



Zoning Staff Report

Date: June 24, 2025

Case Number: ZC-25-072

Council District: 9

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: CLPL Houses, LLC / Brad Newsome

Site Location: 2728 Lubbock Avenue

Acreage: 0.43 acres

Request

Proposed Use: Village East Apartments

Request: From: “C” Medium Density Multifamily/TCU Overlay

To: “UR” Urban Residential/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 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

This zoning case was continued from the May 14th meeting to provide the applicant an opportunity for additional neighborhood outreach. Since the meeting, the applicant has met with the University Place HOA and garnered their support along with TCU Facilities & Campus Planning.

Located in the TCU/Westcliff Planning Sector adjacent to the TCU campus, this 0.43-acre site located in the Frisco Heights neighborhood contains six single-story detached homes. The site is surrounded by multifamily two-story housing and adjacent to the eastern edge of the TCU campus. To the northwest of the site is an “A-5” One-Family Residential district.

From the applicant:

“The applicant’s rezoning request will put a finishing touch on the group’s Village East housing development adjacent to TCU. The proposed use is 100% compatible with surrounding land uses of housing serving TCU. The subject site, in fact, is the closest to TCU (of any of the surrounding housing), given that it is directly across West Catney Street from TCU property.

The proposed development will include Village East’s property management office, making it one of the few (if not the only) housing developments in the area to have on-site property management, which provides close monitoring of tenants and the real property.

Village East is characterized by smaller unit types – in the proposed case, 2.0 bedrooms/unit – making it less dense than other housing in the area. The proposed zoning change is compatible with the City’s Comprehensive Plan in that it is across the street from an institutional use (TCU), and the proposed rezoning will simply be changing from one long-standing multi[family] housing zoning designation (“C”) to a new multi[family] housing designation (“UR”).

Surrounding Zoning and Land Uses

North “PD-979” PD/UR (apartments - Village East; same ownership as subject property)
East “C” Medium Density Multifamily (apartments)
South “PD-786” PD/MU-1 for residential uses only (apartments)
West “C” Medium Density Multifamily (apartments)

Recent Zoning History

- ZC-14-138: Added TCU Overlay

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 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 emailed on **May 30, 2025**:

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

**Located closest to this registered Neighborhood Association*

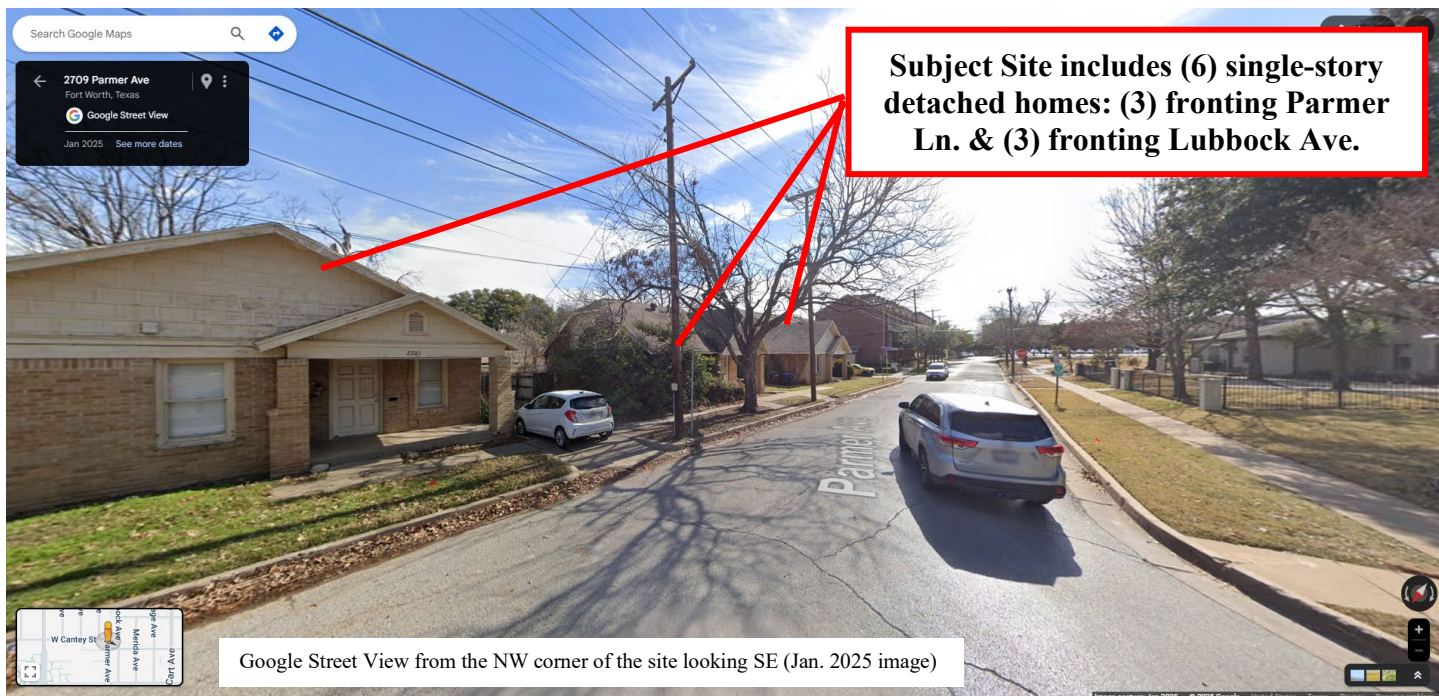
Development Impact Analysis

Land Use Compatibility

The properties adjacent to the site serve as off-campus student housing for TCU. Close proximity to the TCU campus provides easy pedestrian access to and from campus. The current zoning of “C” Medium Density Multifamily allows for up to 24 units/acre while requiring a minimum of 45% open space, 20-foot front yard setback, and a 5-foot interior lot line side yard. Because the site is a corner lot, a 20-foot side yard is also required along W. Catney Street under “C” Development Standards.

By contrast, the “UR” Urban Residential district allows for up to 40 units/acre and reduces the amount of required yard setbacks with the goals of promoting a compact, walkable development and promoting a pedestrian-oriented urban form. The “UR” district is exempt from yard requirements found in Sections 4.711 and 6.101 related to multifamily developments. “UR” Development Standards include 0-ft min. / 20-ft max. front yard setbacks, 5-ft rear yard setbacks (20-ft when adjacent to residential districts; alleys and rear driveways/easements can be counted toward minimum setback), and 0-ft minimum side yards (subject to building code requirements).

“UR” and other form-based zoning districts also require enhanced landscaping such as street trees and pedestrian lighting along public rights-of-way consistent with the goal of promoting a pedestrian-oriented urban form. The requested zoning change is **compatible** with the surrounding land uses.




Comprehensive Plan Consistency

~~The 2023 Comprehensive Plan Future Land Use Map designates this property as Mixed Use which includes a wide array of uses including retail, services, offices, entertainment, mixed uses, and multifamily residential. The requested zoning change of “UR” Urban Residential is **consistent** with Future Land Use Map.~~

