



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-113

Council District: 9

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: William Nunez, TCU / Philip C. Varughese, TNP Inc.

Site Location: 2700 W Lowden Street, 2801, 2809, 2811, 2817, 2821, 2825, 2829, 2833 Merida Ave & a portion of Merida Ave
Acreage: +/- 5.100 acres

Request

Proposed Use: TCU Site C Student Housing & Parking Garage

Request: From: “CF/TCU” Community Facilities with TCU Overlay

To: “MU-2/TCU” High-Intensity Mixed-Use with 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

The subject properties are currently designated as a parking lot supporting the Texas Christian University (TCU) campus, separated by Merida Avenue, and occupy approximately 5.100 acres of land. Positioned to the east of the TCU campus, these parcels serve a crucial role by providing parking spaces for TCU students. The surrounding area features a mix of residential uses, including student housing, townhouses, and various other housing types that complement the university community.

In recent years, these parcels have undergone two rezoning cases (see 'Recent Zoning History'), both of which were intended to support the continuous growth of the TCU campus and its infrastructure. These prior rezoning cases were integral to facilitating the university's expansion and accommodating the increasing number of students.



Figure 1: Site photos taken on September 30, 2024, staff provided

The applicant is now seeking to rezone the property from "CF/TCU" Community Facilities with a TCU Overlay to "MU-2/TCU" High-Intensity Mixed-Use with a TCU Overlay. The primary goal of this request is to further increase the availability of parking and housing on the TCU campus, reflecting the institution's ongoing efforts to manage its expansion. A detailed description of the applicant's intended plans can be reviewed in the screenshot below.

The current property is used for parking. The property will be developed with student housing and a parking garage.

This will include the abandonment of Merida Ave from W. Cantey St to 455.13' south towards W. Lowden St.

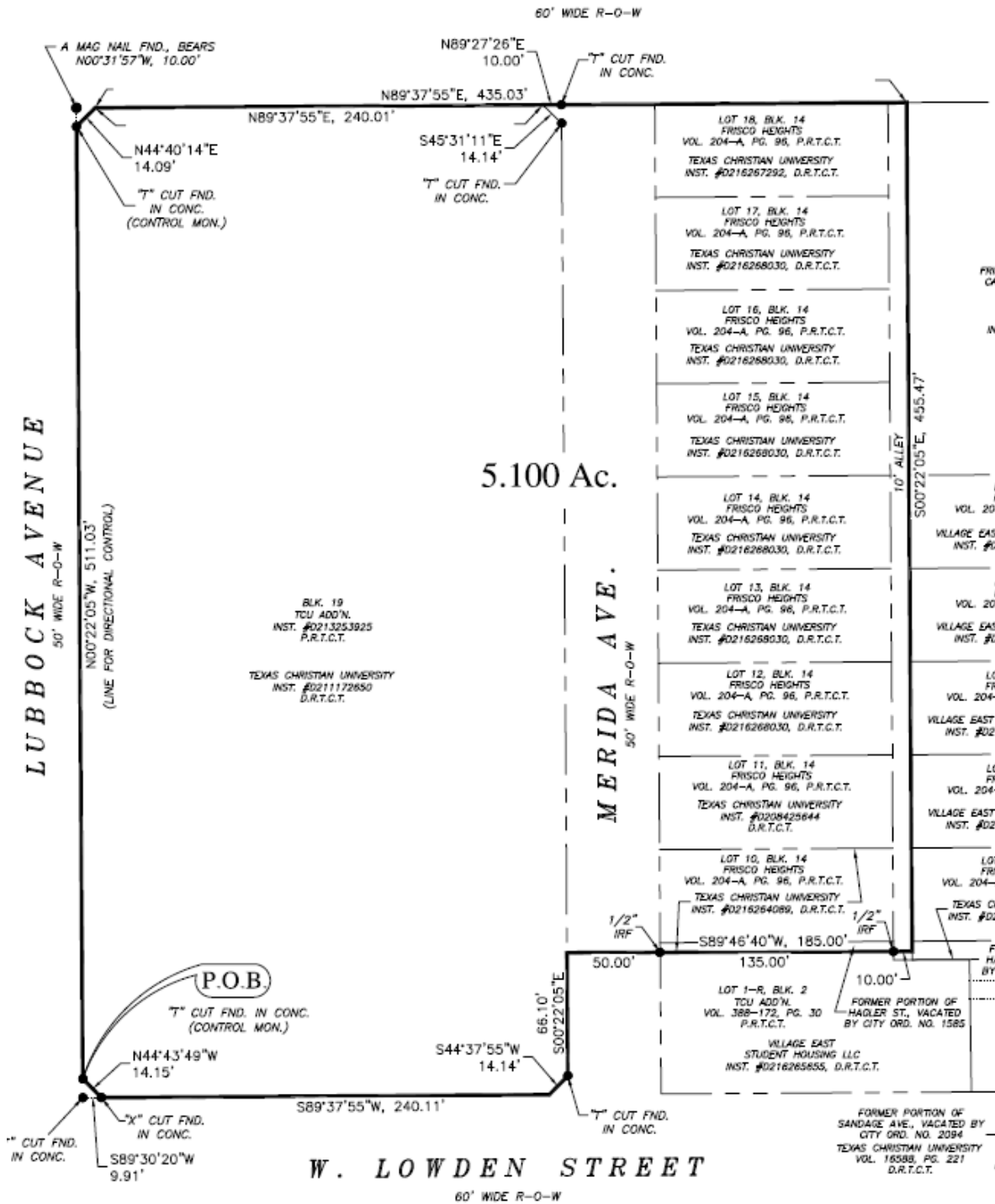
A separate application is being submitted for the abandonment.

