



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-114

Council District: 9

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

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

Site Location: 2829, 2833 & 2839 Sandage Ave; 2800, 2816 2824, 2826 McCart Ave; 2600 W Lowden;
2832 Sandage Ave. **Acreage:** +/- 2.173 acres

Request

Proposed Use: TCU Site D Student Housing

Request: From: “CF/TCU” Community Facilities /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**

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Project Description and Background

The majority of the subject properties are currently designated as a parking lot supporting the Texas Christian University (TCU) campus. The parcels to the east are separated by Sandage Avenue, the parcels are a vacant lot and an existing building. The total size of all the lots is approximately 2.173 acres of land. Positioned to the far east of the TCU campus, these parcels currently 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, some of the parcels have undergone a rezoning case (see 'Recent Zoning History'), which were intended to support the continuous growth of the TCU campus and its infrastructure. The 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 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.

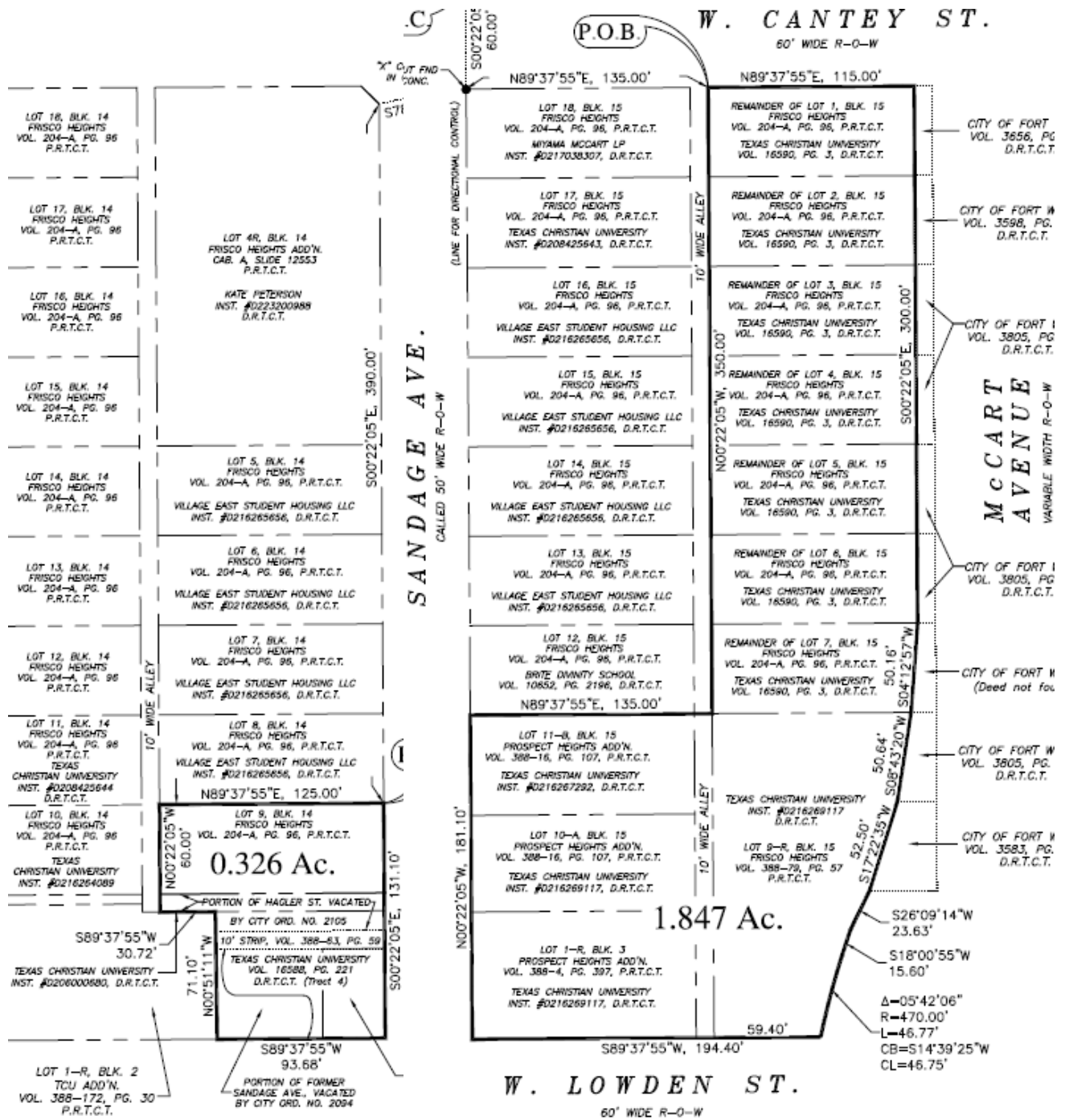
The current property is used for parking and student housing.

