

¿Puede Construir eso Aquí? Zonificación 101

Arty Wheaton-Rodriguez, Gerente de
Planificación

CFW Departamento Servicios de Desarrollo

Agenda para Hoy

1. El plan integral, mapa futuro de la utilización de terreno, y la relación a zonificación.
2. El proceso de zonificación que incluye la división por zonas de distritos y notificaciones y presentación durante las audiencias.
3. El proceso de desarrollo, derechos de desarrollos, y opinión pública.
4. Introducción a la Falta de Vivienda Intermedia.

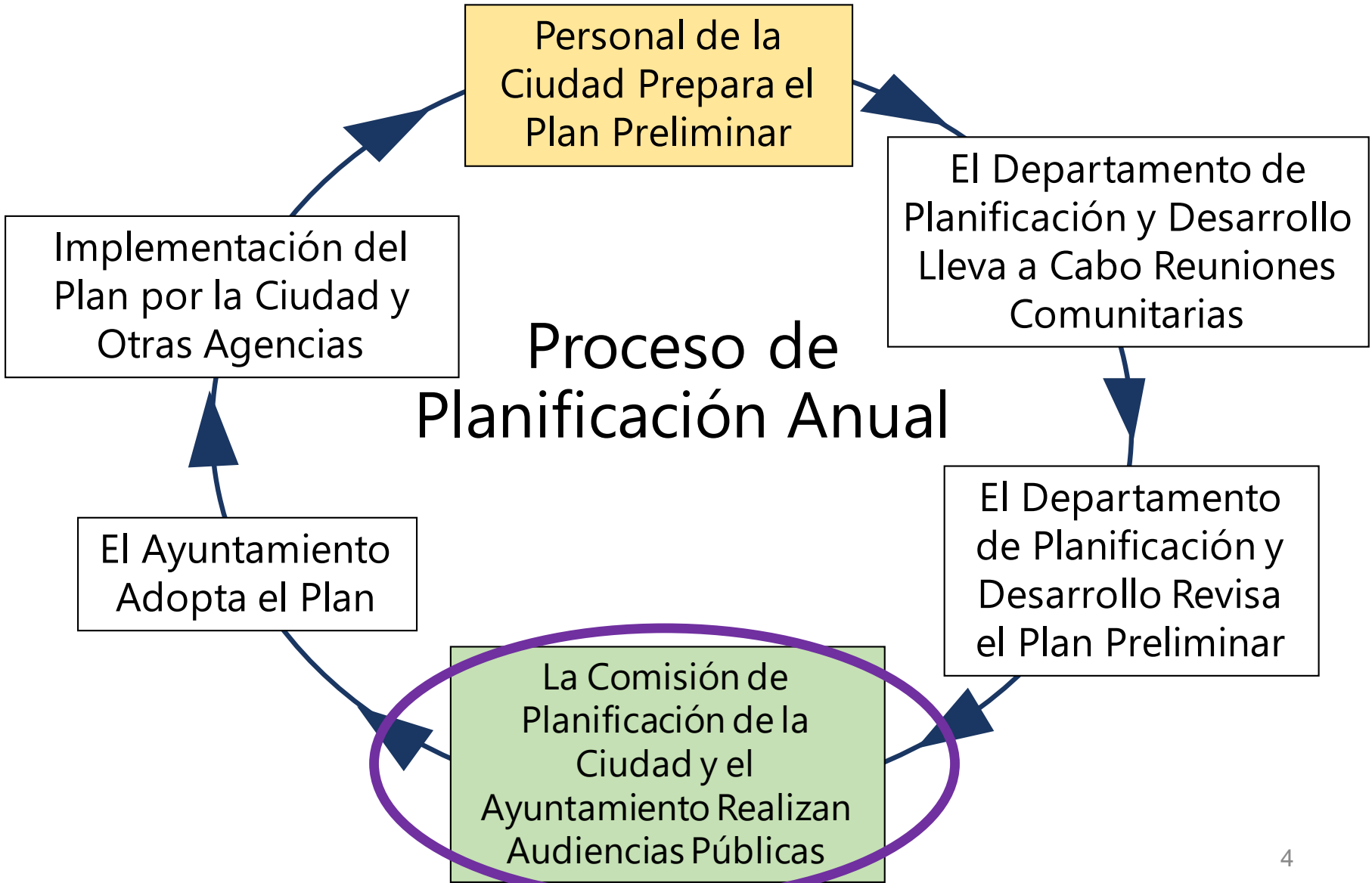
¿Que es el plan integral?

- Una **guía general** para tomar decisiones sobre el crecimiento y desarrollo de la Ciudad.
- Presenta una **visión amplia** del futuro de Fort Worth y describe las pólizas principales , programas y proyectos para hacer realidad esa visión.

[Vea el Plan Integral](#)



Proceso de Planificación Anual



FORT WORTH®



City of Fort Worth
2020
COMPREHENSIVE PLAN



Tabla de Contenido del Plan Integral

RESUMEN

INTRODUCCION

Visión y Valores

PARTE I: ENFOCANDONOS EN EL FUTURE

1. Tendencias de Población
2. Tendencias Económicas
3. Tendencias Financieras

PARTE II: CONSTRUYENDO VECINDARIOS FUERTES

4. Uso de Terreno
5. Alojamiento
6. Parques y Servicios Comunitarios
7. Bibliotecas
8. Servicios Humanos
9. Desarrollo de Capacidades en Vecindarios

PARTE III: DESARROLLO DE UNA ECONOMIA SOLIDA

10. Desarrollo Económico
11. Transportación
12. Educación
13. Preservación Histórica
14. Diseño Urbano
15. Artes y Cultura

PARTE IV: PROPORCIONAR UNA COMUNIDAD SEGURA

16. Servicios de Policía
17. Servicios de Bomberos y Incendios
18. Calidad del Medio Ambiente
19. Salud Publica
20. Instalaciones Municipales

