

Zoning Overview

Development 101 Workshop

Development 101 Survey

- Let us know your thoughts about the class!

Scan the QR code



OR

use www.surveymonkey.com/r/DEV101



Zoning Overview

- Subject Specialties:
 - Zoning Change
 - Preservation & Design
 - **Break**
 - Downtown Design
 - Mixed-Use & Urban Residential Districts
 - The Board of Adjustment

The Different Roles Of Zoning

Zoning and Land Use

Responsibilities:

- Zoning Change
- Land Use
- Bulk, Mass and Site Aesthetics

Preservation & Design

Responsibilities:

- Historic Preservation Program
- Urban design and form-based code districts
- Commission administration

Downtown Design

Responsibilities:

- Design review
- Board administration
- Community engagement

Mixed-Use Districts

Responsibilities:

- Design Review
- Prepares written reports to Boards
- Public Approvals Process

The Board of Adjustment

Responsibilities:

- Exceptions for Certain Structures
- Zoning Standards Waivers
- Quasi-Judicial

Zoning Change

Shad Rhoten

Zoning And Land Use

Planning Manager

• **Stephen Murray**

Senior Planner

• **Beth Knight**

Senior Planner

• **Brett Mangum**

Senior Planner

• **Shad Rhoten**

Planner

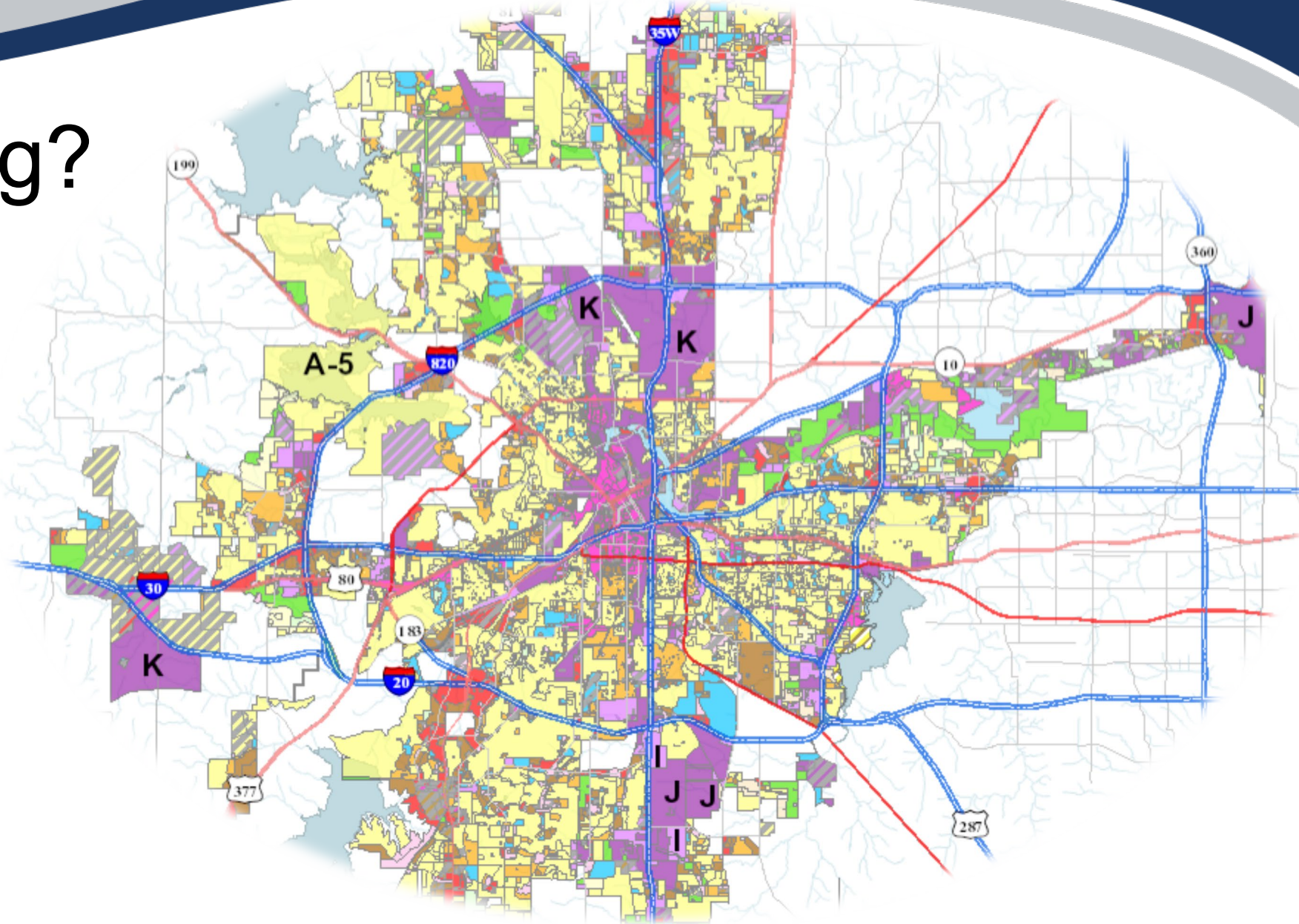
• **Alondra Salas-Beltre**

Planning Assistant

• **Alex Johnson**

What Is Zoning?

What does
Zoning Regulate?

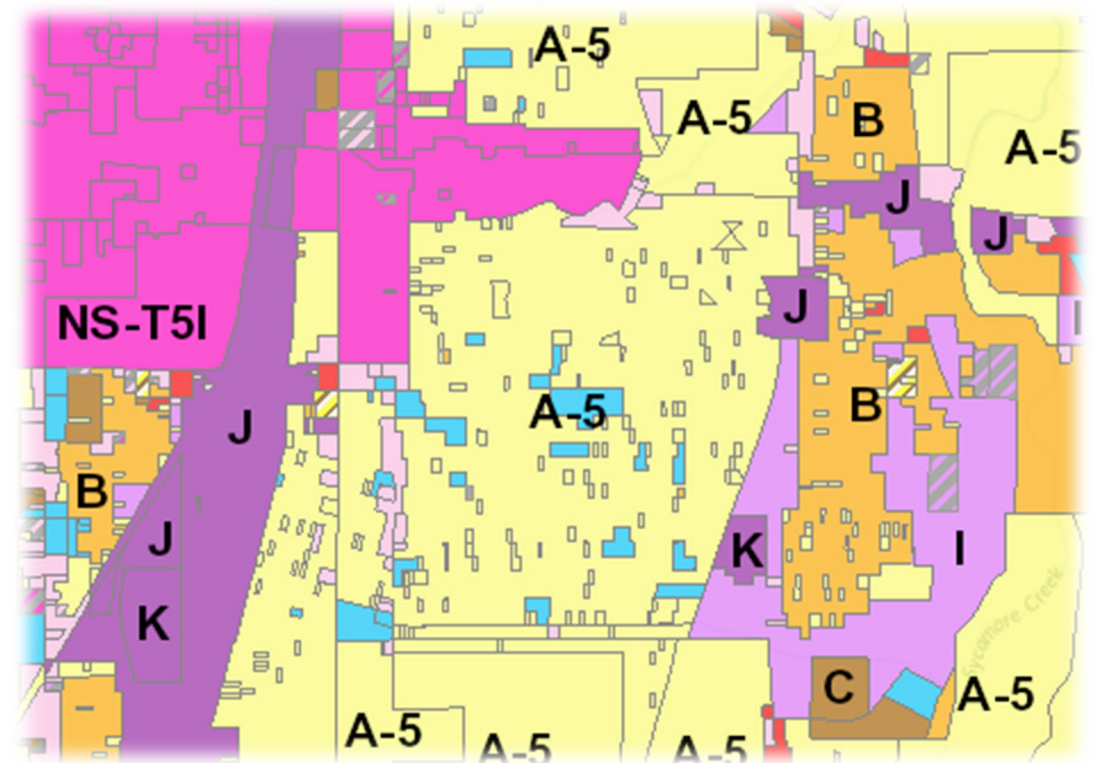


What Is Zoning?

- Promotes orderly growth and land use
- Protects existing property owners by grouping together compatible development
- TLGC Chapter 211 – Municipal Zoning Authority

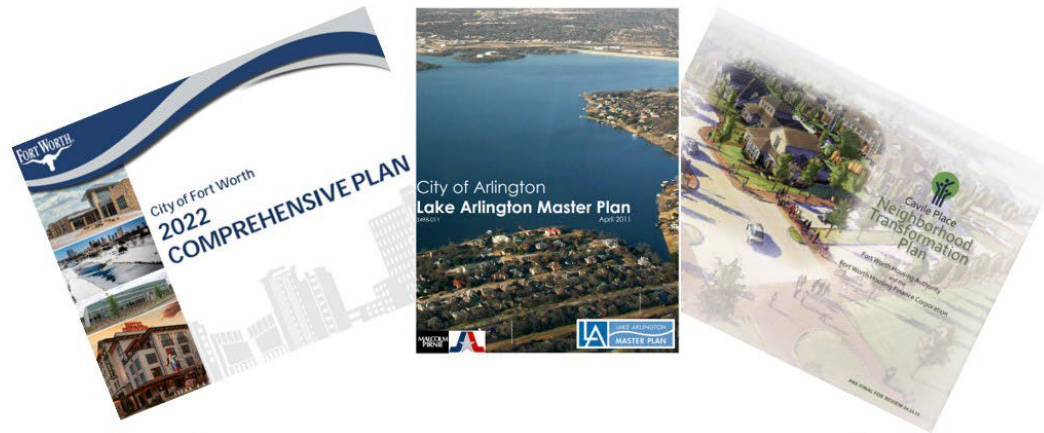
The Zoning regulations and districts have been adopted in accordance with a [Comprehensive Plan](#) and have been designed to:

- Lessen traffic congestion
- Provide adequate light and air
- Prevent the overcrowding of land
- Provide and facilitate adequate provisions for transportation, water, sewerage, schools, parks, and other public requirements.



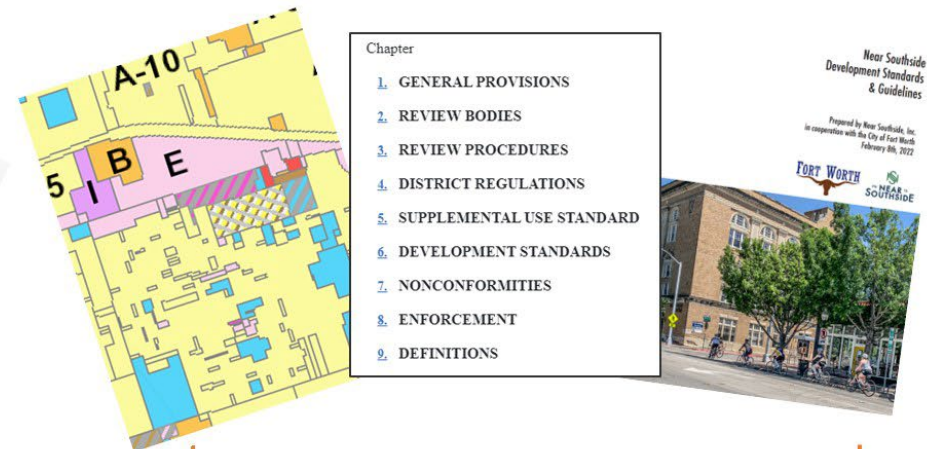
Development Services works with the community to create and adopt plans that ultimately lead to the regulatory documents that encompass zoning:

City Wide / Small Area Plans



Planning Documents
Policy Framework Documents

Zoning Ordinance / Zoning Map / Development Standards



Regulatory Documents
Land Use Regulations

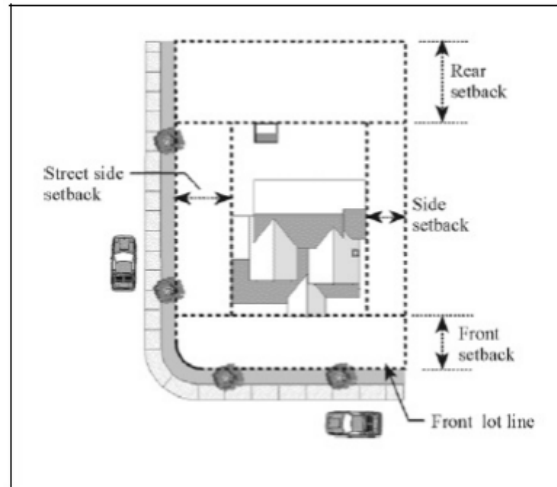
What Does Zoning Regulate?

Lot Size

Land Use

Parking

Setbacks



Landscaping

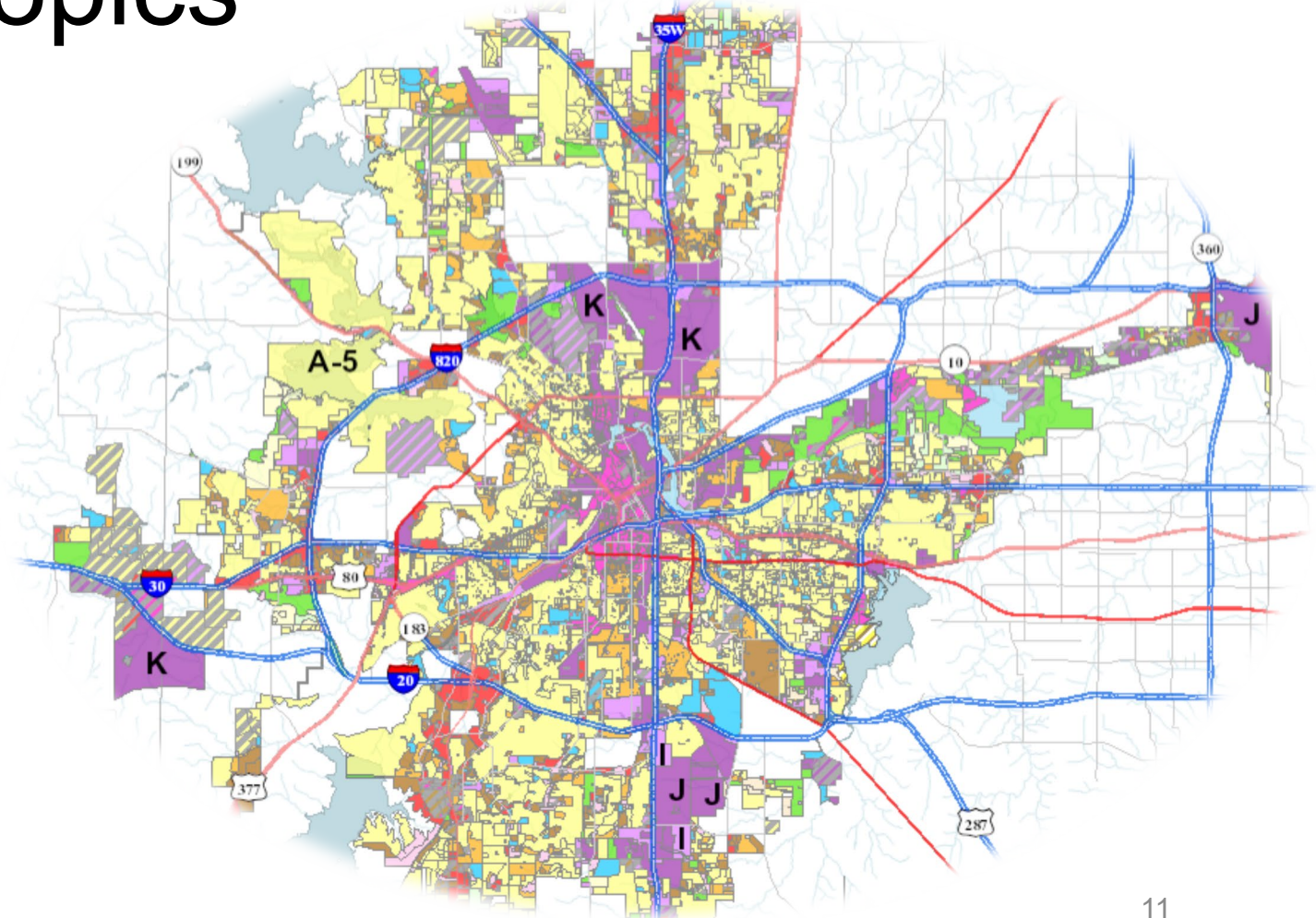
Signs

Definitions

Supplemental Standards

Related Zoning Topics

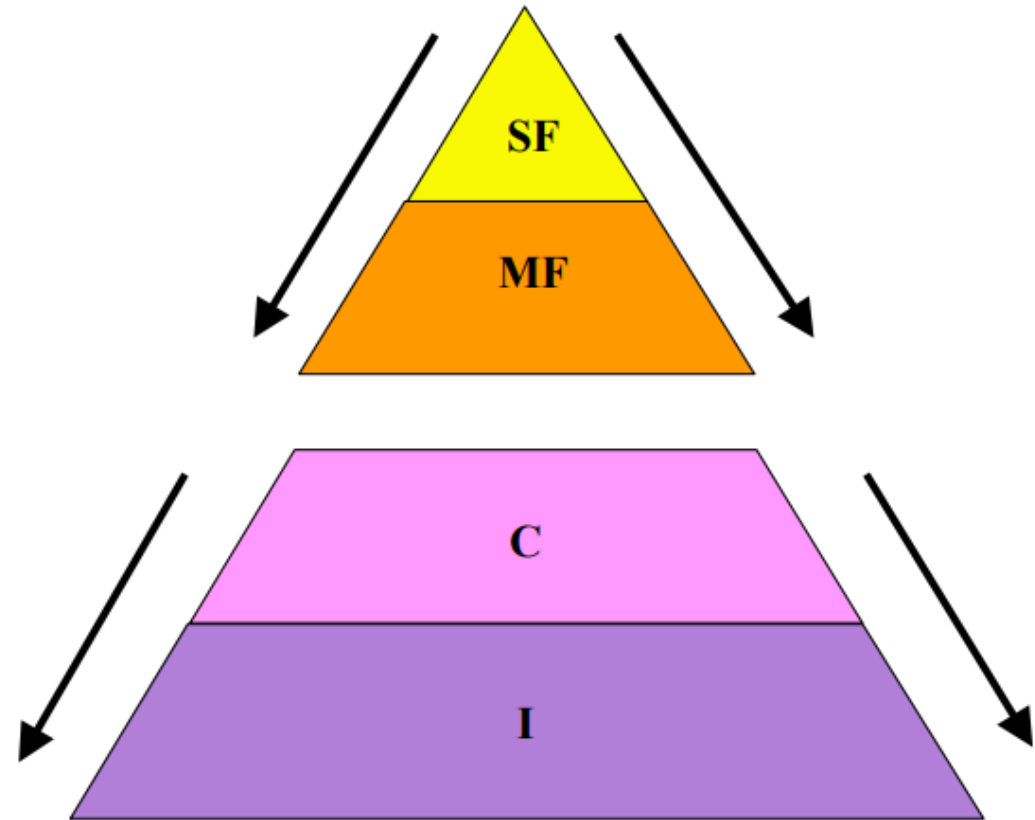
- [Zoning Districts](#)
- [Comprehensive Plan](#)
- [Rezoning Property](#)
- [How Citizens are Involved](#)
- [Resources](#)



Zoning Districts

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



Zoning Districts

Residential:

- “**A-Districts**” allow single-family uses (single-family home)
- “**B-Districts**” allows duplex and single-family uses
- “**C-Districts**” allow multifamily (apartment), duplex, and single-family up to 24 units per acre
- “**D-Districts**” allows up to 32 units per acre



Zoning Districts (Continued)

Commercial:

- “**E-Districts**” allow neighborhood commercial uses (convenience stores, restaurants, offices and other uses)
- “**F-Districts**” allow general commercial uses (Everything in “E” plus bars, automotive uses, tattoo parlors and other uses)
- “**G-Districts**” allows intense commercial uses (Everything in “F” plus max height of 120 ft.)



Zoning Districts (Continued)

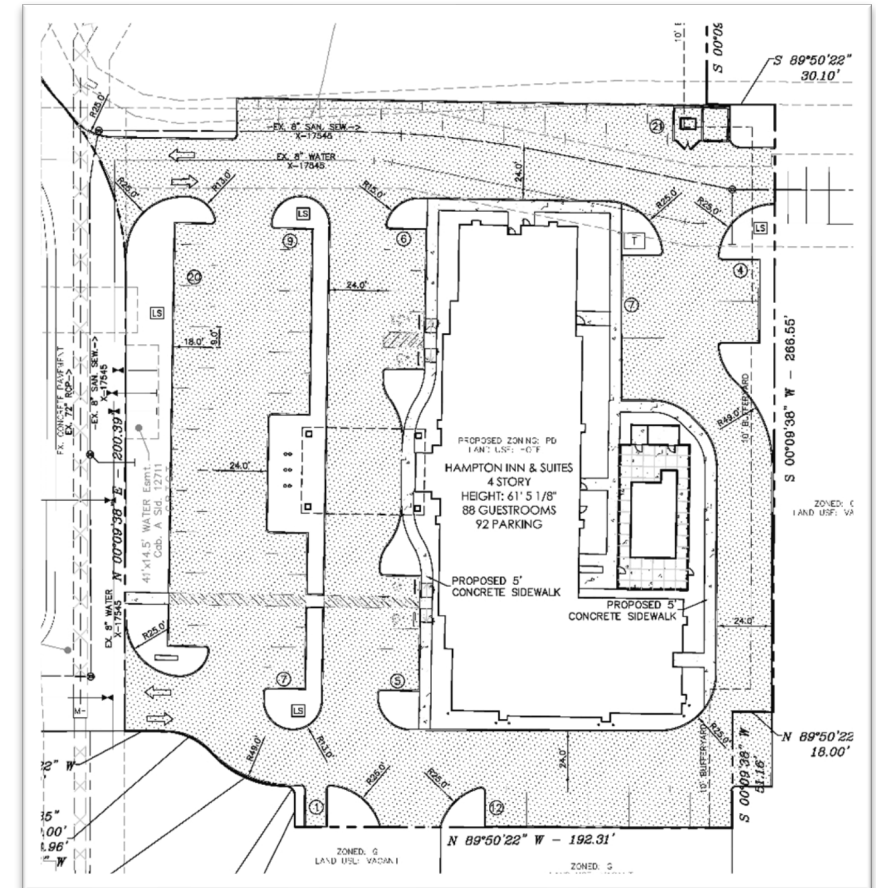
Industrial:

- Allows all commercial uses
- “**I-Districts**” allows light industrial uses (light industrial uses especially warehouse/ distribution/light manufacturing and outdoor storage)
- “**J-Districts**” allows uses in “I” and heavier industrial uses
- “**K-Districts**” Heavy Industrial (Allows outdoor industrial uses that may have dust, odor, etc.)



Planned Development “PD” Districts

- Is a zoning district change, not an overlay - cannot revert
- Encourages unified design of residential, commercial, industrial and institutional uses, including combinations of uses that are not otherwise attainable under conventional base zoning districts.
- A PD can be requested for any land use:
 - Mixed use, single family, multi-family, commercial or industrial uses
- Provides details and allows additional restrictions, Site-specific – typically based on **site plan**
 Site provides **control** over use, height, materials, signage, fencing/buffering, landscaping, etc.



What Does The Zoning District Mean?

- The entire [zoning ordinance](#) is over 500 pages
- Each zoning district has a page with basic setbacks and other standards
- Allowed uses can be found in the [use tables](#)
- The ordinance also has [supplemental standards](#), mostly when commercial or industrial is adjacent to A or B residential districts, that may include:
 - Supplemental setbacks
 - Screening fence/landscaping
 - Projected setbacks
 - Required parking
- PDs have their own ordinance and site plan that are on file with Development Services

Use Tables

- **Permitted Use (P).** Permitted use in respective zoning district – may be subject to supplemental development standards
- **Special exception uses (SE).** Permitted only as a Special Exception
- **Conditional Use Permit (CUP).** Permitted only under the approval of a CUP – Use requires additional scrutiny based on location
- **Uses not allowed.** An empty cell indicates that a use is not allowed in the respective zoning district.

