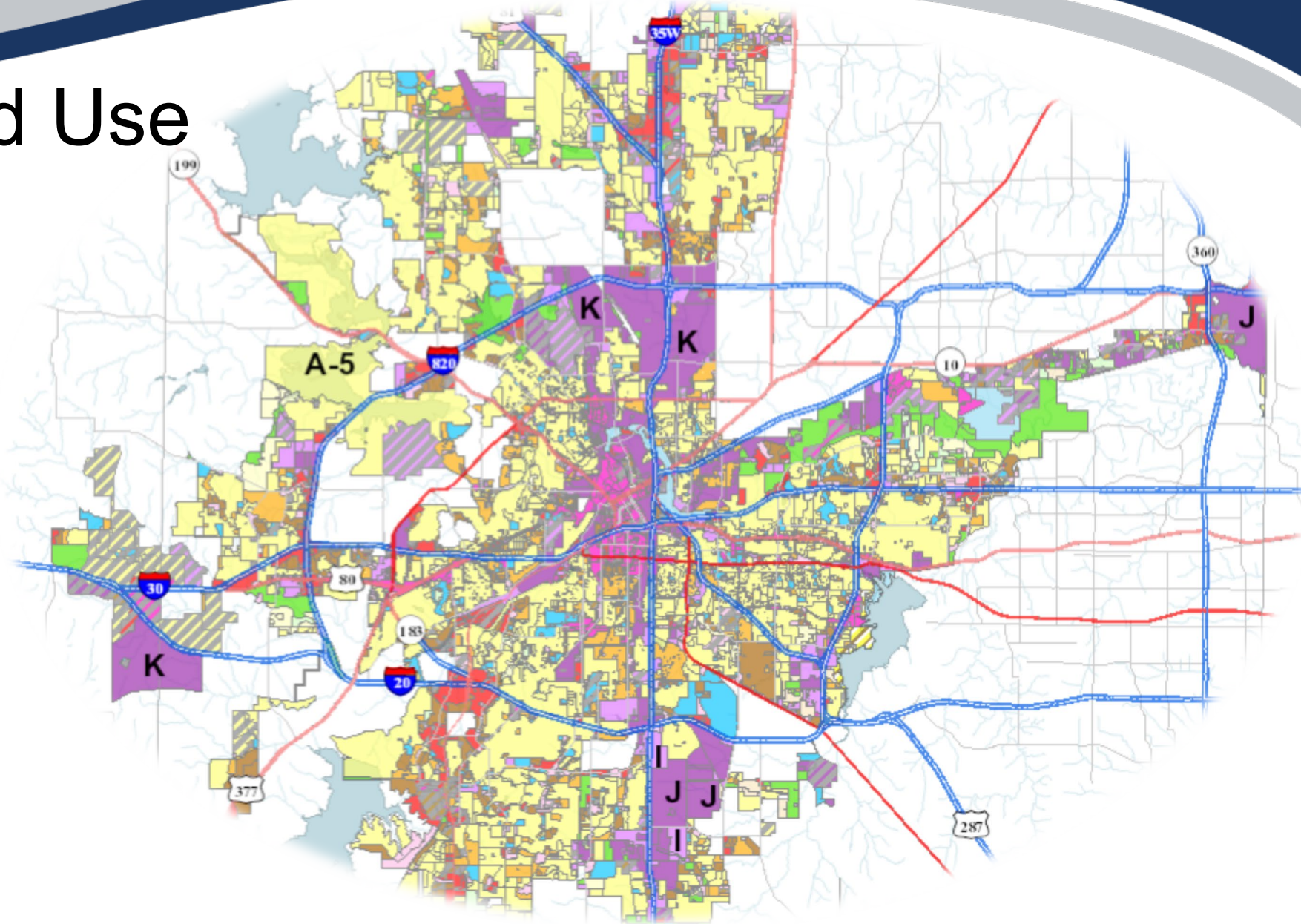
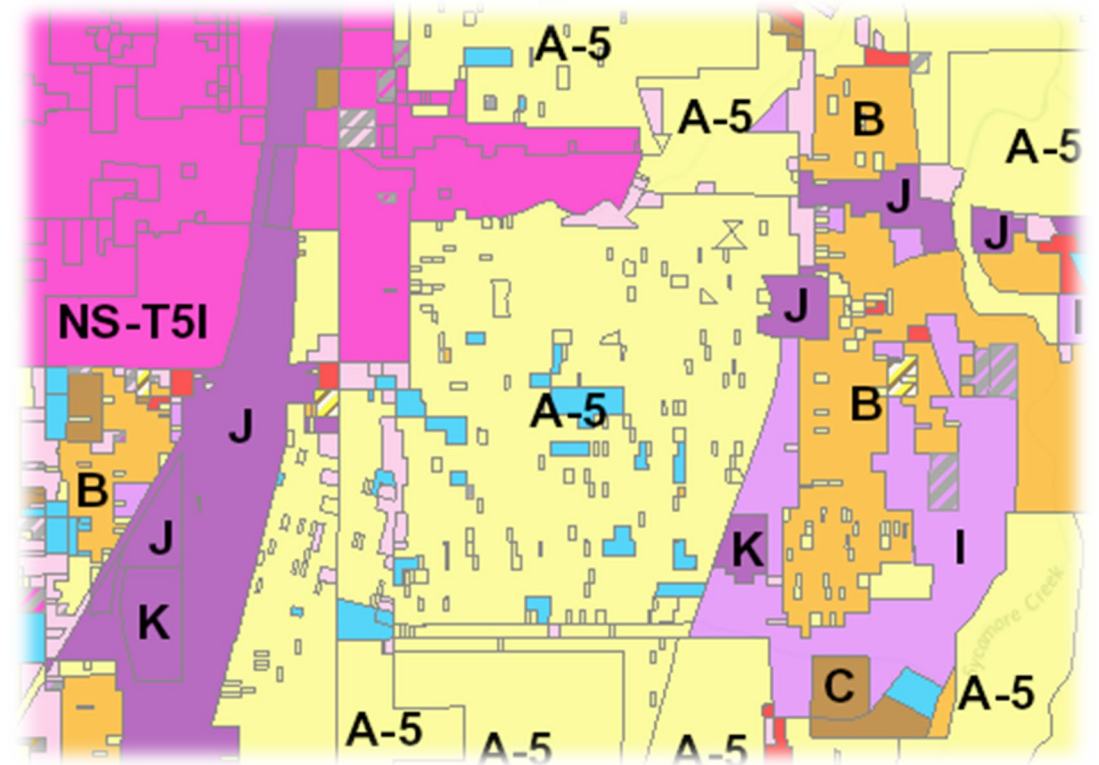


Zoning and Land Use Overview



What Is Zoning?

