



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-008

Council District: 2

Zoning Map Amendment

Case Manager: Lorelei Willett & Joseph Laws
Owner: STKYRD HOTEL LLC
Applicant: Joshua Kennerly, Kimley Horn
Site Location: 660 Union Stockyards Blvd, Fort Worth, TX 76164
Acreage: 3.5 ac

Request

Proposed Use: Transitional Parking
Request: **To:** 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

Recommendation

Land Use Compatibility: Requested change **is compatible.**
Comprehensive Plan Map Consistency: Requested change **N/A**
Comprehensive Plan Policy Consistency: Requested change **is consistent.**
Staff Recommendation: **Approval up to three years**
Zoning Commission Recommendation: **Approval for a 3-year time limit by a vote of 11-0**

Project Description and Background

The subject site is 3.5-acre vacant lot located within the Stockyards District. The site is bound by Union Stockyards Boulevard to the north, Swift Armour Blvd to the east, and East Exchange to the south. Immediately to the east along a shared lot line is the historic Armour Building. Historically, the site was part of the Armour & Company meat packing complex. The meatpacking complex on the site was demolished between 2002 to 2006.



Figure 1. Site Photo from SW of subject site, Armour Building in background (taken 2.10.2026)



Figure 2. Site Photo from NE of subject site, Swift Building in background (taken 2.10.2026)

The parcel has split zoning: the southern (approximately) 120 feet of the property are within the “SY-HCO” Historic Core zoning district; the northern (approximately) 387 feet are within the “SY-TSA” Transition

Swift/Armour zoning district. The split in zoning runs directly east-west, parallel to the rights-of-way and center street line. (Note: the online Zoning map has not been updated to reflect the split zoning.)

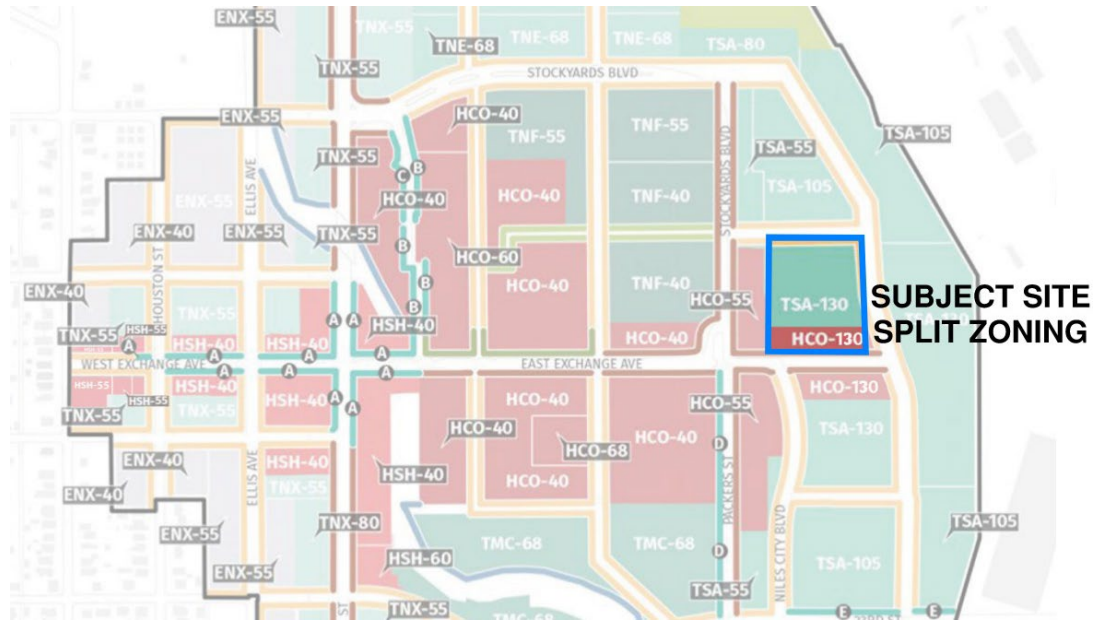


Figure 3. Split Zoning of Property

Last year, the parcel was acquired by White Lodging (applicant), an Indiana-based hotel and hospitality company. They own and operate over sixty hotels in several large markets, such as Austin, Indianapolis, Denver, Chicago, Louisville, San Antonio, Charlotte, and Nashville. The applicant plans to redevelop the site into a hotel to service the adjacent tourist attractions in the Stockyards. The owner anticipates two to three years to develop plans and secure financing for the hotel construction. While the owner develops the hotel plans, they are seeking to use the parcel for a temporary parking lot (also known as a transitional parking lot). The Fort Worth Stockyards Form-Based Code & Design Guidelines (SY-HCO or SY-TSA), however, do not list parking as a permitted primary use. Therefore, the applicant must obtain a Conditional Use Permit (CUP) for a transitional parking lot for a period of three years. The time period is expected to be sufficient for the developer to finalize predevelopment of the expected hotel.

