



# 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](mailto: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](http://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](http://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** Multiple

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**APPLICANT** City of Fort Worth

Mailing Address 200 Texas St. City, State, Zip Fort Worth, TX 76102

Phone 817.392.8000 Email designreview@fortworthtexas.gov

**AGENT / OTHER CONTACT** Lorelei Willett

Mailing Address 200 Texas St. City, State, Zip Fort Worth, TX 76102

Phone 817.392.8015 Email lorelei.willett@fortworthtexas.gov

*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): Roughly bound by Stockyards Blvd at the North; 1001 NE 23rd St to the East; 23rd and 2310 N Main to the South; and Clinton to the West

Total Rezoning Acreage: \_\_\_\_\_  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): \_\_\_\_\_

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: \_\_\_\_\_ 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): SY-ENX-40, SY-TNX-55, SY-TSA-130 Proposed Zoning District(s): SY-HSH-40, SY-HSH-55, SY-HCO-130

Current Use of Property: Mixed-use

Proposed Use of Property: Mixed-use

**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.

Per Resolution 5799-09-2023, which was adopted by Council on September 12, 2023, the City of Fort Worth intends to expand the boundaries of the Stockyards local historic district subdistrict within the Stockyards form-based code district.

## The Stockyard Districts

### HISTORIC DISTRICT

The Historic and Cultural District is an extremely important resource for the City of Fort Worth. The core of the area is designated locally as a historic district and a larger area is listed in the National Register of Historic Places. The locally designated historic district is rich with buildings that serve as a link to the region's heritage and the dramatic impact that the Stockyards had on the historic development patterns in the area. While only some of these buildings remain, their influence is still felt.

The Fort Worth Stockyards Historic District was added to the National Register of Historic Places in 1976, and locally-designated as the Fort Worth Stockyards Historic and Cultural Landmarks District in 2016.

Highlighted in red in the map on the following page, the Historic District stretches along Exchange Avenue to encompass the buildings used in the operations of the stockyards. On the west side, the Historic District stretches along Main Street to capture the commercial buildings related to the Stockyards operation. Marine Creek also acts as a natural boundary that runs through the District and separates the Stockyards from the commercial core. The Historic District has a series of implementing sub-districts that come in a variety of height patterns (see also [Div. 2.1](#)):

1. Historic Shopfront; and
2. Historic Core.

### TRANSITION DISTRICT

The Transition District is intended to form a buffer around the Historic District. The objective is to promote development that is compatible with the Historic District along its periphery, while permitting a transition to buildings of larger scale farther away from the Historic District. Development also is intended to be influenced by the design traditions

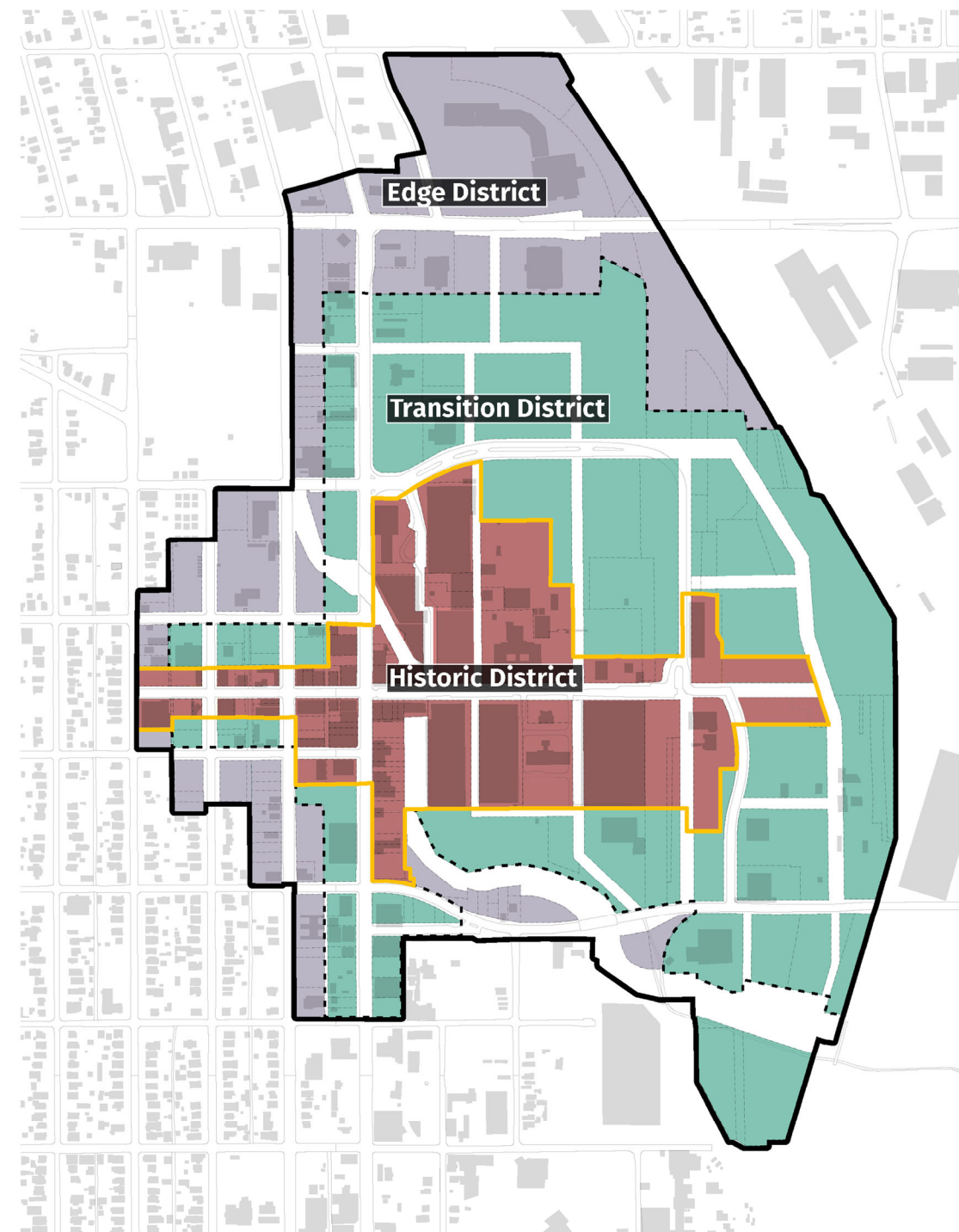
of the larger Stockyards area and the former Swift/Armour properties, in terms of form, materials and character, but in more abstract ways than within the Historic District itself. The Transition District also has a series of implementing sub-districts that come in a variety of height patterns (see also [Div. 3.1](#)):

1. Transition Marine Creek;
2. Transition North Forty;
3. Transition Neighborhood Mixed Use;
4. Transition Northern Edge; and
5. Transition Swift/Armour.

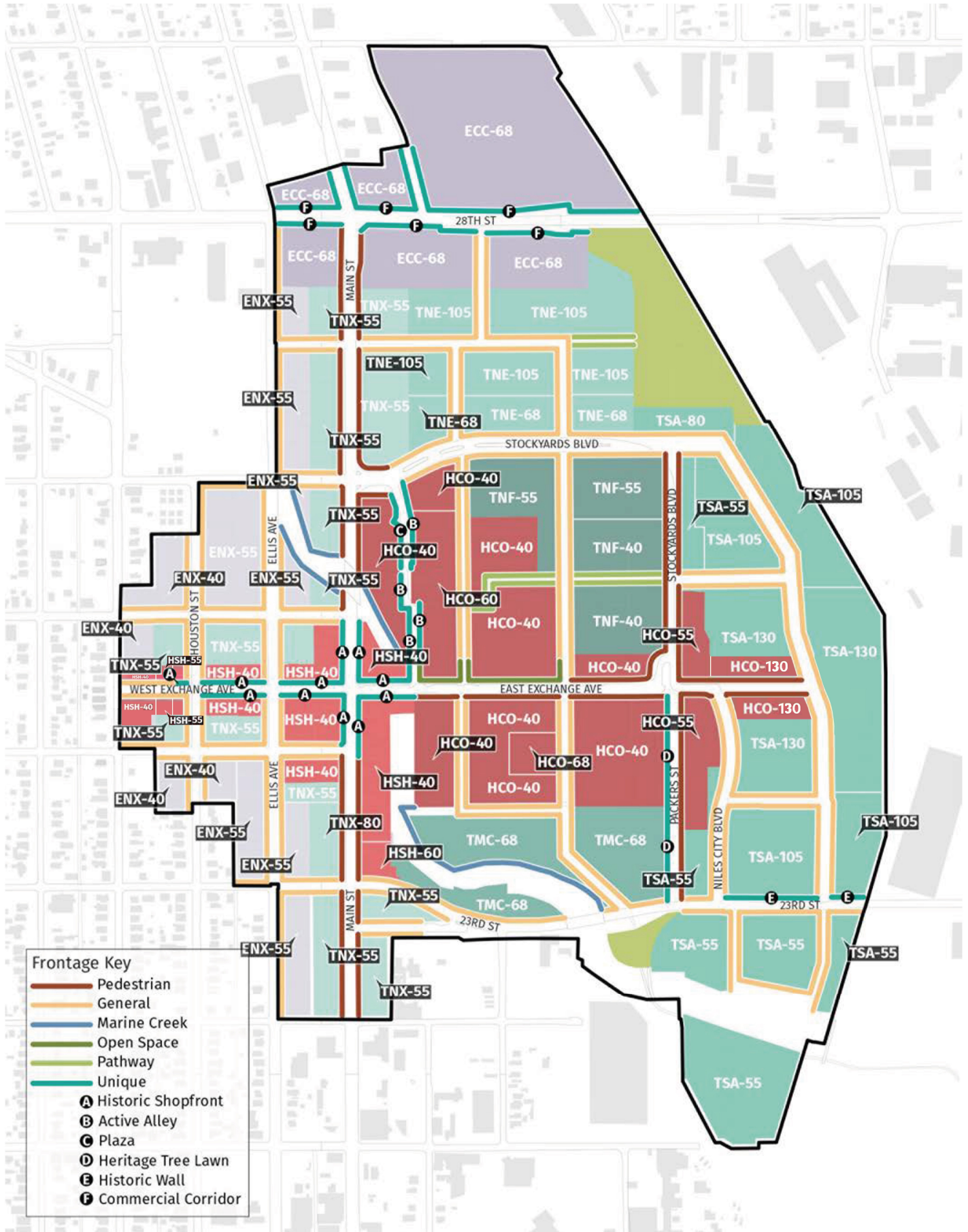
### EDGE DISTRICT

The Edge District is the area most removed from the Historic District. As such, greater flexibility in design is available here, in terms of form, character and materials. While this area was historically associated with the Stockyards, little evidence of this remains today and new development is anticipated here that will be less influenced by historic precedents. Therefore, greater variety in building form and materials is appropriate in the Edge District. An objective is to provide services that support the overall Stockyards area and adjacent neighborhoods. The Edge District has its own series of implementing sub-districts that come in a variety of height patterns (see also [Div. 4.1](#)):

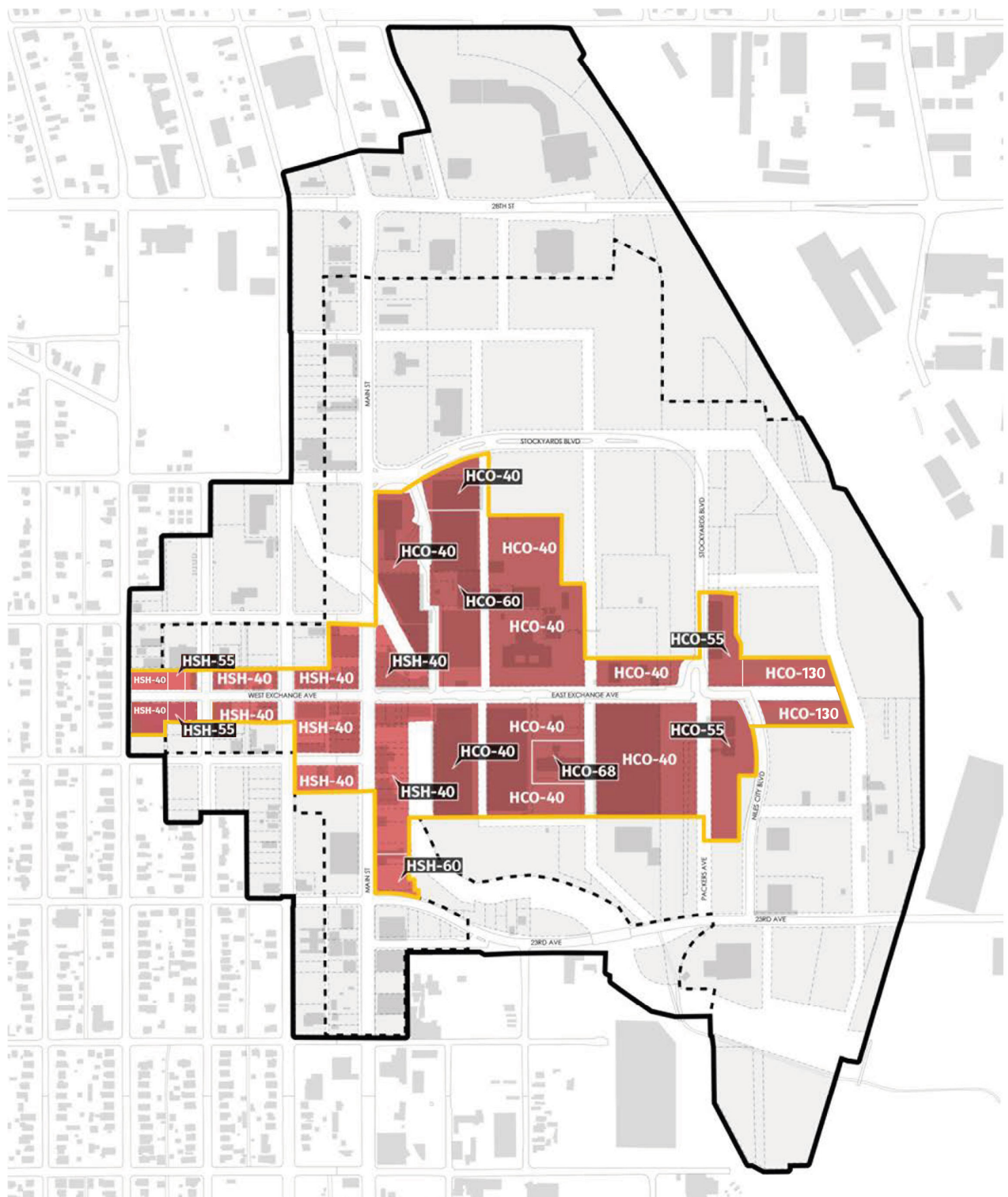
1. Edge Neighborhood Mixed Use; and
2. Edge Commercial Corridor.



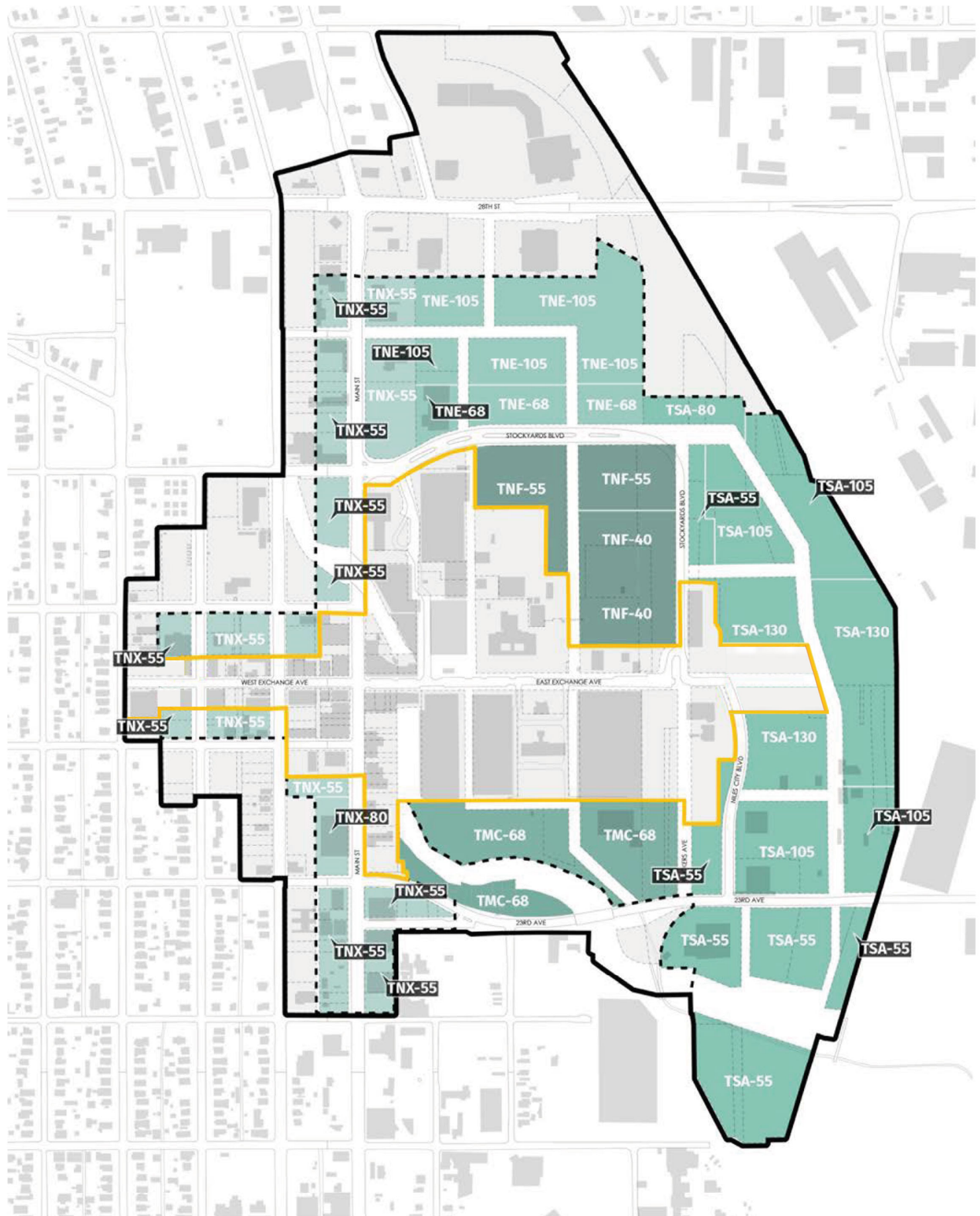
### Div. 1.4. District and Frontage Map



# Div. 2.2. Historic Sub-Districts



# Div. 3.2. Transition Sub-Districts





# Div. 4.2. Edge Sub-Districts