4.803 USES		4.803 NONRESIDENTIAL DISTRICT USE TABLE																	In Res. Table	Supplemental Standards				
		COMMERCIAL							INDUSTRIAL						SPECIAL									
NONRESIDENTIAL USES		ER	E	MU/1	MU/1G	FR	F	G	H	I	MU/2	MU/2G	J	K	AG	CF	TU	NS/T4R	NS/T4	NS/T5	PD			
Household Living	One-family detached dwelling			P	P*						P					P*			P	P	P		<<	4.200 (AG) lots not > 10,000 Sq.Ft. (MU/1G)
	One-family attached (townhouse, rowhouse)			P	P				P		P	P					P	P	P	P			<<	
	Multifamily dwelling apartment			P	P				P		P	P					P	P	P	P			<<	4.305B, 6.506
	One dwelling unit when part of a business			P	P	P	P	P	P	P	P	P	P						P	P	P			
Group Living	Community Home			P*	P*						P*	P*					P*	P*	P*	P*			<<	5.115
	Group Home I			P*	P*						P*	P*					P*	P*	P*	P*			<<	5.115
	Group Home II			P*	P*						P*	P*					P*	P*	P*	P*			<<	5.115
	Halfway House																					PD	<<	4.305B
Shelter																					PD	<<		
PUBLIC & COMMUNITY USES	College or University			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
	Day care center (child or adult)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			<<	
	Kindergarten	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			<<	
	School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			<<	
Government	Animal Shelter															P								
	Correctional Facility									P				P	P									
	Government maintenance facility									P				P	P	P								
	Government office facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			<<	
	Governmental vehicle storage/junkyard													P	P									
	Museum, library or fine art center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			<<	
Probation or parole office					P*	P*	P*	P*	P*	P*	P*	P*	P*				P*			P*			5.127	

Use Type

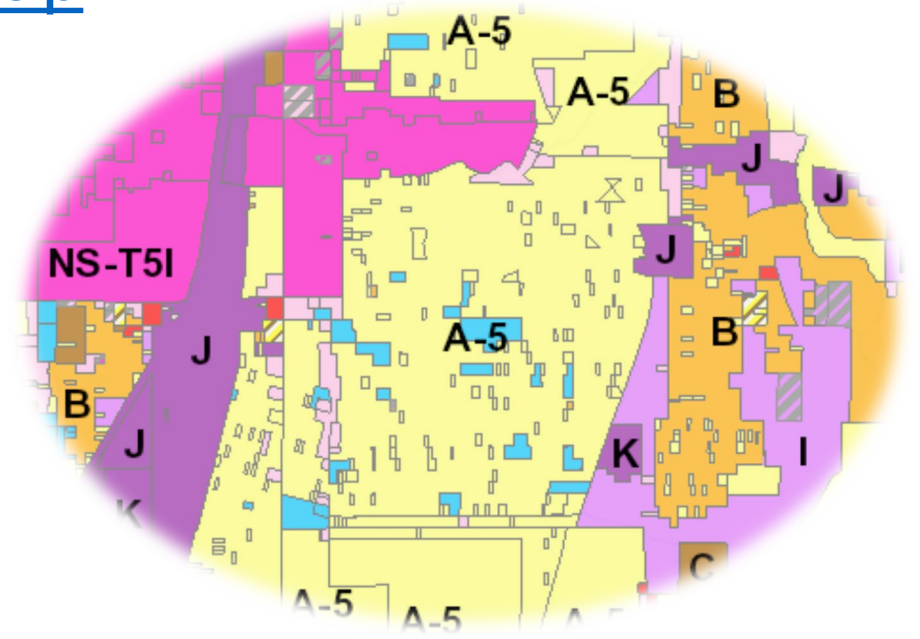
Use

Zoning Districts

Supplemental Standards

How Can I Find My Property Zoning?

- [City of Fort Worth Interactive Zoning Map](#)
- [Contact City Staff](#)



Zoning Map

City of Fort Worth | Zoning & Annexation Map Search...

Tools Analysis Tool Labels

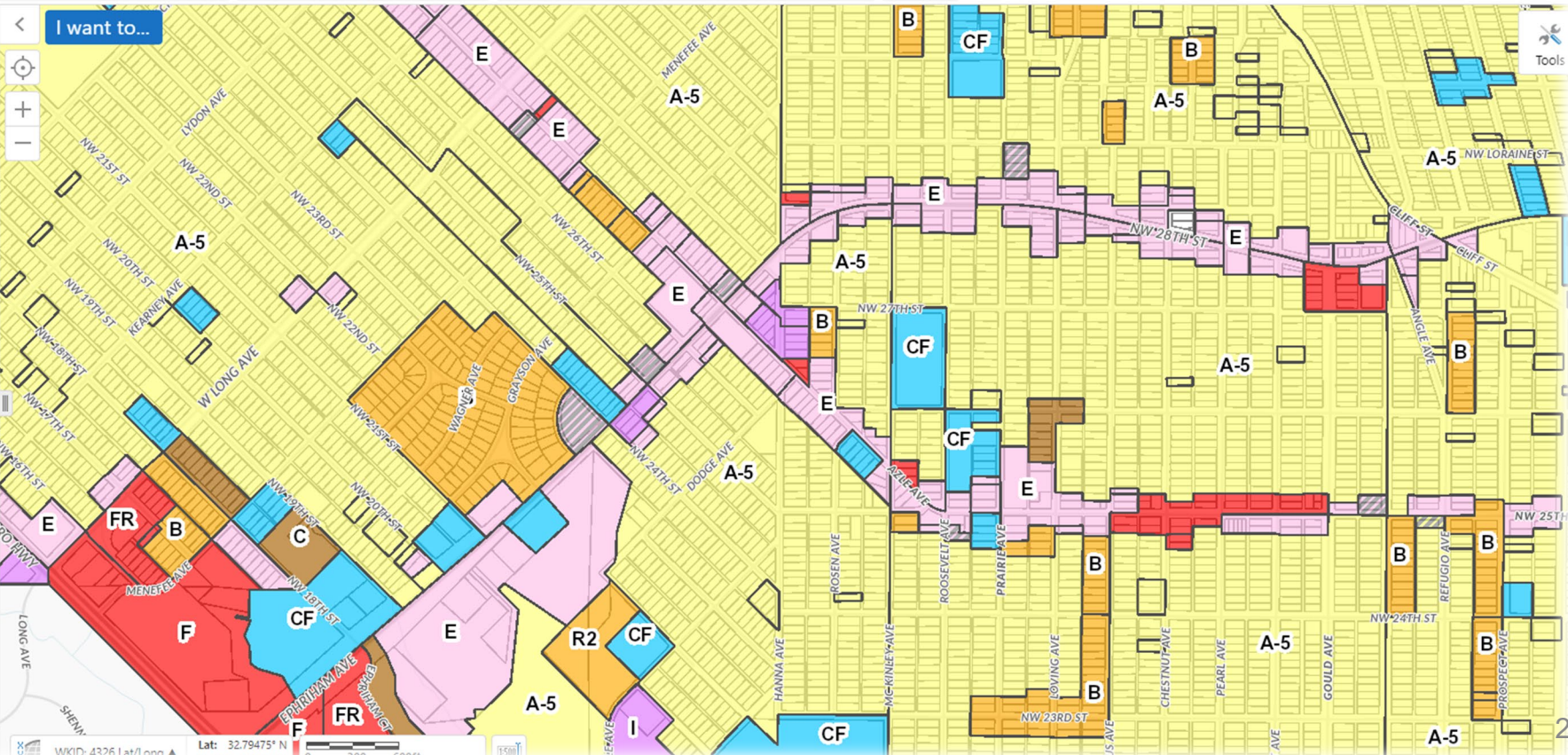
Pan Zoom In Zoom Out Initial View Full Extent Previous Extent Next Extent Refresh Bookmarks Export Print Share Point Zoning Districts Summary Zoning Ordinance Clear Results Contact Us

Navigation Map Info Help

Layers Filter Layers... Filter

- Basemap Layers
 - Abstracts
 - Adjacent Cities
 - Airports
 - Airport Hazard Areas
 - Benchmarks
 - City Limit
 - City Limit Annexation History
 - Contours
 - Council Districts
 - Council Districts (2010)
 - County Boundary
 - Extraterritorial Jurisdiction (ETJ)
 - FEMA Floodplain Hazard Area
 - Floodplain Permit Area
 - Federal Floodway Boundary

Wanted to... Tools



WKID: 4326 Lat/Long Lat: 32.79475° N Lon: 97.38211° W 0 300 600ft

20

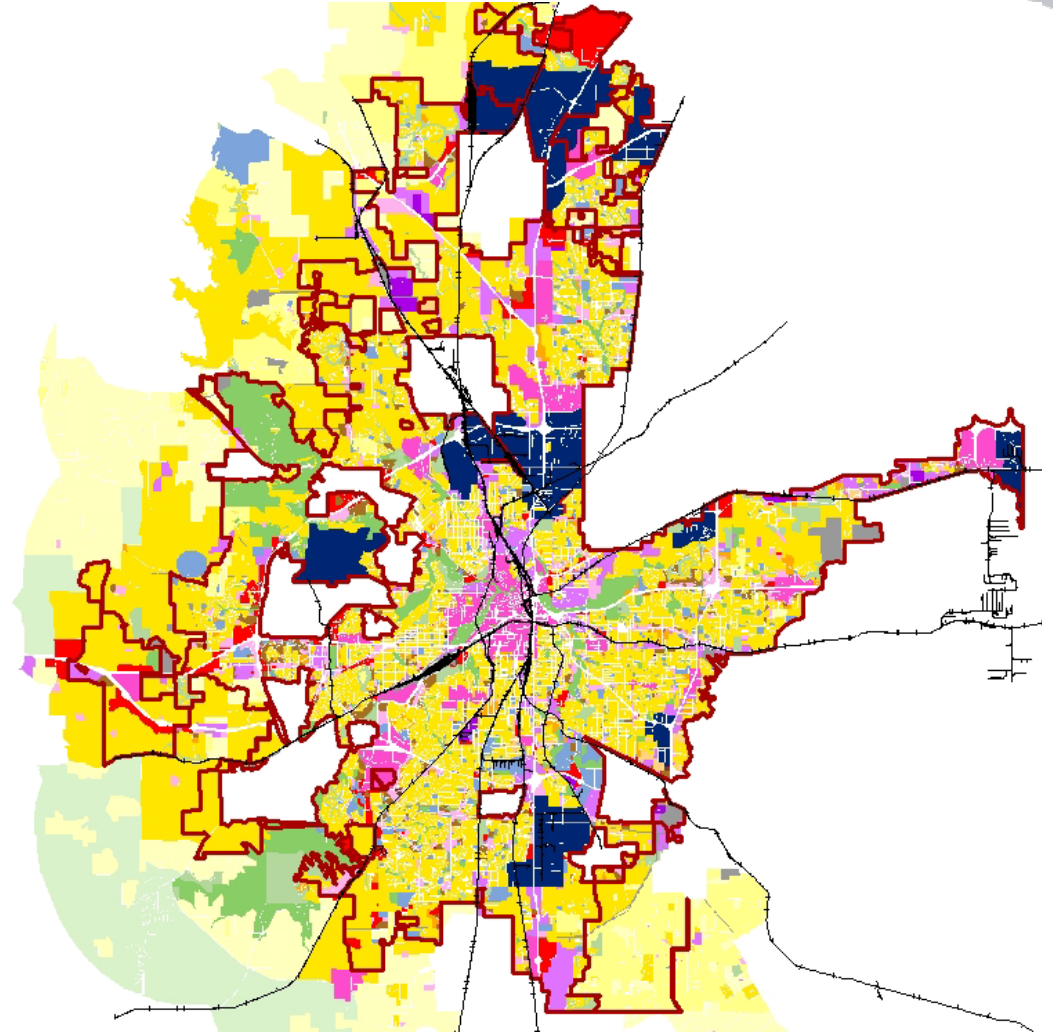
What Is The Comprehensive Plan?

- The Comprehensive Plan is 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



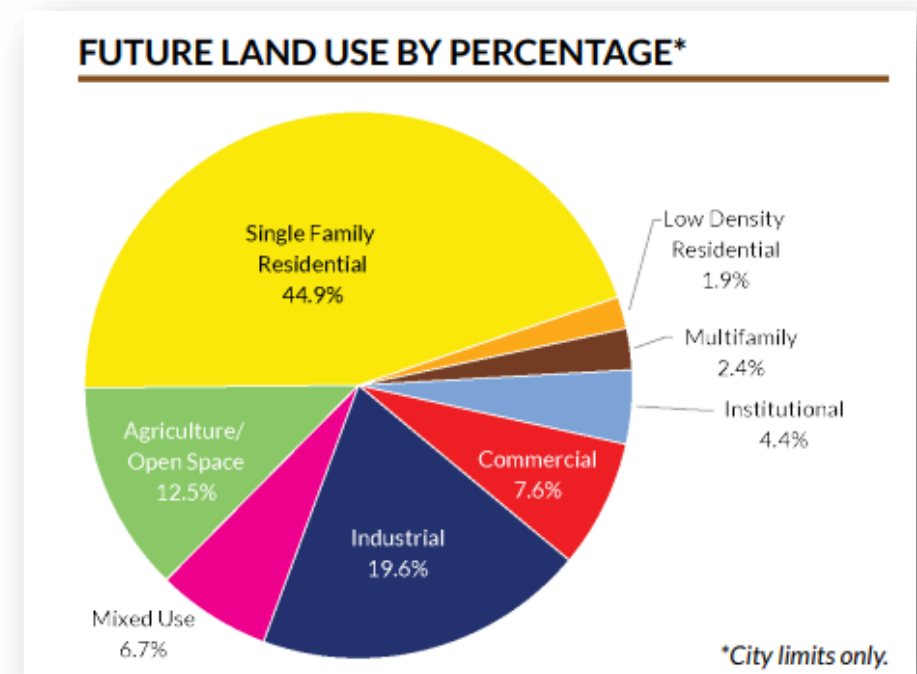
Future Land Use Map

- Appendix to the Comprehensive Plan
- Zoning reports evaluate the consistency with existing land use and conformity with the future land use map
- Staff provides an analysis in zoning case reports on whether the proposed use is appropriate for the area

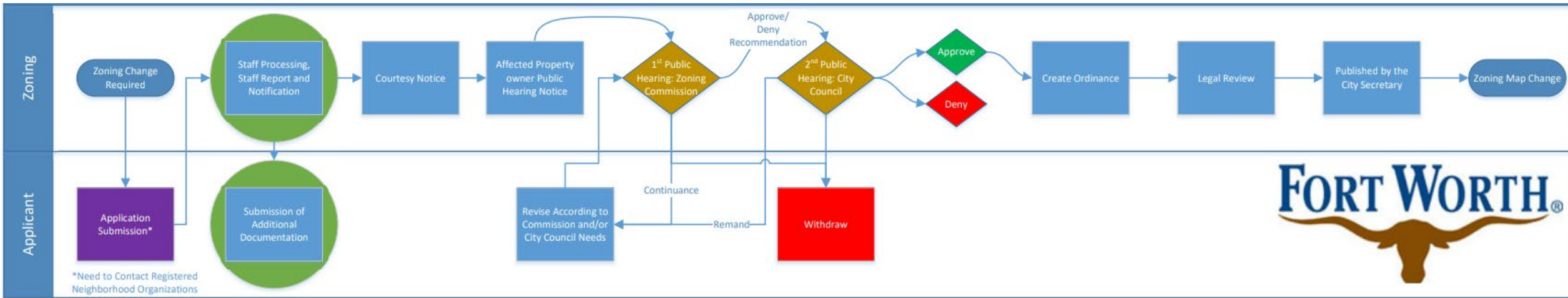


How Does Zoning Regulate The Comprehensive Plan?

- Zoning implements the Future Land Use Plan
- The future land use maps and policies are referred to by elected and appointed officials when making decisions regarding zoning
- Future land uses and development forms are defined and categorized with the appropriate zoning classification



Rezoning Process



Rezoning Process

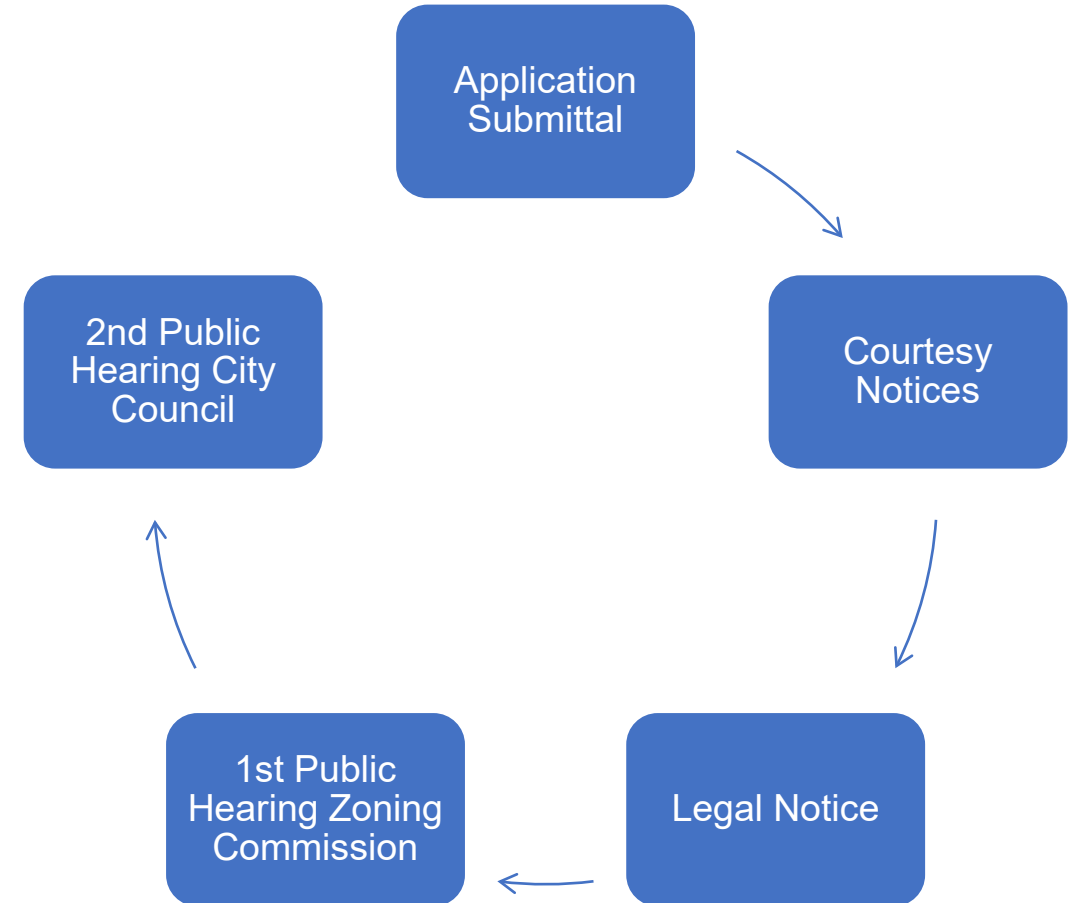
- Roughly 2 ½ to 3-month process
 - Not guaranteed
- Application submittal
 - Identifies property and zoning district requested
 - Signed by property owner
- Zoning Commission (1st Public Hearing)
 - Recommending body
- City Council (2nd Public Hearing)
 - Final Determination
- Public Hearings are Hybrid
 - In Person or via Webex

- FILING DEADLINE 5 P.M.
- ▲ NOTICES MAILED
- HEARING 1P.M.
- ◆ CITY COUNCIL ZONING HEARING 6PM
- 30 CITY HOLIDAY - OFFICES CLOSED
- X CANCELED CITY COUNCIL MEETING

SEPTEMBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

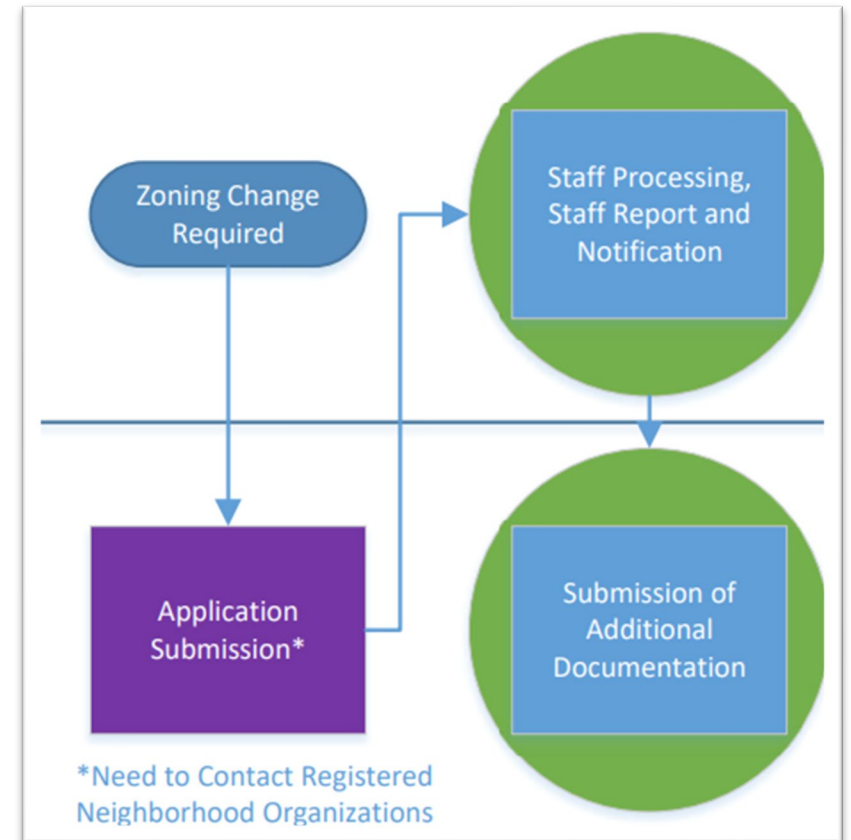
Rezoning Process

- Applicant submits an **application** with the legal description. Recommend applicant contact the neighborhood and Council office if difficult case
- City **emails courtesy notices** within the first week to registered organizations within ½ mile
- 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
- **Public Hearing** is held at the Zoning Commission, 2nd Wednesdays at 1 p.m.
- **Public Hearing** is held at City Council meeting. Zoning cases are typically heard the first meeting of the month, Tuesdays at 7 p.m. Ordinance is adopted or denied in one reading



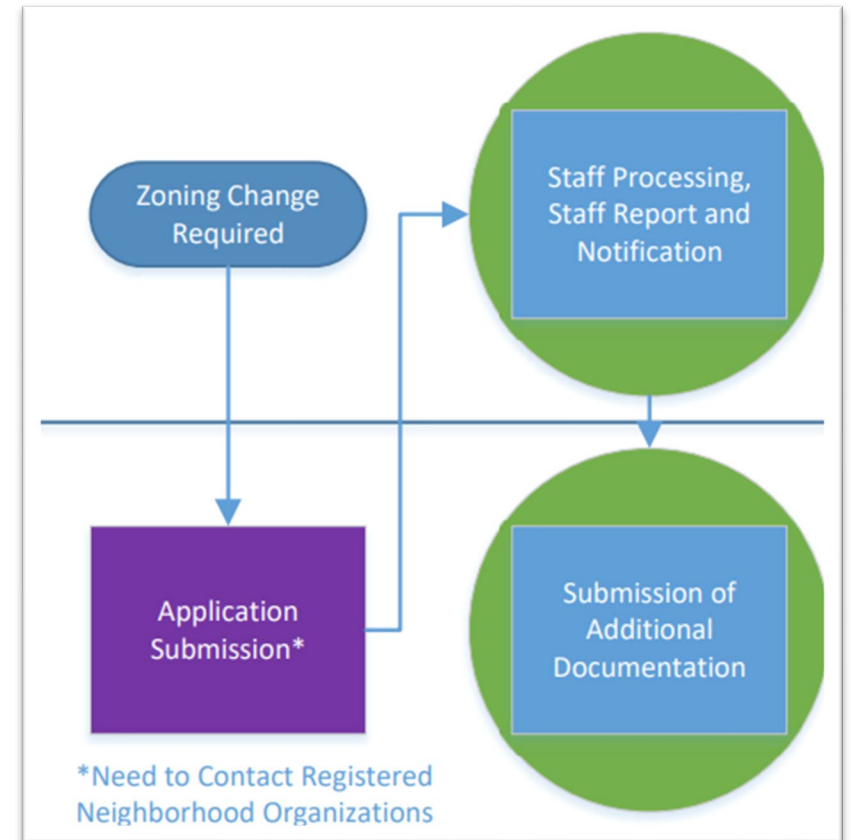
Rezoning Steps And Best Practices

- **Step 1:** Use our [interactive map](#) and the [neighborhood database](#) to find and contact the neighborhood and property owners (300 ft) about your proposed change.
 - We recommend doing this prior to submitting a zoning change application
 - This will give you a good idea where they stand
 - The Zoning Commission will ask if you have met with the neighborhood



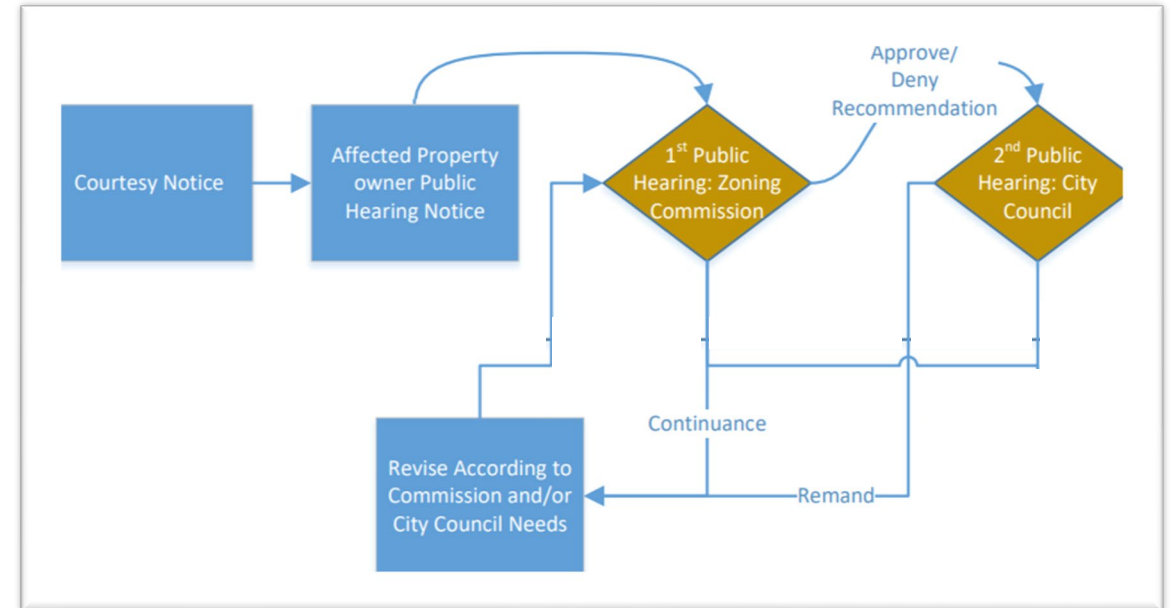
Rezoning Steps And Best Practices

- **Step 2:** Submit your zoning application
(Typically, the 1st Monday of the month is the deadline)
 - Example: Submit application (September deadline)
 - Zoning Commission (October)
 - Council (November)
 - Please fill out the description section
 - Provides Zoning Commission and Council a narrative of zoning proposal
- Make sure to provide all the correct documents, or the case will be withheld.



