

Como Conservation District

Draft Design Guidelines Presentation and Update

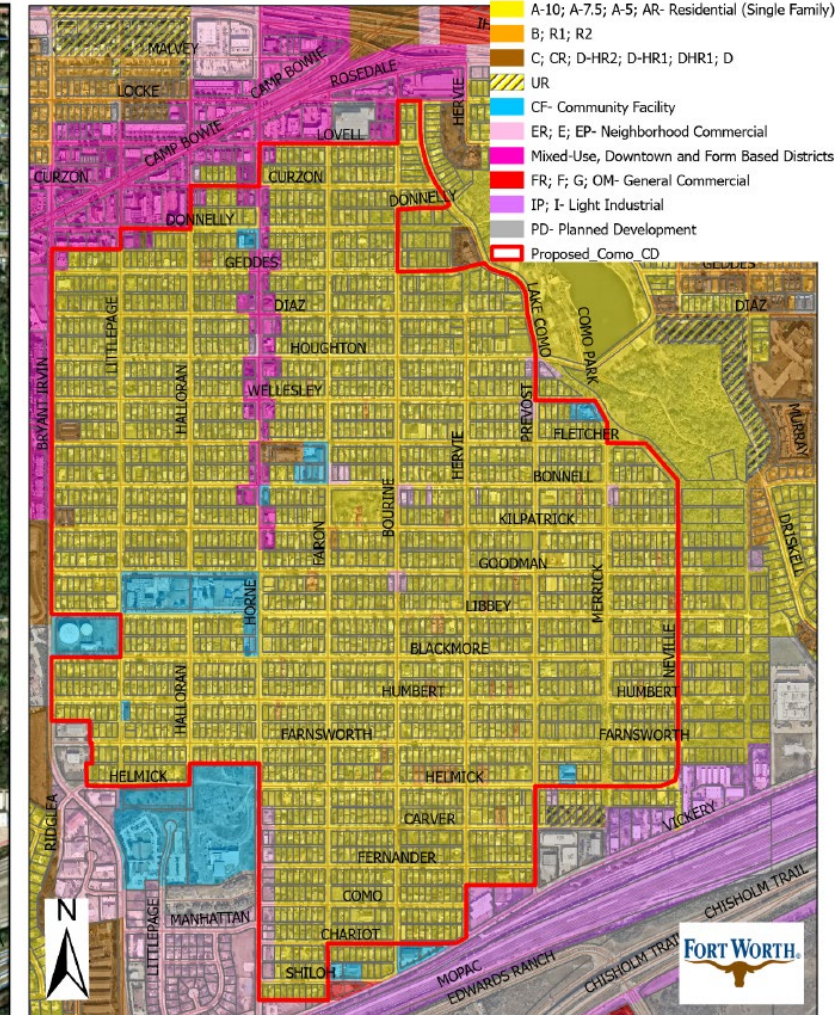
February 5, 2026

Engagement so far...

Event	Location-Purpose
August 7, 2025 – City/Como NAC Meeting	Introduction of Conservation District
August 11, 2025 – Online Survey	Survey distributed to a wide audience for additional input
August 23, 2025 – Community Meeting	Como Community Center – Gather general input from residents about concerns in the neighborhood
October 2, 2025 – Councilmember Town Hall	Como Community Center – Provide residents an opportunity to share concerns raised in August to City of Fort Worth Departments
October 6, 2025 – Information Meeting	Como Community Center – Provide additional information on Conservation District
November 22, 2025 – Focus Group Meeting	Como Community Center – Gain input on new construction and existing homes to refine draft ordinance
December 6, 2025 – Focus Group Meeting	Como Community Center – Overview of draft ordinance to refine document
December 16, 2025 – Focus Group comments	Como Community Center – Overview of Draft ordinance and refine document
February 5, 2026 – Public meeting and open public comments	Como Community Center – Present design guidelines

Proposed Boundary

- A little over 2,300 parcels
- Consistent development patterns with mostly Craftsman and Minimal Traditional architectural styles



Existing Zoning Map

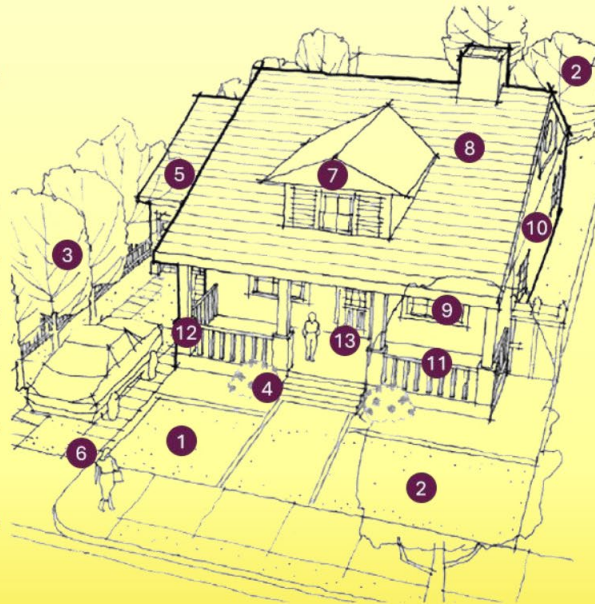
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Why now?

