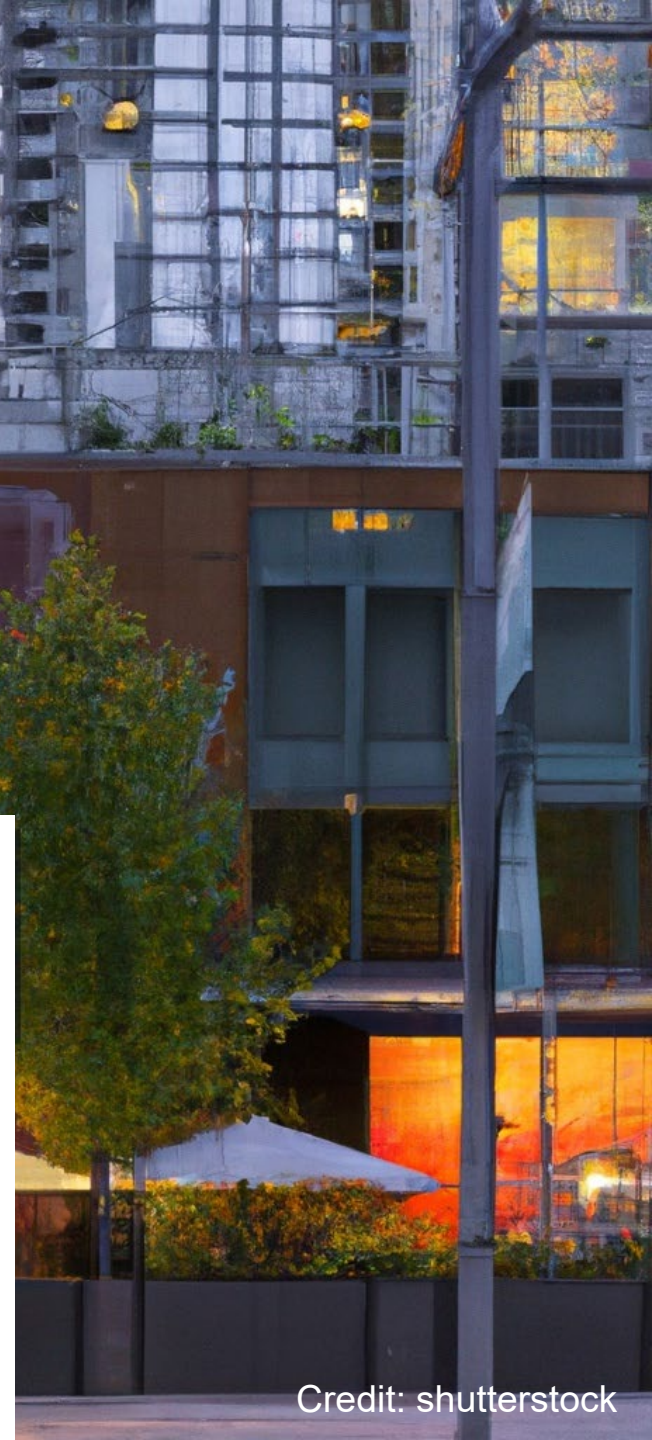




# CENTRAL BUSINESS PERIPHERAL ("HP") ZONING

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Credit: shutterstock

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- 6- Process – Next steps
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# 1- Intro

- This new ordinance does NOT rezone any property in any of the affected three areas. It does NOT represent a City-initiated rezoning.
- Only provides with the possibility to rezone to HP if the owner/developer chooses to seek a zoning change.
- Each zoning change to HP will follow the exact same procedure than any other zoning change, with two mandatory Public Hearings: Zoning Commission and City Council.

## 2- Existing conditions

Why we need a new zoning classification?

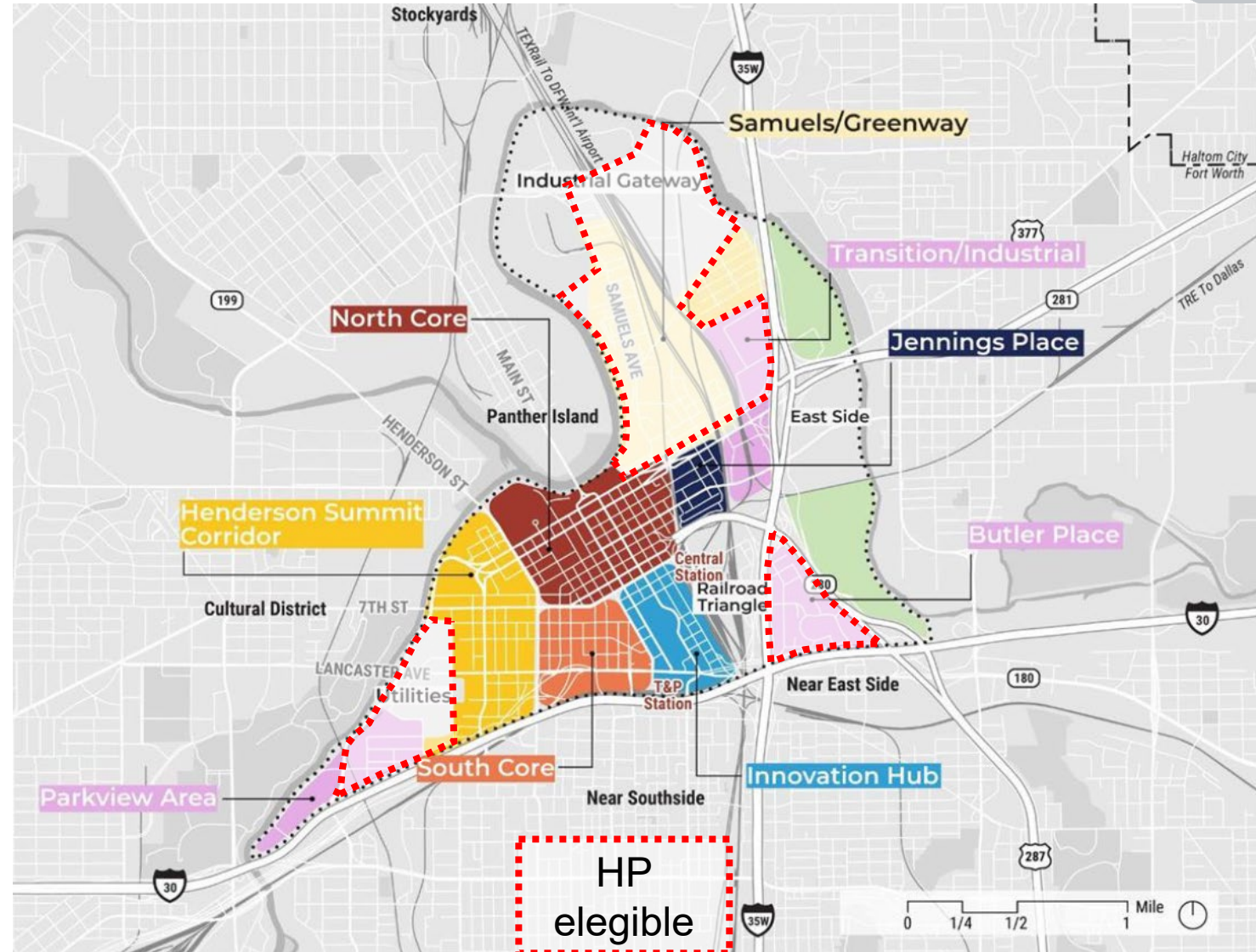
- Outstanding redevelopment boom in the last 10 years.
- Good management and good planning for decades in the central core.
- Development pressures in the areas adjacent to the central core.
- Inconsistent zoning in the areas adjacent to the central core.



