

To the Mayor and Members of the City Council**February 9, 2016**

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**SUBJECT: PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR PROPERTIES LOCATED EAST OF THE NORTH FREEWAY (I-35W) AND NORTH OF THE EAST FREEWAY (I-30) IN COUNCIL DISTRICT 4**

The February 16 City Council agenda will contain an M&C to initiate the zoning process for three groups of properties in the Far North and Eastside sectors of Fort Worth. The purpose of the proposed zoning changes from multifamily districts to single family districts is to rezone vacant property in order to be consistent with the Comprehensive Plan and with the zoning in the vicinity. For your reference, the attached PowerPoint presentation shows the future land use in the 2015 Comprehensive Plan, the current zoning, and the proposed zoning.

Council Member Moon mailed letters to the affected property owners in November 2015. A representative for JDI Investors, LP has noted their opposition to the proposed rezoning at 8901 N. Beach Street. This owner had previously noted in 2010 a rezoning application would be submitted to propose an alternative zoning district when the site was in Council District 2. However, owner-initiated rezoning application has not been received since. The other individual property owners have not expressed concern to the Council Member to date. The properties on Boca Raton Boulevard were acquired by the City of Fort Worth in 2007 for repeated code violations in multifamily buildings. The multifamily buildings were subsequently demolished, but the land was not rezoned at that time. Public hearings for the rezoning of this property would be held by the Zoning Commission on March 9, 2016, and by the City Council on April 5, 2016. Staff will submit future Informal Reports for additional phases of zoning changes requested by Council Member Moon.

If you have any questions, please contact Dana Burghdoff, Assistant Planning and Development Director, at 817-392-8018.

David Cooke
City Manager

attachment: PowerPoint presentation

**PROPOSED COUNCIL-INITIATED
ZONING CHANGES FOR
PROPERTIES LOCATED EAST OF I-35W
AND NORTH OF I-30 IN COUNCIL DISTRICT 4**