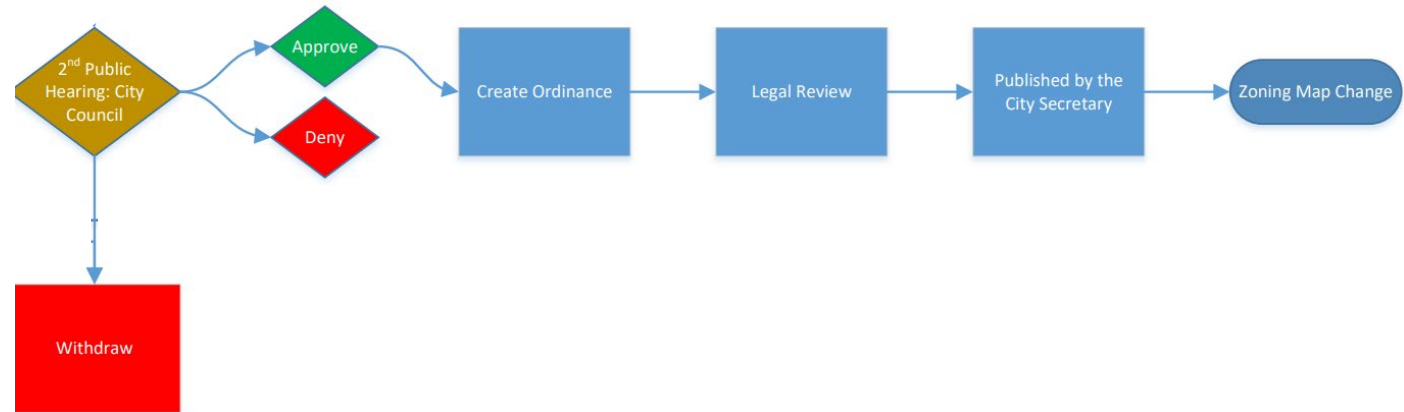
Rezoning Steps And Best Practices

- **Step 3: Zoning Commission**
 - Staff Prepares a report
 - Land use compatibility / Comprehensive Plan consistency
 - Staff makes recommendation
 - Provides applicant correspondence (*week of hearing*)
 - Sign-up to speak prior to the public hearing
 - [Link on agenda](#)
 - Send city staff your PowerPoint by the Monday prior to the public hearing



Rezoning Steps And Best Practices

- **Step 4:** City Council
- Recommendation from Zoning Commission moves forward to Council
 - City Council is final authority
 - The Zoning Commission often provides guidance on interactions with neighborhoods etc. prior to Council meeting
- Sign-up to speak prior to the public hearing
 - Link on Council Agenda




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;
5. **Return (remand) to Zoning Commission** for rehearing

Who We Notify

- All property owners as indicated on the municipal tax roll and within 300 feet of the property requesting rezoning will receive a notice by mail
- Scan the QR Code on the top of the notice to find out more details of the request



IMPORTANT PUBLIC NOTICE
FORT WORTH ZONING COMMISSION PUBLIC HEARING
 Meeting Date: Wednesday, May 10, 2023 at 1:00 pm, Council Chambers,
 2nd Floor of City Hall - 200 Texas St, Fort Worth, TX 76102


UPDATE: Please note that as the City of Fort Worth is responding to the current COVID-19 health crisis, this meeting will be held in-person with the option to participate remotely by videoconference or teleconference. The meeting will be available for viewing through WebEx, the City's Website and FW Television.

A zoning change has been requested for the property shown in the highlighted area on the map next to this notice. You are being notified because you are listed as the owner of property located within 300 feet of this request. *Un cambio de zonificación ha sido solicitado para la propiedad indicada en el mapa al lado de esta notificación. Usted ha sido notificado porque figura como titular de una propiedad ubicada dentro de 300 pies del cambio propuesto.*

You are not required to attend this meeting. If you would like to express support or opposition for this request, you can sign up to speak at the public hearing or provide a written comment to the Zoning Commission.

To register to speak, please contact the case coordinator or visit fortworthtexas.gov/calendar. Any member of the public who wishes to address the commission regarding an item on the agenda must sign up to speak no later than 5:00 pm the day before the meeting is scheduled.

Case Number: ZC-23-XXX
 Case Address: 200 Texas Street
 Case Name: Zoning Chnage
 Proposed Change: From: "MU-1" Low Intensity Mixed-Use To: "PD/MU-1" Planned development, All uses allowed under MU-1 plus amusement, outdoor use and bar/tavern cocktail lounge, club, private or teen, and dance hall use; development standard for maximum setback of 312ft; no minimum first floor height requirement; site plan waiver requested.



For more information or to submit comments/para más información o para enviar comentarios:

✉ ZoningLandUse@fortworthtexas.gov ☎ 817-392-8028

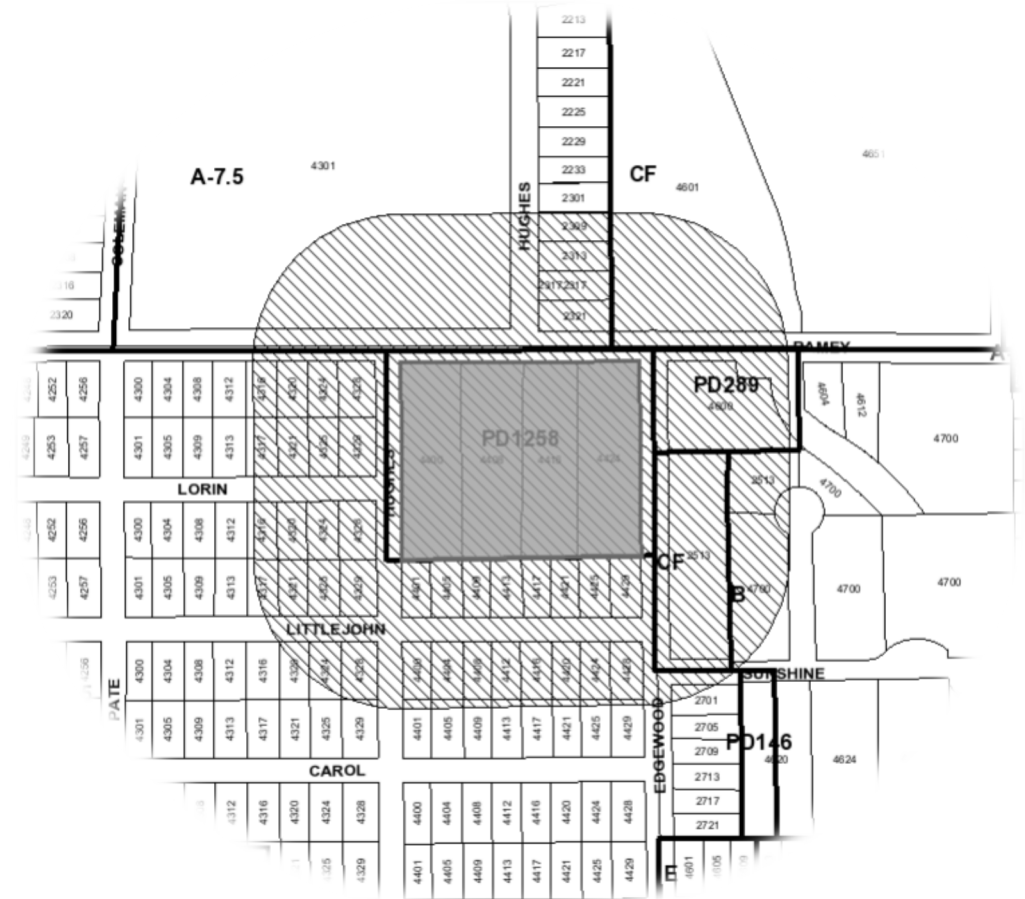
Who We Notify

- Registered Neighborhood Organizations are notified within a ½ mile of proposed zoning changes
- Sign will be placed in front of proposed rezoning
- **NEW** - Email list serve
 - Citizens sign up for Zoning Cases each month in their district



Who We Notify

- Visit www.fortworthtexas.gov/departments/development-services/zoning to view the Upcoming Boards and Commissions Story Map to view location and details of the request

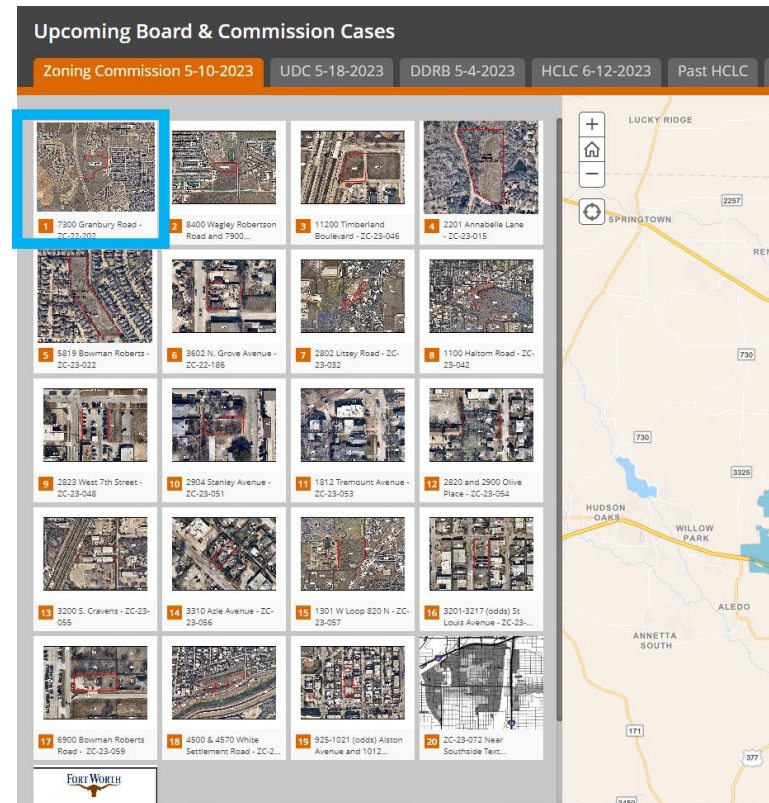


How To Find A Zoning Change

- View the [Story Map](#)
- Click on the Case You Want to View
- Review request and any attached details such as a site plan if applicable


Upcoming Board & Commission Cases

Zoning Commission 5-10-2023 UDC 5-18-2023 DDRB 5-4-2023 HCLC 6-12-2023 Past HCLC



1 7300 Granbury Road - ZC-22-202	2 8400 Wagley Robertson Road and 7900...	3 11200 Timberland Boulevard - ZC-23-046	4 2201 Annabelle Lane - ZC-23-015
5 5819 Bowman Roberts - ZC-23-022	6 3602 N. Grove Avenue - ZC-22-186	7 2802 Litsey Road - ZC-23-032	8 1100 Haltom Road - ZC-23-042
9 2823 West 7th Street - ZC-23-048	10 2904 Stanley Avenue - ZC-23-051	11 1812 Tremount Avenue - ZC-23-053	12 2820 and 2900 Olive Place - ZC-23-054
13 3200 S. Cravens - ZC-23-055	14 3310 Asie Avenue - ZC-23-056	15 1301 W Loop 820 N - ZC-23-057	16 3201-3217 (odds) St Louis Avenue - ZC-23...
17 6900 Bowman Roberts Road - ZC-23-059	18 4500 & 4570 White Settlement Road - ZC-2...	19 925-1021 (odds) Alston Avenue and 1012...	20 ZC-23-072 Near Southside Text...

1 7300 Granbury Road - ZC-22-202



Continued Case
 Case: ZC-22-202
 Date: 5/10/2023
 Site Location: [7300 Granbury Road](#)
 Acreage: 33.080

From: "PD 662" Planned Development for all uses in "E" Neighborhood Commercial; excluding uses, site plan required; "R2" Townhome

To: "E" Neighborhood Commercial and "PD/D" Planned Development-High Density Multifamily with development standards for reduced open space, parking, perimeter fencing, and waiver to MFD submittal; site plan included

Staff: **Brett Magnum**

ZC Recommendation: 30-day Continuance

If you would like to speak on this case, please [register here](#).

Email List Serve

- Sign up for "push" notifications
- Receive information on upcoming zoning cases by Council District
- You can register for multiple Council Districts
- [Zoning – Welcome to the City of Fort Worth \(fortworthtexas.gov\)](http://fortworthtexas.gov)

Subscription Topics

City News

- City News Daily
- Mayoral News
- District 2 City News
- District 3 City News
- District 4 News
- District 5 News
- District 6 News
- District 7 News
- District 8 News
- District 9 News
- Town Hall
- District 10 News
- District 11 News

District 2 Zoning News

District 3 Zoning News

District 4 Zoning News

District 5 Zoning News

District 6 Zoning News

District 7 Zoning News

District 8 Zoning News

District 9 Zoning News

District 10 Zoning News

District 11 Zoning News

Citizen Involvement

Attend public hearings on zoning cases located in/near your neighborhood

- Zoning Commission
 - All opposition has 7 minutes to speak unless extra time is granted
- City Council
 - Each individual has 3 minutes to speak

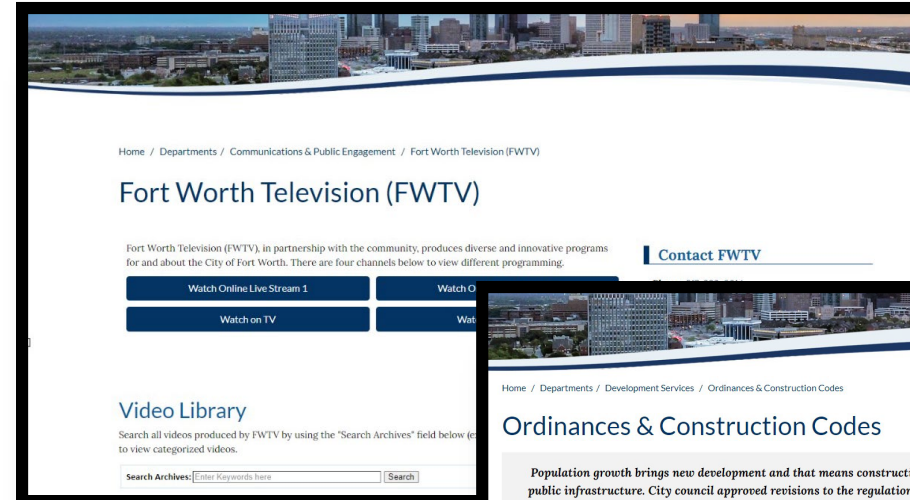
Citizen Involvement

Citizen's may provide correspondence on zoning cases located in/near their neighborhood

- Email correspondence to:
 - zoninglanduse@fortworthtexas.gov
- Provide specific reasons for support/opposition to the case
- Helpful to get the information to us Monday prior to the meeting

Resources

- [City of Fort Worth Zoning](#)
- [Zoning Map](#)
- [Ordinance](#)
- [Story Map](#)
- [Fort Worth Television](#)



Home / Departments / Communications & Public Engagement / Fort Worth Television (FWTV)

Fort Worth Television (FWTV)

Fort Worth Television (FWTV), in partnership with the community, produces diverse and innovative programs for and about the City of Fort Worth. There are four channels below to view different programming.

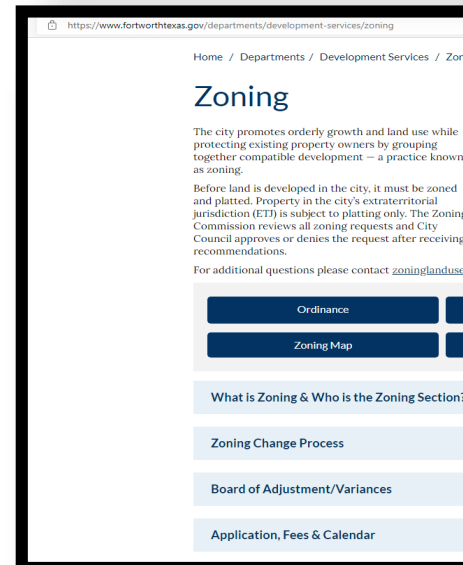
[Watch Online Live Stream 1](#) [Watch Online Live Stream 2](#)
[Watch on TV](#) [Watch on YouTube](#)

Contact FWTV

Video Library

Search all videos produced by FWTV by using the "Search Archives" field below (e.g., "Zoning") to view categorized videos.

Search Archives:



https://www.fortworthtexas.gov/departments/development-services/zoning

Home / Departments / Development Services / Zoning

Zoning

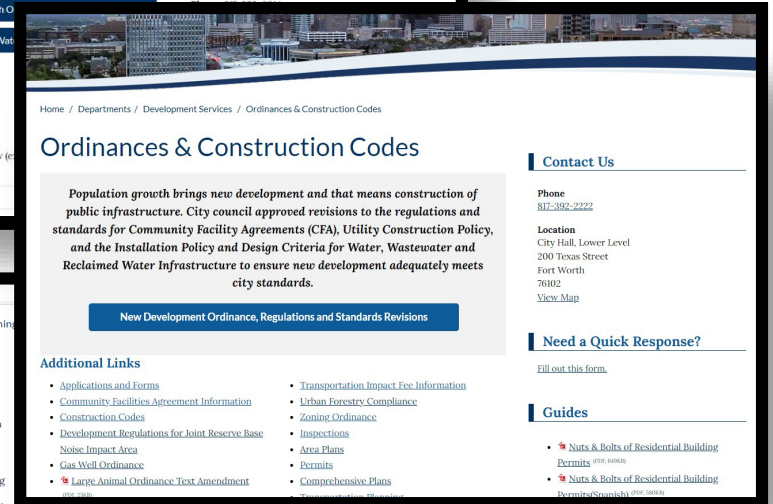
The city promotes orderly growth and land use while protecting existing property owners by grouping together compatible development — a practice known as zoning.

Before land is developed in the city, it must be zoned and platted. Property in the city's extrajurisdictional jurisdiction (ETJ) is subject to platting only. The Zoning Commission reviews all zoning requests and City Council approves or denies the request after receiving recommendations.

For additional questions please contact zoninglanduse@fortworthtexas.gov or 817-392-8028.

[Ordinance](#) [Zoning District Summary \(PDF, 64KB\)](#)
[Zoning Map](#) [Apply for a Zoning Change Online](#)

What is Zoning & Who is the Zoning Section?
 Zoning Change Process
 Board of Adjustment/Variations
 Application, Fees & Calendar



Home / Departments / Development Services / Ordinances & Construction Codes

Ordinances & Construction Codes

Population growth brings new development and that means construction of public infrastructure. City council approved revisions to the regulations and standards for Community Facility Agreements (CFA), Utility Construction Policy, and the Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water Infrastructure to ensure new development adequately meets city standards.

[New Development Ordinance, Regulations and Standards Revisions](#)

Additional Links

- [Applications and Forms](#)
- [Community Facilities Agreement Information](#)
- [Construction Codes](#)
- [Development Regulations for Joint Reserve Base Noise Impact Area](#)
- [Gas Well Ordinance](#)
- [Large Animal Ordinance Text Amendment \(PDF, 20KB\)](#)
- [Transportation Impact Fee Information](#)
- [Urban Forestry Compliance](#)
- [Zoning Ordinance](#)
- [Inspections](#)
- [Area Plans](#)
- [Permits](#)
- [Comprehensive Plans](#)

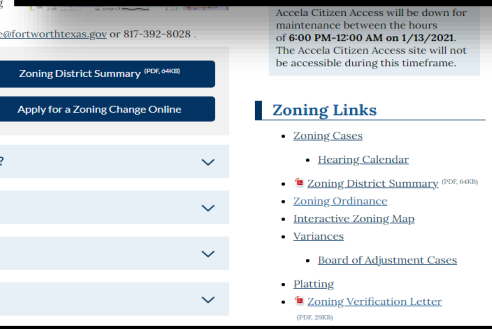
Contact Us

Phone: 817-392-2222
 Location: City Hall, Lower Level, 200 Texas Street, Fort Worth, 76102
[View Map](#)

Need a Quick Response?
[Fill out this form.](#)

Guides

- [Nuts & Bolts of Residential Building Permits \(PDF, 64KB\)](#)
- [Nuts & Bolts of Residential Building Permits \(Spanish\) \(PDF, 50KB\)](#)



Access to Citizen Access will be down for maintenance between the hours of 6:00 PM-12:00 AM on 1/13/2021. The Accela Citizen Access site will not be accessible during this timeframe.

