



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

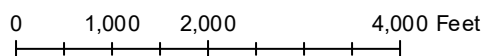
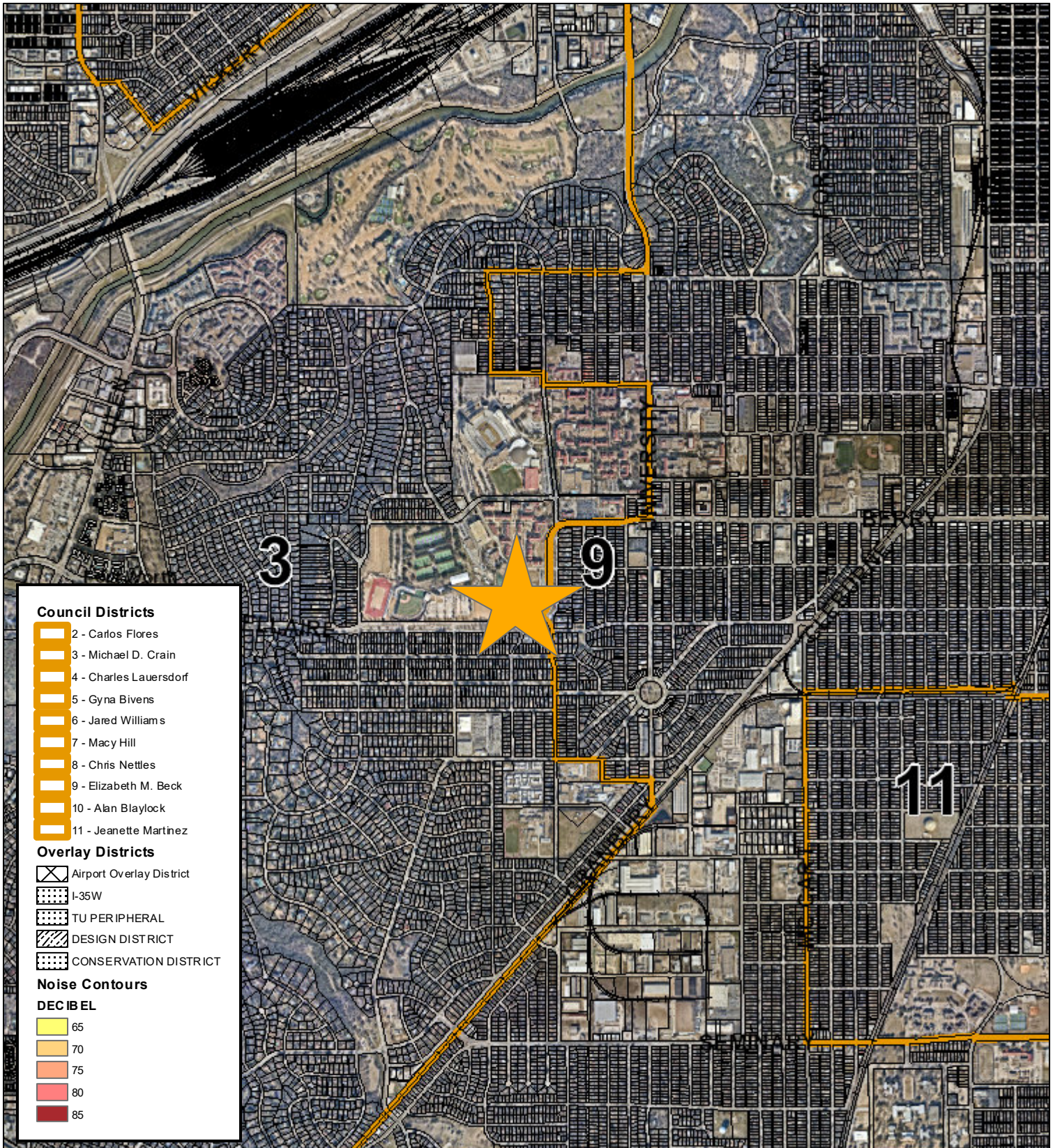
Aerial Photo Map