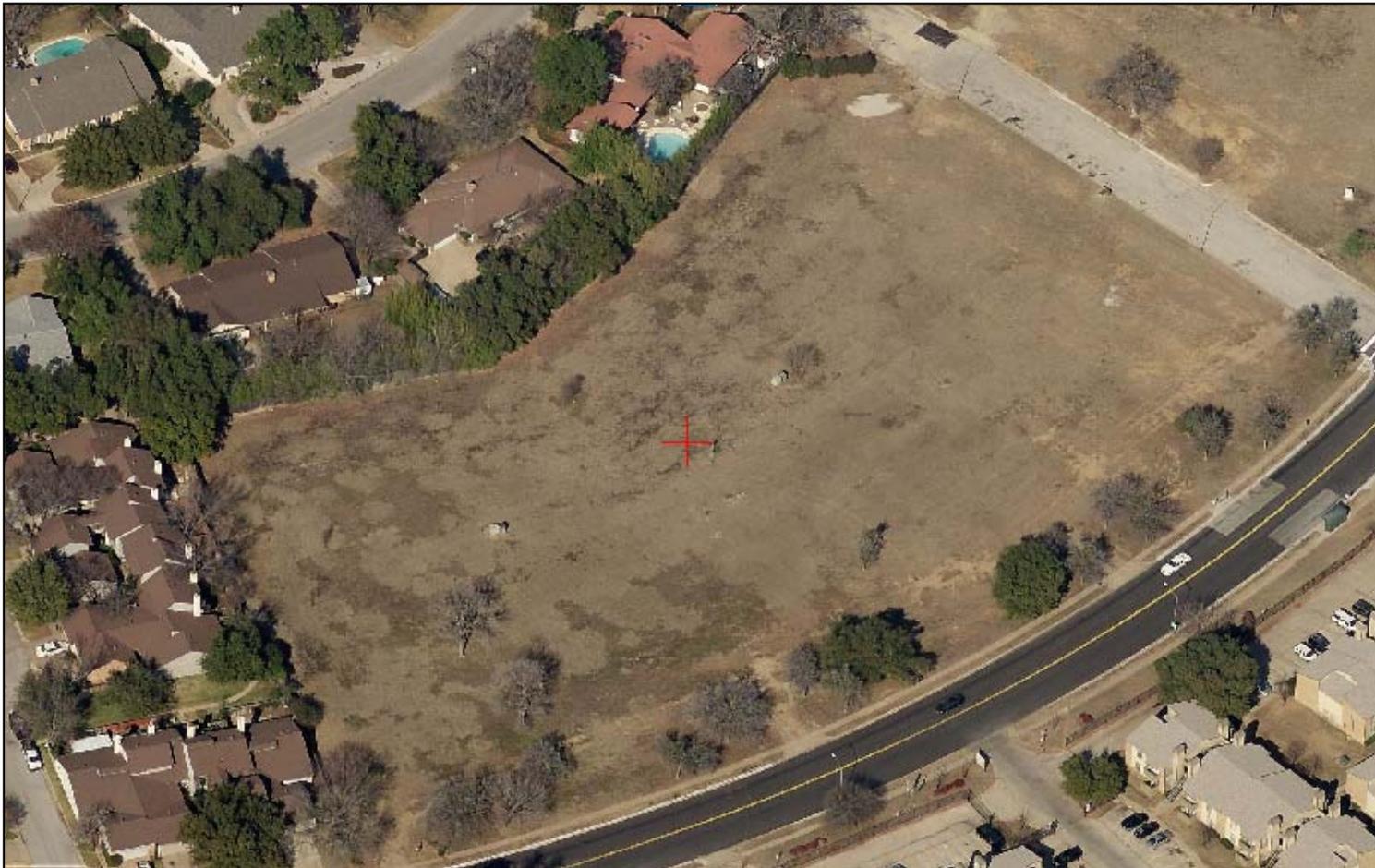
Prepared for the
City Council

By the
Planning and Development Department

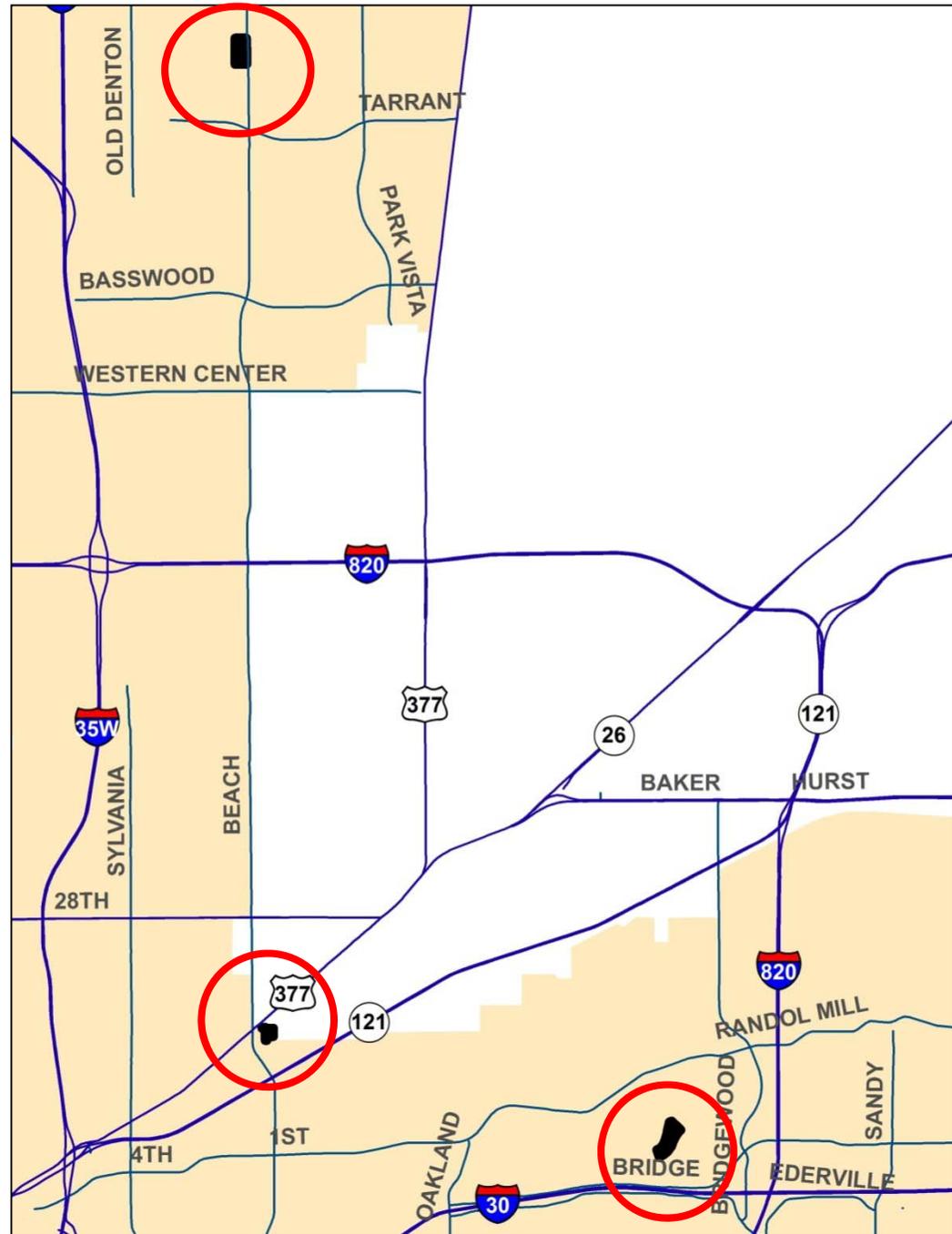
February 9, 2016

PURPOSE

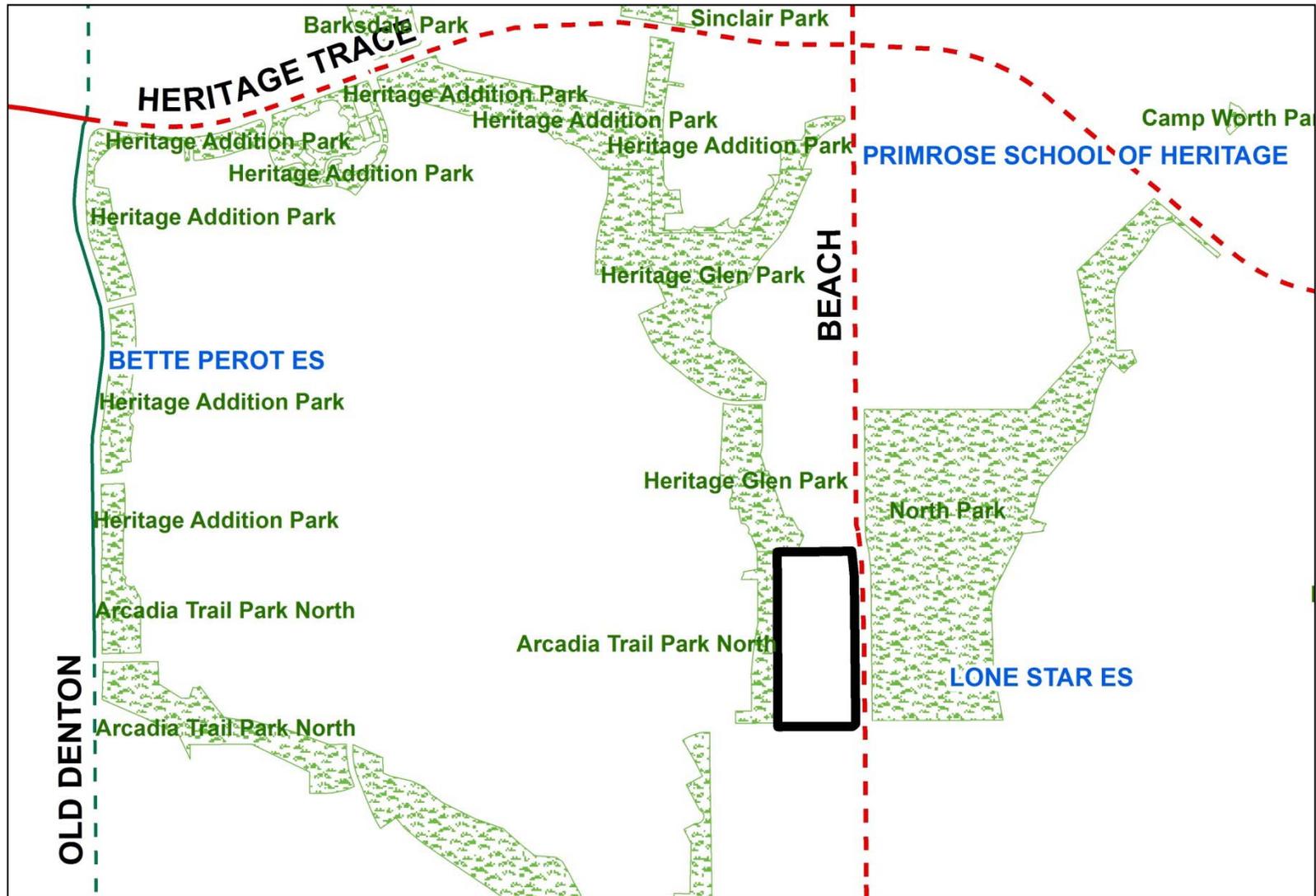
Provide a **briefing** on the proposed Council-initiated rezoning of 33.0 acres of vacant land from multifamily districts to single family districts.



Where are the areas proposed for rezoning at this time?



