



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: 100 Fort Worth Trail; Council Chambers	
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:	



ZC-25-050

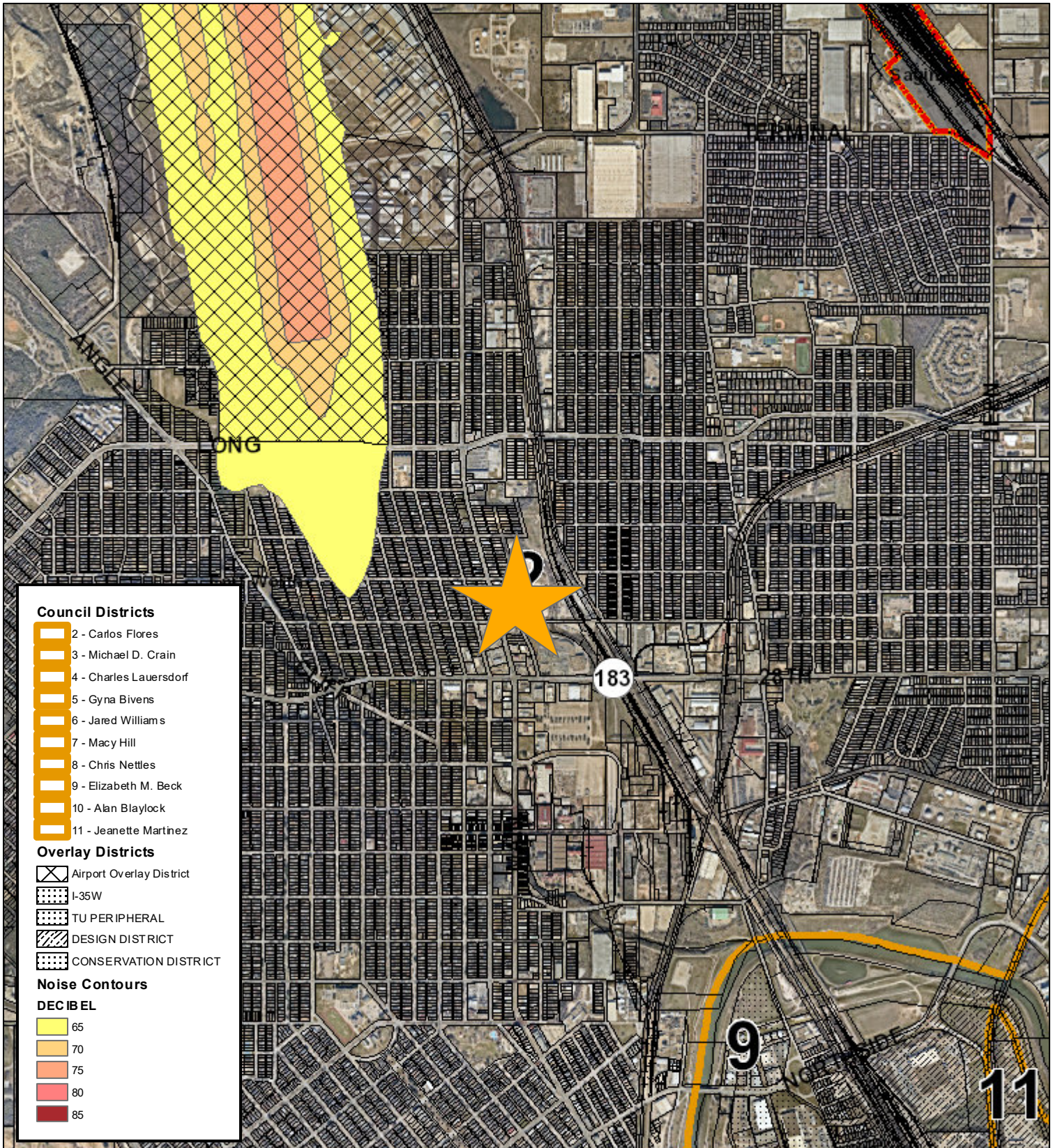
Aerial Photo Map



0 295 590 1,180 Feet



Area Map



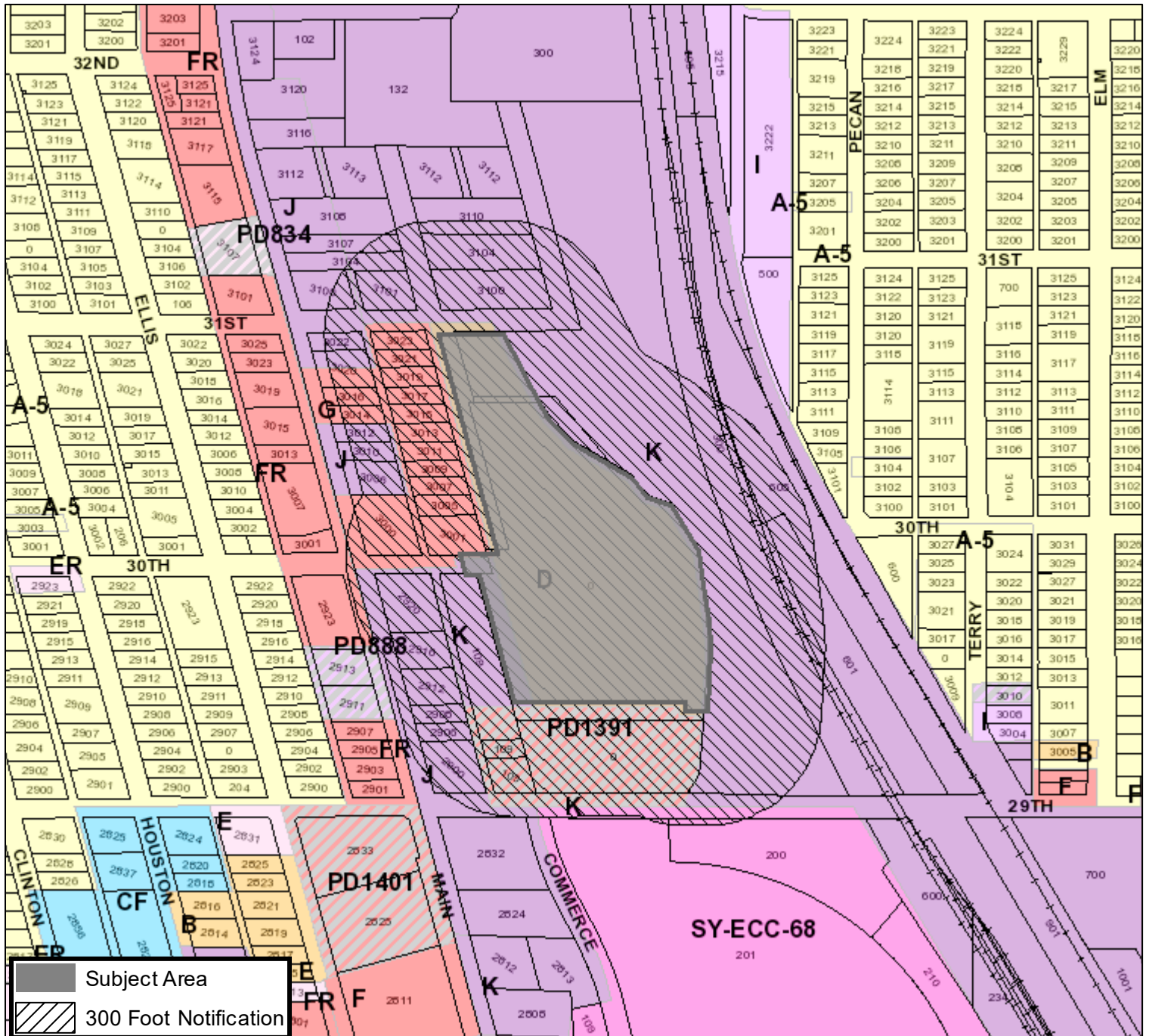
0 1,000 2,000 4,000 Feet



zc-25-050

Area Zoning Map

Applicant: OGC SN Multifamily LP/Kimley-Horn
Address: 2900 - 3000 (evens) N. Commerce Street
Zoning From: D, K
Zoning To: PD for D uses plus development standards to increase density; reduce open space, setbacks
Acres: 9.476
Mapsc0: Text
Sector/District: Northside
Commission Date: 5/14/2025
Contact: 17-392-2806



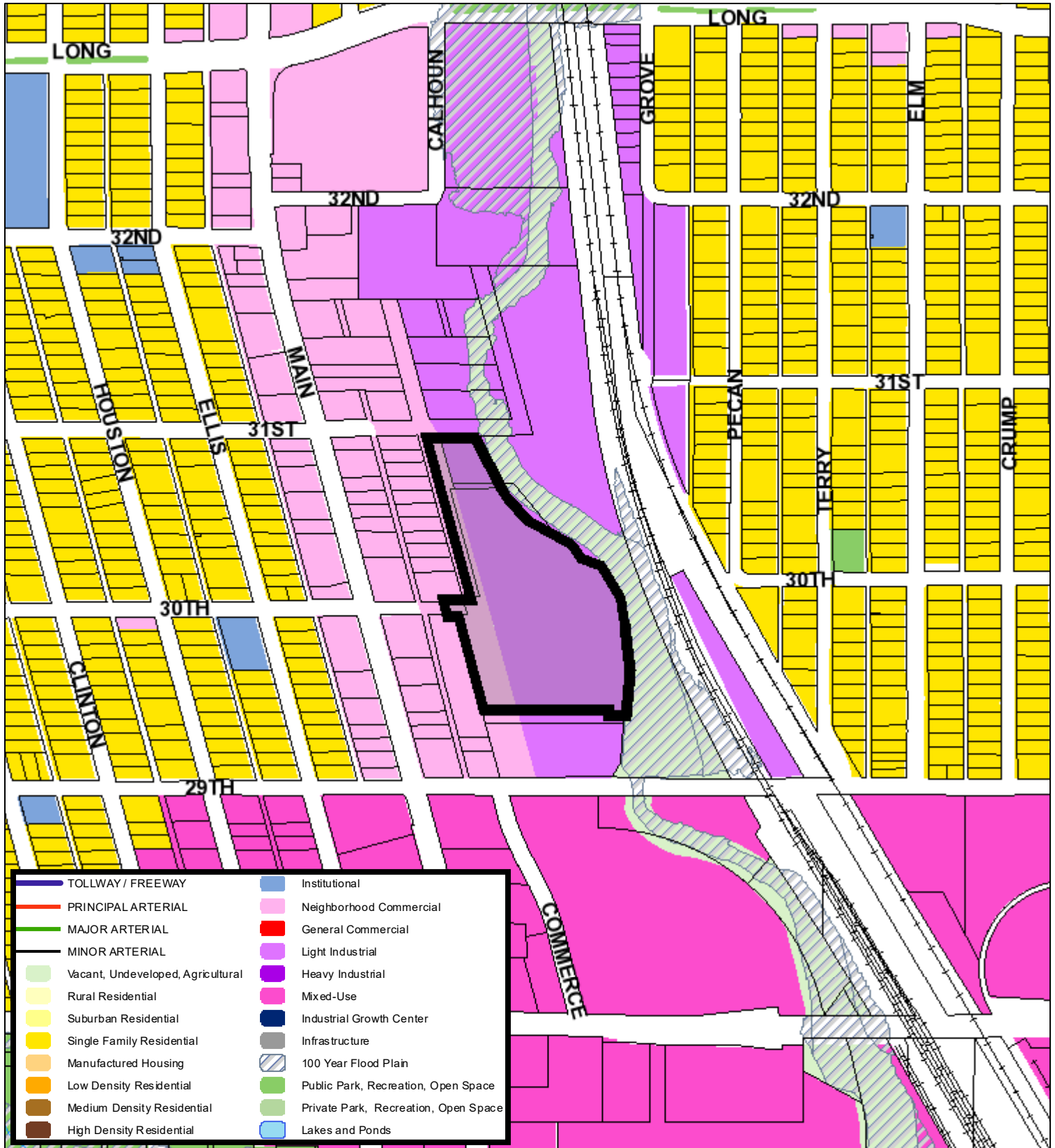
0 190 380 760 Feet

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ZC-25-050

Future Land Use



475 237.5 0 475 Feet

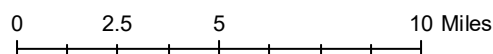
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Created: 4/23/2025 9:56:30 AM

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





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

APPLICANT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

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): _____ LEGAL DESCRIPTION: FORT WORTH STOCKYARDS CO Block 7 Lot 7B2 & 12600 BLK 66 LOTS 5B THRU 12B, & PT CLOSED STREET _____

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

DEVELOPMENT INFORMATION

Current Zoning District(s): _____ Proposed Zoning District(s): _____

Current Use of Property: _____

Proposed Use of Property: _____

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.

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): R. Hunter Goodwin

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) John Ainsworth, P.E. (Kimley-Horn) 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:

LEGAL DESCRIPTION: FORT WORTH STOCKYARDS CO Block 7 Lot 7B2 & 12600 BLK 66 LOTS (CERTIFIED LEGAL DESCRIPTION)
5B THRU 12B, & PT CLOSED STREET

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

Owner's Name (Printed): R. Hunter Goodwin

Applicant or Agent's Signature

John Ainsworth, P.E.

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.



March 3, 2025

Rafael McDonnell
Zoning Commission Chair
City of Fort Worth

Subject: North Stockyards Multifamily
Zoning Change Application

Mr. McDonnell,

Kimley-Horn is pleased to submit the proposed zoning change request for the proposed North Stockyards Multifamily development in the northeast quadrant of N. Main St. and NE 28th St. The property was rezoned from Heavy Industrial (“K”) zoning to High Density Multifamily (“D”) as part of ZC-23-100, which was approved by Council on August 8, 2023. The preliminary and final plats (PP-23-047 / FP-24-022) for the subject site, including right-of-way abandonment has been approved by City Plan Commission. At that time, the developer did not have exact plans for the proposed multifamily development, and this zoning change request is for planned development with D zoning (PD/D) with the following waivers requested:

- 4.712(b) – A multifamily development (MFD) site plan shall not be required for multifamily development.
- 4.712(c)(2a)
 - The minimum open space shall be 15% for this development
 - The maximum density shall be 32.5 dwelling units per acre
 - The minimum front yard setback requirement will be 10-feet along NE 30th St.
 - The minimum front yard setback requirement will be 5-feet along NE 31st St.
 - The minimum rear and side yard setback requirement will be 5-feet
- 4.172(c)(2b) – Carports shall be allowed between the front of the building and the street.
- 4.712(d)(2) - Parking requirements shall be provided at 1.4 stalls per unit.
- 4.712(d)(2)(c)(i) - Parking shall be allowed between a building and public or private street
- 4.712(d)(4)(b) - Fencing may be placed between the building, R.O.W., and adjacent properties

The subject site was previously a gas well pad and a small warehouse with gravel parking and truck and trailer shunting/storage that was razed in 2022. It currently vacant, a nuisance to the community and burden to the landowner, as the site is frequently used for illegal dumping and homeless camps (see **Figure 1**). The property is currently undeveloped and part of a larger development including a hotel and commercial/retail, which were part of ZC-23-100.

The property is an infill development, located approximately 0.5 miles from the Fort Worth Stockyards and from Rodeo Park a Marine Creek, part of the Trinity Trails System, and 4 miles from

downtown Fort Worth. The proposed development will include amenities such as a dog park, pool, and outdoor grilling area.

The site is set back approximately 400' from N Main and 300' from NE 29th St, and there is $\pm 47'$ of fall from the intersection of N Main St at 29th St down to Tony's Creek on the east side of the site. NE 30th St terminates into the subject site, a result of the old ROW that was dedicated but never improved, coupled with the challenges and constraints of the ROW abandonment. These considerations lead to limited visibility of the proposed development from Main St and NE 29th St, as well as minimal street frontage on NE 30th St. NE 31st St along the northern edge of the site is similarly unimproved ROW.



Figure 1: Existing end of NE 30th St (Source: Google)

For your consideration, we have provided further justification and clarification on the requested waivers:

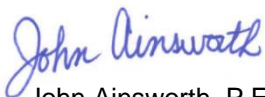
- **4.712(b) – A multifamily development (MFD) site plan shall not be required for multifamily development.**
 - This waiver is requested because the site plan is included with the PD zoning.
- **4.712(c)(2a) - The minimum open space shall be 15% for this development**
 - The proposed development is an infill project featuring on-site amenities such as a dog park, outdoor grilling areas, and a pool for residents. It also offers frontage to Tony's Creek and close proximity to Rodeo Park and the Trinity Trails System. Additionally, most units will include small patios or balconies, offering residents private outdoor space.
- **4.712(c)(2a) - The maximum density shall be 32.5 dwelling units per acre**
 - This proposed property, being an infill development, within 0.5 miles from the Stockyards and less than 4 miles from downtown, is suitable for increased density. The 0.5 DU/ac results in a total of 5 additional dwelling units.
- **4.712(c)(2a) - The minimum front yard setback requirement will be 10-feet**

- The subject site is set off from N Main St. and NE 29th St, so a reduction in the setback will be immaterial from the public's view.
- **4.172(c)(2b) – Carports shall be allowed between the front of the building and the street.**
 - Given the geometry of the lot and lack of street frontages, a waiver is requested to allow the carports and parking to be in front of the building.
- **4.712(d)(2) - Parking requirements shall be provided at 1.4 stalls per unit**
 - A waiver is requested allow 1.4 parking spaces per unit, considering the site's walkability and infill nature, proximity to public transit, and access to nearby amenities. These factors, along with current transportation trends that reduce car ownership and dependence support the request for reduced parking without impacting resident accessibility. Additional information and references are provided in the enclosed narrative from Oldham Goodwin.
- **4.712(d)(2)(c)(i) - Parking shall be allowed between a building and public or private street**
 - Given the geometry of the lot and street frontages (or lack thereof), a waiver is requested to allow the carports and parking to be in front of the building.
- **4.712(d)(4)(b) - Fencing may be placed between the building, R.O.W., and adjacent properties**
 - Given the lot geometry, limited street frontages, and the nature of this redevelopment, we request a waiver to allow perimeter fencing, including around the parking lot in front of the buildings. Due to grading constraints, a retaining wall with a guardrail fence will be required along the frontage. Additionally, security fencing is proposed along the shared boundary with Tony's Creek to safeguard tenants' personal property.

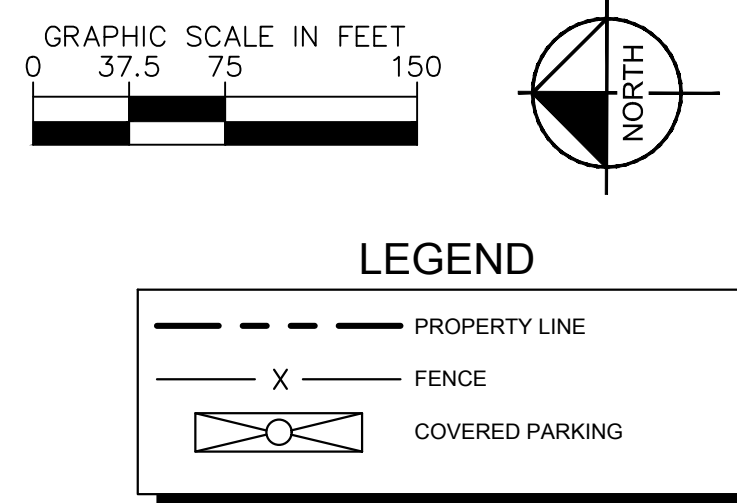
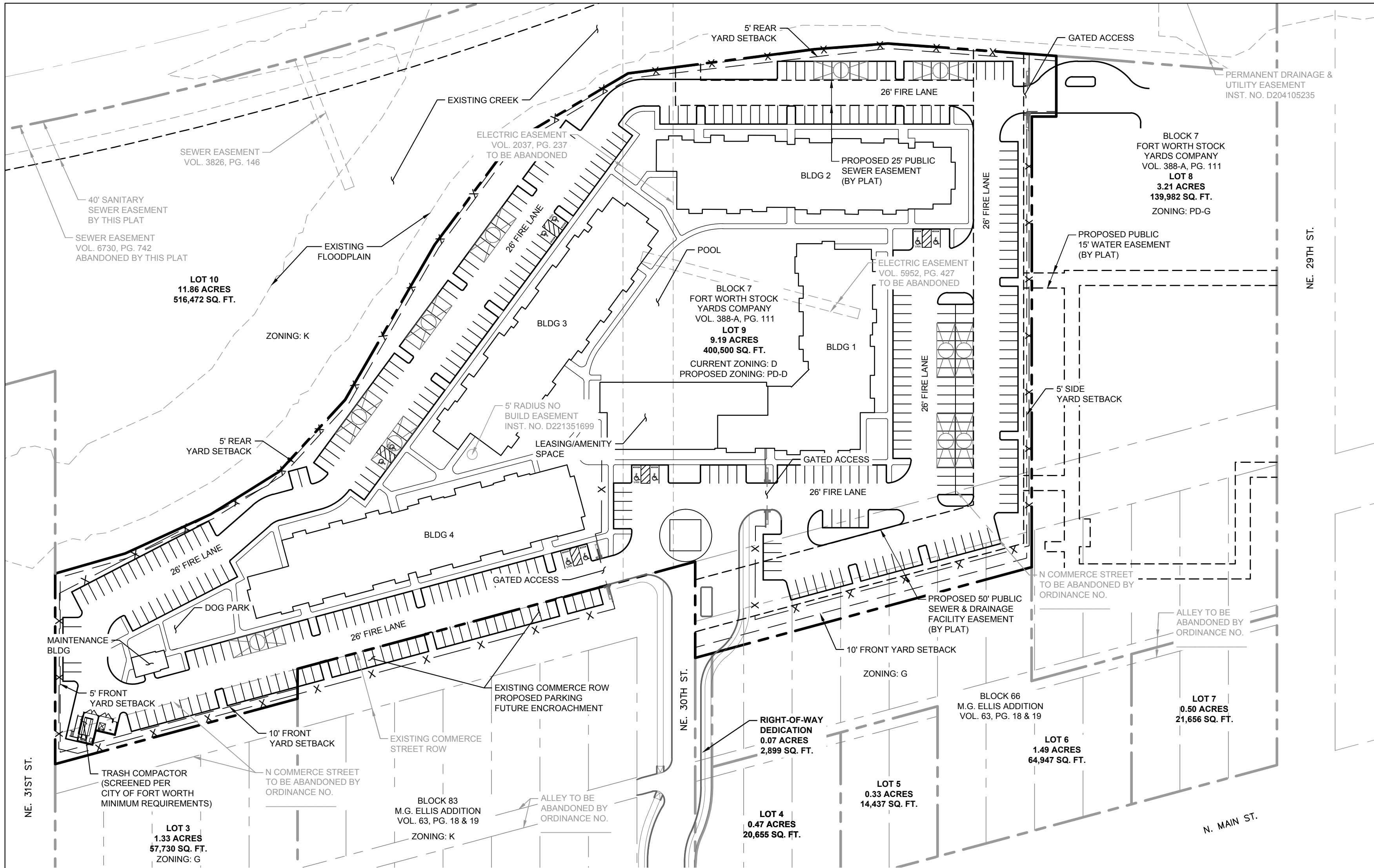
By rezoning to PD/D with the requested waivers, the proposed multifamily development will complement the planned retail and hotel development at N Main St and NE 29th St. We appreciate your consideration and respectfully request approval of the proposed zoning request.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

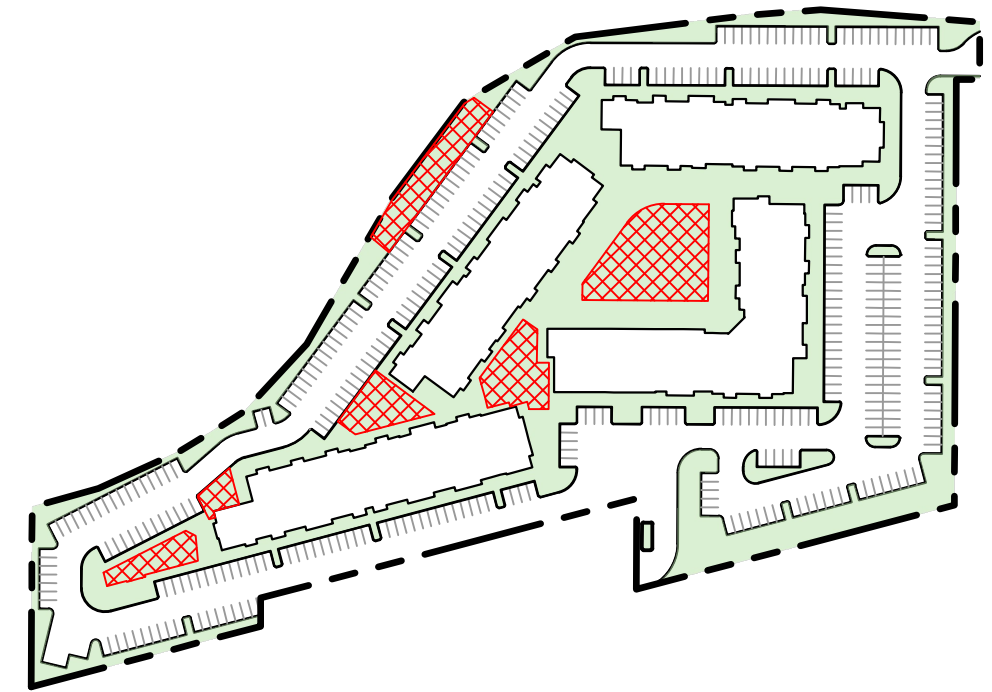
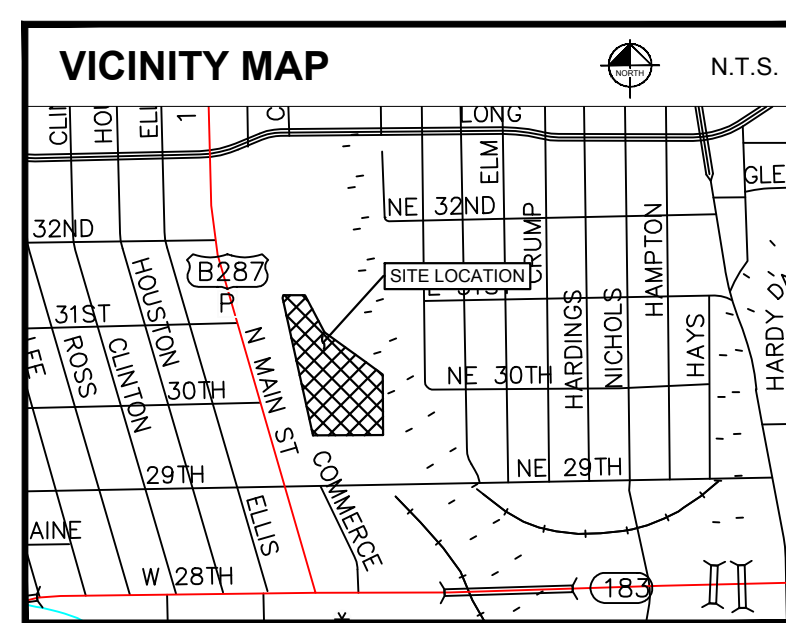


John Ainsworth, P.E.
Project Manager



EXISTING ZONING:	D
PROPOSED ZONING:	PD-D
UNITS	296
BEDROOMS	424
CLUBHOUSE/ LEASING/ FITNESS/M MAIL (SF)	7,809
BUILDING HEIGHT ALLOWED:	48'
BUILDING HEIGHT PROPOSED:	41'-4" AND 45'-9" TOP PLATE
BUILDING MATERIAL	BRICK, CEMENTITIOUS SIDING, AND CORRUGATED METAL
FENCING HEIGHT	6'
FENCING MATERIAL	STEEL / WROUGHT IRON
PARKING REQUIRED (BASED ON CODE)	1 PER BEDROOM = 424 SPACES 1 PER 250 SF OF COMMON AREA = 36 SPACES TOTAL: 456 (9 ADA)
PARKING REQUIRED (BASED ON WAIVER) (REF. 9.3 BELOW)	1.4 PER UNIT = 415 SPACES
PARKING PROVIDED	65 COVERED SPACES 373 OPEN PARKING TOTAL = 438 (10 ADA)

- NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 4.712(c) (6) FOR "D" HIGH-DENSITY MULTIFAMILY, INCLUDING ENHANCED LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
 - THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS OF THE MFD.
 - ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
 - ALL SIGNS SHALL CONFORM TO ARTICLE 4, SIGNS.
 - TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON 3 SIDES AND CONTAIN A GATE.
 - EXTERIOR BUILDING MATERIALS: CEMENTITIOUS AS A PRIMARY FACADE MATERIAL WITH MASONRY (SUCH AS BRICK, STONE, OR SYNTHETIC STONE) ACCENTS AT SELECT LOCATIONS.
 - ALL DECORATIVE WALLS SHALL BE SAME MATERIAL AS THE BUILDING OVER CONCRETE MASONRY BLOCKS.
 - DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS:
 - FENCING MAY BE PLACED BETWEEN THE BUILDING, ROW, AND ADJACENT PROPERTIES ((4.172)(d)(b))
 - THE MINIMUM FRONT YARD SETBACK REQUIREMENT WILL BE 10- FEET ALONG NE 30TH STREET AND 5- FEET ALONG NE 31ST ST. ((4.712)(c)(2))
 - PARKING REQUIREMENTS SHALL BE AMENDED TO 1.4 SPACES PER DWELLING UNIT ((4.712)(d)(2))
 - PARKING WILL BE ALLOWED BETWEEN A BUILDING AND PUBLIC OR PRIVATE STREET ((4.712)(d)(2)(c)(i))
 - THE MINIMUM OPEN SPACE SHALL BE 15% ((4.712)(c)(2))
 - A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT ((4.172)(b))
 - ALLOWED DENSITY OF 32.5 DWELLING UNITS PER ACRE ((4.172)(c)(2a))



LEGEND	
PROPERTY LINE	
PROVIDED OPEN SPACE AREA (SF) (MIN. 25'x25')	
LANDSCAPE / HARDSCAPE	

OPEN SPACE AREA* (SF)	148,435
REQUIRED 35% OF OPEN SPACE AREA (SF) (MIN. 25'x25')	51,952
PROVIDED OPEN SPACE AREA (SF) (MIN. 25'x25')	27,804
PROVIDED OPEN SPACE RATIO**	19%
NET LAND AREA (SF)	400,500
BUILDING FOOTPRINTS (SF)	89,204
PARKING AREAS AND ACCESS DRIVES (SF)	162,860
* = DEFINED AS NET LAND AREA MINUS BUILDING FOOTPRINTS, PARKING AREAS, AND ACCESS DRIVES	
** = DEFINED AS "PROVIDED OPEN SPACE AREA" / OPEN SPACE AREA	

NORTH STOCKYARDS MULTI-FAMILY PD SITE PLAN

Kimley»Horn
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928

ARCHITECT
AUSTIN DOVE
DIRECTOR
THE SAGE GROUP
6106 BROADWAY
SAN ANTONIO, TEXAS 78206

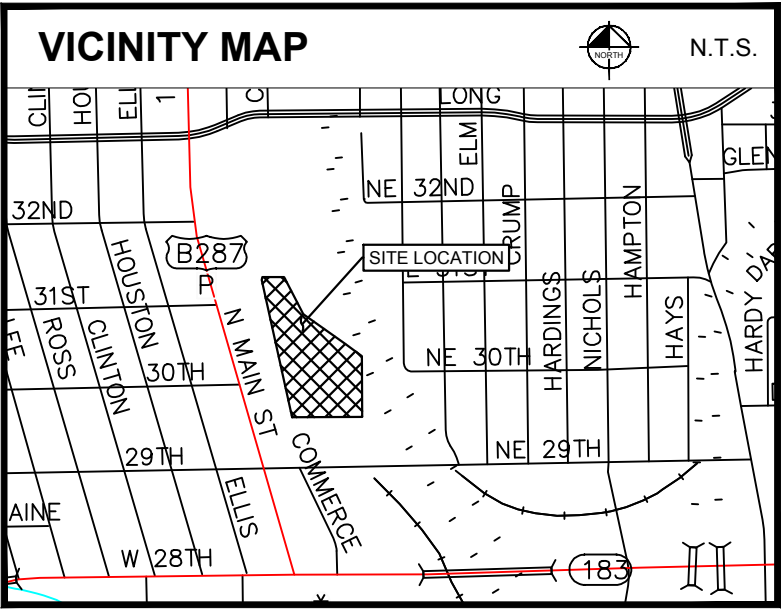
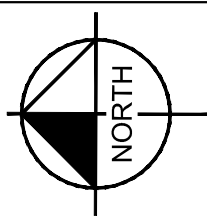
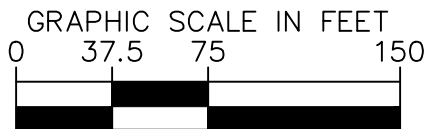
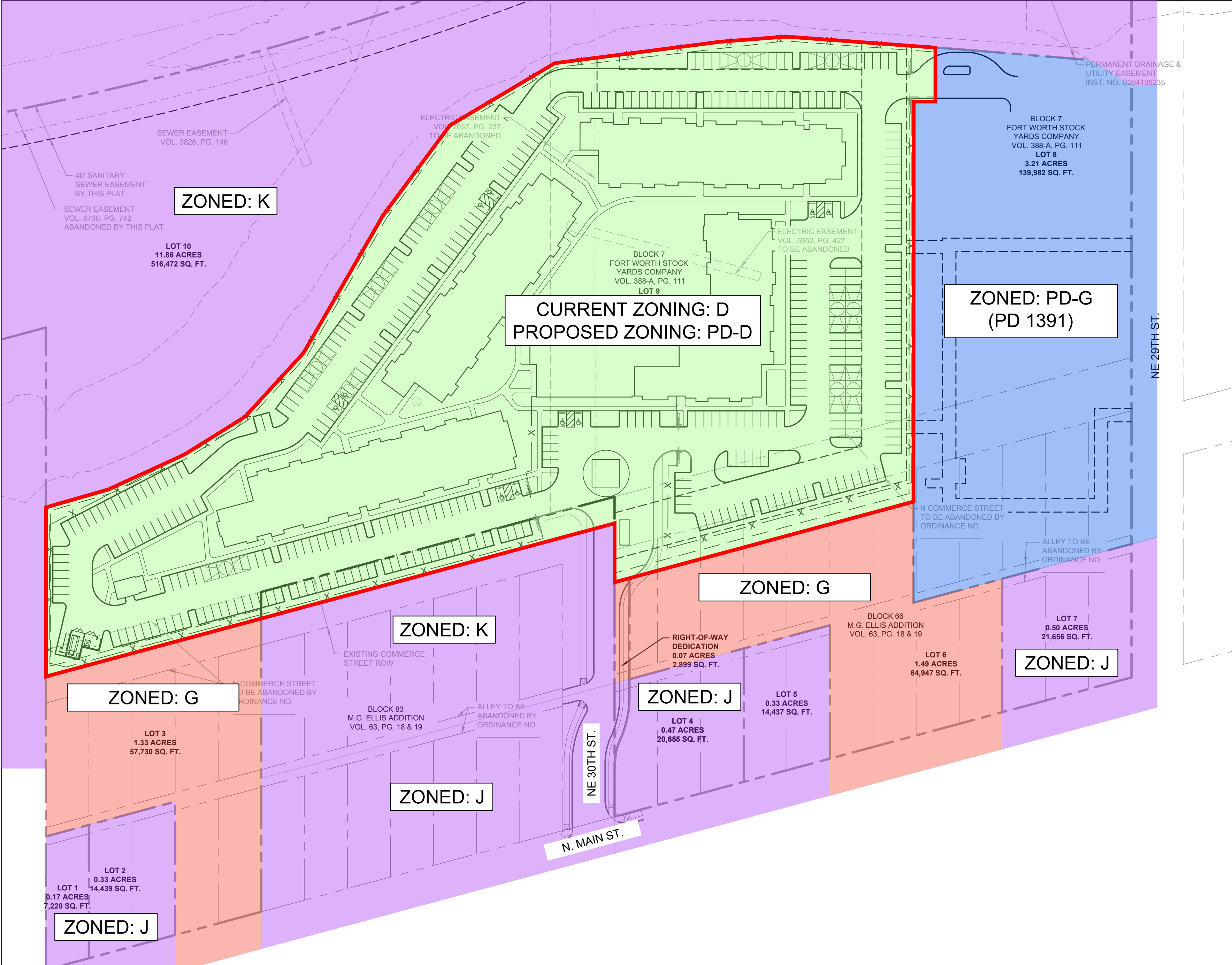
OWNER/DEVELOPER:
JACOB CARMICAL
PROJECT MANAGER
OGC SN MULTIFAMILY LP
3000 BRIARCREST, STE 500
BRYAN, TX 77802

ENGINEER:
JOHN AINSWORTH, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-339-2253

DIRECTOR OF DEVELOPMENT SERVICES
DATE

**PD SITE PLAN
ZC-25-XXX**

FORT WORTH, TX
MARCH 2025



NORTH STOCKYARDS MULTI-FAMILY ZONING EXHIBIT MAP

Kimley»Horn

801 Cherry Street, Unit 11, Suite 1300
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817-335-6511
State of Texas Registration No. F-928

ARCHITECT
AUSTIN DOVE
DIRECTOR
THE SAGE GROUP
6106 BROADWAY
SAN ANTONIO, TEXAS 78206

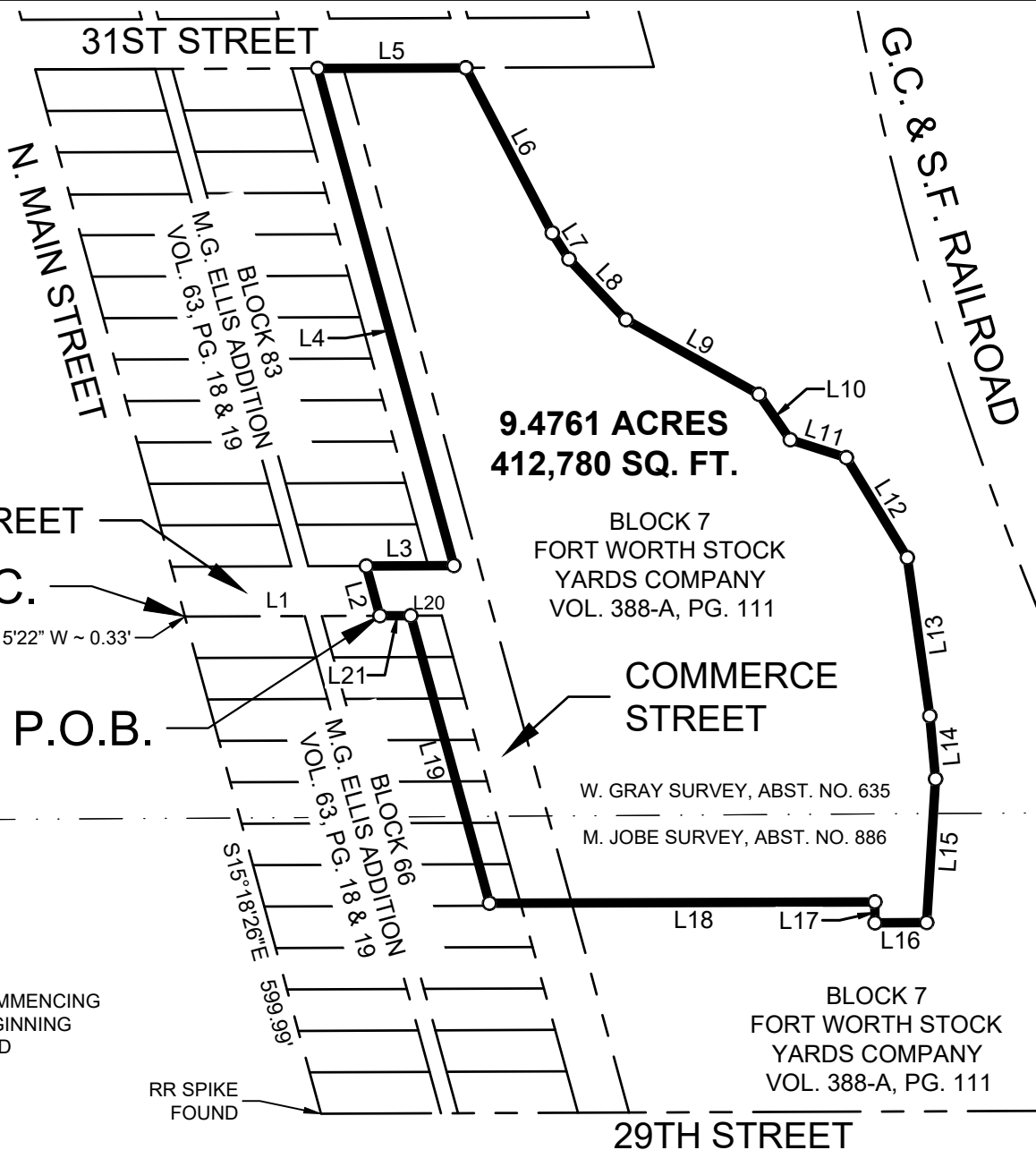
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FORT WORTH, TX
MARCH 2025



0 100 200
GRAPHIC SCALE IN FEET



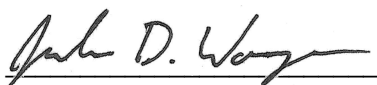
LEGEND

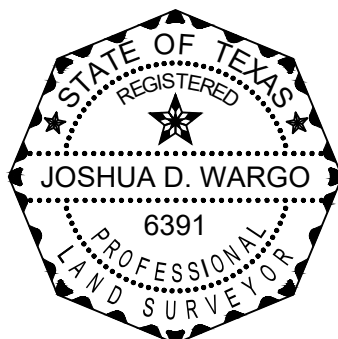
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IPF = IRON PIPE FOUND
RR = RAILROAD

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A metes & bounds description of even survey date herewith accompanies this survey plat.

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.


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ZONING EXHIBIT
W. GRAY SURVEY, ABSTRACT NO. 635
M. JOBE SURVEY, ABSTRACT NO. 886
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	CRG	JDW	6/5/2023	061292004	3 OF 4

LEGAL DESCRIPTION

BEING a 412,780 square foot (9.4761 acre) tract of land situated in the W. Gray Survey, Abstract No. 635 and the M. Jobe Survey, Abstract No. 886, and being a portion of Commerce Street (a 58-foot right-of-way) and being a portion of 30th Street (a 58-foot right-of-way) and being a portion of Block 66, M.G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 18 & 19, Deed Records, Tarrant County, Texas, and being a portion of Block 7, Fort Worth Stock Yards Company, an addition to the City of Fort Worth according to the plat recorded in Volume 388-A, Page 111, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the northwest corner of said Block 66, and being a point in the intersection of the south right-of-way line of said 30th Street and the east right-of-way line of North Main Street (an 80-foot right-of-way), from which a 2-inch iron pipe found bears South 14°15'22" West, a distance of 0.33 feet, and from which a railroad spike found for the southwest corner of said Block 66 bears South 15°18'26" East, a distance of 599.99 feet;

THENCE North 89°46'25" East, along the south right-of-way line of said 30th Street, a distance of 226.95 feet to the **POINT OF BEGINNING**;

THENCE North 15°18'26" West, departing the said south right-of-way line, a distance of 60.06 feet to a point for corner in the north right-of-way line of said 30th Street;

THENCE North 89°46'25" East, along the said north right-of-way line, at a distance of 72.11 feet passing the southeast corner of Block 83, said M.G. Ellis Addition, and continuing in all a total distance of 101.90 feet to a point for corner in said Commerce Street;

THENCE North 15°18'26" West, a distance of 600.06 feet to a point for corner;

THENCE North 89°46'25" East, at a distance of 29.80 feet passing the westernmost northwest corner of said Block 7, Fort Worth Stock Yards Company, and continuing in all a total distance of 172.37 feet to a point for corner;

THENCE South 27°37'00" East, a distance of 216.96 feet to a point for corner;

THENCE South 32°36'37" East, a distance of 36.21 feet to a point for corner;

THENCE South 43°16'18" East, a distance of 96.77 feet to a point for corner;

THENCE South 60°41'40" East, a distance of 177.57 feet to a point for corner;

THENCE South 34°37'55" East, a distance of 64.15 feet to a point for corner;

THENCE South 72°16'23" East, a distance of 68.54 feet to a point for corner;

THENCE South 31°22'28" East, a distance of 136.37 feet to a point for corner;

THENCE South 08°04'12" East, a distance of 185.95 feet to a point for corner;

THENCE South 05°15'39" East, a distance of 73.72 feet to a point for corner;

CONTINUED ON SHEET 2

ZONING EXHIBIT

W. GRAY SURVEY, ABSTRACT NO. 635
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CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	6/5/2023	061292004	1 OF 4

LEGAL DESCRIPTION (CONTINUED)

THENCE South 03°33'02" West, a distance of 167.50 feet to a point for corner;

THENCE South 89°43'56" West, a distance of 60.16 feet to a point for corner;

THENCE North 00°11'55" West, a distance of 24.40 feet to a point for corner;

THENCE South 89°48'05" West, a distance of 448.73 feet to a point for corner;

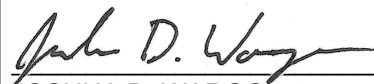
THENCE North 15°18'26" West, a distance of 347.01 feet to a point for corner in the common line between aforementioned Block 66, and aforementioned 30th Street, from which the northeast corner of said Block 66 bears North 89°46'25" East, a distance of 36.19 feet;

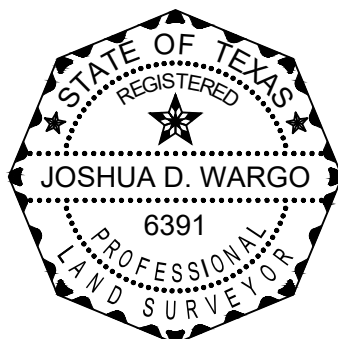
THENCE South 89°46'25" West, along the said common line, a distance of 35.92 feet to the **POINT OF BEGINNING** and containing 412,780 square feet or 9.4761 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).
A survey plat of even survey date herewith accompanies this metes & bounds description.

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.


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	6/5/2023	061292004	2 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°46'25"E	226.95'
L2	N15°18'26"W	60.06'
L3	N89°46'25"E	101.90'
L4	N15°18'26"W	600.06'
L5	N89°46'25"E	172.37'
L6	S27°37'00"E	216.96'
L7	S32°36'37"E	36.21'
L8	S43°16'18"E	96.77'
L9	S60°41'40"E	177.57'
L10	S34°37'55"E	64.15'
L11	S72°16'23"E	68.54'
L12	S31°22'28"E	136.37'
L13	S08°04'12"E	185.95'
L14	S05°15'39"E	73.72'
L15	S03°33'02"W	167.50'
L16	S89°43'56"W	60.16'
L17	N00°11'55"W	24.40'
L18	S89°48'05"W	448.73'
L19	N15°18'26"W	347.01'
L20	N89°46'25"E	36.19'
L21	S89°46'25"W	35.92'

ZONING EXHIBIT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	CRG	JDW	6/5/2023	061292004	4 OF 4

Project: Stockyards North Multi-Family

Request for Parking Reduction – Multi-Family Development at Fort Worth Stockyards

To Whom it May Concern:

We respectfully request approval for a reduced parking ratio of **1.40 spaces per unit** for our proposed multi-family residential development in the Fort Worth Stockyards region. This request aligns with modern urban development trends, anticipated resident transportation habits, and comparable regional parking standards.

Future Resident Considerations

Our development is designed for individuals who live and work in the Fort Worth Stockyards proximity, providing a centrally located housing option without the burdens of home ownership. Given its proximity to major employment opportunities, growing walkability, and access to public transit, we anticipate many residents will increasingly rely on alternative transportation rather than personal vehicles.

Parking Management & Allocation

Our parking strategy is based on operational experience with similar developments:

- **1.0 space per bedroom**, totaling to **424 bedrooms**
- A proposed **1.40 spaces per unit**, equating to **415 parking spaces**.
- Experience from past projects indicates that many two- and three-bedroom units do not fully utilize their allotted parking, allowing flexibility in space allocation.

Currently, our **site plan provides 438 spaces**, exceeding the 1:1 bedroom to parking ratio. However, we anticipate that city and utility requirements (e.g., transformer placement, landscape islands) may reduce the final number of usable spaces and we'd like to provide some usable margin to work within as plans fully develop.

While the design will aim to exceed the proposed minimum ratio, parking requirement should consider that projects are rarely at full occupancy and the unlikely event that all tenants and vehicles simultaneously present.

Comparable Regional Parking Standards

Our proposed ratio aligns with or exceeds parking standards in other Texas municipalities:

- **Houston, TX:** ([Houston Ordinance](#)) Parking requirements for the unit mix of this project in Houston, TX would require a minimum of 422.2 spaces (1.42 spaces per unit).
- **San Antonio, TX:** ([San Antonio UDC](#)) 1.50 parking ratio required per unit in Multi-Family development, however minimum parking provisions are not required in Downtown district.
- **Austin, TX:** ([Austin LDC](#)) Off-Street parking is not required in Multi-Family development except to meet accessibility requirements.

Proximity to Public Transit

The project is located **0.73 miles southeast of the North Side TEXRail Station**, which provides connectivity to Fort Worth's major districts. This proximity enhances transportation options and further supports a reduced parking need. [Link to TEXRail system map](#), also shown in figure 2, depicts all public transportation routes provided by the city such as bus routes, railway systems, in addition to ride share locations with the proximity to the subject site.

Figure 1 -Distance from Subject Site to TEXRAIL Station

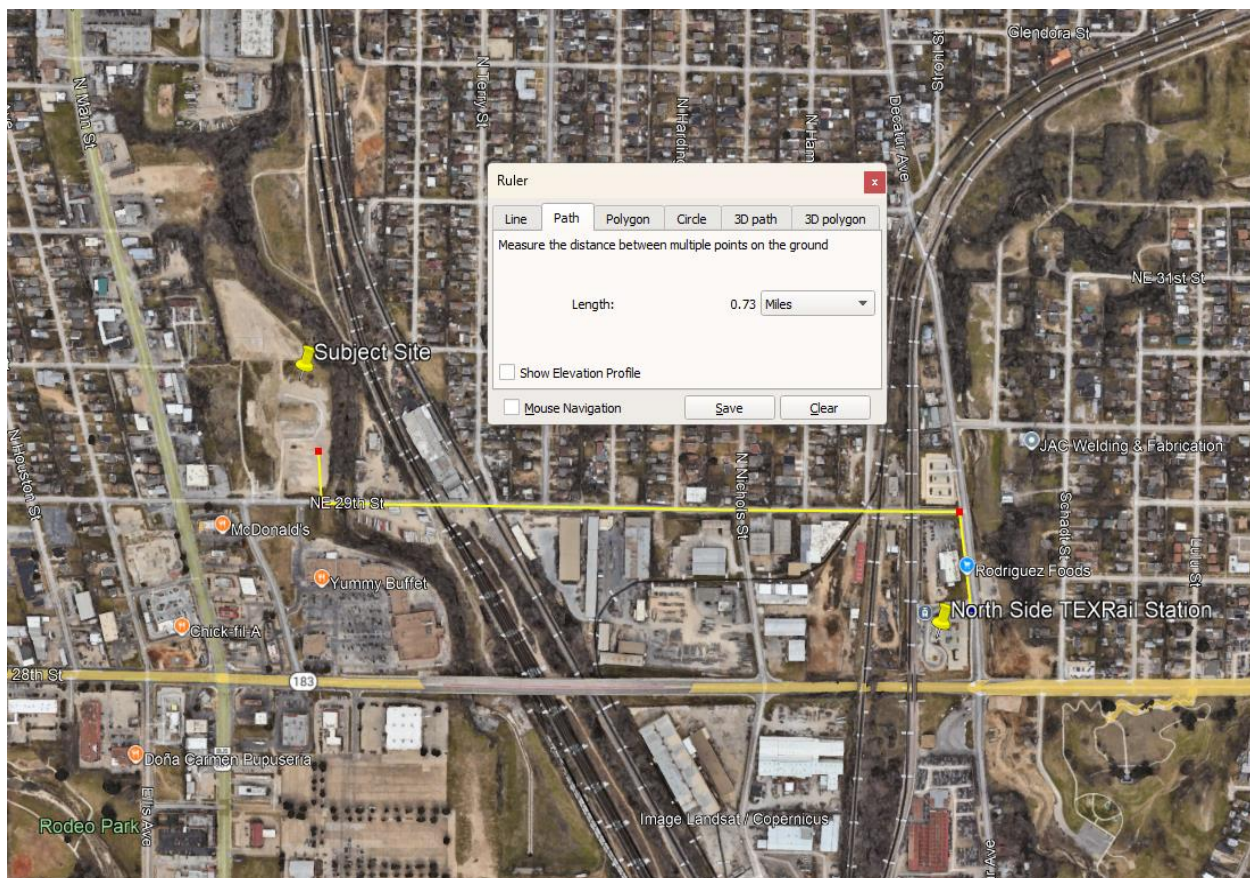
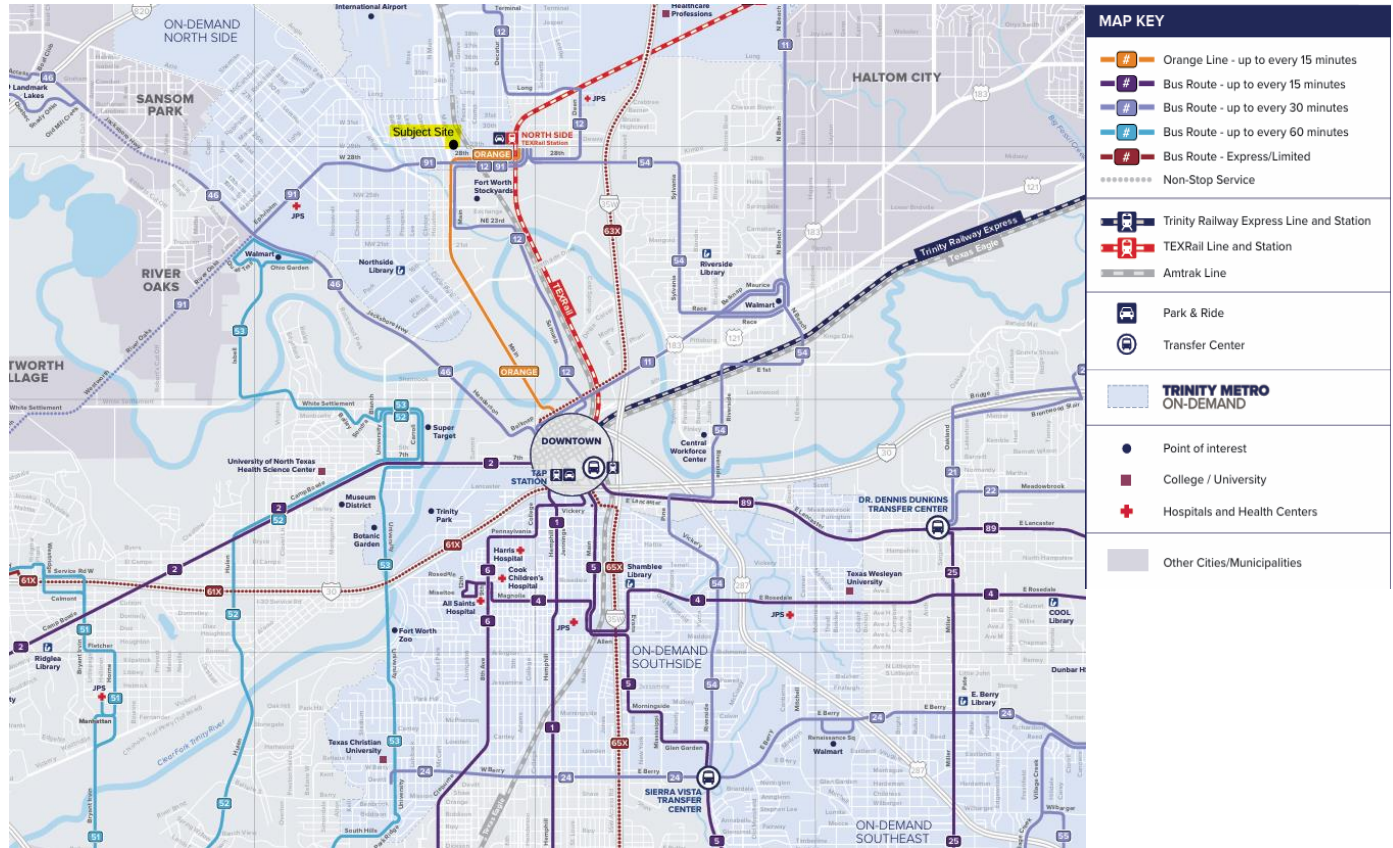


Figure 2 -TEXRAIL Systems Map



Conclusion

While Fort Worth's ordinance requires **456 spaces (1.54 ratio)** for this project, we are confident that a **1.40 spaces per unit ratio** is sufficient based on operational experience, transit access, and regional precedents. Our site plan reflects this intent while maintaining flexibility for additional parking if needed.

We appreciate your consideration and welcome the opportunity to discuss this request further. Please feel free to contact me with any questions.