The property will be developed with new student housing.

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



Screenshots of proposed rezoning parcels

Surrounding Zoning and Land Uses

All zoning districts mentioned below are with the TCU Overlay District

2829, 2833 & 2839 Sandage Avenue

- North "PD-MU-1" Planned development Low-Intensity Mixed Use for residential uses only / Residential
- East "CF" Community Facilities / Parking Lot

South “CF” Community Facilities / Parking Lot
West “PD-MU-1” Planned development “MU-1” Low-Intensity Mixed Use for residential uses only /
Residential

2832 Sandage Avenue

North “PD-MU-1” Planned development Low-Intensity Mixed Use for residential uses only / Residential
East “CF” Community Facilities / Parking Lot
South “CF” Community Facilities / Vacant Lot
West “CF” Community Facilities / Parking Lot

2800 McCart Ave

North “B” Two-family / Residential
East "PD/UR" Planned Development for all uses in Urban Residential/ Residential
South “CF” Community Facilities / Parking Lot
West “B” Two-family / Residential

2816 McCart Ave

North “CF” Community Facilities / Parking Lot
East “C” Medium Density / Residential
South “CF” Community Facilities / Parking Lot
West “PD-MU-1” Planned development Low-Intensity Mixed Use for residential uses only / Residential

2824 & 2826 McCart Ave

North “CF” Community Facilities / Parking Lot
East “C” Medium Density / Residential
South “CF” Community Facilities / Parking Lot
West “CF” Community Facilities / Parking Lot

2600 W Lowden

North “CF” Community Facilities / Commercial
East “CF” Community Facilities / Parking Lot
South “PD-MU-2” Planned development High-Intensity Mixed Use for residential uses only / Residential
West "PD/UR" Planned Development for all uses in Urban Residential / Residential

Recent Zoning History

- ZC-17-165; A rezoning request was submitted to remove the existing residential structures and replat the block for future development. Texas Christian University requested to also incorporate the property into a larger redevelopment and expansion plan for the area. The ZC case was approved on 12/05/2017;

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 adjacent parcels consist of a mix of non-form-based districts, such as “CF” Community Facilities and residential zones like “B” Two-Family and “C” Medium Density, along with nearby Planned Developments that include zoning designations like Urban Residential (UR), Low-Intensity Mixed-Use (MU-1), and High-Intensity Mixed-Use (MU-2). The proposed rezoning complements the existing surroundings by focusing on providing student housing to accommodate Texas Christian University’s (TCU) growing needs within the TCU Overlay District. This addition of student housing aligns well with the surrounding mixed-use and residential areas, ensuring compatibility with the neighborhood’s character and promoting a cohesive, integrated urban landscape.