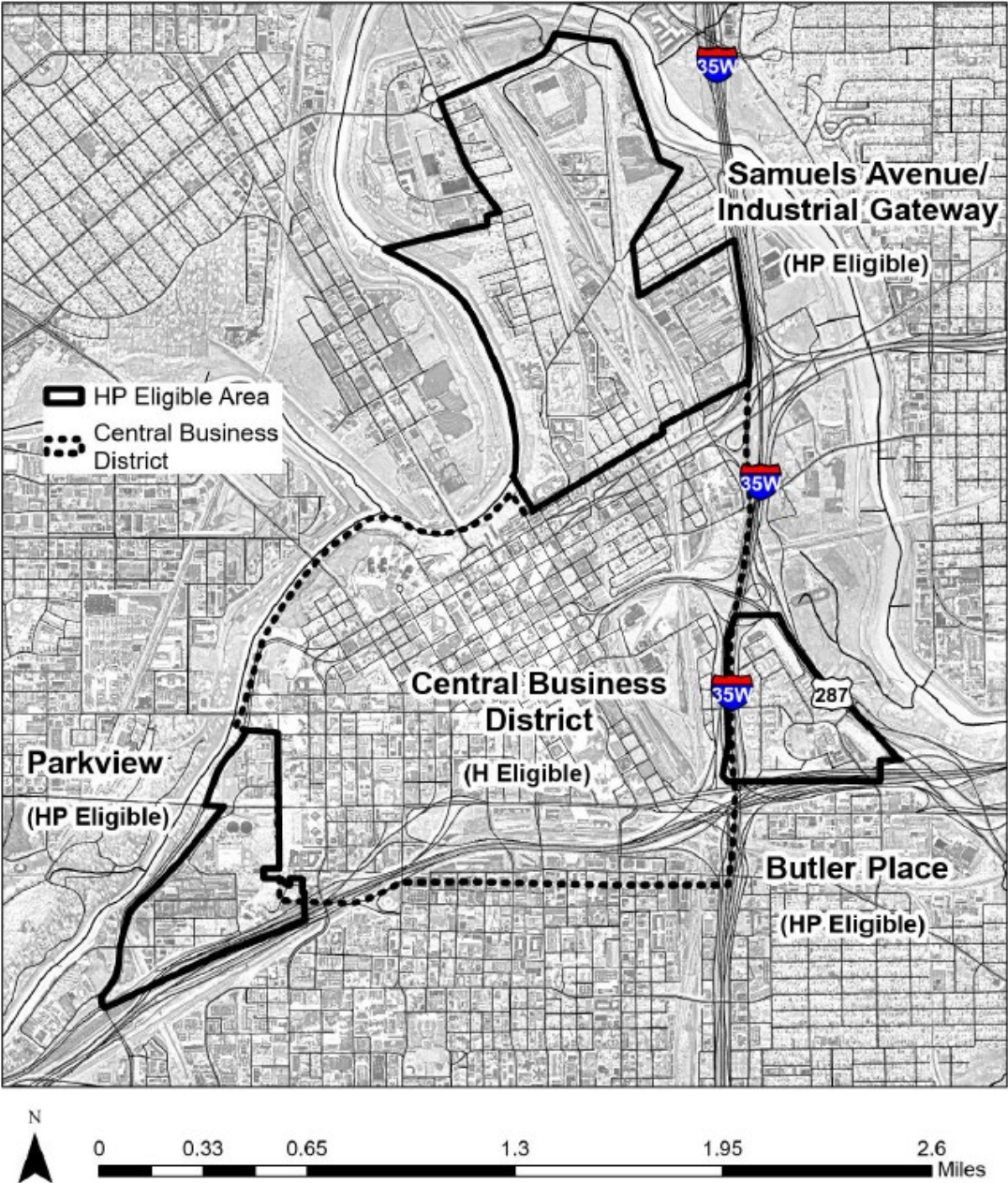
# Existing conditions

The 2033 Downtown Strategic Action Plan also identifies these areas as zones of strategic **expansion of, and transition from** the central core.

