

# A Resolution

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

**AUTHORIZE INITIATION OF REZONING FOR  
APPROXIMATELY 32.3 ACRES BOUNDED BY CLAY MOUNTAIN TRAIL,  
SANDSHELL BOULEVARD, CORRINE DRIVE, AND NORTH FREEWAY  
(INTERSTATE 35 WEST) IN COUNCIL DISTRICT 4  
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 Charles Lauersdorf (District 4) held a meeting for the affected property owners of approximately 32.3 acres bounded by Clay Mountain Trail, Sandshell Boulevard, Corrine Drive, and North Freeway (Interstate 35 West) to discuss the proposed zoning change on August 7, 2024; and

**WHEREAS**, Councilmember Charles Lauersdorf has requested that the City Manager initiate the rezoning process for the subject properties; and

**WHEREAS**, the affected parcels are mostly developed with general commercial, retail and service uses, and a school; and

**WHEREAS**, the existing Light Industrial zoning and land uses are inconsistent with the Comprehensive Plan, which designates this area as a Mixed Use Growth Center; and

**WHEREAS**, staff recommends rezoning 21.7 acres legally described as Lots 1R, 2, 3R1, 3R2, 5R1, 5R2, 5R3-1, 5R3-2, 6, 7R1, 7R2, 8R, 9R1, 9R2, 10, 12, and 13 of Block 1 in the Sandshell Commercial Addition from “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 to “G” Intensive Commercial; rezoning 10.6 acres legally described as Lot 4 of Block 1 in the Sandshell Commercial Addition from “I” Light Industrial to “CF” Community Facilities; and a Conditional Use Permit for the existing car wash on 1.51 acres legally described as Lot 13 of Block 1 in the Sandshell Commercial Addition so that business will not become nonconforming; all depicted in Exhibit A; and

**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 11, 2024, and for public hearing and action by the City Council on September 17, 2024;

**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:

1. 21.7 acres legally described as Lots 1R, 2, 3R1, 3R2, 5R1, 5R2, 5R3-1, 5R3-2, 6, 7R1, 7R2, 8R, 9R1, 9R2, 10, 12, and 13 of Block 1 in the Sandshell Commercial Addition from “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 to “G” Intensive Commercial;

2. 10.6 acres legally described as Lot 4 of Block 1 in the Sandshell Commercial Addition from “I” Light Industrial to “CF” Community Facilities; and

3. Conditional Use Permit for the existing car wash on 1.51 acres legally described as Lot 13 of Block 1 in the Sandshell Commercial Addition.

Adopted this \_\_\_\_day of \_\_\_\_\_ 2024.

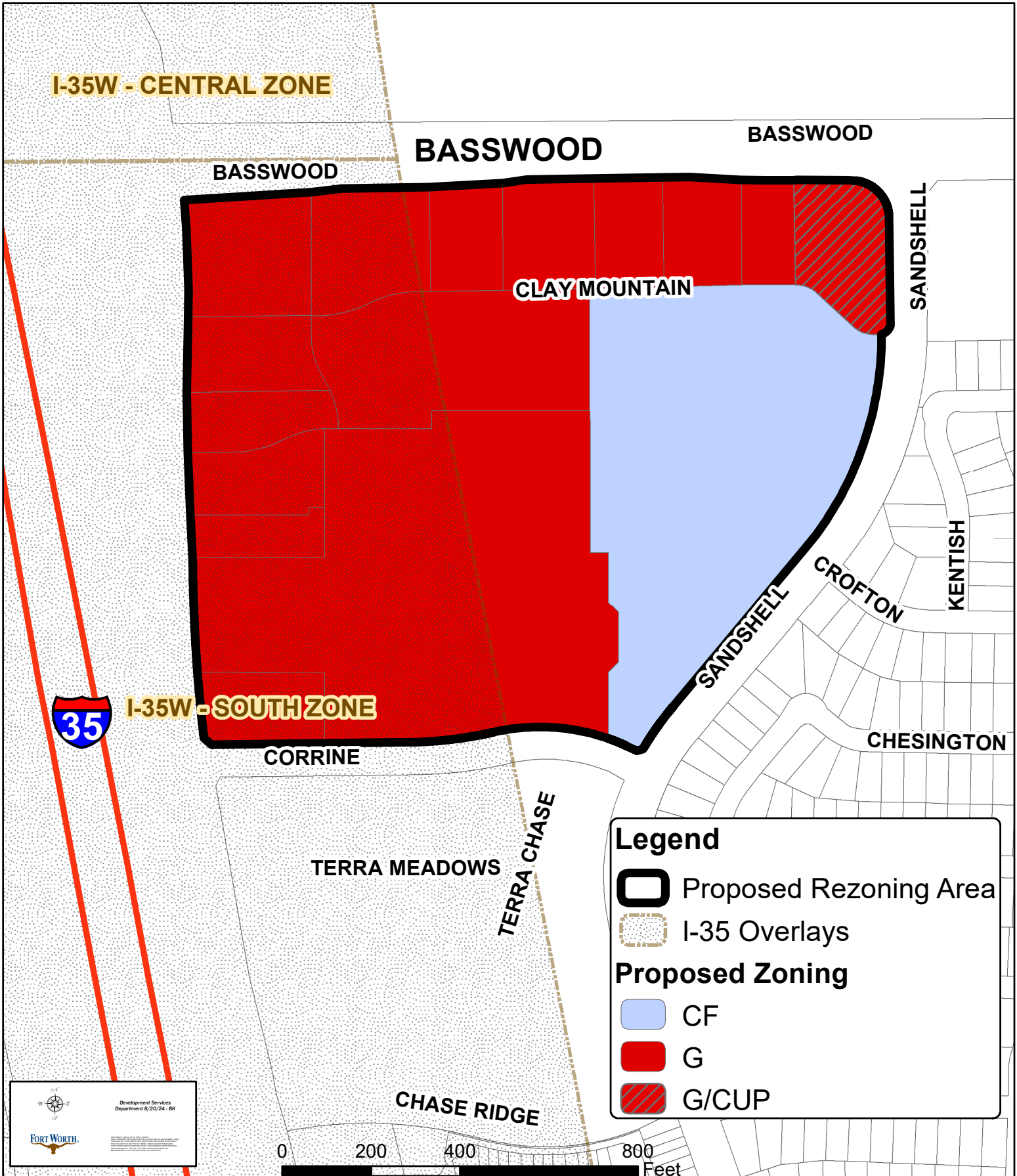
ATTEST:

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

Jannette Goodall, City Secretary

# Proposed Zoning Districts

From: "I" Light Industrial & "PD" Planned Development 1390  
To: "CF" Community Facilities, "G" Intensive Commercial, &  
"G/CUP" Intensive Commercial plus Conditional Use Permit,





# Current Aerial Photograph