Zoning Links

- [Zoning Cases](#)
 - [Hearing Calendar](#)
- [Zoning District Summary \(PDF, 64KB\)](#)
- [Zoning Ordinance](#)
- [Interactive Zoning Map](#)
- [Variations](#)
 - [Board of Adjustment Cases](#)
- [Platting](#)
- [Zoning Verification Letter \(PDF, 20KB\)](#)

Thank You



Preservation & Urban Design

Roberto Nunez

Preservation & Urban Design

Preservation and
Design Manager

• **Justin Newhart**

Historic
Preservation
Officer

• **Lorelei Willett**

Urban Design
Officer

• **Roberto Nunez**

Sr. Planner

• **Estefania Barreto**

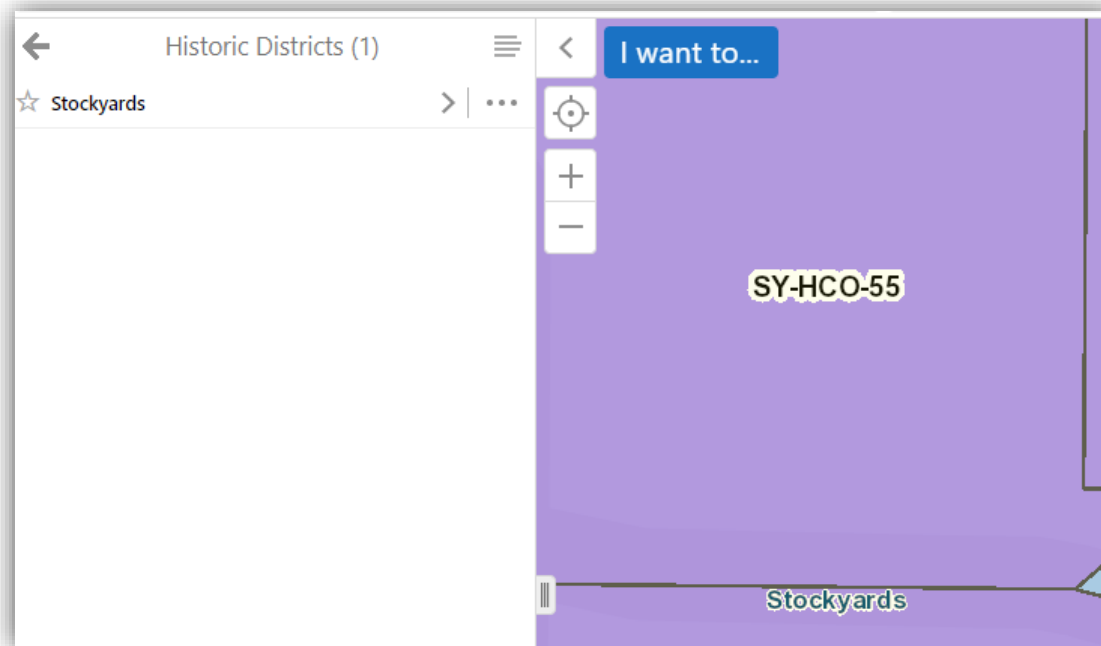
Preservation & Urban Design

The Preservation & Design division offers guidance to property owners and developers throughout the development process.

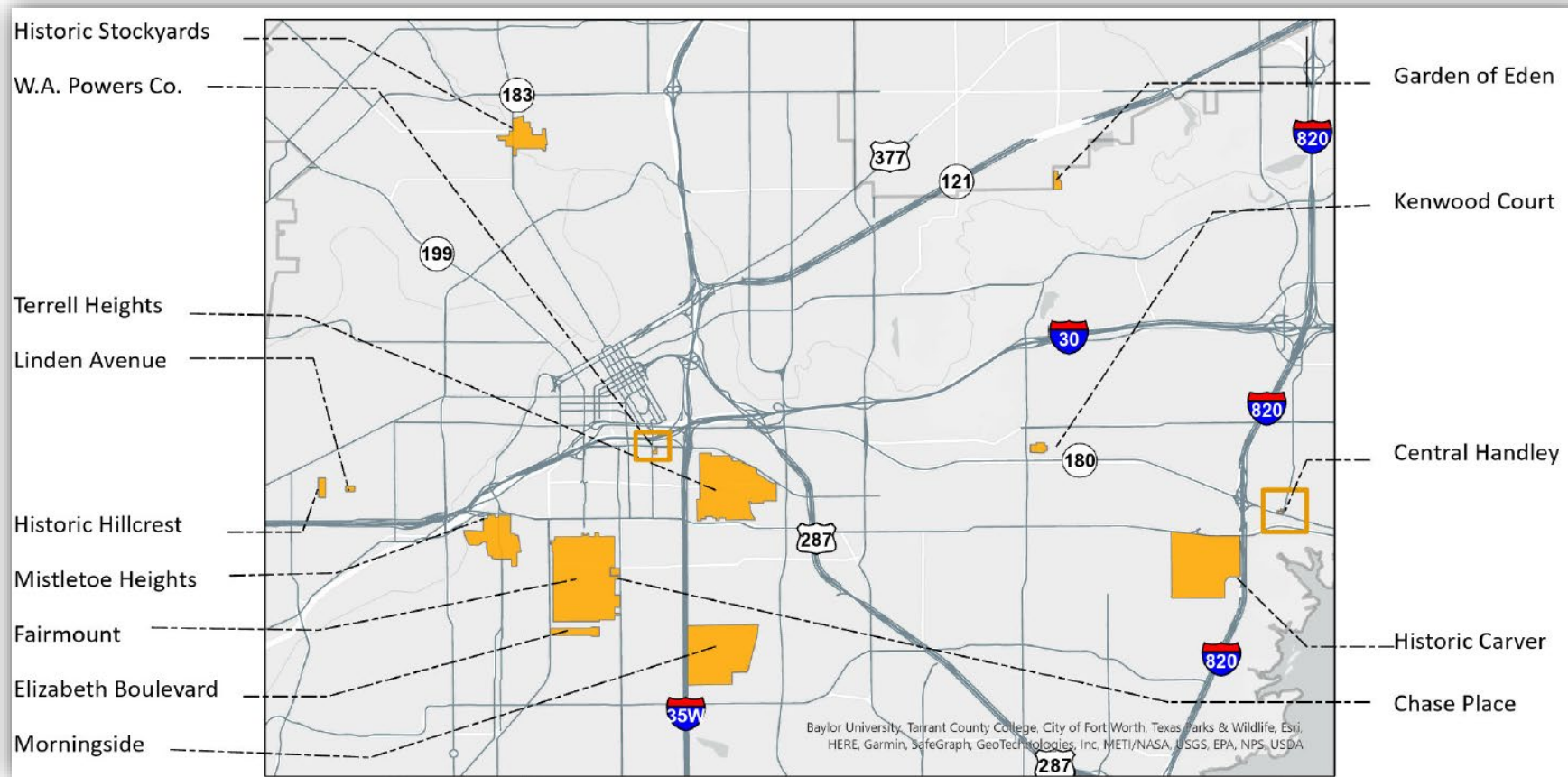
The Preservation & Design division regulates projects in historic, form-based code, and design-overlay districts.

Am I In A Historic Or Urban Design District?

[Checking for Historic or Urban Design District status using the Zoning Map](#)



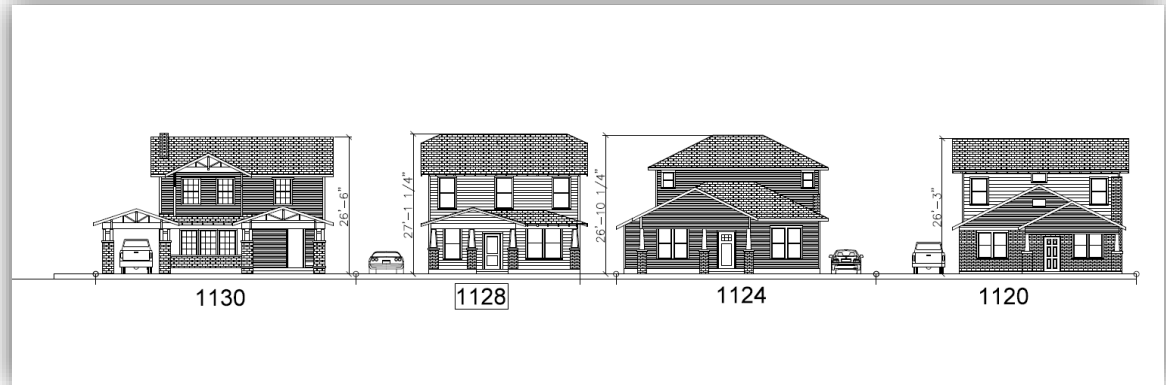
Historic Districts



Developing In Historic Districts – Design

New structures should be compatible with historic structures along the block in terms of:

- Massing
- Scale
- Setbacks
- Windows
- Design
- Site Layout



Historic Districts – Incentives

There are several incentives available for rehabilitating historic structures:

1. Historic Site Tax Exemption
2. No min./max parking requirements
3. State/federal preservation tax credits
(commercial only)

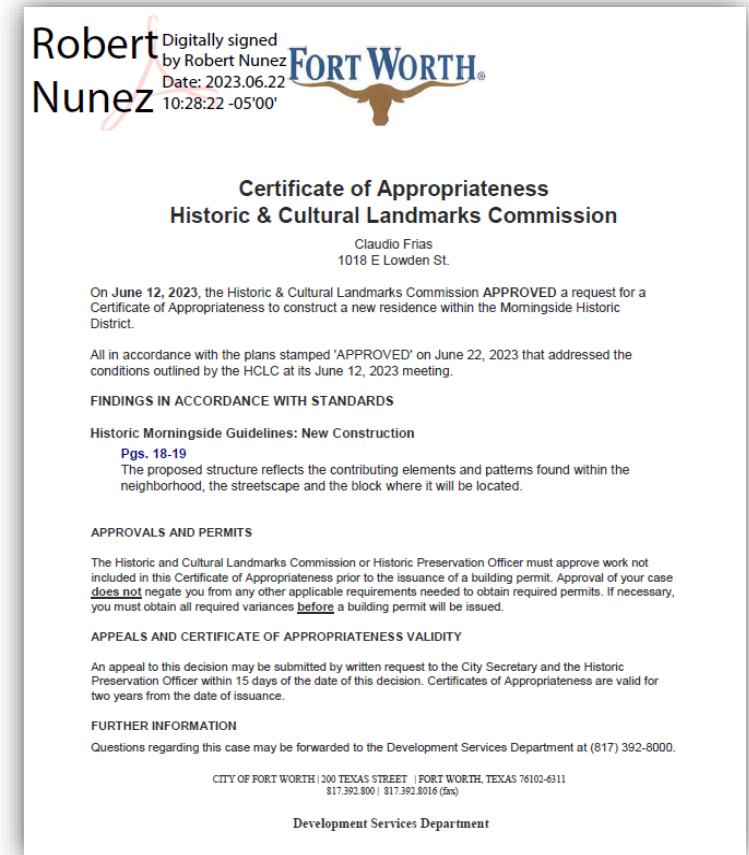


This project used a mix of local and federal tax incentives to make the rehab financially feasible.

Historic Districts - Applications

All projects in historic districts require a **Certificate of Appropriateness (COA)**.

Some projects, such as new construction, must be reviewed by our staff or the **Historic & Cultural Landmarks Commission (HCLC)**.



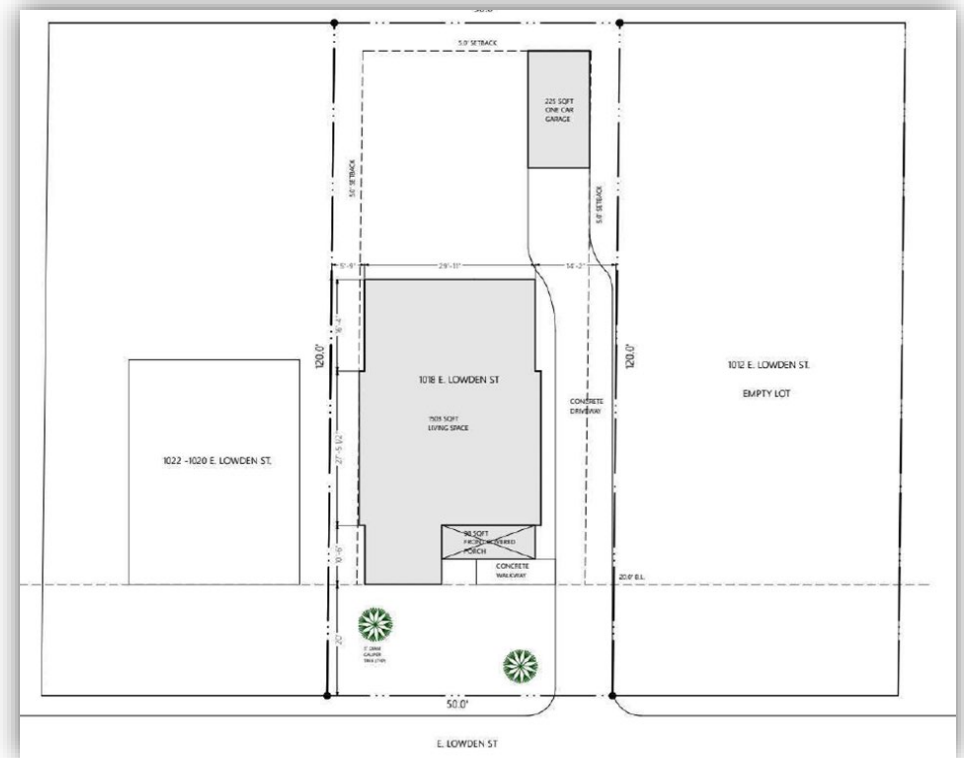
Approved COA

Developing In Historic Districts – Site Plans

Each historic district has a set of design standards that differ from traditional zoning requirements for setbacks, height, etc.

- When creating a site plan, setbacks should be consistent with historic setbacks along the block.

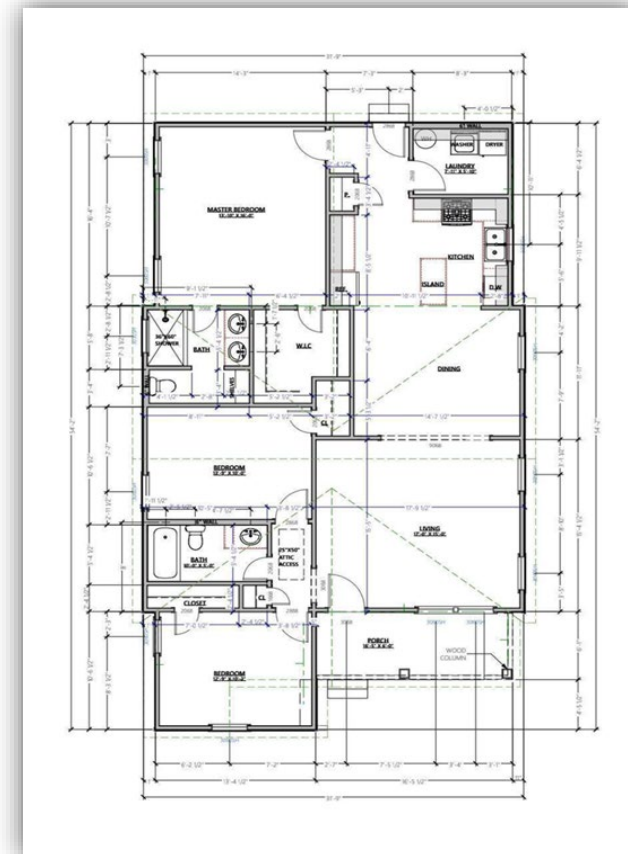
Accessory structures can often be set directly on the rear and side property lines because that is where they were historically located.



Site Plan

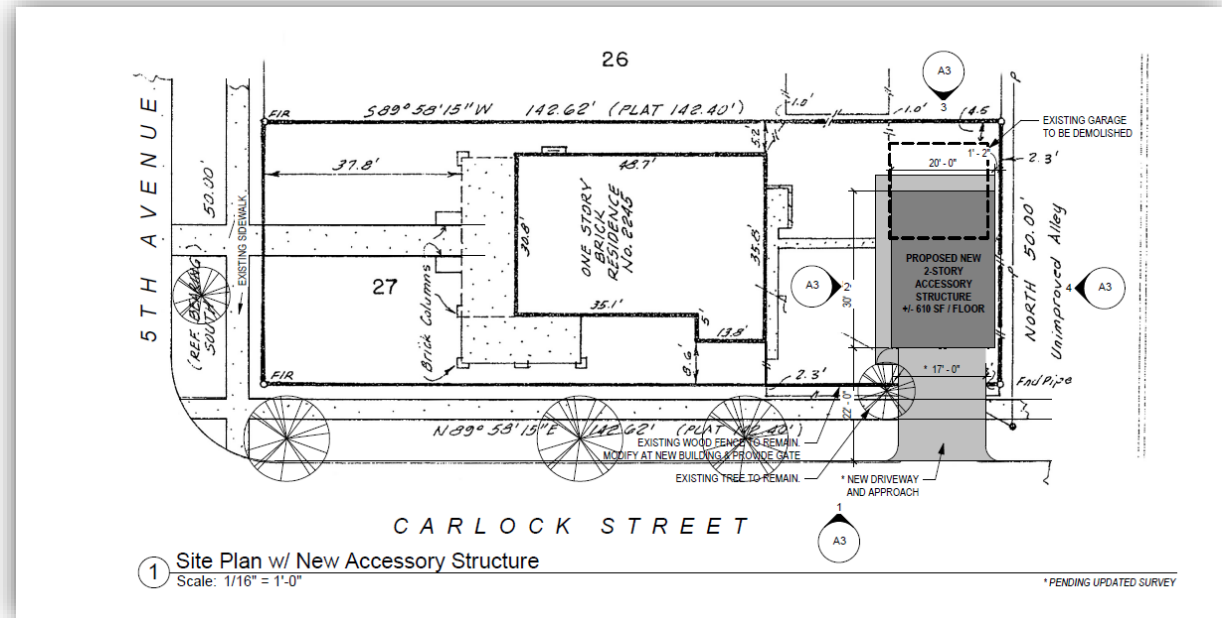
Developing in Historic Districts – Site Plans

New construction should be compatible with historic structures within the surrounding context. Do not let internal design determine the exterior design of the structure.

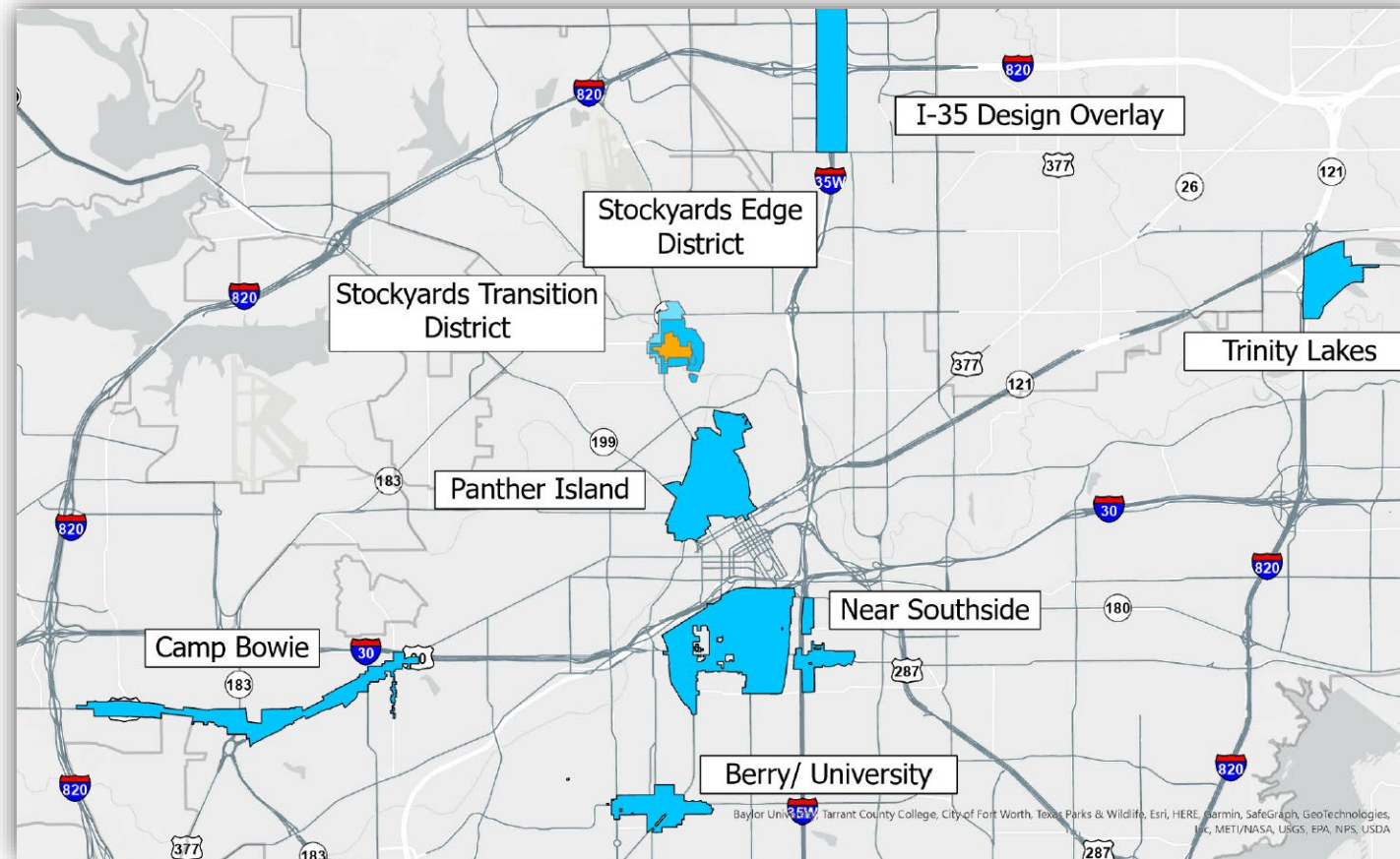


Historic Districts – Accessory Structures

New accessory structures should be designed to complement the period and style of the main structure and should be located at the rear of the property.




Urban Design Districts



Urban Design Districts - Applications

Every project within a form-based code or design district requires a Certificate of Appropriateness (COA). Most projects can be administratively reviewed, but some will need waivers due to site-specific constraints or a recommendation to another board. These requests must be reviewed by the Urban Design Commission (UDC).



**URBAN DESIGN COMMISSION
APPLICATION
FOR
CERTIFICATE OF APPROPRIATENESS**

1000 THROCKMORTON FORT WORTH, TX 76102 (817) 392- 8000 / Fax:
(817) 392-8016

PROPERTY INFORMATION

Project Name (if applicable): ROSEDALE MULTIFAMILY
 Street & Number: SE CORNER OF 1-35W AND TERRELL AVENUE
 City: FORT WORTH State: TEXAS Zip Code: TEXAS
 Legal Description: MIXED USE WITH RETAIL/COMMERCIAL/MULTIFAMILY
 Current Zoning: NS-T4R Historic designation (if applicable) DD HC HSE

PROPERTY OWNER / AGENT

Property Owner: EVANS ROSEDALE DEVELOPMENT PHASE I, LP
 Contact person / Company Name (if applicable): STEVEN SHELLEY
 Mailing Address: 1717 MAIN STREET, SUITE 5030 City, State Zip: DALLAS, TX 75201
 Phone Number: 214-636-8975 Email: STEVEN@HOQUEGLOBAL.COM

Agent (if applicable): _____
 Company Name (if applicable): _____
 Mailing Address: _____ City, State Zip: _____
 Phone Number: _____ Email: _____

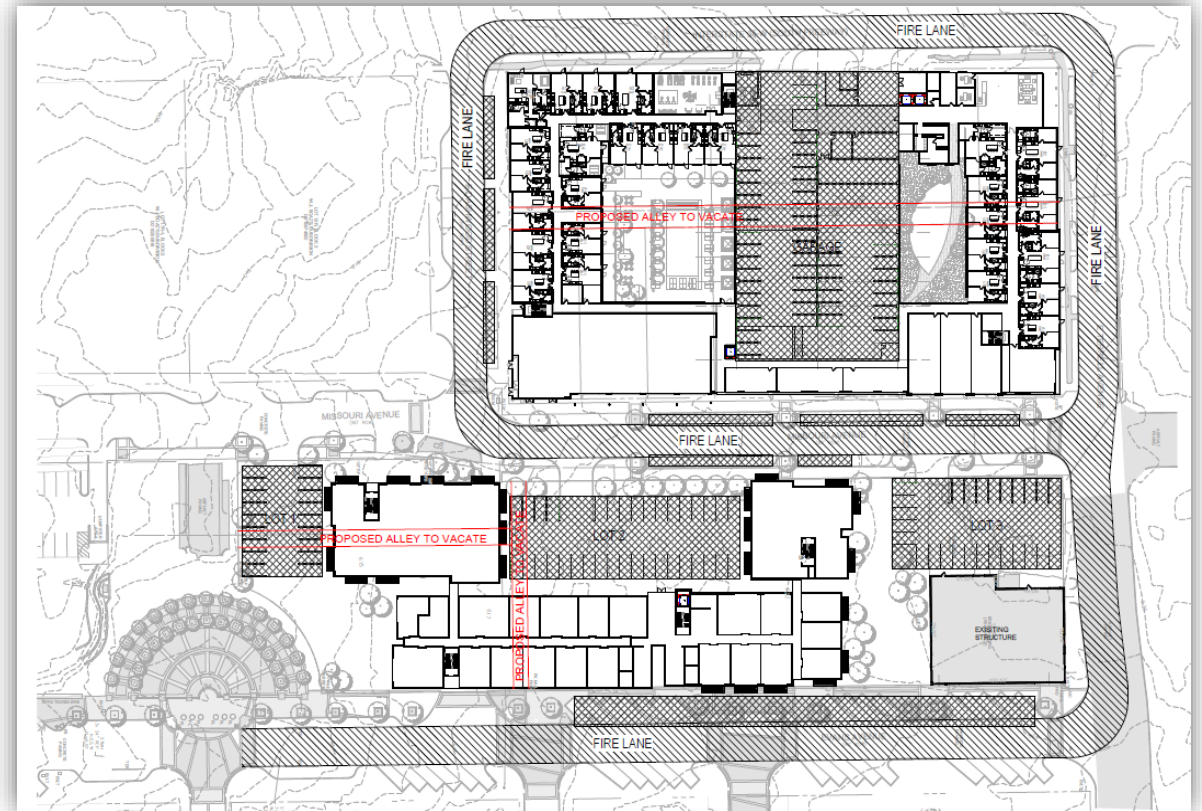
* UDC Staff uses the above information to notify any interested parties regarding the hearing or the issuance of a Certificate of Appropriateness. If any additional parties should be notified, please include their mailing information on a separate sheet of paper.