- The city promotes orderly growth and land use while protecting existing property owners by grouping together compatible land uses — a practice known as zoning.
- Before land is developed in the city, it must be zoned and platted. Property in the city's extraterritorial jurisdiction (ETJ) is subject to platting only.
- The Zoning Commission reviews all zoning requests to provide recommendation for City Council, who will approve or deny the request.
- The Zoning regulations and districts are adopted to help implement the Comprehensive Plan and its policies.



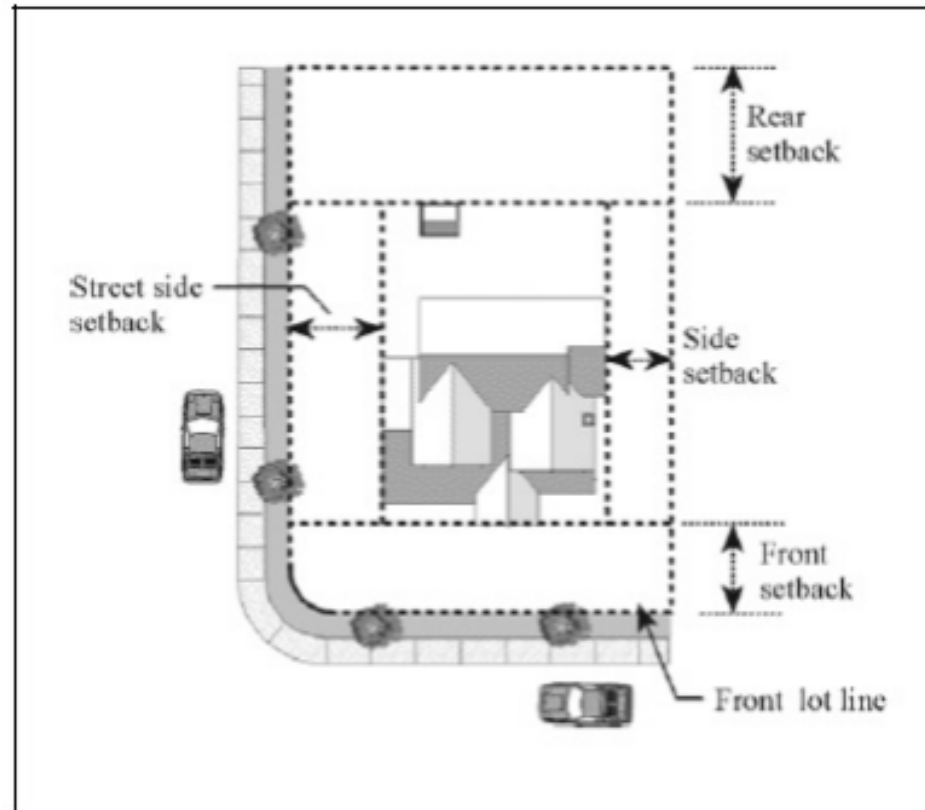
What Does Zoning Regulate?

Lot Size

Height

Setbacks

Signs



Parking

Landscaping

Supplemental Standards

Land Use

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 & 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

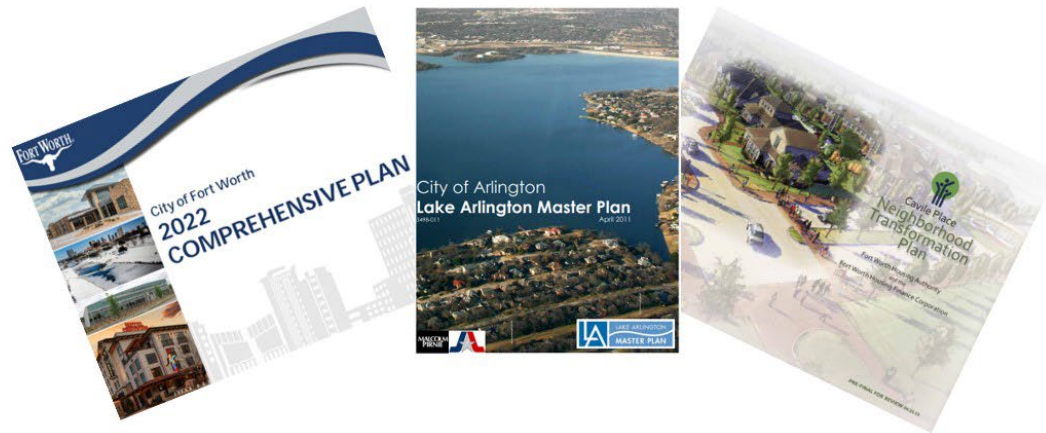
The Board of Adjustment

Responsibilities:

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

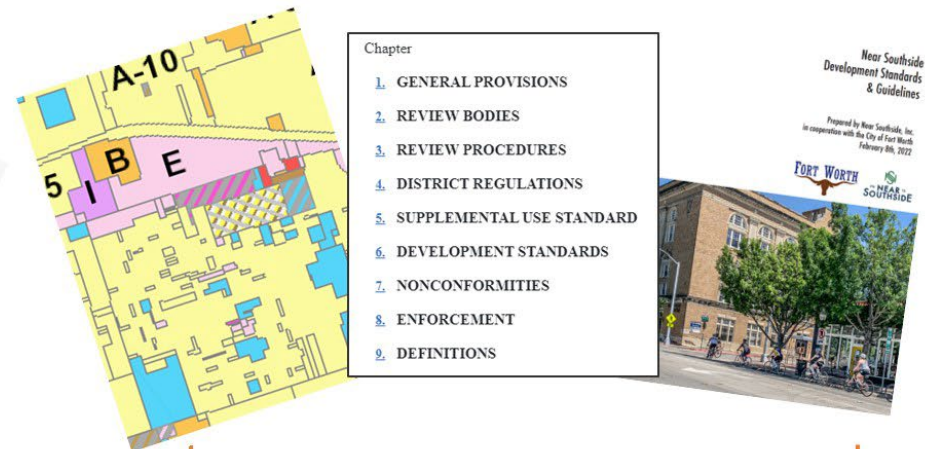
Development Services works with the community to create and adopt plans that ultimately lead to the regulatory documents that encompass zoning:

City Wide / Small Area Plans



Planning Documents
Policy Framework Documents

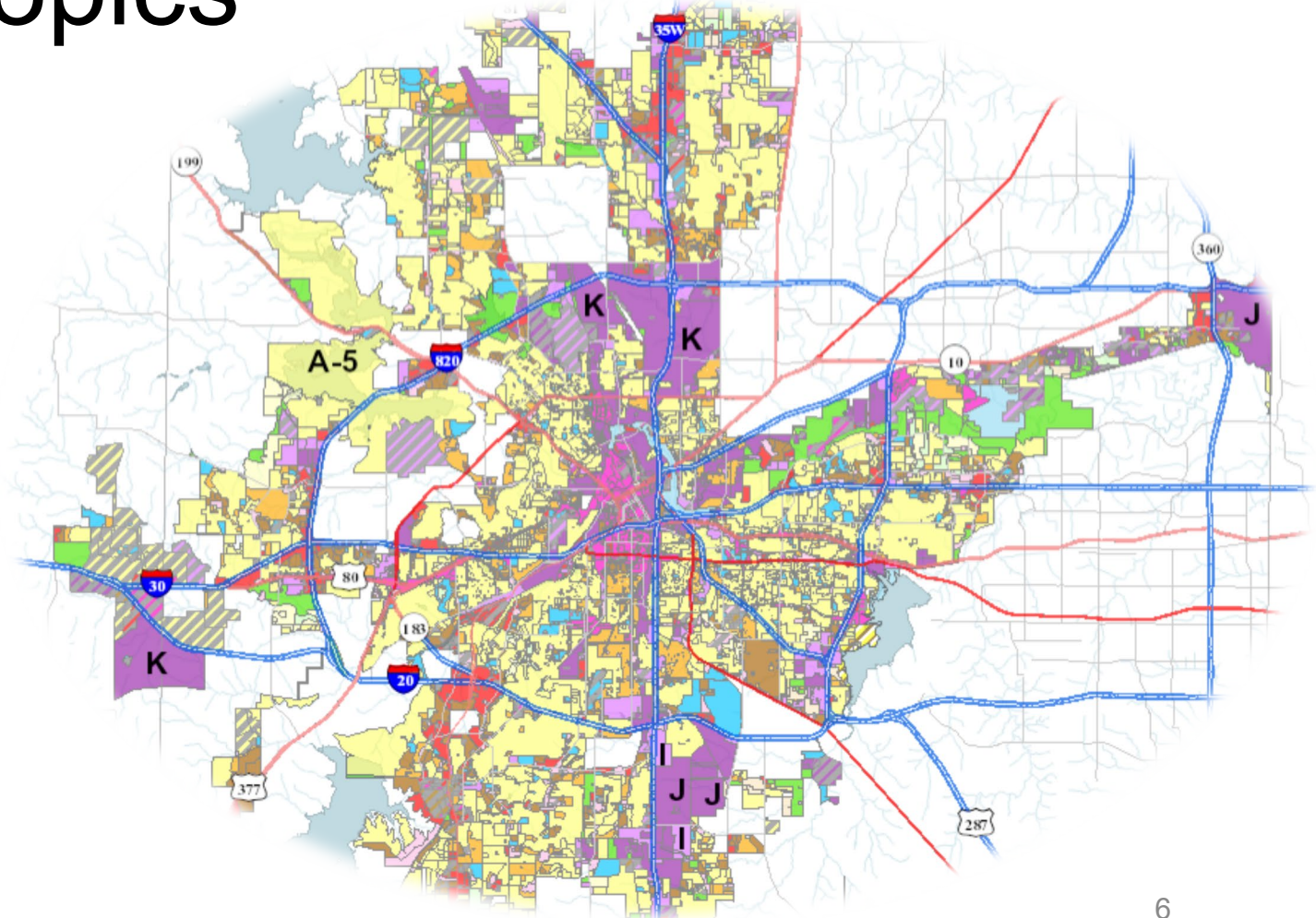
Zoning Ordinance / Zoning Map / Development Standards



Regulatory Documents
Land Use Regulations

Related Zoning Topics

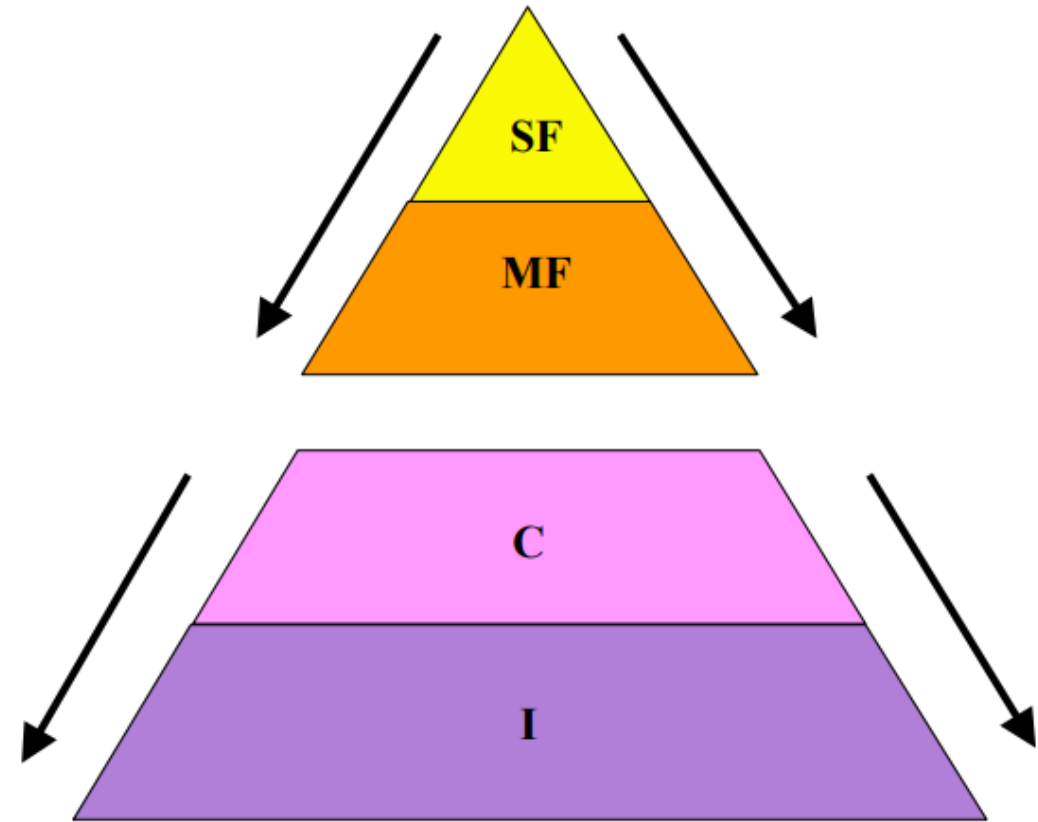
- [Zoning Districts](#)
- [Comprehensive Plan](#)
- [Rezoning Property](#)
- [How Citizens are Involved](#)
- [Resources](#)



