

January 16, 2025

Lucy Weber  
TDHCA Asset Management Division  
PO Box 13941  
Austin, TX 78711

RE: Application Amendment for 24145 Georgian Oaks

Dear Ms. Weber:

This letter concerns an application amendment for HTC 24145 Georgian Oaks in Fort Worth for changes to the development acreage and residential density, site plan, and architectural design. The amendment fee check has been mailed to TDHCA.

### **Change in Acreage**

At Application, the development site was 0.67 acres and consisted of two lots bifurcated by Calhoun Street, but connected via a public crosswalk. At that time, it was planned to have a the historic Binyon O'Keefe building include 56 units and a new construction building to include 39 apartment units. Subsequent to Application, the developer was able to add an atrium to the historic Binyon O'Keefe building design, which allowed for more apartments to be relocated into the historic building. Because of this change, less new construction apartment units were needed in the new construction building, and now the new construction was able to be added on the same lot as the Binyon O'Keefe building. This design was recommended by the Downtown Fort Worth Inc. (DFWI) Design Review Committee and the City of Fort Worth's Downtown Design Review Board (DDRB). Please see the attached recommendations from both groups. By relocating the new construction addition to the same lot as the historic building, the new acreage will be 0.46 acres.

### **Change in Residential Density**

The residential density at Application was 95 units / 0.67 acres for 141.8 units per acre. The residential density after this request is 100 units / 0.46 acres for 217.4 units per acre. This is an increase in density of 53.3%.

### **Change in Site Plan and Architectural Design**

Please see revised site plan and architectural plans. At Application, there were two residential buildings of six and eight stories separated by Calhoun Street. At application the historic structure had 56 units. With the addition of an atrium to add windows to the interior of the building, the historic structure now accommodates 75 units. Historic staff at the City also agreed with the proposed redesign to relocate the new construction building to the same lot, because the new location of the new construction is considered the back of the lot, and therefore will not impact the historic appearance of the Binyon O'Keefe building. With this new guidance and support, the site plan has been revised to contain one connected residential addition that is 6 stories in height. Parking has been reduced from 16 spaces to 7 spaces; however, parking meets the City requirement of 0 spaces and accommodates the TDHCA HC parking requirements. This design has been approved by the City's Historic and Cultural Landmarks Commission (HCLC) unanimously, in addition to the support listed above by DFWI and DDRB.

Unit counts and NRA have been increased from Application. At Application there were 95 total units consisting of 12 0-bedroom units, 60 1-bedroom units, and 23 2-bedroom units. After this request there are 100 total units consisting of 15 0-bedroom units, 60 1-bedroom units, and 25 2-

bedroom units. The change from 95 units to 100 units constitutes a 5.2% increase in the number of units. At Application the NRA was 68,024 square feet and the current NRA is 71,162 square feet which constitutes an increase of 04.6%.

**Change in Development Financing**

Revised application and financing forms are attached that correspond with the changes proposed in this amendment request.

**Explanation and Good Cause for the Amendment Request**

Current market conditions and building costs were unforeseen at the time of Application and have necessitated that the Developer investigate options to maintain the feasibility of the Development. Additionally, it was unknown at the time of Application that the City of Fort Worth would request and support that the development be contained to one lot. The reduction of residential buildings from two lots to one and from two separate buildings to two connected residential structures will help to control project costs and the good cause for approval of this request is that it will enable the development to continue towards closing and completion while providing more affordable units.

Thank you for your attention and please contact me at 512-789-1295 with any questions.

Regards,

A handwritten signature in black ink, appearing to be 'Alyssa', followed by a long horizontal line extending to the right.

Alyssa Carpenter



Downtown  
Fort Worth, Inc.

November 20, 2024

To Whom It May Concern,

O-SDA Industries presented the Georgian Oaks project to Downtown Fort Worth Inc. (DFWI) in September and October of this year. The DFWI Design Review Committee, provides a recommendation to the Downtown Design Review Board (DDRB). The DDRB provides approval of the Certificate of Appropriateness for the project.

As presented earlier this fall, the original presentation proposed a redevelopment of the Binyon O'Keefe and new construction for the remainder of the units on a portion of the block across the street from the Binyon O'Keefe building. While the DFWI Design Review Committee was supportive of the project and the need for housing options, they were concerned with the massing, density and design for the new construction. The committee provided feedback to the developer on their concerns regarding the design and consideration of the entire project. Ultimately, the committee urged the developer to look at consolidating the project onto the same lot as the Binyon O'Keefe building.

The DFWI Design Committee is very supportive of the developer's willingness to consider adding units on the same block as the historic building at 8<sup>th</sup> and Calhoun and to leave the entire block across the street open for a future development opportunity.

Sincerely,

Melissa Konur  
Planning Director  
Downtown Fort Worth, Inc.



