



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 11, 2012

**Council District** 9

|  |                   |                              |  |
|--|-------------------|------------------------------|--|
| <b>Zoning Commission Recommendation:</b><br>Approved by a vote of 9-0<br><br><b>Opposition:</b> none | Continued         | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
|  | Case Manager      | Stephen Murray               |  |
|  | Surplus           | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
|  | Council Initiated | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

**Owner / Applicant:** Texas Christian University

**Site Location:** 3058 Wabash Avenue Mapsco: 76W

**Proposed Use:** TCU Parking

**Request:** From: "C" Medium Density Multifamily

To: "PD-667" Planned Development for all uses in "C" Medium Density Multifamily plus parking for Texas Christian University only; site plan waiver recommended

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

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

**Background:**

The applicant recently purchased this property and removed the home. The zoning change is requested in order to provide a consistent zoning of "PD/C" for parking purposes to this area of campus. The site is surrounded on three sides by TCU parking and the zoning change would complete the rezoning for the blockface. Other properties in the block are zoned "PD/MU-1" plus parking. The majority of the area across the street also consists of parking and single-family homes. The proposed site is essentially part of the TCU campus and will provide additional parking for students.

**Site Information:**

Owner: Texas Christian University  
P.O. Box 297800  
Fort Worth, Texas 76129

Agent: Harold J. Leeman Jr.  
Acreage: 0.15 acres  
Comprehensive Plan Sector: TCU/Westcliff

**Surrounding Zoning and Land Uses:**

- North PD/667 "PDSU", for all uses in "C"; plus: Parking for TCU only. Site Plan Waived / TCU parking
- East "C" Medium Density Multifamily / single-family
- South PD/497 "PD/MU-2" minus certain uses / TCU parking
- West PD/497 "PD/MU-2" minus certain uses / TCU parking

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-05-219, from "C" Medium Density Multifamily to PD for all uses "C" plus parking, site plan waived; approved January 6, 2006 (north of the subject site)  
ZC-03-129, from multiple zoning to PD/MU-2; approved July 2003(south and west of the subject site)

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  
Bluebonnet Place  
Berry Street Initiative

University Neighborhood Alliance  
Fort Worth ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "PD/C" plus parking. Surrounding land uses are primarily parking with two single-family homes located across the street, to the west of the site. Two existing PD's envelop the current site and the proposed zoning will consolidate the whole block face into the same zoning category and use.

Based on surrounding land uses, and proximity to the TCU campus; the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as Mixed-Use Growth Center. The requested zoning change is consistent with the following Comprehensive Plan policy.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