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.*

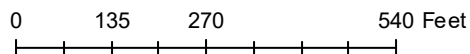
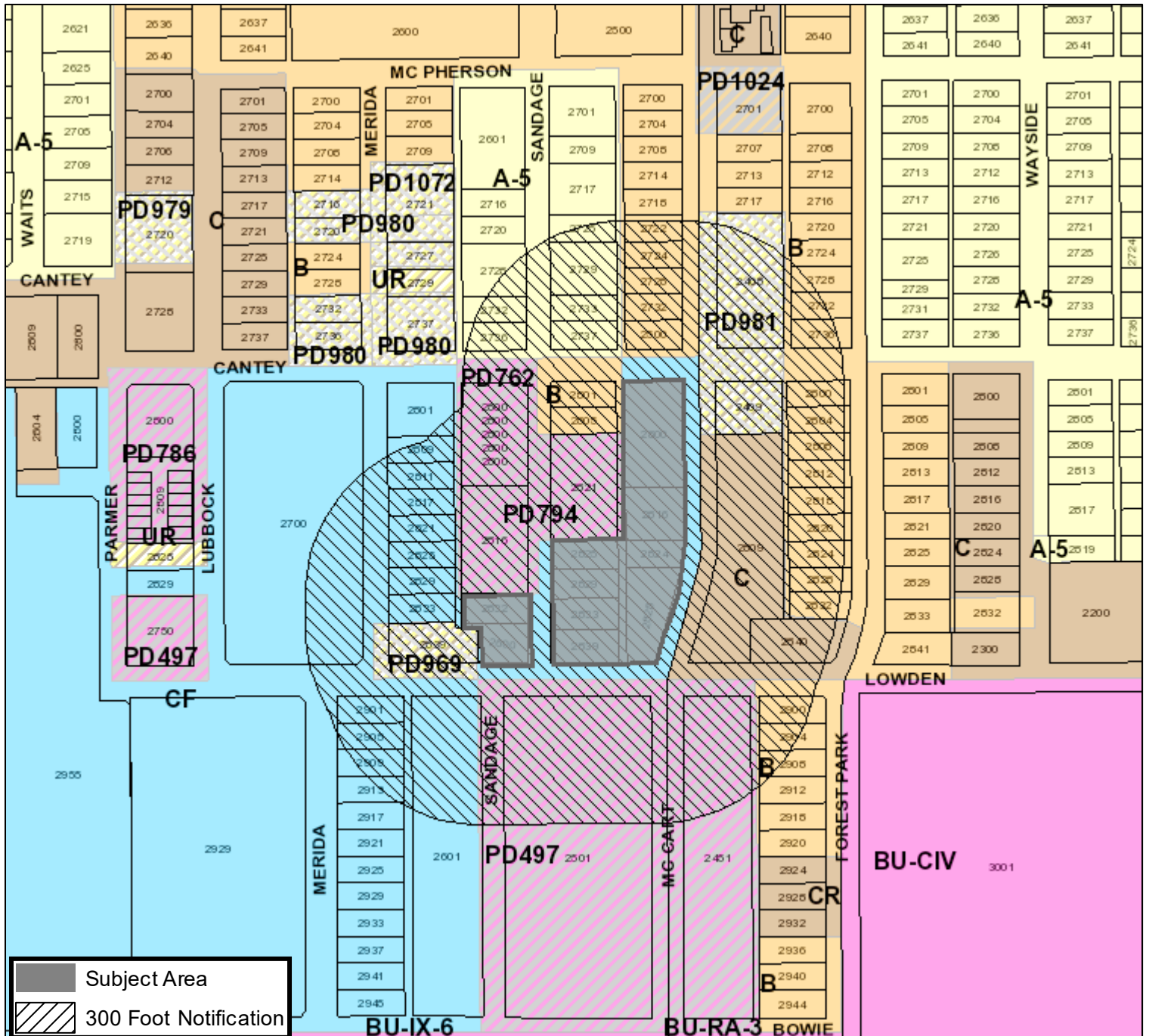
The proposed high-intensity mixed-use zoning for the area aligns with the goals outlined in the Comprehensive Plan by promoting development that leverages existing infrastructure and discourages urban sprawl. The plan supports pedestrian-oriented developments that enhance human interaction, and walkability, 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.

