



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 09, 2012

**Council District** 7

**Zoning Commission Recommendation:**  
Approved by a vote of 9-0  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** City of Fort Worth/Petition

**Site Location:** 4000 – 4037 Block of Linden Avenue Mapsco: 75GH

**Proposed Use:** Historic & Cultural Overlay

**Request:** From: "A-5" One-Family  
To: "A-5/HC" One-Family/Historic & Cultural Overlay with Historic Guidelines

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

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

**Background:**  
(The following is taken from the HCLC report): The Queensborough Addition was first platted in 1907 and bordered the Texas & Pacific Railroad yards. During the late 1920's and 1930's it developed a community of railroad and industrial workers. The 4000 block of Linden Avenue is an excellent example of how architectural styles transitioned during the 1930's. The architectural examples show how the Great Depression caused a compromised style and a departure from decorative detailing. The block provides different example of eclectic style structures.

The oldest structures, constructed in the mid to late 1920s, are all high style Arts and Crafts structures featuring low sloping roofs, wide overhanging eaves with exposed rafter tails and ceiling beams, porte cocheres, ribbon windows and tapered box columns. As the block developed in the late 1920s and early 1930s, European period revival structures became popular; most notable are the Tudor style structure with steep roof pitches, multi front facing gables, arched entries, and prominent multi-shaft chimneys.

The applicants are requesting "HC" Historic & Cultural Landmarks District designation because it meets 4 of the 10 criteria for designation:

- 1) Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States;
- 2) Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;
- 3) Is the site of a significant historic event; and

- 4) Is identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or the United States.
  - 4017 Linden Avenue individually qualifies for HC designation based on Criteria 1- 5 and 8
  - 4021 Linden Avenue individually qualifies for HC designation based on Criteria 1, 2, 4, and 5

The HC removal request was approved by Historic & Cultural Landmarks Commission on March 12, 2012 and a rezoning to "A-5/HC" One-Family/Historic & Cultural Overlay is necessary to implement the overlay. The detailed regulations for the proposed historic district may also be found at: [http://fortworthtexas.gov/uploadedFiles/Planning\\_and\\_Development/Boards\\_and\\_Commissions/Zoning\\_Commission/Cases/zc-12-088histdistguidelines.pdf](http://fortworthtexas.gov/uploadedFiles/Planning_and_Development/Boards_and_Commissions/Zoning_Commission/Cases/zc-12-088histdistguidelines.pdf)

The case was continued from the August 8 Zoning Commission meeting to further consider the district. Neighborhood meetings were held and Historic Preservation staff provided further information concerning historic designation.

**Site Information:**

Owner: Various Owners (see case file)

Applicant: City of Fort Worth

Acreage: 3.33 ac

Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family / single-family

East "A-5" One-Family / single-family

South "A-5" One-Family / single-family

West "B/HC" Two-Family/Historic & Cultural Overlay / single-family

**Public Notification:**

The following Neighborhood Associations were notified:

Arlington Heights Fort Worth ISD

Westside Alliance

Historic Fort Worth

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-181 approved by Council 12/07/10 for A-5/DD

Platting History: None

**Development Impact Analysis:**

1. **Land Use Compatibility**  
The requested "HC" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.
2. **Comprehensive Plan Consistency**  
The 2012 Comprehensive Plan designates the subject property as single-family. However, the overlay district will not affect the underlying zoning district and future land use.

As a result, the proposed zoning is **consistent** with the 2012 Comprehensive Plan.