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:**

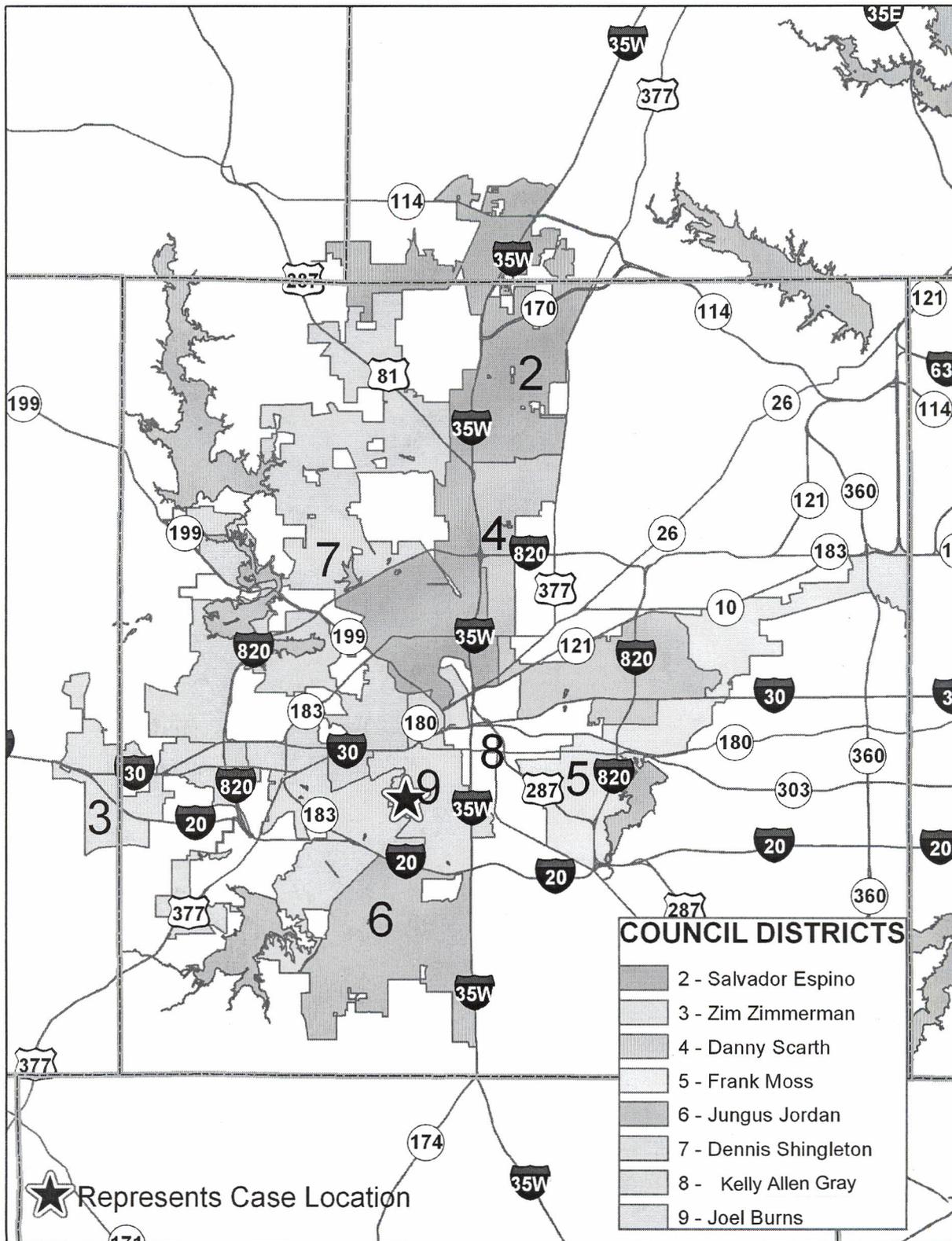
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

