

**To the Mayor and Members of the City Council****January 9, 2024**

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**SUBJECT: PROPOSED COUNCIL INITIATED ZONING CHANGES FOR  
4550 VILLAGE CREEK ROAD & 4519 MOORVIEW AVENUE  
IN COUNCIL DISTRICT 11**

On January 23, 2024, the City Council will consider a resolution to initiate the zoning change process on property located at 4550 Village Creek Road and 4519 Moorview Avenue near the corner of Village Creek Road and Wilbarger Street, adjacent to the Eugene McCray Community Center. The property is currently zoned "IP" Industrial Park. A vast majority that comprises 7.11 acres is undeveloped. There is a small, private cemetery along the western boundary on the remaining 1,800 square feet.

The neighborhood that adjoins this property has expressed concerns about the scale and intensity of allowed uses. Councilmember Jeanette Martinez and city staff have hosted various meetings with the neighborhood and neighborhood leaders including on the following dates: June 12<sup>th</sup>, September 28<sup>th</sup>, August 25<sup>th</sup>, October 26<sup>th</sup>, and November 2<sup>nd</sup>.

The "IP" zoning is inconsistent with the Future Land Use Map, which designates the property as "Medium Density Residential" on the Future Land Use Map in the Comprehensive Plan. Additionally, the current zoning is inconsistent with the following policies in the Comprehensive Plan:

1. preserving the character of residential neighborhoods;
2. encouraging new development in character with the existing neighborhood scale; and
3. encouraging Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

Based upon the feedback received from the neighborhood and the Comprehensive Plan designation, a rezoning of the property is proposed. Council Member Jeanette Martinez has notified the affected property owner(s) of the proposed zoning change from "IP" Industrial Park to "CR" Low Density Residential and "CF" Community Facilities.

The proposed schedule for the zoning change is:

City Council resolution to initiate zoning change	January 23, 2024
Zoning Commission public hearing and recommendation	February 14, 2024
City Council public hearing and action	February 27, 2024

