



## **ZONING COMMISSION**

### **AGENDA**

Wednesday, April 10, 2024

Work Session 12:00 PM

Public Hearing 1:00 PM

#### **Work Session**

In-Person:

City Hall Conference Room 2020

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

#### **Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

#### **Videoconference**

<https://fortworthtexas.webex.com/weblink/register/r92202fabafeec54752cac057c32a5aacc>

Meeting/ Access Code: 2550 015 5914

Registration Required

#### **Teleconference**

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2550 015 5914

#### **Viewing Only**

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

**For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:**

<https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

To view the docket for this meeting visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

**This meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act.**

**Members of the Zoning Commission may be participating remotely in accordance with the Texas Open Meetings Act. The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting.**

**\*\*Any member of the public who wishes to address Zoning Commission regarding an item on a listed agenda must sign up to speak no later than 5 p.m. on the day before the scheduled meeting. To sign up, please register through WebEx in accordance with the directions on the City's website above. This link should be used to register whether you plan to participate in-person or virtually.**

However, you can also sign-up to speak prior to the Public Hearing if attending in-person. For questions or assistance with registration, please contact Alex Johnson at [Alexander.Johnson@fortworthtexas.gov](mailto:Alexander.Johnson@fortworthtexas.gov) or (817)392-6238.

Please note that the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.

**COMMISSION MEMBERS:**

Jarod Cox, CD 1	_____	Jeremy Raines, CD 7	_____
Willie Rankin, Chair, CD 2	_____	Tiesa Leggett, CD 8	_____
Beth Welch, CD 3	_____	Wes Hoblit, CD 9	_____
Matt McCoy, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Vice Chair, CD 5	_____	Cathy Romero, CD 11	_____
Broderick Williams, CD 6	_____		

**I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020**

**1. Overview of Zoning Cases** **Staff**

**II. PUBLIC HEARING 1:00 PM**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, May 14, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**CALL TO ORDER**

**A. APPROVAL OF MEETING MINUTES of March 13, 2024** \_\_\_\_\_ **Chair**

*To view the docket please visit the City Calendar (Boards and Commissions) or visit <http://fortworthtexas.gov/zoning/cases/>*

**B. CONTINUED CASES** **District**

**1. ZC-24-008** **CD 11**

- a. Site Location: 5008 Collett Little Rd
- b. Acreage: 2.41
- c. Applicant/Agent: Jerimiah Nix/Jervon Harris
- d. Request: From: "E" Neighborhood Commercial  
To: "UR" Urban Residential

**C: NEW CASES**

**2. ZC-23-182** **CD 11**

- a. Site Location: 1405 & 1409 Weiler Blvd
- b. Acreage: 0.86
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "E" Neighborhood Commercial  
To: "ER" Neighborhood Commercial Restricted

**3. ZC-24-011**

**CD 10**

- a. Site Location: 311 E Bonds Ranch
- b. Acreage: 20.1
- c. Applicant/Agent: Kendra Stephenson
- d. Request: From: "F" General Commercial  
To: "PD/D" including event center or rental hall, health club, restaurant, café, cafeteria, office, retail sales and service, with development standards as presented in Exhibit A, site plan required

**4. ZC-24-012**

**CD 2**

- a. Site Location: 1332-1344 (evens) Main Street; 1313-1315 (odds) Commerce Street
- b. Acreage: 1.071
- c. Applicant/Agent: Jason Eggenburger
- d. Request: From: "J" Medium Industrial and "B" Two-Family  
To: Tract 1: PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed-Use plus hotel, site plan waiver requested  
Tract 2: PD/E Planned Development for all uses in neighborhood commercial with development standards for parking within 20 ft setback, dumpster without a primary use, site plan included

**5. ZC-24-017**

**CD 11**

- a. Site Location: 4041 Ryan Ave
- b. Acreage: 1.95
- c. Applicant/Agent: National Veterans Outreach Program Inc
- d. Request: From: "D" High Density  
To: "PD/D" Planned Development for all uses in "D" High Density multifamily excluding Country Club, Golf Course, and Hospice uses with development standards for perimeter fence in front of primary building surrounding the site, site plan waiver requested.

**6. ZC-24-019**

**CD 11**

- a. Site Location: 1701 Vaughn Blvd & 3214 Ave I
- b. Acreage: 0.261
- c. Applicant/Agent: Leonardo Munoz
- d. Request: From: "MU-1" Low Intensity Mixed-Use  
To: "A-5" One-Family

**7. ZC-24-022**

**CD 4**

- a. Site Location: 5350 Basswood Blvd
- b. Acreage: 3.97
- c. Applicant/Agent: Elizabeth Alvarez
- d. Request: From: "CF" Community Facilities  
To: "E" Neighborhood Commercial

**8. ZC-24-024**

**CD 6**

- a. Site Location: 6889 Harris Pkwy, 7101 Dutch Branch Rd
- b. Acreage: 14.087
- c. Applicant/Agent: Ben Raef
- d. Request: From: "R2" Townhouse /Cluster

To: "F" General Commercial

**9. SP-24-003**

**CD 4**

- a. Site Location: 5127 N Tarrant Pkwy
- b. Acreage: 0.79
- c. Applicant/Agent: MQ Northside Retail LLC / Drew Donosky
- d. Request: To: Add Site Plan for PD 1294 Planned Development for all uses in "E" Neighborhood Commercial to add a restaurant.

**10. SP-24-004**

**CD 11**

- a. Site Location: 5328 E Lancaster Ave
- b. Acreage: 6.64
- c. Applicant/Agent: Joe Johnson
- d. Request: To: Amend Site Plan for "PD 490" Planned Development to add security fence.

**11. ZC-24-028**

**MU-1 and MU-2 ZONING TEXT AMENDMENT**

**All Districts**

- a. Site Location: MU Districts
- b. Applicant/Agent: City of Fort Worth
- c. Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Article 13 "Form-Based Districts", Section 4.1300(g)(1)(c) "Low Intensity Mixed Use ("MU-1") District", and Section 4.1302(g)(1)(c) "High Intensity Mixed-Use ("MU-2") District", to increase the size of the opening of a parking structure vehicle access facing public and private streets

**12. ZC-24-030**

**PANTHER ISLAND ZONING TEXT AMENDMENT**

**CD 2, 9**

- a. Site Location: PI District
- b. Applicant/Agent: City of Fort Worth
- c. Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Chapter Article 13, "Form-Based Code Districts", Section 4.1304, "Panther Island ("PI") District", to increase the maximum building height of the PI-NM sub-district to 20 stories; remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and allow for one-story buildings to be constructed under certain conditions.

**This case will be heard by Council April 23rd, 10:00 a.m.**

**D. ADJOURNMENT:** \_\_\_\_\_

**ASSISTANCE AT THE PUBLIC MEETINGS:**

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**ASISTENCIA A REUNIONES PUBLICAS:**

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

**Executive Session.**

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

### ZC-24-011 Exhibit A Development Standards

Standard	Proposed PD/D Development Standards
Fencing	Located in front of the building
Parking	Located in front of the building
Parking Commercial	Parking for commercial ready units and limited retail and other commercial uses will be provided at a ratio of 1 space per 250 square feet of floor area.
Building Orientation	Buildings facing internal drive
Commercial uses	Ground floor commercial uses allowed

The development on the property comprising approximately 20.1 acres of land within the corporate limits of the City of Fort Worth shall follow development standards and requirements for the high density multifamily (“D”) district of the City of Fort Worth Zoning Ordinance, except as provided herein and shall be subject to the following conditions and requirements.

**A. Definitions and Interpretations**

- 1) “Commercial ready unit” means ground level floor area that may be utilized as live/work space, retail or commercial space or a dwelling unit.
- 2) “Limited retail and other commercial uses” include:
  - a) Event center or rental hall
  - b) Health or recreation club
  - c) Restaurant, café, cafeteria
  - d) Office
  - e) Retail sales and services
- 3) Commercial uses or commercial space may include facilities and services offered to residents and the general public. For example, a health and recreation club, business center, meeting space or other amenity constructed as part of a multifamily development that is open to residents and the general public would be allowed and considered a limited retail or other commercial use.

**B. Use Standards**

- 1) Permitted Uses:
  - a) All uses listed as Permitted Uses in the high density multifamily (“D”) district are permitted in this Planned Development District. All uses listed as uses approved with a conditional use permit in the high density multifamily (“D”) district are allowed in this Planned Development District with approval of a conditional use permit.
  - b) Live/work space
  - c) Limited retail and other commercial uses
- 2) At the time of approval of a site plan per the requirements of Section C below, approximately 25% of the building frontage along Shire Meadow Drive will be designated as one or more of the following:
  - a) multifamily buildings with ground floor commercial ready units; and/or

- b) one or more buildings suited for limited retail and other commercial uses as defined in Section A.2 above.
  - 3) Parking for commercial ready units and limited retail and other commercial uses will be provided at a ratio of 1 space per 250 square feet of floor area. The parking ratio of 1 space per 250 square feet of floor area will be provided for commercial ready units even if such unit(s) are used or reserved for use as a dwelling unit (in lieu of the multifamily parking requirement for such unit).
  - 4) Building Orientation: To allow for commercial ready units and/or limited retail and other commercial uses along Shire Meadow Drive and create appropriate transitions from existing uses:
    - a) An interior drive and/or parking along Shire Meadow between the building and the property line will be allowed in order to provide visibility, access and parking for commercial ready units and/or limited retail and commercial uses.
    - b) Buildings along Hillshire Drive may face interior drives rather than Hillshire Drive.
    - c) All parking areas facing Hillshire Drive must be screened from public view by shrubs and landscaping at least three feet in height; an appropriate landscaping plan will be established during the site plan process.
  - 5) Unless noted herein, all buildings will comply with the property development standards and other development standards contained in Chapter 4, Article 7, Section 4.712 of the City's Zoning Ordinance.
- C. Site Plan required:
  - 1) A site plan that meets the requirements of Chapter 4, Article 7, Section 4.712(d)(7) of the City's Zoning Ordinance is required to be reviewed by the Plan Commission and approved by the City Council prior to issuance of a building permit.
  - 2) Approval criteria. A site plan shall be approved upon a finding that the site plan meets the following criteria:
    - a) The site plan complies with all applicable development and design standards in the City's Zoning Ordinance, as amended by these planned development district regulations.
- D. Specific waivers or modifications to Chapter 4, Article 7, Section 4.712 are as follows:
  - 1) (b) – to allow non-residential uses as described herein
  - 2) (d) (2) b. – Parking for non-residential uses
  - 3) (d)(4) b. – Fences and gates. To allow parking and driveways/ drive aisles between the building and the property line along the portion of the property fronting Shire Meadow Drive.
  - 4) (d)(5)(a) – Building orientation.



# Zoning Staff Report

**Date:** April 10, 2024

**Case Number:** ZC-24-008

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Alondra Salas-Beltré](#)

**Owner / Applicant:** Jerimiah Nix / CSH Lofts at Redwood, Ltd. - Russ Michaels

**Site Location:** 5008 Collett Little Road

**Acreage:** 2.44 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: “E” Neighborhood Commercial

To: “UR” High Density Multifamily

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Map Consistency:** Requested change **is not consistent**

**Comprehensive Plan Policy Consistency:** Requested change **is consistent**

**Staff Recommendation:** **Continuance**

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5. [Development Impact Analysis](#)
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6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject site is in Council District 5 and the Neighborhood Empowerment Zone area 6.

There is currently an abandoned home on site in substandard conditions.

The Applicant is requesting to change the zoning designation of the Subject Property to "UR" Urban Residential for Multifamily uses to accommodate the development of the proposed "Lofts at Redwood", a mixed-income apartment community providing affordable housing choices to families and the workforce community.

According to the applicant, the "Lofts at Redwood" will be Class A new construction offering up to 88 units in a mix of 1-bedroom and 2-bedroom configurations. Depending on the configuration "UR" urban residential can allow 40 to 60 units per acre.

Please note that UR zoning *requires excellence in design of the public realm and of buildings that front public spaces*, however the applicant has not submitted a site/conceptual plan with his application to help staff understand how they intent to meet the density, parking and design standards required for UR. Therefore, staff is recommending that the case be postponed in order to have further discussions with the applicant about exploring other options available for multifamily districts or to review a site or conceptual plan with more detailed information.

## Surrounding Zoning and Land Uses

North "MH" Manufactured Home and "B" Two-family residential / manufactured homes - residences

East "E" Neighborhood Commercial / vacant/warehouse

South "E" Neighborhood Commercial / Vacant

West "E" Neighborhood Commercial/Warehouse

## Recent Zoning History

- ZC-23-013 property immediate to east Denied

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were emailed on March 1, 2024:

Organizations Notified	
Streams And Valleys Inc	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Fort Worth ISD
Echo Heights NA	Echo Heights Stop Six Environmental Coalition

## Development Impact Analysis

### Land Use Compatibility

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The Subject Property is located between Mansfield Highway and Collett Little Road and among various surrounding commercial, retail, and residential uses. The surrounding land uses immediately north are residential, consisting of mobile homes, multi-family, and single-family uses. The other immediate surrounding land uses are commercial in nature, including self-storage immediately to the east, restaurant uses to the south and fronting Mansfield Highway, and retail to the west and also fronting Mansfield highway.

Other multi-family uses are located beyond the self-storage to the east of the subject property, including the Magnolia at Village Creek Apartments and the One Amelia Senior Living Apartments.

The proposed development is consistent with the blend of commercial and residential uses in this area and along the Mansfield Highway corridor.

The Subject Property is located within Neighborhood Empowerment Zone Area 6.

The proposed development contributes to the City's revitalization efforts in this NEZ Area by providing mixed-income affordable housing to residents.

The site has a mixture of mature canopies; significant trees receive additional canopy credit if preserved and cannot be removed without mitigation (extra preservation, planting, or payment). At least 25% of the existing canopy must be preserved and mitigated for any removed significant trees.

Any canopy preserved will help count toward the final canopy requirements. For multi-family are that 50% of the on-site Area of Open Space (after the structures have been built) must have canopy coverage, and 40% of the area of parks/drives must have canopy coverage. Trees that count towards the parks/drives requirement also count towards the final canopy requirement.

A transit line runs through Collett Little (Trinity Metro bus route 28, Mansfield Hwy/ Sierra Vista), compatible with higher-density residential uses.

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. An additional purpose of the UR Districts is to encourage a range of housing choices within walking distance of rail transit stations and mixed-use urban villages. Based on this definition, staff does not agree that UR is best fit for this particular property.

Additionally, UR *Require excellence in design of the public realm and of buildings that front public spaces.* The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level. And considering that a

The proposed zone change **is compatible** with existing land uses.

## Comprehensive Plan Consistency – Southeast

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The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial on the Future Land Use Map. Although the proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation, it aligns with the following housing policies of the Comprehensive Plan.

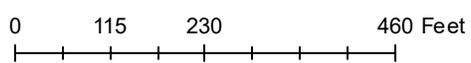
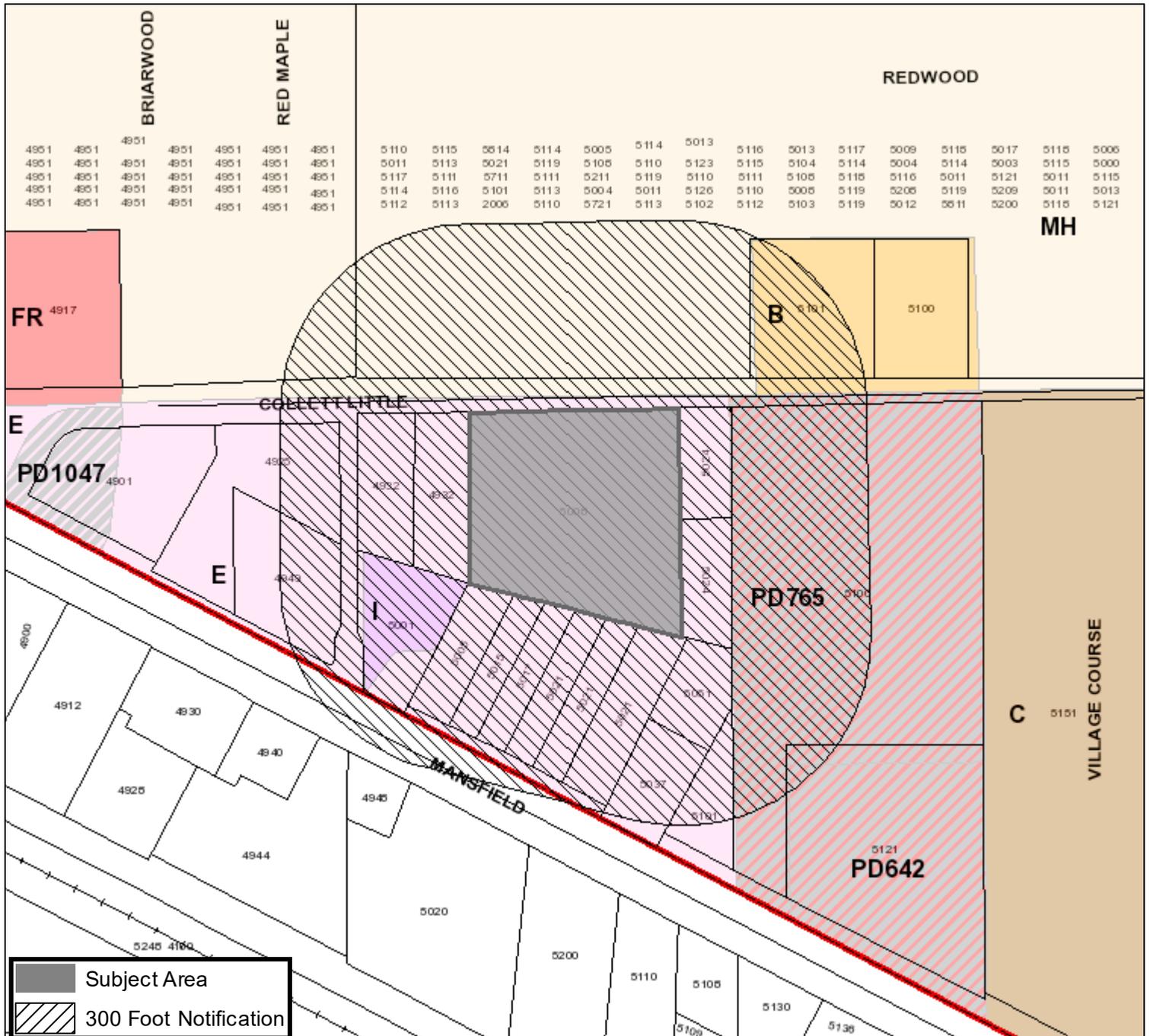
- Promoting vibrant neighborhoods through the City’s Neighborhood Empowerment Zone (NEZ) program
- The project location is within 2 miles of a major employment center, or within ¼ mile of existing or proposed rail transit stations or bus routes;
- Within an urban-village, growth center, neighborhood empowerment zone or special district;
- Promoting vibrant mixed-income and mixed-use neighborhoods in downtown, urban villages, and NEZ locations;
- The City of Fort Worth’s Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing;
- Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.



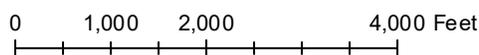
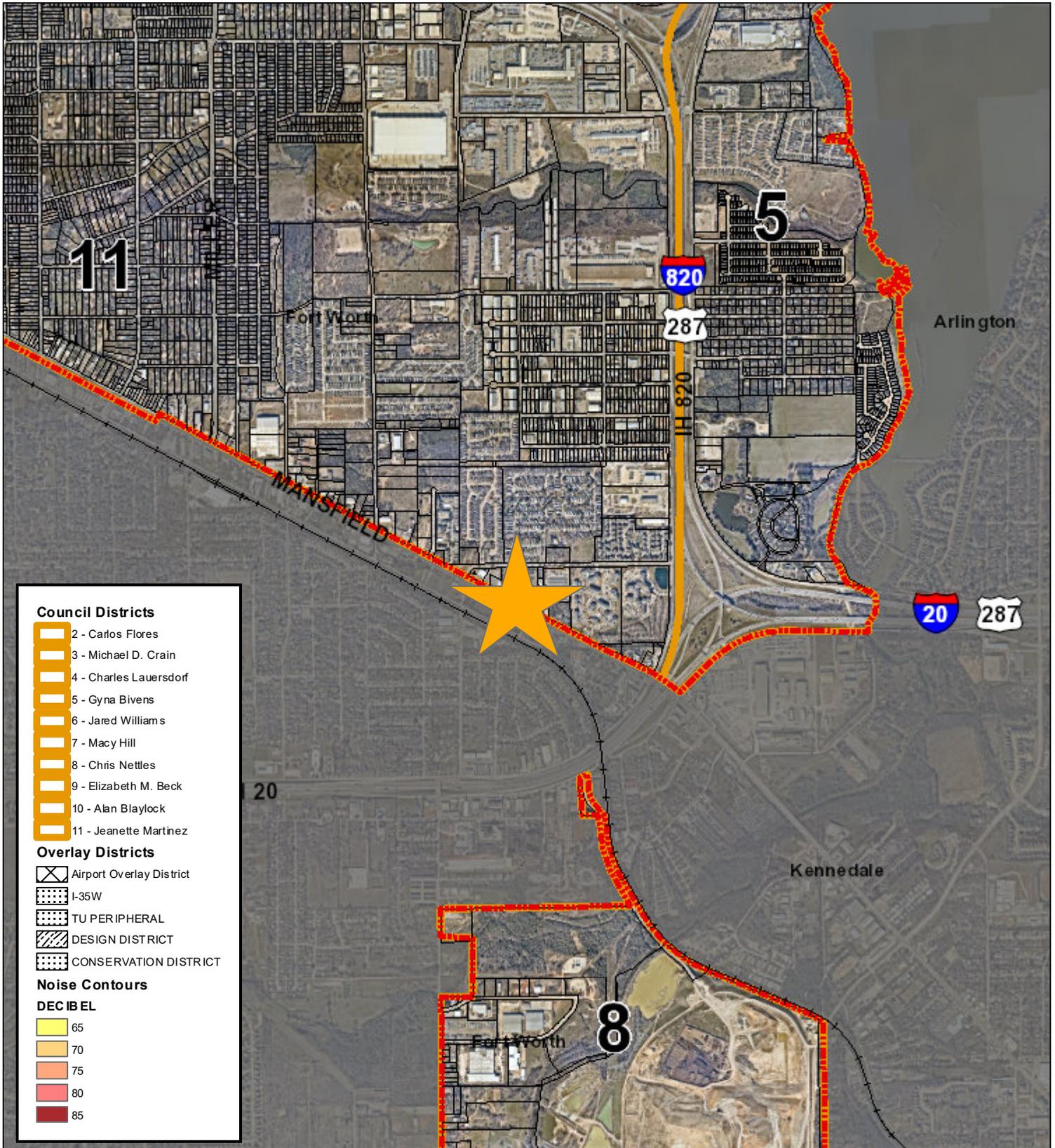
ZC-24-008

# Area Zoning Map

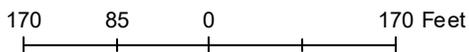
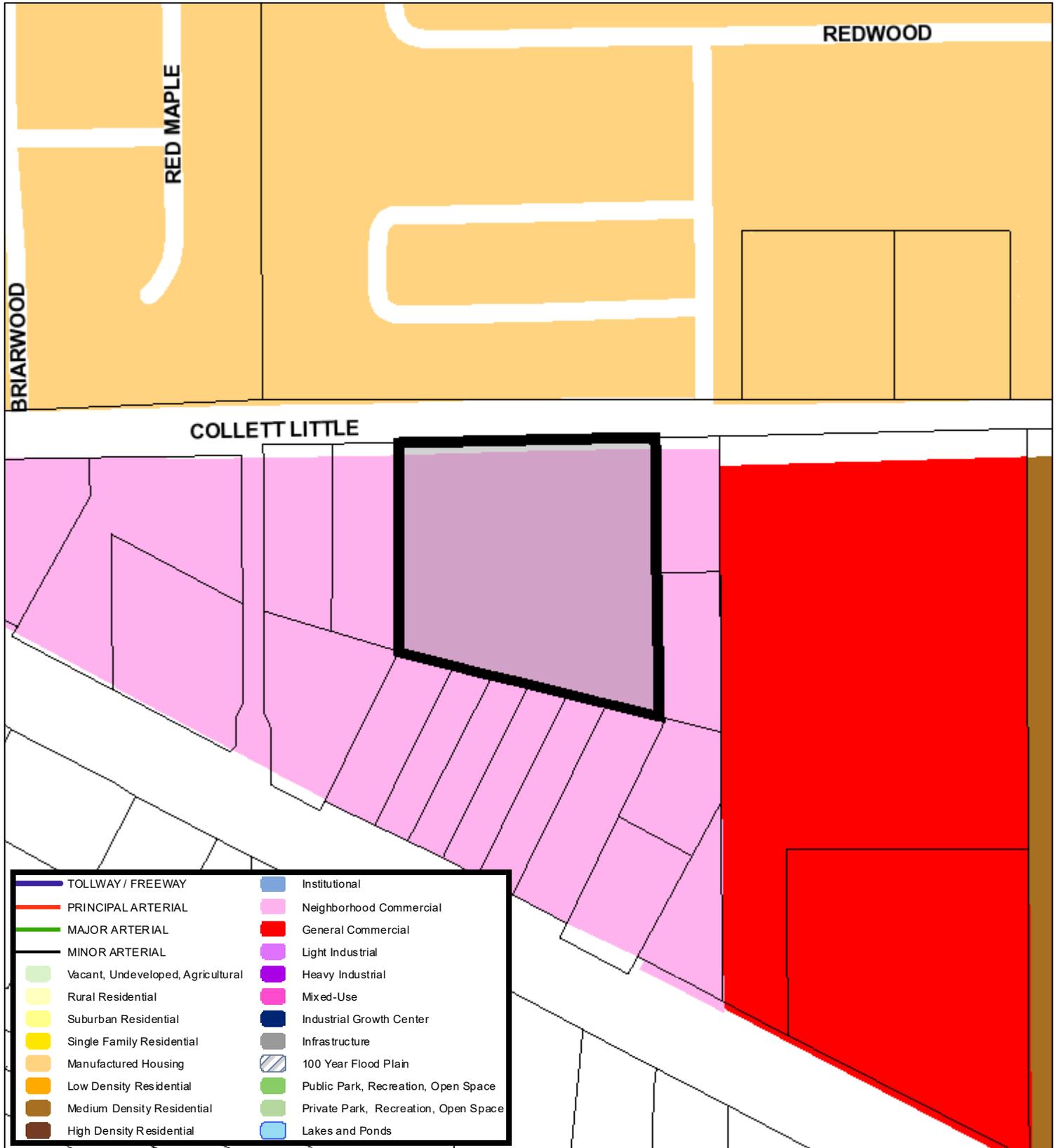
Applicant: Jerimiah Nix/ CSH Loft  
 Address: 5008 Collett Little Street  
 Zoning From: E  
 Zoning To: UR  
 Acres: 2.44988645  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 3/13/2024  
 Contact: null



## Area Map



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



## Aerial Photo Map



0 110 220 440 Feet





# Zoning Staff Report

Date: April 10, 2024

Case Number: ZC-23-182

Council District: 11

## Zoning Map Amendment

Case Manager: [Alondra Salas-Beltre](#)

Applicant: City of Fort Worth

Site Location: 1405 & 1409 Weiler Boulevard

Acreage: 0.86 acres

### Request

Proposed Use: Commercial

Request: From: "E" Neighborhood Commercial

To: "ER" Neighborhood Commercial Restricted

### Recommendation

Land Use Compatibility: Requested change is **compatible**

Comprehensive Plan Map Consistency: Requested change is **consistent**

Comprehensive Plan Consistency: Requested change is **consistent**

Staff Recommendation: **Approval**

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6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The rezoning site is located within the Eastern Hills Neighborhood Association, which consists of two individually owned properties. One of these properties, located at 1405 Weiler Boulevard, is currently home to a Liquor Store, while the other, situated to the south at 1409 Weiler Boulevard, is currently vacant.

While the current "E" Neighborhood Commercial zoning aligns with the neighborhood commercial future land use designation of the Comprehensive Plan, the residential neighborhood neighboring this property to the south has expressed concerns to Councilperson Martínez over the scale and intensity of permitted uses. The proposed zoning change would address these concerns while adhering to policies of our Comprehensive Plan for this sector that aim to promote appropriate infill on old commercial sites within developed areas and encourage new development in line with the existing neighborhood scale.

Under the proposed "ER" zoning, alcohol sales would be prohibited, and the height would be restricted to 35 feet. It's important to note that all existing conforming uses that do not comply with "ER" zoning would become nonconforming. This means that they could continue to operate as long as they don't stop for more than two years.

The owners have been contacted by the Council Member's office regarding rezoning, but, by the time this staff report was written, they have not responded to the mailed letters.

## Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / gas station & convenience store  
East "A-10" One-Family and "E" Neighborhood Commercial/ strip mall and single family  
South "CR" Low-density multifamily/apartments  
West "CR" Low-density multifamily/apartments

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on March 29, 2024.  
The following organizations were notified: (emailed March 29, 2024)

Organizations Notified	
Eastern Hills NA*	Streams and Valleys Inc
Neighborhoods of East Fort Worth	Trinity Habitat for Humanity
East Fort Worth, Inc.	Southeast Fort Worth Inc

Neighborhoods of East Fort Worth	Fort Worth ISD
Woodhaven Community Development Inc	East Fort Worth Business Association
Central Meadowbrook NA	Woodhaven NA
Woodhaven Community Development Inc	

*\* Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The site is located on the edge of the Commercial District, which mainly faces Brentwood Stairs. The district extends to Woodhaven Boulevard to the west and the 5600 block of Brentwood to the east, where a Multifamily district begins. The properties located north of the rezoning site, directly across from the East Freeway I-30, are developed with various businesses such as restaurants, beauty salons, and professional offices.

To the site's southeast and west/southwest, the neighborhood is developed as residential, including single-family and multifamily uses, with public parks and community facilities in the immediate area.

The current property is the only one in the commercial district area that does not face Brentwood Stair directly. It is recommended that the more intense uses face Brentwood Stair, an arterial road, instead of Weiler Boulevard. This local road is less suitable for more intense uses in the "E" Neighborhood Commercial.

The proposed "ER" neighborhood commercial would be a transitional use between the neighborhood to the south and the more intense "E" Neighborhood Commercial to the north.

The lack of a Certificate of Occupancy that would document legal non-conforming for alcohol uses has not been located. As such, the proposed zoning **is compatible** with surrounding land uses.

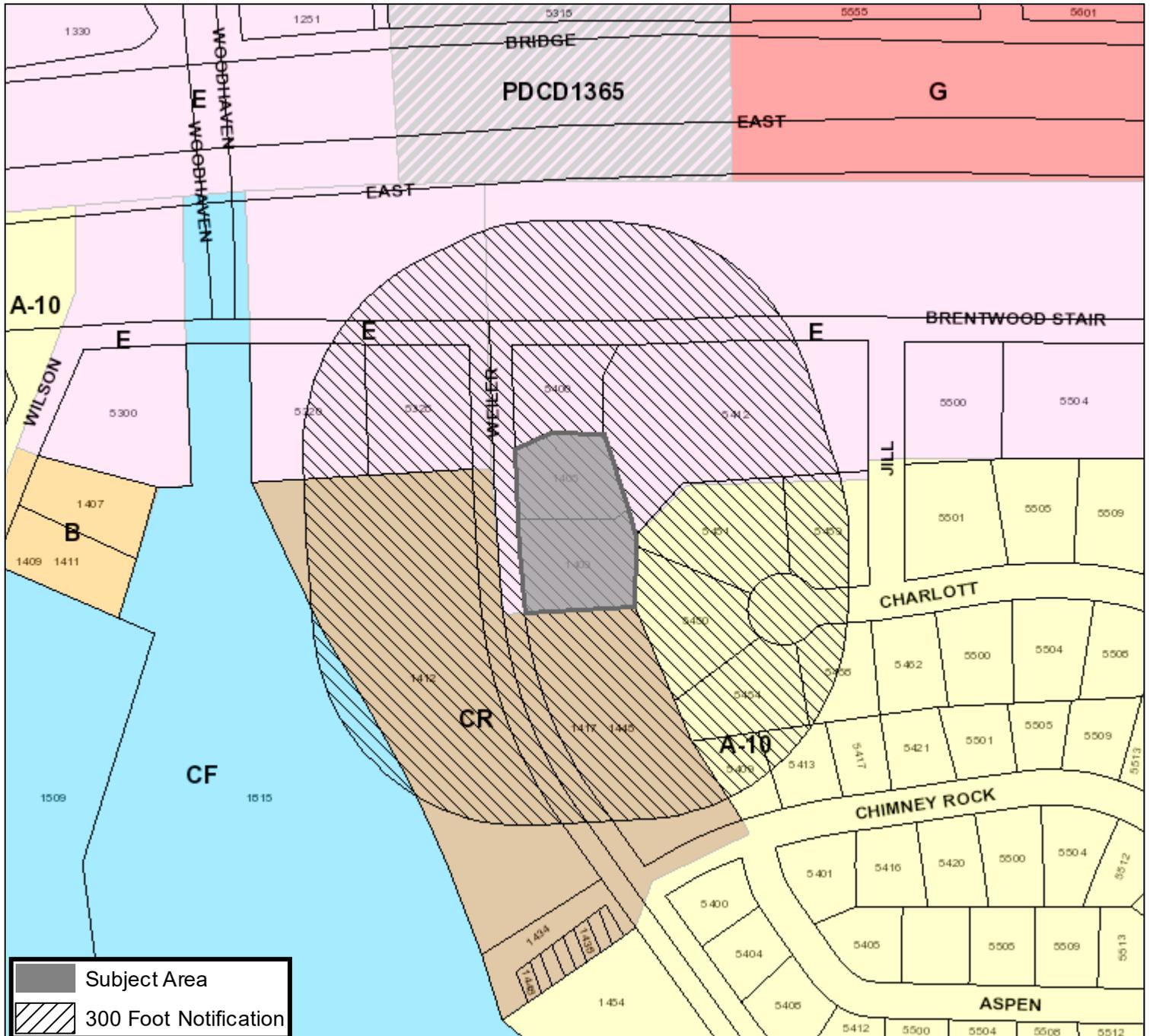
### Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, the proposed ER Neighborhood Commercial Restricted **is consistent** with the Future Land Use and compatible with the following policies of the adopted Comprehensive Plan.

