



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-031

Council District: 9

Zoning Map Amendment

Case Manager: Joseph Laws
Owner: Outpost Fort Worth, LLC
Applicant: Will Moncrief /Chandler Davis
Site Location: 454 W Cleveland Avenue
Acreage: 0.963 ac

Request

Proposed Use: Short-term Rental with Recreational Vehicle Park

Request: **From:** “NS-T4N” Near Southside General Urban - Neighborhood and “NS-T5” Near Southside T5: Urban Center
To: “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

Recommendation

Land Use Compatibility: Requested change is **compatible**.

Comprehensive Plan Map Consistency: Requested zoning change is **consistent**
Request for CUP is **N/A**

Comprehensive Plan Policy Consistency: Requested change is **consistent**.

Staff Recommendation: **Approval with no time limit**

Zoning Commission Recommendation: **Approval for 3-year term limit by a vote of 11-0**

Project Description and Background

The subject site is located between W Cleveland Avenue and Galveston Avenue in the Near Southside district and South Main Urban Village area. The subject site has been recently redeveloped from low-density residential/single-family housing into a multi-building, short-term rental community under the operating name “Hotel Soma.” The site is split zoned across the middle of the lot with a portion of the site having “NS-T4N” Near Southside T4: General Urban -Neighborhood zoning and the other half having “NS-T5” Near Southside T5: Urban Center zoning.

The applicant constructed 16 two-story “casita” buildings featuring one-bedroom units that are available for short-term rental. The applicant’s intent is to provide temporary lodging for tourists, visitors, and patrons within walking distance of the nearby South Main Village area. The buildings are arranged around a central, landscaped amenity courtyard. Interspersed throughout the amenity courtyard are four Airstream trailers (i.e., recreational vehicles), which the applicant intends to lease for short-term rental.

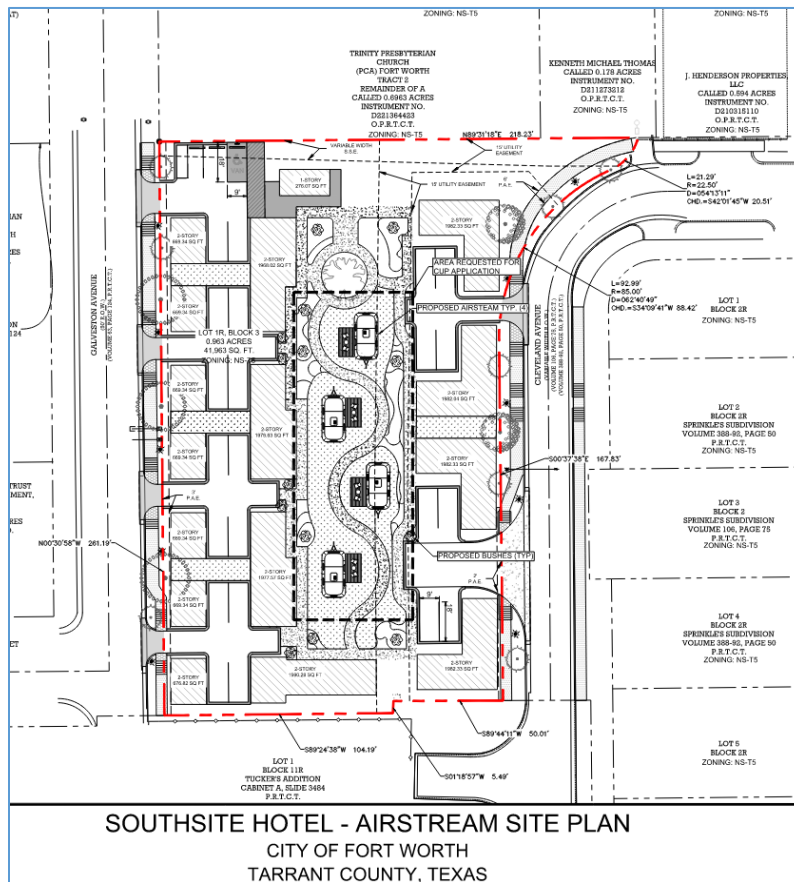


Figure 1. Site Plan

The applicant received approval from the Urban Design Commission staff for the proposed project in January 2024 (UDC-2023-193) and a re-approval of a revised site plan in September 2025 (UDC-2024-172). The initial approval included the incorporation of Airstream trailers that would be rented as short-term rentals as a part of the project. However, when the applicant filed for building permits, Building Code noted that the proposed Airstream trailers would not meet building code standards and advised them to remove the Airstreams from the plans. During the construction of the development the Airstream trailers and associated infrastructure were installed. The applicant would like to now make the Airstreams a part of the short-term rental development and is seeking a Conditional Use Permit and re-zoning to do so.



Figure 2. Site Photo showing recreational vehicles on the site during construction

Conditional Use Permit

In 2025, as the applicant went to finalize signage permits and file for Certificate of Occupancy, the unresolved issue of the Airstream trailers resurfaced. After discussions with Building Code, Zoning, and Urban Design, the applicant was advised to pursue a Conditional Use Permit (CUP) for a recreational vehicle park to allow the use of the Airstreams for short-term rental. Short-term rentals are allowed in all Near Southside zoning districts. Recreational Vehicle Parks, however, are not allowed in any Near Southside zoning districts.