The proposed transitional parking lot will be a fee-for-service parking lot intended for tourists and visitors to the Stockyards. The proposed design complies with §6.202 (Parking Lot Design Standards) of the Zoning Ordinance for stall width and required backup distance. The proposed parking lot will contain 377 total parking spaces (286 passenger spaces, 43 oversized spaces, 8 accessible spaces, and 1 van accessible space). While the ADA spots and associated pedestrian connections will be paved, most of the lot will be a permeable, crushed gravel surface. The proposed lot will be surrounded by a 3-foot high pipe-rail fence with landscaping treatment of sage and decorative grass plantings. The proposed transitional lot will include a north-south pedestrian connection of decomposed granite between Union Stockyards Boulevard and East Exchange to promote pedestrian connectivity. Site improvements include drainage infrastructure and installation of solar lighting for illumination and safety. In the north-east corner of the lot will be an open-area (unfenced) green space intended for residents from the nearby multi-family development.

The project will require Certificates of Appropriateness (COAs) from both the Urban Design Commission (UDC) and the Historic and Cultural Landmarks Commission (HCLC). Development waivers from the Fort Worth Stockyards Form-Based Code & Design Guidelines will need to be approved by the UDC and HCLC respectively prior to issuance of permits. Permits will not be able to be issued unless both the COAs and CUP are approved.

Conditional Use Permit – Staff Recommendation

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cessation of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Staff Recommendation: The site plan is consistent with the Comprehensive Plan policies, is compatible to adjacent uses, does not require development waivers for supplemental uses set out in Chapter 5 (there are, however, development waivers required from the Stockyards Form-Based Code and Design Guidelines, which will be handled by UDC and HCLC, respectively), is compatible with the character and integrity of adjacent development and neighborhoods, and is not materially detrimental to the public health, safety, and welfare to other property in the vicinity.

Surrounding Zoning and Land Uses

North “SY-TSA-105” Stockyards Transition: Swift/Armour-105 / multi-family housing

East “SY-TSA-130” Stockyards Transition: Swift/Armour-130 /multi-family housing

South “SY-HCO-130” Stockyards Historic: Core-130 and “SY-TSA-130” Stockyards Transition: Swift/Armour-130 / office and vacant

West “SY-HCO-55” Stockyards Historic: Core-55 / office

Recent Zoning History

ZC-17-044/ZC-17-045 Text and accompanying map amendment to adopt the Stockyards Form-Based Code and Design Guidelines, to create Stockyards zoning subdistricts of “SY-HCO” Historic Core, “SY-HSH” Historic Shopfront, “SY-TMC” Transition Marine Creek, “SY-TNF” Transition North Forty, “SY-TNX” Transition Neighborhood Mixed Use, “SY-TNE” Transition Northern Edge, “SY-TSA” Transition Swift/Armour, “SY-ENX” Edge Neighborhood Mixed Use, and “SY-ECC” Edge Commercial Corridor, and rezone existing parcels to approved Stockyards zoning subdistricts, approved May 2, 2017.

ZC-22-085 Boundary change rezoning from “SY-TSA-55” Transition Swift/Armour-55, SY-TSA-105” Transition Swift/Armour-105, “SY-TSA-130” Transition Swift/Armour-130 to from “SY-TSA-55” Transition Swift/Armour-55, “SY-TSA-105” Transition Swift/Armour-105, “SY-TSA-130” Transition Swift/Armour-130 to accommodate street relocation of Niles City Boulevard, approved November 8, 2022.

ZC-22-061 Amend the land use table of the Stockyards Form-Based Code and Design Guidelines to remove multifamily from “SY-ECC-68” Edge Commercial Corridor-68, “SY-TNE-105” Transition Northern Edge-105, “SY-TNX-55” Transition Neighborhood Mixed-Use, “SY-TNX-80” Transition Neighborhood Mixed-Use-80, “SY-TSA-55” Transition Swift/Armour-55, “SY-TSA-80” Transition Swift/Armour-80, “SY-TSA-105” Transition Swift/Armour-105, approved December 13, 2022.