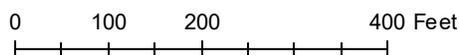
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city

### Area Zoning Map

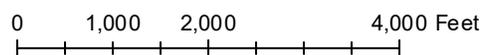
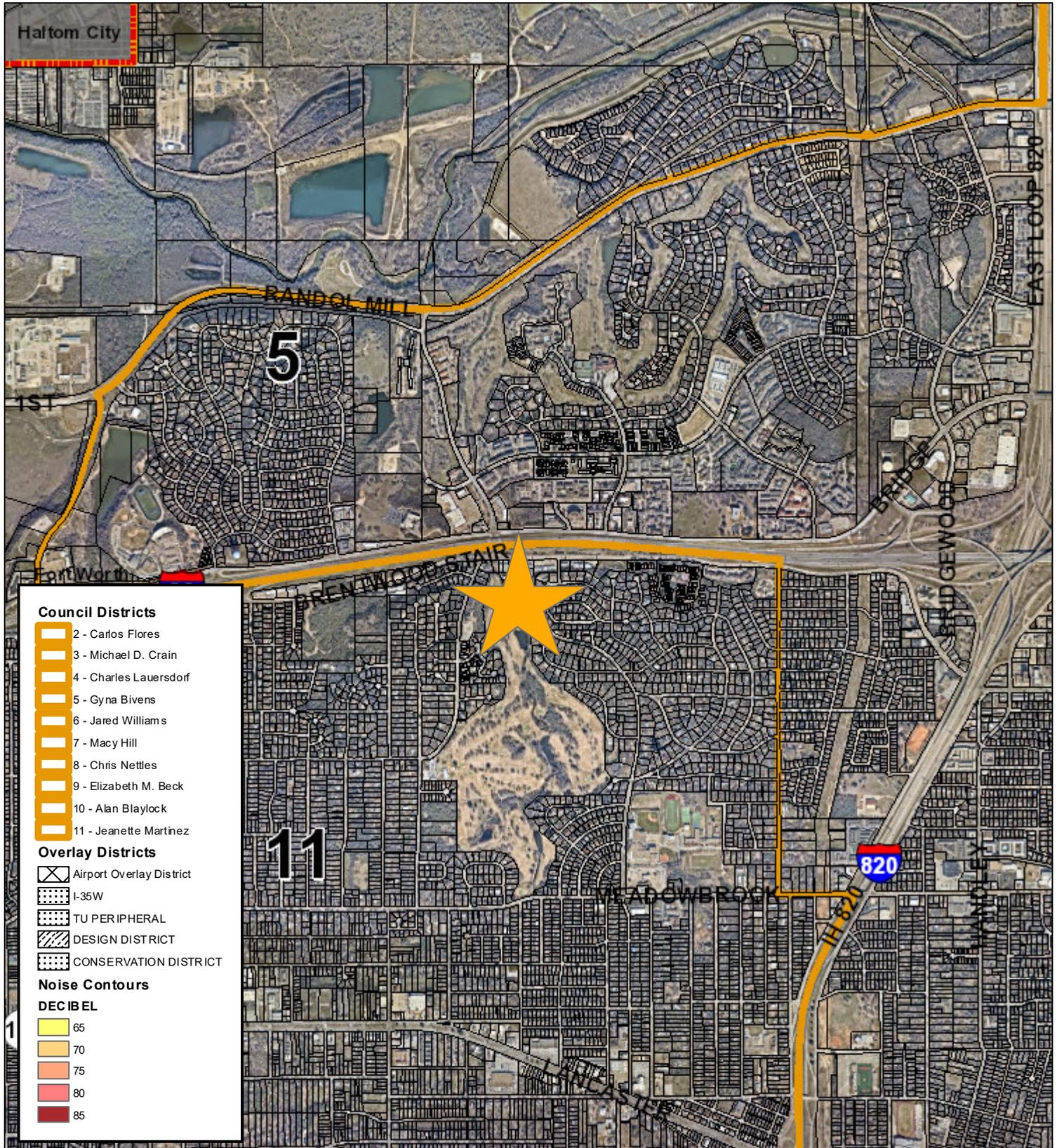
Applicant: City of Fort Worth  
 Address: 1405 & 1409 Weiler Boulevard  
 Zoning From: E  
 Zoning To: ER  
 Acres: 0.86040325  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 2/14/2024  
 Contact: 817-392-2495



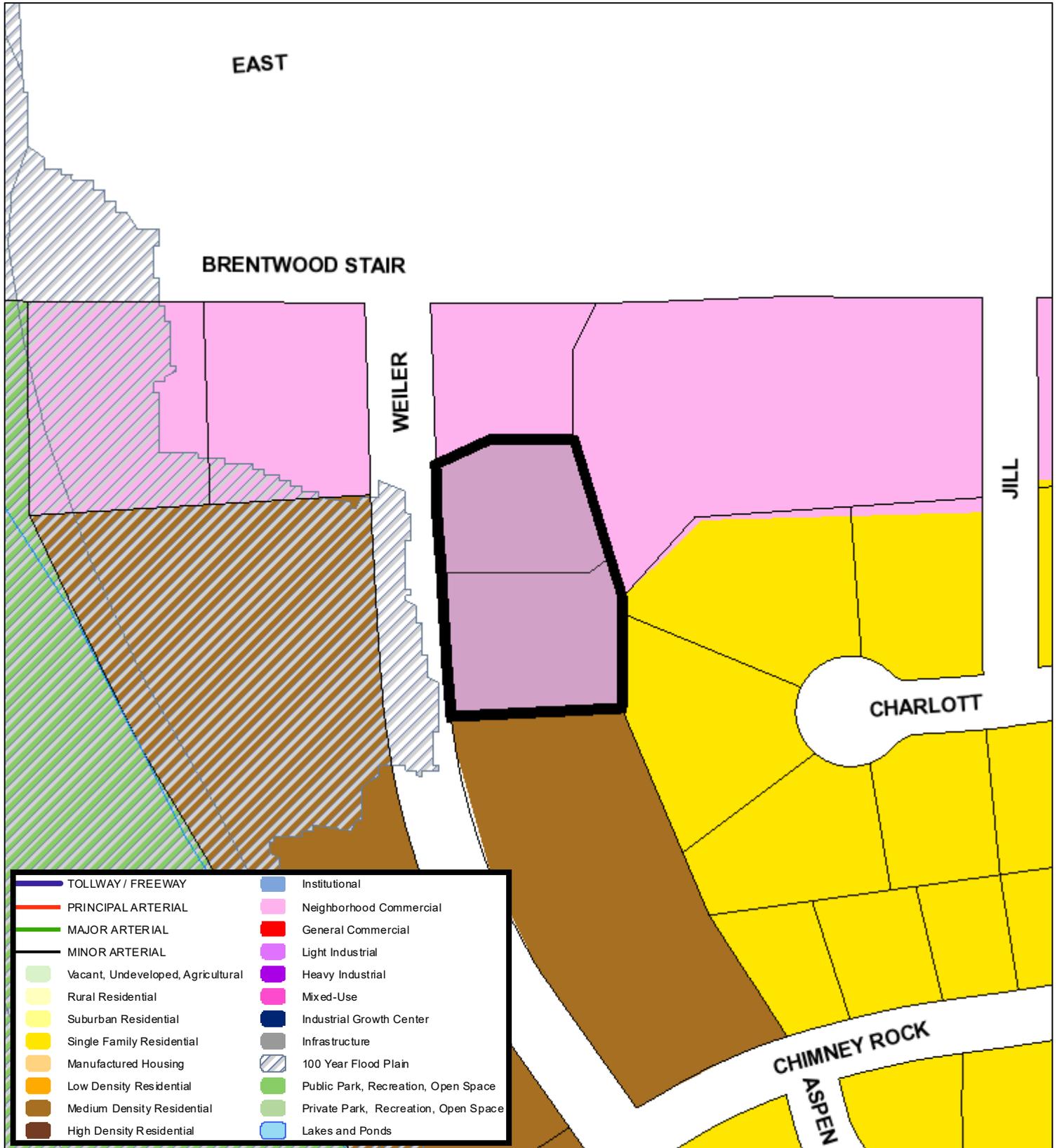
	Subject Area
	300 Foot Notification



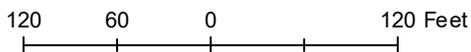
### Area Map



### Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



**Aerial Photo Map**



0 75 150 300 Feet





# Zoning Staff Report

**Date:** April 10, 2024

**Case Number:** ZC-24-011

**Council District:** 10

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Kendra Stephenson

**Acreage:** 20.1 acres

**Site Location:** 311 E Bonds Ranch Rd

### Request

**Proposed Use:** Mixed-use, multifamily

**Request:** From: “F” General Commercial

To: “PD/D” including event center or rental hall, health club, restaurant, café, cafeteria, office, retail sales and service, with development standards as presented in Exhibit A, site plan required

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Map Consistency:** Requested change **is not consistent**

**Comprehensive Plan Policy Consistency:** Requested change **is consistent**

**Staff Recommendation:** **Approval**

### Table of Contents

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2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)

- b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Exhibit

## Project Description and Background

The property is situated at the intersection of Shire Meadow Drive and Hillshire Drive and is currently zoned “F” General Commercial. The applicant is proposing a PD with development standards (see docket); site plan required. The applicant intends construct a hybrid mixed use development with the potential for commercial ground floor units within the development. The applicant is requesting a PD in order to create a development with an internal core, allow commercial, and request the development standards below.

Standard	D Zoning	Proposed PD/D
Building Height	48 feet maximum, slab to top plate, beyond 250-foot setback to one- and two-family districts	Will Comply
Fencing	Not allowed in front of building line	Located in front of the building <b>(Development Standard Required)</b>
Parking	Parking not allowed in front of the building	Located in front of the building <b>(Development Standard Required)</b>
Parking	Dependent on use (commercial)	Parking for commercial ready units and limited retail and other commercial uses will be provided at a ratio of 1 space per 250 square feet of floor area. <b>(Development Standard Required)</b>
Open Space	35% required	Will Comply
Density	32 units per acre	Will Comply
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street	Buildings facing internal drive <b>(Development Standard Required)</b>
Commercial uses	Not allowed	Ground floor commercial <b>(Development Standard Required)</b>

The attached development standards and PD narrative below detail the pertinent zoning regulations to accomplish this goal.

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The area of request for the zoning change is approximately 20.1 acres at the northwest corner of West Bonds Ranch Road and Blue Mound Road, proposed primarily as a multifamily development. The multifamily development is part of a larger proposed project on roughly 40 acres in total. The overall 40 acre proposed project consists of approximately 10 acres of retail and restaurant uses along West Bonds Ranch and Blue Mound, a 10-acre school site on the northeast corner of the property; and the remainder of property on the northwest corner subject to this zoning request is being proposed as Class A market rate multifamily. The property is currently zoned F, General Commercial. All the proposed uses are permitted under the current zoning, except the multifamily tract which is the subject of this application.

The zoning application for the multifamily tract is being submitted as a Planned Development (PD) district with a primary zoning classification High Density Multifamily ("D") district. A PD is needed to allow for incorporation of potential commercial uses within the multifamily tract along Shire Meadow Drive. The potential commercial uses being requested provide for retail, restaurant, office, and limited commercial uses. These uses may be placed in commercial ready ground floor units within a multifamily building or as standalone uses. Additionally, the commercial uses being requested allow for public memberships to be offered to health and recreation, business center or meeting space amenities constructed as part of the multifamily development. Twenty five percent (25%) of the building frontage that is along Shire Meadow Drive within the Planned Development District will be multifamily buildings with ground floor commercial ready dwelling units and/or buildings with commercial uses.

The overall proposed project's blend of retail, restaurant, commercial, school, and multifamily uses benefit the residents of the surrounding areas and Fort Worth in the following ways:

- Preserves commercial zoning along the portions of Blue Mound and West Bonds Ranch that are most attractive to retail and restaurant tenants.
- Allows for commercial uses along Shire Meadow Drive as the surrounding area continues to develop and grow.
- Addresses a key resident concern related to heavy traffic in the area. The proposed project reduces overall traffic on the overall 40 acre tract from an estimated 13,000 trips per day (if the multifamily and school tracts would be developed under the current General Commercial zoning as a retail shopping center) to an estimated 5,800 trips per day.
- Creates additional needed residential housing using multifamily that works with the current and future adjacent uses:
  - o The property is in close proximity to State Highway 287.
  - o The northern portion of the property being proposed for multifamily is adjacent to Hillshire Drive. Primary uses along Hillshire are a Fort Worth bulk trash collection facility and an animal shelter.
  - o No existing or planned single family homes are immediately adjacent to the proposed multifamily except for one 10-acre lot in Tarrant County. The portion of this property that is adjacent to the proposed multifamily contains a large building that appears from aerial photos to be used for storage of large vehicles.
  - o The multifamily tract has limited visibility to Bonds Ranch and Blue Mound roads.
  - o Open spaces within the multifamily tract will be provide additional public open space.
  - o Enhanced walkability to the proposed project's retail and restaurant uses as well as the retail that is planned immediately to the west and south of the property.

Four waivers to Fort Worth's zoning ordinances are required to provide the parking and visibility needed to make the commercial uses proposed within the multifamily portion of the project viable and enhance the walkability of the overall project. The waivers to Chapter 4 Article 7 Section 4.712 needed are:

- 1) (b) – to allow nonresidential uses
- 2) (d) (2) b. – Parking for non-residential uses
- 3) (d)(4) b. – Fences and gates
- 4) (d)(5)(a) – Building orientation

Specifically, the waiver to (d)(4) b. (fences and gates) is needed along the western boundary of the proposed multifamily (Shire Meadow Drive) to create parking and the visibility needed for the potential commercial uses. The waiver from building orientation is needed along the northern boundary (Hillshire Drive). This waiver also supports parking and visibility for the potential commercial as well as allows for enhanced walkability within the total 40-acre project. As noted above, adjacency along Hillshire Drive is primarily limited to municipal facilities and storage or non-residential uses.

Additionally, a waiver to the requirement for a site plan at the time of zoning approval is being requested. The civil engineering efforts needed to prepare an accurate site plan are in part dependent on determining the uses on the northern half of the property that are the subject of this zoning application. Per the proposed planned development regulations, a site plan will still be required to be approved by the Plan Commission at a later date.

---

## Surrounding Zoning and Land Uses

North "I" Light Industrial / ETJ / residential  
East "F" General Commercial / undeveloped  
South "F" General Commercial / undeveloped  
West "F" General Commercial / undeveloped

## Recent Zoning History

- None.

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were notified: (emailed March 1, 2024)

Organizations Notified	
North Fort Worth Alliance	Hawthorne Meadows HOA
Dorado Ranch HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	NWISD

### Land Use Compatibility

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The applicant is proposing to zone the site to PD/D with development standards. The surrounding uses are largely undeveloped with residential to the north and nearby civic facilities. The overall tract and nearby zoning are currently zoned “F” General Commercial. However, multifamily with a commercial component will be a good catalyst for future commercial growth.

The proposed zoned **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far North

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The adopted Comprehensive Plan designates the subject property as future Light Industrial within the future land use map. The proposed rezoning **is not consistent** with the Comprehensive Plan map designation. However, the following land use policies are supported by the rezoning request:

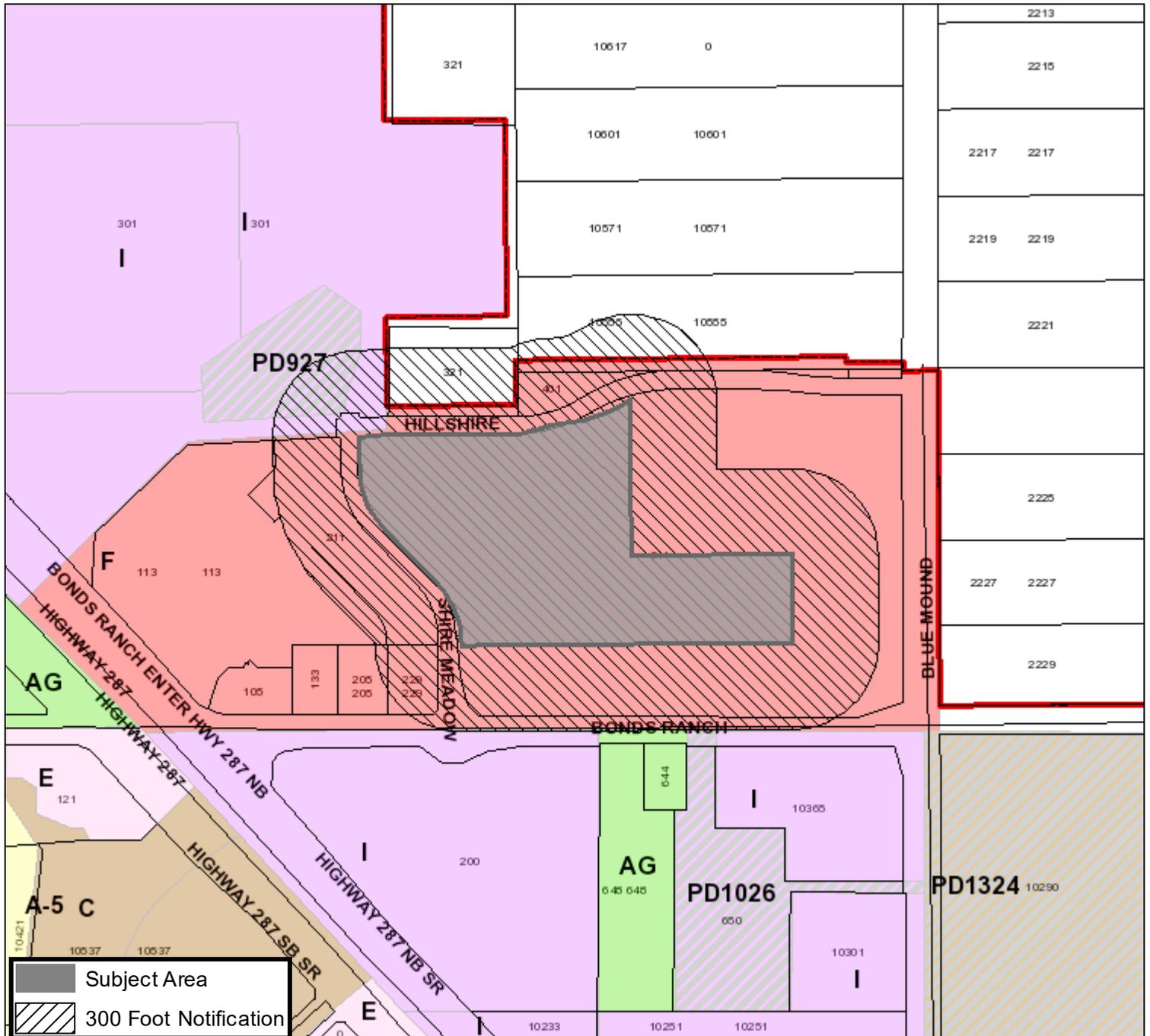
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.



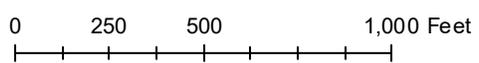
ZC-24-011

# Area Zoning Map

Applicant: CB-Direct Bonds Ranch LP/Kendra Stephenson  
 Address: 311 E. Bonds Ranch Drive  
 Zoning From: F  
 Zoning To: PD/D  
 Acres: 18.04434762  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 4/10/2024  
 Contact: 817-392-6226



 Subject Area  
 300 Foot Notification



### ZC-24-011 Exhibit A Development Standards

Standard	Proposed PD/D Development Standards
Fencing	Located in front of the building
Parking	Located in front of the building
Parking Commercial	Parking for commercial ready units and limited retail and other commercial uses will be provided at a ratio of 1 space per 250 square feet of floor area.
Building Orientation	Buildings facing internal drive
Commercial uses	Ground floor commercial uses allowed

The development on the property comprising approximately 20.1 acres of land within the corporate limits of the City of Fort Worth shall follow development standards and requirements for the high density multifamily (“D”) district of the City of Fort Worth Zoning Ordinance, except as provided herein and shall be subject to the following conditions and requirements.

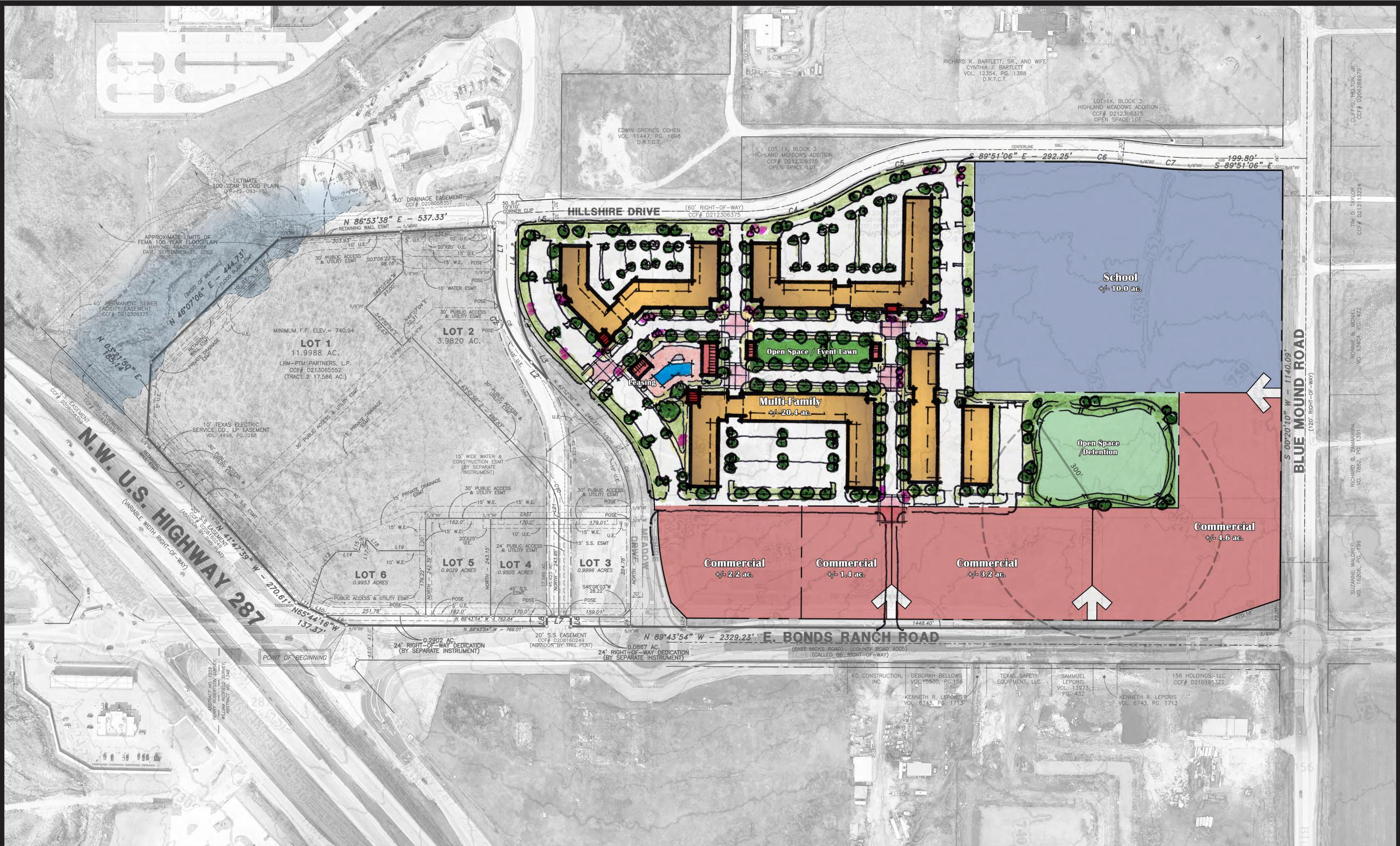
**A. Definitions and Interpretations**

- 1) “Commercial ready unit” means ground level floor area that may be utilized as live/work space, retail or commercial space or a dwelling unit.
- 2) “Limited retail and other commercial uses” include:
  - a) Event center or rental hall
  - b) Health or recreation club
  - c) Restaurant, café, cafeteria
  - d) Office
  - e) Retail sales and services
- 3) Commercial uses or commercial space may include facilities and services offered to residents and the general public. For example, a health and recreation club, business center, meeting space or other amenity constructed as part of a multifamily development that is open to residents and the general public would be allowed and considered a limited retail or other commercial use.

**B. Use Standards**

- 1) Permitted Uses:
  - a) All uses listed as Permitted Uses in the high density multifamily (“D”) district are permitted in this Planned Development District. All uses listed as uses approved with a conditional use permit in the high density multifamily (“D”) district are allowed in this Planned Development District with approval of a conditional use permit.
  - b) Live/work space
  - c) Limited retail and other commercial uses
- 2) At the time of approval of a site plan per the requirements of Section C below, approximately 25% of the building frontage along Shire Meadow Drive will be designated as one or more of the following:
  - a) multifamily buildings with ground floor commercial ready units; and/or

- b) one or more buildings suited for limited retail and other commercial uses as defined in Section A.2 above.
  - 3) Parking for commercial ready units and limited retail and other commercial uses will be provided at a ratio of 1 space per 250 square feet of floor area. The parking ratio of 1 space per 250 square feet of floor area will be provided for commercial ready units even if such unit(s) are used or reserved for use as a dwelling unit (in lieu of the multifamily parking requirement for such unit).
  - 4) Building Orientation: To allow for commercial ready units and/or limited retail and other commercial uses along Shire Meadow Drive and create appropriate transitions from existing uses:
    - a) An interior drive and/or parking along Shire Meadow between the building and the property line will be allowed in order to provide visibility, access and parking for commercial ready units and/or limited retail and commercial uses.
    - b) Buildings along Hillshire Drive may face interior drives rather than Hillshire Drive.
    - c) All parking areas facing Hillshire Drive must be screened from public view by shrubs and landscaping at least three feet in height; an appropriate landscaping plan will be established during the site plan process.
  - 5) Unless noted herein, all buildings will comply with the property development standards and other development standards contained in Chapter 4, Article 7, Section 4.712 of the City's Zoning Ordinance.
- C. Site Plan required:
  - 1) A site plan that meets the requirements of Chapter 4, Article 7, Section 4.712(d)(7) of the City's Zoning Ordinance is required to be reviewed by the Plan Commission and approved by the City Council prior to issuance of a building permit.
  - 2) Approval criteria. A site plan shall be approved upon a finding that the site plan meets the following criteria:
    - a) The site plan complies with all applicable development and design standards in the City's Zoning Ordinance, as amended by these planned development district regulations.
- D. Specific waivers or modifications to Chapter 4, Article 7, Section 4.712 are as follows:
  - 1) (b) – to allow non-residential uses as described herein
  - 2) (d) (2) b. – Parking for non-residential uses
  - 3) (d)(4) b. – Fences and gates. To allow parking and driveways/ drive aisles between the building and the property line along the portion of the property fronting Shire Meadow Drive.
  - 4) (d)(5)(a) – Building orientation.

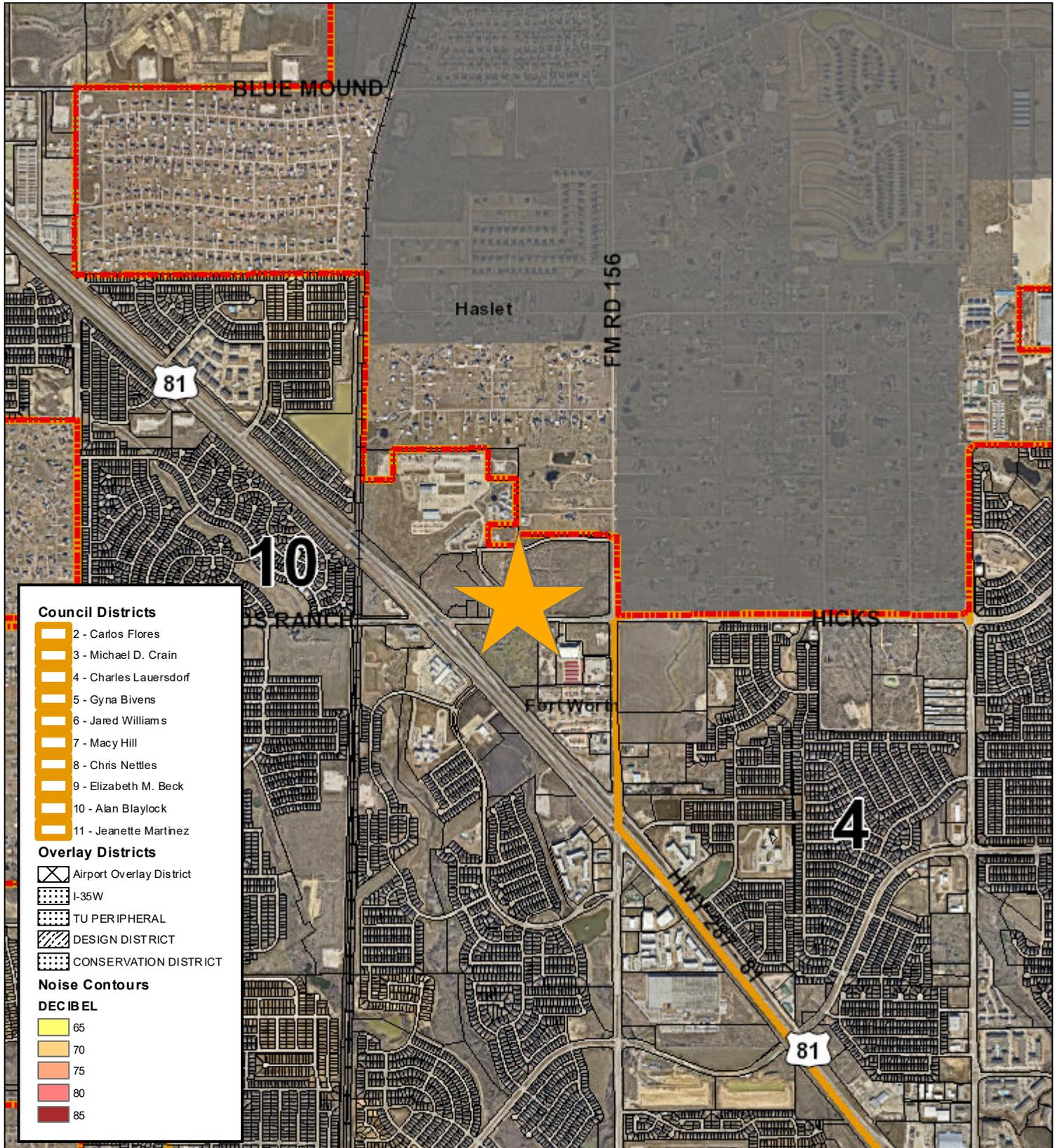


# BONDS RANCH TRACT - FORT WORTH, TX

## CONCEPTUAL PLAN

KC CONSTRUCTION, INC. VOL. 1550, PG. 156  
 DEBORAH BELLWOS VOL. 1550, PG. 156  
 KENNETH R. LEFORIS VOL. 6743, PG. 1713  
 TEXAS SAFETY EQUIPMENT, LLC  
 SAMUEL LEFORIS VOL. 13973, PG. 432  
 156 HOLDINGS, LLC CCF# D210195322  
 KENNETH R. LEFORIS VOL. 6743, PG. 1713

### Area Map



**Council Districts**

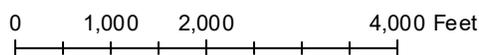
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

**Overlay Districts**

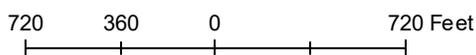
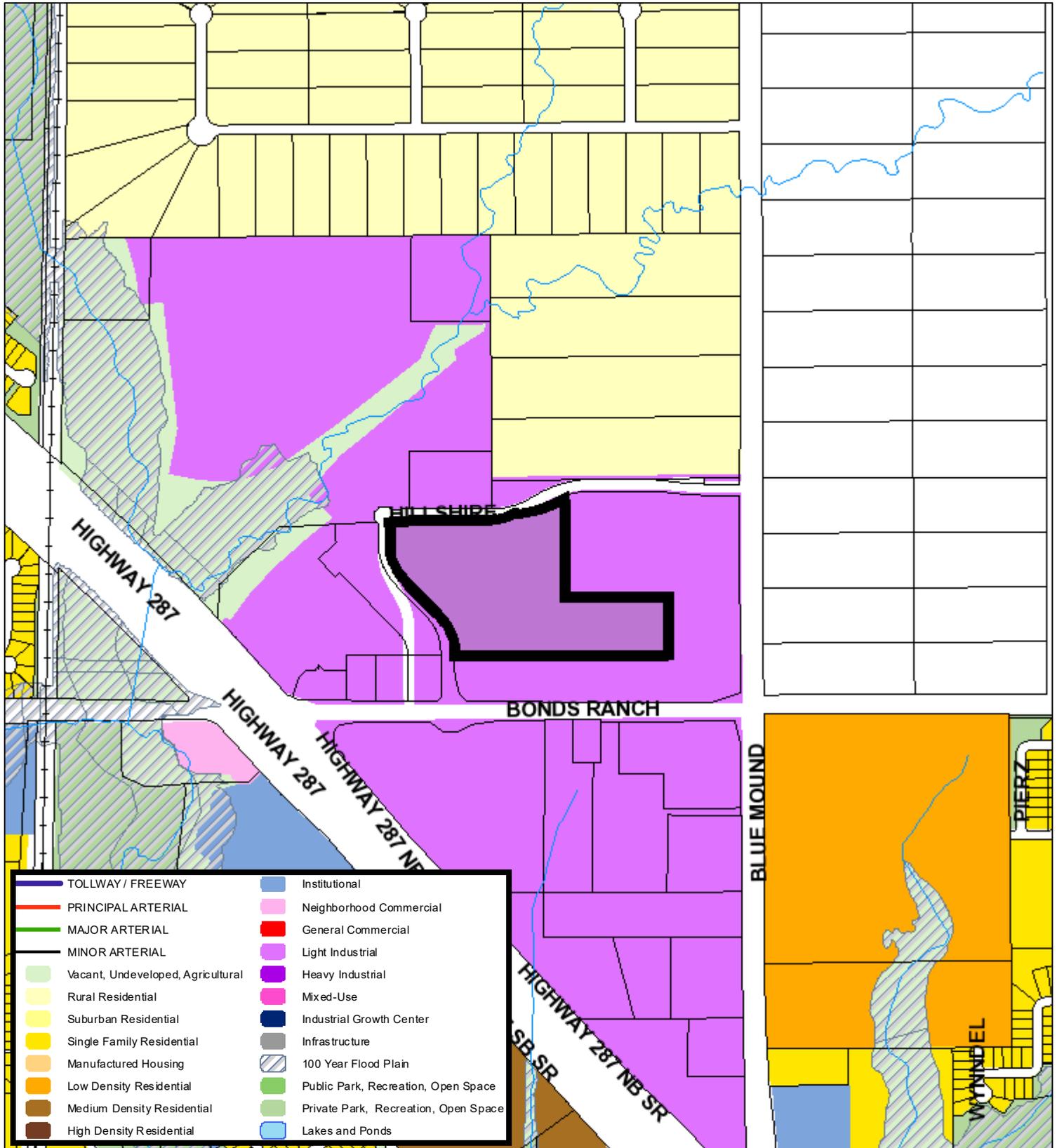
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

**Noise Contours**

- DECIBEL**
- 65
  - 70
  - 75
  - 80
  - 85



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



## Aerial Photo Map



0 450 900 1,800 Feet





# Zoning Staff Report

**Date:** April 10, 2024

**Case Number:** ZC-24-012

**Council District:** 2

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Jeff Givens / Jason Eggenburger

**Site Location:** 1332-1344 (evens) Main St.; 1313-1315 (odds) Commerce St.      **Acreage:** 0.88 acres

### Request

**Proposed Use:** Existing Historic Building; purposed to allow for a boutique hotel; To allow parking within a 20 ft setback, a dumpster without a primary use.

