

**To the Mayor and Members of the City Council****August 5, 2025**

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**SUBJECT: PROPOSED COUNCIL INITIATED ZONING CHANGES FOR CERTAIN PROPERTIES SOUTH OF I-30 (WEST FREEWAY) BETWEEN LOOP 820 AND CHERRY LANE TO “PD/MU-1” PLANNED DEVELOPMENT FOR “MU-1” LOW INTENSITY MIXED-USE ZONING DISTRICT WITH THE NASJRB OVERLAY EXCLUDING CERTAIN USES AND “PD/MU-2” PLANNED DEVELOPMENT FOR “MU-2” HIGH INTENSITY MIXED-USE DISTRICT EXCLUDING CERTAIN USES IN COUNCIL DISTRICT 3**

On August 12, 2025, the City Council will consider a resolution to initiate the rezoning process for 36 parcels totaling 157.49 acres along south of I-30 (West Freeway) between Loop 820 and Cherry Lane. Currently, the properties are zoned “C” Medium Density Multifamily, “D” High Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, “I” Light Industrial, and Planned Development Districts - “PD986”, “PD1050”, “PD1070”.

Councilmember Crain has requested that the properties be rezoned to “PD/MU-1/NASJRB Overlay” Planned Development for Low Intensity Mixed-Use District and “PD/MU-2” Planned Development High Intensity Mixed-Use District both districts will exclude the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business to more readily reflect an opportunity for future redevelopment.

The purpose of the “MU-1” and “MU-2” Mixed-Use districts 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 and General Commercial. However, MU-1 and MU-2 zoning are 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 June 12, 2025. On June 25, 2025, a virtual meeting was conducted to discuss the proposed zoning changes. Councilman Crain held a meeting with representatives of the neighborhood associations. The proposed

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zoning changes for the following properties are described below and shown on the attached maps:

**From:** “D” High Density Multifamily/ NASJRB Overlay, **To:** “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver/NASJRB Overlay

2801	Las Vegas Trail
2821	Las Vegas Trail
2800	Las Vegas Trail
8701	Calmont Avenue
2840	Las Vegas Trail
8225	Calmont Avenue
8222	Calmont Avenue
8700	Calmont Avenue
8017	Calmont Avenue
8125	Calmont Avenue
8021	Calmont Avenue
8124	Calmont Avenue
2800	Broadmoor Drive

**From:** “C” Medium Density Multifamily/NASJRB Overlay, **To:** “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver/NASJRB Overlay

8037	Elizabeth Lane W
2900	Gunnison Trail

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**From:** “E” Neighborhood Commercial/NASJRB Overlay, **To:** “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver/NASJRB Overlay

8300 Calmont Avenue

**From:** “FR” General Commercial Restricted/NASJRB Overlay” , **To:** “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver/NASJRB Overlay

8000 Calmont Avenue

**From:** “E” Neighborhood Commercial, **To:** “PD/MU-2” Planned Development for all uses in “MU-2” High Intensity Mixed-Use excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver

9100 Camp Bowie West Boulevard

**From:** “F” General Commercial, **To:** “PD/MU-2” Planned Development for all uses in “MU-2” High Intensity Mixed-Use excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver

3101 W Loop 820 S  
3025 W Loop 820 S  
9114 Camp Bowie West Boulevard  
9112 Camp Bowie West Boulevard

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9124 Camp Bowie West Boulevard

3300 W Normandale Street

3008 W Normandale Street

9250 N Normandale Street

9258 N Normandale Street

9320 N Normandale Street

2951 W Loop 820

2825 W loop 820 S

9108 Camp Bowie West Boulevard

**From:** "I" Ligh Industrial, **To:** "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver

2801 W Loop 820 S

**From:** "PD986" Planned Development for "F" General Commercial plus production of gaskets, sealants, tapes and other products used in aviation communications, **To:** "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver

3215 SW Loop 820

**From:** "PD1050" Planned Development for "F" General Commercial plus showroom with warehouse storage, **To:** "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver

3001 W Loop 820

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**From:** “PD1070/NASJRB” Planned Development for “C” Medium Density Multifamily with a minimum of 617 parking spaces, maximum height 36 ft.; site plan approved **To:** “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver

2924 Broadmoor Drive

The proposed schedule for the zoning change is:

Zoning Commission public hearing  
City Council public hearing and action

September 10, 2025  
September 30, 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.