- Samuels Avenue/ Industrial gateway
- Parkview Area
- Butler Place



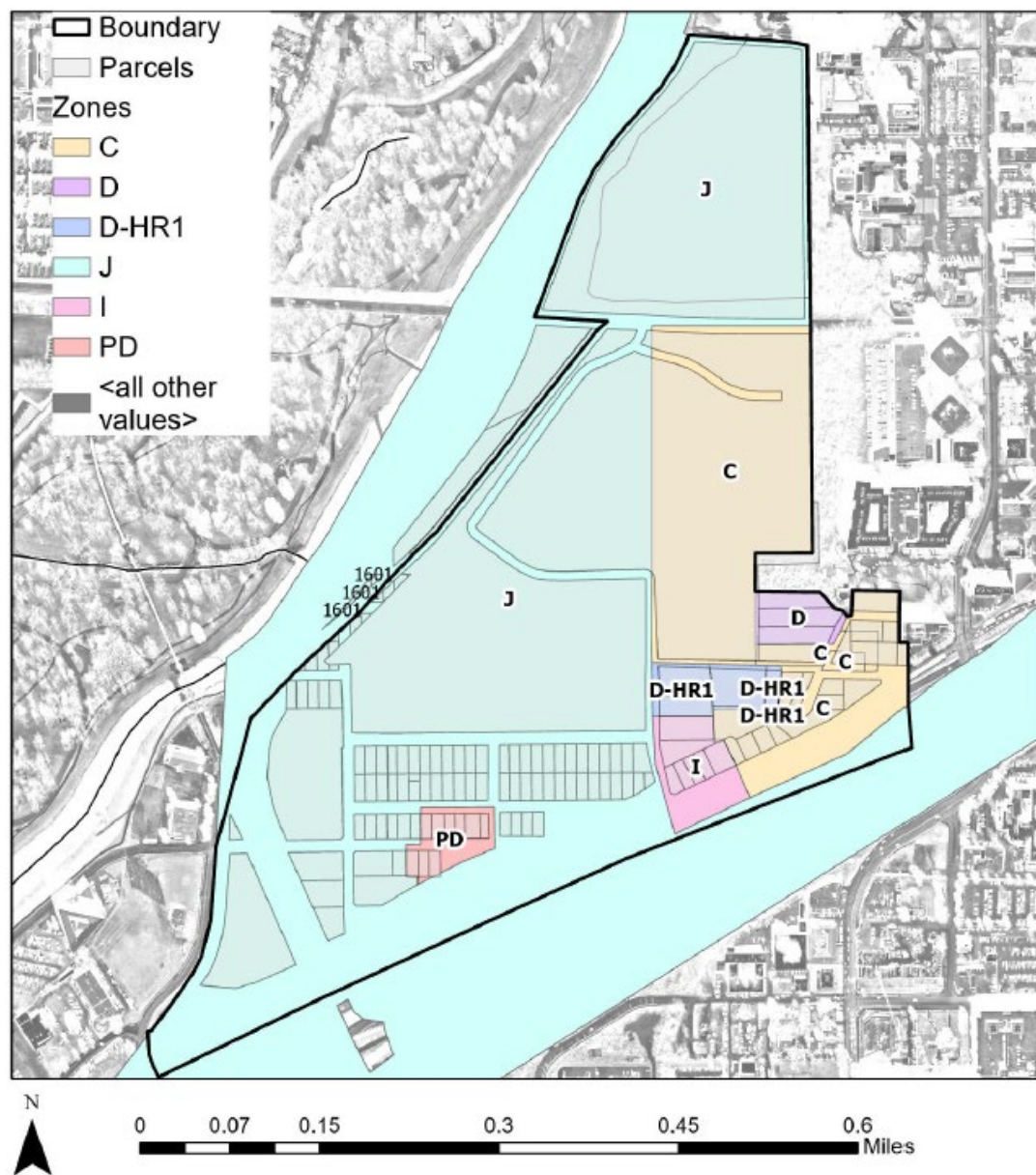
# HP Eligible Zones



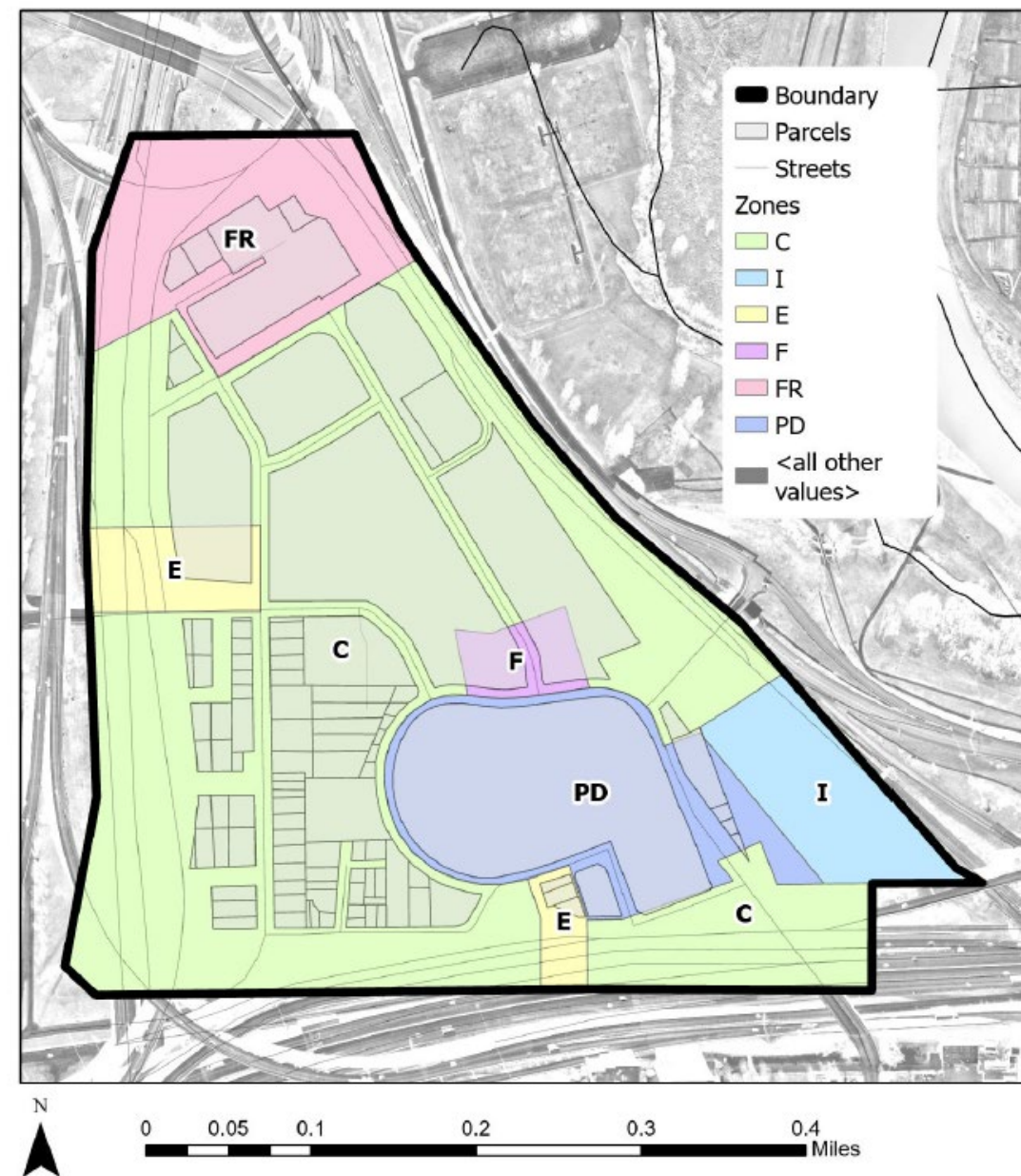


# Existing conditions

## Parkview HP Eligible Area with Zones and Parcels



## Butler Place HP Eligible Area with Zones and Parcels

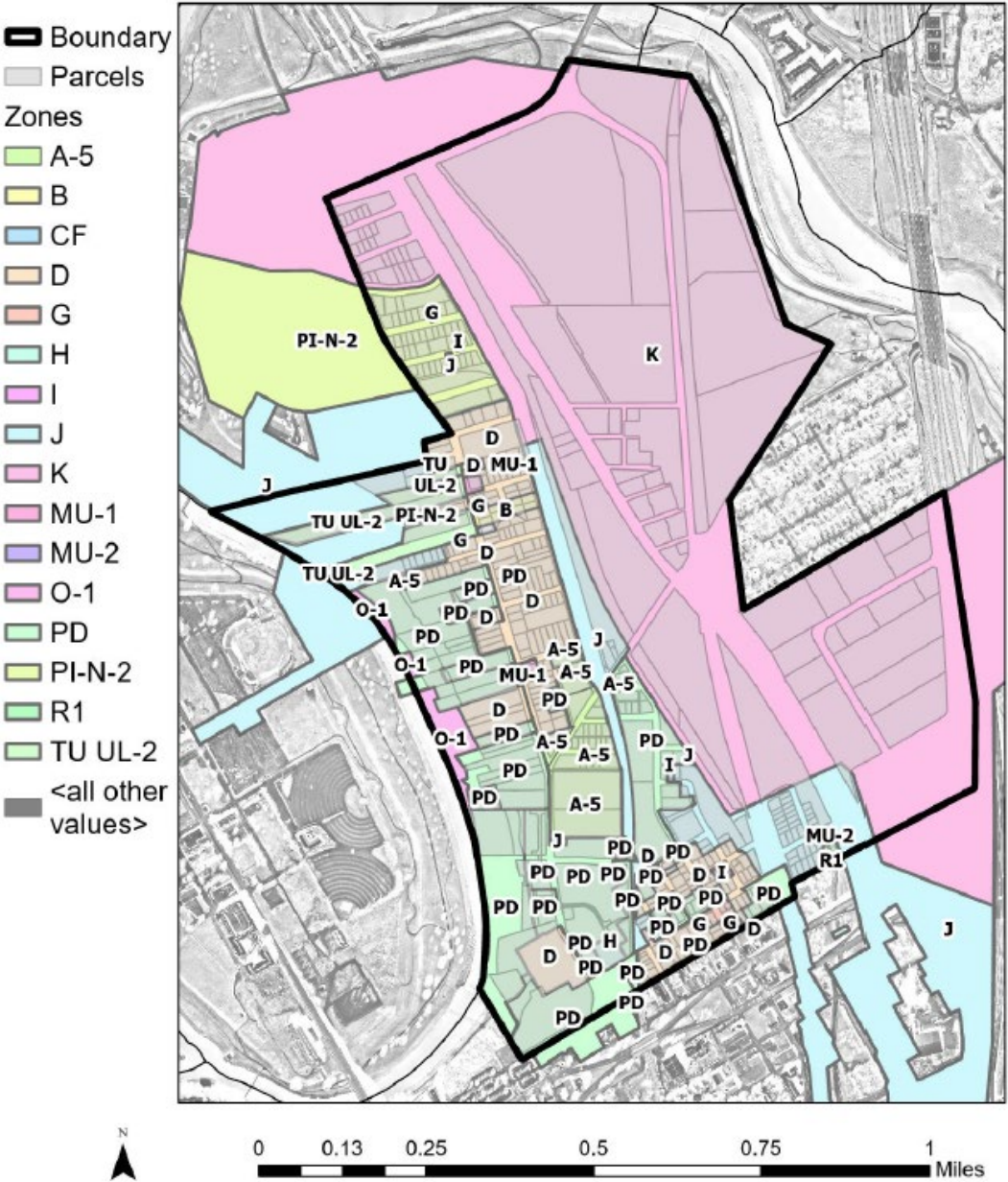




# Existing conditions

|   |    |   |                       |                                |
|---|----|---|-----------------------|--------------------------------|
| Samuels Avenue/<br>Industrial Gateway<br>(North East) | 24 | different types of<br>zoning<br>classifications | In 546<br>acres       | 16 of which are<br>undeveloped |
| Parkview Area<br>(South West)                         | 6  |   | In 152<br>acres       | 4 undeveloped                  |
| Butler Place<br>(South East)                          | 6  |   | In 115<br>acres       | 3 undeveloped                  |
| Total   | 36 | different types of<br>zoning<br>classifications | In 813<br>acres total | 23<br>undeveloped              |

Samuels Avenue/ Industrial Gateway  
HP Eligible Area with Zoning and Parcels



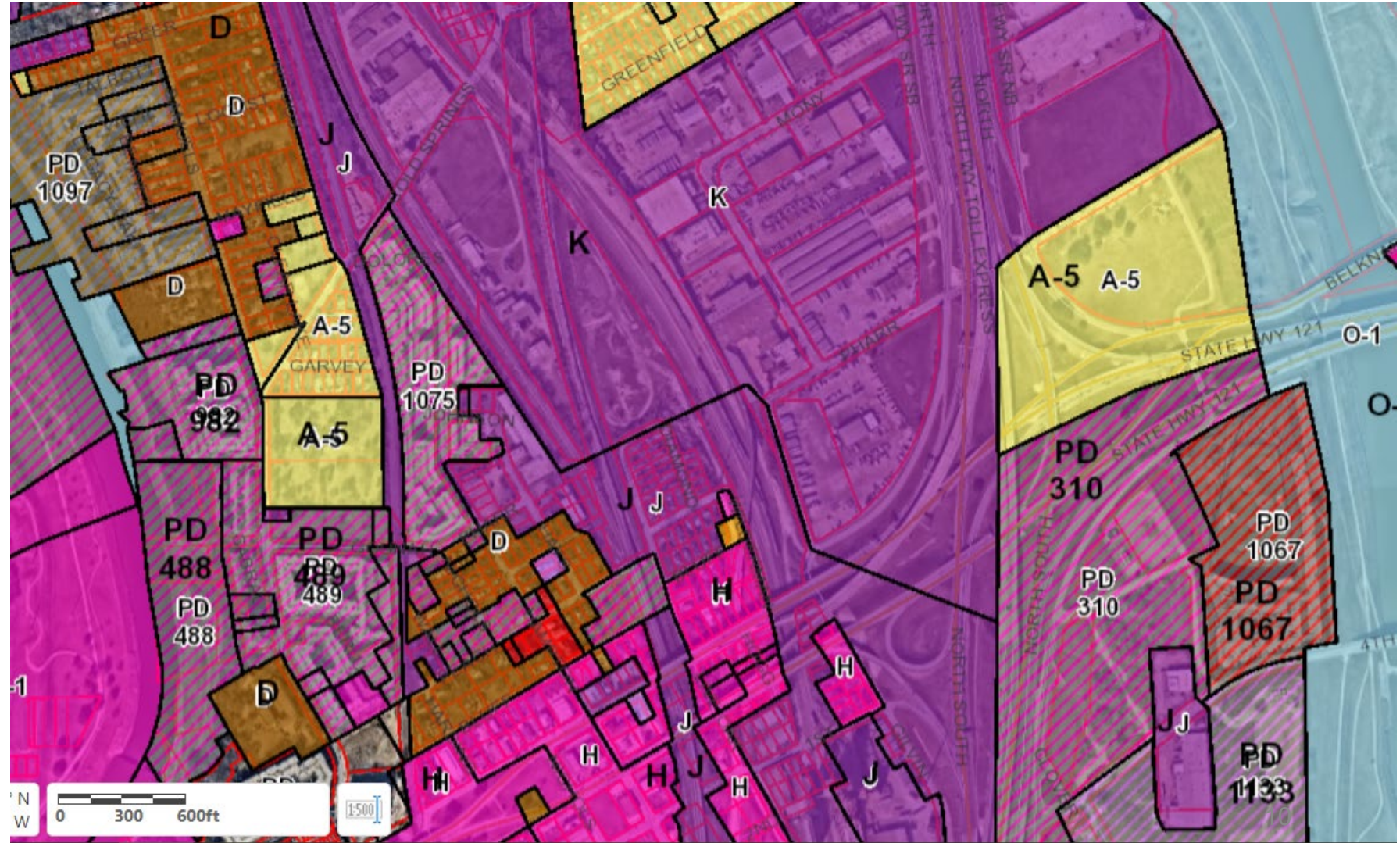


## 3- Goals

- a) To expand opportunities for **sustainable density and mixed-use development** into adjacent areas.
- b) To provide a specific central business **transitional area** HP from the more intense H district.
- c) To provide with **more flexible** and less restrictive regulations than current zoning.
- d) To avoid the need **for overusing PDs**, Planned Developments, as the option, but rather a consistent, unified single zoning classification to achieve all the above mentioned goals with **“straight zoning”**.

# Goals

(...) offering,  
instead, a  
**consistent, unified**  
single zoning  
