

**To the Mayor and Members of the City Council****April 5, 2016****Page 1 of 1**

**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 April 12 City Council agenda will contain an M&C to initiate the zoning process for two groups of properties in the Far North and Eastside sectors of Fort Worth. The purpose of the proposed zoning changes from multifamily districts to low density residential 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 2016 Comprehensive Plan, the current zoning, and the proposed zoning.

Council Member Moon mailed letters to the affected property owners in November 2015. The property owners, Vahid Zohrehvandi and Hamid Askari, have noted their opposition to the proposed rezoning at 1050 Woodhaven Boulevard. The other individual property owners have not expressed concern to the Council Member to date. Public hearings for the rezoning of this property would be held by the Zoning Commission on May 11, 2016, and by the City Council on June 7, 2016.

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

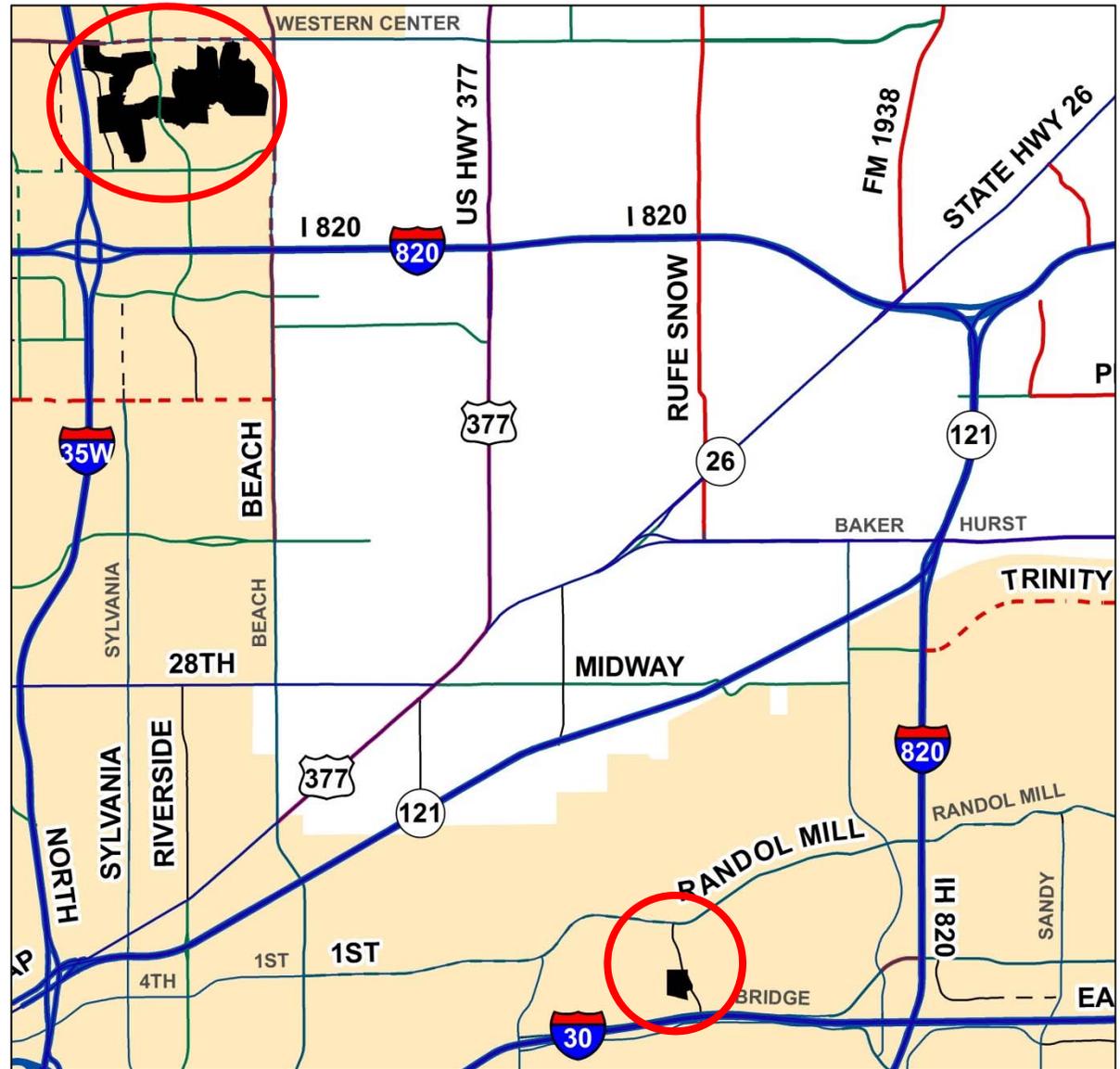
April 5, 2016

# PURPOSE

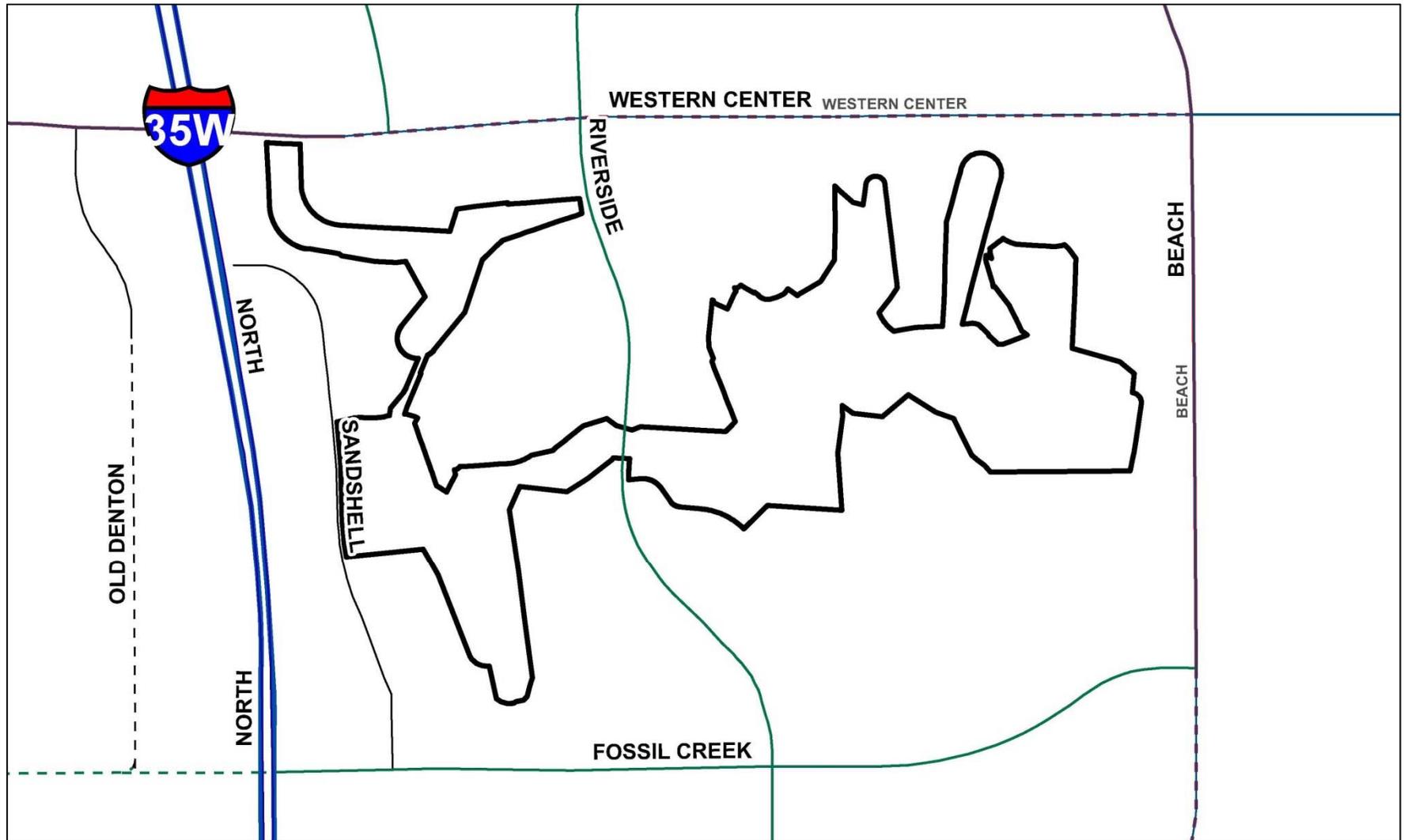
Provide a **briefing** on the proposed Council-initiated rezoning of 353.6 acres of vacant land from multifamily districts to single family districts.



