

Can They Build That Here? Zoning 101

Arty Wheaton-Rodriguez, Planning Manager
CFW Development Services Department

Agenda for Today

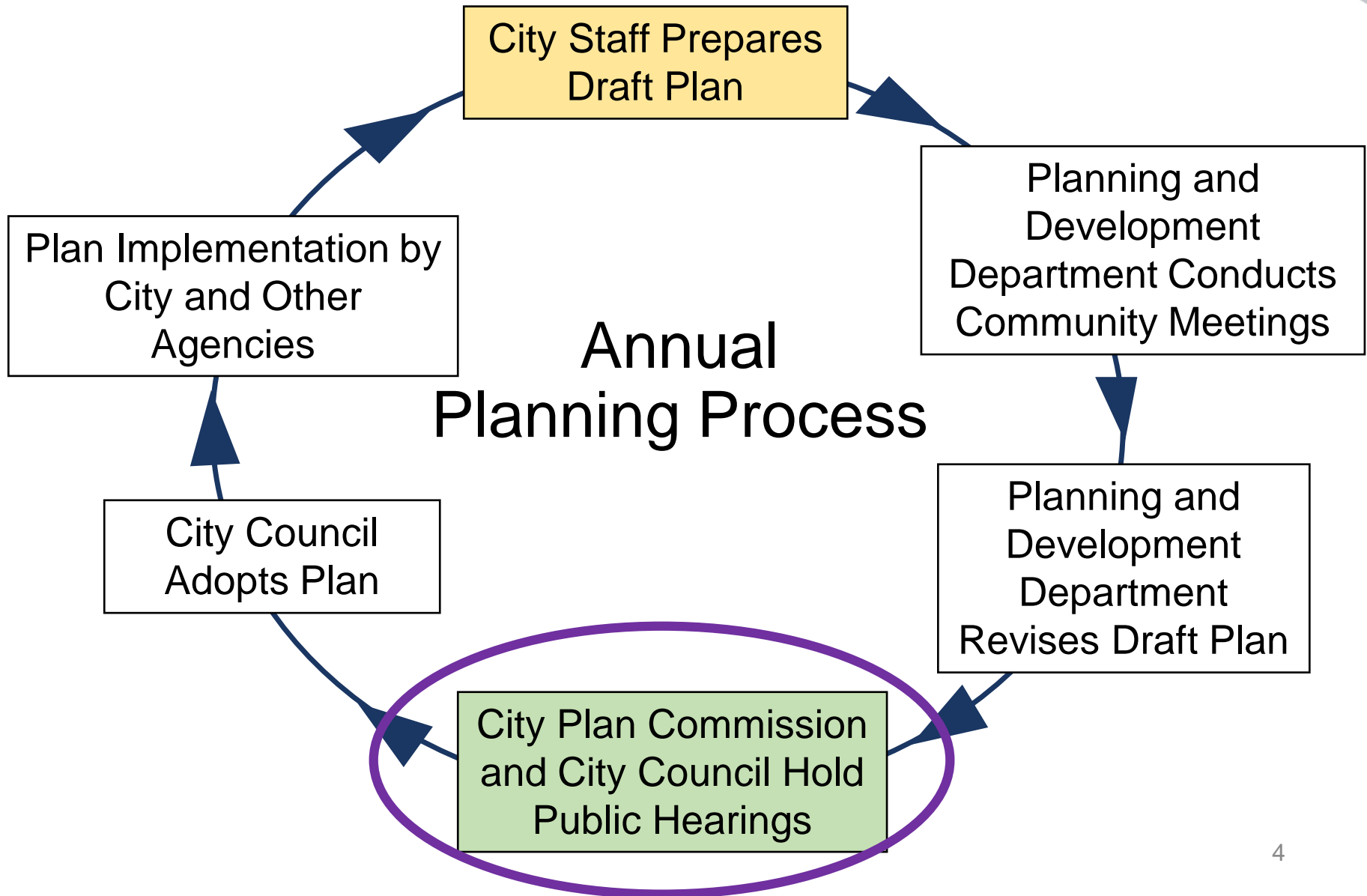
1. The Comprehensive Plan, Future Land Use Map, and the relationship to Zoning
2. The zoning process including zoning districts and notifications and presenting during the hearings
3. The development process, development rights, and public input
4. Introduction to Missing Middle Housing

What is the Comprehensive Plan?

- A **general guide** for making decisions about the City's growth and development.
- Presents a **broad vision** for Fort Worth's future and describes major policies, programs, and projects to **realize that vision**.



[View the Comprehensive Plan](#)





City of Fort Worth

2020

COMPREHENSIVE PLAN



Comprehensive Plan Table of Contents

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5. Housing
6. Parks and Community Services
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22. Development Regulations
23. Financial Incentives
24. Annexation Policy
25. Intergovernmental Cooperation

APPENDICES

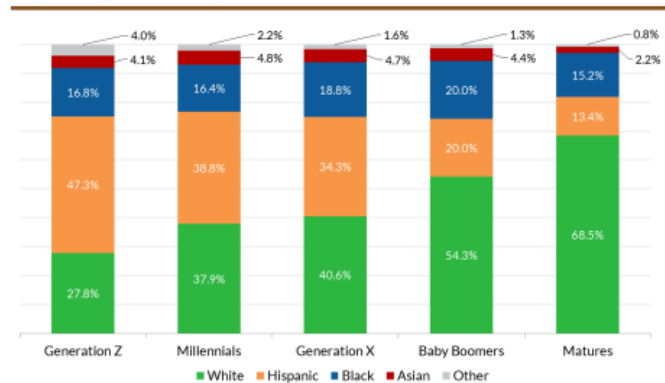
- A. Existing Plans and Studies
- B. Population Projection Methodology
- C. Sector Land Use Policies
- D. Funded Capital Improvements
- E. Unfunded Capital Improvements
- F. Annexation Plan, Policy and Program
- G. Conservation and Reclamation District Policy
- H. Tax Abatement Policy Statement

GLOSSARY

Trends Chapters: Updated Data in Infographic Layout

- Population Trends
- Economic Trends
- Financial Trends

RACE BY GENERATION



Source: U.S. Census Bureau, 2017 American Community Survey 1-Year Estimates

INFLOW/OUTFLOW FOR CITY OF FORT WORTH - 2017



HOUSING PREFERENCES

Development patterns, since about 1950, have preferred strictly single-family homes or large multifamily complexes creating a large physical, social, and economic gap in housing choices. Smaller homes and multifamily dwellings are less costly to rent, purchase, and maintain for consumers. Historically, the limitations to smaller scale multifamily housing included zoning barriers, difficult financing, and the production scale not being as profitable as large multifamily or single-family developments.

Changing market demands for walkable, compact communities can be addressed by providing smaller scale multifamily housing projects, dispersed within and compatible with single-family housing. Walkable, compact communities provide common destinations within walking and bicycling distance, increasing transportation choices.

MISSING MIDDLE HOUSING TYPOLOGIES



Copyright: 2015 Opticos Design, Inc.

[CLICK HERE FOR MORE INFORMATION](#)

MARKET SUPPLY & DEMAND

Community Preferences

1 in 5

Number of respondents that prefer to live in an attached home in a walkable community versus living in a detached home in a conventional neighborhood.