**Request:** From: “J” Medium Industrial & “B” Two-Family

To: **Tract 1:** PD/MU-1 Planned Development for all uses in “MU-1” Low-Intensity Mixed-Use plus hotel, site plan waiver requested.

**Tract 2:** PD/E Planned Development for all uses in neighborhood commercial with development standards for parking within 20 ft setback, dumpster without a primary use, site plan included

### Recommendation

**Land Use Compatibility:** Requested change is **compatible**

**Comprehensive Plan Map Consistency:** Requested change is **consistent**

**Comprehensive Plan Policy Consistency:** Requested change is **consistent**

**Staff Recommendation:** **Approval**

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| 3. <a href="#">Recent Zoning History</a>              | 8. Area Map                                  |
| 4. <a href="#">Public Notification</a>                | 9. Future Land Use Map                       |
| 5. <a href="#">Development Impact Analysis</a>        | 10. Aerial Photograph                        |
| a. <a href="#">Land Use Compatibility</a>             |                                              |
| b. <a href="#">Comprehensive Plan Consistency</a>     |                                              |

## Project Description and Background

The subject properties, span 0.88 acres, with two tracks at 1332-1344 (evens) Main St. and 1313-1315 (odds) Commerce St.

### **Tract 1: 1332-1344 (evens) Main St.**

Tract 1, which encompasses 1338 N. Main Street, is situated within the Demolition Delay overlay district along North Main Street. This property was designated as an overlay district during the April 6, 1998 HCLC meeting (Figure 1). However, it is presently unclear why 1338 N. Main Street was excluded from this overlay. This omission is subject to reassessment for potential inclusion in the overlay. Tract 1 comprises three attached buildings: 1332 N Main Street, constructed in 1912, and the buildings at 1342-1344 N. Main Street, built in 1927. These two buildings with historic designations are interconnected by a one-story building. The current zoning of the property is 'J' Medium Industrial. The applicant is pursuing a zoning change to PD/MU-1 to allow for all uses permitted in "MU-1" Low-Intensity Mixed-Use, including a hotel. While no site plan proposal has been submitted yet, its approval from staff will be required prior to permitting.

**#10 1332 N. Main Street, Greines Furniture Co., c.1912; 1935.  
MEETS CRITERIA: A B E / MARINE COMMERCIAL HISTORIC DISTRICT**

Meyer and Moses began to operate their furniture store here in 1912. Previous to this, a dry goods store had carried on business at this site. According to community residents, this building housed the Rosen Inn Hotel, although documentation has not shown this conclusively. The structure was rebuilt or given a Moderne style facade in 1935. The buff brick storefront is highlighted by horizontal bands of ochre brick.

**#11 1342-44 N. Main Street, Piggly-Wiggly Stores, Inc. No. 821,  
c.1927.**

**MEETS CRITERIA: A B E / MARINE COMMERCIAL HISTORIC DISTRICT**

Constructed on the site of earlier retail businesses, this building had Piggly-Wiggly Store No. 821 as its principal tenant in 1927. The buff brick, one-story structure contains several wood-framed storefronts. A shed-roofed eave with medallions is interrupted by a high, shaped parapet topped with cast-stone urns and coping. The corner building exhibits original transom windows.

**Fig. 1** – Historic and Cultural Landmarks Commissions: Agenda for the April 6, 1998 meeting page 24 of 35.

### **Tract 2: 1313-1315 (odds) Commerce St.**

Tract 2 is currently a vacant lot and is split zoning of 'B' Two family and 'J' Medium Industrial. The applicant seeks a zoning change to PD/E Planned Development for all uses in the neighborhood commercial with development standards for parking within a 20 ft setback, and a dumpster without a primary use. A site plan proposal has been submitted but may require approval from staff before permitting.

The applicant has included a detailed project description '*...This zoning change will help connect the Marine Commercial Historic District with the Historic Stockyards and continue the revitalization of the Historic North Side. The Mulholland buildings (LOTS 6-11) sit on North Main Street at the entry of 'Fort Worth's Historic North Side' which is monumented by the sign on the southwest corner of the QuickTrip. Originally built circa 1912, the Mulholland buildings have housed various uses including apartments, hotel, grocer, drug store, a furniture store,*

and the first ever self-service washateria. The owner is exploring restaurant, office, retail, business, multi-family, and boutique hotel use for LOTS 6-11. LOT 17 and the portion of LOT 18 will provide off-street parking for the residential uses. It is also important to note that our client is in the process of obtaining State and Federal historic status for the buildings on LOTS 6-11, excluding LOT 10. The developer's decision to seek historic status for these buildings is another reason why this mixed-use development would contribute to the revitalization and preservation of the Historic North Side. The regulations enforced by state and federal historic designation would ensure that the buildings remain 3-stories or less...'

## Surrounding Zoning and Land Uses

**Tract 1:** 1332-1344 (evens) Main St.

North "J" Medium Industrial / Restaurant  
 East "B" Two-Family / Residential  
 South "J" Medium Industrial / Commercial  
 West "MU-1" Low-Intensity Mixed Use / Commercial

**Tract 2:** 1313-1315 (odds) Commerce St.

North "B" Two-Family / Residential  
 East "B" Two-Family / Residential  
 South "J" Medium Industrial / Commercial  
 West "J" Medium Industrial / Commercial

## Recent Zoning History

- N/A

## Public Notification

300-foot Legal Notifications were mailed on March 29, 2024.  
 The following organizations were notified: (emailed March 29, 2024)

Organizations Notified	
Historic Northside Business Association	Inter-District 2 Alliance
Trinity Habitat for Humanity	Streams And Valleys Inc

\* Located within a registered Neighborhood Organization

## Development Impact Analysis

### Land Use Compatibility

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The surrounding parcels for both tract 1 and tract 2 are currently zoned, featuring a variety of zoning districts including "J" Medium Industrial, "B" Two-Family, and "MU-1" Low-Intensity Mixed Use, staff believes the requested zoning changes are compatible.

The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan- Map Consistency – Northeast Sector

---

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, and all Commercial districts. With that said changing the zoning district from “J” Medium Industrial to “MU-1” Low-Intensity Mixed Use will not increase the density level.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

Figure 1

The proposed zoning is **consistent** with the future land use map for this area.

## Comprehensive Plan Policy Consistency

---

The proposed Low-Intensity Mixed Use zoning for this area does align with the policies outlined in the Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

The proposed zoning is **consistent** with the land use designations for this area.

## Site Plan Comments

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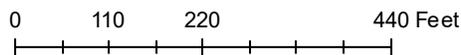
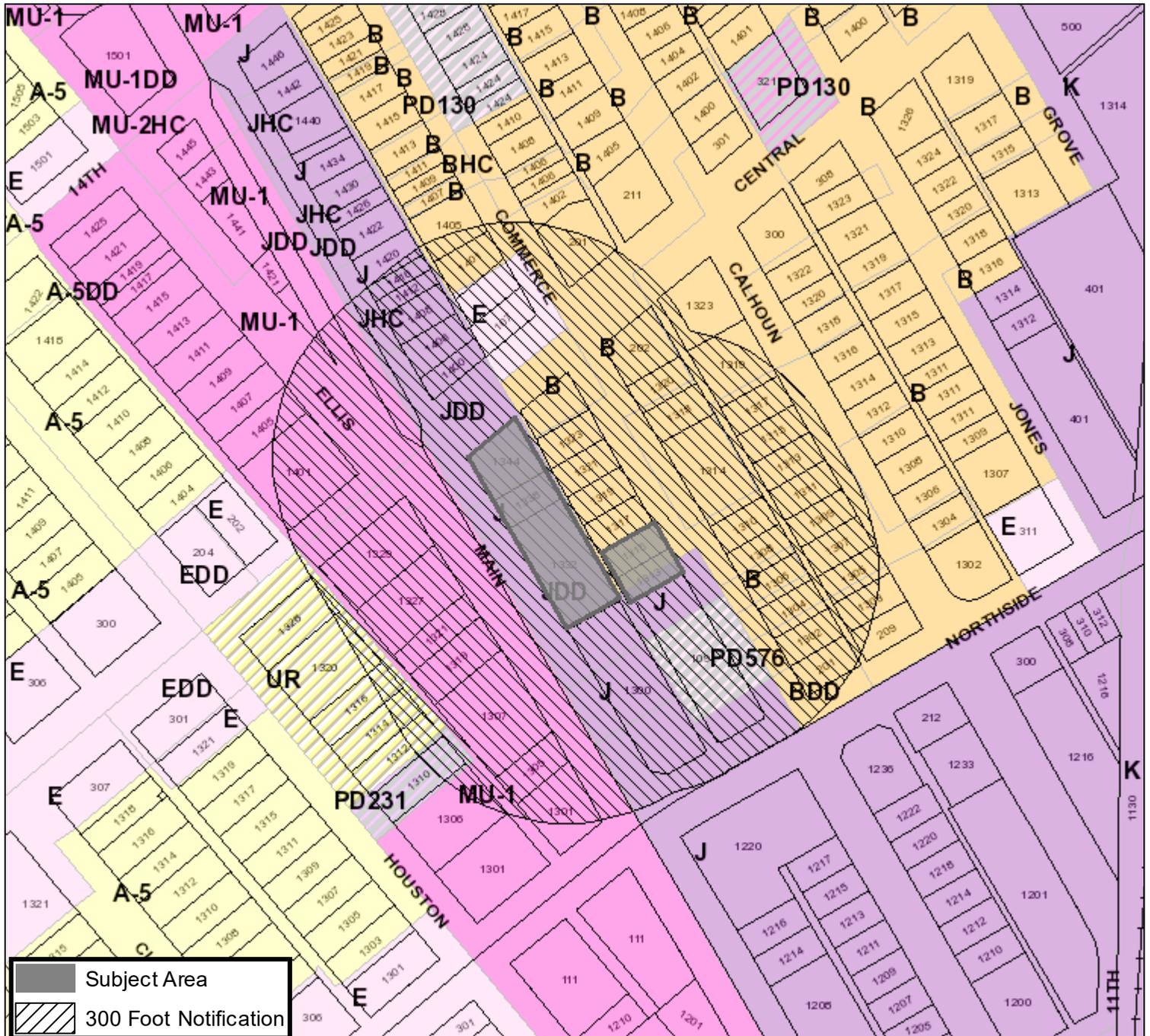
### **Zoning**

- All site plans, whether previously included or not, must be submitted for review in accordance with the requirements and design guidelines for "MU-1" Low-Intensity Mixed Use before permitting.

*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

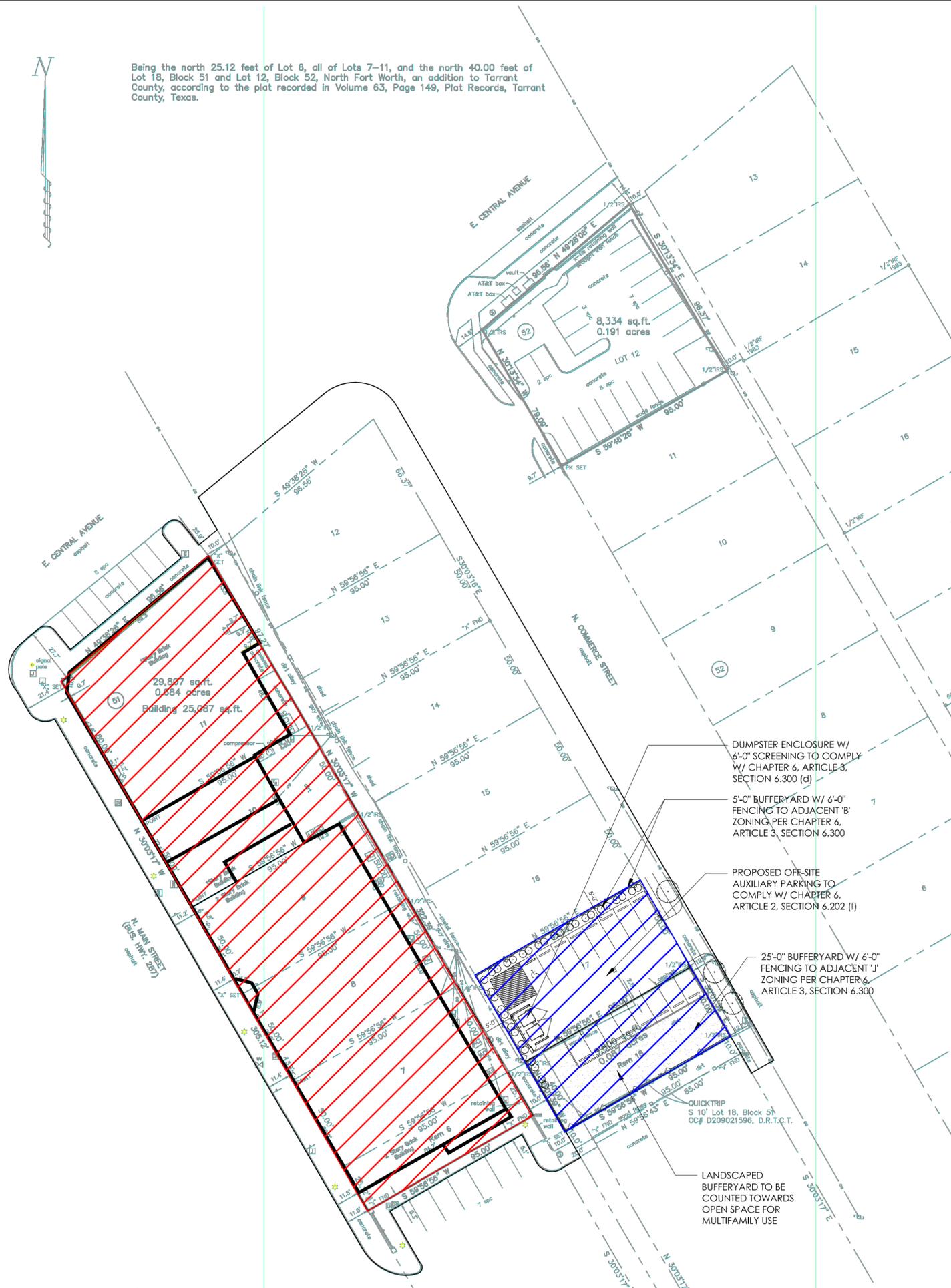
## Area Zoning Map

Applicant: Theron Bryant, Jeff Givens; Gyant Marine LLC  
 Address: 1332-1344 (evens) Main Street; 1313-1315 (odds) Commerce Street  
 Zoning From: J & B  
 Zoning To: MU  
 Acres: 0.88006433  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date: 4/10/2024  
 Contact: null





Being the north 25.12 feet of Lot 6, all of Lots 7-11, and the north 40.00 feet of Lot 18, Block 51 and Lot 12, Block 52, North Fort Worth, an addition to Tarrant County, according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas.



**SITE PLAN**  
SCALE: 1" = 40'-0"



**TRACT 1**

NORTH 25.12 FEET OF LOT 6 AND LOTS 7-11, BLOCK 51, NORTH FORT WORTH ADDITION

**CURRENT ZONING:** 'J' MEDIUM INDUSTRIAL  
**PROPOSED ZONING:** 'PD/MU-1' LOW INTENSITY MIXED-USE PLANNED DEVELOPMENT  
**PD/MU-1 DESCRIPTION:** BASE ZONING DISTRICT 'MU-1' WITH A PLANNED DEVELOPMENT (PD) DESIGNATION TO ALLOW FOR A BOUTIQUE HOTEL USE AT FUTURE PHASE. INITIAL PROJECT PHASE TO INCLUDE RESTORATION OF EXISTING HISTORIC DESIGNATED BUILDINGS UNDER DEMOLITION DELAY OVERLAY. MIXED USE TENANT TYPES INCLUDE RESTAURANT, OFFICE, RETAIL, AND MULTIFAMILY USE.

**GROSS FLOOR AREA:** 28,293 GSF  
**NUMBER OF STORIES:** EXISTING 1 & 2 STORY BUILDINGS  
**LAND ACREAGE:** .684  
**BUILDING HEIGHT:** ±29'-4"  
**EXTERIOR MATERIALS:** MASONRY & METAL PANEL  
**CURRENT PARKING:** 0 SPACES REQUIRED PER CITY OF FORT WORTH DEVELOPMENT CODE CHAPTER 6, ARTICLE 2, SECTION 6.201 (b) (3) FOR BUILDINGS W/ HISTORIC DESIGNATION  
**PROPOSED PARKING:** 0 SPACES REQUIRED PER CITY OF FORT WORTH DEVELOPMENT CODE CHAPTER 6, ARTICLE 2, SECTION 6.201 (b) (3) FOR BUILDINGS W/ HISTORIC DESIGNATION. OFF-SITE PARKING PROPOSED AT 1:1 FOR MULTIFAMILY UNITS. SEE TRACT 2 PROPOSED PARKING.



**TRACT 2**

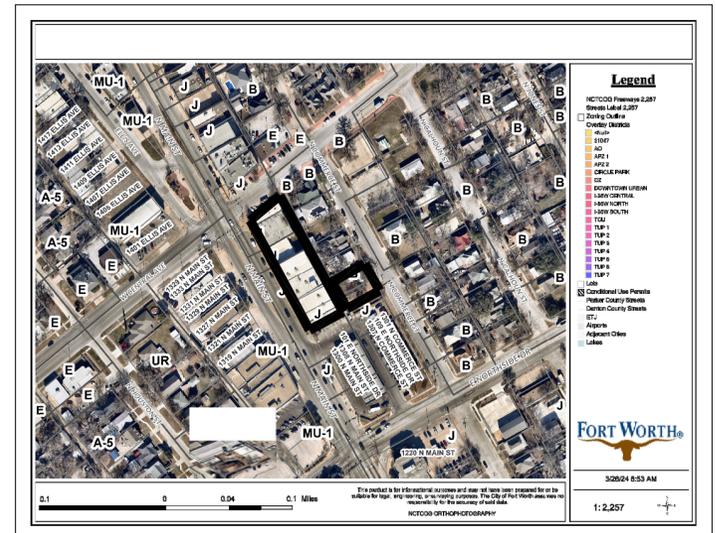
LOT 17 AND NORTH 40.00 FEET OF LOT 18, BLOCK 51, NORTH FORT WORTH ADDITION

**CURRENT ZONING:** 'B' TWO-FAMILY RESIDENTIAL  
**PROPOSED ZONING:** 'PD/E' NEIGHBORHOOD COMMERCIAL PLANNED DEVELOPMENT  
**PD/E DESCRIPTION:** BASE ZONING DISTRICT 'E' WITH A PLANNED DEVELOPMENT (PD) DESIGNATION TO ALLOW FOR A DUMPSTER ENCLOSURE W/O PRIMARY BUILDING STRUCTURE NO EXISTING BUILDINGS

**GROSS FLOOR AREA:** N/A  
**NUMBER OF STORIES:** N/A  
**LAND ACREAGE:** .196  
**BUILDING HEIGHT:** N/A  
**CURRENT PARKING:** N/A  
**PROPOSED PARKING:** 16 OFF-SITE PARKING SPACES (INCLUDING 1 ACCESSIBLE STALL) PROPOSED FOR ADJACENT MULTIFAMILY UNITS.

**NOTES:**

- ALL SIGNAGE TO CONFORM TO ARTICLE 4, SIGNS, OF THE CITY OF FORT WORTH DEVELOPMENT CODE
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING, OF THE CITY OF FORT WORTH DEVELOPMENT CODE.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY OF THE CITY OF FORT WORTH DEVELOPMENT CODE.
- ALL SITE LIGHTING WILL CONFORM WITH CHAPTER 6, SECTION 6.202 OF THE CITY OF FORT WORTH DEVELOPMENT CODE.



LAND USE AND ZONING / LOCATION MAP

DIRECTOR OF PLANNING AND DEVELOPMENT

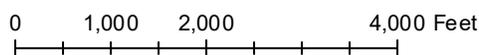
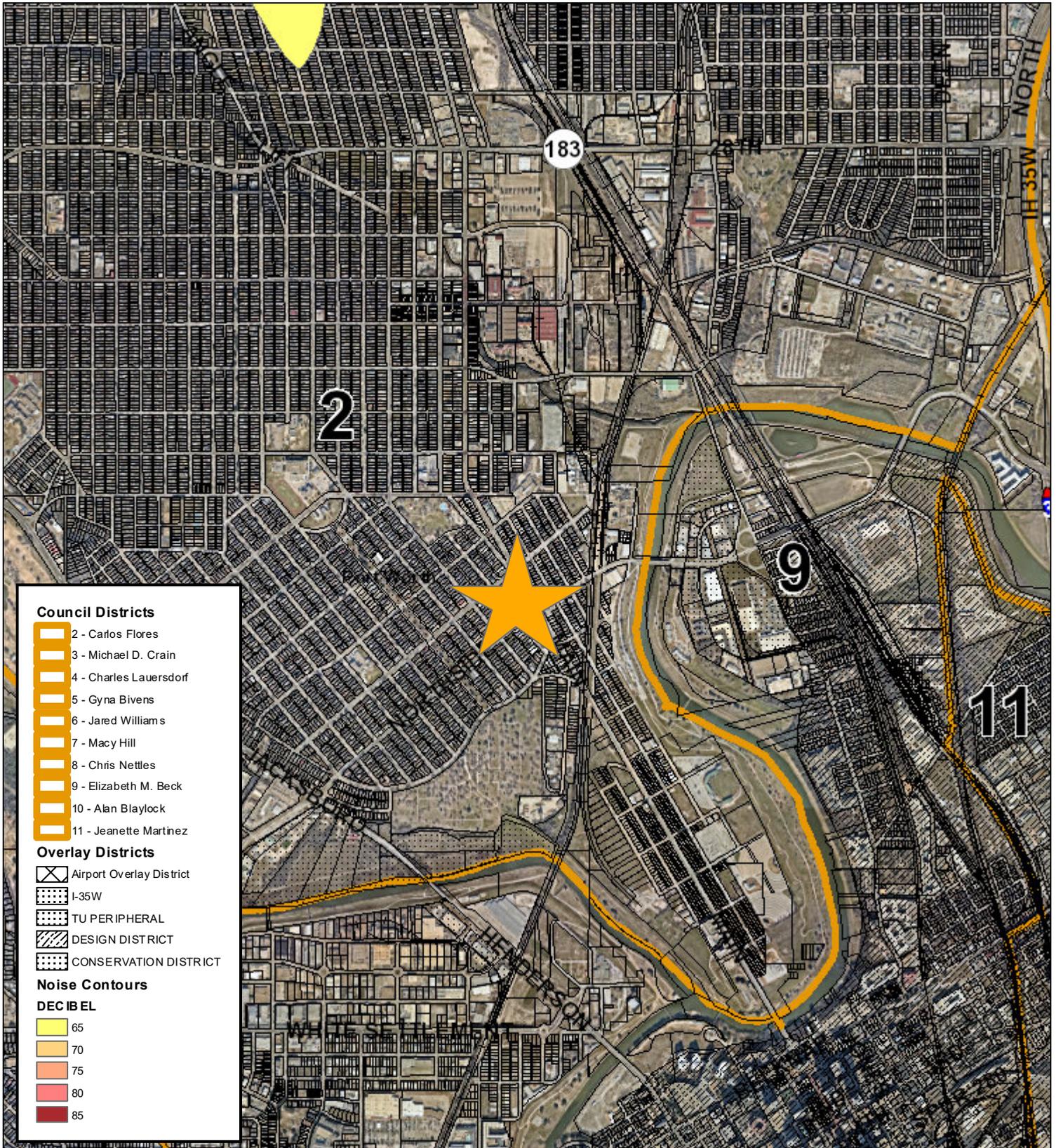
DATE

**GYANT MARINE LLC**

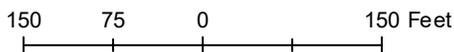
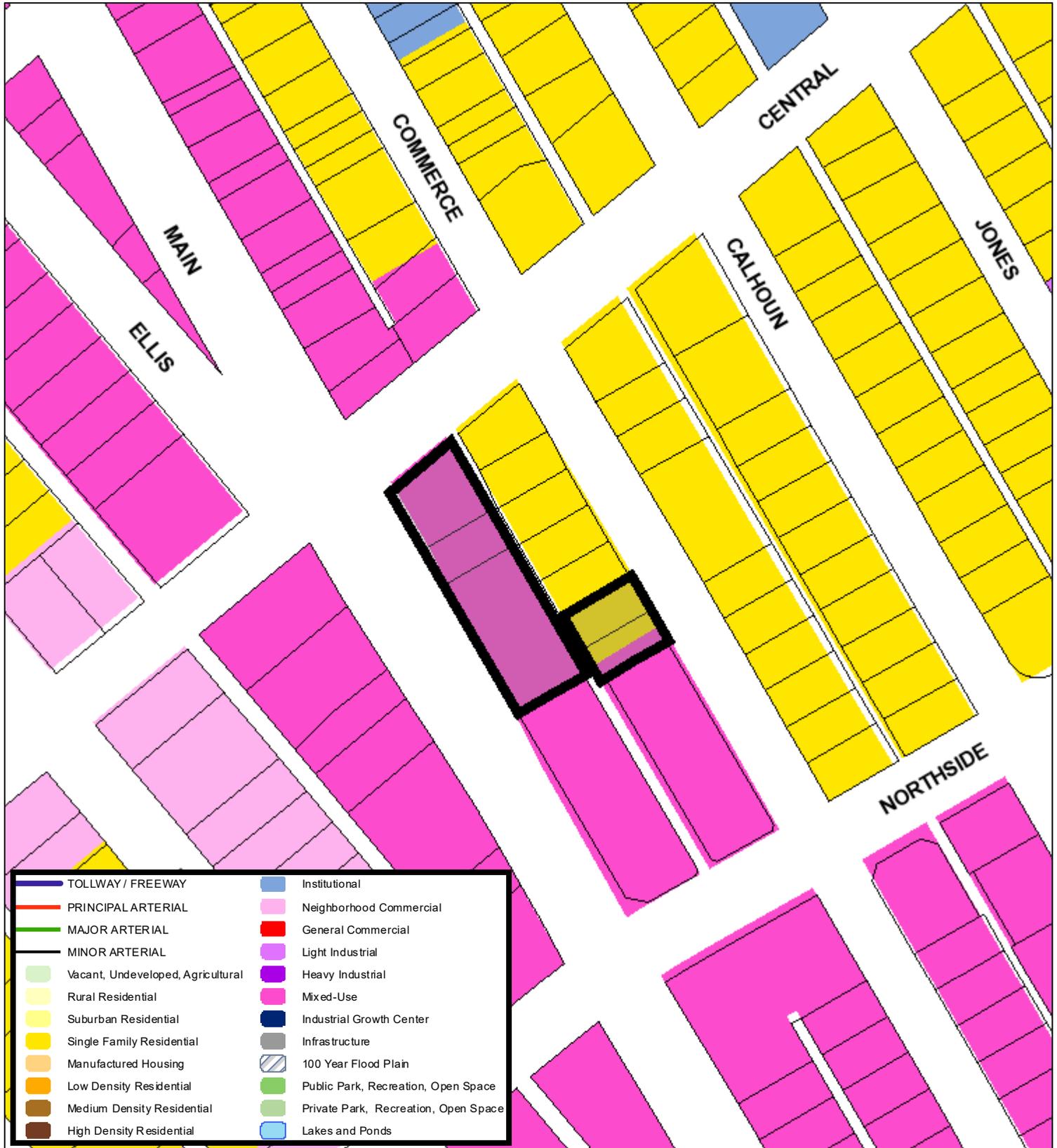
LEGAL DESCRIPTION -  
 NORTH 25.12 FEET OF LOT 6, LOTS 7-11, LOT 17, AND NORTH 40.00 FEET OF LOT 18, BLOCK 51, NORTH FORT WORTH ADDITION  
 ZONING CASE NUMBER - ZC-24-012

PREPARED BY 97w, LLC ON APRIL 01, 2024  
 TEXAS REGISTRATION # 23759  
 901 SOUTH MAIN STREET  
 FORT WORTH, TX 76104

### Area Map



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



## Aerial Photo Map



0 100 200 400 Feet





# Zoning Staff Report

**Date:** April 10, 2024

**Case Number:** ZC-24-017

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** National Veterans Outreach Program Inc

**Site Location:** 4041 Ryan Ave

**Acreage:** 1.95 acres

### Request

**Proposed Use:** Apartments

**Request:** From: “D” High Density Multifamily

To: “PD/D” Planned Development for all uses in “D” High Density multifamily removing excluding Country Club, Golf Course, and Hospice uses with development standards for perimeter fence in front of primary building surrounding the site, site plan waiver requested.

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Map Consistency:** Requested change **is not consistent**

**Comprehensive Plan Policy Consistency:** Requested change **is consistent**

**Staff Recommendation:** **Approval**

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| 2. <a href="#">Surrounding Zoning and Land Uses</a>   | 7. Area Map                                  |
| 3. <a href="#">Recent Zoning History</a>              | 8. Future Land Use Map                       |
| 4. <a href="#">Public Notification</a>                | 9. Aerial Photograph                         |
| 5. <a href="#">Development Impact Analysis</a>        |                                              |
| a. <a href="#">Land Use Compatibility</a>             |                                              |
| b. <a href="#">Comprehensive Plan Consistency</a>     |                                              |

## Project Description and Background

The subject site is located on the south side of Fort Worth, situated at the intersection of Bolt Street & Ryan Avenue. The site is currently being used for veterans. The applicant is requesting to rezone this property from “D” High Density Multifamily to “PD/D” Planned Development for all uses in “D” High Density multifamily removing excluding Country Club, Golf Course, and Hospice uses with development standards for perimeter fence in front of primary building surrounding the site, site plan waiver requested. The applicant has constructed a perimeter fence in front of a building, which requires rezoning. Below is an excerpt of their proposal.

