



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2013

Council District 3

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none

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

Owner / Applicant: Texas Christian University

Site Location: 3589 Bellaire Drive N. Mapsco: 76W

Proposed Use: Campus Dormitory Development

Request: From: "C" Medium Density Multifamily; "CF" Community Facilities
To: "CF" Community Facilities

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed parking garage will be located on the south side of Bellaire Drive north in the Worth Hills Village area of the TCU Campus. The original submission was to construct a six level parking garage with approximately 1,200 spaces to replace all of the surface parking spaces in the Worth Hills student housing area and include a two story administrative building. The PD was requested to provide waivers to the 100 ft. supplemental setback and maximum height. The parking garage was to be built close to Bellaire Dr. and over a creek.

Extensive opposition was received from adjacent homeowners, and the case was continued from the September and October Zoning Commission meetings. Several meetings were held during the continuance period. As a result, the applicant has amended the location of the parking garage further to the south, into TCU's property, to reduce the impact on the neighbors. Staff has received a letter requesting that the subject site be zoned to "CF" Community Facilities instead of "PD/CF", which will match the remainder of the university's property in Worth Hills Village. The PD zoning is no longer needed because the waivers are not being requested, and therefore no site plan is being provided. The applicant will meet all the regulations of CF.

The parking garage will be built approximately 180 feet from Bellaire Dr., which will meet the setbacks requirements necessary to gain the height that is needed for the garage. It will be built over a different section of the creek. The university has explained to the residents that the trees and natural vegetation along Bellaire Dr. will remain, and it is likely more will be planted to help screen the garage.

The parking this facility will provide will assist in satisfying the needs for surrounding multifamily and overall campus. A revised parking study and count will be provided upon permitted to ensure the proper amount is provided for the campus. Parking will be provided at this location for the residents of the dormitories only.

Site Information:

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

Agent: Dunaway Associates, LP / Barry L. Hudson

Acreage: 3.9 acres

Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "CF" Community Facilities; "A-5" One-Family/ TCU Campus (practice sports field), single-family

East "CF" Community Facilities / TCU Campus

South "CF" Community Facilities / TCU Campus

West "CF" Community Facilities; "C" Medium Density Multifamily / TCU Campus, single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-109, from various to "CF" Community Facilities, approved 10/31/11.

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 organizations were notified:

Organizations Notified	
Colonial Hills*	FWISD

**Within this neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "CF" Community Facilities. Surrounding land uses are primarily parking, housing, and other facilities for TCU students.

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

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Mixed-Use Growth Center. Mixed-use, multifamily and commercial zoning classifications are most desirable in Mixed-Use Growth Centers. The proposed parking garage will provide parking for surrounding multifamily/dormitory and university uses. The requested zoning change is consistent with the following Comprehensive Plan policies.