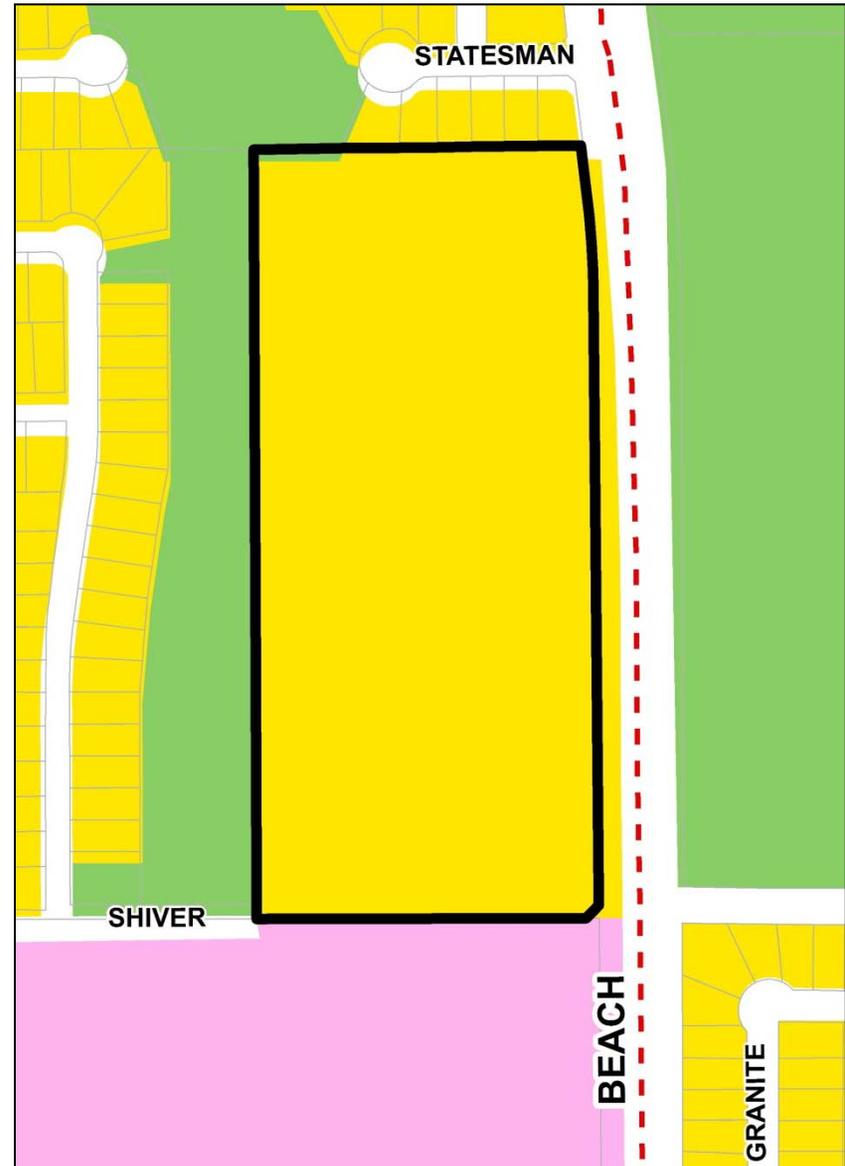
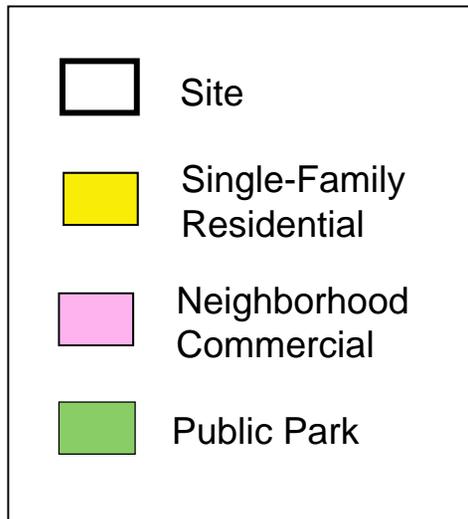
Where is the first proposed rezoning area?



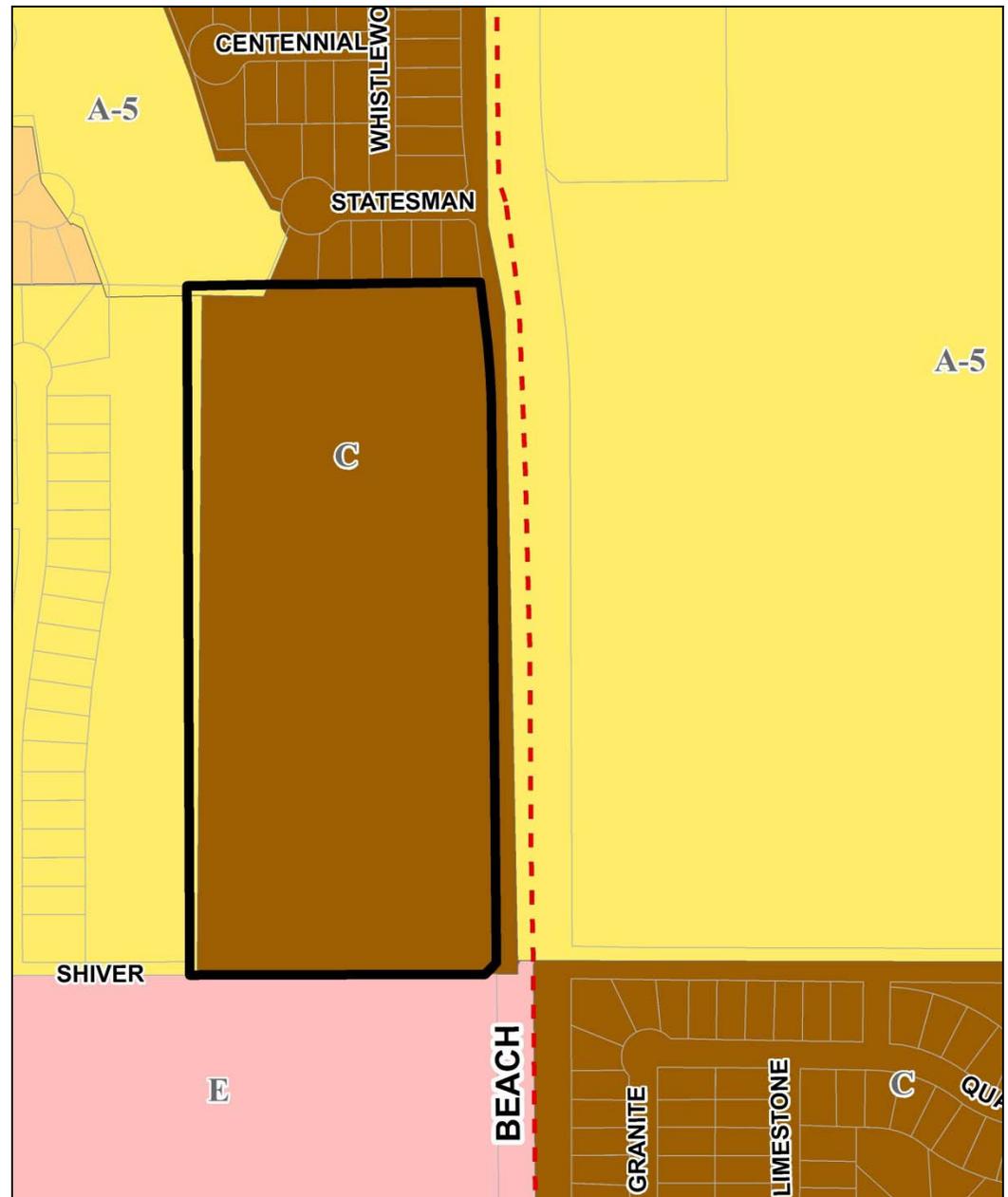
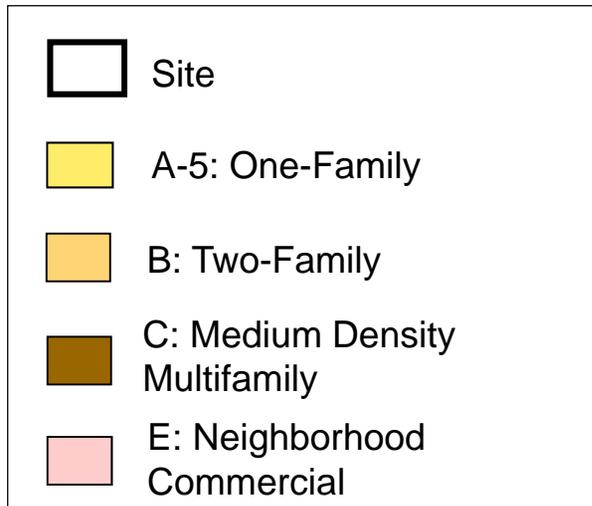
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Note: The proposed rezoning area consists of a total of 1 property.

