



Zoning Staff Report

Date: June 24, 2025

Case Number: ZC-25-098

Council District: 3

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: City of Fort Worth Council Initiated Rezoning

Site Location: Generally, North, South, West of N. Normandale Street, between Loop 820 and Las Vegas Trail
Acreage: 180.0 acres

Request

Proposed Use: Future Mixed-Use

Request: From: “A-43” One-Family Residential, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “D” High Density Multifamily and “E” Neighborhood Commercial
To: “MU-1” Low Intensity Mixed-Use

Recommendation

Land Use Compatibility: Requested change **is compatible**

Comprehensive Plan Map Consistency: Requested change **is consistent**

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
- a. [Land Use Compatibility](#)
- b. [Comprehensive Plan Consistency](#)
- c. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan

8. Area Map

10. Aerial Photograph

Project Description and Background

9. Future Land Use Map

The proposed zoning area is bounded by North, South and West of N. Normandale Street between Loop 820 and Las Vegas Trail. The current zoning for the area consists of “A-43” One-Family Residential, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “D” High Density Multifamily and “E” Neighborhood Commercial, proposed for “MU-1” Low Intensity Mixed-Use. The affected parcels are mostly developed as multifamily structures and one vacant parcel.

Mixed-Use zoning is intended to accommodate higher density residential, a greater mix of residential and commercial use and other related uses to promote the health, safety, educational, and welfare needs of the adjacent-community; “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 Camp Bowie, Camp Bowie West, Altamere Drive/US 377, and Lackland Road/Green Oaks Road commercial districts.

Council Member Michael Crain (District 3) held a virtual meeting for the affected property owners for approximately 180.0 acres on April 18, 2025, to discuss the proposed zoning change. A virtual meeting was also held on May 22, 2025, with the neighborhood representatives.

Surrounding Zoning and Land Uses

North “A-5” One-Family Residential, “C” Medium Density Multifamily, “D” High Density Multifamily, “F” General Commercial, “I” Light Industrial / Commercial, I-30 (west frwy), vacant and industrial uses
East “A-5” One-Family Residential, “CR” Low Density Multifamily and “D” High Density Multifamily / duplexes, single-family and multifamily
South “CB-WB” , “F” General Commercial , “PD986” Planned Development / Interstate
West Various Zoning Districts / Single-Family, Church, Duplex, Retail, Office, Restaurant, Bar, Warehouse

Recent Zoning History

PD986-ZC-13-093 “PD/F” Planned Development for all uses in “F” General Commercial plus production of gaskets, sealants, tapes and other products used in aviation communication; site plan waived (Approved August 2013)

PD1050-ZC-15-079 “PD/F” Planned Development for all uses in “F” General Commercial plus showroom with warehouse storage; site plan approved (Approved June 2015)

ZC-22-075 From “F” General Commercial and “C” Medium Density Multifamily To “F” General Commercial (Approved June 2022)

PD611-ZC-04-304 “PD/I” Planned Development/Specific Use for “I” Light Industrial excluding certain uses listed in the case file; 9 plan approved SP-04-052) (Approved December 2004)

PD376-ZC-00-083 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus office /warehouse uses, including assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes, carpet or rug cleaning, furniture or cabinet repair or construction or tooling facilities s; all activities located indoors, no outdoor storage; site plan approved (SP-00-031) (Approved December 2000)

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on May 30, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were notified: emailed May 30, 2025

Organizations Notified	
Western Hills North NA*	Chapin Ra & Alameda St NA
Trinity Habitat for Humanity	Streams and Valleys Inc.

Development Impact Analysis

Land Use Compatibility

Council Member Crain is requesting to change the zoning of this area to accommodate for future development.

The proposed rezoning request **is compatible** with surrounding land uses, based on creating more high-density development for the future.

Comprehensive Plan Consistency– Western Hills/Ridglea

ADDRESS	FROM	TO	FUTURE LAND USE/CONSISTENCY
8835/8841 Avril Court N	“E” Neighborhood Commercial	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3236 Hunter Park Circle	“E” Neighborhood Commercial	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3200 Las Vegas Trail	“E” Neighborhood Commercial	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8713 S. Normandale St.	“E” Neighborhood Commercial	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
9051 S. Normandale St.	“E” Neighborhood Commercial	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8976 Branchwood Trail	“CR” Low Density Multifamily	“MU-1” Low Intensity Mixed-Use	Low Density Multifamily/Technical Inconsistency
2933 Cliffridge Lane	“CR” Low Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8950 N. Normandale St.	“CR” Low Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
9001 N. Normandale St.	“CR” Low Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8900 LaPalma Drive	“CR” Low Density Multifamily	“MU-1” Low Intensity Mixed-Use	Low Density Multifamily/Technical Inconsistency

