

To the Mayor and Members of the City Council**July 26, 2011**

Page 1 of 1

**SUBJECT: PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR A PORTION OF THE MITCHELL BOULEVARD NEIGHBORHOOD**

The August 2 City Council agenda will contain an M&C to initiate the zoning process for a portion of the Mitchell Boulevard neighborhood. The purpose of the proposed zoning changes is to rezone residential and non-residential property to zoning classifications that reflect the prevailing land use and appropriate land use policies. For your reference, the attached PowerPoint presentation shows the future land use from the 2011 Comprehensive Plan, the current zoning, and the proposed zoning. Council Member Hicks would like to initiate rezoning of these areas in response to neighborhood concerns.

An informational meeting for the Mitchell Boulevard neighborhood was held on June 13, 2011, which was attended by area property owners and staff. At this meeting, the property owners expressed support for the proposed zoning changes. No one in opposition has been noted to date.

Public hearings for the rezoning of these properties would be held by the Zoning Commission on September 14, 2011, and by the City Council on October 18, 2011.

If you have any questions, please contact Dana Burghdoff, Deputy Planning and Development Director, at 817-392-8018.

Tom Higgins
Interim City Manager

attachment: PowerPoint presentation

Proposed Council-initiated Zoning Changes for a Portion of Mitchell Boulevard Neighborhood



Prepared for the
City Council

By the
Planning and Development Department

July 26, 2011

1

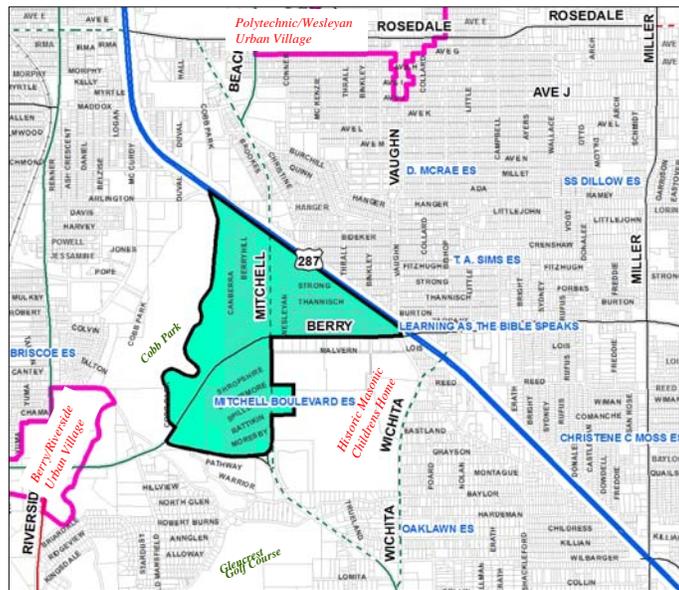
Purpose

Provide a **briefing** on the proposed Council-initiated rezoning of 206 acres of property from various residential and commercial districts to be in conformance with the Comprehensive Plan.



2

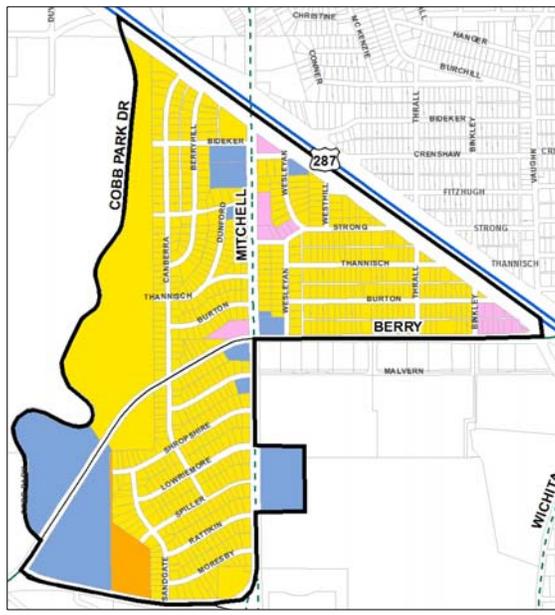
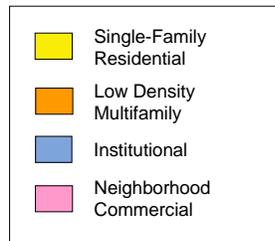
Where is the proposed rezoning area?



