

To the Mayor and Members of the City Council

May 6, 2025

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SUBJECT: PROPOSED COUNCIL INITIATED ZONING CHANGES FOR CERTAIN PROPERTIES ALONG NORTH, SOUTH AND WEST NORMANDALE STREET BETWEEN LOOP 820 AND LAS VEGAS TRAIL TO “MU-1” LOW INTENSITY MIXED-USE ZONING DISTRICT IN COUNCIL DISTRICT 3

On May 13, 2025 the City Council will consider a resolution to initiate the rezoning process for 21 parcels totaling 157.49 acres along the North, South, and West Normandale Street between Loop 820 and Las Vegas Trail. Currently, the properties are zoned “CR” Low Density Multifamily, “C” Medium Density Multifamily, “E” Neighborhood Commercial, and “D” High Density Multifamily. Councilmember Crain has requested that the properties be rezoned to “MU-1” Low Intensity Mixed-Use District to more readily reflect an opportunity for future redevelopment.

The purpose of the Low Intensity Mixed-Use district is to accommodate those higher density residential and mixed uses in transit-oriented developments, urban villages and designated mixed-use growth centers related uses that are established in response to health, safety, educational and welfare needs of a neighborhood, community or major sector of the City. The Future Land Use Map in the Comprehensive Plan designates the properties subject to the proposed rezoning as Medium Density Multifamily. However, MU-1 zoning is consistent with the following policies in the Comprehensive Plan:

- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Stimulate redevelopment of the Camp Bowie, Camp Bowie West, Altamere Drive/US 377, and Lackland Road/Green Oaks Road commercial districts.

In accordance with Informal Report No. 8289, the City Council’s policy on Council initiated zoning changes, the property owners were notified of the proposed changes on April 8, 2025. On April 18, 2025 a virtual meeting was conducted to discuss the proposed zoning changes. The proposed zoning changes for the following properties are described below and shown on the attached maps:

From: “E” Neighborhood Commercial, **To:** “MU-1” Low Intensity Mixed-Use

8841	Avril Court N
3236	Hunter Park Circle
3200	Las Vegas Trail
8713	S Normandale Street
9051	S Normandale Street

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From: “CR” Low Density Multifamily, **To:** “MU-1” Low Intensity Mixed-Use

8976 Branchwood Trail
2933 Cliffridge Lane
8950 N Normandale Street
9001 N Normandale Street
8900 LaPalma Drive

From: “CR” Low Density Multifamily and “C” Medium Density Multifamily, **To:** “MU-1” Low Intensity Mixed-Use

8725 Calmont Avenue

From: “C” Medium Density Multifamily, **To:** “MU-1” Low Intensity Mixed-Use

2900 Las Vegas Trail
3000 Las Vegas Trail
3064 Las Vegas Trail
8700 N Normandale Street
9200 N Normandale Street
8901 S Normandale Street

From: “D” High Density Multifamily, **To:** “MU-1” Low Intensity Mixed-Use

9201 N Normandale Street
2925 W Normandale Street
3001 W Normandale Street
3001 W Normandale Street

The proposed schedule for the zoning change is:

Zoning Commission public hearing
City Council public hearing and action

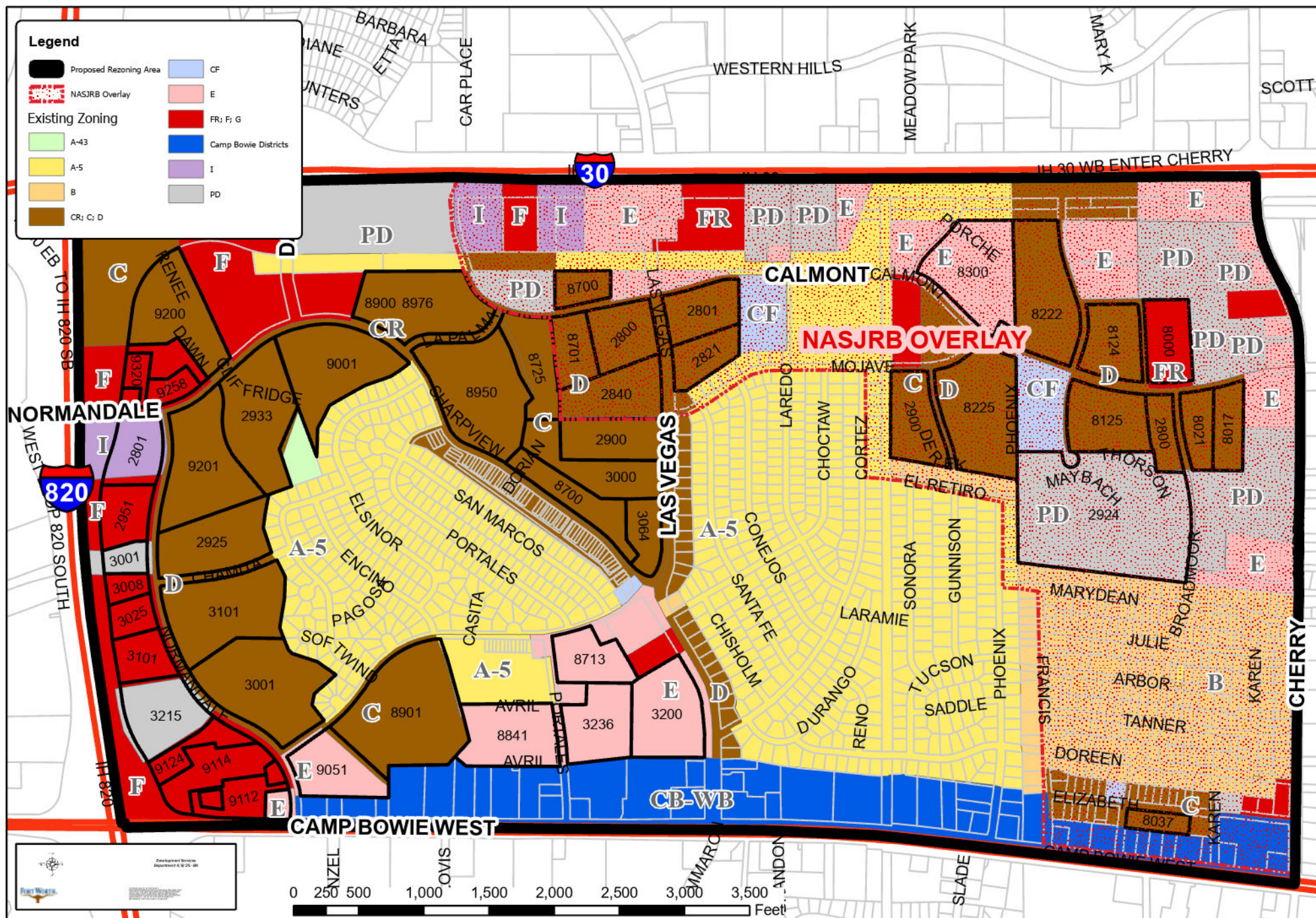
June 11, 2025
June 24, 2025

For any questions, please contact LaShondra Stringfellow, Assistant Director of Development Services at 817-392-6214 or Lynn Jordan, Senior Planner of Development Services.

