



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 3, 2014

**Council District** 9

**Zoning Commission Recommendation:**  
Denial by a vote of 9-0

**Opposition:** Neighboring Owners and NH Associations  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Shope & Ryan Management Inc.**

**Site Location:** 3220 - 3248 (evens) S. University Drive Mapsco: 76T

**Proposed Use:** **Urban Residential**

**Request:** From: "C" Medium Density Multifamily  
To: "UR" Urban Residential

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

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

**Background:**

The proposed site is located on University Drive Street in-between Benbrook Blvd and Devitt Street. The applicant is proposing to change the zoning from "C" Medium Density Multifamily to "UR" Urban Residential. The site is located in the Bluebonnet Circle Urban Village, which was added to the Urban Village program in November of 2005. The plan calls for townhomes along University Drive that are two to three stories, have unique facades, have a strong relationship between the building and street, and promote the pedestrian environment.

The "Neighborhood Zoning Recommendations" in the 2007 Bluebonnet Circle Urban Village Master Plan stated that the area north of the circle should "only be rezoned if and when an urban residential category is adopted by the City, or changes are made to MU-1 standards to improve height compatibility with the abutting single family uses". The Mixed Use "MU" zoning district was the only available district at the time and was found to allow too many uses and be too high when adjacent to single or two-family uses. At the time of the neighborhood meetings for the urban village plan, the consultant team showed townhome type development along University as an example of a denser residential component lining University, with only true MU allowed around the commercial circle. This later became an allowed use in the "UR" zoning.

The "UR" Urban Residential district was adopted in January 2010 and designed to provide a residential density transition zone between low density single-family and higher density commercial and mixed use areas. It also is designed to promote a pedestrian-oriented urban form, which corresponds with the Bluebonnet Circle Urban Village plan. If approved, the applicant will have to build under the regulations of the UR zoning, which include a maximum front yard, enhanced landscaping, height limits and parking requirements.

Below are Comprehensive Plan policies that apply specifically to urban villages and walkable urban neighborhoods

- Encourage mixed-use projects in mixed-use growth centers, transit-oriented developments, and urban villages. (Land Use Chapter)
- Encourage and provide support for higher density, mixed-use, mixed-income developments in transit-oriented developments, mixed-use growth centers, and urban villages. (Housing Chapter)
- Aggressively expand land assembly for infill housing, particularly in designated urban villages, mixed-use growth centers, rail station areas that support transit-oriented development, and Neighborhood Empowerment Zones. (Housing Chapter)
- Develop walkable urban neighborhoods such as mixed-use growth centers, urban villages, and transit-oriented developments that encourage and facilitate residents and visitors to walk, bike, and use transit between home, work, school, and other locations. (Public Health Chapter)

The applicant has met with the area neighborhood association and provided general information about their proposal. The neighborhood association indicated initial opposition due to the density and bulk of the building and necessary parking.

The zoning case has been continued twice for continued discussion with the neighborhoods. After the most recent continuance, a meeting was held with the councilmember, applicant and agent, neighborhood groups, and staff. At this meeting, the applicant explained that the development would be capable of accommodating 65 units per acre with the parking underground, and still meet the regulations of "UR". "UR" does not have a maximum density. The neighborhood does not support "UR" zoning along University Dr., even at a lower density. The "R2" Townhouse zoning district more accurately reflects the neighborhood's preference and desire for low density residential between the Berry/University and Bluebonnet Circle urban villages.

**Site Information:**

Owner: Shope & Ryan Management Inc.  
 663 Cahoba Drive  
 Fort Worth, TX 76135

Applicant: Ojala Holding

Acreage: 1.37 acres

Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / single-family, multifamily  
 East "C" Medium Density Multifamily; "PD 95" PD/SU for an insurance office / multifamily, office  
 South "C" Medium Density Multifamily / Multifamily  
 West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-09-114, from various to A-5; approved 11/20/09 (just west of the subject property)

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
University Drive	Major Arterial	Major Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Westcliff	Berry Street Initiative
Bluebonnet Place	FWISD
Bluebonnet Hills	

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "UR" Urban Residential for a multifamily development. Surrounding land uses predominantly consist of multifamily to the north, south, and east with single-family to the west.

Urban residential is designed to provide a residential density transition zone between low density single-family and higher density commercial and mixed use areas. The proposed site is located along a major arterial, near TCU, located in close proximity to multifamily.

The proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as Medium Density Multifamily. The "UR" zoning district is consistent given the three story height limit.

The proposed zoning is consistent with the following Comprehensive Plan policies:

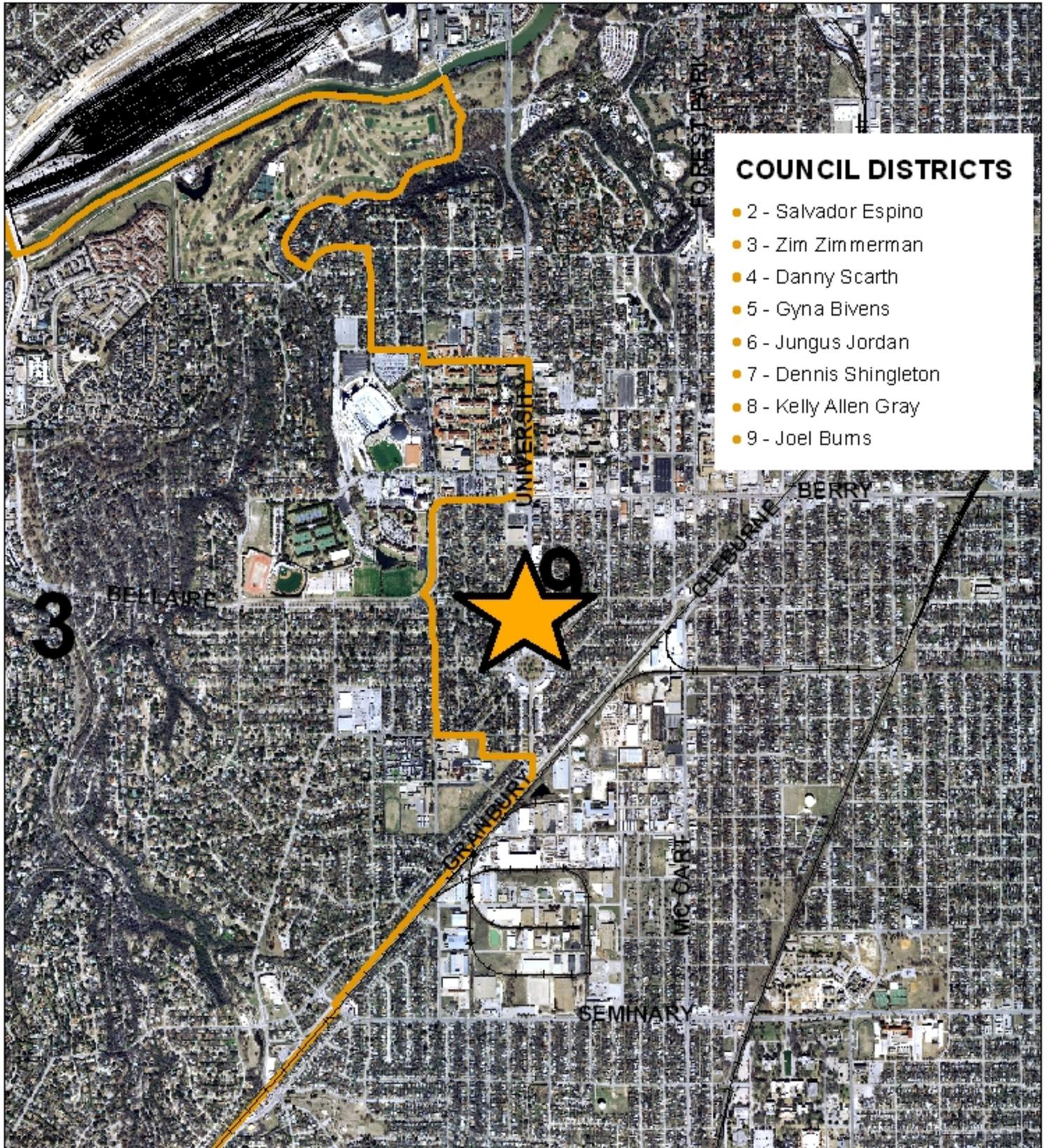
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents. (Pg. 38)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generations. (Pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (Pg. 39)

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

***Attachments:***

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

## Location Map



2,000 1,000 0 2,000 Feet





# Area Zoning Map

Applicant: Shope & Ryan Management Inc.  
 Address: 3220 - 3248 (evens) S. University Drive  
 Zoning From: C  
 Zoning To: UR  
 Acres: 1.37237188  
 Mapsco: 76W90A  
 Sector/District: TCU/W.cliff  
 Commission Date: 3/12/2014  
 Contact: 817-392-8043



