



Zoning Staff Report

Date: August 8, 2023

Case Number: ZC-23-093

Council District: 8

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Wesleyan University

Site Location: 3004 & 3010 Avenue C

Acreage: 0.32

Request

Proposed Use: Texas Wesleyan University Field House

Request: From: “MU-1” Low Intensity Mixed-use

To: “CF” Community Facilities

Recommendation

Land Use Compatibility: Requested change **compatible**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The site is in the Polytechnic Heights Neighborhood near Binkley and Avenue C intersection in Council District 8 in east Fort Worth, Texas. Wesleyan University owns the property, currently zoned "MU-1" Low-Intensity Mixed Use. However, the University's adjoining property is zoned as "CF" Community Facilities.

In preparation for constructing its athletic field house, Texas Wesleyan University will replat several properties into one lot. They are applying to rezone the properties to avoid split zoning.

Surrounding Zoning and Land Uses

North MU-1 / Single-family residences, institutional

East CF / Institutional

South CF / Institutional

West MU-1 / single-family residence

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023.

The following organizations were emailed on June 30, 2023.

Organizations Notified	
Neighborhoods of East Fort Worth	Parker Essex Boaz NA
Polytechnic Heights NA	West Meadowbrook NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	East Fort Worth Business Association

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

For decades, Texas Wesleyan University has been an integral part of this community. They are planning to construct an athletic fieldhouse to expand their operations. The Wesleyan Campus encompasses most of the surrounding properties, with a few residential properties interspersed. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The proposed 2023 Comprehensive Plan's Future Land Use designates this property as Mixed Use, while the proposed zoning is does not match this category, it aligns with the following policies of the Comprehensive Plan:

- Promote the expansion of the Polytechnic/Texas Wesleyan educational complex.

