



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	

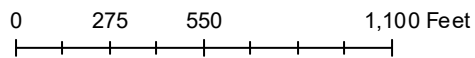
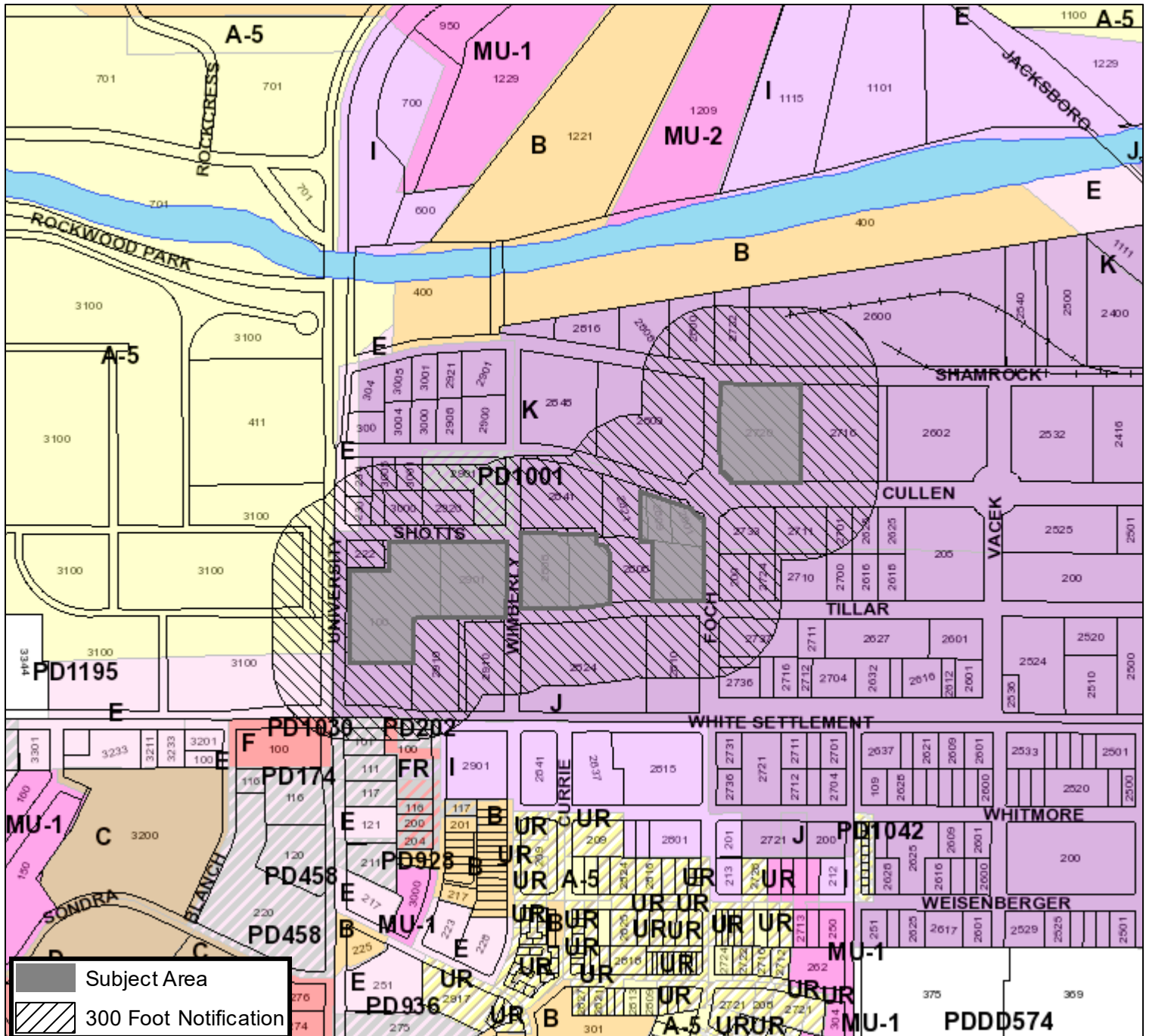
Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

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:	

Area Zoning Map

Applicant: FW Westside RE Investors
 Address: 100 N. University Drive; 2808 Tillar; 2901 Shotts; 2801-2809 (odds) Cullen & 2720 Cullen
 Zoning From: null
 Zoning To: null
 Acres: 11.45705268
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 5/8/2024
 Contact: 817-392-2806





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER FW Westside RE Investors, LLC and Autobahn Realty Partners, L.P.