classification to  
achieve all the  
above mentioned  
goals.



## 4- Policy alignment

### Comprehensive Plan Goals and Policies

- Encourage **higher intensity residential and commercial** uses within **mixed-use** growth centers (Chapter 5.12)
- **Revitalizing the Central City.** Develop compact, pedestrian-oriented mixed-use growth centers (p.10-7)
- Several commercial areas, including portions of Downtown (...) are **currently zoned industrial.** (...) residential uses are not permitted in the industrially-zoned areas. **A future zoning change is expected to make the zoning districts more consistent.**(Chapter 22, page 221)



## Policy alignment (cont.)

### Comprehensive Plan Goals and Policies

- Encourage low-rise to mid-rise office, mixed-use, and urban residential development **throughout the remainder of the Downtown** Sector (Appendix C, page 4)
- Encourage compatible redevelopment along the Trinity River, **particularly within the Rock Island Bottoms and Butler Place** sites (Appendix C, page 11)
- Ensure that the City's **zoning regulations and districts** generally conform to the adopted Comprehensive Plan. (Chapter 4, page 14)

## Policy alignment (cont.)

### Downtown Strategic Action Plan

- Objective #1: Increase the overall number of residential units in Downtown **and adjacent** districts. (SAP 2023, Page 33)
- Strategy: Attract an additional 7,500 units of housing **in the greater** Downtown area (SAP 2023, Page 33)
- Encourage development of **residential and mixed-use** projects in the core, Expansion Zones and Opportunity Areas (SAP 2023)
- Support Fort Worth Housing Solutions in their effort to redevelop **Butler Place** to advance the economic development of Fort Worth, **maximize land use**, (...). (SAP 2023, Diversified Economy)



