

To the Mayor and Members of the City Council

August 20, 2024

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SUBJECT: PROPOSED COUNCIL INITIATED ZONING CHANGES FOR PROPERTY BOUNDED BY CLAY MOUNTAIN TRAIL, SANDSHELL BOULEVARD, CORRINE DRIVE, AND NORTH FREEWAY (INTERSTATE 35 WEST) IN COUNCIL DISTRICT 4

On August 27, 2024, the City Council will consider a resolution to initiate the zoning change process on approximately 32 acres bounded by Clay Mountain Trail, Sandshell Boulevard, Corrine Drive, and North Freeway (Interstate 35 West). The property is currently zoned "I" Light Industrial and "PD 1390" Planned Development District for "PD/I" Planned Development for all uses in "I" Light Industrial plus hotel within 1,000 feet of a one-family zoning district.

This proposed zoning change is in response to a request from Councilmember Charles Lauersdorf based upon concerns from the nearby school and residents in the area. With the exception of five undeveloped parcels, the area is mostly developed with general commercial, retail and service uses. Therefore, staff proposes to rezone approximately 21.7 acres to "G" Intensive Commercial and 10.6 acres where Basswood Elementary School is located to "CF" Community Facilities. A Conditional Use Permit will be placed on the car wash at the southwest corner of Basswood Boulevard and Sandshell Boulevard so that business will not become nonconforming. None of the properties will become nonconforming as a result of the proposed zoning changes.

In accordance with Informal Report No. 8289, the City-Council's policy on Council initiated zoning changes, the property owners have been notified of the proposed change and a meeting was held for those affected on August 7th. A subsequent meeting was held with the neighborhood to inform them of the proposed zoning changes on August 8th.

The Future Land Use Map in the Comprehensive Plan designates the area as a Mixed Use Growth Center. Intensive Commercial zoning would accommodate existing development and redevelopment/future development envisioned along this major highway corridor.

The proposed schedule for the zoning change is:

City Council resolution to initiate zoning change	August 27, 2024
Zoning Commission public hearing and recommendation	September 11, 2024
City Council public hearing and action	September 17, 2024