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

**David Cooke**  
**City Manager**

Attachment

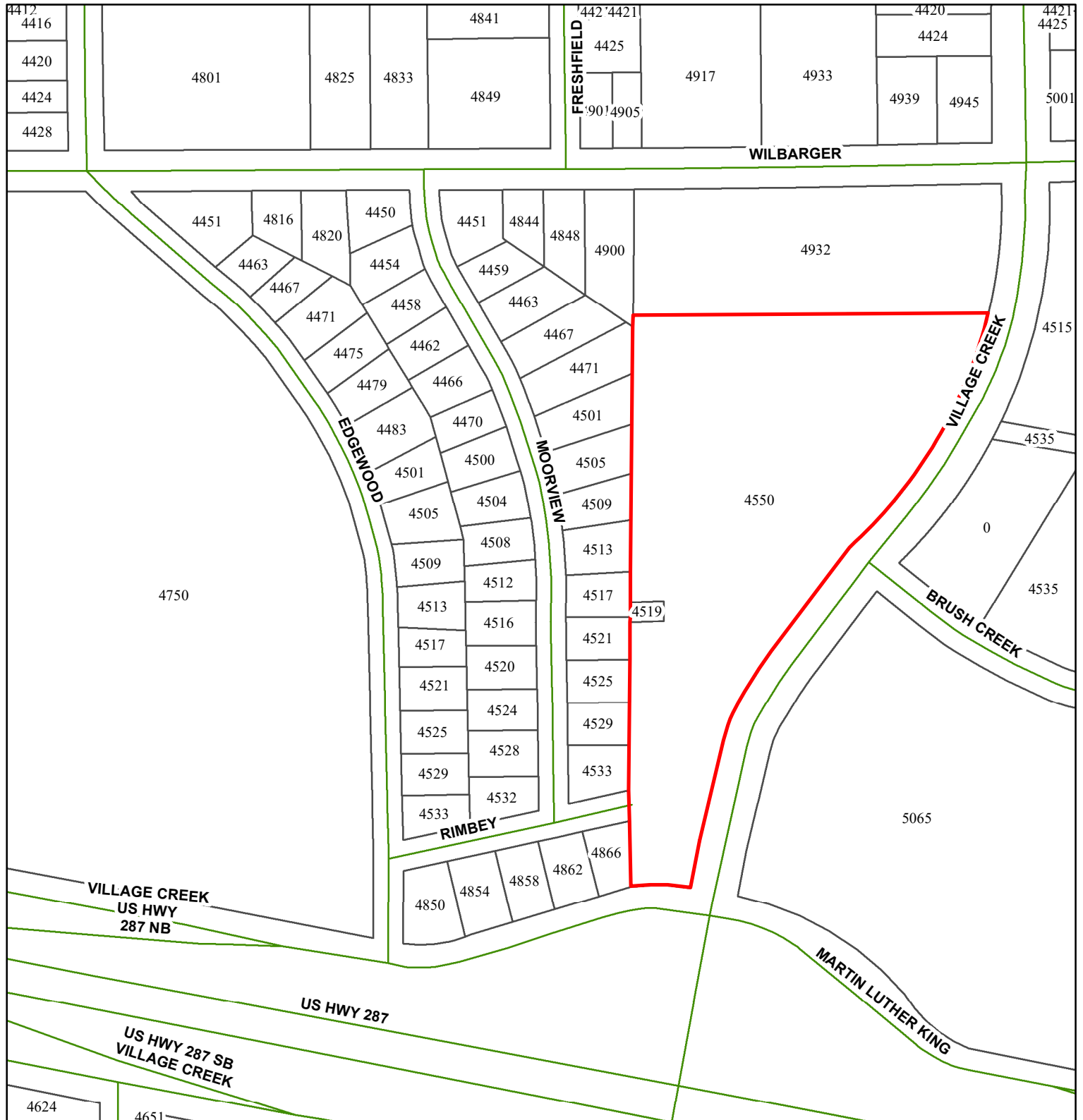
# 4550 Village Creek Road


Proposed Zoning: From "IP" Industrial Park  
To "CR" Low-Density Multifamily

**Exhibit A**

# 4519 Moorview Avenue

Proposed Zoning: From "IP" Industrial Park  
To "CF" Community Facilities



 Rezoning Boundary

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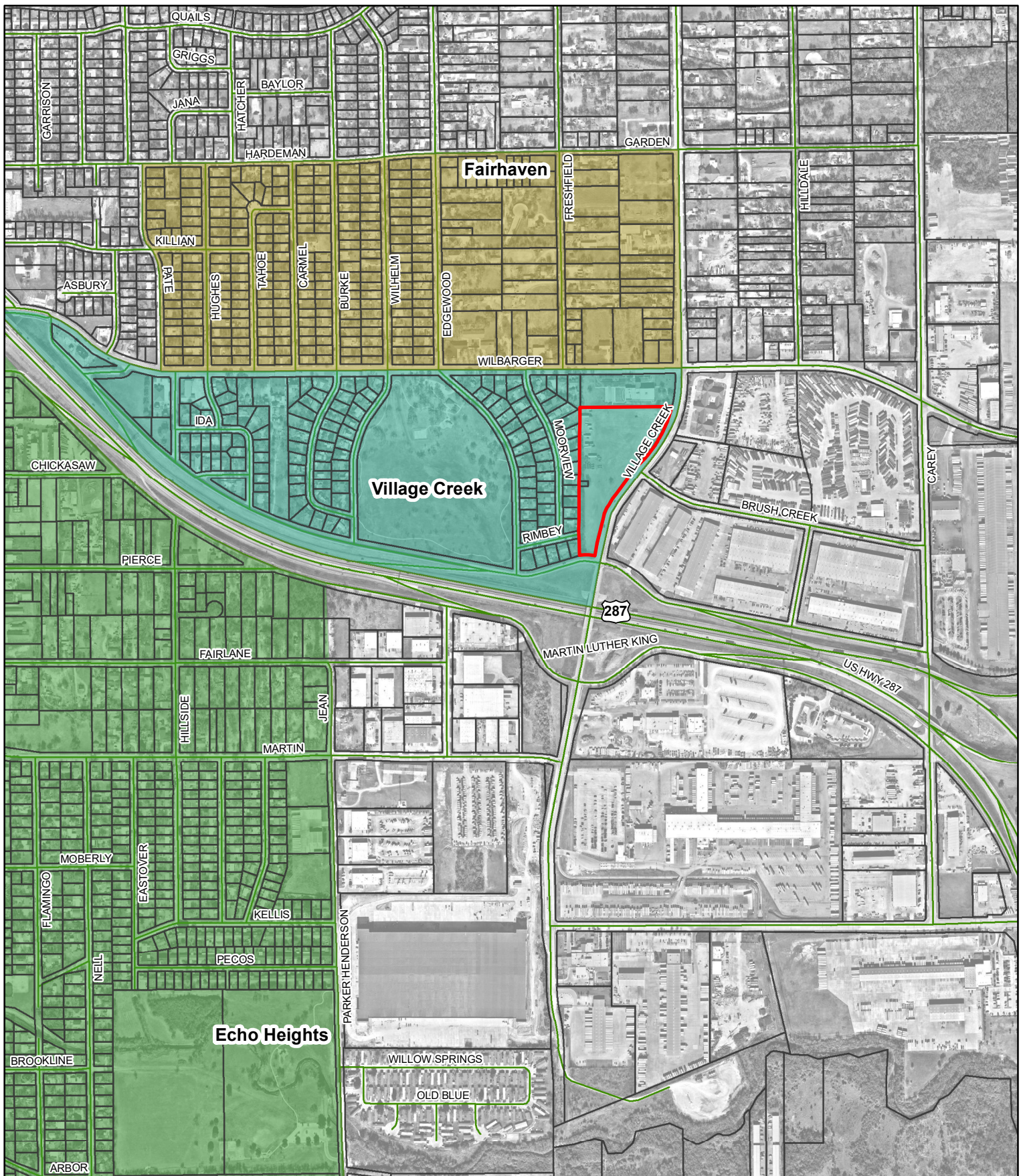
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# 4550 Village Creek Road & 4519 Moorview Avenue Area Map