PARTE V: HERRAMIENTAS PARA LA IMPLEMENTACION

21. Mejoras de Capital
22. Regulaciones de Desarrollo
23. Incentivos Financieros
24. Pólizas de Anexión
25. Cooperación Intergubernamentales

APENDICES

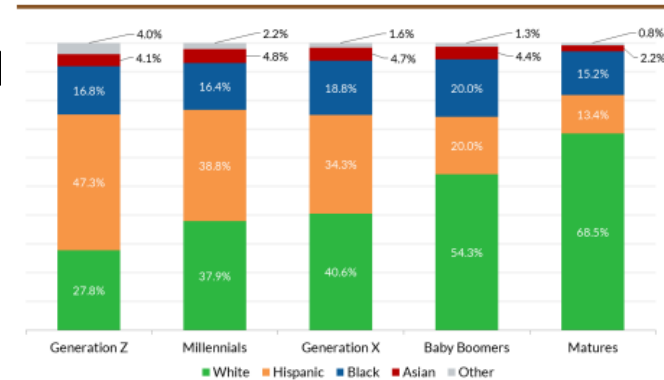
- A. Planes Existentes y Estudios
- B. Metodología de Proyección de Población
- C. Pólizas Sectoriales del Uso de Terreno
- D. Mejoras de Capital Financiadas
- E. Mejoras de Capital No Financiadas
- F. Plan de Anexión, Póliza y Programas
- G. Conservación y Póliza de Distrito de Recuperación
- H. Declaración de Póliza de Deducción de Impuestos

GLOSARIO

Capítulos de Tendencias: Datos Actualizados en diseño infográfico

- Tendencias de Población
- Tendencias Económicas
- Tendencias Financieras

RACE BY GENERATION



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

INFLOW/OUTFLOW FOR CITY OF FORT WORTH - 2017



Source: U.S. Census Bureau, OnTheMap Application, 2017.

HOUSING PREFERENCES

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

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

MISSING MIDDLE HOUSING TYPOLOGIES



Copyright: 2015 Opticos Design, Inc.

[CLICK HERE FOR MORE INFORMATION](#)

MARKET SUPPLY & DEMAND

Community Preferences

1 in 5

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

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

Increased Quality of Life

88%

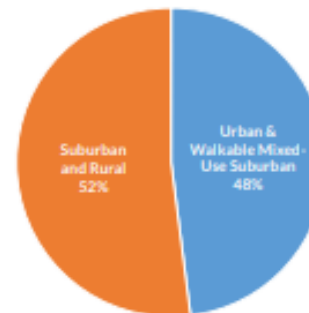
Percent of respondents that agree that there are places to walk to nearby, and also report that they are more satisfied with their quality of life.

Deciding Where to Live

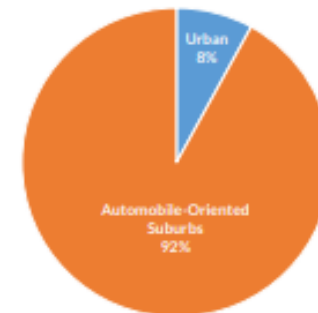
70%

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

WHERE DO PEOPLE WANT TO LIVE?



WHERE DO PEOPLE LIVE IN FORT WORTH?



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

BENEFITS OF MIXED-USE AREAS

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

The potential benefits of mixed-use growth centers include:

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

Return on Public Investment

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

CORE PRINCIPLES OF MIXED-USE DEVELOPMENT

Connected Development

vs. Disconnected Development



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

Integration of Land Uses

vs. Separation of Single Land Use



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

Pedestrians, Bikes, and Public Transit

vs. Only Automobiles



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

Street-Facing Buildings

vs. Buildings Facing Parking Lots



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

ZONING FOR MIXED-USE AREAS

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

Urban Residential (UR) Zoning

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

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

Form-Based Codes

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

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

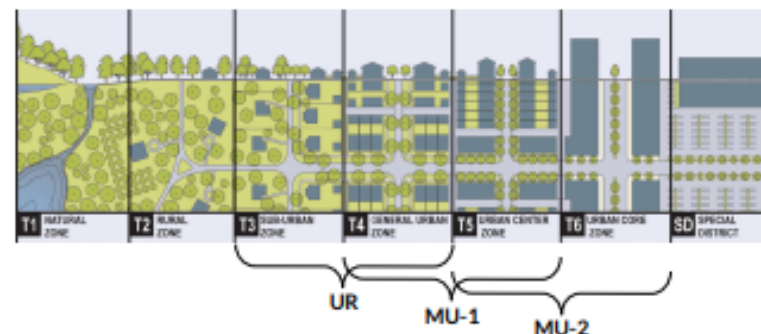
- Camp Bowie District Inc.
- Berry/University Form-Based Code District
- Stockyards Historic and Form-Based Code District
- Near Southside
- Trinity Lakes

