



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 18, 2011

Council District 9

Zoning Commission Recommendation:
Approved by a vote of 8-0

Opposition: None

Continued Yes No
Case Manager Stephen Murray
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: Texas Christian University

Site Location: 3501 & 3549 Bellaire Drive North Mapsco: 76W

Proposed Use: University Facilities

Request: From: PD 668 "PD/SU" Planned Development Specific Use, for all uses in "D" High Density Multifamily; plus: parking for Texas Christian University only, Site Plan Waived;
PD 667 "PD/SU" Planned Development Specific Use, for all uses in "C" Medium Density Multifamily Residential; plus: parking for Texas Christian University only, Site Plan Waived; and
"MU-1" Low Intensity Mixed-Use

To: "CF" Community Facilities

Land Use Compatibility: Requested change is **compatible**.

Comprehensive Plan Consistency: Requested change is **consistent**.

Background:

The applicant is requesting a zoning change in order to consolidate multiple zoning districts and to bring this area of campus into the "CF" Community Facilities zoning district. With CF zoning, a wide range of university facilities will be allowed. The current plans are to construct three new dormitories, cafeteria facilities, and parking, primarily for sophomore students. The property currently contains parking and an apartment building. The existing single family homes are not included in this proposal.

The applicant is aware of the concerns for parking in this part of the campus. The parking for faculty and commuters that is removed for construction of the dormitories is expected to be satisfied elsewhere around the campus. A revised parking study and count will be provided upon permitted to ensure the proper amount is provided for the campus. Parking will be provided at this location for the residents of the dormitories only.

Site Information:

Owner: Texas Christian University
P.O. Box 297041
Fort Worth, Texas 76129

Agent: Dunaway Associates, LP / Barry L. Hudson

Acreage: 5.5 acres
Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

- North "CF" Community Facilities / TCU Campus (practice sports field)
- East "CF" Community Facilities / TCU Campus
- South "CF" Community Facilities / TCU Campus
- West "CF" Community Facilities; "C" Medium Density Multifamily / TCU Campus, single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-219, from "C" Medium Density Multifamily to PD for all uses "C" and "D" plus parking, site plan waived; approved January 6, 2006..

BOA History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bellaire Drive North	2 way, Residential	Residential	No

Public Notification:

The following Neighborhood Associations were notified:

Bluebonnet Hills
Colonial Hills

University Neighborhood Alliance
Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "CF" Community Facilities. Surrounding land uses are primarily parking, housing, and other facilities for TCU students. The proposed case envelops two residential lots that have opted to remain outside of the rezoning boundary.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as Mixed-Use Growth Center. Mixed-use, multifamily and commercial zoning classifications are most desirable in mixed-use growth centers. The requested zoning change is consistent with the following Comprehensive Plan policy.

- Accommodate higher density residential and mixed uses in areas designated as mixed-use growth centers on the City's future land use maps. (pg. 37)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.

Based on conformance with the future land use map and the policy stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area

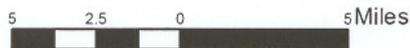
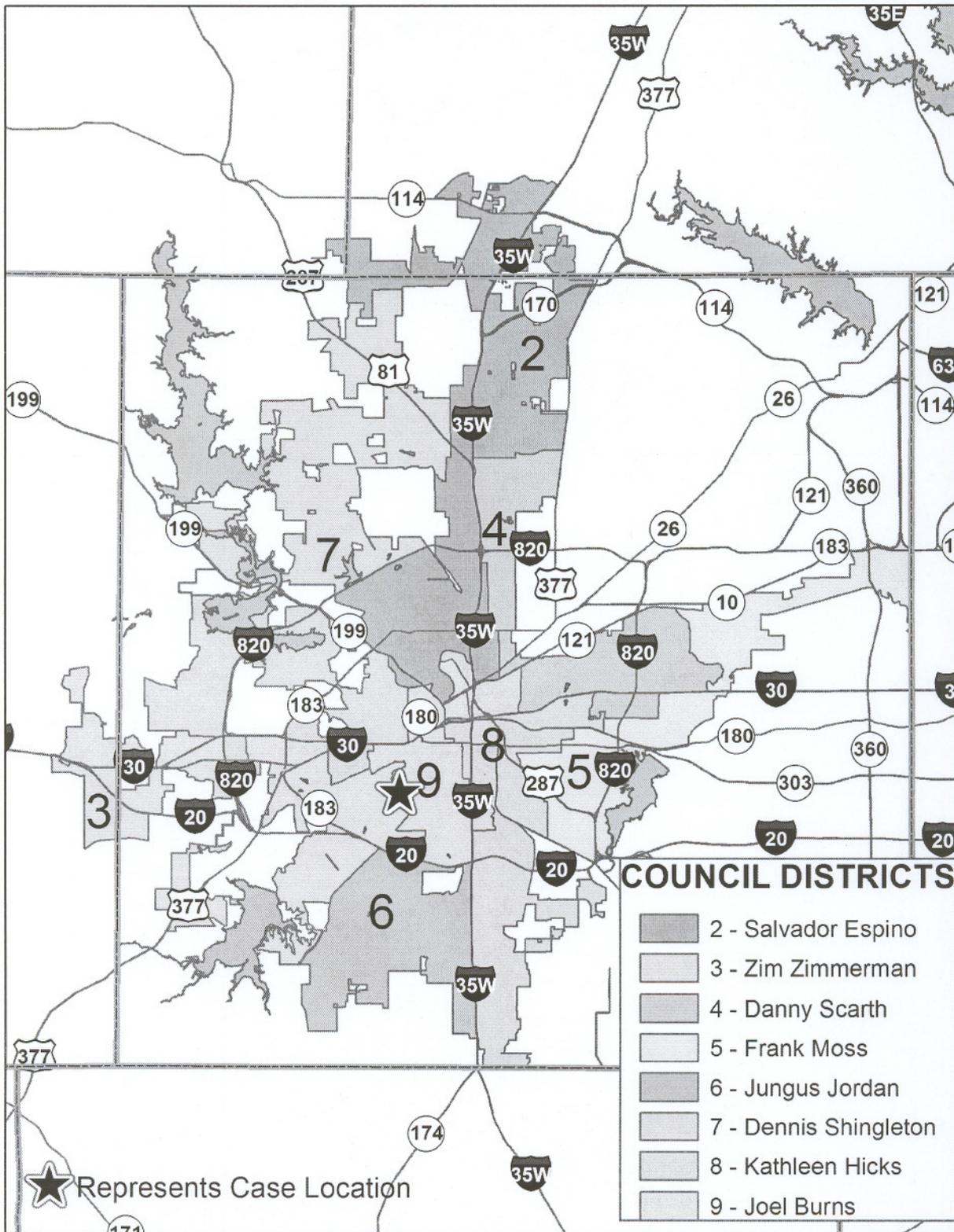
- Future Land Use Map
- Aerial Photograph