300 Ft. Buffer

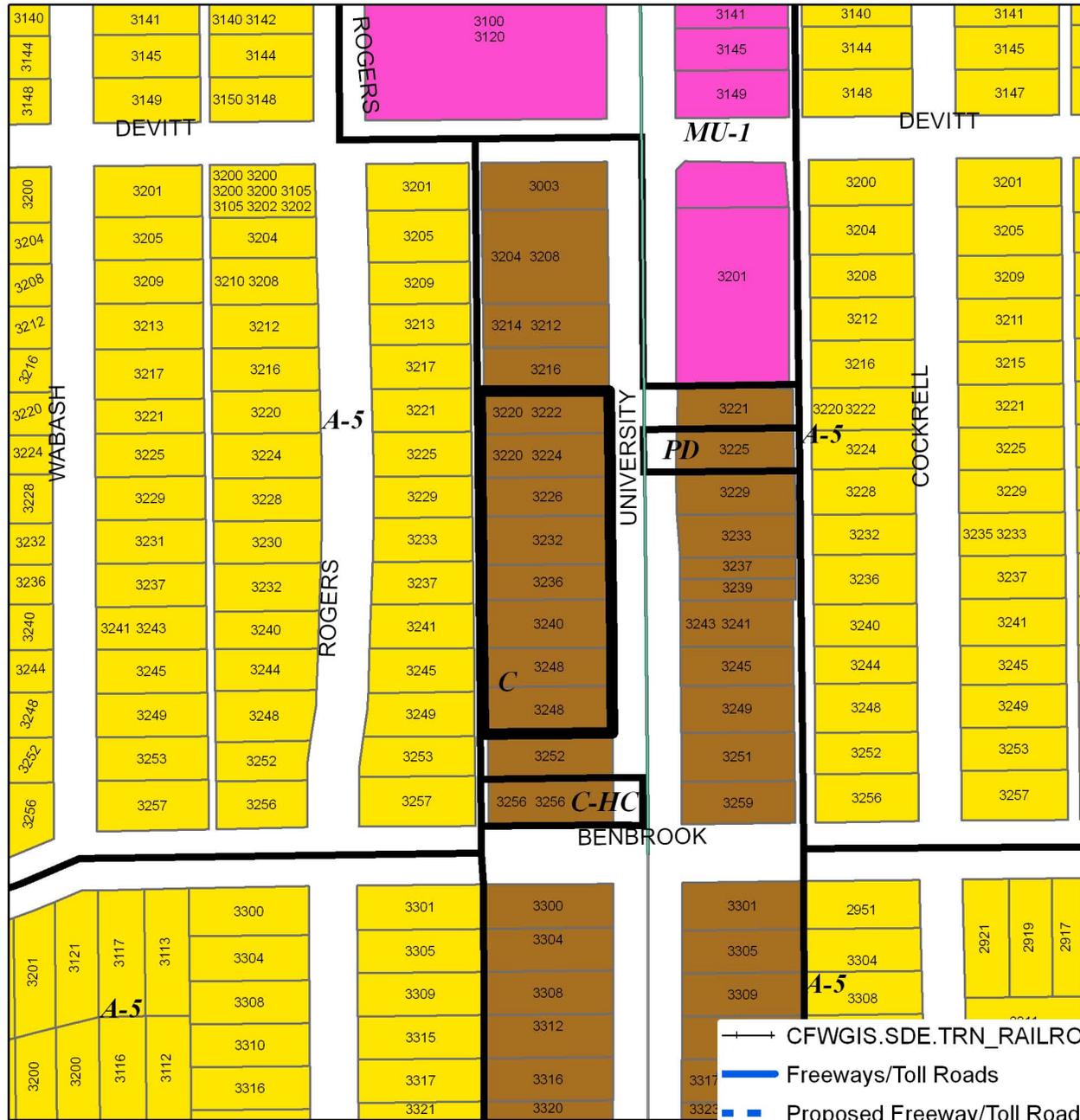




3220 - 3248 (evens) S. University Drive

# Future Land Use

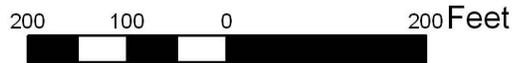
ZC-14-020



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
  - Freeways/Toll Roads
  - Proposed Freeway/Toll Road
  - Principal Arterial
  - Proposed Principal Arterial
  - Major Arterial
  - Proposed Major Arterial
  - Minor Arterial
  - Proposed Minor Arterial
- FLD\_ZONE**
- Floodplain



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 5, 2013.



## Aerial Photo Map



**City of Fort Worth, Texas**  
**Zoning Commission**  
**April 9, 2014 – Meeting Minutes**

---

**Present:**

Nick Genua, Chair, District 7  
Will Northern, District 1  
Carlos Flores, District 2  
Robert West, District 3  
Charles Edmonds, Jr., Vice Chair, District 4  
Melissa McDougall, District 5  
Namon Hollis, District 6  
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

**Absent:**

None

**I. Public Hearing** – 10:00 A. M.

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

**II. Minutes**

The Commission, on a motion by Mr. Hollis, seconded by Mr. West, on a vote of 9-0, voted to approve as amended the Zoning Commission minutes of the March 12, 2014 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-14-020 Shope & Ryan Management Inc. (CD 9) – 3220 – 3248 S. University (PR Weatherford Addition, Block 3, Lots 12-17, and Bluebonnet Hills Addition, Block 4, Lots 1 & 2, 1.37 Acres): from “C” Medium Density Multifamily to “UR” Urban Residential**

Barry Hudson, 550 Bailey, Suite 400, Fort Worth, Texas representing Shope & Ryan Management, Inc., explained to the Commissioners since the last Zoning Commission meeting Ojala Holdings has met with the neighborhood representatives in three separate meetings. On March 20<sup>th</sup> they met with the officers of the Bluebonnet Hills Neighborhood Association. A meeting was held by TCU with representatives from Berry Street Initiative. Mr. Hudson said at those meetings additional information was exchanged and the developer requested a list of project attributes (design constraints) that would make the proposed development along South University more acceptable to the various groups.

Mr. Hudson said on April 8<sup>th</sup>, Councilman Joel Burns hosted a meeting between representatives of the developer, the Berry Street Initiative, and the City of Fort Worth staff. At this meeting additional discussions transpired and a “must have” and “deal breakers” list was provided from

the Bluebonnet Hills Neighborhood Association. Mr. Hudson said to allow time to give a thoughtful response to the lists provided, to further evaluate alternative designs and possible modifications, and allow time to meet with the representatives further, they are requesting another 30 day continuance until the May 14, 2014 meeting to continue dialogue with the neighborhood.

Brent Spear, 3536 Park Ridge, Fort Worth, Texas representing Bluebonnet Hills NA spoke in opposition. Mr. Spear asked all those present in opposition to stand for the record; several were present.

Genna Banta, 3210 Greene Avenue, Fort Worth, Texas spoke in opposition. Ms. Banta said she lives and has investments in the area. Ms. Banta displayed some pictures of the neighborhood. She said TCU has increased the student population making the demand to build this type of development for townhomes, large duplexes, multifamily apartments. She expressed that Grand Marc is a commercial development with no tenants; University House is a property that Shope and Ryan used to own and has vacant units on the bottom floor. There are several apartments in the area that have problems; some have vacancies all the time. Ms. Banta mentioned TCU has made it known publicly that they want 100% occupancy on campus. She asked who would live there with the large duplexes being built with 10 to 12 people. There are six students living in these places most of the time. She is asking what will happen when they are gone, when TCU pulls them in to live on campus.

Carmen Hunter, 3319 Benbrook Boulevard, Fort Worth, Texas spoke in opposition. She mentioned she has lived in the area for over 20 years and noted as the traffic increases and parking issues increase, more of her neighbors are moving away.

Paula Traynham, 2624 Lubbock Avenue, Fort Worth, Texas, President of the Frisco Heights NA spoke in opposition. Ms. Traynham said five years ago they did not take control of their neighborhood and now they have huge developments. She supports Bluebonnet Hills for speaking up for their neighborhood.

Michael Barrett, 3412 Rogers Avenue, Fort Worth, Texas spoke in opposition. Mr. Barrett said continuing the discussions is a good idea but people are taking time off work and making time to come up here for the hearings and not everyone can take the time off each month.

Mr. Edmonds said the commissioners understand and you have to voice your view points. Mr. Edmonds said Urban Residential is a relatively new zoning category for the Commissioners. He said maybe they need to take a look at it and see if some recommendations need to be made to City Council. Mr. Edmonds said for the applicants and neighborhoods there should be some predictability to this process. He stated they have to make decisions based on what is the best use for the land.

Mr. West noted for the record they received several letters in opposition and encouraged those who don't speak and have an opinion to put it in writing. Mr. Barrett said he did file something in writing. He asked that the recommendation be reconsidered for this request based on his research on Supreme Court precedent that incorporates the Bluebonnet Circle Urban Planning docket into the Zoning Ordinance.

In rebuttal Mr. Hudson wanted to compliment the neighborhood on their passion and commitment for being here and being so organized. He thanked the Bluebonnet Hill neighborhood for being open to meeting with himself and the developers repeatedly. Mr. Hudson said they all want what is best for the City of Fort Worth. They all support the urban village concept, the Berry Street Urban Village, and the Bluebonnet Circle Urban Village but there seems to be a disconnect in what the interpretation of that is.