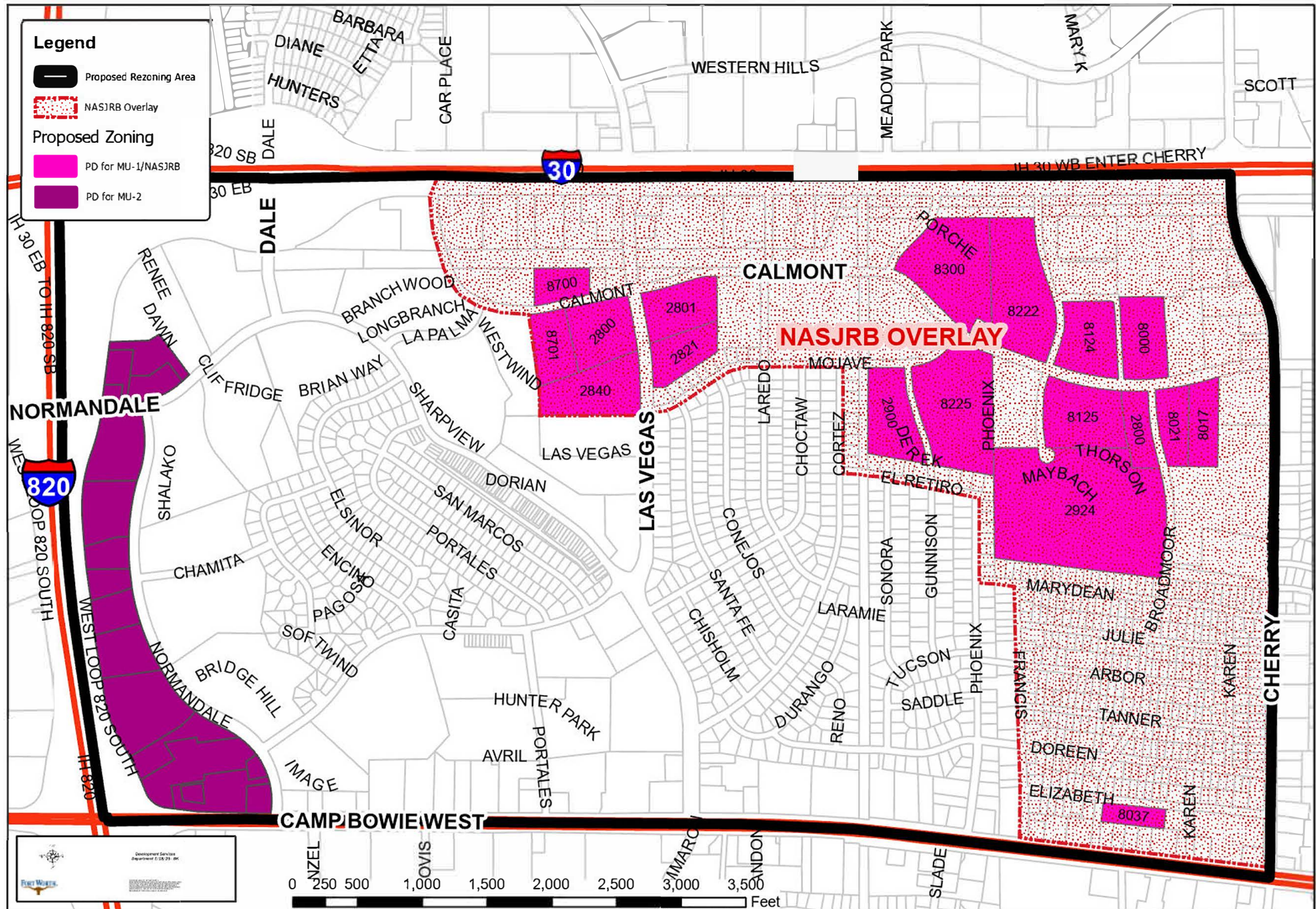
**Jesus “Jay” Chapa**  
**City Manager**