6.C. Permitted Land Uses (cont.)		NS-T4R	NS-T4	NS-T5
COMMERCIAL USES (cont.)				
Entertainment and Eating (cont.)	Mobile Food Vendor Court	P	P	P
	Racing Facility (Horse, Dog, or Automotive)			
	Restaurant, Cafe, or Cafeteria	P	P	P
	Sexually Oriented Business			
	Shooting or Weapons Firing Range			
	Stable (Commercial, Riding, Boarding, or Rodeo Arena)			
	Swimming Pool, Commercial	P	P	P
	Drive-in Theater			
	Movie Theater or Auditorium	P	P	P
Lodging	Bed or Breakfast Home	P	P	P
	Bed or Breakfast Inn	P	P	P
	Hotel, Motel or Inn			P
	Recreation Vehicle Park			
	Short Term Home Rental	P	P	P
Office	Bank, Financial Institution	P	P	P
	Offices	P	P	P
Retail Sales and Service	Antique Shop	P	P	P
	Appliances Sales, Supply or Repair	P*		
	Bakery	P	P	P

Figure 3. Near Southside Use Table

The applicant is requesting a CUP without a time limit to permanently install four Airstream trailers in the central amenity courtyard. Additionally, the applicant is requesting several development waivers from the supplemental standards for recreational vehicle parks to allow fewer recreational vehicle spaces than is required, to allow the vehicles to remain in the park longer than 60 days, and to not provide a public telephone. The Airstreams will be outfitted with heating, air conditioning, and plumbing, and permanently affixed to the site. The CUP with development waivers would allow the applicant to lease out the Airstream trailers as part of their short-term rental portfolio on the site. A site plan is included.

Supplemental Use Standards

Section 5.129 of the Zoning Ordinance provides supplemental standards that selected land uses must meet in order to be permitted within certain zoning districts. The applicant must show the proposed recreational vehicle park meets the following standards or obtain development waivers:

§ 5.129 RECREATIONAL VEHICLE PARK.

Recreational vehicle parks are permitted in accordance with the use tables in [Chapter 4, Articles 6 and 8](#), provided they are constructed and developed in accordance with the minimum building standards code, other applicable provisions of the city code and the following conditions.

(a) *Development approval requirements.* A recreational vehicle park shall not be constructed, altered or enlarged without an approved development plan issued by the planning and development department in accordance with the provisions of this section.

(b) *Property development standards.*

(1) In recreational vehicle parks, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

Recreational Vehicle Parks	
Land area	Minimum of 50 vehicle lot spaces, with required streets and service buildings
Density	Not to exceed 25 lots per acre of gross site area
Lot area	1,000 square feet minimum
Other setbacks	Recreational vehicles shall be separated from each other and from all other structures by at least 10 feet; for the purposes of such measurement, any accessory to a recreational vehicle, such as an awning or individual storage facility, shall be considered as part of the recreational vehicle
	No recreational vehicle shall be closer than 20 feet to the property line adjoining a public street nor closer than 15 feet to any property line on which the abutting property is zoned residential
Private streets	36 feet minimum width; minimum cul-de-sac diameter 100 feet; maximum block length 500 feet.
Parking	1 off-street space
Notes:	
May be subject to projected front yard (§ 6.101(f))	

(2) Entrances and exits may not be through a residentially zoned district nor require traffic movement to or from the recreational vehicle park through a residentially zoned district.

(c) *Service and auxiliary buildings.*

(1) This section shall apply to all service buildings, recreation buildings, management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas, commercial buildings supplying essential goods or services for park tenants and other similar buildings in recreational vehicle parks.

(2) All service and auxiliary buildings shall be located to be convenient to the recreational vehicle lots they service and shall be kept clean.

(3) Each park shall contain one or more service buildings providing separate sanitary facilities for men and women.

a. No lot space shall be located farther than 500 feet from such a service building.

b. The entrances to such buildings shall be clearly marked to show which gender the facilities serve.

(d) *Permanent residential structures.*

(1) At each recreational vehicle park, no more than one existing residential structure may be retained or one new residential structure constructed for occupancy by the owner or operator of the park.

(2) An existing residential structure located on a recreational vehicle park may be converted to a clubhouse, community center or service building for use by the guest of the park. A structure so converted shall meet all applicable codes for public occupancy to the proposed use.

(e) *Use of recreational vehicle lots.*

(1) Recreational vehicle parks lots shall be occupied only by recreational vehicles.

(2) Lots shall be rented only a daily or weekly basis.

(3) 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.

(f) *Other development standards.*

(1) *Ground surface and drainage.*

a. Each lot shall provide adequate support and drainage for the placement of the recreational vehicle.

b. Exposed ground surfaces in all parts of a recreational vehicle park shall be paved, covered with stone screening or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and elimination of dust.

c. The ground surface in all parts of a recreational vehicle park shall be graded and equipped to drain all surface water in a safe and efficient manner.

(2) *Public telephone.* A public telephone shall be installed and maintained in each recreational vehicle park, located in a well-lighted area and accessible to park guests 24 hours a day, seven days a week.

(g) *Development plan approval requirements and appeal.*

(1) *Development plan and application.*

a. A recreational vehicle park shall not be constructed, altered or enlarged without a valid approved development plan issued by the planning and development department. Before any new, altered or enlargement action can occur, a development plan must be submitted for review. Such plan must be approved before any action may proceed. The development plan shall also be used when applying for appropriate permits as regulated by other codes.

b. Applications for development plan approval shall contain at a minimum the following:

1. Name and address of applicant;

2. Location and legal description of the recreational vehicle park; and

3. Two copies of a development plan in conformance with the requirements of this section, and drawn at a minimum scale of:

i. One inch equals 100 feet for sites under 30 acres; or

ii. One inch equals 200 feet for sites of 30 acres or more.

c. The application shall be accompanied by a permit fee;

d. A development plan shall show the following:

i. The area and dimensions of the tract of land, identifying its location and boundaries;

ii. The number, location and size of all recreational vehicle lots;

iii. The location, width and specifications of driveways, private internal streets, parking and walkways;

iv. The location and details of lighting, public telephones and electrical and gas systems;

v. The location and specification of water and sewer lines and sewer service riser pipes;

- vi. The location and specifications of all buildings constructed or to be constructed within the recreational vehicle park;
- vii. Existing and proposed topography of the recreational vehicle park;
- viii. The location of fire mains, including the size of the main, fire hydrants and fire extinguishment equipment and available fire flow; and
- ix. Such other information as may be reasonably required by the departments reviewing the development plan.

