



Neighborhood Notification

Case Number: ZC-26-031

Council District: 9 – Elizabeth M. Beck

ZONING CHANGE REQUEST

Owner/Applicant: Outpost Fort Worth, LLC / Will Moncrief / Chandler Davis

Site Location: 454 W Cleveland Avenue

Request:

Current Zoning: "NS-T4N" Near Southside General Urban - Neighborhood and "NS-T5" Near Southside T5: Urban Center

Proposed: "NS-T5" Near Southside T5: Urban Center and add Conditional Use Permit (CUP) for recreational vehicle park with development waivers to allow only four vehicle lot spaces, to keep all vehicles in the park longer than 60 days, and to not maintain a publicly accessible telephone on site; site plan included

Proposed Use: Short Term Rental Casitas & 4 permanent Airstream travel trailers

For More Information please contact:

Case Manager Joseph Laws

817-392-7923

Public Hearing Dates

Zoning Commission	April 8, 2026
City Council	May 12, 2026

Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.



Neighborhood Notification

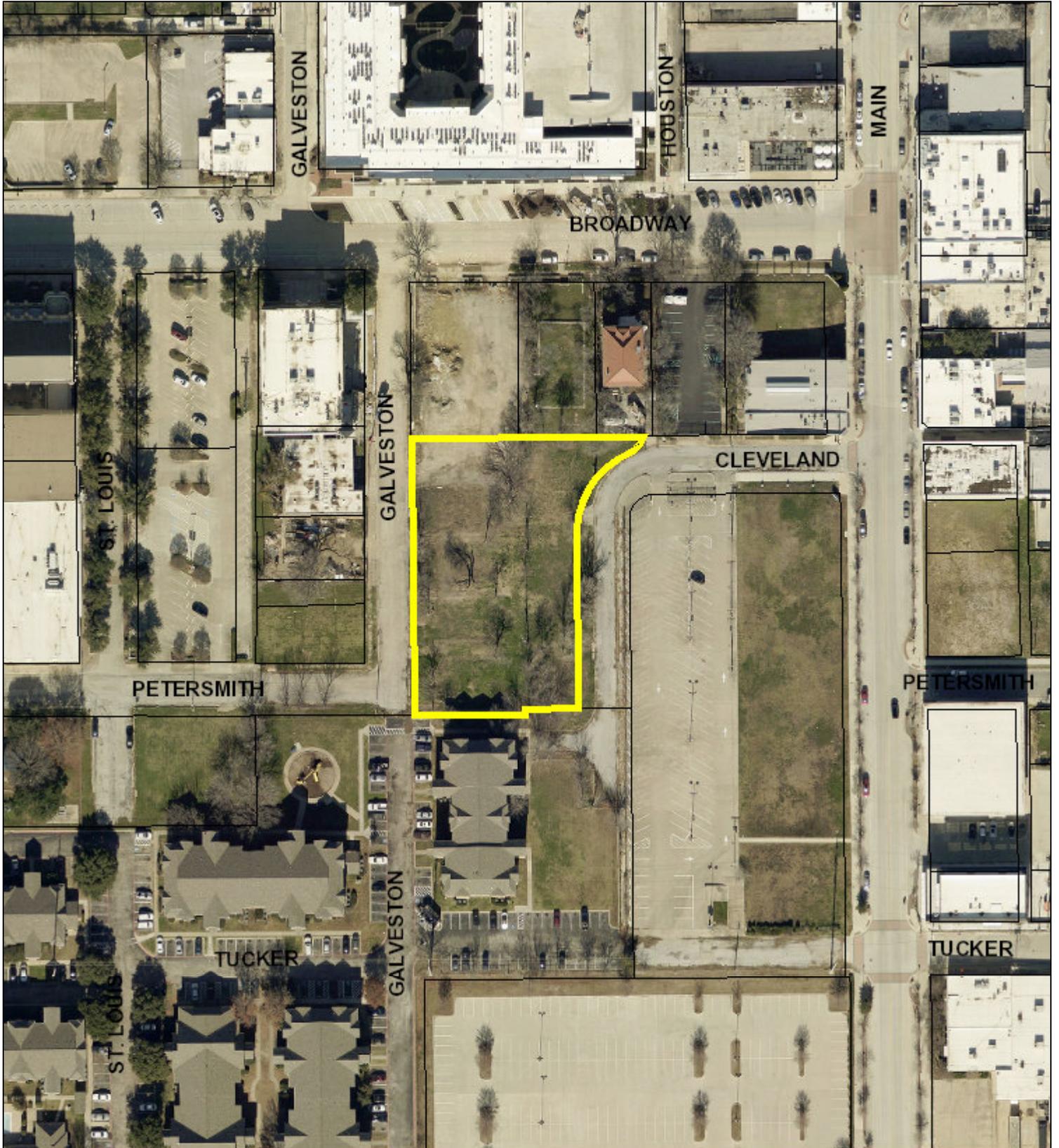
Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission; c/o Development Services, City Hall; 100 Fort Worth Trail, Fort Worth, TX 76102

Organizations Notified

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	United Communities Association of South Fort Worth
Bricktown NA	Near East Side NA
Texas & Pacific Lofts HOA	Historic Southside NA
Near Southside, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Hemphill Corridor Development Collaborative
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

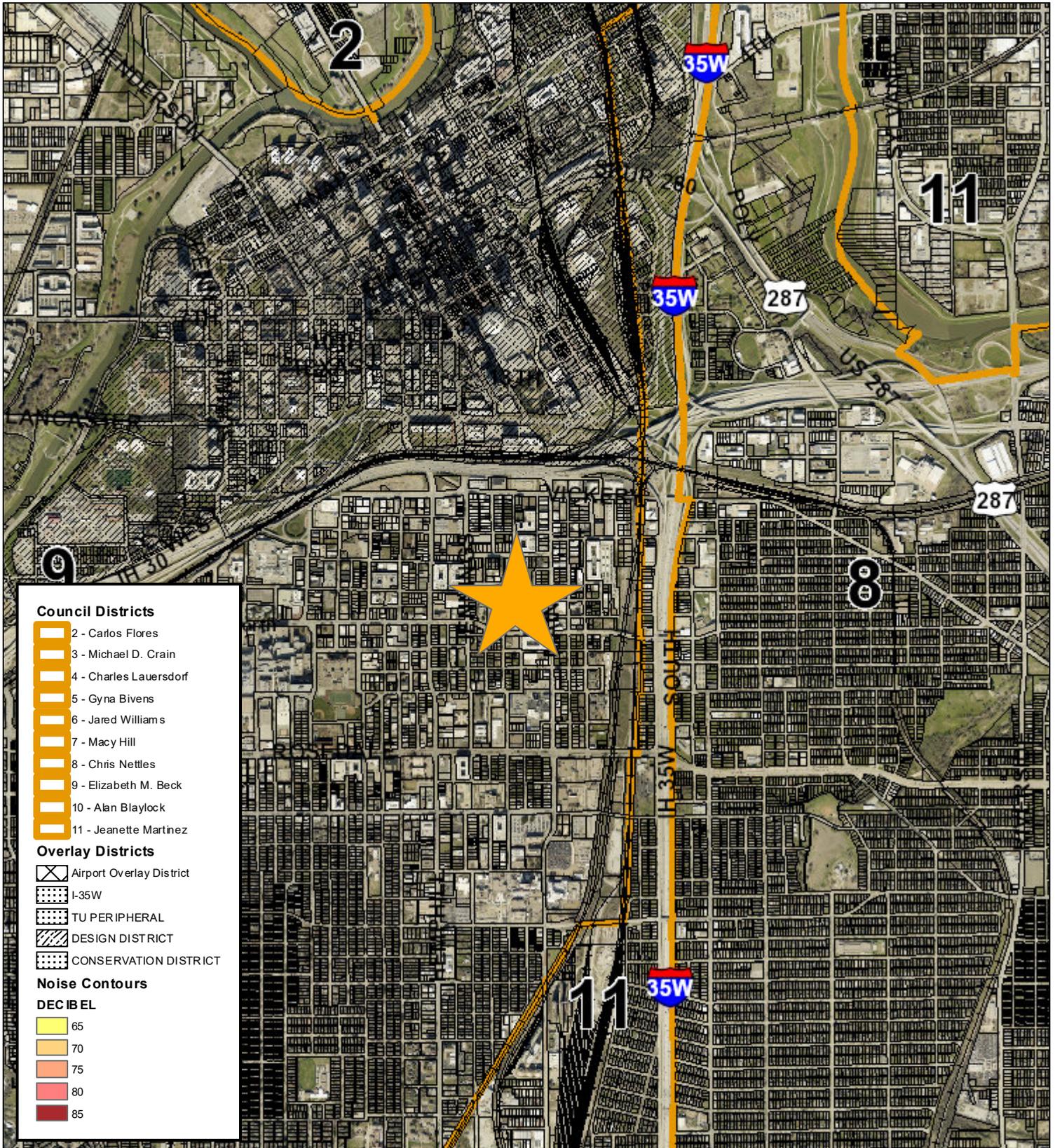
Aerial Photo Map



0 80 160 320 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

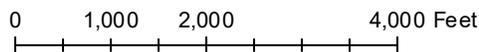
Overlay Districts

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

Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85

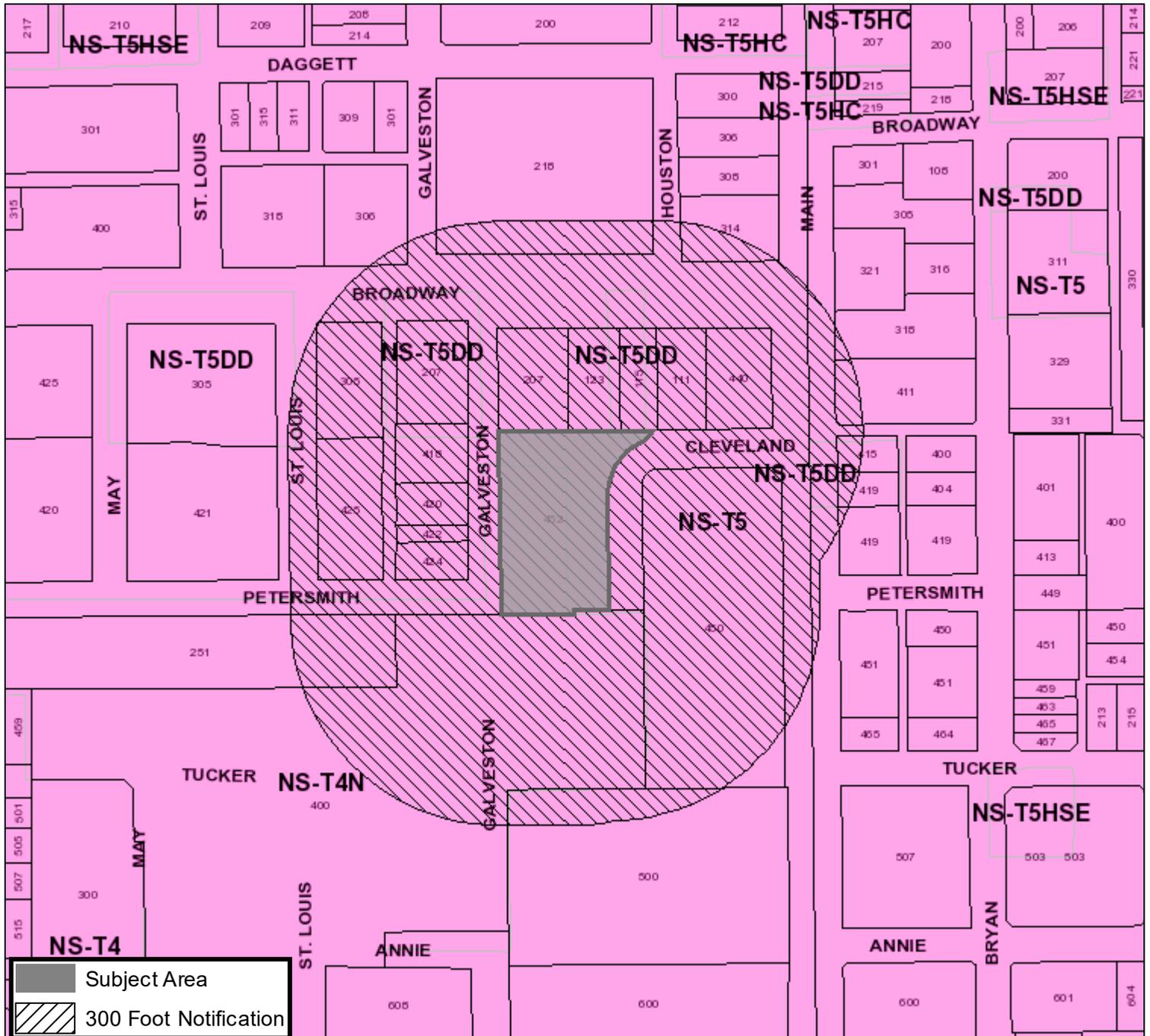




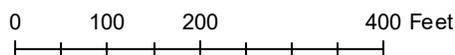
ZC-26-031

Area Zoning Map

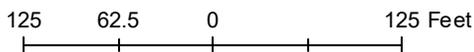
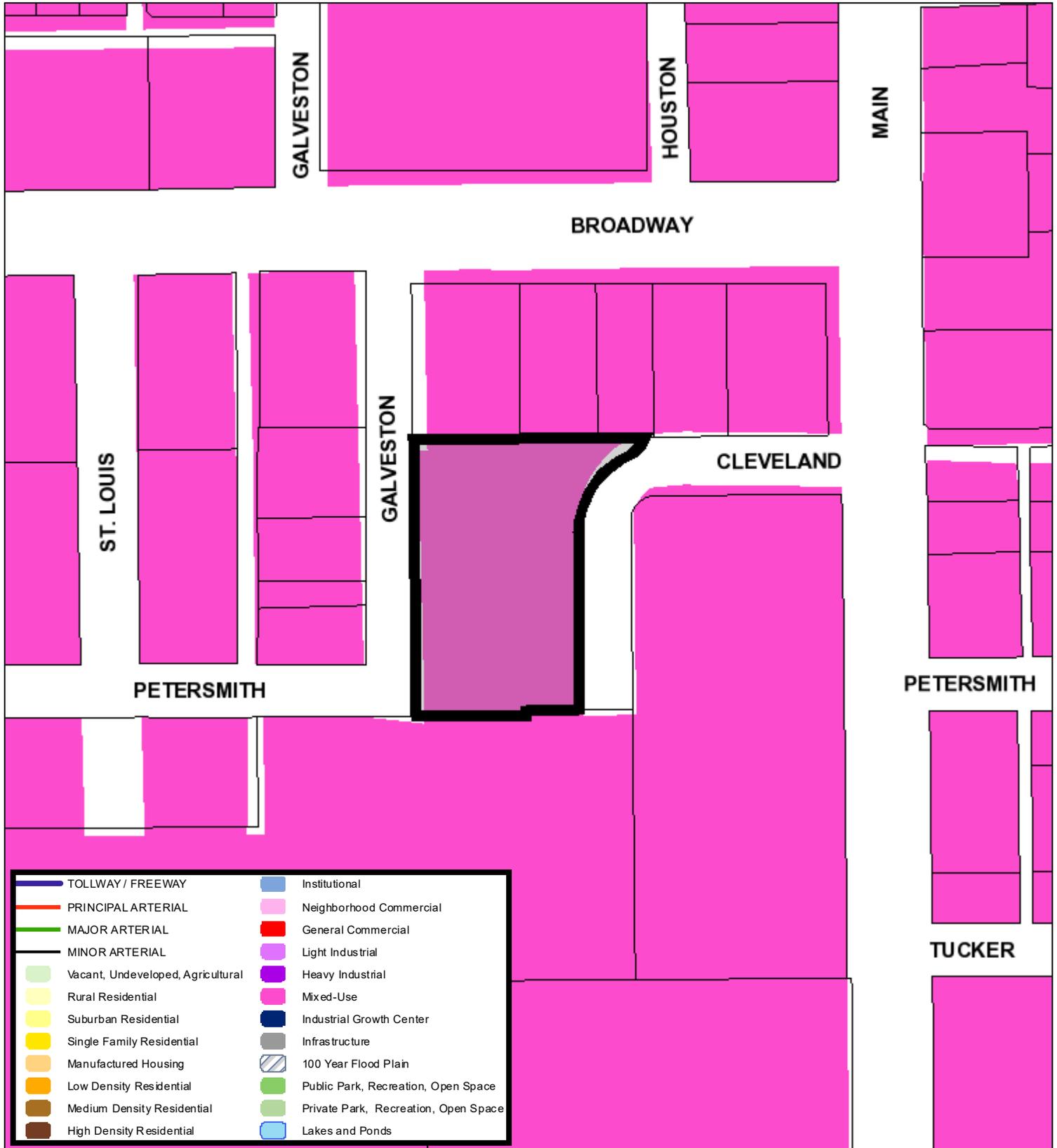
Applicant: Outpost Fort Worth LLC/Chandler Davis
 Address: 452 Cleveland Avenue
 Zoning From: NS-T4N, NS-T5
 Zoning To: NS-T5, Add CUP for RV park with development waivers
 Acres: 0.963
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 4/8/2026
 Contact: 817-392-7923



	Subject Area
	300 Foot Notification



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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER OUTPOST FORT WORTH LLC

Mailing Address 4460 HARLEY AVE City, State, Zip FORT WORTH, TX 76107

Phone (817) 995-7552 Email will@sidecarsuites.com

APPLICANT WILL MONCREIF

Mailing Address 4460 HARLEY AVE City, State, Zip FORT WORTH, TX 76107

Phone (817) 995-7552 Email will@sidecarsuites.com

AGENT / OTHER CONTACT CHANDLER DAVIS

Mailing Address 3000 RACE ST, SUITE 108 City, State, Zip FORT WORTH, TX 76111

Phone (817) 713-6986 Email cdavis@evolvingtexas.com

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): 452 CLEVELAND AVENUE, FORT WORTH, TX 76104

Total Rezoning Acreage: 0.963 AC 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): 452 CLEVELAND AVENUE, FORT WORTH, TX 76104

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 0.963 AC acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input checked="" 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): NS-T5 Proposed Zoning District(s): NS-T5

Current Use of Property: SHORT TERM RENTALS

Proposed Use of Property: SHORT TERM RENTALS

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: NEAR SOUTHSIDE

Land Uses Being Added or Removed: N/A

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: NS-T5

Additional Use Proposed with CUP: The use of a Recreation Vehicle Park at this site

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

Requesting waivers for design standards related to Section 5.129 Recreational Vehicle Park as follows: (a)Minimum number of vehicles spaces, (b)parking requirement, (c)the owner or operator of a recreational vehicle park shall not permit a guest or a recreational vehicle to remain in the park longer than 60 consecutive days.

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 proposed development is a mixed-use short-term rental property located at 425 Galveston Avenue in Fort Worth, Texas, as illustrated on the submitted Master Plan. The project is organized around a central landscaped courtyard featuring four interior Airstream-style short-term rental units. Each Airstream functions as an independent lodging unit and includes a private patio that opens directly onto a shared pedestrian walkway and open green space. The site is intentionally designed as a pedestrian-oriented site. The interior dedicated to walkability, landscaping, and outdoor gathering areas.

The request for a Conditional Use Permit (CUP) approval is necessary because the proposed clustered short-term rental configuration. The development integrates detached lodging units within a shared open-space environment rather than following a conventional street-front building pattern. Flexibility in building placement and site configuration is required to achieve the inward-facing courtyard design, which emphasizes high-quality landscaping, cohesive architecture, and a unified site plan approach.

The project is compatible with surrounding land uses due to its small scale, low intensity, and internalized activity areas. The four Airstream units are modest in size and oriented toward the interior courtyard rather than adjacent properties, minimizing potential visual and noise impacts. Substantial landscaping, defined pedestrian circulation, and contained parking areas further buffer the development and ensure it operates as a boutique hospitality use rather than a high-traffic commercial property.

The proposal is consistent with the City's Comprehensive Plan and Near Southside goals that encourage unique infill development, walkability, diversified lodging options, and placemaking through integrated open space. By activating the interior of the site with thoughtfully designed patios, landscaped walkways, and shared gathering areas, the development enhances the urban fabric while maintaining compatibility with the surrounding context. Approval of this request will allow the City to evaluate and regulate the project holistically while preserving the design integrity of the courtyard-centered concept.

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): Will Moncrief

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) Chandler Davis 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:
LOT 1, BLOCK 3 - SPRINKEL'S ADDITION (CERTIFIED LEGAL DESCRIPTION)


Owner's Signature (of the above referenced property)

Will Moncrief

Owner's Name (Printed)


Applicant or Agent's Signature

Chandler Davis

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.

LOT 13-15
BLOCK 6
SMITH-JONES & DAGGETT
(UNRECORDED PLAT)
SEE NOTE NO.
ZONING: NS-T5

LOT 16-20
BLOCK 6
SMITH-JONES & DAGGETT
(UNRECORDED PLAT)
SEE NOTE NO.
ZONING: NS-T5

BLOCK 12
DAGGETT'S SECOND ADDITION
(UNRECORDED PLAT)
SEE NOTE NO.
ZONING: NS-T5

TRINITY PRESBYTERIAN
CHURCH
(PCA) FORT WORTH
TRACT 2
REMAINDER OF A
CALLED 0.6963 ACRES
INSTRUMENT NO.
D221364423
O.P.R.T.C.T.
ZONING: NS-T5

KENNETH MICHAEL THOMAS
CALLED 0.178 ACRES
INSTRUMENT NO.
D211273212
O.P.R.T.C.T.
ZONING: NS-T5

J. HENDERSON PROPERTIES
LLC
CALLED 0.594 ACRES
INSTRUMENT NO.
D210315110
O.P.R.T.C.T.
ZONING: NS-T5

TRINITY PRESBYTERIAN
CHURCH
(PCA) FORT WORTH
TRACT 1
CALLED 0.6752 ACRES
INSTRUMENT NO.
D221364423
O.P.R.T.C.T.
ZONING: NS-T5

BLOCK 3
TUCKER'S ADDITION
VOLUME 63, PAGE 124
P.R.T.C.T.
ZONING: NS-T5

DUNNAGAN FAMILY TRUST
DUNNAGAN MANAGEMENT,
LLC
TRACT 32
CALLED 0.1639 ACRES
INSTRUMENT NO.
D223002164
O.P.R.T.C.T.
ZONING: NS-T5

WEST PETER SMITH STREET
(90' R.O.W.)

CALVESTON AVENUE
(90' R.O.W.)
(VOLUME 63, PAGE 124, P.R.T.C.T.)

N00°30'58"W 261.19'

LOT 1
BLOCK 11R
TUCKER'S ADDITION
CABINET A, SLIDE 3484
P.R.T.C.T.

S89°24'38"W 104.19'

S01°18'57"W 5.49'

S89°44'11"W 50.01'

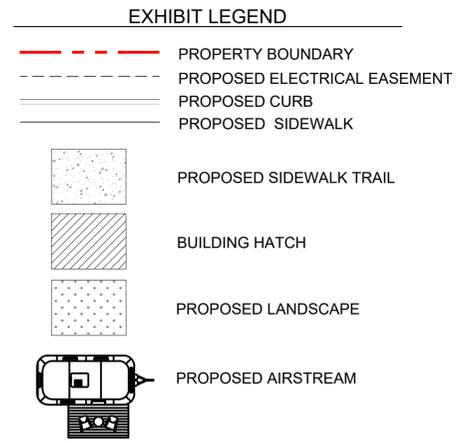
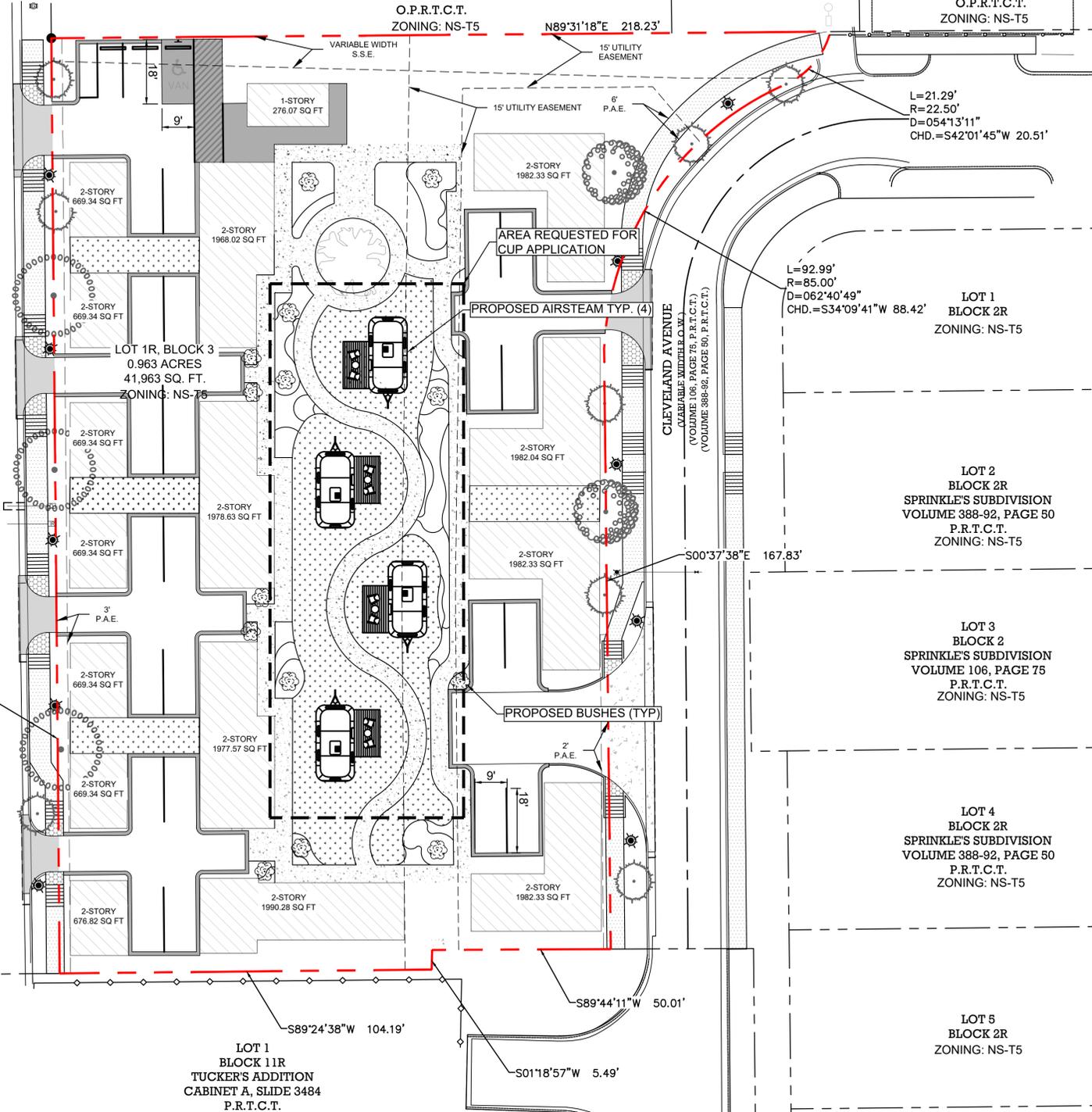
LOT 5
BLOCK 2R
ZONING: NS-T5

LOT 4
BLOCK 2R
SPRINKLE'S SUBDIVISION
VOLUME 388-92, PAGE 50
P.R.T.C.T.
ZONING: NS-T5

LOT 3
BLOCK 2
SPRINKLE'S SUBDIVISION
VOLUME 106, PAGE 75
P.R.T.C.T.
ZONING: NS-T5

LOT 2
BLOCK 2R
SPRINKLE'S SUBDIVISION
VOLUME 388-92, PAGE 50
P.R.T.C.T.
ZONING: NS-T5

LOT 1
BLOCK 2R
ZONING: NS-T5



- NOTES**
1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE
 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 3. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
 4. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY

OWNER/DEVELOPER
OUTSPOT FORT WORTH
4460 HARLEY AVE.
FORT WORTH, TX 76107
PHONE: (817) 995-7552

ENGINEER
EVOLVING TEXAS
3000 RACE ST SUITE 108
FORT WORTH TEXAS 76111
PHONE: (817) 529-2700

SURVEYOR
TOPOGRAPHIC
481 WINSOTT ROAD, STE. 200
BENBROOK, TEXAS 76126
PHONE: (817) 744-7512

SITE DATA

TOTAL AREA	41,963 SQ FT (0.96 ACRES)
OPEN SPACE	7,759 SQ FT (18.49%)
ZONING:	NS-T5
TOTAL PARKING PROVIDED	25 (0.8 PER UNIT)
TOTAL ACCESSIBLE PROVIDED	1

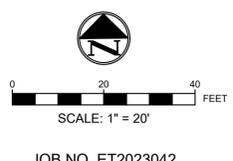


VICINITY MAP
SCALE: 1" = 250'

DIRECTOR OF DEVELOPMENT SERVICES

DATE

ZONING CASE: ZC-XX-XXX



JOB NO. ET2023042

SOUTHSITE HOTEL - AIRSTREAM SITE PLAN

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

CHANDLER DAVIS 149398
TYPE OR PRINT NAME PE #
2/24/2026
DATE

evolving
Civil Engineering + Planning

TEXAS REGISTRATION ENGINEERING FIRM NO. 12452
3000 RACE STREET, SUITE 108
FORT WORTH, TX 76111
PHONE #: (817) 529-2700

EXHIBIT
A