**Where are the areas proposed for rezoning at this time?**



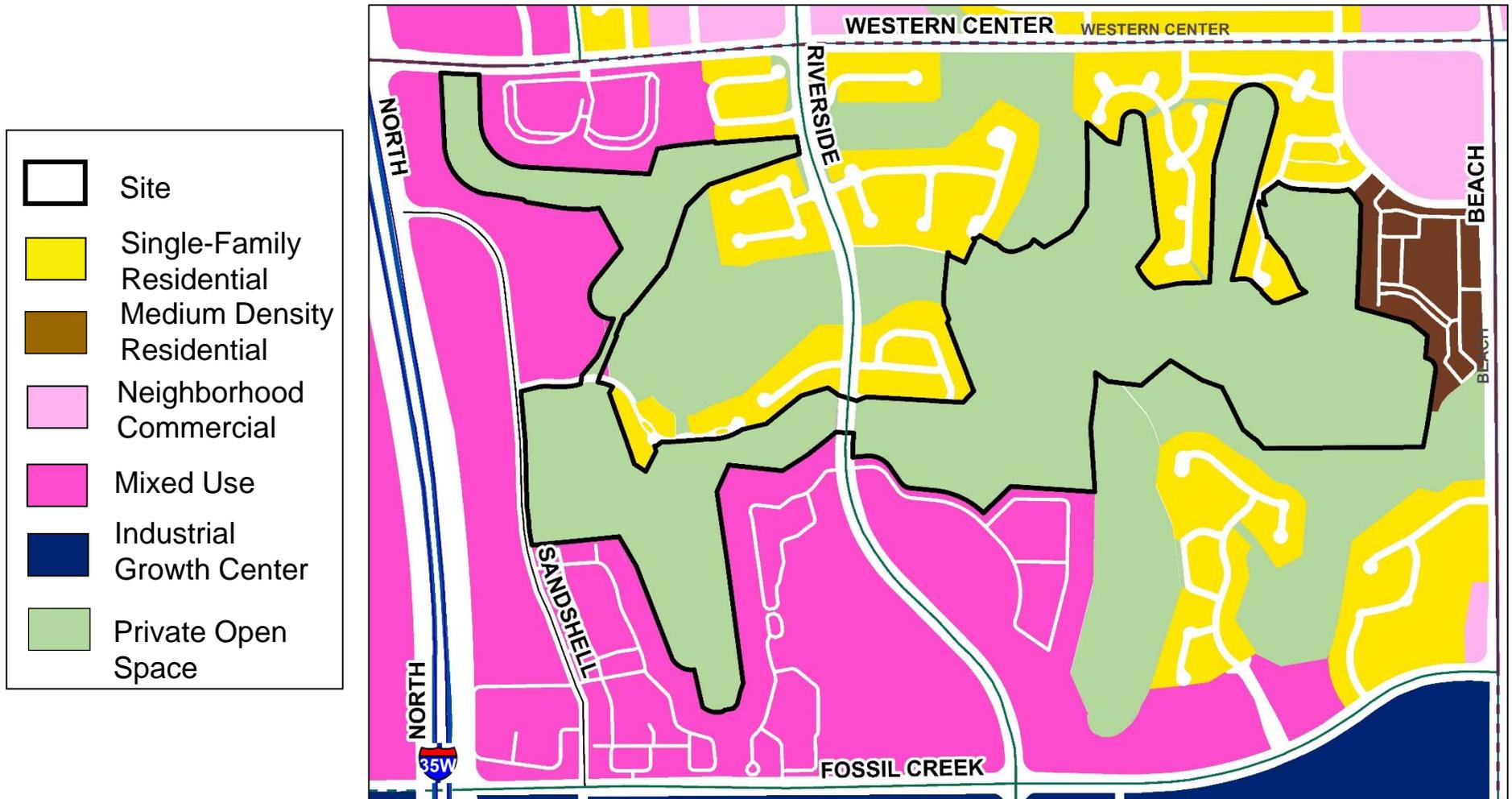