## Policy alignment (cont.)

### Economic Development Strategic Plan

- Rapidly increase the density of **residential development** in downtown Fort Worth and surrounding urban districts. (2017 plan, p.6)
- Evaluate and revise zoning to encourage dense **mixed-use development** along key corridors **radiating out** from downtown. (2017 plan, page 39)
- Launch public-private partnerships to develop at least one million square feet of Class A office space in **and around downtown** Fort Worth by 2026 (2022 update, page 21)
- Focus City resources on the long-term redevelopment of Butler Place to accommodate **high-density mixed-use development**, including residential high-rises and Class A office projects (2022 update, page 21)

ECONOMIC DEVELOPMENT STRATEGIC PLAN  
FORT WORTH, TEXAS



## 5- Uses and Regulations

HP zoning mimics the allowed and not allowed **uses** in H zoning. **Permitted:**

- Household Living: all, which includes **One-family detached**, One-family attached, Multifamily, Live-work
- Education: all
- Government: most
- Health Care Facilities: all
- Recreation: all
- Religious: yes
- Utilities: Electric power substation (CUP), Gas lift compressor stations, Stealth telecommunications towers, Telecommunications antenna,
- Utilities (cont.) Utility transmission or distribution line, Water supply, treatment or storage facility.
- Entertainment and Eating: all but Gambling facility, Game rooms, Racing (horse, dog or automotive), Sexually oriented business, Shooting range, Stable or rodeo arena.
- Lodging and Office: All
- Retail Sales and Service: all but Kennel, Mini-warehouses, Veterinary clinic w/outdoor kennels.

\* Indicates deviation from “H” central business district

# Uses and Regulations

## Permitted uses (cont.)

- Vehicle Sales and Service: all but Mobile home or manufactured housing sales, Recreational vehicle (RV) sales/service, Towing yard, Truck stop w/fuel, Vehicle junkyard, Vehicle steam cleaning.
- Industrial uses: not allowed but Printing or publishing, Rubber stamp manufacture, and **Brewery, distillery or winery\***
- Transportation: Passenger station.
- Waste Related: Recycling collection facility (Special Exception).
- Wholesale Trade: Wholesale office or sample room.
- Agricultural: Gas drilling and production, Urban agriculture, Community garden.
- Accessory Uses: Satellite antenna, Storage or display outside.
- Temporary Uses: Amusement, outdoor (temporary) w/CUP, Batch plant (temporary) w/CUP, Mobile vendor fresh market, Trailer portable sales, Vendor (food and transient) non-potentially hazardous food, Vendor (food and transient) potentially hazardous food.

\* Indicates deviation from “H” central business district

# Uses and Regulations

## Regulations (main)

- No Density Cap
- No Parking Requirements
- Adhesion to the Mixed Use/“H” subdivision ordinance

| Central Business Peripheral (“HP”) District |   |
|---|---|
| Front yard                                  | None required   |
| Rear yard                                   | None required   |
| Units per acre                              | No restriction  |
| Units per building                          | No restriction  |
| Side yard                                   | 5 feet minimum adjacent to residentially zoned lot, none otherwise; if provided, side yard must be 3 feet minimum |
| Height                                      | 10 stories with height bonus* (unrestricted in “H”)   |

\* Indicates deviation from “H” central business district

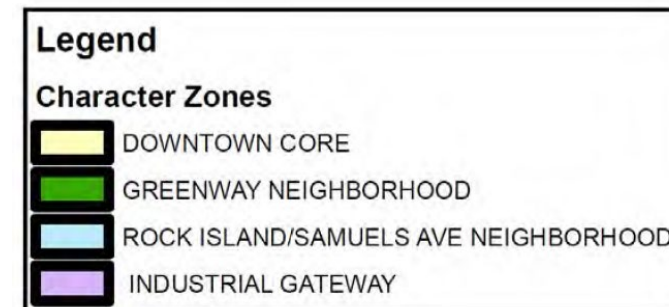
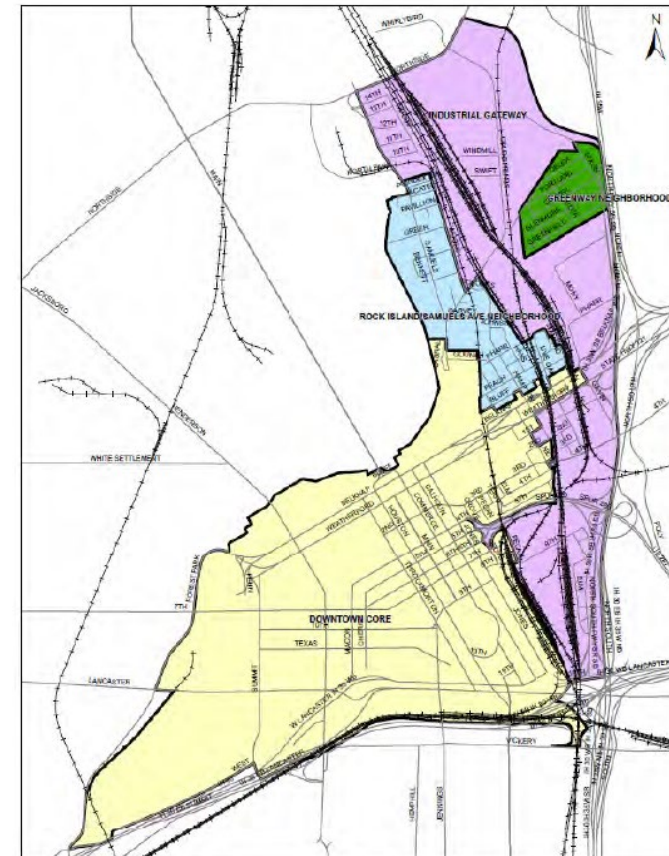


# Uses and Regulations

## Downtown Urban Design Standards and Guidelines (DUDSG)

There are no changes, at this point, in the applicability of the DUDSG. Specifically to the three “HP” areas:

- Samuels Avenue/ Industrial gateway.  
**Applies** (Industrial Gateway, Rock Island, and Downtown Core)
- Parkview Area. **Applies** (Downtown Core)
- Butler Place. **Does not Apply**



## 6- Process

- Community Meeting
- DAC – Infill Subcommittee
- Development Advisory Committee
- Downtown Design Review Board
- Zoning Commission
- City Council