What future land use is designated in the 2015 Comprehensive Plan?

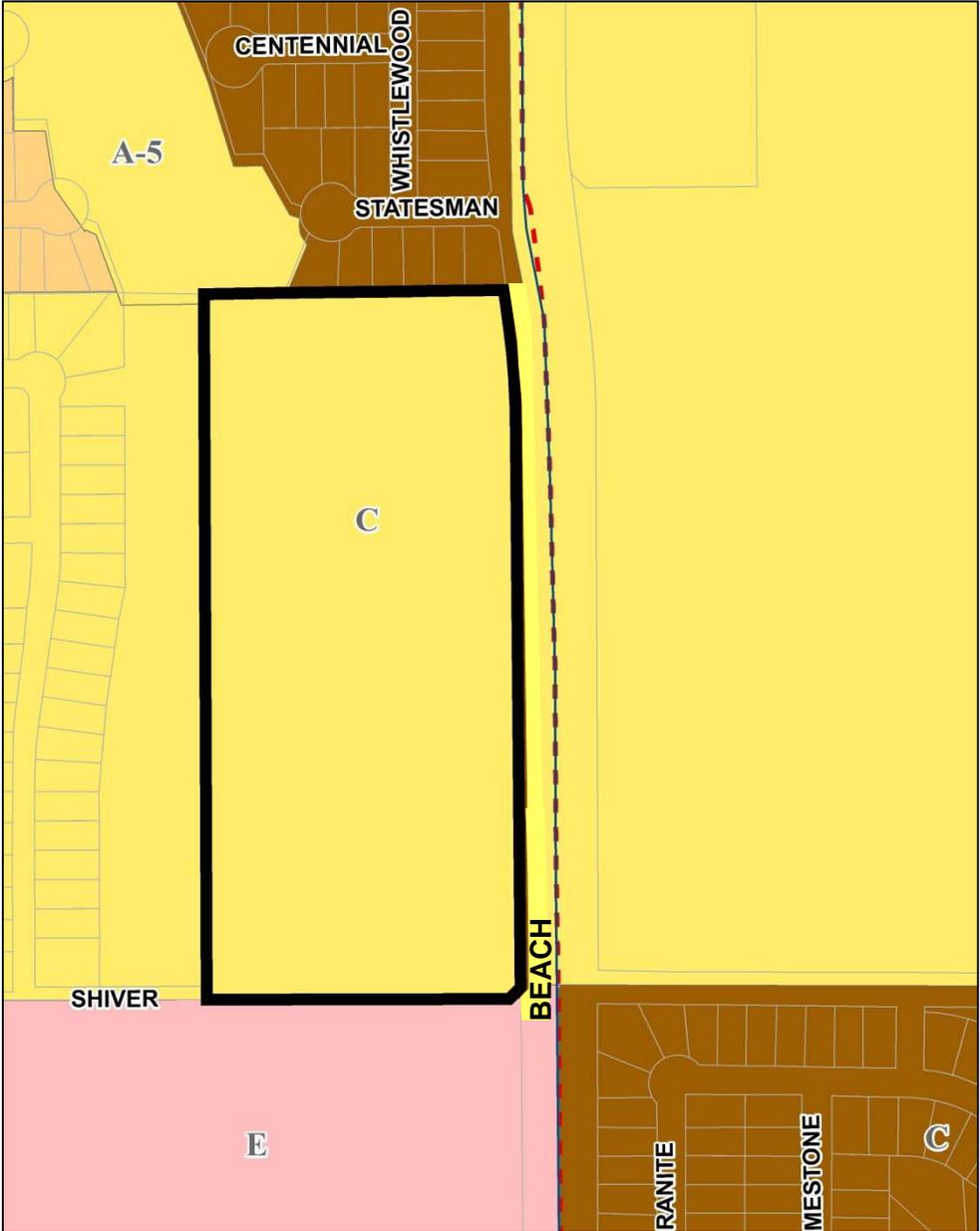


What is the current zoning?

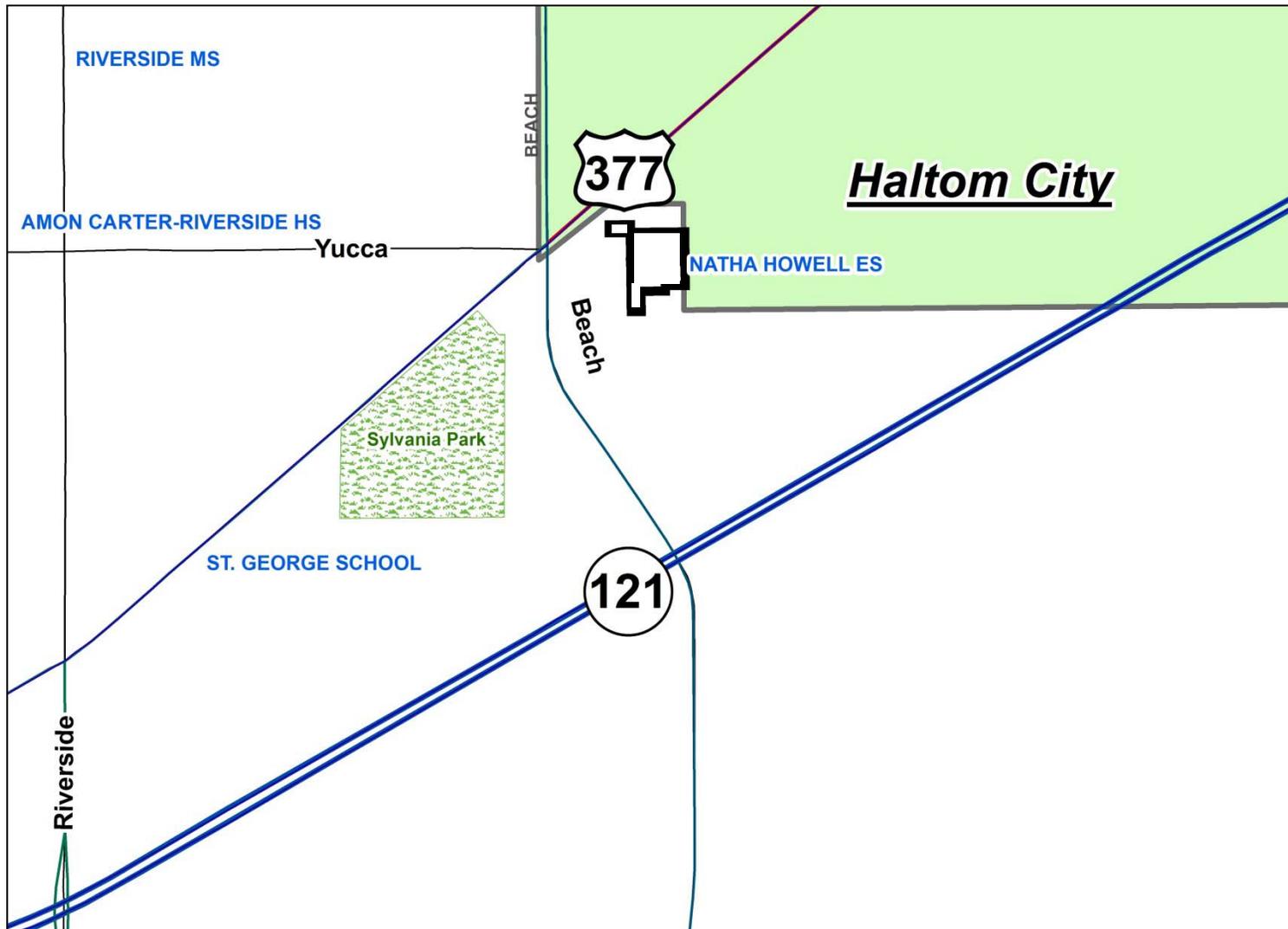


What is the proposed zoning?