Several people were present and did not speak but submitted blue speaker forms. The general concerns were traffic congestion, not being consistent with the master plan for the area, density, parking and property values.

Motion: Following brief discussion, Ms. Reed recommended a 30 day Continuance of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<b>Document received for written correspondence</b>					<b>ZC-14-020</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Brent Spear/ Bluebonnet Hills NA	3536 Park Ridge	Out		Opposition	Spoke at hearing
Gena Banta/ Bluebonnet Place NA	3210 Greene Ave	Out		Opposition	Spoke at hearing
Carmen Hunter	3319 Benbrook Blvd	Out		Opposition	Spoke at hearing
Paula Traynham/ Frisco Heights NA	2624 Lubbock	Out		Opposition	Spoke at hearing
Michael Barrett	3412 Rogers	Out		Opposition	Spoke at hearing
Carol Savage/ Westcliff NA	3605 Dryden	Out		Opposition	Present did not speak
Paul Simonson	3520 Harden Terr	Out		Opposition	Present did not speak
Martha Jones/ Bluebonnet Hills NA	3136 Wabash	Out		Opposition	Present did not speak
Jimmy Jones	3605 Dryden	Out		Opposition	Present did not speak
Wesley Benefield	3240 Odessa	Out		Opposition	Present did not speak
George Appleby	2909 Benbrook Blvd	Out		Opposition	Present did not speak
Ray Brown	3408 Cockrell	Out		Opposition	Present did not speak
Sandra Dennehy/ Berry Street Int.	3124 College	Out		Opposition	Present did not speak
Mark Stelmas	3237 Wabash	Out		Opposition	Present did not speak
L. C. Strange/ Christina Shaham	3200 Lamesa	Out		Opposition	Present did not speak
Jennifer Wright	3132 Odessa	Out		Opposition	Present did not speak
Judy Strong	3133 Wabash	Out		Opposition	Present did not speak

David Casstevens	3400 Rogers	Out	Opposition		Present did not speak
David Maddox	3309 Rogers	In	Opposition		Present did not speak
Denis Dunagan	3213 Rogers	In	Opposition		Present did not speak
Joe Gilbert	3216 Rogers	In	Opposition		Present did not speak
Albert Sharp	3617 Park Ridge	Out	Opposition		Present did not speak
Suzanne Scriven	3208 Lamesa	Out	Opposition		Present did not speak
Cara Kennemen	3208 Chaparral	Out	Opposition		Present did not speak
Carolyn Mitchell	3412 Rogers	Out	Opposition		Present did not speak
Sheryl Becan	3637 Manderly	Out	Opposition		Present did not speak
Sylvia Chinworth	3181 Wild Plum	Out	Opposition		Present did not speak
Carolyn Landers	3224 Odessa	Out	Opposition		Present did not speak
John Davis	3216 Rogers	In	Opposition		Present did not speak
Kay Benavides	3226 Odessa	Out	Opposition		Present did not speak
Caron Quevreaux	3233 Rogers	In	Opposition		Present did not speak
Raye Crittende	3256 Wabash	Out	Opposition		Present did not speak
Lindsay Lowenthal	3258 S University	In	Opposition		Present did not speak
Constance Alexander	3209 Benbrook Blvd	Out	Opposition		Present did not speak
Steve Barker	3245 Lubbock	Out	Opposition		Sent letter in
Lisa Nottoli	Bluebonnet Hills	Out	Opposition		Sent letter in
Lissa Pratter	Bluebonnet Hills	Out	Opposition		Sent letter in
Tara Tankersley	3441 Worth Hills	Out	Opposition		Sent letter in
Suzi Shepard	3313 Worth Hills	Out	Opposition		Sent letter in
George & Dottie Zey	3236 Wabash	Out	Opposition		Sent letter in
Ann Maner	3220-3248 University	In	Opposition		Sent letter in
Adelaide Leavens	3239 South Hills	Out	Opposition		Sent letter in
G D Higgins	3321 Rogers	Out	Opposition		Sent letter in
G H Gilbert	3316 Rogers	Out	Opposition		Sent letter in
Sharon Wynn	3731 Shelby	Out	Opposition		Sent letter in
Lynn & R Joe Guy	3209 Wabash	Out	Opposition		Sent letter in

Claudia Blalock	Bluebonnet Hills	Out	Opposition		Sent letter in
Greg Fawcett	300 Park Ridge	Out	Opposition		Sent letter in
HGS Family Partnership	3248 Cockrell	In	Opposition		Sent letter in
Martha Latta	2728 Sandage	Out	Opposition		Sent letter in
William Conley	2505 Lubbock	Out	Opposition		Sent letter in

**2. ZC-14-035 City of Fort Worth Planning & Development (CD All) –Text Amendment: Create Airport Overlay District for Fort Worth Alliance Airport; 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 (1986), by amending:**

- **Section 4.405 “Airport/Airfield Overlay” (“AO”) District of Article 4 “Overlay Districts”, of Chapter 4, “District Regulations” to add a new section, Section 4.405G, “Fort Worth Alliance Airport”; providing regulations for Airport/Airfield Overlay Zones (“AO”) restrictions for the Fort Worth Alliance Airport**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained the Airport Overlay text and map amendments to the Commissioners.

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

**3. ZC-14-036 City of Fort Worth Planning & Development (CD 7) – Map Amendment Airport Overlay District for Fort Worth Airport; South of the Fort Worth Alliance International Airport with Fort Worth City limits: Generally bounded by SH 114, Old Denton Road, Keller Hicks, city limits from Multiple Districts to add Airport Overlay (“AO”) District**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained the Airport Overlay text and map amendments to the Commissioners. Ms. Murphy explained this is moving the regulations from a 1988 regulations in the Aviation code that restricted uses, clearly defines the boundaries, and adds regulations for light and glare.

Beverly Branham, 6487 Woodstock Road, Fort Worth, Texas explained to the Commissioners she is here to alert the Planning Department of issues in the legal descriptions that Tarrant County Appraisal and Denton County Appraisal have in their database. They own four parcels that look like a rectangle. She acknowledged that she was correctly notified but there are still errors in the county aerial mapping and wanted them to be aware of it.

