



# Zoning Staff Report

Date: September 13, 2022

Case Number: ZC-22-128

Council Districts: 3 & 9

## Zoning Map Amendment

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** Texas Christian University / Barry Hudson, Dunaway Associates

**Site Location:** 3071 Wabash Avenue & 2945 Lubbock Avenue

**Acreage:** 0.29 acres

### Request

**Proposed Use:** Incorporate into the Texas Christian University (TCU) campus

**Request:** 3071 Wabash Avenue

From: “BU-IX-6” Berry/University / TCU Residential Overlay

To: Amend “PD1190” Planned Development for all uses in “CF” Community Facilities to include 3071 Wabash to include waiver to 100 ft. setback to residential uses; site plan waived / TCU Residential Overlay

2945 Lubbock Avenue

From: “B” Two-Family / TCU Residential Overlay

To: “CF” Community Facilities/ TCU Residential Overlay

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (technical inconsistency)**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

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# Zoning Staff Report

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## Project Description and Background

This zoning case includes two separate lots. Each lot currently has a single family home surrounded by Texas Christian University (TCU) campus; TCU is requesting to rezone both lots to incorporate them into the campus's respective adjacent zoning districts. 3071 Wabash Avenue is requesting to rezone from "BU-IX-6" Berry/University / TCU Residential Overlay to amend "PD1190" / TCU Residential Overlay. 2945 Lubbock Avenue is requesting to rezone from "B" Two-Family / TCU Residential Overlay to "CF" Community Facilities / TCU Residential Overlay.

PD1190, which surrounds 3071 Wabash Avenue, is as shown below:

ZC-18-046 3051-3067 Wabash, 3301 Bellaire Drive N. and 3216 W. Berry Street  
6.57 acres

Zoning Change:

*From: "BU-IX-6" Berry University-Institutional Mixed-Use with TCU Residential Overlay*

*To: PD/CF Planned Development for all uses in "CF" Community Facilities with waiver to 100 ft. setback to residential uses; site plan waived/TCU Residential Overlay*

## Surrounding Zoning and Land Uses

3071 Wabash Avenue

North PD1190 / TCU campus  
East PD1190 / TCU campus  
South A-5 / parking lot  
West PD1190 / TCU campus

2945 Lubbock Avenue

North CF / TCU Campus  
East CF / TCU Campus  
South BU-IX-6 / parking lot  
West CF / TCU Campus

## Recent Zoning History

- SP-22-008 amend site plan for PD780 and PD1311 for all uses in G plus mini warehouse and auto repair; approved by City Council 6/14/22; east of subject sites
- ZC-19-048 from BU-IX-6 with TCU Overlay to PD/CF for TCU Facilities with TCU Overlay; effective 6/20/19; located between two subject lots
- ZC-18-046 from BU-IX-6 with TCU Overlay to PD/CF (PD1190) with TCU Overlay with waiver to 100ft setback to residential uses; site plan waived; effective 5/5/18; block surrounding 3071 Wabash
- ZC-17-165 40 acres from B, C, CF, ER, and multiple PDs with TCU Overlay to CF with TCU Overlay; effective 1/5/19; surrounding 2945 Lubbock Ave to west, north, and east
- ZC-17-006 from B with TCU Overlay to PD497/MU-1 excluding a number of uses with development standards with TCU Overlay, site plan waived; surrounding 2945 Lubbock Ave to north, and east
- ZC-17-054 from BU-CIV to BU-RA-3; effective 8/25/17; east of subject sites

## Public Notification

300-foot Legal Notifications were mailed on July 27, 2022.  
 The following organizations were notified: (emailed July 29, 2022)

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

\* 3071 Wabash Avenue is located across Berry Street from this registered Neighborhood Association

\*\* 2945 Lubbock Avenue is located within this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

Each lot is the lone lot within its block that is not zoned as part of the surrounding TCU campus. The lots were both used as private single family homes, but will now be incorporated into the TCU campus. The proposed zoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – TCU/Westcliff

The 2022 Comprehensive Plan currently designates the subject properties as Mixed Use on the Future Land Use Map. These lots are within the Mixed-Use Growth Center for Texas Christian University.

Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows “R1” zoning as an appropriate type in the Mixed-Use designation of Future Land Use.

COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ 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	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

\*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.