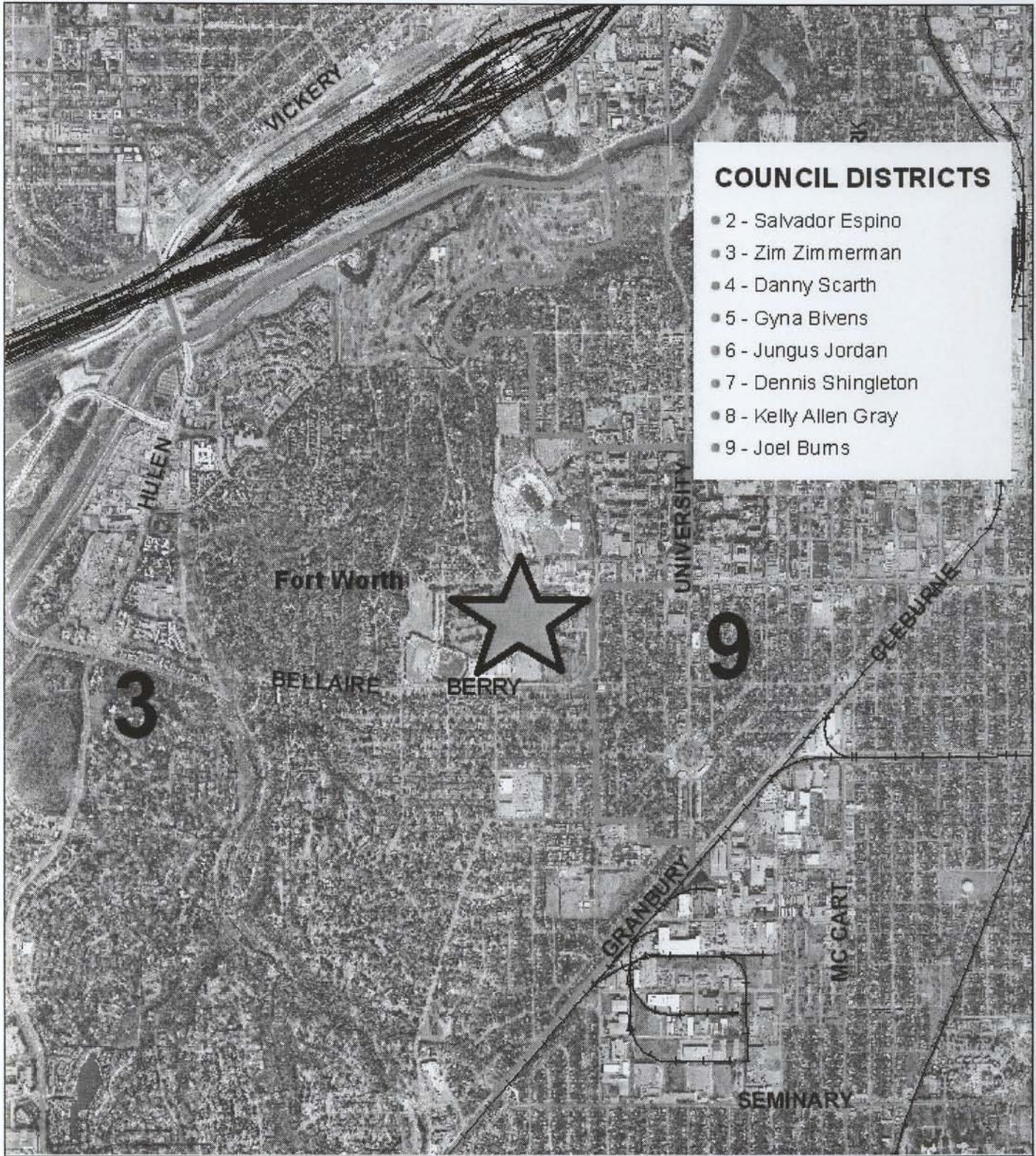
- Accommodate higher density residential and mixed uses in areas designated as mixed-use growth centers on the City's future land use maps. (pg. 37)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility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

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

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





October 31, 2013

City of Fort Worth Zoning Commission
c/o Stephen Murray, Zoning & Land Use Planner
City of Fort Worth, Planning & Development Department
Fort Worth City Hall, 1000 Throckmorton St., Lower Level
Fort Worth, Texas 76102

RE: ZC-13-127 TCU Parking Garage, Revised Zoning request to "CF" (no PD)

Members of the City of Fort Worth Zoning Commission:

Texas Christian University (TCU) is officially amending our zoning change request for the portion of the Worth Hills section of campus included in zoning case ZC-13-127. This 4.005 acre tract is currently zoned "C" Multifamily and "CF" Community Facilities. Rather than requesting a "PD" zoning with height and setback waivers, we are now requesting approval of straight "CF" Community Facilities zoning, with no planned development designation and no waivers requested.

The requested "CF" zoning will match all of the surrounding TCU property which is already zoned "CF" Community Facilities. TCU will meet or exceed all of the "CF" setback and height regulations in the Fort Worth Zoning Ordinance on this property for all future university related facilities.

Thank you for your consideration, on behalf of TCU,

A handwritten signature in cursive script that reads "Barry L. Hudson".