Source: National Association of Realtors, 2017 Community and Transportation Preferences Survey

Increased Quality of Life

88%

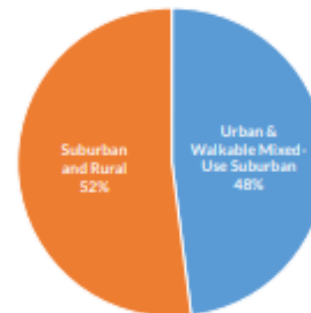
Percent of respondents that agree that there are places to walk to nearby, and also report that they are more satisfied with their quality of life.

Deciding Where to Live

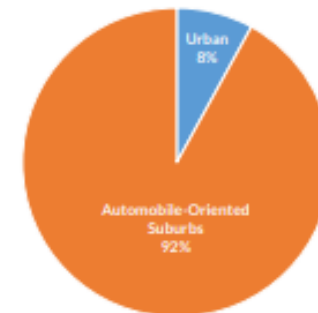
70%

Percent of respondents that said that walkability, a short commute, and proximity to highways are important when deciding where to live.

WHERE DO PEOPLE WANT TO LIVE?



WHERE DO PEOPLE LIVE IN FORT WORTH?



Source: National Association of Realtors Community Preference Survey, 2011.

BENEFITS OF MIXED-USE AREAS

Urban Villages and Mixed-Use Growth Centers support the concept of sustainable development, seeking to balance access, mobility, affordability, community cohesion, and environmental quality.

The potential benefits of mixed-use growth centers include:

- Additional economic development opportunities
- Protection of single-family neighborhoods
- Development of multifamily housing at appropriate locations
- Convenience for residents and workers
- Reduced reliance upon automobile usage
- Efficiency in the provision of public facilities and services
- Protection of the environment
- Improved health due to increased opportunities for pedestrian and active transportation activities
- Creating a sense of place; fostering community

Return on Public Investment

Prioritizing development within mixed-use growth centers is critical to building a financially sustainable future. Urban infill development uses existing public infrastructure (roadways, water, and sewer) making it less expensive to build and maintain the development long-term. Population density, encouraged by mixed-use centers, allows for the efficient use of public services (police, fire, public transportation); which improves quality of service while reducing expenditures. Overall, mixed-use growth centers and urban villages generate more tax revenue than they consume through use of city services and infrastructure.

CORE PRINCIPLES OF MIXED-USE DEVELOPMENT

Connected Development

vs. Disconnected Development



Compact development allows for a more efficient use of land, natural resources, and existing infrastructure.

Integration of Land Uses

vs. Separation of Single Land Use



A mix of uses increases economic and community vitality, and reduces the need to travel longer distances for everyday needs.

Pedestrians, Bikes, and Public Transit

vs. Only Automobiles



Active transportation alternatives are healthier for residents and cleaner for the environment.

Street-Facing Buildings

vs. Buildings Facing Parking Lots



Buildings set close to the street define the public realm and engage with citizens.

ZONING FOR MIXED-USE AREAS

Mixed-use, multifamily, and commercial zoning classifications are most desirable for mixed-use areas because they provide the density of jobs and residential units needed to create a vibrant urban sense of place. Townhouse, duplex, and similar residential zoning classifications are usually acceptable in appropriate locations on the periphery of the mixed-use core.

Urban Residential (UR) Zoning

The City's Urban Residential (UR) zoning classification provides an appropriate transition zone between higher and lower density residential areas. Inappropriate zoning districts for Urban Residential:

- Single-family Residential (less than four units per acre)
- Industrial
- Agricultural

Form-Based Codes

A form-based code is a land development regulation that uses physical form as the organizing principle for the code. A form-based code differs from a conventional zoning regulation by allowing a mixture of appropriate uses within a single district or building. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Form-based codes are usually implemented as component of a community-sponsored regulating plan that designates the appropriate form and scale of development within a specific area.

The City of Fort Worth has adopted the following form-based districts:

- Camp Bowie District Inc.
- Berry/University Form-Based Code District
- Stockyards Historic and Form-Based Code District
- Near Southside
- Trinity Lakes

APPROPRIATE ZONING CLASSIFICATIONS FOR MIXED-USE GROWTH CENTERS

ZONING CLASSIFICATION	USUALLY ACCEPTABLE	MOST DESIRABLE	
		COMMUNITY	REGIONAL
AG	NO	NO	NO
CF, PD	YES	NO	NO
A-5, A-7.5, A-10, A-21, A-43, A-2.5A	NO	NO	NO
AR, B, R1, R2	YES	NO	NO
CR, C, D, UR	YES	YES	YES
ER, E	YES	YES	YES
MU-1	YES	YES	YES
FR, F, G	YES	NO	YES
MU-2	YES	YES	YES
H, NS, PI, CB, BU, TL, SY*	YES	YES	YES
I, J, K	NO	NO	NO

*H, NS, PI, CB, BU, TL, and SY are only allowed in Downtown, Near Southside, Panther Island, Camp Bowie, Berry/University, Trinity Lakes, and the Stockyards, respectively.

MIXED-USE ZONING WITHIN URBAN TRANSECT

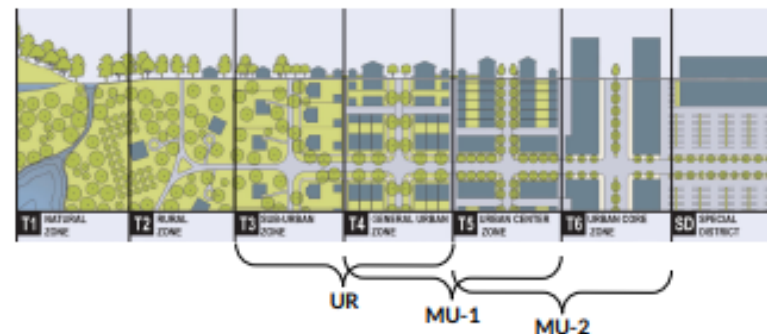


Image Source: Congress for the New Urbanism

MEDICAL INNOVATION DISTRICT

Fort Worth has the Dallas-Fort Worth metro area's single largest concentration of medical jobs. As a result, the recently developed TCU-UNTHSC School of Medicine is opening a new set of opportunities for innovation. The district benefits from proximity to Downtown and growing urban vitality along the Magnolia Avenue corridor and South Main Street. These elements—concentrated employment, proximity to medical research, and connections to dynamic neighborhoods and amenities—constitute many of the ingredients necessary to establish a formal “medical innovation district” that can fuel citywide growth.