Zoning Districts

Partially Cumulative Zoning

- Zoning categorizes land use in two ways:
 - **TYPE** of land use
 - **INTENSITY** of land use
- Some less-intensive uses are allowed in more-intensive use areas:
- Lower-density residential **is allowed** in higher-density residential districts
- Commercial uses **are allowed** industrial districts, but...
- Residential uses are not permitted in non-residential districts because they're different **types** of land use



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.)



Zoning Districts (Continued)

Mixed-Use & Form Based Districts:

- “**MU-1**” Mix of commercial and residential uses allowed
- “**MU-2**” Mix of commercial and residential uses and allows some light industrial
- “**Form Based Districts**” Based on form and function allows a mix of uses



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.



<https://projectsintl.com/images/Bridges-Illustrative-Site-P.jpg>

What Does The Zoning District Mean?

- The entire [zoning ordinance](#) is over 500 pages
- Each zoning district has its own Section with basic setbacks and other standards
- Allowed uses can be found in the [use tables](#)
- The ordinance also has [supplemental standards](#), mostly when non-residential districts are located adjacent to 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* | 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 | | | << | | |
| | Kindergarten | 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 | | | << | | |
| Government | Animal Shelter | | | | | | | | | | | | | | | | | | | | | | | | |
| | Correctional Facility | | | | | | | | | | P | | | | | | | | | | | | | | |
| | Government maintenance facility | | | | | | | | | | 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 | 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 | P | | | << | |
| | Probation or parole office | | | | | | | | | | | | | | | | | | | | | | P* | | |

Use Type

Use

Zoning Districts

Supplemental Standards

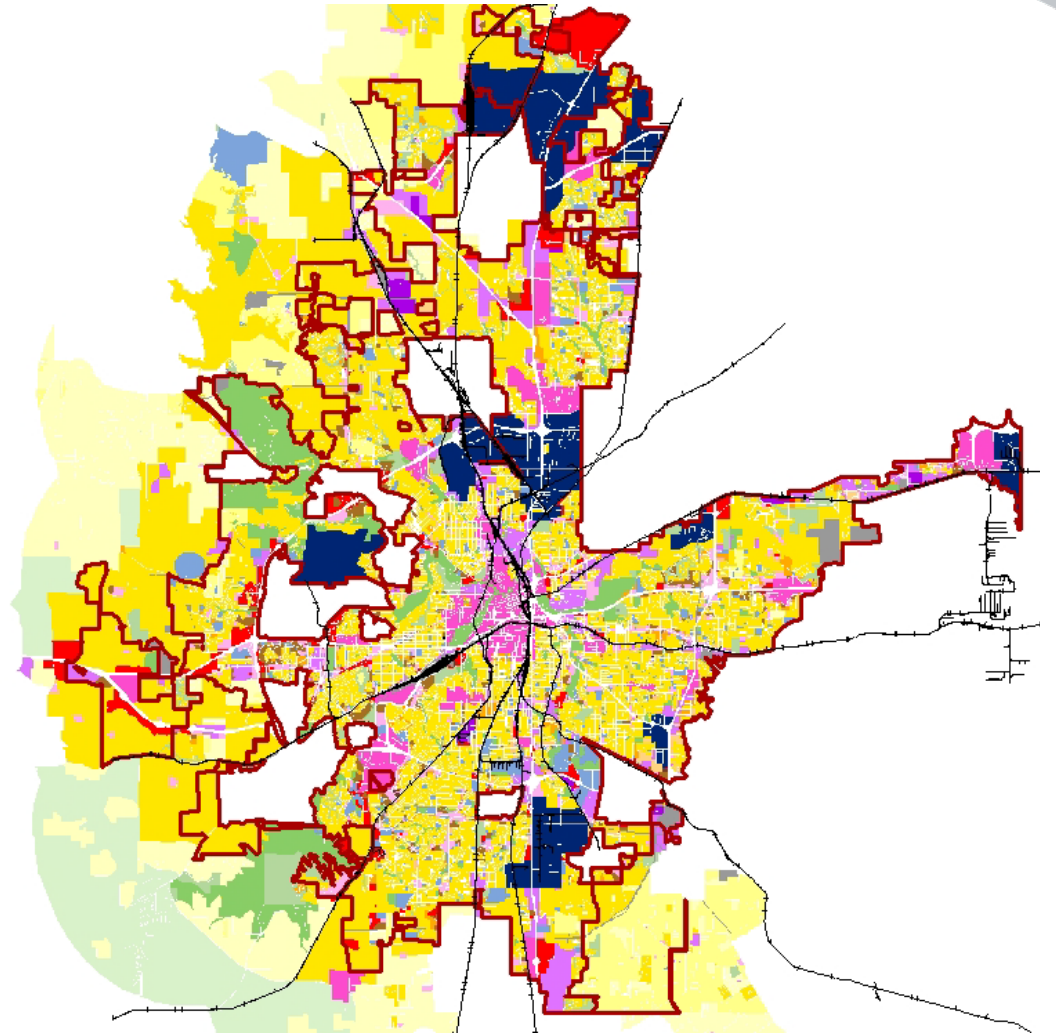
What is The Comprehensive Plan?