	Site
	A-5: One-Family
	B: Two-Family
	C: Medium Density Multifamily
	E: Neighborhood Commercial

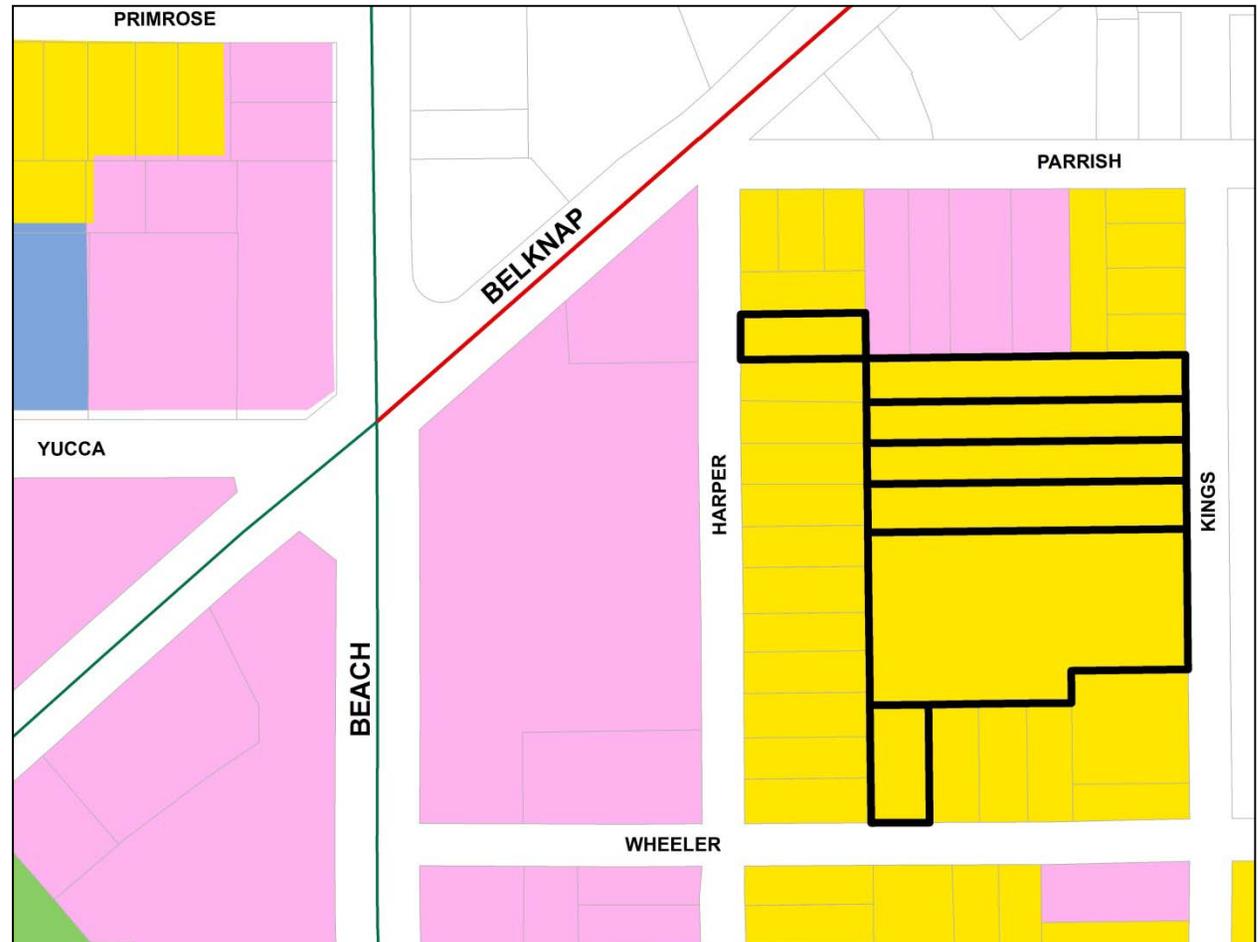
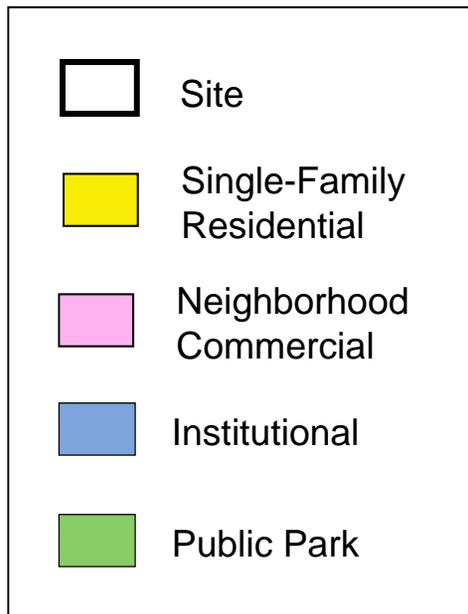


Where is the second proposed rezoning area?