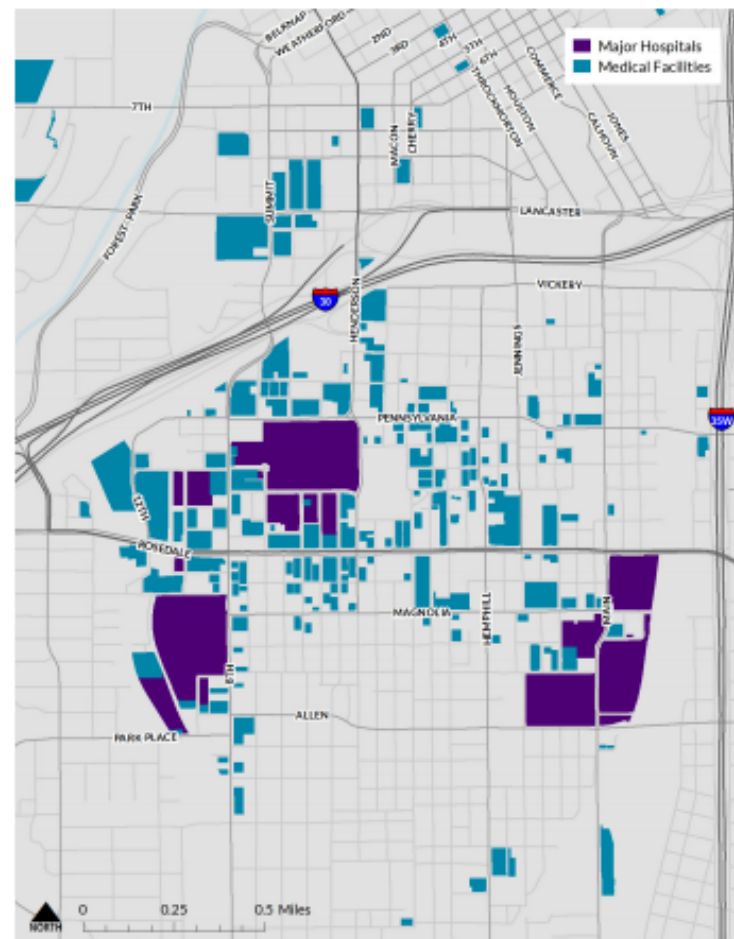
A formal “medical innovation district” designation, as proposed by the Economic Development Strategic Plan, would start with additional public investments to enhance walkability and pedestrian connectivity, as well as support broadband that creates extended connectivity across all devices, both wired and wireless. It would also involve the creation of incentives for talent recruitment (e.g., a nationally recognized life sciences researchers) that would advance the district and attract additional research staff. Establishing the district formally will also provide opportunities to generate national attention about the district and to invite outside organizations to evaluate the area and uncover strategies for accelerating its development.

Medical innovation districts also have the potential to act as magnets for talent. As a result, these districts tend to favor locations with dense activity in a mixed-use environment. The mixed-use environment surrounding Fort Worth's medical district represents a major advantage and opportunity for the city versus other districts in the state and beyond.

Affiliated Medical District Institutions

- Baylor Scott & White All Saints Medical Center
- Texas Health Resources Harris Methodist Hospital
- UT Southwestern Moncrief Cancer Institute & Monty and Tex Moncrief Medical Center
- Cook Children's Health Care System
- Medical City Fort Worth
- JPS Health Network
- Texas Christian University
- University of North Texas Health Science Center
- TCU-UNTHSC School of Medicine
- Texas Wesleyan University
- University of Texas at Arlington

MEDICAL FACILITIES



Source: City of Fort Worth, 2018

2017 STRATEGIC PLAN

COMPREHENSIVE PLAN | ECONOMIC DEVELOPMENT

The City of Fort Worth chose to devise its first economic development strategic plan. Working with TIP Strategies (an economic development consultant), the City of Fort Worth has engaged the business community and local stakeholders to create a strategic framework to guide the City's economic development activities for the next five years.

VISION

"To compete successfully on the national and international stage for creative, high growth businesses and the talented individuals who fuel them."

GOALS

ECONOMIC DEVELOPMENT "THREE CS"

- 1 COMPETITIVENESS
- 2 CREATIVITY
- 3 COMMUNITY VITALITY

1 ESTABLISH FORT WORTH'S COMPETITIVE EDGE

- **Brand & Image.** Elevate the profile of Fort Worth at the regional, national, and international levels.
- **Marketing & Target Industry Recruitment.** Attract new investments and businesses into the community, focusing on target industries that align with Fort Worth's assets.
- **Business Retention & Expansion (BRE).** Improve the competitiveness of existing businesses and help them remain and grow in the community.
- **Workforce & Industry Partnerships.** Expand collaboration between employers and training providers to address the needs of local industries and build a pipeline of talent to fuel future business growth.

2 BECOME A HUB FOR CREATIVE BUSINESSES

- **Near Southside Medical Innovation District.** Enhance and expand the Near Southside's role as a medical innovation district and position it to become the most livable medical district in the US.
- **Entrepreneurship.** Build on the dynamic environment that embraces and fuels high-growth business in Fort Worth. Ensure that expanding startups see the city as hospitable to their continuing growth.
- **Broader Promotion of the Arts.** Expand the connection between the arts community and tech entrepreneurs as well as established businesses.
- **Establish a "Futures Forum" at the City.** Create a formal working group, led by the mayor, that addresses city issues from a "futures perspective." Implicit in this initiative is the recognition that major public investments, from transportation to water to energy, can be a significant stimulus for economic development.

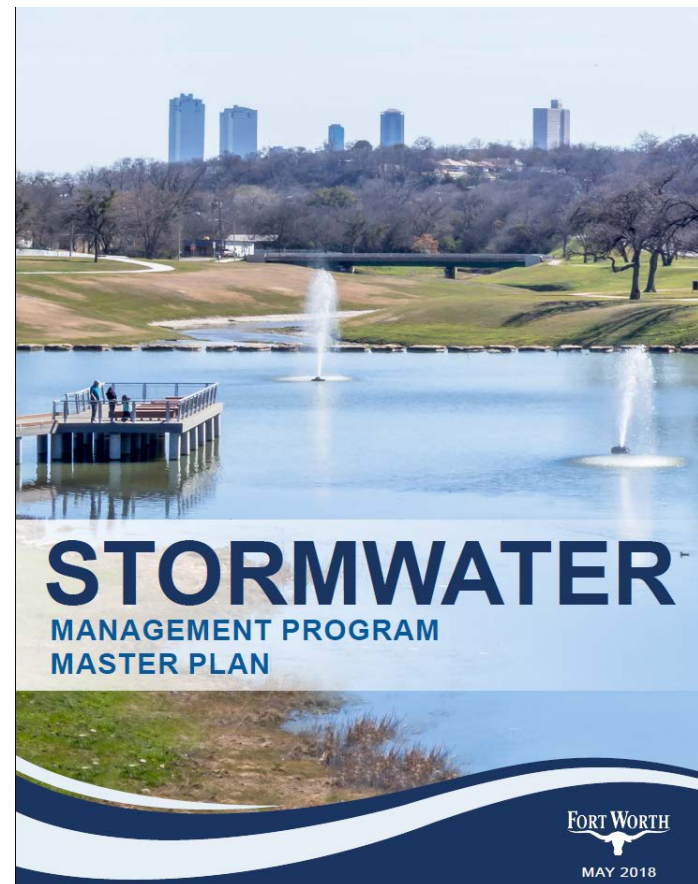
3 ENSURE COMMUNITY VITALITY

- **Downtown Fort Worth.** Accelerate downtown Fort Worth's emergence as the premier mixed-use business district in Texas.
- **Neighborhood Alignment.** Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.
- **Small Business Support.** Restructure small business assistance based on a communitywide audit.