The future land use for these lots is designated as Mixed-Use because they are within the TCU Mixed-Use Growth Center. While Community Facilities is not listed as an appropriate zoning type in the Mixed-Use designation, it is a major zoning category within the TCU Mixed-Use Growth Center, due to the many university uses that exist there. The proposed rezoning is supported by the Comprehensive Planning staff, because the proposed university use is consistent with the purpose of mixed-use growth centers. The City's Comprehensive Plan describes mixed-use growth centers as follows:

Mixed-use growth centers are highly urbanized places containing many characteristics of a downtown including a high concentration of jobs and housing, schools, parks, and other public facilities, public transportation hubs, and pedestrian activity. Its predominant land uses are residential and commercial. Within a small geographic area, different land uses are found side by side or within the same building. These places tend to be bustling and diverse, with a sense of place.

The TCU Mixed-Use Growth Center is a good example of an active, pedestrian-oriented district with a variety of land uses and a strong sense of place.

Additionally, the proposed zoning aligns with the following policy of the Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

The proposed zoning is **not consistent (technical inconsistency)** with the Future Land Use designation of the Comprehensive Plan, but it is supported by the mixed-use growth center intent and the above policies.

## Economic Development Plan

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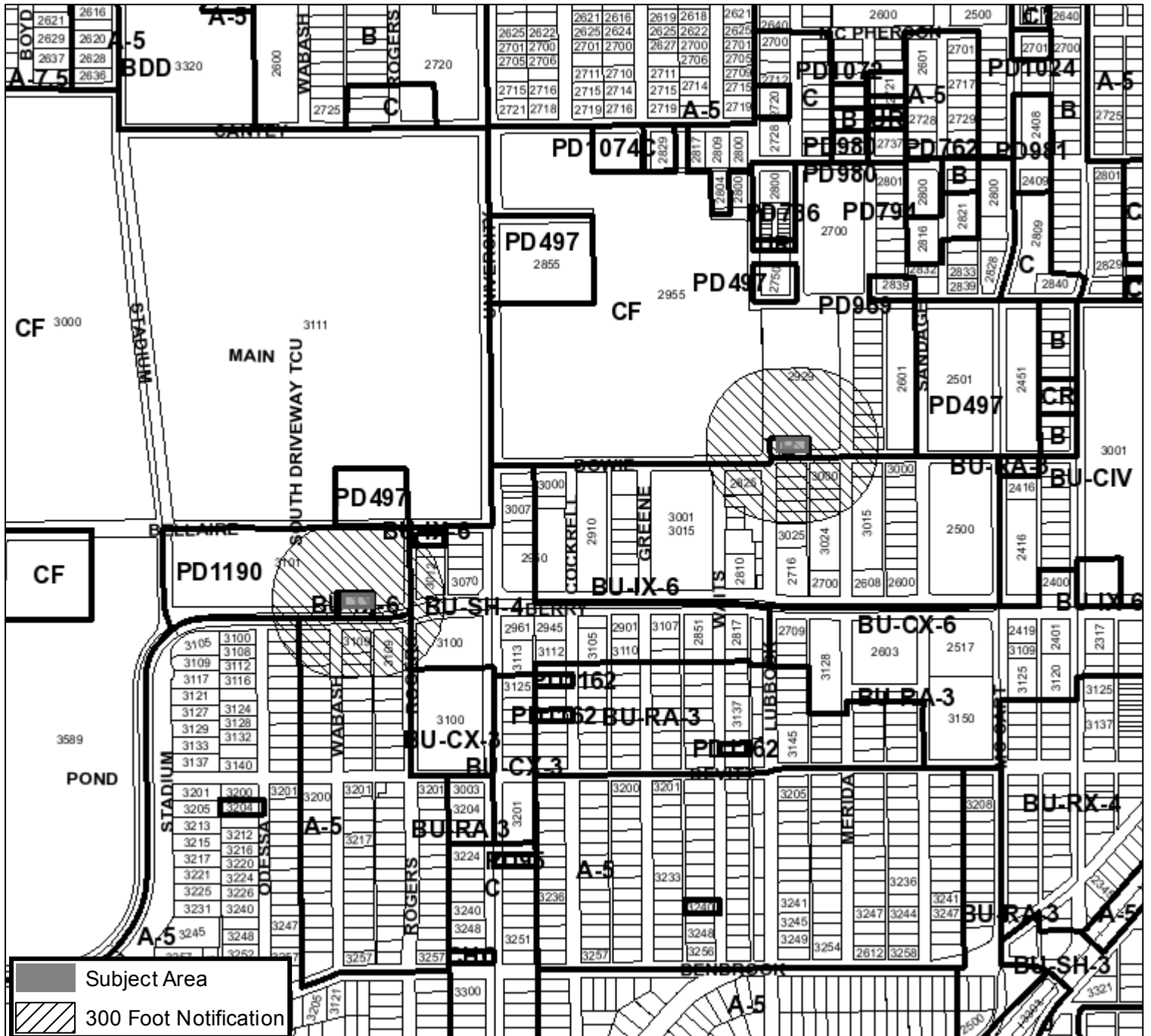
The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to "quality of place" throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