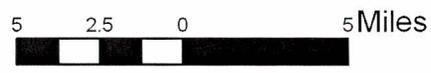
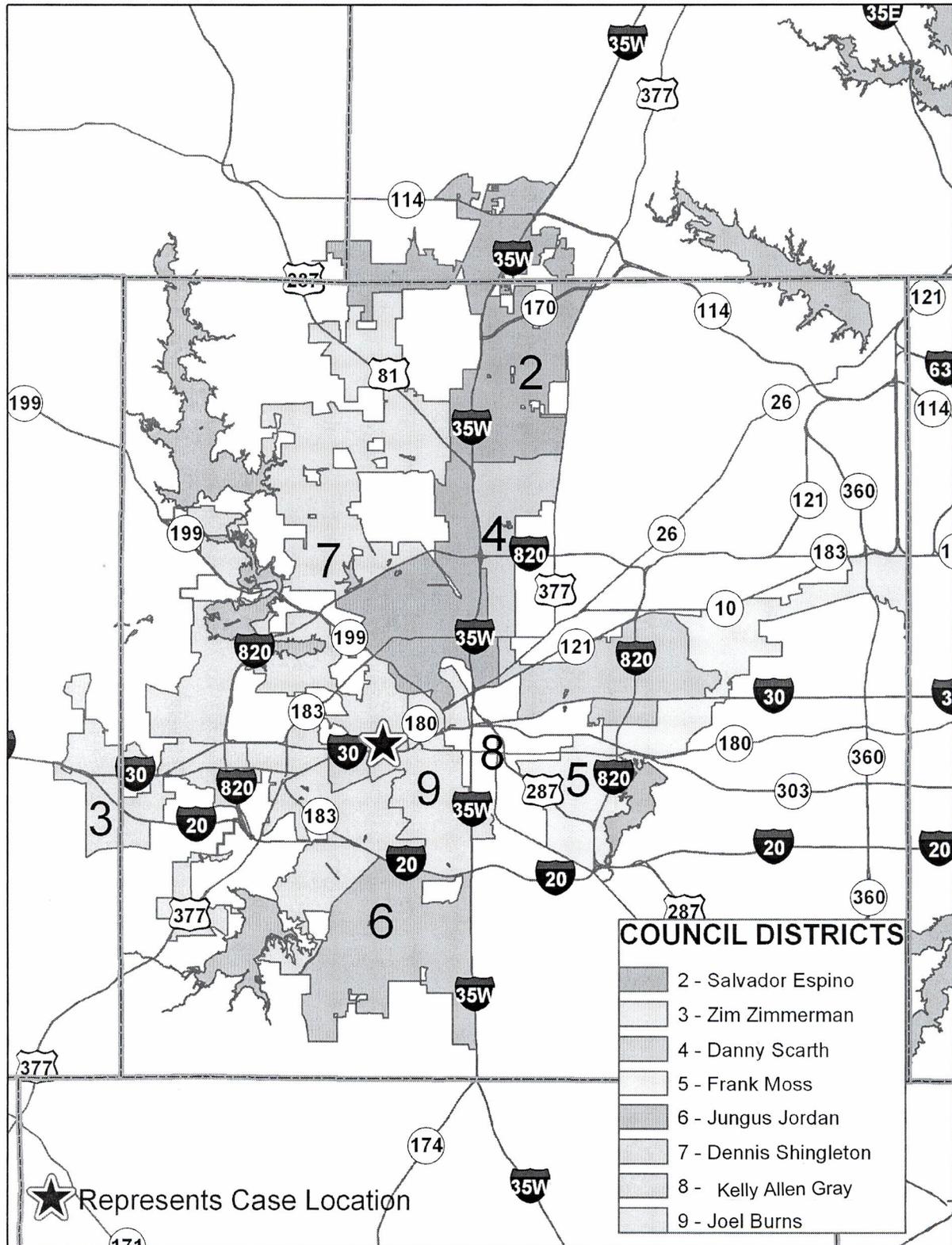
**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC report with petition map
- Historic District regulations
- Minutes of the Zoning Commission meeting