City of Fort Worth  
Development Services Department  
[Francisco.Vega@fortworthtexas.gov](mailto:Francisco.Vega@fortworthtexas.gov) 817-392-7885

## 210 E. 7th Street – New Multifamily project

*New Senior Housing Project*

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### Feedback 11/26/2024

This report will provide information about the applicable zoning regulations for the property at 210 E. 7th Street. The staff designated to the Downtown Urban Design District is tasked only with administering the regulations that oversee the exterior design of projects within this district.

For additional information regarding platting, permitting, building code, water, and sewer. Among others. Contact the Project Facilitation team to schedule a Pre-Development Conference (PDC).

#### 1.- Applicable Zoning regulations.

-This property is zoned **H**. For additional information about this zoning district, please see the Fort Worth Code of Regulations, **CHAPTER 4: DISTRICT REGULATIONS, Article 9: Commercial Districts, § 4.905 CENTRAL BUSINESS (“H”) DISTRICT.**

-Additionally, this property is designated **Historic and cultural landmark (HC)**. For additional information about this designation please contact the Historic Preservation Officer or refer to the Fort Worth Code of Regulations, **CHAPTER 4: DISTRICT REGULATIONS, Article 4: Overlay Districts, § 4.401 HISTORIC PRESERVATION ORDINANCE - HISTORIC OVERLAYS.**

- (INFORMATIVE ONLY) This property is also within the **Downtown Urban Design District (DUDD)**. Any component of the project not regulated by the Historic Preservation ordinance shall meet the regulations from the Downtown Urban Design Standards and Guidelines. All private and public development projects within the DUDD that include additions, new construction, redevelopment (rehabilitation, renovation, or restoration), reconstruction of a parking lot, and new signage are subject to review by the Planning and Development Department staff and the Downtown Design Review Board (DDRB) for compliance with the Downtown Urban Design Standards and Guidelines (DUDSG). For additional information about this overlay district, please see the Fort Worth Code of Regulations, **CHAPTER 4: DISTRICT REGULATIONS, Article 4: Overlay Districts, § 4.402 URBAN DESIGN DISTRICT-DOWNTOWN.**

#### 2.- Staff recommendations

-Based on the feedback received from community representatives, specifically from Downtown Fort Worth, Inc. (DFWI), and the preliminary comments provided by the Downtown Design Review Board (DDRB), staff has carefully reviewed the revised proposal. We recognize the efforts made to incorporate these insights, and after careful consideration, we recommend continuing the project as presented. This includes proceeding with the revised design on the same lot as the Binyon O’Keefe building rather than maintaining the original plan of situating the project across Calhoun Street. This recommendation is based on the alignment with community input, site context, and the overall vision for the area.

-Staff recommends further study of the possibility of adding additional openings at ground level along both Calhoun and 8th Streets. This recommendation is intended to enhance the pedestrian experience and improve the connection between the building and its surrounding environment. However, this proposal should be subject to approval by the City’s Preservation Officer and the Historic and Cultural Landmarks Commission to ensure compliance with relevant preservation standards and guidelines.



City of Fort Worth  
Development Services Department  
[Francisco.Vega@fortworthtexas.gov](mailto:Francisco.Vega@fortworthtexas.gov) 817-392-7885

-Staff also recommends continuing the study of Phase 2 of the project and developing a comprehensive master plan for the entire property at 811 Calhoun Street. This master plan should consider all potential future development on the site to ensure a cohesive and integrated approach to the property's long-term use and development, addressing both current needs and future growth opportunities.



## Certificate of Appropriateness Historic & Cultural Landmarks Commission

Georgian Holdings, LLC / Alice Cruz  
210 E 7<sup>th</sup> Street

On **January 13, 2025**, the Historic & Cultural Landmarks Commission **APPROVED** a request for a Certificate of Appropriateness to construct a six-story addition at the above-referred address within the Downtown Urban Design District.

All in accordance with the plans stamped 'APPROVED' on January 15, 2025.

### FINDINGS IN ACCORDANCE WITH STANDARDS

#### The Secretary of the Interior's Standards For Rehabilitation: #9 & #10

##### **Appropriate**

The proposed six-story structure to the south of the existing Binyon O'keefe Storage Building is differentiated from the old and compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. If removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### APPROVALS AND PERMITS

The Historic and Cultural Landmarks Commission or Historic Preservation Officer must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case **does not** negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances **before** a building permit will be issued.

### APPEALS AND CERTIFICATE OF APPROPRIATENESS VALIDITY

An appeal to this decision may be submitted by written request to the City Secretary and the Historic Preservation Officer within 15 days of the date of this decision. Certificates of Appropriateness are valid for two years from the date of issuance.

### FURTHER INFORMATION

Questions regarding this case may be forwarded to the Development Services Department at (817) 392-8000.