# FORT WORTH

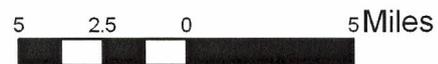


ZC-12-089

## Location Map



★ Represents Case Location





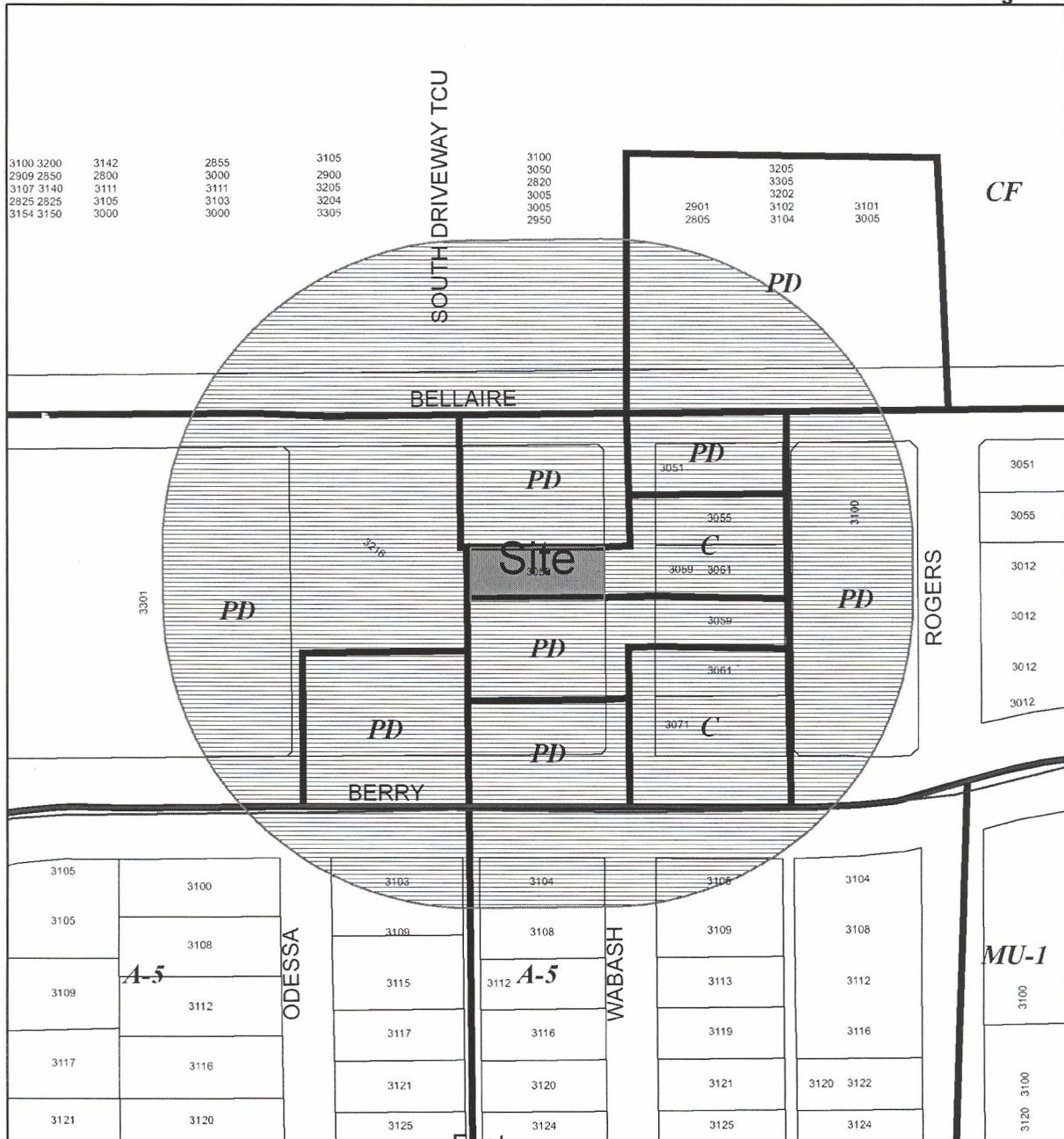
ZC-12-089

# Area Zoning Map

Applicant: Texas Christian University  
 Address: 3058 Wabash Avenue  
 Zoning From: C  
 Zoning To: PD 667  
 Acres: 0.15605538  
 Mapsco: 76W  
 Sector/District: TCU/Westcliff  
 Commission Date: 8/8/2012  
 Contact: 817-392-8043