[CLICK HERE FOR MORE INFORMATION](#)

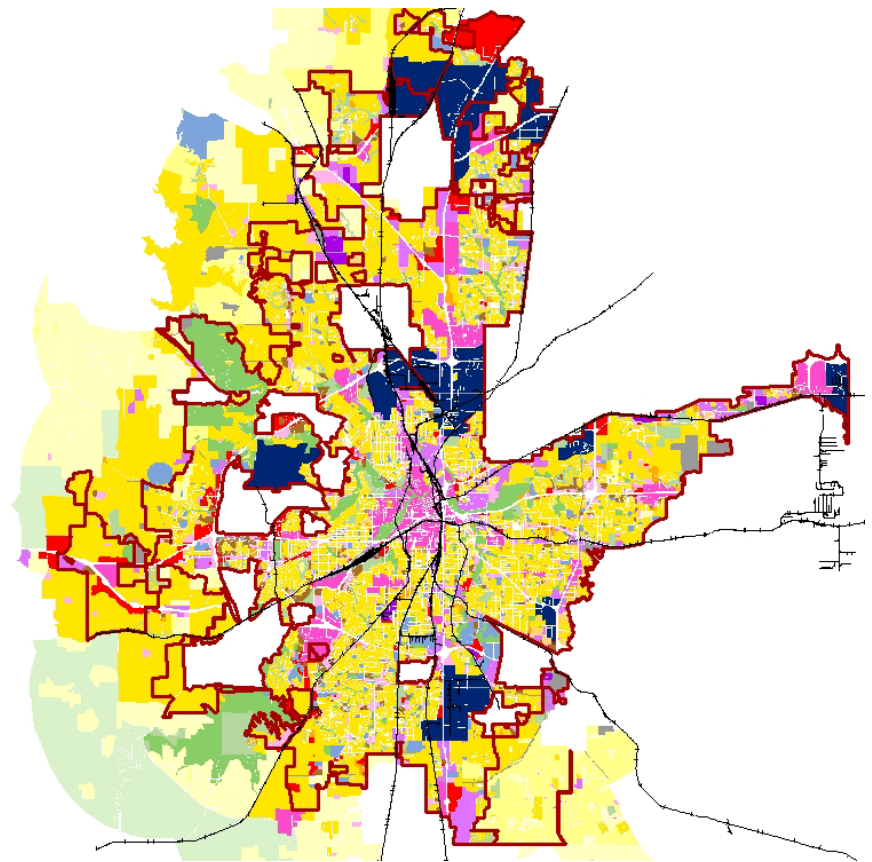
Appendix A: Incorporate new Plans and Studies

- Fort Worth Affordable Housing Strategic Plan
- Stormwater Management Program Master Plan



Appendix C: Update Future Land Use Map

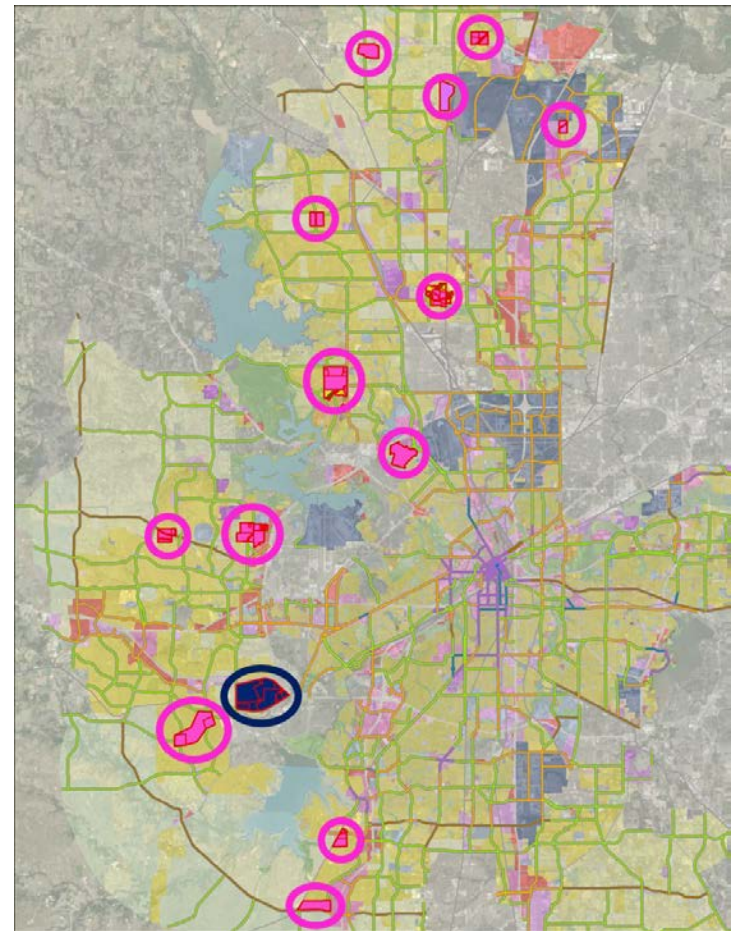
- Zoning reports evaluate the **consistency** with existing land use and **conformity** with the future land use map.
- Staff provides an **analysis** on whether the proposed use is appropriate for the area.
- Several **new mixed use** areas have been identified on the west and northwest to encourage new development forms.



Appendix C: Update Future Land Use Map

Change future land uses to establish new **Mixed-Use Growth Centers** and an **Industrial Growth Center** in developing areas:

- Accommodate **greater housing options and market changes** in suburban areas
- Provide for **walkable activity centers**
- Provide for **new industrial growth** on highways and rail line