0 225 450 900 Feet

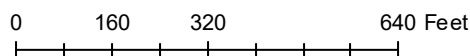
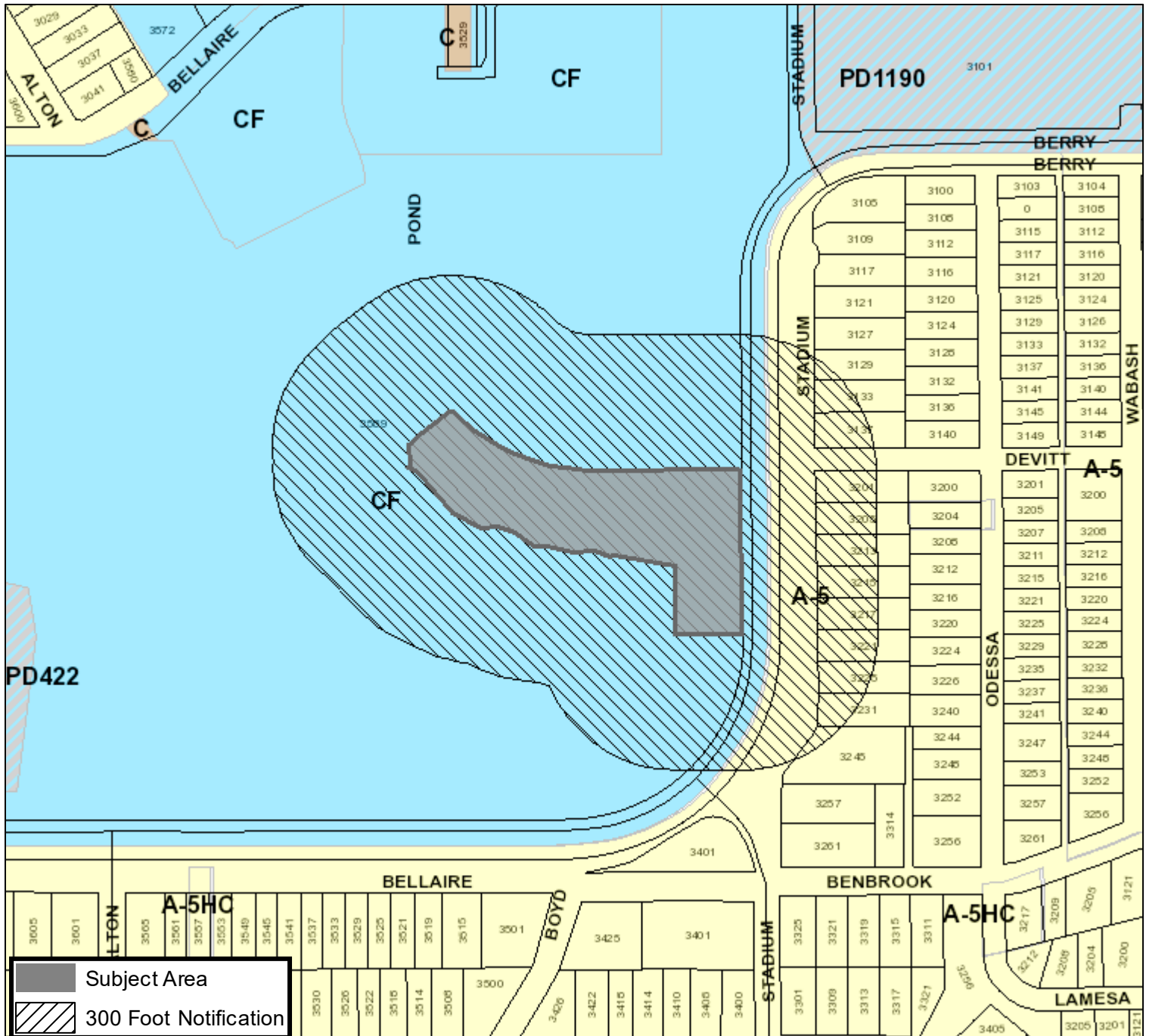


Area Map

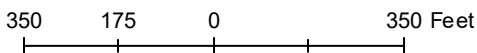


Area Zoning Map

Applicant: TCU/William J. Nunez
 Address: 3589 Bellaire Dr N
 Zoning From: CF
 Zoning To: MU-2
 Acres: 3.68436596
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 10/8/2024
 Contact: 817-392-7869



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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Texas Christian University

Mailing Address 3101 Bellaire Drive North City, State, Zip Fort Worth, TX 76109

Phone _____ Email _____

APPLICANT William J. Nunez

Mailing Address 3101 Bellaire Drive North City, State, Zip Fort Worth, TX 76109

Phone 817-257-7942 Email bill.nunez@tcu.edu

AGENT / OTHER CONTACT Philip C. Varughese

Mailing Address 5237 N. Riverside Dr., Suite 100 City, State, Zip Fort Worth, TX 76137

Phone 817-336-5773 Email pvarughese@tnpinc.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): A portion of Lot 1R-2, Block 12, TCU Addition

Total Rezoning Acreage: 3.658 ac, I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): Lot 1R-2, Block 12 TCU Addition

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 3.658 out of 101.27 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): CF Proposed Zoning District(s): MU2

Current Use of Property: Parking, Undeveloped

Proposed Use of Property: Student Housing

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The current property includes a parking lot with the remaining acreage being undeveloped.

