



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 15, 2019

**Council District** 9

**Zoning Commission Recommendation:**  
Motion failed with a 3-5 vote, no substitute motion made,  
automatic Denial

**Opposition:** 5 people spoke; Paschal NA; 11 letters;  
petition with 37 signature

**Support:** 1 person spoke

Continued Yes X No \_\_  
Case Manager Laura Evans  
Surplus Yes \_\_ No X  
Council Initiated Yes \_\_ No X

**Owner / Applicant:** Southside City Church of Fort Worth

**Site Location:** 2100, 2116 Lowden St., 2828 Townsend Dr., 2837 Frazier Ave.

**Proposed Use:** Multifamily

**Request:** From: "A-5" One Family and "CF Community Facilities / TCU Residential Overlay  
To: "UR" Urban Residential / TCU Residential Overlay

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

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

**Staff Recommendation:** Approval

**Background:**

The proposed rezoning is located at the northwest corner of Lowden Street and Townsend Drive. The applicant is proposing to rezone the area from "A-5" One Family and "CF Community Facilities to "UR" Urban Residential for a multifamily development.

The property is located within the TCU Mixed-Use Growth Center. The site is also located within the TCU Residential Overlay. The requirement for not more than three (3) unrelated residents would not apply in this situation due to the proposed zoning not being an "A" district.

During the zoning commission hearing the opposition raised concerns with traffic density, noise, and property values.

The case was continued at the September 10 Council meeting to allow more time for the applicant to meet with the neighborhood. At the time of this report no additional information has been received.

**Site Information:**

Owner: Southside City Church of Fort Worth  
2100 Lowden  
Fort Worth, Texas 76110  
Agent: Mary Nell Poole/Townsite Company

Acres: 1.13 ac.  
 Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:  
 North "A-5" One-Family / single family  
 East "A-5" One-Family / single family  
 South "BU-CIV" Berry/University Civic / school  
 West "C" Medium Density Multifamily / multifamily

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
 Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Lowden St	Residential	Residential	No
Frazier Ave	Residential	Residential	No
Townsend Dr	Residential	Residential	No

**Public Notification:**

300 foot Legal Notifications were mailed on July 19, 2019.  
 The following organizations were notified: (emailed July 15, 2019)

Organizations Notified	
Park Hill Place HOA	Paschal NA*
Frisco Heights NA	Ryan Place Improvement Assn
Bluebonnet Place NA	Berkeley Place NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Berry Street Initiative	Fort Worth ISD

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "UR" Urban Residential for multifamily development. Surrounding land uses are primarily single-family with multifamily to the west and a school to the south.

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

**2. Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the subject property as Mixed-Use. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Promote commercial, mixed-use, and urban residential development within the Hulen/Cityview and TCU Mixed-Use Growth Centers
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods

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

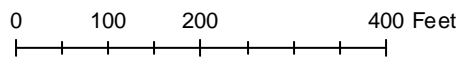
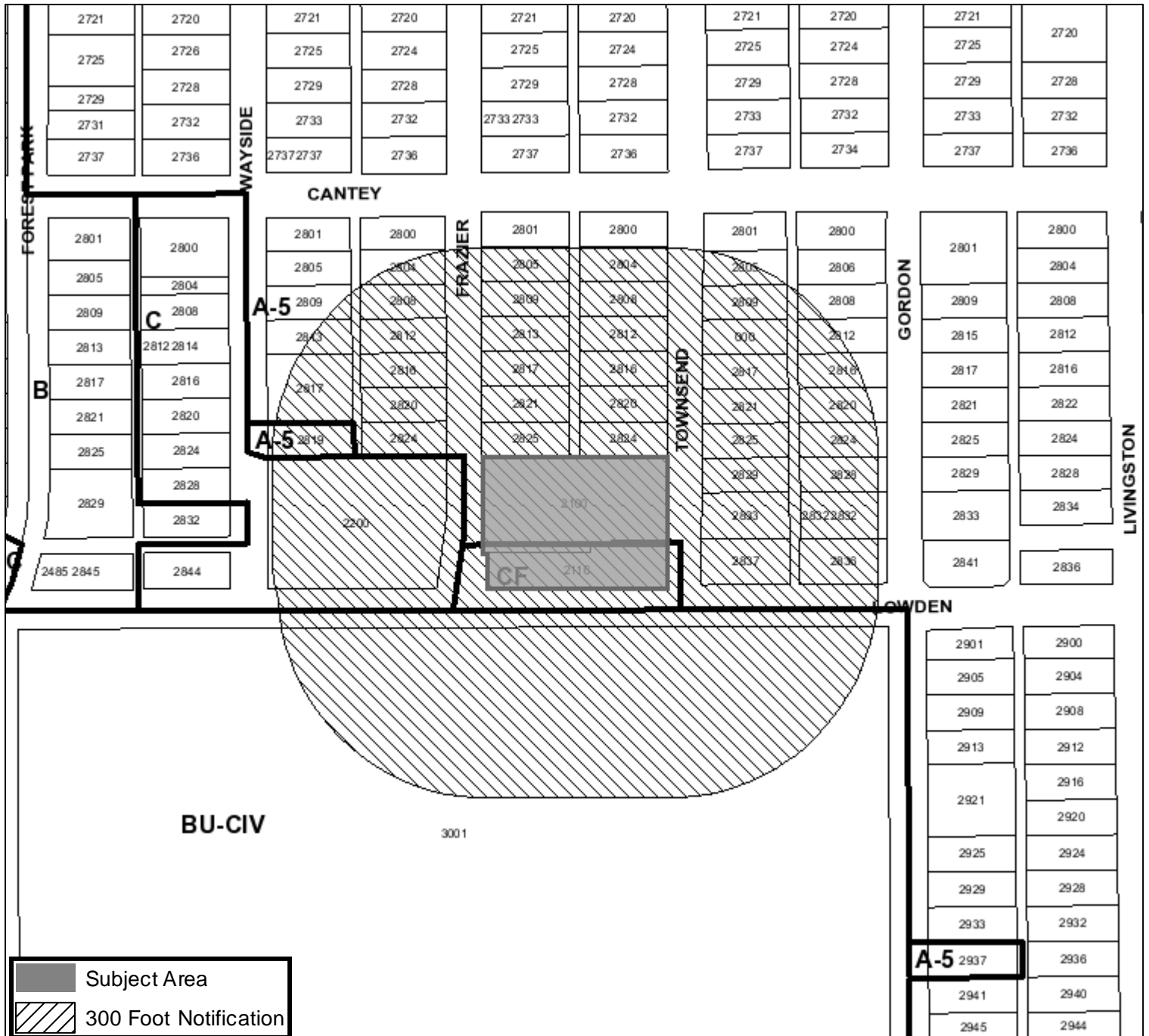
**Attachments:**

- Area Zoning Map with 300 ft.
- Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the City Council meeting