Mailing Address 1722 Routh St., Suite 830 City, State, Zip Dallas, Texas 75201

Phone 214-443-1920 Email carl@larkspurcap.com

APPLICANT Ray Oujesky, Kelly Hart & Hallman LLP

Mailing Address 201 Main Street, Suite 2500 City, State, Zip Fort Worth, Texas 76102

Phone 817-878-3556 Email ray.oujesky@kellyhart.com

AGENT / OTHER CONTACT N/A

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): 100 N. University ; 2808 Tillar ; 2901 Skotts ; 2801-2809 Cullen and 2720 Cullen, Fort Worth, Texas

Total Rezoning Acreage: 11.45 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: 11.45 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 and K Proposed Zoning District(s): MU-2

Current Use of Property: Vacant land or buildings, auto parts warehouse and church

Proposed Use of Property: Mixed use of residential and commercial

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.

The five parcels of land being downzoned from J and K districts to MU-2 district for residential and commercial uses are part of a larger phased redevelopment of the area depicted on the attached exhibit. Mixed use and single use buildings are anticipated for the proposed MU-2 district zoning.

Surrounding land uses are largely industrial and commercial plus a cemetery. The proposed residential and commercial uses are compatible with surrounding uses.

The Future Land Use Plan depicts general commercial and light industrial use of the five parcels seeking MU-2 zoning. Although light industrial uses are not anticipated for the parcels seeking rezoning, a mix of residential and commercial uses is merely a slight deviation in consistency with the Future Land Use Plan.

The proposed MU-2 zoning will further the goals of the City's Comprehensive Plan for this area as follows:

Promoting Economic Growth - The Project will cost approx. \$850M between all multifamily phases and will comprise approx. 2M square feet of residential, retail, office, and hospitality development.

Meeting the Needs of an Expanding Population - New residential units will be available for new residents as the urban core is projected to grow exponentially by 2045. New office space will accommodate continued growth of existing local businesses as well as companies moving to Fort Worth.

Revitalizing the Central City - The Project will replace dilapidated warehouse and industrial uses with a true mixed-use urban village. The Project will focus on the pedestrian experience with walkability across multiple uses in a stabilized neighborhood.

Developing Multiple Growth Centers - The Project is in an urban setting adjacent to existing commercial uses and walkability will lessen traffic generation and automobile reliance.

The Project will have a concentration of jobs, housing, entertainment, and public spaces.

Celebrating the Trinity River - Direct access will be provided to the Trinity Trails System, as the Trinity levee wall is the Project's border. Project residents, office tenants, and hotel visitors will increase activity and use of the trail system. The Project is within walking distance along the trail system and just 1.0 mile from the Trinity River Vision/Central City Flood Control Project and Panther Island.

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.

Autobahn Realty Partners, L.P.

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

Owner's Name (Printed): Carl Anderson, Vice President

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) Ray Oujesky, Kelly Hart & Hallman LLP and Cody Brewer, 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:
See Attached Legal Descriptions. (CERTIFIED LEGAL DESCRIPTION)


Owner's Signature (of the above referenced property)

Carl Anderson, Vice President
Owner's Name (Printed)


Applicant or Agent's Signature
Ray Oujesky, Kelly Hart & Hallman LLP
Applicant or Agent's Name (Printed):

BEING a 1.8948 acre (82,538 square foot) tract of land situated in the Richard Crowley Survey, Abstract No. 313, City of Fort Worth, Tarrant County, Texas; said tract being part of Lots 4 & 8 and all of Lots 5, 6 & 7, Block 7, Bailey's Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-B, Page 253 of the Plat Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a point at the intersection of the north right-of-way line of Tillar Street (an 80-foot wide right-of-way) and the west right-of-way line of Foch Street (an 80-foot wide right-of-way);

THENCE North 89°45'20" West, along the said north line of Tillar Street, a distance of 197.75 feet to a point for corner;

THENCE North 00°00'00" East, a distance of 229.30 feet to a point for corner;

THENCE North 90°00'00" West, a distance of 45.73 feet to a point for corner;

THENCE North 00°00'00" East, a distance of 194.01 feet to a point for corner in the south right-of-way line of Cullen Street (an 80-foot wide right-of-way);

THENCE South 72°08'44" East, along the said south line of Cullen Street, a distance of 208.46 feet to a "+" cut found for corner at the beginning of a non-tangent curve to the left with a radius of 100.00 feet, a central angle of 36°25'20", and a chord bearing and distance of South 47°58'01" East, 62.50 feet;

THENCE in a southeasterly direction, with said non-tangent curve to the left, an arc distance of 63.57 feet to a point for corner in the said west line of Foch Street;

THENCE South 00°14'40" West, along the said west line of Foch Street, a distance of 318.40 feet to the **POINT OF BEGINNING** and containing 82,538 square feet or 1.8948 acres of land, more or less.