FORT WORTH



ZC-11-109

Location Map

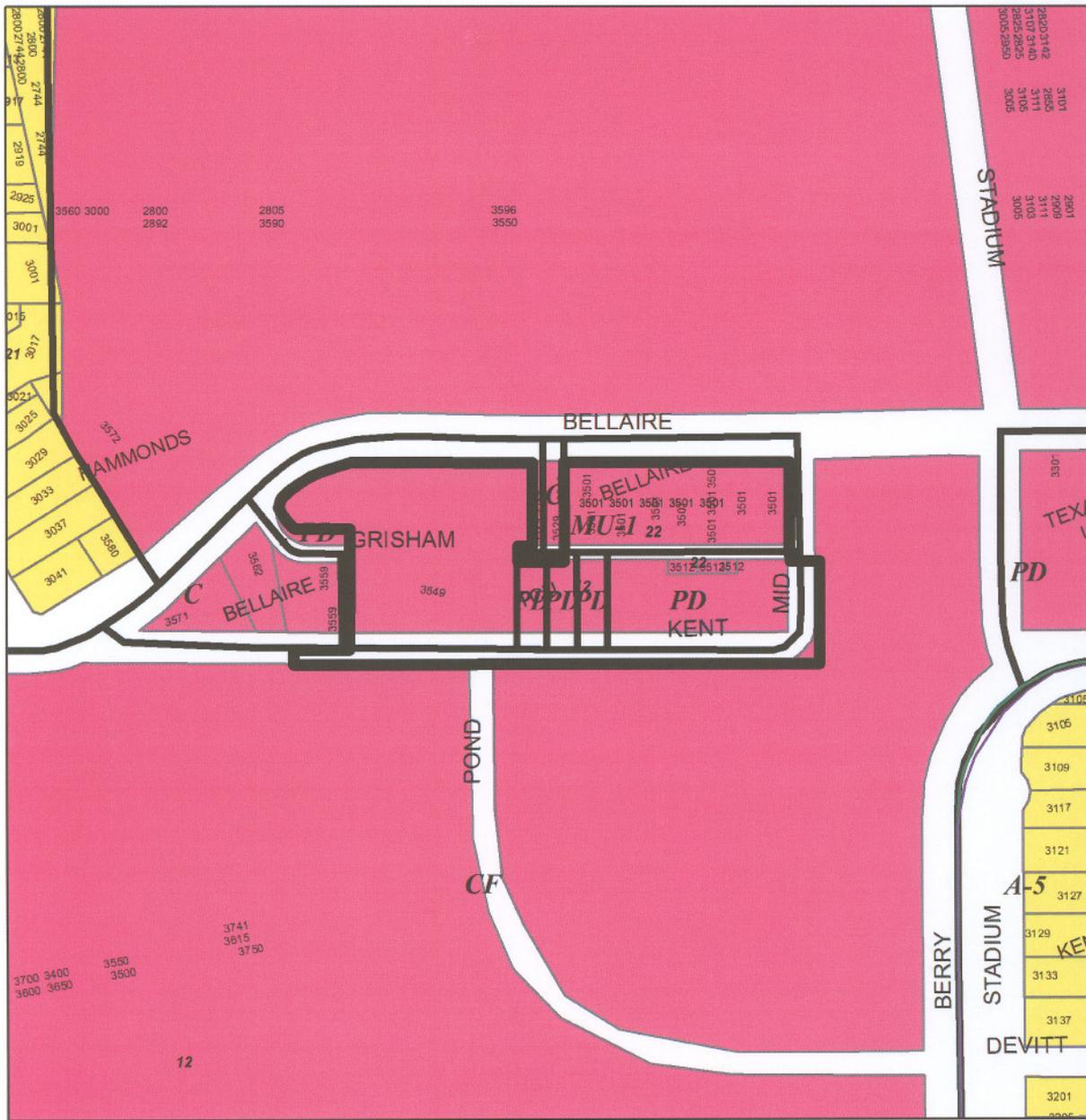




3501 & 3549 Bellaire Drive North

Future Land Use

ZC-11-109



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011



Aerial Photo Map