# FORT WORTH

ZC-12-088

## Location Map





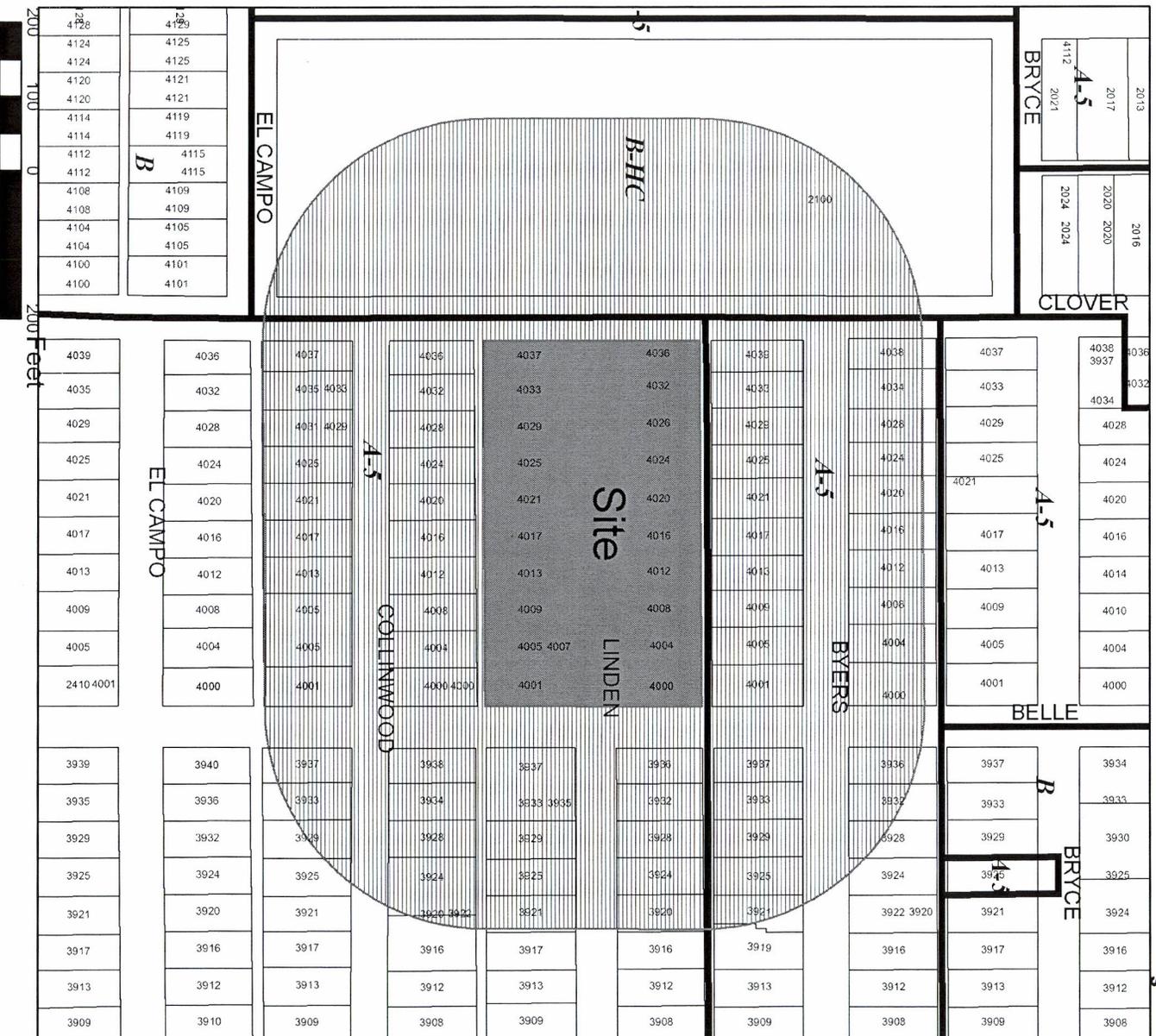
ZC-12-088

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
Address: 4000 block Linden Avenue

Zoning From: A-5  
Zoning To: A-5/HC  
Acres: 3.33340331  
Mapsc0: 75GH  
Sector/District: Arlington Heights  
Commission Date: 8/8/2012  
Contact: 817-392-8037

300 Ft. Notification Buffer





4000 block Linden Avenue

Future Land Use

ZC-12-088



- 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

- ▬ Proposed Freeway/Toll Road
- ▬ Principal Arterial
- ▬ Proposed Principal Arterial
- ▬ Major Arterial
- ▬ Proposed Major Arterial
- ▬ Minor Arterial
- ▬ Proposed Minor Arterial
- ▬ Flood Plain



200 Feet

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





4000 block Linden Avenue

ZC-12-088

# Aerial Photo Map



200 100 0 200 Feet

**STAFF REPORT  
HISTORIC AND CULTURAL LANDMARKS COMMISSION  
CITY OF FORT WORTH, TEXAS**

**DATES: 12 March 2012**

**COUNCIL DISTRICT: 9**

***GENERAL INFORMATION***

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<b>REQUEST</b>	Designation as a Historic & Cultural Landmark District (HC) Adoption of the Historic Linden Avenue Historic District
<b>APPLICANT/AGENT</b>	City of Fort Worth (petition)
<b>LOCATION</b>	Blocks 6 and 11 of Queensboro Addition
<b>ZONING/ USE (S)</b>	A-5
<b>NEIGHBORHOOD ASSOCIATION</b>	Arlington Heights NA