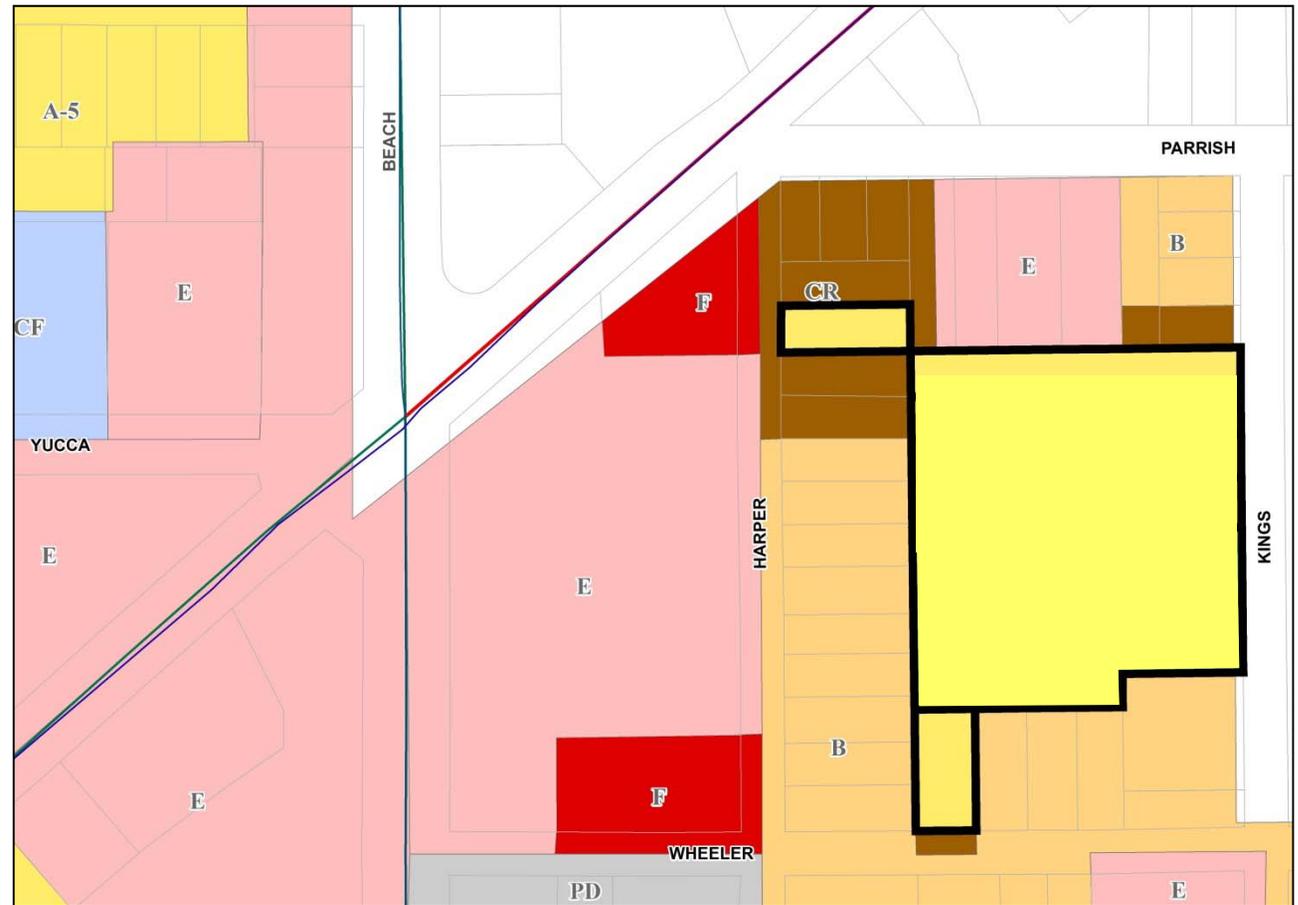
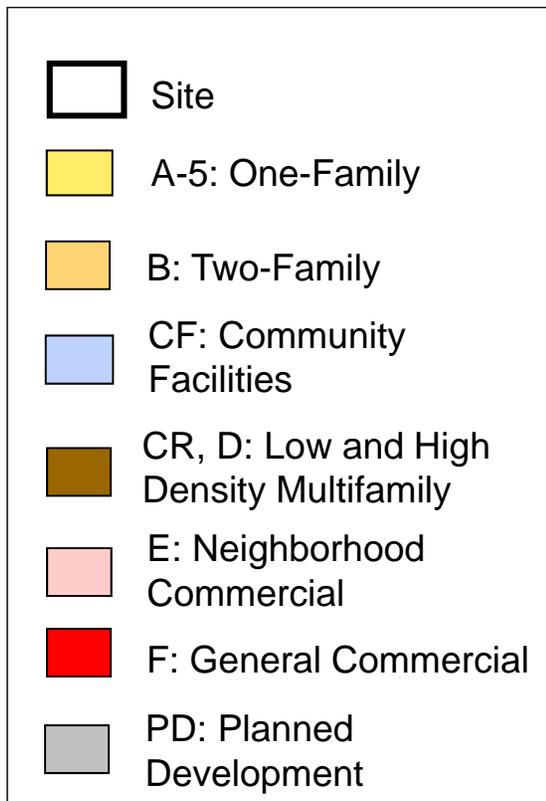


Note: The proposed rezoning area consists of a total of **7** properties.

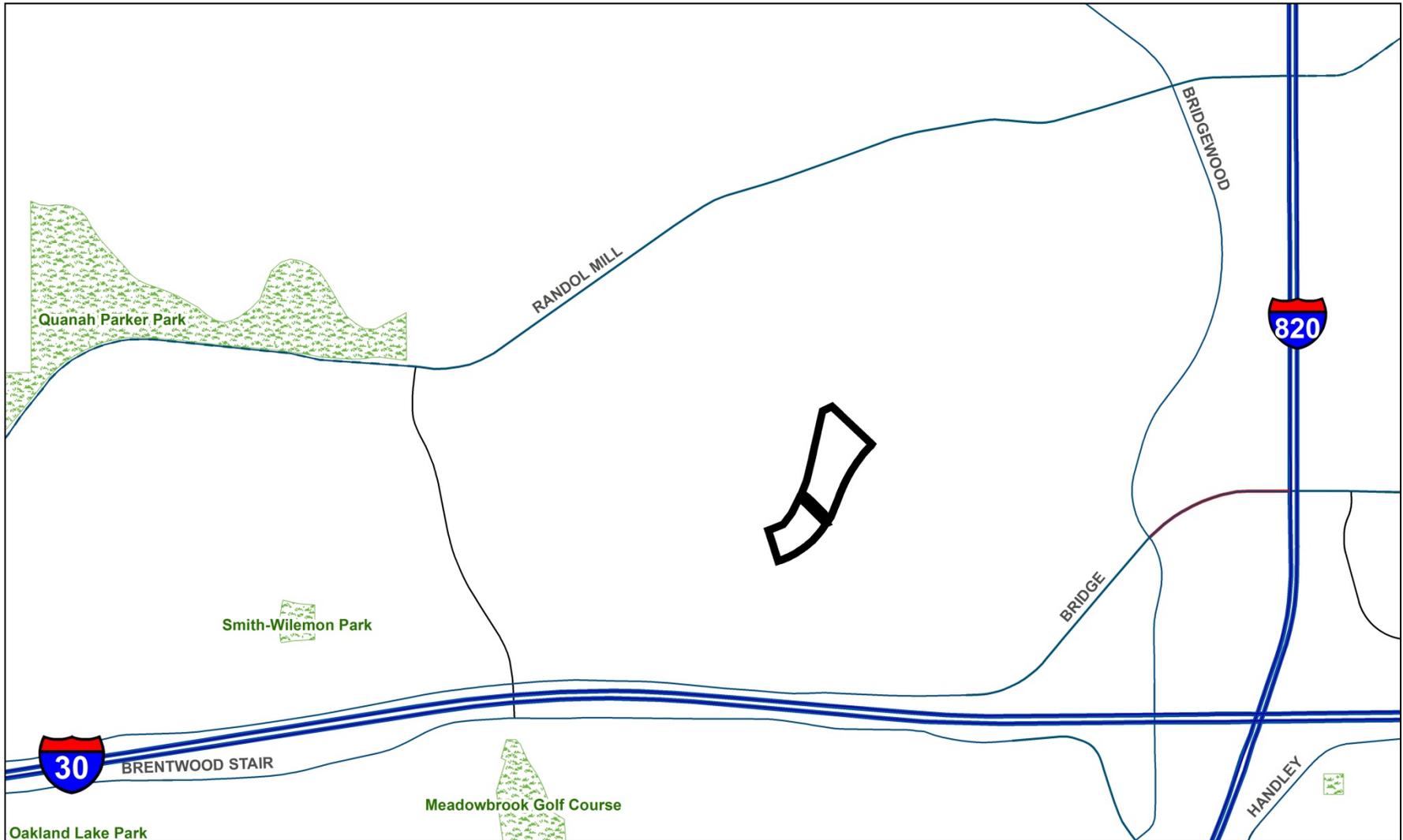
What future land use is designated in the 2015 Comprehensive Plan?



What is the proposed zoning?