ZC-25-114 Rezone portions of East and West Exchange Avenue from “SY-TNX-55” Transition Neighborhood Mixed-Use-55, “SY-ENX-40” Edge Neighborhood Mixed Use-40, “SY-TSA-130” Transition Swift/Armour-130 to “SY-HSH-55” Historic Shopfront-55 and “SY-HCO-130” Historic Core-130, approved October 21, 2025.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to develop a transitional surface parking lot for a period of up to three years. All adjacent parcels are within the Stockyards District and have mixed-use, form-based code (“SY-TSA-” and “SY-HCO-”). The surrounding uses include office, multi-family apartments, and vacant land. The proposed site is within walking distance (1/4-mile pedestrian shed) of restaurants, shops, and entertainment activities located along East Exchange, such as Mule Alley, the Coliseum, the Exchange Building, and Stockyards Station. Due to the high volume of tourists and visitors drawn the Stockyards district each year, a transitional parking lot will help to meet the parking demand and encourage future economic growth of the district. The location of the parking lot **is appropriate** for this location to buffer the tourist/entertainment anchors along East Exchange and the multifamily apartment housing to the west. The proposal for a time-limited CUP to ensure the transitional parking can redevelopment in the future and that future land use is consistent with the zoning and Stockyards District regulating plans.

