



FORT WORTH Neighborhood Notification

Case Number: ZC-26-085

Council District: 9 – Elizabeth M. Beck

ZONING CHANGE REQUEST

Owner/Applicant: Texas Christian University / Dunaway Associates, Stephen Cook

Site Location: 2717 – 2725 (odds) Wabash Avenue

Request:

Current Zoning:

Proposed: Add Conditional Use Permit (CUP) in “CF” Community Facilities for an accessory use on a non-residential lot (construction trailers) and outdoor storage for two (2) years with a development waiver for screening fence material; site plan included

Proposed Use: Construction trailers and outdoor storage

For More Information please contact:

Case Manager

Beth Knight

817-392-8190

Public Hearing Dates

Zoning Commission	August 12, 2026
City Council	September 15, 2026

Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence 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



Neighborhood Notification

Organizations Notified

Organizations Notified	
Bluebonnet Hills NA	Park Hill Place HOA
Colonial Hills NA	Frisco Heights NA
University West NA	University Place NA
Park Hill NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Berry Street Initiative
Fort Worth ISD	



ZC-26-085

Aerial Photo Map

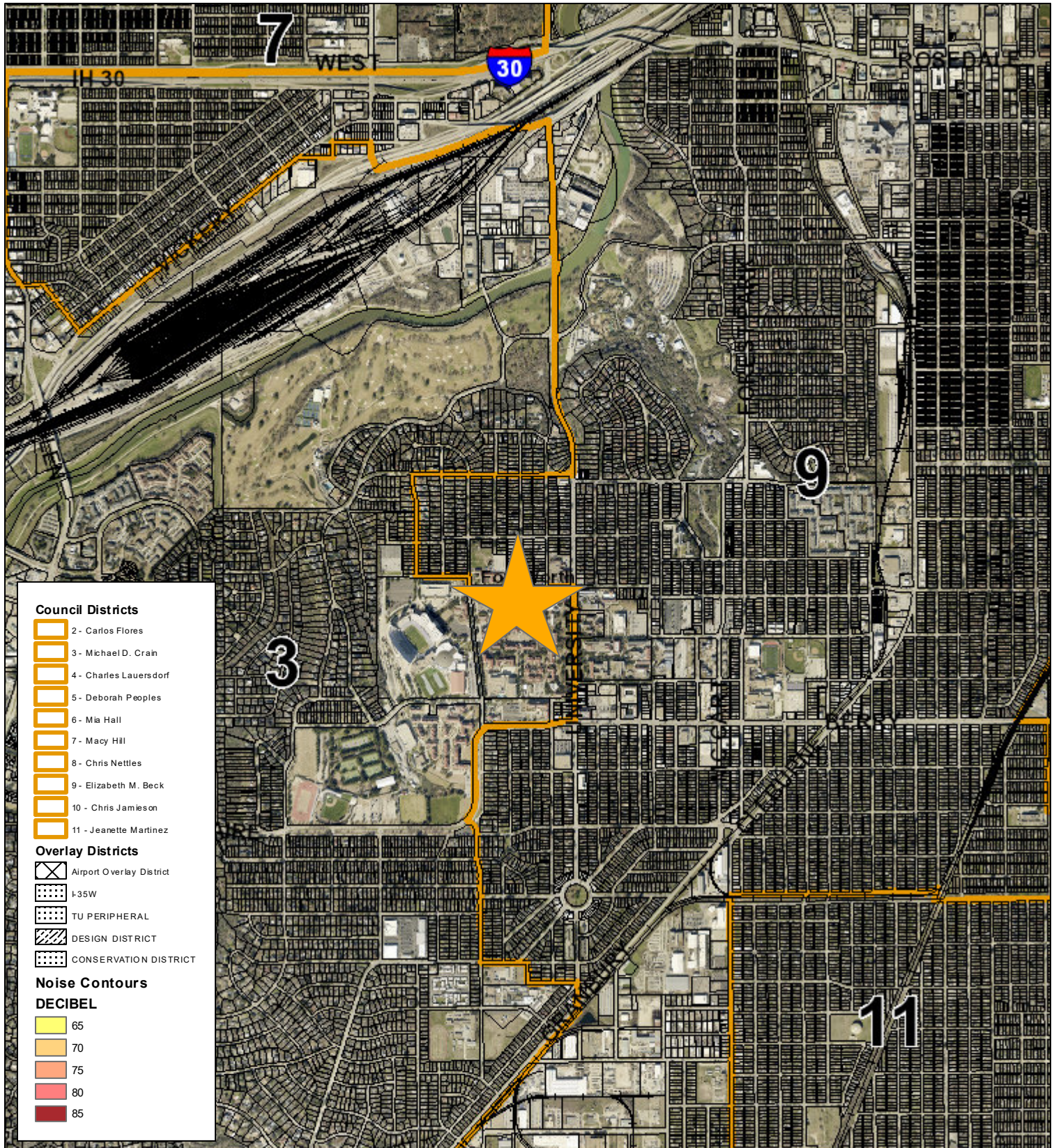


0 75 150 300 Feet

-  FEMA 100 Year Flood Zone
-  Non-FEMA City Flood Risk Areas



Area Map



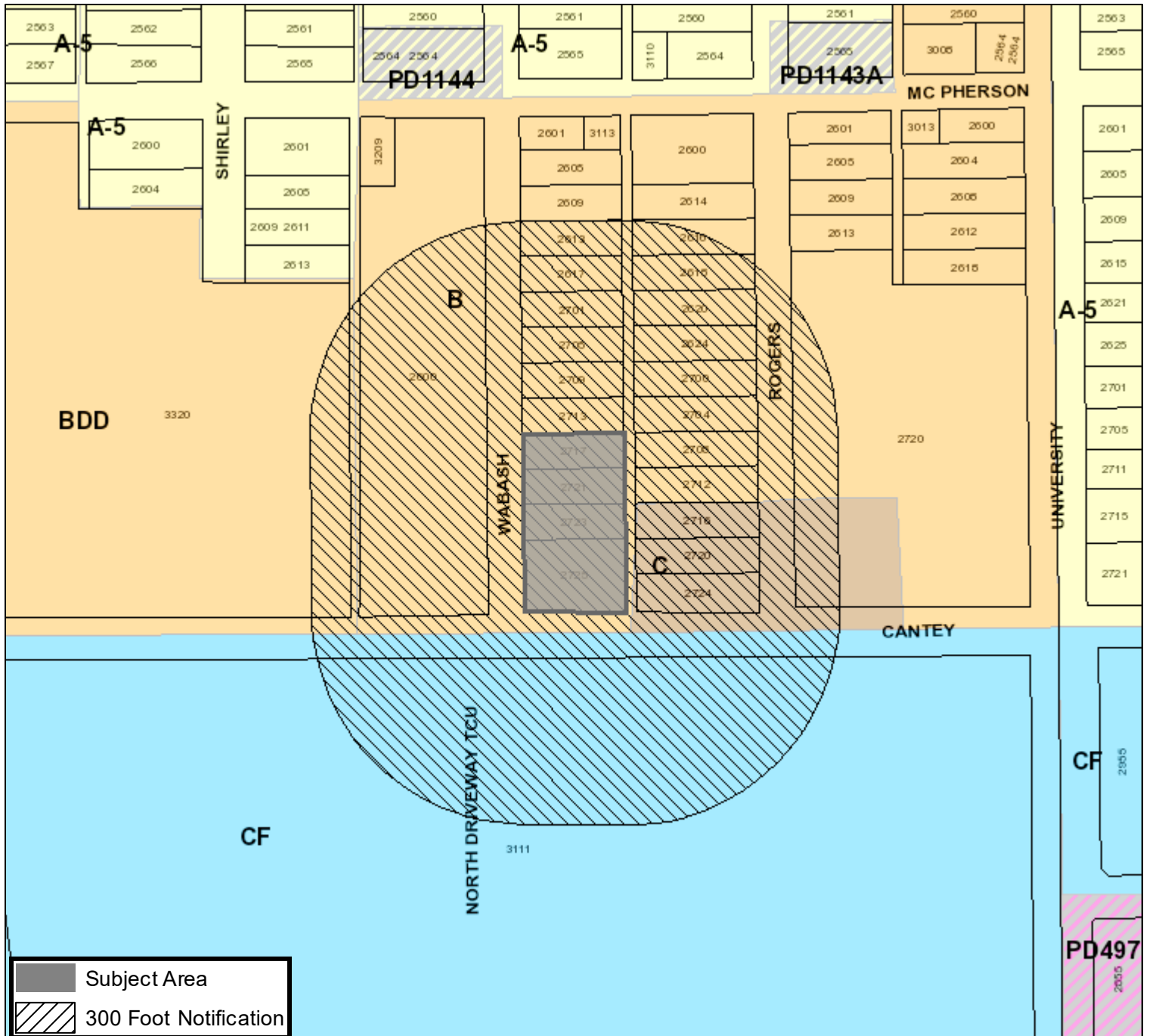
0 1,000 2,000 4,000 Feet



ZC-26-085

Area Zoning Map

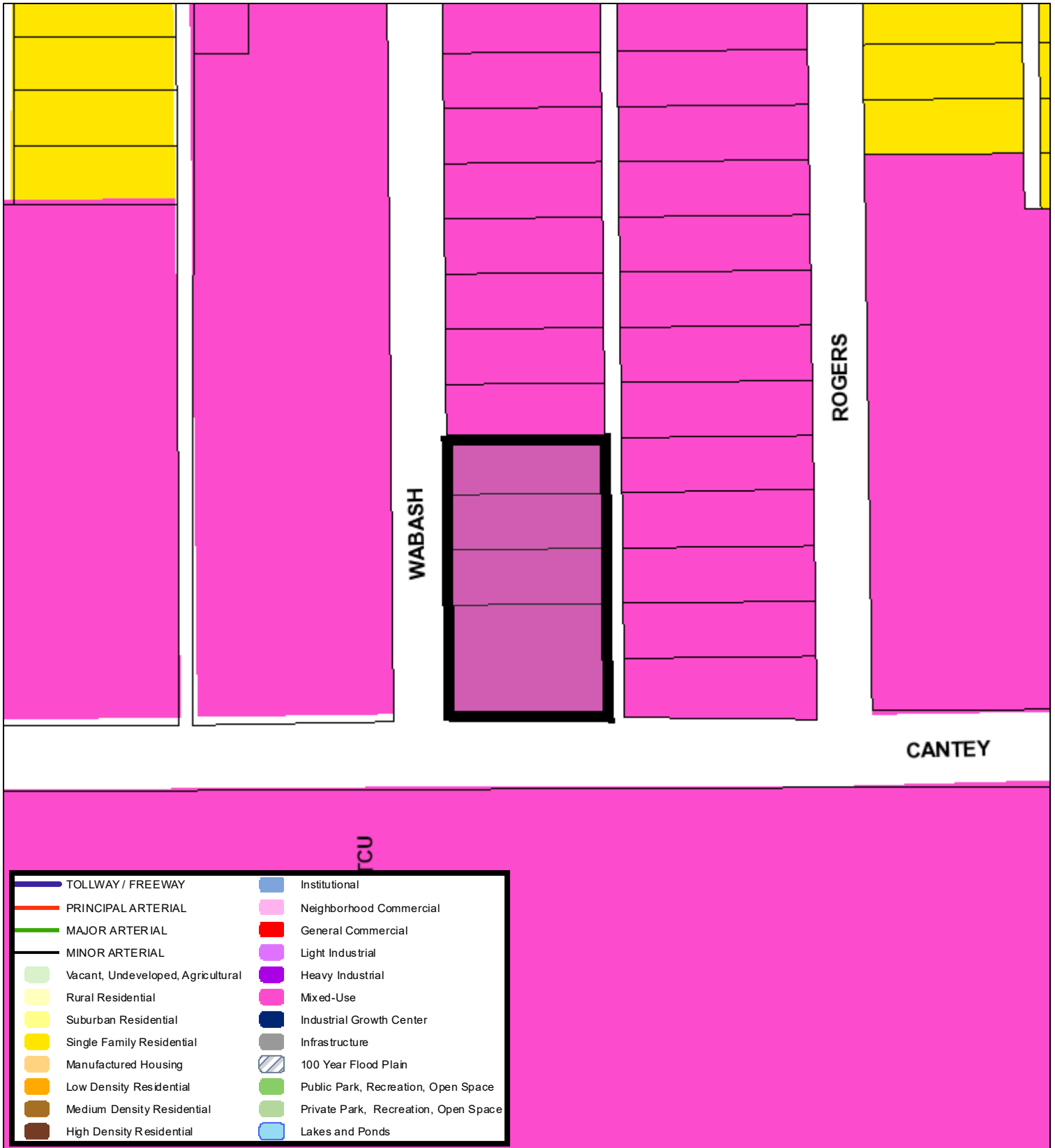
Applicant: TCU/Dunaway Associates
Address: 2717-2725 odds Wabash Avenue
Zoning From: CF/TCU Overlay
Zoning To: Add CUP for construction trailers and outdoor storage for 2 years with development standards
Acres: 0.832
Mapsc: Text
Sector/District: TCU/Westcliff
Commission Date: 8/12/2026
Contact: 817-392-2891