Mr. Edmonds asked Ms. Branham what she wants them to do. Ms. Branham said to tell the Planning Department to look at this when sending notices out to be sure they are sending out information to the correct property owner and if they don’t know ask Tarrant Appraisal District.

**City of Fort Worth, Texas**  
**Zoning Commission**  
**May 14, 2014 – Meeting Minutes**

---

**Present:**

Nick Genua, Chair, District 7  
Will Northern, District 1  
Carlos Flores, District 2  
Robert West, District 3  
Charles Edmonds, Jr., Vice Chair, District 4  
Melissa McDougall, District 5  
Namon Hollis, District 6  
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

**Absent:**

None

**I. Public Hearing** – 10:00 A. M.

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

**II. Minutes**

The Commission, on a motion by Mr. Hollis, seconded by Ms. Conlin, on a vote of 9-0, voted to approve the Zoning Commission minutes of the April 09, 2014 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-14-020 Shope & Ryan Management Inc. (CD 9) – 3220 – 3248 S. University (PR Weatherford Addition, Block 3, Lots 12-17, and Bluebonnet Hills Addition, Block 4, Lots 1 & 2, 1.37 Acres): from “C” Medium Density Multifamily to “UR” Urban Residential**

Barry Hudson, 550 Bailey, Suite 400, Fort Worth, Texas representing Shope & Ryan Management, Inc., explained to the Commissioners their proposal for Urban Residential zoning. He stated that this category of zoning is most appropriate because University Drive is a major arterial thoroughfare and that the vehicular and pedestrian access would not encroach into the neighborhood. He went on to recall the testimony of concerns from previous meetings regarding the 5 bedroom cottages that are jeopardizing their neighborhoods. Mr. Hudson stated that this project would not affect the interior neighborhood and this would keep the density on the major thoroughfare, and that this is a transitional area and that there is not a commercial component in this request. He stated this would only increase the density while keeping the commercial component on Bluebonnet Circle or on Berry Street. He explained that they have increased rear yard setbacks to 32 ft. and that there would be no alley access and that all access would be on University Drive. He mentioned that the staff report shows that the request is compatible and

consistent with the comprehensive plan. He stated they would be keeping to the three story limit of the UR district and it would be similar to a townhouse design. He stated they are proposing 175 bedrooms and have been very transparent with the neighborhoods. He also said that they are adding a number of pedestrian access points along University Drive as well as stoops and porches. He mentioned the other concern for parking and to address that they have increased their parking count with one space for every bedroom and they have added parallel parking spaces along University Drive.

Mr. Flores asked if any parking arrangements or allotment of spaces changed since this was first presented at the first two meetings. Mr. Hudson said that no additional parking spaces were added since last two meetings. Mr. Flores stated that he had requested a traffic study per the complaints of the neighborhoods and their concerns for traffic. Mr. Hudson mentioned that a traffic study was not required by the city with the location on University Drive. Mr. Hudson stated that he had talked to the neighborhoods and understood their concerns for traffic.

Mr. West asked about the stoops being added to the plan and that he did not see them on the current proposed drawing. Mr. Hudson said they would be added to the final plan.

Mrs. McDougall asked about guest parking accommodations. Mr. Hudson stated that the plan has 12 parking places on the street as well as another dozen in the parking garage prior to the regulated entry which would give them about 24 spaces.

Sandra Dennehy, 3124 College Ave, Fort Worth, Texas chair to the Berry Street Initiative Association, spoke in opposition. She explained that the density of this plan is not what they had envisioned for this area and would like to see more of a townhome feel rather than the density this proposal is requesting.

Brent Spear, 3536 Park Ridge Blvd., Fort Worth, Texas representing Bluebonnet Hills Neighborhood Association, spoke in opposition. He stated that no compromise had been reached since last meeting. He also stated that no efforts on communication have been made since last meeting and stated that no differences have been made to the proposed project. They continue to stand by the opposition firmly and went on to highlight individuals present in opposition.

Martha Jones, 3136 Wabash Ave, Fort Worth, Texas Vice President of the Bluebonnet Hills Association spoke in opposition. She stated that corridor in question is a residential corridor and not commercial. She stated that previous traffic studies show that Benbrook Road and Wabash Street become a cut through to the neighborhood. She stated that if this project is approved as apartment units, that during peak hours the traffic will spill into the neighborhoods. She also stated they did not want to see their neighborhoods left with vacant buildings when TCU students find housing elsewhere. She also mentioned that due to the threat of new development in their neighborhood, Historic Fort Worth has put them on an endangered list.

Genna Banta, 3210 Greene Ave, Fort Worth, Texas representing Bluebonnet Place Association spoke in opposition. She stated her concerns about the development in the area and what that might do to the property values for people who are investors as well as residents of the neighborhood. She went on to express her concerns on what the neighborhood might look like

with all the new development in the area and that this proposal would take away from what remains of their neighborhood.

John Hunter, 3319 Benbrook Blvd, Fort Worth, Texas spoke in opposition. Mr. Hunter stated this proposal would not be good for the neighborhood and ask that it be denied.

Caron Quevreaux, 3233 Rogers Ave, Fort Worth, Texas spoke in opposition. Mrs. Quevreaux stated that this request would impact her greatly because it was right in her backyard. She is worried about the traffic and all the changes that have been made by the applicant.

In rebuttal, Mr. Hudson went over a slide outlining concerns and misunderstandings and stated that there would not be 175 units in this complex but that there would be 175 bedrooms. He stated that his proposal would fulfill the intention of the UR district and that his proposal would be a more quality density with one and two bedroom units rather than the five bedroom cottages. He stated that his proposal is a townhouse like development but that townhouses have not been as successful and is not an appropriate type of development for this area.

Mr. West asked how many bedrooms are currently on site. Mr. Hudson stated about 28 units are there currently and was not sure as to how many kitchens. Mr. West asked how the project would be an improvement from what is already there now. Mr. Hudson stated that it would be a higher quality of living for the area that would attract students as well as young professionals and would be better than the five bedroom cottages that are currently in the area.

Mr. Northern asked how many proposed units will be in the plan. Mr. Hudson stated about 65 units with one or two bedrooms in each unit.