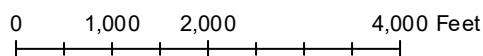
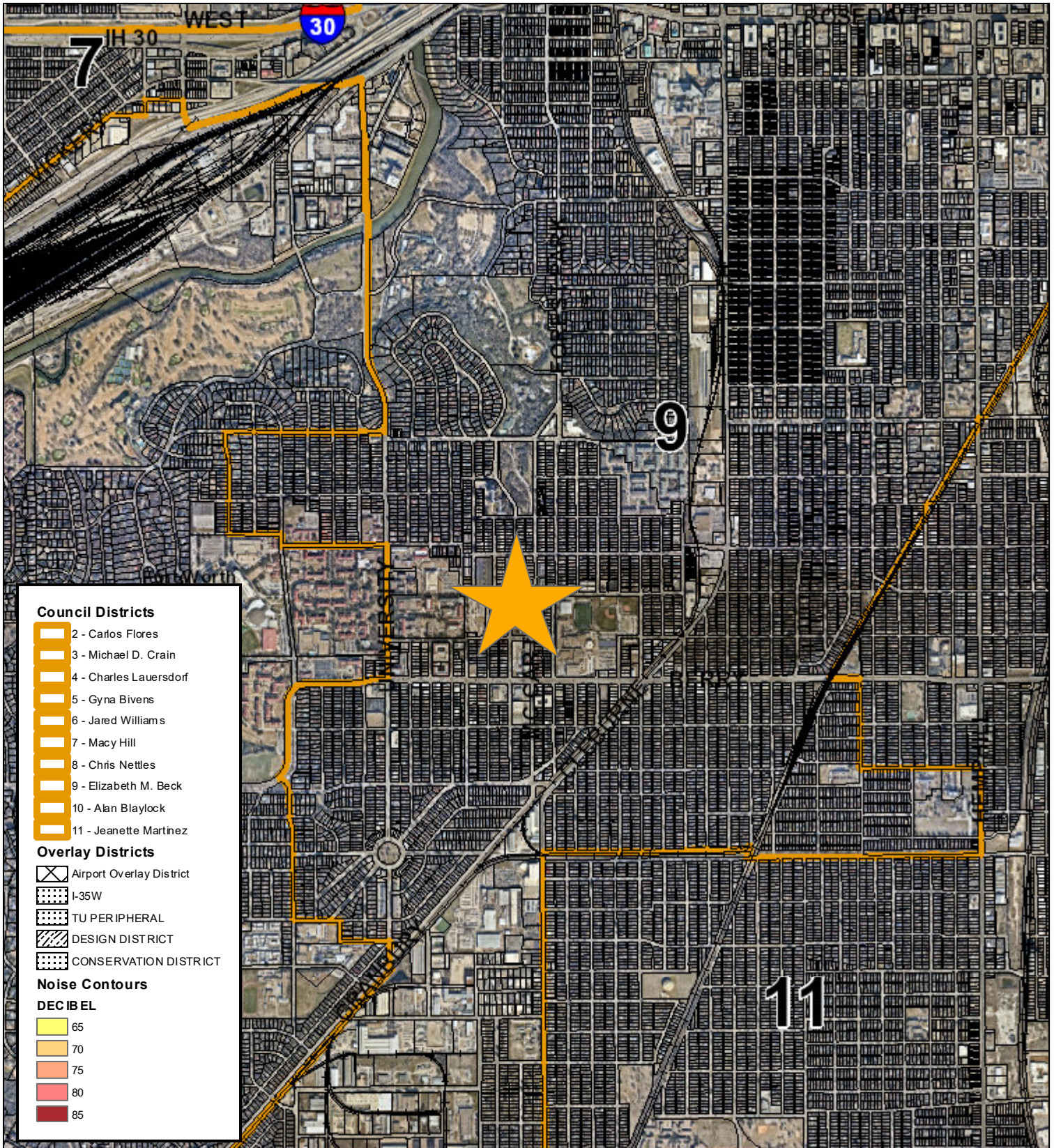


Area Zoning Map

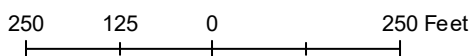
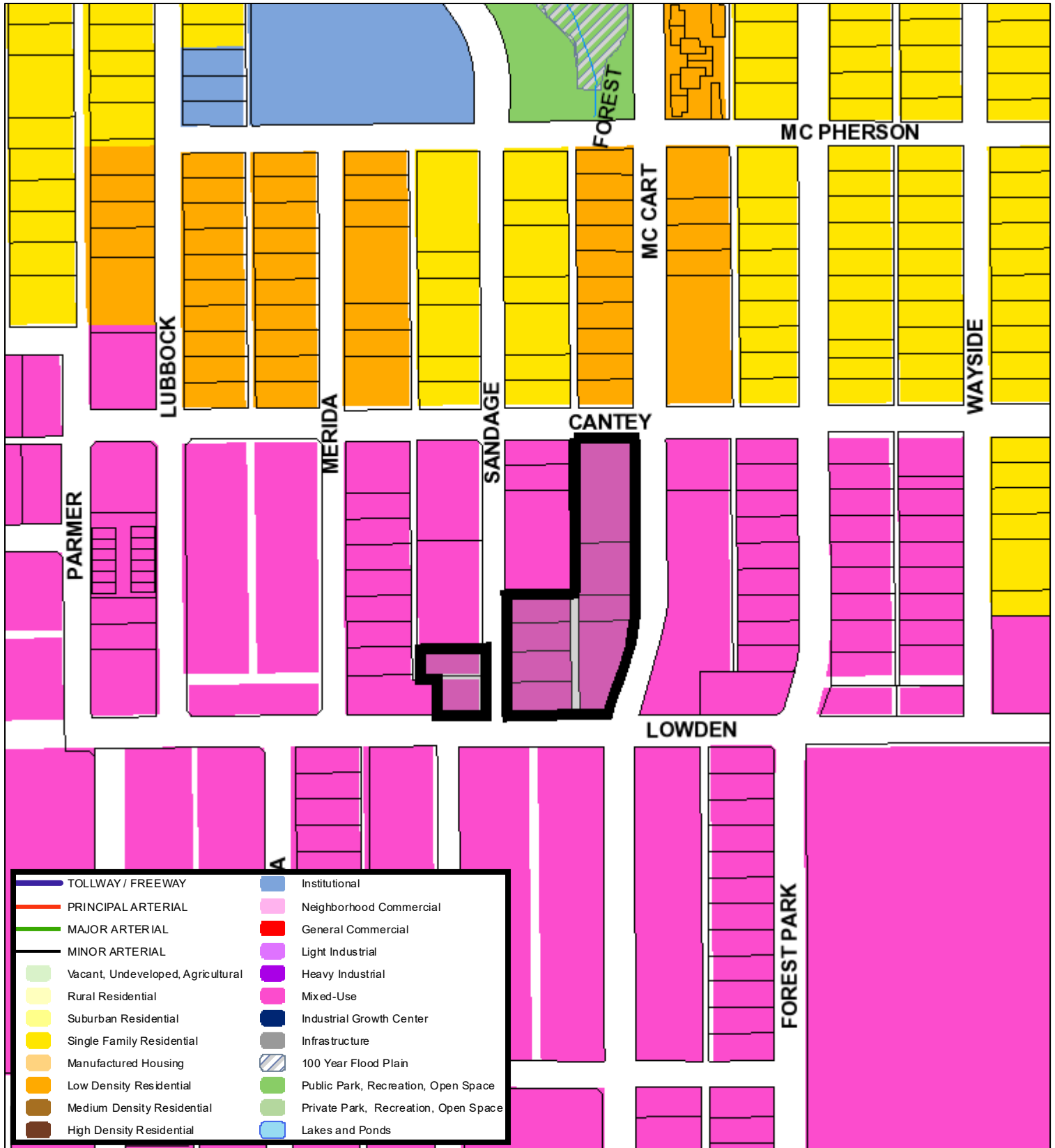
Applicant: TCU/William J. Nunez
 Address: 2829, 2833 & 2839 Sandage Ave; 2800,2816 2824, 2826 McCart Ave; 2600 W Lowden; 28
 Zoning From: null
 Zoning To: null
 Acres: 2.3381007
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 10/8/2024
 Contact: 817-392-2806