ZC-26-085

Future Land Use



120 60 0 120 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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Texas Christian University (TCU)

Mailing Address TCU Box 297041 City, State, Zip Fort Worth, TX 76129

Phone _____ Email _____

APPLICANT Texas Christian University (TCU), William Nunez, Vice Chancellor of Finance & Admin.

Mailing Address TCU Box 297041 City, State, Zip Fort Worth, TX 76129

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

AGENT **OTHER CONTACT** Dunaway Associates (Stephen Cook)

Mailing Address 550 Bailey Ave. City, State, Zip Fort Worth, TX 76107

Phone (817) 335-1121 Email scook@dunaway.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): Wabash Ave. Lots 10-14, Block 8

Total Rezoning Acreage: 0.832 ☒ 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): University Place Addition, Lots 10-14, Block 8

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 0.832 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
☐ Rezoning from one standard zoning district to another ☐ Rezoning to Planned Development (PD) District ☒ Adding a Conditional Use Permit (CUP) Overlay ☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	☐ Submitting a required site plan for an existing PD (no change to development standards or waivers) ☐ 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" Community Facilities Proposed Zoning District(s): "CUP - CF" Community Facilities

Current Use of Property: Vacant

Proposed Use of Property: Construction Trailers and Staging Area

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: "CF" Community Facilities

Additional Use Proposed with CUP: Construction Trailers and Staging Area

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

See following page for detailed description of list of waiver.

☒ 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.

Request to add a CUP Overlay to approximately 0.832 acres of land currently designated "CF" Community Facilities. The primary intent of this request is permit portable construction trailers and construction related storage on the site for the maximum of two years, to support renovation efforts across the street.

Waivers Requested:

1. Section 6.301: Required Landscaping:

Preserve existing landscaping along Wabash Ave. in lieu of new plantings.

2. Section 6.300 (d): Screening Requirements:

To allow for a chain link with black fabric instead of solid wooden fencing, due to the temporary nature of the proposed laydown yard,

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.)*

Council Members & NA are aware of the plan based on rezoning efforts to "CF". Will contact Council Member and NA to alleviate any confusion over 2nd zoning action

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)
- NA ☐ 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.

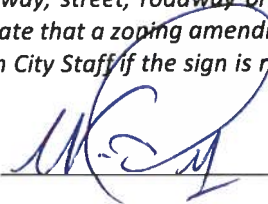
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public 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): Texas Christian University (TCU) (William Nunez, Vice Chancellor of Finance & Admin.)

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) Dunaway Associates (Stephen Cook) 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:

University Place Addition, Lots 10-R, Block 8

(CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)



William Nunez, Vice Chancellor of Finance & Admin.

Owner's Name (Printed)

