



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
200 Texas St, 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: Council Chambers, Second Floor of City Hall	
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:	



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Barney Holland Oil Company

Mailing Address 306 West 7th Street City, State, Zip Fort Worth, TX 76102

Phone 817-843-6600 Email bholland@holland1928.com

APPLICANT OGC Cowtown Hotel, LP

Mailing Address 2800 South Texas Avenue, Suite 401 City, State, Zip Bryan, TX 77802

Phone 979.268.2000 Email jacob.carmical@oldhamgoodwin.com

AGENT / OTHER CONTACT John Ainsworth, P.E., Kimley-Horn

Mailing Address 801 Cherry St. Unit 11, Ste 1300 City, State, Zip Fort Worth, TX 76102

Phone 817-339-2253 Email john.ainsworth@kimley-horn

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): 2825 & 2833 N. Main St, Fort Worth, Texas 76106

Total Rezoning Acreage: 2.527 ☒ 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): Lots 3R & 4R Block 6, M.G. Ellis Addition

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 2.527 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 type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" 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): F Proposed Zoning District(s): PD/G (to allow for hotel use)

Current Use of Property: vacant (grocery store was demolished in 2019)

Proposed Use of Property: hotel

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: G

Land Uses Being Added or Removed: hotel

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

Sec 5.116 b(1) for the ingress/egress to be off of the major street furthest from the residential district. In this instance, the proposed access is off of Ellis, which includes a mix of commercial (E) and two-family (B) residential zoning. The B zoning is directly across the street from the hotel, but access off of Ellis works better due to driveway spacing requirements along N Main (TxDOT) and site circulation. The primary/northern driveway is located in the far NW corner of the lot, across the street from one of the commercial (E) properties. The second driveway is located across from the B zoning, but it allows the site to meet code parking requirements.

☒ 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.

Per Sec 5.116, a PD is required for hotels within 1,000 feet of one- and two-story residential. There is two-family (B) immediately west (across Ellis) and single family (A-5) immediately north (across NW 29th St).

DIRECTOR OF DEVELOPMENT SERVICES

DATE

GENERAL NOTES:

- This project will comply with Section 6.301, Landscaping.
- 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.
- Exterior trash receptacles will be screened with a masonry wall on 3 sides and contain a gate.

SITE DATA TABLE	
LEGAL DESCRIPTION	LOTS 3R & 4R BLOCK 60 M.G. ELLIS ADDITION
LOT AREA (AC)	2.53 AC (110,070 SF)
ADDRESS	2825 & 2833 N MAIN ST, FORT WORTH, TX 76106
PROPOSED ZONING	PD/G INTENSIVE COMMERCIAL WITH HOTEL
BUILDING HEIGHT	6 STORIES / 70 FT
HOTEL ROOMS	149 KEYS
PATRON SEATS	24 SEAT S
OPEN T O PUBLIC (EA)	155 (6)
PARKING REQUIRED (ADA)	1 SPACE PER ROOM 1 SPACE PER 4 PATRON SEAT S
PARKING PROVIDED (ADA)	155 (6)

PROJECT #: 00123187.00

DRAWN BY: A.R.

CHECKED BY: A.R.

ARCHITECT:

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600
F 404 365 7610

www.nilesbolton.com

ISSUE DATE DESCRIPTION

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

OWNER / DEVELOPER:

Oldham Goodwin OG

2800 South Texas Avenue
Suite 401
Bryan, TX 77802

T 979 268 2000
F 979 846 7020
https://oldhamgoodwin.com/

CIVIL ENGINEER:

Kimley»Horn

801 Cherry Street
Unit 11 - Suite 1300
Fort Worth, TX 76102

T 817 339 2253

https://www.kimley-horn.com/

HAMPTON INN AND SUITES BY HILTON

LOTS 3R & 4R, BLOCK 60
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SHEET TITLE:

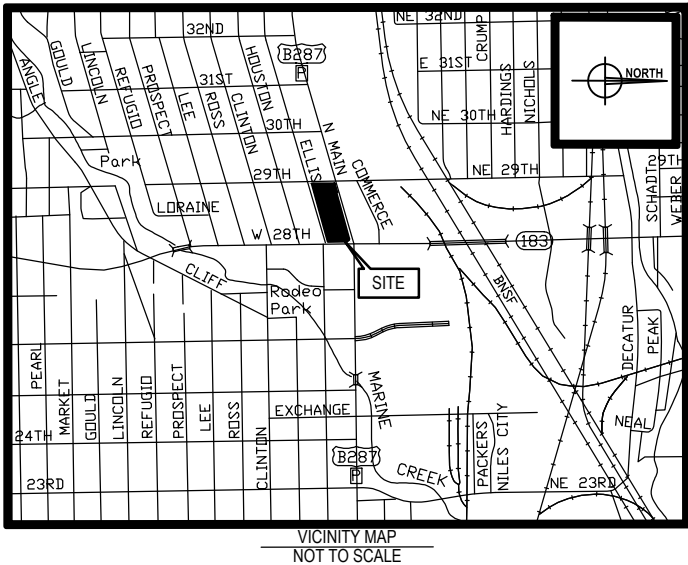
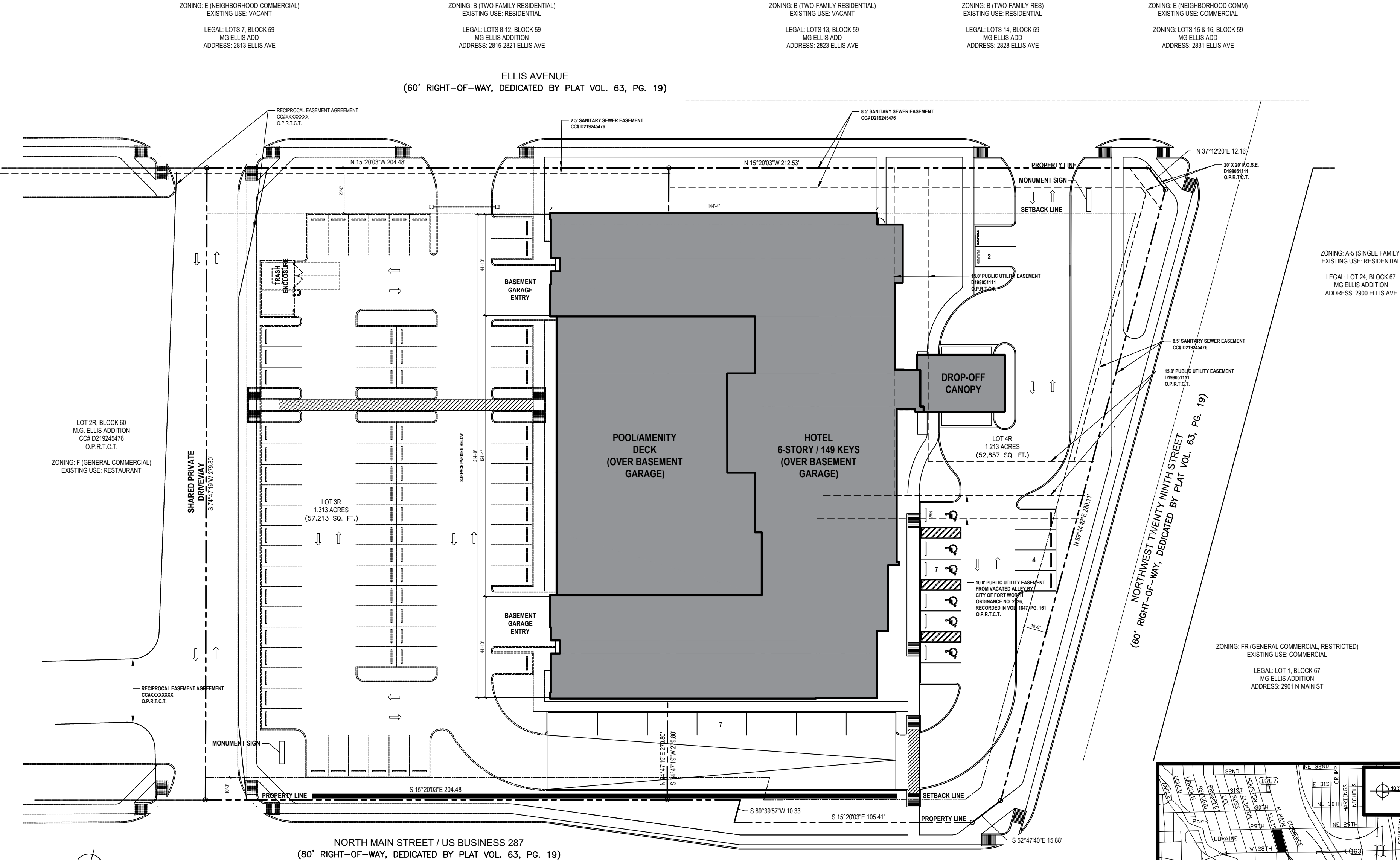
ZONING SITE PLAN LOBBY LVL