- Development pressures
- NEZ guidelines are OPTIONAL, CD guidelines will be mandatory
- Wish to protect the character and overall look and feel of the historic neighborhood without limiting development

Elements of a Conservation District and Regulations

1. Front setbacks consistent with neighborhood design pattern.
2. Large plant elements placed to help create a sense of separation and privacy.
3. Trees placed to offer a sense of enclosure to the driveway and to separate the curb from sidewalk.
4. Landscaping clearly denotes the entryway to the house.
5. Attached rear garage.
6. Single-width driveway with planting strip at center allowing the yard and driveway to appear more like a garden.
7. Additive elements to the roof respond carefully to the mass and scale of the building.
8. Consistent roof slope and materials of primary roof and secondary elements throughout.
9. Variety of the façade should be generated by the use of simple rectangular windows in traditional configurations.
10. A minimum of two windows provided of at least 8 square feet in size of the secondary side of the house facing a public street.
11. Porches should extend the architecture of the residence.
12. Front porches consistent with the architecture of the house with a minimum 8 feet depth.
13. Front door faces and is clearly visible from the public street.



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VS

Design Guidelines Illustration for Single-Family Buildings



1. Front setbacks consistent with the neighborhood design pattern.
2. Large plant elements placed to help create a sense of separation and privacy.
3. Trees placed to offer a sense of enclosure to the driveway and to separate the curb from the sidewalk with street trees.
4. Landscaping clearly denotes the formal entry to the house.
5. Attached rear garage.
6. Single-width driveway with a planting strip at the center of the drive, allowing the side yard and driveway to appear more like a garden.
7. Additive elements to the roof respond carefully to the mass and scale of the building.
8. Consistent roof slope and materials of primary roof and secondary elements throughout.
9. Variety in the façade should be generated by the use of simple rectangular windows in traditional configurations.
10. A minimum of two windows provided of at least 8 square feet in size on the secondary side of the house facing the public street.
11. Porches should extend the architecture of the residence.
12. Front porches consistent with the architecture of the house with a minimum 8 feet in depth.
13. Front door faces the public street and is clearly visible from the public street.

Como/Sunset Heights

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COMO
NEIGHBORHOOD CONSERVATION DISTRICT



Preservation & Design

Design Guidelines Highlights

Focus on single-family new construction

- Setbacks

- Massing and height

- Scale

- Lot coverage

- Fencing

- Canopy coverage

- Materials and window placement

- Form and lot layout like garage placement

Renovations to Existing structures

- Focus on compatibility with the neighborhood and existing property

- Scale

- Lot coverage

- Fencing



Does NOT include guidelines on large multifamily or commercial style properties

Design Guidelines Highlights

Conservation District Standards: Overview

Regulation Category	Summary
Allowed New Housing Types	A listing of the allowed future housing types, and those not allowed
Renovations to Existing Homes	Must comply with base zoning; new additions must be at the rear
Building Materials	* See more in each section
Setbacks and Yards	Maximum and minimum lot width and size are the same; 50 foot width and 5,000 square feet
Housing Style Variety	Follow the “six-lot pattern rule” to avoid duplication
Tree Planting Requirements	40% canopy coverage goal; specific spacing and species requirements
Garage and Driveway Standards	Rear lot garages or 10 foot setback of garage from front facade; maximum driveway width of 10 feet
Height Standards	28 feet
Window to Wall Ratio	Minimum 20%
Roof Form	Maintaining patterns of roofing styles to comply with neighborhood pattern
Roof Slope Standards	Varies by architectural style; e.g., Tudor: 12:12 – 20:12, Minimal Traditional: 4:12 – 6:12
Porches and Entries Standards	Minimum depth of 6 feet; minimum width of 1/3rd of the front façade
Fencing Standards	Maximum height of 4 feet with 50% open design

