



Zoning Staff Report

Date: March 13, 2024

Case Number: ZC-24-015

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Barney Holland Oil Company/ OGC Cowtown Hotel, LP

Site Location: 2833 & 2825 N Main St.

Acres: +/- 2.53 acres

Request

Proposed Use: Hotel

Request: From: “F” General Commercial

To: “PD-G” Planned Development- “G” Intensive Commercial, site plan included

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is consistent**

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject properties, currently vacant and encompassing 2.53 acres, are located amidst a mix of single-family homes, duplexes, restaurants, and commercial establishments. The first request pertains to establishing a planned development to accommodate a hotel. As per the CFW ordinance, any district with supplemental use standards for a hotel must adhere to the guidelines outlined in Section 5.116 Hotel, Motel, or Inn (Figure 1), particularly when within 1,000 feet of any one- or two-family district.

The proposed development seeks to place a hotel within the surrounding residential and commercial context. Adherence to the specified standards ensures that the hotel operation aligns with the city's regulations and maintains harmonious relations with nearby residential properties.

§ 5.116 HOTEL, MOTEL OR INN.



(a) *Location adjacent to residential district.* Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, other than “MU-2” high intensity mixed-use, a planned development district shall be created for such use. Provided however, this regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, public parks, railroads or other nonresidential public use or separated from the hotel, motel or inn by a public right-of-way of at least 300 feet.

(b) *Planned development hotel use.* The following criteria shall be applicable to any planned development hotel use:

- (1) Ingress/egress should be taken from the major street furthest from the residential district;
- (2) No screening fence shall be erected along the perimeter of the hotel property adjacent to a street, alley or right-of-way; provided, however that a screening fence shall be permitted around swimming pools, tennis courts and other recreational facilities; and a screening fence shall be permitted along property lines adjacent to other lots;
- (3) Incidental businesses may be conducted within the hotel, provided that the principal entrance to the business shall be from the inside of the building;
- (4) A secondary entrance to the hotel may be provided from a court or from the principal frontage but from no other street and shall not face any residential district. Exception: Emergency egress only when required by the building code and only when no other emergency egress can be designed; and
- (5) Any other conditions required by the city council as a condition of site plan approval.

(Ord. 13896, passed 10-12-1999; Ord. 15622, § 2, passed 7-15-2003; Ord. 20453-10-2012, § 4, passed 10-9-2012)

Fig. 1: Section 5.116 Hotel, Motel, or Inn

Additionally, the final request involves rezoning the properties to “G” Intensive Commercial, aiming to accommodate a higher density compared to the existing “F” General Commercial designation. The applicant has included a site plan as part of this Planned Development request, outlining the proposed changes and illustrating how the development aligns with their intended goals.

Surrounding Zoning and Land Uses

Northeast	“FR” General Commercial Restricted / Commercial
Northwest	“A-5” One Family / Residential
East	“J” Medium industrial/ Restaurant
South	“F” General Commercial / Restaurant
West- North	“E” Neighborhood Commercial / Vacant Lot
West- South	“B” Two-Family / Vacant Lot

Recent Zoning History

- ZC-10-116; This was a city initiative to rezone properties from "B" Two-Family and "J" Medium Industrial to "A-5" One-Family and "FR" General Commercial Restricted; The ZC case was approved vote 7-0 on 08/11/2010;

Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were notified: (emailed March 1, 2024)

Organizations Notified	
Far Greater Northside Historical	Inter-District 2 Alliance
Trinity Habitat for Humanity	Streams And Valleys Inc

** Located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding parcels exhibit a diverse range of zoning districts, incorporating "F" General Commercial, "E" Neighborhood Commercial, "B" Two-Family, "A-5" One-Family, and "J" Medium Industrial designations. Notably, parcels to the west and north are zoned as "A-5" One-Family and "B" Two-Family, with existing single-family homes and duplexes within the vicinity.