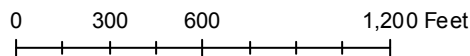


### Area Zoning Map

Applicant: Texas Christian University  
 Address: 3071 Wabash Avenue, 2945 Lubbock Avenue  
 Zoning From: B, BU-IX-6 with TCU Residential Overlay  
 Zoning To: CF, PD 1190 for CF uses with development standards  
 Acres: 0.29534073  
 Mapsco: 76X  
 Sector/District: TCU/W.cliff  
 Commission Date: 8/10/2022  
 Contact: null

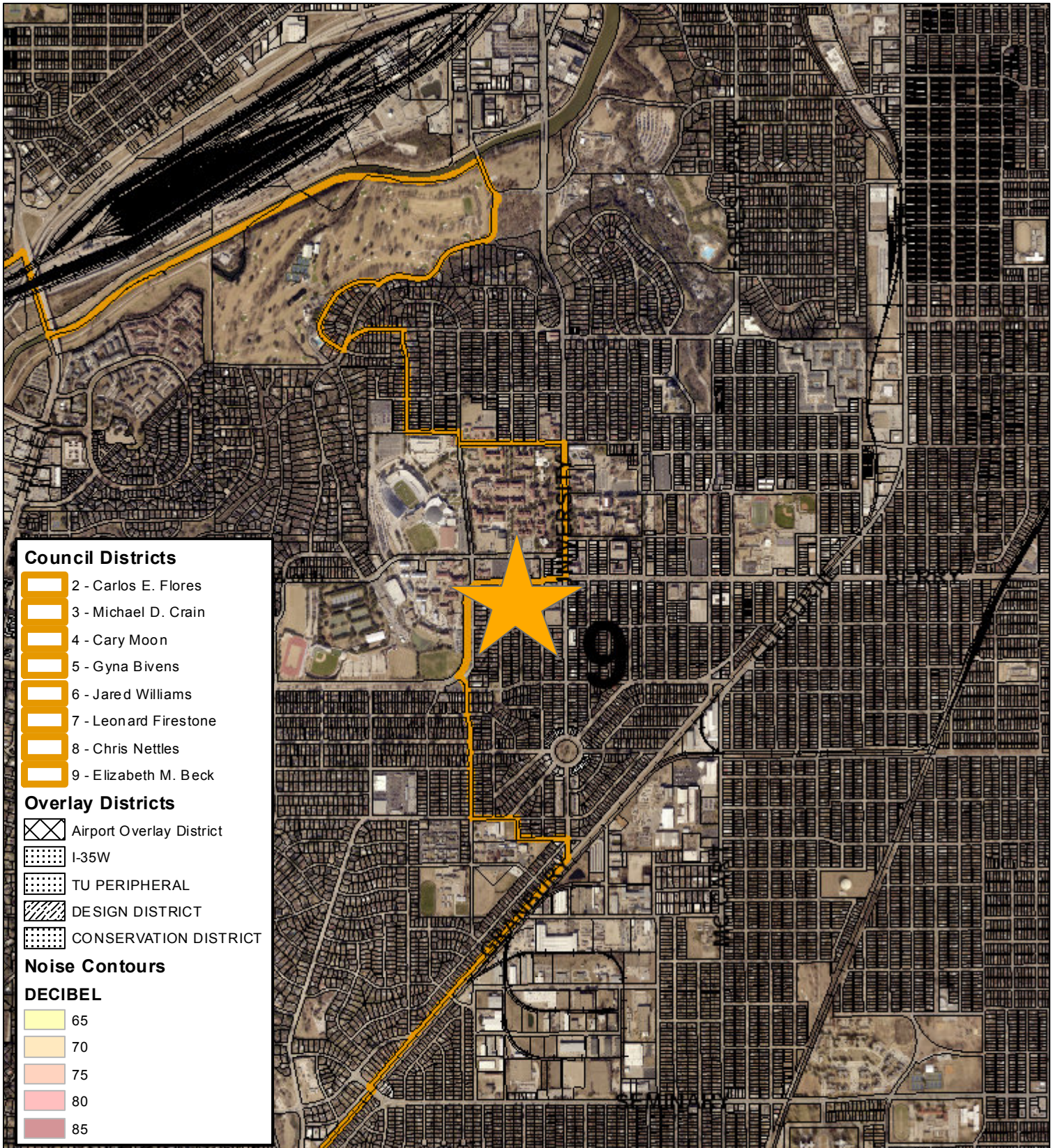


Subject Area  
 300 Foot Notification

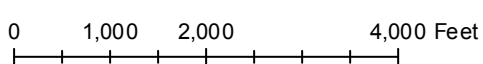