- 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



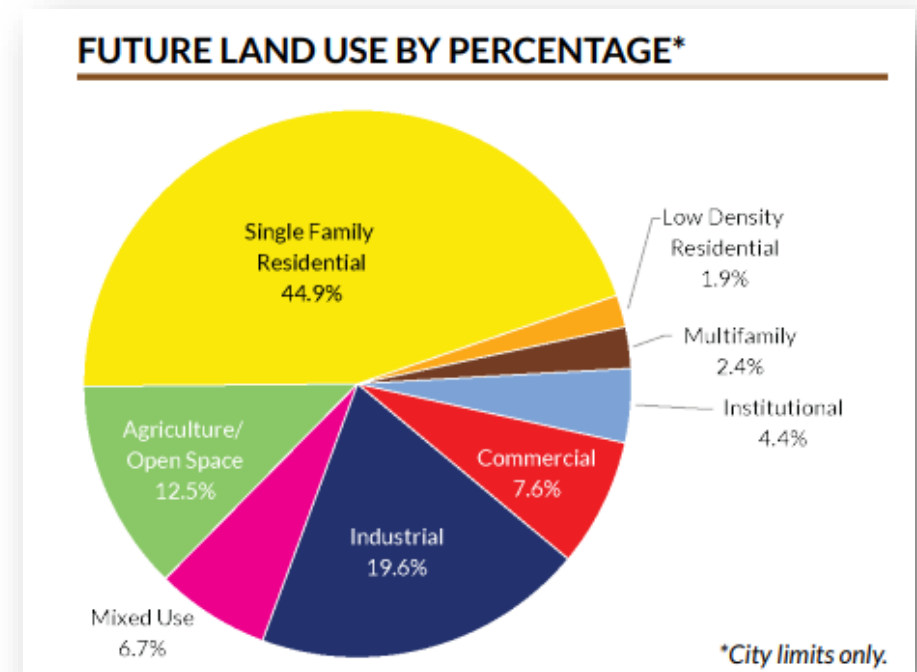
Future Land Use Map

- Is an Appendix to the Comprehensive Plan that shows the community's preference for appropriate locations of future land uses. The map illustrates the City's vision for the placement of housing, employment, social activities, and protection of natural areas.
- Staff provides an analysis in zoning case reports on whether the proposed use is appropriate for the area.
- Zoning reports evaluate the consistency with existing land use and conformity with Comprehensive Plan policies and the Future Land Use Map.

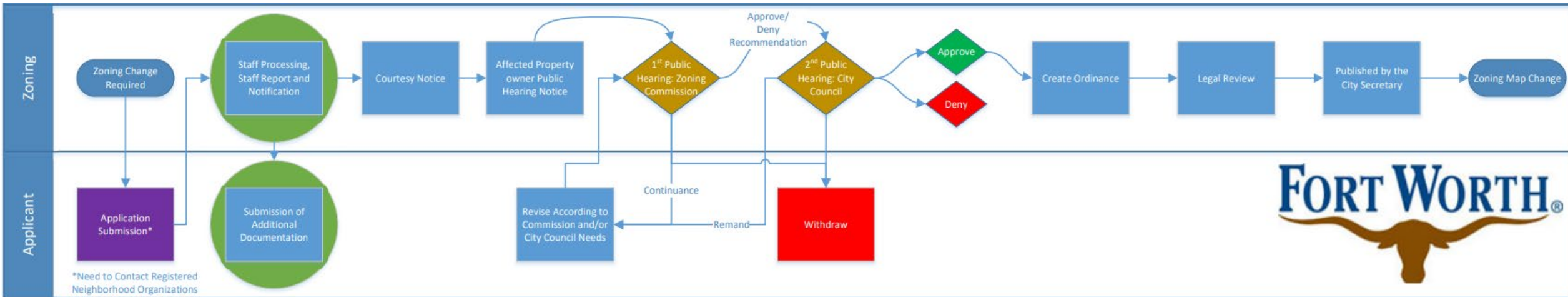


How Does the Comprehensive Plan affect Zoning?

- Zoning implements the Future Land Use Plan as rezoning requests are submitted to the City.
- The Comprehensive Plan policies and Future Land Use Map and are referenced by elected and appointed officials when making zoning decisions.
- Future land uses and development forms are defined and categorized with the appropriate zoning classification.









Rezoning Process



Rezoning Process

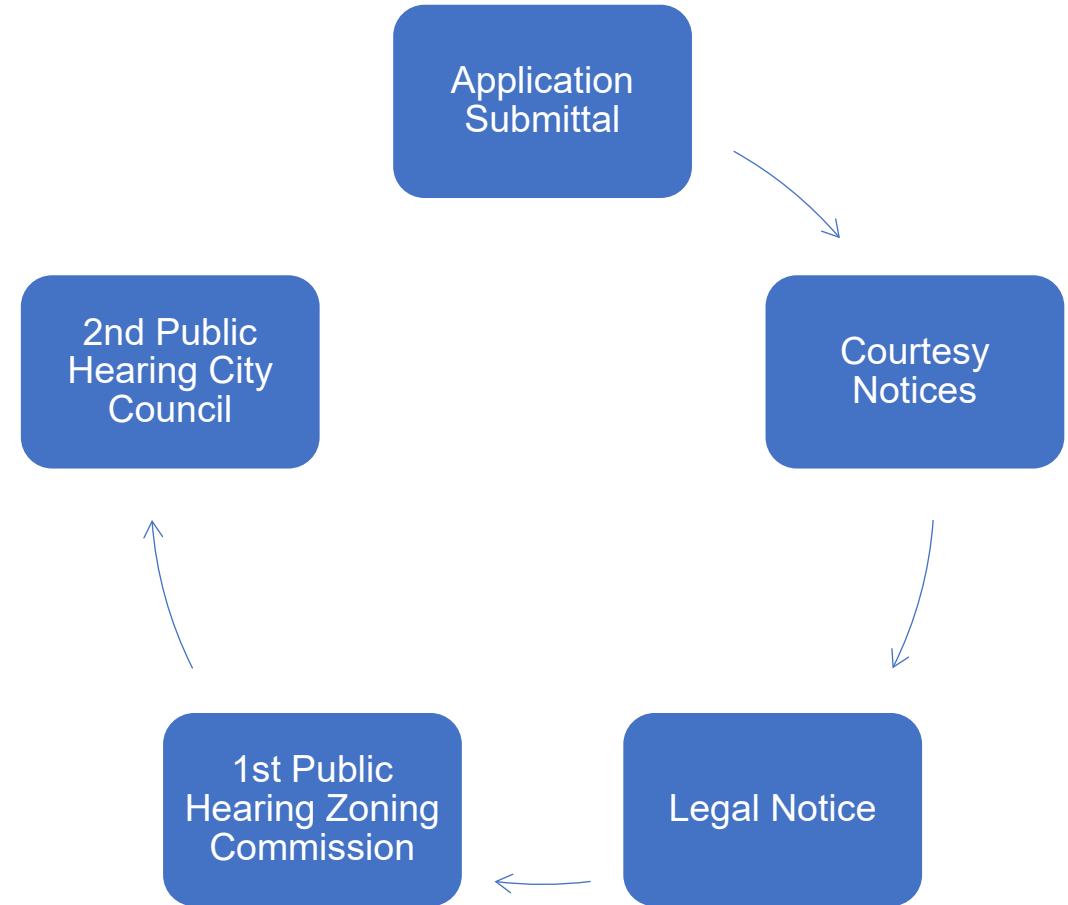
- Roughly 2 ½ to 3-month process
 - Not guaranteed
- Application submittal
 - Identifies property and zoning district requested
 - Signed by property owner
- Zoning Commission (1st Public Hearing)
 - Recommending body
- City Council (2nd Public Hearing)
 - Final Determination
- Public Hearings are Hybrid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

