

**To the Mayor and Members of the City Council****April 5, 2022**

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**SUBJECT: PROPOSED COUNCIL INITIATED ZONING CHANGES FOR
CERTAIN PROPERTIES LOCATED IN THE HIGHLAND HILLS
NEIGHBORHOOD IN COUNCIL DISTRICT 8**

The April 12, 2022 City Council agenda contains a resolution to initiate the zoning change process for approximately 25 properties in the Highland Hills Neighborhood in the Sycamore Planning Sector. The purpose of the zoning change is to rezone residential and commercial 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 appropriate infill development in the central city to preserve and protect neighborhoods.

The Comprehensive Plan designates the subject properties as Single Family and Neighborhood Commercial. Council Member Chris Nettles and staff have notified the affected property owners of the proposed zoning change from "C" Medium Density Multifamily and "E" Neighborhood Commercial to "A-5" One Family, "CF" Community Facilities, and "ER" Neighborhood Commercial Restricted.

The proposed schedule for the zoning change is:

Zoning Commission public hearing May 11, 2022

City Council public hearing and action June 7, 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



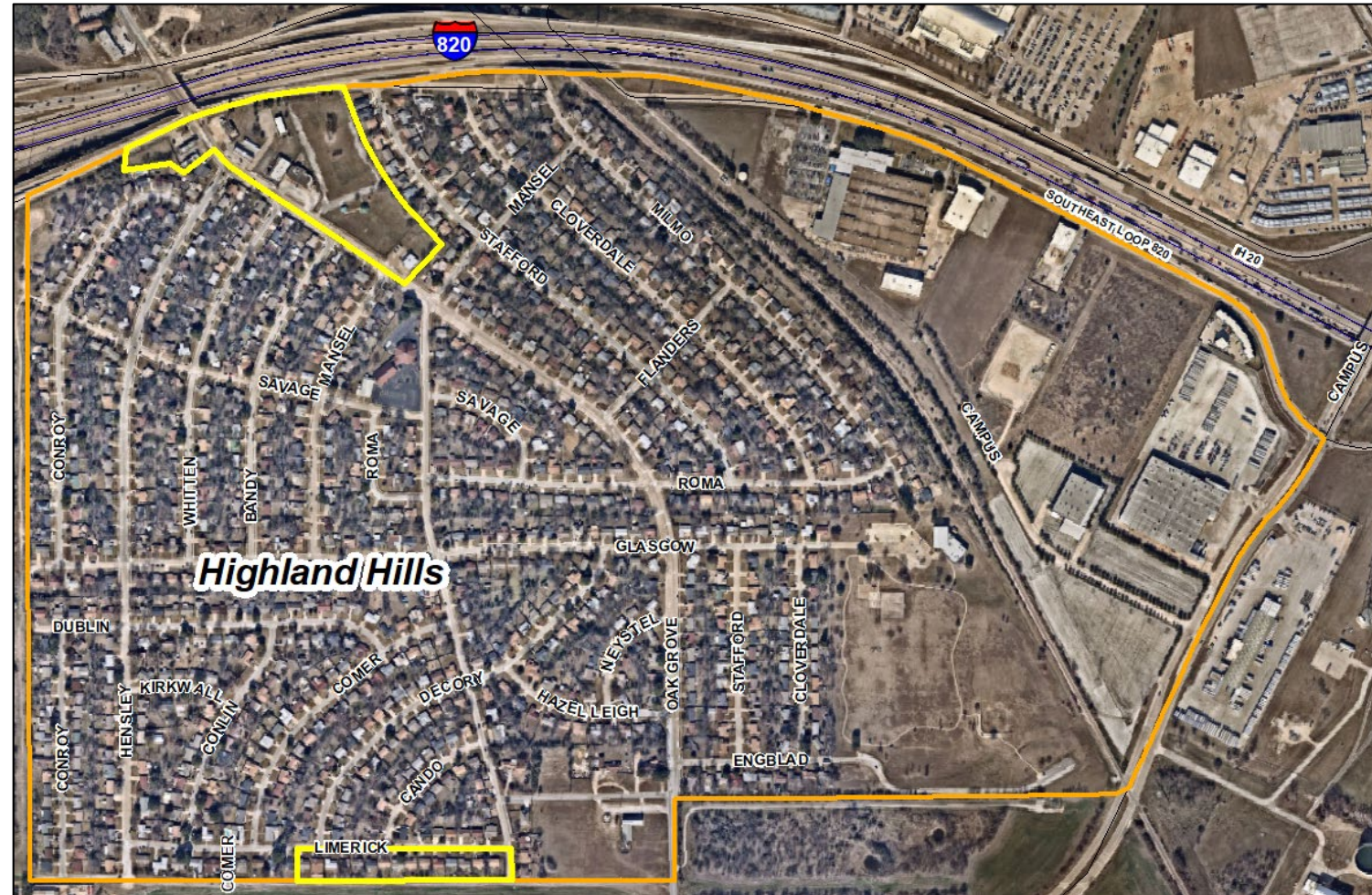
Proposed Council-initiated Zoning Changes for Certain Properties in the Highland Hills Neighborhood

