

**To the Mayor and Members of the City Council****March 1, 2022**

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**SUBJECT: PROPOSED COUNCIL INITIATED ZONING CHANGES FOR
CERTAIN PROPERTIES LOCATED ALONG CANYON CREEK
TRAIL AND TIMBERVIEW COURT IN COUNCIL DISTRICT 4**

The March 8, 2022 City Council agenda contains a resolution to initiate the zoning change process for portions of approximately 50 properties on Canyon Creek Trail and Timberview Court in the Eastside Planning Sector. The purpose of the zoning change is to rezone residential properties in accordance with the Comprehensive Plan policies of preserving the character of rural and suburban residential neighborhoods; encouraging new development in character with the existing neighborhood scale, architecture, and platting patterns; as well as encouraging infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

The Comprehensive Plan designates the subject properties as Single Family. Council Member Cary Moon and staff have notified the affected property owners of the proposed zoning change from "A-5" One Family to "A-10" or "A-7.5" One Family.

The proposed schedule for the zoning change is:

Zoning Commission public hearing April 12, 2022

City Council public hearing and action May 10, 2022

For any questions, please contact Daniel Leal, Assistant Director for Zoning and Design Review, at 817-392-6214 or Beth Knight, Senior Planner in Development Services, at 817-392-8190.

David Cooke
City Manager

Attachment



Proposed Council-initiated Zoning Changes for Canyon Creek Trail and Timberview Court in the Woodhaven Neighborhood

Presented by Development Services Department

March 1, 2022

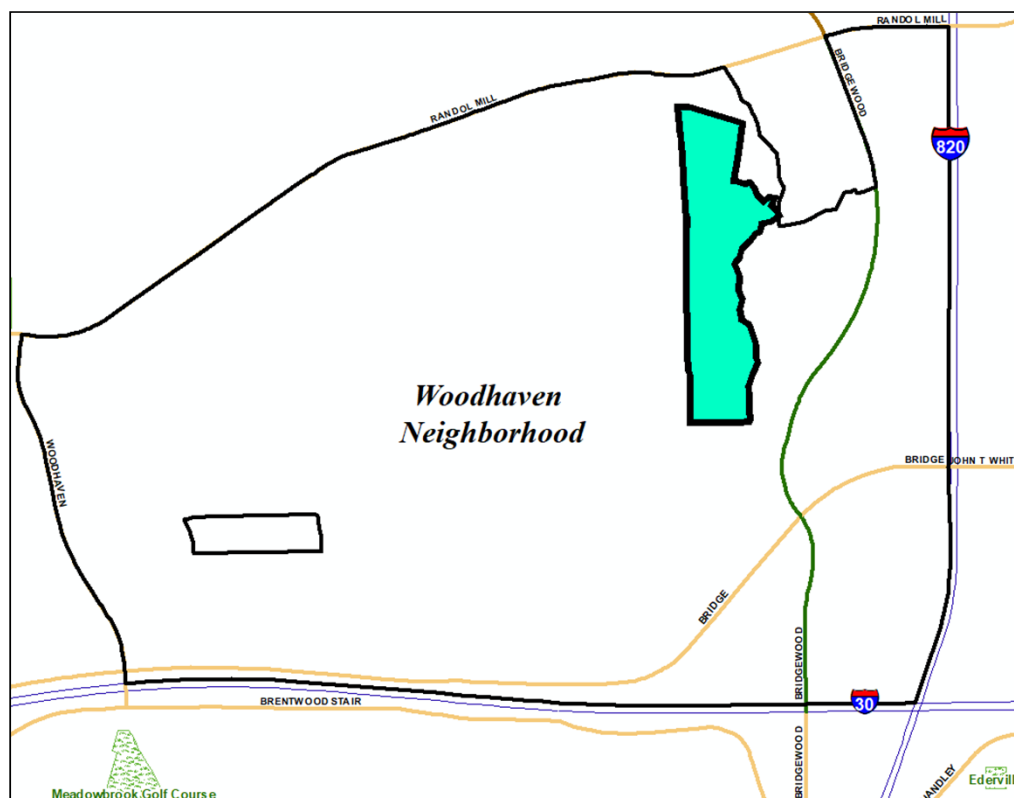
Purpose

Provide a briefing on the proposed Council-initiated rezoning of 43.5 acres of land to conform with the Comprehensive Plan policies.

