



Neighborhood Mixed-Use (NMU) City Initiated Rezoning

Date: February 15, 2023

To: Chairman and Members of the Planning and Zoning Commission

From: Susy Victor-Trevino, Planning Manager

Subject: Consideration and Action Regarding Approval of a Request for City-Initiated Rezoning of multiple parcels to "NMU" - Neighborhood Mixed-Use District for conformance to the City's Comprehensive Plan, being approximately 85 acres on the following properties: Saginaw Springs, Block 2, Lot 30, Commercial Tract 2; Albright, Alexander F Survey Abstract 1849 Tract 2C04; Albright, Alexander F Survey Abstract 1849 Tract 2C; Albright, Alexander F Survey Abstract 1849 Tract 3H; Idea Schools Addition Block A, Lot 1; Albright, Alexander F Survey Abstract 1849 Tract 3A; Albright, Alexander F Survey Abstract 1849 Tract 3H05 in Tarrant County, Texas.

Background/Discussion:

On August 09, 2022 the Planning and Zoning Commission made a recommendation to Council to approve the request to consider amending the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending Article 5 "Permitted Uses", Article 6 "Zoning Districts", Article 8 "Supplemental District Regulations", and Article 12 "Definitions", Providing for Standards Relating to a New Neighborhood Mixed-Use Zoning District. On August 16, 2022, the City Council voted unanimously to table this item and approved the item on September 06, 2022. On November 08, 2022 the NMU rezoning of ten parcels went to the Planning and Zoning Commission whom recommended approval of: Saginaw Springs, Block 2, Lot 30, Commercial Tract 2; Albright, Alexander F Survey Abstract 1849 Tract 2C04; Albright, Alexander F Survey Abstract 1849 Tract 2C; Albright, Alexander F Survey Abstract 1849 Tract 3H; Idea Schools Addition Block A, Lot 1; Albright, Alexander F Survey Abstract 1849 Tract 3A; Albright, Alexander F Survey Abstract 1849 Tract 3H05; and Alford, James P Survey Abstract 53 Tract 2A City Boundary Split, Saginaw, Tarrant County, Texas and recommend the disapproval of the following properties; Idea Schools Addition Block A, Lot 2, and Alford, James P Survey Abstract A 53 Tract 1K, Saginaw, Tarrant County, Texas. On December 06, 2022 this item was forwarded to the City Council and tabled, based off of staff's recommendation, in order to amend the NMU ordinance regarding potential misinterpretation with the existing language. Since then, staff has removed these tracts in addition to tract nine whom also shared their desire to be removed from the list.

Staff Recommendation:

Staff recommends that the request for an approval of the city-initiated rezoning of multiple parcels to "NMU" - Neighborhood Mixed-Use District for conformance to the City's Comprehensive Plan, be forwarded to the City Council for recommendation of approval for the following properties: Saginaw Springs, Block 2, Lot 30, Commercial Tract 2; Albright, Alexander F Survey Abstract 1849 Tract 2C04; Albright, Alexander F Survey Abstract 1849 Tract 2C; Albright, Alexander F Survey Abstract 1849 Tract 3H; Idea Schools Addition Block A, Lot 1; Albright, Alexander F Survey Abstract 1849 Tract 3A; Albright, Alexander F Survey Abstract 1849 Tract 3H05 in Tarrant County, Texas.

Attachments:

Ordinance 2022-23, Master Batch Map, Batch 1 Parcel Information, 200 ft. Parcel Maps