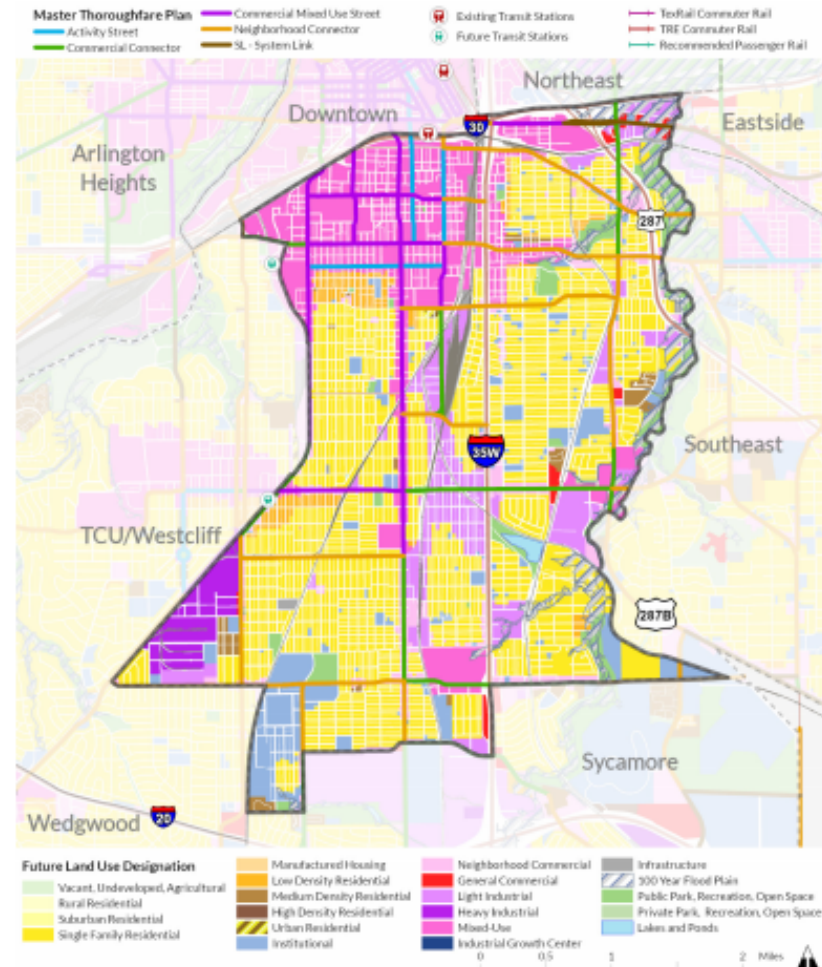


Planning Sector Maps

SOUTHSIDE SECTOR FUTURE LAND USE

Sector Land Use Policies

1. Promote transit-oriented development (TOD) around the planned Medical Center and TCU/Berry TEX Rail stations.
2. Encourage redevelopment of the South Main, Hemphill/Berry, Evans & Rosedale, Berry/Riverside, and Near East Side Urban Villages consistent with their urban village plans.
3. Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
4. 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.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Seek to expand West Berry Street urban design initiatives to other commercial districts within the sector.
7. Encourage infill of compatible housing.
8. Attract high quality freeway commercial development along the interstate highways.
9. Promote adaptive re-use of older buildings and the renovation of existing multifamily units.
10. Encourage the enhancement of the educational training complex at Morningside and Briscoe schools.
11. Reinforce medical institutions by providing opportunities for expansion.
12. Encourage office and high density residential uses which will support area commercial uses.
13. Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.



Staff Contact

Eric Fladager

817-392-8011

Eric.Fladager@FortWorthTexas.gov

What role does Zoning play?

Future Land Use Plan:

Establishes the type of **development** that is most appropriate or preferred for the property

Considers **site characteristics**

Transportation, utilities, surrounding existing uses, market

Gets reviewed and updated **annually**

Through Comprehensive Plan process

Zoning:

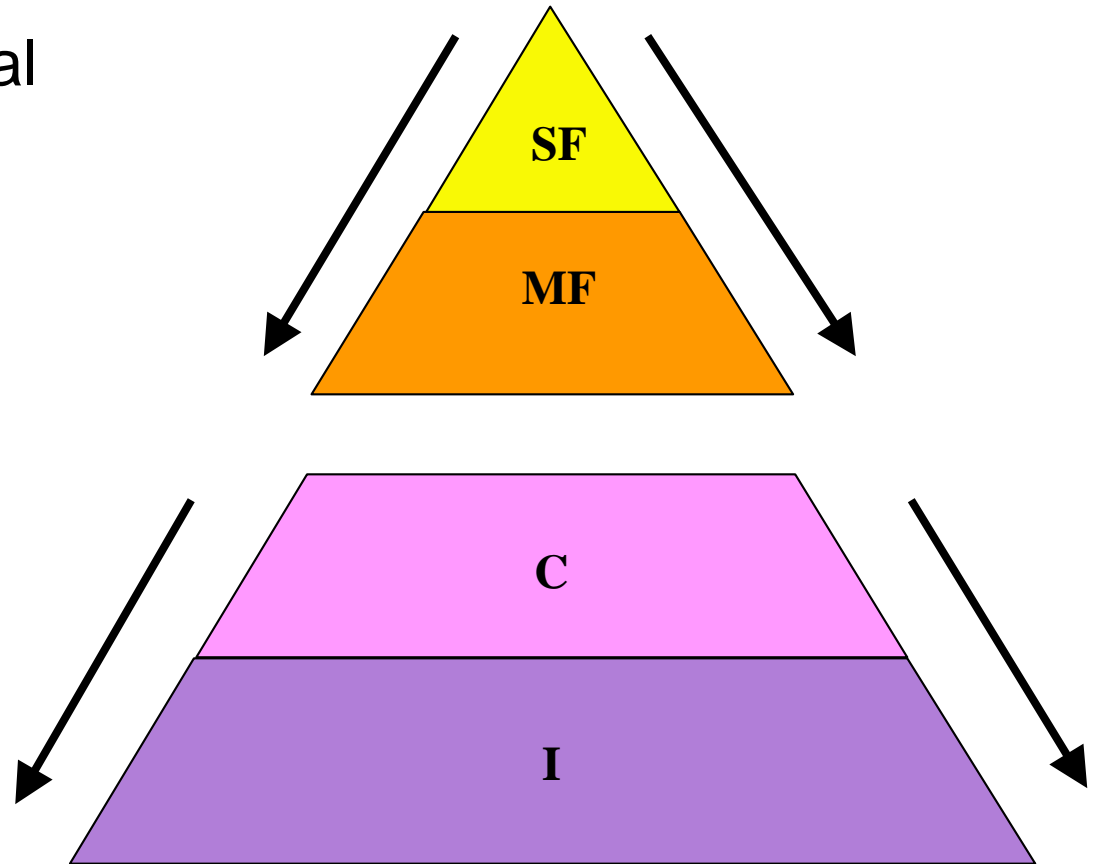
Implements the Future Land Use Plan

Regulates **land use** and the effect on adjacent uses

Regulates lot size, setback, height, parking, landscaping, signage, etc.




Partially Cumulative Zoning

Lower density residential uses are allowed in residential districts cumulative and commercial and industrial uses are cumulative, but residential uses are not permitted in non-residential districts.







What do the district letters mean?

Single family residential districts =

-  **A-5, A-7.5, A-10, A-21, A-3, A-2.5, AR** Number indicates maximum lot size: A-5 = 5,000 sf lots, A-10 = 10,000 sf lots etc.
-  **B** Two Family district = attached and detached duplexes on one lot
-  **R1** Zero Lotline and **R2** Townhouse

Multi family residential districts =


-  **CR** Low density: (16 un/ac),
-  **C** Medium Density (24 un/ac),
-  **D** High Density (32 un/ac)
-  **UR** Urban Residential = (40+ un/ac) form-based, multifamily only

What do the district letters mean?

Commercial districts =

 **ER, E** Neighborhood Commercial

 **FR, F, G** General and Intensive Commercial

Industrial districts =  **I** Light Ind.,  **J** Medium Ind.,  **K** Heavy Ind.

Special Purpose Districts =

 **AG** Agricultural




 **CF** Community Facilities

 **MH** Manufactured Housing

 **PD** Planned Development Often used to **add a use** to any base district or **change the development standards**. Also required for certain uses.

What do the district letters mean?

Mixed Use/Form Based Code

-  **H** Downtown
-  **MU-1** Low Intensity Mixed Use (uses based on E Commercial)
-  **MU-2** High Intensity Mixed Use (uses based on I Light Industrial)

Form Based Code Districts – Area Specific Mixed Use Codes

-  **PI** Panther Island (former Trinity Uptown)
-  **NS** Near Southside
-  **CB** Camp Bowie (south of I-30)
-  **TL** Trinity Lakes (E Loop 820 at Trinity)
-  **BU** Berry/University
-  **SY** Stockyards

Overlay Districts

Overlays are regulations in addition to the base zoning district.

