHEREAS**, approval of this Resolution will allow the City Manager to submit a rezoning application on for a public hearing by the Zoning Commission on June 14, 2022, and for public hearing and action by the City Council on June 28, 2022.

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

1. It is recommended that the City Council authorize the City Manager to initiate certain zoning changes in the Stockyards District accordance with the Comprehensive Plan and as depicted in Exhibit A.

Adopted this \_\_\_\_ Day of May, 2022

ATTEST:

By: \_\_\_\_\_  
Jannette S. Goodall, City Secretary

