



# 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:

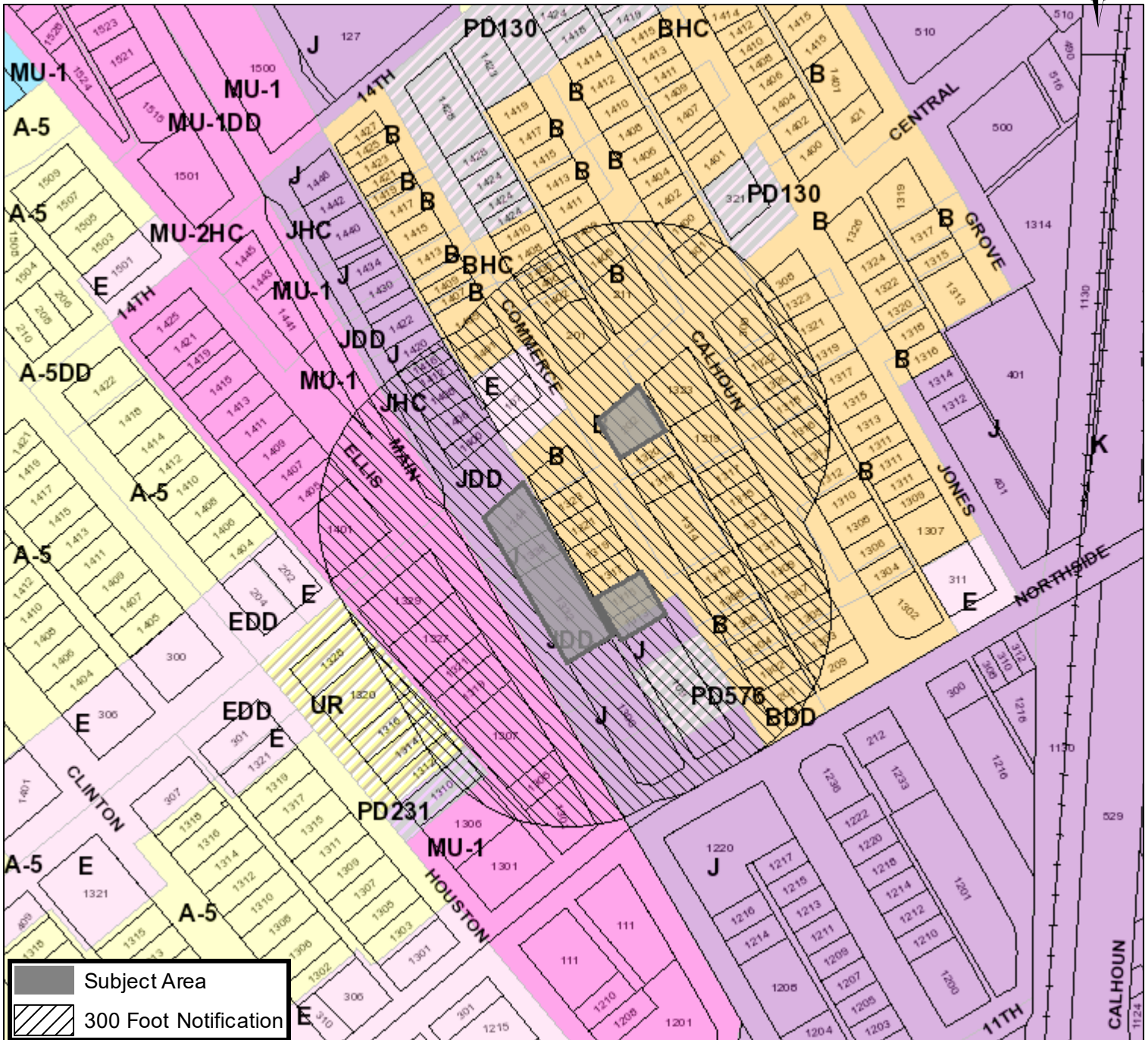
Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.



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

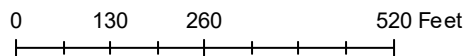
## Area Zoning Map

Applicant: Theron Bryant, Jeff Givens; Gyant Marine LLC  
 Address: 1332-1344 (evens) Main Street; 1313-1315 (odds) Commerce Street & 202 E. Central  
 Zoning From: Aven J & B  
 Zoning To: MU  
 Acres: 1.07148277  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date:  
 Contact:

4/10/2024



	Subject Area
	300 Foot Notification



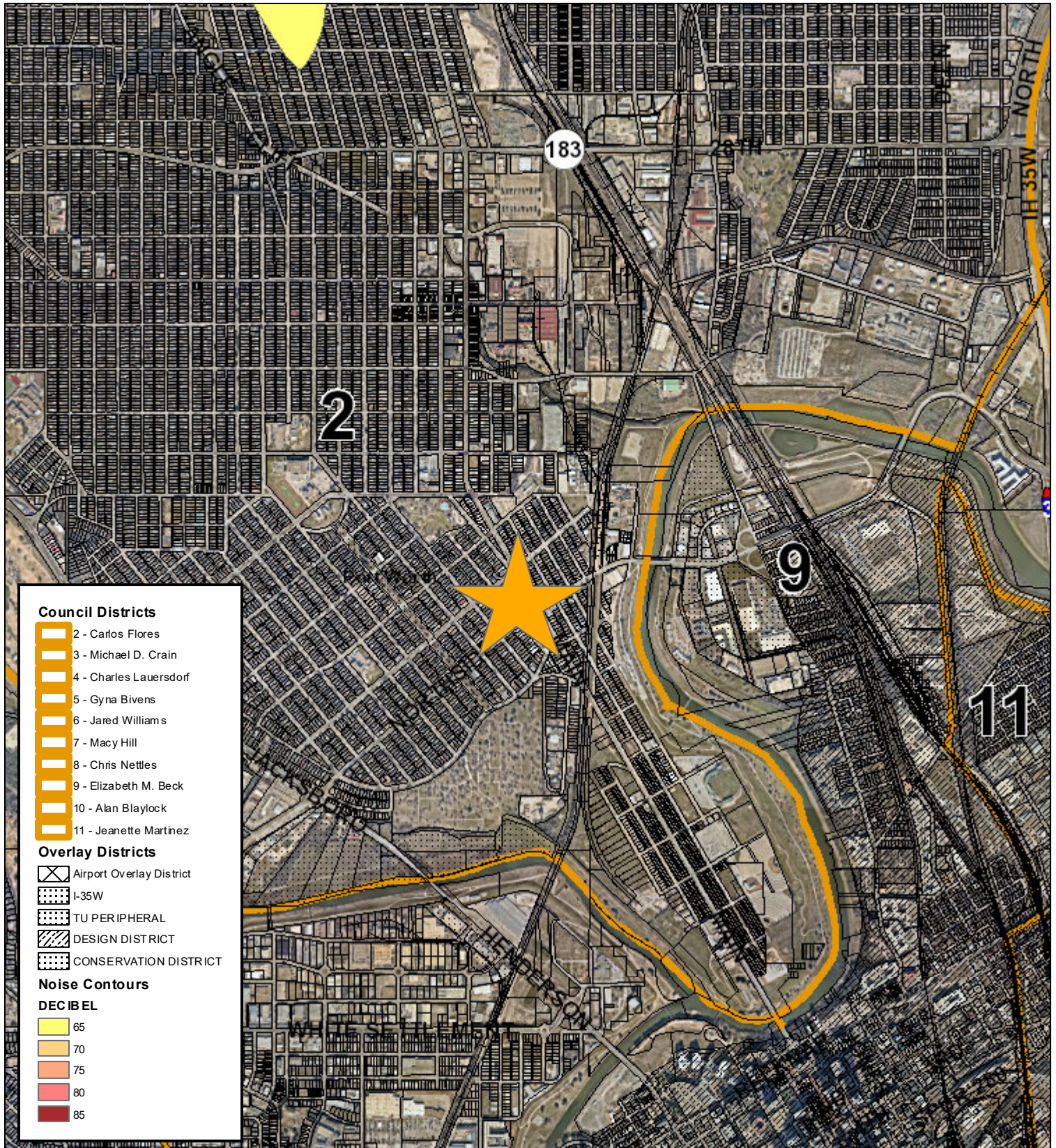
## Aerial Photo Map



0 150 300 600 Feet



### Area Map



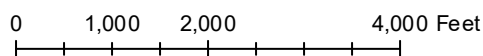
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

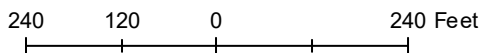
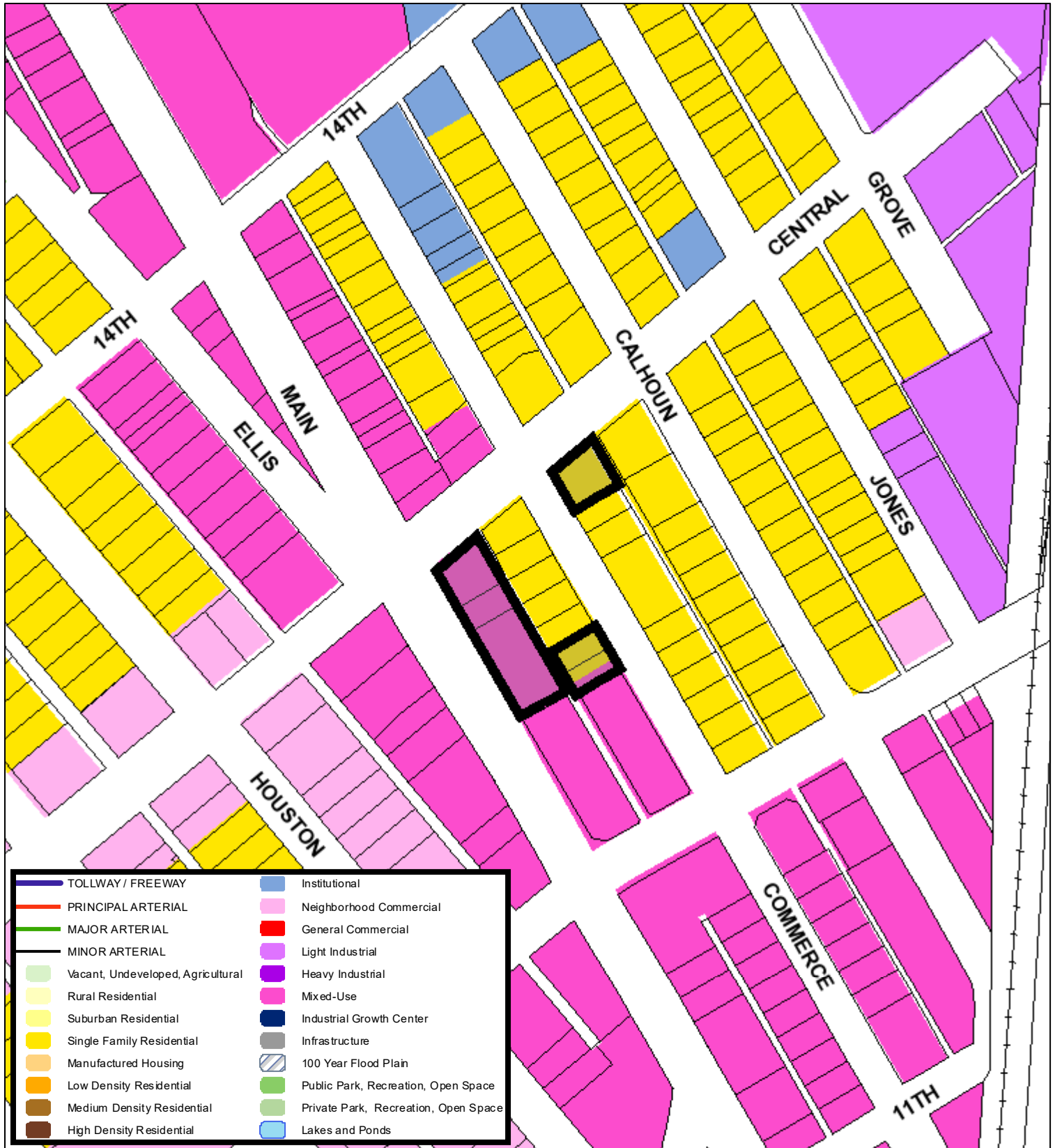
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



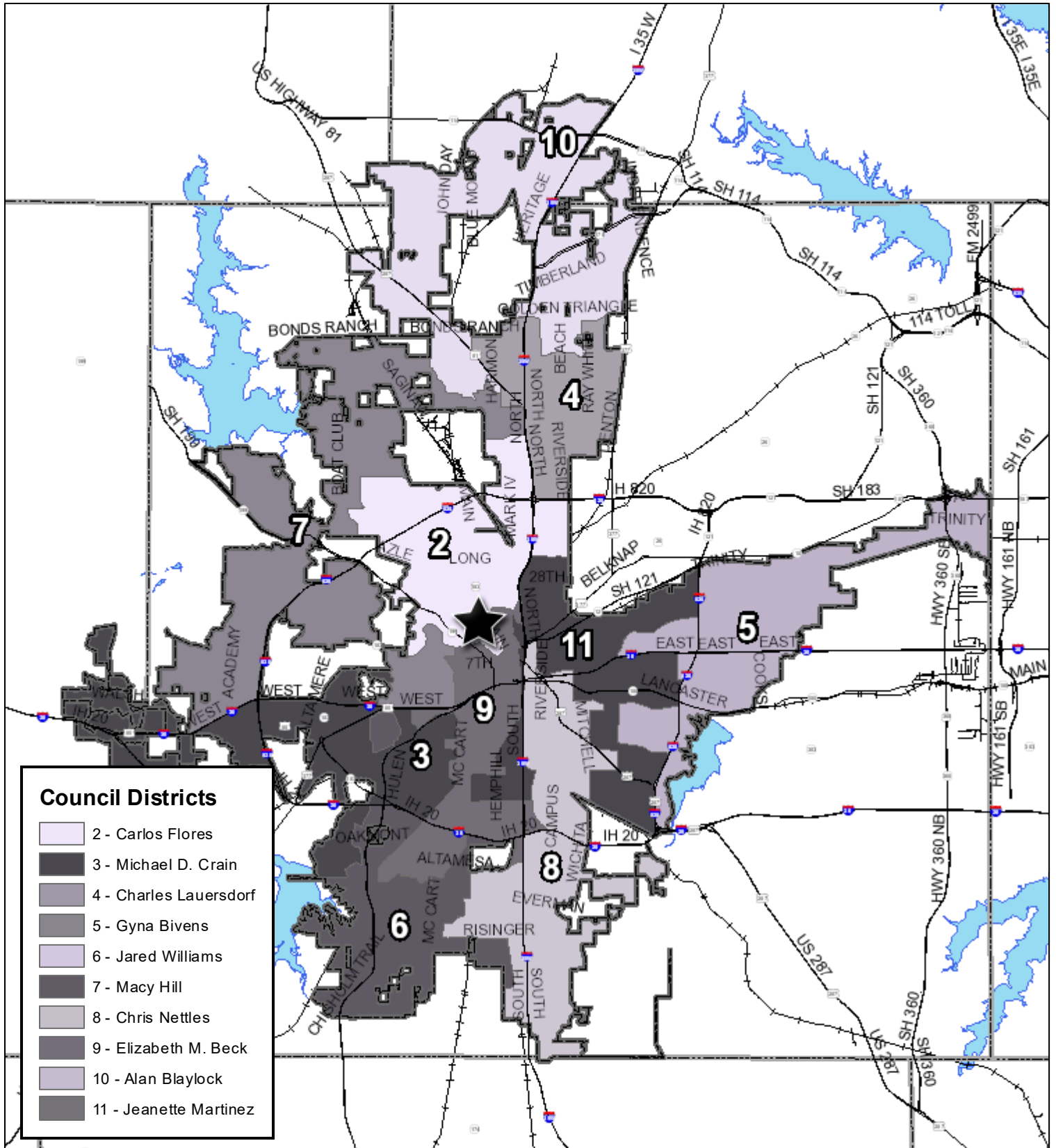
### Future Land Use



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.



## Location Map





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Theron Bryant, Jeff Givens; Gyant Marine LLC

Mailing Address 777 Main Street Suite 1500 City, State, Zip Fort Worth, TX 76102

Phone \_\_\_\_\_ Email theron.bryant@transwestern.com; jeff.givens@transwestern.com

**APPLICANT** Jason Eggenburger; Studio 97w

Mailing Address 901 S. Main Street City, State, Zip Fort Worth, TX 76104

Phone 817-882-6940 Email jason.eggenburger@studio97w.com

**AGENT / OTHER CONTACT** \_\_\_\_\_

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

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

*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): North 25.12 feet of LOT 6, LOTS 7-11, 17, and North 40.00 feet of LOT 18, BLOCK 51, NORTH FORT WORTH ADDITION; LOT 12, BLOCK 52, NORTH FORT WORTH ADDITION

Total Rezoning Acreage: 1.071  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): North 25.12 feet of LOT 6, LOTS 7-11, 17, and North 40.00 feet of LOT 18, BLOCK 51, NORTH FORT WORTH ADDITION; LOT 12, BLOCK 52, NORTH FORT WORTH ADDITION

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): 'J' MEDIUM INDUSTRIAL; 'B' TWO-FAMILY Proposed Zoning District(s): 'MU-2' HIGH INTENSITY MIXED-USE  
 LOTS 6-11: previously used for Mulholland printing company and income tax services; buildings currently unoccupied.  
 Current Use of Property: LOTS 17 & portion of 18: unoccupied with no existing structures. LOT 12: existing parking lot.  
 LOTS 6-11: mixed use to potentially include restaurant, business, retail, office, multi-family, and/or boutique hotel.  
 Proposed Use of Property: LOTS 17 & portion of 18: dedicated parking for residences. LOT 12: existing parking lot.

**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.

On behalf of our client, the owner and developer of these properties, we are requesting a zoning change for the North 25.12 feet of LOT 6 and LOTS 7-11, BLOCK 51, NORTH FORT WORTH ADDITION to be changed from 'J' to 'MU-2' and for LOT 17 and the North 40'-0" of LOT 18, BLOCK 51, NORTH FORT WORTH ADDITION and LOT 12, BLOCK 52, NORTH FORT WORTH ADDITION to be changed from 'B' to 'MU-2'.

Changing these properties to MU-2 is compatible with the surrounding area because MU-1 zoning and the Stockyards District's adaptation of MU-2 zoning exist in the neighborhood. The adjacent MU-1 zoning starts on the west side of N Main St. and N Grand Ave. then continues North into the Stockyards where SY high intensity mixed-use zoning exists. This zoning change will help connect the Marine Commercial Historic District with the Historic Stockyards and continue the revitalization of the Historic North Side.

The Mulholland buildings (LOTS 6-11) sit on North Main Street at the entry of 'Fort Worth's Historic North Side' which is monumented by the sign on the southwest corner of the QuickTrip. Originally built circa 1912, the Mulholland buildings have housed various uses including apartments, hotel, grocer, drug store, a furniture store, and the first ever self-service washateria. The zoning change to MU-2 will allow the developers various occupancies to choose from so that the building can adapt with the neighborhood's growing needs as well as reflect the original mixed uses of the buildings.

The owner is exploring restaurant, office, retail, business, multi-family, and boutique hotel use for LOTS 6-11. LOT 17 and the portion of LOT 18 will provide off-street parking with enhanced landscaping for the residential uses. LOT 12 of BLOCK 52 is an existing parking lot for the Mulholland buildings' visitors. This property will remain as a parking lot and continue to provide off-street parking for the buildings on LOTS 6-11.

It is also important to note that our client is in the process of obtaining State and Federal historic status for the buildings on LOTS 6-11, excluding LOT 10. The developer's decision to seek historic status for these buildings is another reason why this mixed-use development would contribute to the revitalization and preservation of the Historic North Side. The regulations enforced by state and federal historic designation would ensure that the buildings remain 3-stories or less despite MU-2 zoning allowing for 5-10 stories.

## ADDITIONAL QUESTIONS

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

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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