BEING a 2.7213 acre (118, 539 square foot) tract of land situated in the Richard Crowley Survey, Abstract No. 313, City of Fort Worth, Tarrant County, Texas; said tract being all of Lots 1-R, 2-R, 3-R, 8-R, 9-R, and 10-R, Block 11, Bailey's Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-54, Page 27, Plat Records, Tarrant County, Texas.

BEING a 4.6723 acre (203,526 square foot) tract of land situated in the Richard Crowley Survey, Abstract No. 313, City of Fort Worth, Tarrant County, Texas; said tract part of Lot 4, Block B, Bailey's Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-M, Page 55 of the Plat Records of Tarrant County, Texas; said tract also being part of Lots 5, 6 and 7, Block 1-R, Bailey's Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-22, Page 9, of said Plat Records; said tract being more particularly described as follows:

BEGINNING at an "+" cut found at the intersection of the south right-of-way line of Schotts Street (a 60' right-of-way) and the west right-of-way line of Wimberley Drive (a 75' right-of-way), said "+" cut being the northeast corner of said Lot 7;

THENCE South 00°14'40" West, along the said west right-of-way line of Wimberley Drive, a distance of 294.27 to a point for corner;

THENCE North 90°00'00" West, departing the said west line of Wimberly Drive, a distance of 338.10 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 25.00 feet, a central angle of 90°00'00", and a chord bearing and distance of South 45°00'00" West, 35.36 feet;

THENCE in a southwesterly direction, with said tangent curve to the left, an arc distance of 39.27 feet to a point for corner;

THENCE South 00°00'00" East, a distance of 147.08 feet to a point for corner;

THENCE North 90°00'00" West, a distance of 241.76 feet to a point for corner in the east right-of-way line of University Drive (a variable width right-of-way);

THENCE North 00°06'25" East, along the said east line of University Drive, a distance of 355.88 feet to a point for corner;

THENCE South 89°44'13" East, departing the said east line of University Drive, a distance of 150.00 feet to a point for corner in the east line of said Lot 4;

THENCE North 00°07'47" East, along the said east line of Lot 4, a distance of 113.10 feet to a 1/2-inch iron rod found for corner in the said south line of Schotts Street;

THENCE South 89°45'20" East, along the said south line of Schotts Street, a distance of 455.20 feet to the **POINT OF BEGINNING** and containing 203,526 square feet or 4.6723 acres of land, more or less.

BEING a 2.1903 acre (95,409 square foot) tract of land situated in the Richard Crowley Survey, Abstract No. 313, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 2, Block 4 and Lot 1, Block 7 and part of Lots 2 & 10, Block 7, Bailey's Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-B, Page 253 of the Plat Records of Tarrant County, Texas; said tract being more particularly described as follows:

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THENCE North $00^{\circ}14'40''$ East, along the said east line of Wimberley Drive, a distance of 290.00 feet to a point for corner;

THENCE South $89^{\circ}45'20''$ East, departing the said east line of Wimberley Drive, a distance of 288.51 feet to a point for corner;

THENCE South $00^{\circ}14'40''$ West, a distance of 37.58 feet to a point for corner;

THENCE South $77^{\circ}00'00''$ East, a distance of 28.79 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 32.00 feet, a central angle of $77^{\circ}00'00''$, and a chord bearing and distance of South $38^{\circ}30'00''$ East, 39.84 feet;

THENCE in a southeasterly direction, with said tangent curve to the right, an arc distance of 43.00 feet to a point for corner;

THENCE South $00^{\circ}00'00''$ East, a distance of 198.21 feet to a point for corner in the said north line of Tillar Street;

THENCE South $84^{\circ}01'07''$ West, along the said north line of Tillar Street, a distance of 154.78 feet to a point for corner;

THENCE North $89^{\circ}45'20''$ West, continuing along the said north line of Tillar Street, a distance of 188.50 feet to the **POINT OF BEGINNING** and containing 95,409 square feet or 2.1903 acres of land, more or less.

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.