Area Map



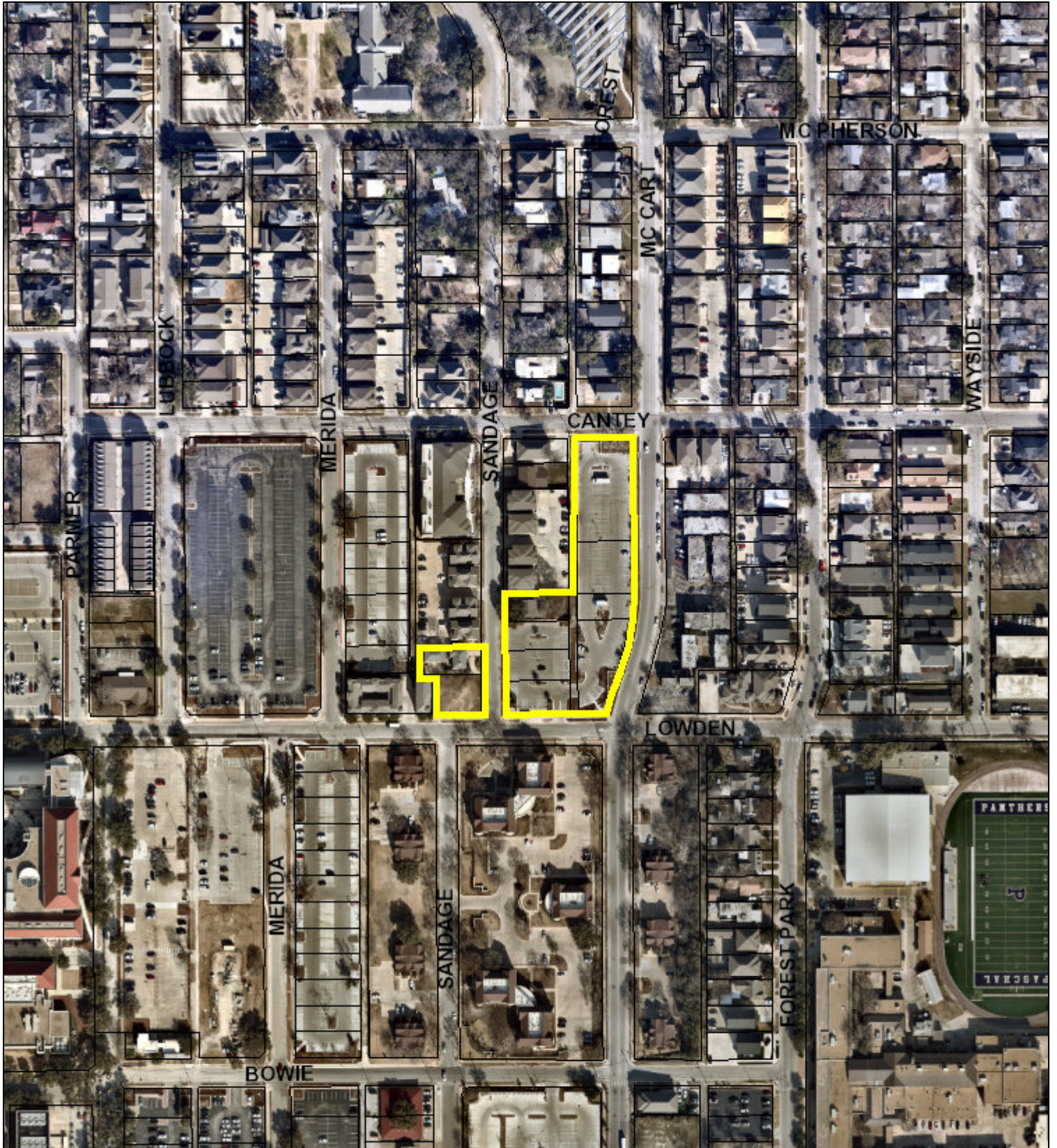
Future Land Use



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