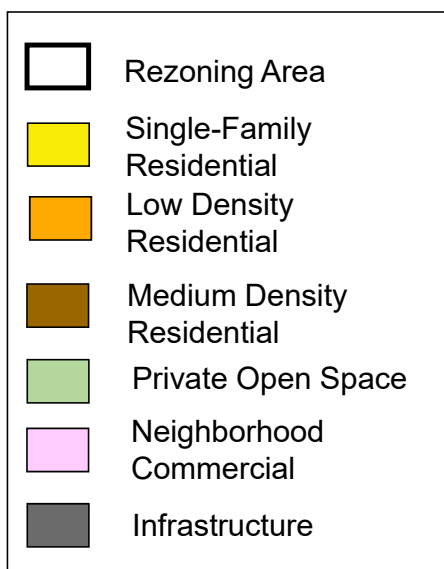


Where is the proposed rezoning area?

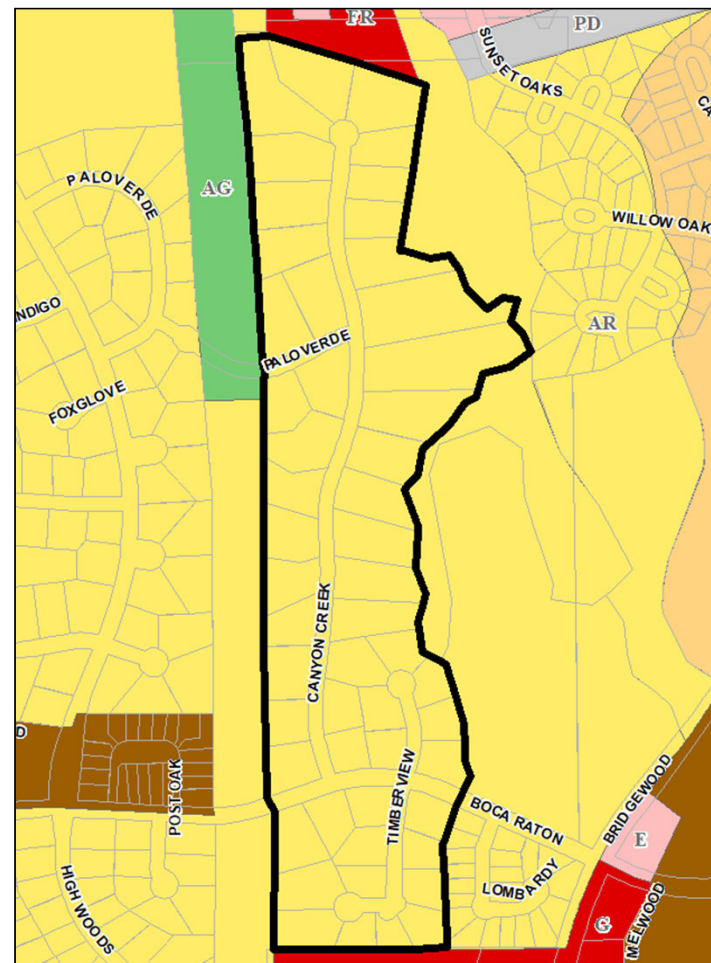
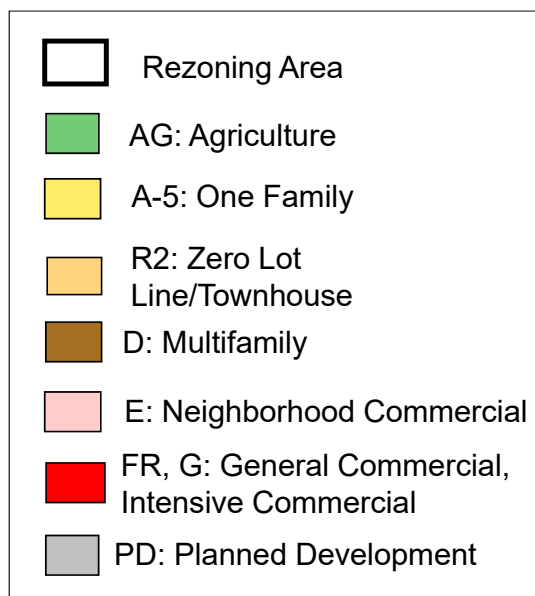
The proposed rezoning area consists of a total of 51 properties.



