

**To the Mayor and Members of the City Council****September 10, 2019**

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**SUBJECT: PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR
CERTAIN PROPERTIES IN THE COMO NEIGHBORHOOD IN
COUNCIL DISTRICT 3**

The September 10th City Council agenda will contain an M&C to initiate the rezoning process for approximately 46.7 acres, covering 212 parcels, of the Como Neighborhood in the Arlington Heights sector of Fort Worth. Council Member Brian Byrd requested the proposed zoning changes to rezone residential, institutional, commercial, industrial, and vacant property to zoning classifications that are consistent with the existing land uses and the Comprehensive Plan. For your reference, the attached PowerPoint presentation shows the future land use in the Comprehensive Plan, the current zoning, and the proposed zoning.

A meeting has been held for the affected property owners on August 8, 2019 at the Como Community Center. One person has expressed opposition to date. A text amendment will be required to use the Camp Bowie form-based zoning along Horne Street, because the boundaries where Camp Bowie zoning is allowed were included with form-based code adoption. Public hearings for the rezoning of these properties would be held by the Zoning Commission on October 9, 2019, and by the City Council on November 12, 2019.

If you have any questions, please contact Randy Hutcheson, Interim Assistant Planning and Development Director, at 817-392-8008.

David Cooke
City Manager

attachment: PowerPoint presentation

PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR THE COMO NEIGHBORHOOD



Prepared for the
City Council

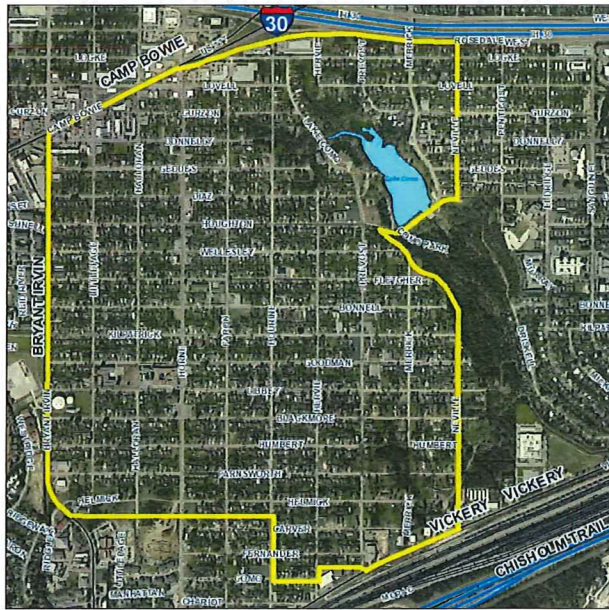
By the
Planning and Development Department

September 10, 2019

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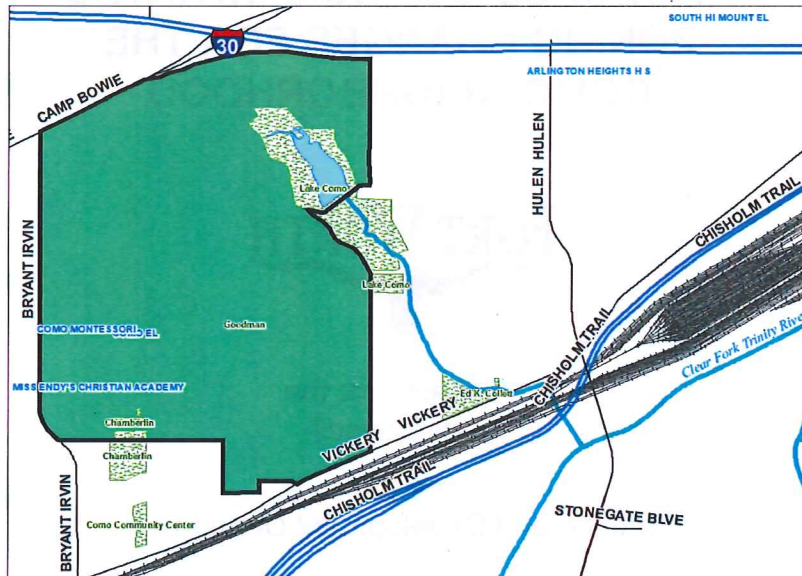
PURPOSE

Provide a **briefing** on the proposed Council-initiated rezoning of 46.7 acres of land to conform with the Comprehensive Plan.



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Where is the proposed rezoning area?