The zoning of MU2 is consistent with the proposed use and is compatible with the surrounding land uses. The subject properties are shown on the Future Land Use Map as Mixed-Use.

Screenshot of applicant's detailed project description

W. CANTEY STREET

SCAL



Screenshots of proposed rezoning parcels

Surrounding Zoning and Land Uses

All zoning districts mentioned below are with the TCU Overlay District

2700 W Lowden Street

Northeast "PD/UR" Planned Development for Urban Residential / Residential

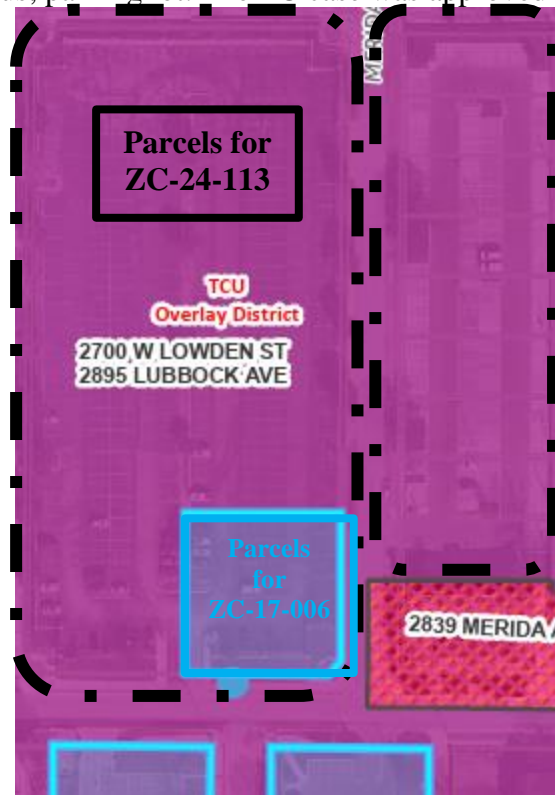
| | |
|------------|--|
| Northwest | “C” Medium Density / Residential |
| East | “CF” Community Facility/ Commercial |
| South | “CF” Community Facility/ Commercial |
| West-north | “PD-MU-1” with residential uses only Low-Intensity Mixed Use/ Residential |
| West | “UR” Urban Residential / Residential & “CF” Community Facility/ Commercial |
| West-south | “PD-MU-2” or all uses in "MU-2" High-Intensity Mixed Use/ Commercial |

