

To the Mayor and Members of the City Council**September 9, 2025**

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SUBJECT: PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR CERTAIN PROPERTIES ON PANTHER ISLAND BETWEEN NORTH COMMERCE STREET AND THE FUTURE RING ROAD TO THE EAST AND BETWEEN NE 4TH AND NE 5TH STREETS TO "PI-CC-1" PANTHER ISLAND-CANAL C – PHASE 1 IN COUNCIL DISTRICT 2

On September 16, 2025, the City Council will consider a resolution to initiate the rezoning process for seven parcels totaling approximately 15.35 acres on Panther Island between North Commerce Street and the future Ring Road to the east and between NE 4th and NE 5th Streets. The Tarrant Regional Water District owns approximately 93% of the land area. Currently, the properties are zoned "PI-N-2" Panther Island-Neighborhood Zone 2 as part of the Panther Island Form-Based Code and "PD/PI-N-2" Planned Development for the drive-in movie theater.

In accordance with Informal Report No. 8289, the City Council's policy on Council-initiated zoning changes, the property owners were notified of the proposed changes by letter mailed on August 30, 2025.

Councilmember Flores, in cooperation with the Tarrant Regional Water District, has requested that the properties be rezoned to a new subdistrict "PI-CC-1" Panther Island-Canal C - Phase 1, increasing the maximum building height and allowing administrative waivers to the minimum building height. The new subdistrict is being created in conjunction with the proposed rezoning. The purpose of the "PI-CC-1" subdistrict is to accommodate higher density residential and mixed uses, consistent with the 2024 Panther Island Strategic Plan known as Vision 2.0. The Future Land Use Map in the Comprehensive Plan designates the subject properties as Mixed Use, consistent with the current form-based code zoning. However, creation of this new subdistrict will facilitate Phase 1 of Panther Island redevelopment while the full form-based code is being substantially updated to support Vision 2.0.

The proposed zoning changes for the following properties are described below and shown on the attached map:

From: "PI-N-2" Panther Island-Neighborhood Zone 2, and "PD/PI-N-2" Planned Development for drive-in movie theater

To: "PI-CC-1" Panther Island-Canal C – Phase 1

200 NE 5th Street
207 NE 4th Street
223 NE 4th Street
250 NE 4th Street
360 N Main Street
502 N Commerce Street
500 N Commerce Street



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The proposed schedule for the zoning change is:

Urban Design Commission briefing
Zoning Commission public hearing
City Council public hearing and action

September 18, 2025
October 8, 2025
October 21, 2025

For any questions, please contact Brandon Utterback, Planning Manager, Development Services, at 817-392-8037.

Jesus "Jay" Chapa
City Manager

Attachment: Exhibit A Map

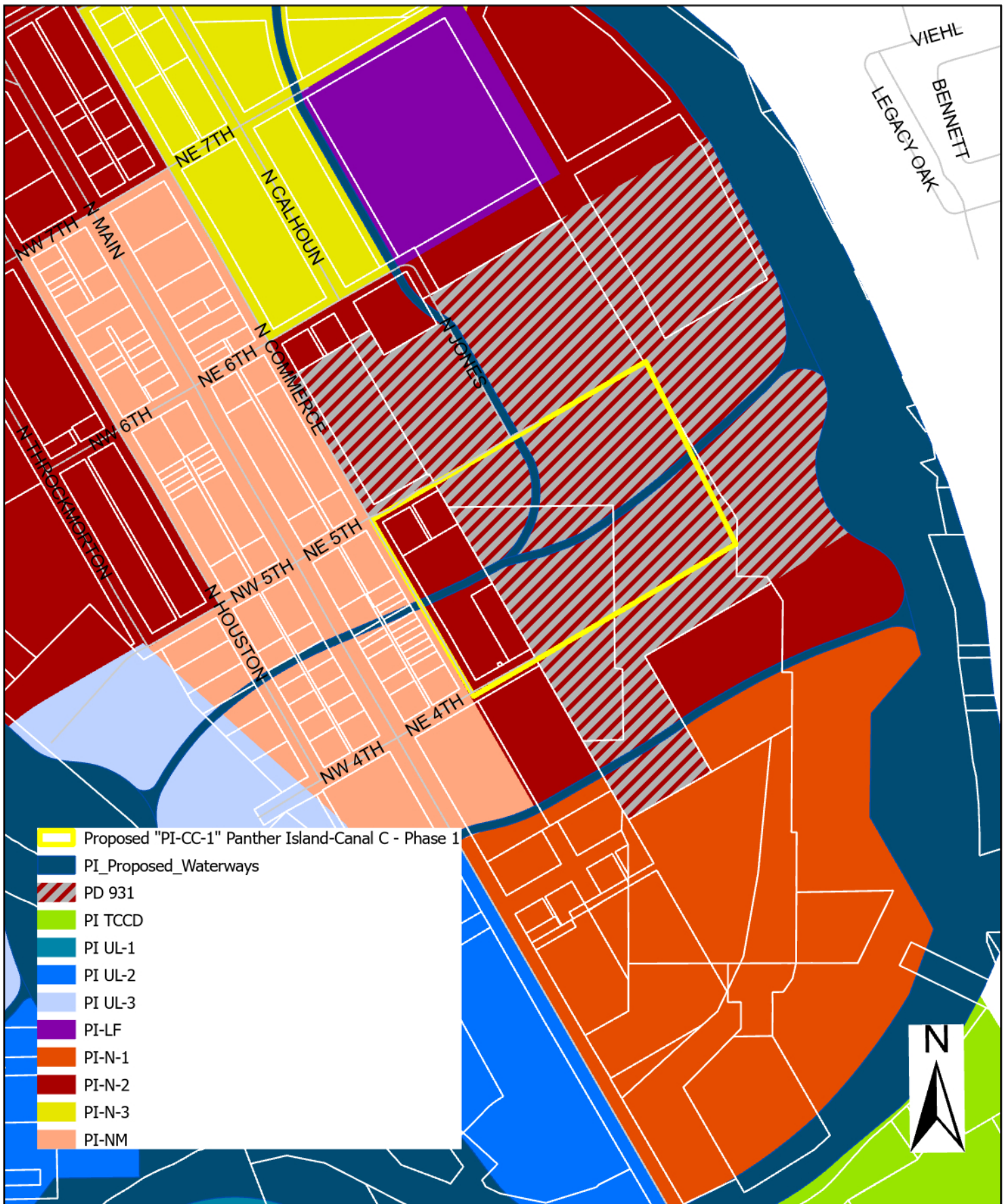


Exhibit A: "PI-CC-1" Panther Island-Canal C - Phase 1

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