



Zoning Staff Report

Date: March 11, 2025

Case Number: ZC-25-012

Council District: 9

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Alex Viegel

Site Location: 3225 S. University

Acreage: 0.16 acres

Request

Proposed Use: Duplex

Request: From: PD 95 “PD-SU” for an insurance office; maintaining existing architecture; providing for parking in rear yard only / TCU Residential Overlay

To: “C” Medium Density Multifamily / TCU Residential 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 9-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
- b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is currently a vacant lot located in the Bluebonnet Hills Addition in Council District 9. The applicant is proposing to build a duplex on the proposed lot with a shared drive with the adjacent lot that is currently zoned C, also under construction for a duplex.

This zoning change, if approved, would allow the construction of new duplex dwelling and remove an outdated PD. The new unit must meet all "B" standards for duplex units, including 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line. A conceptual layout was provided by the applicant, and shows another duplex proposed on the vacant lot to the north, they will share a common drive for rear entry parking.

Conceptual Plan

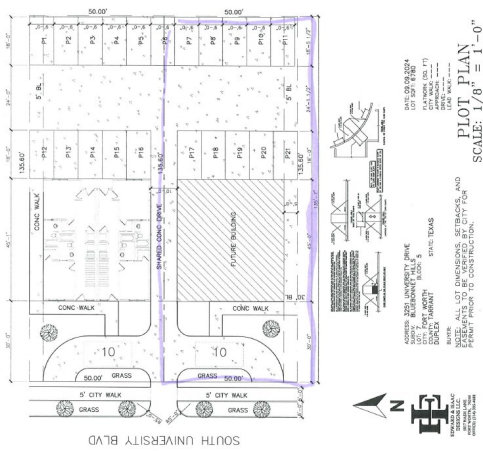


exhibit
map
3225 S university

Subject Property



South University facing west



South University facing north



Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / under construction, duplex and student housing
East “A-5” One-Family / single family residential
South “C” Medium Density Multifamily / duplex
West “C” Medium Density Multifamily / duplex

Recent Zoning History

- ZC-16-193 Council-initiated rezoning from A-5 One-Family residential to BU-CX-3 Berry University Form Based Code, approved March-20217 subject area just to the north
- ZC-09-114 Council-initiated rezoning from B Two Family residential to A-5 One-Family residential, approved November 2009 subject area two locks to the west

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on January 31, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

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 notified: (emailed January 31, 2025)

Organizations Notified	
Bluebonnett Hills NA*	Paschal NA
Westcliff NA	Frisco Heights NA
Rosemont NA	Berry Street Initiative
Streams and Valleys Inc.	Trinity Habitat for Humanity
Fort Worth ISD	
<i>*Located within this registered Neighborhood Association</i>	

Development Impact Analysis

Land Use Compatibility

The homes south of Berry Street along South University are primarily duplex or triplex with a few single-family residential structures. This area along both sides of S. University are mostly dorms for TCU students. The proposed rezoning to “C” is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – TCU-Westcliff

The adopted Comprehensive Plan currently designates the subject property as future Medium Density Multifamily on the Future Land Use Map. This designation is the same as “CR”, “C” and “D”.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed “C” Medium Density Multifamily is **consistent** with the Future Land Use Map and compatible with the following policies of the adopted Comprehensive Plan.