Presented by Development Services Department

April 5, 2022

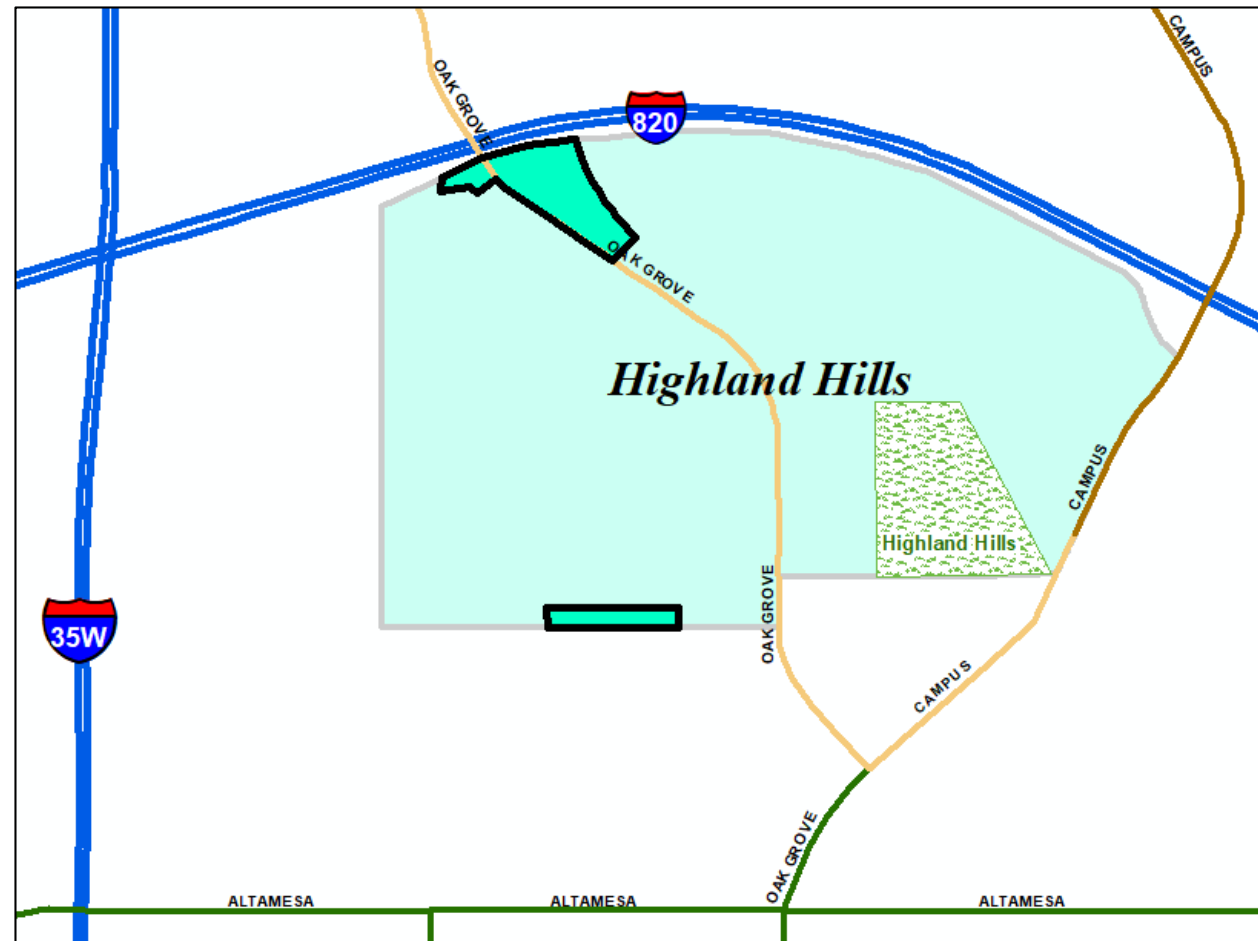
Purpose

Provide a briefing on the proposed Council-initiated rezoning of 12.2 acres of land to conform with the Comprehensive Plan map and policies.