The property will be developed with high density 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.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

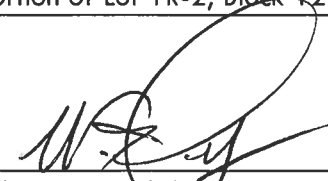
Owner's Signature (of the above referenced property): 

Owner's Name (Printed): William J Nunez, Texas Christian University

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Philip C. Varughese, TNP ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

A portion of Lot 1R-2, Block 12 TCU Addition (CERTIFIED LEGAL DESCRIPTION)


Owner's Signature (of the above referenced property)

William J Nunez

Owner's Name (Printed)


Applicant or Agent's Signature

Philip C. Varughese

Applicant or Agent's Name (Printed):





SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- This project will comply with [Section 6.302, Urban Forestry](#).
- All signage will conform to [Article 4, Signs](#).
- All provided lighting will conform to the Lighting Code.

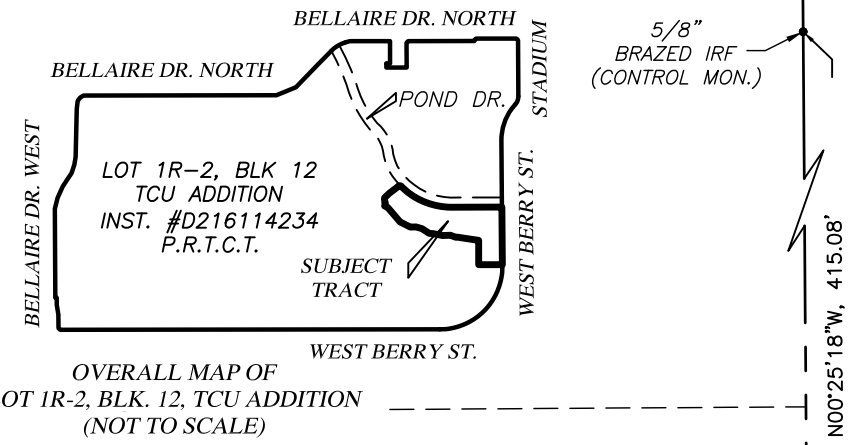
For multifamily projects in CR, C, or D districts, also include the following note:

- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

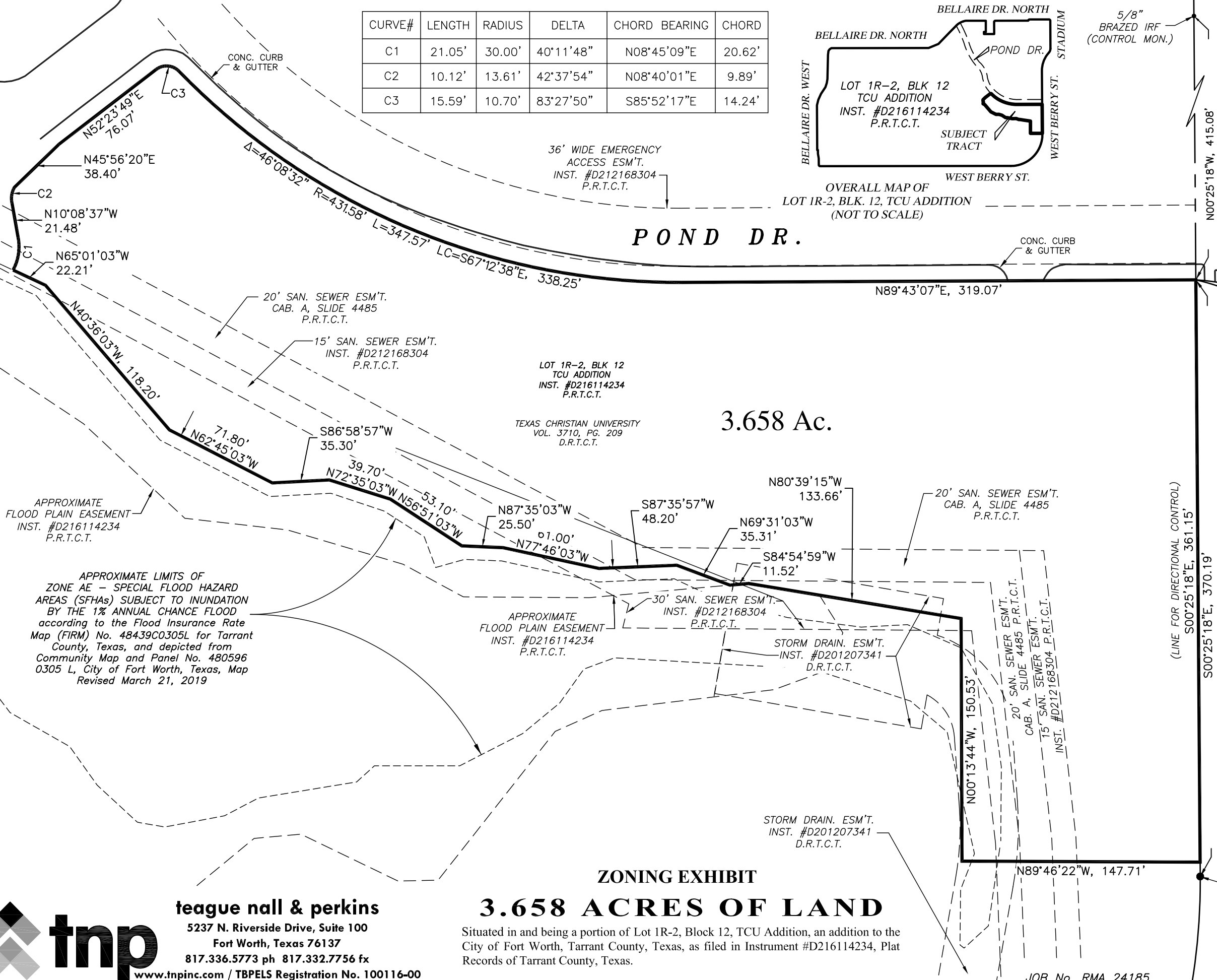
Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	21.05'	30.00'	40°11'48"	N08°45'09"E	20.62'
C2	10.12'	13.61'	42°37'54"	N08°40'01"E	9.89'
C3	15.59'	10.70'	83°27'50"	S85°52'17"E	14.24'