# Where is the first proposed rezoning area?



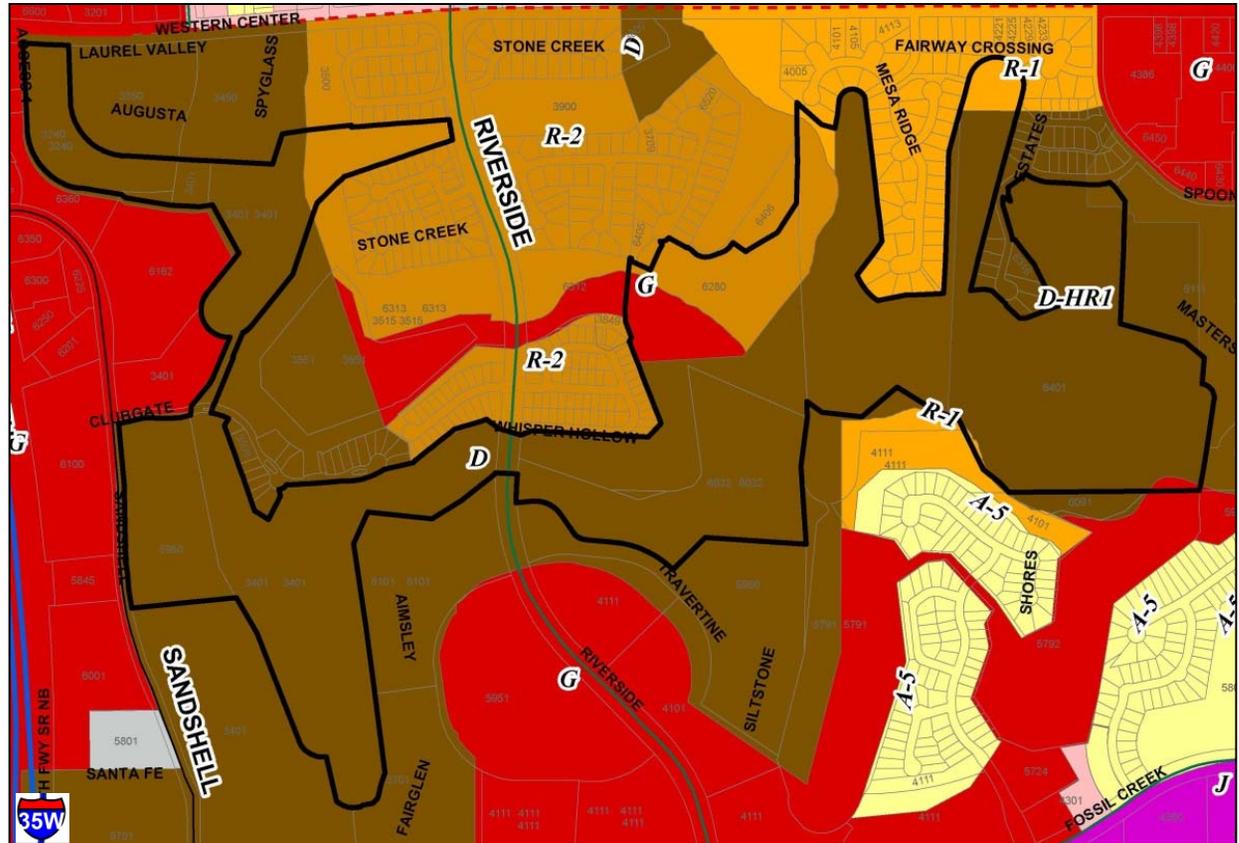
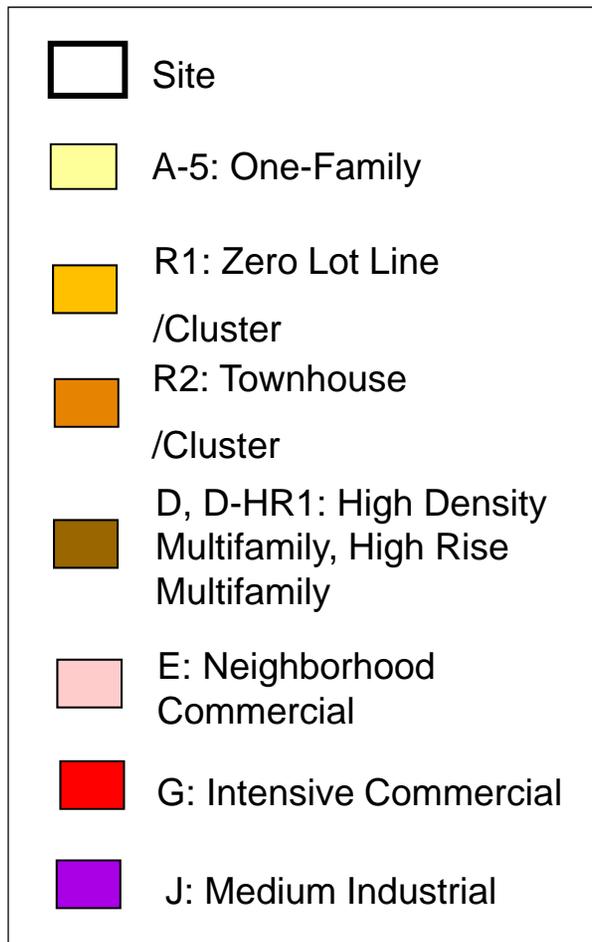
4