(2) *Appeal and modifications.*

- a. If the development plan is denied, the applicant may appeal the decision to the board of adjustment.
- b. The board of adjustment may approve the development plan; approve with modifications or may uphold the denial of the development plan.
- c. The board of adjustment shall consider the following when modifying a development plan:
 - i. The minimum number of recreational vehicle spaces in a recreational vehicle park;
 - ii. The minimum square footage of recreational vehicle spaces;
 - iii. The minimum per acre density of recreational vehicle spaces; and
 - iv. The number of permanent residential structures in the recreational vehicle park.

Development Waivers Requested

1. Waiver from the supplemental use standards (§ 5.129) to allow only four recreational vehicle lot spaces where a minimum of 50 vehicle lot spaces is required.
2. Waiver from the supplemental use standards (§ 5.129) to allow all recreational vehicles to remain in the park longer than 60 consecutive days.
3. Waiver from the supplemental use standards (§ 5.129) to install and maintain a public telephone located in a well-lit area and accessible to park guests 24 hours a day, seven days a week, where one is required to be provided.

Rezoning Request

Prior to the applicant’s acquisition of the site, there existed several individually platted low-density residential/single-family homes on the site. The applicant replatted the numerous single-family size lots into an individual parcel via FS-24-019. The applicant did not rezone the parcel to one zoning district at the time, so the parcel is still split zoned.

The applicant is now seeking to rezone the entire parcel to “NS-T5” Near Southside T5: Urban Center primarily in order to have consistent zoning. Additionally, within the Near Southside, “-N” Neighborhood zoning must include at least 40% gross floor area dedicated to residential use. The current, approved project does not have any residential component.

6.B. Special Requirements in “N” Neighborhood and “R” Restricted Zones

The following standards are intended to enhance the character of existing neighborhoods and to promote the development of additional housing in those areas.

1. “N” ZONES- RESIDENTIAL REQUIREMENT – New construction of single-use buildings of commercial, retail, or other non-residential character are prohibited in “N” neighborhood zones. Buildings within these zones must include residential uses that constitute at least 40% of gross floor area. Outdoor spaces for residential use may be included in the percentage. For this section only, bed and breakfast uses are considered residential. Buildings that incorporate a mix of residential and non-residential uses are allowed and encouraged.
2. PROHIBITED USES IN “R” ZONES – Certain uses, including bars and light industrial uses, are prohibited in “R”
3. PROHIBITED USES IN “N” ZONES – Surface parking lots providing parking for single use non-residential projects. These prohibited uses are noted in the tables in Section 6.C. on the following page.
4. PROHIBITED USES IN “H’ ZONES - New vehicles sales or rental are prohibited.

Figure 4. Neighborhood Zone Requirements

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 cease 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, requires development waivers from the supplemental standards set forth in Chapter 5 (which mitigate the effects of the proposed use to adjacent properties), will preserve the character and integrity of adjacent development and neighborhoods, and will not be materially detrimental to public health, safety, and welfare to other property in the vicinity.

Surrounding Zoning and Land Uses

North	“NS-T5” Near Southside Urban Core Zone / mixed-use district / parking lot and offices
East	“NS-T5” Near Southside Urban Core / mixed-use district / parking lot and vacant land
South	“NS-T4N” Near Southside General Urban -Neighborhood / mixed-use district/multifamily apartments
West	“NS-T5” Near Southside Urban Core / mixed-use district / parking lot, vacant land, and church

Recent Zoning History

ZC-07-164, rezoned parcels into Near Southside Form-Based Code, approved by City Council on May 27, 2008.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change with a mixed-use, form-based code district and the addition of a CUP to allow a recreational vehicle park.

The Near Southside Design Standards and Guidelines are a form-based code that utilize built form as the organizing principle, instead of separation of uses as the organization principle. The form-based code promotes and allows a mix of uses on adjoining and single lots. This differentiates form-based code from traditional Euclidean zoning.

The applicant's lot is currently split-zoned between "NS-T5" Near Southside Urban Core and "NS-T4N" Near Southside General Urban -Neighborhood. Both districts are mixed-use and allow many of the same uses. The difference between T4 and T5 zoning districts is the intensity and scale of development—in other words, the T5 district allows larger buildings and a more intense urban form than does the T4 district. Surrounding land uses to the subject site include surface parking, office, churches, and multifamily affordable housing. Simplifying the land use of the property to rezone the entire property to "NS-T5" would not conflict with any current existing uses because of the already permitted mixed-use nature of the district.



Figure 5. Ariel Photo of Site

The applicant's proposal for a recreational vehicle park is nontraditional. The applicant has proposed to locate the four recreational vehicle spaces in the center of a landscaped amenity courtyard. The courtyard is lined with small, two-story "casita" buildings that front the rights-of way and are available for short-term rental. The casita buildings mask the recreational vehicles from the public realm and adjoining properties, mitigating the impact of the recreational vehicle park to surrounding properties. Additionally, because the vehicles will be stationary, the recreational vehicle park will not generate recreational vehicle traffic on the street. Guests to the STRs will not be allowed to bring and park recreational vehicles to the site. The proposed recreational vehicle park use differs from a traditional recreational vehicle park because of the limited number of vehicles, the stationary nature of the vehicles, and the intent to lease the vehicles for short-term rental.