*“I am writing to formally submit a rezoning application on behalf of the American GI Forum National Veterans Outreach Program (NVOP), a 501 C3 Charitable Organization. The proposal pertains to the property located at 4041 Ryan Avenue, currently designated as Multi-Family "D" High Density, with the intention of rezoning it to "PD" Planned Development with a base of "D" High Density. The primary purpose of this rezoning is to facilitate the installation of a perimeter security fence, a critical element for the safety and well-being of the veterans residing in the housing on the property.*

### *Proposed Use and Reason for Rezoning:*

*The NVOP proposes to install a perimeter security fence on the property, necessitating the rezoning from Multi-Family "D" High Density to "PD" Planned Development. This measure is crucial to enhance the security and protection of the residents and their vehicles.*

### *Compatibility with Surrounding Land Uses and City’s Comprehensive Plan:*

*The proposed use aligns with the surrounding land uses by addressing the unique needs of the veteran community. The City’s Comprehensive Plan emphasizes community well-being and safety, and our proposal is in harmony with these objectives. The fence is designed to seamlessly integrate with the surroundings without obstructing public spaces or impeding the community's access to public amenities.*

*Zoning Standards and Waiver Requests: Under the current zoning standards, the placement of fences between building facades and the property line is restricted. However, adhering to this standard would result in blocking approximately 75 parking spaces, constituting a gross misuse of the land. Therefore, we request a waiver from this standard to allow the installation of a perimeter security fence encompassing both parking lots.*

*Details Relevant to the Request: If approved for the rezoning request, the security fence will encompass all parking spaces on the property, safeguarding the vehicles of the veterans residing in the housing. Importantly, the fence does not encroach upon public or city property, nor does it obstruct sidewalks, public walkways, variances, or easements. We have collaborated with neighboring property owners to ensure their satisfaction, even incorporating an opening gate at the request of one of the adjacent neighbors.*

*The proposed rezoning and installation of a perimeter security fence serve the welfare and security of the veterans in our housing program. We believe that the requested rezoning is necessary to accommodate this crucial security feature while respecting the needs of the community and adhering to the City's Comprehensive Plan”*

## Surrounding Zoning and Land Uses

North “A-5” One Family Residential / single-family  
East “A-5” One Family Residential / single-family  
South “A-5” One Family Residential / Rosemont Park  
West “A-5” One Family Residential / single family

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on March 28, 2024.  
The following organizations were emailed on March 28, 2024:

Organizations Notified	
Rosemont NA*	Trinity Habitat for Humanity
South Hills NA	FWISD
Streams and Valleys	

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

---

Surrounding land uses are primarily single-family with Rosemont Park across Bolt Street. The applicant would like to rezone the property to allow for a perimeter fence in “D” High Density Multifamily.

The proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Southside

---

The adopted Comprehensive Plan designates the subject property as future community facilities. In order to accommodate the current development and rezoning proposal, a designation of High Density Residential would be required in order to accommodate a rezoning to “D” High Density Multifamily.

The proposed zoning **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change. However, the proposal **is consistent** with the following Comprehensive Plan Policies:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

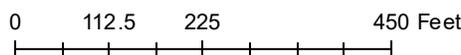
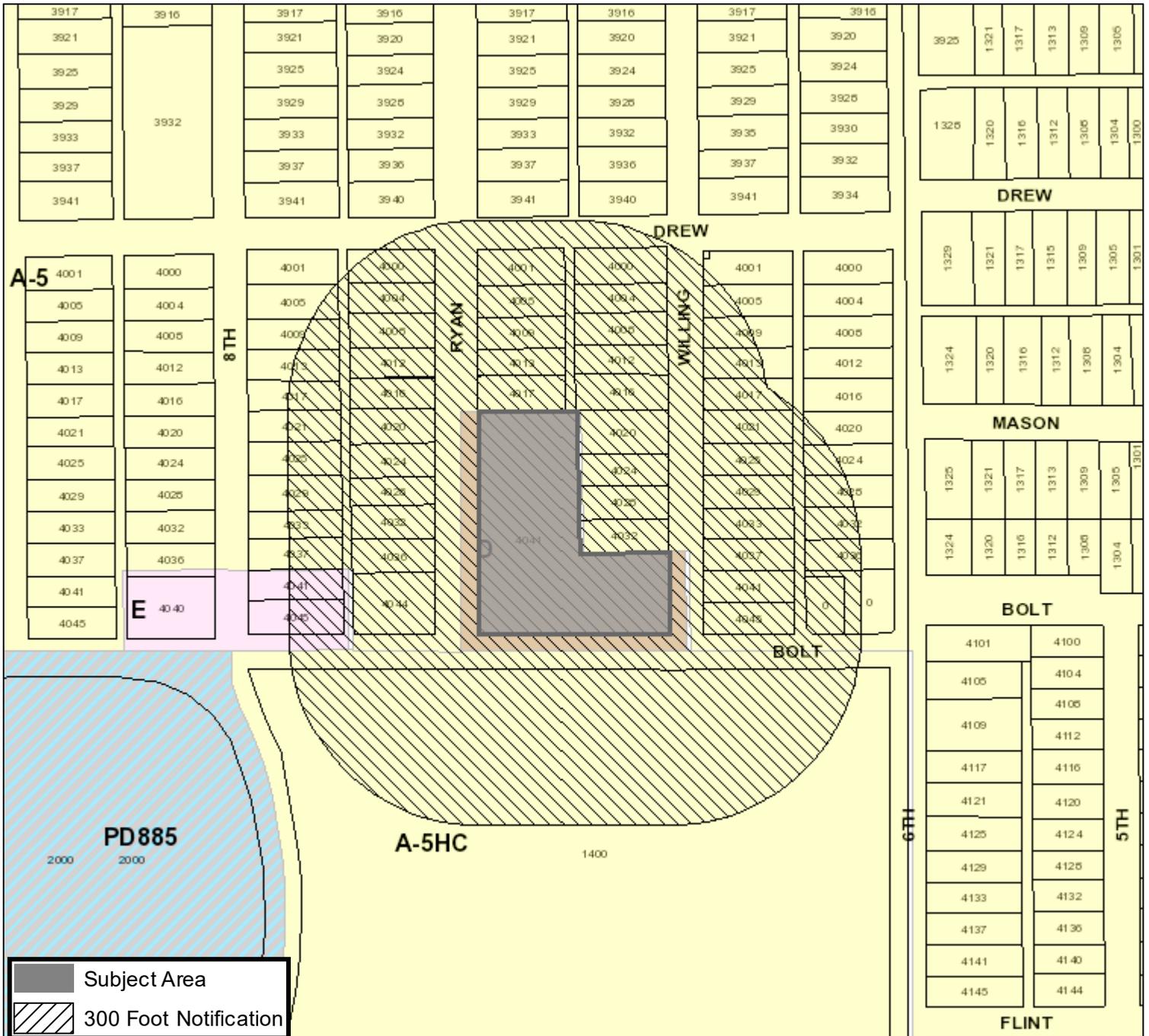




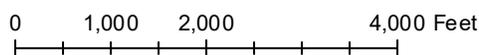
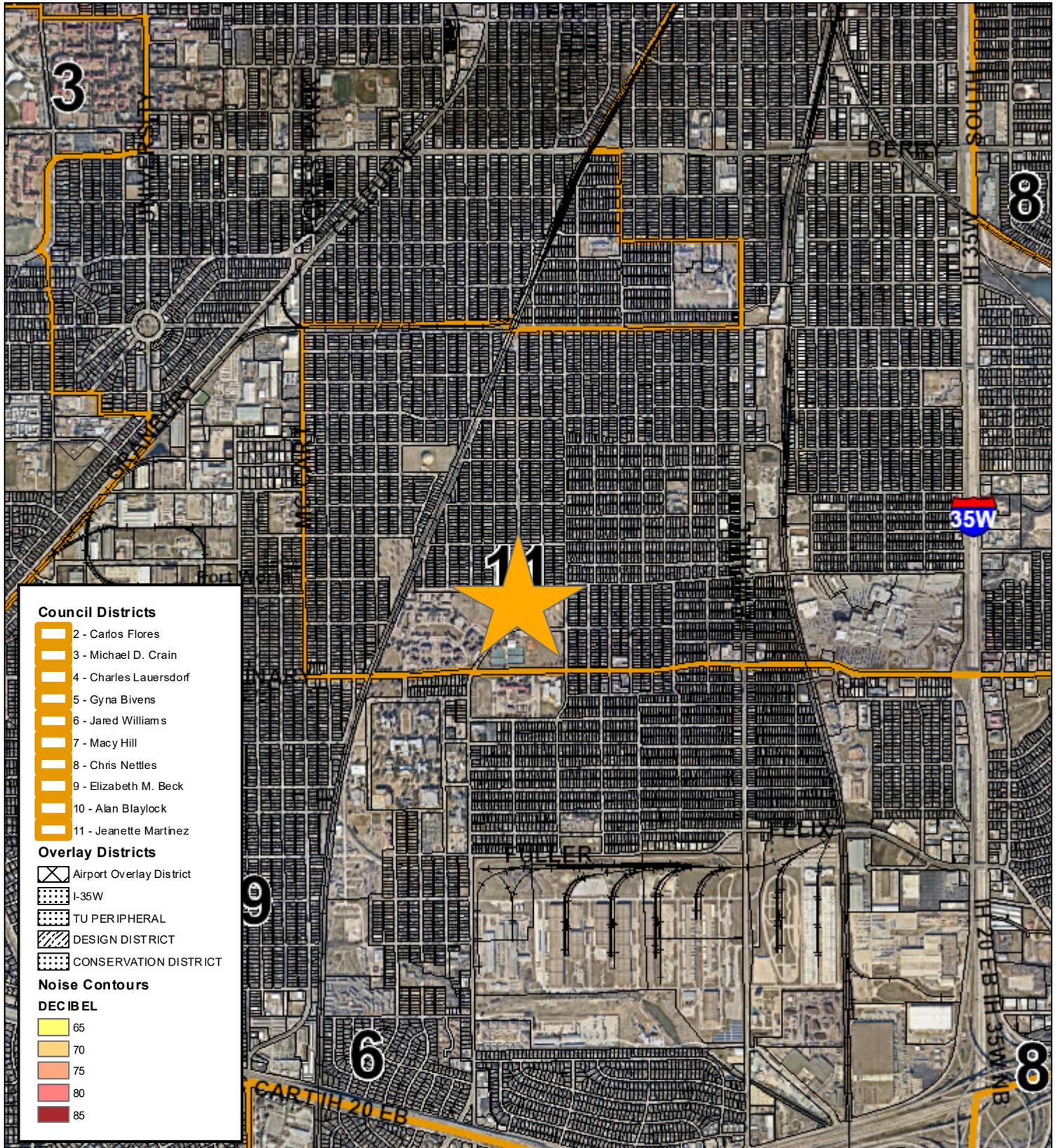
ZC-24-017

# Area Zoning Map

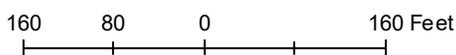
Applicant: National Veterans Outreach Program Inc.  
 Address: 4041 Ryan Avenue  
 Zoning From: D  
 Zoning To: PD/D to allow a perimeter fence  
 Acres: 1.68734022  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 4/10/2024  
 Contact: 817-392-6226



### Area Map



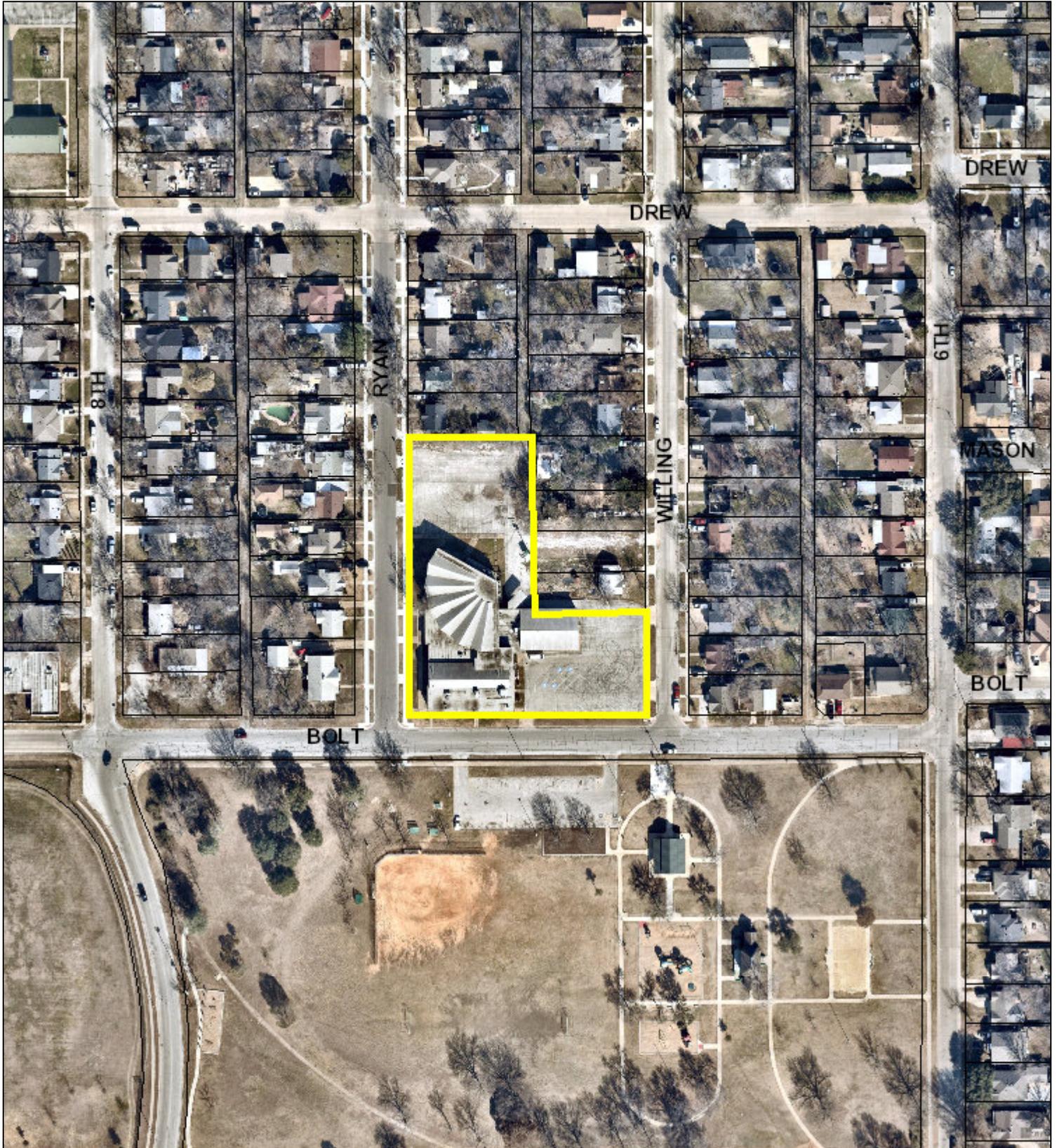
### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



## Aerial Photo Map



0 105 210 420 Feet





# Zoning Staff Report

Date: April 10, 2024

Case Number: ZC-24-019

Council District: 11

## Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Alejandra Rojero / Leonardo Munoz

Site Location: 1701 Vaughn Blvd. & 3214 Ave I

Acreage: 0.261 acre

### Request

Proposed Use: Single Family

Request: From: "MU-1" Low-Intensity Mixed Use  
To: "A-5" One-family

### Recommendation

Land Use Compatibility: Requested change **is not compatible**

Comprehensive Plan Map Consistency: Requested change **is not consistent**

Comprehensive Plan Policy Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

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| 3. <a href="#">Recent Zoning History</a>              | 8. Future Land Use Map                       |
| 4. <a href="#">Public Notification</a>                | 9. Aerial Photograph                         |
| 5. <a href="#">Development Impact Analysis</a>        |                                              |
| a. <a href="#">Land Use Compatibility</a>             |                                              |
| b. <a href="#">Comprehensive Plan Consistency</a>     |                                              |

## Project Description and Background

The subject property, spanning 0.261 acre, is located within the Polytechnic/Wesleyan Urban Village. It is surrounded by "MU-1" Low-Intensity Mixed-Use Districts, with the exception of the "A-5" One-family district to the south of 3214 Ave I. Surrounding properties consist of a mix of commercial and vacant lots.

The site falls within Neighborhood Empowerment Zone (NEZ) Area Six, which aims to promote housing, economic development, and quality services in central Fort Worth. Fort Worth offers incentives for development within NEZs, as approved by the City Council.

The applicant intends to construct a single-family residence on the vacant property, but replatting of the properties is necessary as they are currently platted separately. The reason behind placing the single-family house on the two-platted lots has not been provided by the applicant. Additionally, there is no concept plan or proposed site plan available at this time.

## Surrounding Zoning and Land Uses

### 1701 Vaughn Blvd.

North	"MU-1" Mixed Use-1 / Commercial
East	"MU-1" Mixed Use-1 / Vacant Lot
South	"MU-1" Mixed Use-1 / Barber Shop
West	"MU-1" Mixed Use-1 / Grocery Shop

### 3214 Ave I

North	"MU-1" Mixed Use-1 / Vacant Lot
Northwest	"MU-1" Mixed Use-1 / Vacant Lot
East	"MU-1" Mixed Use-1 / Vacant Lot
Southwest	"MU-1" Mixed Use-1 / Barber Shop
South	"A-5" One-family / Residential

## Recent Zoning History

- N/A

## Public Notification

300-foot Legal Notifications were mailed on March 29, 2024.

The following organizations were notified: (emailed March 29, 2024)

Organizations Notified	
Polytechnic Heights South	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Streams and Valleys Inc
East Fort Worth, Inc	

\* Located within a registered Neighborhood Organization

# Development Impact Analysis

## Land Use Compatibility

Adjacent to the parcels under consideration, there are several active commercial businesses. To the south lies Rojero's Barbershop, while across the street sits Wayne's Grocery Store. To the north, there's Jazzy Lady Entertainment. Although there are a few single-family lots and a neighborhood to the east, the majority of the parcels are enveloped by active commercial establishments.

The proposed request for single-family zoning appears incompatible with the surrounding commercial uses. The prevailing landscape is characterized by vibrant commercial activity, contrasting with the proposed residential zoning. This incongruity raises concerns regarding the compatibility of the proposed single-family zoning with the prevailing commercial environment.

The proposed zoning is **not compatible** with surrounding land uses.

## Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

While the property does not fall within the Mixed-Use Growth Center, it's important to note that mixed-use districts serve specific purposes that does not align with single-family dwellings. Mixed-use zoning is intended to facilitate a transition from single-family residential areas to commercial districts, promoting a blend of residential, commercial, and sometimes industrial uses within a cohesive urban environment. Therefore, seeking single-family zoning in an area designated for mixed-use development may not be consistent with the intended urban planning objectives aimed at fostering diverse and integrated neighborhoods. The proposed single-family zoning for this area **does not align** with the policies outlined in the Comprehensive Plan:

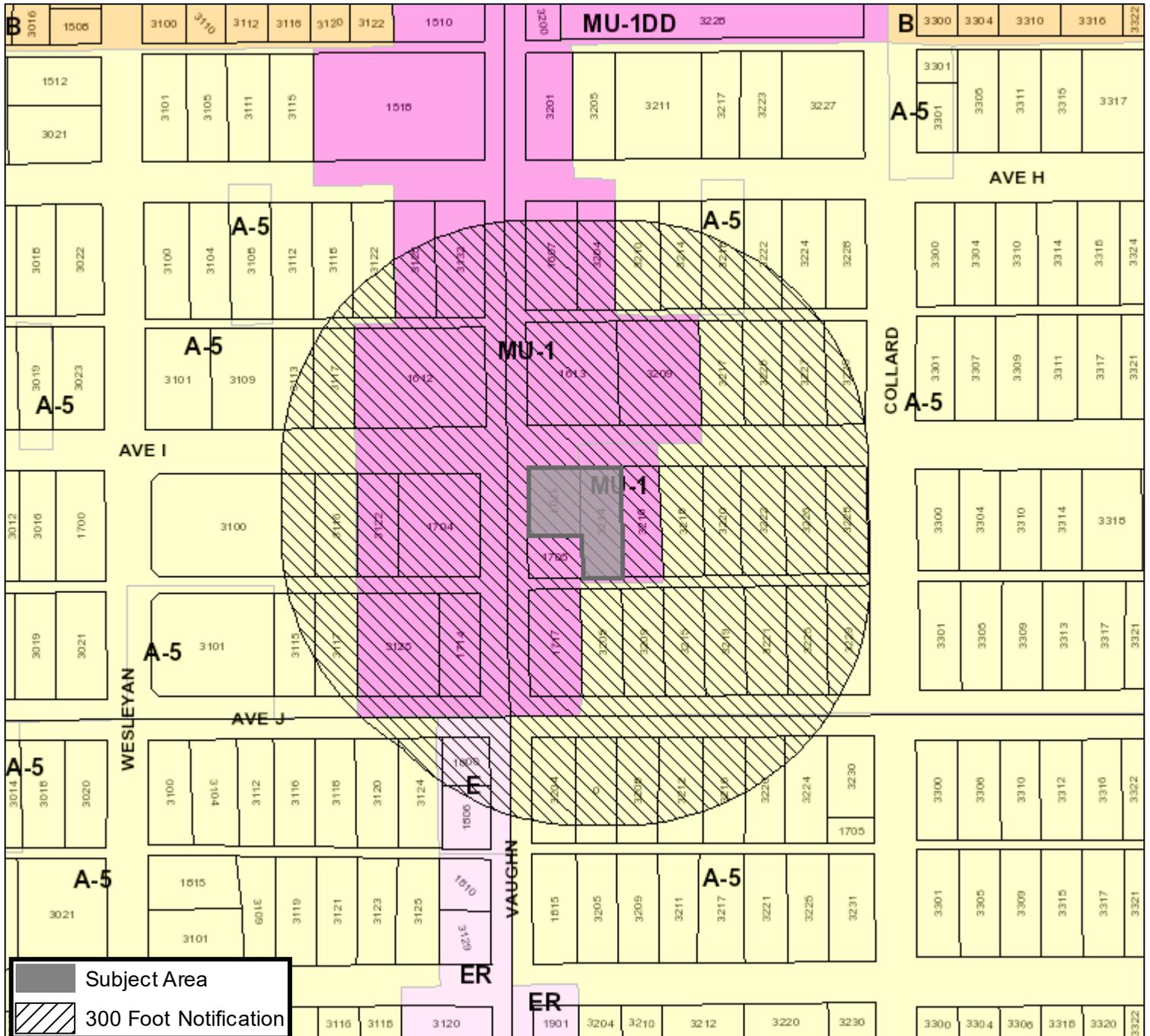
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map and Policies.

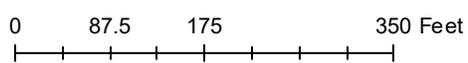


# Area Zoning Map

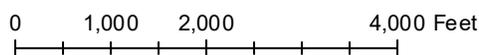
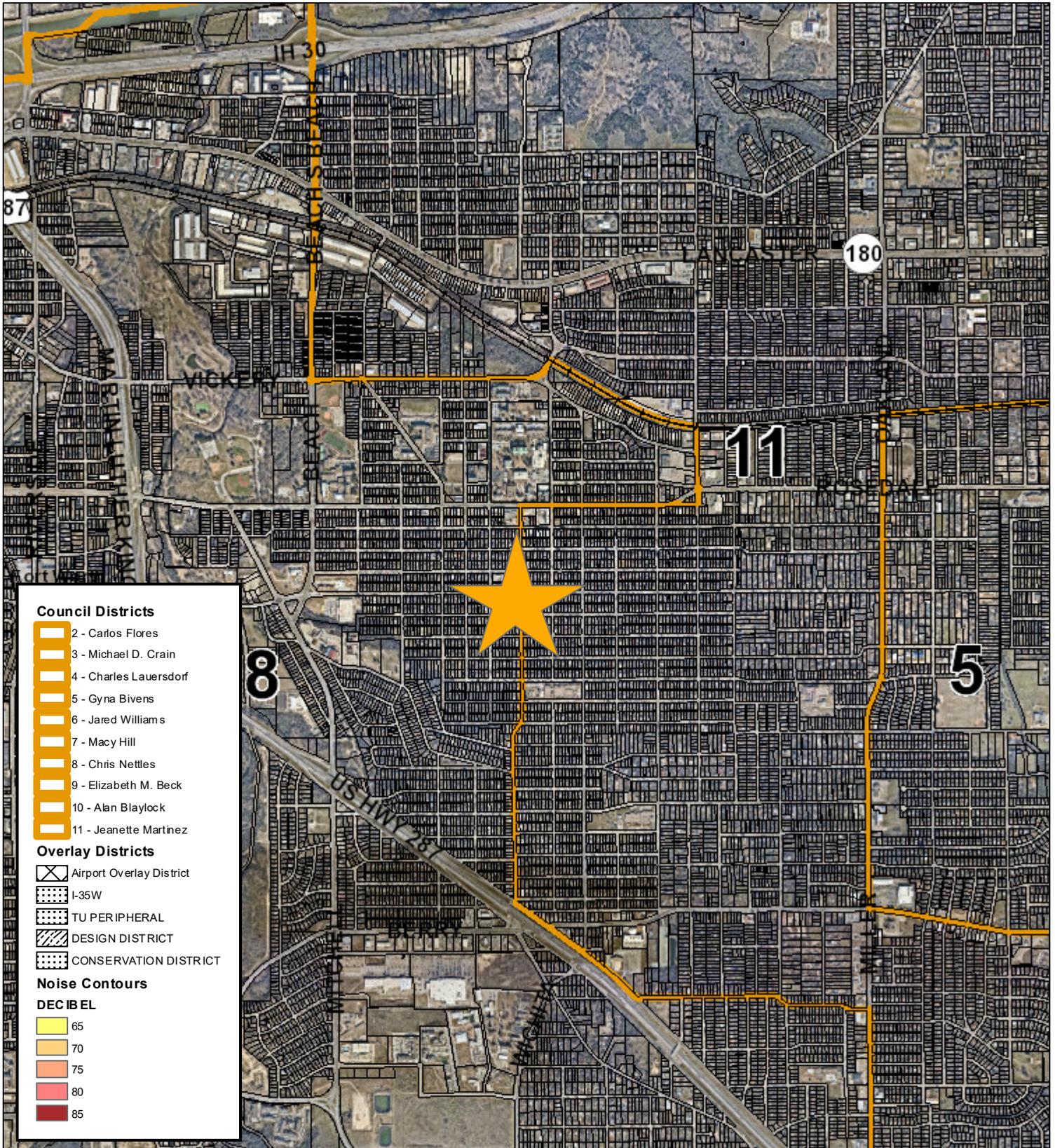
Applicant: Alejandra Rojero/  
 Address: 1701 Vaughn Boulevard & 3214 Avenue I  
 Zoning From: MU-1  
 Zoning To: A-5  
 Acres: 0.27422024  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 4/10/2024  
 Contact: 817-392-2806



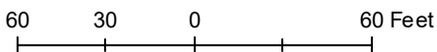
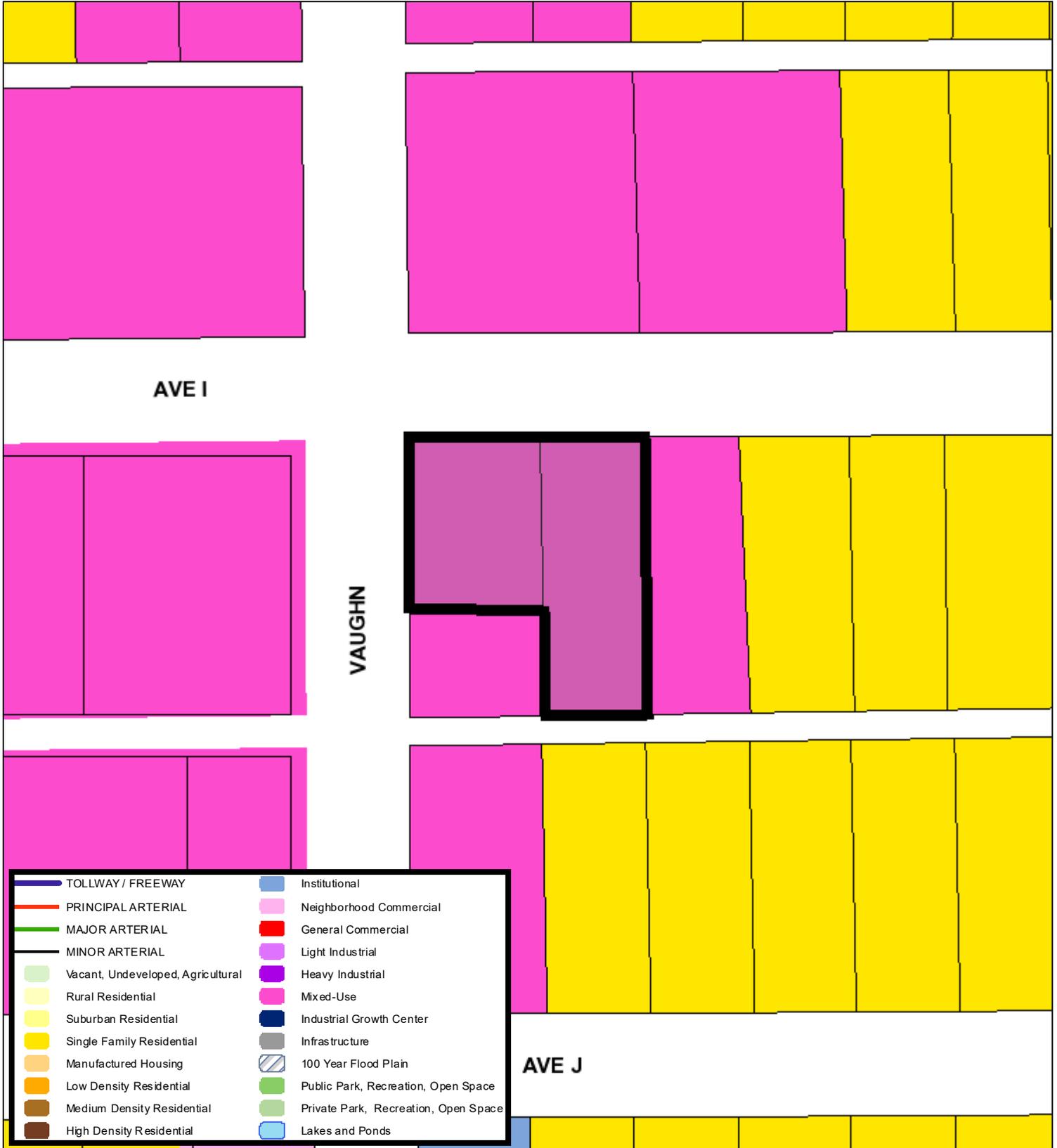
 Subject Area  
 300 Foot Notification



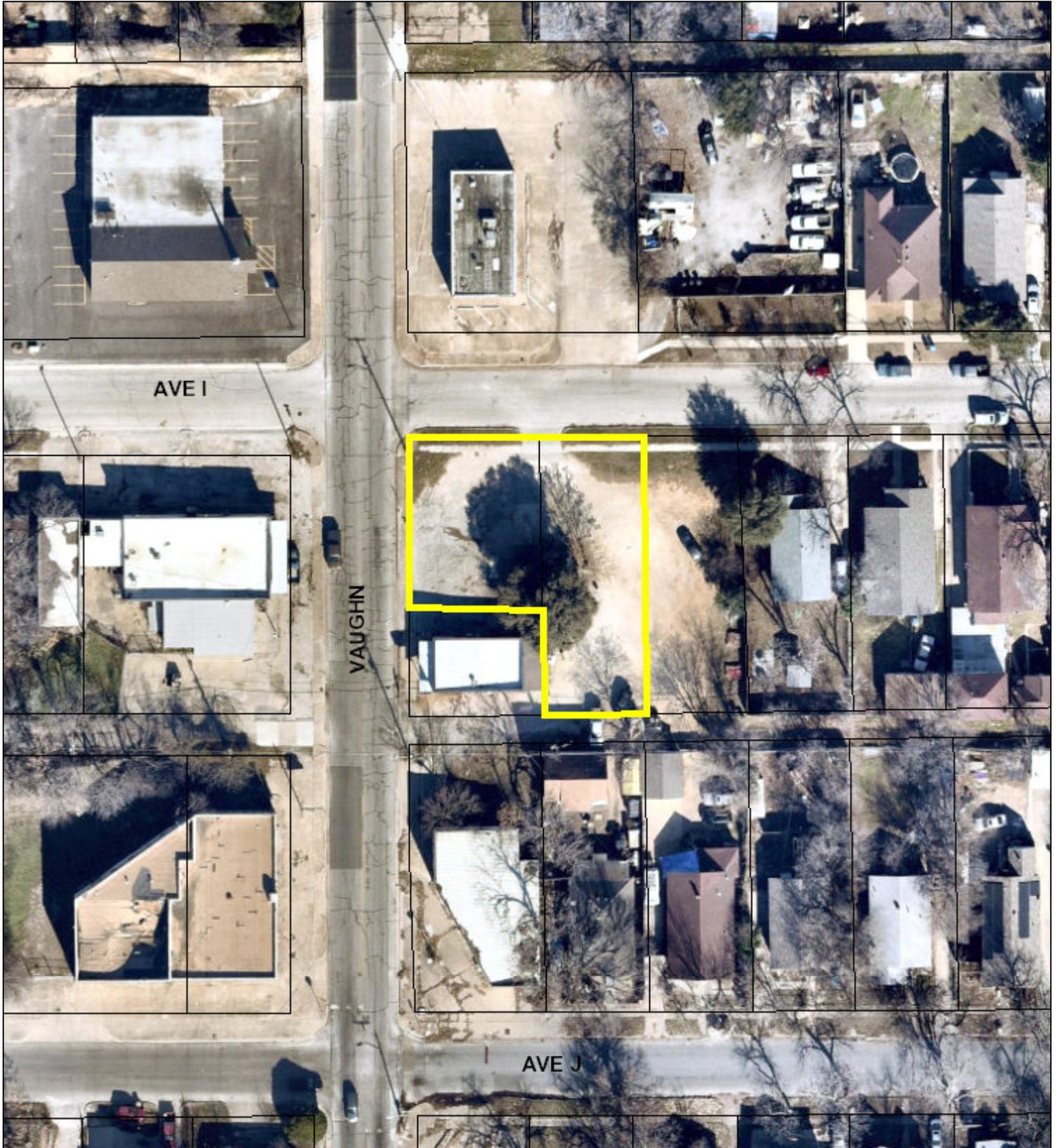
## Area Map



### Future Land Use



**Aerial Photo Map**



0 40 80 160 Feet





# Zoning Staff Report

Date: April 10, 2024

Case Number: ZC-24-022

Council District: 4

## Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Keller Estates, LLC / Elizabeth Alvarez

Site Location: 5350 Basswood Blvd.