Note: The proposed rezoning area consists of a total of **11** properties.

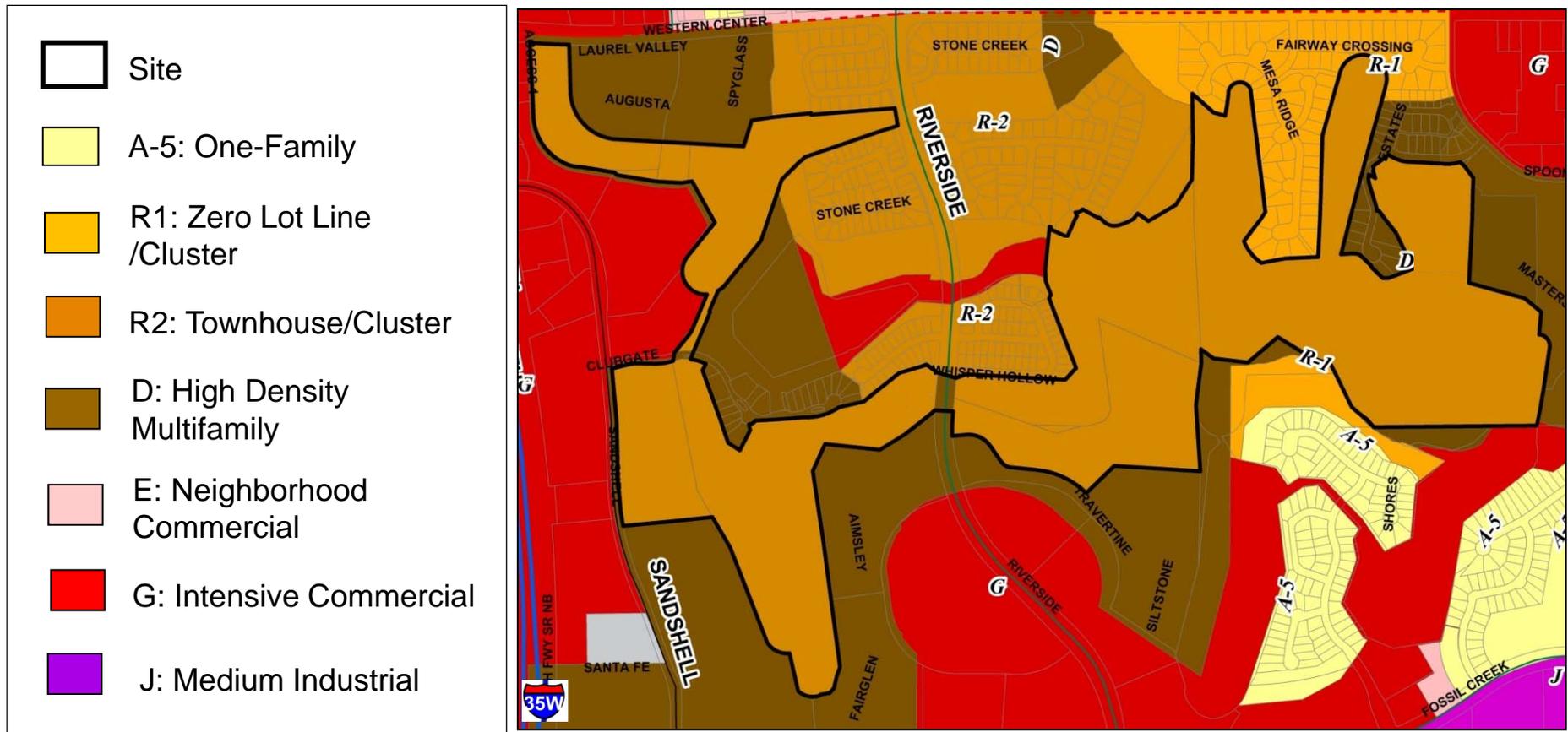
# What future land use is designated in the 2016 Comprehensive Plan?