- Historic Overlay
 - Demolition Delay **DD**
 - Historic or Cultural Landmark **HC**
 - Historically Significant Endangered **HSE**
- Airport Overlay **AO**
 - Including NAS Compatible Use Zone **CUZ**
- **TCU** Residential Overlay
- Design Districts
 - Downtown **DUDD**
 - **I-35** N Design Overlay
- Conditional Use Permit **CUP**
- **Stop Six** Overlay

What are the zoning district regulations?

- The entire zoning ordinance is quite large – over 500 pages.
- Each zoning district has a page with basic setbacks and other standards.
- Allowed uses can be found in the **use charts**.
- The ordinance also has supplemental standards, mostly when commercial or industrial is adjacent to residential.

[Zoning Code Link](#)

4.901 Neighborhood Commercial ("E") District

A. Purpose and Intent

The purpose of the Neighborhood Commercial ("E") District is to provide areas for neighborhood-serving commercial, institutional and office uses.

B. Uses

1. In the Neighborhood Commercial ("E") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.
2. Limitations on Commercial Development in "E" District.
Retail stores with a footprint exceeding 60,000 square feet are prohibited.

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the Neighborhood Commercial ("E") District shall be as shown in the accompanying table.

Neighborhood Commercial, "E" District	
Front Yard*	20 feet minimum
Rear Yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 60 feet. The Urban Design Commission must approve the design of all Stealth Telecommunication Towers. Telecommunication Towers are permitted to a height of 45 feet as a Special Exception approved by the Board of Adjustment.

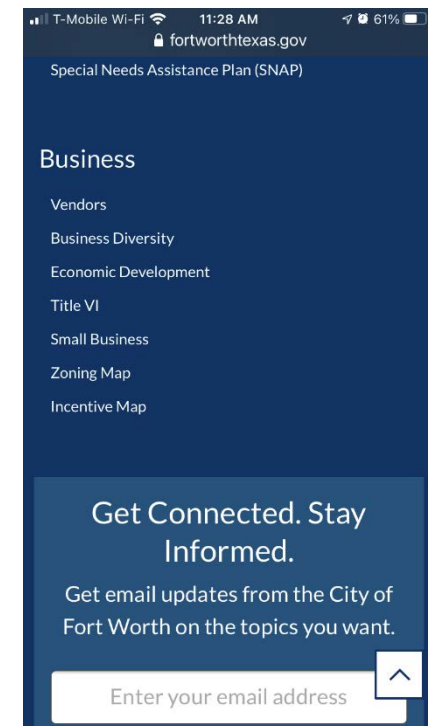
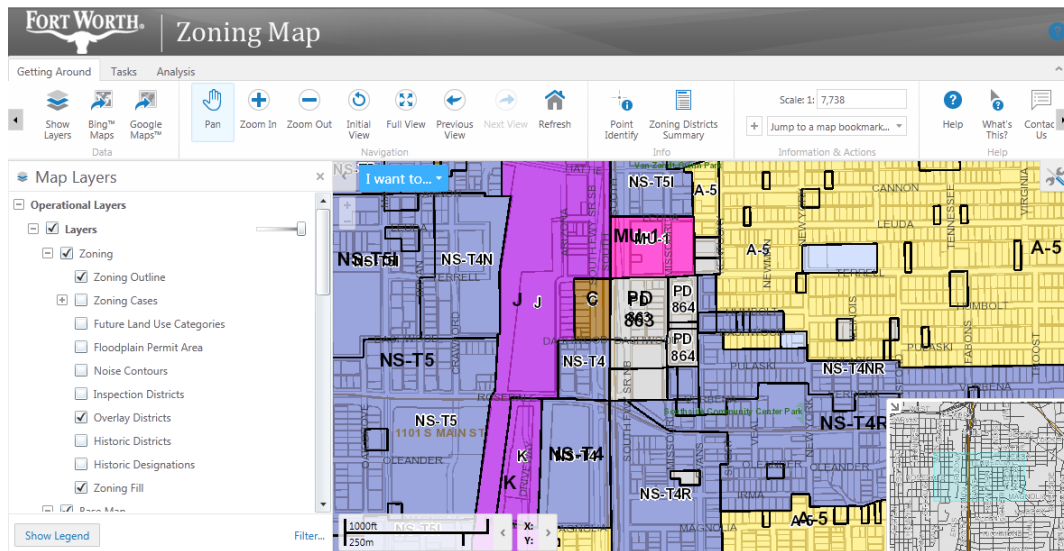
Notes: * Additional setback may be required refer to 'Development Standards, Chapter 6.300 Bufferyard and Supplemental Building Setback'. **May be subject to projected front yard (Section 6.101F)

D. Other Development Standards

Development in the Neighborhood Commercial ("E") District may be subject to a variety of general development standards, including, but not limited to:

1. **Off-Street Parking and Loading.** Commercial buildings require one space per 250 square feet. Office or professional buildings require one space per 400 square feet. Restaurants require one space per 100 Square Feet of gross floor area. For further details, other uses, and loading areas, refer to 'Development Standards, Chapter 6.200 Off Street Parking and Loading'.
2. **Landscaping and Buffers.** Generally, ten percent of net site area. Refer to 'Development Standards, Chapter 6.300 Landscaping, Buffers, and Urban Forestry'.
3. **Signs.** Refer to 'Development Standards, Chapter 6.400 Signs'.
4. **Outdoor Storage or Display.** Limited outdoor storage or display may be permitted. Refer to 'Supplemental Use Standards, Chapter 5.306 Storage or Display in Commercial Districts, Outdoor'.
5. **Metal Buildings.** The exterior metal walls of the front and any sides of a building facing a public street that will be constructed with metal cladding as the primary siding material shall not be constructed with exposed fasteners on more than fifty (50%) percent of the building. All buildings with metal siding shall have at least two exterior architectural features for articulation, such as front porches, gables, awnings, or other exterior siding

How do I find out what a property is zoned?



1. Web Map: [map link](#)
2. E-mail zoninglanduse@fortworthtexas.gov
3. Call 817-392-8028

Planned Developments “PD” Districts

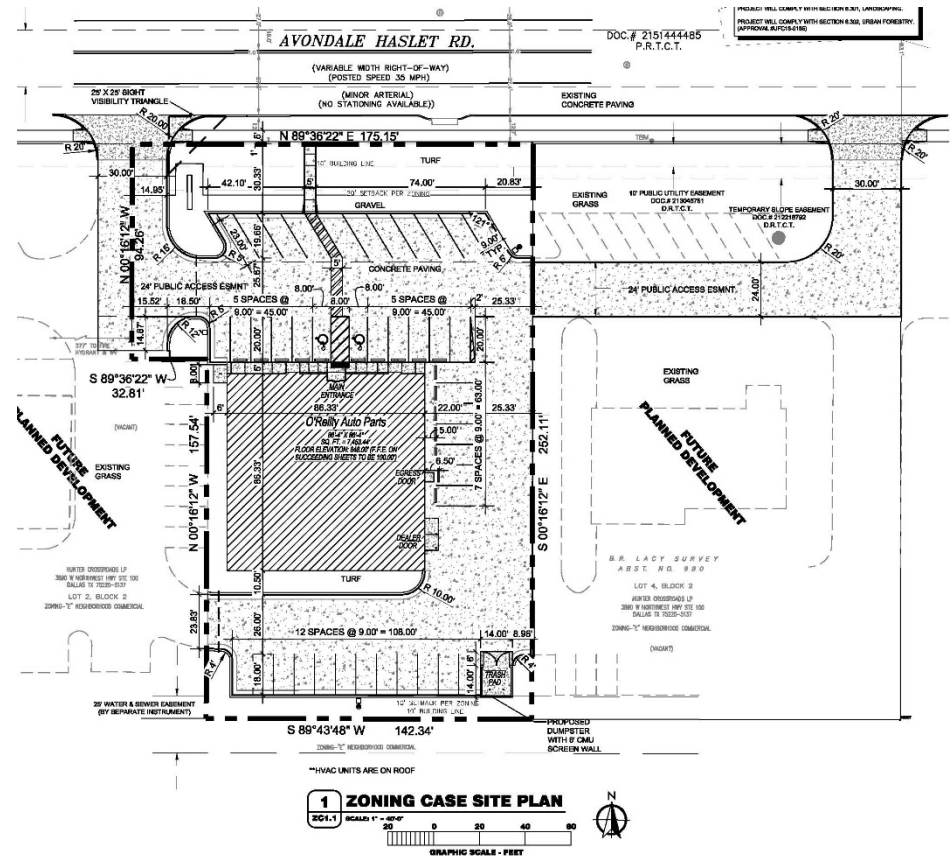
Is a zoning district change, not an overlay - cannot revert

