

A Resolution

NO. _____

AUTHORIZE TEXT AMENDMENTS TO THE NEAR SOUTHSIDE DEVELOPMENT STANDARDS AND GUIDELINES AND INITIATION OF REZONING FOR CERTAIN PROPERTIES IN THE HEMPHILL STREET CORRIDOR 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 that 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, Council Member Zadeh has requested that the City Manager initiate the rezoning process for the Hemphill Street Corridor; and

WHEREAS, the proposed Hemphill Street Corridor rezoning is consistent with the 2020 Comprehensive Plan future land use map; and

WHEREAS, City staff worked with the Hemphill Corridor Task Force (a neighborhood advisory committee) on the development of the proposed rezoning categories and text amendments to the Near Southside Development Standards and Guidelines; and

WHEREAS, the Council-initiated zone changes complement the restriping of Hemphill Street as a complete street and establish architectural standards to increase compatibility with the existing historic buildings; 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" Two-Family, "ER, E" Neighborhood Commercial, "FR, F" General Commercial, "I, J, and K" Industrial, and "PD" Planned Development as depicted in Exhibit B; and

WHEREAS, Staff recommends rezoning the areas to “NS-T4HN” Near Southside Hemphill Neighborhood, “NS-T4H” Near Southside Hemphill, and “NS-T4” Near Southside, as depicted in Exhibit A; and

WHEREAS, a meeting was held for all the property owners on March 5, 2020; and

WHEREAS, the City Council received an Informal Report on May 1, 2020, describing the zoning changes; and

WHEREAS, approval of this Resolution will allow the City Manager to submit a rezoning application for a public hearing by the Zoning Commission on June 10, 2020, and for public hearing and action by the City Council on June 23, 2020.

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 text amendments to the Near Southside Development Standards and Guidelines and certain zoning changes in Hemphill Street Corridor, in accordance with the Comprehensive Plan and as depicted in Exhibit A.

Adopted this 5th day of May 2020.

ATTEST:

By: _____

Mary Kayser, City Secretary