CITY OF FORT WORTH | 100 FORT WORTH TRIAL | FORT WORTH, TEXAS 76102  
817.392.8000 | 817.392.8016 (fax)

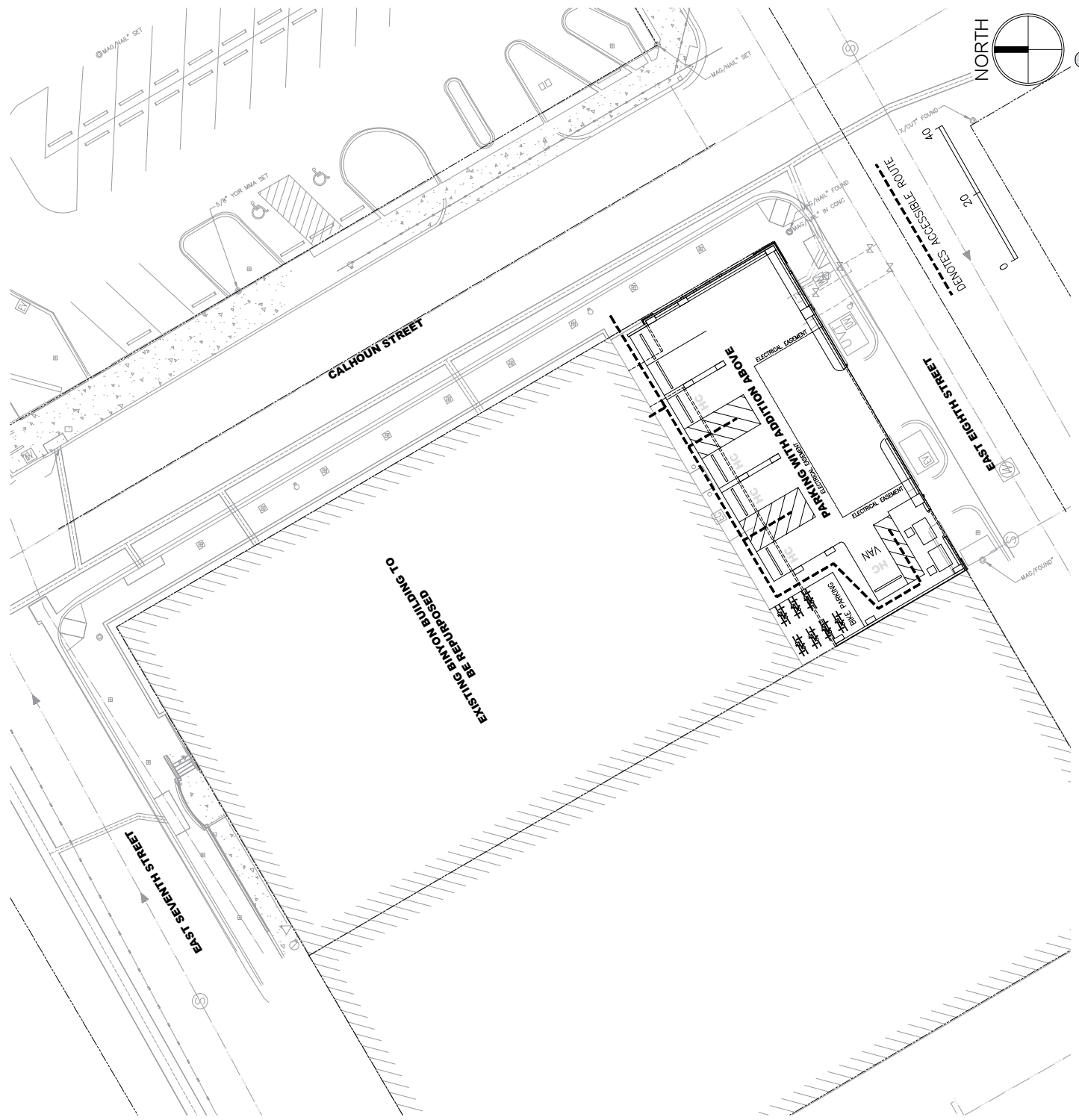
**Development Services Department**

| GEORGIAN OAKS<br>PARKING |                       |                    |                    |
|--------------------------|-----------------------|--------------------|--------------------|
| TYPE                     | SPACES PER<br>BEDROOM | SPACES<br>REQUIRED | SPACES<br>PROVIDED |
| BIKE                     | 0.1                   | 13                 | 13                 |
| CAR                      | 0                     | 0                  | 7                  |

THE SITE MEETS LOCAL PARKING REQUIREMENT. THERE IS NO MINIMUM PARKING REQUIREMENT. THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES. PROPERTY FOR RESIDENTIAL USES ONLY.