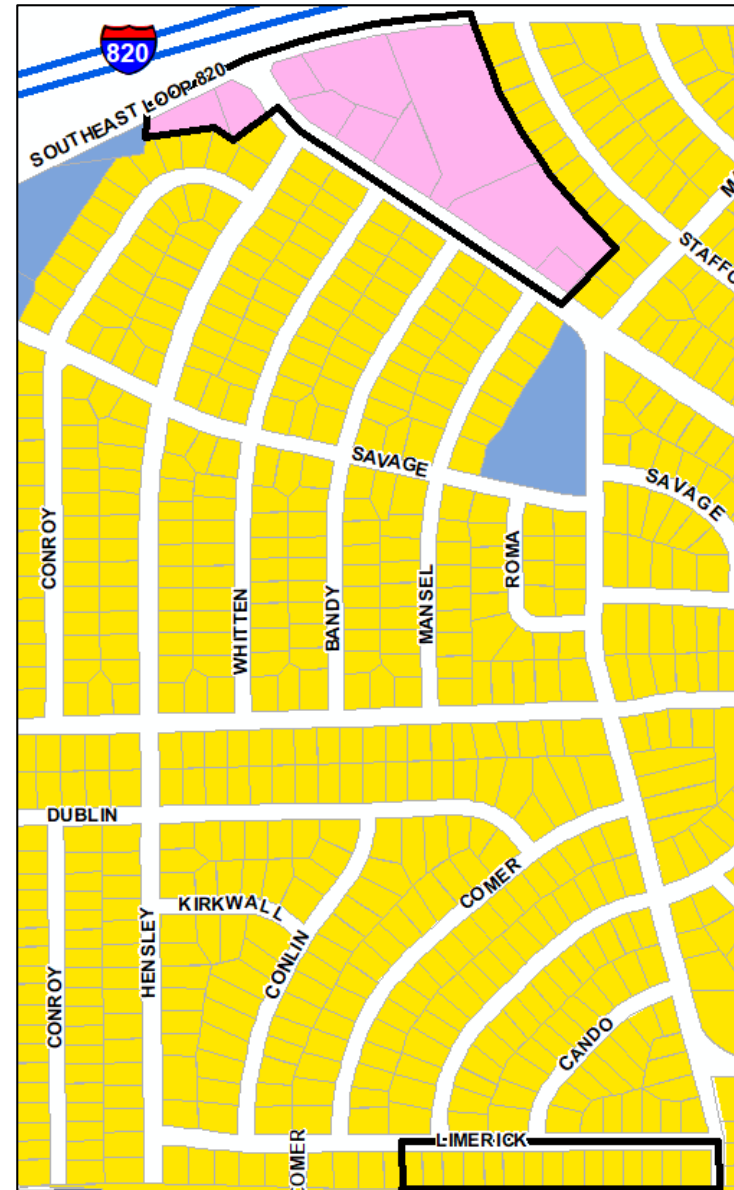
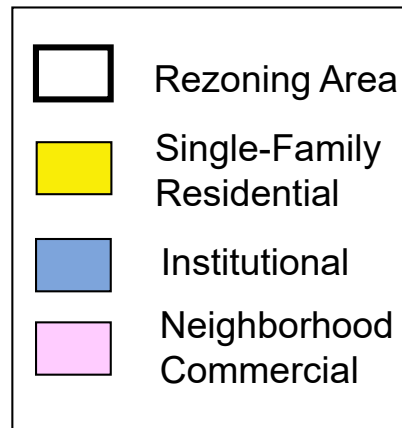


Where is the proposed rezoning area?