***DESIGNATION***

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The applicants are requesting 'HCD' Historic and Cultural Landmarks District designation because it meets the following 4 of 10 criteria for designation:

- Criterion 1: Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States
- Criterion 5: Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif
- Criterion 7: Is the site of a significant historic event
- Criterion 8: Is identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or the United States

- 4017 Linden Avenue individually qualifies for HC designation based on Criteria 1- 5 and 8.
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# Linden Historic District



Tudor Cottage Style



Craftsman Style



French Eclectic Style



Minimal Traditional Style

## Linden Avenue Historic District Linden Avenue, Sixth & Eleventh Blocks [4000s]

Linden Avenue's sixth and eleventh blocks stand within the Queensborough Addition to the City of Fort Worth, part of the larger Arlington Heights neighborhood. This pair of facing block is bound on the east by Belle Street and on the west by Clover Lane. There are three primary styles of architecture found within the district; Arts and Crafts, Tudor or European Revival, and Minimal Traditional.

This document addresses preservation and protection of the block's architectural and aesthetic integrity, and provides direction regarding future use of properties within its boundaries. With these guidelines, the Linden project could link with neighboring blocks to form a larger historic and cultural landmark district or districts.

### CONTEXT:

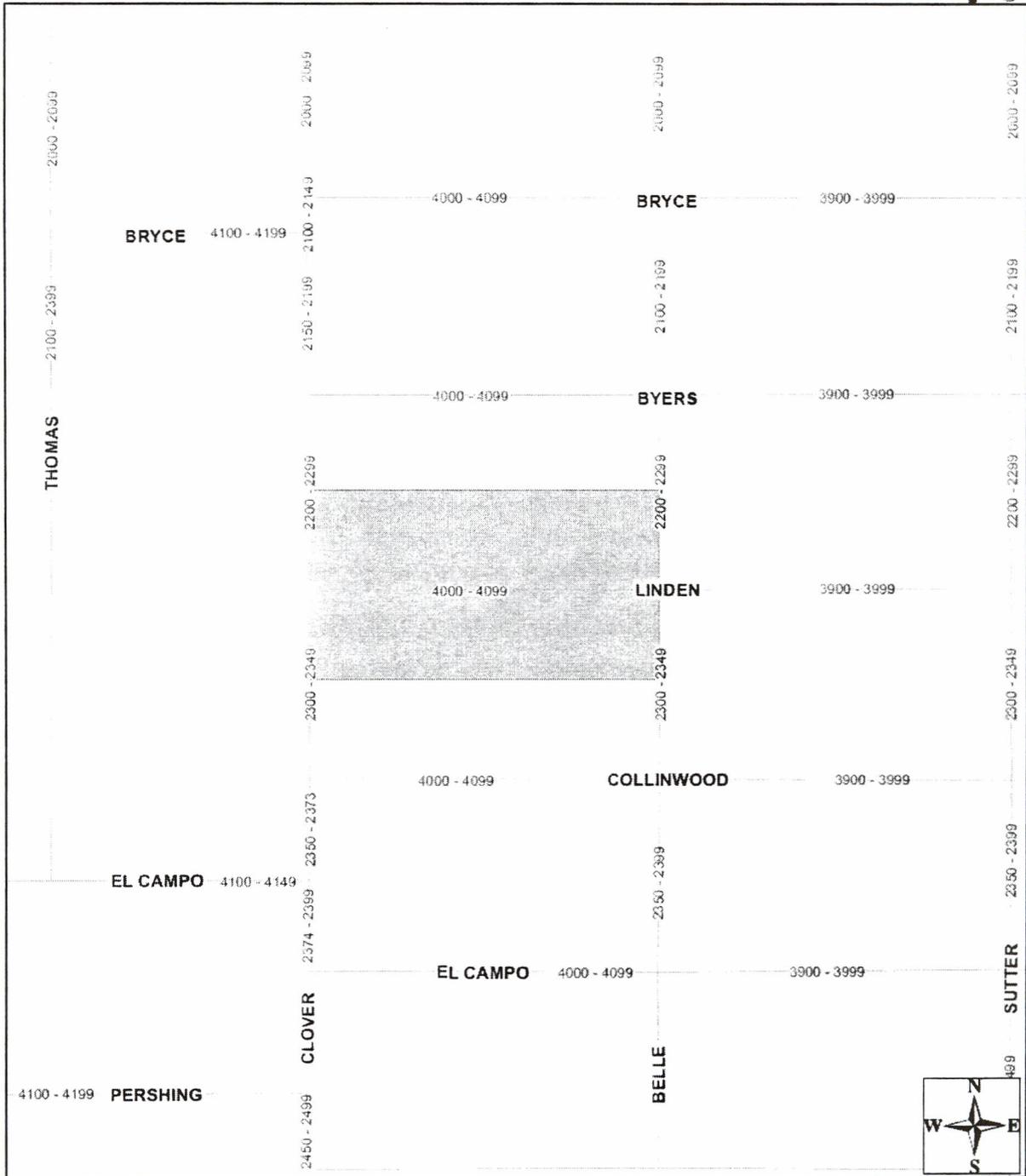
The Queensborough Addition was first platted in 1907 and bordered the Texas & Pacific Railroad yards. During the late 1920s and 1930s it developed into a community of railroad and industrial workers. The 4000 block of Linden Avenue is an excellent example of how architectural styles transitioned during the 1930s. The architectural examples show how the Great Depression caused a compromised style and a departure from decorative detailing. The block provides different example of Eclectic style structures.