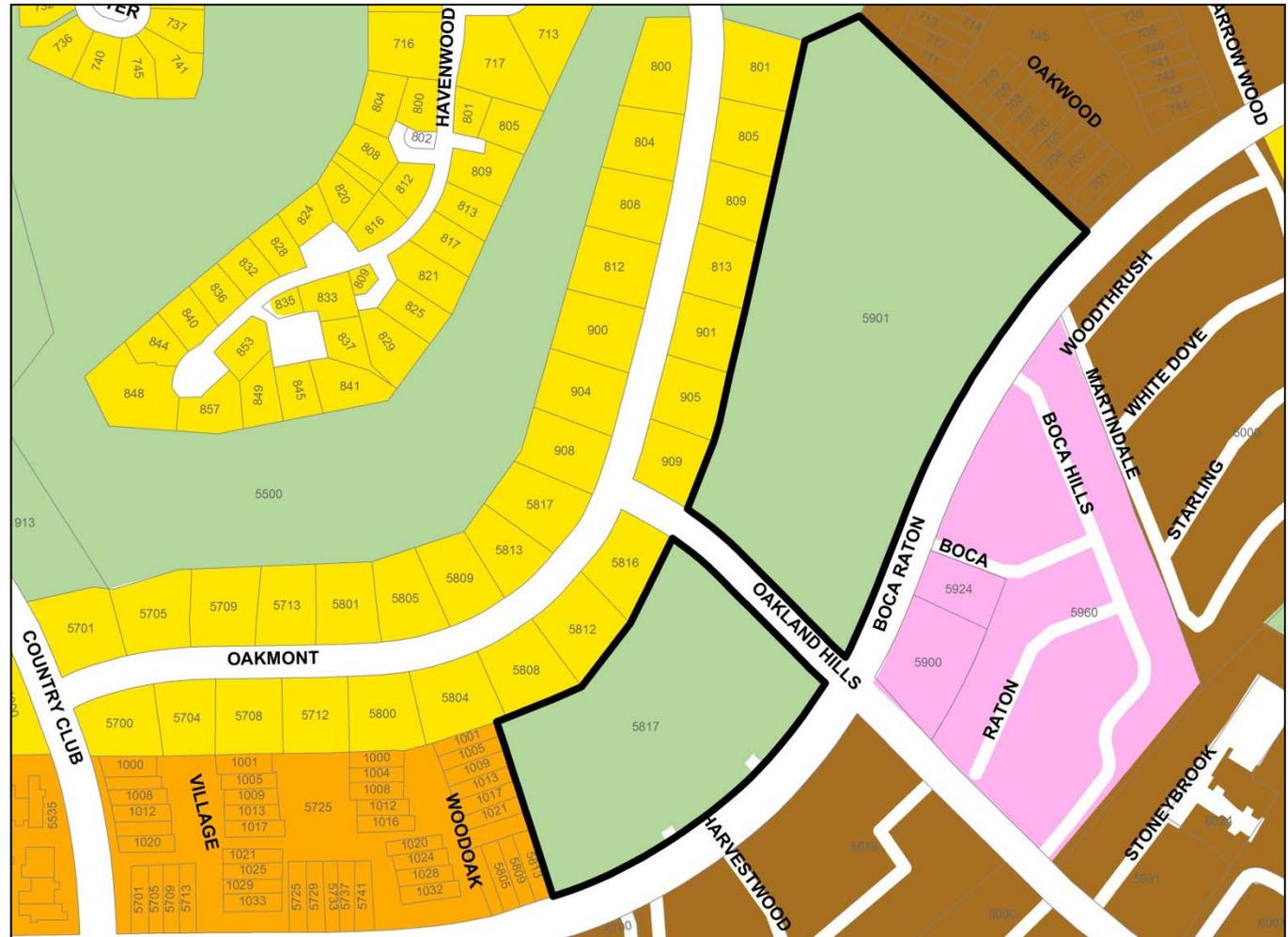
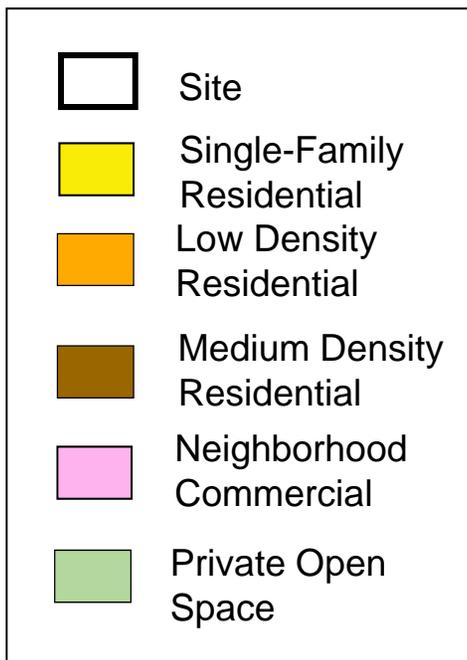


Where is the third proposed rezoning area?

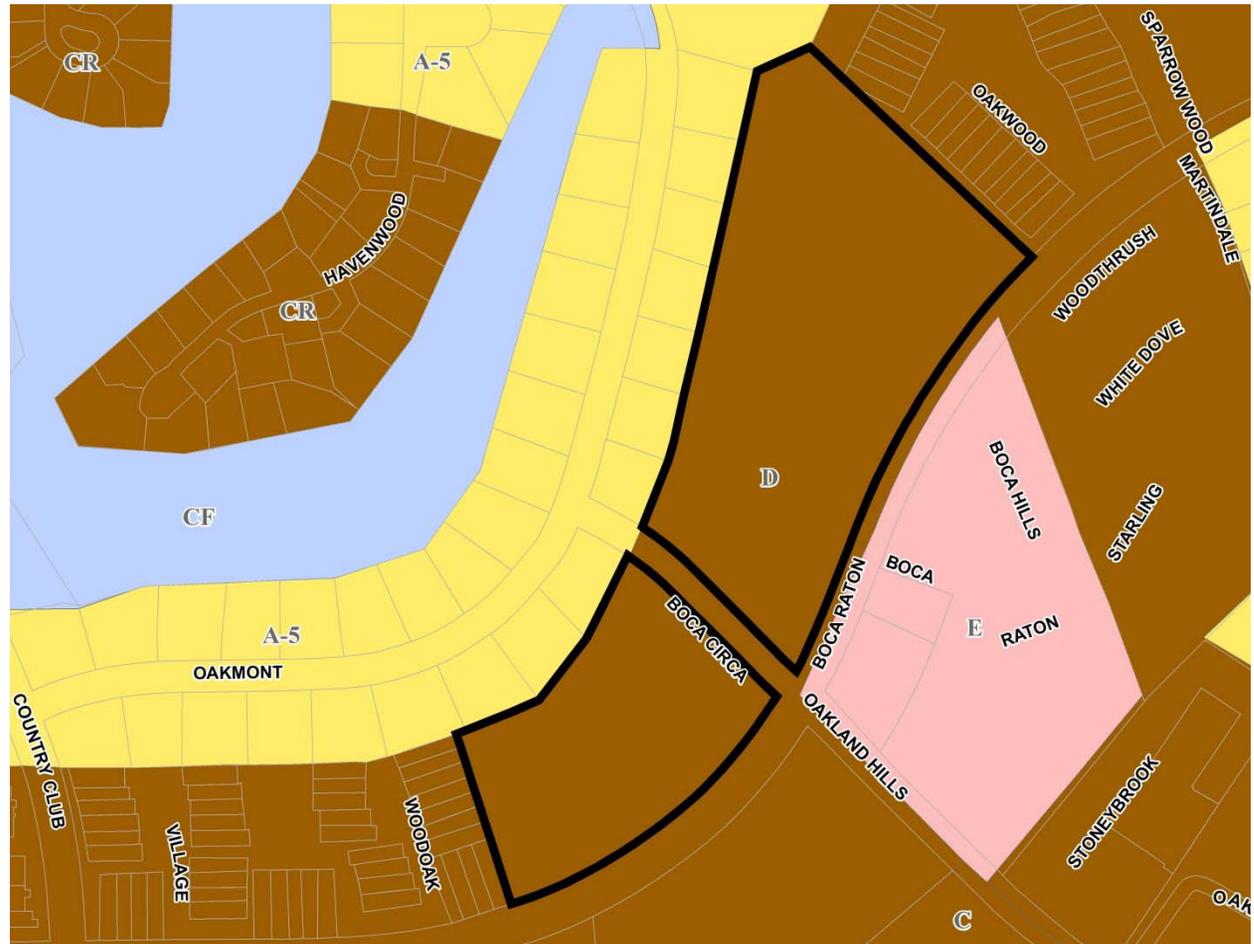
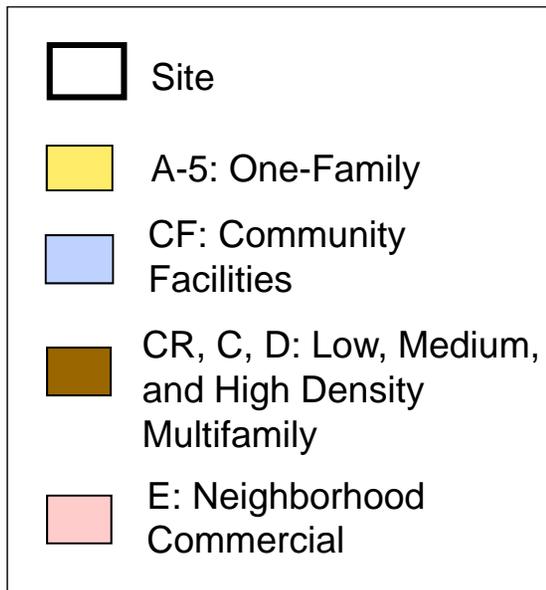