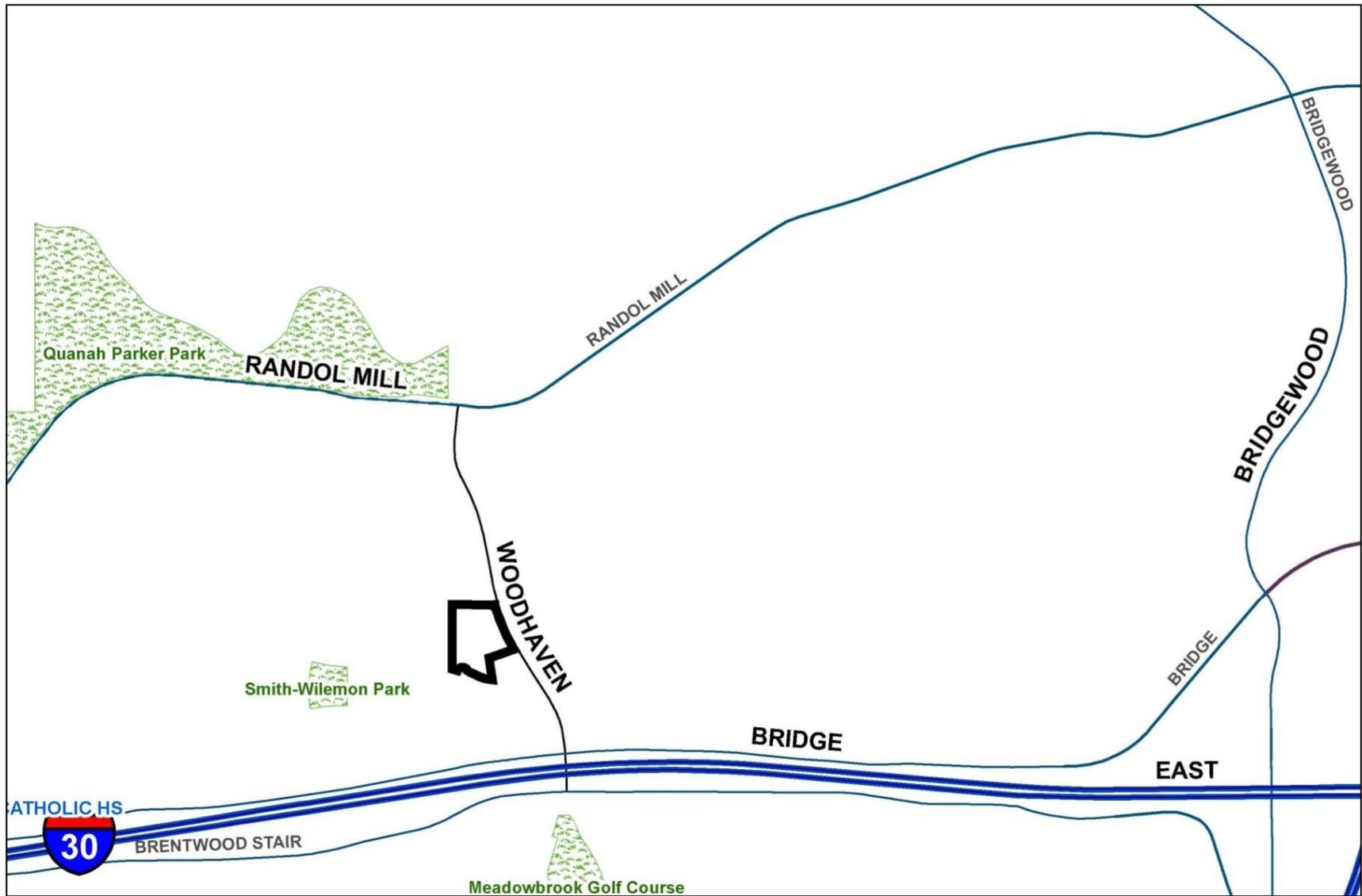
# What is the current zoning?