APPROPRIATE ZONING CLASSIFICATIONS FOR MIXED-USE GROWTH CENTERS

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

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

MIXED-USE ZONING WITHIN URBAN TRANSECT



MEDICAL INNOVATION DISTRICT

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

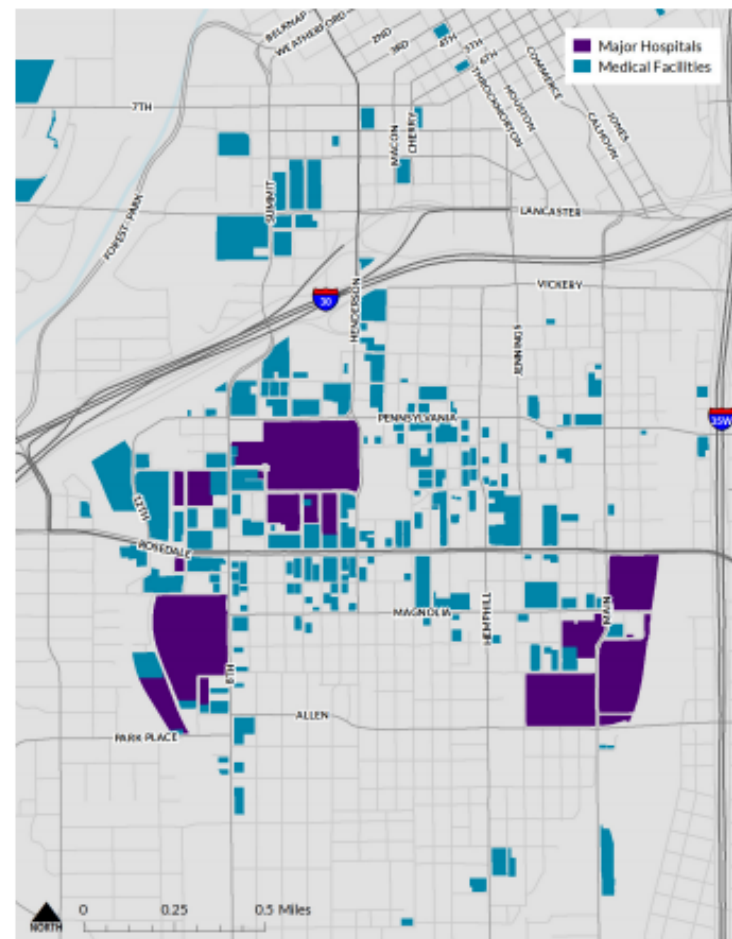
A formal “medical innovation district” designation, as proposed by the Economic Development Strategic Plan, would start with additional public investments to enhance walkability and pedestrian connectivity, as well as support broadband that creates extended connectivity across all devices, both wired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

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

Affiliated Medical District Institutions

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

MEDICAL FACILITIES



Source: City of Fort Worth, 2018

2017 STRATEGIC PLAN

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

VISION

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

GOALS

ECONOMIC DEVELOPMENT "THREE CS"

- 1 COMPETITIVENESS
- 2 CREATIVITY
- 3 COMMUNITY VITALITY

1 ESTABLISH FORT WORTH'S COMPETITIVE EDGE

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

2 BECOME A HUB FOR CREATIVE BUSINESSES

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

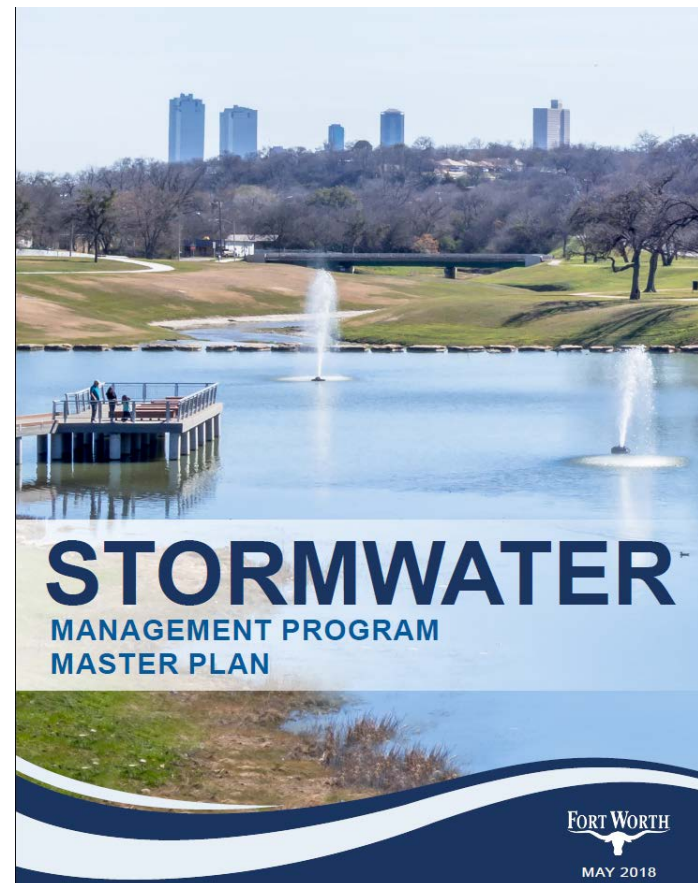
3 ENSURE COMMUNITY VITALITY

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

[CLICK HERE FOR MORE INFORMATION](#)

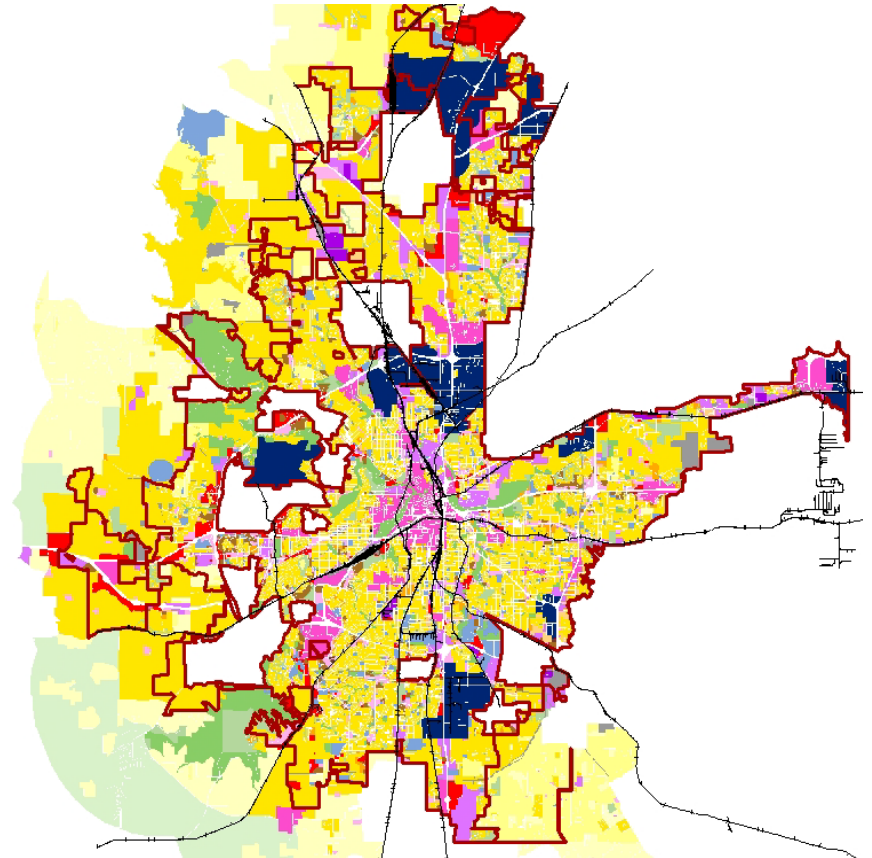
Apéndice A: Incorporar Nuevos Planes y Estudios