2801, 2809, 2811, 2817, 2821 & 8825, 2829, 2833 Merida Ave & a portion of Merida Ave

| | |
|-------|--|
| North | “PD/UR” Planned Development for Urban Residential / Residential |
| East | “CF” Community Facility/ Commercial |
| South | "PD/UR" Planned Development for all uses in Urban Residential/ Residential |
| West | “CF” Community Facility/ Commercial |

Recent Zoning History

- ZC-17-165; This was to rezone properties from a mixture of “B” Two-Family, C” Medium Density Multifamily, PD 497 Planned Development for all uses in “MU-1” Low-Intensity Mixed-use, and “ER” Neighborhood Commercial Restricted to “CF” Community Facility. The desired use was to build the Texas Christian University (TCU) Campus with all the required needs. The ZC case was approved on 12/05/2017;
- ZC-17-006; This was to rezone properties from “B” Two Family/TCU Overlay to PD 497 Planned Development for all uses in “MU-1” Low Intensity Mixed Use. The portion of this zoning case that is relevant was requested for TCU Campus; parking lot. The ZC case was approved on 02/07/2017;



- Other past, non-recent zoning cases:
 - ZC-14-138- City of Fort Worth
 - ZC-10-177- James Dorsey
 - ZC-08-153- Dorsey Interests, LC

- ZC-08-002- Dorsey Interests, LC
- ZC-10-066- WITHDRAWN

Public Notification

300-foot Legal Notifications were mailed on September 24, 2024.
 The following organizations were notified: (emailed September 24, 2024)

| Organizations Notified | |
|------------------------------|-------------------------|
| Frisco Heights | Streams and Valleys Inc |
| Trinity Habitat for Humanity | |

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The majority of adjacent parcels are currently zoned as “CF” Community Facilities, with the exception of a nearby Planned Developments that includes a mix of zoning designations such as Urban Residential (UR), Low-Intensity Mixed-Use (MU-1), and High-Intensity Mixed-Use (MU-2). The proposed rezoning aligns well with these existing surroundings, particularly given its focus on providing student housing to support Texas Christian University’s (TCU) expanding needs within the TCU Overlay District. The introduction of student housing not only complements the university's growth but also fits seamlessly with the mixed-use and residential character of the neighboring parcels. This compatibility ensures that the proposed land use will harmonize with the existing urban fabric, promoting continuity and cohesion in the surrounding community.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, or all Commercial. Changing the zoning district from “CF” Community Facilities to “MU-2” High-Intensity Mixed-Use aligns with the Comprehensive Plan policies and map.

| MIXED-USE | | |
|-------------------------|--|--|
| Mixed-Use | Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development) | UR, MU-1, MU-2, Form-Based Codes, All Commercial |
| Mixed-Use Growth Center | Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive | UR, MU-1, MU-2, Form-Based Codes, All Commercial |

Figure 1

The proposed zoning is **consistent** with the future land use map for this area.

Comprehensive Plan Policy Consistency

The proposed high-intensity mixed-use zoning for this area aligns with the following policies outlined in the Comprehensive Plan:

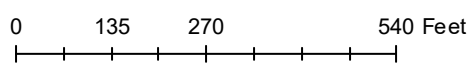
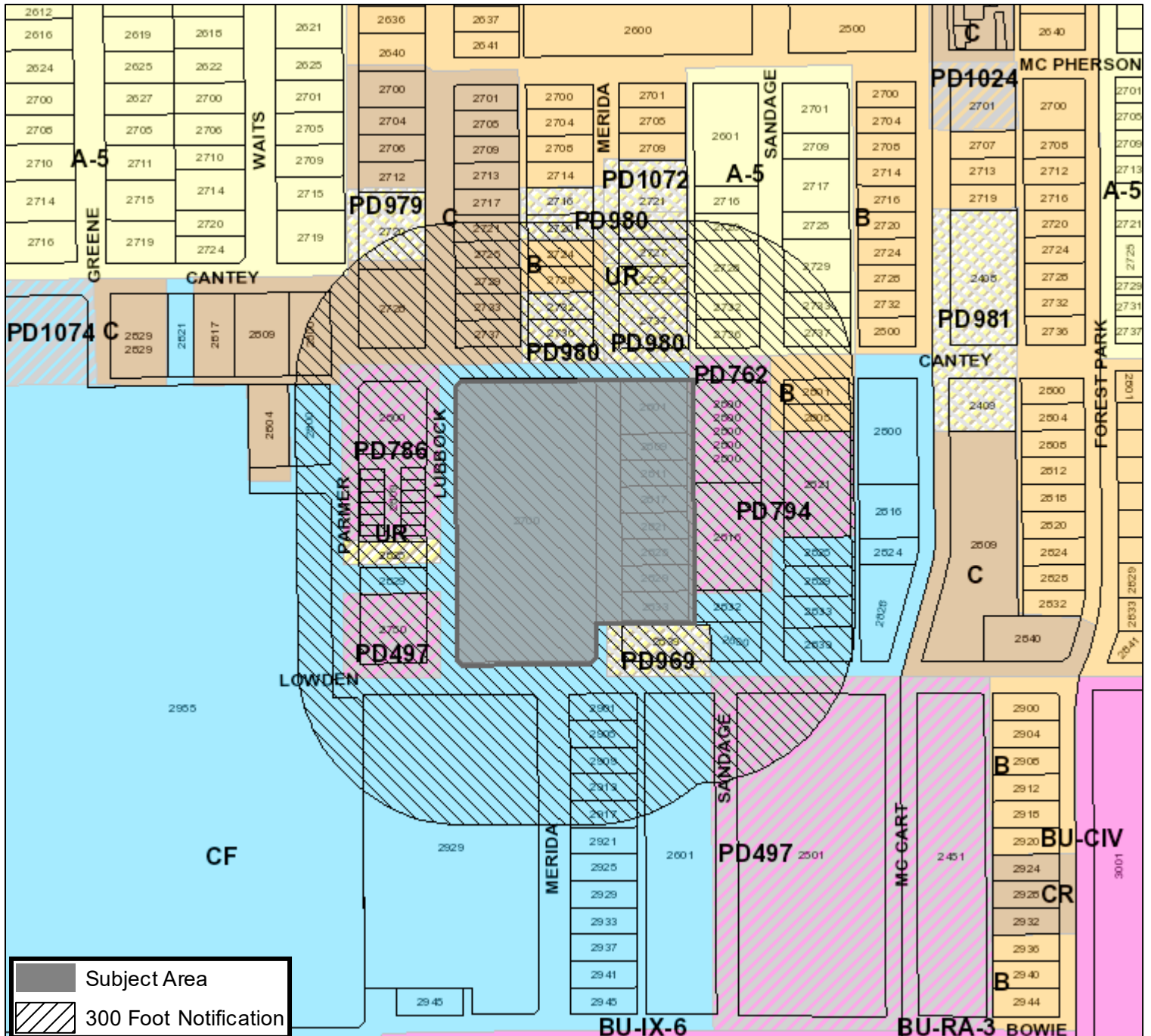
- *Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.*
- *Promote traditional neighborhoods and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.*
- *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.*
- *Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.*
- *Encourage locating multiple-unit residential structures on corner lots.*
- *Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.*

The proposed high-intensity mixed-use zoning for the area aligns with the goals outlined in the Comprehensive Plan by promoting development that leverages existing infrastructure and discourages urban sprawl. The plan supports pedestrian-oriented developments that enhance human interaction, and walkability, and create attractive streetscapes. Additionally, the zoning change ensures compatibility with the existing neighborhood scale and architecture, encouraging new developments that improve connectivity for pedestrians, cyclists, and transit users. By supporting diverse housing options like student housing and townhomes, this proposal fosters walkable communities while maintaining harmony with the surrounding neighborhood fabric, aligning with TCU's growth and the area's urban character.