NOTES:

- 1) This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
- 2) Integral parts of this exhibit: Sketch & Legal Description



APPROXIMATE FLOOD PLAIN EASEMENT
INST. #D216114234
P.R.T.C.T.

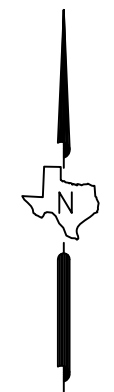
APPROXIMATE LIMITS OF ZONE AE - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD according to the Flood Insurance Rate Map (FIRM) No. 48439C0305L for Tarrant County, Texas, and depicted from Community Map and Panel No. 480596 0305 L, City of Fort Worth, Texas, Map Revised March 21, 2019

Surveyed on the ground in the month of June, 2024.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT - RELEASE DATE AUGUST 15, 2024

Theron W. Sims, R.P.L.S., No. 5887
Date : August 15, 2024

W. BERRY STREET
CALLED 173' WIDE R-O-W



SCALE 1"=60'



teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnppinc.com / TBPELS Registration No. 100116-00

ZONING EXHIBIT
3.658 ACRES OF LAND

Situated in and being a portion of Lot 1R-2, Block 12, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D216114234, Plat Records of Tarrant County, Texas.

JOB No. RMA 24185

SHEET 1 OF 2

ZONING DESCRIPTION

BEING a 3.658 acre tract of land, situated in and being a portion of Lot 1R-2, Block 12, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D216114234, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being a portion of that certain tract of land conveyed to Texas Christian University, according to the deed filed in Volume 3710, Page 209, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING in the most easterly line of said Lot 1R-2, also being in the west Right-of-Way (R-O-W) line of W. Berry Street (variable width), from which a brazed 5/8 inch iron rod found in said line at the beginning of a northerly curve to the right, bears N 00°25'18" W, a distance of 415.08 feet, and from which a brazed 5/8 inch iron rod found in said line at the beginning of a southerly curve to the right, bears S 00°25'18" E, a distance of 370.19 feet, and being S 00°25'18" E, along said line, a distance of 10.45 feet from the southeast corner of a 36' wide Emergency Access Easement for Pond Drive, as filed in Instrument #D212168304, D.R.T.C.T.;

THENCE S 00°25'18" E, along the most easterly line of said Lot 1R-2, and along the west R-O-W line of said W. Berry Street, a distance of 361.15 feet;

THENCE leaving said line passing over and across said Lot 1R-2, the following courses and distances;

N 89°46'22" W, passing over and across a 15' Sanitary Sewer Easement, as filed in Instrument #D212168304, P.R.T.C.T., a 20' Sanitary Sewer Easement, as filed in Cabinet A, Slide 4485, P.R.T.C.T., and a Storm Drainage Easement, as filed in Instrument #D201207341, D.R.T.C.T., a distance of 147.71 feet;