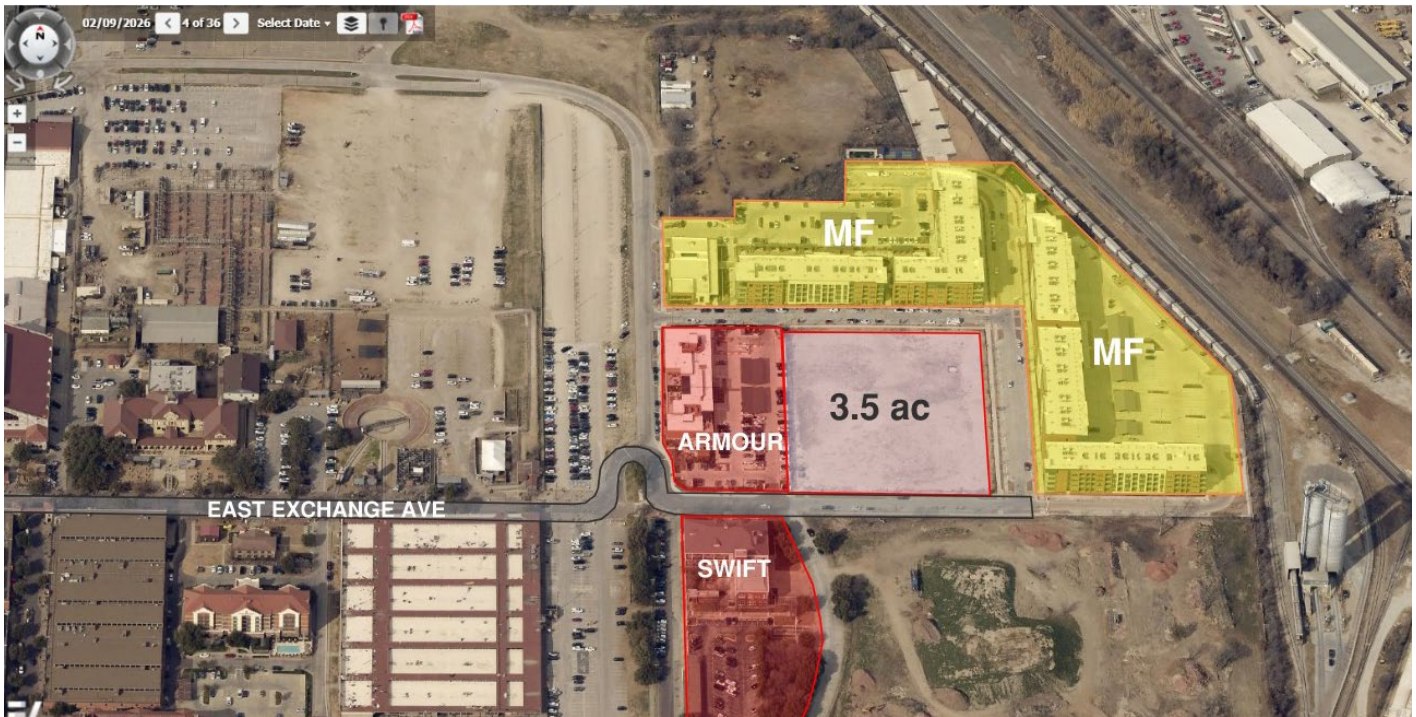


Figure 6. Aerial Site Photo showing adjacent uses

Comprehensive Plan Consistency – Northside Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as mixed-use on the Future Land Use Map and part of the Stockyards Community Mixed-Use Growth Center. The Comprehensive Plan Future Land Use Map does not designate locations for land uses requiring a CUP and a CUP does not affect the underlying zoning of a property. The CUP process provides the opportunity to consider this request based upon its location to surrounding property, site layout, and mitigating measures.

The proposed CUP for a transitional parking lot is consistent with the following Northside Sector Future Land Use Policy:

- Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.

Additionally, the design proposed as part of the CUP for a transitional parking lot advances the following policies of the Comprehensive Plan for Land Use:

- Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development

Furthermore, the proposed design utilizes the following Strategy of Comprehensive Plan for Land Use through the use of permeable surfaces such as gravel and decomposed granite:

- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

Based on conformance with the policies and strategies from the Comprehensive Plan stated above, the proposed zoning proposal **is consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations and Stockyards Form-Based Code and Design Guidelines. If approved the following comments would need to be addressed by seeking Certificates of Appropriateness (COAs) with waivers from the Historic and Cultural Landmarks Commission (HCLC) and Urban Design Commission (UDC). Only those respective boards can waive these standards:

Historic and Cultural Landmarks Commission (HCLC)

1. Waiver to not incorporate historic brick paving into a parking lot (SEC 2.4.5.C.1.b), where historic brick is to be incorporated into park lots to maintain a reference to traditional paving designs.
2. Waiver from the parking lot room standards (SEC 7.2.1.A) to allow a parking room of 39 spaces by 10 rows, where the standards limit parking rooms to 5 spaces by 4 rows.
3. Waiver from the surface parking lot tree canopy coverage requirements (SEC 7.2.1.B) to allow zero parking lot tree canopy coverage where 40% is required.
4. Waiver from the perimeter planting with shrubs standards (SEC 7.2.1.C.1) to allow a non-continuous strip of 4 foot landscaping on the southern perimeter and a continuous landscaping strip of at least 5-foot 7-inches on the eastern perimeter, where a continuous perimeter planting strip of at least 6-feet is required.

Urban Design Commission (UDC)

1. Waiver from the parking lot room standards (SEC 7.2.1.A) to allow a parking room of 39 spaces by 10 rows, where the standards limit parking rooms to 5 spaces by 4 rows.
2. Waiver from the surface parking lot tree canopy coverage requirements (SEC 7.2.1.B) to allow zero parking lot tree canopy coverage where 40% is required.
3. Waiver from the perimeter planting with shrubs standards (SEC 7.2.1.C.1) to allow a non-continuous strip of 4 foot landscaping on the southern perimeter and a continuous landscaping strip of at least 5-foot 7-inches on the eastern perimeter, where a continuous perimeter planting strip of at least 6-feet is required.

Documents submitted must meet all site plan requirements for Conditional Use Permits § 4.407(e)(1), the Historic and Cultural Landmarks Commission, and the Urban Design Commission.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

PARD

PARD-PDP will not apply: nonresidential land use

Stormwater

FYI: Site will require Commercial Grading Permit. Site has Drainage Study, DS-22-0150. Study update may be required prior to CG issuance. No FEMA, CFRA, or PHW on site.

Fire

Adequate access is provided by existing public streets.
Section 503.1.1 Buildings and Facilities

There are no other fire code requirements for surface parking. Any proposed buildings are subject to fire code.

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

DSD Transportation

Approval of this site plan by the zoning commission does not constitute an approval from the Infrastructure Division of the City of Fort Worth Development Services Department

Site will be required to conform with standards and requirements of all transportation-related manuals and ordinances including: Master Thoroughfare Plan, Access Management Policy, Transportation Engineering Manual, Streets and Sidewalk Ordinance, Subdivision Ordinance, Complete Streets Policy, and others.

Striping in ROW may necessitate ADA parking stall installation

Changes to ROW will necessitate at least parkway permit, possibly IPRC submission

Driveway approach cannot be gravel. Must be concrete.