Aerial Photo Map



0 37.5 75 150 Feet

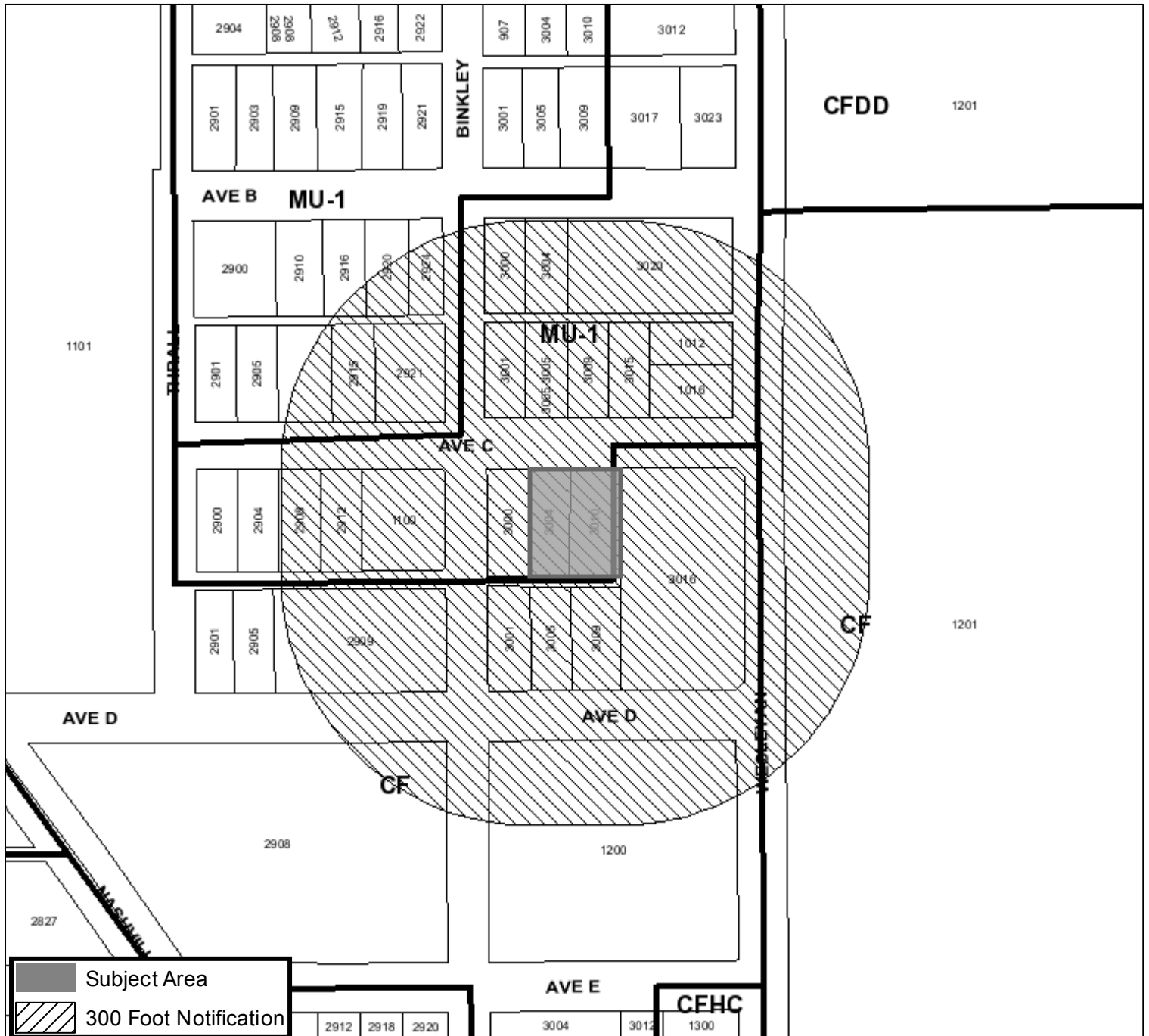






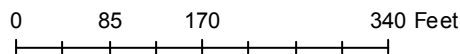
ZC-23-093

Area Zoning Map

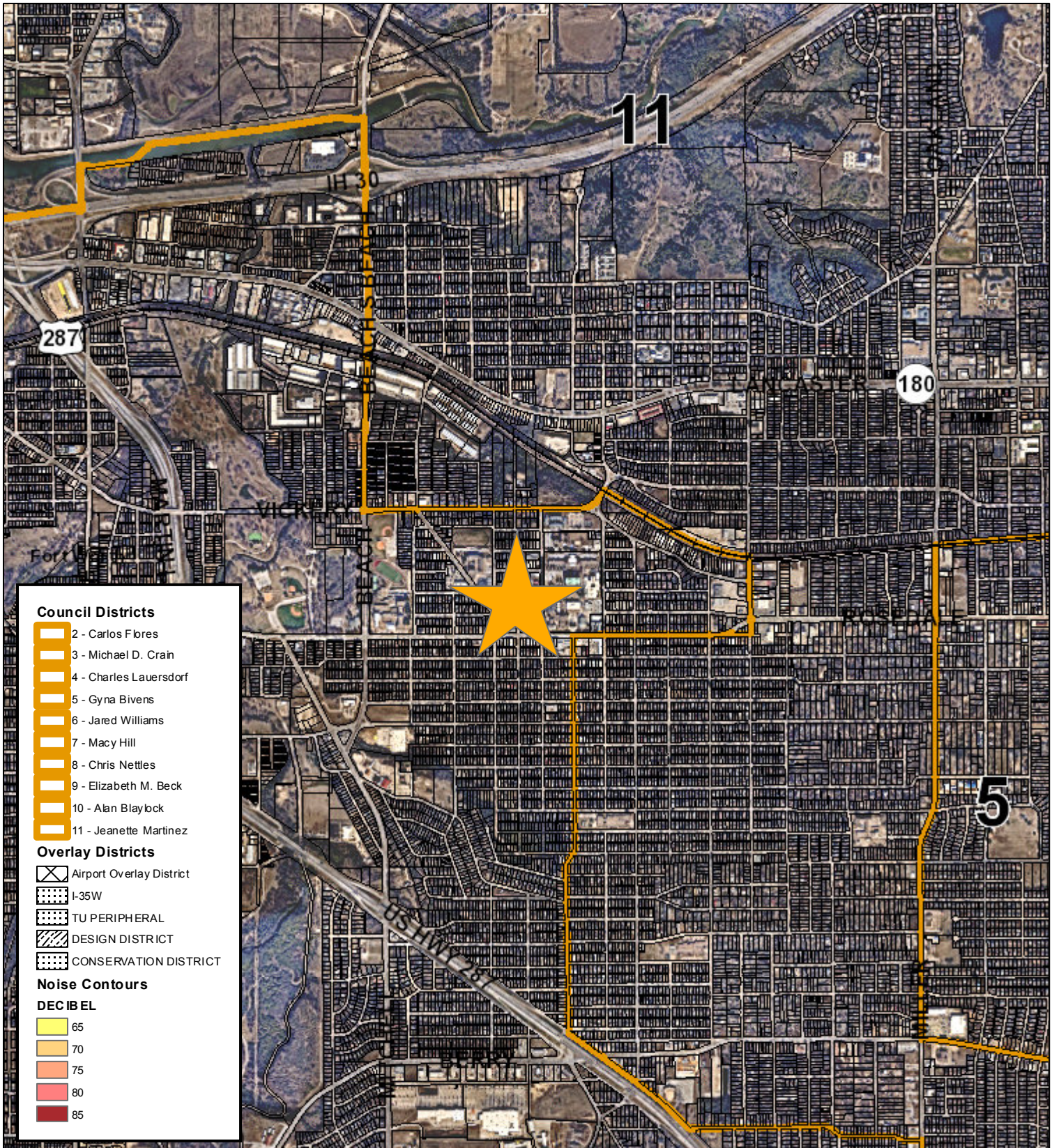
Applicant: Texas Wesleyan University
 Address: 3004 & 3010 Avenue C
 Zoning From: MU-1
 Zoning To: CF
 Acres: 0.32571158
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 7/12/2023
 Contact: null



