



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-034

Council District: 9

Zoning Map Amendment

Case Manager: [Alexander Johnson](#)

Owner: Texas Christian University

Applicant: Dunaway Associates, Stephen Cook

Site Location: 2613, 2617, 2701, 2717, 2721, 2723, & 2725 Wabash Avenue

Acreage: 1.33 acres

Request

Proposed Use: No use proposed at this time(vacant)

Request: From: “B” Two-Family Residential/TCU Overlay
To: “CF” Community Facilities/TCU Overlay

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

Project Description and Background

The properties are located approximately 600 feet west of the University Drive/W Cantey Street intersection. The properties and the area surrounding them are composed of residential and institutional uses. The site is zoned B – Two-Family residential and is part of a large block of majority two-family zoned property. There were 8 lots all containing a single-family dwelling, but they were demolished in 2025 leaving the site vacant. The site is in the TCU Overlay district, but the zoning proposal will not impact or be impacted by the overlay.



Surrounding Zoning and Land Uses

North “B”, / Parking lots
East “B” “C” / Parking Lots & Single-Family Residences
South “CF” / Educational Facility
West “B”, / Educational Facility

Recent Zoning History

ZC-14-138 – Designation of the TCU Overlay District

Development Impact Analysis

Land Use Compatibility

The applicant is not proposing any development for the site and in the past year they demolished the multiple single-family dwellings which had been located on the lots in question. The requested “CF” Community Facilities zoning would allow institutional uses primarily which is appropriate for the area.

The proposed zoning request for community facilities uses **is compatible** with adjacent residential land uses

Comprehensive Plan Consistency – TCU/Westcliff Sector

The 2023 Comprehensive Plan designates the subject site as Mixed- on the Future Land Use Map.

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

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

Based on conformance with the policies stated above, the proposed zoning proposal **is consistent** with the Comprehensive Plan.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **March 27, 2026**.

Posted Notice

A sign was erected on the property on **March 25, 2026**.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **March 27, 2026**:

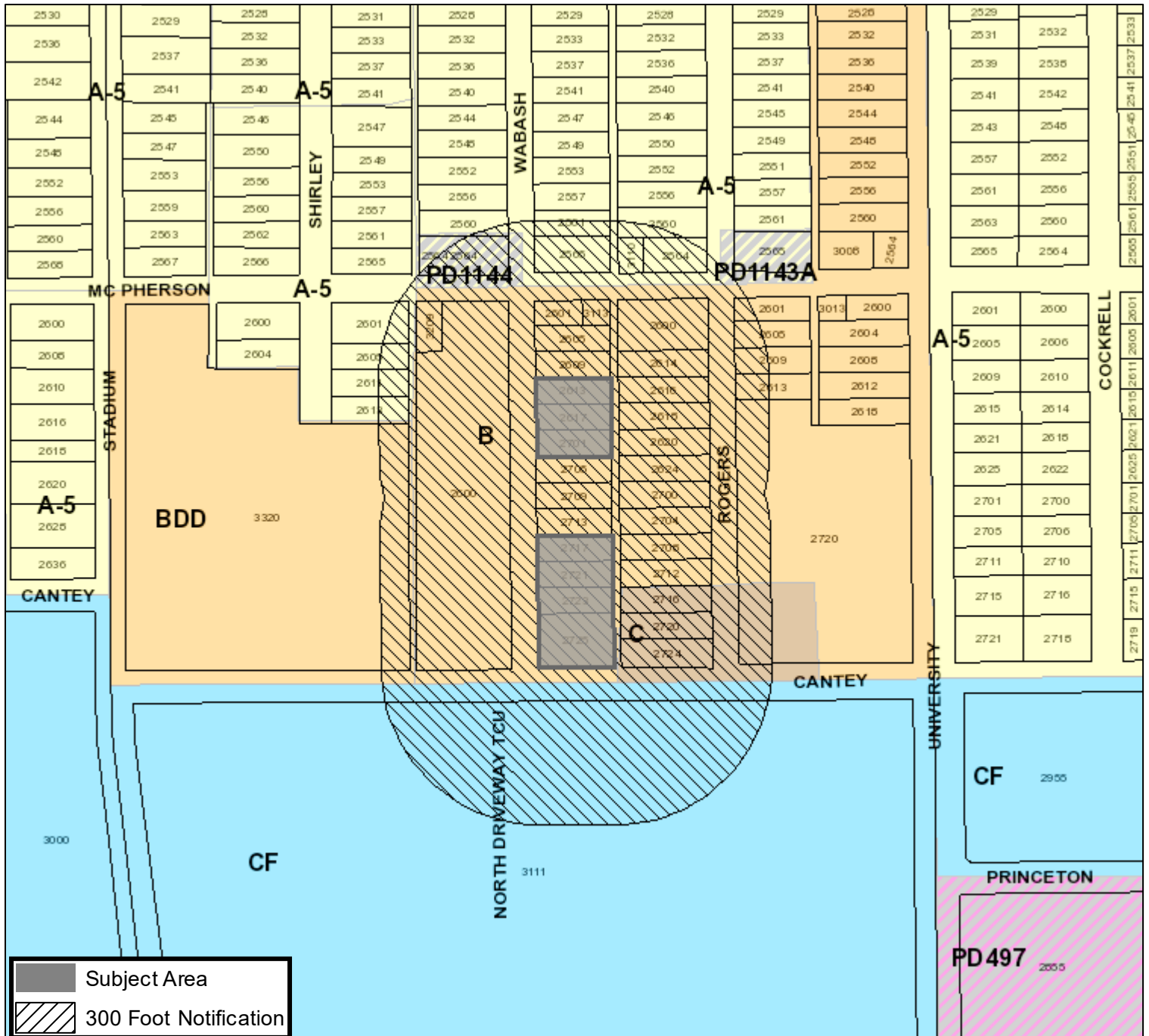
Organizations Notified	
Park Hill NA	Colonial Hills NA
Park Hill Place HOA	Bluebonnet Hills NA
University West NA*	University Place NA
Frisco Heights NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Berry Street Initiative
Fort Worth ISD	