Figure 6. Site Photos showing Casita buildings along Galveston

The proposed zoning request to rezone the parcel to “NS-T5” and to allow a CUP for a recreational vehicle park **is compatible** with surrounding land uses due to the non-traditional recreational vehicle park proposed and the inherently mixed-use nature of the form-based code district.

Comprehensive Plan Consistency – Southeast Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as Mixed-Use on the Future Land Use Map and part of the Near Southside/Medical District Regional Mixed-Use Growth Center. The surrounding property and most of the Near Southside district is designated by the Comprehensive Plan as Mixed-Use. The proposed rezoning is consistent with the Future Land Use.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

Figure 7. Alignment of current/proposed and future zoning

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 recreational vehicle park lot is consistent with the following Southside Sector Future Land Use Policy:

- Encourage redevelopment of the South Main, Hemphill/Berry, Evans & Rosedale, Berry/Riverside, and Near East Side Urban Villages consistent with their urban village plans.
- Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
- Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in Magnolia Village, Evans and Rosedale Village, Hemphill/Berry Urban Village, Berry/Riverside Urban Village, Near East Side Urban Village, and South Main Urban Village.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

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:

- 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.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

Based on conformance with the policies 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 in general compliance with the Zoning Ordinance regulations and the Near Southside Development Standards and Guidelines. The applicant must obtain a Certificate of Appropriateness (COA) for the four recreational vehicles that are planned for the site.

Documents submitted must meet all site plan requirements for Conditional Use Permits § 4.407(e)(1), 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

If residential is planned, PARD-PDP will apply at time of building permit

Fire

Adequate access and hose lay are provided by existing public streets. No fire lanes are required. Access between each permanent structure must be maintained open for hose lay to reach the mobile dwelling units.

Section 503.1.1 Buildings and Facilities

The hammerhead shown on the site plan at the dead end of Cleveland Ave. must be constructed, but is an approved turn-around that is required for dead ends longer than 150'.

Section 503.2.7 Fire Lane Specifications

A public hydrant on Galveston provides hose lay to the structures fronting that street and to the trailers in the center. There are no hydrants available along Cleveland Ave for the structures on that street. At least one additional fire hydrant is required that will meet the following.

Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and

Maximum of 500 ft. hose lay distance to all points of building.

Sections 507.5.1 (2) and (3).

Each building address shall be clearly visible from the corresponding street.

CFW Fire Department Planning and Addressing Standards Section VI.4 Apartment Signage

Units farther than 25' from the curb line, the numbers shall not be less than 6" in height.

CFW Fire Department Planning and Addressing Standards Section VI.10 Posting of an Address, Rear Structures

In addition to being directly attached to the building, the numbers may also be attached to a freestanding sign, marquee, or other acceptable detached signage as to be determined by the Fire Official.

CFW Fire Department Planning and Addressing Standards Section II.8 Posting a Commercial Address

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

1. TDS has no objections to area requested for CUP application
2. Development overall does not appear to conform to the Access Management Policy or Transportation Engineering Manual regarding driveway spacing, driveway width, or parking lot design.
3. Traffic impact is minimal
4. Pedestrian connectivity across the lot from Galveston to Cleveland would be wise to improve walkability for the area.

DSD Water Engineering:

FYI - 8" PVC water main in W Cleveland Ave.

FYI - 8" CI water main stub-out located on the westside of the site.

FYI - 8" PVC sewer main located in the south end of the site.

The easement must be retained for the sewer main running within the property.

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 **March 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	
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

**Located in this registered Neighborhood Association*

Sign posted on 3/25/2026



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'

L=92.99'
R=85.00'
D=062°40'49"
CHD.=S34°09'41"W 88.42'