# What is the proposed zoning?



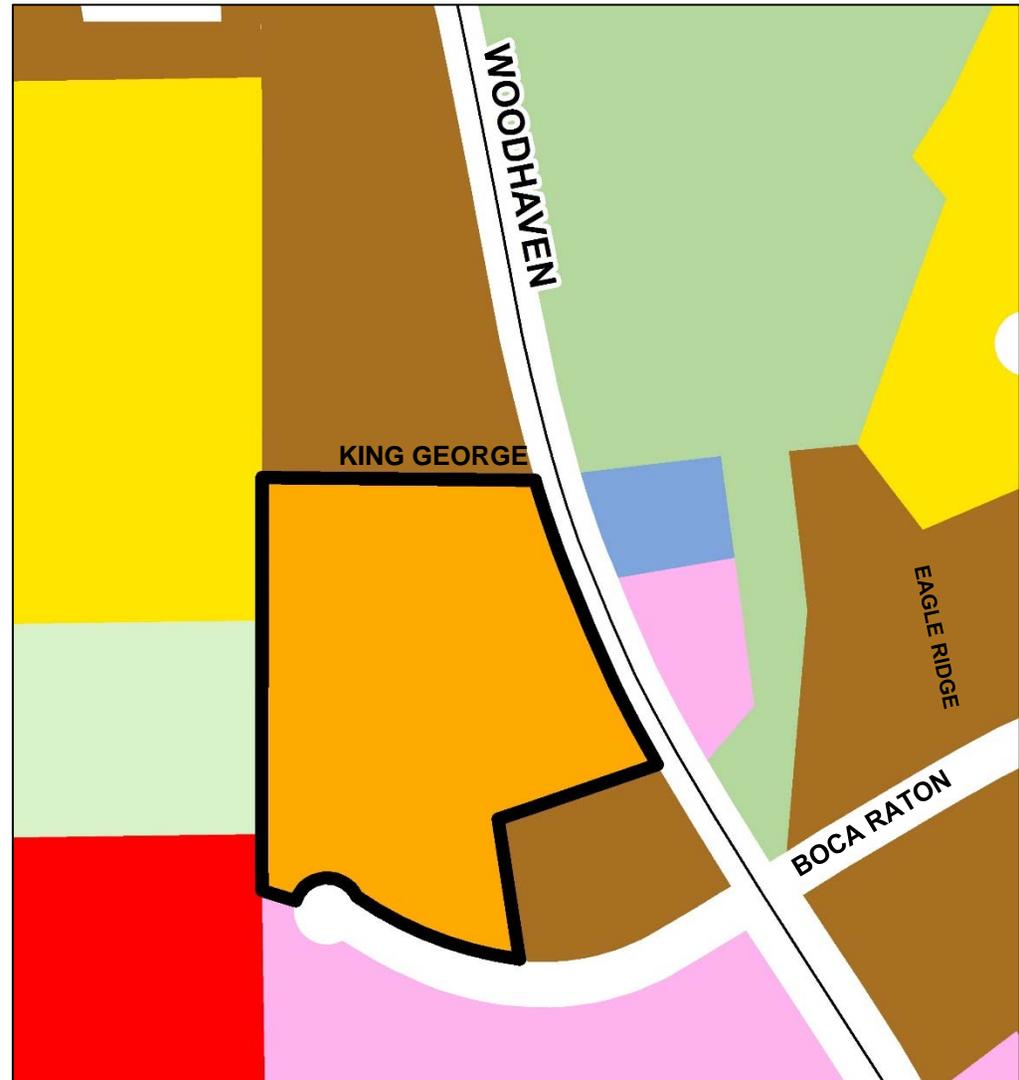
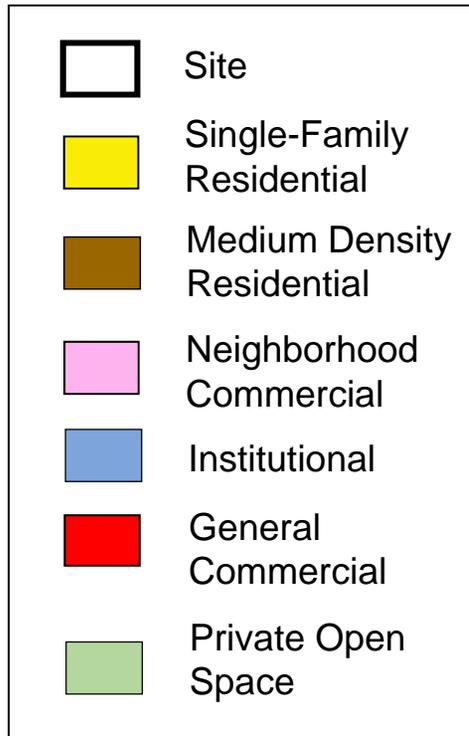
# Where is the second proposed rezoning area?