Mixed use, single family, multi-family, commercial or industrial uses

Provides details and allows additional restrictions

Site specific – based on site plan

Site provides control over use, height, materials, signage, fencing/buffering, landscaping, etc.



Re-zoning Process

1. Applicant submits an **application** with the legal description. We always recommend the applicant contact the neighborhood and Council office if needed, especially if it is a difficult case.
2. City **emails courtesy notices** within the first week to registered organizations within ½ mile.
3. Staff reviews case and **legal notice is mailed** to property owners within 300 ft. 10 days before hearing. A sign is placed on the property.
4. A **Public Hearing** is held at the **Zoning Commission**, 2nd Wednesdays at 1 p.m. **All persons may speak in favor or in objection**, especially those owning adjacent properties. 5 minutes for applicant, 7 for opposition, 2 for rebuttal.
5. A **Public Hearing** is held at **City Council** meeting. Zoning cases are typically heard the first meeting of the month, Tuesdays at 7 p.m. **All people may speak again in favor or in objection**. The Ordinance is adopted or denied in one reading.

What do I do with the Courtesy Neighborhood Notification?



COURTESY NOTIFICATION OF PUBLIC HEARING

PUBLIC HEARING TIMES AND DATES: Zoning Commission: 10:00 a.m., Wednesday, January 14, 2015
 City Council: 7:00 p.m., Tuesday, February 3, 2015
*Quarter registration fees must be turned in by 5:00 p.m. For more information regarding registration fees, please contact the Planning & Development Department at 817-392-8028.

LOCATION: COUNCIL CHAMBER, 2ND FLOOR, NORTH END OF CITY HALL
 1500 TROCKMORISON ST., FORT WORTH, TEXAS, 76102

A zoning change has been requested for the property shown in a heavy outline on the map on the next page of this notice. You are not required to attend this meeting and the City is neither requesting nor demanding the property referenced in this notice.

You are being notified because you are listed as an organization located within a 1/4 Mile of the proposed change according to the Neighborhood Database. The purpose of this notice is to provide you with an opportunity for public comment. You may: 1) take no further action; 2) attend the public hearing to present your voice and opinions or just merely to observe the proceedings or; 3) provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case.

Approval or Denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning case. You are welcome to attend the Council meeting where this case will be heard.

If you desire to comment on this case, please return the form below with any additional written correspondence. An e-mail reply will also be accepted. Responses must be received in writing for your opinion to be counted. Please send your response by the Monday before the hearing by 6:00 a.m. Address all correspondence to:

Chair of the Zoning Commission
 c/o Planning & Development Department
 City Hall
 1000 Trosdenman St.
 Fort Worth, Texas 76102
 E-mail: zoning@cityofwfort.com

For more information? Please contact:
 Phone/Tel/Fax: 817-392-8028
 Fax: 817-392-7020
 E-mail/Correo electronico:
zoning@cityofwfort.com

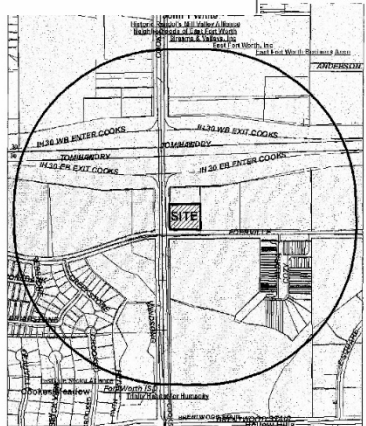
<p>ZC-14-171</p>		
<p>Applicant: Cooks Tarrant 11.7</p>	<p>Address: 7501 Cooks Ln</p>	<p>Council District: 5 - Gyna Elyssa</p>
<p>Current Zoning: "C-1" Intensive Commercial</p>	<p>Proposed Zoning: "D-1" Plan & Develop</p>	<p>Proposed Use: Hotel</p>
<p>Organizations Notified</p>		
<p>John T White Pharmacy Plus Cooks Meadow</p>	<p>Neighborhoods of East Fort Worth Historic Tarrant and Valley At Once East Fort Worth Business Assn</p>	
<p>Tarrant Special Alliance Tally Ho! Call for Hospitality FortWorthBio</p>	<p>St. Marks & Valley Hg. East Fort Worth, Inc.</p>	

Organization: _____ Oppose:
 Please indicate how convenient for you to attend (circle one) or how often you will attend (circle one)
(See map on page 2 of this notice for more information)

Support:

Signature of Representative/Date _____ Printed Name of Representative _____

ZC-14-171



- **Distribute the information to your membership.** Request concerns or comments be returned to you or us a.s.a.p. in writing. E-mail is ok.
- **Discuss at your neighborhood meeting** if scheduled before Zoning Commission or Council hearings.
- **Clearly define major concerns** about the proposal. If applicable, be prepared with examples of why this may not be a good fit for your area.
- **Avoid emotional, vague, unsubstantiated reasons.** These may include: will increase the crime rate, bring “those people” into our neighborhood, will increase traffic. These are good reasons only if they are accurate and supported by facts.



What should a property owner do with their individual notification?



NOTICE OF PUBLIC HEARING

PUBLIC HEARING TIMES AND DATES: Zoning Commission: 10:00 a.m., Wednesday, January 14, 2015
City Council: ** 7:00 p.m., Tuesday, February 03, 2015

**Speaker registration forms must be turned in by 6:45. You may also register to speak before the meeting online at fortworthtexas.gov or by calling 817-392-6130. Para español llame a este numero 817-392-8028.

LOCATION: COUNCIL CHAMBER, 2nd FLOOR, NORTH END OF CITY HALL
1000 THROCKMORTON ST., FORT WORTH, TEXAS, 76102

A zoning change has been requested for the property shown in a heavy outline on the map on the back of this notice. You are not required to attend this meeting and the City is neither purchasing nor developing the property referenced in this notice.