Acres: 3.97 acres

### Request

**Proposed Use:** Existing Private School to add - Convenient Stores, Restaurants, Office, Retail, and Personal Service uses such as barber shops or beauty salons

**Request:** From: "CF" Community Facilities  
To: "E" Neighborhood Commercial

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Map Consistency:** Requested change **is not consistent**

**Comprehensive Plan Policy Consistency:** Requested change **is not consistent**

**Staff Recommendation:** **Approval**

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- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
  - [a. Land Use Compatibility](#)
  - [b. Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject property, spanning 2.93 acres, is located within a parcel that currently houses an existing private school. Surrounding the property are predominantly "E" Neighborhood Commercial Districts, with "AR" One-family Restricted zoning to the south and "A-5" One-family zoning to the west. The vicinity comprises a diverse mix of commercial establishments, a church, and a vacant lot, while further out are single-family neighborhoods.

The applicant proposes to construct commercial buildings along Park Vista Blvd., as outlined in the conceptual site plan included in this rezoning case. Additionally, the applicant has provided a detailed project description outlining their intentions for the development. *'Our request for a Change in zoning to a planned development in order to keep the current Cf zoning district to allow for the existing land uses to continue to operate. We would also like to add the following land uses.'*

- Convenient Store
- Restaurant
- Office
- Retail
- Personal Service uses such as barber shop or beauty salon

*The current district does not allow the land uses above, so we would like to incorporate these land uses as well lot, setback, and other requirements to meet code, and accommodate the development. Part of our proposal includes improvements to the site, and new structures, parking, and landscape. 10,000 Square feet of retail, restaurant, Convenient Store. 5,000 Square feet of Office and retail.'*

## Surrounding Zoning and Land Uses

North	"E" Neighborhood Commercial / Commercial
East	"PD/SU" 336 / Commercial
South	"AR" One-family Restricted / Residential
West	"A-5" One Family / Church

## Recent Zoning History

- N/A

## Public Notification

300-foot Legal Notifications were mailed on March 29, 2024.

The following organizations were notified: (emailed March 29, 2024)

Organizations Notified	
Park Glen	Public Improvement District 6
Trinity Habitat for Humanity	Streams and Valleys Inc

\* Located within a registered Neighborhood Organization

# Development Impact Analysis

## Land Use Compatibility

The surrounding area is predominantly commercial, with a Walmart Neighborhood Market, gas station, offices, and a coffee shop located across the cross streets of Basswood Blvd and Park Vista Blvd. The applicant seeks to rezone the property to accommodate specific uses permitted in the "E" Neighborhood Commercial zoning district. This rezoning would align the property's designation with the prevailing commercial character of the surrounding area, enabling the development of compatible uses that contribute to the neighborhood's commercial vibrancy and diversity.

The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as Institutional on the Future Land Use Map.

SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

The property's designation does not fall within the Commercial Future Land Use (FLU) category. Consequently, seeking commercial zoning in an area designated for Institutional development contradicts the intended urban planning objectives. Institutional zoning is primarily intended to accommodate schools, churches, and community facilities, rather than commercial activities. Introducing commercial zoning in this area would depart from the policies and goals outlined in the Comprehensive Plan, which seeks to promote diverse and integrated neighborhoods through adherence to appropriate land use designations. Therefore, the proposed commercial zoning for this area is not consistent with the established zoning intent and urban planning objectives.

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map and Policies.

## Site Plan Comments

### Zoning

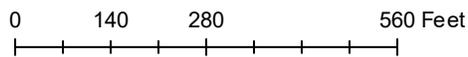
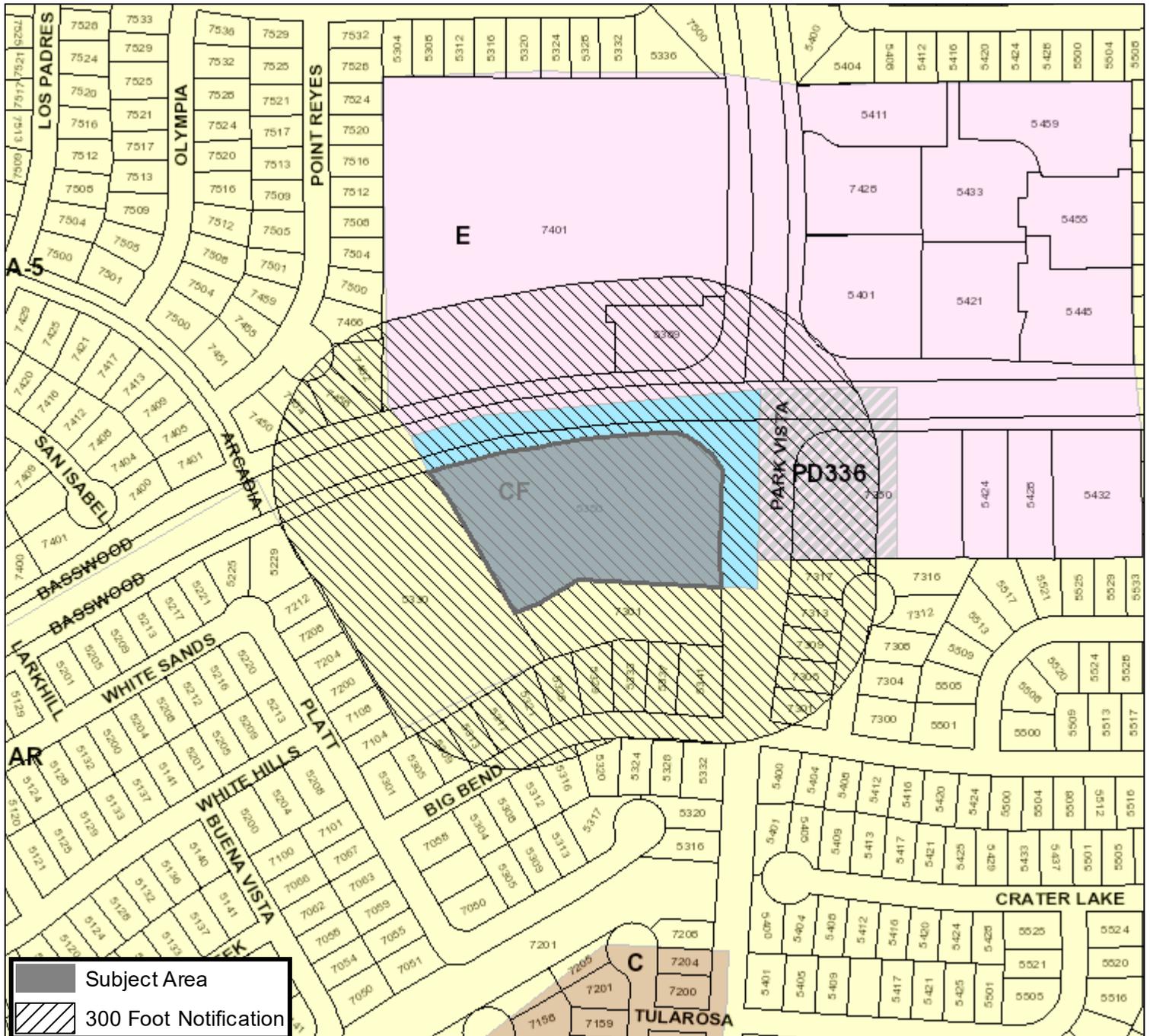
- Staff suggests doing a PDC meeting before permitting to ensure all standards are being met. *(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*



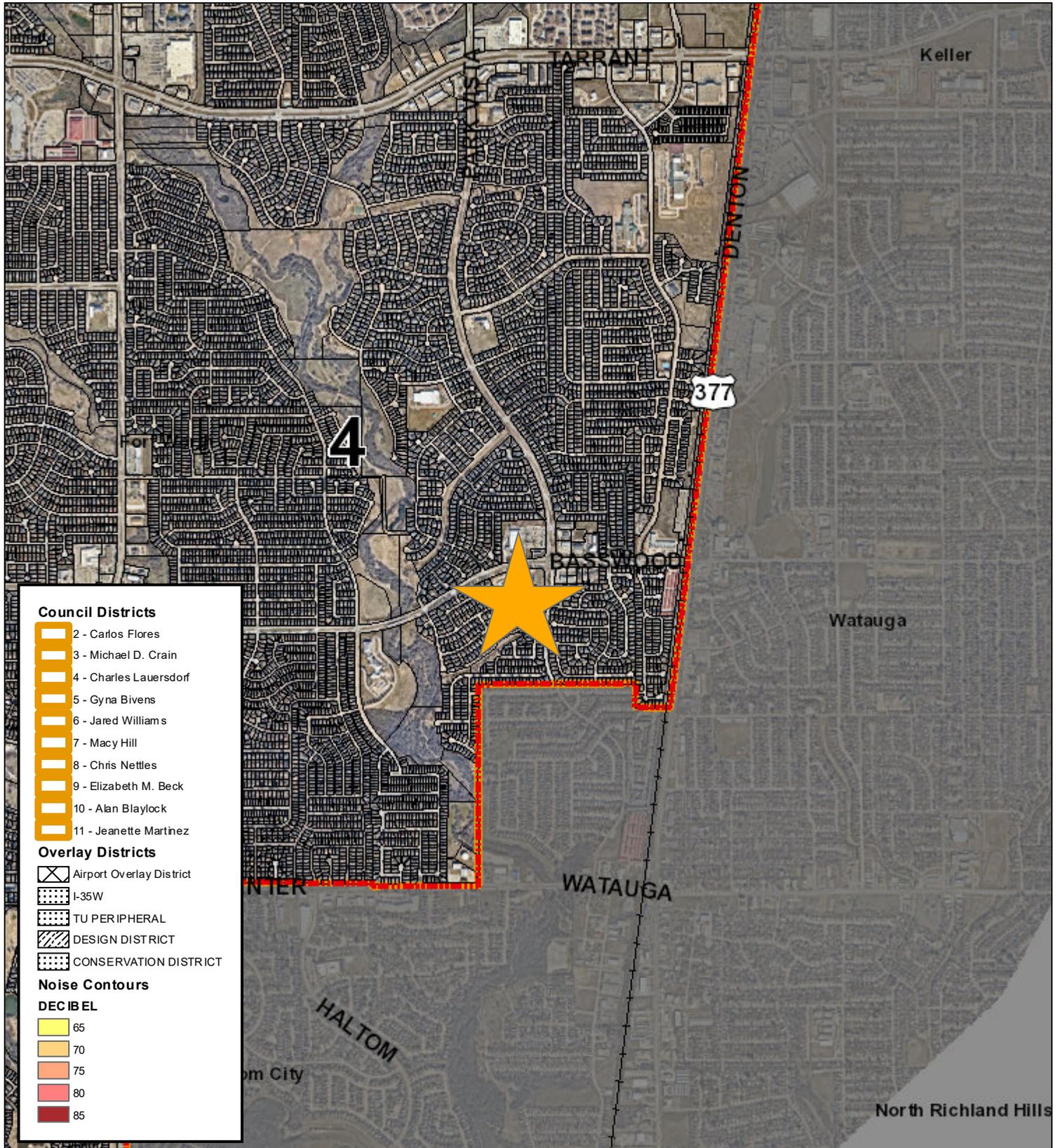
ZC-24-022

# Area Zoning Map

Applicant: null  
 Address: null  
 Zoning From: null  
 Zoning To: null  
 Acres: 3.17663894  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 4/10/2024  
 Contact: null



## Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

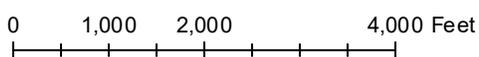
**Overlay Districts**

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

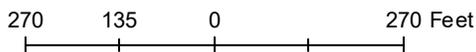
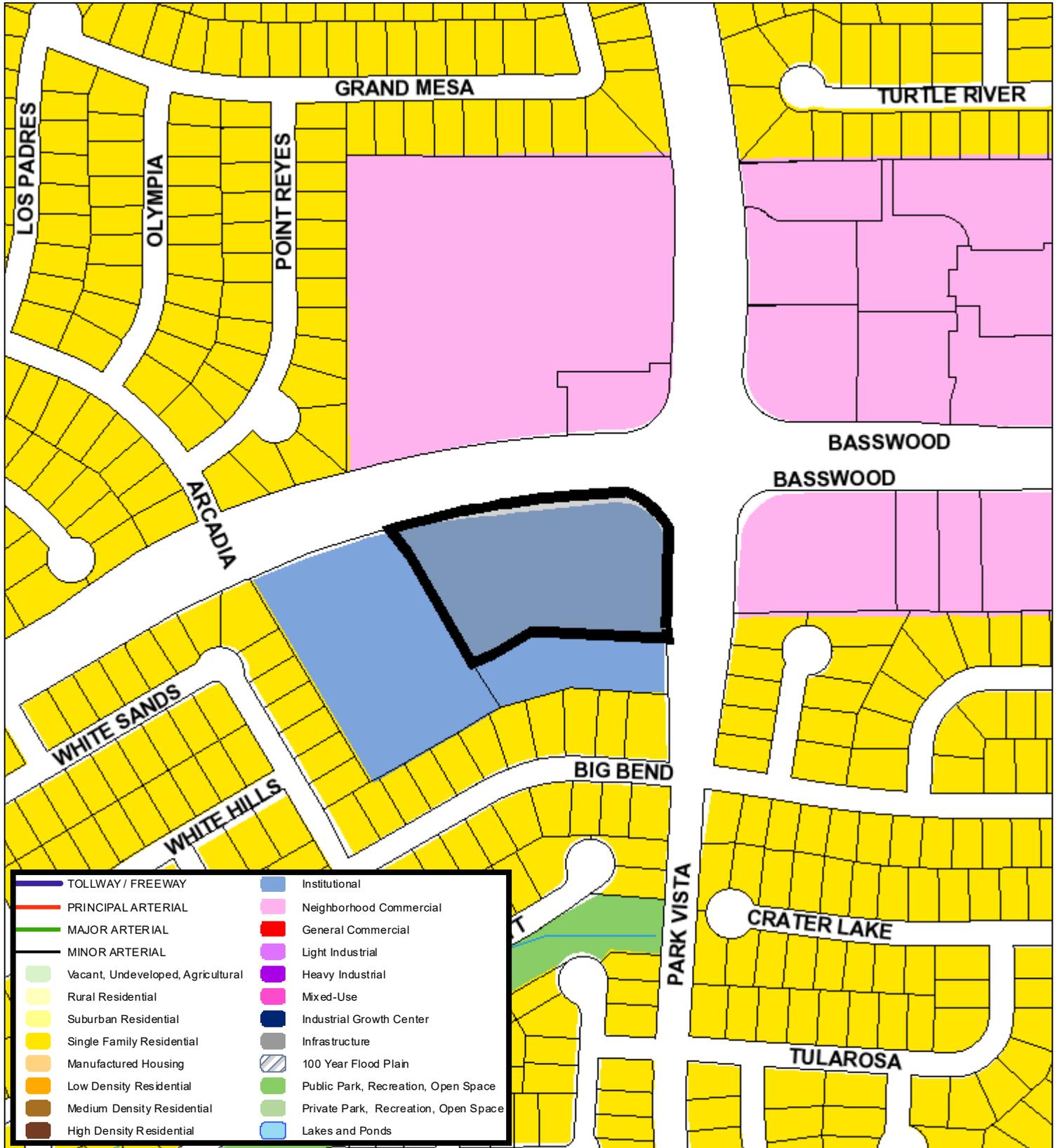
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



### Aerial Photo Map



0 170 340 680 Feet





# Zoning Staff Report

**Date:** April 10, 2024

**Case Number:** ZC-24-024

**Council District:** 6

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** SJ Rainbow Ridge Development LP/Ben Raef

**Site Location:** 6889 Harris Parkway & 7101 Dutch Branch Road

**Acreage:** 14.087 acres

### Request

**Proposed Use:** Commercial

**Request:** From: “R2” Townhouse/Cluster

To: “F” General Commercial

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Map Consistency:** Requested change **is not consistent**

**Comprehensive Plan Policy Consistency:** Requested change **is consistent**

**Staff Recommendation:** **Approval**

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3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The property is located off Harris Parkway just south of Dutch Branch Road in Council District 6. The applicant is seeking to rezone from “R2” Townhouse/Cluster to “F” General Commercial, a moderately intense non-residential zoning classification. “F” zoning does not require a Site Plan to accompany the application, however providing an exhibit can give staff a better understanding of the intended layout, scope, and function of the proposed development. A significant amount of this site is located within the floodplain.

The proposed “F” General Commercial zoning would accommodate future commercial development. No new construction or buildings are planned at this time. The basic “F” development standards are included below for reference:

General Commercial (“F”) District	
Front yard*	None required if entire block frontage is zoned “FR” through “K;” if the block frontage contains a residential district or the “ER” or “E” district, the most restrictive district standards apply
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
<b>Notes:</b>	
* Additional setback may be required by §§ 6.101(c) or 6.300	
** May be subject to projected front yard (§6.101(f))	

The site is located in close proximity to Texas Health Harris Methodist Hospital. Many of the surrounding uses provide ancillary services for the hospital and are medical in nature.

## Surrounding Zoning and Land Uses

- North "E" Neighborhood Commercial / undeveloped
- East "PD 545" Planned Development for all uses in "E" Neighborhood Commercial / undeveloped
- South "F" General Commercial / undeveloped
- West "E" Neighborhood Commercial & "PD 860" Planned Development for all uses in "E" Neighborhood Commercial / office, medical, vacant

## Recent Zoning History

- ZC-22-181, from “F” General Commercial to “R2” Townhouse/Cluster, approved by City Council February 28, 2023

## Public Notification

300-foot Legal Notifications were mailed on March 27, 2024.  
 The following organizations were emailed on March 28, 2024:

Organizations Notified	
Quail Ridge Estates Phase II HOA*	Hulen Bend Estates HA
Park Palisades HA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

\*Located closest to this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

Surrounding uses are primarily undeveloped to the north and south with the Chisholm Trail Parkway lining their western boundary and office/medical uses to the west. The proposed commercial zoning is appropriate being that the site is located near a major hospital and employment center to the north. The commercial zoning benefits from the proximity of existing arterials and nearby freeway entrances. The proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Wedgwood

The 2023 Comprehensive Plan designates the property as *future neighborhood commercial*. Compatible zoning would be Neighborhood Commercial “E” or “ER”, Mixed Use Low Intensity “MU-1”, or form based codes.

#### FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

While the proposed zoning **is not consistent** with the Comprehensive Plan in the strictest terms, “F” zoning would be appropriate and consistent if the Comprehensive Plan designation on the site was *future general commercial*,

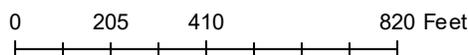
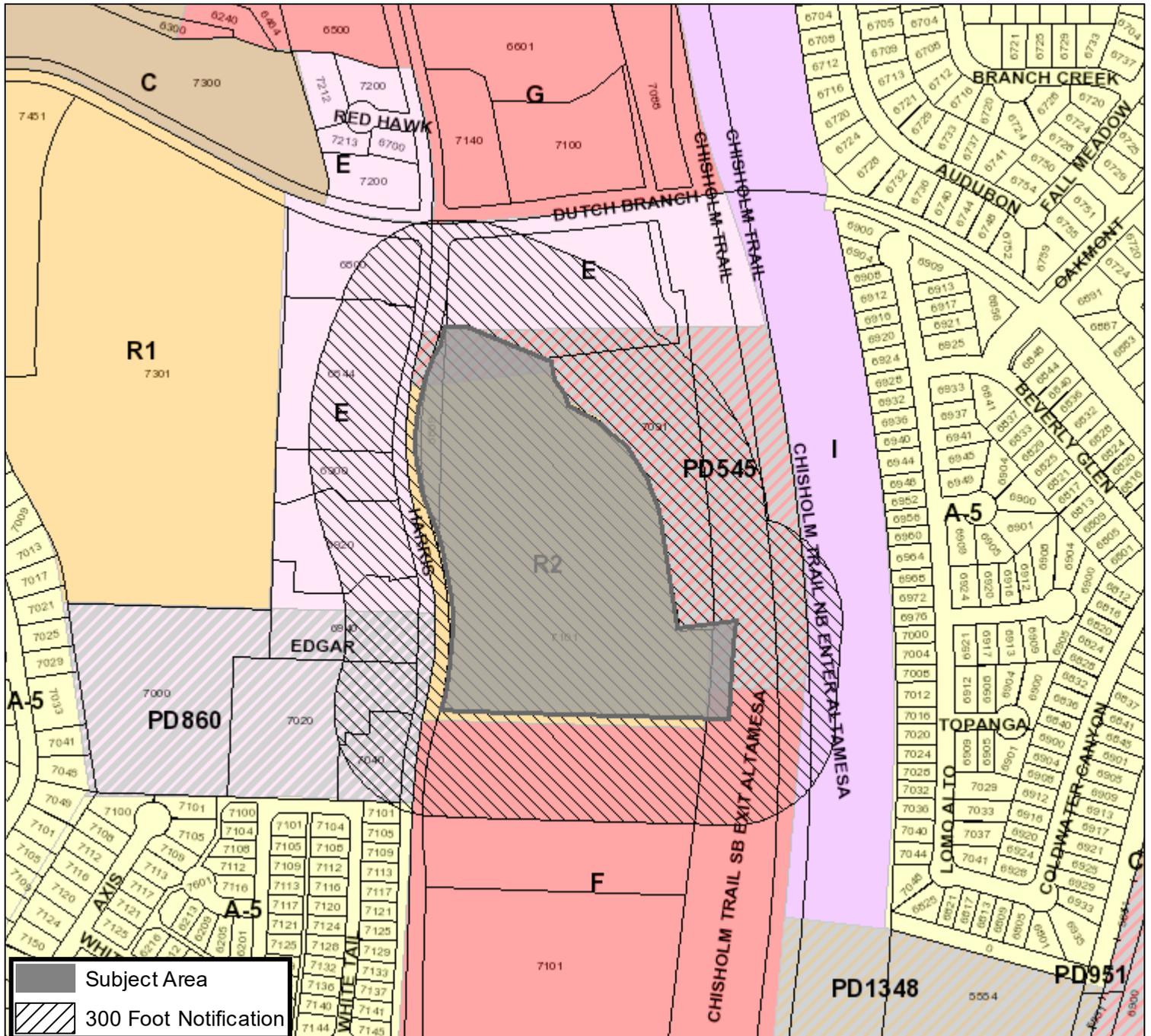
which is also a commercial category, just slightly more intensive than neighborhood commercial. The difference in the two designations is minimal.

Policy wise this change **is consistent** with the Comprehensive Plan in that will allow for a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. The conversion of this property to a commercial zoning allows for the continued diversification of the tax base and provides nonresidential development areas along a major roadway corridor emanating from the downtown core.

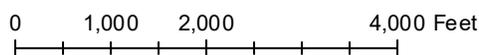
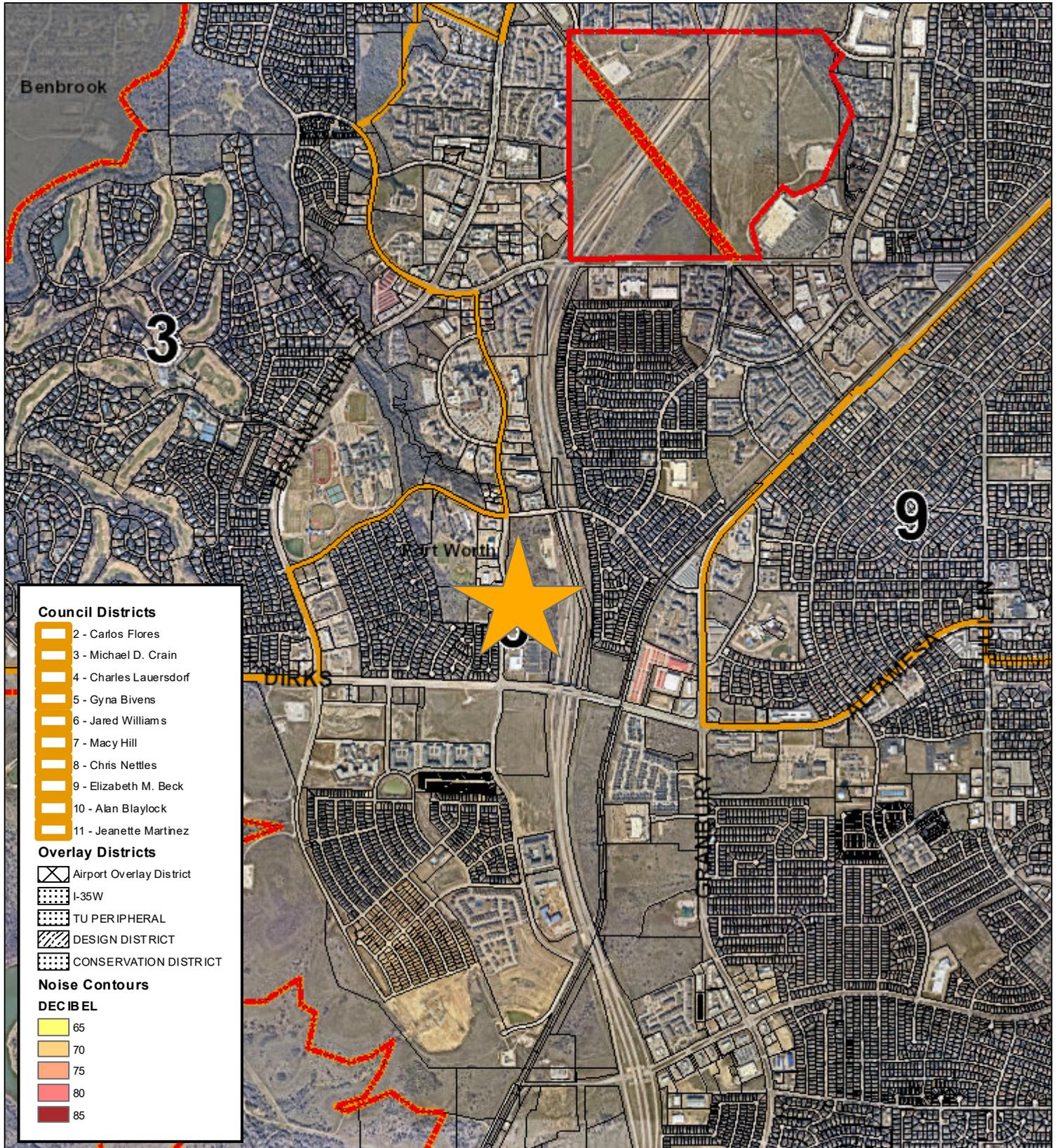


### Area Zoning Map

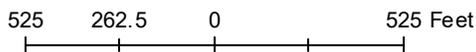
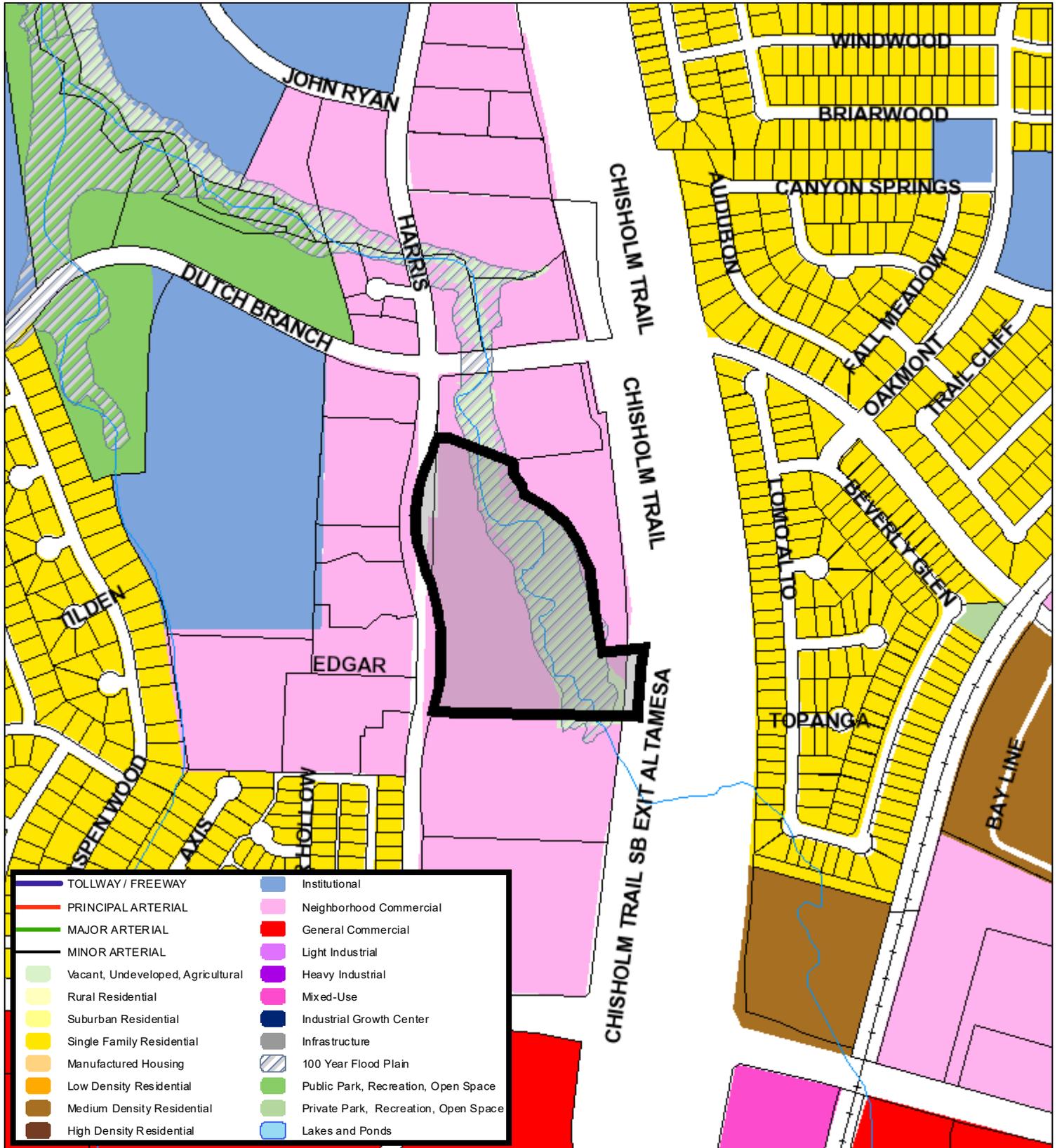
Applicant: SJ Rainbow Ridge Development LP  
 Address: 6889 Harris Parkway & 7101 Dutch Branch  
 Zoning From: R2  
 Zoning To: F  
 Acres: 14.82171425  
 Mapsco: Text  
 Sector/District: Wedgwood  
 Commission Date: 4/10/2024  
 Contact: 817-392-8043



### Area Map



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



### Aerial Photo Map



0 330 660 1,320 Feet





# Zoning Staff Report

**Date:** April 10, 2024

**Case Number:** SP-24-003

**Council District:** 4

## Site Plan

**Case Manager:** [Alondra Salas-Beltré](#)

**Owner / Applicant:** MQ Northside Retail LLC / Drew Donosky

**Site Location:** 5127 N. Tarrant Parkway

**Acres:** .79 acres

## Request

**Proposed Use:** Restaurant

**Request:** To: Add Site Plan for PD 1294 Planned Development for all uses in “E” Neighborhood Commercial to add a restaurant

## Recommendation

**Staff Recommendation:** **Approval**

## Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

This is a piece of land measuring 0.79 acres in Council District 4. The land is zoned PD/E, which means it can be used for all purposes under the E category, but being a planned development, a site plan is required.

Currently, the site is empty. The applicant intends to construct an 1885-square-foot Jack in the Box restaurant, which will have a drive-through option. This is a permitted use in the "E" Neighborhood Commercial category, and the applicant is not requesting any waivers or development standards.

## Surrounding Zoning and Land Uses

North "FR" General Commercial / vacant  
East "E" Neighborhood Commercial / gas station/convenience store  
South "E" Neighborhood Commercial /retail and restaurants  
West "FR" General Commercial / vacant

## Recent Zoning History

- ZC-23-009 From "FR" General Commercial Restricted to Add a Conditional Use Permit, CUP for automated carwash. Approved
- ZC-20-093 From "CF" Community Facilities, "E" Neighborhood Commercial, FR General Commercial Restricted to "PD/E" Approved 10/20/2021

## Public Notification

300-foot Legal Notifications were mailed on May 29, 2024.

The following organizations were notified: (emailed May 29, 2024)

Organizations Notified	
North Fort Worth Alliance	Coventry Hills HOA
Heights of Park Vista HOA	Streams And Valleys Inc
Trace Ridge HOA	East Fort Worth, Inc.
Heritage HOA	Trinity Habitat for Humanity
Public Improvement District #6	

*\* Not located within a registered Neighborhood Association*

## Development Impact Analysis

Site Plan Comments

---

**Zoning & Land Use**

1. All the setbacks are labeled” rear yard, please update this to show the correct label. Also, your property is PD with “E” neighborhood commercial base zoning.

Setback Restrictions are:

Front Yard: 20’

Rear Yard: 10’ Min. (you have a 25 ft. rear setback, and that puts the dumpster within the setback)

Side Yard: None Required

2. Additionally, your notes refer to F general commercial zoning, this information is incorrect and will also need to be changed. Your property is zoned PD 1294 Planned Development for all uses in “E: Neighborhood Commercial.
3. Please label the zoning case number in the lower right-hand corner of the site plan below the project title
4. Provide a signature line labeled: “Director of Development Services” with a “Date” line above the project title.
5. Label the land use and zoning classifications of both the site area and the immediate adjacent properties.

## **Fire**

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Fire lanes will be needed to meet hose lay. Minimum fire lane width is 20' and must provide hose lay to all exterior portions the building within 150' of a dedicated street or marked fire lane, measured along a 5' wide unobstructed path. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system. The increased distance is not allowed in High Piled Storage uses (Chapter 32) or Hazardous Materials (Group H-Chapter 52). Hose lay may be measured from the edge of a marked fire lane or public street.