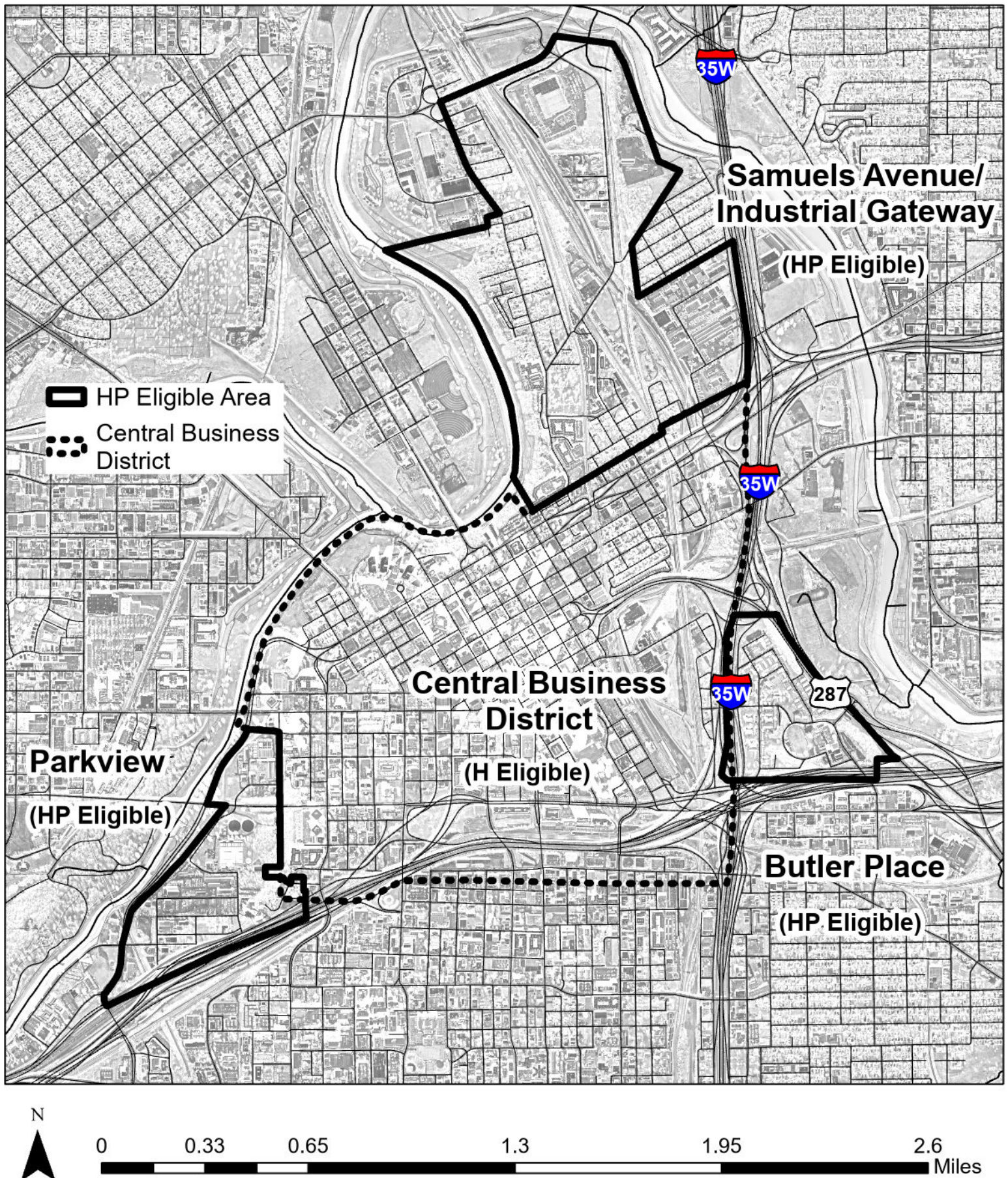
# Thank you!

## (Q&A)

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[daniel.leal.p@fortworthtexas.gov](mailto:daniel.leal.p@fortworthtexas.gov)  
817-392-6214