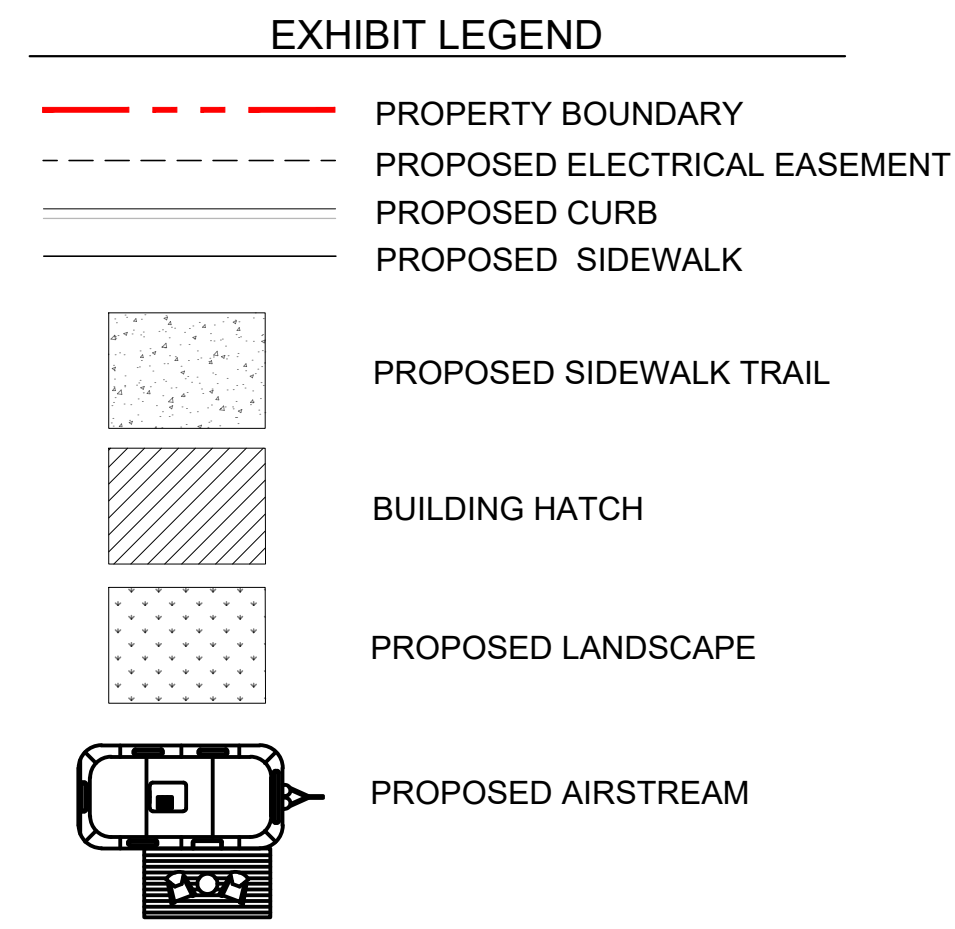
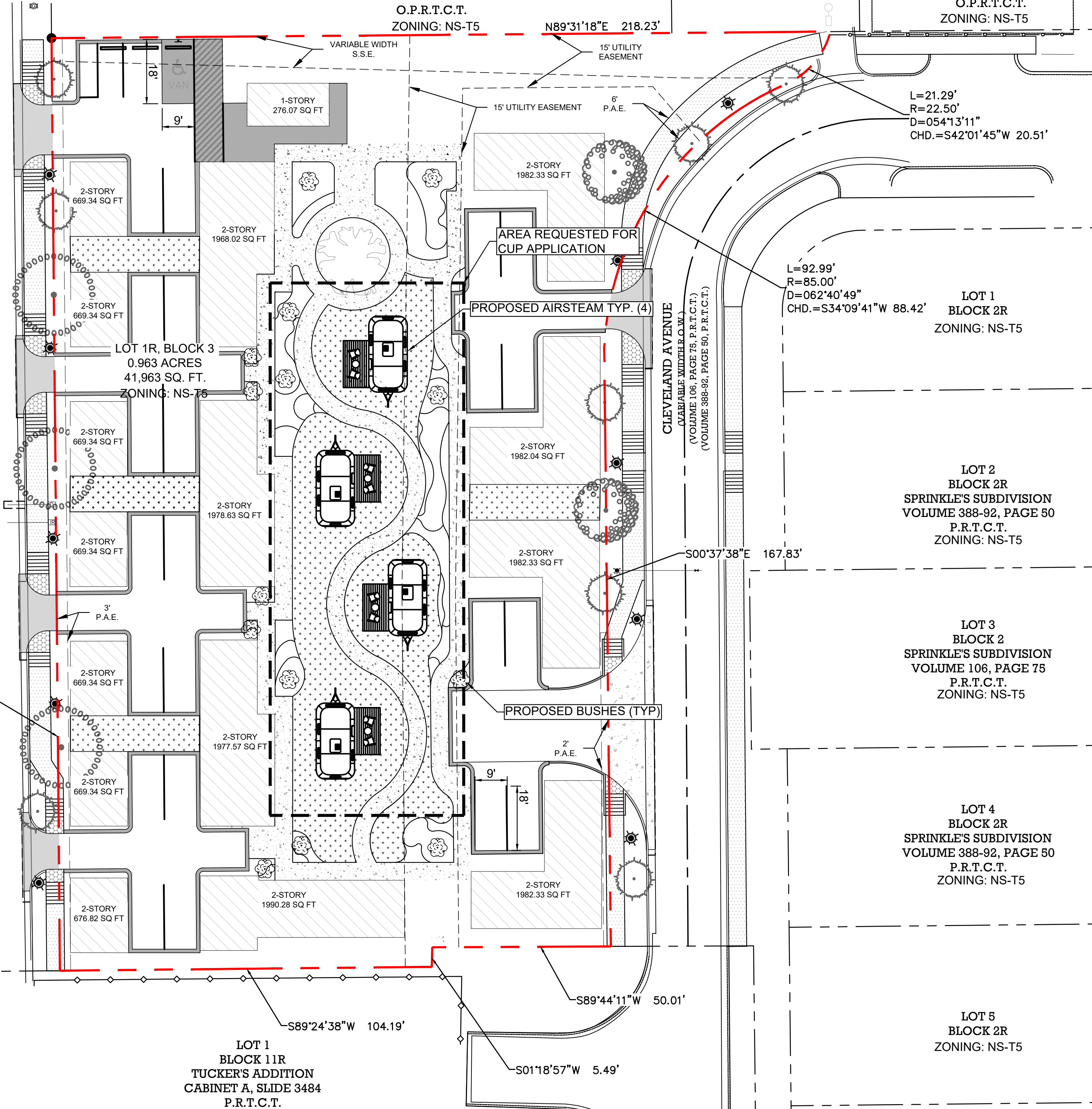
LOT 1
BLOCK 2R
ZONING: NS-T5