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

David Cooke
City Manager

Attachment

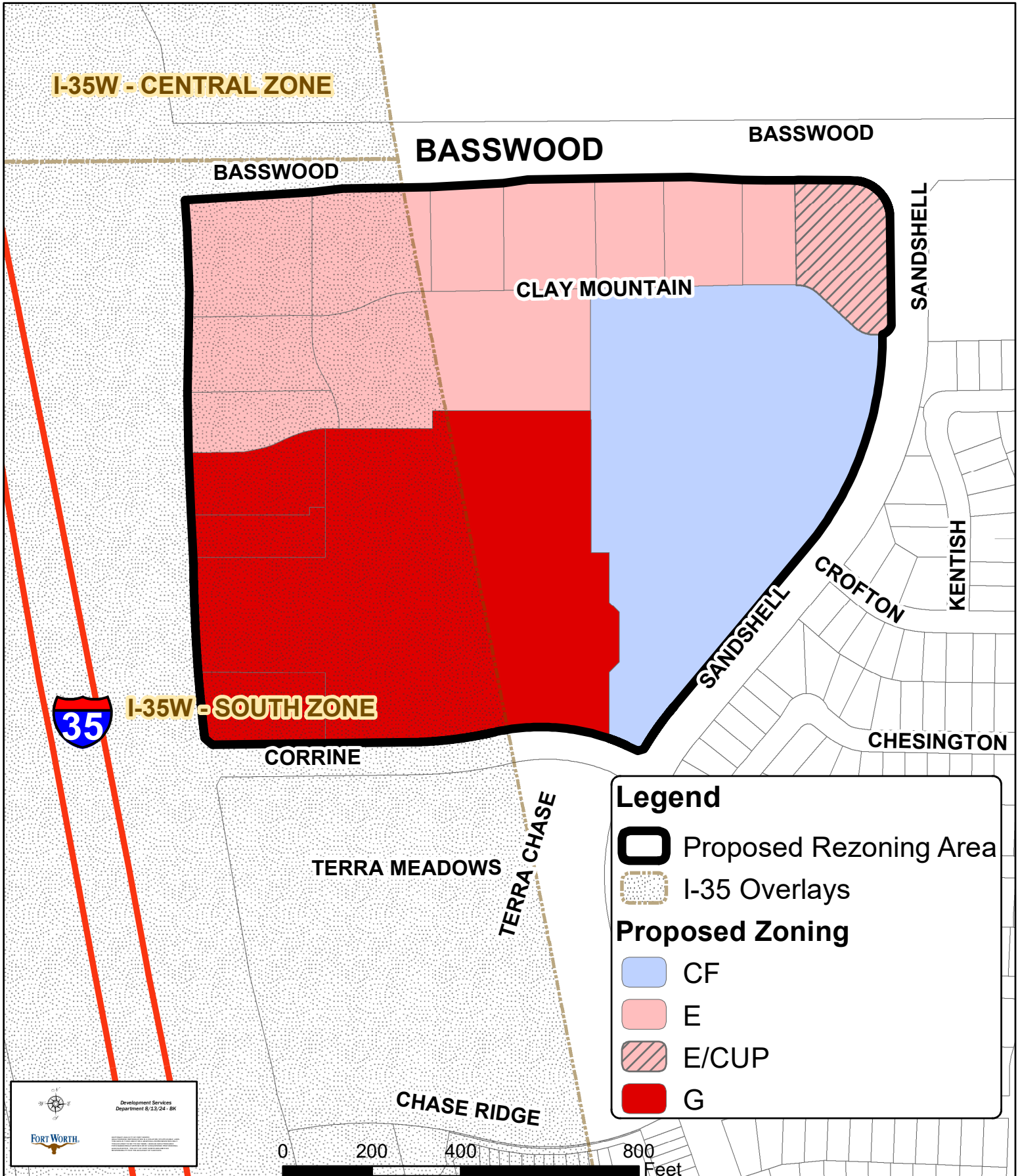
Proposed Zoning Districts

Exhibit A

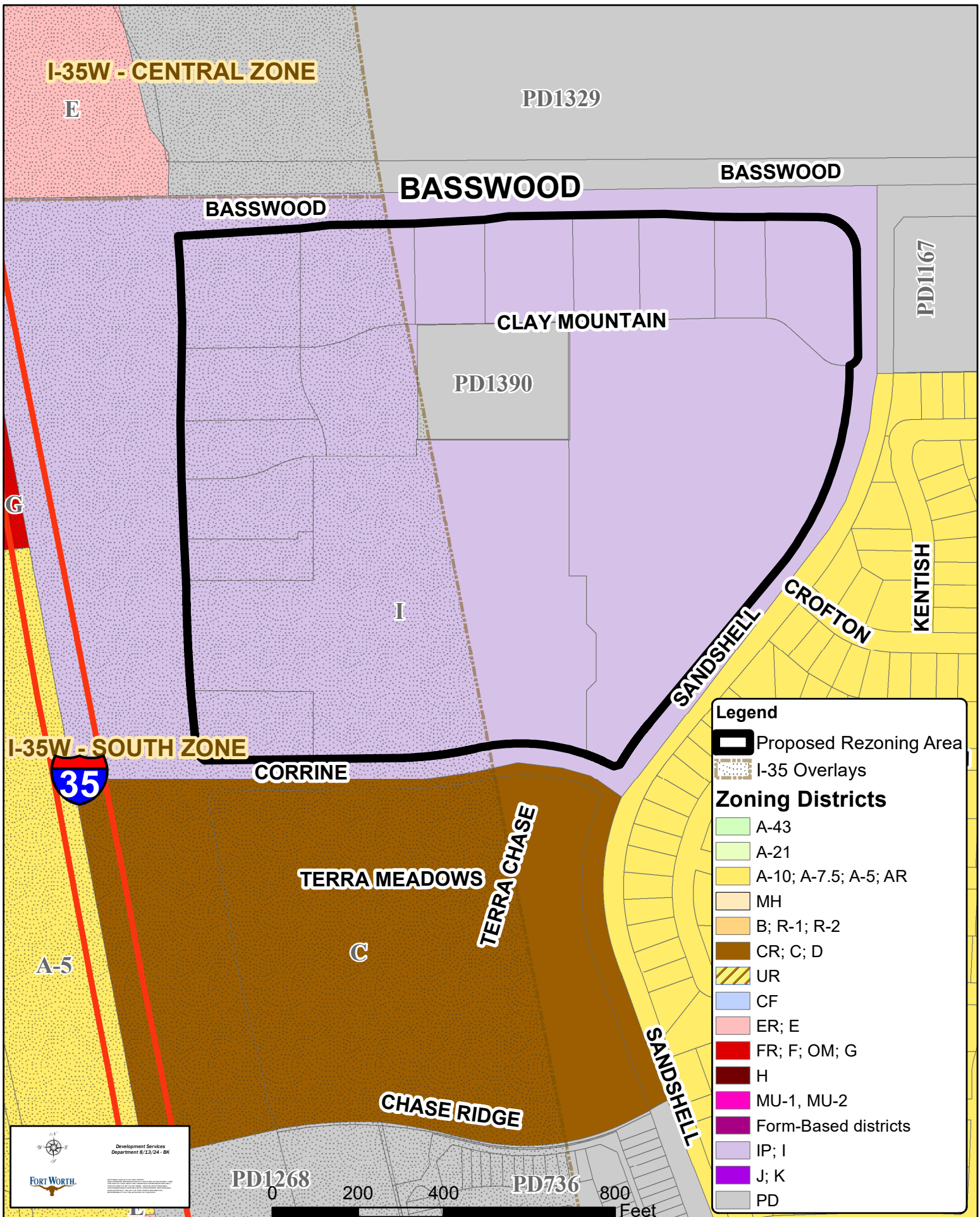
From: "I" Light Industrial & "PD" Planned Development 1390