Fire apparatus access roads shall be constructed with surface above the 100 year flood plain IFC 2021 and Amendments dated April 1, 2021 Section 503.4 Obstruction of fire apparatus access roads.

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-03-2022.

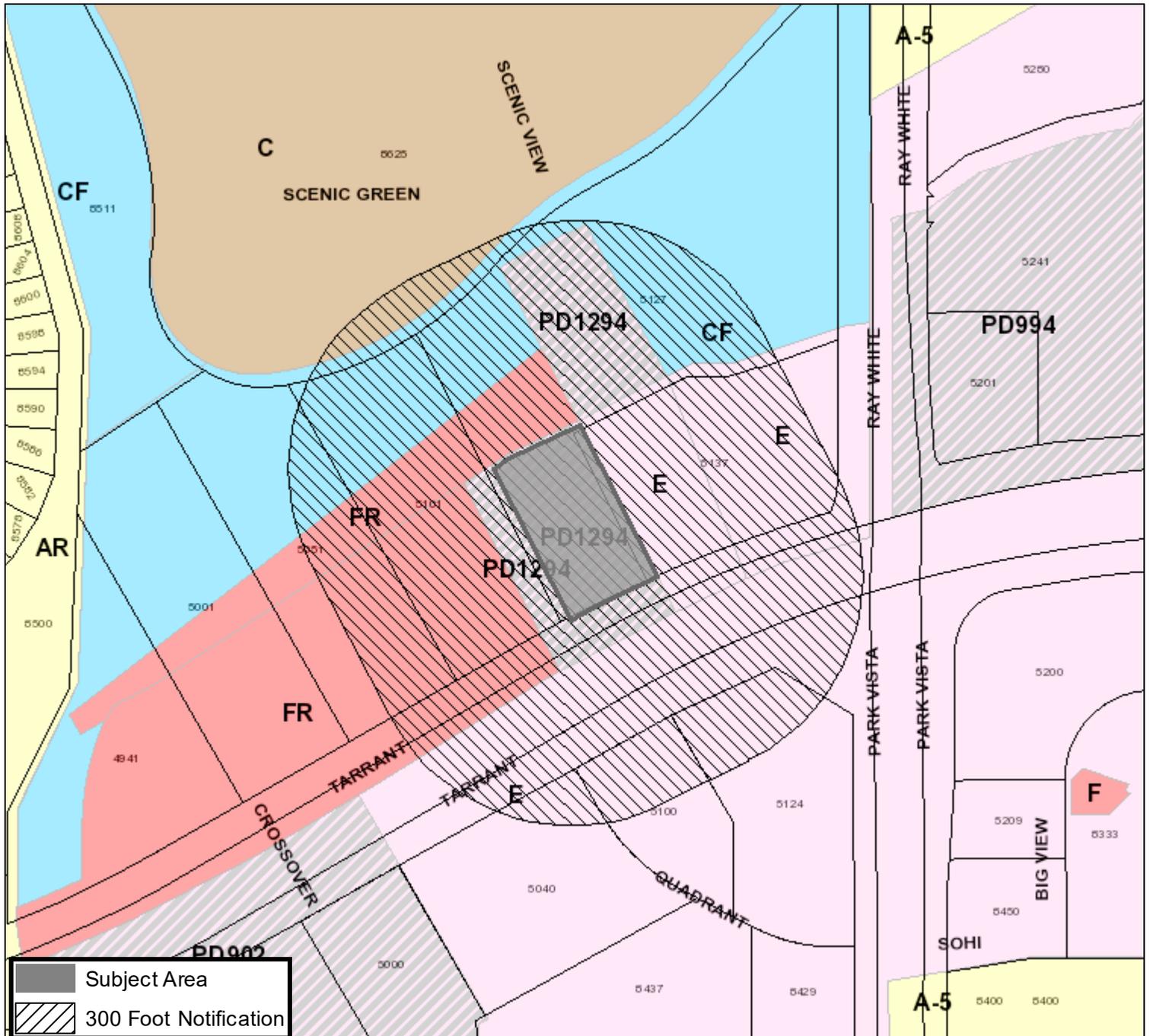
## **Development Transportation**

TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

TDR has NO COMMENTS.

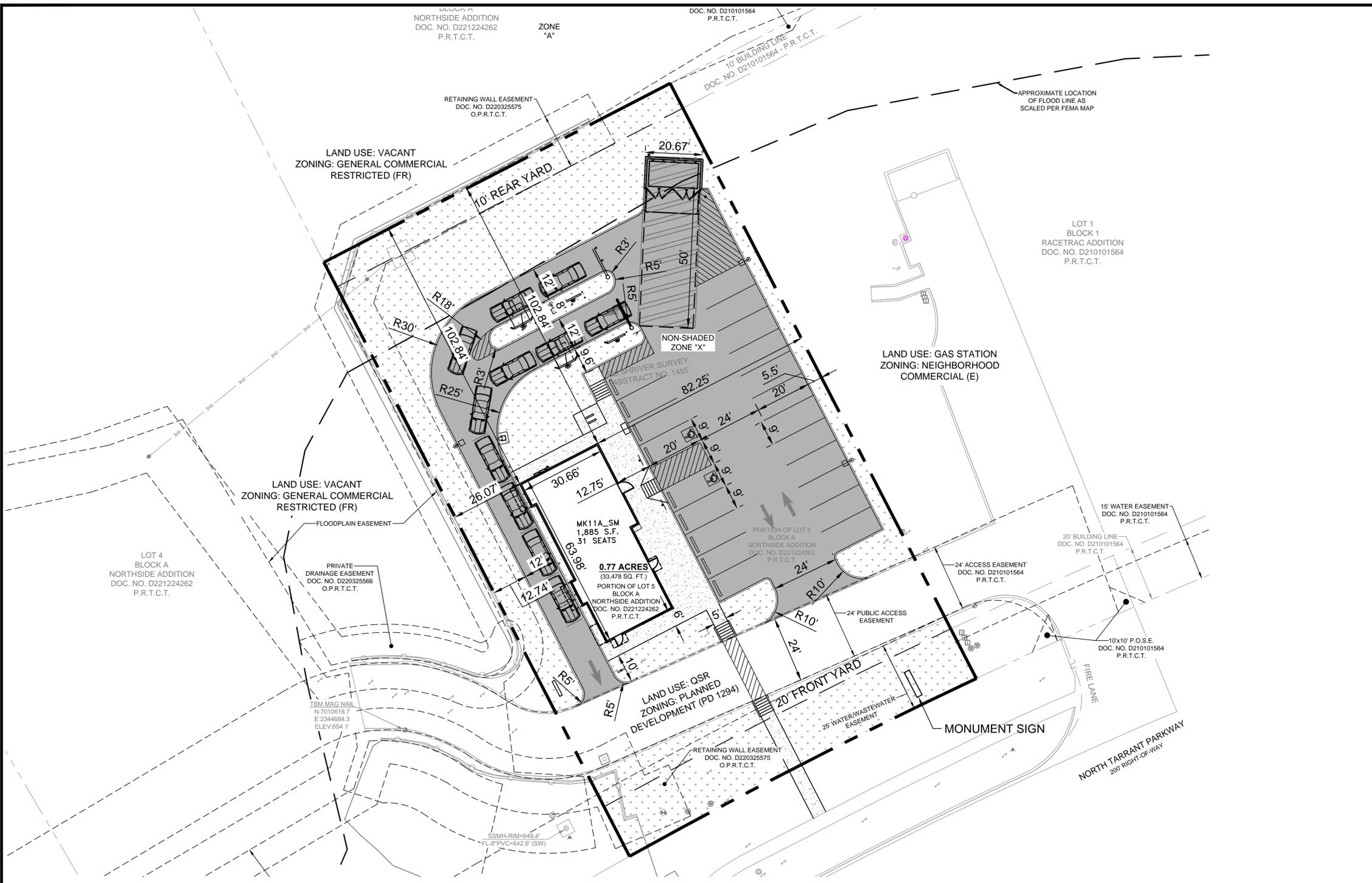
### Area Zoning Map

Applicant: MQ Northside Retail LLC; Drew Donosky  
 Address: 5127 Tarrant Parkway  
 Zoning From: PD/E  
 Zoning To: To add the required site plan  
 Acres: 0.79704835  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 4/10/2024  
 Contact: 817-392-2495



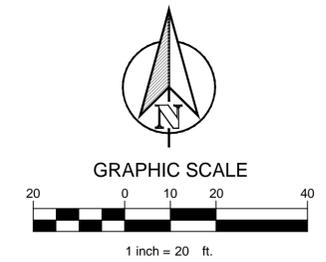
0    105    210    420 Feet

PLOTTED BY: SANTIAGO DUJUAN  
 PLOT DATE: 4/3/2024 4:06 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2024-005 FEAST PROPERTIES JIB FW N TARRANT\CADD\SHEETS\ZONING SITE PLAN.DWG  
 LAST SAVED: 4/3/2024 2:31 PM



SITE DATA TABLE							
ZONING	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
PD (RESTAURANT)	0.77	33,478	1,885	26' - 2"	5.6%	19 SPACES	21 SPACES

- NOTES:**
- "PD" PLANNED DEVELOPMENT: SPECIAL DISTRICT PERMITTING SPECIFIC RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND MIXED USES. NORMALLY REQUIRING SITE PLAN APPROVAL PRIOR TO DEVELOPMENT.
  - LANDSCAPING SHALL COMPLY WITH THE SECTION 6.301 LANDSCAPING \*AREAS WHICH ARE NOT PAVED OR A SIDEWALK ARE TO BE LANDSCAPED.
  - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY AS REQUIRED.
  - PAVEMENT TO BE CONCRETE.
  - SITE PLAN SIGNAGE SHALL COMPLY WITH SECTION 6.400.
  - ANY PARKING LOT LIGHTING OR BUILDING LIGHTING WILL CONFORM TO THE LIGHTING CODE AND SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE RESIDENTIAL DISTRICT.
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  - PROPOSED DUMPSTER ENCLOSURE TO BE 6'-0" IN HEIGHT. ENCLOSURE EXTERIOR TO BE MASONRY.
  - ALL PARKING LOT STRIPING SHALL BE WHITE EXCEPT FOR FIRELANE (RED) AND ADA (BLUE).
  - ALL PERTINENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, LIGHT POLES, FIXTURES, BIKE RACKS, BOLLARDS, SIGNAGE, PAVERS, ETC., ARE TO MATCH DETAILS FROM THE RECENTLY UPDATED ALLIANCE LONE STAR ASSOCIATION BEACH AND SH 170 CORNERS DESIGN GUIDELINES.
  - ALL ABOVE GROUND APPURTENANCES ARE TO BE PAINTED DARK GREEN TO MATCH OTHER DEVELOPED PROPERTIES WITHIN THE ASSOCIATION, INCLUDING ABOVE GROUND BACKFLOW INSULATION COVERS.



VICINITY MAP  
N.T.S.

LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT
	MEDIUM DUTY CONCRETE PAVEMENT
	PROPOSED LANDSCAPE AREA (GRASS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LANE STRIPING

DIRECTOR OF DEVELOPMENT SERVICES:	
SIGNATURE: _____	DATE: _____
<b>JACK IN THE BOX</b> FORT WORTH, TX	
<b>CASE #</b> SP-24-003	
OWNER: MQ NORTHSIDE RETAIL LLC 4622 MAPLE AVE, STE.# 200 DALLAS, TX 75219	
ENGINEER: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76092 PH: 817.281.0572 CONTACT: DREW DONOSKY, P.E.	
LEGAL DESCRIPTION: LOT 5, BLOCK A NORTHSIDE ADDITION	ZONING: PD - COMMERCIAL

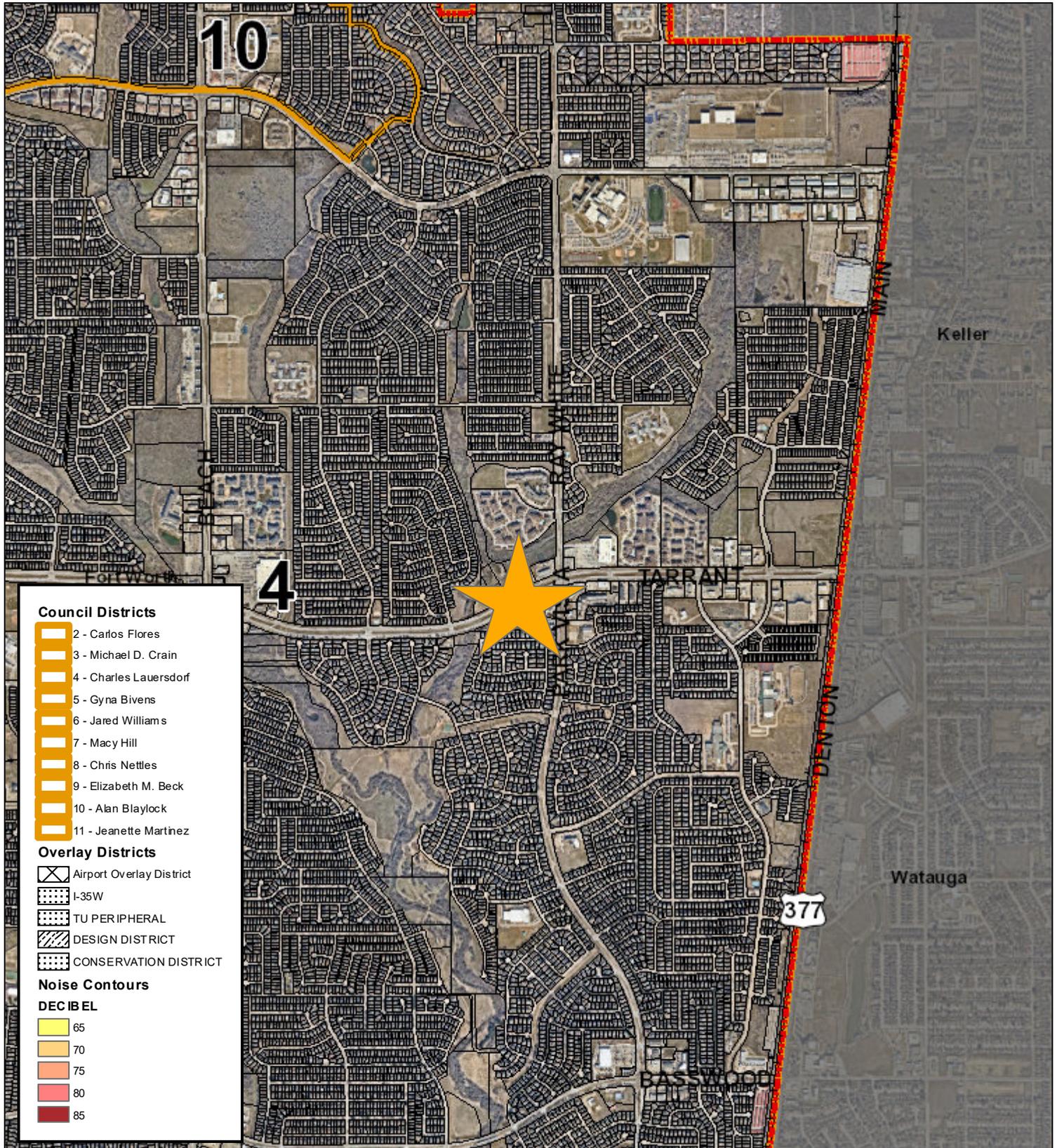
TEXAS REGISTRATION #14199  
**CLAYMOORE ENGINEERING**  
PH: 817.281.0572  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76092  
WWW.CLAYMOORE.COM

**JACK IN THE BOX**  
**FORT WORTH, TX**

No.	DATE	REVISION	BY

**ZONING SITE PLAN**  
  
 DESIGN: ASD  
 DRAWN: ASD  
 CHECKED: MAM  
 DATE: 9/3/2019  
**SHEET**  
**SP-1**  
 File No.

## Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

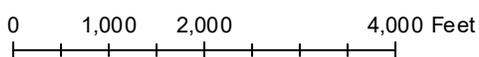
**Overlay Districts**

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

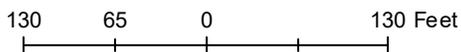
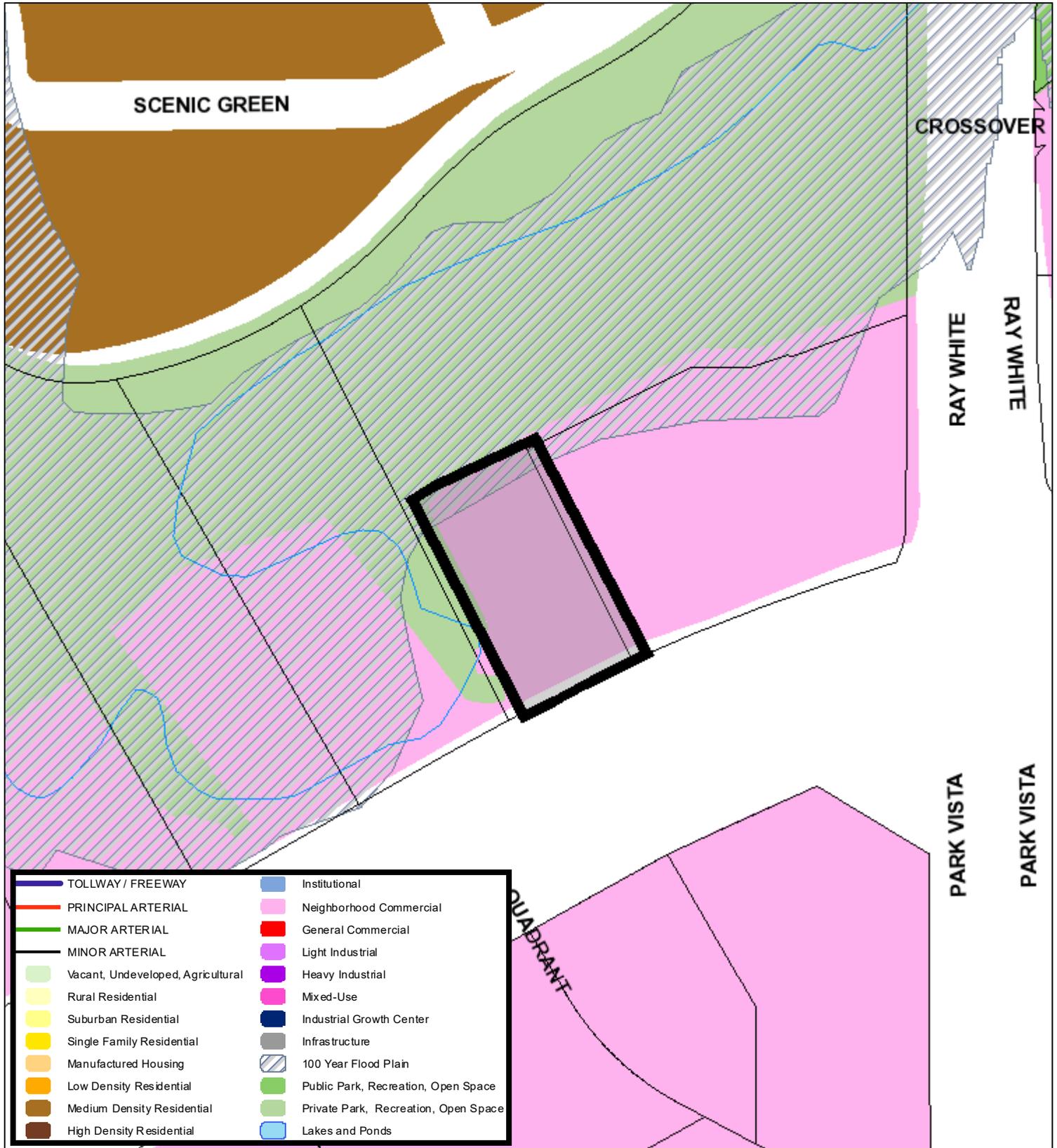
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



## Aerial Photo Map



0 85 170 340 Feet





# Zoning Staff Report

**Date:** April 10, 2024

**Case Number:** SP-24-004

**Council District:** 11

## Site Plan

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Warden Industrial Lancaster / Joe Johnson, HBJ Architects

**Site Location:** 5328 E. Lancaster Avenue      **Acreage:** 6.64 acres

## Request

**Proposed Use:** Add new fencing for existing building supply store

**Request:** To: Amend Site Plan for “PD 490” Planned Development to add security fence

## Recommendation

**Staff Recommendation:**                      **Approval**

## Table of Contents

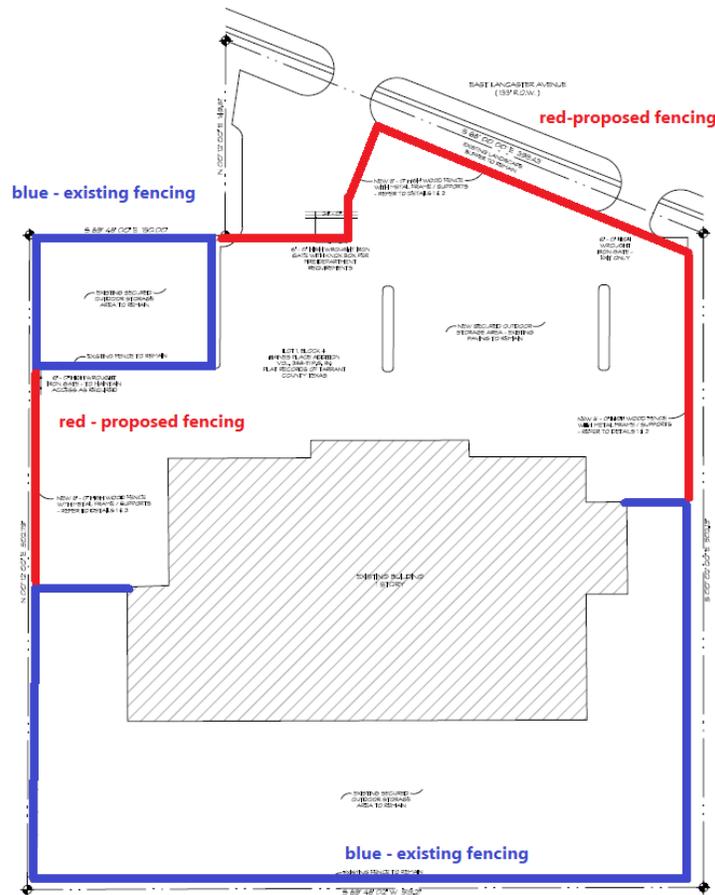
1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Site Plan

## Project Description and Background

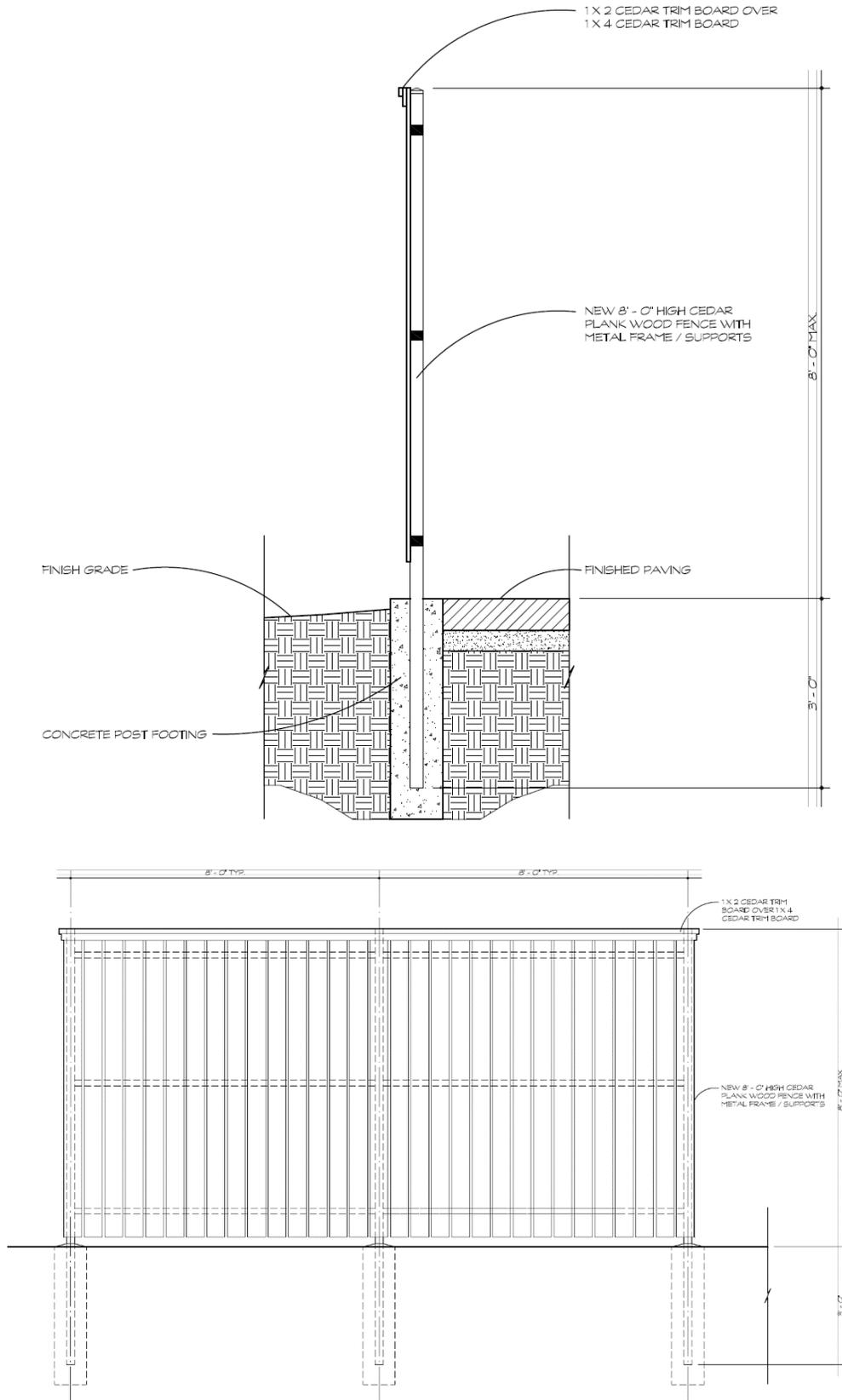
The site is located on the East Lancaster corridor in District 11 in east Fort Worth. The site encompasses approximately 6.64 acres. *This is a Site Plan amendment for an existing PD (PD-490).* The proposed use is retail roofing supply with outdoor storage. No changes to the land use or PD are proposed.

See excerpt below from applicant's submittal packet:

CURRENT TENANT WOULD LIKE TO AMEND EXISTING PD TO ADD SECURITY FOR DRIVERS AFTER SEVERAL SAFETY CONCERNS + ISSUES BY INSTALLING A NEW FENCE. THEY WOULD ALSO LIKE TO UTILIZE THIS AREA TO INCREASE THEIR OUTDOOR STORAGE TO ACCOMMODATE THEIR GROWTH.



The proposed fencing would be an 8' wood fence, with details shown below:



The applicant included the following photos alongside their application to illustrate the need for the added fencing. The first picture shows illegal dumping on site, and the second photo shows a homeless encampment.



## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / commercial  
 East “A-5” One-Family Residential & “E” Neighborhood Commercial / residential & commercial  
 South “A-7.5” One-Family Residential / residential  
 West “A-5” One-Family Residential & “E” Neighborhood Commercial / residential & commercial

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on March 27, 2024.  
 The following organizations were emailed on March 28, 2024:

Organizations Notified	
Neighborhoods of East Fort Worth	Historic Stop Six NA
Central Meadowbrook NA	Handley NA
Echo Heights Stop Six Environmental Coalition	East Fort Worth, Inc.
Historic Handley Development Corporation	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD
Streams And Valleys Inc	Trinity Habitat for Humanity

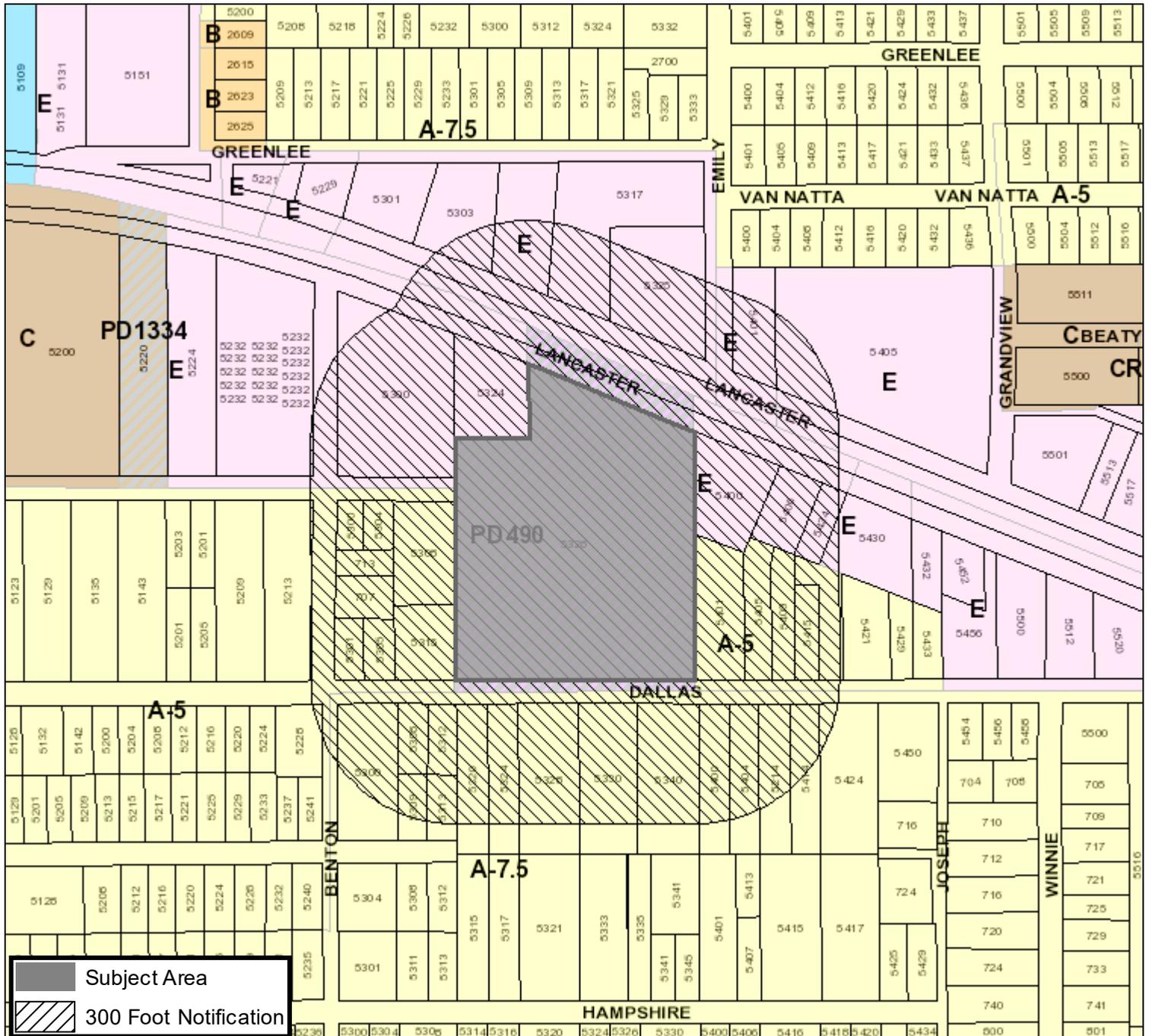
## Development Impact Analysis

### Site Plan Comments

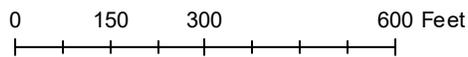
**Zoning & Land Use** All comments addressed as of the writing of this report.

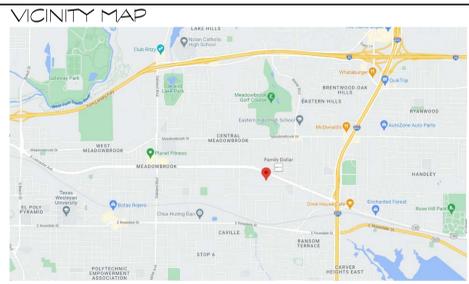
### Area Zoning Map

Applicant: Warden Industrial Lancaster  
 Address: 5328 E. Lancaster Avenue  
 Zoning From: PD/I  
 Zoning To: To amend site plan  
 Acres: 6.42271308  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 4/10/2024  
 Contact: null



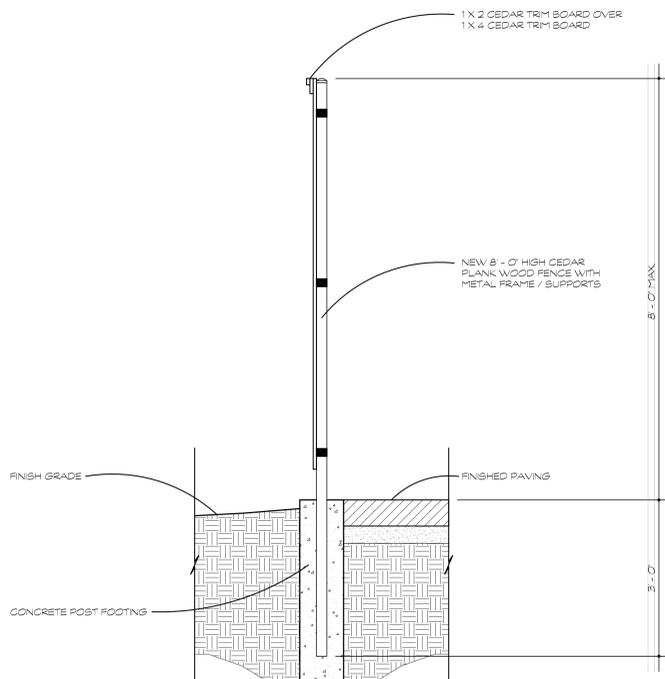
 Subject Area  
 300 Foot Notification



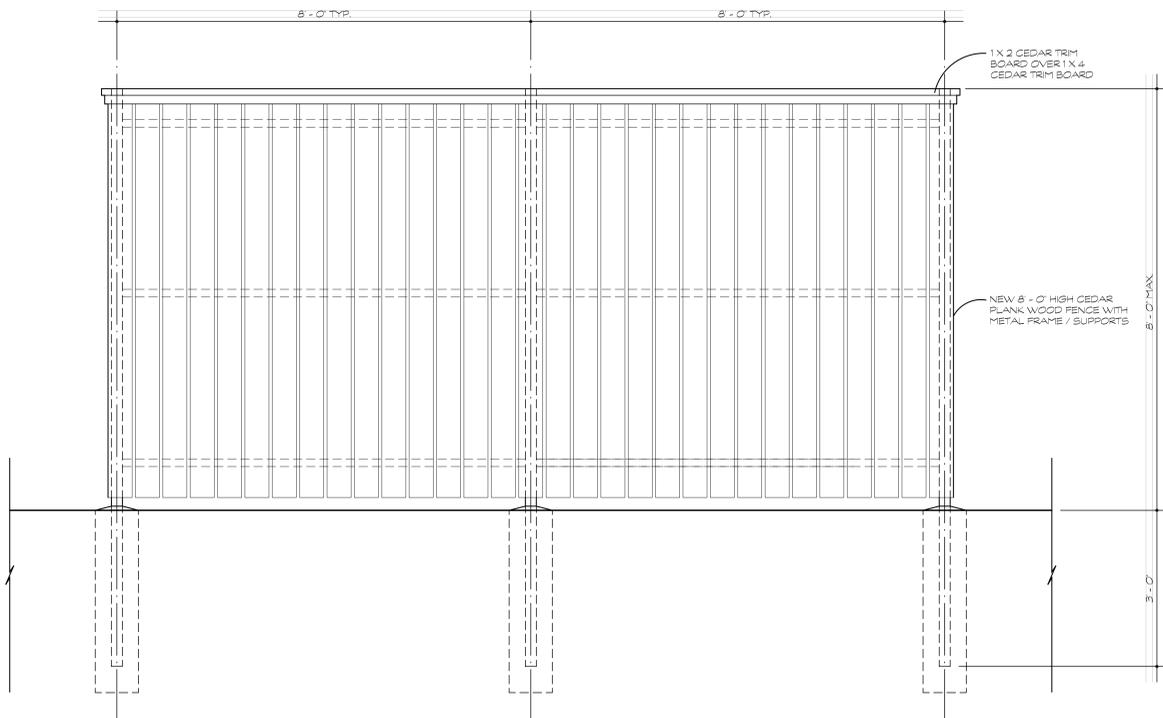


**GENERAL NOTES**

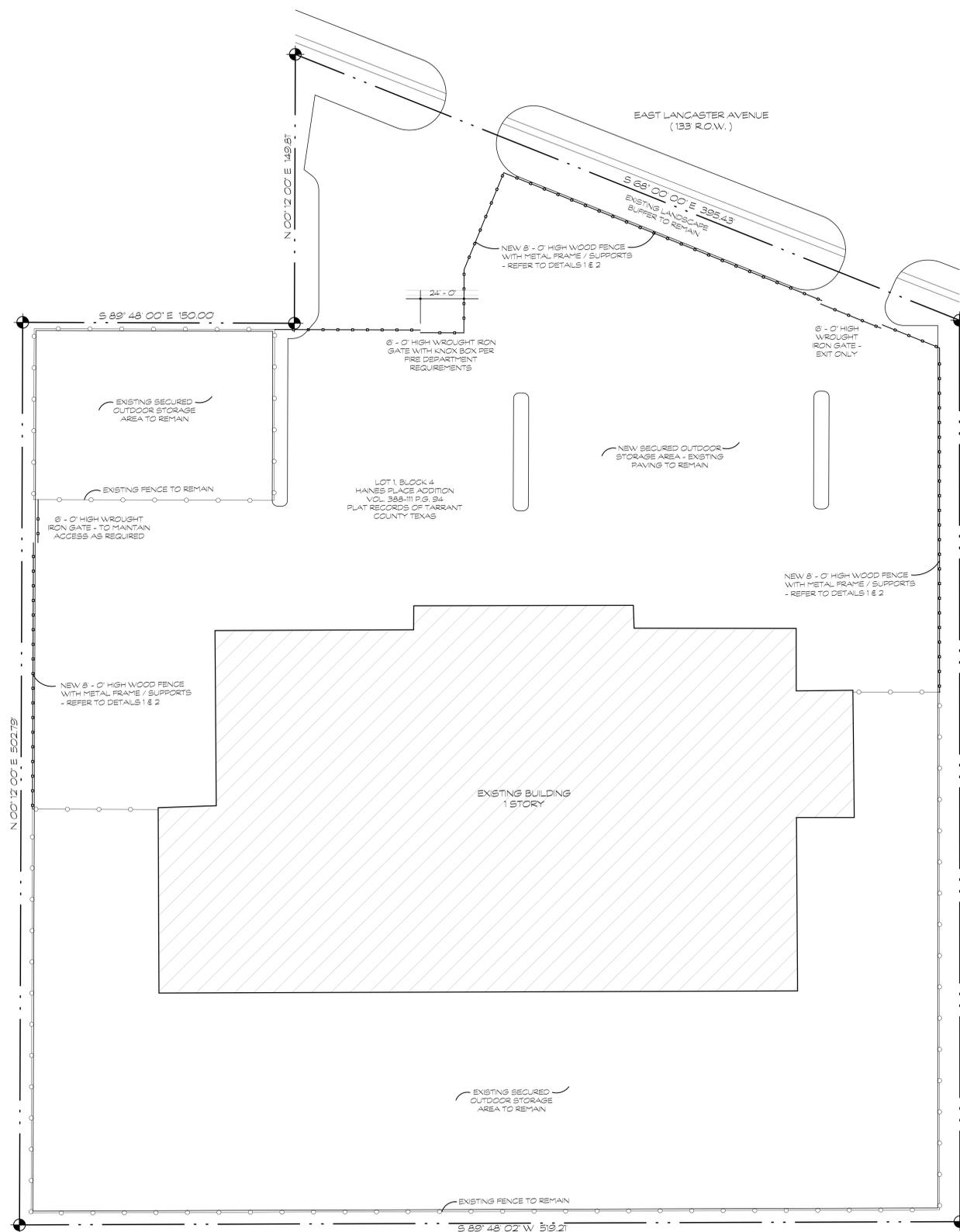
THIS PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING  
 THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY  
 ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS  
 ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE



**1 WOOD FENCE SECTION**  
 1/2" = 1'-0"



**2 WOOD FENCE ELEVATION**  
 1/2" = 1'-0"



**A PROPOSED SITE PLAN**  
 1/8" = 30'-0"



SP - 24 - 004

DIRECTOR OF DEVELOPMENT SERVICES

DATE



**Haberman • Bulleri • Johnson**  
**ARCHITECTS**  
 A I A MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS  
 P.O. BOX 2686 DENTON, TX 76202 972-498-4380 www.hbj.com

**BEACON BUILDING PRODUCTS**  
 5328 EAST LANCASTER AVE.  
 FT. WORTH, TEXAS 76112



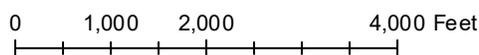
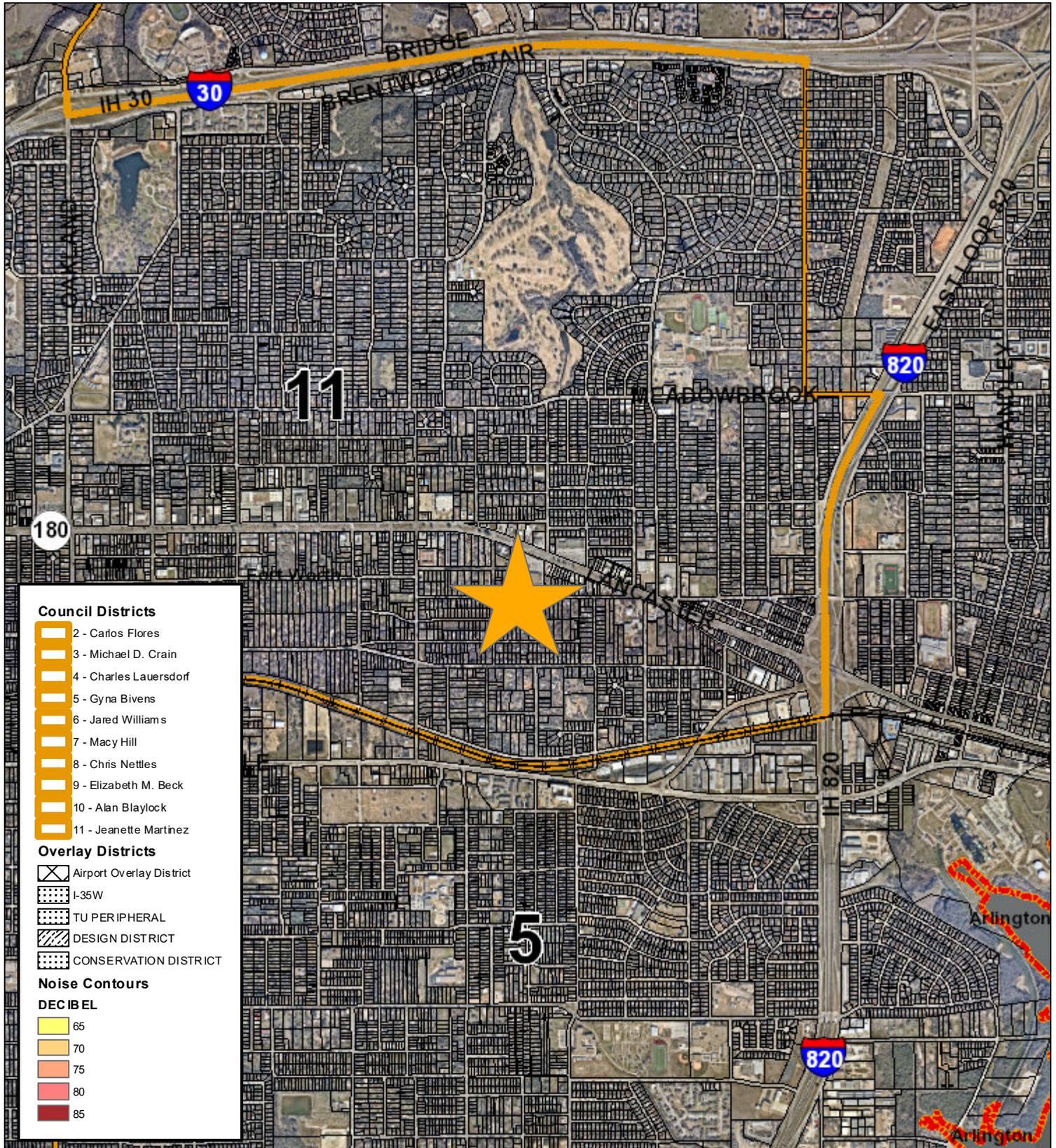
PROJECT#	24028
DRWN BY	SP-111
CHKD BY	JWJ
DATE	03-04-24
ISSUED	03-04-24

**CONSTRUCTION DOCUMENTS**  
 DATED 03-04-24

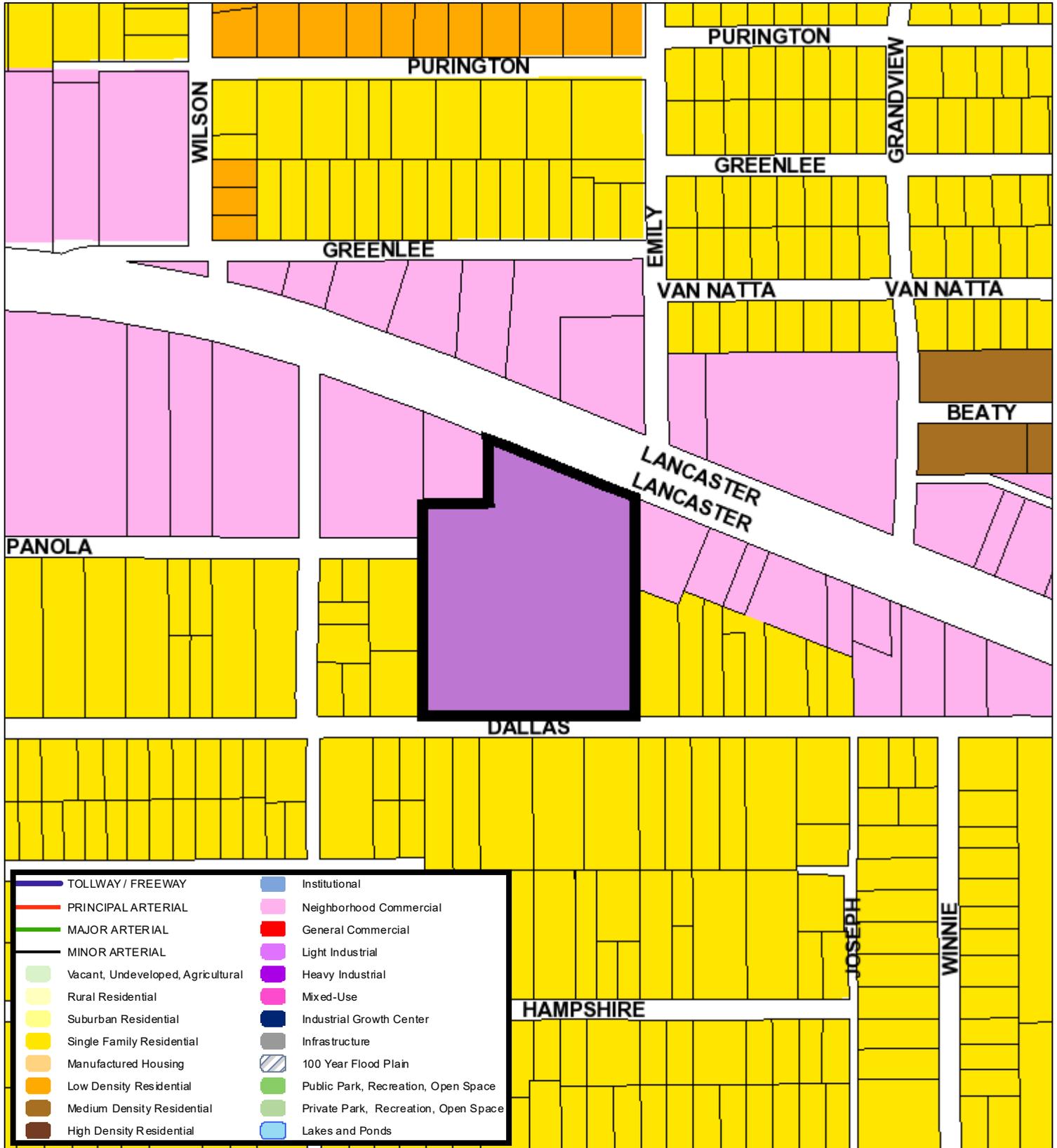
**PROPOSED SITE PLAN**

SHEET NUMBER  
**A1**  
 X OF X

## Area Map



### Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds

310 155 0 310 Feet



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



## Aerial Photo Map



0 200 400 800 Feet





# Zoning Staff Report

**Date:** April 10, 2024

**Case Number:** ZC-24-028

**District:** All

## Zoning Map Amendment

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** City of Fort Worth

**Site Location:** All MU Districts

**Acreage:** NA

### Request

**Proposed Use:** Mixed-Use 1 and MU-2 Zoning Text Amendment

**Request:** An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Article 13 “Form-Based Districts”, Section 4.1300(g)(1)(c) “Low Intensity Mixed Use (“MU-1”) District”, and Section 4.1302(g)(1)(c) “High Intensity Mixed-Use (“MU-2”) District”, to increase the size of the opening of a parking structure vehicle access facing public and private streets

### Recommendation

**Staff Recommendation:** **Approval**

**Urban Design Commission Recommendation:** **Approval by a vote of 10-0**

### Table of Contents

1. [Project Description and Background](#)
2. [Recent Zoning History](#)
3. [Proposed Ordinance](#)

## Project Description and Background

The primary purpose of this text amendment is to clarify to align the MU standards with other CFW standards.

Staff recently revisited the ordinance governing parking structure openings in MU-1 and MU-2 districts due to conflicts encountered by several recent projects. These conflicts arose during the permitting stage, with other CFW departments such as the Transportation Development Review (TPW) and the Fire Department, regarding lane size requirements. While the Fire Department does not have direct standards for parking structures, they do have lane size standards. TPW standards specify required lane sizes for one-way and two-way traffic, as well as drive approach standards. According to TPW's parkway standards,

### ***DRIVEWAY APPROACH:***

*A commercial driveway approach must follow the following criteria of minimum and maximum. A variance may be requested on the driveway approach standards with the approval of the City Traffic Engineer or its designee.*

<b><i>Land Use</i></b>	<b><i>Width</i></b>		<b><i>Radii</i></b>
	<b><i>One-Way Traffic</i></b>	<b><i>Two-Way Traffic</i></b>	
<i>Retail, Hotel, Office</i>	15'	25'-36'	15'-30'
<i>Industrial Uses</i>	15'	25'-36'	15'-50'
<i>School</i>	15'	25'-36'	15'-30'

*Additional requirements:*

- No driveway approach radii may extend past the property line.*
- If driveway is one-way traffic, the driveway must be marked and signed as one-way.*

Upon realizing this inconsistency, staff undertook a comprehensive review to address the conflict. This involved reviewing past decisions and conducting additional research to establish appropriate standards for parking structures in MU-1 and MU-2 districts. Staff engaged with other CFW departments, conducted background research, and carried out site visits to compare current parking garage openings in MU districts with similar districts requiring parking structures.

### **Site Visit Case Study- Parking Structure Openings**

As part of the site visit case study, staff conducted a preliminary review of parking structures in the Downtown area to assess comparable projects and parking garage sizes. The aim was to determine if a 20-foot opening was standard for two-lane parking structures and to evaluate the impact of a 25-foot parking structure opening on design. The findings revealed that one-way openings were typically 20 feet or less, while two-way parking structures were at least 24 feet wide. Staff observed that openings greater than 25 feet posed significant design challenges. Staff believes at 25 feet, the parking structures, in conjunction with other MU standards, will not significantly impact the intent for designing with the pedestrian in mind. However, implementing this change in residential districts like Urban Residential (UR) could have a substantial impact due to density allowances and land uses.

To conduct a more detailed study, staff selected West 7th Street as the study area due to the high concentration of MU districts in the area (Figure 1). The results of this study are outlined below:

**Parking Garage Openings (Figure 2: Overall Map)**

	Address	Dimensions (width)	Images of opening
1	2821 W 7 <sup>th</sup> Street- Opening on Foch Street (Figure 4)	30 ft	
2	2821 W 7 <sup>th</sup> Street- Opening on Crockett Street (Figure 5)	24 ft	
3	3016 Crockett Street- Opening of the loading dock (Figure 6)	24 ft	
4	3016 Crockett Street- Opening for visitors (Figure 7)	24 ft	
5	3001 Crockett- Opening for residents (Figure 8)	25 ft	



6	929 Norwood St- Opening on Morton Street (Figure 9)	25 ft	
7	2869 Crockett St- Opening on 913 Currie Street (Figure 10)	Greater than 30 ft	
8	2901 Crockett Street- Opening on Currie Street (Figure 11)	24 ft w/ 3 ft median between	

## Recent Zoning History

- ZC-21-160**; On July 27, 2021, UDC-2021-018 was discussed, focusing on text Amendments to Mixed Use Standards and Guidelines (MU-1 and MU-2). The conversation continued at the August 2021 UDC meeting, where staff reviewed suggested changes and the list provided by MUZAG. Among the topics discussed was the issue of parking structure openings, initially raised for UR but later expanded to include MU districts. The proposed change to the ordinance language (Ord. 4.1300.g.1. and Ord. 4.1302.g.1.) was to limit parking structure openings along primary and secondary street frontages to 20 feet per entrance, as opposed to a percentage of the total ground floor facade. The final vote resulted in the approval of staff recommendations with modifications by a vote of 6-0. Following the August UDC meeting, ZC-21-160 proceeded to the September 2021 Zoning Commission meeting, where it received approval with modifications as proposed by the Urban Design Commission (UDC) with a vote of 9-0. Subsequently, ZC-21-160 was scheduled for discussion at the October City Council Meeting but was continued to the November 19, 2021, CC meeting. It received final approval with a directive to staff to conduct a study on turned townhouses and incentives for landscape and greenspace.



# Zoning Staff Report

**Date** April 10, 2024

**Case Number** ZC-24-030

**Council Districts:** 2, 9

## Zoning Text Amendment

**Owner / Applicant:** City of Fort Worth

**Site Location:** Panther Island

**Acreage:** NA

### Request

**Proposed Use:** NA

**Request:** An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Chapter Article 13, “Form-Based Code Districts”, Section 4.1304, “Panther Island (“PI”) District”, to increase the maximum building height of the PI-NM sub-district to 20 stories; remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and allow for one-story buildings to be constructed under certain conditions. -

### Recommendation

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Staff Recommendation:** **Approval**

### Table of Contents

1. Project Description and Background
2. Proposed Ordinance
3. Supplemental Information



## Project Description and Background

The City Council established the District and adopted the Panther Island Development Standards and Guidelines in 2006. Periodically the City Council has approved amendments to the development standards and guidelines to reflect changes in best practices, engineering and other studies guiding development in the District.

The primary purpose of this text amendment is to reflect recommendations in the Panther Island Strategic Vision Update and facilitate proposed mixed-use development along North Main Street. The proposed amendments to the development standards are as follows:

- Increase the maximum building height of the PI-NM subdistrict to 20 stories;
- Remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and
- Allow administrative approval of one-story structures that are either part of a development site with a building height of 6 stories or greater or accessory structures.

### SECTION 1.

The “Panther Island Form Based Zoning District Zoning Standards and Guidelines”, as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4, “District Regulations”, Article 13 “Form Based Districts,” Section 4.1304, “Panther Island (“PI”) District”, Subsection 4.1304.D. “Other standards” is hereby amended as set out in Exhibit “A,” attached and hereby incorporated into the Zoning Ordinance by reference to increase the maximum building height of the PI-NM sub-district to 20 stories and amend related graphics; remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and allow for one-story buildings to be constructed under certain conditions. A copy of the Panther Island Form Based Zoning District Zoning Standards and Guidelines is on file in the City Secretary’s Office and the Development Services Department.

### SECTION 2.

Chapter 4, “District Regulations”, Article 13 “Form Based Districts,” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Section 4.1304, “Panther Island (“PI”) District”, Subsection 4.1304.c. “Property Development Standards” to amend the table as follows:

Panther Island (“PI”) District	
<b>Front Build-To Range*</b>	80 percent of a building’s front façade must be located within 10 feet of the property line.
<b>Waterfront Build-To Range*</b>	80 percent of a building’s front façade must be located no closer than 5 feet and no farther than 15 feet from the property line.
<b>Rear Yard*</b>	5 feet minimum
<b>Side Yard*</b>	None required. If provided, must be minimum of three feet and maximum of 10 feet.



<b>Units per Acre</b>	No restriction
<b>Units per Building</b>	No restriction
	LaGrave Field Zone Minimum 5 floors; Maximum 72 feet
	Neighborhood Zones N-1 Minimum 5 floors; Maximum 72 feet
	Neighborhood Zones N-2 – North and South Minimum 5 floors; Maximum 96 feet
	Neighborhood Tower Zones N-3 – North, Central and South Minimum 6 floors; Maximum 288 feet
	Urban Lake Zone 1 Minimum 2 Floors; Maximum 36 feet
	Urban Lake Zone 2 Minimum 5 floors; Maximum 72 feet
	Urban Lake Zone 3 Minimum 5 floors; Maximum 96 feet
	North Main Zone Minimum 5 floors; Maximum <del>96 feet</del> <u>20 floors</u>
	Tarrant County College District Zone Minimum 5 floors; Maximum 72 feet
<p><b>Notes:</b> *Additional setback standards and guidelines contained in “Panther Island Form Based Zoning District Standards and Guidelines.”</p> <p>** See core zone boundary map in Appendix B <u>and Panther Island Form Based Zoning District Standards and Guidelines.</u></p>	

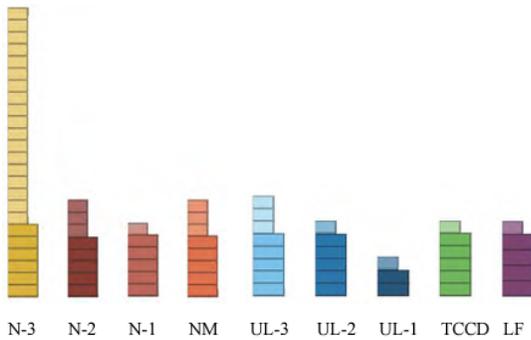


## Supplemental Information

### PANTHER ISLAND SITES AND BUILDINGS



Note: All cases of projects needing a lesser height will be required to go to the UDC and the Board of Adjustment.



### Minimum and Maximum Heights by Development Zone

Development Zone	Maximum Height	Minimum Height
Neighborhood Zone One (N-1)	72 Feet	5 Floors
Neighborhood Zone Two (N-2)	96 Feet	5 Floors
Neighborhood Zone Three (N-3)	288 Feet	6 Floors
North Main (NM)	96 Feet	5 Floors
Urban Lake Zone One (UL-1)	36 Feet	2 Floors
Urban Lake Zone Two (UL-2)	72 Feet	5 Floors
Urban Lake Zone Three (UL-3)	96 Feet	5 Floors
Tarrant County College Zone (TCCD)	72 Feet	5 Floors
LaGrave Field Zone (LF)	72 Feet	5 Floors

SITES AND BUILDINGS

Figure 1: Current subdistricts and building heights within the Panther Island form-based code district.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (2015), TO AMEND CHAPTER 4, “DISTRICT REGULATIONS,” ARTICLE 13, “FORM-BASED DISTRICTS,” BY AMENDING SECTION 4.1304, PANTHER ISLAND (“PI”) DISTRICT, TO REVISE THE “PANTHER ISLAND FORM BASED ZONING DISTRICT ZONING STANDARDS AND GUIDELINES” TO REVISE CERTAIN STANDARDS AND GUIDELINES FOR MAXIMUM BUILDING HEIGHT IN THE PI-NM SUBDISTRICT, TO REMOVE PROHIBITION ON CERTAIN FLOORPLATES FOR TOWERS, AND TO ALLOW ONE-STORY BUILDINGS UNDER CERTAIN CONDITIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, in 2003 the Fort Worth City Council adopted the Trinity River Vision Master Plan as a general guide for the use of land along the Trinity River and its tributaries; and

**WHEREAS**, the Trinity Uptown Plan, released in 2004, proposes an urban lake and a publicly accessible waterfront surrounded by vibrant, mixed-use neighborhoods; and

**WHEREAS**, the City Council adopted Ordinance No. 17273-08-2006 on September 7, 2006, established the Trinity Uptown District (“District”) and adopted development standards and guidelines applicable to certain development projects in the Trinity Uptown area; and

**WHEREAS**, in 2010 the City Council adopted Ordinance No. 19268-08-2010 to revise the number of core zones from seven to nine within the District; revise the development standards and guidelines for the core zones; and

**WHEREAS**, in May 2014 the project name was changed from Trinity Uptown to Panther Island to recognize the City of Fort Worth’s past as “Panther City”; and

**WHEREAS**, in 2016, the City Council adopted Ordinance No. 22336-08-2016 to amend the standards and guidelines to update the height requirements for certain subdistricts; change the name of the District from “Trinity Uptown” to “Panther Island” and revise the urban design plan and street sections; and

**WHEREAS**, it is also advisable to amend the zoning standards and guidelines for the Panther Island Form-Based Zoning District to revise the maximum building height in the PI-NM subdistrict, to remove prohibition on certain floorplates for towers, and to allow one-story buildings under certain conditions.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS AS FOLLOWS:**

**SECTION 1.**

The “Panther Island Form Based Zoning District Zoning Standards and Guidelines”, as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4, “District Regulations”, Article 13 “Form Based Districts,” Section 4.1304, “Panther Island (“PI”) District”, Subsection 4.1304.D. “Other standards” is hereby amended as set out in Exhibit “A,” attached and hereby incorporated into the Zoning Ordinance by reference to increase the maximum building height of the PI-NM sub-district to 20 stories and amend related graphics; remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and allow for one-story buildings to be constructed under certain conditions. A copy of the Panther Island Form Based Zoning District Zoning Standards and Guidelines is on file in the City Secretary’s Office and the Development Services Department.

**SECTION 2.**

Chapter 4, “District Regulations”, Article 13 “Form Based Districts,” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Section 4.1304, “Panther Island (“PI”) District”, Subsection 4.1304.c. “Property Development Standards” to amend the table as follows:

<b>Panther Island (“PI”) District</b>	
<b>Front Build-To Range*</b>	80 percent of a building’s front façade must be located within 10 feet of the property line.
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	Tarrant County College District Zone Minimum 5 floors; Maximum 72 feet
<b>Notes:</b> *Additional setback standards and guidelines contained in “Panther Island Form Based Zoning District Standards and Guidelines.” ** See core zone boundary map in Appendix B <u>and Panther Island Form Based Zoning District Standards and Guidelines.</u>	

**SECTION 3.**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

**SECTION 4.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 5**

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

**SECTION 6.**

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court

or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

**SECTION 7.**

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption, penalty clause and effective date of this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

**SECTION 8.**

All other provisions of the Zoning Ordinance of the City of Fort Worth not herein amended shall remain in full force and effect.

**SECTION 9.**

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

By: \_\_\_\_\_  
Melinda Ramos,  
Deputy City Attorney

\_\_\_\_\_  
Jannette S. Goodall,  
City Secretary

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_



# Panther Island Form Based Zoning District

*Zoning Standards and Guidelines*

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Publication:  
City of Fort Worth  
Planning and  
Development  
Department  
Preservation and  
Design  
Fort Worth, Texas  
June 2016

# ACKNOWLEDGEMENTS

## CITIZEN ADVISORY COMMITTEE FOR PANTHER ISLAND DEVELOPMENT STANDARDS

### CHAIR

J. D. Granger, Streams & Valleys, Inc.

### PUBLIC OFFICIALS

Louise Appleman, Tarrant County College District  
Cindy Wilson-Arrick, Tarrant County Historical Commission  
Hal Sparks, Tarrant Regional Water District  
Bill Greenhill, Zoning Commission  
Dennis Shingleton, Plan Commission  
Raymond O'Connor, Downtown Design Review Board  
Joel Burns, Historic and Cultural Landmarks Commission  
Jim Johnson, Parks and Community Services Advisory Board  
Ed Callas, Fort Worth Transportation Authority  
Regina Blair, Fort Worth Art Commission

### NEIGHBORHOOD AND BUSINESS LEADERS

Joe Dulle, North Main Oversight Committee  
Ames Fender, Downtown Fort Worth, Inc.  
Julio Hinojos, Samuels Avenue/Rock Island Neighborhood Association  
Tom Lang, Historic Fort Worth, Inc.  
Judy Harman, Scenic Fort Worth, Inc. and Historic Landmarks, Inc.  
Trina Finney, Cultural District Development Initiatives  
Michael Gutierrez, Fort Worth Hispanic Chamber of Commerce  
Dee Jennings, Fort Worth Metropolitan Black Chamber of Commerce  
Jack Huff, Fort Worth Chamber of Commerce  
Abby Gamboa, Near Northside Partners Council  
Cathy Hernandez, Latin Arts Association  
Jesse Kemp, community leader

### PROPERTY OWNERS

Elizabeth Falconer, Trinity Bluff  
Robert McKenzie Smith, Left Bank  
Ken Schaumberg, Ken Schaumberg Architects  
Nina Petty, RadioShack  
Jim Noack, Pier 1 Imports  
Carl Bell, Fort Worth Cats  
Bud Hudgins, Hudgins Enterprises  
Bill Boecker, Sundance Square  
Katherine Fiahlo, President Oakwood Cemetery Association  
Jim Dubose, Colonial Savings  
Ken Hughes, UC Urban  
Marlene Neeley, Pappas Restaurants

## WORKING GROUP FOR PANTHER ISLAND DEVELOPMENT STANDARDS

### CHAIR

Fernando Costa, Planning Director

### CITY OF FORT WORTH

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Marc Ott, Assistant City Manager  
Brian Boerner, Environmental Management Director  
Frank Crumb, Water Department Acting Director  
Robert Goode, Transportation & Public Works Director  
Randle Harwood, Parks and Community Services Acting Director  
Tom Higgins, Economic and Community Development Director  
Doug Rademaker, Engineering Director  
Bob Riley, Development Director  
Jerome C. Walker, Housing Director  
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Lisa McMillian, Economic Development Coordinator

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Sandy Swinnea, Finance & Planning Director  
Linda Christie, Community & Governmental Relations Director  
Shanna Cate, Project Coordinator  
Julie Wilson, Reasons Group, Inc.

### CONSULTANT

James Toal, GideonToal, Inc.