### Area Map

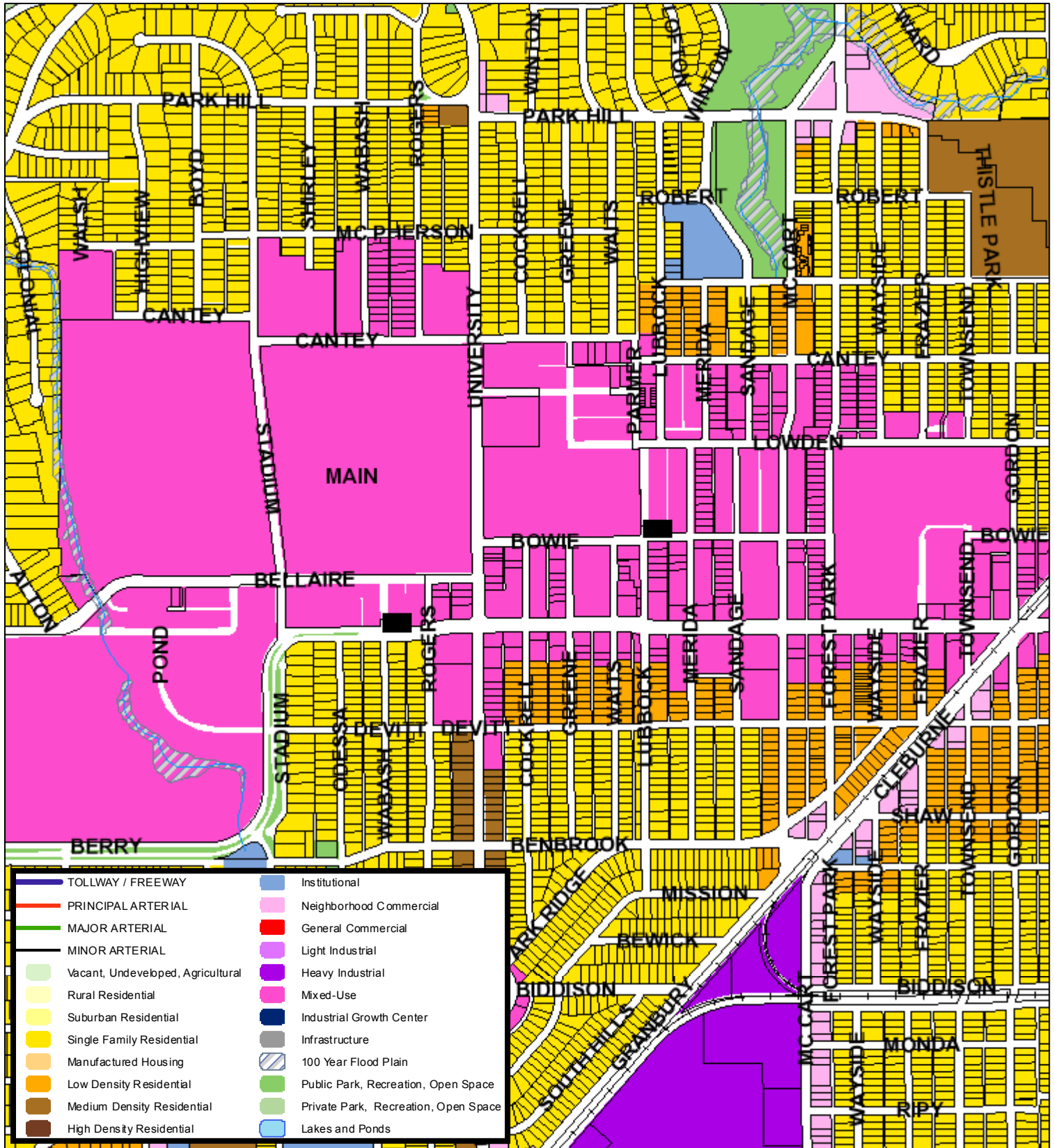


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### Future Land Use



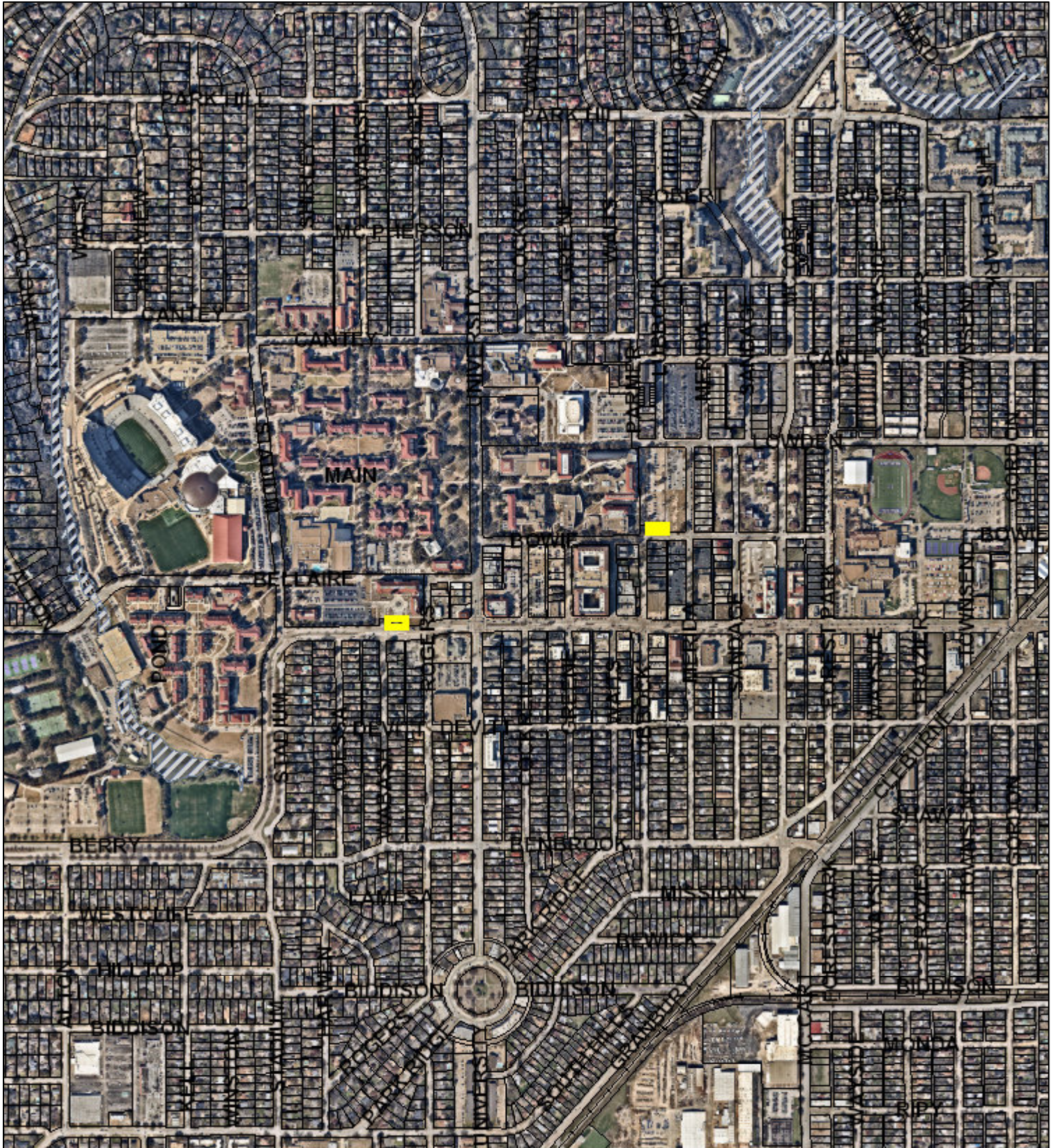
940 470 0 940 Feet

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.





## Aerial Photo Map



0 550 1,100 2,200 Feet