The oldest structures, constructed in the mid to late 1920s, are all high style Arts and Crafts structures featuring low sloping roofs, wide overhanging eaves with exposed rafter tails and ceiling beams, porte cocheres, ribbon windows and tapered box columns. As the block developed in the late 1920s and early 1930s, European period revival structures become popular; most notable are the Tudor style structure with steep roof pitches, multi front facing gables, arched entries, and prominent multi-shaft chimneys.

In 1933 George L. Mathis, a brakeman for the Texas & Pacific Railroad hired John W. Padgett to construct a residence at 4017 Linden Avenue. The residence remained in the Mathis family until 1982. The one story structure is clad in textured yellow brick. It has a steep pitch, hipped roof with hipped dormers typical of French Eclectic style structures. The structure also has a prominent, double stack chimney. These chimneys were common on most Eclectic style structures.

In the mid to late 1930s the economic crisis and a looming World War caused a departure from decorative detailing. The steep roof pitches and façade detailing of the

# Linden Local Historic District



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 Planning and Development - EA - 03-02-12



- With the exception of driveways, the paving or graveling of front-yard areas to allow for parking shall not be allowed.
- Driveways should be single-loaded and not wider than 12 feet in front of the primary façade. Wider parking areas and hammerheads shall be located in the rear yard.
- Circular or semi-circular driveways in the front or side yard shall not be allowed.

### Lighting

- Historic exterior or entry lighting shall be maintained and preserved.
- Low wattage landscape and entry lighting shall be permitted. The addition of new entry lighting must be appropriate to the style of the residence.
- Flood lights, bright, flashing, pulsating and similar lighting that affect adjacent properties shall not be permitted.

### Fences

The primary purpose of a fence is to define a boundary or to enclose a site and it is appropriate to construct and use fences in this manner for a historic neighborhood. Fences should be constructed in a material and style consistent with the adjacent buildings. All fences shall strictly comply with the applicable ordinances of the City of Fort Worth.

- Fences in front yards shall be permitted and shall be reviewed by the Landmarks Commission.
- Fences shall be architecturally compatible with the style and period of the primary building and adjacent buildings.
- Fences in the back and side yards that do not require a variance or a permit do not need to be reviewed.
- All fences requiring a variance or permit shall be reviewed.

### Materials

Original materials shall be maintained, retained, repaired and/or reused when possible. When necessary, original materials shall be replaced with same or similar materials that convey the same visual appearance as the original.

- Replacement windows and doors shall be compatible with the character of the primary structure and be the same size as those being replaced so they will match the openings and fit securely.
- The addition of other exterior features, such as attic vents, skirting, siding, etc. shall be compatible with the character of the primary structure.

### Painting

Fluorescent, luminescent, iridescent, prismatic, opalescent, incandescent, metallic, or like paint shall not be used to paint the exterior of any structure.

### Height and Width

Height and width also create scale. Relocations, additions, and new construction shall respect the average height and width of existing contributing buildings on the block and adjacent blocks.