**Exhibit B**

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Rezoning Boundary

## Neighborhood

- Echo Heights
- Fairhaven
- Village Creek



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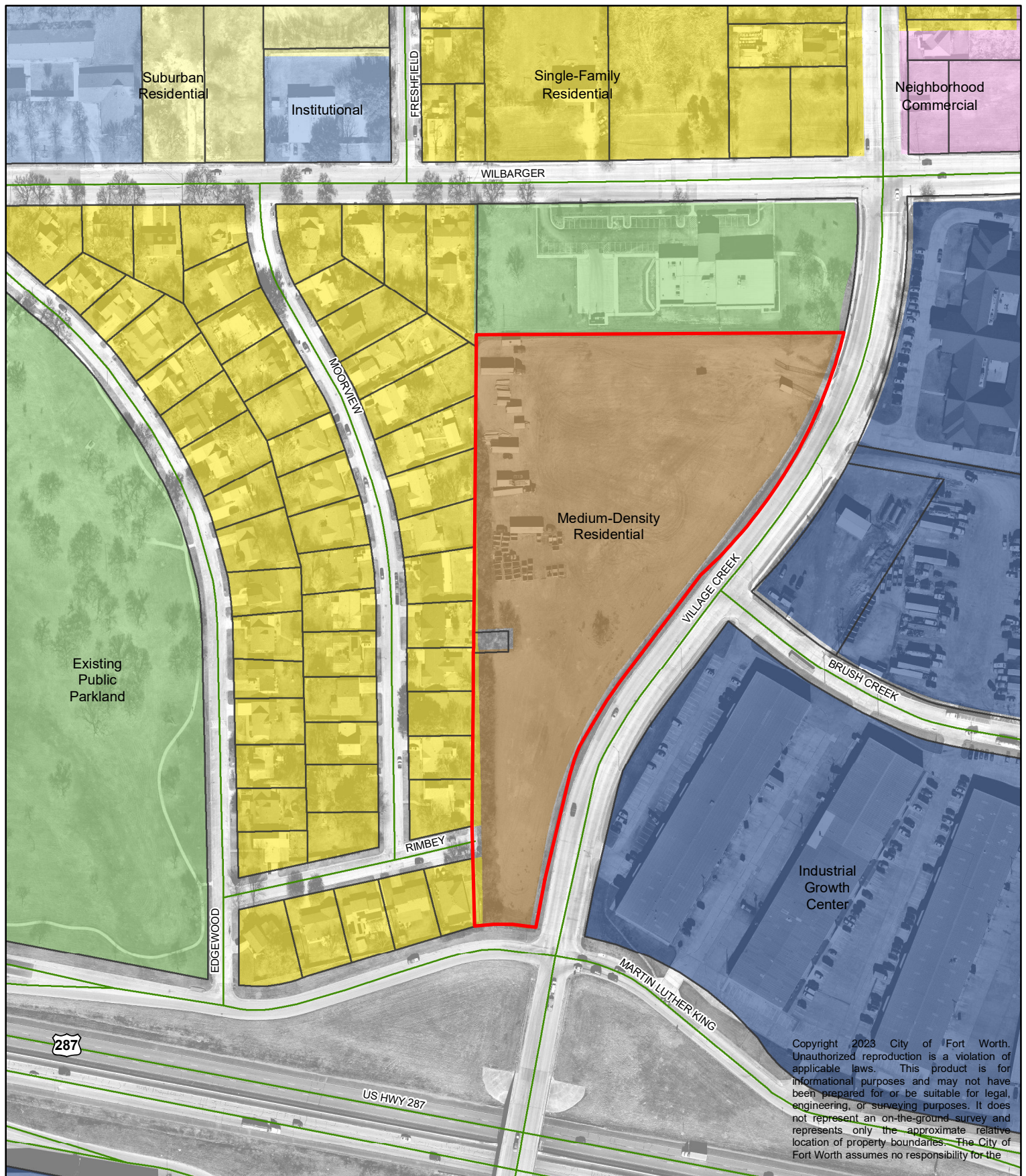
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# 4550 Village Creek Road & 4519 Moorview Avenue Future Land Use Map