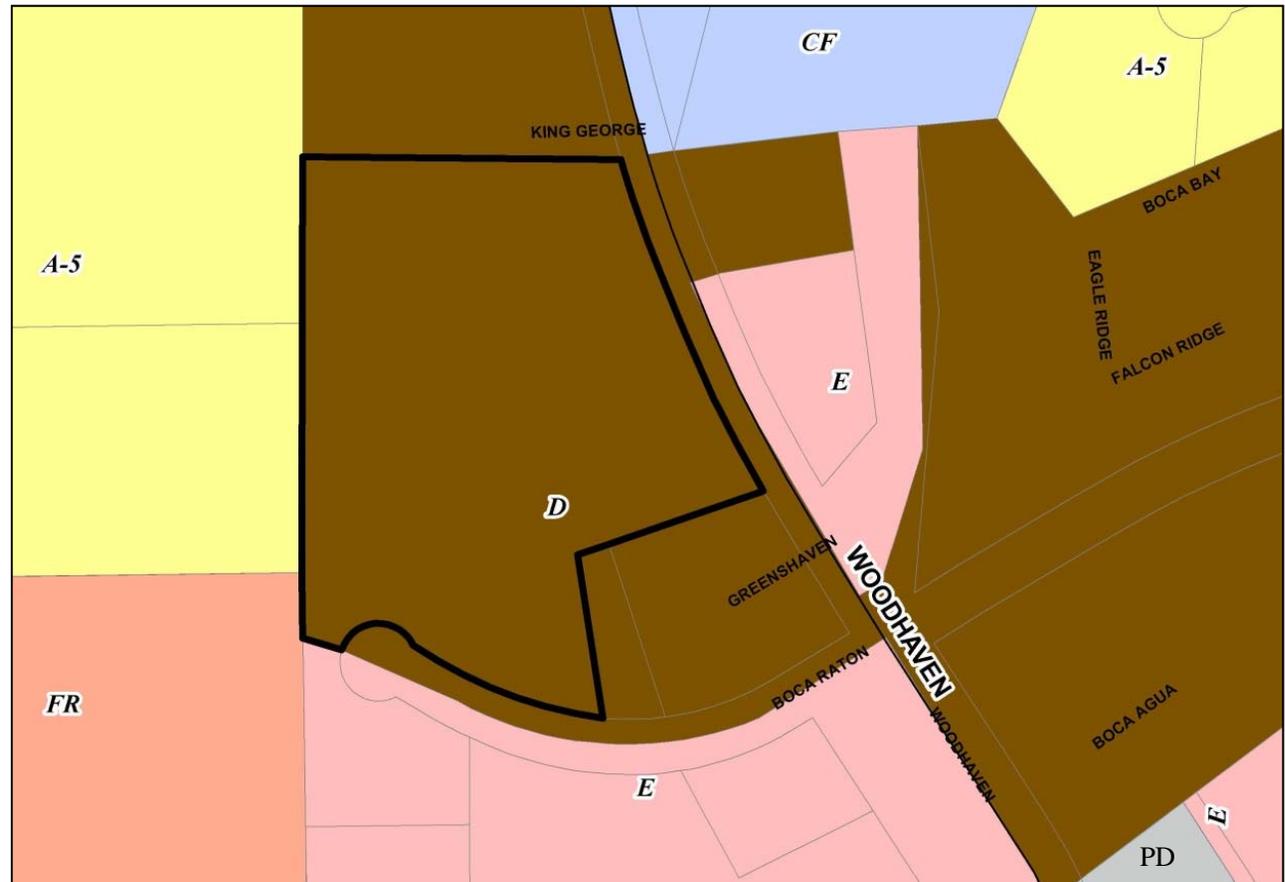
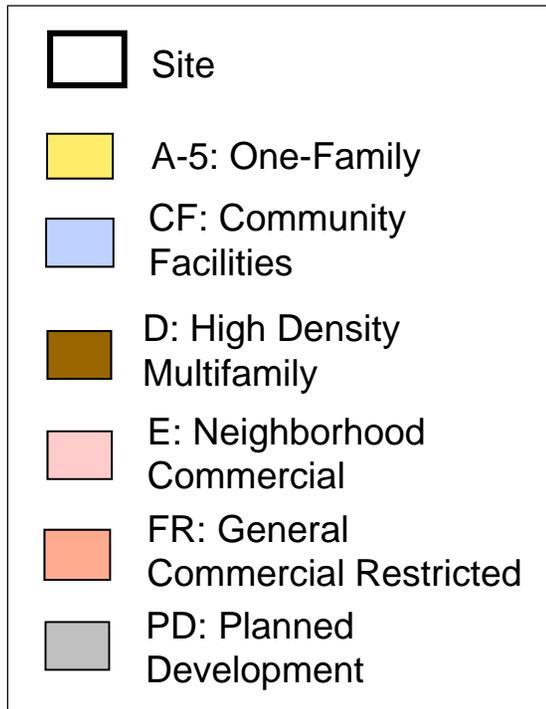
8