DSD Water Engineering:

FYI-- 8-inch PVC sewer main in Union Stockyards Blvd
8-inch PVC sewer in Swift Armour Blvd

FYI-- 8-inch PVC water main in E Exchange Ave

FYI-- Holly pressure plane.

FYI-- No parking or permanent structures on top of any public mains or their easements.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **March 27, 2026**.

Posted Notice

A sign was erected on the property on **February 25, 2026**.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **March 27, 2026**:

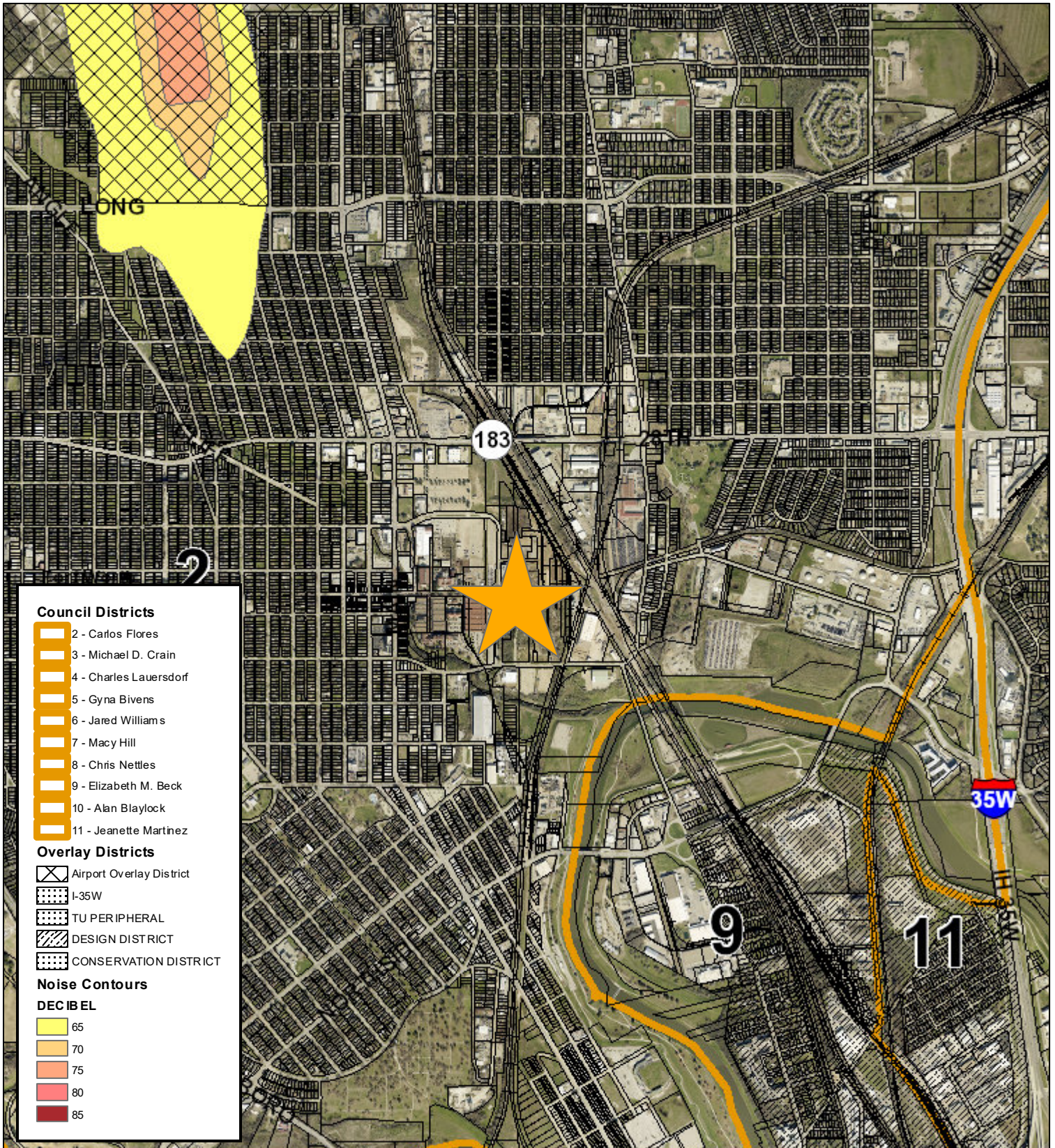
Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
North Side Neighborhood Association	Diamond Hill Jarvis NAC
Far Greater Northside Historical NA	Historic Northside Business Association
Fort Worth Stockyards Business Association	Tarrant Regional Water District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

