



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2016

Council District 9

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

Opposition: None submitted
Support: None submitted

Continued Yes __ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Texas Christian University

Site Location: 2901-2913 (odds) W. Cantey Street Mapsco: 76T

Proposed Use: TCU Fine Arts Building

Request: From: "C" Medium Density Multifamily/TCU Overlay

To: PD Planned Development for all uses in "MU-1" Low Intensity Mixed Use excluding ambulance dispatch station, blood bank, electric power substation probation or parole office, auto repair, paint & body shop, boat rental or sales, cold storage or ice plant, gunsmithing, repair or sales, mini-warehouses, newspaper distribution center, assembly of pre-manufactured parts except for vehicle trailers, airplanes, mobile homes, bottling works, milk or soft drinks, manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning or polishing preparations, small boats, novelties and clothing, monument works stone, paper box manufacture, rubber stamp manufacture, sheet metal shop, warehouse or bulk storage, welding shop, custom work (not structural); with the following waivers to the MU-1 standards: 1) front yard setback on Cantey Street greater than 20 feet, 2) to not meet façade or fenestration requirements, 3) to not meet building material masonry requirements, 4) to not provide building entries to the public street, and 5) provide main entrances interior to the property; site plan waiver recommended/TCU Overlay

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

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

Background:
The site is located south of West Cantey a residential street and just east of S. University a major arterial. It includes residential structures that would be removed and the block would be replatted.

The applicant is proposing to build a fine arts building for the TCU campus. The building is planned to include programs that are current distributed within other buildings on the campus into one building. The building would not meet the front setbacks onto Cantey, but instead is back from the street to provide a treed buffer to Cantey in order to minimize the impact to the neighborhood to the north. A courtyard is planned between the new and existing buildings, and the building would be accessed from this courtyard.

The Zoning Commission recommended waivers below to the MU-1 standards being requested through this PD.

1. Increased Front Yard setback from Cantey Street (more than 20 feet, to preserve existing street trees, provide more open space adjacent to the neighborhood, and not encroach into the Cantey Street setback of the existing Moudy building)
2. Façade variation / Fenestration requirements (architectural style to match existing Moudy building)
3. Building Materials /Masonry requirement (more concrete to match existing Moudy building)
4. Building Entries to the public street (fewer entries for campus security)
5. Entrances (main entry from the interior plaza side, away from the neighborhood)
6. Site Plan waiver (architecture drawings are in progress)

Required parking shall be calculated as part of the TCU campus parking plan. A waiver is not necessary.

Site Information:

Owner: Texas Christian University
 TCU Box 297800
 Fort Worth, TX 76129

Agent: Dunaway & Associates/Barry Hudson

Acreage: 0.71 acres

Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
 East "C" Medium Density Multifamily / single-family
 South "PD497" Planned Development / parking lot
 West "PD497" Planned Development / campus building

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None
BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
S. University	Major Arterial	Major Arterial	No
W. Cantey	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
*University Place NA	Berry Street Initiative
Frisco Heights NA	Streams & Valleys, Inc.
University West NA	Trinity Habitat for Humanity
Park Hill Place NA	Fort Worth ISD

*Located close to this neighborhood organization.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to rezone the property with the same regulations as the adjacent PD497 to construct a fine arts building for the TCU campus. The surrounding land uses are single-family to the north and east, campus parking to the south, and campus building to the west.