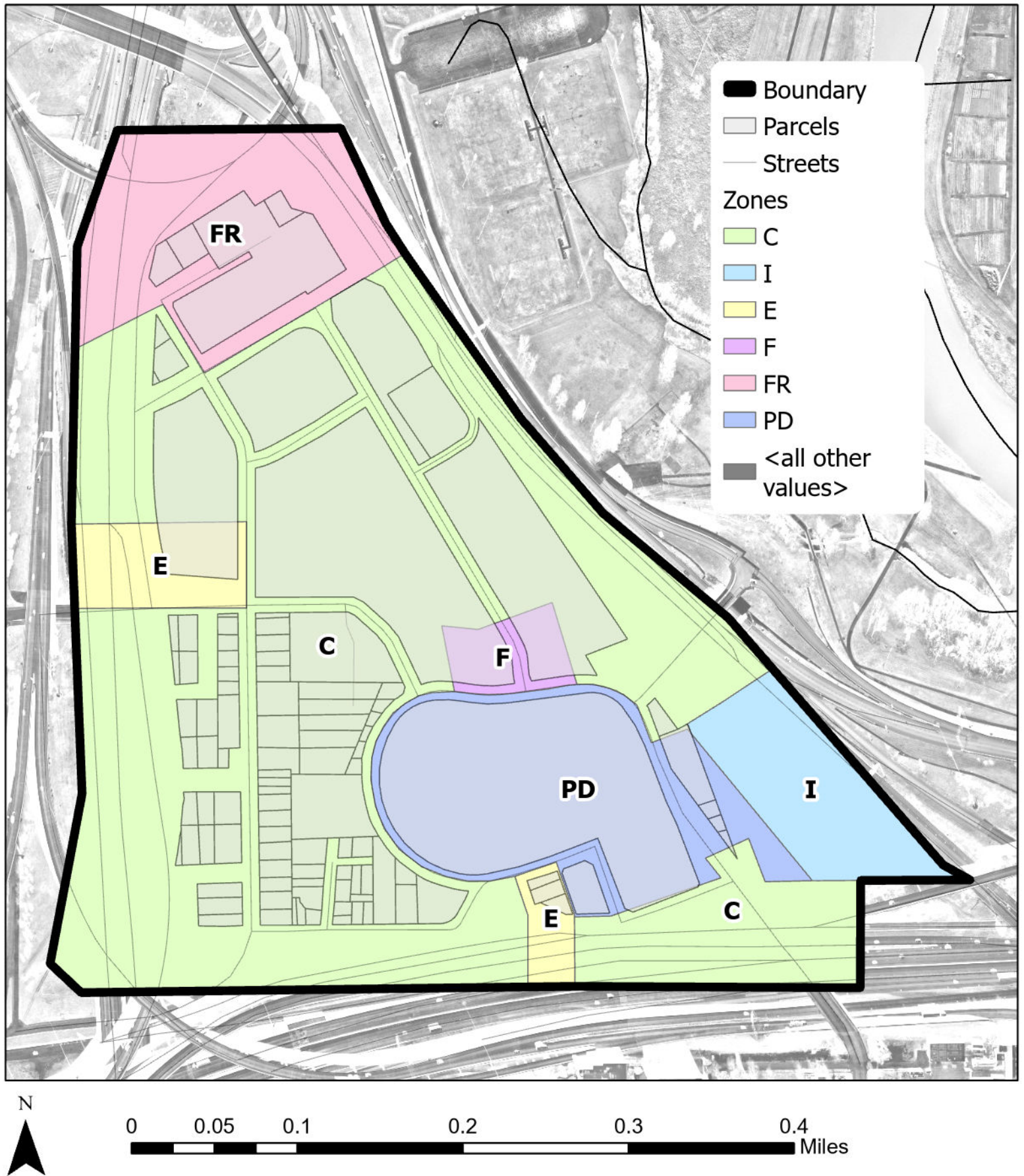


# HP Eligible Zones

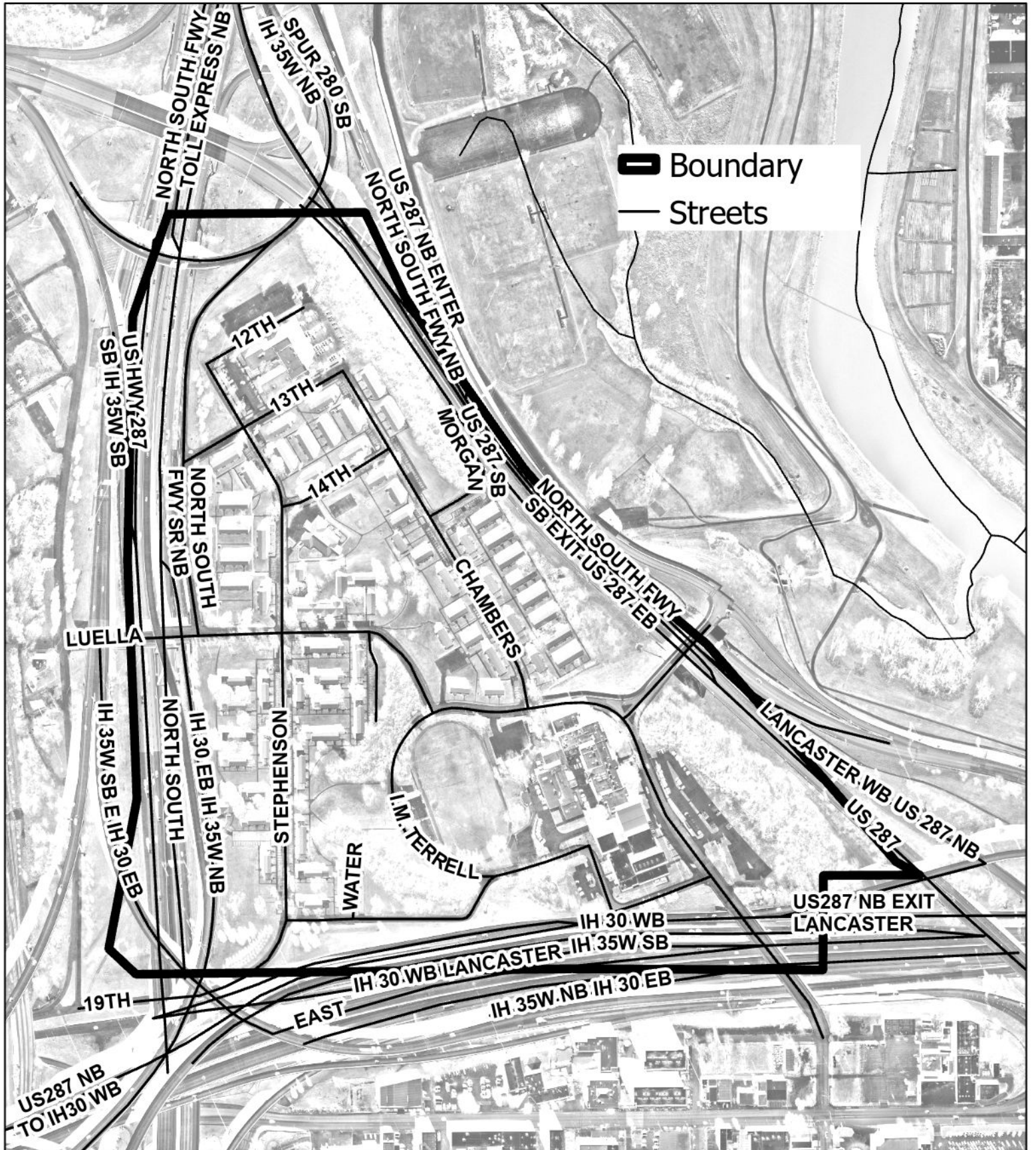




# Butler Place HP Eligible Area with Zones and Parcels

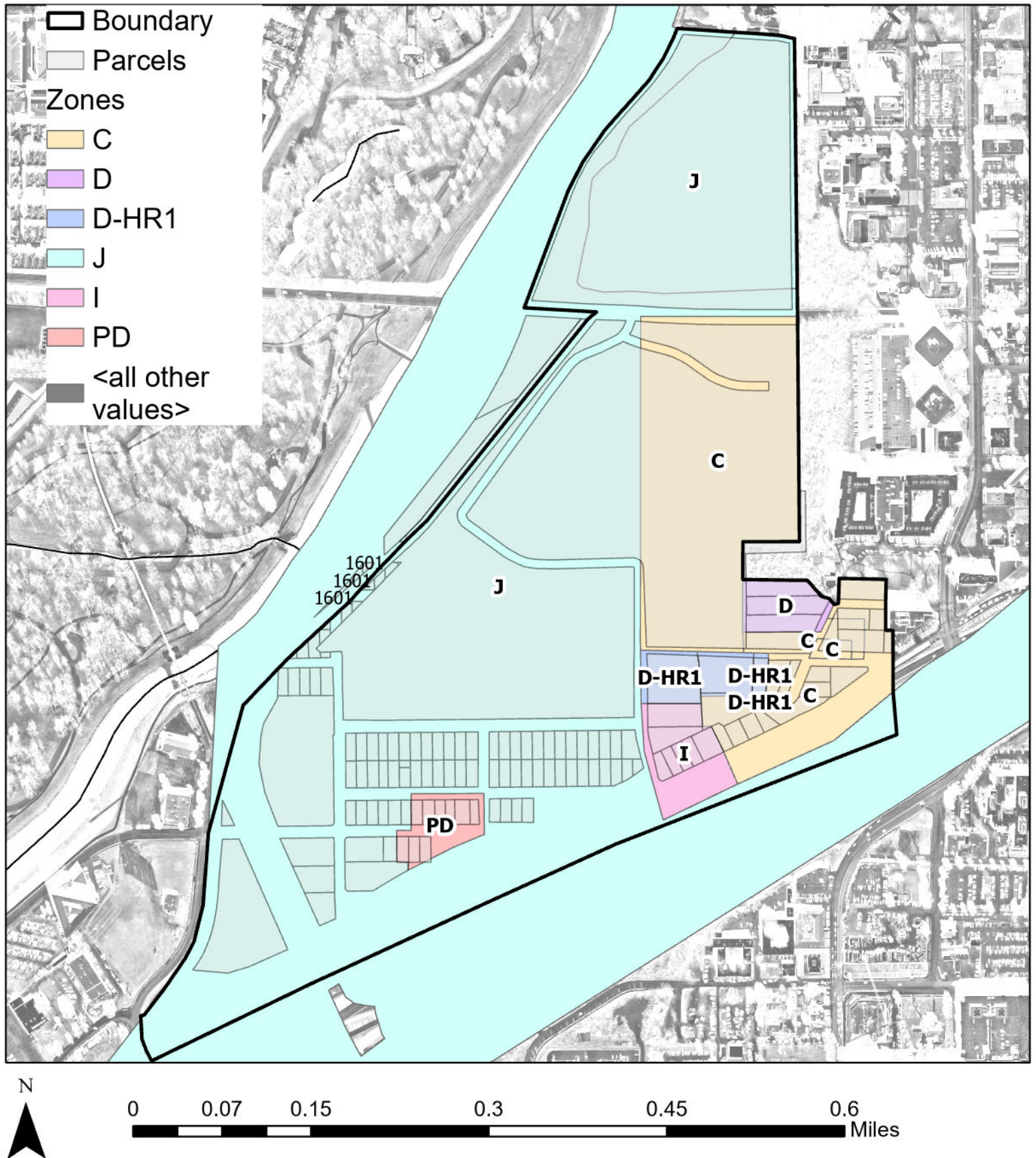


# Butler Place HP Eligible Area Streets

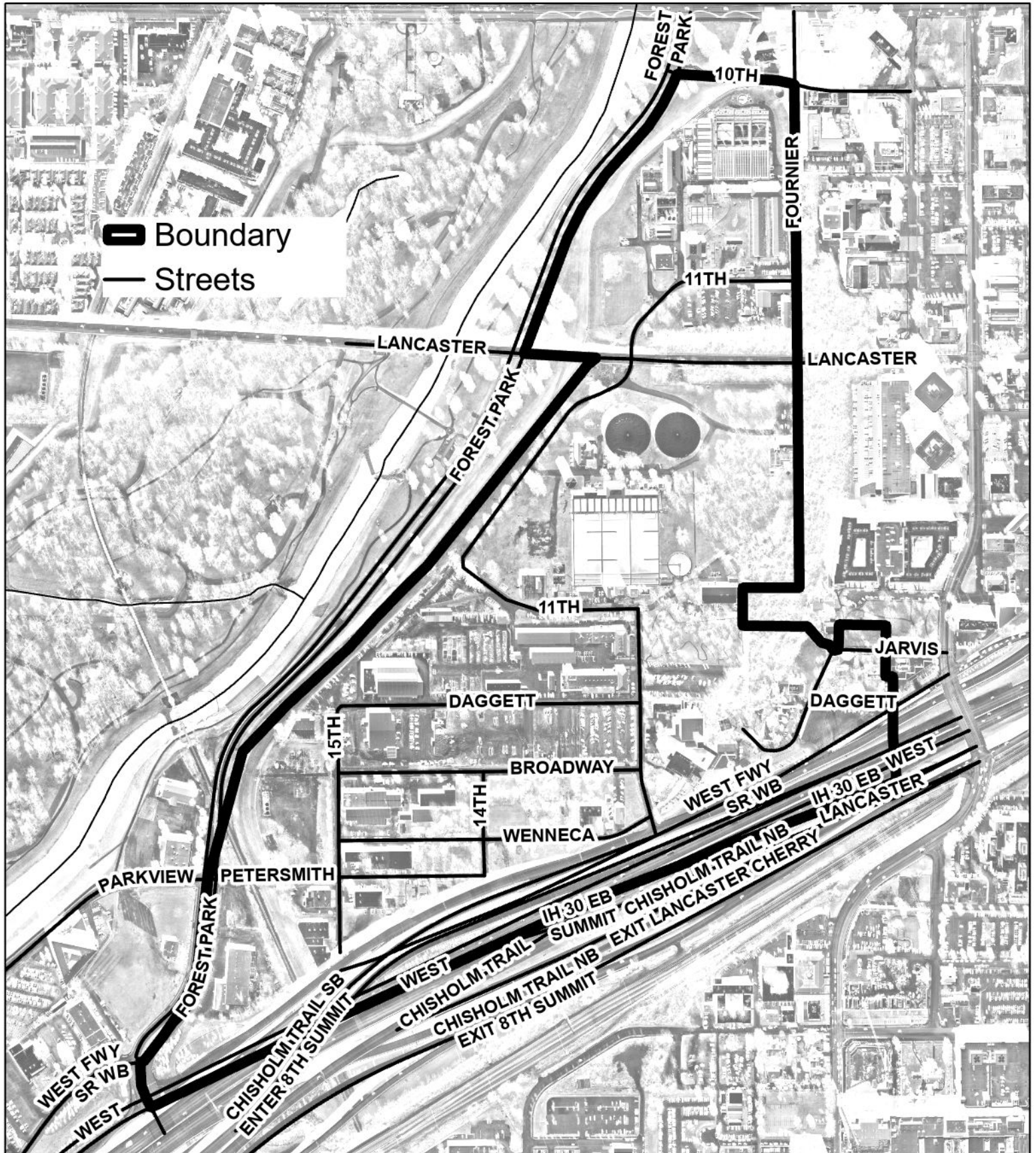




# Parkview HP Eligible Area with Zones and Parcels



# Parkview HP Eligible Area Streets



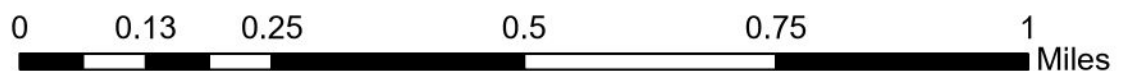
