



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 3, 2019

**Council District** 3

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** One letter received  
**Support:** None submitted

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

**Owner / Applicant:** Po & Tina Holding LLC

**Site Location:** 3740 S. University Drive Acreage: 0.145

**Proposed Use:** Commercial

**Request:** From: "D" High Density Multifamily/TCU Residential Overlay

To: "E" Neighborhood Commercial/TCU Residential Overlay

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

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

**Staff Recommendation:** Approval

**Background:**

The proposed site is located at the southwest corner of University, Winfield and Butler. The applicant is requesting to rezone from "D" High Density Multifamily to "E" Neighborhood Commercial for an existing office complex. The property has been zoned D since 1959 with the structure being built sometime in 1966. The property owner has always used the building for an office complex.

The property lies within the TCU Residential Overlay, the zoning change would not affect the overlay.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "CR" Low Density Multifamily / multifamily
- East "E" Neighborhood Commercial, PD 6 Planned Development / commercial
- South "A-5" One-Family / single family
- West "CF" Community Facilities / Church

**Recent Relevant Zoning and Platting History:**

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on October 23, 2019.

The following organizations were notified: (emailed October 22, 2019)

<b>Organizations Notified</b>	
Las Familias de Rosemont NA	Bluebonnet Hills NA
<b>Westcliff NA*</b>	Bluebonnet Place NA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Fort Worth ISD	

*\*Within this registered Neighborhood Association*

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is requesting to rezone from “D” High Density Multifamily to “E” Neighborhood Commercial for existing office uses. Surrounding land uses consist of multifamily to the north, commercial to the east, single family to the south and a church to the west.

As a result, the proposed zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency-TCU-Westcliff**

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed “E” Neighborhood Commercial zoning district, is consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