The proposed site is located in close proximity to the Historic Stockyards and is considered a northern gateway to this district. Considering the composition of these neighboring parcels, the requested zoning change to "G" Intensive Commercial allows more intense commercial uses than the current district and could allow up to 12 stories for other developments.

However, the proposed Planned Development (PD) site plan reflects a 5-6-story hotel, which mitigates the concerns related to residential proximity, uses and height.

As a result, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan- Map Consistency – Northeast Sector

The adopted Comprehensive Plan currently designates the subject property as Mixed-use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, and All Commercial. The FLU Map does allow for current and proposed use but the Comprehensive Plan policies will limit the type of uses allowed to protect current conditions.

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

Fig. 2: FLU Map description

The proposed zoning is **consistent** with the future land use map for this area.

Comprehensive Plan Policy Consistency

The proposed commercial zoning for this area aligns with the following policies outlined in the Comprehensive Plan:

- Promote downtown, the hospital district, and other mixed-use districts as crucial generators of economic growth and sources of community vitality that creates competitive advantage for Fort Worth.
- 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.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

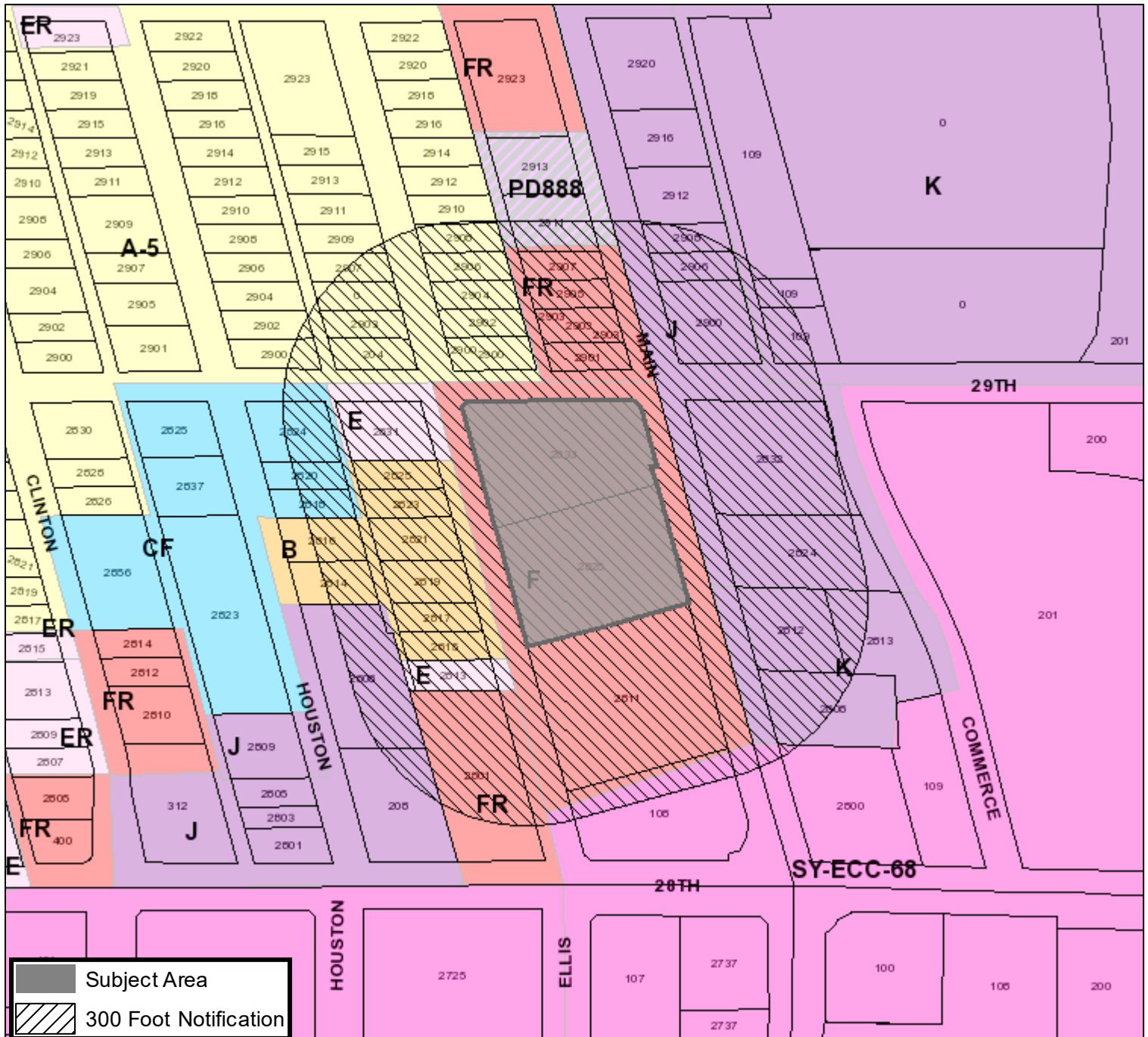
**The initial report for the Zoning Commission stated that the proposal did not meet the Comprehensive Plan. However, after further review of the future land use policies, staff has amended the report to reflect “Consistent” and “Approval”.*