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

LOT 5
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

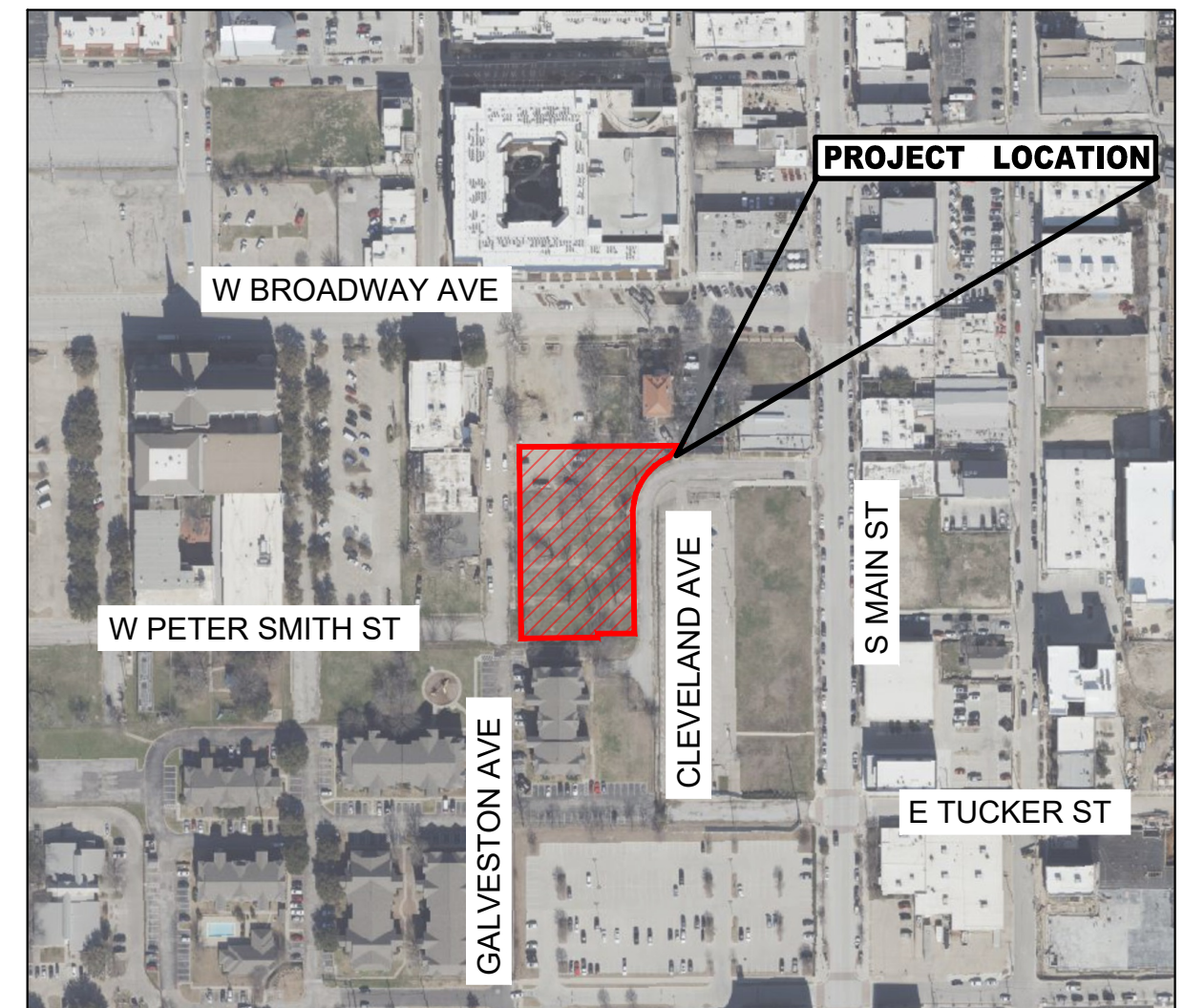
OWNER/DEVELOPER
OUTSPOT FORT WORTH
4460 HARLEY AVE.
FORT WORTH, TX 76107
PHONE: (817) 995-7552

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

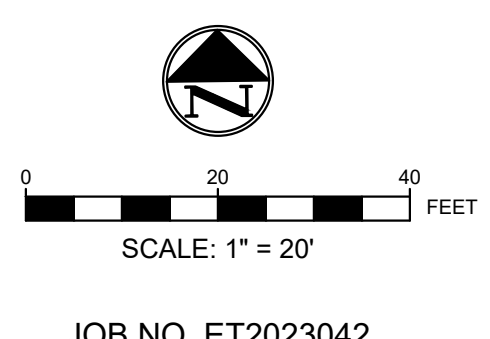


VICINITY MAP
SCALE: 1" = 250'