- Plan Estratégico de Viviendas Asequibles de Fort Worth
- Plan Maestro del Programa de Manejo de Aguas Pluviales



Apéndice C: Actualizar el Mapa Futuro del Uso de Terreno

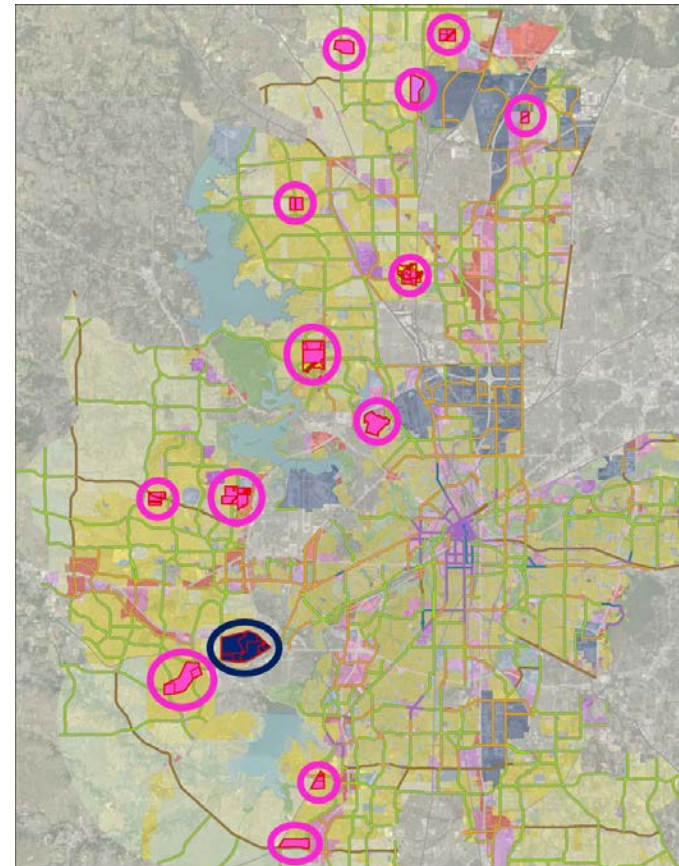
- Informes de zonificación evalúan la **consistencia** con los existentes usos de terreno y la **conformidad** con el mapa de uso futuro de terreno.
- El personal proporciona un **análisis** sobre si el uso propuesto es apropiado para el área.
- Se han identificado varias **áreas nuevas de uso mixto** en el oeste y noroeste para fomentar nuevas formas de desarrollo.



Apéndice C: Actualizar el Mapa Futuro del Uso de Terreno

Cambiar los usos futuros de terreno establece un nuevo **Centro de Crecimiento de Uso Mixto** y un **Centro de Crecimiento Industrial** en áreas de desarrollo:

- Acomodar **mayores opciones de vivienda y cambios al mercado** en áreas suburbanas,
- Proporciona Centros de **Actividades transitables.**
- Prevé un nuevo crecimiento **industrial en carreteras y vía Ferreras..**