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

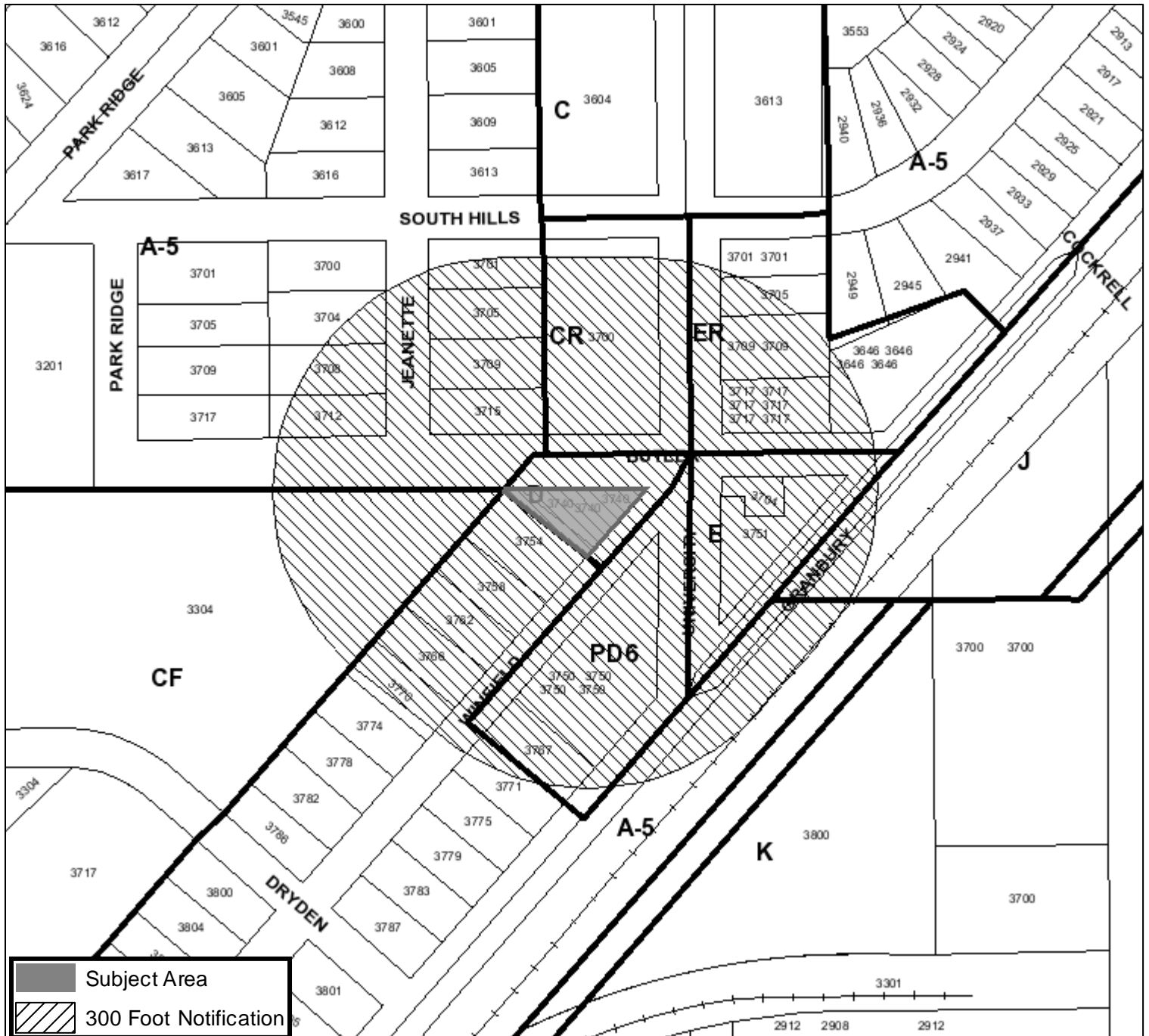
***Attachments:***



- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

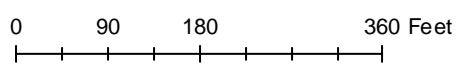


# Area Zoning Map

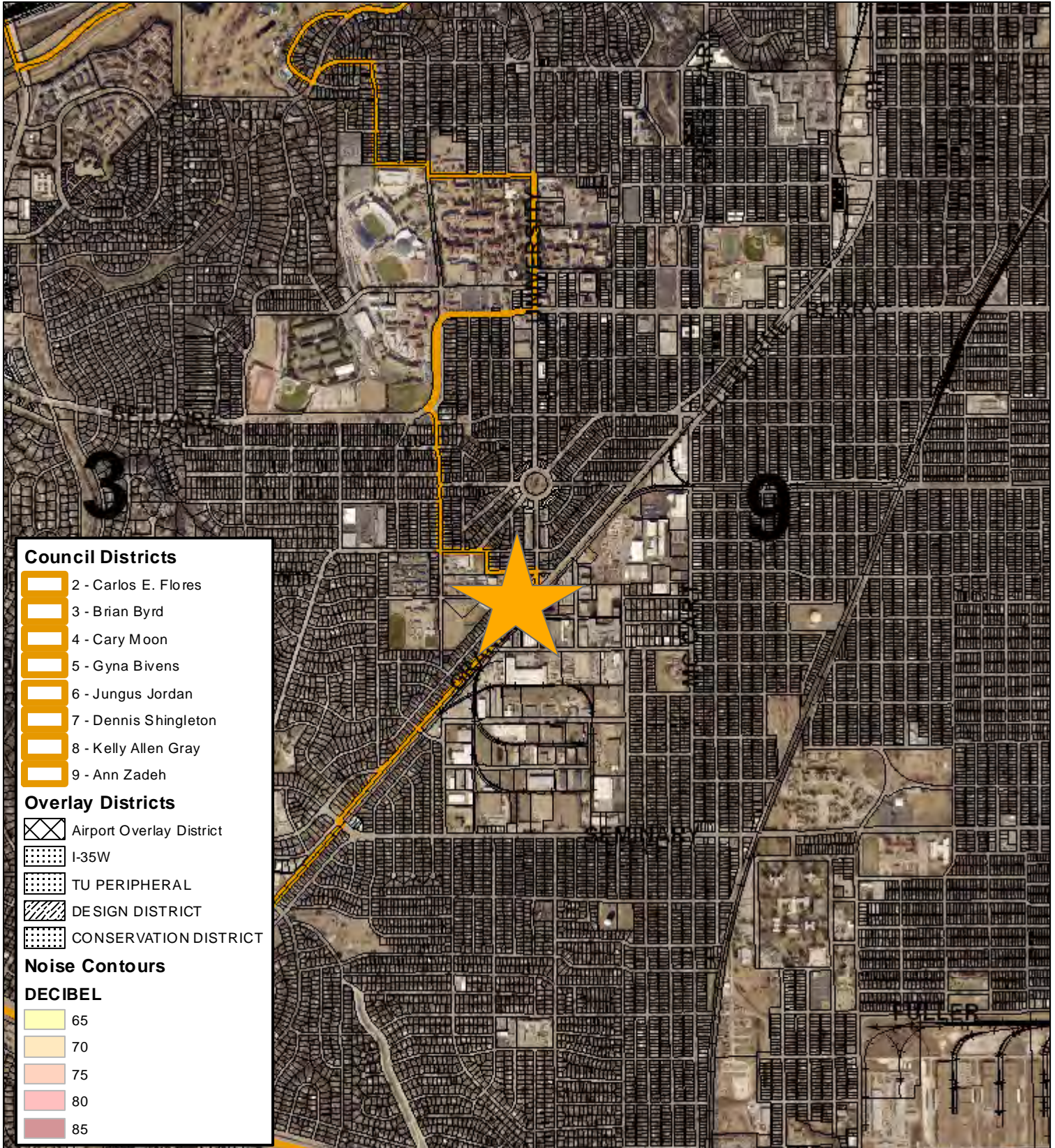
Applicant: Po & Tina Holding LLC  
 Address: 3740 S. University Drive  
 Zoning From: D  
 Zoning To: E  
 Acres: 0.14521363  
 Mapsco: 90A  
 Sector/District: TCU/W.cliff  
 Commission Date: 11/13/2019  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification








## Area Map



### Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

### Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

### Noise Contours

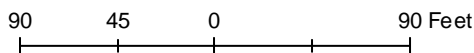
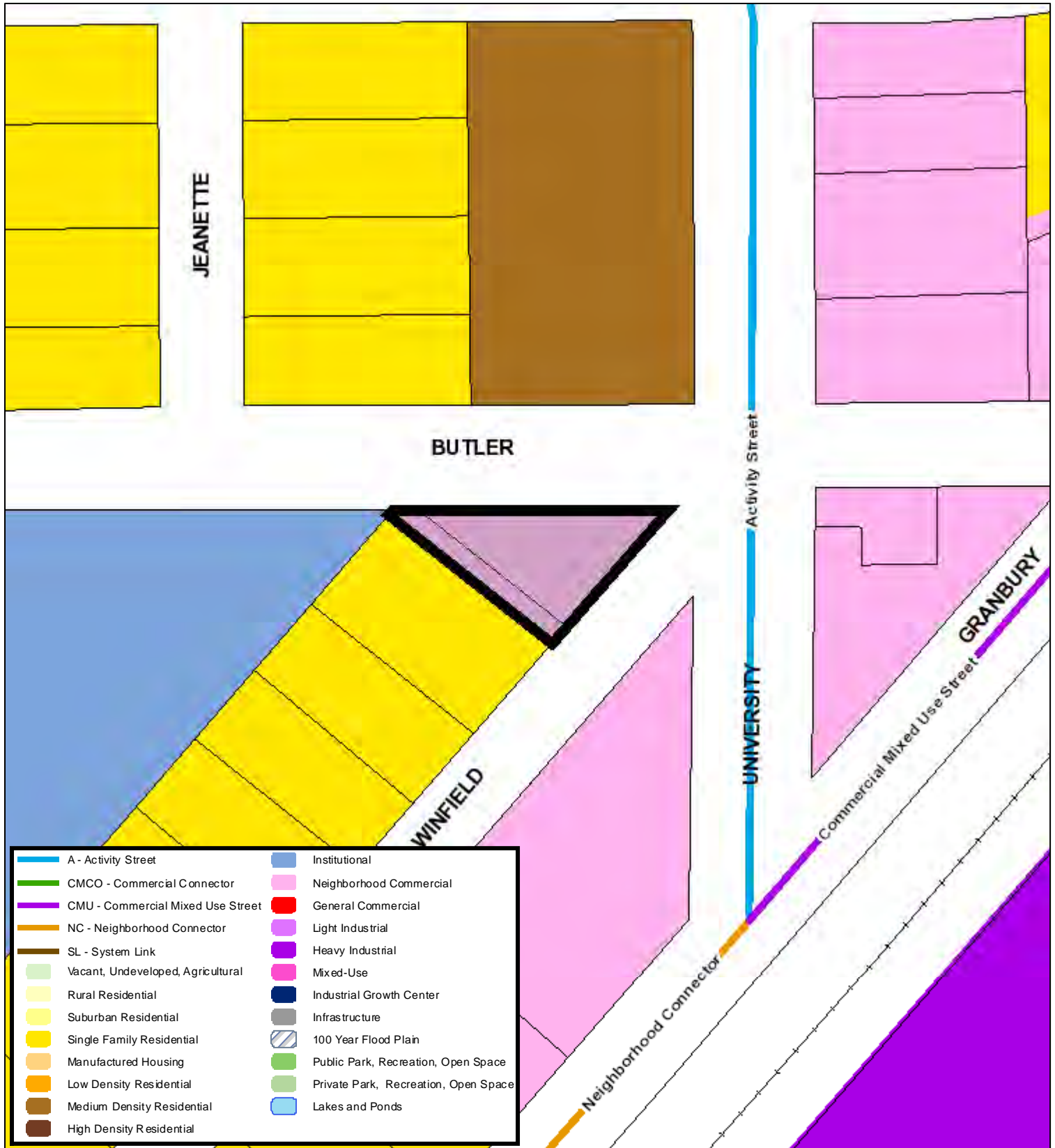
#### DECIBEL