DIRECTOR OF DEVELOPMENT SERVICES

DATE

ZONING CASE: ZC-XX-XXX



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

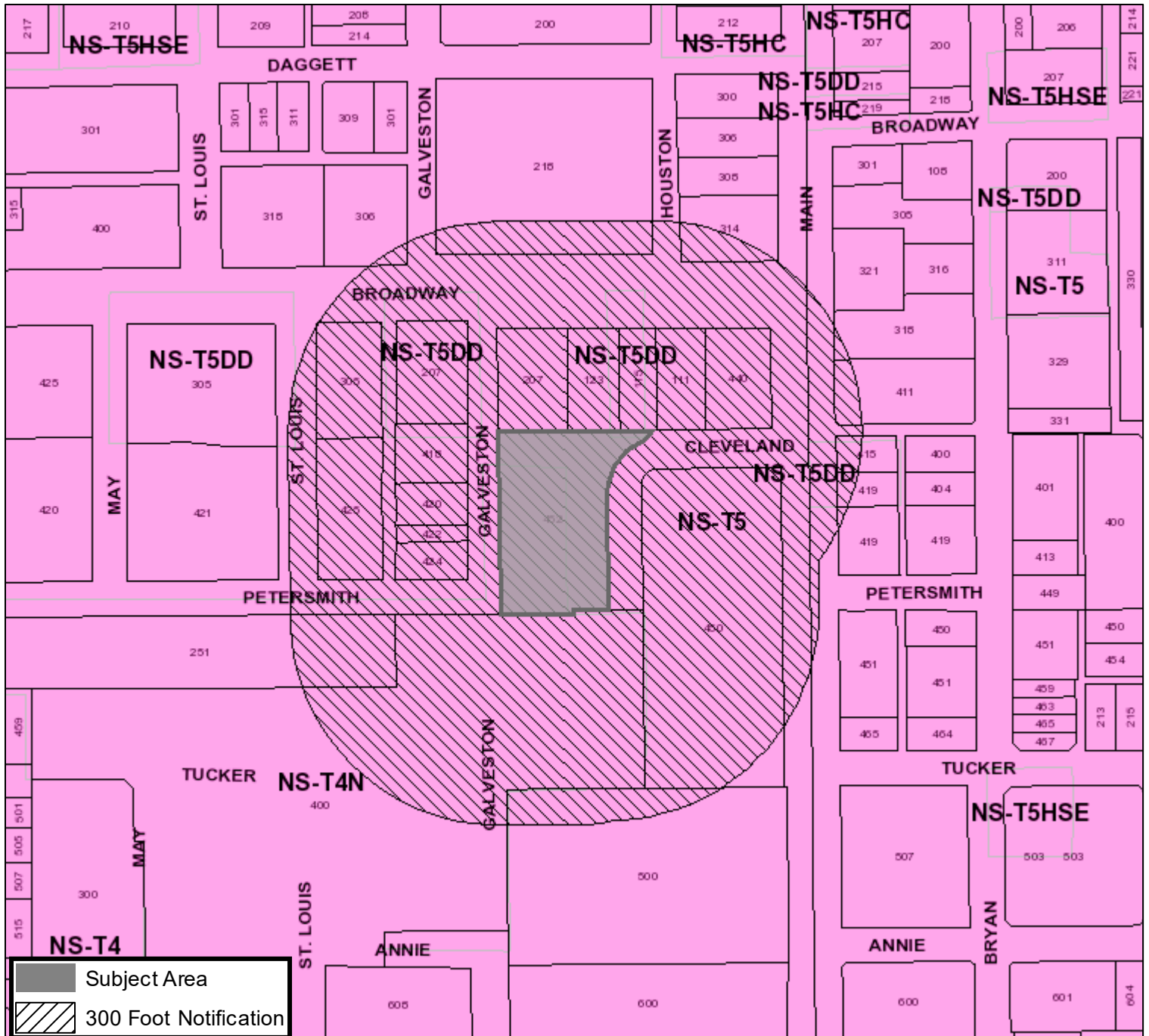






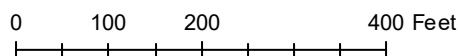
ZC-26-031

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



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

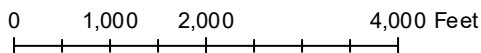
Overlay Districts

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

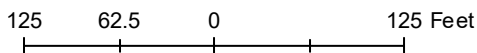
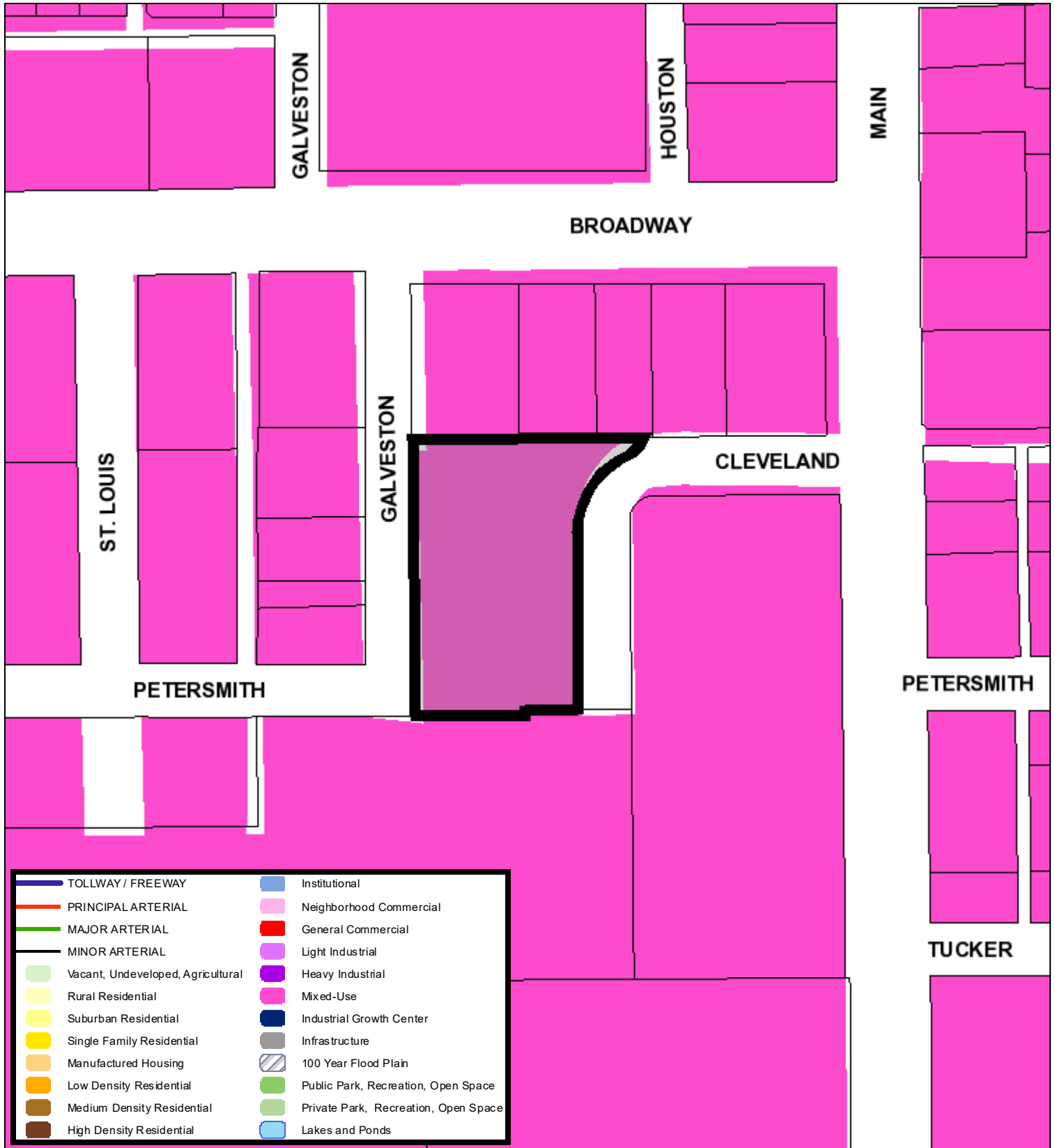
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