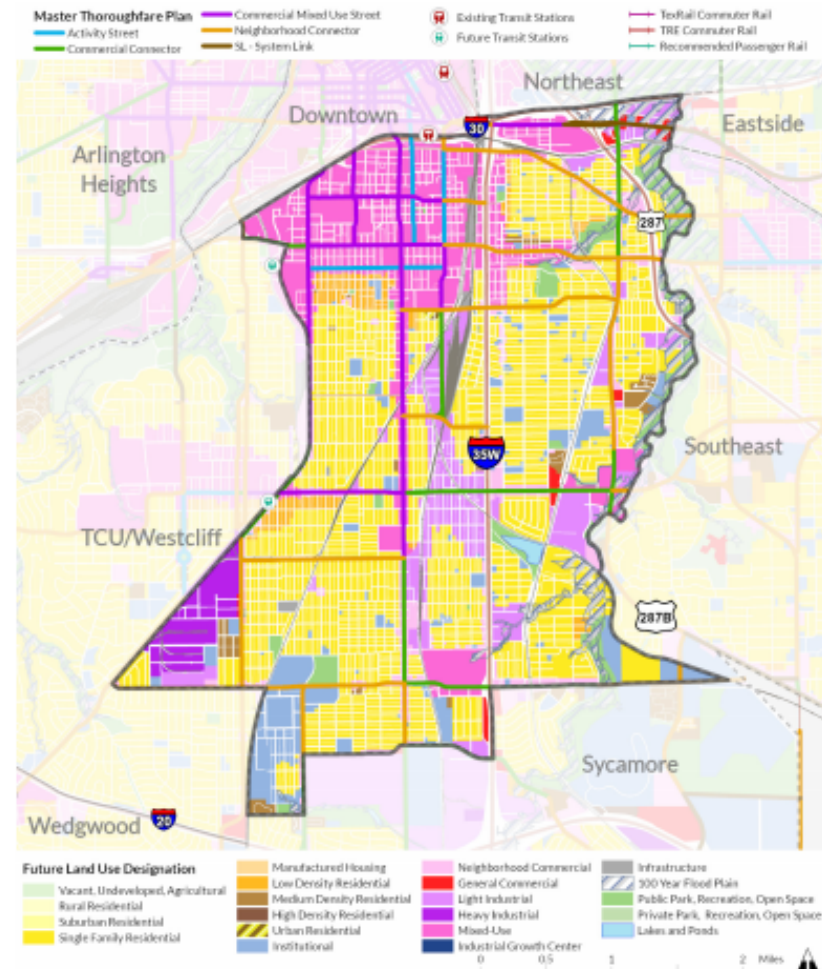


Mapas de Planificación Por Sector

SOUTHSIDE SECTOR FUTURE LAND USE

Sector Land Use Policies

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



Contacto de Personal

Eric Fladager

817-392-8011

Eric.Fladager@FortWorthTexas.gov

¿Qué rol juega la Zonificación?

Plan para el Uso Futuro de Terreno:

Establece un tipo de **desarrollo** que es el mas apropiado o preferido para la propiedad

Considera las **características del sitio**

Transporte, utilidades, usos existente así su alrededor, mercado

Se revisa y se actualiza **anualmente**

A través del proceso del Plan Integral

Zonificación:

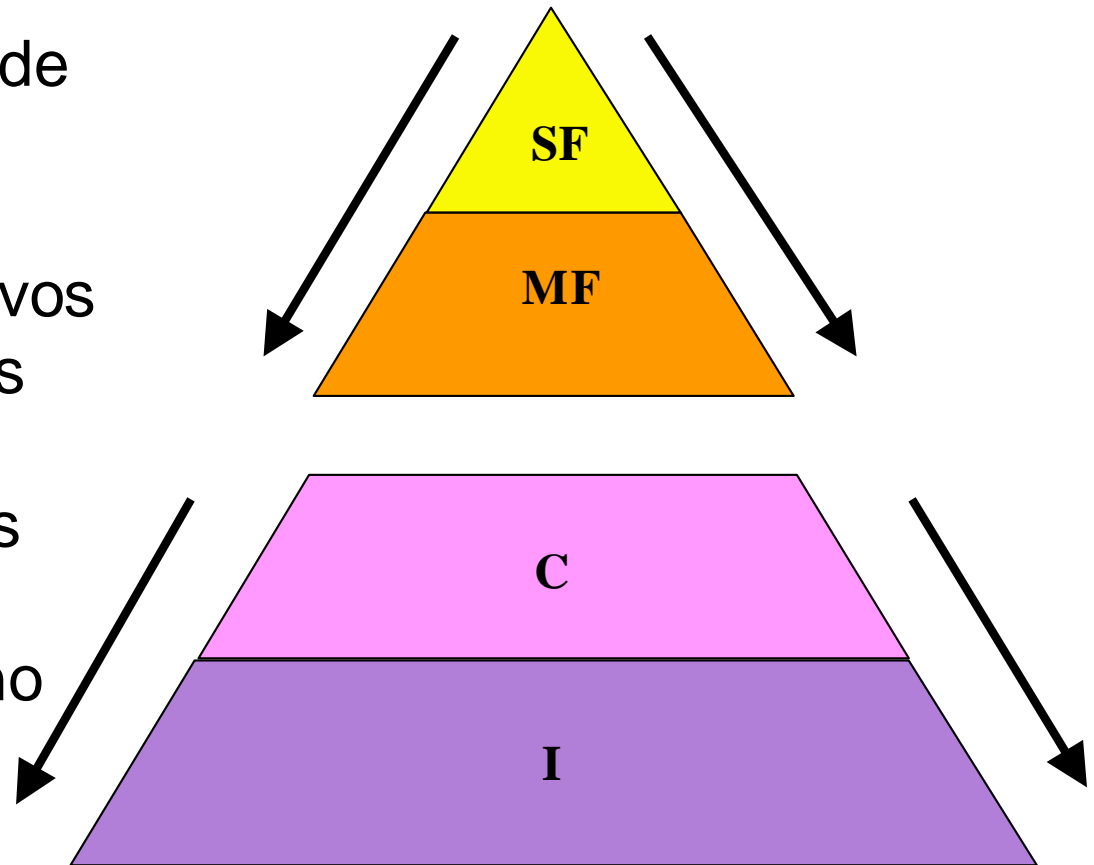
Implementa el Plan del Uso Futuro de Terreno

Regula el uso de terreno y el efecto sobro los usos a lado

Regula el tamaño de lote, retroceso, altura, estacionamiento, paisajismo, la señalación.




Zonificación Parcialmente Acumulativos

Los usos residenciales de menor densidad están permitidos en distritos residenciales acumulativos y comerciales y los usos industriales son acumulativos, pero usos residenciales no son permitidos en distritos no residenciales.







¿Qué significan las letras del distrito?

Distrito Residenciales Unifamiliares=



-  **A-5, A-7.5, A-10, A-21, A-3, A-2.5, AR.** El número indica el tamaño máximo del lote: A-5 = lotes de 5,000 pies cuadrados, A-10 = lotes de 10,000 pies cuadrados, etc.
-  **B** Distrito de dos familias = dúplex adjuntos y separados en un lote
-  **R1** Lote de Línea Cero and **R2** Casa Adosada

Distritos Residenciales Multi familiares=

-  **CR** Densidad Baja: (16 unidades/acre),
-  **C** Densidad Mediana (24 unidades/acre),
-  **D** Densidad Alta (32 unidades/acre)
-  **UR** Residencial Urbana= (40+ unidades/acre) basado en formulario, solamente multifamiliar

¿Qué significan las letras del distrito?