ZC-24-015

Area Zoning Map

Applicant: Barney Holland Oil Co. / John Ainsworth
Address: 2833-2825 (odd) N. Main Street
Zoning From: F
Zoning To: PD/F for Hotel Uses
Acres: 2.53114282
Mapsc0: Text
Sector/District: Northside
Commission Date: 3/13/2024
Contact: null



0 120 240 480 Feet

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DIRECTOR OF DEVELOPMENT SERVICES

DATE

GENERAL NOTES:

1. This project will comply with Section 6.301, Landscaping.
2. This project will comply with Section 6.302, Urban Forestry.
3. All signage will conform to Article 4, Signs.
4. All provided lighting will conform to the Lighting Code.
5. Exterior trash receptacles will be screened with a masonry wall on 3 sides and contain a gate.

SITE DATA TABLE

LEGAL DESCRIPTION	LOTS 3R & 4R BLOCK 60 M.G. ELLIS ADDITION
LOT AREA(AC)	2.53 AC (110,070 SF)
ADDRESS	2825 & 2833 N MAIN ST., FORT WORTH, TX 76106
PROPOSED ZONING	PD/G INTENSIVE COMMERCIAL WITH HOTEL
BUILDING HEIGHT	UP TO 6 STORIES / 70 FT
HOTEL ROOMS	149 KEYS
PATRON SEATS	24 SEATS
OPEN TO PUBLIC (EA)	155 (6)
PARKING REQUIRED (ADA)	1 SPACE PER ROOM 1 SPACE PER 4 PATRON SEATS
PARKING PROVIDED (ADA)	157 (6)

PROJECT #: 00123187.00

DRAWN BY: A.R.

CHECKED BY: A.R.

ARCHITECT:

**NILES BOLTON
ASSOCIATES**

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600
F 404 365 7610

www.nilesbolton.com

ISSUE DATE DESCRIPTION

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

OWNER / DEVELOPER:

**Oldham
Goodwin** OG

2800 South Texas Avenue
Suite 401
Bryan, TX 77802

T 979 268 2000
F 979 846 7020

https://oldhamgoodwin.com/

CIVIL ENGINEER:

Kimley»Horn

801 Cherry Street
Unit 11 - Suite 1300
Fort Worth, TX 76102

T 817 339 2253

https://www.kimley-horn.com/

**HAMPTON INN
AND SUITES
BY HILTON**

LOTS 3R & 4R, BLOCK 60
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SHEET TITLE:

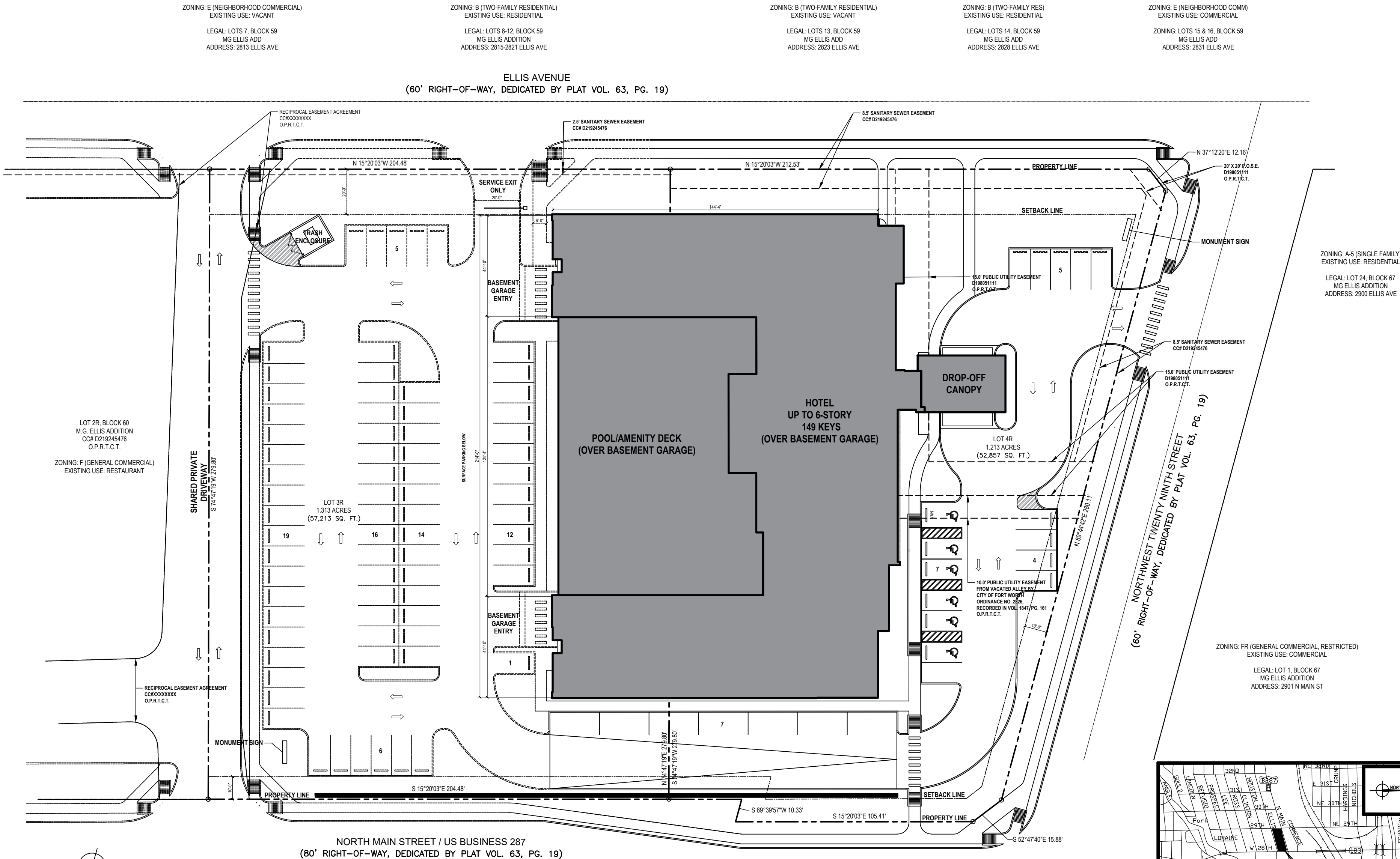
**ZONING SITE PLAN
LOBBY LVL**