-  **FILING DEADLINE 5 P.M.**
-  **NOTICES MAILED**
-  **HEARING 1P.M.**
-  **CITY COUNCIL ZONING HEARING 6PM**
-  **CITY HOLIDAY - OFFICES CLOSED**
-  **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 |

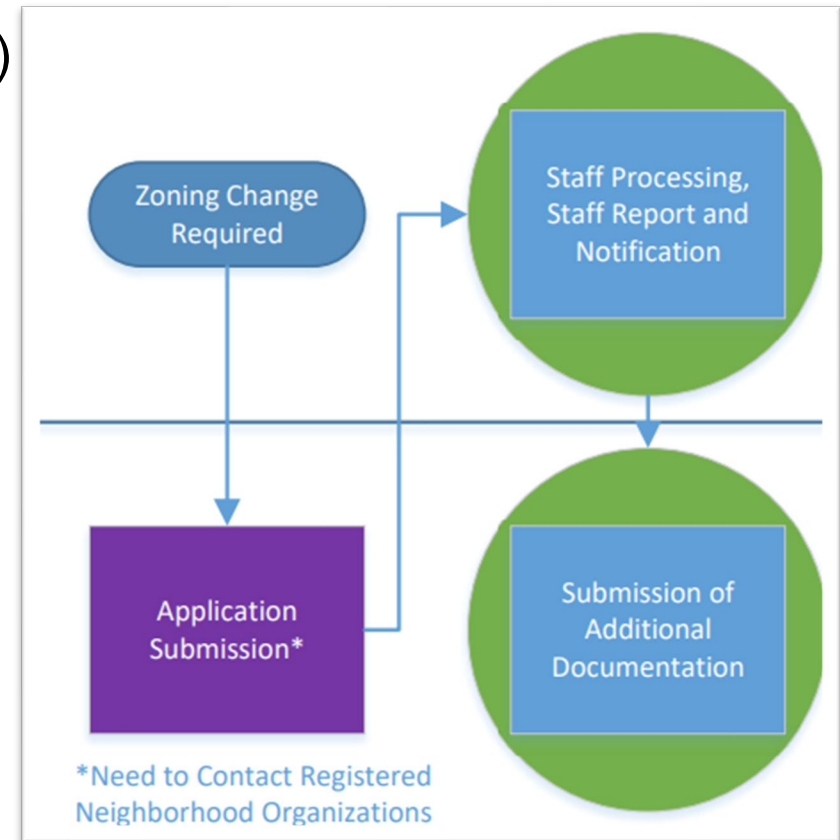
Rezoning Process

- Applicant submits an **application** with the legal description. Recommend applicant contact the neighborhood and Council office if difficult case
- City **emails courtesy notices** 10 days before hearing 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 second or third meeting of the month, Tuesdays at 6 p.m. Ordinance is adopted or denied in one reading