 300 Ft. Notification Buffer

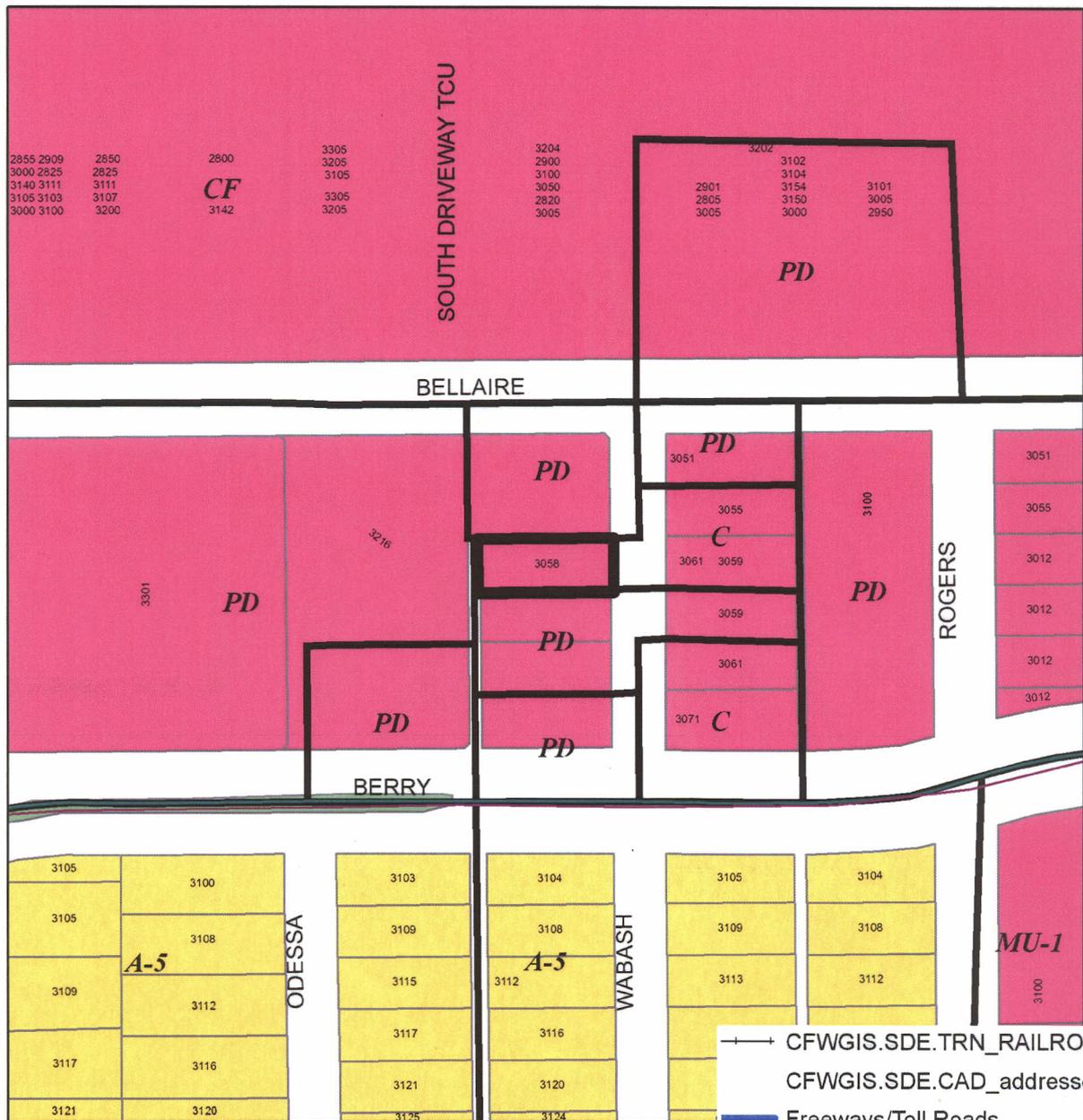




3058 Wabash Avenue

# Future Land Use

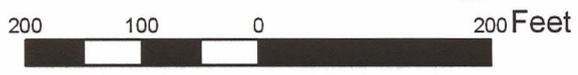
ZC-12-089



- 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 06, 2012

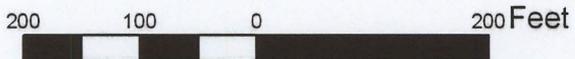
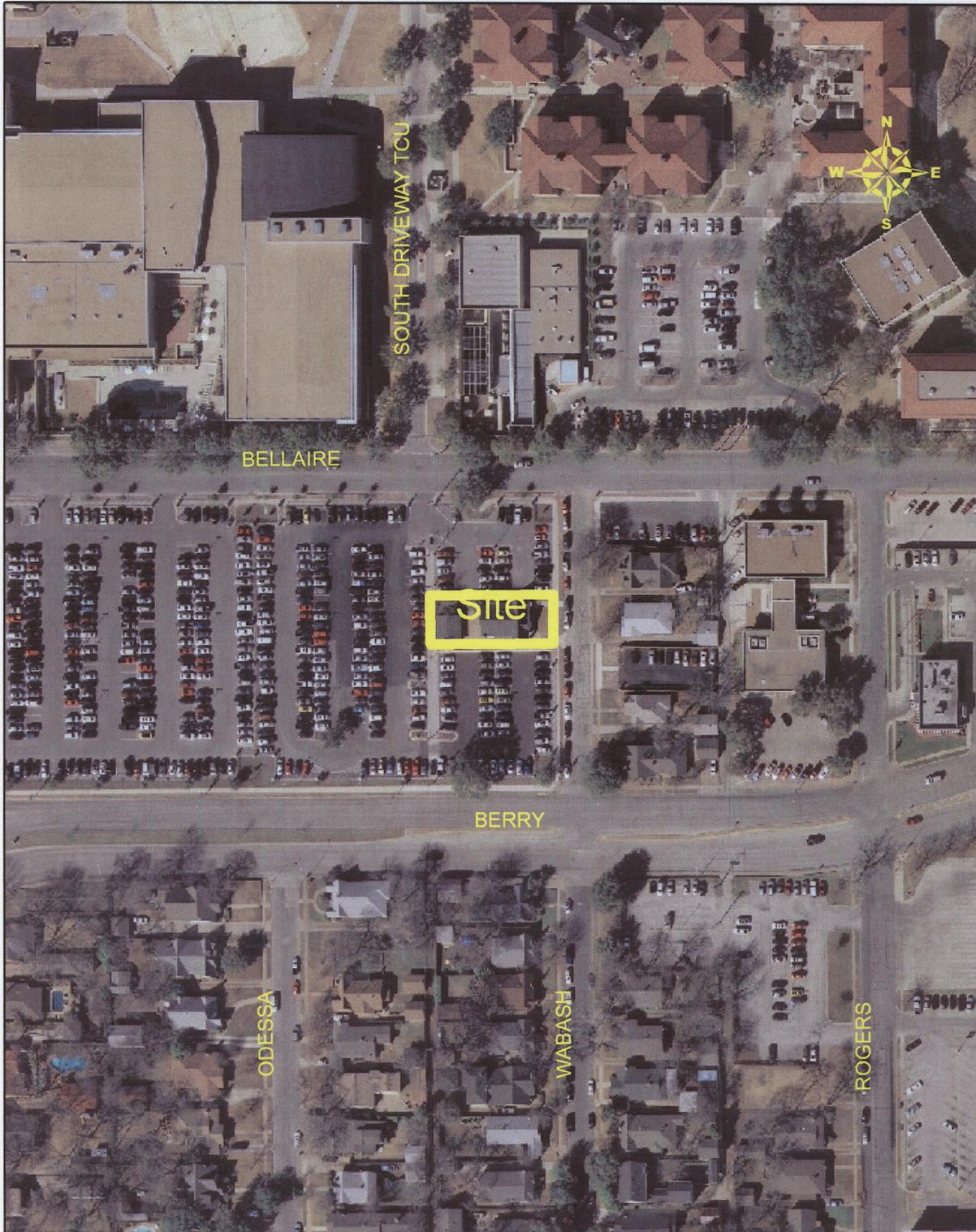




3058 Wabash Avenue

ZC-12-089

# Aerial Photo Map



Jerre Tracy, 1110 Penn Street, Fort Worth, Texas, Executive Director for Historic Fort Worth Inc. spoke in support of the request. Ms. Tracy mentioned the criteria needed for a Historic Overlay District as well as encroachment protection from developers and or absent landlords and insensitive decisions by neighbors.

Mr. West asked if this was the first area of houses in Arlington Heights to receive this designation. Ms. Tracy said no, not adjacent, but this is a neighborhood led effort that meets the criteria for designation. This tends to bring higher property values for the neighborhood.

Geri Lynn Preston Stone, 4009 Linden Avenue spoke in opposition. She owns her house but does not live there. Ms. Stone mentioned this all started when she moved out and the neighborhood thought she would be selling to a developer to build something other than single-family. She mentioned the two people who refused to sign the petition did so because they were bullied. She said many of the houses have been altered by adding porches, additions to the original house, painting the brick, etc. and there is really no historic significance.