**Located in this registered Neighborhood Association*

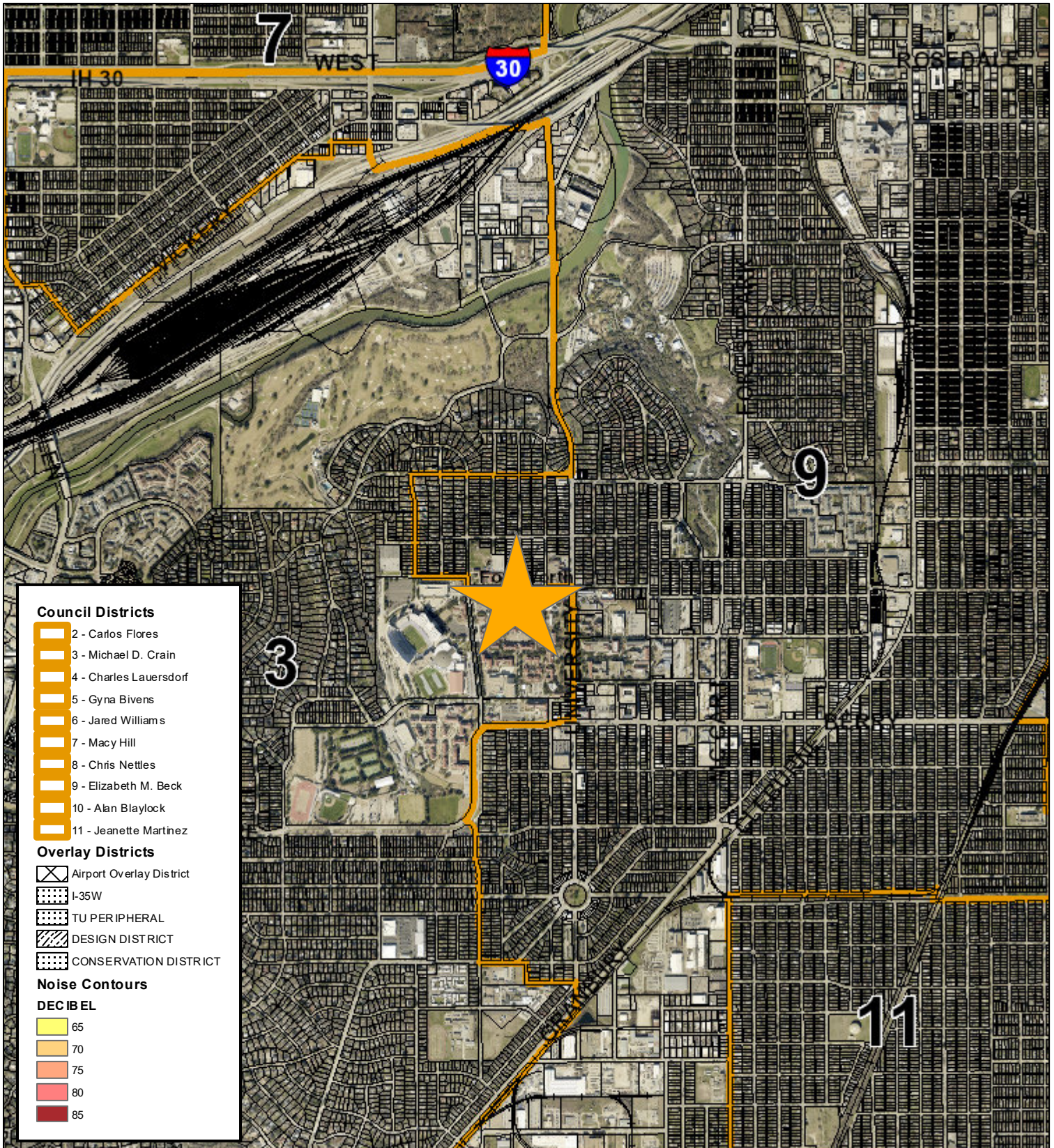


Area Zoning Map

Applicant: TCU/Dunaway Associates
 Address: 2613-2701 & 2717-2725 odds Wabash Avenue
 Zoning From: B/TCU Overlay
 Zoning To: CF/TCU Overlay
 Acres: 1.328
 Mapsco: Text
 Sector/District: TCU/Westcliff
 Commission Date: 4/8/2026