Mr. Edmonds asked what the traffic count on University Dr. is currently and Mr. Hudson stated there are approximately about 20,000 vehicles per day on University Drive and 24,000 vehicles per day on Berry Street. Mr. Edmonds also mentioned the UR ordinance and the types of construction allowed per the ordinance. He asked Mr. Hudson if the density under UR should reflect two or four categories. Mr. Hudson said no, it has been a challenge in working with the neighborhood to understand the difference between density and bedroom counts. He also noted the neighborhood is asking for R2 townhouse zoning, which was on the books at the time the Urban Village was being planned. In the residential categories you can build up to 35 ft.; in UR the height is capped at 35 ft. so you don't get additional height for setting further back.

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

<i>Document received for written correspondence</i>				<b>ZC-14-020</b>		
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>		<b>Summary</b>
Brent Spear/ Bluebonnet Hills NA	3536 Park Ridge	Out		Opposition		Spoke at hearing
Gena Banta/ Bluebonnet Place NA	3210 Greene Ave	Out		Opposition		Spoke at hearing

Carmen Hunter	3319 Benbrook Blvd	Out	Opposition		Spoke at hearing
Paula Traynham/ Frisco Heights NA	2624 Lubbock	Out	Opposition		Spoke at hearing
Michael Barrett	3412 Rogers	Out	Opposition		Spoke at hearing
Carol Savage/ Westcliff NA	3605 Dryden	Out	Opposition		Present did not speak
Paul Simonson	3520 Harden Terr	Out	Opposition		Present did not speak
Martha Jones/ Bluebonnet Hills NA	3136 Wabash	Out	Opposition		Present did not speak
Jimmy Jones	3605 Dryden	Out	Opposition		Present did not speak
Wesley Benefield	3240 Odessa	Out	Opposition		Present did not speak
George Appleby	2909 Benbrook Blvd	Out	Opposition		Present did not speak
Ray Brown	3408 Cockrell	Out	Opposition		Present did not speak
Sandra Dennehy/ Berry Street Int.	3124 College	Out	Opposition		Present did not speak
Mark Stelmas	3237 Wabash	Out	Opposition		Present did not speak
L. C. Strange/ Christina Shaham	3200 Lamesa	Out	Opposition		Present did not speak
Jennifer Wright	3132 Odessa	Out	Opposition		Present did not speak
Judy Strong	3133 Wabash	Out	Opposition		Present did not speak
David Casstevens	3400 Rogers	Out	Opposition		Present did not speak
David Maddox	3309 Rogers	In	Opposition		Present did not speak
Denis Dunagan	3213 Rogers	In	Opposition		Present did not speak
Joe Gilbert	3216 Rogers	In	Opposition		Present did not speak
Albert Sharp	3617 Park Ridge	Out	Opposition		Present did not speak
Suzanne Scriven	3208 Lamesa	Out	Opposition		Present did not speak
Cara Kennemen	3208 Chaparral	Out	Opposition		Present did not speak
Carolyn Mitchell	3412 Rogers	Out	Opposition		Present did not speak
Sheryl Becan	3637 Manderly	Out	Opposition		Present did not speak
Sylvia Chinworth	3181 Wild Plum	Out	Opposition		Present did not speak
Carolyn Landers	3224 Odessa	Out	Opposition		Present did not speak
John Davis	3216 Rogers	In	Opposition		Present did not speak
Kay Benavides	3226 Odessa	Out	Opposition		Present did not speak
Caron Quevreaux	3233 Rogers	In	Opposition		Present did not speak

Raye Crittende	3256 Wabash	Out	Opposition		Present did not speak
Lindsay Lowenthal	3258 S University	In	Opposition		Present did not speak
Constance Alexander	3209 Benbrook Blvd	Out	Opposition		Present did not speak
Steve Barker	3245 Lubbock	Out	Opposition		Sent letter in
Lisa Nottoli	Bluebonnet Hills	Out	Opposition		Sent letter in
Lissa Pratter	Bluebonnet Hills	Out	Opposition		Sent letter in
Tara Tankersley	3441 Worth Hills	Out	Opposition		Sent letter in
Suzi Shepard	3313 Worth Hills	Out	Opposition		Sent letter in
George & Dottie Zey	3236 Wabash	Out	Opposition		Sent letter in
Ann Maner	3220-3248 University	In	Opposition		Sent letter in
Adelaide Leavens	3239 South Hills	Out	Opposition		Sent letter in
G D Higgins	3321 Rogers	Out	Opposition		Sent letter in
G H Gilbert	3316 Rogers	Out	Opposition		Sent letter in
Sharon Wynn	3731 Shelby	Out	Opposition		Sent letter in
Lynn & R Joe Guy	3209 Wabash	Out	Opposition		Sent letter in
Claudia Blalock	Bluebonnet Hills	Out	Opposition		Sent letter in
Greg Fawcett	300 Park Ridge	Out	Opposition		Sent letter in
HGS Family Partnership	3248 Cockrell	In	Opposition		Sent letter in
Martha Latta	2728 Sandage	Out	Opposition		Sent letter in
William Conley	2505 Lubbock	Out	Opposition		Sent letter in
Joe Gilbert	3316 Rogers	Out	Opposition		Present did not speak
Chris Shahan	3200 Lamesa	Out	Opposition		Present did not speak
Paul & Karen Falls	2613 Torrey Pines	Out	Opposition		Present did not speak
Chrisee Huffman	3204 Lamesa	Out	Opposition		Present did not speak
John R Hunter	3319 Benbrook	Out	Opposition		Present did not speak
Michael Banta	3210 Greene	Out	Opposition		Present did not speak
Diane Panagos	3128 Odessa	Out	Opposition		Present did not speak
Bret Little	4406 Clear Crush	Out	Opposition		Present did not speak
Judy Quattrochi	3253 Waits	Out	Opposition		Sent letter in