DESCRIPTION OF PROPOSED WORK - PLEASE ATTACH ADDITIONAL SHEETS IF NEEDED

MIXED USE WITH RETAIL/COMMERCIAL/MULTIFAMILY DEVELOPMENT ON THE SE CORNER OF 1-35W E
TERRELL AVENUE. THIS PROJECT CONTAINS TWO MIXED USE MULTIFAMILY STRUCTURES ON TWO
SEPERATE BLOCKS, DEVIDED BY EVANS AVENUE. THE FIRST STRUCTURE INCLUDES A 6 LEVEL GARAGE,
RETAIL AT THE GROUND FLOOR AND 5 LEVELS OF MULTIFAMILY UNITS. THE SECOND INCLUDES 1
LEVEL OF RETAIL BELOW 3 LEVELS OF MULTIFAMILY UNITS, SITE PARKING AND PUBLIC PARK AND ART
DISPALY AREAS. BOTH SITE BLOCKS WILL REQUIRE VACATION OF EXISTING UNIMPROVED ALLEYS.

Developing In Design And Form-Based Code Districts

The applicant requested the city vacation of 3 existing alleys to accommodate the site conditions.

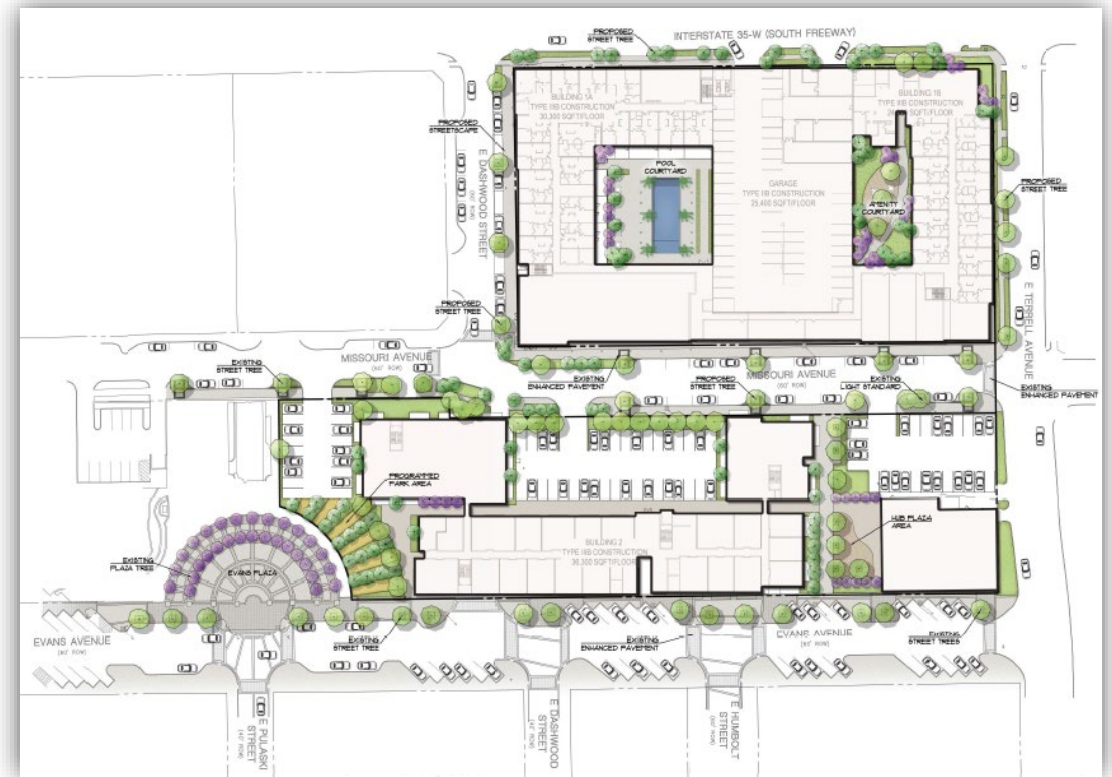


Site Plan

Developing In Urban Design Districts

Site design challenges

- Existing building on north end
- Existing park on the south end of the property.
- Public vs private parking

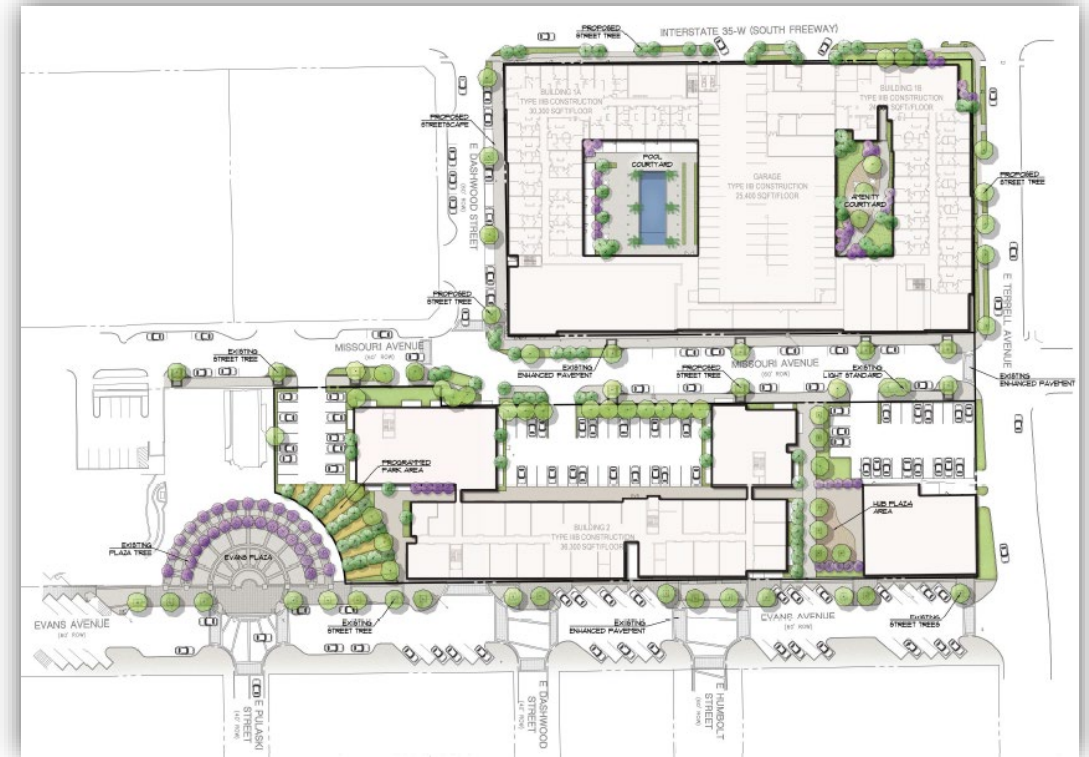


Landscape Site Plan

Developing In Urban Design Districts

Site design considerations

- Promote pedestrian-oriented urban form
- Maximize connectivity and access
- Promote the preservation and creation of distinctive neighborhoods
- Landscape requirements



Landscape Site Plan

Developing In Urban Design Districts

Building design considerations;

- Building heights
- Structured parking heights
- Exterior materials



3D Image



3D Image

Developing In Urban Design Districts

Building design considerations;

- For mixed-use building, retail should be in first level.
- Façade fenestrations
- Awnings and Canopies



3D Image

Preservation & Urban Design - Permits



Historic Preservation

Through historic preservation, we look at history in different ways, ask different questions of the past, and learn new things about our history and ourselves.

[Historic Preservation](#)



Urban Design Districts and Overlays

Throughout the City of Fort Worth, there are various design districts in which design is regulated through standards and guidelines. Design districts play a crucial role in the economic and physical revitalization of private and public spaces throughout Fort Worth.

[Urban Design District](#)

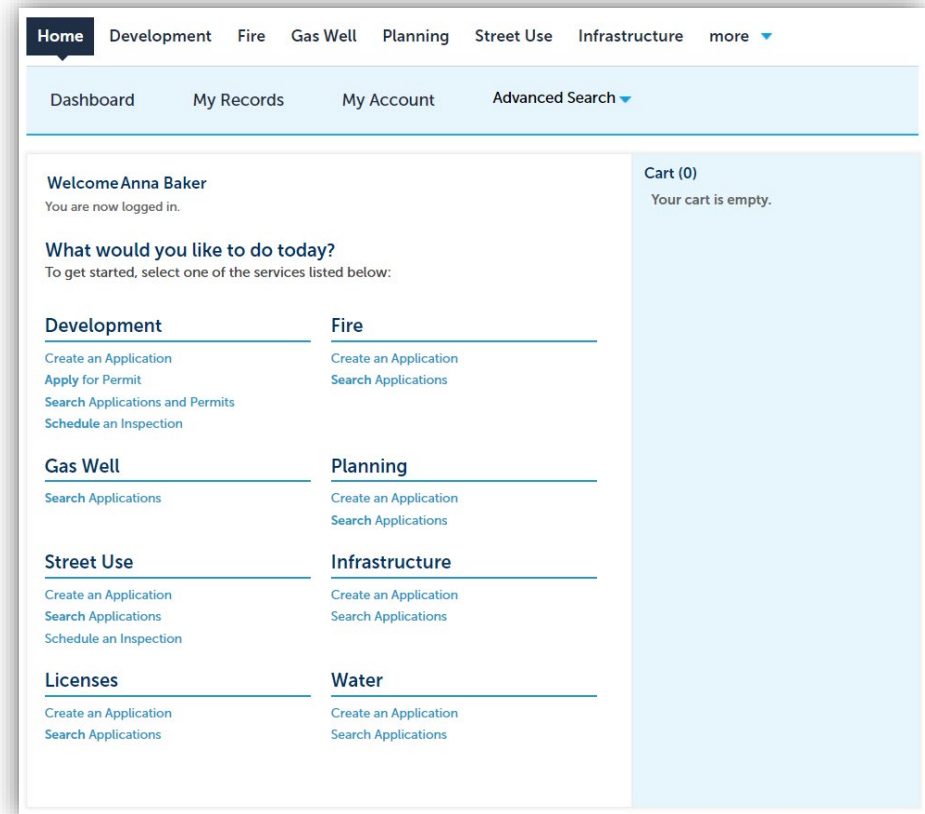
Developing In Historic Districts

[How to submit a COA application online](#)

Apply Online

Items required for new Historic COA submittal

- Detailed and accurate plan set to scale for the scope of work
- Detailed photographs
- Material Specifications
- Scope of work



Developing In Urban Design Districts

[How to submit a COA application online](#)

[Urban Design COA Guide](#)

Items required for new Urban Design COA submittal

- Detailed and accurate plan set to scale for the scope of work.
- Landscape plan
- Parking lot plan
- Detailed photographs
- Scope of work

Applications

[Apply Online](#)

[How to Apply](#) (PDF, 1005KB)





[COA Application](#) (PDF, 266KB)

[Urban Design COA Guide](#) (PDF, 152KB)

Historic & Cultural Landmarks Commission

Schedule

Hearings: second Monday of the month

-  APPLICATION FILING DEADLINE 5:00 P.M.
-  LEGAL NOTICES - DEADLINE DATE (10 days prior to meeting)
-  AGENDA POSTED 3 DAYS PRIOR TO MEETING
-  PUBLIC HEARING 2:00 P.M. COUNCIL CONFERENCE ROOM 290

AUGUST						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Types of Cases





- Historic Designations
- Text amendments
- Demolition
- Appeals
- Waivers
- New Construction
- Historic Site Tax Exemption verification
 - Before City Council

Urban Design Commission

Schedule

Hearings: third Thursday of the month

Application Deadline: 10 days after the previous month's hearing

-  APPLICATION FILING DEADLINE 5:00 P.M.
-  AGENDA POSTED 3 OR MORE DAYS PRIOR TO MEETING
-  SEND OUT COURTESY NOTICES
-  PUBLIC HEARING 10:00 A.M. COUNCIL CONFERENCE ROOM

AUGUST						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	8
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Types of cases:


- Waivers
- Text Amendments
- ROW Vacation
 - Before City Plan Commission and City Council
- Variances
 - Before BOA
- Zoning changes
 - Before Zoning Commission

Upcoming Commission Cases Map

Upcoming Board & Commission Cases

- Entries for next month's cases posted two weeks before the meeting
- Entries include the following
 - Request
 - Case number
 - Hearing date
 - Address
 - Staff member
 - Agenda
 - Staff report
 - Virtual attendance link


115 329 Greenleaf Street - Panther Island < > X




New Case
 Applicant requests a Certificate of Appropriateness for a waiver from the Panther Island Form Base Code to allow the wide side of the tower to face waterfront.
 Case: UDC-23-079
 Council District: 2
 Date: July 20, 2023 @10:00 AM
 Address: [328 Greenleaf Street](#)
 Staff: [Justin Newhart](#)
[Meeting Agenda](#)
[Staff Report](#)
 If you would like to speak on this case, [please register here.](#)

Upcoming Board & Commission Cases


HCLC 8-14-2023
UDC 8-17-2023
DDRB 9-7-23




1 HISTORIC & CULTURAL LANDMARKS...




2 401 W Lancaster Avenue - Individual



3 1108 S Judd Street - Morningside



4 2335 Mistletoe Avenue - Mistletoe Heights

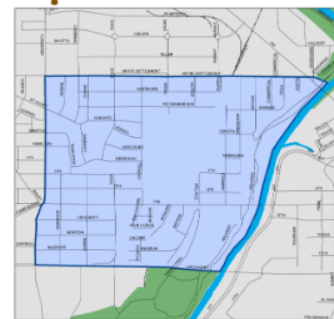


Contact The Local Neighborhood Organization

- Use the [Zoning Map](#) to identify neighborhood group
- Find the neighborhood group using the [Neighborhood Database](#)
- Every neighborhood group has a [webpage](#) with the following information
 - Contact info for President and Secretary
 - Meeting info
 - Code Officer
 - Neighborhood Police Officer

Association
 Association: West 7th Neighborhood Alliance
 Address: 2600 W 7th Street #1529 Fort Worth, TX 76107
 Association Type: Neighborhood Alliance
 Membership Type: Voluntary
 Website: [www.west7thalliance.com](#)

Location
 Mapsc0 Location(s): West 7th Neighborhood Alliance
 Boundaries: North: White Settlement Road
 South: West Lancaster Avenue
 East: Trinity River
 West: University Drive



Meeting Information
 Meeting Info: Annually in 1st quarter of each year
 Meeting Location: [www.west7thalliance.com](#)
 Meeting Time: 6:00 PM - 7:30 PM

Election Information
 Officer Election Month: December
 Next Election Year: 2022
 Elections every: 1 years

City Services

Council District	Council Member	Phone	Email
9	Elizabeth Beck	817-392-8809	District9@fortworthtexas.gov

Police Division: West Headquarters - 3525 Marquita

Neighborhood Police Officer(s)	Police Beat	Neighborhood Police Officer	Phone
	K12	Johnson, Damon	817-992-0187

Code Officer(s)	Code District	Code Officer	Phone
	West District	Ambriz, Gina	817-289-8891

Community Engagement Liaison(s)	Specialist	Phone	Email
	Community Engagement	817-392-8201	engagement@fortworthtexas.gov

[Additional Links to City Services](#) | [Code Compliance](#) (Phone: 817-392-1234)

Contacts
MARGARET DeMOSS
 Vice President
 Email Address: mdemoss@demossco.com

JILL FREER
 President
 Email Address: freerjill@gmail.com

Rose Marie Mercado
 Secretary
 Email Address: rmmercado@msn.com

Thank You



10-Minute Break



Downtown

Francisco Vega

Downtown Team

Planning
Manager

• **Mary Wells**

Planning
Assistant

• **Karen Moreno**

Plans
Examiner

• **Meghan Falcon**

Senior Planner
MU/UR

• **Sandy Michel**

Senior Planner
Downtown

• **Francisco Vega**

Downtown Urban Design District (DUDD)



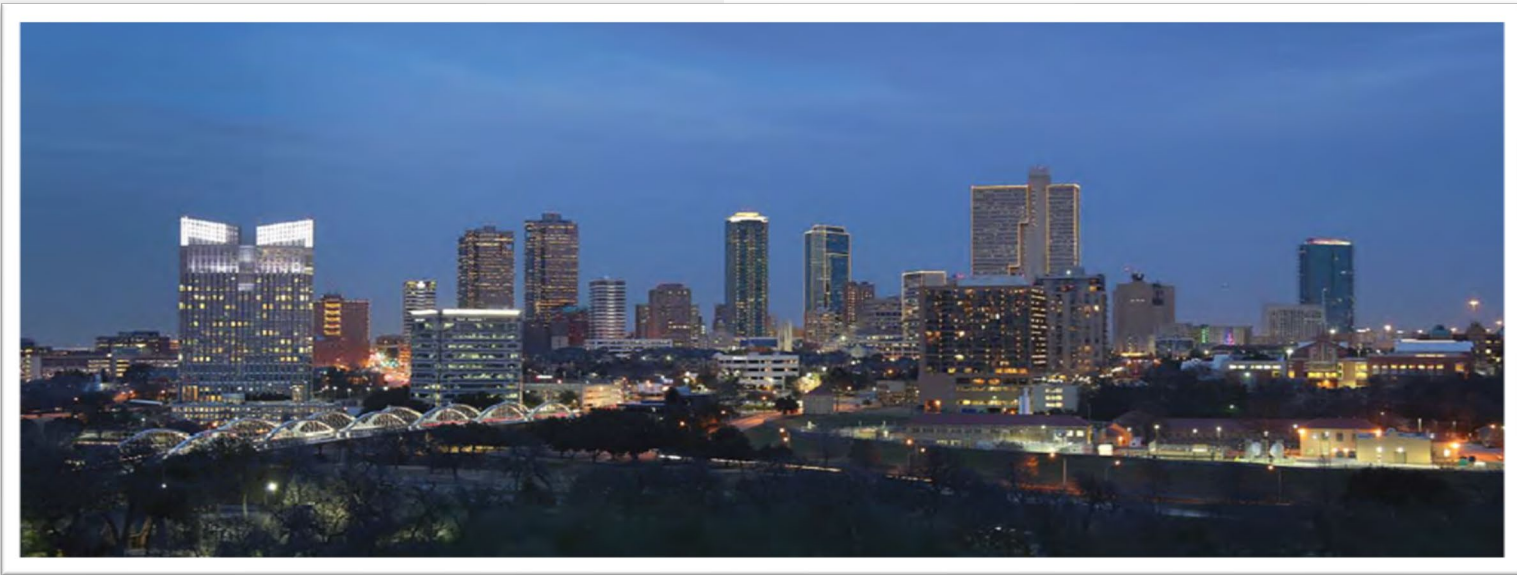
Intent:

- Promote a pedestrian-oriented urban form
- Maximize connectivity and access
- Require excellence in the design of the public realm

Project Subject To Review

All **private** and **public** development projects that include:

- Additions
- New construction
- Redevelopment
 - Rehabilitation
 - Renovation
 - Restoration
- Reconstruction of a parking lot
- New signage



Downtown Urban Design Standards and Guidelines (DUDSG)



VIBRANT

EXCEPTIONAL
DESIGN



WALKABLE



MIXED-USE
URBAN CENTER

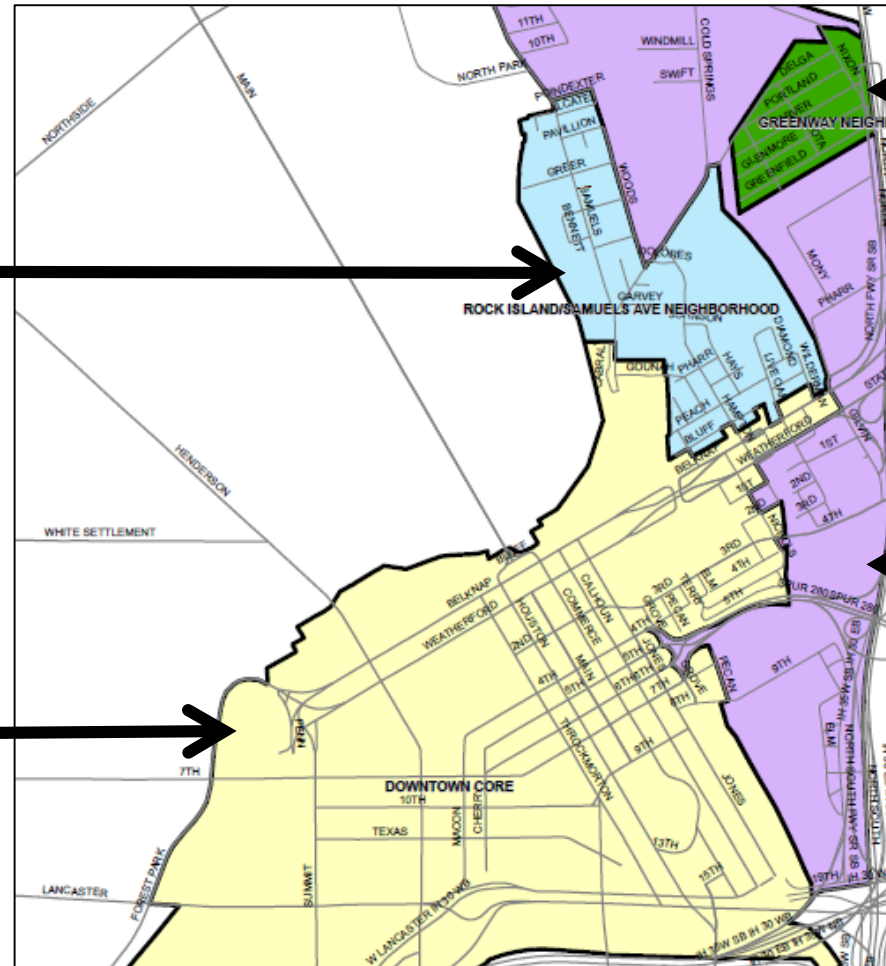
Character Zones

Rock Island / Samuels Avenue Neighborhood

- Commercial
- Multifamily
- Single Family

Downtown Core

- All Uses



Greenway Neighborhood

- Commercial
- Multifamily
- Single Family

Industrial Gateway

- Industrial
- No Industrial

DDRB Review Vs Administrative Review



Downtown
Design
Review Board
Review

A

Downtown Design Review Board will review the following:

- 1.- New Construction
- 2.- Major modification of buildings, 30%
- 3.- Items that staff refer to DDRB
- 4.- Cases that vary from standards



Administrative
Review

B

Eligible for administrative review and approval:

- 1.- All signage that meets the standards
- 2.- Sidewalk construction
- 3.- Minor modifications
- 4.- Temporary construction facilities
- 5.- Historic buildings restored