ZC-24-XXX

SHEET NUMBER:

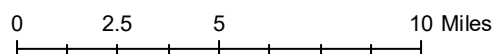
A1.02

DATE: 2/5/2024



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

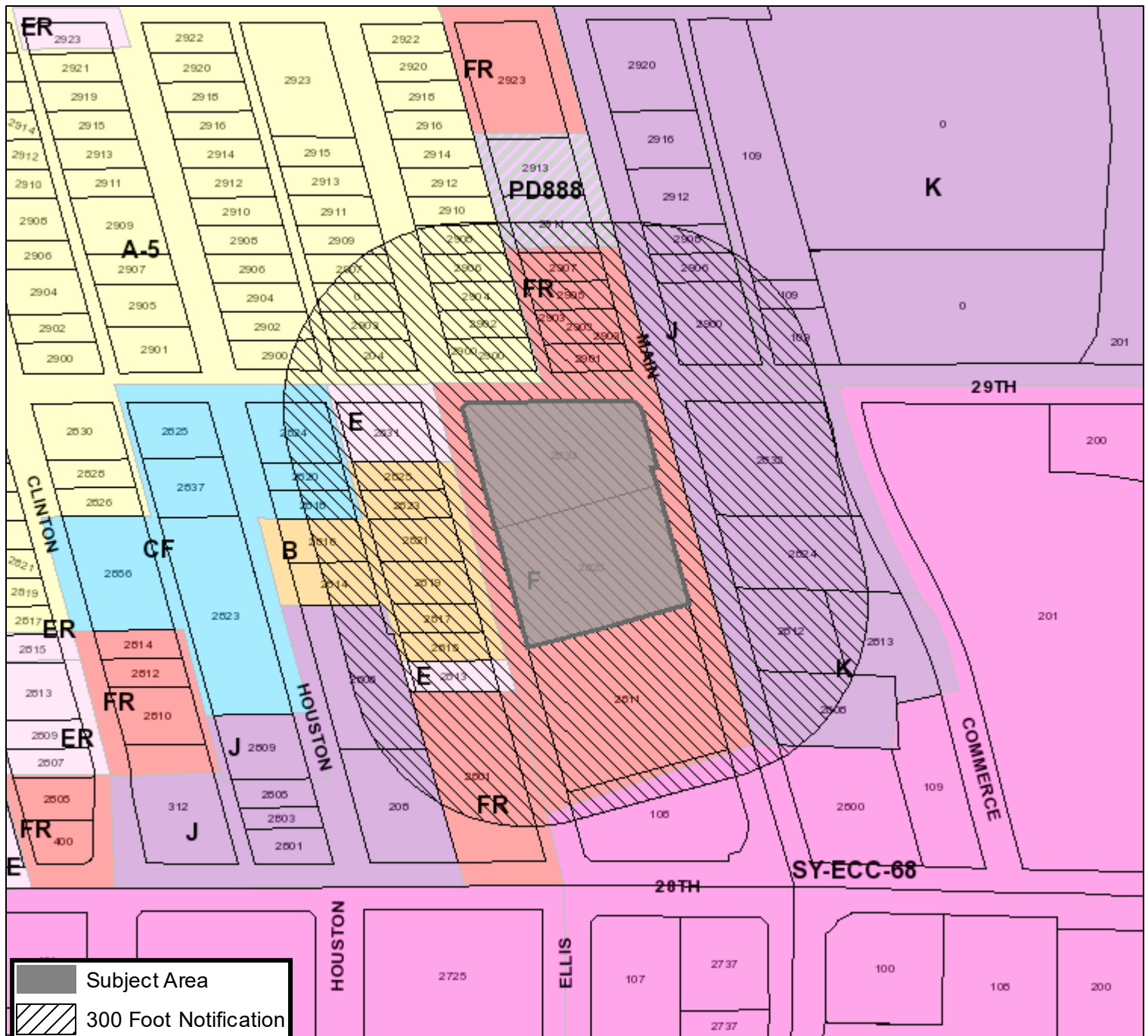




ZC-24-015

Area Zoning Map

Applicant: Barney Holland Oil Co. / John Ainsworth
Address: 2833-2825 (odd) N. Main Street
Zoning From: F
Zoning To: PD/F for Hotel Uses
Acres: 2.53114282
Mapsc0: Text
Sector/District: Northside
Commission Date: 3/13/2024
Contact: null