Note: The proposed rezoning area consists of a total of 707 properties.

3

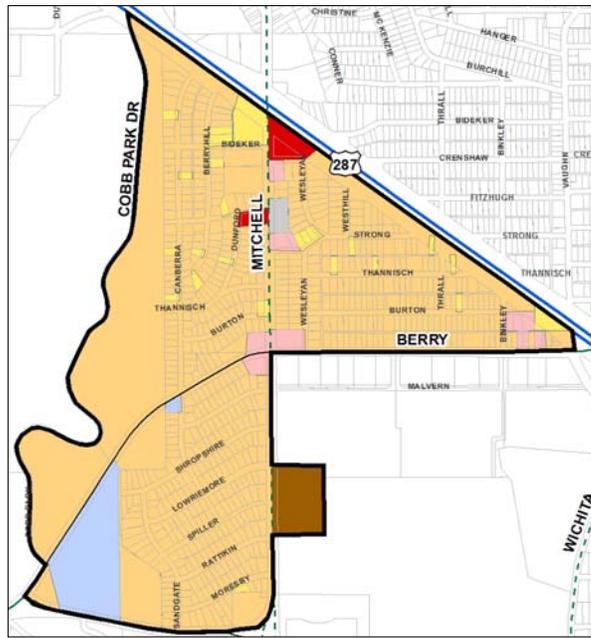
What future land use is designated in the 2011 Comprehensive Plan?



4

What is the current zoning?

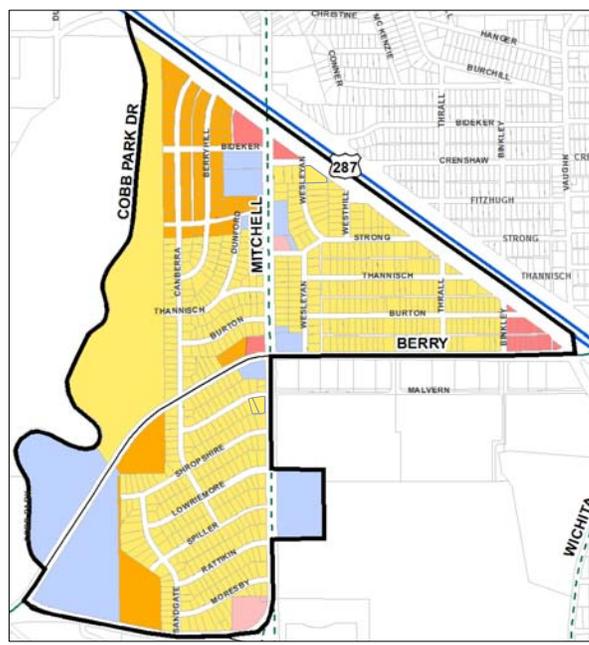
- A-5: One-Family
- B, R1: Low Density Residential
- C/DD: Multifamily
- CF: Community Facilities
- E: Neighborhood Commercial
- FR: General Commercial Restricted
- PD: Planned Development



5

What is the proposed zoning?

- A-5: One-Family
- B, R1: Low Density Residential
- CF, CF/DD: Community Facilities
- ER: Neighborhood Commercial Restricted
- E: Neighborhood Commercial



6

What is the proposed schedule?

<u>Date</u>	<u>Action</u>
June 13	Residents attend public information meeting and express support for zoning changes.
July 26	City Council receives Informal Report on proposed zoning changes.
Aug. 2	City Council approves M&C authorizing initiation of zoning changes.
Sept. 14	Zoning Commission conducts public hearing and makes recommendations on proposed zoning changes.
Oct. 18	City Council conducts public hearing and approves zoning changes.