Distritos Comerciales=


-  **ER, E** Comercial Vecindario
-  **FR, F, G** General y Comercial Intensivo



Distritos Industriales= **I** Ligero Ind., **J** Mediano Ind., **K** Pesado Ind.

Distritos con Propósito Especial=

-  **AG** Agricultura
-  **CF** Instalaciones Comunitarias
-  **MH** Vivienda Fabricada

-  **PD** Desarrollo Planificado A menudo se usa para **agregar un uso** a cualquier distrito base o **cambiar los estándares de desarrollo**. También se requiere para ciertos usos.

¿Qué significan las letras del distrito?

Código de uso mixto / formulario

- H** El Centro
- MU-1** Baja Intensidad Uso Mixto(usos basados en E Comercial)
- MU-2** Alta Intensidad Uso Mixto (usos basados en I Light Industrial)

Distritos de códigos basados en formularios - Códigos de uso mixto específicos de área

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

Distritos de Capa

Capas son regulaciones además del distrito de zonificación de base.

Capa Histórica

- Demora de Demolición **DD**
- Histórico o Hito Cultural **HC**
- En Peligro Histórico Significativo **HSE**
- Capa de Aeropuerto **AO**
 - Incluido NAS Compatible con Uso de Zona **CUZ**
- Capa Residencial **TCU**
- Distritos de Diseño
 - Centro **DUDD**
 - Capa de Diseño **I-35 N**
- Permiso de Uso Condicional **CUP**
- Capa **Stop Six**

¿Cuáles son las regulaciones del distrito de zonificación?

- Toda la ordenanza de zonificación es bastante grande: más de 500 páginas.
- Cada distrito de zonificación tiene una página con reverses básicos y otros estándares.
- Los usos permitidos se pueden encontrar en las **tablas de uso**.
- La ordenanza también tiene estándares suplementarios, principalmente cuando lo comercial o industrial es a lado a residencial.

[Enlace de Código de Zonificación](#)

Chapter 4 District Regulations

City of Fort Worth Zoning Ordinance

4.901 Neighborhood Commercial ("E") District

A. Purpose and Intent

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

B. Uses

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

C. Property Development Standards

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

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

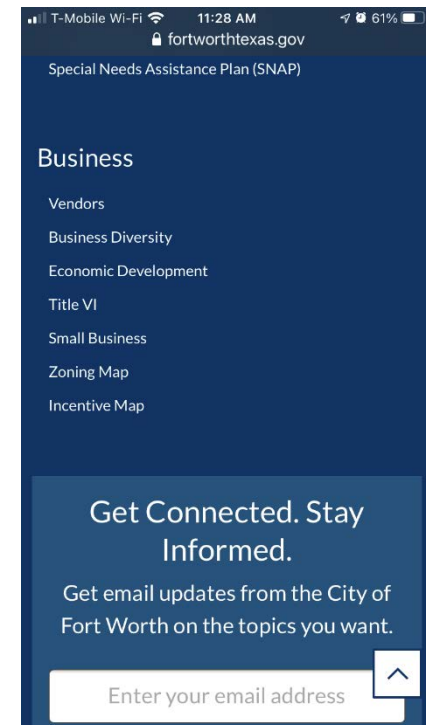
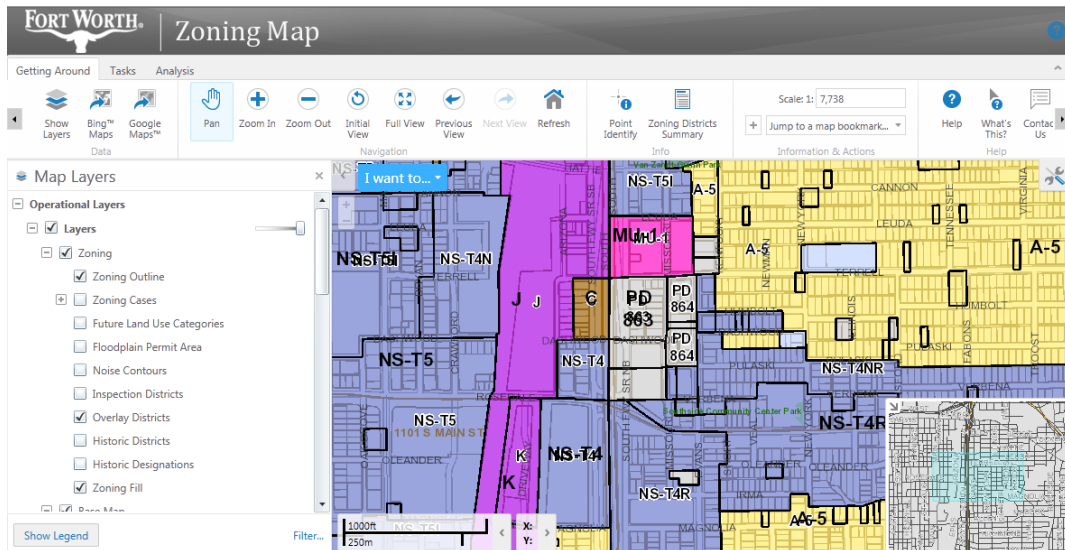
Notes: * Additional setback may be required refer to Development Standards, Chapter 6.300 Bufferyard and Supplemental Building Setback. **May be subject to projected front yard (Section 6.101F)

D. Other Development Standards

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

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

¿Cómo averiguo que zonificación tiene una propiedad?