Elliott Goldman	3204 S University	In	Opposition		Sent letter in
Stanley Culpepper	3236 Cockrell	In	Opposition		Sent letter in
Ruth Ferguson	3624 Park Ridge	Out	Opposition		Sent letter in
Paula Ball	3404 Hilltop Rd	Out	Opposition		Sent letter in
John Ott	3205 Lamesa	Out	Opposition		Sent letter in
Tom Hutchinson	4001 Inwood	Out	Opposition		Sent letter in
Kate Taylor	2242 Forest Park	Out	Opposition		Sent letter in
Melinda Randall	NA	Out	Opposition		Sent letter in
Beverly Morneault	3524 Hilltop	Out	Opposition		Sent letter in
Michael Rabito	2016 Huntington Lane		Opposition		Signed Petition
Kyle Jemsen	1105 Mistletoe Dr				
John Holmes	2231 Warner Rd				
John Hobbs	1908 Chatburn Ct				
David ?	2116 Pembroke Dr				
Amy Davis	1920 Forest Park Blvd				
Greg Tuckson	2019 Ward Pkwy				
Jaucline Jackson	2019 Ward Pkwy				
Jarod McCobe	3301 Rogers Ave				
Duchas Galbraith	3405 Rogers Ave				
Kimber Walker	3308 Rogers Ave				
Elizabeth Orr	3308 Rogers Ave				
Caroline King	3308 Rogers Ave				
Laena Hadeed	3308 Rogers Ave				
Beth Harding	3310 Rogers Ave				
Joe Gilbert	3316 Rogers Ave				
Katy Richardson	3308 Rogers Ave				
Jackie Brewer					

Additional opposition, signed petition

<b>Name</b>	<b>Address</b>	<b>Inside 200 ft</b>	<b>Outside 200 ft</b>
?	3404 Rogers Ave		X
?	3532 Harwen Terrace		X
?	3208 Lamesa Place		X
?	3225 Wabash		X
? Baldwin	3216 West Biddison		X
Adelaide B Leavens	3839 South Hills Circle		X
Al Sharp	3617 Park Ridge		X
Albert J Garza	3821 Trailwood Ln		X
Albie Pyles	3201 Lipscomb		X
Allen Edmonds	3113 Tanglewood		X
Andoni Irayola	3315 Rogers		X
Andy & Joanne Spencer	3509 Harwen Terr		X
Ann K Zadeh	3408 Harwen Terr		X
Ann Maner			X
Ashlee Bolger	3628 Park Ridge		X
Ashley & Michael Rodriguez	3225 Rogers	X	
Austin Lavuard	3225 Rogers		
Barb Hines	2219 5th Ave		X
Barbara Jean Wilson	4300 Hartwood Cir		X
Benita Harper	3125 Wabash		X
Bernie Scheffler	3028 Willing		X
Berry Street Initiative			X
Beth & Juda Jenkins	3116 Chaparral Ln		X
Beth A Fergeson	3624 Park Ridge Blvd		X
Betty Howe	2206 College Ave		X
Betty Pike	3424 Rogers		X
Bill Campbell	4420 Overton Terr		X
Bluebonnet Place NA			X

Bonnie & Don Newberry	3416 Harwen Terr		X
Brandon Garrett	1821 S Henderson		X
Brent Spear	3536 Park Ridge Blvd		X
Bruce Wright	3132 Odessa		X
Bryan Dwight	3325 Rogers		X
Byron Henderson	3424 Harwen Terr		X
Caiten McCabe	3204 Lamesa		X
Calvin Claxton	2824 Lipscomb??		X
Can't Read	3321 Rogers		X
Cara Kennemer	3208 Chaparral		X
Carol Feyen	1816 College		X
<b>Carol Quevreaux</b>	<b>3233 Rogers</b>	<b>X</b>	
Carolyn Mitchel	3412 Rogers		X
Cathy Davis	3136 odessa		X
Cathy Ryan	3119 Wabash		X
Chandra Riccetti	2204 Lipscomb		X
Charles & Helen Anderson	3517 Harwen Terr		X
Charles and Joan Mason	3145 Wabash		X
Charles McKinney	3232 S University		X
Charline Ne??	?		X
Chris ?	3300 Biddison Street		X
Chris Mercer	3126 Wabash		X
Chris Williams	3200 Odessa		X
Christen White	1330 Alston Ave		X
Christie Kratch	3212 Lamesa Pl		X
Christina Shahan	3200 LaMesa Place		X
Claire Collins	3257 Rogers		X
Clara Corbin	3412 Worth Hills		X
Claudia Blalock	2905 Benbrook		X
Connie Smith	4755 Overton Woods Dr		X
Cookie Chambers	3616 Harwen Terr		X
Courtney Gregory	3201 Rogers		X
Craig & Kate Team	3311 Cockrell		X

Cynthia Hill	3140 Wabash		X
Cynthia Magnuson	3229 Wabash		X
Dabney & Kelly Poorter	3209 Chaparral Ln		X
Dan Green	3108 Chaparral Ln		X
Daria Pyles	3201 Lipscomb		X
David & Susie Casstevens	3400 Rogers		X
David Cooper	3116 Lamesa Pl		X
David Finn	3124 Odessa		X
David Maddox	3309 Rogers Ave		X
David Thart	2224 5th Ave		X
Deborah Freed	3225 Preston Hollow		X
<b>Dennis and Linda Kay Dunagan</b>	<b>3213 Rogers Ave</b>	<b>X</b>	
Diana Sawyer	3113 Lamesa		X
Diane & John Panagos	3128 Odessa		X
Dottie Zey	3236 Wabash		X
Douglas A. Allen	3229 Wabash		X
Elizabeth Guasebarth	3209 Rogers	<b>Rent</b>	
Elizabeth Wilson	3600 Park Ridge		X
Eric Brooks	3229 Waits Ave		X
Faith Night	3325 Rogers		X
George and Dottie Zey			X
George Appleby	2909 Benbrook Blvd.		X
Geri Cotton	2212 College		X
Giseld Worthington	3717 Lynncrest		X
Glenna Marsh	3204 W. Biddison St.		X
Glenna McDonnell	3528 Park Ridge		X
Greg Bradshaw	3201 Stadium Dr		X
Greg Fawcett	3300 Park Ridge		X
Greg Taylor	1956 Alston		X
Hal Tuiney	3309 W Biddison St		X
Haley Nagle	3213 Sweetbriar		X
Henry Salzar	13 Chase Ct		X
HGS CBS Family LTD Partnership			X
Hillary Rue	3320 Cockrell Ave.		X