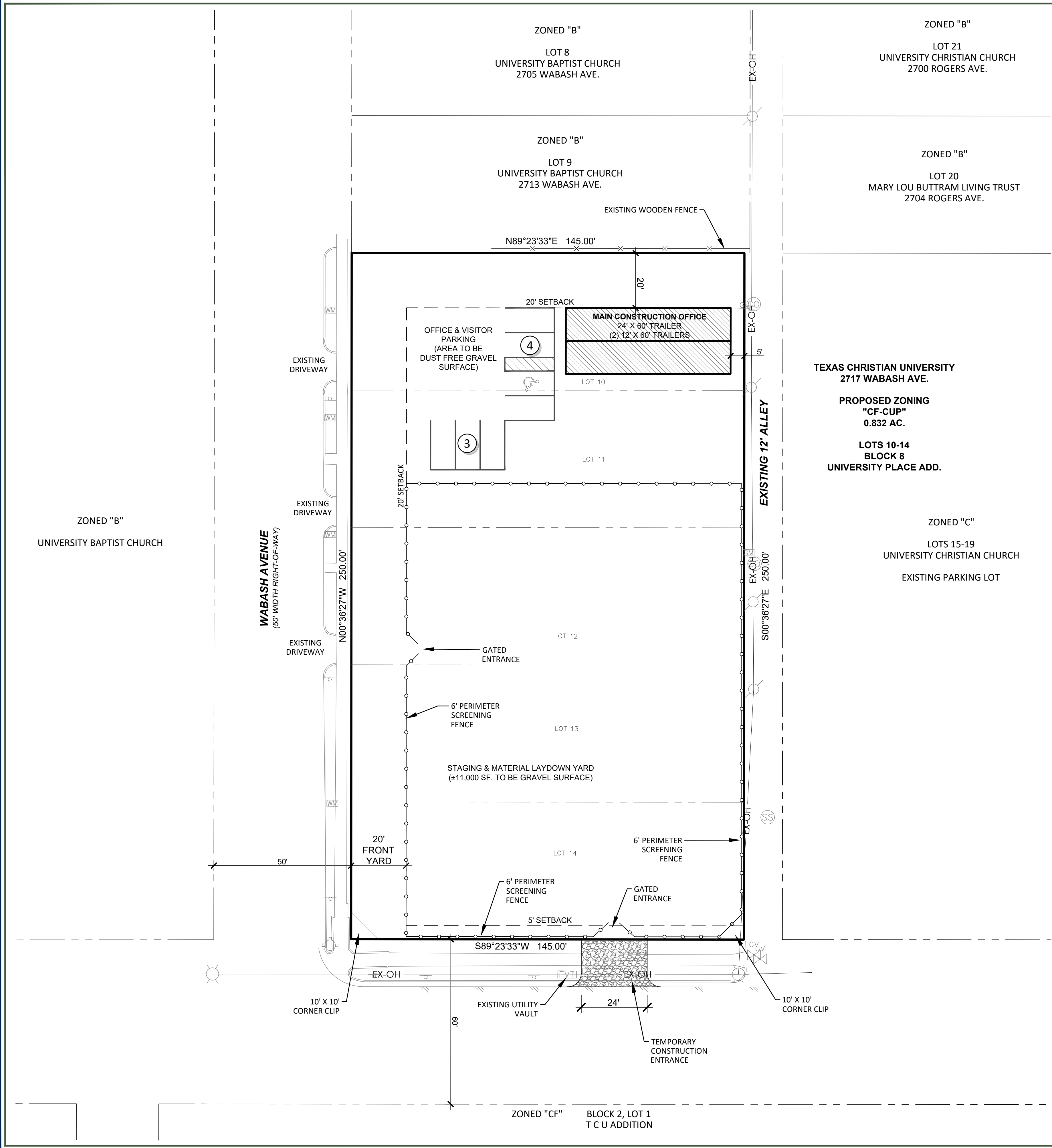
Applicant or Agent's Signature



Stephen Cook, Dunaway Associates

Applicant or Agent's Name (Printed):

PLOTTED BY: Chace LeBlanc ON: Monday, July 27, 2026 AT: 1:55 PM FILEPATH: P:\01\8200\01\8200\02\01\A Drawings\Exhibits\CUP\Submitted\CUP Site Plan - S4L.dwg



TEXAS CHRISTIAN UNIVERSITY
 2717 WABASH AVE.

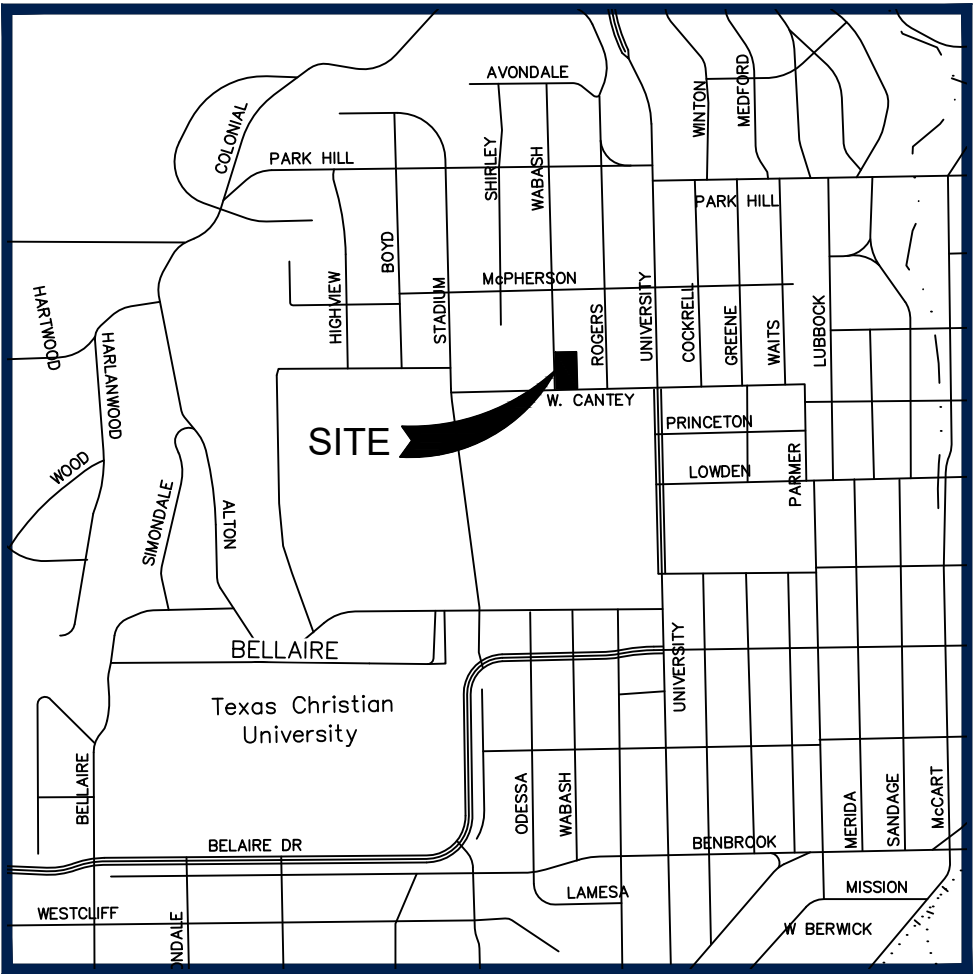
PROPOSED ZONING
 "CF-CUP"
 0.832 AC.

