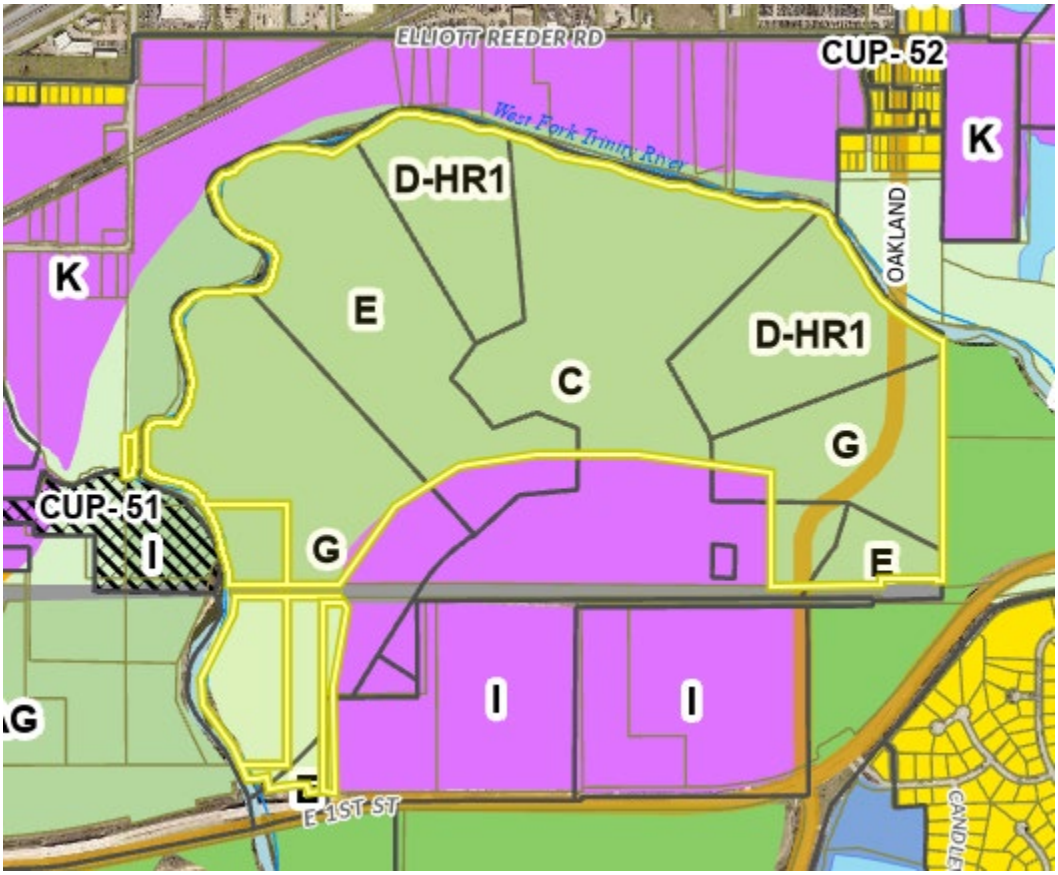
To the Mayor and Members of the City Council

SUBJECT: PROPOSED COUNCIL-INITIATED ZONING CHANGE FOR 5329 AND 5335 EAST 1ST STREET, BETWEEN EAST 1ST STREET AND THE TRINITY RIVER, LOCATED IN COUNCIL DISTRICT 11

On February 10, 2026, the City Council will consider a resolution to initiate the zoning change process for properties located at 5329 and 5335 East 1st Street between East 1st Street and the Trinity River. The 269-acre properties are bracketed by Gateway Park and Quanah Parker Park and are currently zoned "C" Medium Density Residential, "E" Neighborhood Commercial, "G" General Commercial, and the currently inactive "D-HR1" Multifamily High-Rise district. The properties are vacant and located within the FEMA 100-Year Floodplain.



Taken together, the properties owned by West Fork Partners, LP abut the Trinity River and are entirely located within the FEMA 100-Year Floodplain. The properties are designated as Open Space on the adopted Future Land Use Map in the 2023 Comprehensive Plan. While the properties have different zoning designations currently, they are all identified as Wetland Mitigation Property in the City's Zoning Map GIS records. The properties immediately south of the subject properties are actively used and/or proposed for use as "I" Light Industrial and are designated on the adopted Future Land Use Map in the 2023 Comprehensive Plan as Light Industrial.

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Based upon the status of the properties as vacant, within the FEMA 100-Year Floodplain, designated Open Space in the adopted Comprehensive Plan, and being identified as Wetland Mitigation Property in the City's Zoning Map GIS records, Councilmember Jeanette Martinez has requested rezoning of the properties to the special purpose "O-1" Floodplain District. Staff has notified the affected property owner, West Fork Partners, LP of the proposed zoning change from "C" Medium Density Residential, "E" Neighborhood Commercial, "G" General Commercial, and the currently inactive "D-HR1" Multifamily High-Rise to "O-1" Floodplain to protect the 100-Year Floodplain, the adjacent Trinity River, and the existing Wetland Mitigation use.

The proposed schedule for the zoning change is:

City Council resolution	February 10, 2026
Zoning Commission public hearing and recommendation	March 11, 2026
City Council public hearing and action	April 14, 2026

For any questions, please contact LaShondra Stringfellow, Assistant Director of Development Services, at 817-392-6214.

Jesus "Jay" Chapa
City Manager