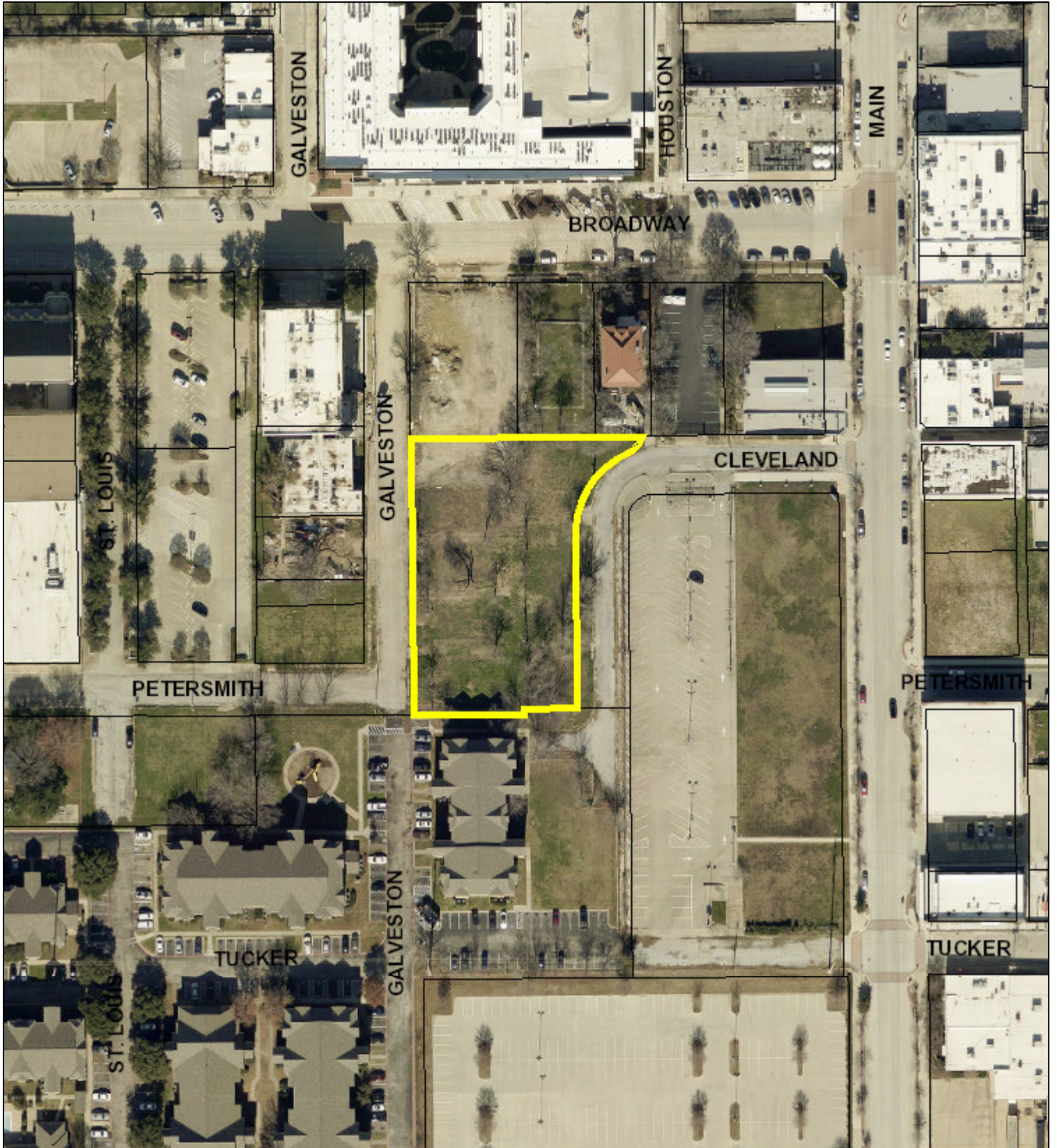
Future Land Use



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 80 160 320 Feet