LOTS 10-14
 BLOCK 8
 UNIVERSITY PLACE ADD.

ZONED "C"
 LOTS 15-19
 UNIVERSITY CHRISTIAN CHURCH
 EXISTING PARKING LOT

LEGEND	
	PROPERTY LINE
	EXISTING RIGHT OF WAY
	YARD SETBACK
	EXISTING WOODEN FENCE
	PROPOSED PERIMETER FENCING

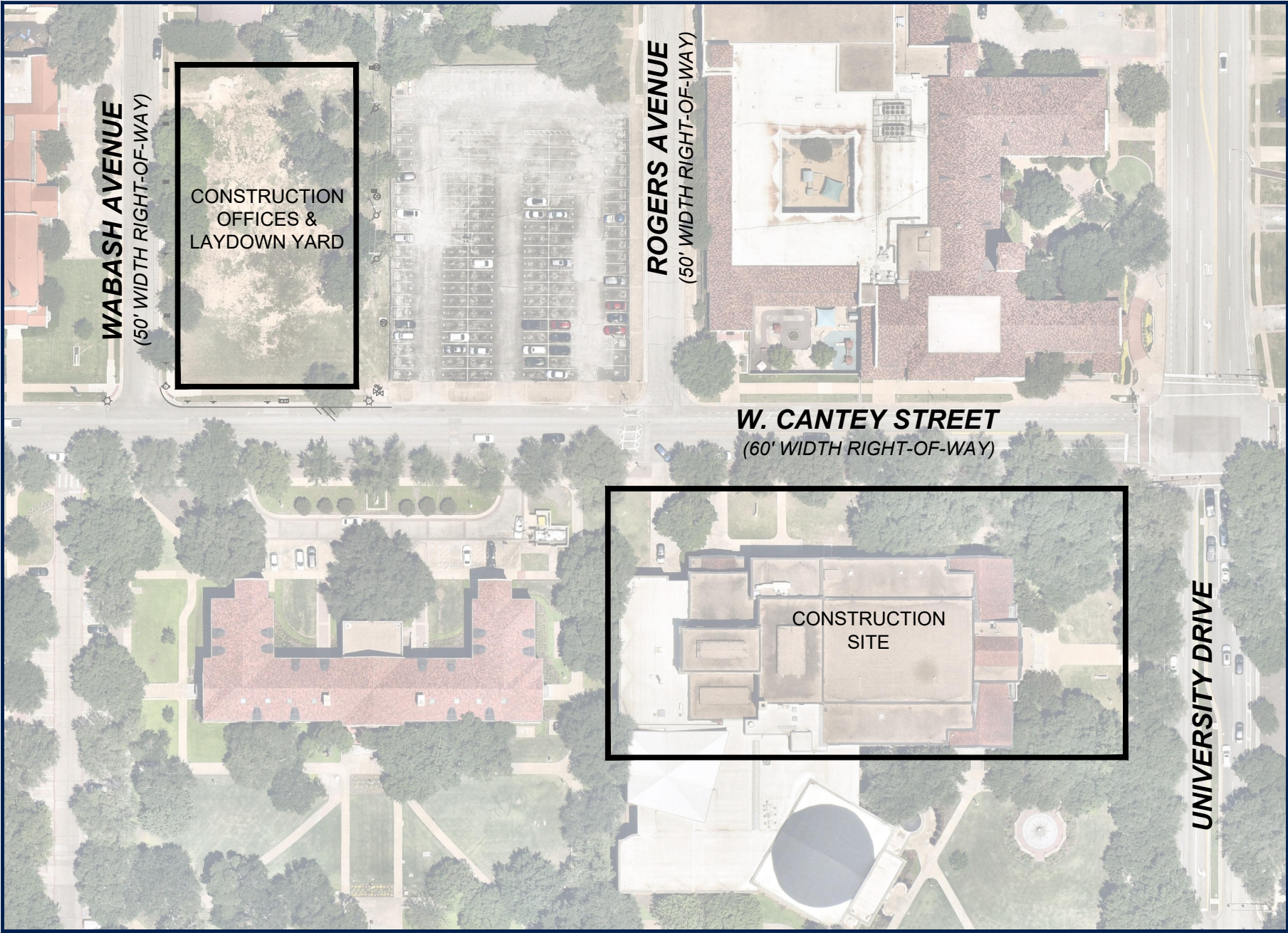
SITE DATA	
Site Acreage	±0.832 Acres
Existing Land Use	Vacant
Current Zoning	"CF" Community Facilities
Proposed Land Use	"CF CUP" Conditional Use Permit
Building Area	2,720 SF.
Parking Provided	7 Spaces (incl. 1 HC) 1 Space / 400 SF. Office