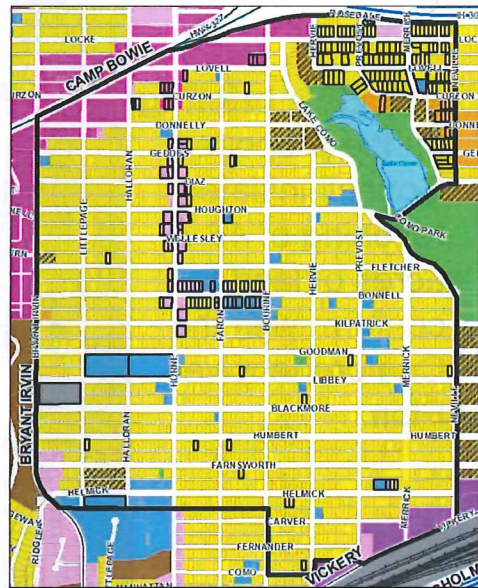
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Note: The proposed rezoning area consists of a total of 212 properties.

What future land use is designated in the 2019 Comprehensive Plan for the specific properties?



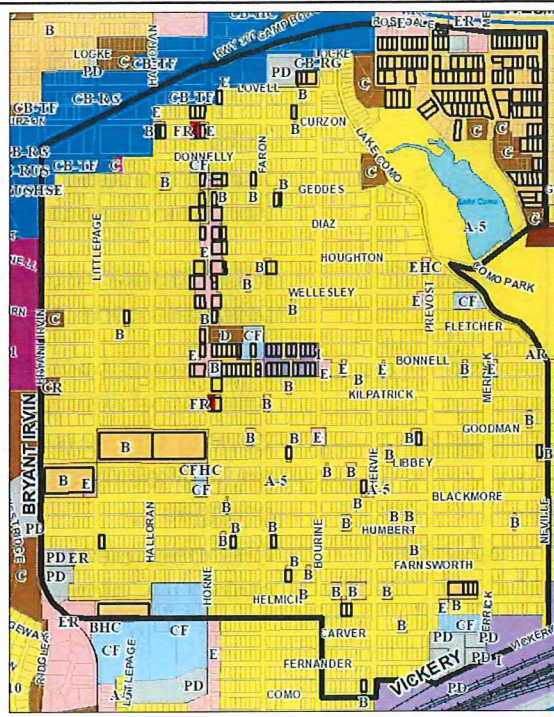
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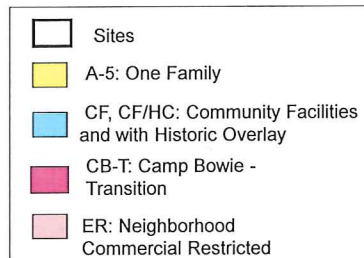
What is the current zoning of the specific sites?



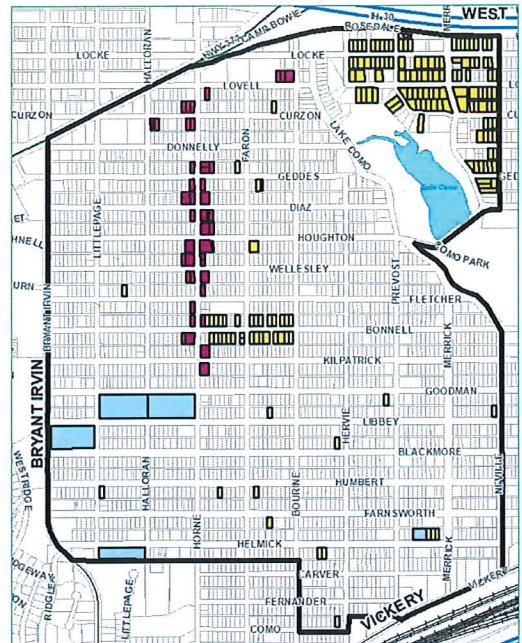
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What is the proposed zoning of the specific sites?



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What is the proposed schedule?

<u>Date</u>	<u>Action</u>
Aug. 8	Public meeting held with property owners. One person in opposition noted.
Sept. 10	City Council receives Informal Report on proposed zoning changes.
Sept. 10	City Council approves Resolution authorizing initiation of zoning changes.
Oct. 9	Zoning Commission conducts public hearing and makes recommendation on proposed zoning changes.
Nov. 12	City Council conducts public hearing and makes decision on zoning changes.