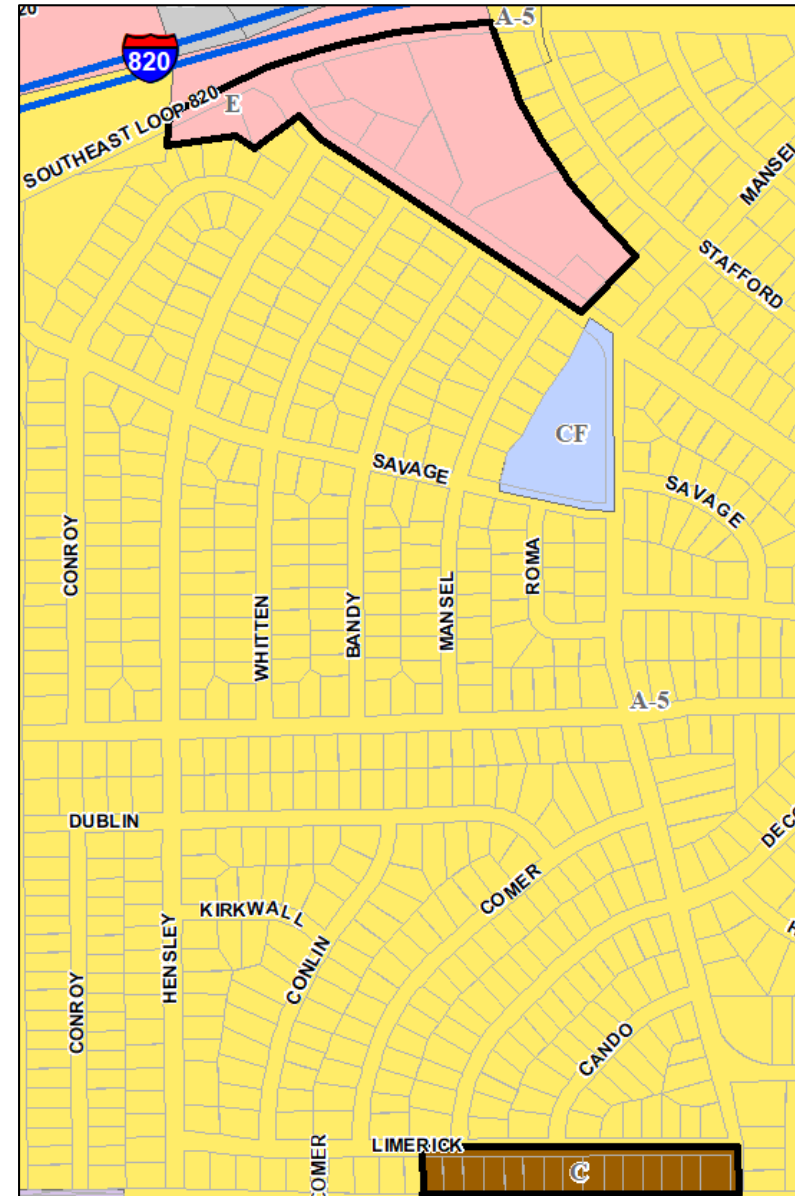
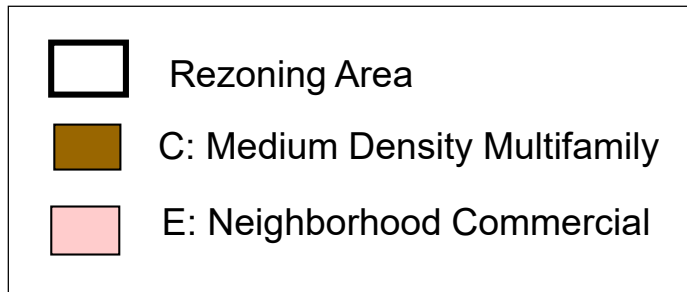
The proposed rezoning area consists of a total of 25 properties.