 Subject Area
 300 Foot Notification



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

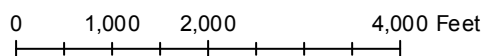
Overlay Districts

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

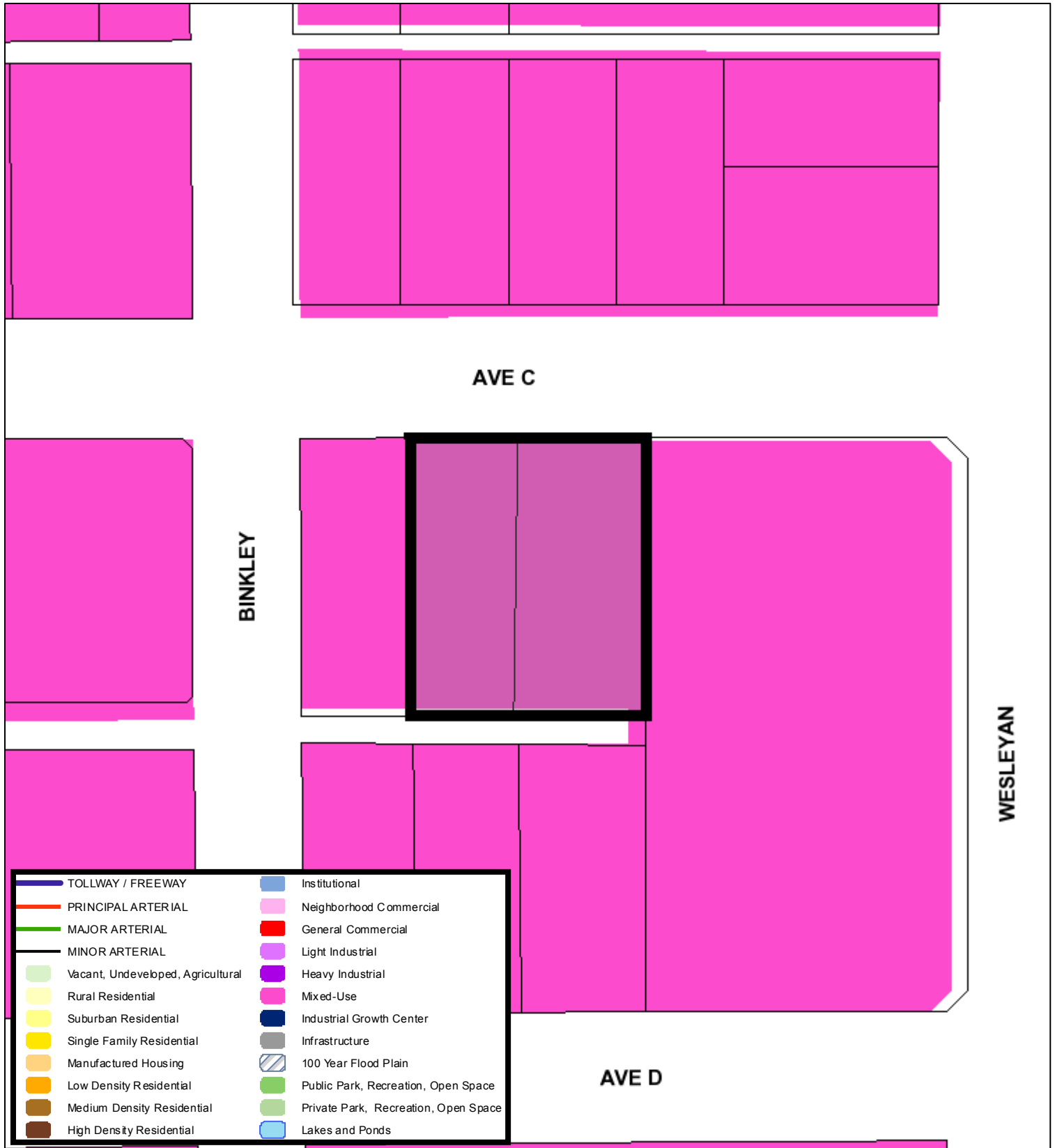
Noise Contours

DECIBEL

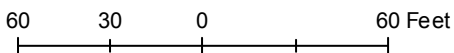
- 65
- 70
- 75
- 80
- 85



Future Land Use



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



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.