You are being notified because you are listed as the owner of property located within 300 feet (Usted ha sido notificado porque figura como titular de una propiedad ubicada dentro de 300 pies) of the proposed change according to the appraisal district. The purpose of this notice is to provide you with an opportunity for public comment. You may: 1) take no further action; 2) attend the public hearing to present your views and opinions or just merely to observe the proceedings or; 3) provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case.

The requested zoning district(s) listed at the top of the map indicates the zoning district(s) which would apply to the property if the zoning were to be approved. A summary of the City's zoning classifications and related general land uses are attached for your information.

IF YOU ARE THE APPLICANT, YOU MUST BE PRESENT OR REPRESENTED BY AN AGENT AT THE HEARING. Failure to do so may result in possible Commission recommendation of denial of this case.

Approval or Denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning case. You are welcome to attend the Council meeting where this case will be heard.

If you desire to comment on this case, please return the form below with any additional written correspondence. An email reply will also be accepted. Responses must be received in writing for your opinion to be counted. Please submit your response by the Monday before the hearing by 5:00 p.m. Address all correspondence to:

Chair of the Zoning Commission
c/o Planning & Development Department
City Hall
1000 Throckmorton St.
Fort Worth, Texas 76102

For more information / Para mas informacion:
Phone/Telefono: 817-392-8028
Fax: 817-392-7526
E-mail/Correo electronico:
Zoninotanduse@fortworthtexas.gov

Name of Property Owner _____ Oppose _____
Address within area _____ Support _____
Case No. ZC-14-171 Case Name Cooks/Tarrant 11.7 JV

Attach an additional page for more space if needed.

Signature of Property Owner _____ Date _____

- Property owners who receive notification by mail **can either: ignore the notice, send in the bottom of the sheet with input, and/or attend meetings.**
- To be counted, all comments **must be in writing** to staff. We cannot take anything by phone.
- Concerns or comments must be returned to staff by **3 p.m.** the Monday before the meeting.
- If more than 20% of property owners within 200 ft. of subject are in written objection, approval requires a **supermajority vote.** (7 of 9 Council members)

What do I do at the public hearings?

- Choose a **spokesperson**. If you are the president, identify yourself as such. If not, let the Commission know that the president asked you to speak. If you're only speaking for yourself, that's important too.
- Take a deep breath. The round configuration of the Chambers can be intimidating.
- Be **brief and concise**. Make your points quickly, leaving time to expand on your most important ideas.
- Quickly explain **how the organization** came to the position; through polling, show of hands, committee or simple consensus.
- If you are in objection, keep in mind that time is limited: Zoning Commission allows only **seven (7) minutes** for opposition total and Council is 3 minutes per person.


** Please note that the **sign up deadline to speak at a Council hearing is now 5 pm** the day of the meeting. Make sure to sign up online starting the Friday before. **


What do I do at the *virtual* public hearings?


- Sign up to speak as early as possible (the agenda is published on the website with the registration link on the Friday before the meeting).
- Provide the case number in the applicable field, if you do not have it, provide your address so we can properly identify what case you want to speak on.
- Provide a good phone number to be reached if there is an issue.
- Be **brief and concise**. Make your points quickly, leaving time to expand on your most important ideas.
- If you are in objection, keep in mind that time is limited: Zoning Commission allows only **ten (10) minutes** (2 minutes per person) for opposition total and Council is 3 minutes per person.

** Please note that the **sign up deadline to speak at a Council hearing is now 5 pm** the day of the meeting. Make sure to sign up online starting the Friday before. **

Meeting Information

 [View the posted docket.pdf](#) (PDF, 16MB)

Need to speak at the Zoning Commission Hearing?  Download a speaker card (PDF, 48KB), fill it out and bring it to the meeting.

Get the meeting procedures.  Download a copy (PDF, 23KB)

Proposed Text Amendments



Estimated dates are subject to change.

- Create Near Southside subzones “NS-T4H and NS-T4HN” and provide for development standards

Zoning Commission date: Dec. 9, 2020

-  [Text Amendment](#) (PDF, 22KB)
-  [Exhibit A, Development Standards and Guidelines](#) (PDF, 7MB)
-  [Exhibit B.19, Hemphill Expansion Map](#) (PDF, 204KB)
-  [Exhibit B.20, Near Southside Subzone Maps](#) (PDF, 415KB)
-  [Exhibit C, Section 4.407 Land Use Tables](#) (PDF, 176KB)

Options for City Council Motions for Zoning Cases

The City Council has the below alternates for findings:

1. **Approve** as recommended;
2. **Deny with prejudice**; no new applications of like nature shall be accepted within a period of twelve (12) months. Also applies when the applicant has withdrawn his proposal after Zoning Commission recommendation of Denial;
3. **Deny without prejudice**; no one year wait period;
4. **Continue** case to future hearing date; re-send notices if necessary;
6. **Return (remand) to Zoning Commission** for rehearing.

What about Variances or Special Exceptions?

- Requests that do not comply with Zoning Ordinance **standards** must go through the variance process. Special Exceptions may be granted for **certain uses** determined to need individual notification, review and approval. (Example: junkyards)
- Variances must be based on a **hardship** of the property, such as lot size, tree or other impediment.
- **Courtesy notices** are sent to registered organizations within ½ mile.
- **Legal notice** is provided to property owners within 300 ft. and a **public hearing** is held by either the Residential or Commercial Board of Adjustment.
- Both are quasi-judicial boards, meaning all appeals must be directed to district court.

Pre Development Process

- Intended for developers/builders
- Provides an opportunity for **cursory review** of a project
- Voluntary, Free 30 minute meeting
- **Highly recommended** during the Due Diligence period
- Gain **basic feedback** on requirements including platting, zoning, fire, streets, water, sewer, Stormwater
- Gives a good idea of the **cost** to develop a parcel, especially before it is purchased
- Between staff and the owner/developer/ representatives;
not a public meeting or hearing

Development Process

- Zoning change, if not in right district for use
- Platting, if not platted. Several studies required:
 - Storm Water (iSWM) study
 - Traffic study if over a threshold
 - Consider connectivity, compliance with zoning district
 - infrastructure requirements including easement widths and locations
- Public facility plan review (streets, utilities) ,bonds, and construction inspection
- Permit review – building, zoning, fire, water, health, etc.
- Transportation Impact Fees paid at permitting if applicable

Public Involvement During Development

- Applicant/builders are allowed to **build per the zoning district and the building code** given they meet the requirements. No public notice will be given.
- The applicant may but is not required to make adjustments based on public input received through independent communication.
- Any item that **does not meet development standards** will have to go through the hearing process. Zoning/BOA/Platting provides notice, mailed (300 ft.) and emailed (to neighborhoods)
- Other items such as drainage, roads, fees, etc. must be met and are not subject to public input.

Missing Middle: Mixed Residential

Realization that people don't want to live in apartments but want to live in **lively, walkable** areas in units they can **afford**.

Affects young people such as new college graduates, the aging, and **in between**.

Not based on density (units per acre), but instead **form, scale, and design** so that housing is appropriate to the units around them

Examples include 2-8 unit buildings such as cottage courts, courtyard apartments, carriage houses – not “tiny houses”



- **Questions?**
- **Comments?**

Zoning Arty Wheaton-Rodriguez 817-392-6226
arturo.wheaton-Rodriguez@fortworthtexas.gov

To Contact the Zoning Section: 817-392-8028
or zoninglanduse@fortworthtexas.gov