### Porches, Entrances, Patios, and Decks

- Porches and entrances that can be seen from a public right of way shall not be made larger or smaller, removed, covered up, or changed in a manner that would adversely change the overall character or visual appearance of the primary structure.
- Patios and decks shall not be constructed on the main facade of the primary building.
- Patios and decks may be constructed in areas where they are not visible, or shielded from view, from the public right of way, but they shall not obscure or require the removal of significant architectural features from the building.

### Accessory Structures

Within the district, the historical definition of an accessory structure should be retained. Garages, sheds, and other accessory structures shall be smaller in footprint and overall square footage than the house.

- Detached accessory structures shall be located on the rear property line. *Note: this may require a variance be granted by the Board of Adjustments.*
- Accessory structures shall not be taller, wider, or larger than the primary structure.

### Rehabilitation / Repair / Additions of/to Existing Structures

The intent of the historic district is to preserve existing historic buildings which contribute to the overall historic identity and character of the Linden Avenue Historic District. Wherever possible, materials, design, and craftsmanship of original features should be retained, used and maintained in a manner consistent with these guidelines.

- Missing or deteriorated features and design elements shall be replaced with like materials or materials that convey the same visual appearance of color, reflectivity, texture and finish.
- Design of new features or design elements should be simple and compatible to the neighborhood so as not to detract from existing architectural features.
- Additions shall be located on the rear or interior side of the existing structure in a way that does not harm or overpower the existing design.
- Additions shall not overpower the existing building.

### New Construction

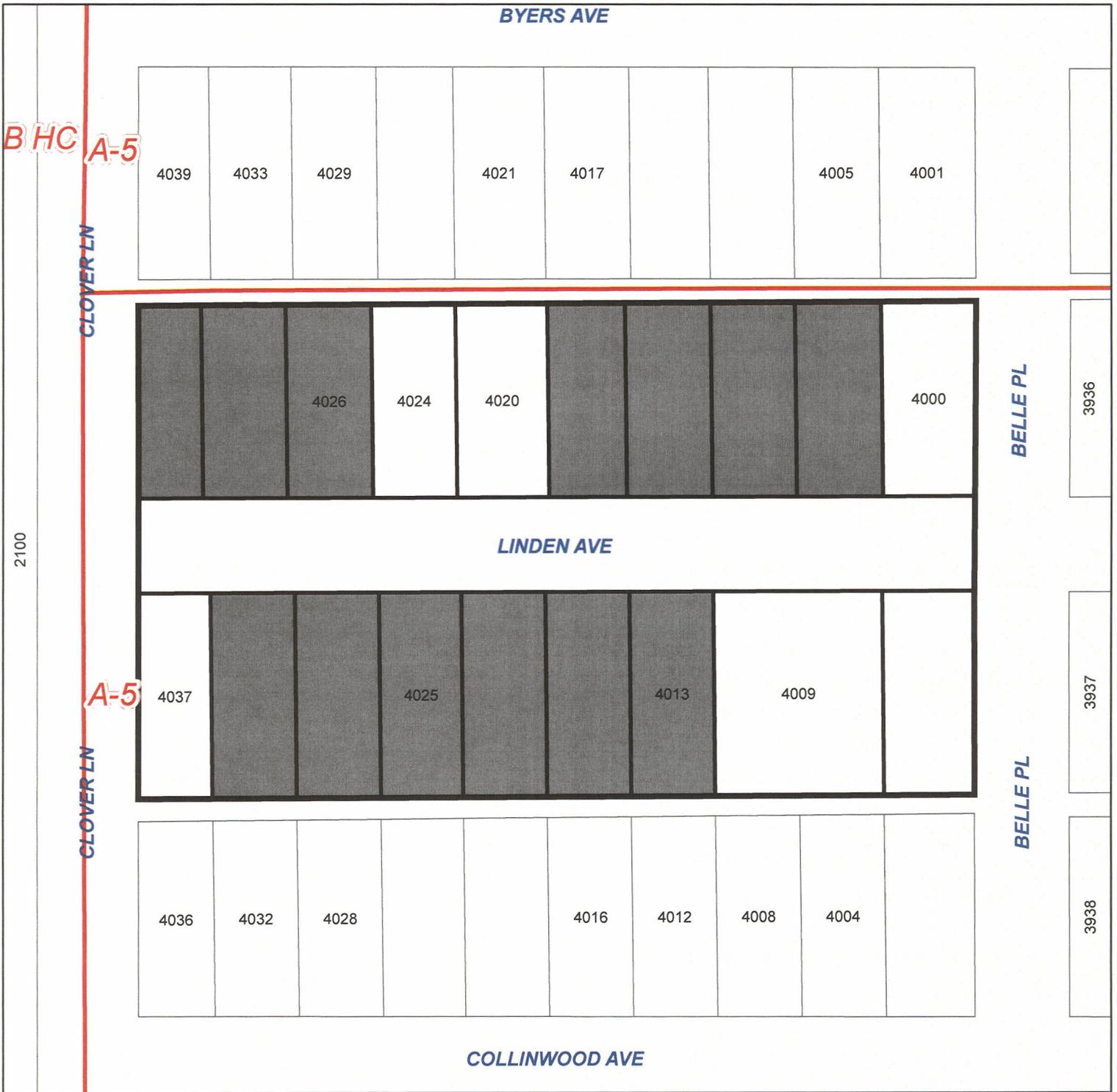
New construction within an historic district need not emulate an historic building, but it should reflect the contributing elements and patterns found within the block and appropriate to the mid-20th-century design of the block. New construction shall be compatible [in pattern and style] to existing contributing structures on the block.