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

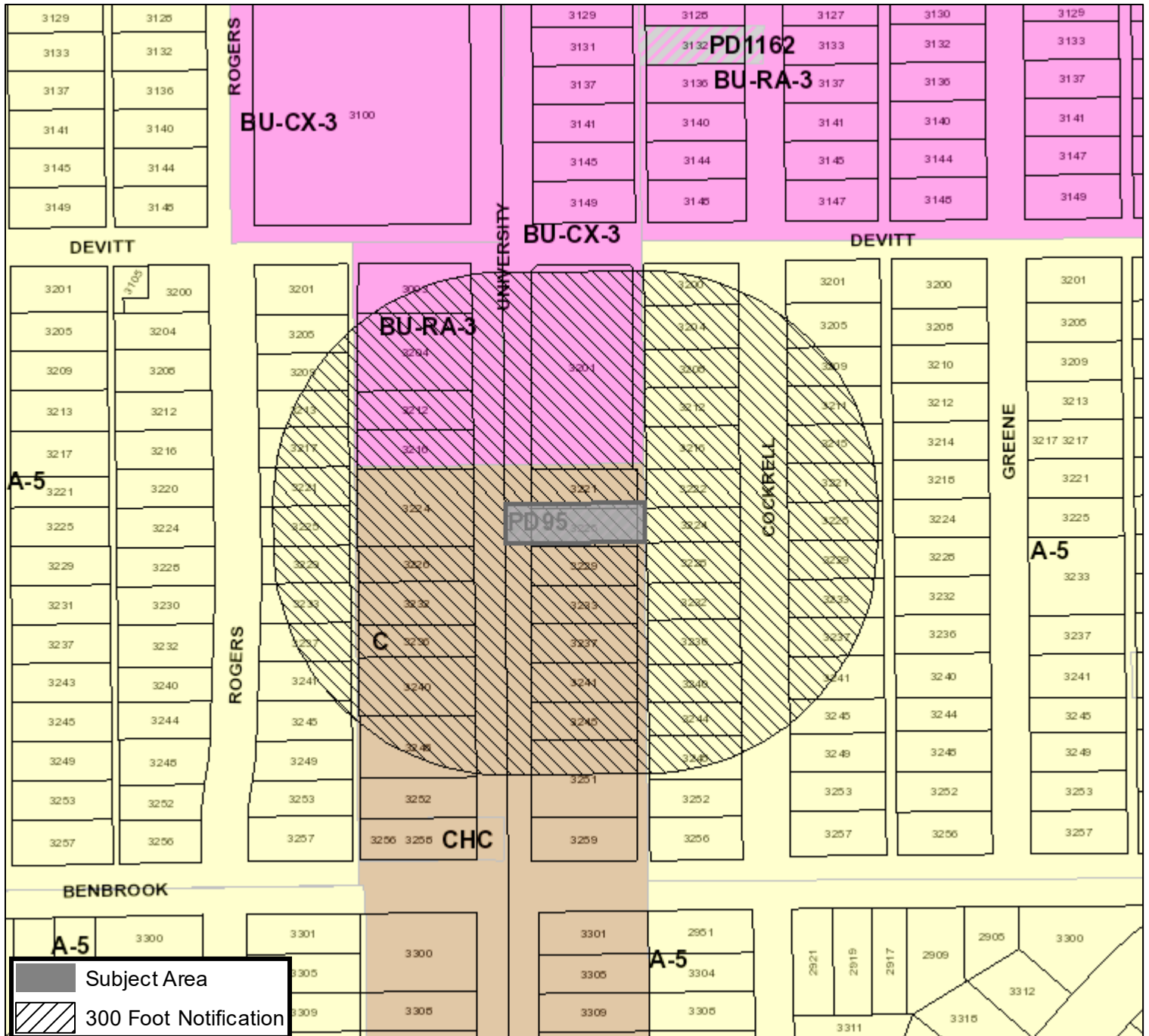
The proposed zoning is consistent with the map designation and policies for this area.