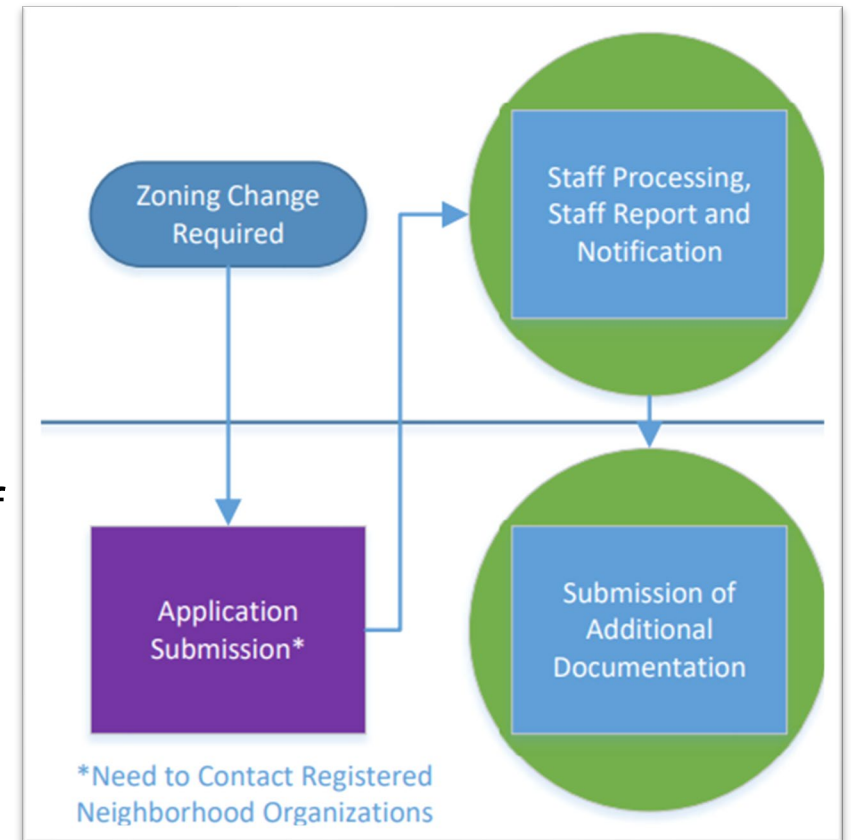
Rezoning Steps And Best Practices

- **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



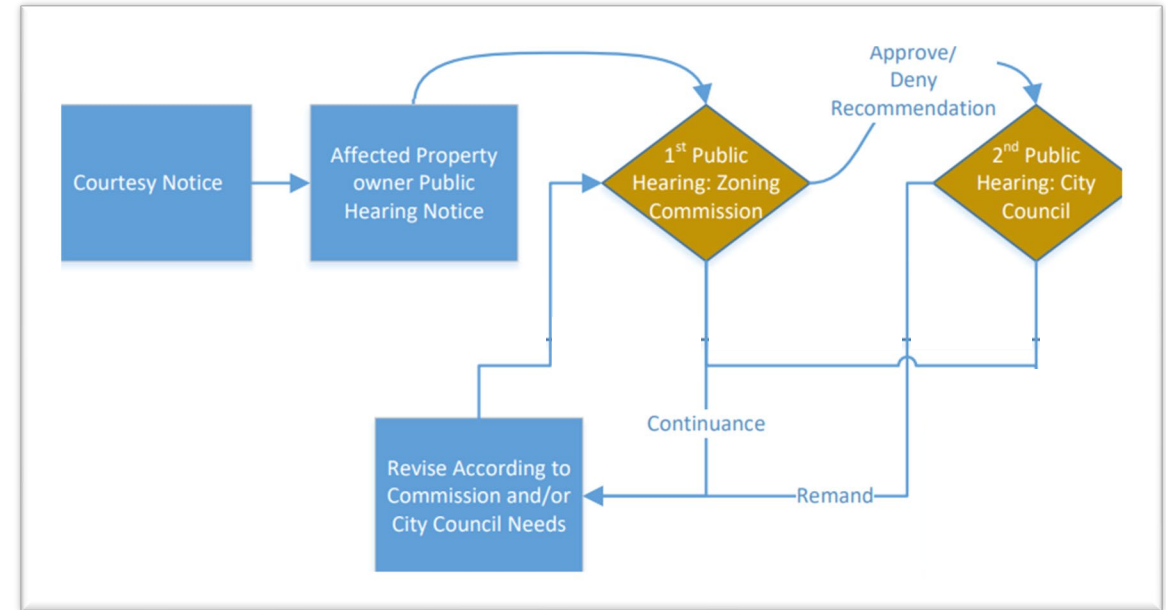
Rezoning Steps And Best Practices

- **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.



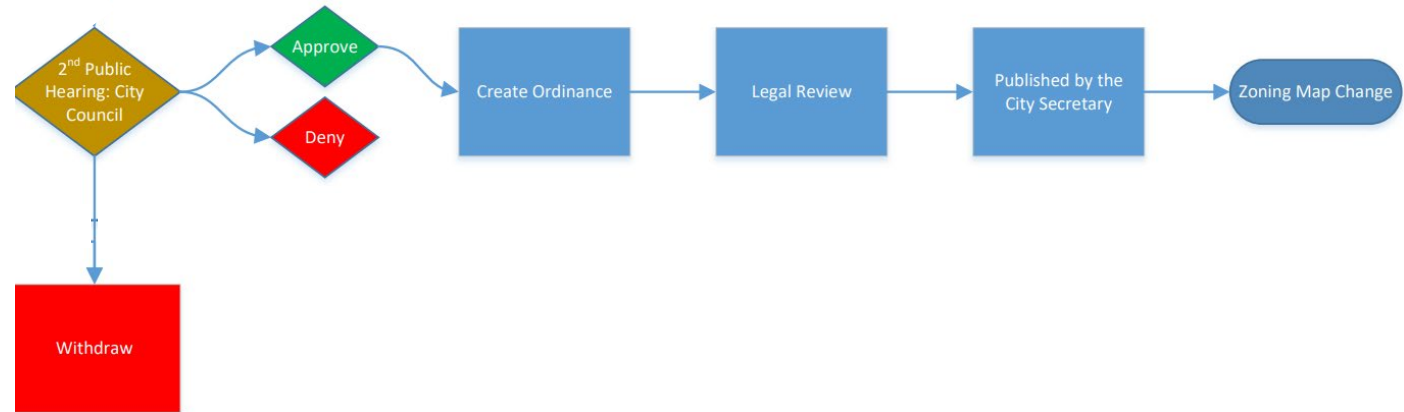
Rezoning Steps And Best Practices

- **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, January 8, 2025 at 1:00 pm, Council Chambers, 2nd Floor - 200 Texas St, Fort Worth, TX 76102


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-24-160
Case Address: 3801 Decatur Ave
Case Name: Luis A. Cordoba Flores
Proposed Change: From: "A-5" One-Family
 To: "ER" Neighborhood Commercial Restricted



Parking is available at the Convention Center Parking Garage at 1200 Houston Street. Staff will provide free parking vouchers following the meeting.
 For more information or to submit comments/para más información o para enviar comentarios:
 ZoningLandUse@fortworthtexas.gov  817-392-8028