Design Guidelines Highlights

Elements of A-5 Zoning that are NOT changing

A-5 Zoning	Current Requirement	Proposed Conservation District Requirement
Purpose & Intent	Provides for single-family detached dwellings on lots with a <u>minimum lot size of 5,000 sq. ft.</u> ; intended to maintain compatible lot sizes and neighborhood character.	Same as base zoning
Maximum Lot Coverage	50% of lot area.	Same as base zoning
Front Yard Setback	20 ft minimum on local streets 15 ft minimum on limited local streets (see § 6.101(d) for yard measurement rules).	Same as base zoning
Side Yard Setback	5 ft minimum for interior lot lines; 10 ft minimum on the street side of a corner lot (see § 6.101 for yard rules).	Same as base zoning
Accessory Structures	Carports/porte-cochères allowed for side, rear, and, in some cases, front yards (see § 5.301 and § 6.101).	Same as base zoning

Design Guidelines Highlights – Architectural Styles

Conservation District Standards: Allowed New Housing Types

Housing types allowed in Como Neighborhood



Minimal Traditional



Folk Victorian



Craftsman



Tudor

Housing types NOT allowed in Como Neighborhood



Contemporary



Neo-Eclectic

COMO

NEIGHBORHOOD CONSERVATION DISTRICT

Design Guidelines Highlights – Garages/Height/windows

Corner Lot Standards:

- Garages must be located at the rear of the lot.
- Garages must be accessed from the side street.
- Garages can be attached or detached.

Interior Lot Standards:

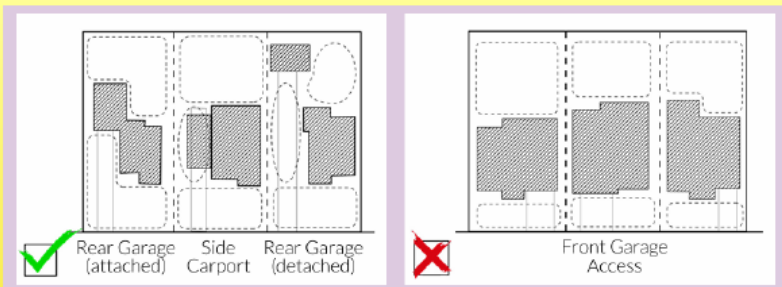
- Must be located at the rear of the lot accessed by a driveway on the side of the lot; or,
- Must be setback a minimum of 10 feet from the front façade of the house. The front façade does not include a porch in front of the front façade.

Alley Access Standards:

- If a lot has access via a paved alley, the garage must be located at the rear of the lot with access from the alley.

Driveway Width and Impervious Coverage Standards:

- **Maximum Width** – 10 feet
- No paving (concrete, asphalt, rock, gravel, etc., allowed outside of driveway and sidewalk.



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Height Standards

- New Construction:
 - 28 Feet Maximum

Window to Wall Ratio Standards:

- The minimum ratio is 20% for each story/floor
 - Plans submitted for permitting must include the accurate calculation on the plan set.
- A door, even if it is glass, can not count in the calculation.



Design Guidelines Highlights – Porches and Fences

Porch Depth Standards:

- Minimum Depth – 6 feet

Porch Width Standards:

- Minimum Width – 1/3rd of the front façade

Gallery and Balcony Standards:

- Front facing second floor galleries and balconies are not allowed.
- Rear facing second floor galleries and balconies are allowed.
- Corner lot side second floor galleries and balconies are allowed.



Front Yard Fence Height Standards:

- Four (4) feet with 50% open design

Rear Yard Fence Height Standards:

- Eight (8) feet

Allowed Material Standards:

- Wood
- Wrought Iron
- Composite

Materials Not Allowed:

- Vinyl
- Chain link
- Metal

Available on Our Website

Please Return Comments by February 28, 2026



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Conservation Districts

What is a Conservation District?



Lake Como Potential Conservation District



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Historic Districts

Historic Home Maintenance and Rehabilitation
Resources

What's next?

Event	Location-Purpose
February 28, 2026 – Deadline for comments	Online
March 2026 – Creation of final design guidelines with consultant	Condense comments with consultant and have final document posted online
March/April 2026 – Resolution to begin application	City Hall to initiate the public hearing processes
April/May 2026 – Zoning Commission Hearing	City Hall to obtain Zoning Commission recommendation
May/June 2026 – City Council Hearing	City Hall to adopt the design guidelines and overlay

****ALL SUBJECT TO CHANGE****

Thank you!

Contact: Preservation and Design Office
in Development Services
817-392-8000 or
DesignReview@fortworthtexas.gov

Lorelei Willett, HPO
Lorelei.willett@fortworthtexas.gov
817-392-8015