8725 Calmont Avenue	“CR” Low Density Multifamily, “C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
2900 Las Vegas Trail	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3000 Las Vegas Trail	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3064 Las Vegas Trail	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8700 N. Normandale St.	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
9200 N. Normandale St.	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8901 S. Normandale St.	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
9201 N. Normandale St.	“D” High Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
2925 W. Normandale St.	“D” High Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3001 W. Normandale St.	“D” High Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3001 W. Normandale St.	“D” High Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
9015 N. Normandale St.	“A-43” One-Family Residential	“MU-1” Low Intensity Mixed-Use	Single Family Residential/Technical Inconsistency

The proposed zoning districts **are consistent** with the land use designations for this area along with the following Comprehensive Plan policies:

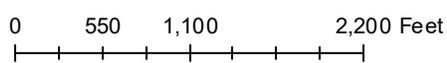
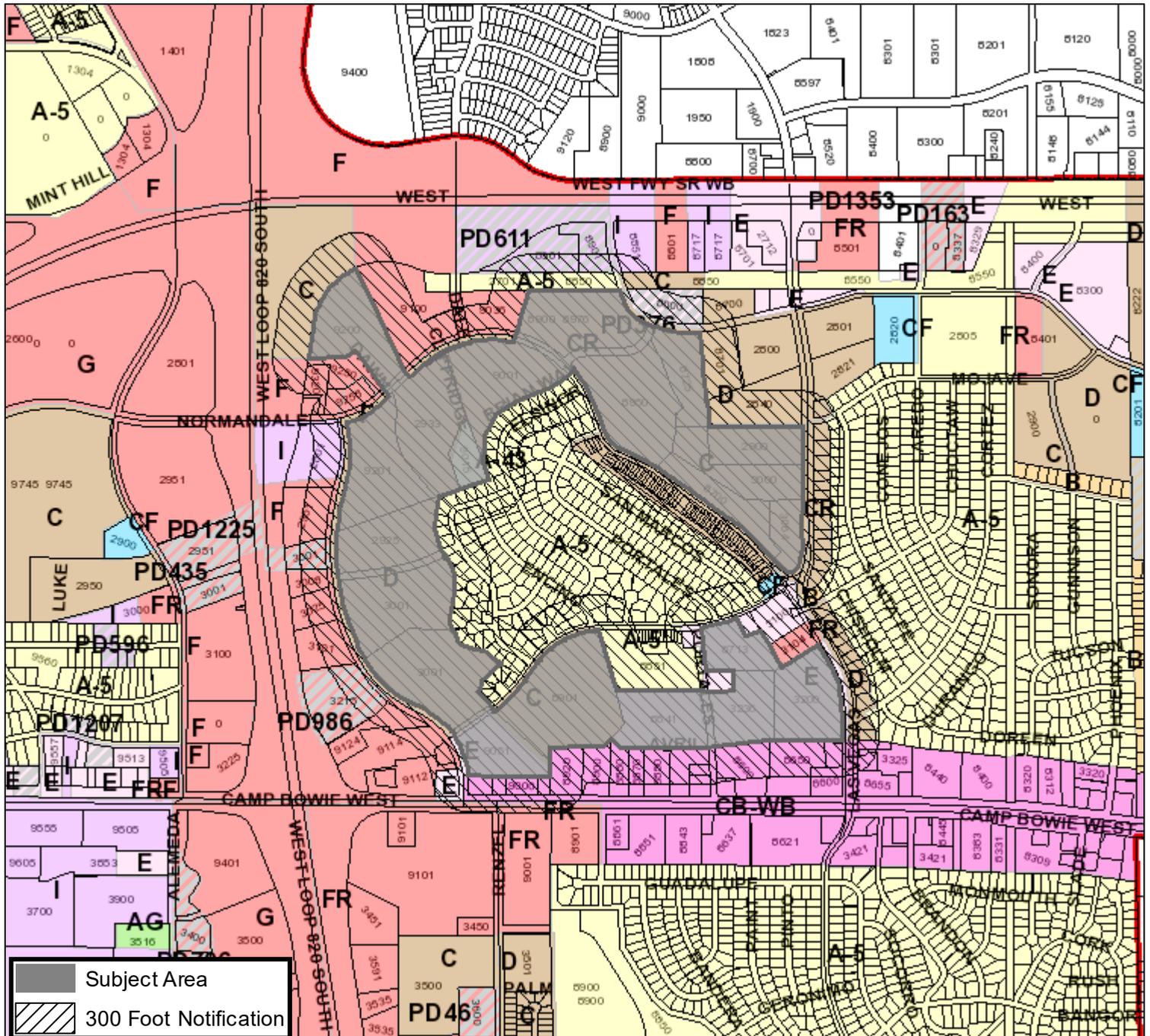
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.
- Stimulate redevelopment of Camp Bowie, Camp Bowie West, Altamere Drive/US 377, and Lackland Road/Green Oaks Road commercial districts.
- Promote appropriate uses within NAS-JRB Overlay

- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.

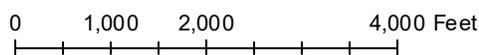
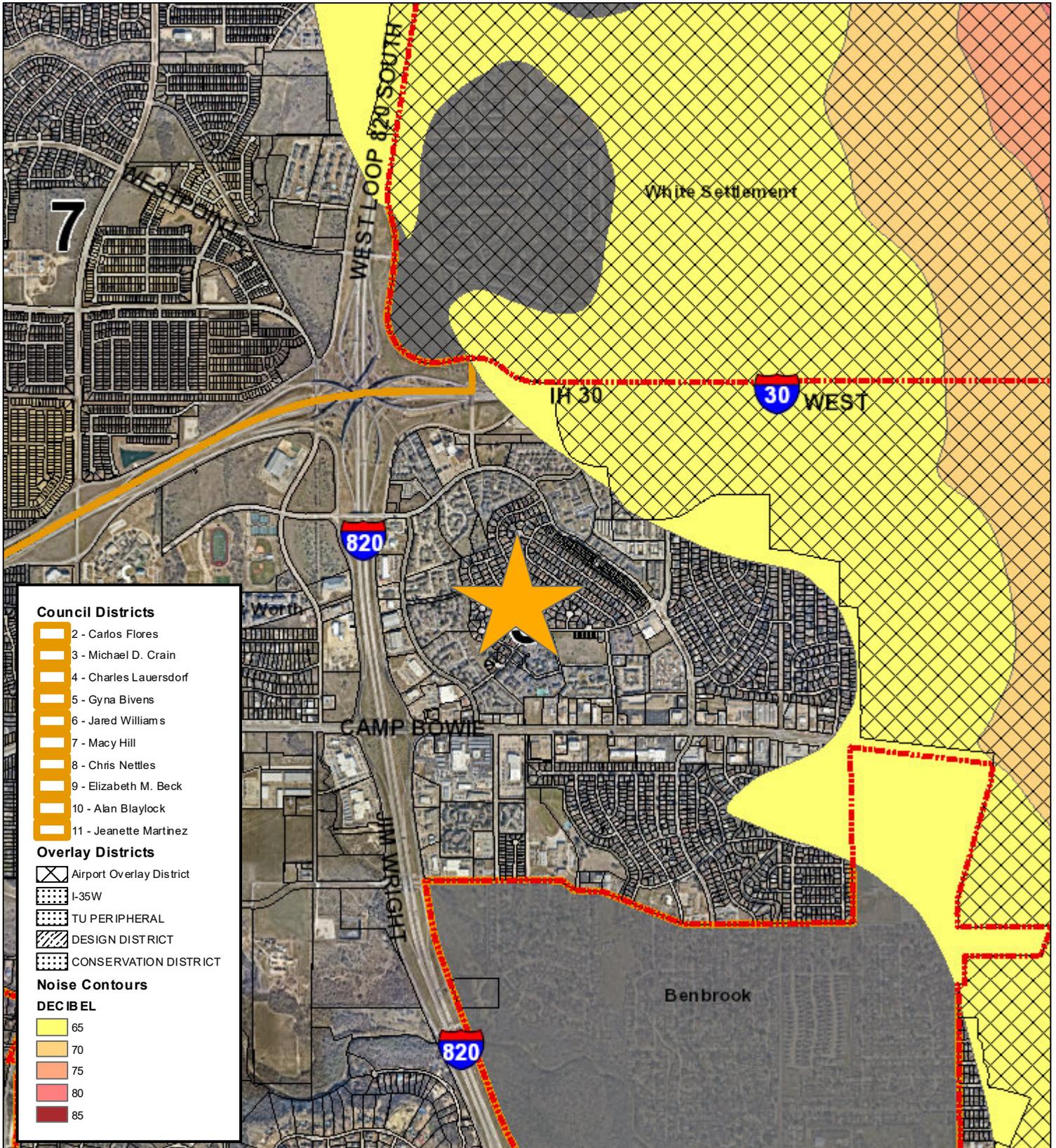