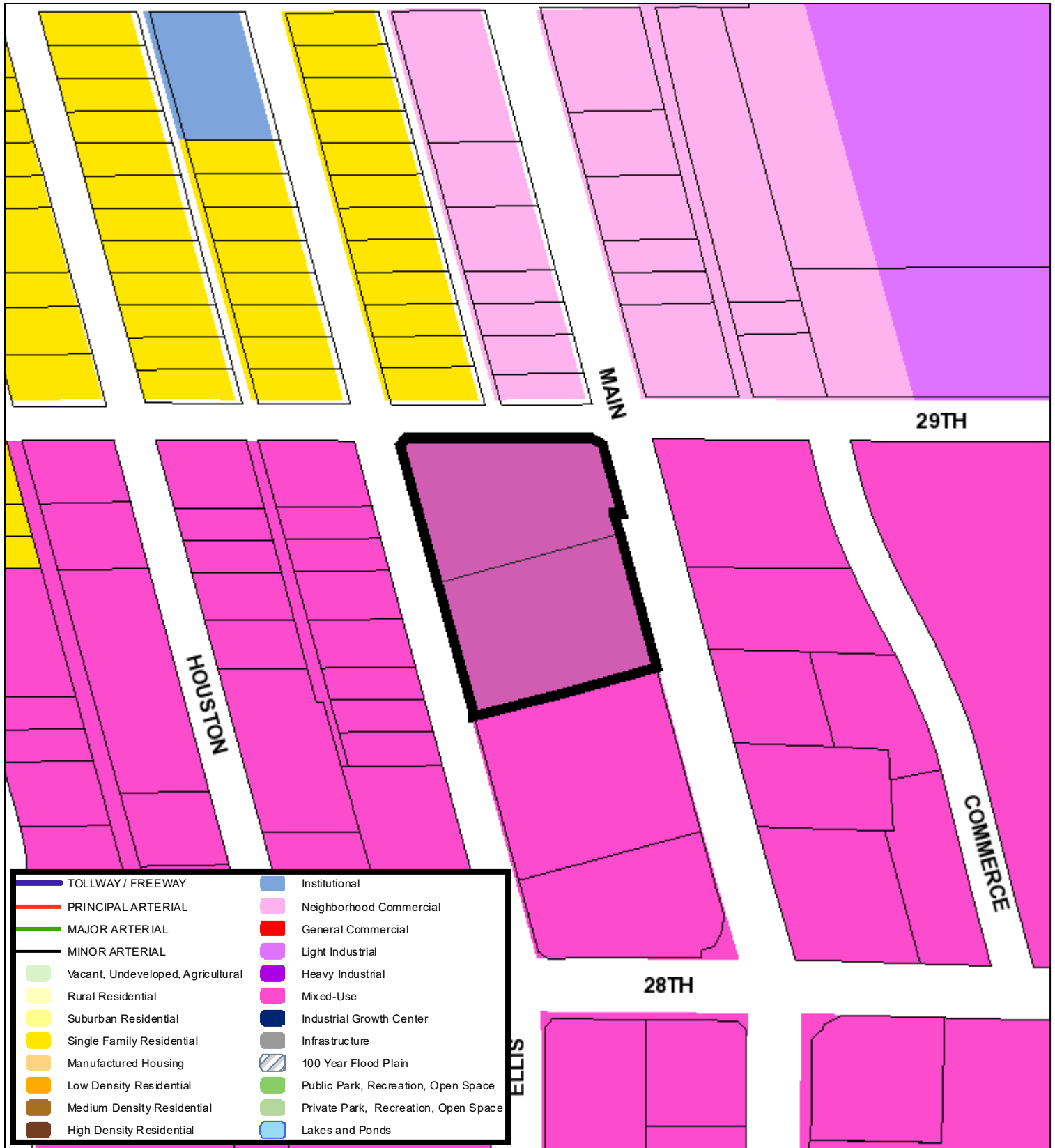
0 120 240 480 Feet

Created: 3/1/2024 4:42:15 PM



ZC-24-015

Future Land Use



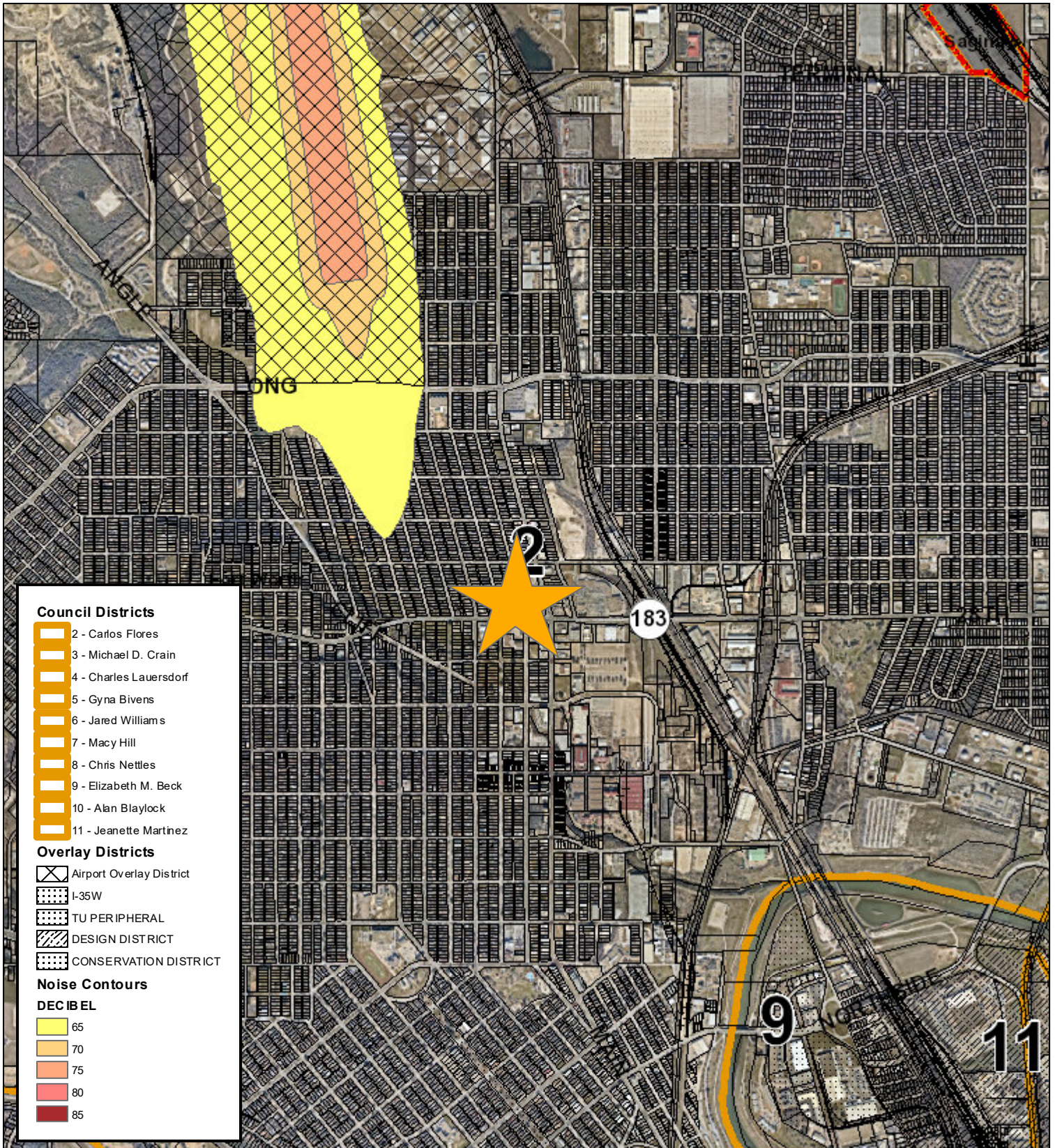
190 95 0 190 Feet

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.



Created: 3/1/2024 4:42:01 PM

Area Map



0 1,000 2,000 4,000 Feet



ZC-24-015

Aerial Photo Map



0 125 250 500 Feet