N 00°13'44" W, continuing over and across said Storm Drainage Easement (Inst. #D201207341), and over and across a 30' Sanitary Sewer Easement, as filed in said (Inst. #D212168304), a distance of 150.53 feet;

N 80°39'15" W, passing along the north line of a floodplain easement, as filed in Cabinet A, Slide 4485, D.R.T.C.T., and continuing over and across said 30' Sanitary Sewer Easement (Inst. #D212168304), a distance of 133.66 feet;

S 84°54'59" W, continuing along the north line of said floodplain easement, (Cab. A, Slide 4485), and continuing over and across said 30' Sanitary Sewer Easement (Inst. #D212168304), a distance of 11.52 feet to the north line of a floodplain easement, as filed in Instrument #D216114234, D.R.T.C.T.;

N 69°31'03" W, continuing along the north line of said floodplain easement, (Inst. #D216114234), and over and across said 30' Sanitary Sewer Easement (Inst. #D212168304), also passing over and across said 20' Sanitary Sewer Easement (Cab. A, Slide 4485), a distance of 35.31 feet;

S 87°35'57" W, continuing along the north line of said floodplain easement, (Inst. #D216114234), and continuing over and across said 20' Sanitary Sewer Easement (Cab. A, Slide 4485), also passing over and across said 15' Sanitary Sewer Easement (Inst. #D212168304), a distance of 48.20 feet;

N 77°46'03" W, continuing along the north line of said floodplain easement, (Inst. #D216114234), and continuing over and across said 15' Sanitary Sewer Easement (Inst. #D212168304), a distance of 61.00 feet;

N 87°35'03" W, continuing along the north line of said floodplain easement, (Inst. #D216114234), a distance of 25.50 feet;

N 56°51'03" W, continuing along the north line of said floodplain easement, (Inst. #D216114234), a distance of 53.10 feet;

N 72°35'03" W, continuing along the north line of said floodplain easement, (Inst. #D216114234), a distance of 39.70 feet;

S 86°58'57" W, continuing along the north line of said floodplain easement, (Inst. #D216114234), a distance of 35.30 feet;

N 62°45'03" W, continuing along the north line of said floodplain easement, (Inst. #D216114234), a distance of 71.80 feet;

N 40°36'03" W, continuing along the north line of said floodplain easement, (Inst. #D216114234), passing over and across said 15' Sanitary Sewer Easement (Inst. #D212168304), a distance of 118.20 feet;

N 65°01'03" W, continuing along the north line of said floodplain easement, (Inst. #D216114234), and over and across said 15' Sanitary Sewer Easement (Inst. #D212168304), a distance of 22.21 feet to the beginning of a curve to the left whose radius is 30.00 feet, and whose long chord bears N 08°45'09" E, a distance of 20.62 feet;

Along said curve in a northeasterly direction, continuing over and across said 15' Sanitary Sewer Easement (Inst. #D212168304), and over and across said 20' Sanitary Sewer Easement (Cab. A, Slide 4485), through a central angle of 40°11'48", an arc length of 21.05 feet to the end of said curve;

N 10°08'37" W, continuing over and across said 20' Sanitary Sewer Easement (Cab. A, Slide 4485), a distance of 21.48 feet to the beginning of a curve to the right whose radius is 13.61 feet, and whose long chord bears N 08°40'01" E, a distance of 9.89 feet;

Along said curve in a northeasterly direction, through a central angle of 42°37'54", an arc length of 10.12 feet to the end of said curve;

N 45°56'20" E, a distance of 38.40 feet;

N 52°23'49" E, a distance of 76.07 feet to the beginning of a curve to the right whose radius is 10.70 feet, and whose long chord bears S 85°52'17" E, a distance of 14.24 feet;

Along said curve in a southeasterly direction, through a central angle of 83°27'50", an arc length of 15.59 feet to the beginning of a reverse curve to the left whose radius is 431.58 feet, and whose long chord bears S 67°12'38" E, a distance of 338.25 feet;

Along said curve in a southeasterly direction, through a central angle of 46°08'32", an arc length of 347.57 feet to the end of said curve;

N 89°43'07" E, a distance of 319.07 feet to the **POINT OF BEGINNING** and containing 159,356 square feet or 3.658 acres of land.

ZONING EXHIBIT

3.658 ACRES OF LAND

Situated in and being a portion of Lot 1R-2, Block 12, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D216114234, Plat Records of Tarrant County, Texas.



teague nall & perkins

5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnpinc.com / TBPELS Registration No. 100116-00

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.