1. Mapa de Web: [Enlace de Mapa](#)
2. Correo Electronico zoninglanduse@fortworthtexas.gov
3. Llame 817-392-8028

Proceso de Rezonificación

1. El solicitante presenta **una solicitud** con la descripción legal. Siempre recomendamos que el solicitante se comuniquen con el vecindario y la oficina del Concejal si es necesario, especialmente si es un caso difícil.
2. La ciudad envía por **correo electrónico avisos de cortesía** dentro de la primera semana a organizaciones registradas dentro de ½ milla.
3. Personal revisa el caso y se **envía por correo un aviso legal** a los propietarios dentro de los 300 pies 10 días antes de la audiencia. Se coloca un letrero en la propiedad.
4. Se lleva a cabo una **audiencia pública** en la **Comisión de Zonificación**, el segundo miércoles a la 1 p.m. **Todas las personas pueden hablar a favor o en contra**, especialmente aquellos que poseen propiedades a lado. 5 minutos para el solicitante, 7 para la oposición, 2 para la refutación.
5. Se lleva a cabo una **audiencia pública** en la reunión del **Ayuntamiento**. Los casos de zonificación generalmente se escuchan en la primera reunión del mes, los martes a las 7 p.m. **Todas las personas pueden volver a hablar a favor o en contra**. La Ordenanza se adopta o se niega en una lectura.

¿Qué hago con la Notificación de cortesía del vecindario?



COURTESY NOTIFICATION OF PUBLIC HEARING

PUBLIC HEARING DATES AND DATES: Zoning Commission: 10:00 a.m., Wednesday, January 14, 2015
 City Council: 7:00 p.m., Tuesday, February 3, 2015
*Speaker registration forms must be turned in by 6:00 p.m. on the day of the hearing. For more information, contact the Planning & Development Department at 817-392-5130. Please request forms at city.clerks@cityoffortworth.com or by calling 817-392-5130. Form request items at city.clerks@cityoffortworth.com

LOCATION: COUNCIL CHAMBER, 2ND FLOOR, NORTH END OF CITY HALL
 1200 THROCKMORTON ST., FORT WORTH, TEXAS, 76102

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

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

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

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

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

For more information? Please contact:
 Phone/Teléfono: 817-392-5020
 Fax: 817-392-7520
 E-mail/Correo electrónico:

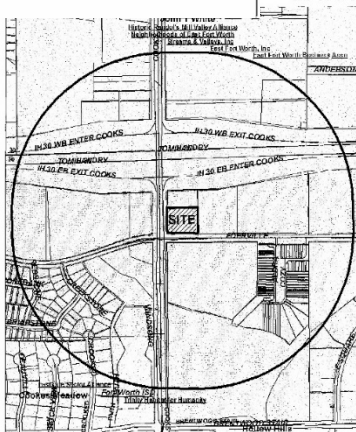
ZC-14-371		
Applicant: Cooke Tarrant 11.7	Address: 7501 Cooke Ln	Council District: 5 - Gyna Bivens
Current Zoning: "C2" Intensive Commercial	Proposed Zoning: "PD" Plan & Develop	Proposed Use: Hotel
Organizations Notified		
John T. White	Neighborhoods of East Fort Worth	
Henry P. Hill	Historic, Historic & Mill Valley Alliance	
Cookes Meadow	East Fort Worth Business Assn	
Triangle Historic Alliance	Blanton & Company, Inc.	
Tri-County Historic Foundation	East Fort Worth, Inc.	
FortWorth510		

Organization: _____ Oppose:
 Please indicate how comments for support/opposition were taken within your Organization. (Do. anything with, check/leave void) Support:

Signature of Representative/Date
(Please provide comments on the back of this sheet or via e-mail)

Printed Name of Representative

ZC-14-171



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- **Distribuya la información a su membresía.** Solicite que le devuelvan sus inquietudes o comentarios a usted o a nosotros lo mas pronto posible por escrito. Por correo electrónico está bien.
- **Discuta en la reunión de su vecindario** si está programado antes de las audiencias de la Comisión de Zonificación o del Ayuntamiento.
- Defina claramente las **preocupaciones principales** sobre la propuesta. Si corresponde, esté preparado con ejemplos de por qué esto puede no ser adecuado para su área.
- Evite **motivos emocionales, vagos y sin fundamento.** Estos pueden incluir: aumentará la tasa de criminalidad, atraerá a "esas personas" a nuestro vecindario, aumentará el tráfico. Estas son buenas razones solo si son precisas y están respaldadas por hechos.

¿Qué debe hacer un propietario con su notificación individual?



NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

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

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

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

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

For more information / Para más información:
Phone/Teléfono: 817-392-8028
Fax: 817-392-7526
E-mail/Correo electrónico:
Zoninganduse@fortworthtexas.gov

Name of Property Owner _____ Oppose _____
Address within area _____ Support _____
Case No. 2C-14-171 Case Name Cooks/Tarrant.11.7 JV

Attach an additional page for more space if needed.

Signature of Property Owner _____

Date _____

- Los propietarios que reciben una notificación por correo **pueden**: **ignorar la notificación, enviar la parte inferior de la hoja con comentarios y / o asistir a las reuniones.**
- Para ser contados, todos los comentarios **deben hacerse por escrito** al personal. No podemos tomar nada por teléfono.
- Las inquietudes o comentarios deben devolverse al personal antes de las **3 p.m.** el lunes antes de la reunión.
- Si más del 20% de los dueños de propiedades dentro de los 200 pies del sujeto tienen una objeción por escrito, la aprobación requiere un **voto de supermayoría.** (7 de 9 miembros del Ayuntamiento)

¿Qué hago en las audiencias públicas?

- Elija un **portavoz**. Si eres el presidente de su organización de vecindario, identifícate como tal. De lo contrario, infórmele a la Comisión que el presidente le pidió hablar. Si solo habla por usted mismo, eso también es importante.
- Tome respiración profunda. La configuración redonda de las Cámaras puede resultar intimidante.
- Sea **breve y conciso**. Expresé sus puntos rápidamente, dejando tiempo para expandir sus ideas más importantes.
- Explique rápidamente **cómo llegó la organización** al puesto; mediante votación, levantamiento de la mano, comité o simple consenso.
- Si tiene una objeción, tenga en cuenta que el tiempo es limitado: la Comisión de Zonificación solo permite siete **(10) minutos** para la oposición total y en el Ayuntamiento es de 2 minutos por persona.