Barry L. Hudson, AICP, CNU-A
Dunaway Associates

cc Tracy Syler-Jones, TCU
Todd Waldvogel, TCU
Jesse Rangel, TCU
Dana Burghdoff, City of Fort Worth
Jocelyn Murphy, City of Fort Worth



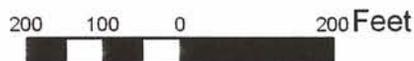
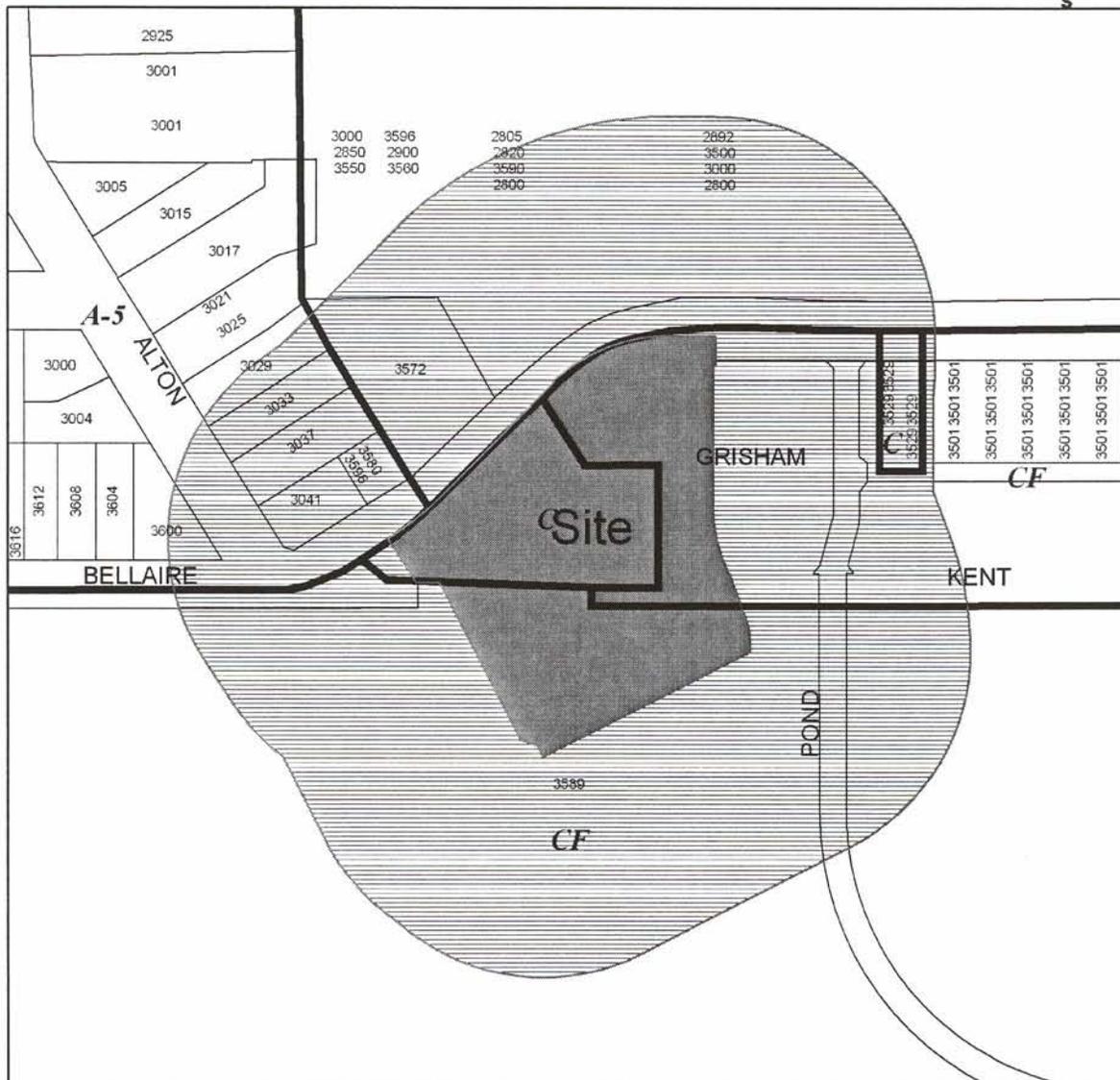
ZC-13-127