Criteria for relocation

- The relocation of buildings from inside the district to localities outside the district shall be considered in the same manner as demolition for the purposes of considering the appropriateness of the action.
- Relocation of buildings from outside the district to a location within the district shall be considered appropriate only when the structure to be moved is architecturally, materially, and dimensionally compatible with the contributing structures of the surrounding district.
- The demolition and relocation of buildings considered to be non-contributing to the character of the district shall be allowed with the appropriate approvals.

DATA

# ZC-12-088 Application Verification



## Legend

Current Zoning District

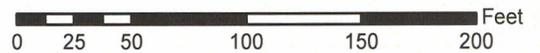
ZC-12-088

## Signed Rezoning Petition

Yes 68.42% Parcels 63.70% Land

Unsigned 31.58% Parcels 36.30% Land

Planning and Development Department  
8/23/12 - BK



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**City of Fort Worth, Texas**  
**Zoning Commission**  
**September 12, 2012 – Meeting Minutes**

**Present:**

Neftali Ortiz, Chair, District 2  
Ann Zadeh, Vice- Chair, District 1  
Robert West, District 3  
Charles Edmonds, Jr. District 4  
Hugh Ferrell, District 5  
Stephanie Spann, District 6  
Nick Genua, District 7  
Wanda Conlin, District 8  
Gaye Reed, District 9

**Staff Members Present:**

Dana Burghdoff, Deputy Director  
Jocelyn Murphy, Planning Manager  
Lynn Jordan, Planner  
Stephen Murray, Planner  
Melinda Ramos, Sr. Assistant City Attorney  
Beth Knight, Senior Planner

**Absent:**

none

**I. Public Hearing – 10:09 A. M.**

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

**II. Minutes**

The Commission, on a motion by Mr. Edmonds, seconded by Ms. Conlin, on a vote of 9-0, voted to approve the Zoning Commission minutes of the August 8, 2012 meeting.

Video on individual cases can be viewed at the following website.  
[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**III. Continued Cases**

**1. ZC-12-079 Christ Chapel Bible Church (CD 7)- 3609, 3616 – 3620, 3704 – 3738 Pershing Avenue (Factory Place Addition, Block 60, Lot 12,Block 64, Lots 1 – 9, Block 65, Lots 2 & 3, 1.44 Acres): from “B” Two-Family to Amend “PD-449” Planned Development/Specific Use for church, accessory buildings, and parking; site plan included**

Tom Galbreath, 550 Bailey Avenue, Fort Worth, Texas representing Christ Chapel Bible Church requested a 60 day continuance to the November 14 meeting. He explained they are still working with the neighborhood.