**Exhibit C**

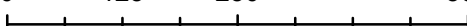
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|  Suburban Residential       |  Neighborhood Commercial             |
|  Single Family Residential  |  Industrial Growth Center            |
|  Medium Density Residential |  Public Park, Recreation, Open Space |
|  Institutional              |  Rezoning Boundary                   |



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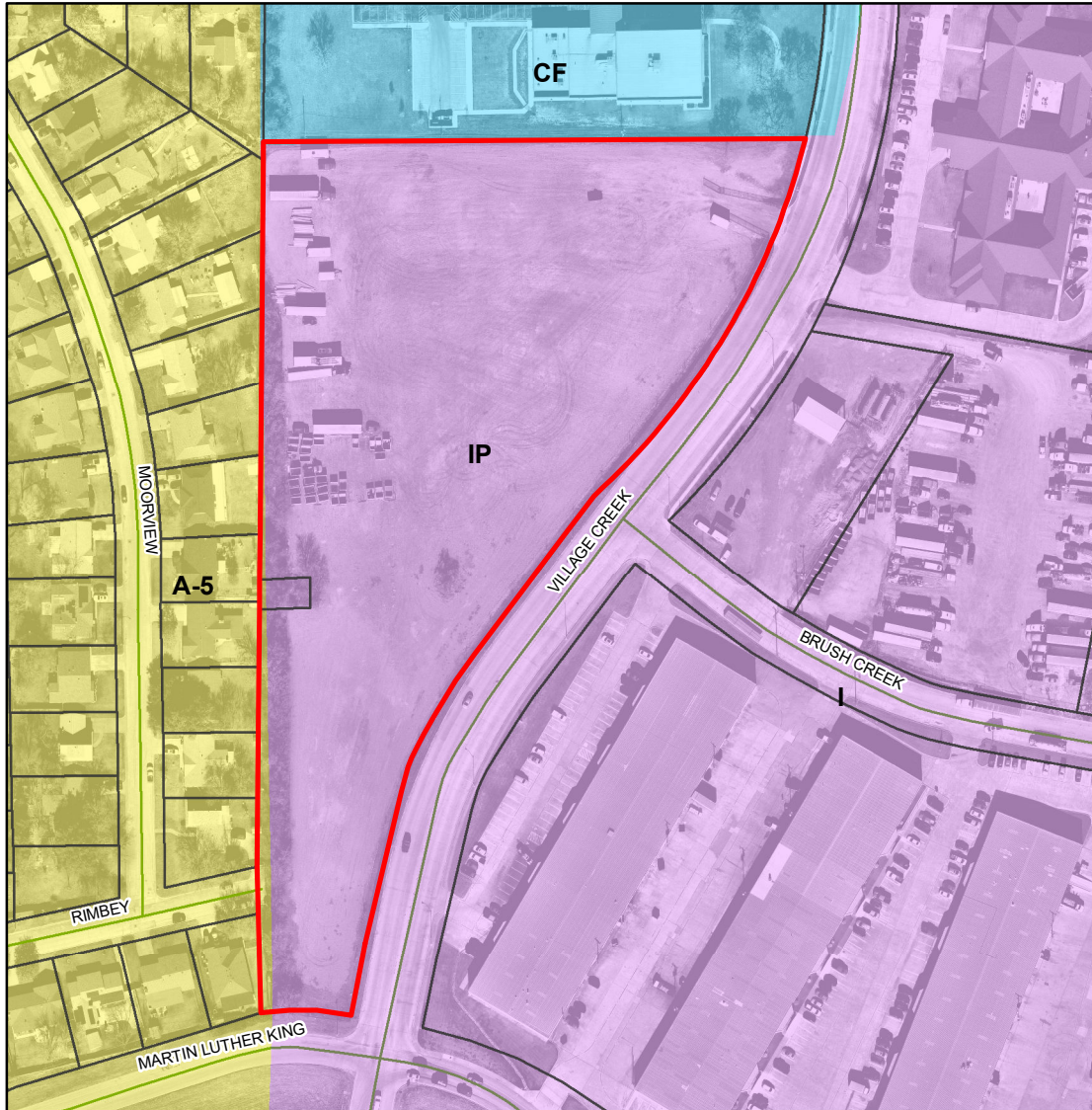