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

Owner's Name (Printed): Carl Anderson, Vice President

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THENCE in a southeasterly direction, with said tangent curve to the right, an arc distance of 43.00 feet to a point for corner;

THENCE South $00^{\circ}00'00''$ East, a distance of 198.21 feet to a point for corner in the said north line of Tillar Street;

THENCE South $84^{\circ}01'07''$ West, along the said north line of Tillar Street, a distance of 154.78 feet to a point for corner;

THENCE North $89^{\circ}45'20''$ West, continuing along the said north line of Tillar Street, a distance of 188.50 feet to the **POINT OF BEGINNING** and containing 95,409 square feet or 2.1903 acres of land, more or less.



- Existing Context
(Off-Site, for reference only)
- Future Development
(Existing Zoning to Remain)
- Proposed MU-2 Rezoning
- Approximate Existing or
Proposed Lot Boundary
(See Survey and Other Exhibits)

Contact

Client

Location

Date

Image

Aerial Photo Map



0 500 1,000 2,000 Feet



Area Map



Council Districts

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

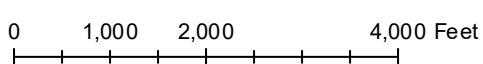
Overlay Districts

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

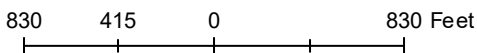
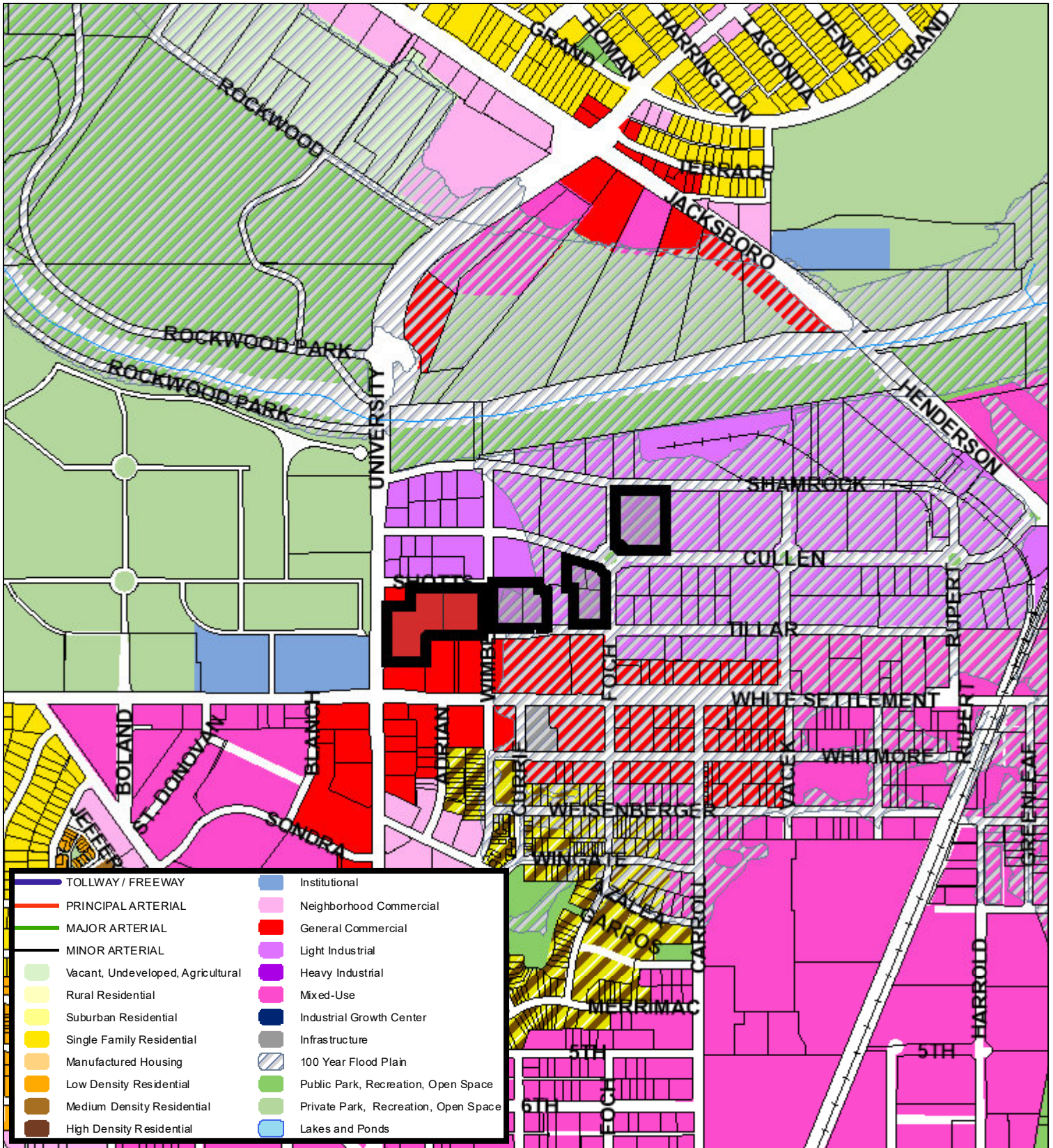
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



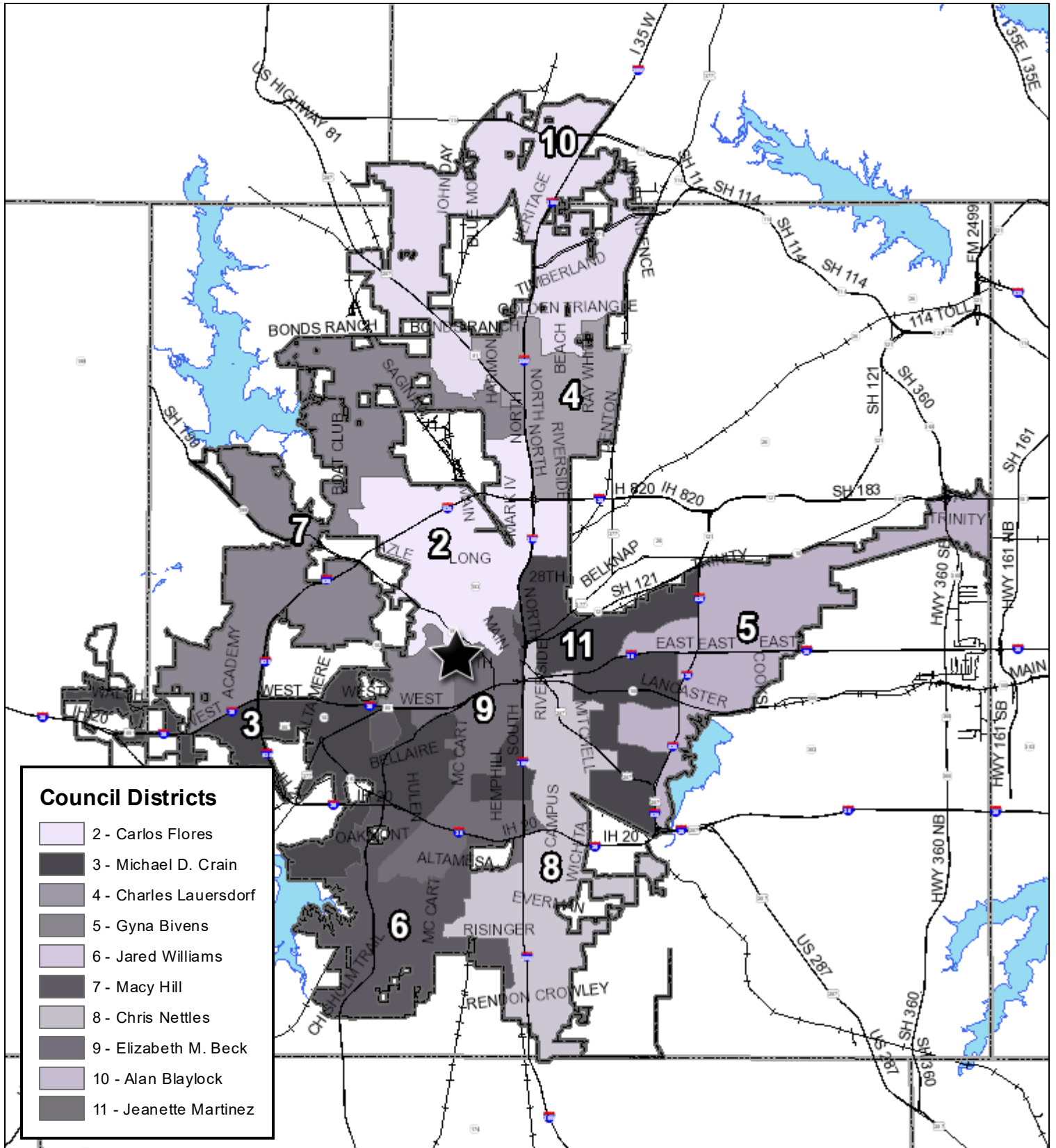
Future Land Use







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



Council Districts

-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Gyna Bivens
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