** Tenga en cuenta que la fecha límite para registrarse para hablar en una audiencia del Ayuntamiento es ahora a las **5 pm el día de la reunión**. Asegúrese de registrarse en línea a partir del viernes anterior. **


¿Qué hago en las audiencias públicas *virtuales*?


- Regístrese para hablar lo antes posible (la agenda se publica en el sitio web con el enlace de registro el viernes anterior a la reunión).
- Proporcione el número de caso en el campo correspondiente; si no lo tiene, proporcione su dirección para que podamos identificar correctamente en qué caso desea hablar.
- Proporcione un buen número de teléfono para comunicarse si hay algún problema.
- Sea **breve y conciso**. Expresé sus puntos rápidamente, dejando tiempo para expandir sus ideas más importantes.
- Si tiene una objeción, tenga en cuenta que el tiempo es limitado: la Comisión de Zonificación solo permite siete **(10) minutos** para la oposición total y en el Ayuntamiento es de **2 minutos por persona**.

** Tenga en cuenta que la fecha límite para registrarse para hablar en una audiencia del Ayuntamiento es ahora a las 5 pm el día de la reunión. Asegúrese de registrarse en línea a partir del viernes anterior. **

Meeting Information

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

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

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

Proposed Text Amendments



Estimated dates are subject to change.

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

Zoning Commission date: Dec. 9, 2020

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

Opciones para las mociones del Ayuntamiento para casos de zonificación

El Ayuntamiento tiene las siguientes alternativas para los hallazgos:

1. **Aprobar** según lo recomendado;
2. **Negar con prejuicio**; no se aceptarán nuevas solicitudes de su naturaleza similar en un plazo de doce (12) meses. También se aplica cuando el solicitante ha retirado su propuesta después de la recomendación de denegación de la Comisión de Zonificación;
3. **Negar sin prejuicio**; ningún período de espera de un año;
4. **Continuar** con el caso hasta la fecha de audiencia futura; reenviar avisos si es necesario;
5. **Regrese (reenvío) a la Comisión de Zonificación** para una nueva audiencia.

¿Qué pasa con las variaciones o excepciones especiales?

- Las solicitudes que no cumplen con los **estándares** de la Ordenanza de Zonificación deben pasar por el proceso de variación. Se pueden otorgar excepciones especiales para **ciertos usos** que se determina que necesitan notificación, revisión y aprobación individual. (Ejemplo: depósitos de chatarra)
- Las variaciones deben basarse en las **dificultades** de la propiedad, como el tamaño del lote, el árbol u otro impedimento.
- **Los avisos de cortesía** se envían a organizaciones registradas dentro de ½ milla
- **Se proporciona aviso legal** a los propietarios dentro de los 300 pies y se lleva a cabo una **audiencia pública** por parte de la Junta de Ajuste Residencial o Comercial.
- Ambas son juntas cuasi judiciales, lo que significa que todas las apelaciones deben dirigirse al tribunal de distrito.

Proceso de Pre Desarrollo

- Destinado a desarrolladores / constructores
- Proporciona una oportunidad para la **revisión superficial** de un proyecto.
- Reunión de 30 minutos gratuita y voluntaria.
- ***Muy recomendable*** durante el período de diligencia debida
- Obtenga **información básica** sobre los requisitos, incluidos los de planificación, zonificación, incendios, calles, agua, alcantarillado, aguas pluviales
- Da una buena idea del **costo** de desarrollar un paquete, especialmente antes de comprarlo
- Entre el personal y el propietario / desarrollador / representantes; **no una reunión o audiencia pública**

Proceso de Desarrollo

- Cambio de Zonificación, si no está en el distrito correcto para su uso
- Proceso de lotificación, si no asido lotificado. Varios estudios son requeridos:
 - Estudio de aguas pluviales (iSWM)
 - Estudio de tráfico si supera el umbral
 - Considere la conectividad, el cumplimiento del distrito de zonificación
 - Requisitos de infraestructura, incluido lo ancho y ubicación de servidumbres
- Revisión del plan de instalaciones públicas (calles, servicios públicos), bonos e inspección de la construcción
- Revisión de permisos: construcción, zonificación, incendio, agua, salud, etc.
- Tarifas de impacto de transporte pagadas al momento del permiso, si corresponde

Participación Pública Durante el Desarrollo

- Los solicitantes / constructores **pueden construir según el distrito de zonificación y el código de construcción** siempre que cumplan con los requisitos. No se dará aviso público.
- El solicitante puede hacer ajustes, pero no está obligado a hacerlo, basándose en las opiniones del público recibidas a través de una comunicación independiente.
- Cualquier artículo **que no cumpla con los estándares de desarrollo** deberá pasar por el proceso de audiencia. Zonificación / BOA / Lotificación proporciona avisos, enviados por correo (300 pies) y por correo electrónico (a vecindarios)
- Otros elementos como drenaje, carreteras, tarifas, etc. deben cumplirse y no están sujetos a la participación del público.

El Intermedio Ausente: Residencial Mixto

Realización que las personas no quieren vivir en apartamentos, sino vivir en áreas **animadas y transitables** en unidades **que puedan pagar**.

Afecta a los jóvenes, como los recién graduados universitarios, el envejecimiento y **entre otros**.

No se basa en la densidad (unidades por acre), sino **en la forma, escala y diseño** para que la vivienda sea apropiada para las unidades que la rodean.

Los ejemplos incluyen edificios de 2 a 8 unidades, como patios de cabañas, apartamentos con patio, cocheras, no "casas pequeñas".



• Preguntas o Comentarios?

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

Para Contactar la Sección de Zonificación: 817-392-8028
o zoninglanduse@fortworthtexas.gov