Note: The proposed rezoning area consists of a total of **2** properties.

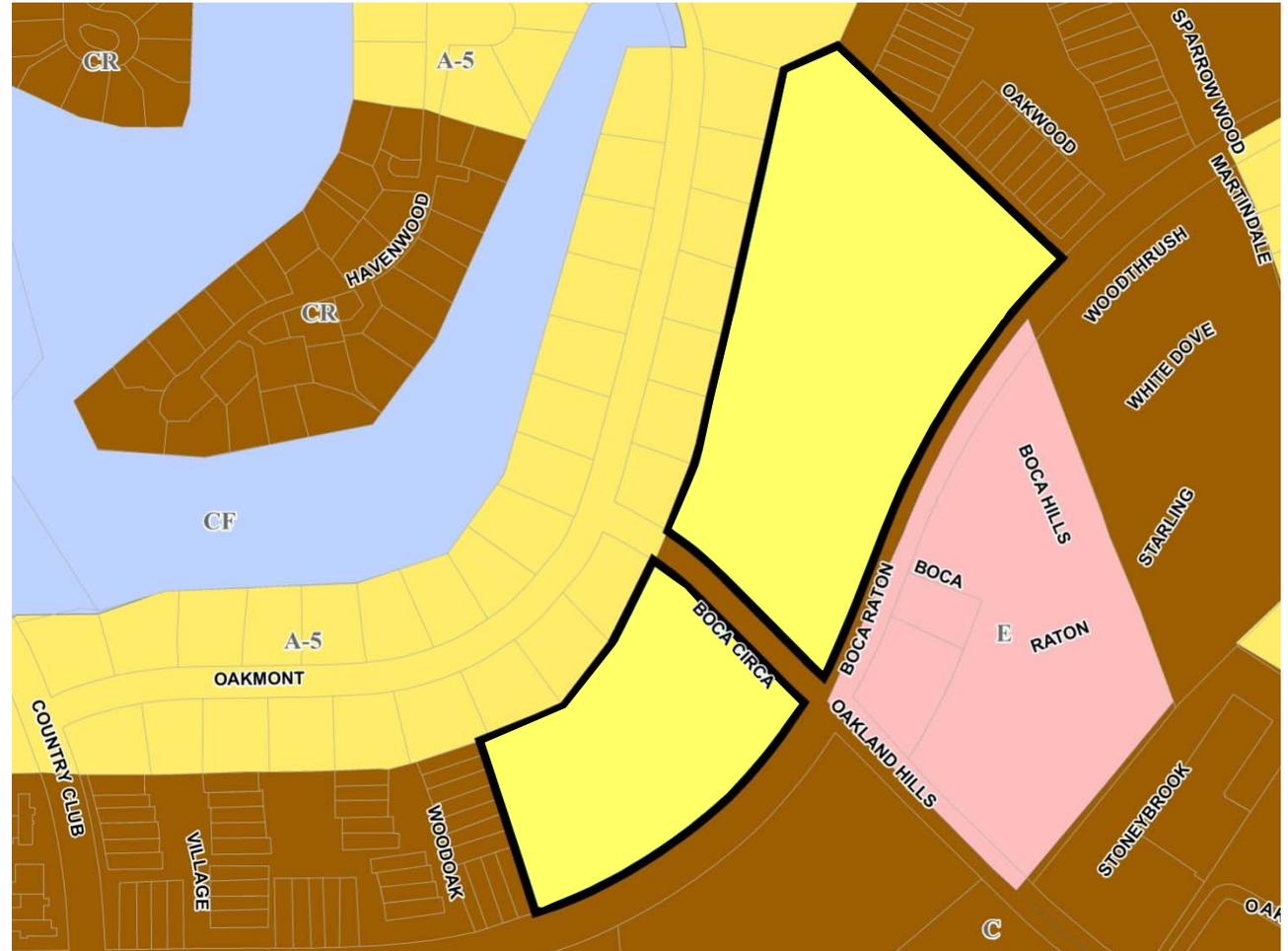
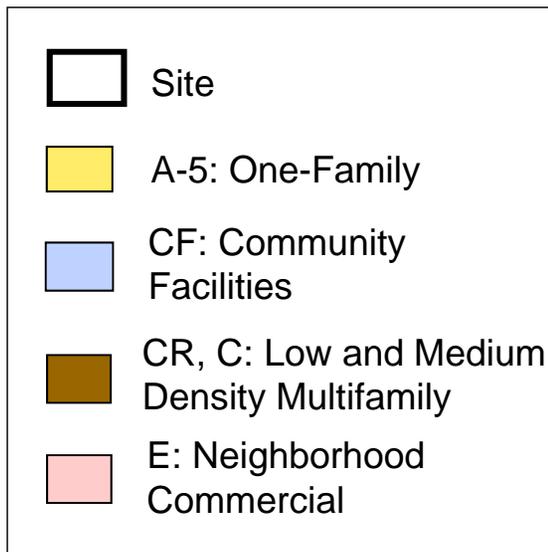
What future land use is designated in the 2015 Comprehensive Plan?



What is the current zoning?



What is the proposed zoning?



What is the proposed schedule?

Date

Action

Nov. 2015

Letters mailed to property owners. Opposition noted from JDI ownership on N. Beach. No other opposition noted.

Feb. 2, 2016

City Council receives **Informal Report** on proposed zoning changes.

Feb. 9

City Council approves **M&C** authorizing initiation of zoning changes.

Mar. 9

Zoning Commission conducts **public hearing** and makes recommendation on proposed zoning changes.

Apr. 5

City Council conducts **public hearing** and makes decision on zoning changes.