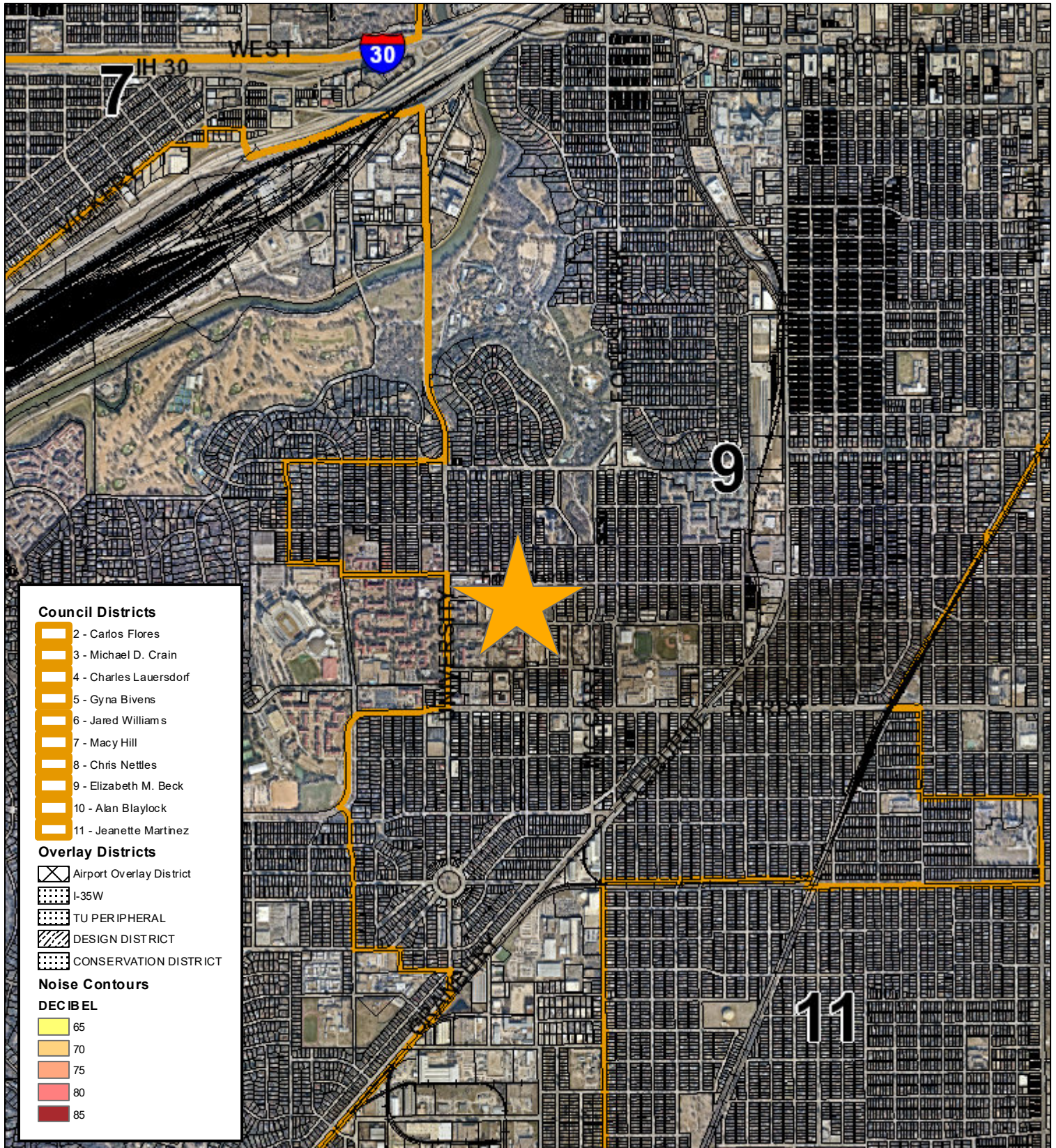
The property is located within the TCU community mixed-use growth center. Both the current zoning (“C”) and proposed zoning (“UR”) are designated as appropriate zoning classifications in the Comprehensive Plan.

The requested zoning change is **consistent** with the Comprehensive Plan and supports the following policies:

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
 - Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
 - Promote commercial, mixed-use, and urban residential development within the Hulen/Cityview and TCU Mixed-Use Growth Centers.
- 

Applicant: CLPL Houses LLC/Bill Newsome
Address: 2728 Lubbock Avenue
Zoning From: C
Zoning To: UR
Acres: 0.43
MapSCO: Text
Sector/District: TCU/Westcliff
Commission Date: 6/11/2025
Contact: 817-392-8043