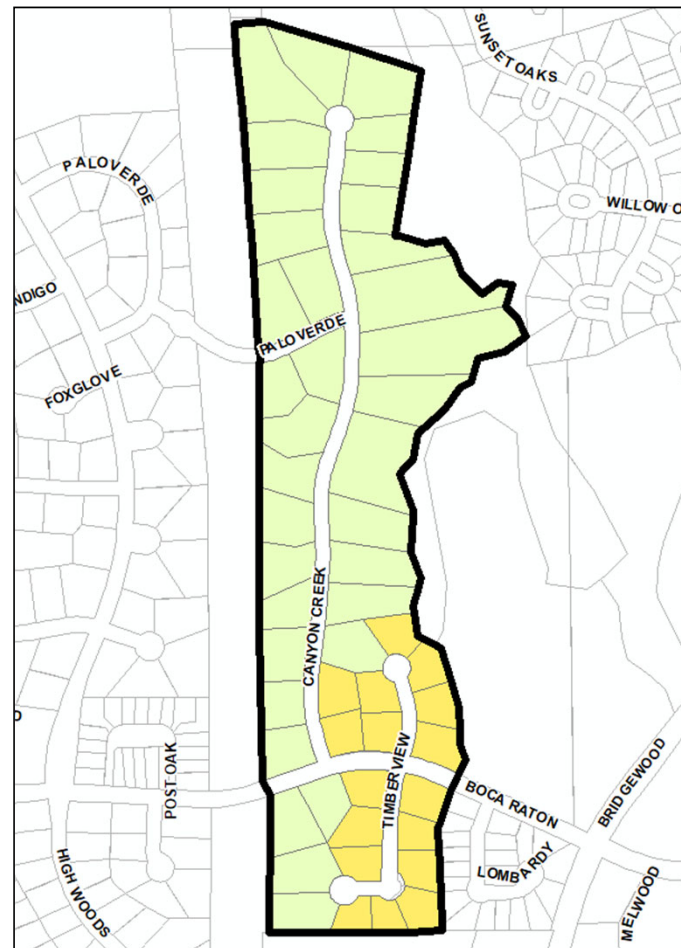
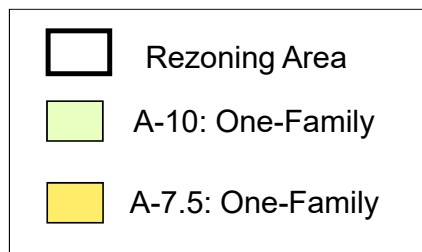
What future land use is designated in the 2021 Comprehensive Plan?



What is the current zoning of the Rezoning Area?



What is the proposed zoning of the Rezoning Area?



What is the proposed schedule?

Date

Action

Jan. 12

Public meeting held with property owners. No one in opposition noted.

Mar. 1

City Council receives **Informal Report** on proposed zoning changes.

Mar. 8

City Council approves **Resolution** authorizing initiation of zoning changes.

Apr. 12

Zoning Commission conducts **public hearing** and makes recommendation on proposed zoning changes.

May 10

City Council conducts **public hearing** and makes decision on zoning changes.

Thank you

