

A Resolution

NO. _____

AUTHORIZE INITIATION OF REZONING FOR CERTAIN PROPERTIES IN THE COMO NEIGHBORHOOD 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 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 Planning and Development Department to prepare an appropriate rezoning application and schedule the application for the next available public hearing to the Zoning Commission; and

WHEREAS, the proposed Como rezoning is a recommendation in the adopted Como/Sunset Heights Neighborhood Empowerment Zone Strategic Plan; and

WHEREAS, City staff worked with the Como Community Leaders (a neighborhood advisory committee) on the development of the proposed rezoning categories; and

WHEREAS, Council Member Byrd has requested that the City Manager initiate the rezoning process for the Como neighborhood; and

WHEREAS, the Council-initiated zone changes address the following themes from the Como/Sunset Heights NEZ Strategic Plan: maintain single-family as the predominant housing type in the Como neighborhood; facilitate revitalization of Horne Street to accommodate new business development; facilitate compatible commercial development adjacent to residential districts; retain neighborhood community facilities; and

WHEREAS, the affected parcels are currently single-family, vacant land, commercial, and institutional uses; and

WHEREAS, the affected parcels are zoned "A-5" One-Family, "B, B/HC" Two-Family and with Historic Overlay, "ER, E" Neighborhood Commercial, "FR" General Commercial, "G" Intensive Commercial, "I" Industrial, and "PD" Planned Development 373 as depicted in Exhibit B; and



WHEREAS, Staff recommends rezoning the areas to “A-5” Single-family, “ER” Neighborhood Commercial Restricted, “CB-T” Camp Bowie – Transition, and “CF, CF/HC” Community Facility and with Historic Overlay, as depicted in Exhibit A; and

WHEREAS, a meeting was held for all the property owners on August 8, 2019, with one owner expressing opposition to the proposed rezoning; and

WHEREAS, the City Council received an Informal Report on September 10, 2019, describing the zoning changes; and

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 October 9, 2019, and for public hearing and action by the City Council on November 12, 2019.

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

The City Council authorize the City Manager to initiate certain zoning changes in the Como neighborhood, in accordance with the Comprehensive Plan and as depicted in Exhibit A.

Adopted this 10th day of September 2019.

ATTEST:

By: _____

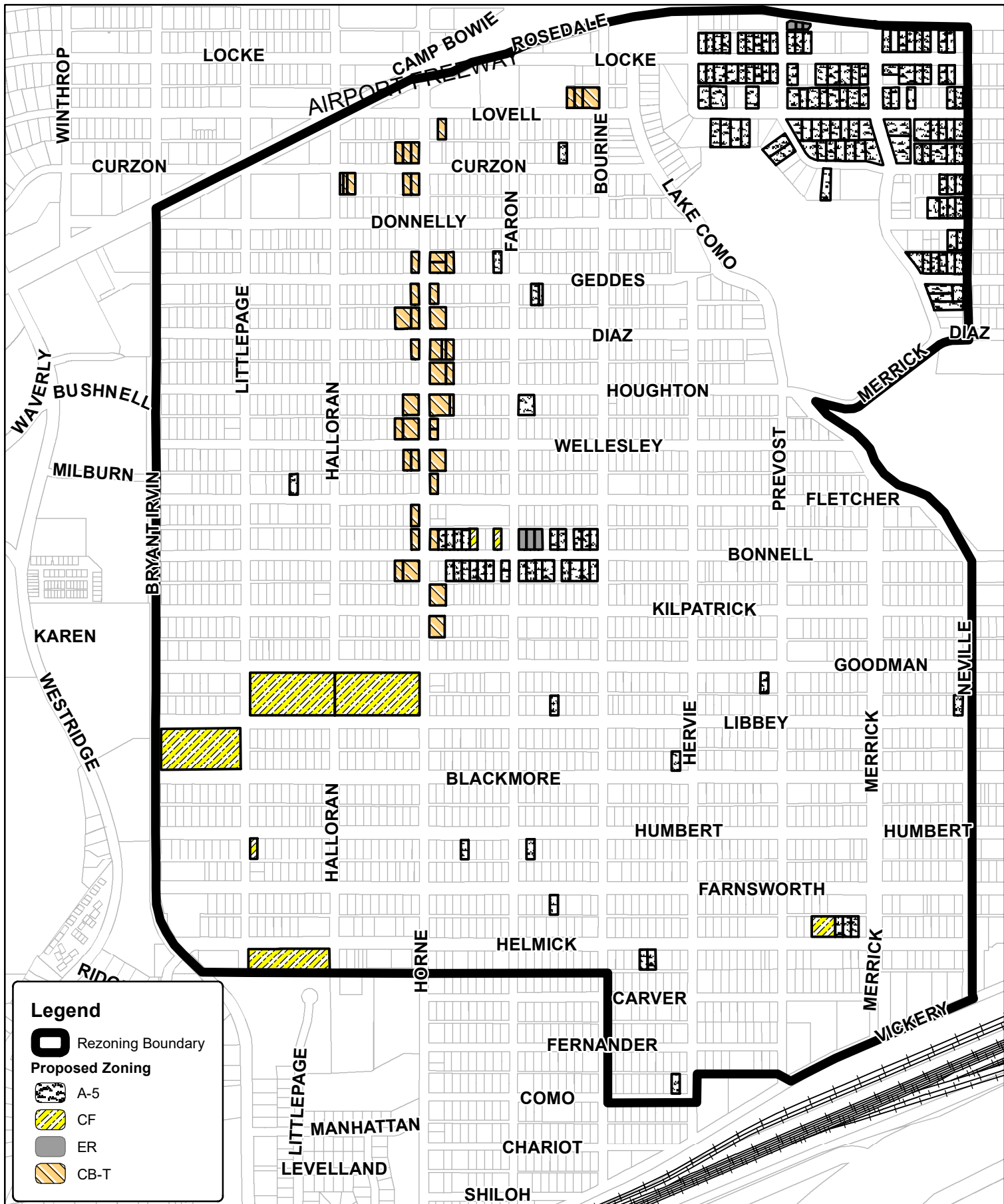
Mary Kayser, City Secretary



Como Area: Proposed Zoning Change

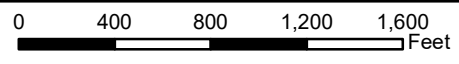
To: "A-5" One-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, and "CB-T" Camp Bowie - Transition Zone

ATTACHMENT A



Legend

- Rezoning Boundary
- Proposed Zoning**
- A-5
- CF
- ER
- CB-T



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Como Area: Existing Zoning

From "A-5" One-Family, "B, B/HC" Two-Family and with Historic Overlay, "D" High Density Multifamily, "ER, E" Neighborhood Commercial, "FR" General Commercial Restricted, "G" Intensive Commercial, "I" Light Industrial, and "PD" Planned Development 373

ATTACHMENT B

