



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-111

Council District: 9

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: William Nunez, Texas Christian University/ Philip Varughese, TNP Inc.

Site Locations: 901, 2905, 2909, 2913, 2917, 2919, 2921, 2925, 2929, 2933, 2937, & 2941 Merida Ave.,
2950 Sandage Ave

Acreage: 4.49 acres

Request

Proposed Use: Mixed Use- Student Housing

Request: From: "CF" Community Facilities / TCU Overlay
To: "MU-2" High-intensity Mixed-Use / 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**

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Project Description and Background

The subject properties occupy the entire block of Merida Avenue on the east side approximately 4.49 acres.+ The applicant is requesting a zoning change to “MU-2” High Intensity Mixed Use for student housing. The subject area is currently used for parking.

The purpose and intent of MU-2 District is to provide areas in which a variety of higher density housing types exit among commercial and institutional uses. It is designed to encourage compact, walkable development forms that are land-efficient and cost-effective and revenue positive for the City.

Surrounding Zoning and Land Uses

2900 Block Merida Avenue (east)

North “PD969” Planned Development / Commercial
East “CF” Community Facilities / Student Housing
South “BU-IX-6” Berry University Form Based Code / parking lots
West “CF” Community Facilities / parking lots

2900 Block Merida Avenue (west)

North “CF” Community Facilities / parking lots
East “CF” Community Facilities / parking lots
South “CF” Community Facilities / parking lots
West “CF” Community Facilities / TCU Neeley School; TCU Library

Recent Zoning History

- ZC-24-112 TCU proposed zoning to MU-2 in progress
- ZC-24-113 TCU proposed zoning to MU-2 in progress
- ZC-24-114 TCU proposed zoning to MU-2 in progress

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.

The following organizations were notified: (emailed September 27, 2024)

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

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The vicinity is primarily characterized by the TCU Campus establishments, including school buildings, dorms, parking lots, restaurants, and coffee shops, strategically positioned along Lowden Drive, McCart Avenue, Cantey Street, and Lubbock Street. The applicant is proposing a rezoning of the property to accommodate specific land uses and adhere to design criteria outlined in the "MU-2" High-intensity Mixed-Use zoning district. This adjustment aims to harmonize the property's classification with the predominant student housing/parking lots and commercial nature of the surrounding area. By doing so, it paves the way for the development of compatible activities that enhance the commercial vitality and diversity of the neighborhood.

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

Comprehensive Plan Consistency- FLU Map and Policies / TCU/Westcliff

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use 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

- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.

In essence, the proposed shift towards mixed use zoning in this area is well-aligned with the established zoning objectives and urban planning goals. It signifies a strategic step forward in nurturing sustainable economic growth while maintaining synergy with the overarching development strategies in the region.

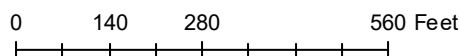
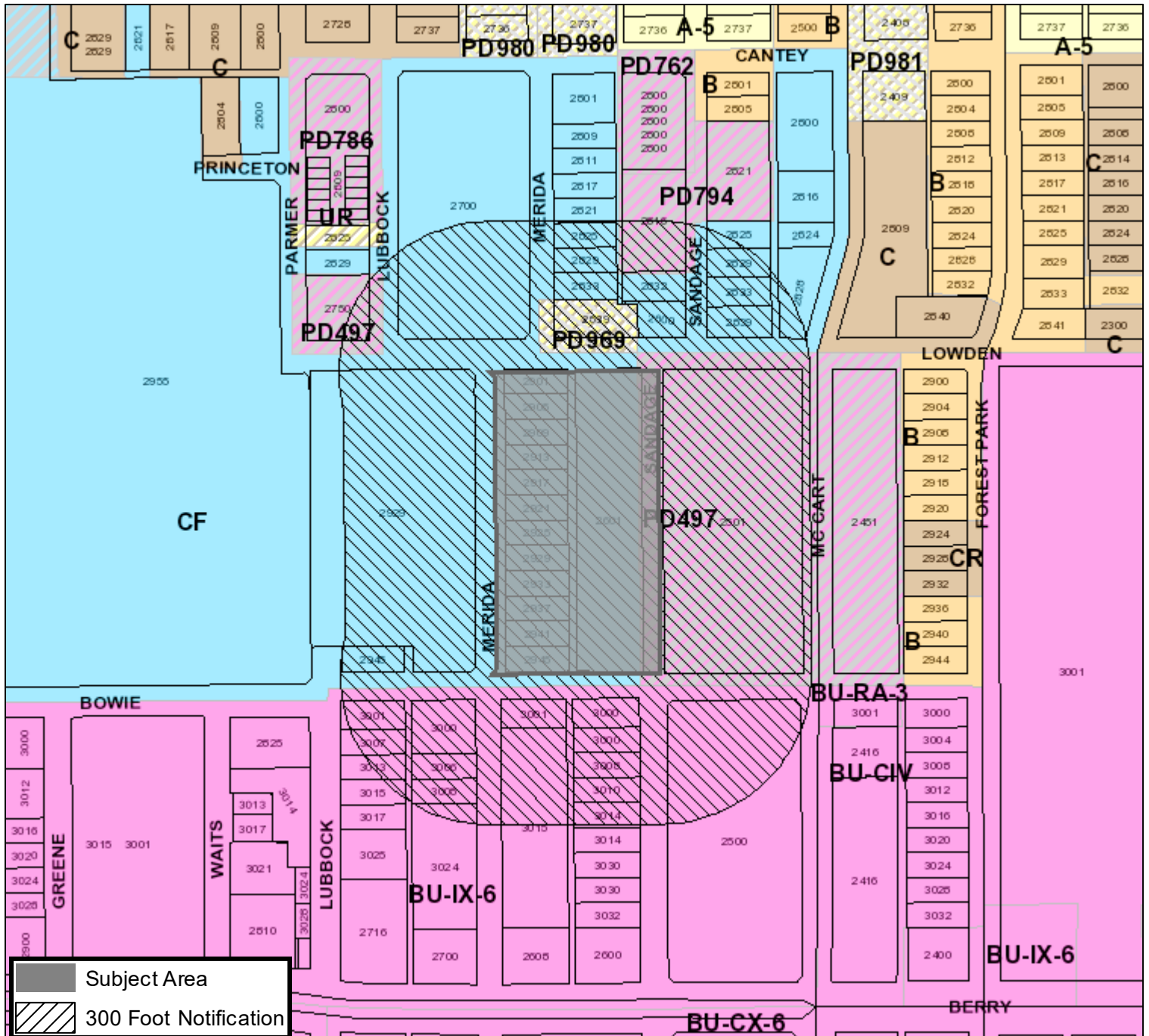
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.