ZC-25-012

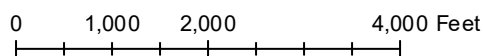
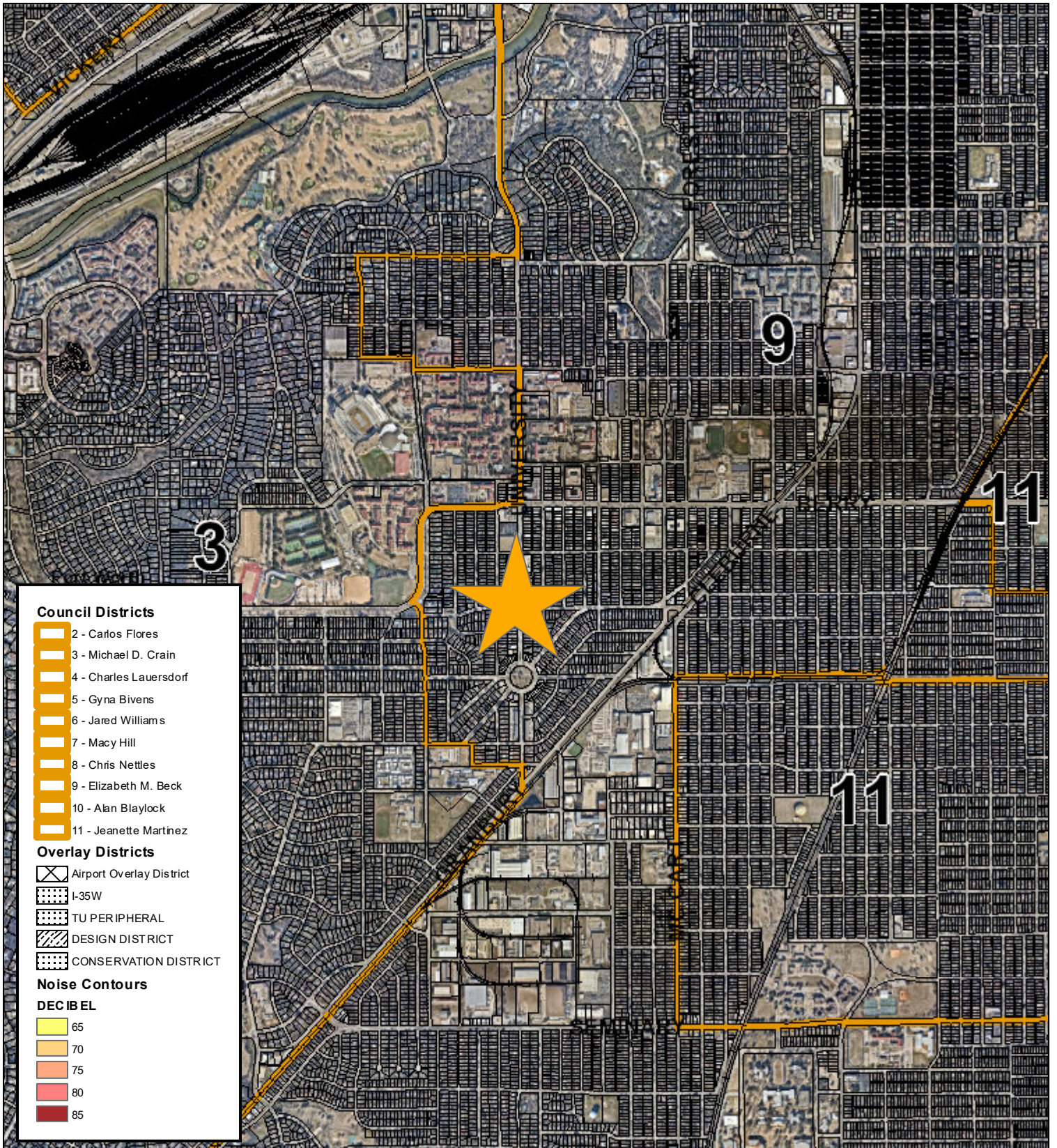
Area Zoning Map

Applicant: 3108 Frazier LLC/Alex Veigel
 Address: 3225 S UNIVERSITY DR
 Zoning From: PD 95
 Zoning To: C
 Acres: 0.20730551
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 2/12/2025
 Contact: 817-392-7869



0 90 180 360 Feet

Area Map

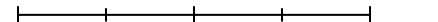


Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds

80 40 0 80 Feet



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 55 110 220 Feet