Jace Thompson	3212 Wabash		X
Jackie Brewer	3320 Rogers		X
James Burr	3300 Tanglewood Tr.		X
James Roe	3243 Wabash		X
Jan M. Burns	2531 Shirley		X
Jane Wedding	1312 5th Ave		X
Jason R. Kennemer	3298 Chaparral Ln		X
Jay & Jennifer Parchman	3230 Rogers	X	
Jefred Meschik	3253 Rogers		X
Jennifer Wright	3132 Odessa		X
Jenny Crabtree	3233 Greene Ave.		X
Jim & Bette Corbett	4200 Hildring Dr		X
Jim & Carolyn Landers	3224 Odessa		X
Jim Johnson	3224 Rogers	X	
JoAnn Hank	4200 Harlanwood		X
Joe & Lynn Guy	3209 Wabash		X
Joe Nottoli			X
John & Jeanie Ott	3205 Lamesa Place		X
John ?	2908 Harlanwood		X
John Black	3533 Park Ridge Blvd.		X
John Campbell	3524 Harwen Terrace		X
John Davis	3216 Rogers Ave	X	
John Hull	3212 Chaparral Ln		X
John R. Kent	3901 Ann Arbor Ct		X
John Rubin	4409 Overton Terrace		X
John Rubin	3300 S University; 3302 S University; 3252 Rogers Ave; 3257 Cockrell Ave; 3144 Cockrell		X Management owns

	Ave; 3146 Cockrell Ave		
Jonathan Back	3533 Park Ridge Blvd.		X
Judy Walker	3100 Tanglewood Trail		X
Julie Lancy	3117 Preston Hollow		X
Kara Simonson			X
Karen M. Kroh	2618 Cockrell Ave		X
Katie Lewis	3211 Rogers		X
Katy Richardson	3308 Rogers		X
Kelly Bowden	1714 S Henderson		X
Kevin Nicoletti	3232 Wabash		X
Kevin Stillwell	3601 Park Ridge		X
Kim Worley	2008 Fairmount		X
Laura Gray	3450 Park Hollow		X
Laurie and Barry Davis	Bluebonnet Hills NA (Secretary)		
Laurie Harrington	3616 Park Ridge Blvd.		X
Lawrence Meyers	3133 Stadium		X
Linda Stuard	3232 Rogers	X	
<b>Lindsay Lowenthal</b>	<b>3256 and 3258 S University</b>	X	
Lindsey Stecker	3520 Harwen Terr		X
Lisa & Joe Nottoli	3253 Wabash		X
Lisa Prater			X
Lynn and R. Joe Guy	3209 Wabash Ave.		X
Maia Kelton	3245 Wabash		X
Marcus & Jessica Scott	3600 Harwen Terrace		X
Margaret Doak	2416 6th Ave		X
Mark Allen Stelmas	3237 Wabash Ave.		X
Martha & Tim Latta	2728 Sandage		X

Martha Jones	3136 Wabash		X
Mary Bewley	2416 Medford Ct.		X
Mary Margaret Floyd	2720 Sandage		X
Matt & Ann Harrison	3228 Rogers Ave		
Meridith Cleary	3208 Rogers	X	
Meridith Reimann	3215 Chaparral Ln		X
Michael & Marueen Harris	1328 S Adams		X
Michael Banta			X
Michael Barrett	3412 Rogers Ave		X
Mimi E Rogers	3200 Rogers		X
Molly Hy..	4221 Black??		X
Mr. and Mrs. G.D. Higgins	3321 Rogers		X
Natalie Williams	1620 S. Henderson		X
Nauu Heal	3237 Rogers		X
Norma Demelred	3901 Glenwood		X
Oralia Moreno	3121 Wabash Ave		X
Paco Williams	1620 S Henderson		X
Pat Key	3324 Tanglewood		X
Patricia Bredley	2001 6th Ave		X
Paul B. Simonson	3520 Harwen Terr		X
Paul Hason	3305 West Biddison		X
Paula Deane Traynham	2624 Lubbock Ave.		X
Peter McBee	3624 Park Ridge Blvd		X
Rahul ?	1900 5th Avenue		X
Raye Anee Crittenden	3256 Wabash Ave		X
Raymond and Janet Brown	3408 Cockrell Ave		X
Richard Schoepp	3709 Jeanette Dr.		X
Richard Scriven	3208 Lamesa Place		X

Richard Shepherd	3216 Preston Hollow		X
Richard Ricetti	2204 Lipscomb		X
Robert Davidson	3315 Rogers		X
Robert Martinez	2215 6th Ave		X
Ruth Ayn Ferguson	3624 Park Ridge Blvd		X
S & Fred Harper	2248 5th Ave		X
Sally Hampton	3145 Odessa		X
Sam Patterson	3508 Harwen Terr		X
Sandra Frost	3418 Harwen Terr		X
Sarah Moore	3516 Harwen Terr		X
Scott Robinson	1900 5th Ave		X
Sharon Wynn	3731 Shelby Dr		X
Stacy & Eric Lueker	2232 College		X
Stephen Halliday	1512 Lyscal		X
Stephen Wess	4100 Inwood		X
Steve Barker	3245 Lubbock		X
Sue Mclean	1916 6th Ave		X
Susan Castevens	3100 Rogers		X
Suzanne and Richard Scriven	3208 Lamesa Place		X
Suzanne Etier	4208 Harlanwood		X
Suzi Shepard	3313 Worth Hills Drive		X
Tara Tankersley/Max Gordon	3441 Worth Hills		X
Thomas G Sylvester	3200 Spanish Oak Dr		X
Timothy Appling	1600 Alston		X
Tom & Mary Cochran	4000 Hartwood		X
Traci & Ryan Ellinwood	3120 Chaparral		X
Travis Garrett	3317 Rogers		X
Virginia Elder	2919 Benbrook Ave		X
Virginia Elder	2919 Benbrook Blvd		X
Will Whitten	3137 Odessa Ave		X
William Smith	3232 Rogers		X