

# A Resolution

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

## **AUTHORIZE INITIATION OF REZONING FOR PROPERTY IN THE HIGHLAND HILLS NEIGHBORHOOD IN THE SYCAMORE 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 Highland Hills in Council District 8 to discuss the proposed zoning change on March 7, 2022; and

**WHEREAS**, Councilmember Chris Nettles 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, community facilities, small commercial sites, or undeveloped land and designated as Single Family Residential or Neighborhood Commercial 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 "C" Medium Density Multifamily and "E" Neighborhood Commercial to "A-5" One Family, "CF" Community Facilities, and "ER Neighborhood Commercial Restricted as depicted in Exhibit A; and

**WHEREAS**, the City Council received an Informal Report on April 5, 2022, describing the zoning changes; 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 May 11, 2022, and for public hearing and action by the City Council on June 14, 2022;

**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 “C” Medium Density Multifamily and “E” Neighborhood Commercial to “A-5” One Family, “CF” Community Facilities, and “ER Neighborhood Commercial Restricted for properties in the Highland Hills neighborhood in Council District 8, in accordance with the Comprehensive Plan and as depicted in Exhibit A.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

ATTEST:

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

Jannette S. Goodall, City Secretary

# Highland Hills Neighborhood: Proposed Zoning

From "C" Medium Density Multifamily and "E" Neighborhood Commercial to "A-5" One-Family, "CF" Community Facilities, and "ER" Neighborhood Commercial Restricted

**EXHIBIT A**  
**CD 8**