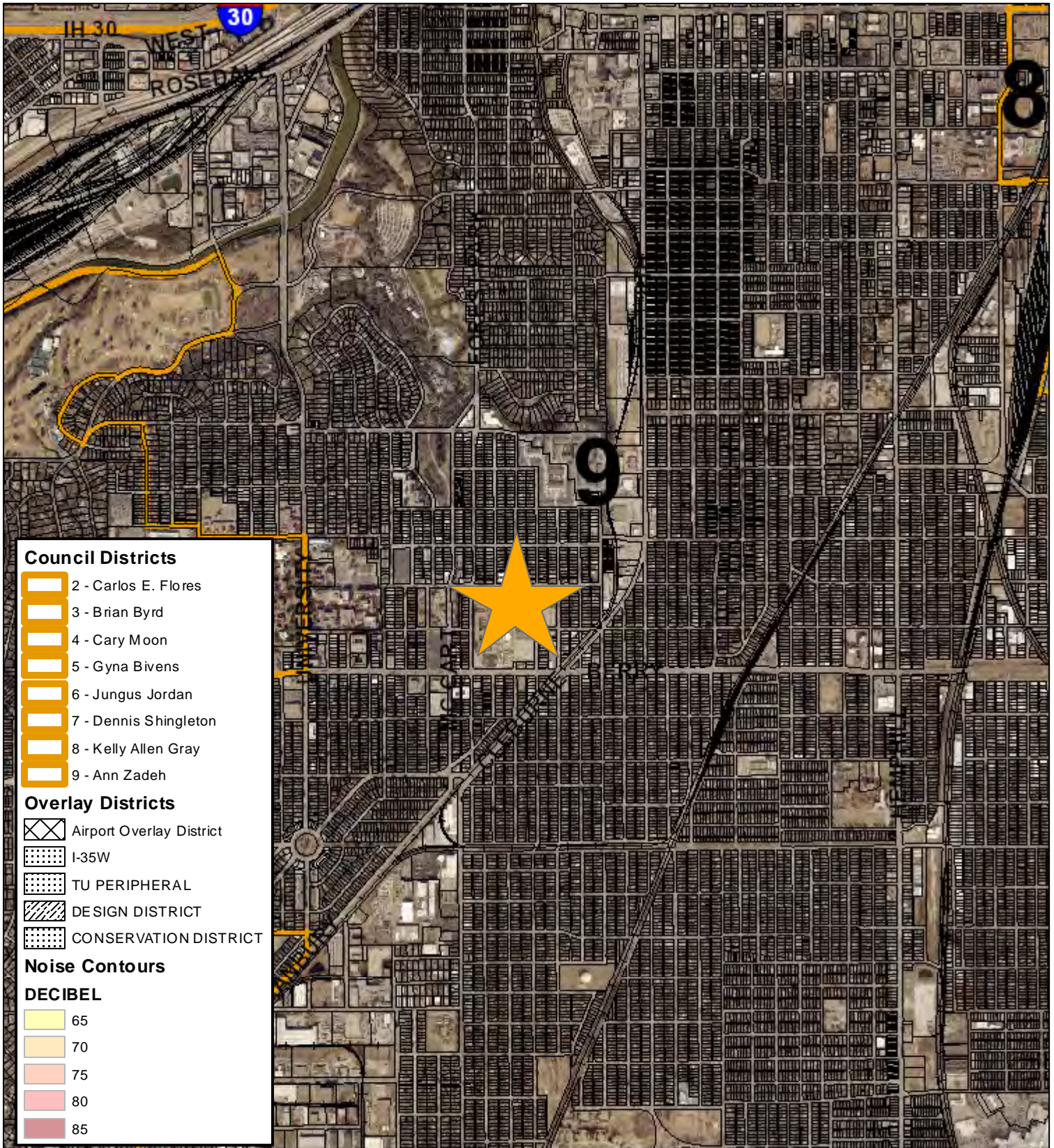
# Area Zoning Map

Applicant: Southside City Church of Fort Worth  
 Address: 2100 & 2116 W. Lowden Street, 2828 Townsend Drive, 2837 Frazier Avenue  
 Zoning From: A-5, CF / TCU Residential Overlay  
 Zoning To: UR/TCU Residential Overlay  
 Acres: 1.13157441  
 Mapsco: 76Y  
 Sector/District: TCU/W.cliff  
 Commission Date: 8/14/2019  
 Contact: 817-392-8043