Motion: Following brief discussion, Mr. Genua recommended a 60 day continuance of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

**2. ZC-12-088 City of Fort Worth Planning & Development (CD 7)- 4000 – 4037 Block of Linden Avenue (see addresses in case file, 3.33 Acres): from “A-5” One-Family to “A-5/HC” One-Family/Historic & Cultural Overlay**

*To review the historic guidelines:*

[http://fortworthtexas.gov/uploadedFiles/Planning\\_and\\_Development/Boards\\_and\\_Commissioners/Zoning\\_Commission/Cases/zc-12-088histdistguidelines.pdf](http://fortworthtexas.gov/uploadedFiles/Planning_and_Development/Boards_and_Commissioners/Zoning_Commission/Cases/zc-12-088histdistguidelines.pdf)

Jess Price, 4013 Linden Avenue, Fort Worth, Texas spoke in support of the request. Mr. Price mentioned he and his wife started the petition process along with some other committee members about a year ago. There are 19 homes on 20 lots and have nearly 75% support of the neighbors. They have lived in the neighborhood for about seven years and are hoping to keep the historic integrity.

Jerre Tracy, 1110 Penn Street, Fort Worth, Texas, Executive Director for Historic Fort Worth Inc. spoke in support of the proposed request. Ms. Tracy mentioned Historic Fort Worth is a charitable organization with over 70,000 constituents. She mentioned only 51% of the property owners in the neighborhood were needed to establish the district. This area was developed in the 1930's and proves that current and previous home owners respect the architecture of the neighborhood. In 2002, the Fort Worth City Council initiated and adopted a citywide Historic Preservation Plan. This is a 123 page document that all future Zoning Commissioners and Council members can respect.

Mr. Ortiz asked if there was anything outside of Loop 820 being considered for Historic designation. Ms. Tracy said she did not know of any and that City staff could answer that. She said there are properties outside the loop that are certainly eligible.

Mr. Edmonds thanked Ms. Tracy for all that she does for the City.

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

#### IV. New Cases

### **3. ZC-12-091 City of Fort Worth Planning & Development (CD All)- Text Amendment: Requirements Adjacent to Nonresidential Uses in Residential Zoning**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING:**

- **Article 1 "Standards for Selected Uses", of Chapter 6, "Development Standards" to Amend various Sections to remove certain requirements when a Nonresidential Use is Adjacent to another Nonresidential Use within a Residential Zoning District**

***To review the proposed amendments:***

**<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>**

Ms. Zadeh noted there is an electric substation to the south of their property, a mini warehouse facility to the west in which both have a fence. She doesn't think a fence along Alta Vista would be reasonable; she doesn't like fences along the street. He would prefer to put more landscaping there to help control it.

Mr. Miller, 6300 Ridglea Place, Suite 404, Fort Worth, Texas said they are trying to address some of his concerns at the other site.

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

**10. ZC-12-086 James Cagle (CD 2)- 1605 Grand Avenue (Belmont Terrace Addition, Block 131, Lots 2 & 3, 0.51 Acres): from "A-5/DD" One-Family/Demolition Delay to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is a demolition delay removal.

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

**11. ZC-12-087 201 S. Calhoun Partners LLC (CD 8)- 201 S. Calhoun (Daggett 2nd Addition, Block 10, Lot 1R, 0.81 Acres): from "NS-T5/DD" Near Southside-Urban Core/Demolition Delay to "NS-T5/HSE" Near Southside-Urban Core/Highly Significant Endangered**

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is an historic overlay case.

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

**12. ZC-12-088 City of Fort Worth Planning & Development (CD 7)- 4000 – 4037 Block of Linden Avenue (see addresses in case file, 3.33 Acres): from "A-5" One-Family to "A-5/HC" One-Family/Historic & Cultural Overlay**

Jeff Price, 4013 Linden Avenue, Fort Worth, Texas spoke in support of the request. Mr. Price mentioned he and his wife started the petition process. They have lived in the neighborhood for about seven years and are hoping to keep the historic integrity. Out of the 19 homeowners, 14 people signed the petition.

Mr. West noted they received a letter of opposition from John Montgomery who lives at 4031 Collinwood and is not part of this zoning application request. Mr. Price said they've only had discussions with the people directly affected. Mr. Price said five people did not sign the petition, one was against; two verbally said they were ok with it, and two were not property owners.

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>				<b>ZC-12-088</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 200 notification area</b>	<b>ft</b>	<b>Position on case</b>	
Gerri Preston Stone	4009 Linden Ave	Yes		Opposition	Spoke at hearing
John 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**