**SITE NOTES:**

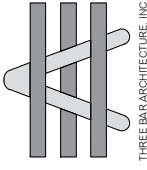
1. SITE AREA IS 0.46 ACRES
2. ENTIRE SITE IS IN FLOOD ZONE X
3. CONSTRUCTION IS NEW & REPURPOSING CONSTRUCTION
4. MINIMUM 8'-0" CEILING HEIGHTS
5. STORMWATER CONNECTS TO EXISTING STORMWATER FACILITIES - NO ON-SITE DETENTION REQUIRED.
6. EASEMENTS SHOWN ON PLAN



**ARCHITECTURAL SITE PLAN**

**GEORGIAN OAKS**

Fort Worth, Texas



THREE BAR ARCHITECTURE, INC.







| GEORGIAN OAKS<br>COMMUNITY SPACES<br>EXISTING BUILDING - LEVEL 1 |   |                                       |                                     |
|--|---|---------------------------------------|-------------------------------------|
| SPACE TYPE   | UNCONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>TENANT<br>RESTRICTED |
| ENTRY  | 0                                       | 336                                   |                                     |
| RECEPTION  |   | 315                                   |                                     |
| MAIL   |   | 354                                   |                                     |
| MANAGER<br>OFFICE  |   | 262                                   |                                     |
| FILE COPY  |   |                                       | 236                                 |
| FIBER  |   | 0                                     | 51                                  |
| BUSINESS   |   | 243                                   |                                     |
| ACTIVITY   |   | 466                                   |                                     |
| ACTIVITY<br>STORAGE  |   | 90                                    |                                     |
| FITNESS  |   | 580                                   |                                     |
| GATHERING  |   | 1,360                                 |                                     |
| RESTROOMS  |   | 288                                   |                                     |
| TOTAL  | 0                                       | 4314                                  | 287                                 |
| LEVEL TOTAL  |   |                                       | 4601                                |

| GEORGIAN OAKS<br>COMMUNITY SPACES<br>EXISTING BUILDING - LEVEL 2 |   |                                       |                                     |
|--|---|---------------------------------------|-------------------------------------|
| SPACE TYPE   | UNCONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>TENANT<br>RESTRICTED |
| COFFEE   | 0                                       | 308                                   | 0                                   |
| STORAGE  |   | 130                                   |                                     |
| TOTAL  | 0                                       | 438                                   | 0                                   |
| LEVEL TOTAL  |   |                                       | 438                                 |

| GEORGIAN OAKS<br>COMMUNITY SPACES<br>EXISTING BUILDING - LEVEL 4 |   |                                       |                                     |
|--|---|---------------------------------------|-------------------------------------|
| SPACE TYPE   | UNCONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>TENANT<br>RESTRICTED |
|  | 0                                       |                                       | 0                                   |
| STORAGE  |   | 324                                   |                                     |
| TOTAL  | 0                                       | 324                                   | 0                                   |
| LEVEL TOTAL  |   |                                       | 324                                 |

| GEORGIAN OAKS<br>COMMUNITY SPACES<br>EXISTING BUILDING - LEVEL 6 |   |                                       |                                     |
|--|---|---------------------------------------|-------------------------------------|
| SPACE TYPE   | UNCONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>TENANT<br>RESTRICTED |
|  | 0                                       |                                       | 0                                   |
| STORAGE  |   | 220                                   |                                     |
| TOTAL  | 0                                       | 220                                   | 0                                   |
| LEVEL TOTAL  |   |                                       | 220                                 |

| GEORGIAN OAKS<br>COMMUNITY SPACES<br>EXISTING BUILDING - LEVEL 3 |   |                                       |                                     |
|--|---|---------------------------------------|-------------------------------------|
| SPACE TYPE   | UNCONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>TENANT<br>RESTRICTED |
|  | 0                                       |                                       | 0                                   |
| STORAGE  |   | 324                                   |                                     |
| TOTAL  | 0                                       | 324                                   | 0                                   |
| LEVEL TOTAL  |   |                                       | 324                                 |

| GEORGIAN OAKS<br>COMMUNITY SPACES<br>EXISTING BUILDING - LEVEL 5 |   |                                       |                                     |
|--|---|---------------------------------------|-------------------------------------|
| SPACE TYPE   | UNCONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>AVAILABLE TO<br>TENANT | CONDITIONED<br>TENANT<br>RESTRICTED |
| COFFEE   | 0                                       | 308                                   | 0                                   |
| STORAGE  |   | 130                                   |                                     |
| TOTAL  | 0                                       | 438                                   | 0                                   |
| LEVEL TOTAL  |   |                                       | 438                                 |