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

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as TCU Mixed-Use Growth Center. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps. (pg. 38)
- Encourage mixed-use projects in mixed-use growth centers, transit oriented developments, and urban villages. (pg. 38)

Based on conformance with the future land use map and 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

TCU “PD- 497” expansion, “PD-MU1” Waivers

TCU Fine Arts Building, 2903-2913 Cantey Street

11-9-15

University Place Addition, Block 6, Lots 12-15

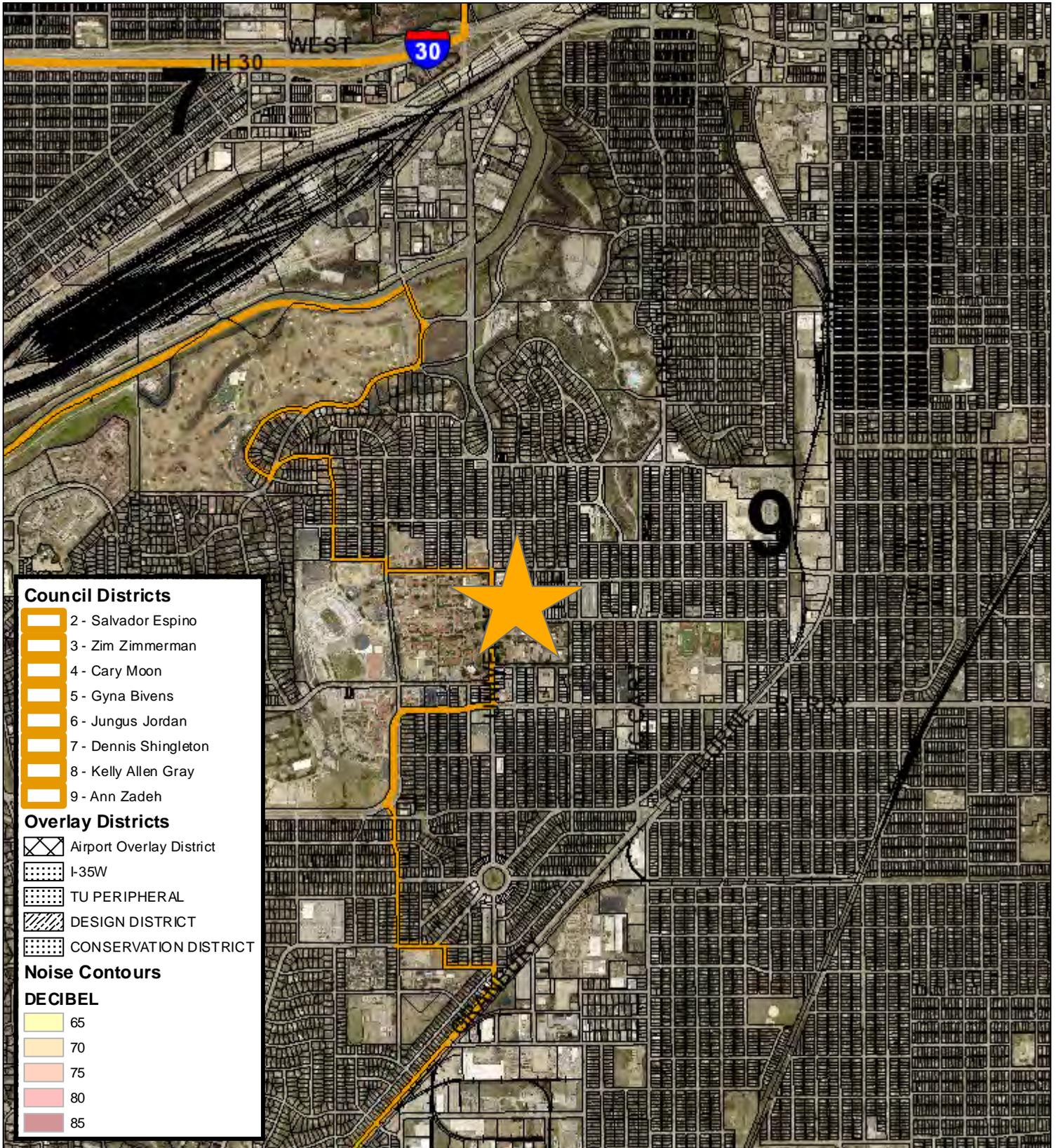
Southwest corner of the Cantey Street and Greene Avenue intersection

Northeast portion of the block bounded by Cantey Street, Greene Avenue, Princeton Street, and University Drive. The balance of the block is already zoned “PD-MU1”. The new building’s architectural style and form will emulate the architectural style and form of the existing Moudy Visual Arts and Communication Building (designed by Kevin Roche). To match the architectural style and form, the new Fine Arts Building will need several waivers from the “MU1” regulations in Section 4.1300 to respond to the neighbors and the architectural design.