Area Zoning Map

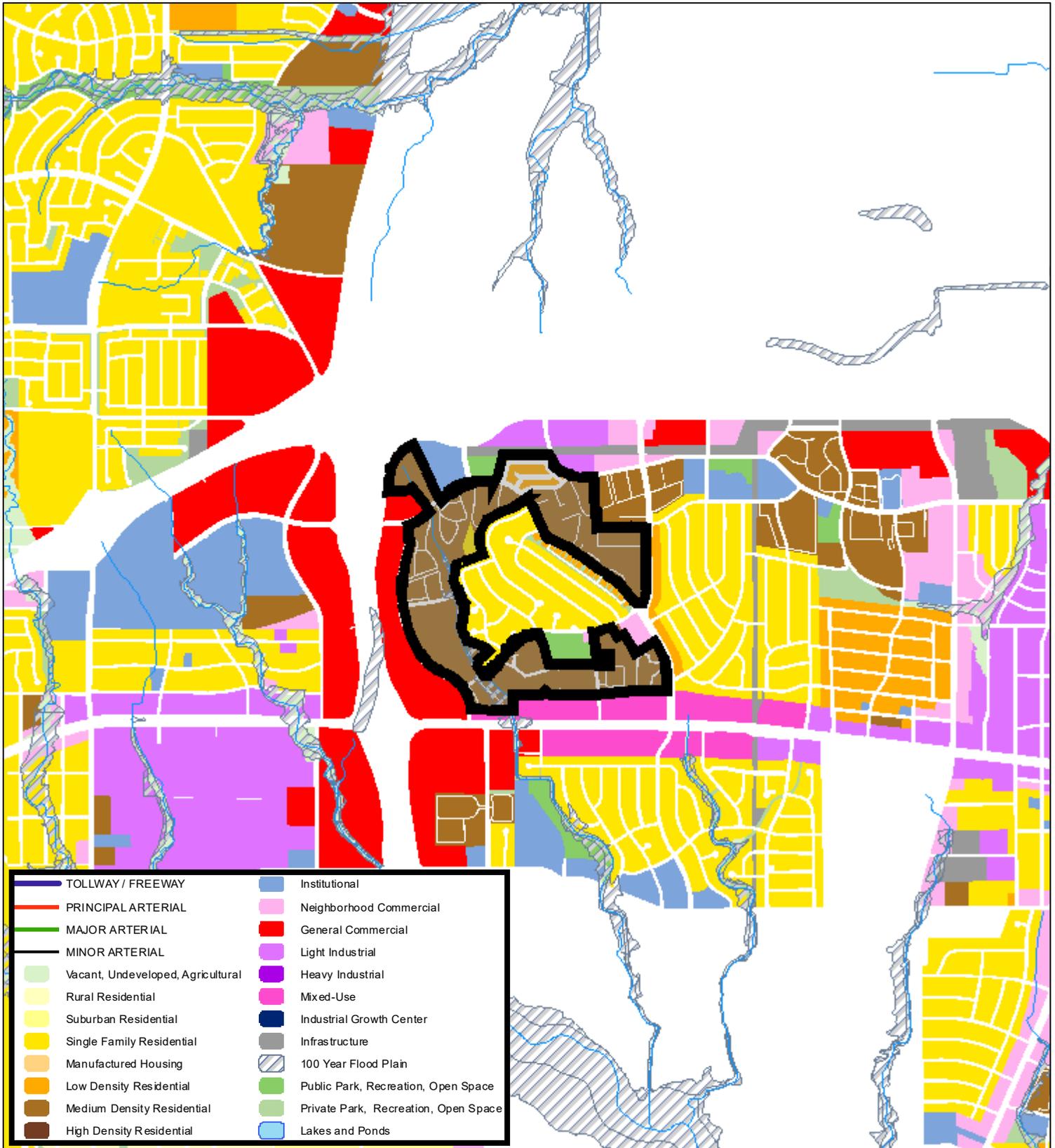
Applicant: City of Fort Worth Development Services
 Address: Generally bounded by I-30, Calmont Ave, Las Vegas Trail, Camp Bowie Blvd W, & W Loop
 Zoning From: A-43, CR, C, D, E
 Zoning To: MU-1
 Acres: 180.23647635
 Mapsco: Text
 Sector/District: Western Hills/Ridglea
 Commission Date: 6/11/2025
 Contact: 817-392-7869