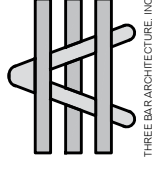
| GEORGIAN OAKS<br>PARKING |                       |                    |                    |
|--------------------------|-----------------------|--------------------|--------------------|
| TYPE                     | SPACES PER<br>BEDROOM | SPACES<br>REQUIRED | SPACES<br>PROVIDED |
| BIKE                     | 0.1                   | 13                 | 13                 |
| CAR                      | 0                     | 0                  | 7                  |

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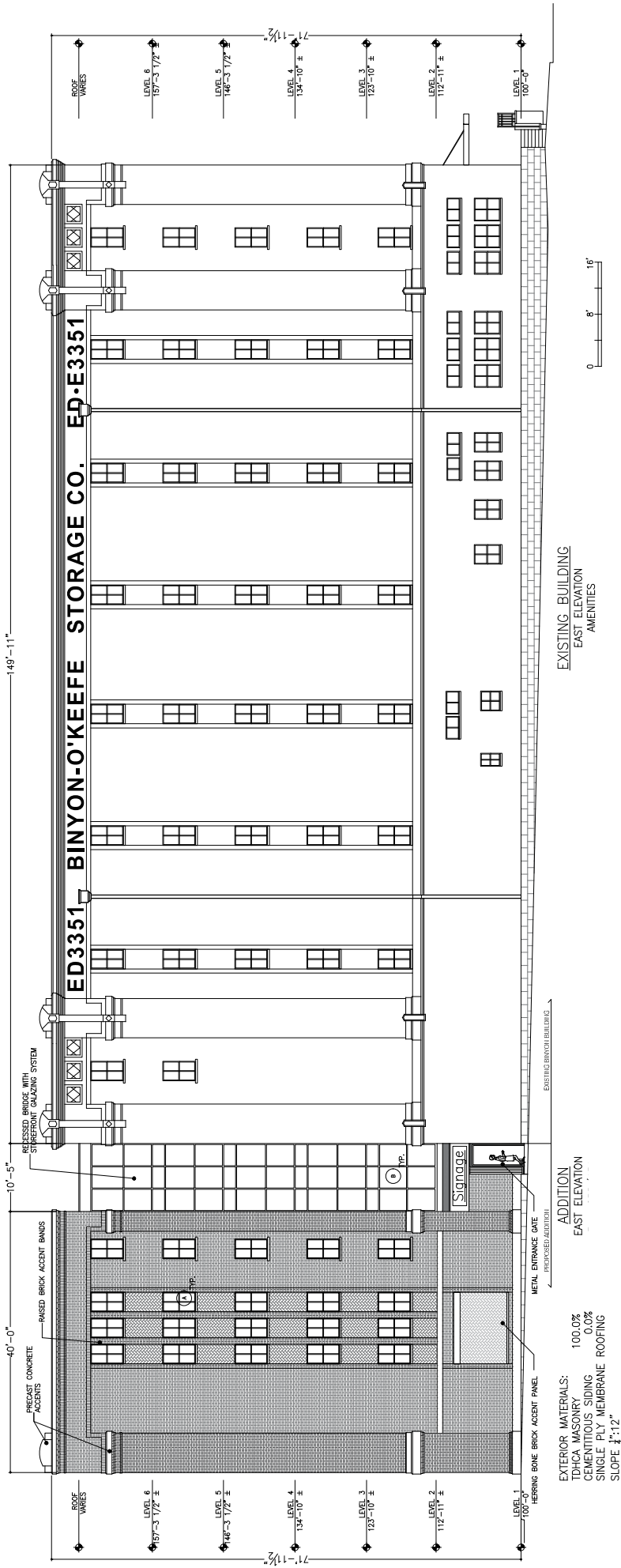
## DEVELOPMENT DATA

# GEORGIAN OAKS

Fort Worth, Texas



THREE BAR ARCHITECTURE, INC.



EXTERIOR MATERIALS:  
 TDHCA MASONRY  
 CEMENTITIOUS SIDING  
 SINGLE PLY MEMBRANE ROOFING  
 SLOPE 4 : 12"