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

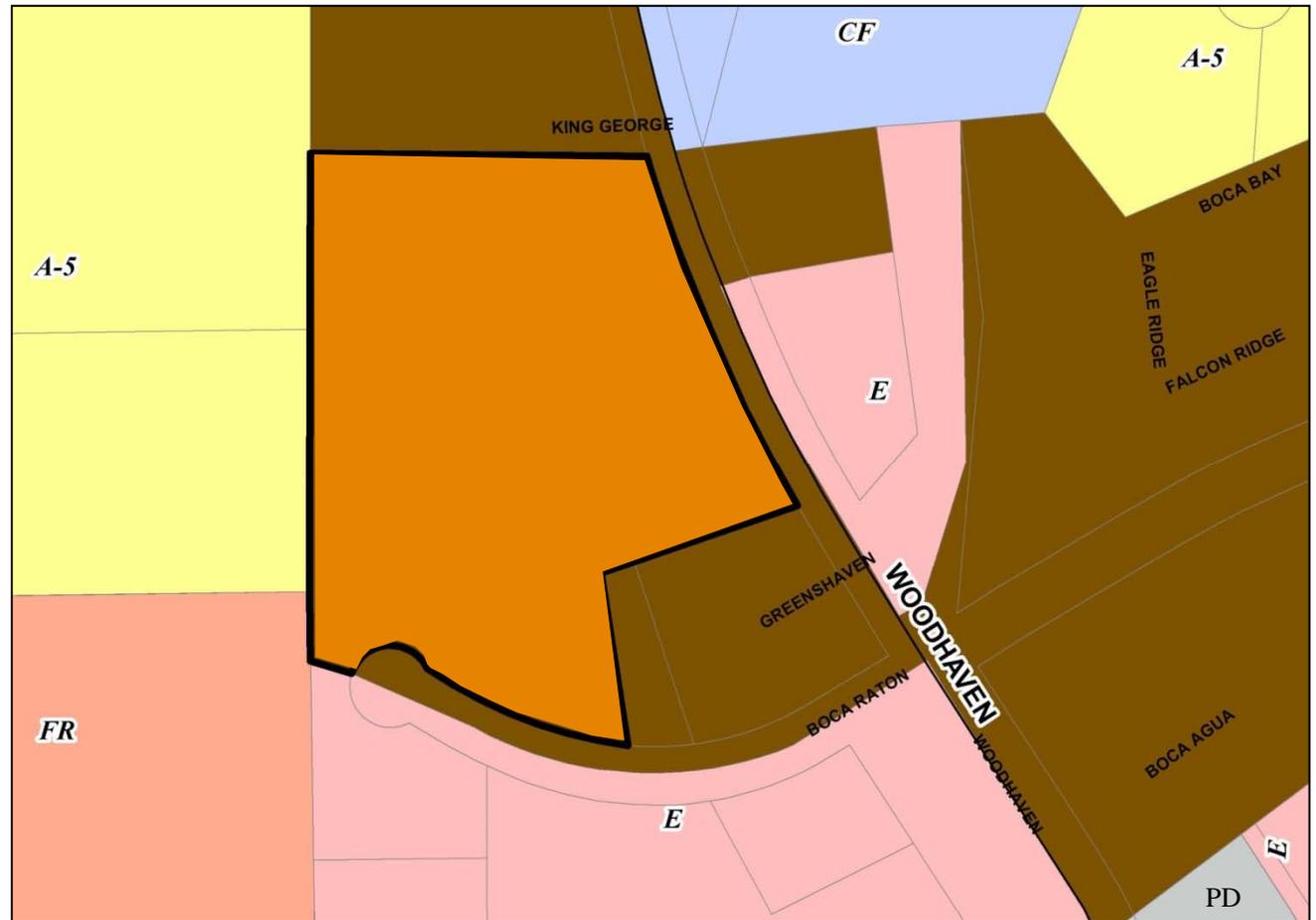
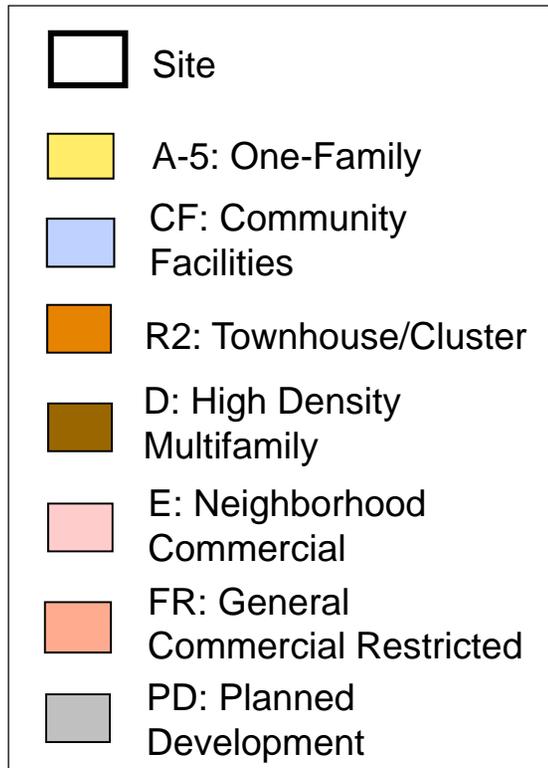
# What future land use is designated in the 2016 Comprehensive Plan?



# 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.

Apr. 5, 2016

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

Apr. 12

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

May 11

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

June 7

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