VICINITY MAP
 NOT TO SCALE

OWNER
 Texas Christian University
 3101 Bellaire Drive
 FT. Worth, Texas 76109
 (817) 257-7783
 Contact: William J. Nunez
 Ph.D. Vice Chancellor For
 Finance & Administration

ENGINEER / PLANNER
 Dunaway Associates
 550 Bailey Ave., Suite 400
 Fort Worth, TX 76107



CONSTRUCTION ACTIVITY MAP
 SCALE 1" = 100'

WAIVERS REQUESTED

- Section 6.300 (d): Screening Requirements:**
To allow for a chain link with black fabric instead of solid wooden fencing, due to the temporary nature of the proposed laydown yard,

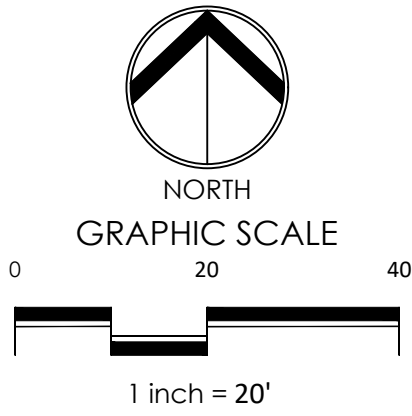
GENERAL NOTES:

- ALL LIGHTING PROVIDED WILL CONFORM TO THE LIGHTING CODE.
- THIS SITE WILL COMPLY WITH THE STORAGE, NON ACCESSORY OUTSIDE, 5.133
5.133 (b)(2) THE STORAGE MUST BE SURROUNDED BY A SCREEN FENCE A MINIMUM OF SIX FEET IN ORDER TO SCREEN THE STORAGE FROM PUBLIC VIEW. NO MATERIAL MAY BE VISIBLE ABOVE THE REQUIRED SCREEN FENCE.
- THIS SITE PLAN IS EXEMPT FROM THE LANDSCAPE REGULATIONS, 6.301.
SEC. 5.302 ACCESSORY USES ON NONRESIDENTIAL LOTS
5.302 (6)(b)(3) LANDSCAPING AND A SCREENING FENCE/BUFFER YARD IS NOT REQUIRED
- THIS SITE PLAN WILL COMPLY WITH URBAN FORESTRY REGULATIONS, 6.302.
- ALL TREES ON SITE ARE TO BE PRESERVED.
- THIS SITE PLAN WILL COMPLY WITH SIGNAGE REGULATIONS, CHAPTER 6, ARTICLE 4.