ADDITION  
 EAST ELEVATION

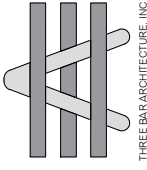
EXISTING BUILDING  
 EAST ELEVATION  
 AMENITIES



# ELEVATIONS

# GEORGIAN OAKS

Fort Worth, Texas

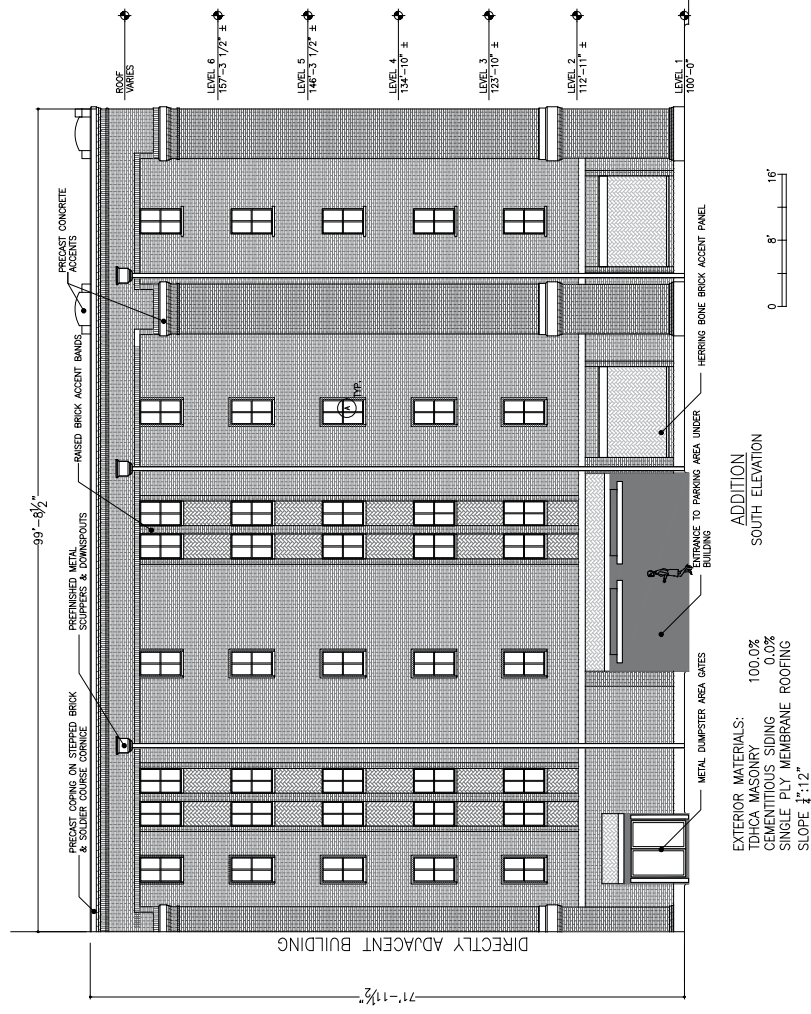
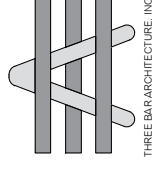


THREE BAR ARCHITECTURE, INC.

# ELEVATIONS

# GEORGIAN OAKS

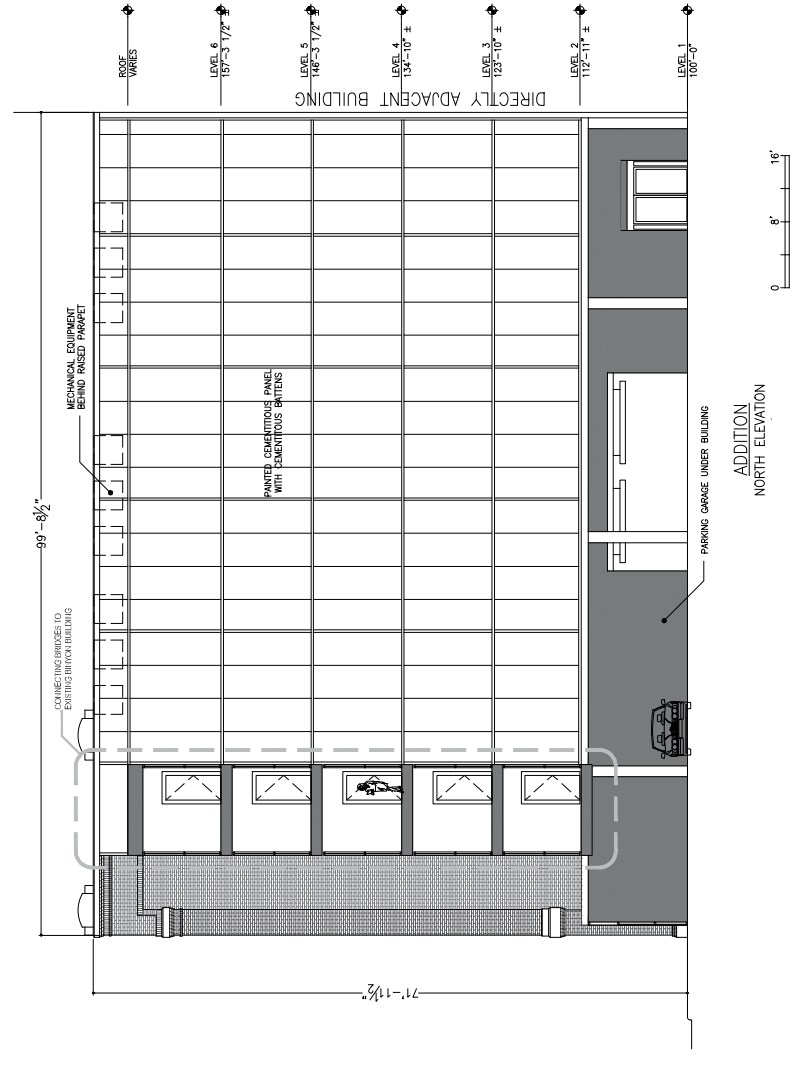
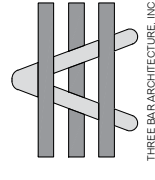
Fort Worth, Texas