Area Zoning Map

Applicant: Texas Christian University
 Address: 3589 Bellaire Drive N.
 Zoning From: C, CF
 Zoning To: PD for CF uses plus parking garage w/ waivers to height and fr setback
 Acres: 3.95107064
 Mapsco: 75Z, 76W
 Sector/District: TCU/W.cliff
 Commission Date: 9/11/2013
 Contact: 817-392-8043



300 Ft. Buffer

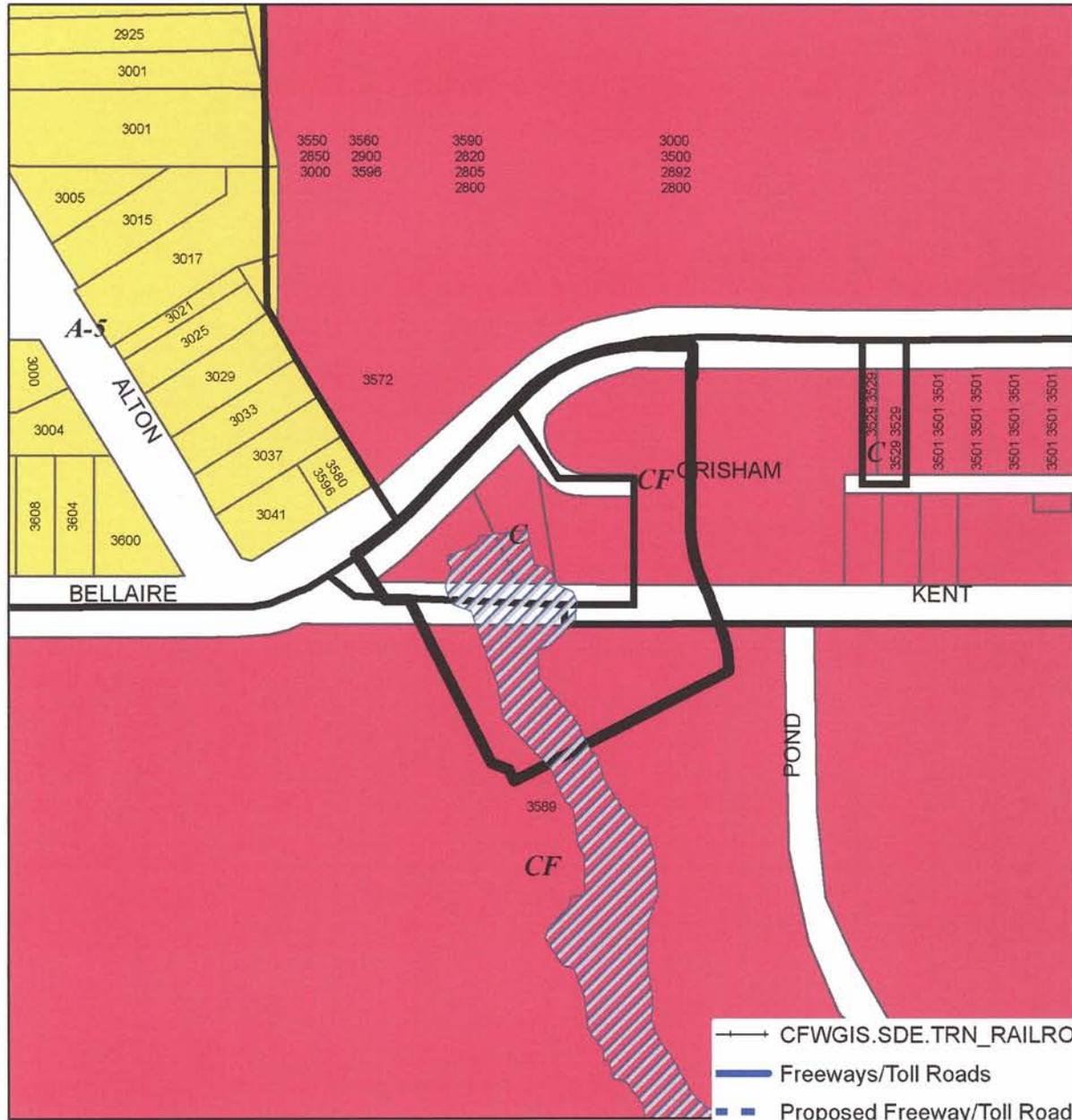




3589 Bellaire Drive N.

Future Land Use

ZC-13-127



- 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.