The requested “MU1” waivers are:

1. Increased Front Yard setback from Cantey Street (more than 20 feet, to preserve existing street trees, provide more open space adjacent to the neighborhood, and not encroach into the Cantey Street setback of the existing Moudy building)
2. Off-Street Parking (part of TCU campus parking plan)
3. Façade variation (architectural style to match existing Moudy building)
4. Fenestration (architectural style to match existing Moudy building)
5. Building Materials (more concrete to match existing Moudy building)
6. Building Entries (fewer entries for campus security)
7. Entrances (main entry from the interior plaza side, away from the neighborhood)
8. Site Plan waiver (architecture drawings are in progress)

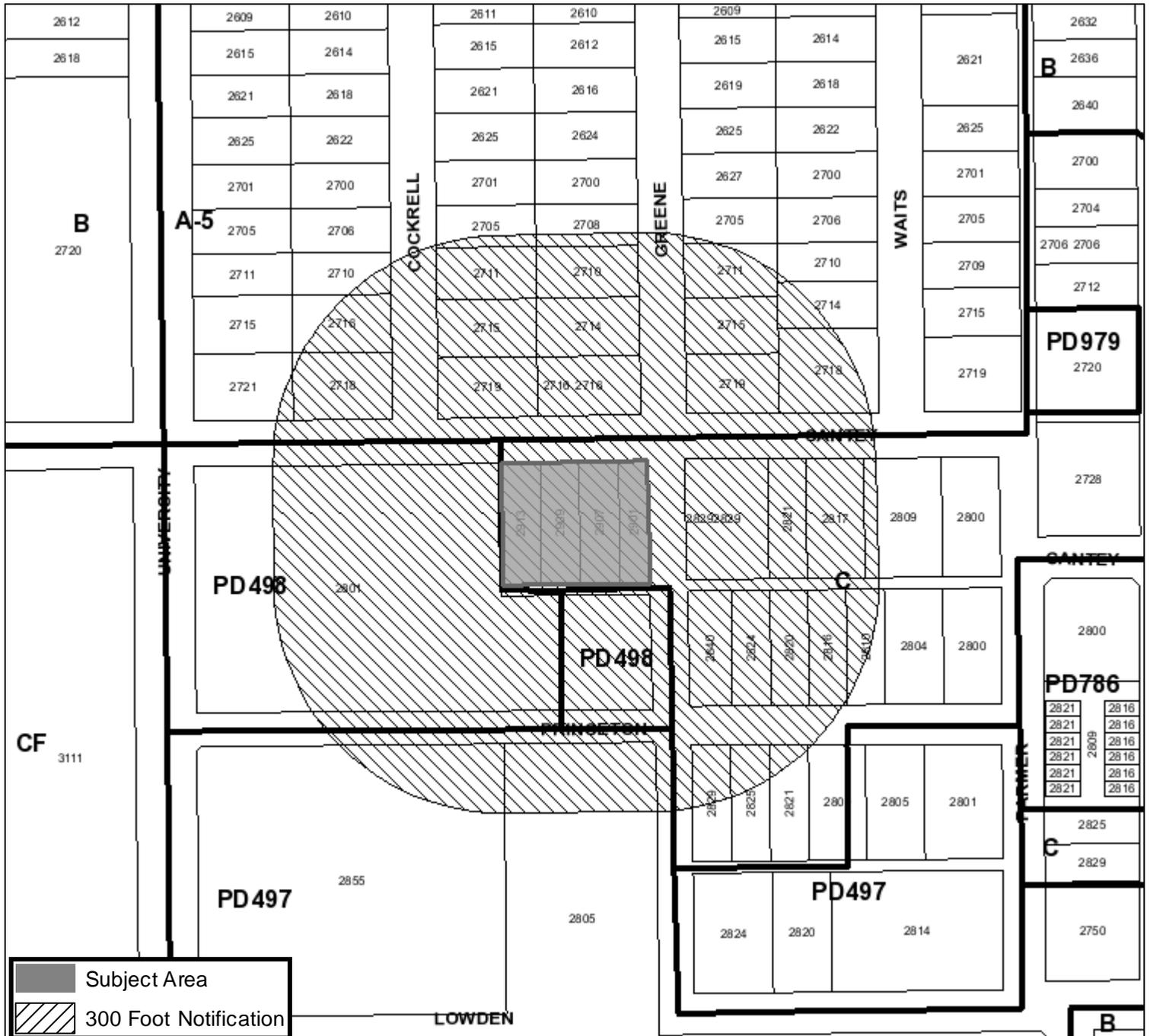
Area Map



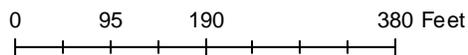


Area Zoning Map

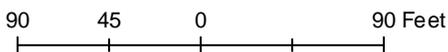
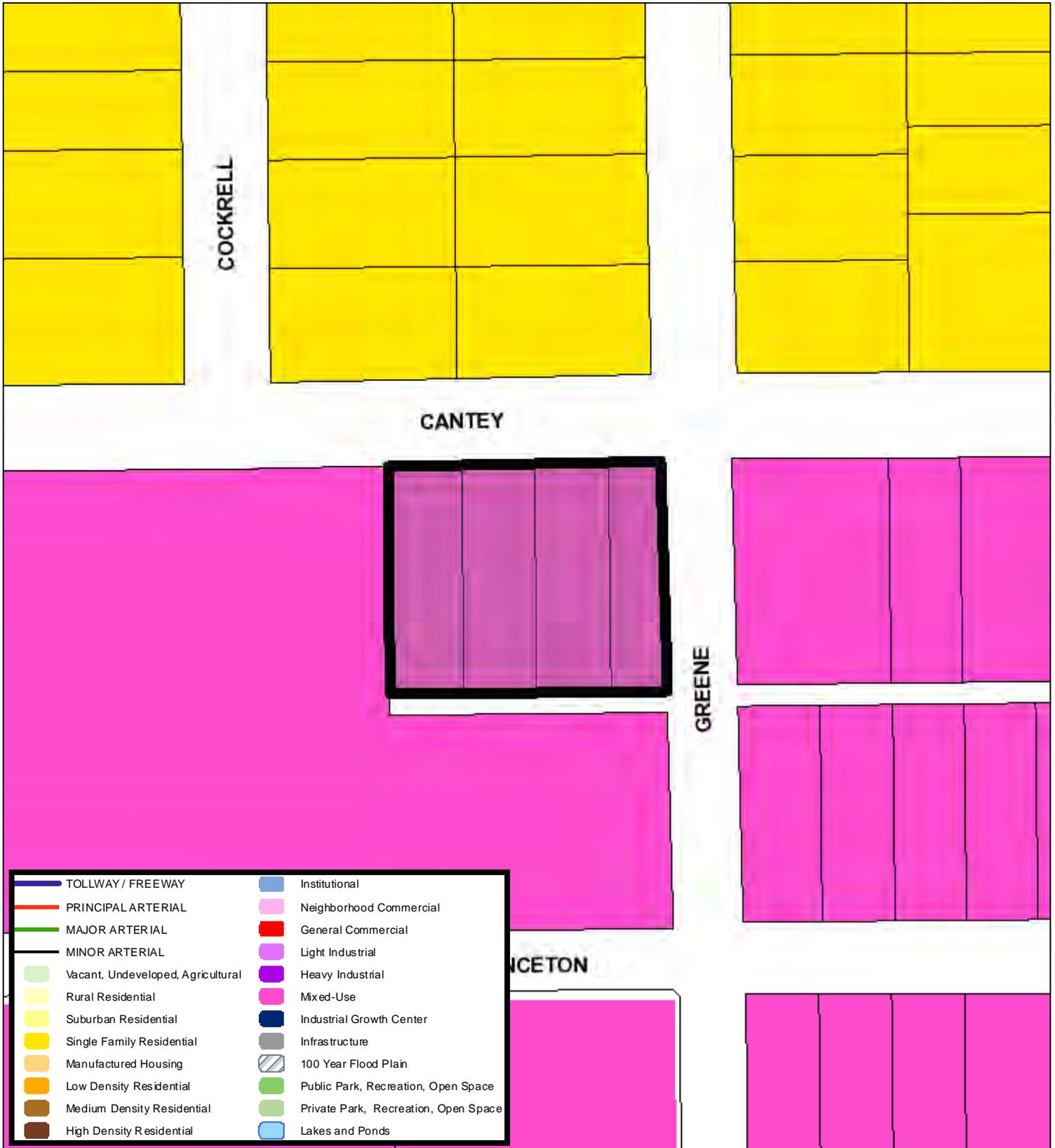
Applicant: Texas Christian University
 Address: 2901 - 2913 (odds) W. Cantey Street
 Zoning From: C/TCU Overlay
 Zoning To: PD 497 PD/MU-1 for TCU Fine Arts Bldg./TCU Overlay
 Acres: 0.71105679
 Mapsco: 76T
 Sector/District: TCU/Westcliff
 Commission Date: 12/9/2015
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.





