STAFF REPORT
URBAN DESIGN COMMISSION
CITY OF FORT WORTH, TEXAS

DATE: June 30, 2021

GENERAL INFORMATION

CASE NUMBER
REQUEST
ZONING
UDC-2021-019
Recommendations to the Zoning Commission and the City Council on the proposed text amendments to the Urban Residential (UR) zoning district.

UR Zoning Districts

PROPOSED WORK

Staff is proposing a Zoning Ordinance text amendment for Urban Residential “UR” zoning classification, as recommended by the Mixed-Use Zoning Advisory Group (MUZAG).

In March 2018, MUZAG was reconvened to review development standards for UR Urban Residential, MU-1 Low Intensity Mixed-Use, and MU-2 High Intensity Mixed-Use and to make recommendations for appropriate changes. The City Council approved the first round of 2018-2019 MUZAG recommendations for UR zoning in August 2018 and for MU-1 and MU-2 zoning in March 2019. UDC is now asked to consider and recommend the second round of text amendments to UR.

APPLICABLE REGULATIONS

The applicable regulation is:

1. 4.713 Urban Residential (UR) District

PROPOSED AMENDMENT TOPICS

MUZAG Recommendations:

1) Property Development Standards
   - Require 20’ rear setbacks for primary structures when adjacent to one- or two-family zoning districts.
   - Remove minimum building height.

2) Off-Street Parking and Loading for Residential Uses
   - Allow a parking reduction for Duplexes and Manor Houses when within one-quarter mile of an existing or planned passenger rail station.

3) Buffers, Landscaping, and Pedestrian Lighting
   - Remove enhanced landscaping point system and table. Require street trees and pedestrian lights along all rights-of-way.

Additional Staff Recommendations

1) Review Procedures for Development (previously Administrative Review Requirements)
   - Allow staff the authority to grant modifications to certain development standards with a maximum modification up to 10% increase or decrease.
• Require that any variance requests to be heard by the Board of Adjustment shall first be heard by and a recommendation provided from the Urban Design Commission.
• Require that any zoning proposal requesting a Planned Development “PD” zoning district that includes waivers from any UR design standard shall first be heard by and a recommendation provided from the Urban Design Commission. The recommendation shall be provided to the Zoning Commission and City Council for their final consideration of the PD district request.
• Require a Certificate of Appropriateness (COA) to be issued for UDC decisions and recommendations to other boards/commissions for UR projects. The COA shall expire if a building permit is not received within 2 years of issuance of the COA.
• Clarify the Conceptual Site Plan requirements.

2) Building Types
• Combine Two-Family Attached (Duplex) descriptions.
• Clarify Apartments/Condominiums and townhouse definitions.

3) Property Development Standards
• Reformat Maximum Residential Units per Acre into a table to simplify use of the ordinance.

4) Off-Street Parking and Loading for Residential Uses
• Allow a parking reduction for Townhouses when within one-quarter mile of an existing or planned passenger rail station.

5) Buffers, Landscaping, and Pedestrian Lighting
• Only require transitional height plane when adjacent to one- or two-family zoning districts.
• Increase the parking lot screening standard from a height of 3 feet to “a minimum of 3 feet measured from parking lot grade up to a maximum of 4 feet.”
• Allow medium canopy trees to count towards parking lot coverage.
• Include urban forestry language from Section 6.302 on the 40% canopy coverage requirement for developments with surface parking, which counts towards the site canopy coverage requirement.

6) Façade Design Standards
• Remove requirement that a façade drawing be provided.
• Provide clarification for parking garage and pedestrian-level parked car screening.
• Update parking garage façades standard to require habitable space for multifamily buildings on the ground floor.
• Require 2 façade variations regardless of width of building.
• Provide clarification for residential entries and primary and secondary entrance locations.

7) Other Development Standards
• Provide clarification on exterior fencing.
• Clarify service areas collection container standards are for apartments/condominiums.
• Require collection container enclosures to have a gate.
• Separated service area and mechanical area screening standards. Reformatted Mechanical Area Screening into a table to simplify the ordinance.

8) Administrative clarifications and reformatting to the ordinance.

9) Include more intent statements throughout the ordinance to clarify intentions of specific standards.
**ADDITIONAL INFORMATION**

Attached:
- UR Ordinance Track Changes
- UR Ordinance Draft (Clean copy with all revisions accepted)

**RECOMMENDATION**

Staff recommends **approval** of an affirmative UDC recommendation to the Zoning Commission and City Council for the proposed zoning ordinance text amendment for UR Districts.