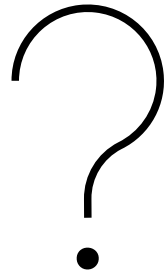
Design Review Process

Step No. 1

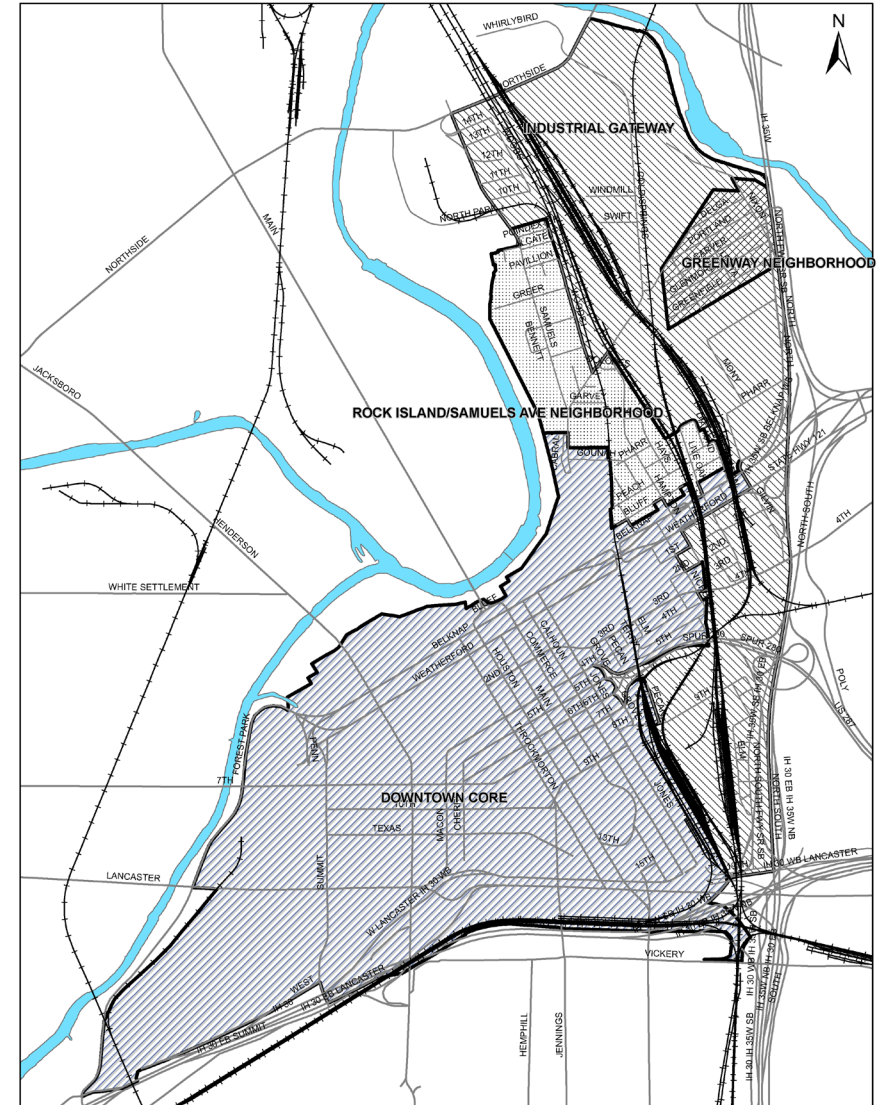
- DDRB Review
- Administrative Review

Preliminary

- Is my property located in Downtown?
- Which standards do I have to follow?
- Schedule a meeting with the Senior Planner



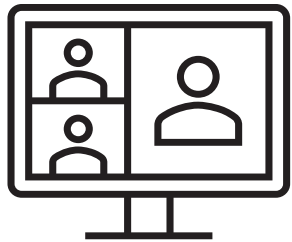
Downtown Urban Design District - Character Zones



Design Review Process

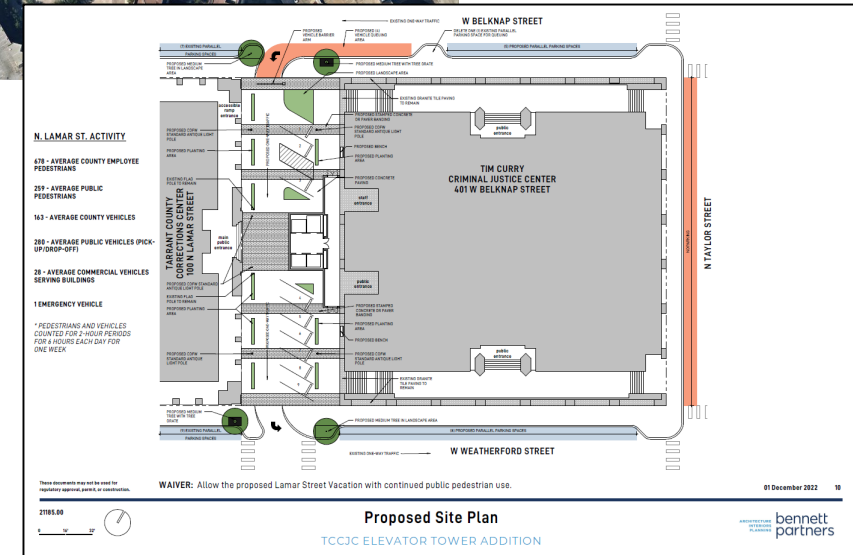
Step No. 2

- DDRB Review
- Administrative Review



Pre-Development Conference

- Contact the facilitation team
- Fill out an application
- Provide information
- Attend the PDC



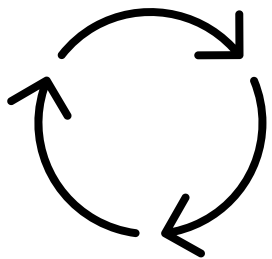
Design Review Process

Step No. 3

- DDRB Review
- Administrative Review

Design Review

- Project submittal for review
- Site visit
- Project review and feedback
- Meeting to discuss feedback (optional)



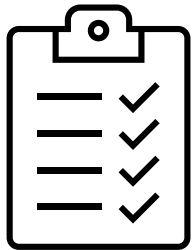
Design Review Process

Step No. 4

✓ DDRB Review

Application

- Fill out a DDRB application
- Submit a presentation
- DFWI Design Review Committee



AN IHG HOTEL

AVID-MON-505-IL-DF-096H
Illuminated Double Face Monument
SIGN 4

OPTION 1
IHG Brand Standard

25 SF
FRONT VIEW
1/2" = 1'-0"

SIDE VIEW
1/2" = 1'-0"

BACK VIEW
1/2" = 1'-0"

PAINT & VINYL

- P1 • BRIGHT RED
- P3 • WHITE
- V2 • TOMATO RED
- V4 • AQUA
- V5 • MATTE WHITE
- V10 • DAY/NIGHT FILM

SPECIFICATION

ALUMINUM CONSTRUCTED SIGN CABINET
WHITE ALUMINUM FACE W/ ROUTED & BACKED W/ ACRYLIC VINYL APPLIED TO FIRST SURFACE ACRYLIC WHITE L.E.D. ILLUMINATION ALUMINUM REVEAL AND POLE COVER

SEE DRAWING
KS1903217C.1
FOR LIGHTING ELEVATION

NIGHT VIEW:

IHG BRAND STANDARD SIGN EXAMPLES

BRINGING THE WORLD'S BRANDS TO LIFE
a Philadelphia Sign Company

ACCOUNT: **AVID Hotels**

ADDRESS: **Spice Addict**

LOCATION: **Fort Worth, TX (330 Samuels Ave.)**

ACCOUNT: **M. Bawashman** DESIGNER: **MSD**

DATE: **8/17/19**

COMPANION FILES:

DETAILS & DATE:

MSD 10/7/19

MSD 11/15/19

MSD 2/20/20

MSD 3/22/20

MSD 4/22/20

MSD 4/23/20

MSD 4/20/21

This is an original unpublished drawing submitted for use in connection with a project being prepared for you by PSCO Kieffer. It is not to be reproduced, copied or modified in any fashion without the written permission of PSCO Kieffer.

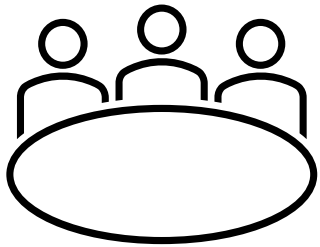
Phone: 920.458.4394
www.pscokieffer.com

KS1903217C

Design Review Process

Step No. 5

✓ DDRB Review



Public Hearing

- Attend the meeting. City Hall, Second Level, Council Conference Room 2020, at 2:00 P. M.
- Be prepared to speak



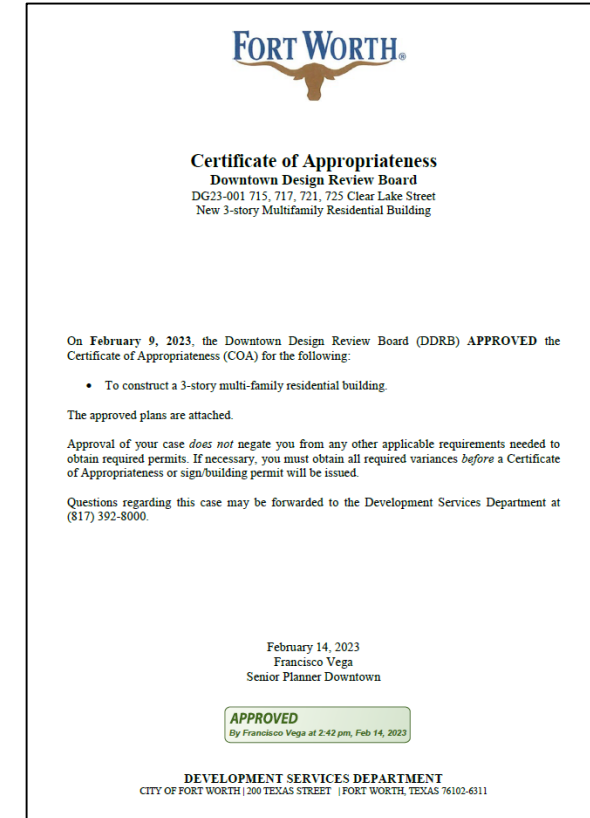
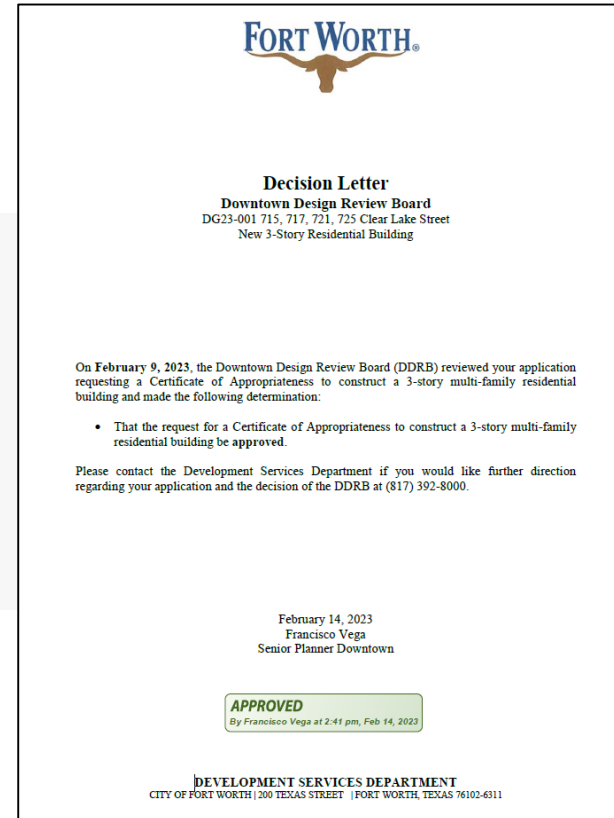
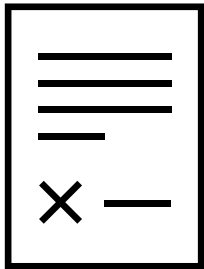
Design Review Process

Step No. 6

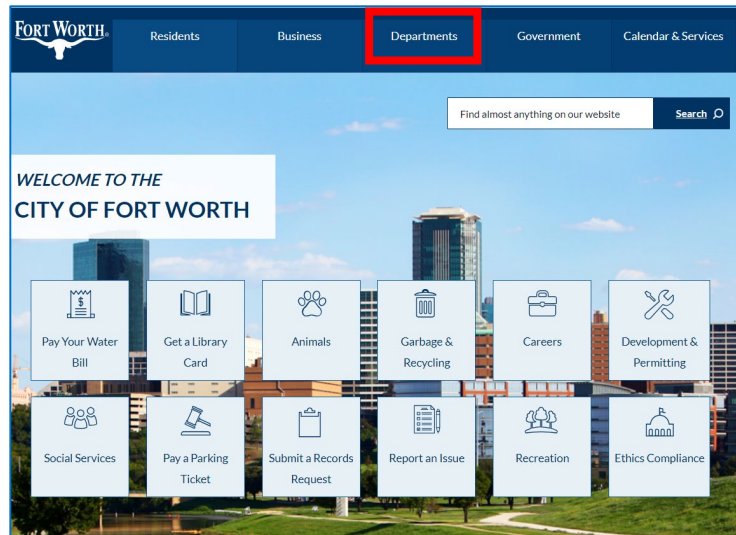
- DDRB Review*
- Administrative Review

End of the process

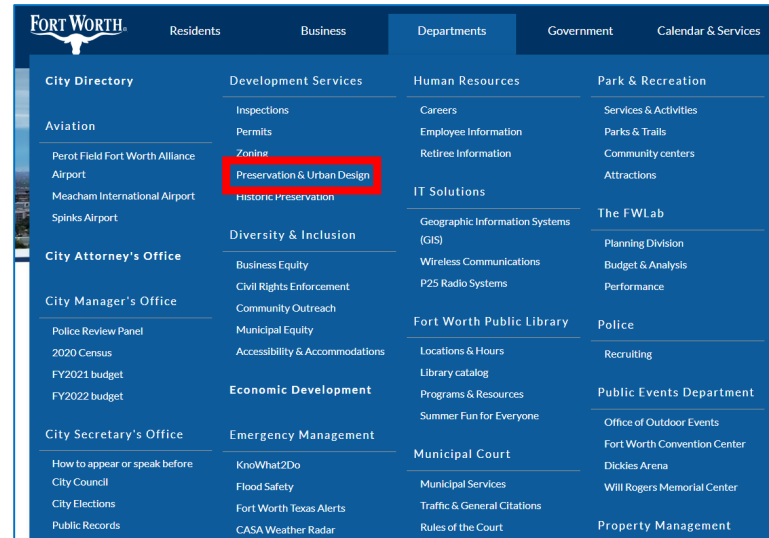
- *Decision Letter: **approved, continued, or denied**
- Certificate of Appropriateness
(valid for two years)



Downtown Website



Go to the City of Fort Worth website



Departments/Development Services/Preservation and Design



Downtown Urban Design District

Downtown Urban Design District

Downtown Fort Worth strives to build upon its image as the most vibrant, walkable, mixed-use urban center in the region by focusing on exceptional design of both private and public places.



To that end, the Downtown Urban Design Standards and Guidelines (DUDSG) were developed in 2001 and updated in 2016 in partnership with [Downtown Fort Worth Inc.](#) (DFWI) and community stakeholders. The DUDSG are meant to improve and protect the appearance, value, and function of downtown properties. The standards and guidelines allow for creativity and variety within a framework of basic design parameters that reinforce the best attributes of downtown.

[2023-DDRB-Application.pdf](#) (PDF, 187KB)

[Upcoming Design Review Cases \(Map\)](#)

[Downtown Design Review Board Calendar](#) (PDF, 155KB)

[Zoning Map](#)

Downtown Design Review Board

The [Downtown Design Review Board](#) is charged with handling hearings and determinations of applications for certificates of appropriateness for a building permit for construction of a new structure, expansion or remodeling or other alterations of the first and/or second floor of an existing structure, signage, and construction of a surface parking lot. In addition they are charged with the duty and invested with authority of any proposed amendments to the Downtown Urban Design Standards to the Zoning Commission and City Council.

[Downtown Urban Design Standards & Guidelines](#) (PDF, 6MB)

[View the district map](#) (PDF, 350KB)

Certificate of Appropriateness

Before applying for a building permit, you must acquire a Certificate of Appropriateness. Alterations to the exterior of every building within the Downtown Urban Design District must be reviewed by the Downtown Design Review Board. Such alterations include, but are not limited to:

Contact Us

Phone
[817-392-7885](tel:817-392-7885)

Email
Francisco.Vega@fortworthtexas.gov

Location
City Hall
200 Texas St.
Fort Worth
76102
[View Map](#)

Downtown Staff

Downtown Senior Planner
Francisco Vega

Planning Assistant
Karen Moreno

Helpful Links

- [Comprehensive Plans](#)
- [Historic Preservation](#)
- [Urban Design Districts](#)
- [Urban Villages](#)
- [Transportation Planning](#)

Application form

Public Hearings calendar

Standards

Contact Information

Zoning Map

PDF of the District Map

Thank You



Mixed Use & Urban Residential

A guide to help you navigate
MU/UR Districts

Presented By: Sandy Michel, Senior Planner for MU/UR



MU/UR Team

Planning
Manager

• **Mary Wells**

Senior Planner
Downtown

• **Francisco Vega**

Plans
Examiner

• **Meghan Falcon**

Senior Planner
MU/UR

• **Sandy Michel**

3 Goals

Our Goal is to guide you through MU/UR Districts. In this Development 101 course, we will talk about the following:

Goal 1

The intent of MU/UR Districts

Goal 2

Similarities and differences between MU-1, MU-2, and UR Districts

Goal 3

The process we have for MU/UR



GOAL 1

The intent of MU/UR
Districts

For any additional questions contact us at
MixedUse.UrbanRes@fortworthtexas.gov

Overall Intent of MU & UR

- Promote a **pedestrian-oriented urban form**.
- Require excellence in design of the public realm and of buildings that front public spaces.
- Encourage **creativity, architectural diversity, and exceptional design**.
- Promote **sustainable development** that minimizes negative impacts on natural resources.
- Promote **walkability**. Walkable communities are desirable places to **live, work, and play**.
- **Maximize connectivity and access**.
- Promote affordable housing and mixed income communities.



UR MU-1 MU-2



Image Source: <https://missingmiddlehousing.com/about/market>

For any additional questions contact us at
MixedUse.UrbanRes@fortworthtexas.gov



Detached Home

House converted into multiple homes (house conversion)

Duplex, Triplex or Fourplexes

Townhouse

Small Apartment Building

Low to Mid-Rise Apartments



Image Source: <https://missingmiddlehousing.com/about/market>

For any additional questions contact us at MixedUse.UrbanRes@fortworthtexas.gov

Mixed Use Districts 1

Also known as **Low-Intensity Mixed-Use (MU-1) District**

It is the purpose and intent of the Low Intensity Mixed-Use (MU-1) District to provide areas in which **a variety of housing types exist among neighborhood-serving commercial and institutional uses**. The MU-1 District is designed to accommodate and encourage compact, walkable development forms that are more land-efficient, cost-effective, and revenue positive for the City than low density, single-use developments.



Detached Home

House converted into multiple homes (house conversion)

Duplex, Triplex or Fourplexes

Townhouse

Small Apartment Building

Low to Mid-Rise Apartments

MU-2



Image Source: <https://missingmiddlehousing.com/about/market>

For any additional questions contact us at MixedUse.UrbanRes@fortworthtexas.gov

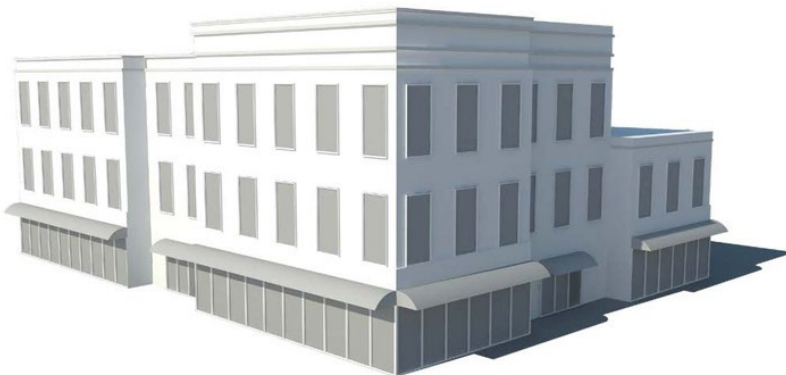
Mixed Use Districts 2

Also known as **High Intensity Mixed-Use (MU-2) District**

It is the purpose and intent of the High Intensity Mixed-Use (MU-2) District to provide areas in which **a variety of higher density housing types exist among commercial, institutional, and selected light industrial uses.** The MU-2 District is designed to accommodate and encourage compact, walkable development forms that are more land-efficient, cost effective, and revenue positive for the City than low density, single-use developments.

MU Building Types Allowed

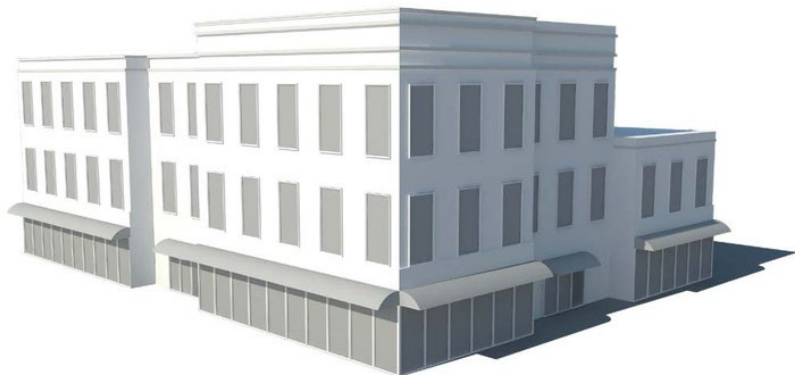
- General Commercial
- Mixed-Use Shopfront
- One-Family Attached (Townhouse)
- Two-Family Attached (Duplex)
- Manor House
- Apartment/Condominium



For any additional questions contact us at
MixedUse.UrbanRes@fortworthtexas.gov

MU Building Types Allowed

- General Commercial
- Mixed-Use Shopfront
- One-Family Attached (Townhouse)
- Two-Family Attached (Duplex)
- Manor House
- Apartment/Condominium



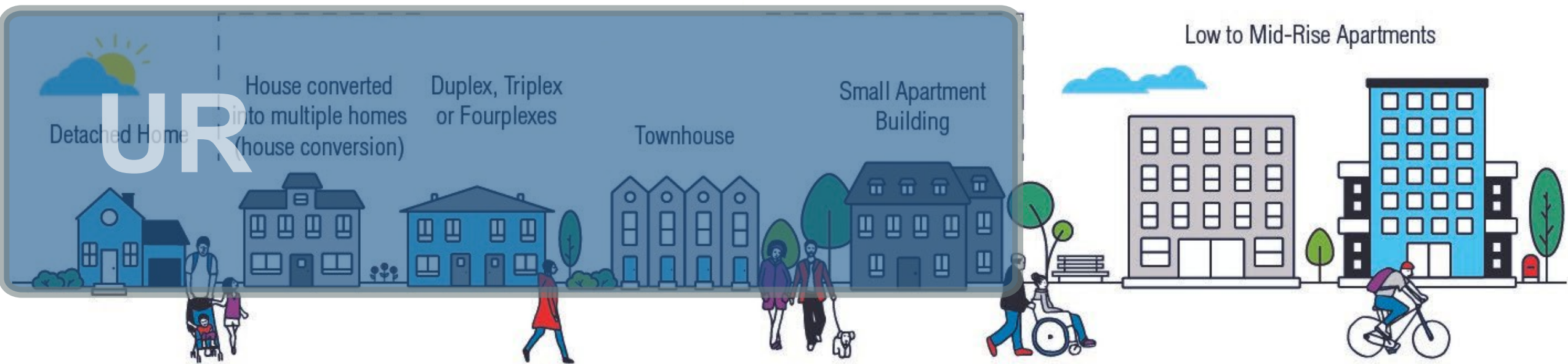


Image Source: <https://missingmiddlehousing.com/about/market>

For any additional questions contact us at MixedUse.UrbanRes@fortworthtexas.gov

Urban Residential District

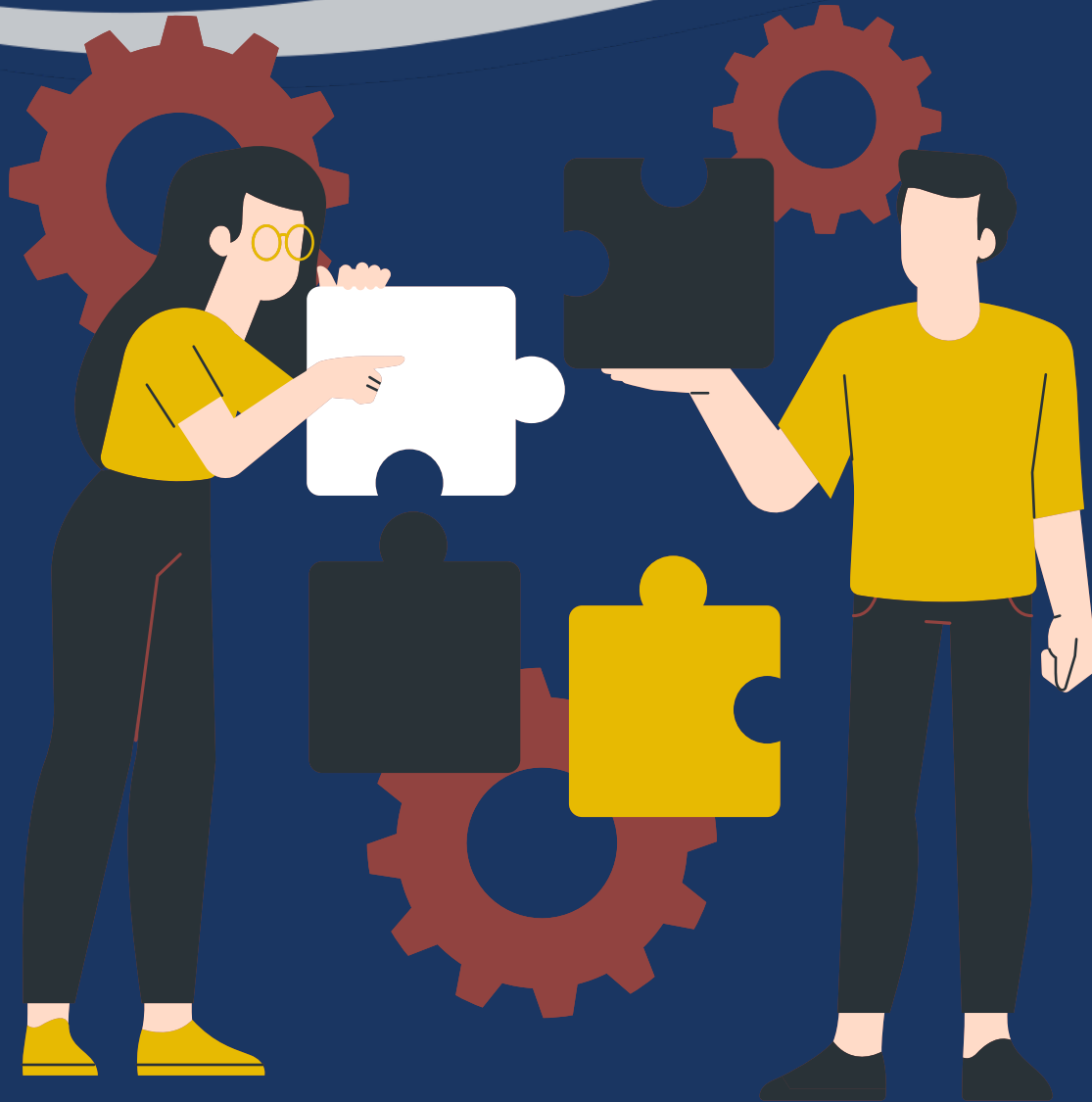
It is the purpose of the Urban Residential ("UR") District to provide a **residential density transition zone between low-density single-family neighborhoods and higher-density commercial areas**. The goal is to ensure compatibility between one-and-two-family districts and more intense mixed-use districts and related uses. UR neighborhoods are characterized by higher-density residential structures in a **highly walkable urban environment**. A mixture of housing types is present to **provide architectural diversity**, while shallow setbacks frame the pedestrian environment with engaging building façades, **improve visibility and safety of building entrances, and increase neighborhood vitality**.