Jesus “Jay” Chapa
City Manager

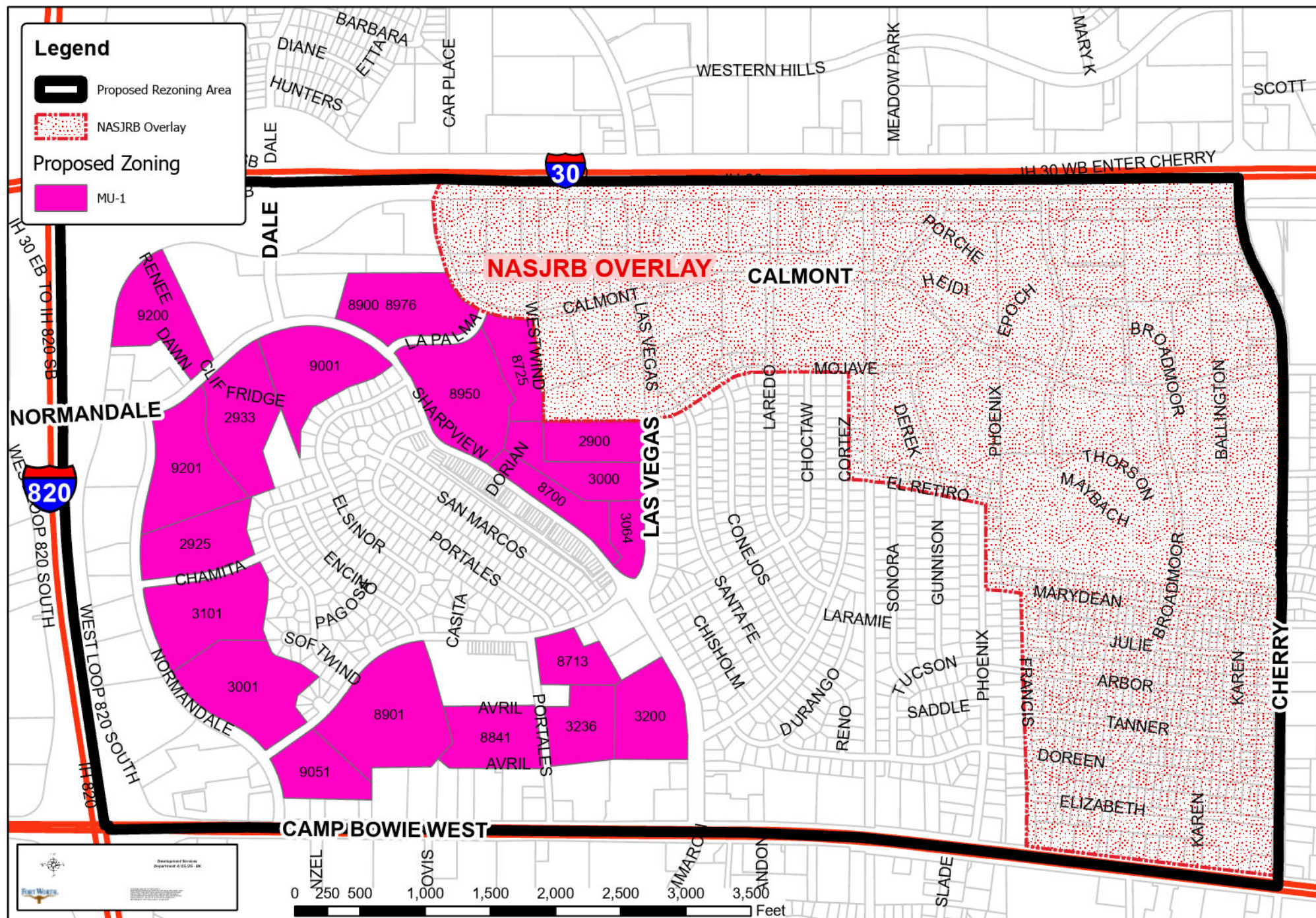
Attachments

Existing Zoning Districts



Proposed Zoning District - Phase 1

From: "CR" Low Density Multifamily, "C" Medium Density Multifamily, "D" High Density Multifamily, and "E" Neighborhood Commercial
To: "MU-1" Low Intensity Mixed-Use



Future Land Use Categories

Low Density Multifamily, Medium Density Multifamily, Institutional, Neighborhood Commercial, General Commercial, and Public Park/Recreation/Open Space