-  65
-  70
-  75
-  80
-  85



0 1,000 2,000 4,000 Feet

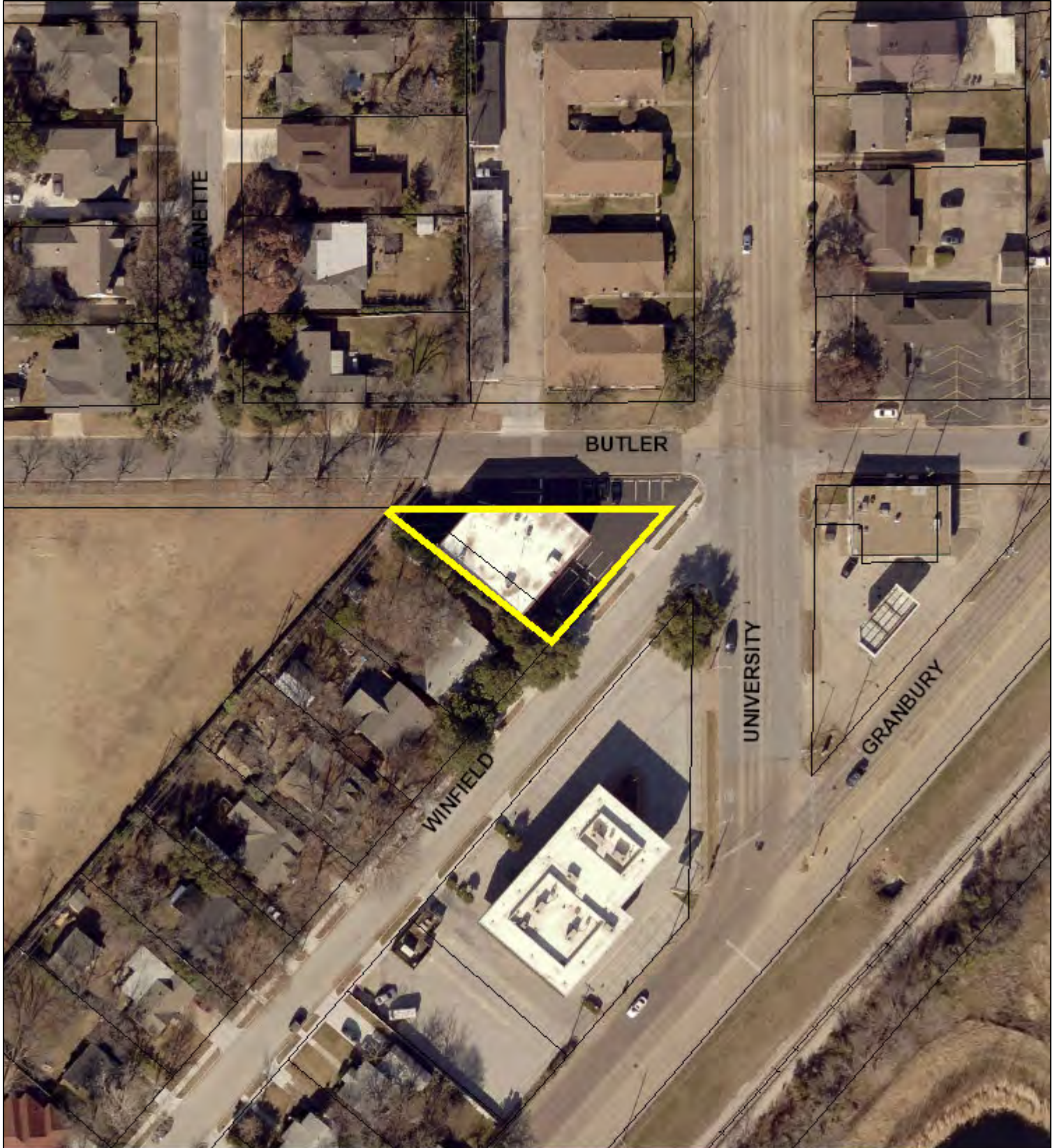
### Future Land Use



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 5, 2019.



**Aerial Photo Map**



0 55 110 220 Feet

