

# **A Resolution**

**NO. \_\_\_\_\_**

**AUTHORIZE INITIATION OF REZONING 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 ACCORDANCE WITH THE COMPREHENSIVE  
PLAN**

**WHEREAS**, Informal Report No. 8289 describes the procedures for City Council-initiated rezoning of properties; and

**WHEREAS**, the Council-initiated rezoning procedures involve verifying the proposed zoning changes are consistent with the City’s Comprehensive Plan; allowing interested Council Members to conduct one or more informational meetings in or near the proposed zoning districts in order to explain the proposed changes to affected property owners; briefing the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate those proposed changes; and placing an appropriate Resolution on the agenda for the next regular City Council meeting authorizing the Development Services Department to prepare a zoning change application and schedule the application for the next available public hearing of the Zoning Commission; and

**WHEREAS**, Councilmember Crain has requested that the City Manager initiate the rezoning process for the affected properties; and

**WHEREAS**, the affected property owners were notified of the proposed changes on June 12, 2025, and Councilmember Michael Crain held a virtual meeting on June 25, 2025, for the affected property owners to discuss the proposed zoning change; and

**WHEREAS**, the affected parcels are developed with multifamily uses, commercial, retail and warehouse uses; and

**WHEREAS**, the properties are zoned as “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/NASJRB” which potentially limits the redevelopment of the area; and

**WHEREAS**, the proposed rezoning to Planned Development Low Intensity Mixed-Use (PD/MU-1/NASJRB) District excluding certain uses and Planned Development High Intensity Mixed-Use (PD/MU-2) District excluding certain uses, 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” and “MU-2” 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 appropriate uses within the NAS-JRB Overlay
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Encourage and provide support for higher density, mixed-use, mixed income developments in Transit-Oriented Developments, mixed-use growth centers, and urban villages.
- Stimulate redevelopment of Camp Bowie, Camp Bowie West, Altamere Drive/US 377, and Lackland Road/Green Oaks Road commercial districts; and

**WHEREAS**, staff recommends rezoning the properties depicted in Exhibit “A” from “C” Medium Density Multifamily, “D” High Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, “I” Light Industrial and Planned Developments – “PD986”, PD1050”, “PD1070/NASJRB” to “PD/MU-1” Low Intensity Mixed-Use District and “PD/MU-2” High Intensity Mixed-Use District;

**WHEREAS**, approval of this Resolution will allow the City Manager to submit a zoning change application for public hearing and recommendation by the Zoning Commission on September 10, 2025, and for public hearing and action by the City Council on September 30, 2025;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, THAT:**

The City Manager is authorized to initiate the following zoning change in general conformance with the Comprehensive Plan and as depicted in Exhibit A to “PD/MU-1/NASJRB” Planned Development for “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, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver; “PD/MU-2” Planned Development for “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, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan waiver;

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

**From:** “D” High Density Multifamily/NASJRB, **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 motels, 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/NASJRB” Medium Density Multifamily, **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 motels, 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

**From:** “E/NASJRB” Neighborhood Commercial, **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/NASJRB” General Commercial Restricted, **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  
9124 Camp Bowie West Boulevard  
2825 W Loop 820 S  
3300 W Normandale Street  
3008 W Normandale Street  
9250 N Normandale Street  
9258 N Normandale Street  
9320 N Normandale Street  
2951 W Loop 820  
9108 Camp Bowie West Boulevard

**From:** “I” Light 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

From: “PD1070/NASJRB” Planned Development for “C” Medium Density Multifamily with development standards; 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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

ATTEST:

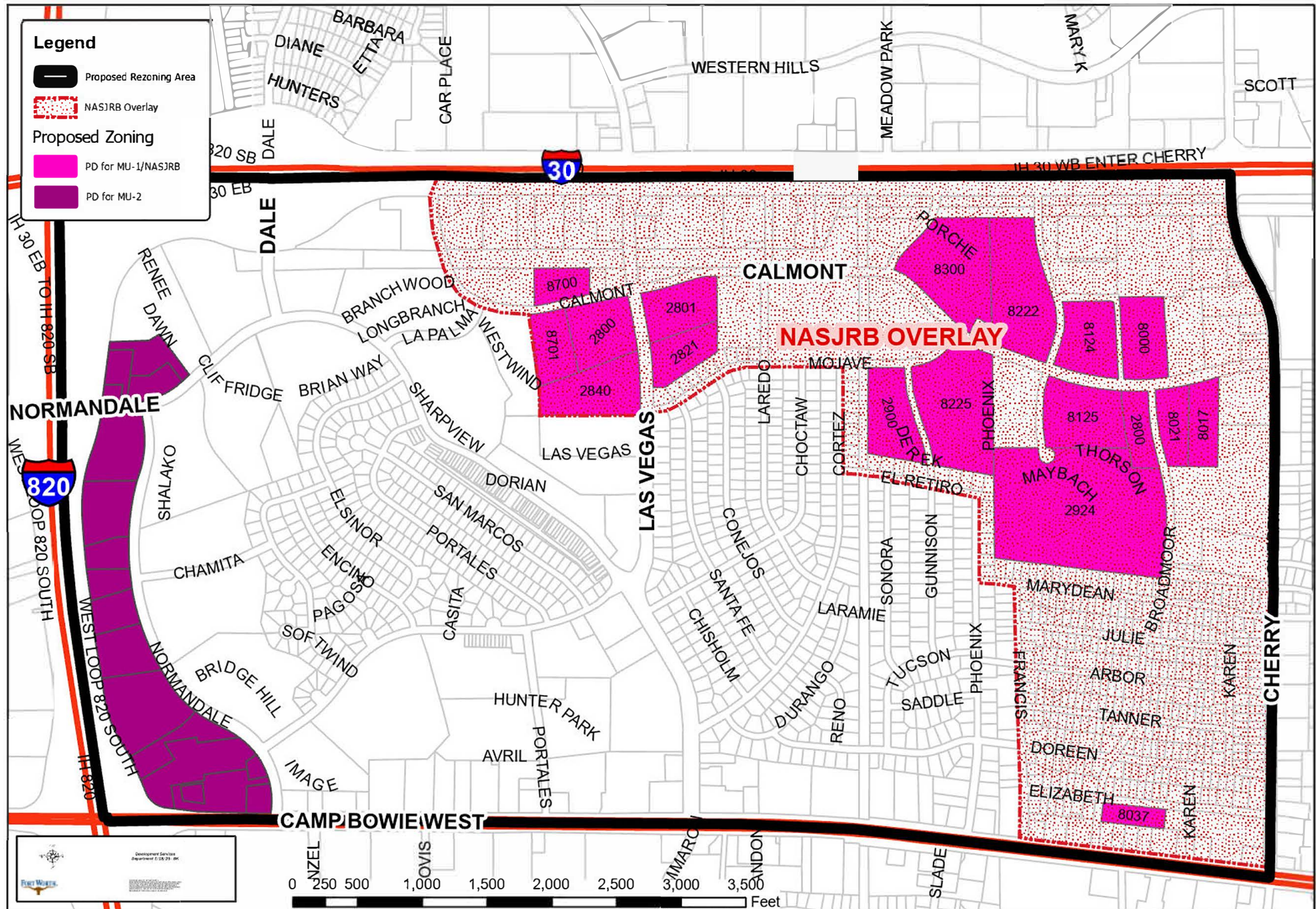
By: \_\_\_\_\_

Jannette Goodall, City Secretary



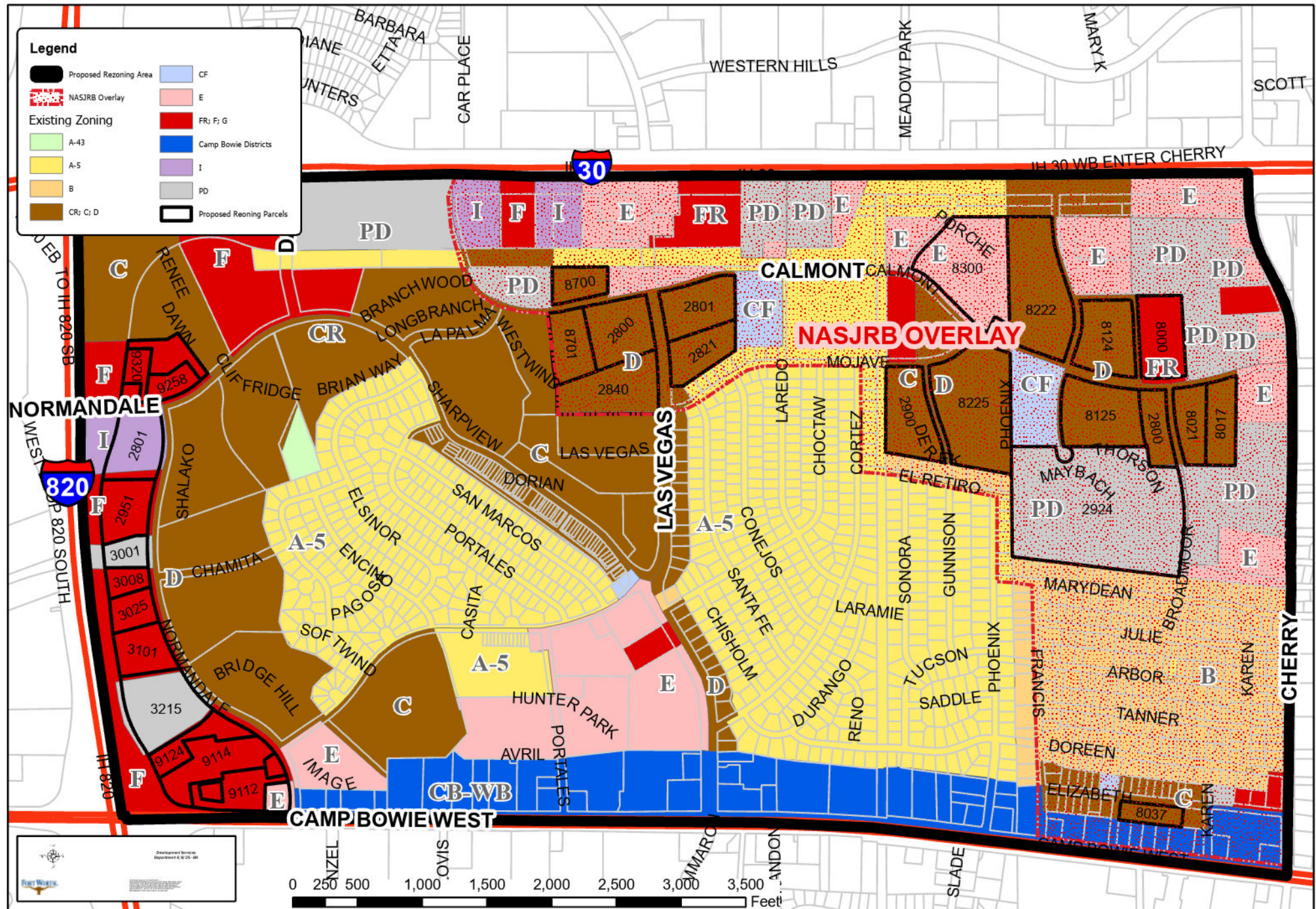
# Proposed Zoning Districts - Phase 2

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