ZC-15-159

Aerial Photo Map



0 55 110 220 Feet



Kyle Salzman, 777 Main Street, Fort Worth, Texas representing Ellesmere Corporation explained to the Commissioners they are requesting “I: zoning to be consistent with the remainder of the property.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Dunn. The motion carried unanimously 8-0.

11. ZC-15-159 Texas Christain University (CD 9) 2903-2913 (odds) W. Cantey Street (University Place Addition, Block 6, Lots 12-15, 0.71 Acres): from “C” Medium Density Multifamily to PD Planned Development for all uses in “MU-1” Low Intensity Mixed Use excluding ambulance dispatch station, blood bank, electric power substation probation or parole office, auto repair, paint & body shop, boat rental or sales, cold storage or ice plant, gunsmithing, repair or sales, mini-warehouses, newspaper distribution center, assembly of pre-manufactured parts except for vehicle trailers, airplanes, mobile homes, bottling works, milk or soft drinks, manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning or polishing preparations, small boats, novelties and clothing, monument works stone, paper box manufacture, rubber stamp manufacture, sheet metal shop, warehouse or bulk storage, welding shop, custom work (not structural); with the following waivers to the MU-1 standards: 1) front yard setback on Cantey Street greater than 20 feet, 2) to not meet façade or fenestration requirements, 3) to not meet building material masonry requirements, 4) to not provide building entries to the public street, and 5) provide main entrances interior to the property; site plan waiver requested/TCU Overlay

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Texas Christain University explained to the Commissioners they are proposing to build a Fine Arts Building. The PD is base “MU-1” zoning and they are requesting waivers to the front yard setback greater than 20 ft., not to meet façade fenestration requirements, not to meet building material masonry requirements and to provide building entries to the public street. He said they hosted a neighborhood meeting and about 50 neighbors participated from University North NA, University West NA, and Frisco Heights NA. Mr. Hudson presented his power point to the Commissioners and explained the building is oriented back to the campus, not to the neighborhood as requested, and that is why they are requesting waivers to the “MU” requirements.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-15-164
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Tammy/Deanna Defferies	2714 Waits	Out	Opposition	Sent letter in

12. ZC-15-160 City of Fort Worth Planning & Development Petition: Ridglea Country Club (CD 3) Generally bounded by SH 183, the Trinity River and Country Club Drive