ZC-26-085

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

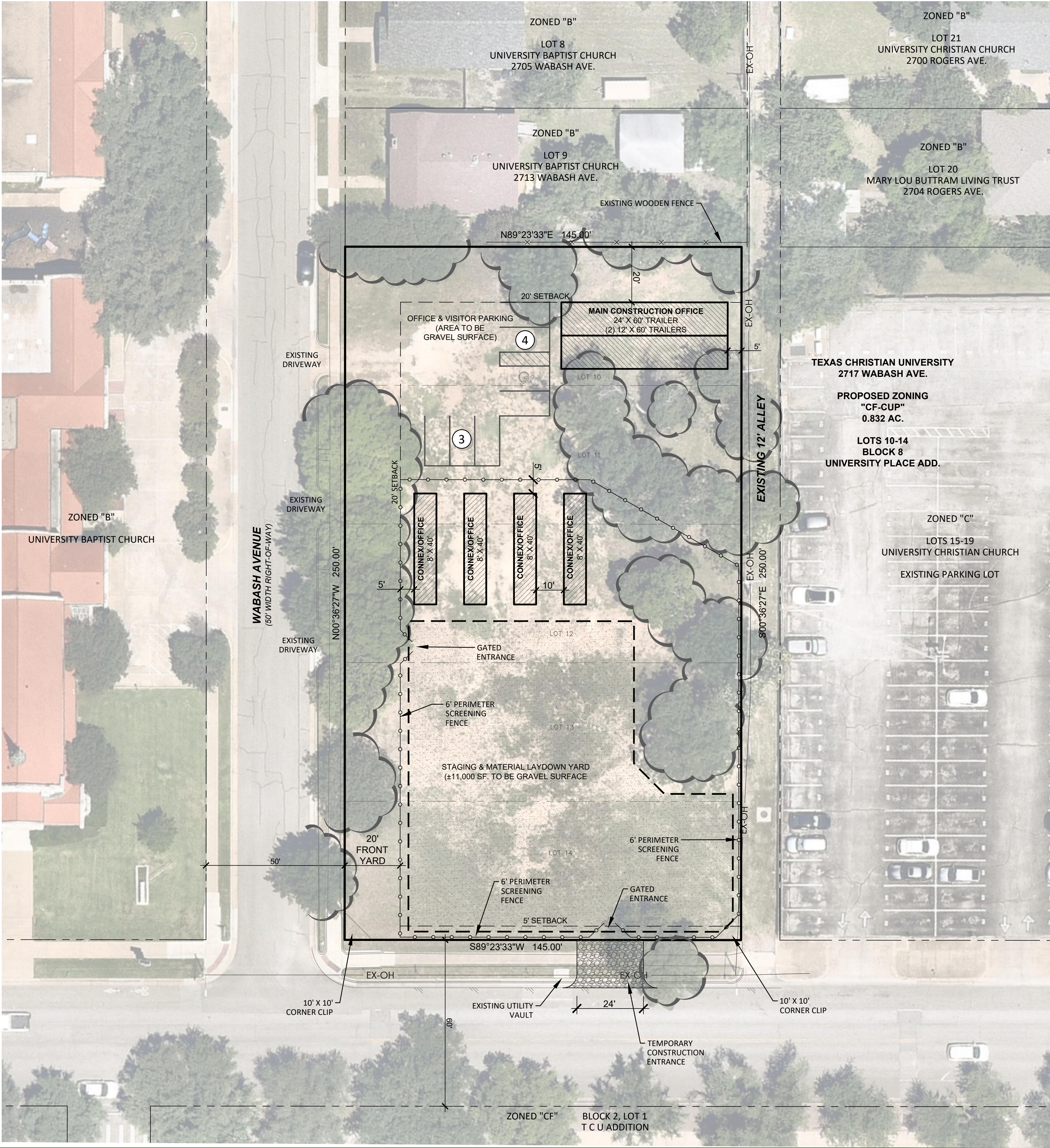


"CUP" SITE PLAN
 2717 WABASH AVE.
 0.832 ACRES
 OFFSITE CONTRACTOR OFFICES & TRAILERS
 FOR TEXAS CHRISTIAN UNIVERSITY

LOTS 10-14, BLOCK 8
 UNIVERSITY PLACE ADDITION
 VOL. 310, PG. 73 P.R.T.C.T.
 PREPARED JULY 2026

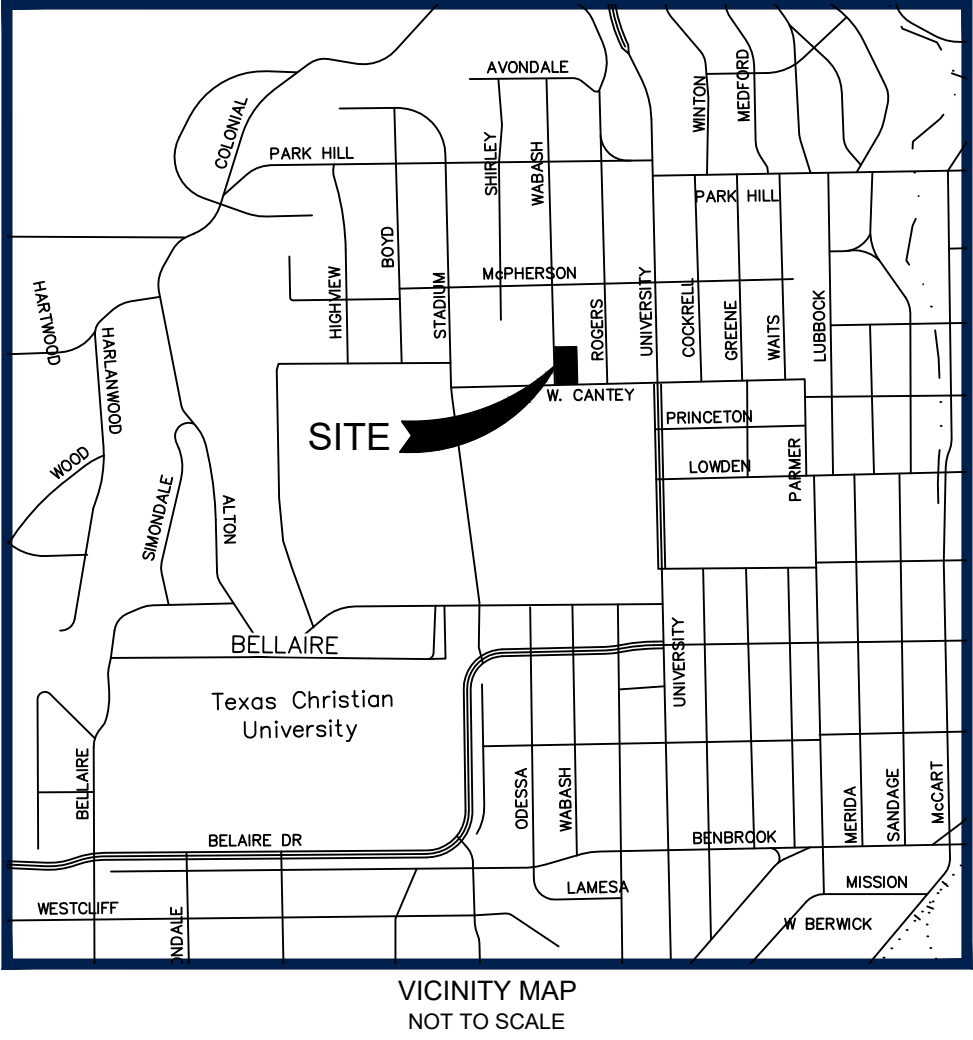


PLOTTED BY: Chance LeBlanc ON: Wednesday, July 22, 2026, AT: 6:54 AM FILEPATH: P:\016329\016329\026\PLA\Drawings\Exhibit CUP\Submit\CUP the Planning