UR Building Types Allowed

- **Single-Family Detached**
- Single Family Attached (Townhouse)
- Two-Family Attached (Duplex)
- Manor House
- **Garden Apartment**
- **Cottage Court**
- Apartments/Condominiums



For any additional questions contact us at MixedUse.UrbanRes@fortworthtexas.gov



GOAL 2

Similarities and differences between MU-1, MU-2, and UR Districts

Residential Vs Commercial

Common question:

Is MU/UR Commercial or Residential?



COMMERCIAL

Mixed Use 1 & 2 District

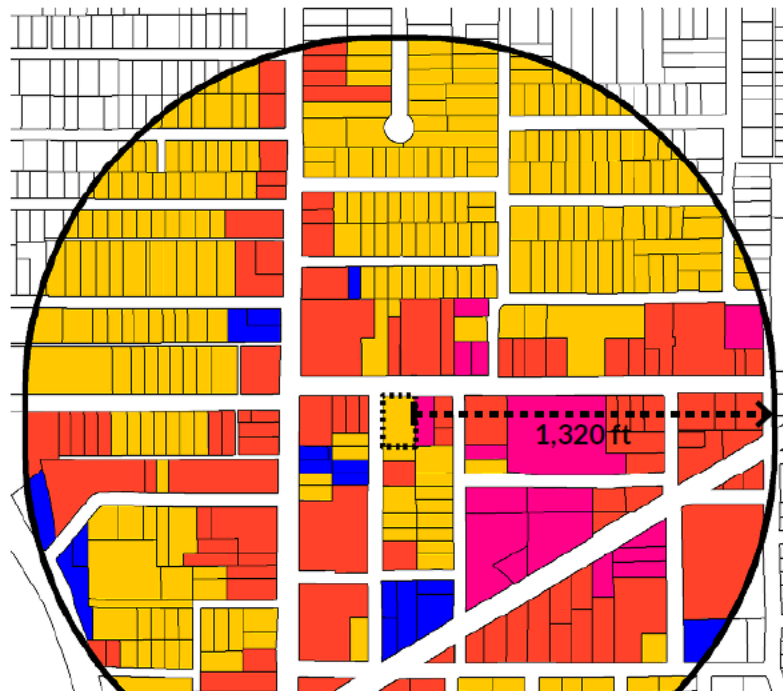
RESIDENTIAL

Urban Residential District



Proximity Test

Hypothetical Proximity Test



MU 1

MU 2

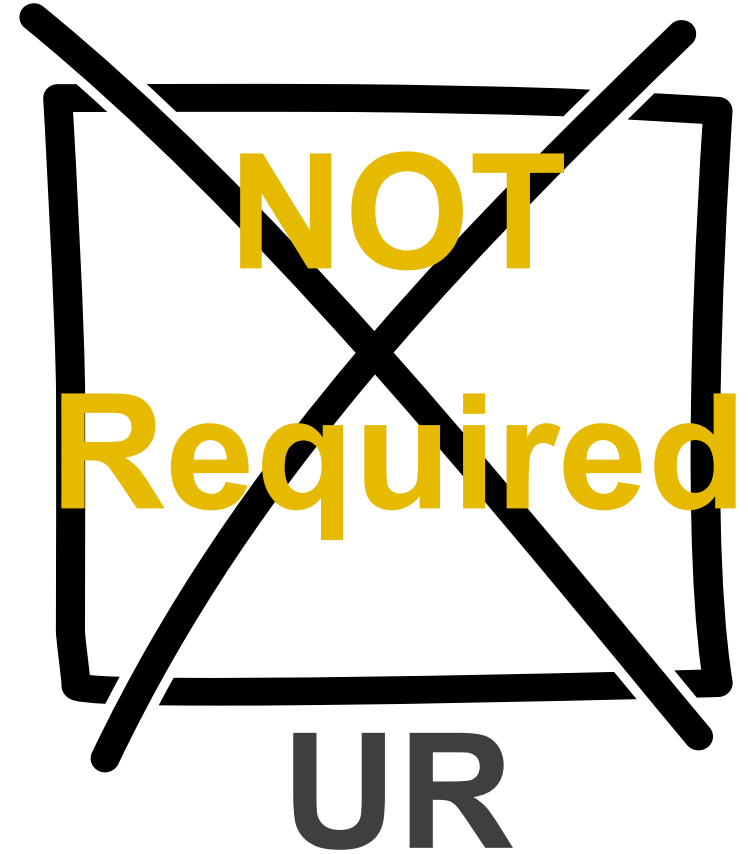
Example:

Proximity Test

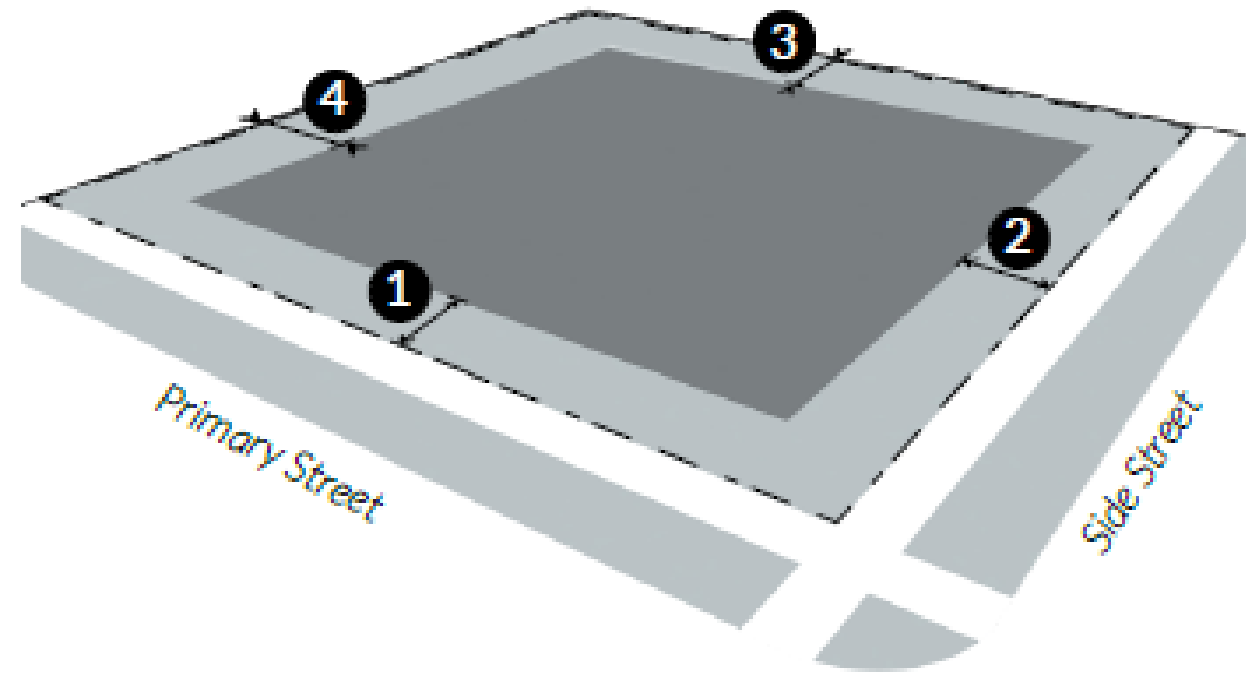
- Project = 100% residential
- Land uses within 1,320 ft. radius
 - Commercial/Industrial = 34.1%
 - Institutional/Public Parks = 3.6%
 - Mixed-Use Building = 7.6%
 - Residential (project included) = 54.6%

Residential Land Use = 54.6% < 70%

Development Passes

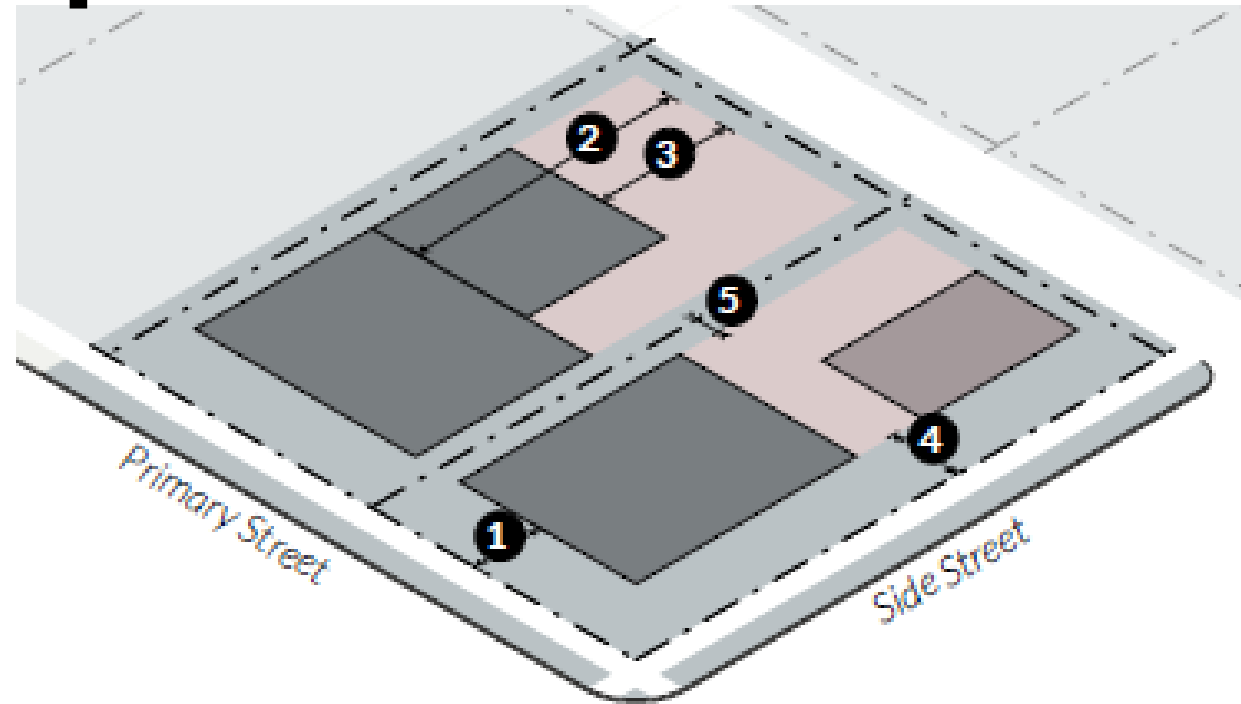


Setback Requirements



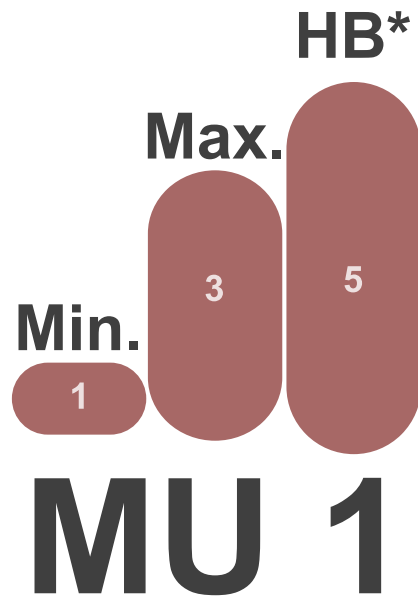
MU 1

MU 2

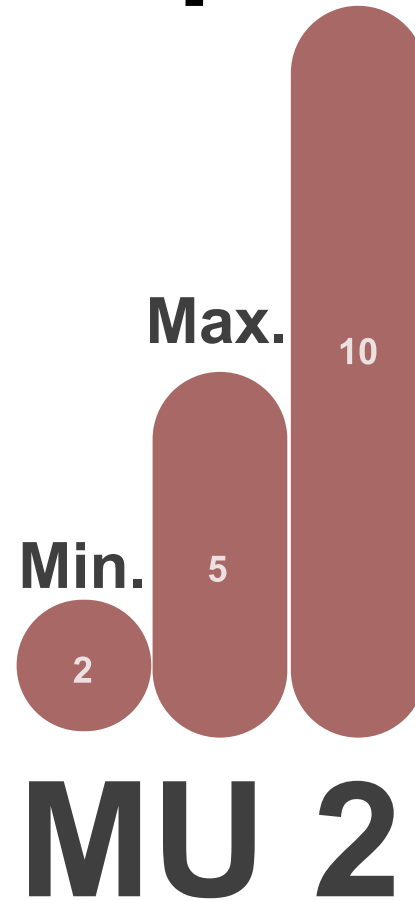


UR

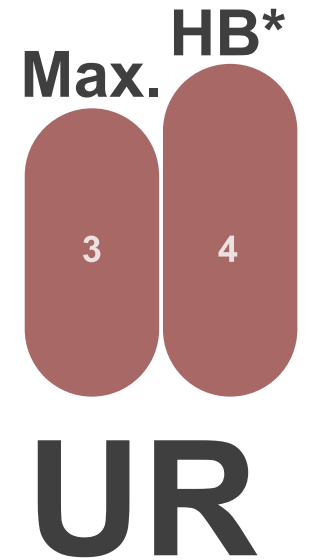
Height Requirements



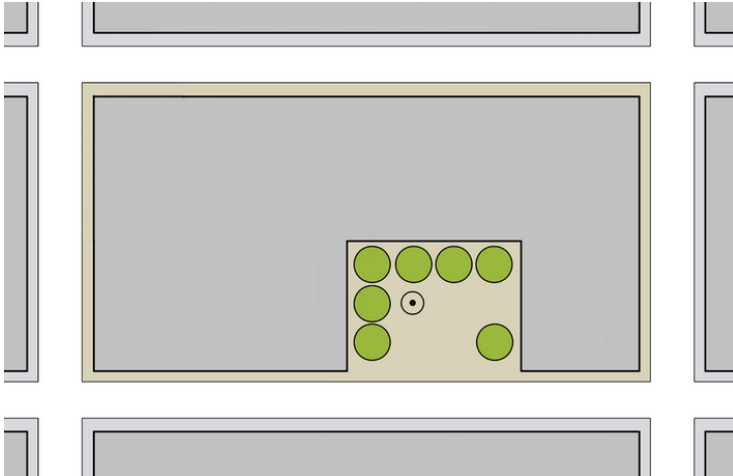
HB*- Height Bonus



Note: With HB* the max. height is 9 stories. For Single-use Hotel or Office the max height is 10 stories.

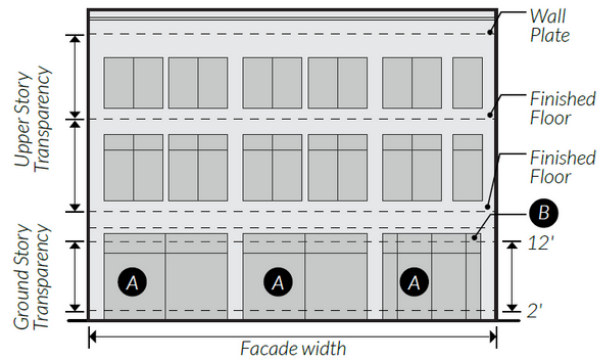
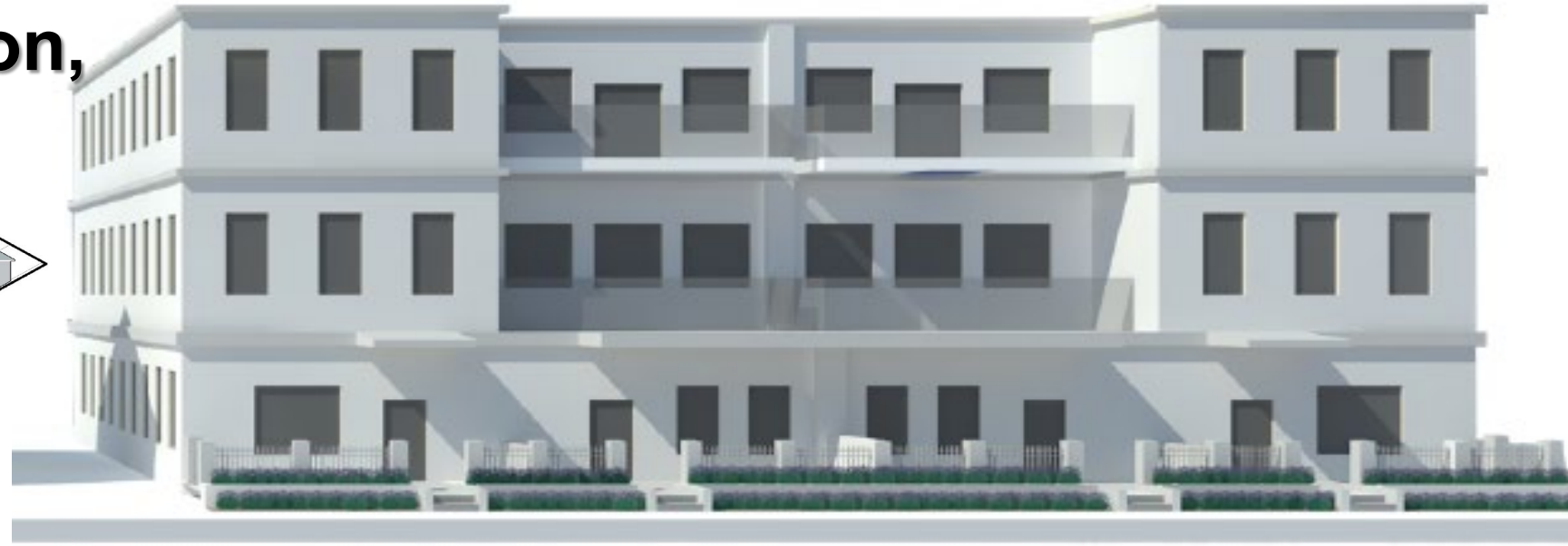
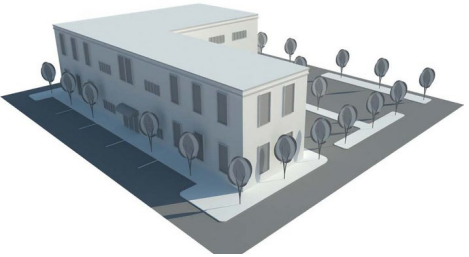
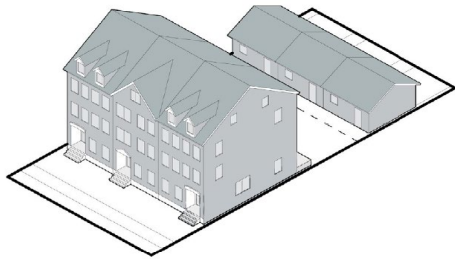


Height Bonus For MU/UR



**Public Pocket Park
Structured Parking**

Form-based district: Elevation, Fenestration, Form, & Materials



Example:

Facade between 2' and 12': $100 \times 10 = 1,000$ sf.

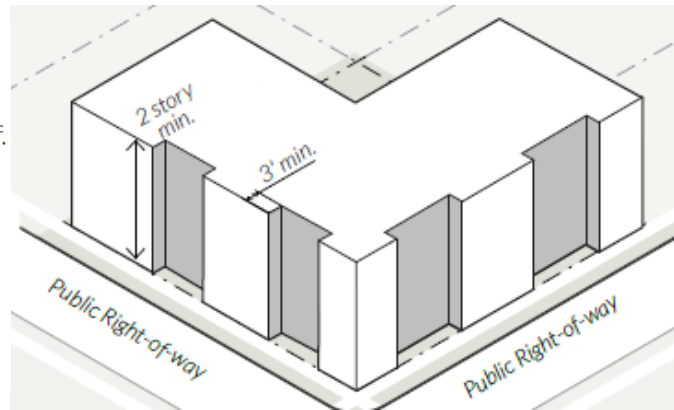
A Required Clear Fenestration: $1,000 \times .60 = 600$ sf.

B Clear Fenestration Provided: $18(3) \times 10 = 540$ sf.

Alternatives provided (clear outside 2-12'):

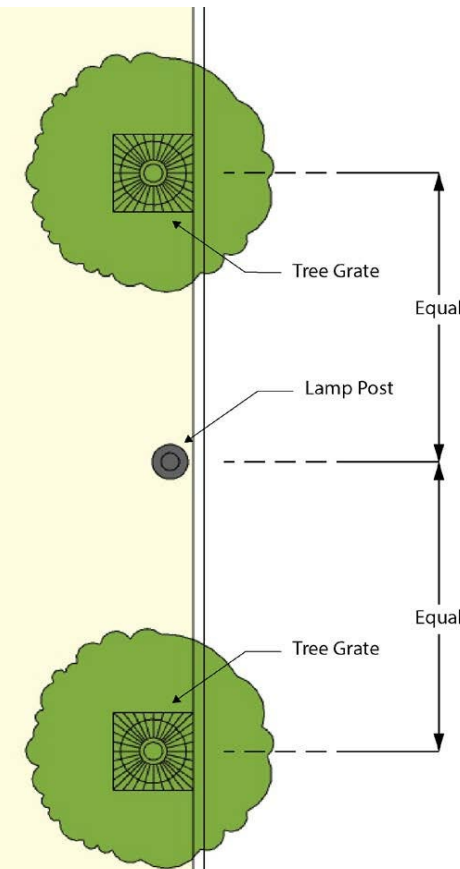
$18(3) \times 3 = 162 \times .40 = 65$ sf.

Total Fenestration: $540 + 65 = 605$ sf.