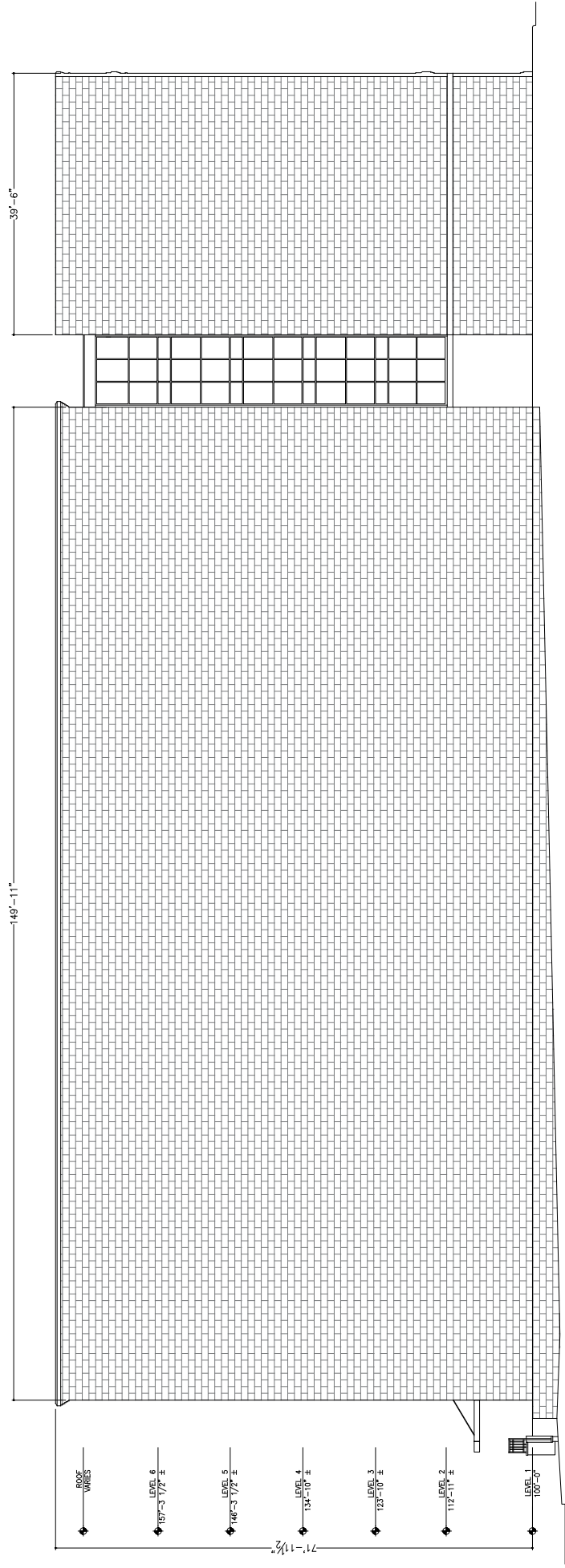


# ELEVATIONS

## GEORGIAN OAKS

Fort Worth, Texas





ADDITION  
WEST ELEVATION

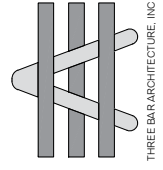
EXISTING BUILDING  
WEST ELEVATION  
AMENITIES

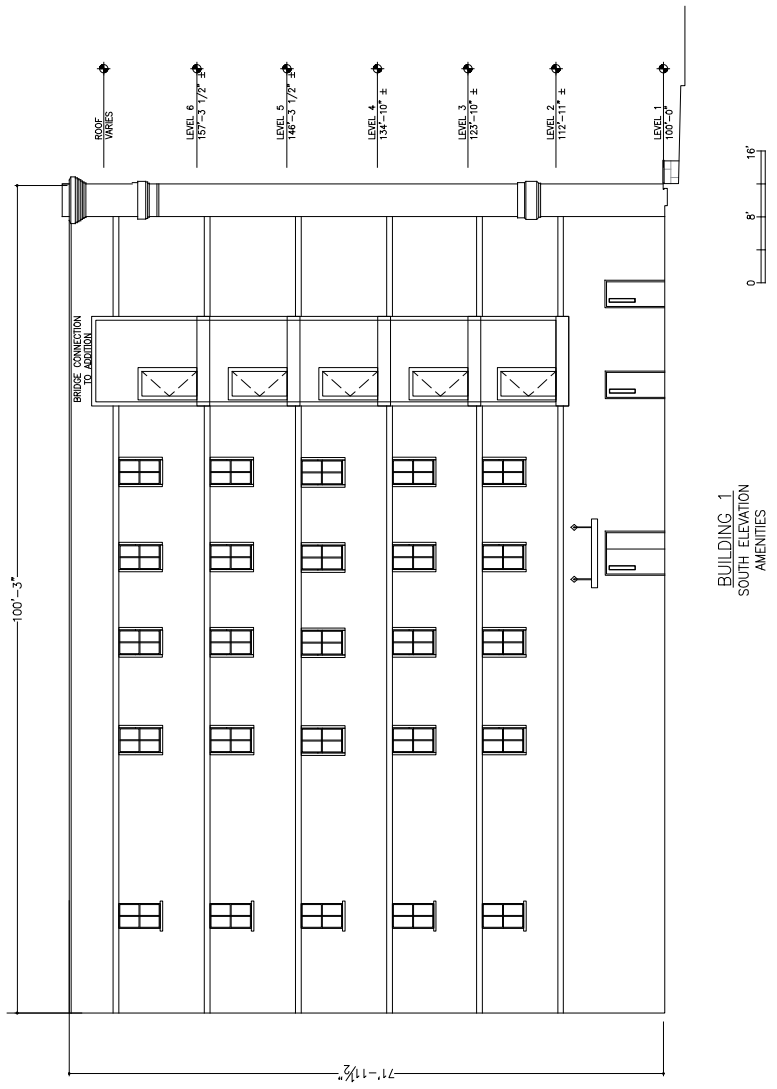
EXTERIOR MATERIALS:  