Attachments



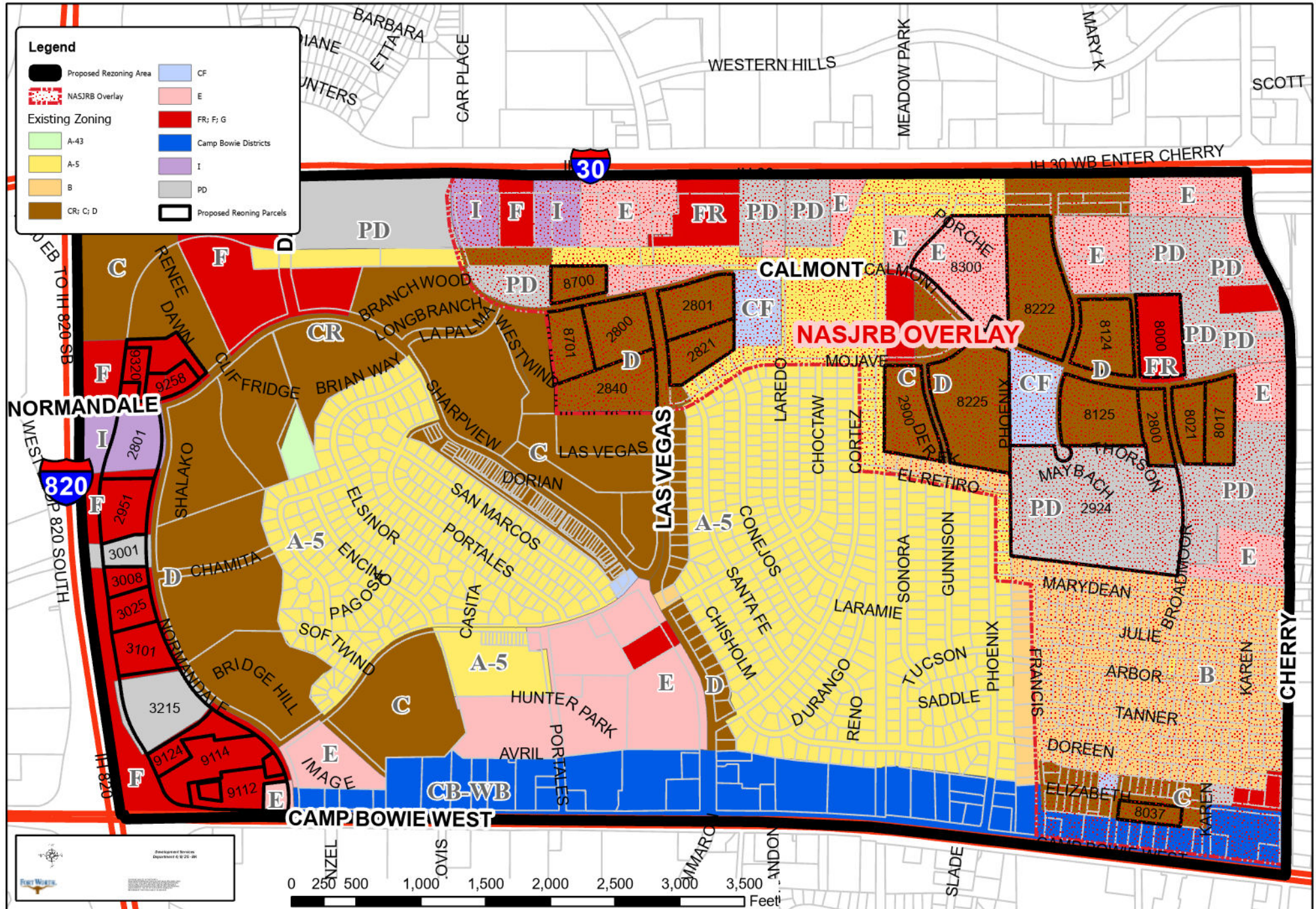
# Proposed Zoning Districts - Phase 2

From: "C" Medium Density Multifamily, "D" High Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, and "PD" Planned Developments 986, 1050 & 1070 with NASJRB Overlay  
To: "PD" Planned Developments for "MU-1" Low Intensity Mixed-Use with NASJRB Overlay and for "MU-2" High Intensity Mixed-Use





## Existing Zoning Districts





## Future Land Use Categories

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