Area Map

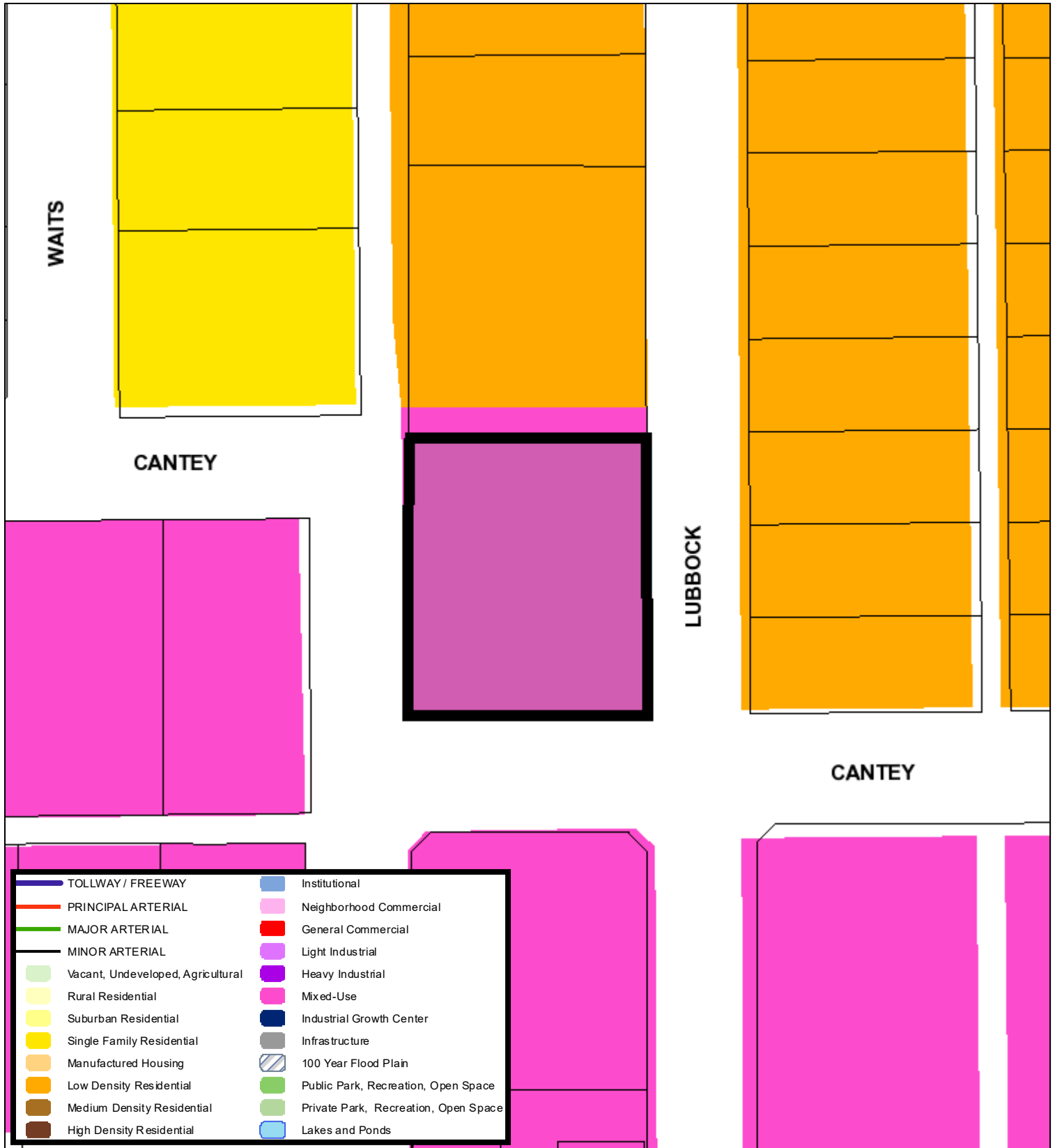


0 1,000 2,000 4,000 Feet



ZC-25-072

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

70 35 0 70 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.





ZC-25-072

Aerial Photo Map



0 40 80 160 Feet