Area Map



Future Land Use

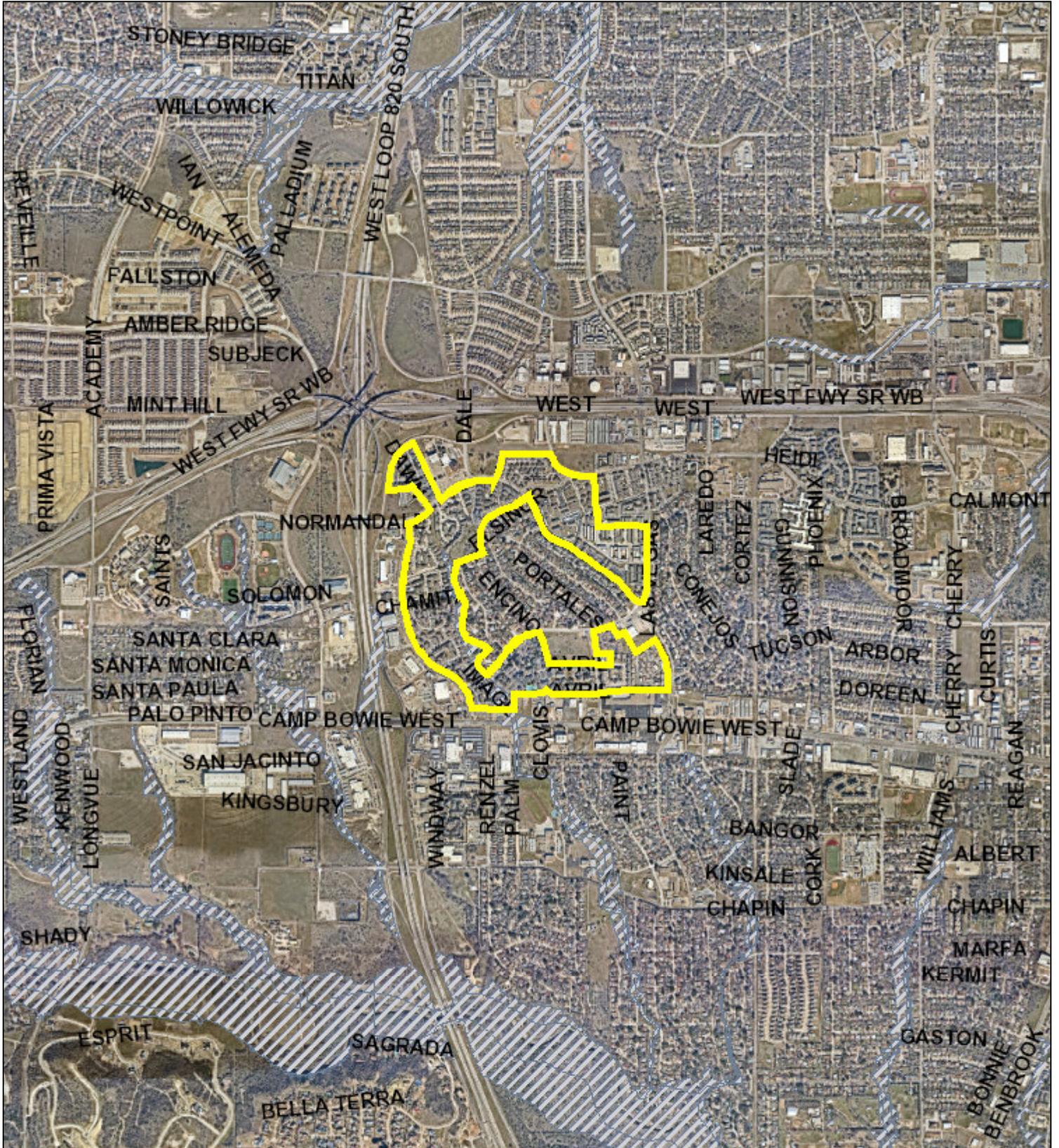


2,000 1,000 0 2,000 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 1,300 2,600 5,200 Feet