ZC-24-XXX

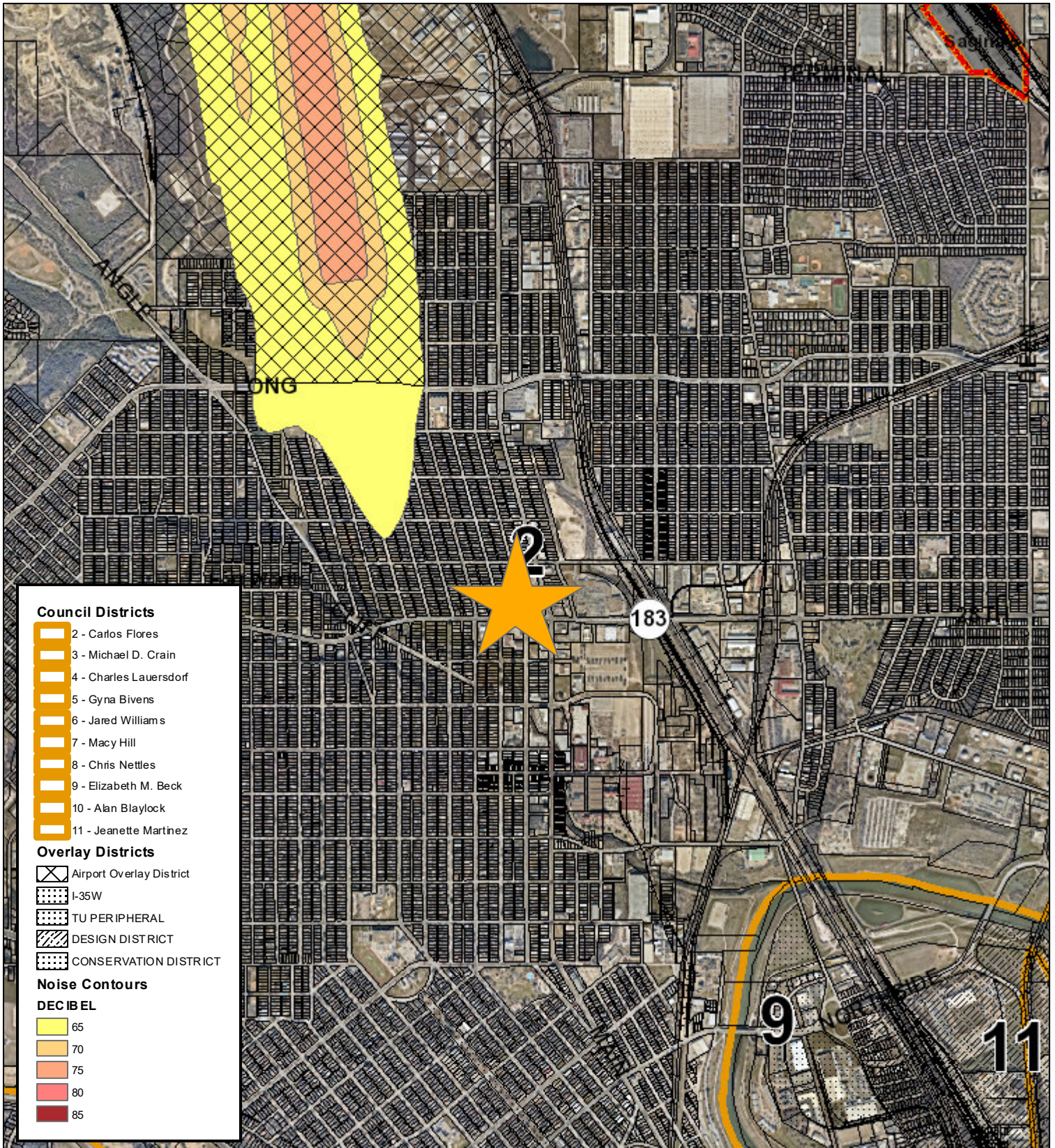
SHEET NUMBER:

A1.02

DATE: 3/20/2024



Area Map

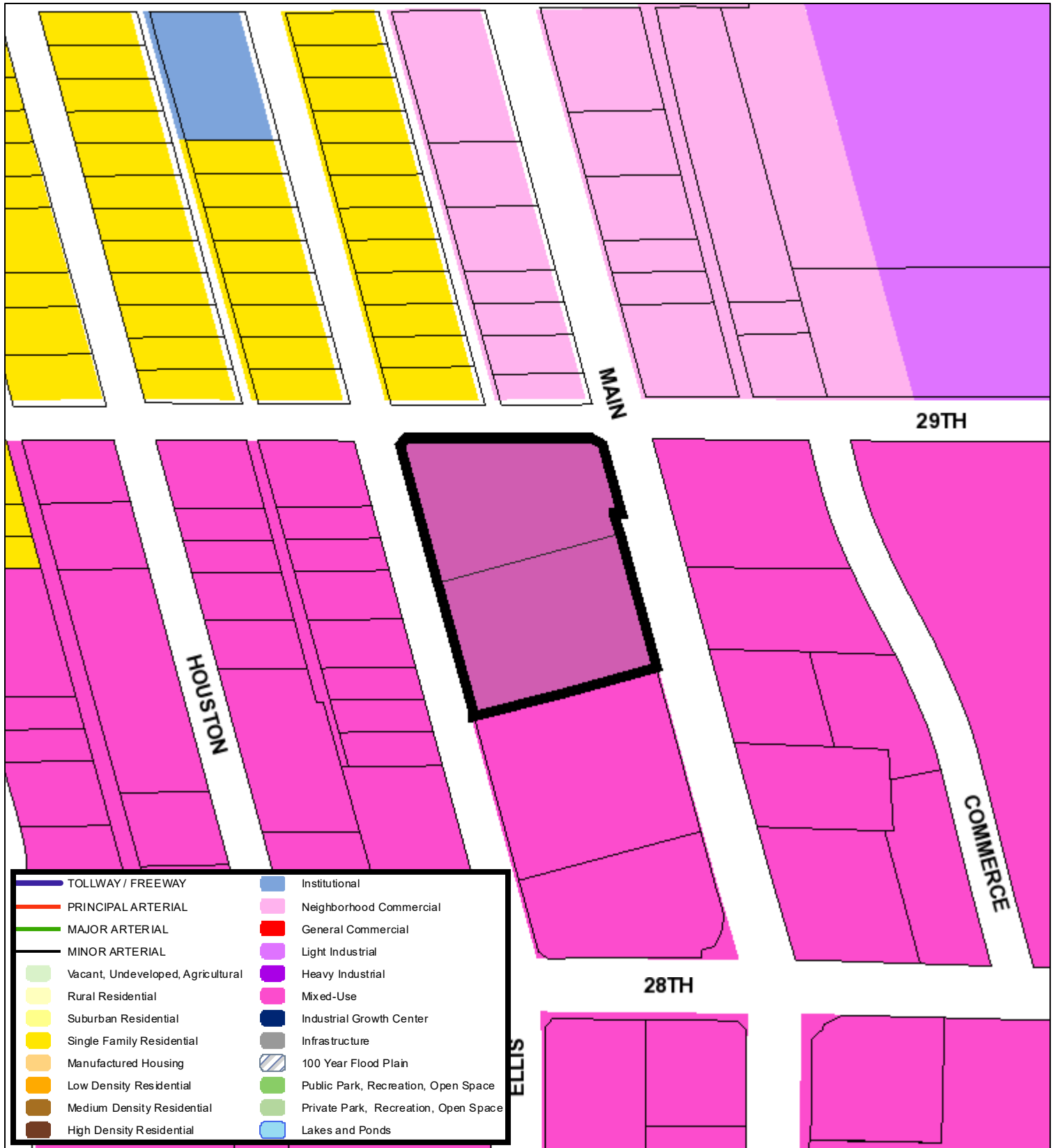


0 1,000 2,000 4,000 Feet



ZC-24-015

Future Land Use



190 95 0 190 Feet

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.



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ZC-24-015

Aerial Photo Map



0 125 250 500 Feet