 Contact: 817-392-2891



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

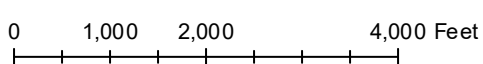
Overlay Districts

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

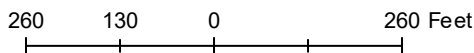
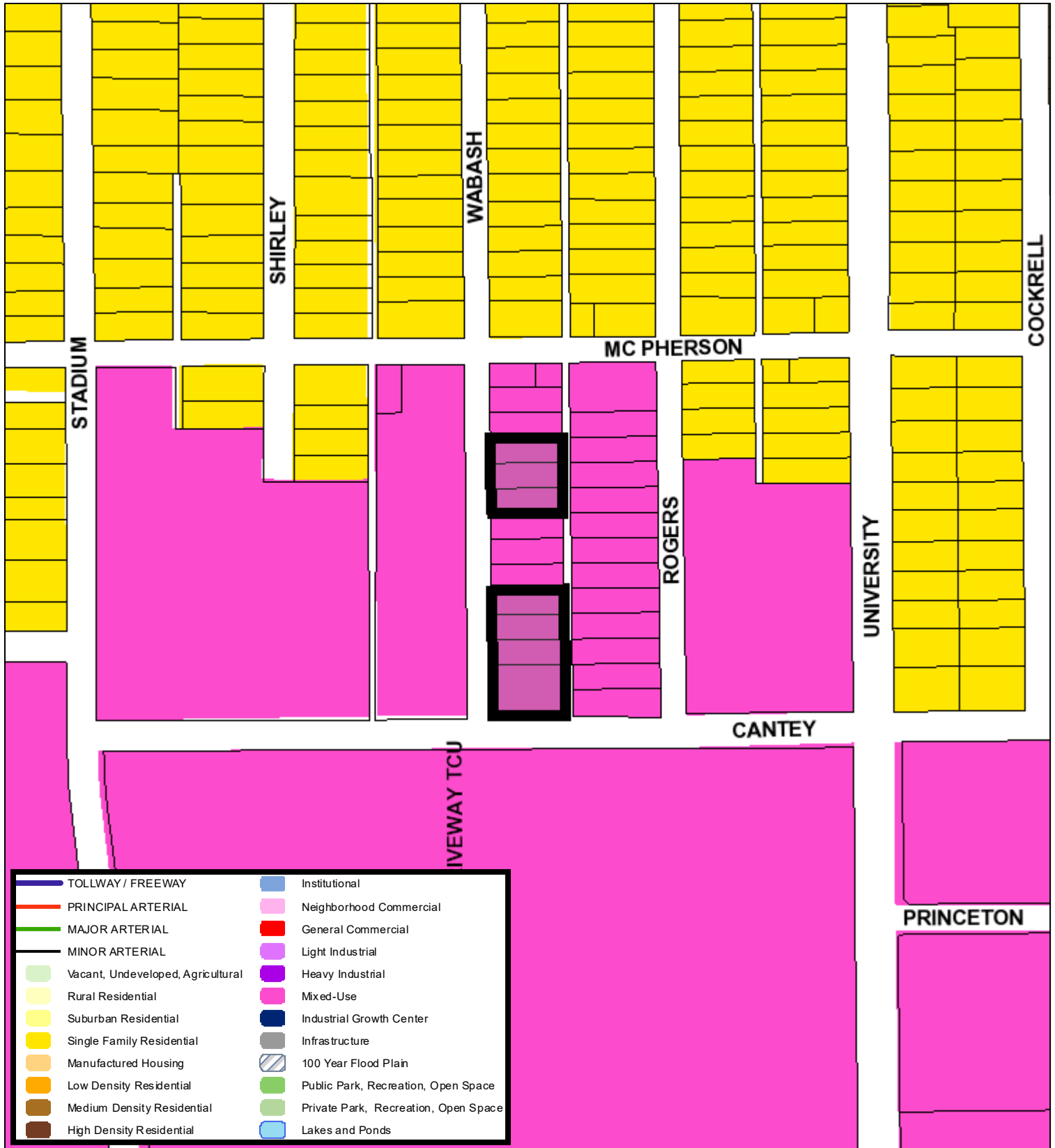
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