**Located in this registered Neighborhood Association*

Sign posted on 2/25/2026



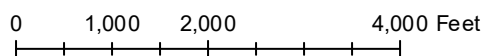
Area Map



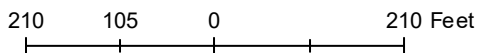
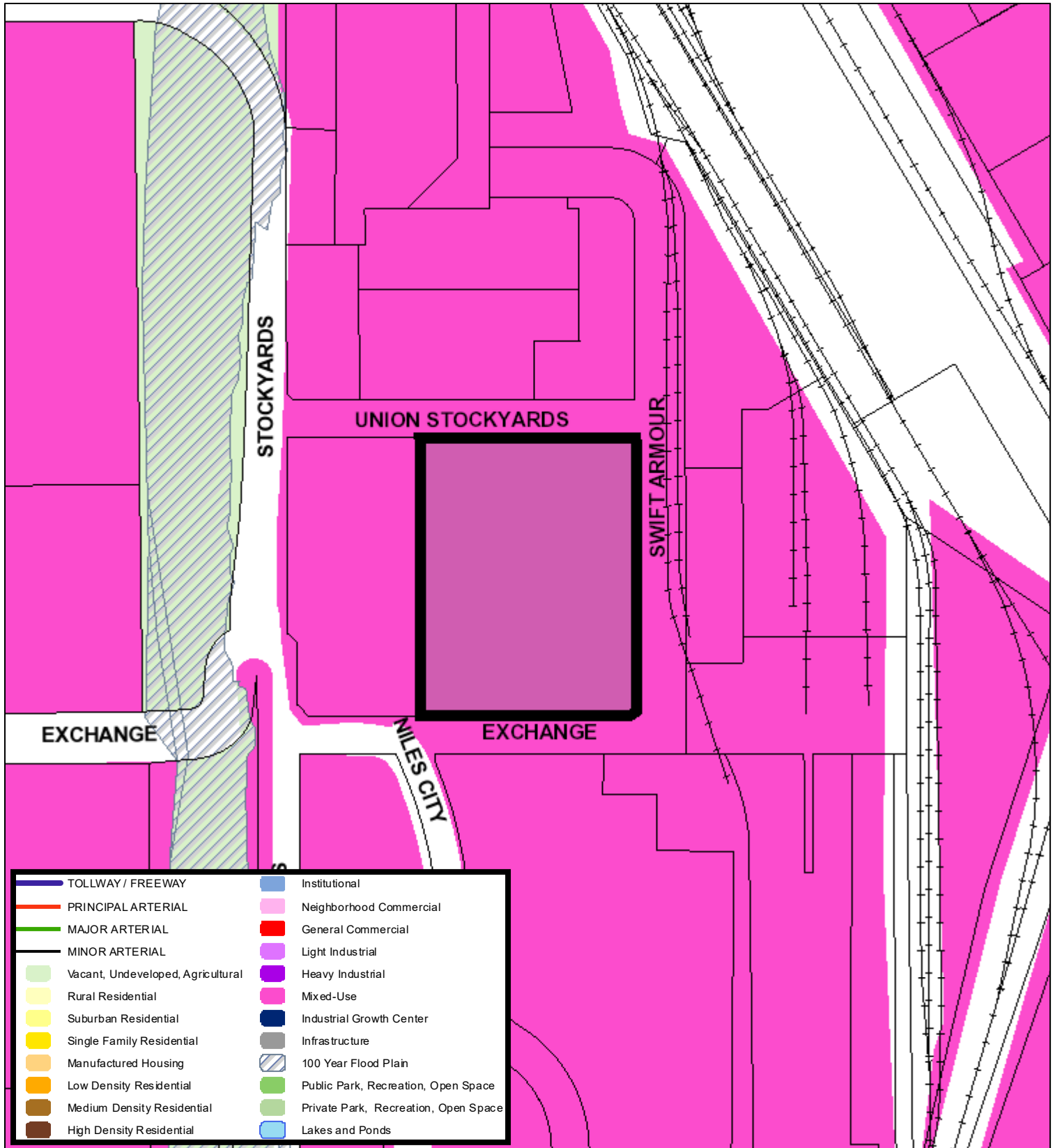
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



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



Aerial Photo Map



0 135 270 540 Feet