TDHCA MASONRY 100.0%  
CEMENTITIOUS SIDING 0.0%  
SINGLE PLY MEMBRANE ROOFING  
SLOPE 2":12"

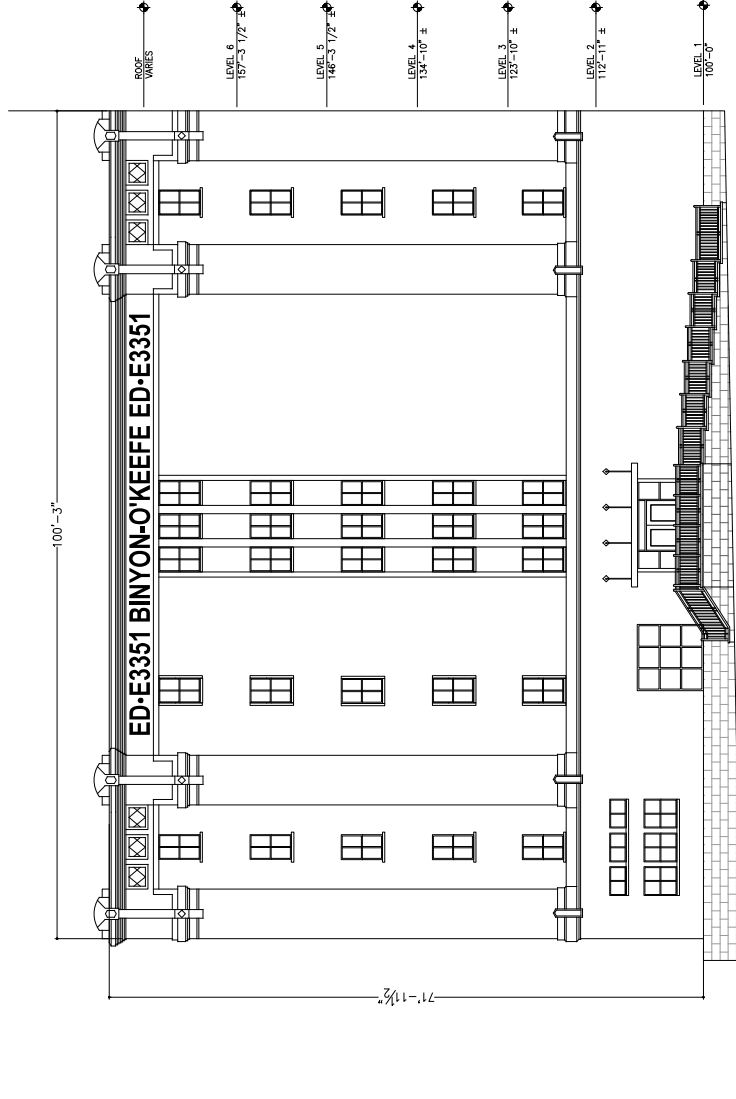
# ELEVATIONS

# GEORGIAN OAKS

Fort Worth, Texas







# ELEVATIONS

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Fort Worth, Texas