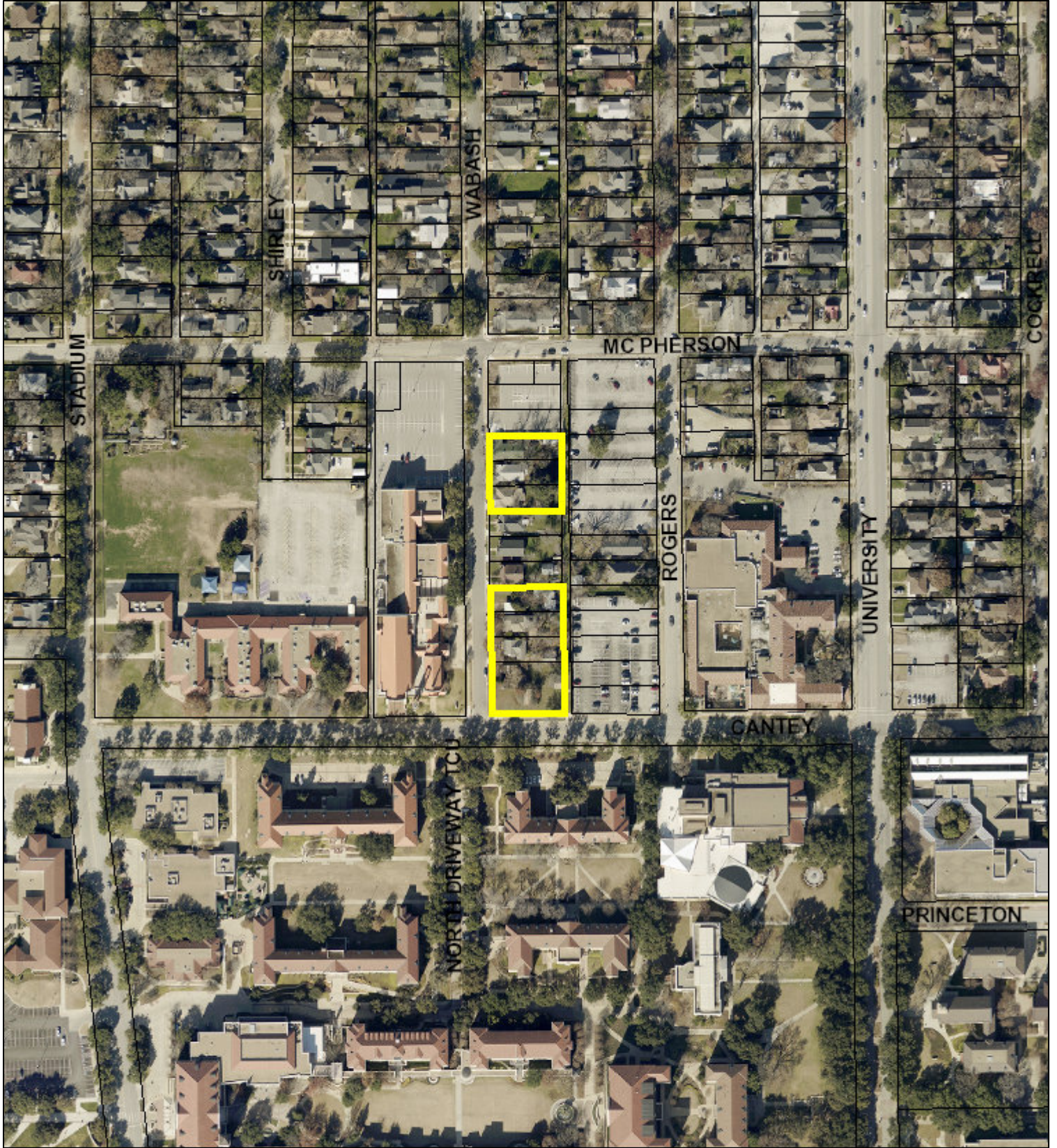
Future Land Use



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 6, 2018.



Aerial Photo Map



0 165 330 660 Feet