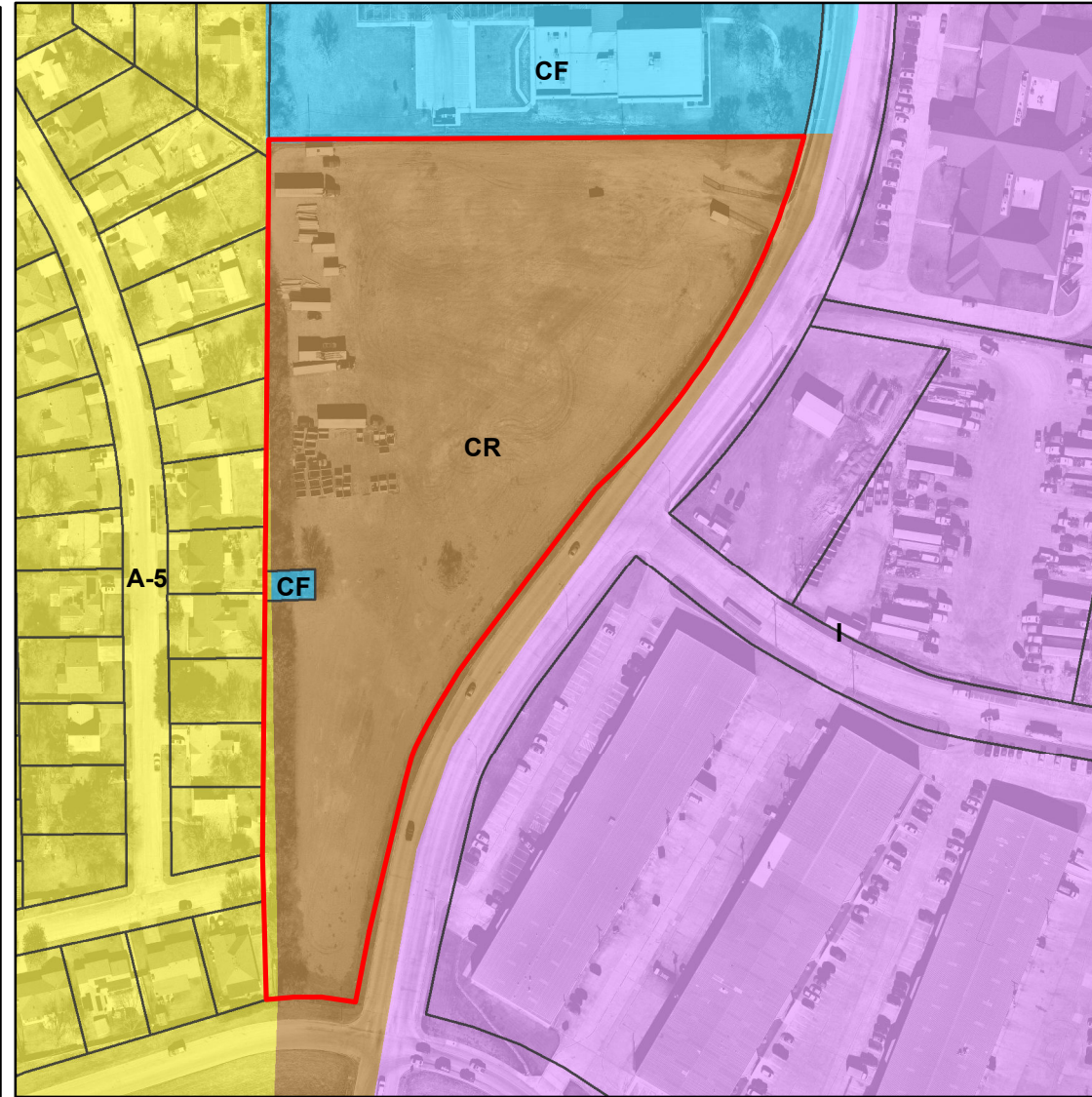
# 4550 Village Creek & 4519 Mooreview






## Exhibit D

### Current Zoning



### Proposed Zoning



-  Rezoning Boundary
-  A-10; A-7.5; A-5; AR- Residential (Single Family)
-  CR - Low-Density Multifamily
-  CF - Community Facility
-  IP - Industrial Park; I- Light Industrial



0 125 250 500 Feet

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