3589 Bellaire Drive N.



ZC-13-127

Aerial Photo Map



City of Fort Worth, Texas
Zoning Commission
November 13, 2013 – 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
Beth Knight, Senior 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. Mr. Genua read into the record and presented Certificates of Appreciation to outgoing commissioners Ms. Ann Zadeh and Mr. Hugh Ferrell.

II. Minutes

The Commission, on a motion by Ms. Conlin, seconded by Mr. Hollis, on a vote of 9-0, voted to approve the Zoning Commission minutes of the October 9, 2013 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-13-127 Texas Christian University (CD 3) – 3589 Bellaire Drive N. (Portion of TCU Addition, Block 1, Lot 1R, 4.00 Acres): from “C” Medium Density Multifamily, and “CF” Community Facilities to “CF” Community Facilities

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas, representing TCU explained to the Commissioners they have amended their request to CF zoning. They are no longer asking for a Planned Development or waivers. Mr. Hudson said they have had four outreach meetings with the neighborhood and the revised layout was well received. He noted they are pleased to have reached an agreement with the neighborhood. He noted instead of being 42 feet back from the zoning line they are approximately 180 feet back. Mr. Hudson explained the power point to the Commissioners and noted they will be saving some trees along the channel.

Mr. West asked about surface parking. Mr. Hudson said there is still some surface parking for the physical plant. He noted there is existing surface parking on the west side of the proposed structure. Mr. West asked if the new configuration will delay their construction plans. Mr.

Hudson said it will be delayed about a year because they will need to demo an existing building, but they are not ready to take it off line.

Ms. Reed asked where they will be adding new trees. Mr. Hudson said they will be along Bellaire Drive.

Paul Billman, 3037 Alton Road, Fort Worth, Texas spoke in support. He said moving the structure back and providing more trees will provide a buffer for the neighborhood.

Mr. West asked if the neighborhood is familiar with the plan. Mr. Billman said the last meeting they had was in October with about 50-60 people in attendance. He said they are happier with this layout than the first one presented.

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

<i>Document received for written correspondence</i>				<i>ZC-13-127</i>	
Name	Address	In/Out 300 notification area	Position on case		Summary
Paul Billman	3037 Alton Rd	In		Support	Spoke at hearing

2. ZC-13-142 Blue Maple Group (CD 4) - 8463 Old Denton Road (Thomas Peck Survey, Abstract No. 1209, 20.25 Acres): from “A-5” One-Family to “PD/SU” Planned Development/Specific Use for electronic data storage center; site plan required

Jim Schell, 500 W. 7th Street, Fort Worth, Texas representing Blue Maple Group explained to the Commissioners the history behind the property owner’s overall development plan. Mr. Schell said they are requesting PD/SU for a data storage center and had some pictures of what a data center might look like. He noted if this is approved a site plan will come back before them for approval. The reason they chose this location is because of the close proximity to the electric power station. He explained there may be anywhere from eight to twelve employees at one time, 8 hour shifts, 24 hours a day which should cause a minimal impact on traffic. Mr. Schell said they did meet with the Summerfield neighborhood and is in support.

Mr. Edmonds mentioned the proximity to the neighborhood and being a better neighbor by making the property attractive. Mr. Schell agreed. Mike Royal, 59A King Street, Charleston, South Carolina, representing the property owner group, said they will have attractive landscaping as well as a nice development.

Ms. Burghdoff mentioned staff would like to meet and discuss the future land use designations in regards to future development for their property.

Mr. West mentioned the undeveloped land to the north and asked who it belongs to. Mr. Schell said it belongs to Oncor.