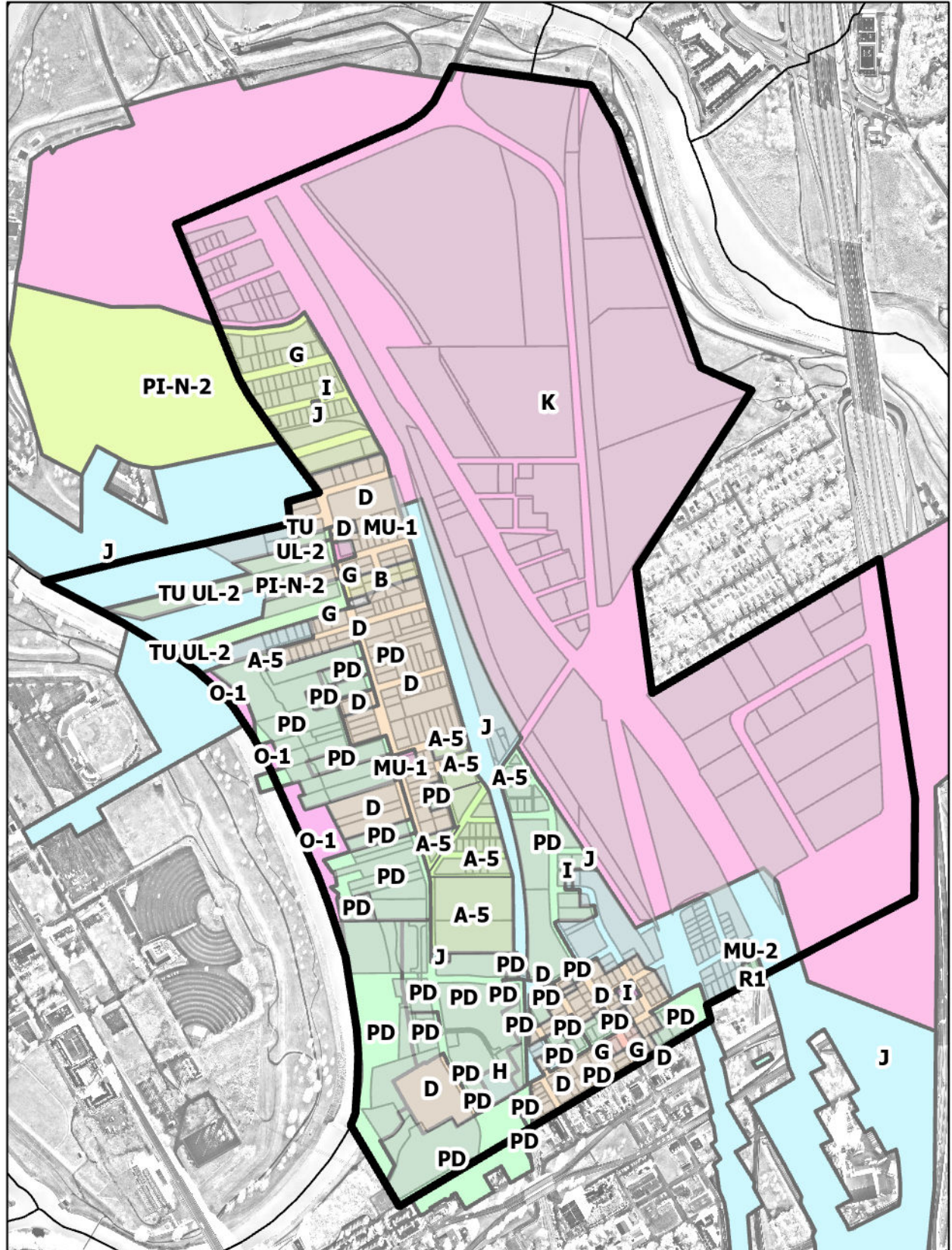
N

0 0.07 0.15 0.3 0.45 0.6 Miles



# Samuels Avenue/ Industrial Gateway HP Eligible Area with Zoning and Parcels

-  Boundary
-  Parcels
- Zones**
-  A-5
-  B
-  CF
-  D
-  G
-  H
-  I
-  J
-  K
-  MU-1
-  MU-2
-  O-1
-  PD
-  PI-N-2
-  R1
-  TU UL-2
-  <all other values>





# Samuels Avenue/ Industrial Gateway HP Eligible Area with Streets