Enhanced Landscaping And Pedestrian Lighting For MU/UR



GOAL 3

The process we have
for MU/UR



For any additional questions contact us at
MixedUse.UrbanRes@fortworthtexas.gov

Our MU/UR Process

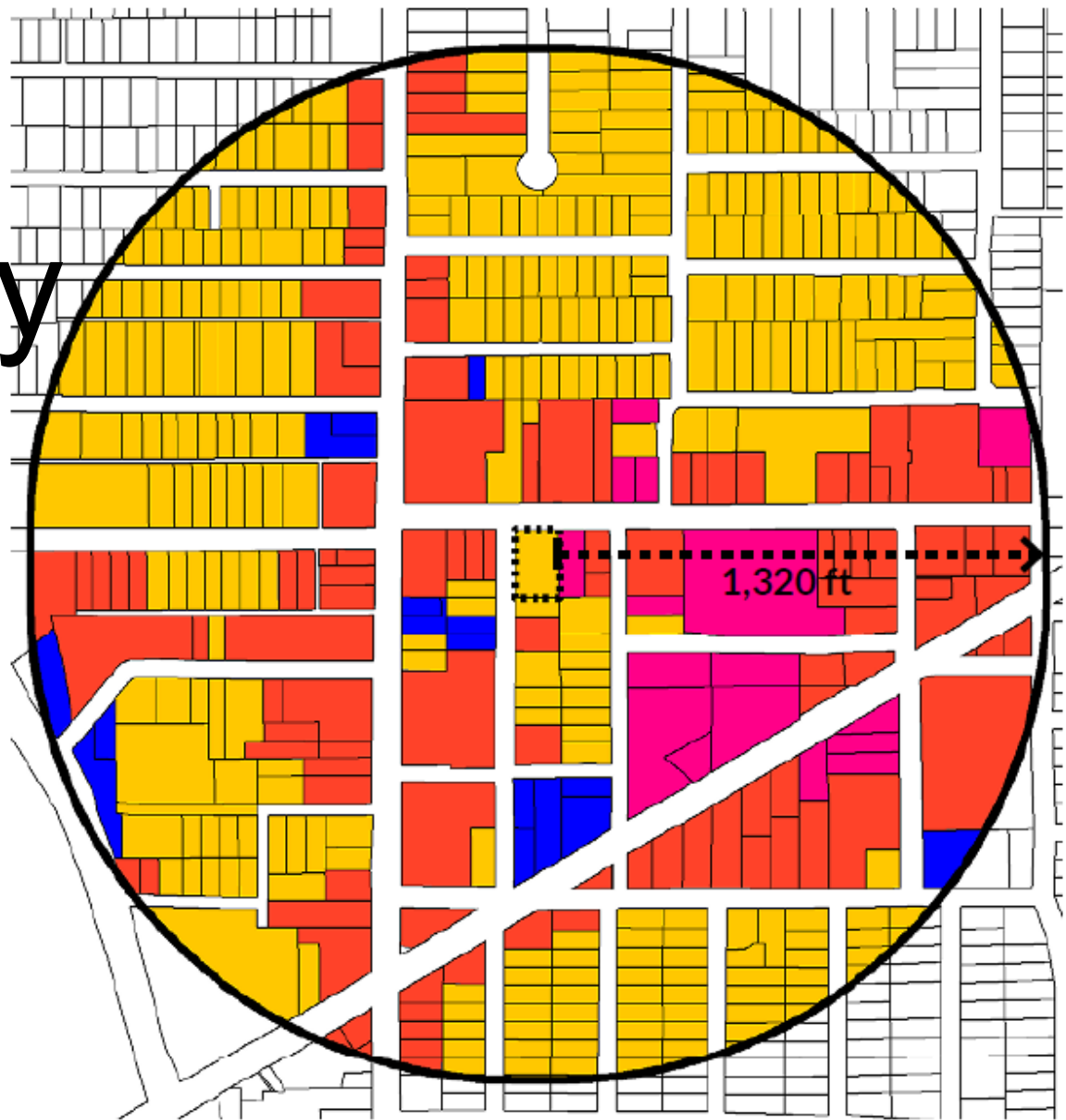
- **Preliminary Stage**
- **Planning Stage**
- **Permitting Stage**

Preliminary Stage

- **Preliminary Plat:** Platting your property is absolutely important when you are going through permitting. If your property is not platted already contact the platting team
- **Pre-Development Conferences (PDC):** PDC are not comprehensive question and answer session, rather, they assist in uncovering potential issues.
- **Proximity Test:** Developments that are 90% or greater residential uses must perform a proximity test to ensure a mix of uses in the surrounding area.



Proximity Test



● The residential land use category within a **1,320-foot radius** of the proposed project site boundary, **shall not occupy greater than 70 percent (%) of the total land area**. The proposed development shall be included in the calculation of this percentage.

Example:

Proximity Test

Project = 100% residential

Land uses within 1,320 ft. radius

Commercial/Industrial = 34.1%

Institutional/Public Parks = 3.6%

Mixed-Use Building = 7.6%

Residential (project included) = 54.6%

Residential Land Use = 54.6% < 70%

Development Passes

Land Use Legend



Planning Stage

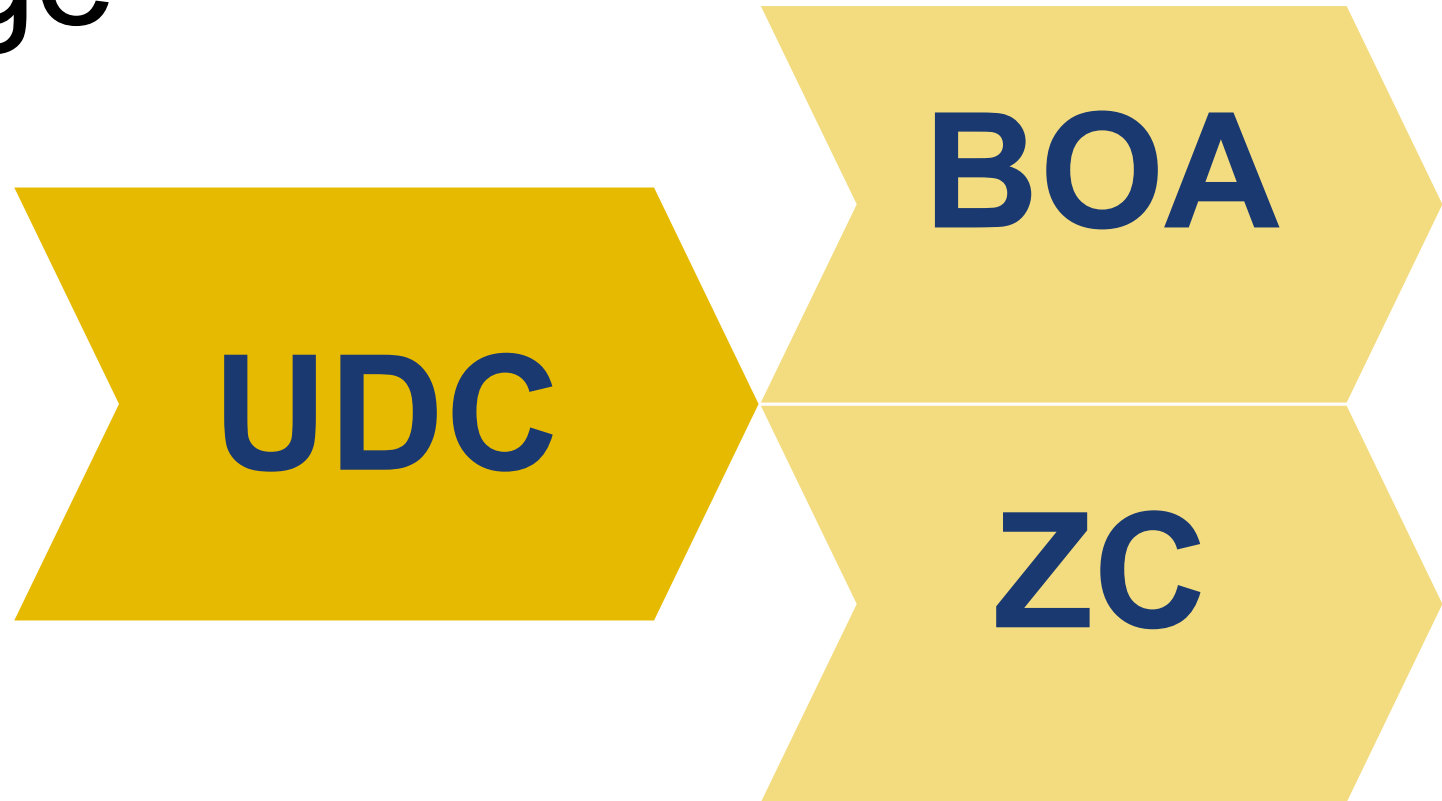
At this stage, staff will provide you with guidance that are required for this form-based district. Staff will help you with **answering any questions** you have about the design standards. Once you have a site plan set, it will **go into final review**. By the end of this stage, you will be ready for permitting.

-OR-

If you have a site plan set, and will like a final review from planning. When the final review is good you will be ready for permitting.

Planning Stage

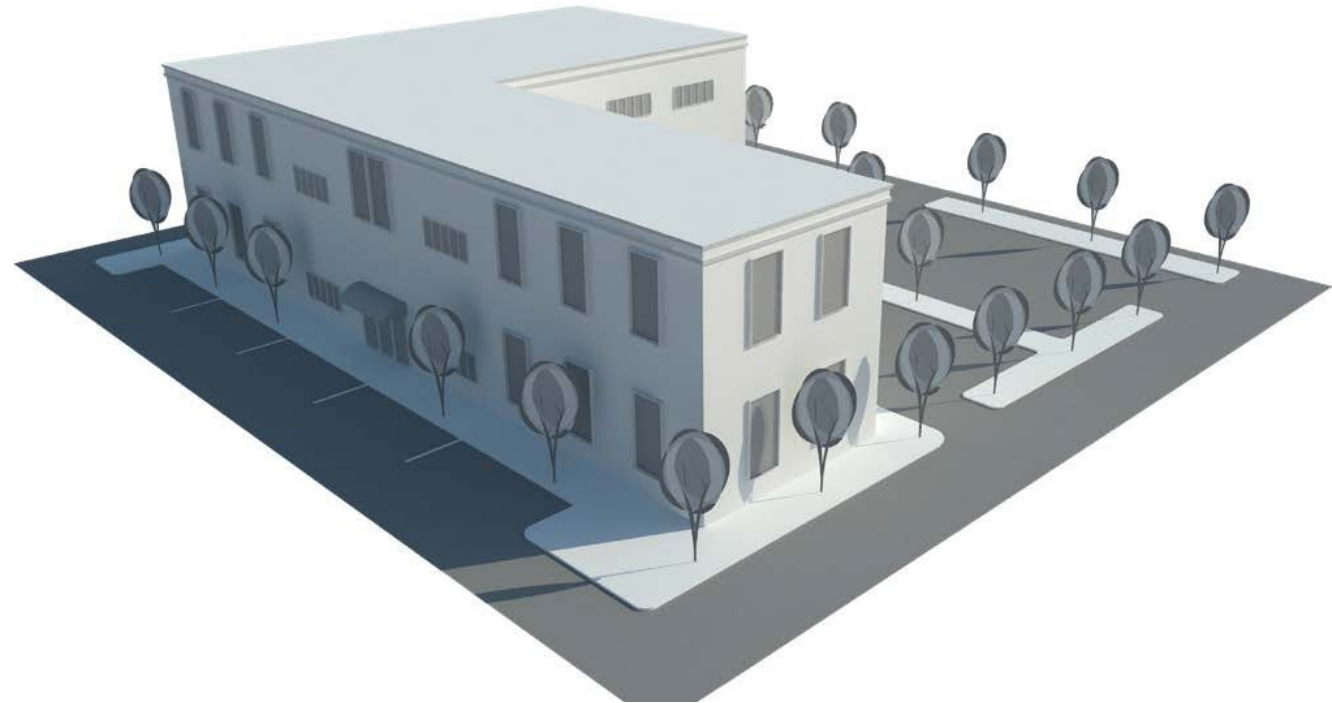
***NOTE:** If you are requiring a waiver of the standards, the planning stage is the stage at which you will apply for **UDC (Urban Design Commission)** Meeting and/or **BOA (Board of Adjustment)** approval or **Zoning Commission (ZC)**.



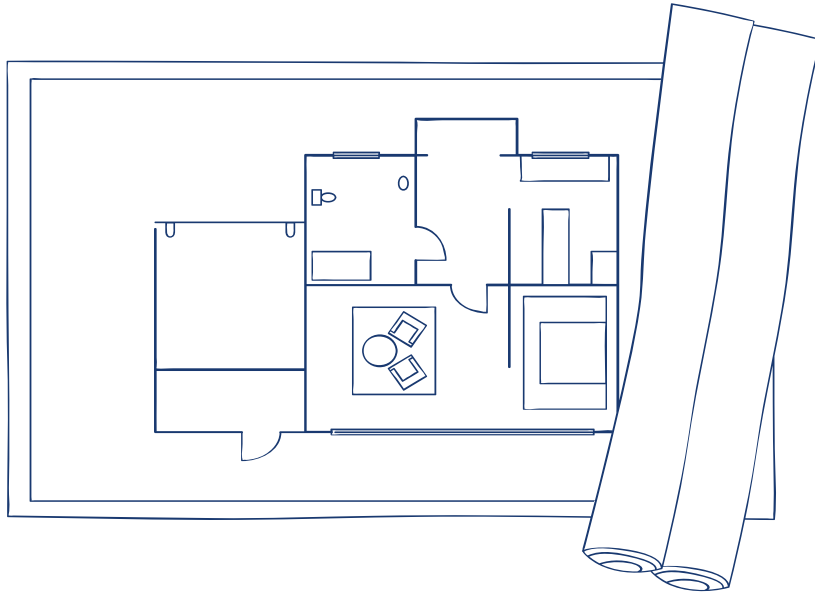
Planning Stage

Things you need to do to move to the next stage:

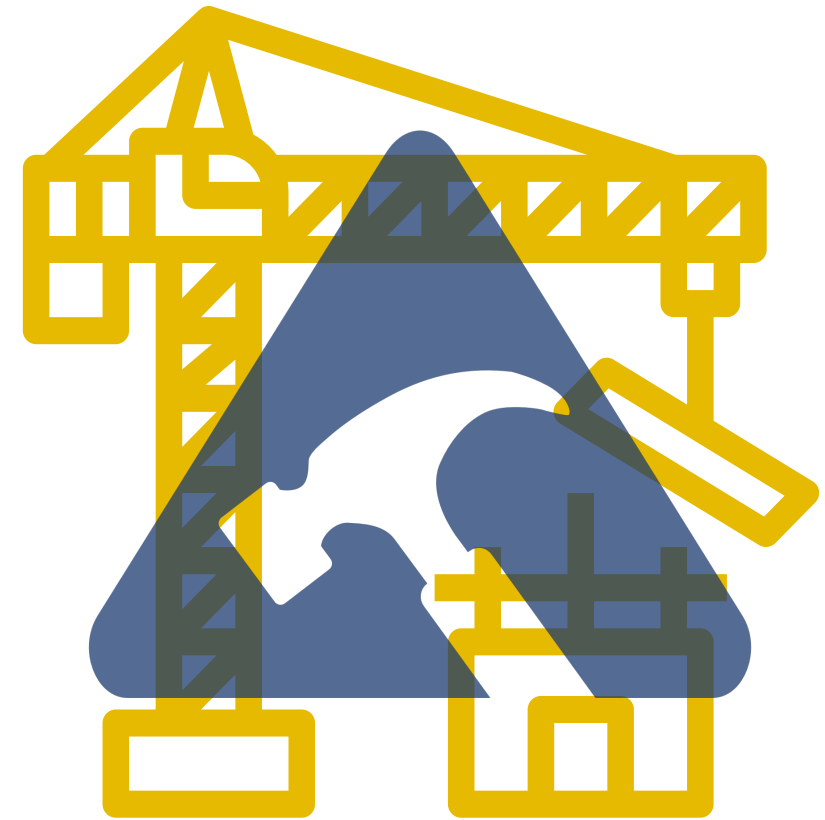
- **Completed Signed Site Plan set:** all information needed is provided on the checklist.
- **Optional final review from staff** or if you are requesting a waiver, the **COA from the Urban Design Commission Board and/or the approval of BOA**



Permitting Stage



**Congratulations on making the City of
Fort Worth a better place to live!**

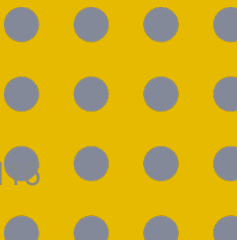


For any additional questions contact us at
MixedUse.UrbanRes@fortworthtexas.gov



ANY QUESTIONS?

MIXEDUSE.URBANRES@FORTWORTHTEXAS.GOV



The Board of Adjustment

Beth Knight

Zoning Appeals Team

**Senior Planner
(Supervisor)**

• **Beth Knight**

Planner

• **Daniel Guerrero**

**Planning
Assistant**

• **Karen Moreno**

**Planning
Assistant**

• **Michelle Pena**

Cases Heard By The Board Of Adjustment

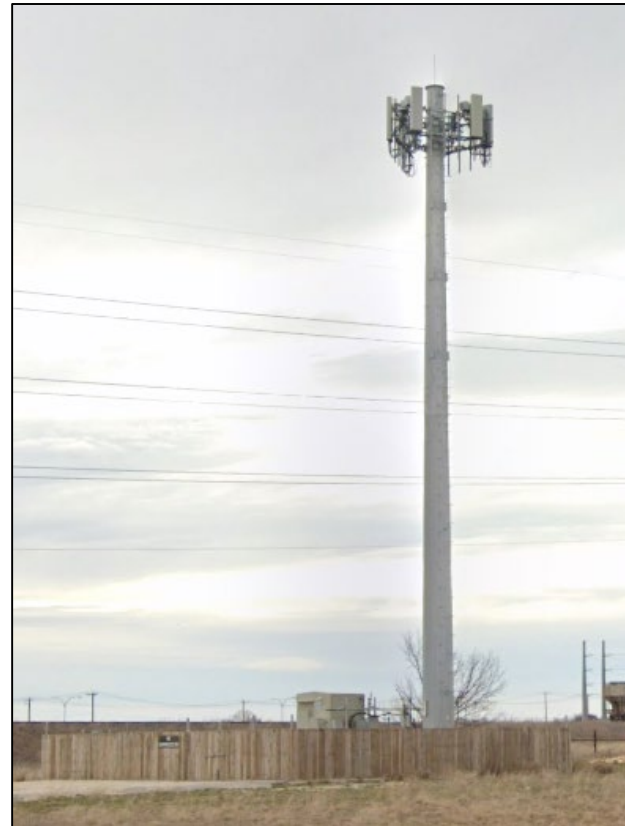
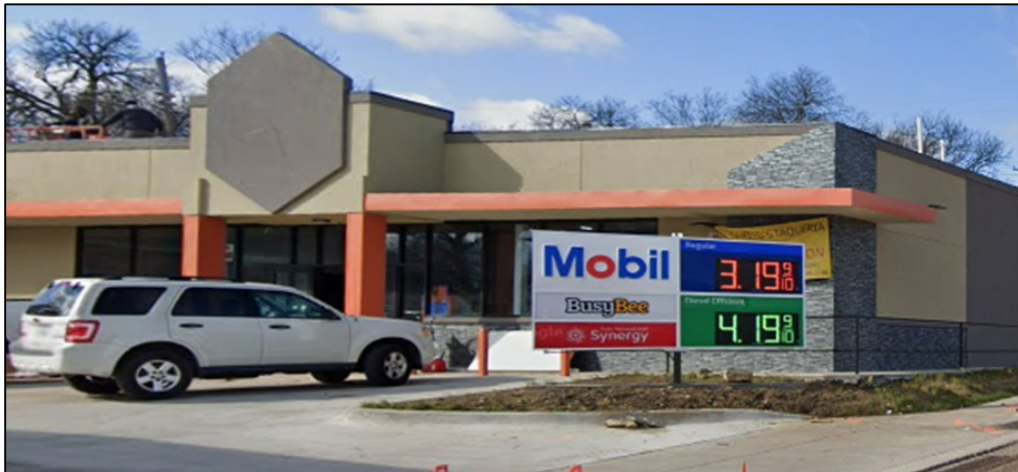
- **Special Exceptions** - Required by Zoning Ordinance for certain structures & uses
- **Variations** – Not meeting Zoning Ordinance standards due to lot conditions. Lot conditions can be irregular lot shape, slope, floodplain, or extensive tree coverage. Commonly found condition of the neighborhood does not count

Criteria For Approval

- **Special Exceptions** - Is the request compatible with the surrounding neighborhood?
- **Variations** – Is the hardship not self-created and not for the owner's financial convenience? Would a variance approval create difficulty for an adjacent neighbor?

Special Exception: Commercial Examples

- Electronic changeable copy signs (LED)
- Cell towers – regular and stealth



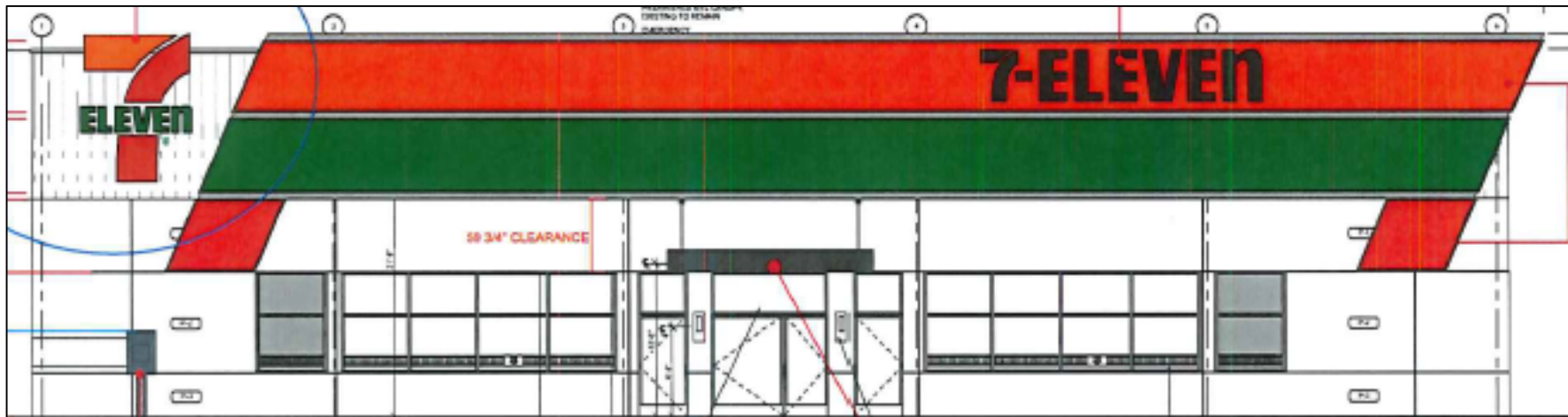
Special Exception: Residential Examples

- •Front yard carports
- •Solid front yard fences
- •Front yard open-design fences taller than 4 feet
- •Small & large farm animals



Variance: Commercial Examples

- Sign size
- Number of parking spaces



Variance: Residential Examples

- Building setbacks
- Accessory building height
- Accessory building size
- Back yard fence height







Board Of Adjustment

Schedule

Hearings: third Wednesday of the month

Application Deadline: third Monday of the previous month

-  FILING DEADLINE 5 P.M.
 -  NOTICES MAILED
 -  COMMERCIAL HEARING 10 A.M.
 -  RESIDENTIAL HEARING 1:00 P.M.
- Council Chamber

Types of cases:

- Special Exceptions
- Variances
- Appeals
 - From Other Boards
 - Zoning Administrator's Decision

AUGUST						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

What To Consider

- Pursue other alternative designs and remedies before applying to the Board of Adjustment (BOA)
- The applicants have the burden of proof to make their case. The BOA is "quasi-judicial" or mini-court
- Board approvals require 75% "Yes" votes, instead of simple majority
- Approvals expire after 6 months if no permit gets to Issued status
- May have to remove or modify structures
- Fees are not refundable once legal notices are mailed
- Denial options:
 - Wait 2 years to re-apply or;
 - Appeal to District Court showing how the Board's decision was illegal

Thank You



Development Process Charts

- Navigate the City's different development review processes:
 - [Development Process Chart](#)

Wrap Up

For Additional Information, Please Access:

- [Development Services](#)
- [City Staff Contact Information](#)



Development 101 Survey

- Let us know your thoughts about the class!

Scan the QR code



OR

use www.surveymonkey.com/r/DEV101

