

**To the Mayor and Members of the City Council****August 6, 2024**

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**SUBJECT: PROPOSED ZONING TEXT AMENDMENT TO ADD SCHOOLS TO 1,000-FOOT DISTANCE REQUIREMENT FOR HOTELS**

In response to a request from Councilmember Charles Lauersdorf and residents, staff is recommending a Zoning Ordinance text amendment to add a distance requirement for new hotels near schools. Currently, the Zoning Ordinance requires a Planned Development District for the land use "hotel, motel, or inn" to be located within 1,000 feet of any one- or two-family residential district. Schools are often located in residential districts but are also allowed in almost all other zoning districts.

Section 5.116 of the Zoning Ordinance would be amended to include the following:

1. Require a Planned Development District for a new hotel, motel, or inn to be located within 1,000 feet of any public or private, primary or secondary education facility up through and including the twelfth grade.
2. Exempt the H Central Business District, mixed-use and all form-based districts where hotels are allowed from the 1,000-foot distance requirement. Currently, only the MU-2 High Intensity Mixed-Use District is exempted.

If the proposed text amendment is approved, then existing hotels/motels/inns within 1,000 feet of schools would become nonconforming unless they are subject to one of the exemptions. On July 26<sup>th</sup>, staff sent letters to those hotels that could be impacted. Staff will send a second letter notifying them of the public hearing dates.

The tentative public hearing dates for consideration of the text amendment are August 14<sup>th</sup> for the Zoning Commission and August 27<sup>th</sup> for City Council.

Related to this text amendment, Councilmember Lauersdorf has requested staff to prepare a Council-initiated rezoning of industrially-zoned property located south of Basswood Boulevard, between Sandshell Boulevard and the Interstate 35W Frontage Road. An Informal Report and resolution will be presented on subsequent City Council meeting agendas.

For any questions, please contact LaShondra Stringfellow, Assistant Director of Development Services, at 817-392-6214.

**David Cooke**  
**City Manager**