To: "CF" Community Facilities, "E" Neighborhood Commercial,

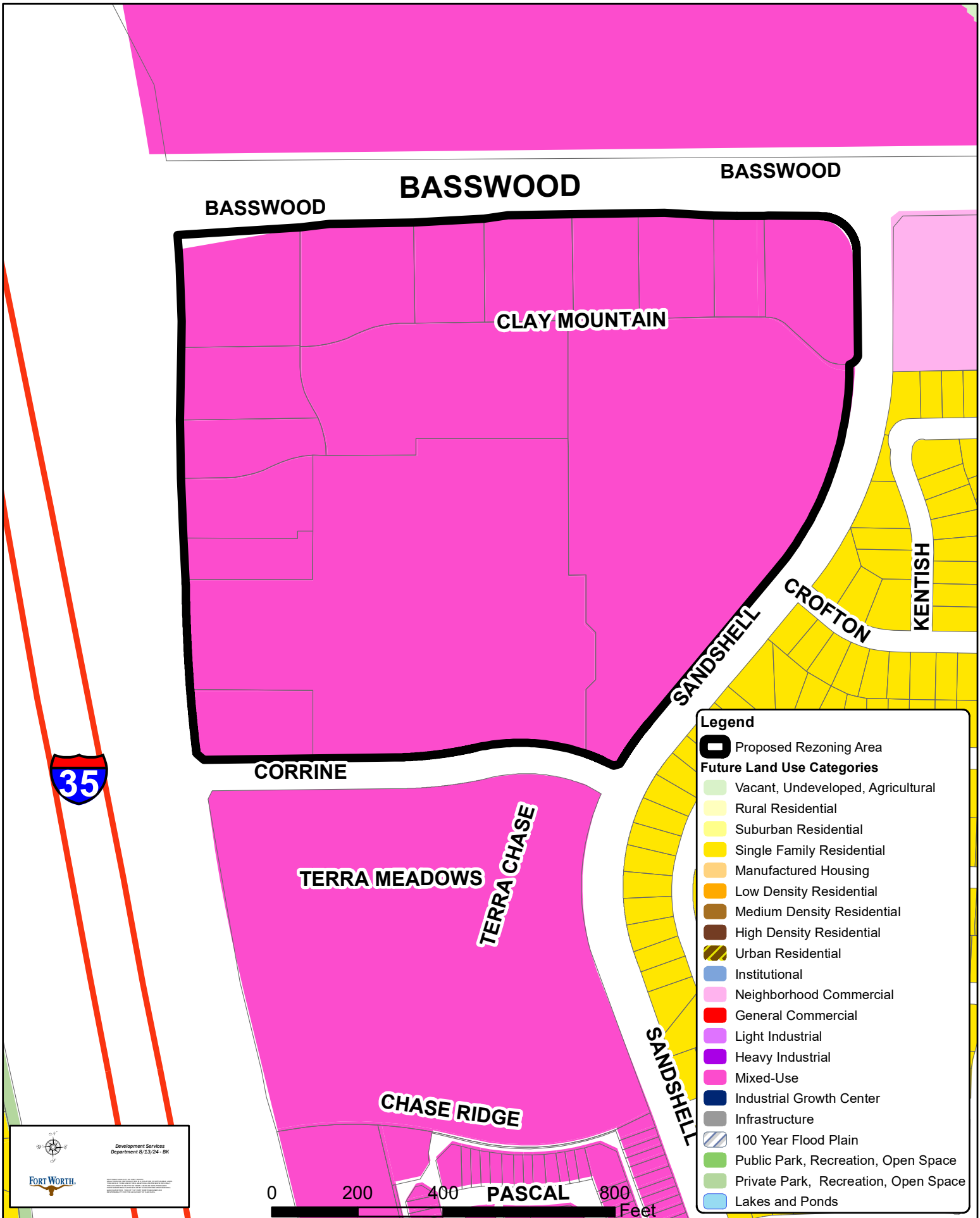
"E/CUP" Neighborhood Commercial plus Conditional Use Permit, & "G" Intensive Commercial



Current Zoning Districts



Future Land Use Categories



Current Aerial Photograph

Exhibit D