Ms. Reed asked if she had a chance to review the guidelines. Ms. Stone said yes she did and noted they used the Fairmount guidelines to model their own language and it is very restrictive in her mind as to what you can do to your property.

Mr. Ferrell asked if someone came by and did damage to her property. Ms. Stone said yes someone did and it was reported her property was substandard.

In rebuttal, Mr. Price said all they are trying to do is create a Historic Overlay. There have been no threats or bullying. He mentioned Ms. Stone did not attend any of the meetings they had in creating the guidelines.

Motion: Following brief discussion, Mr. Genua recommended a 30 day continuance of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

| <i>Document received for written correspondence</i> |                 |                                       |    |                  | ZC-12-088        |
|---|-----------------|---------------------------------------|----|------------------|------------------|
| Name  | Address         | In/Out<br>200<br>notification<br>area | ft | Position on case | Summary          |
| Gerri Preston<br>Stone                              | 4009 Linden Ave | Yes                                   |    | Opposition       | Spoke at hearing |
| John<br>Montgomery                                  | 4031 Collinwood | Yes                                   |    | Opposition       | Sent letter in   |

**13. ZC-12-089 Texas Christian University (CD 9)- 3058 Wabash (TCU Addition, Block 18, Lot 3, 0.15 Acres): from "C" Medium Density Multifamily to "PD-667" Planned Development for all uses in "C" Medium Density Multifamily plus parking for Texas Christian University only; site plan waiver requested**

Jesus Rangel Jr., 6407 Lucerne Drive, Fort Worth, Texas explained to the Commissioners the property is owned by TCU and surrounded by existing parking. They are incorporating this lot into the parking area.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

**14. ZC-12-090 LVG Investments (CD 7)- 5300 – 5600 Block of White Settlement Road (Nathan H Carroll Survey, Abstract No. 264, Tracts 66A, 67B, 67C, 67E, 67F, 68, 69, and 70, 12.98 Acres): from “B” Two-Family, “E” Neighborhood Commercial, “I” Light Industrial, and “PD-724” Planned Development for all uses in “MU-1” Low Intensity Mixed Use with development standards to Amend “PD-724” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus bars, farmers market, and mobile vendors with development standards; site plan required**

Louis Gennarelli, 2909 Cole Avenue, Dallas, Texas, explained to the Commissioners this is a property they bought six years ago and were intrigued by the history of Crystal Springs. Mr. Gennarelli explained the slide show presentation. He also noted this was a major music venue in the 1920's attracting people from all over the country. Sam Cunningham built a dance pavilion with a water feature in the middle where people could come and swim. Milton Brown was credited to be the pioneer of Texas swing music. Mr. Gennarelli said one of the performers who played there was Bob Wills and the Texas Playboys. He mentioned the time table for development is being worked on right now. The mixed use venue will consist of live music and entertainment with residential. They would like to be able to move forward with the project within the third or fourth quarter of 2013. He went on to say they are working with various tenants and users to make this work.

Ms. Burghdoff asked if he could explain what they are proposing. Mr. Gennarelli explained the area to the west and along the river is proposed for entertainment; they will have food trucks and events planned once a month. Phase Two will be for restaurants and retail possibly. Toward the east, they see a major anchor for live venues; this will be Phase One. Along the front they would like to have an apartment complex or mixed use. The last aspect would possibly be a boutique hotel.

Ms. Zadeh asked if the venue proposed will be inside or outside and have they spoken with the neighborhood since they are proposing alcohol sales. He said yes the venue will be inside. He noted they have not talked with the neighborhood. The operators of the establishments will hire an off-duty police officer to direct traffic and make sure there are no improper activities on site.

Mr. Edmonds mentioned issues with parking and access to the north property.

Mr. Hughes asked why they haven't had contact with the neighborhood. He explained the surrounding land uses and that this was not in a neighborhood, but has not spoken to the residential property owners.

Mr. West made a comment about parking and traffic control and this can be addressed with the site plan.