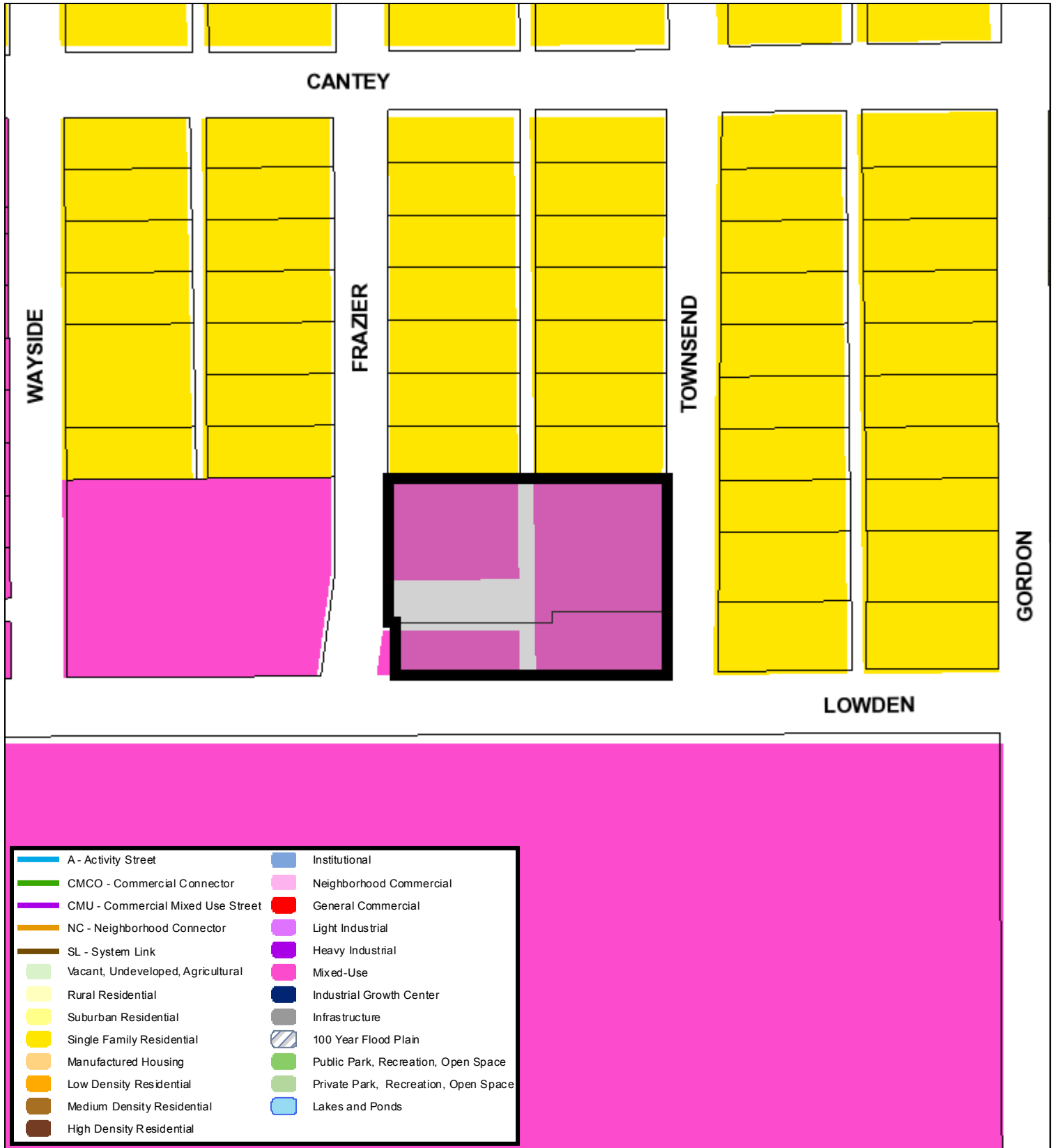


### Area Map

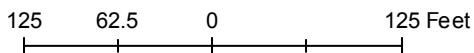




### Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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 80 160 320 Feet



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8. ZC-19-117 (CD9) Catherine Colquitt, 2601 McPherson Avenue; From: "A-5" One-Family/TCU Residential Overlay To: "R2" Townhouse/Cluster/TCU Residential Overlay 0.54 acres (Recommended for Denial by the Zoning Commission)

Ms. Carol Stalcup, 2729 Sundance Avenue, appeared before Council in support of Zoning Docket ZC-19-117.

Ms. Jerre Tracy, 1110 Penn Street, completed a comment card in opposition to Zoning Docket ZC-19-117.

Motion: Council Member Zadeh made a motion, seconded by Mayor Pro tem Shingleton, that Zoning Docket ZC-19-117 be denied with prejudice. Motion passed 9-0.

9. ZC-19-118 (CD9) Southside City Church of Fort Worth, 2100, 2116 W. Lowden Street, 2828 Townsend Drive, 2837 Frazier Avenue; From: "A-5" One-Family and "CF" Community Facilities/TCU Residential Overlay To: "UR" Urban Residential/TCU Residential Overlay 1.13 acres (Recommended for Denial by the Zoning Commission)

Ms. Mary Nell Poole, 2918 Wingate, appeared before Council in support of Zoning Docket ZC-19-118.

The following individuals appeared before Council in opposition to Zoning Docket ZC-19-118:

Mr. J.D. Barnes, 2530 Wayside Avenue  
Mr. Rick Garcia, 2817 Livingston Avenue  
Mr. Peder Hanson, 2720 Wayside Avenue

Motion: Council Member Zadeh made a motion, seconded by Mayor Pro tem Shingleton, that Zoning Docket ZC-19-118 be continued to the October 15, 2019, Council meeting. Motion passed 9-0.

10. ZC-19-120 (CD5) Michael Smith, 11432 S. Pipeline Road; From: "AG" Agricultural, "AR" One-Family Restricted, "CF" Community Facilities, "K" Heavy Industrial To: "A-5" One-Family 19.58 acres (Recommended for Approval by the Zoning Commission)

Mr. Dennis Hopkins, 2131 North Collins Street #637, Arlington, Texas, completed a speaker card in support of Zoning Docket ZC-19-120 and was recognized by Mayor Price but was not present in the Council Chamber.