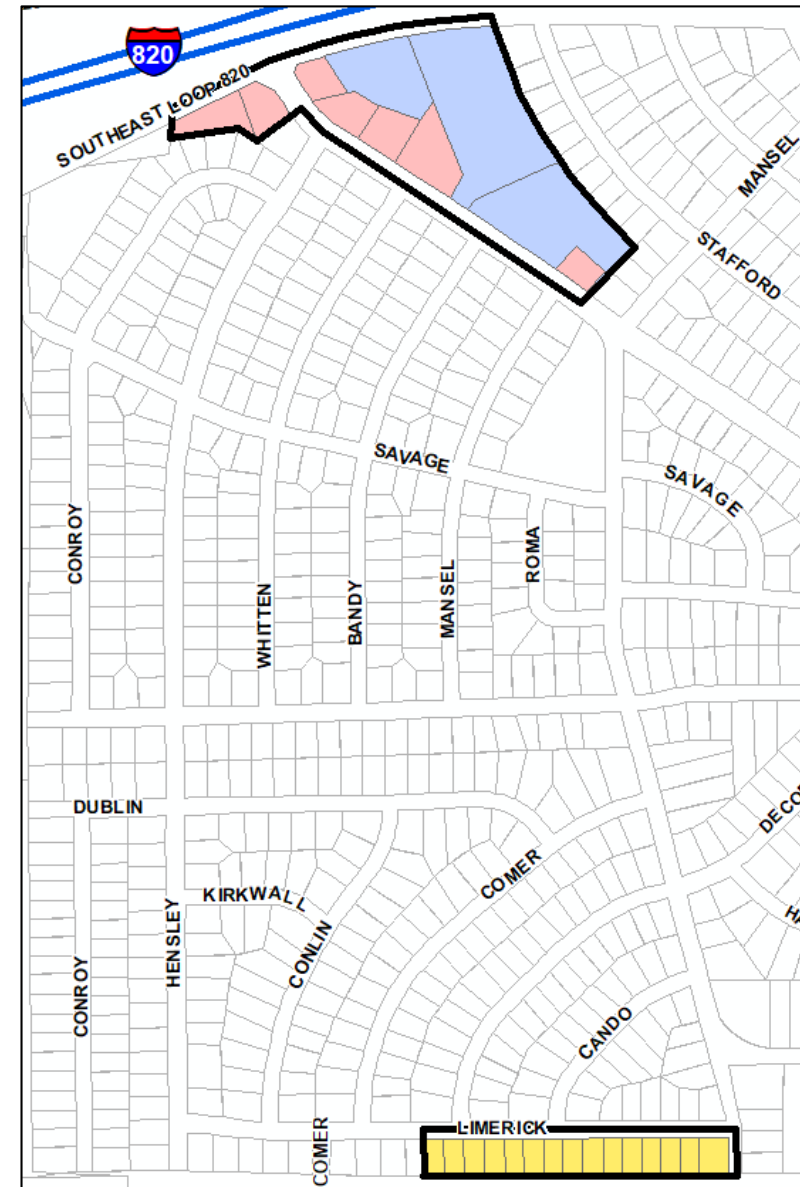
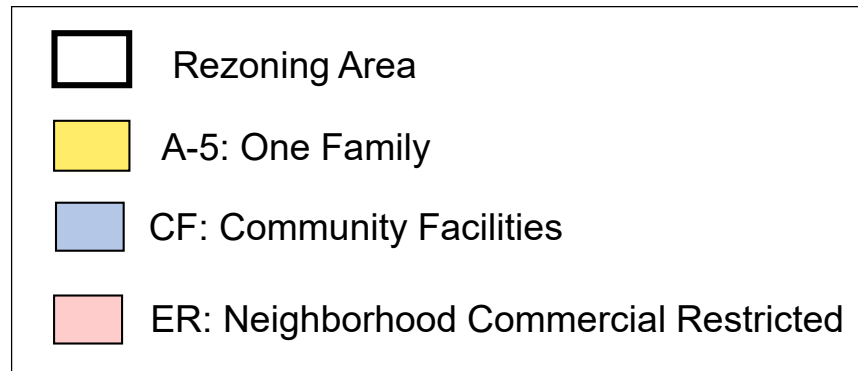
What future land use is designated in the 2022 Comprehensive Plan?



What is the current zoning of the Rezoning Area?



What is the proposed zoning of the Rezoning Area?





What is the proposed schedule?

<u>Date</u>	<u>Action</u>
Mar. 7	Public meeting held with property owners. No one in opposition noted.
Apr. 5	City Council receives Informal Report on proposed zoning changes.
Apr. 12	City Council approves Resolution authorizing initiation of zoning changes.
May 11	Zoning Commission conducts public hearing and makes recommendation on proposed zoning changes.
June 7	City Council conducts public hearing and makes decision on zoning changes.

Thank you