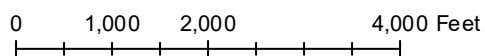
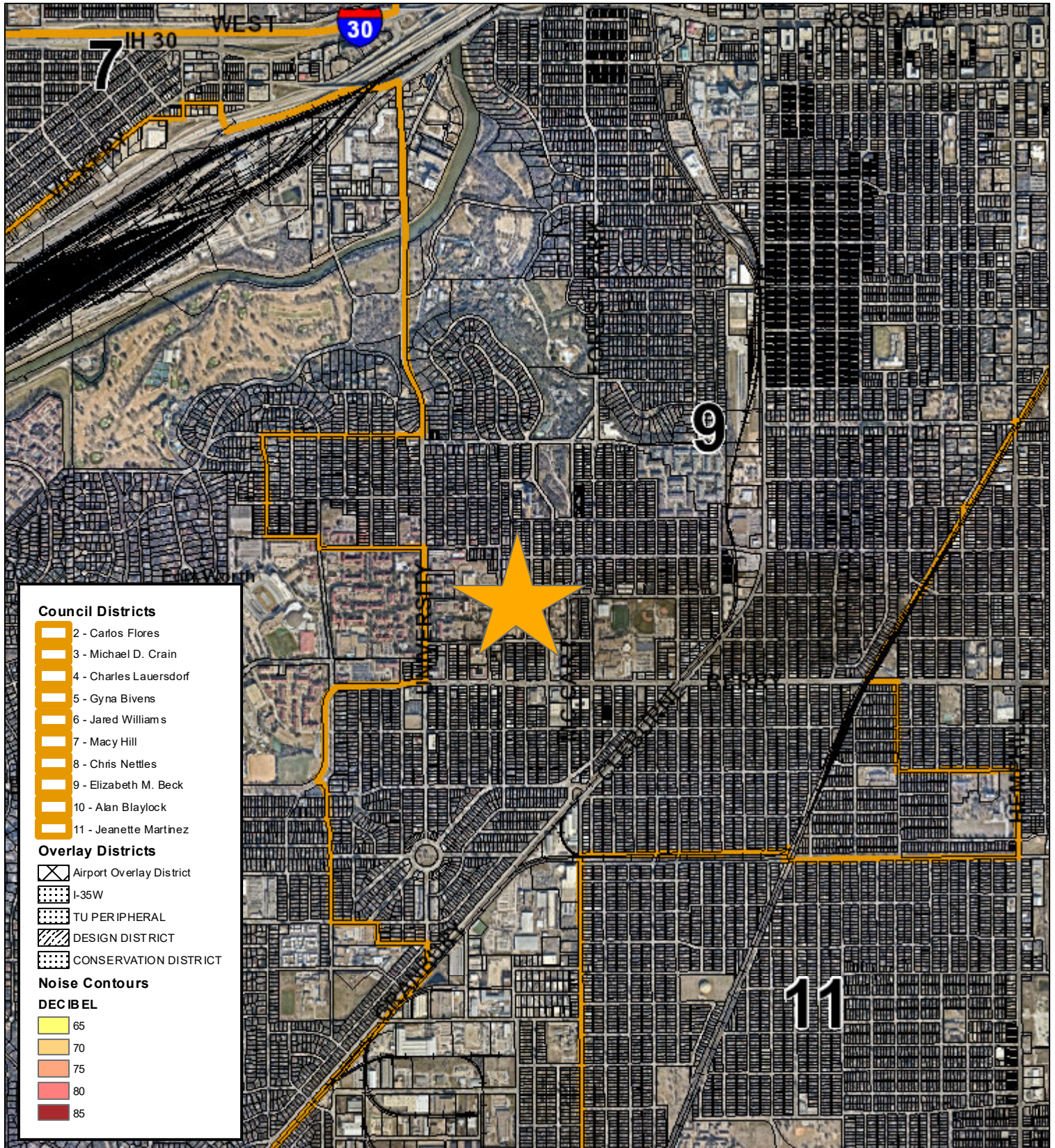
The proposed zoning is **consistent** with the land use designations for this area.