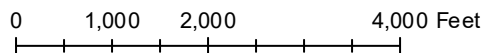
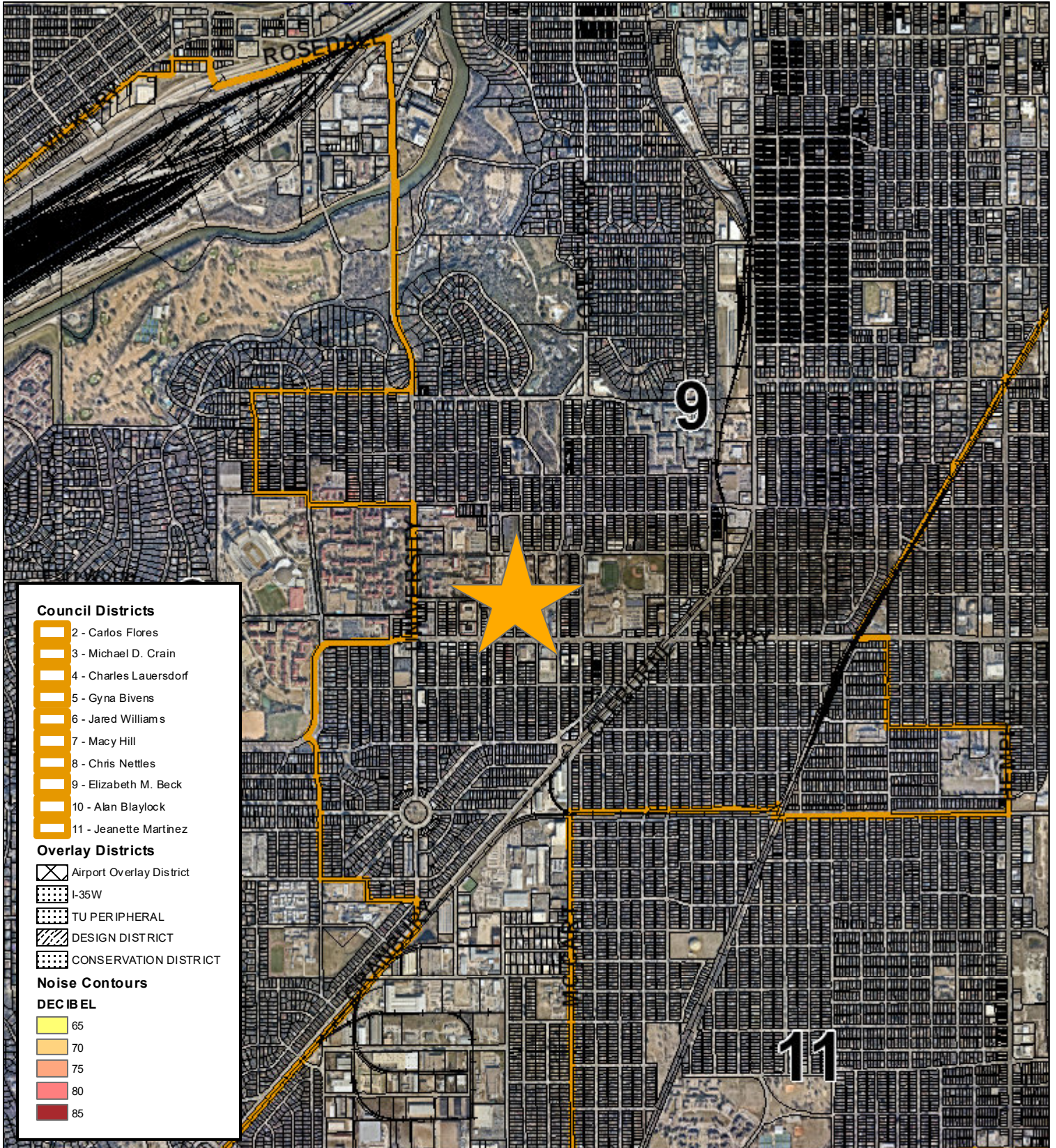
ZC-24-111

Area Zoning Map

Applicant: TCU/William J. Nunez
 Address: 2901-2945 (odds) Merida Avenue; 2950 Sandage Avenue
 Zoning From: CF
 Zoning To: MU-2
 Acres: 4.49668646
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 10/8/2024
 Contact: 817-392-7869



Area Map



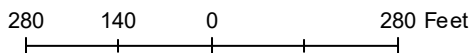
Aerial Photo Map



0 180 360 720 Feet



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.