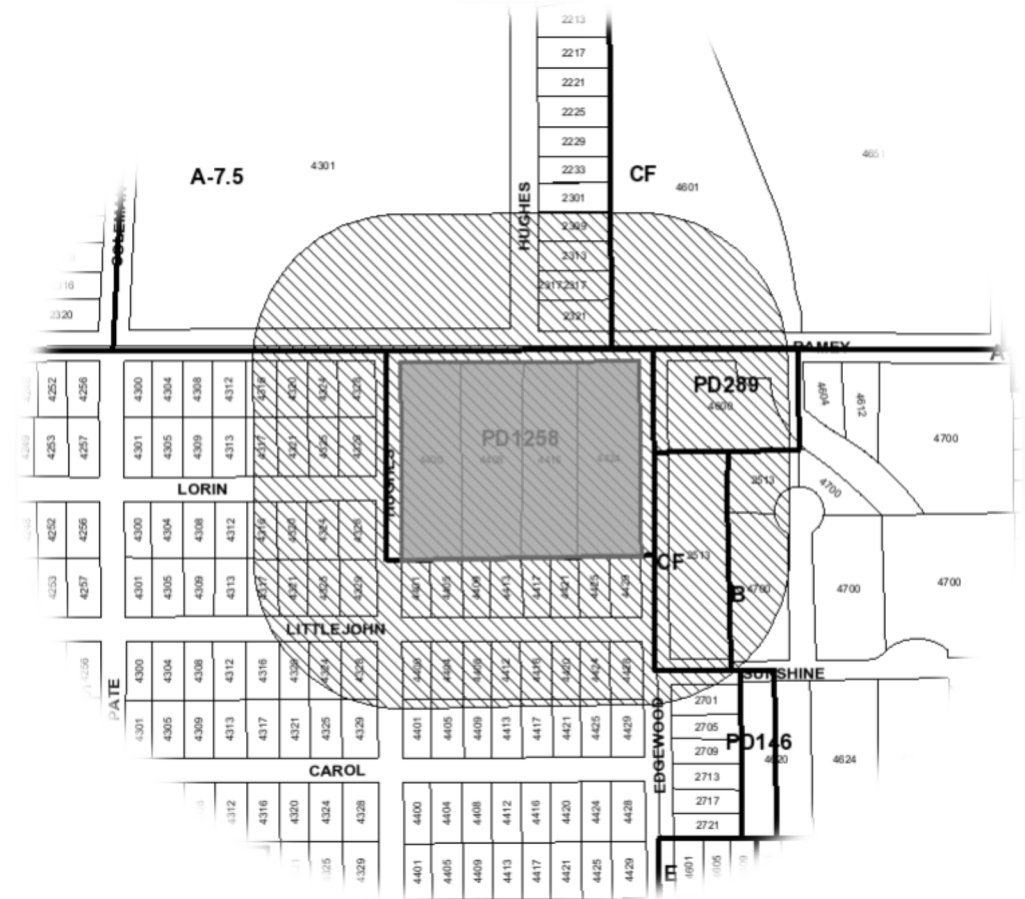
Who We Notify

- 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 Azle 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
 - Applicant has 5 minutes to speak
 - All opposition has 7 minutes to speak unless extra time is granted
 - Applicant is provided 2 minutes to address any public comments given
- City Council
 - Each individual has 3 minutes to speak

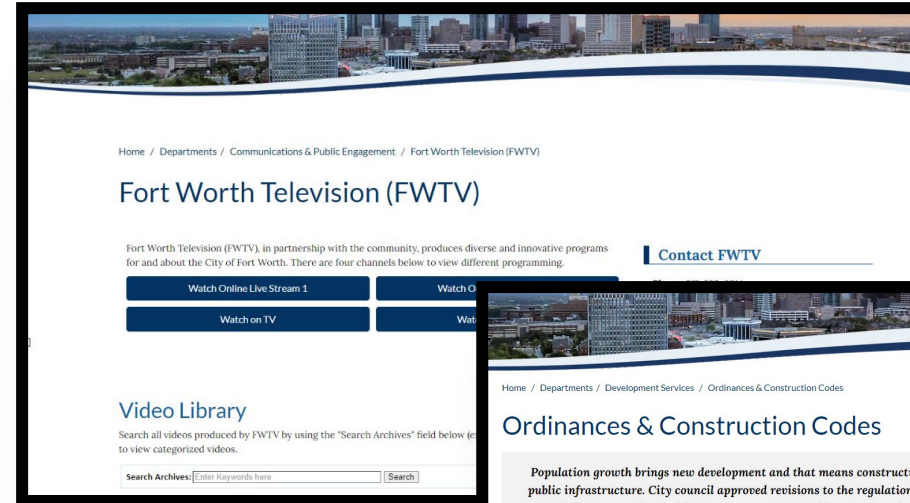
Citizen Involvement

Citizens may provide correspondence on zoning cases located in/near their neighborhood

- Email correspondence to:
 - zoninglanduse@fortworthtexas.gov
- Include the Zoning Case Number
- 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.

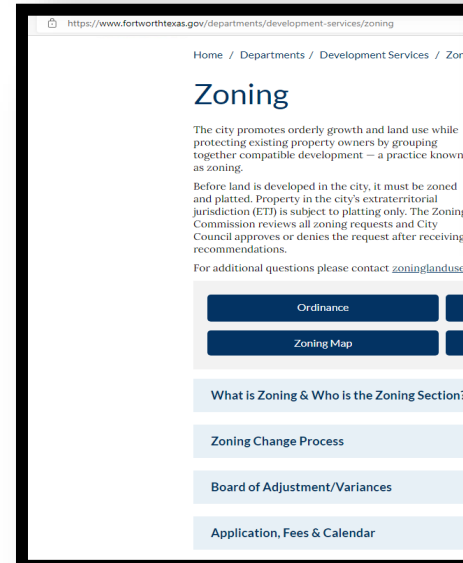
[Watch Online Live Stream 1](#) [Watch Online Live Stream 2](#)
[Watch on TV](#) [Watch on YouTube](#)

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

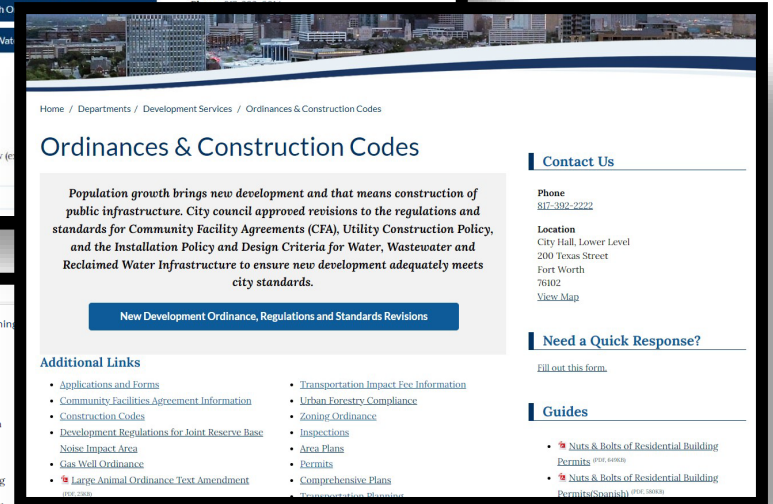
The city promotes orderly growth and land use while protecting existing property owners by grouping together compatible development — a practice known as zoning.

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 \(PDF, 2KB\)](#)
- [Transportation Impact Fee Information](#)
- [Urban Forestry Compliance](#)
- [Zoning Ordinance](#)
- [Inspections](#)
- [Area Plans](#)
- [Permits](#)
- [Comprehensive Plans](#)
- [Transportation Planning](#)

Contact Us

Phone
817-392-2222

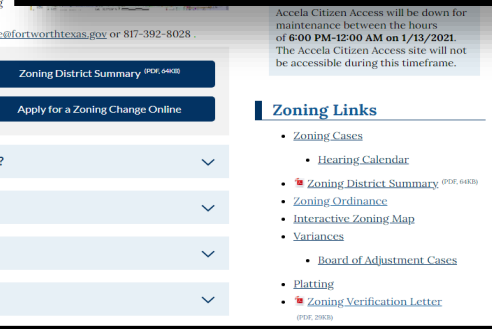
Location
City Hall, Lower Level
200 Texas Street
Fort Worth
76102
[View Map](#)

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 \(PDF, 2KB\)](#)



Thank You

