

# A Resolution

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

## **AUTHORIZE INITIATION OF REZONING FOR CERTAIN PROPERTIES ALONG THE MONTGOMERY STREET CORRIDOR IN COUNCIL DISTRICT 7 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; 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**, Council Member Macy Hill (District 7) held meetings for the affected property owners of approximately 83.7 acres on the west side of Montgomery Street, south of Lafayette Avenue and north of Birchman Avenue; at the northeast corner of Trail Drive and Montgomery Street; and on the west side of University Drive, south of Trail Drive between September 12, 2024 and January 9, 2025 to discuss the proposed zoning change; and

**WHEREAS**, Council Member Hill has requested that the City Manager initiate the rezoning process for the subject properties; and

**WHEREAS**, the affected parcels are mostly developed with commercial, retail service and park uses; and

**WHEREAS**, the existing "J" Medium Industrial zoning and land uses are inconsistent with the Comprehensive Plan, which designates this area as Neighborhood Commercial; and Public Parkland; and

**WHEREAS**, staff recommends rezoning the properties depicted in Exhibit A to the following:

1. West of Montgomery Street to “E” Neighborhood Commercial; “E” Neighborhood Commercial with Conditional Use Permits for warehouse, food processing, existing bar with site plan waivers; and “PD/G” Intensive Commercial excluding automotive repair/paint & body, automotive uses with height limit of 5 stories with site plan waiver; and

2. East of Montgomery Street to “PD/G” Intensive Commercial excluding automotive repair/paint & body, automotive uses with site plan waiver; and “CF” Community Facilities

**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 12, 2025, and for public hearing and action by the City Council on April 8, 2025;

**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 change in general conformance with the Comprehensive Plan and as depicted in Exhibit A:

1. West of Montgomery Street to “E” Neighborhood Commercial; “E” Neighborhood Commercial with Conditional Use Permits for warehouse, food processing, existing bar with site plan waivers; and “PD/G” Intensive Commercial excluding automotive repair/paint & body, automotive uses with height limit of 5 stories with site plan waiver; and

2. East of Montgomery Street to “PD/G” Intensive Commercial excluding automotive repair/paint & body, automotive uses with site plan waiver; and “CF” Community Facilities

Adopted this \_\_\_\_day of \_\_\_\_\_ 2025.

ATTEST:

By: \_\_\_\_\_

Jannette Goodall, City Secretary

# Proposed Zoning Districts

From: "CR" Low Density Multifamily, "J" Medium Industrial To: "CF" Community Facilities, "E" Neighborhood Commercial, & "PD/G" Planned Development for certain "G" Intensive Commercial uses with restrictions, plus Conditional Use Permit Overlays