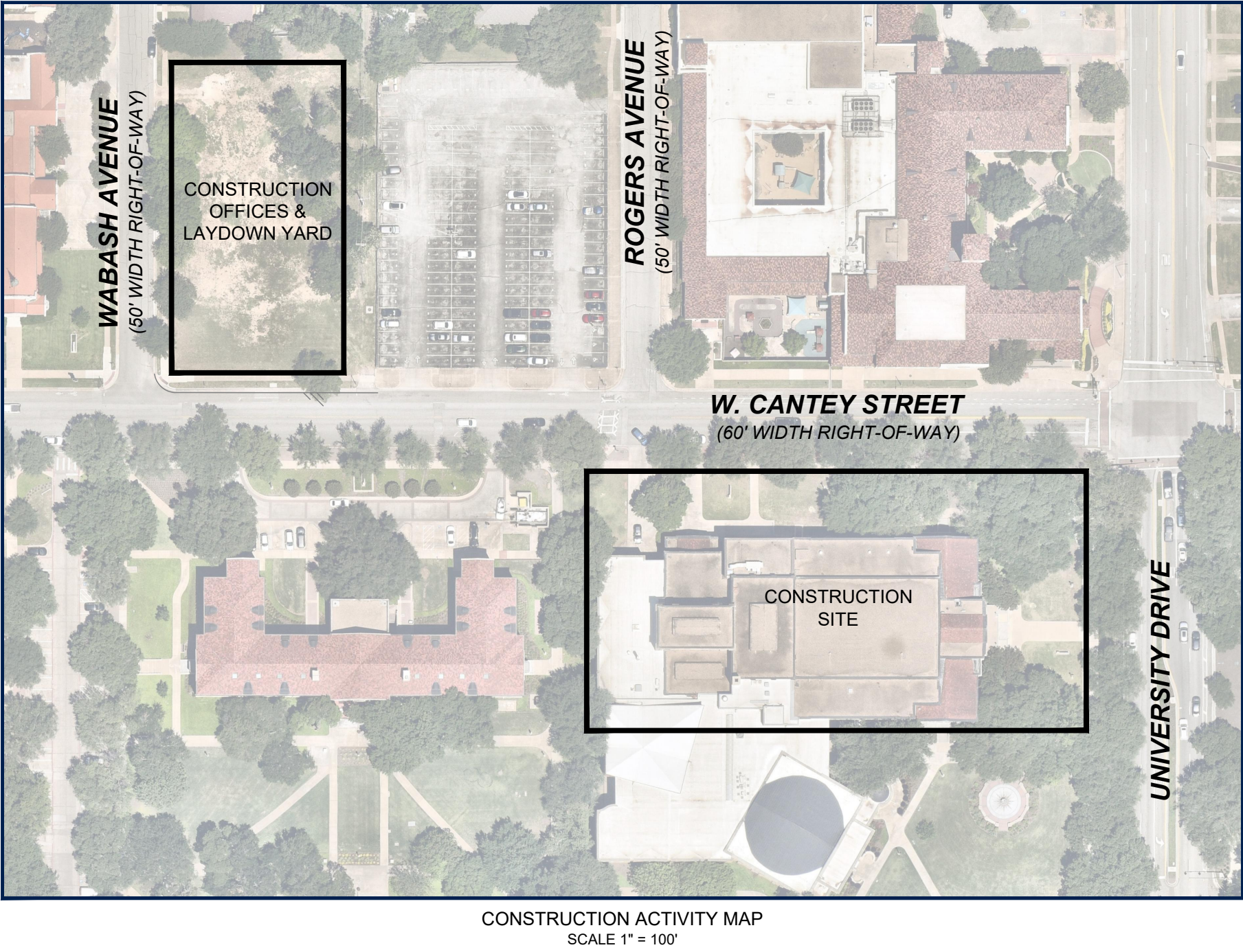
LEGEND	
	PROPERTY LINE
	EXISTING RIGHT OF WAY
	YARD SETBACK
	EXISTING WOODEN FENCE
	PROPOSED PERIMETER FENCING
	EXISTING TREE CANOPY
	STAGING & MATERIAL LAYDOWN AREA

SITE DATA	
Site Acreage	±0.832 Acres
Existing Land Use	Vacant
Current Zoning	"CF" Community Facilities
Proposed Land Use	"CF CUP" Conditional Use Permit
Building Area	2,720 SF.
Parking Provided	7 Spaces (incl. 1 HC) 1 Space / 400 SF. Office



OWNER
 Texas Christian University
 3101 Bellaire Drive
 Ft. Worth, Texas 76109
 (817) 257-7783
 Contact: William J. Nunez
 Ph.D. Vice Chancellor For
 Finance & Administration

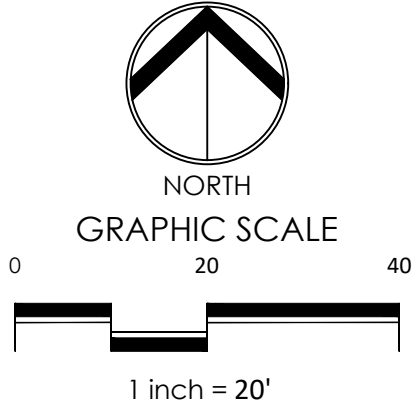
ENGINEER / PLANNER
 Dunaway Associates
 550 Bailey Ave., Suite 400
 Fort Worth, TX 76107



WAIVERS REQUESTED

- Section 6.301: Required Landscaping:**
Preserve existing landscaping along Wabash Ave. in lieu of new plantings.
- Section 6.300 (d): Screening Requirements:**
To allow for a chain link with black fabric instead of solid wooden fencing, due to the temporary nature of the proposed laydown yard.

- GENERAL NOTES:
- ALL LIGHTING PROVIDED WILL CONFORM TO THE LIGHTING CODE.
 - THIS SITE PLAN WILL COMPLY WITH LANDSCAPE REGULATIONS, 6.301.
 - THIS SITE PLAN WILL COMPLY WITH URBAN FORESTRY REGULATIONS, 6.302.
 - ALL TREES ON SITE ARE TO BE PRESERVED.
 - THIS SITE PLAN WILL COMPLY WITH SIGNAGE REGULATIONS, CHAPTER 6, ARTICLE 4.



"CUP" SITE PLAN
 2717 WABASH AVE.
 0.832 ACRES
 OFFSITE CONTRACTOR OFFICES & TRAILERS
 FOR TEXAS CHRISTIAN UNIVERSITY

LOTS 10-14, BLOCK 8
 UNIVERSITY PLACE ADDITION
 VOL. 310, PG. 73 P.R.T.C.T.
 PREPARED JULY 2026



DA B016329.002

ZC-26-085

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE