



Neighborhood Notification

Case Number: ZC-26-008

Council District: 2 – Carlos Flores

ZONING CHANGE REQUEST

Owner/Applicant: STKYRD HOTEL LLC/ Justin Kaminski/ Brandon Middleton, Kimley-Horn & Assoc.

Site Location: 660 Union Stockyards Boulevard

Request:

Current Zoning:

Proposed: Add Conditional Use Permit in "SY-TSA-130" Stockyards Transition: Swift/Armour and "SY-HCO-130" Stockyards Historic: Core for temporary parking lot with a 3-year time limit; site plan included

Proposed Use: Temporary Parking Lot

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.

Email: zoninglanduse@fortworthtexas.gov

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



Neighborhood Notification

Organizations Notified

Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
North Side Neighborhood Association	Diamond Hill Jarvis NAC
Far Greater Northside Historical NA	Historic Northside Business Association
Fort Worth Stockyards Business Association	Tarrant Regional Water District
Trinity Habitat for Humanity	Streams And Valleys Inc
North Fort Worth Historical Society	Fort Worth ISD

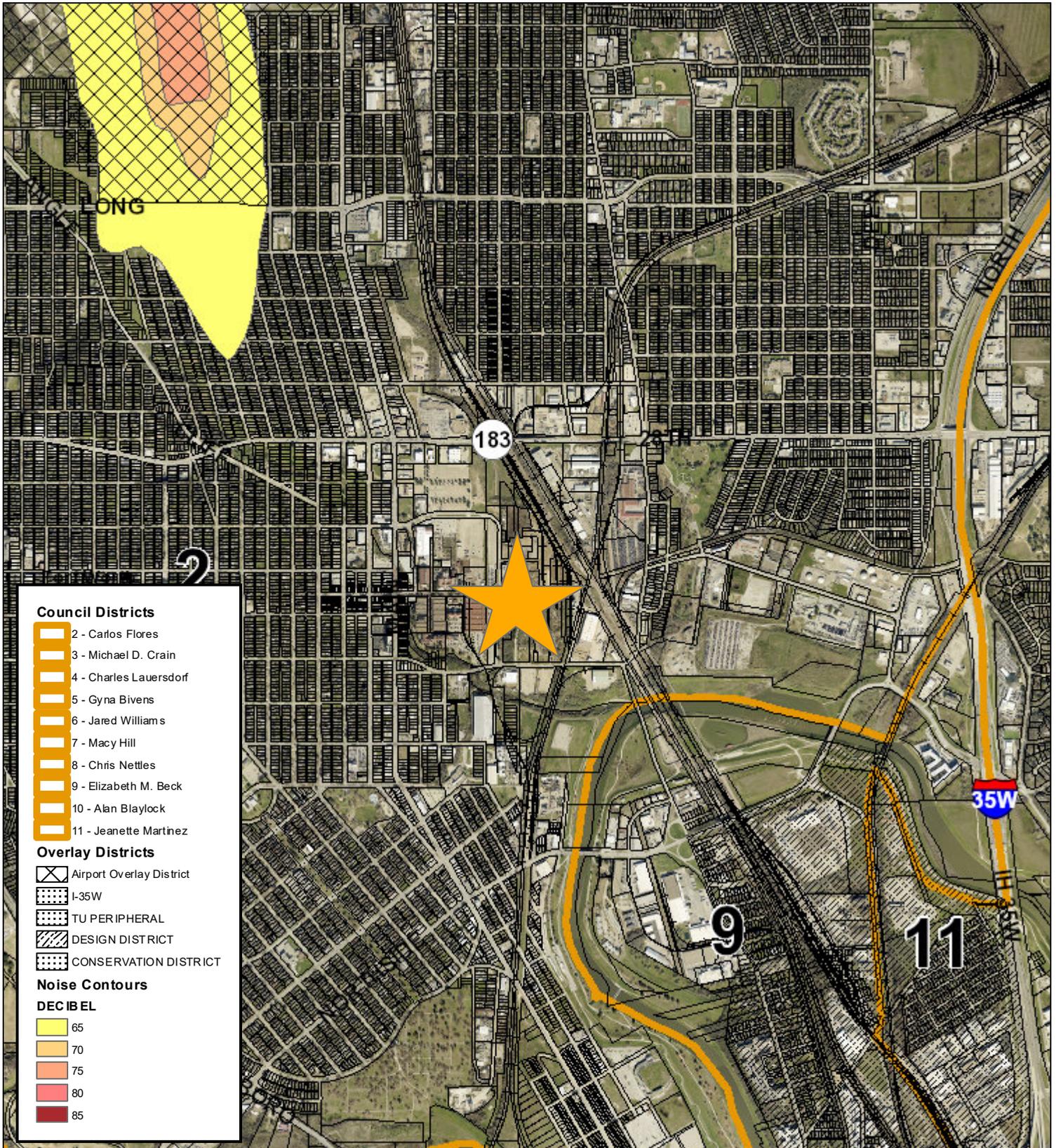
Aerial Photo Map



0 135 270 540 Feet



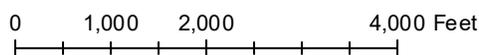
Area Map



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

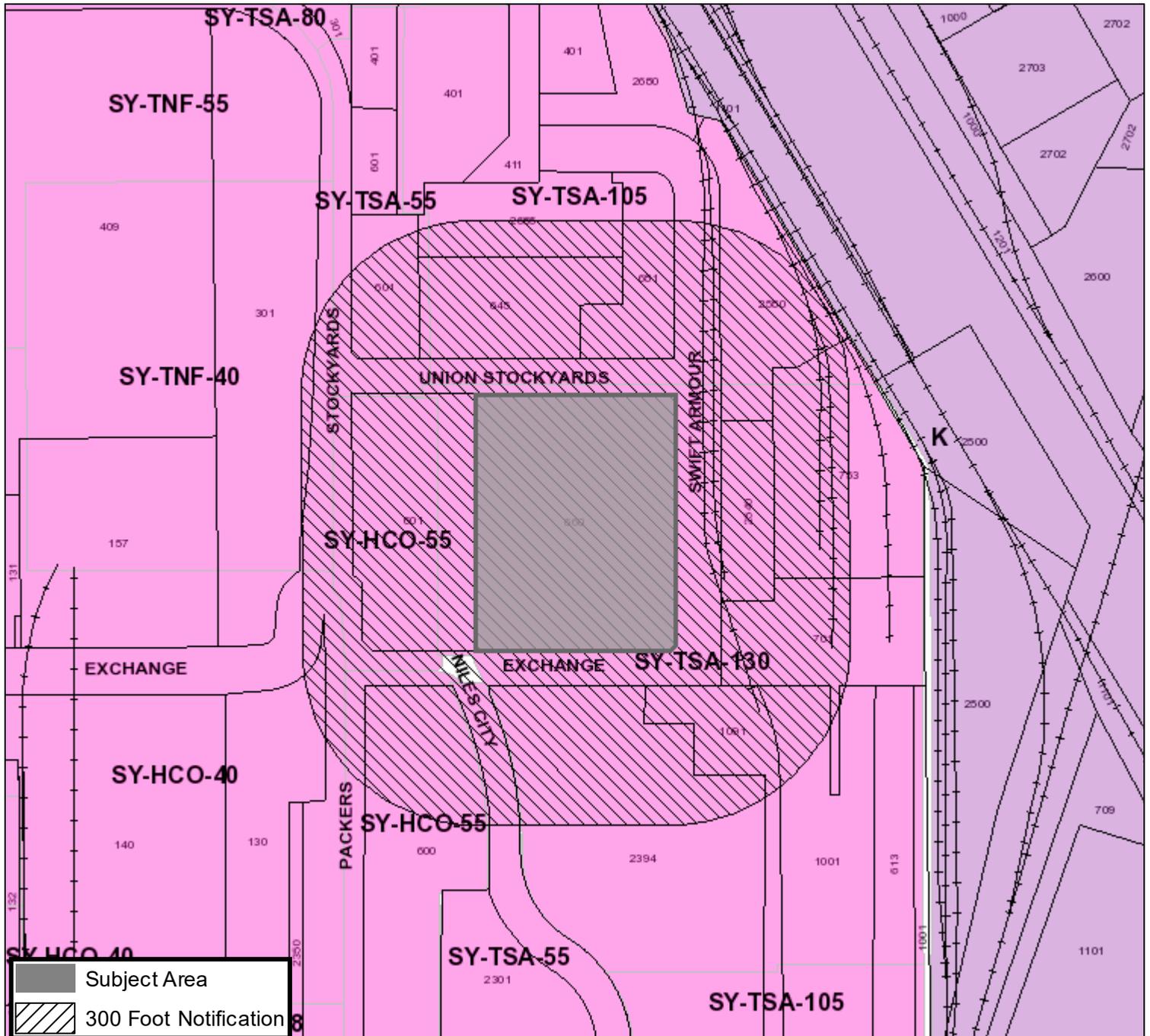




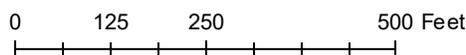
ZC-26-008

Area Zoning Map

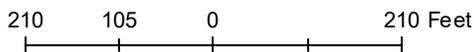
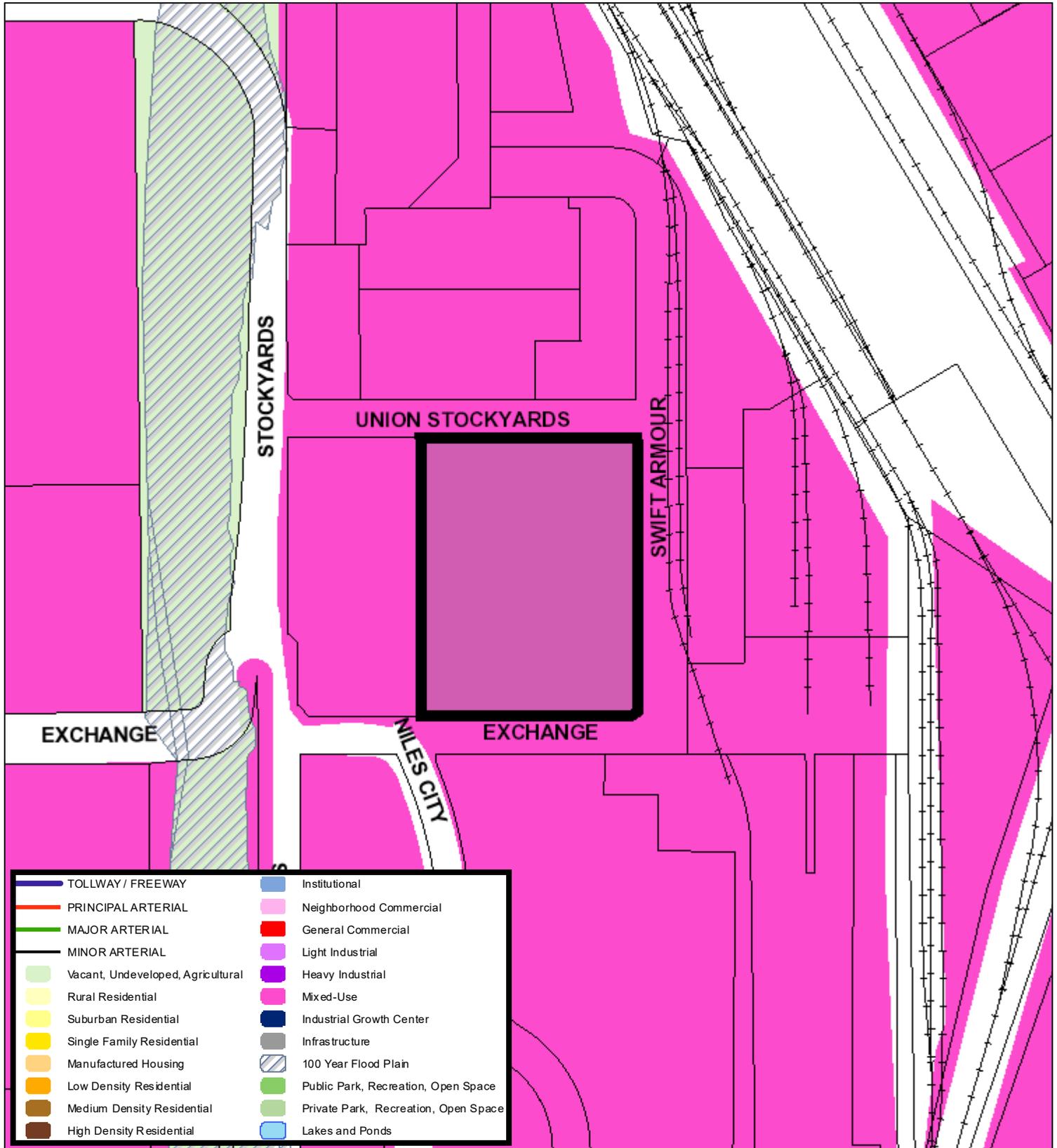
Applicant: STKYRD Hotel LLC/White Lodging/Kimley-Horn
 Address: 660 Union Stockyard Boulevard
 Zoning From: SY-TSA-130
 Zoning To: Add Conditional Use Permit for temporary parking lot for 3 years
 Acres: 3.51
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 4/8/2026
 Contact: 817-392-7923



	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 STKYRD HOTEL LLC

Mailing Address 701 E 83RD AVE City, State, Zip MERRILLVILLE, IN 46410

Phone _____ Email _____

APPLICANT Justin Kaminski, Director of Investments & Development

Mailing Address 701 E 83RD AVE City, State, Zip MERRILLVILLE, IN 46410

Phone 219-669-2672 Email Justin.Kaminski@WhiteLodging.com

AGENT / OTHER CONTACT Brandon Middleton, PE (Kimley-Horn)

Mailing Address 801 Cherry St, Suite 1300, Unit 11 City, State, Zip Fort Worth, TX 76102

Phone 817-339-2275 Email Brandon.Middleton@Kimley-Horn.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): 660 UNION STOCKYARD BLVD, Fort Worth, TX 76164

Total Rezoning Acreage: +/-3.5065 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): Lot 1, Block 10 of Kairoi Stockyards Multifamily Addition

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 3.5065 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): SY-TSA-130 Proposed Zoning District(s): addition of CUP for temporary parking lot

Current Use of Property: property is currently undeveloped

Proposed Use of Property: parking lot

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

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

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: SY-TSA-130

Additional Use Proposed with CUP: parking lot

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 applicant proposes to develop and operate a temporary surface parking lot for an anticipated duration of 27 to 36 months. The parking area will provide short-term accommodation for vehicles during ongoing planning, entitlement, and redevelopment activities on the property. No permanent structures are proposed. Improvements will be intentionally minimal and reversible, including stabilized driving and parking surfaces, temporary lighting (if required), screening, drainage accommodations compliant with City standards, and clear delineation of ingress/egress. The temporary parking lot is intended to serve as an interim land use that facilitates near-term operational needs while enabling long-range investment consistent with the evolving character of the Stockyards District.

The subject property is located in the Stockyards SY-TSA-130 (Swift/Armour Transition Area). The Stockyards Form-Based Code and Design Guidelines do not list Parking Lot or Temporary Parking Lot as permitted uses within this zone. Because the Form-Based Code operates from an explicitly allowed-use framework, any use not specifically included requires additional entitlement. The request for a CUP is therefore necessary to authorize a temporary land use that supports the property owner's near-term operational needs and maintain compliance with the intent of the Stockyards Code while allowing flexibility during a transitional period. This ensures the temporary use is reviewed for compatibility, site design, circulation, screening, landscaping, and mitigation of potential impacts.

This CUP pathway ensures the City can evaluate and condition the temporary use appropriately without requiring a wholesale rezoning that would run counter to the long-term planning vision. The SY-TSA-130 district lies within a unique industrial-heritage sub-area of the Stockyards. Surrounding uses within the Transition Area commonly include:

- Industrial and warehouse facilities
- Commercial service and contractor yards
- Transitional redevelopment areas
- Supporting infrastructure and circulation corridors

A temporary parking lot is inherently low-impact, producing minimal noise, emissions, or traffic beyond typical daily flow. It represents a lighter intensity than many existing/planned uses and helps activate the site in a safe, orderly manner rather than leaving it vacant. The temporary nature ensures that no long-term incompatibility is introduced and the use will not impede future redevelopment consistent with the Form-Based Code vision. Adjacent properties will experience negligible impacts compared to current baseline activity in the SY-TSA areas.

With appropriate screening, lighting controls, circulation management, and stormwater compliance, the use is fully compatible with the surrounding Stockyards operational context.

The proposal is compatible with the City of Fort Worth Comprehensive Plan by supporting multiple Comprehensive Plan policies:

- Efficient Land Utilization - The temporary parking use ensures the property remains active and economically productive while long-term redevelopment plans are advanced.
- Transitional/Adaptive Use Strategies - The Stockyards is a complex historic economic hub undergoing phased revitalization. Temporary uses that maintain safety, accessibility, and functionality are consistent with Comprehensive Plan principles supporting incremental, flexible development.
- Mobility and Access Support - By providing orderly vehicle accommodation near active commercial and industrial functions, the temporary lot supports circulation and access needs without increasing congestion in public rights-of-way.
- Economic Development & Investment Readiness - Keeping the site functional helps preserve its value and readiness for future redevelopment aligned with Stockyards revitalization goals.

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 Stockyards Form Based Code is intentionally specialized. A standard zoning district such as "E", "F", "G", or "I" could permit a parking lot outright; however:

- Rezoning out of the Stockyards Form Based Code would undermine district specific planning, design cohesion, and historic character protections.
- A conventional zoning change would create long term entitlements that run counter to the City's clear intent for the Stockyards, which is guided by form based principles, not use based permissiveness.
- The applicant seeks only a short term, finite use. A rezoning to a standard district would unnecessarily alter the zoning fabric for a temporary need.

The CUP is therefore the most appropriate, least disruptive mechanism to allow temporary functionality while preserving the Stockyards planning framework.

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



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.