Area Zoning Map

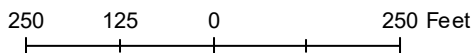
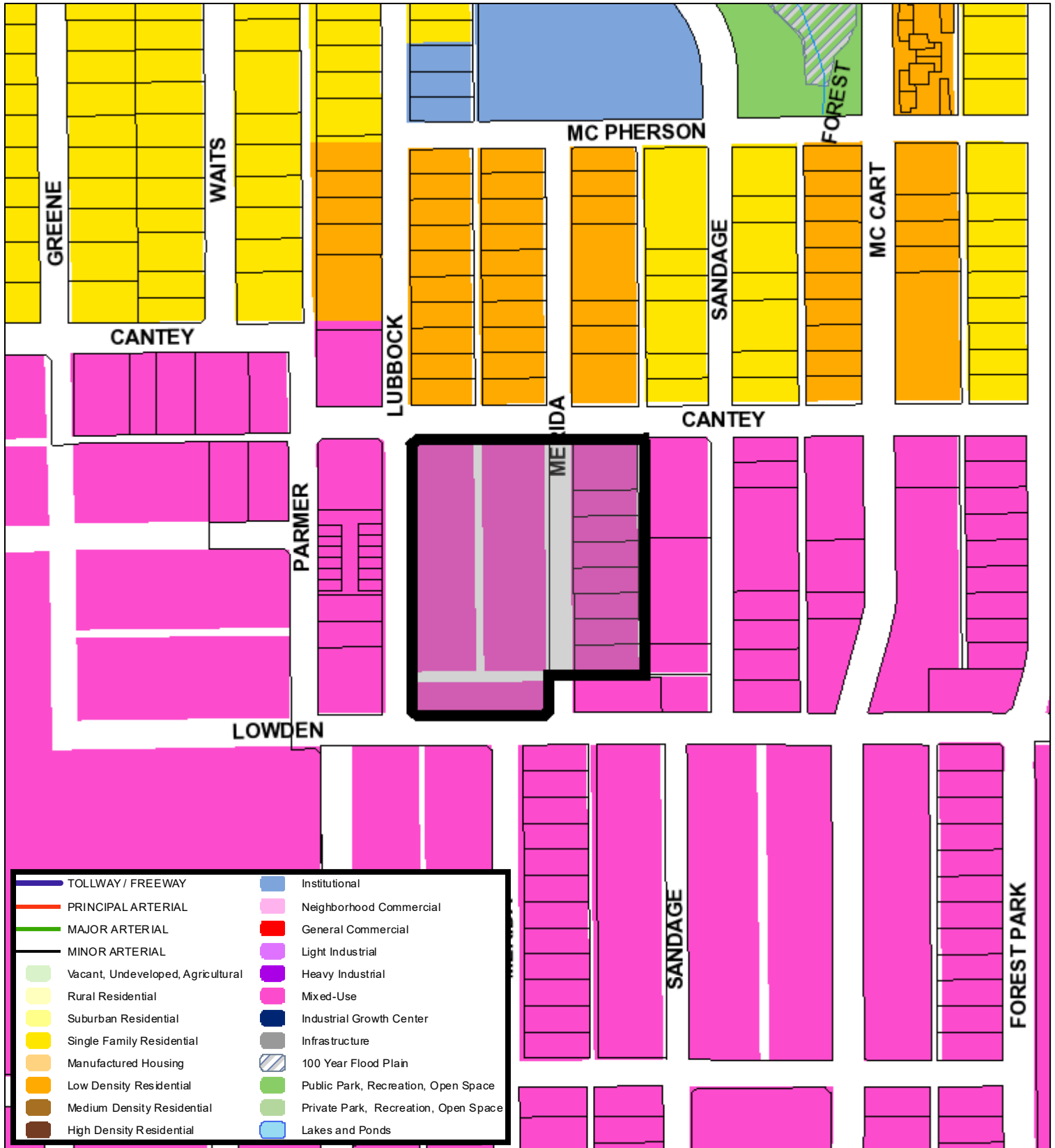
Applicant: TCU/William J. Nunez
 Address: 2601 W Lowden Street, 2801, 2809, 2811, 2817, 2821 8825, 2829, 2833 Merida Ave
 Zoning From: CF
 Zoning To: MU-2
 Acres: 5.0992797
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 10/8/2024
 Contact: 817-392-2806



Area Map



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



0 162.5 325 650 Feet