### COMMUNITY ORGANIZATIONS

Adelaide Leavens, Streams & Valleys, Inc.  
Rosa Navajar, Fort Worth Hispanic Chamber of Commerce  
Monte Elliott, Fort Worth Metropolitan Black Chamber of Commerce  
Bill Thornton, Fort Worth Chamber of Commerce  
Andy Taft, Downtown Fort Worth, Inc.  
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Flora Maria Garcia, Arts Council of Fort Worth and Tarrant County  
Martha Peters, Arts Council of Fort Worth and Tarrant County

# CREDITS

### CITY OF FORT WORTH

Fernando Costa  
Mike Brennan  
Randy Hutcheson  
Laura Voltmann

### GIDEON TOAL, INC.

James Toal  
Cassie King



Understanding the District

## PURPOSE

**The primary purpose of the Panther Island Development Standards and Guidelines is to promote the development of a vibrant urban waterfront district as envisioned in the Panther Island Plan (formerly known as the Trinity Uptown Plan).** A public planning process conducted between 2001 and 2003 produced the Trinity River Vision Master Plan, a comprehensive vision for the 88 miles of the Trinity River and its major tributaries in the greater Fort Worth area. This planning process was a collaborative effort led by the Tarrant Regional Water District, Streams & Valleys, Inc., the City of Fort Worth, Tarrant County, and the US Army Corps of Engineers (USACE). In October 2003, the City of Fort Worth adopted the Trinity River Vision Master Plan and incorporated it into the City's Comprehensive Plan.

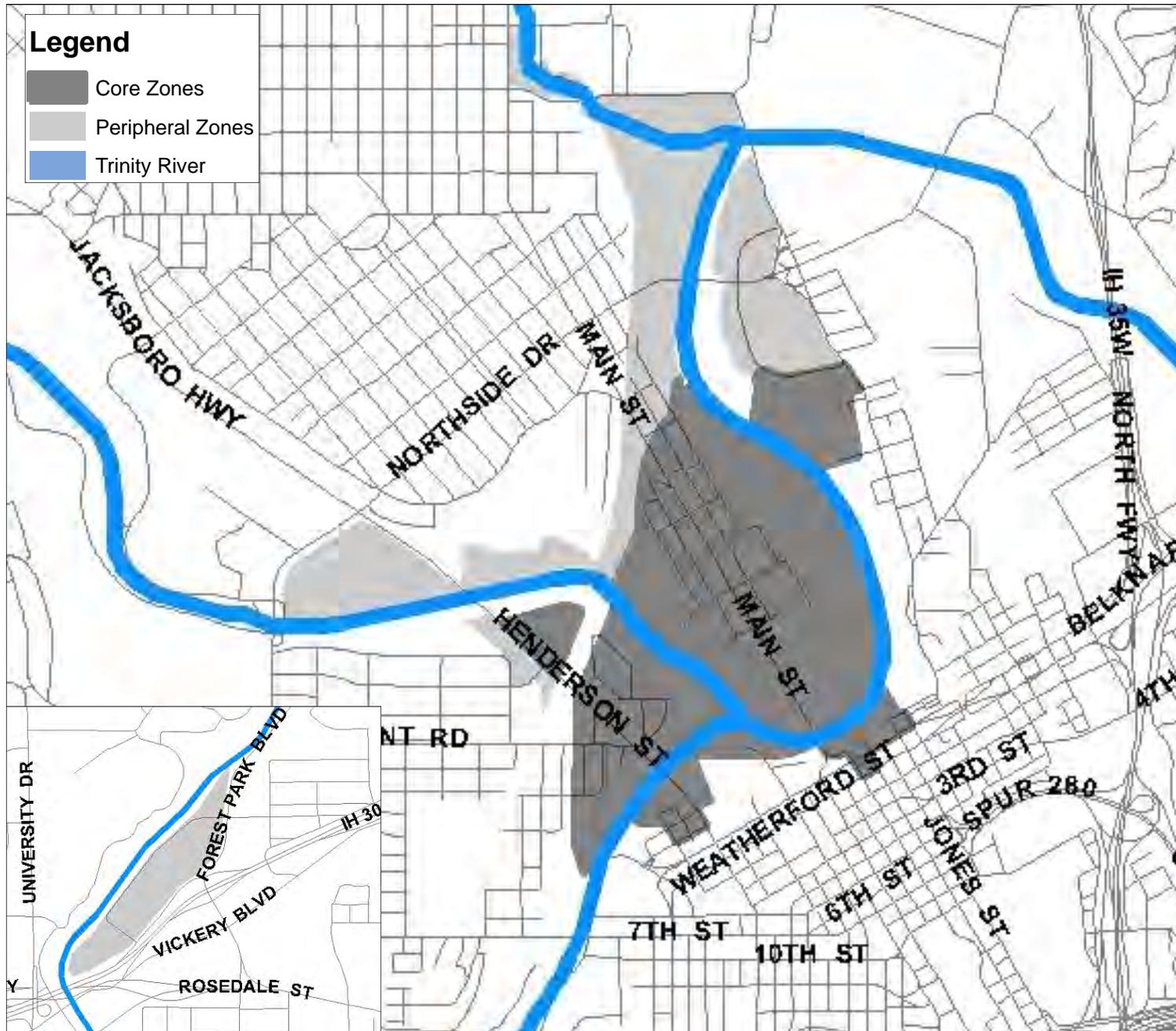
Central to the Trinity River Vision are flood control infrastructure improvements that will protect the central city and help foster the development of an urban waterfront district called Panther Island. The Panther Island Plan, released in 2004, proposes an urban lake and a publicly accessible waterfront surrounded by vibrant, mixed-use neighborhoods. The redevelopment of this area will increase the City of Fort Worth's tax base by bringing interest and investment back to the central city and encourage citizens to live, work, play, and learn in this urban setting. Development standards and guidelines specifically tailored for Panther Island are necessary to achieve a vision.

**The Panther Island Development Standards and Guidelines are the result of an inclusive, open process led by a representative citizens advisory committee.** In order to create the appropriate set of development standards, the Mayor appointed the Citizen Advisory Committee for the Panther Island Development Standards and charged the committee with advising the City in the formulation of appropriate land use and urban design regulations. Through a series of public meetings, the committee created new development regulations that respond to the unique environment of Panther Island.

**The development standards and a flexible review process are intended to promote creative design. Exceptional projects that are consistent with Panther Island's general development principles are encouraged.** Unlike conventional zoning classifications, the Panther Island ("PI") zoning district focuses on the form of future development and does not emphasize the segregation of land uses. The standards and guidelines should help create a livable and sustainable district possessing a strong sense of place. Although the standards and guidelines provide specific guidance to developers, the development review process allows flexibility and should foster creative design approaches to both private and public development. Non-conforming exceptional projects are also encouraged.

**This document is intended to present the standards and guidelines in a user-friendly format, with illustrative diagrams and photographs not found in conventional ordinances.** This document should provide public entities and private developers with a user-friendly guide that serves as the regulatory framework for Panther Island. The diagrams are intended to present standards in an easy-to-understand format, and the photographs present examples of projects and public spaces that are consistent with the intent of the district. This document will continue to evolve as development conditions change. Regular review and assessment will allow the City and its public and private partners to refine this set of tools to create a sustainable and memorable Panther Island.

# PANTHER ISLAND CORE AND PERIPHERAL ZONE DISTRICT BOUNDARIES





## INTENT AND GENERAL DEVELOPMENT PRINCIPLES

The Panther Island Development Standards and Guidelines promote the type of development and redevelopment described in the Panther Island Plan. The 2016 plan envisions Panther Island as a vibrant urban district that builds on the area's history and character, complements the Downtown core, and created distinctive neighborhoods within an easy walk of the North Main Street commercial district and numerous waterfront destinations.

This document includes a comprehensive set of development standards and guidelines in the following five sections:

- Panther Island Urban Design Plan— Prescribes a circulation network, locations for public spaces, street cross-sections, and waterfront cross-sections.
- Buildings and Sites— Addresses the height, orientation, and façade design of buildings and parking facilities.
- Streetscapes and Waterfronts— Includes standards and guidelines for the design of public sidewalks and waterfront walkways.
- Public Parks and Plazas— Provides basic standards and guidelines for the design of pocket parks, community parks, urban plazas, and other gathering places.
- Land Uses— Includes a generalized list of permitted land uses.

**Standards and guidelines listed throughout these five sections are consistent with the following eleven general principles.**

### ***Promote a pedestrian-orientated urban form.***

In contrast to traditional zoning standards that place primary emphasis on the regulation of land uses, the Panther Island development standards focus on promoting a walkable, urban form of development. The focus on form promotes buildings that conform to tested urban design principles, and that adapt to changing conditions over time.

### ***Require excellence in the design of the public realm.***

The most successful and memorable urban environments are those in which walking down the street or along a waterfront is appealing. Streets, waterfronts, and parks should be comfortable and inviting. Buildings fronting such spaces should be active and visually interesting at the pedestrian level.

### ***Maximize connectivity and access.***

Panther Island presents a unique opportunity to create a truly multimodal urban district in which residents and visitors may conveniently walk, drive, bike, or ride public transportation to destinations within and outside of Panther Island. Development standards should promote walkable blocks and street designs that balance pedestrians and automobiles, and should also ensure accessibility for all residents and visitors, including those with disabilities.

### ***Create a network of distinctive neighborhoods that provide diverse urban housing options.***

The Panther Island Plan promotes the creation of neighborhoods that include townhouses, apartments, condominiums, and supporting neighborhood-scale businesses. Providing a large number of housing units and retaining a predominantly residential character throughout the neighborhood is critical to Panther Island's success.

## INTENT AND GENERAL DEVELOPMENT PRINCIPLES



### ***Encourage authentic Fort Worth character in new development.***

Panther Island should build on the area's authentic character. Public and private development should strengthen this urban authenticity and should avoid the generic quality of conventional development often seen in suburban locations.

### ***Encourage creativity and exceptional design.***

Panther Island's development standards and guidelines promote high quality design, and the development review process promotes flexibility. Standards and guidelines, as well as the development review process, should support creativity and exceptional design while discouraging uniformity.

### ***Encourage adaptive reuse and support the preservation of historically significant buildings.***

Panther Island includes historically significant buildings that should be incorporated into new development and redevelopment projects. The development standards should work in conjunction with the City's Historic Preservation Ordinance to encourage preservation and adaptive reuse of significant buildings.

### ***Promote sustainable development that enhances Fort Worth's natural resources.***

Creating a walkable, mixed-use, high-density, central city district supports sustainable development by providing an alternative to low-density development in peripheral areas. In accordance with sustainable development principles, Panther Island's buildings, water features, transportation systems, and parks should be designed so as to improve air and water quality, and should promote innovation in environmental design.

### ***Encourage the integration of public art into public and private development.***

Public art should be integrated into architecture, streetscapes, waterfronts, water infrastructure, and public spaces. Public art will enhance the built environment and contribute to the area's success in attracting new residents and businesses.

### ***Support existing Panther Island businesses.***

The development standards should not impede the success of existing businesses.

### ***Promote development that complements the Downtown core.***

Downtown Fort Worth serves as the city's central business district and the region's western activity center. Sundance Square has become a regional entertainment destination. Panther Island's urban neighborhoods and unique waterfront destinations should complement the strengths of the Downtown core.

### ***Preserve view corridors.***

The urban grid of Panther Island creates multiple view corridors and site lines. These view corridors are preserved through the regulation of building heights and building height setbacks. By restricting building heights to 20 stories, the iconic views to the Courthouse, Downtown, and the bluff are protected.

## ADMINISTRATION

### Intent

The development standards are intended to be clear, concise, and user-friendly. The development review process is intended to be predictable and flexible, and to facilitate timely approval of projects that conform to the general development principles for Panther Island.

### Relationship to Other Regulatory Documents

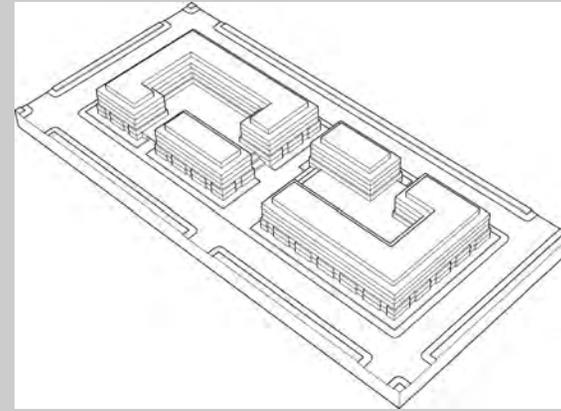
The Panther Island Development Standards and Guidelines document is intended to minimize references to other sections of the City's Zoning Ordinance, City Plan Commission Rules and Regulations, and other regulatory documents. One notable reference that remains is the Historic Preservation Ordinance (contained within the City's Zoning Ordinance), which includes the procedures and regulatory requirements related to the preservation and reuse of historically significant buildings.

Pertinent sections of the Standards and Guidelines have been adopted as a supplement to those regulatory documents. For example, the Panther Island Urban Design Plan is a supplement to the City Plan Commission Rules and Regulations because it includes a street network map that serves as the basis for plat approvals. Similarly, the Zoning Ordinance includes a new Panther Island "PI" district classification that lists property development standards related to building height and setbacks and references the Panther Island Standards and Guidelines document as the source for other regulations. All development must comply with all federal, state, county, and city regulations and ordinances. However, whenever there appears to be a conflict between the Panther Island Development Standards and Guidelines and other sections of the City of Fort Worth Zoning Ordinance, the requirements specifically set forth in this ordinance shall prevail.

### Definition of "Standards" and "Guidelines"

Standards are objective, measurable regulations illustrated through diagrams and sketches with which all projects must comply. Unless noted as a guideline, all provisions in this document are standards. If a project of exceptional design is clearly consistent with the Intent and General Development Principles but does not conform to a certain standard, the Urban Design Commission (UDC) may approve a Certificate of Appropriateness (COA) that cites the project's compliance with the intent and principles. (For projects not conforming to height and setback regulations listed in the Zoning Ordinance, a variance approved by the Board of Adjustment is also required; see development review process on page 10.)

Guidelines are subjective statements, illustrated with photographs, through which the City proposes additional design strategies. The guidelines should be suitable for most projects, and developers should endeavor to ensure that the intent and spirit of the design guidelines are followed to the extent possible. City staff and the UDC will work with developers to explore design approaches that maximize conformance with development guidelines and principles.



**Diagrams and Sketches Illustrate Standards**



**Photographs Depict Guidelines**

Images are only intended to help the user visualize key guidelines

## DEVELOPMENT REVIEW PROCESS

**Projects Subject to Review**– All private construction projects, with the exception of interior construction or exterior in-kind replacement work, are subject to review by the Trinity River Vision Authority Review Committee and the Planning and Development Department and/or the Urban Design Commission (UDC) for compliance with the Panther Island Standards and Guidelines. All buildings, streets, and public spaces by public entities are also subject to review. In accordance with their civic role, public buildings should reflect exceptional design quality.

**Administrative Review vs. UDC Review**– Projects that are supported by the Trinity River Vision Authority (TRVA) and are clearly consistent with all applicable development principles and clearly conform to all standards may be approved administratively by the Planning and Development Director or his/her designee without UDC review. The UDC shall review all other projects that require interpretation or discretionary judgment with respect to the project’s compliance with standards and guidelines.

**Urban Design Commission**– The UDC is a nine-member body appointed by the City Council and charged with the administration of urban design districts. The Zoning Ordinance specifies that UDC appointees should be knowledgeable about fundamental principles of urban design. Furthermore, at least six of the nine appointees shall be practicing professionals from the fields of architecture, landscape architecture, urban design or planning, real estate, or law. The Planning and Development Director or his/her designee serves as staff advisor to the UDC.

**Exceptional Design**- The Planning and Development Department and TRVA may recommend for UDC approval public buildings of exceptional designs that do not comply with certain standards or guidelines provided that the buildings conform to the Intent and General Development Principles. Parks, plazas, sidewalks, waterfront paths, and all other publicly accessible spaces should also reflect exceptional design quality and are subject to review for compliance with the Panther Island Development Standards and Guidelines.

**Conceptual Phase Discussion**- One of TRVA’s most important roles is to provide informal guidance to developers of significant projects during the conceptual design phase. These discussions take place during informal work sessions, and provide an opportunity for early TRVA and Planning and Development staff input that should facilitate timely design review and approval of the final design phase. All public and private developers of significant projects are encouraged to present their conceptual plans to TRVA for informal review.

**Variances to Zoning Ordinance Property Development Standards**- The UDC is authorized to approve appropriate exceptions to the vast majority of the Panther Island Standards and Guidelines. The UDC may allow additional flexibility for projects of exceptional civic or environmental design. Any waiver of basic property development standards related to building heights or setbacks, however, requires a variance approved by the Board of Adjustment (BOA).

**Design Plan and Land Use Administrative Rights** -The City of Fort Worth reserves the right to administratively modify the urban design plan and land use if the modifications are clearly consistent with applicable development principles and supported by the Trinity River Vision Authority (TRVA).



## Urban Design Plan

## Intent

This section includes maps and diagrams depicting the locations, cross-sections, and standards/guidelines for streets and water bodies, and locations and standards/guidelines for schools, parks, and other public spaces within Panther Island. Similar in function to the City's Master Thoroughfare Plan and Street Development Standards, the Panther Island Urban Design Plan guides the location and design of these public spaces so as to encourage development that is consistent with the vision for Panther Island and principles outlined in the Panther Island Development Standards and Guidelines.

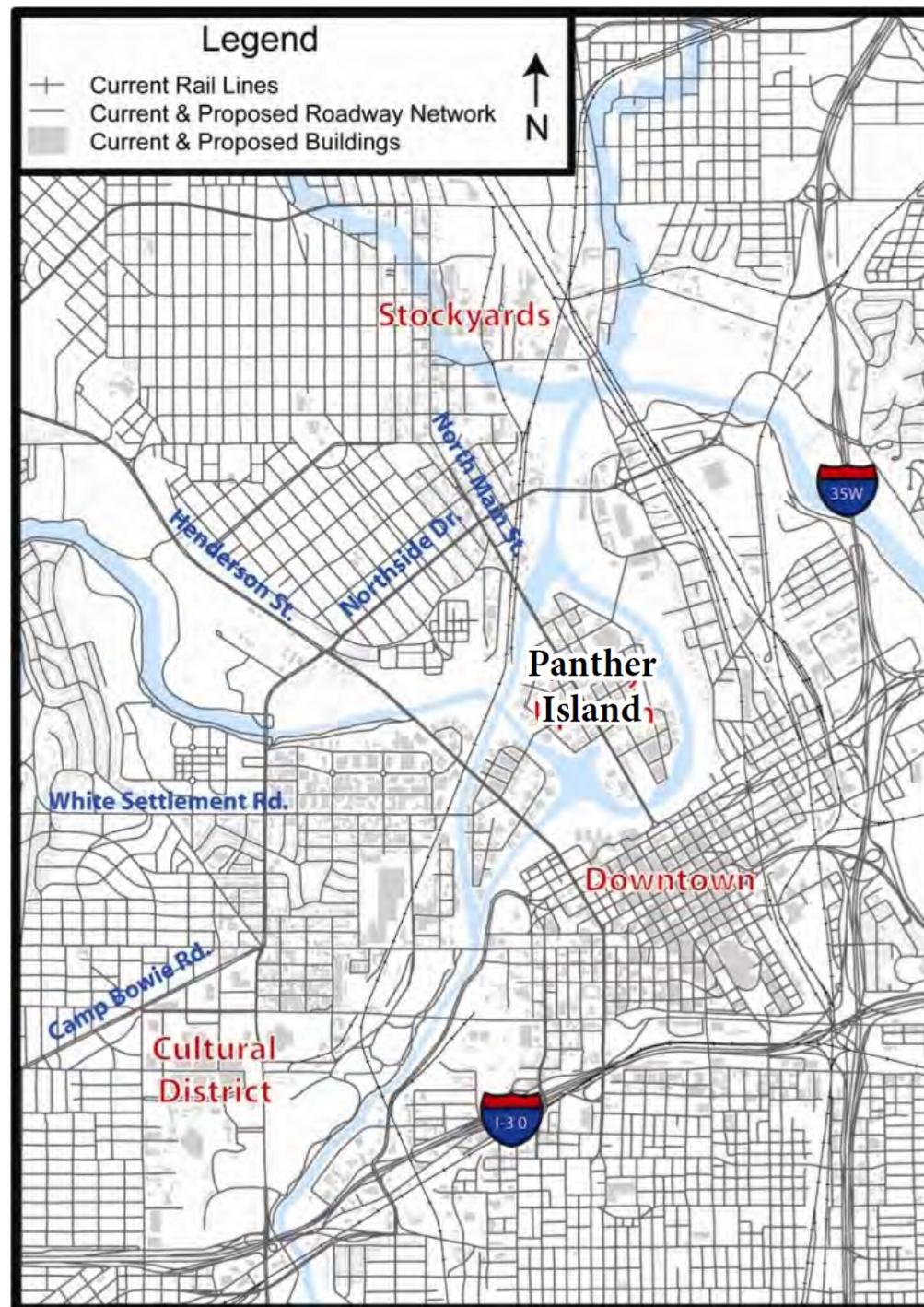
## Circulation Network and Street Standards

### Intent and Principles

This section illustrates the Panther Island circulation network and provides specifications for arterials, collectors, local streets, and access lanes in Panther Island. Streets will constitute the most significant component of Panther Island's public realm; therefore, it is critically important to promote pedestrian-oriented designs for streets and sidewalks in this high-density district. Although the City may adjust the standards listed in this section in response to changes in travel demand or circulation patterns, any changes must be consistent with the principles listed below.

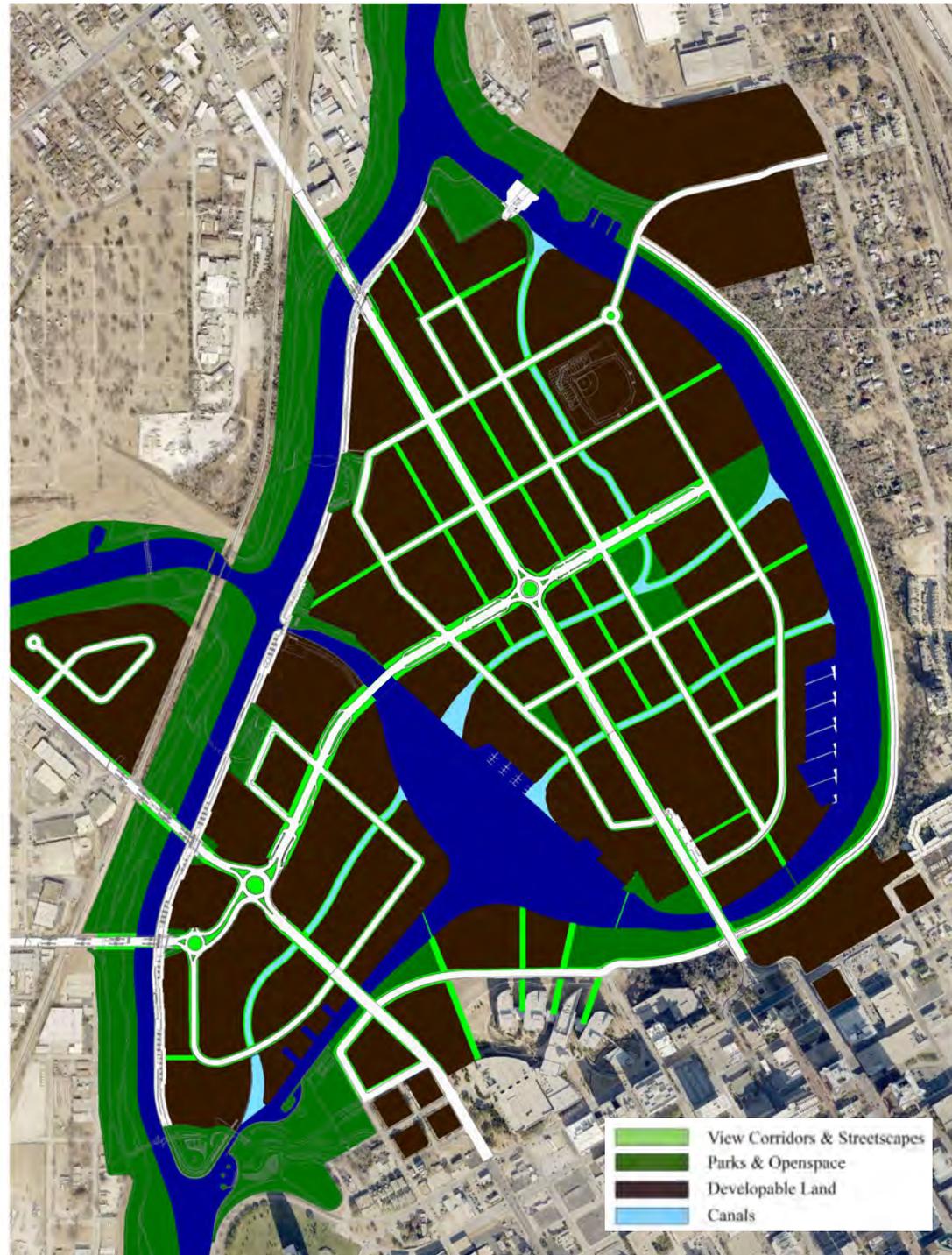
### Circulation Network Principles

- Maximize street and path connectivity for vehicles, pedestrians, public transportation, and bicycles so as to promote efficient circulation and to provide a wide range of mobility options.
- Design North Main Street, Henderson Street, and White Settlement Road to provide efficient mobility and to connect to other corridors throughout the Panther Island Area, but use street designs that are compatible with central city redevelopment.
- Use streets and pedestrian paths to provide and protect views to the Tarrant County Courthouse, the Downtown skyline, waterfront areas, bluffs, and other significant landmarks.

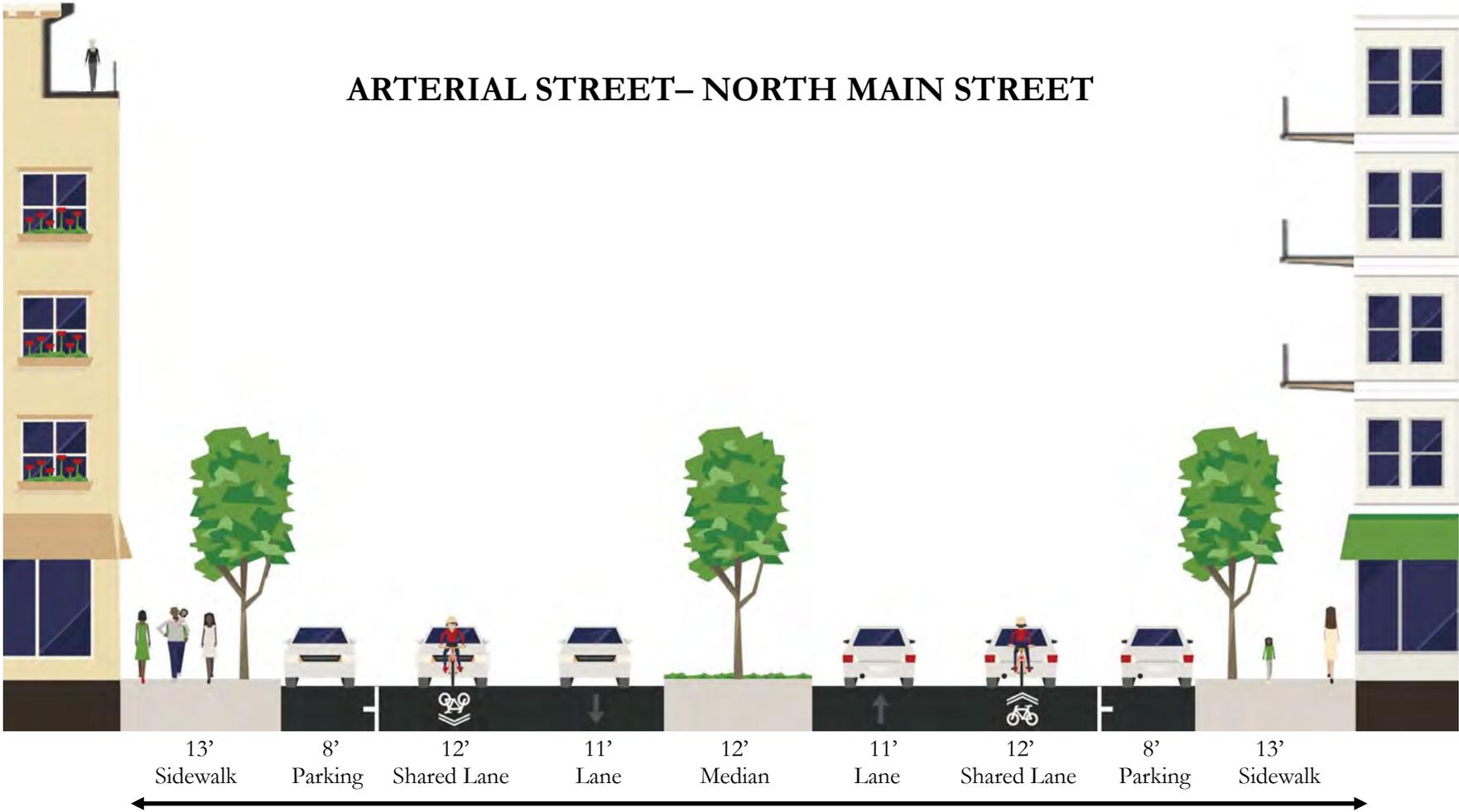


## Streets and Sidewalks Principles

- Design all streets and sidewalks to ensure pedestrian activity and comfort.
- Balance the circulation requirements of automobiles, bicycles, and pedestrians in the design of street cross-sections.
- Ensure quality construction and attention to detail in the design and construction of streets.
- Use simple sidewalk designs to ensure easy maintenance and place greater emphasis on the design of building facades that front public sidewalks.



# ARTERIAL STREET- NORTH MAIN STREET

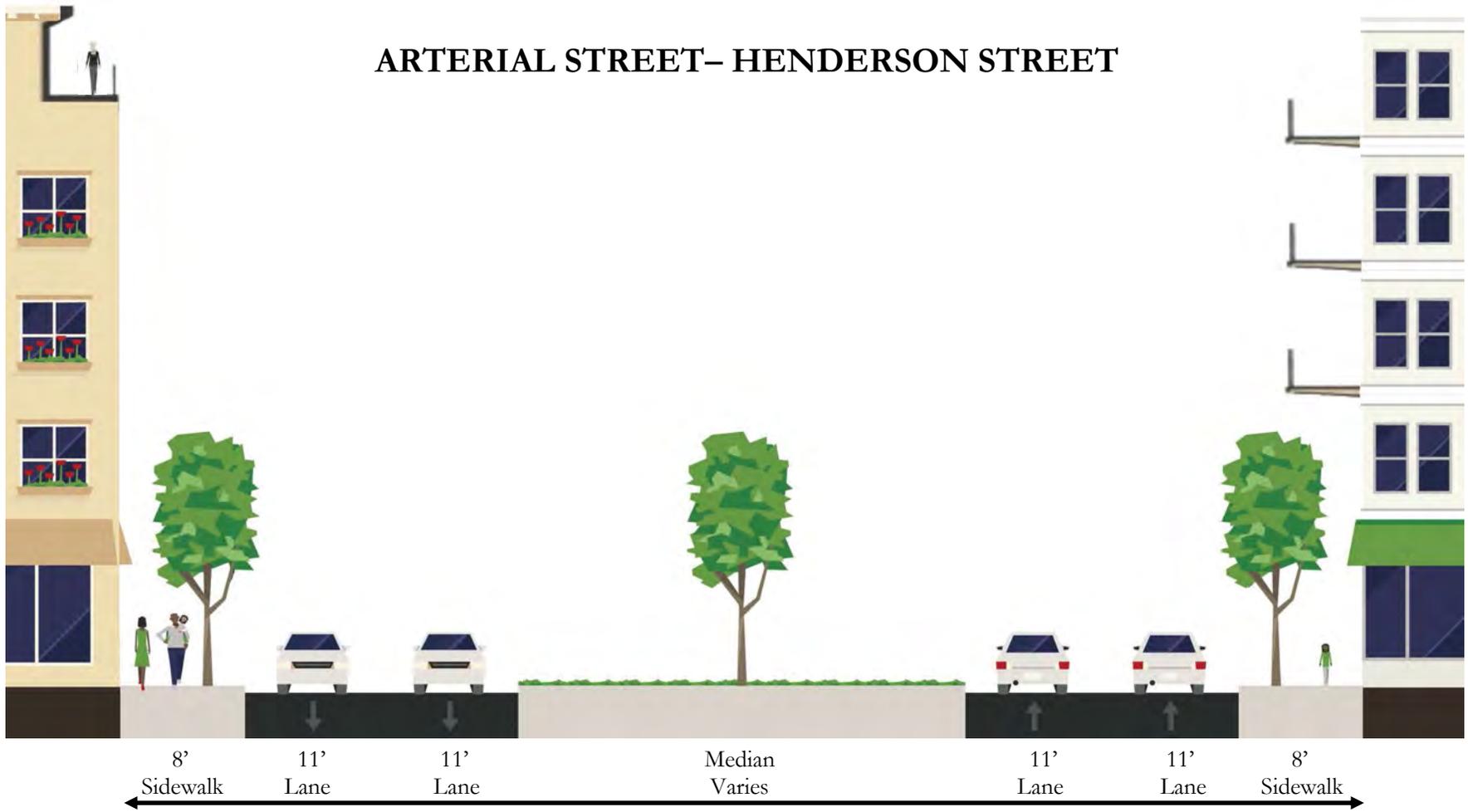


### North Main Street Standards

- Right-of-way 100 feet
- Travel lanes 4 lanes; 46 feet
- On-street Parking Two 8-foot parking lanes
- Sidewalks 13 feet
- Street Trees 25-foot minimum spacing
- Pedestrian zone 6-foot minimum width
- Furnishing zone Minimum of 3-feet from curb
- Sidewalk Dining Encouraged



# ARTERIAL STREET- HENDERSON STREET

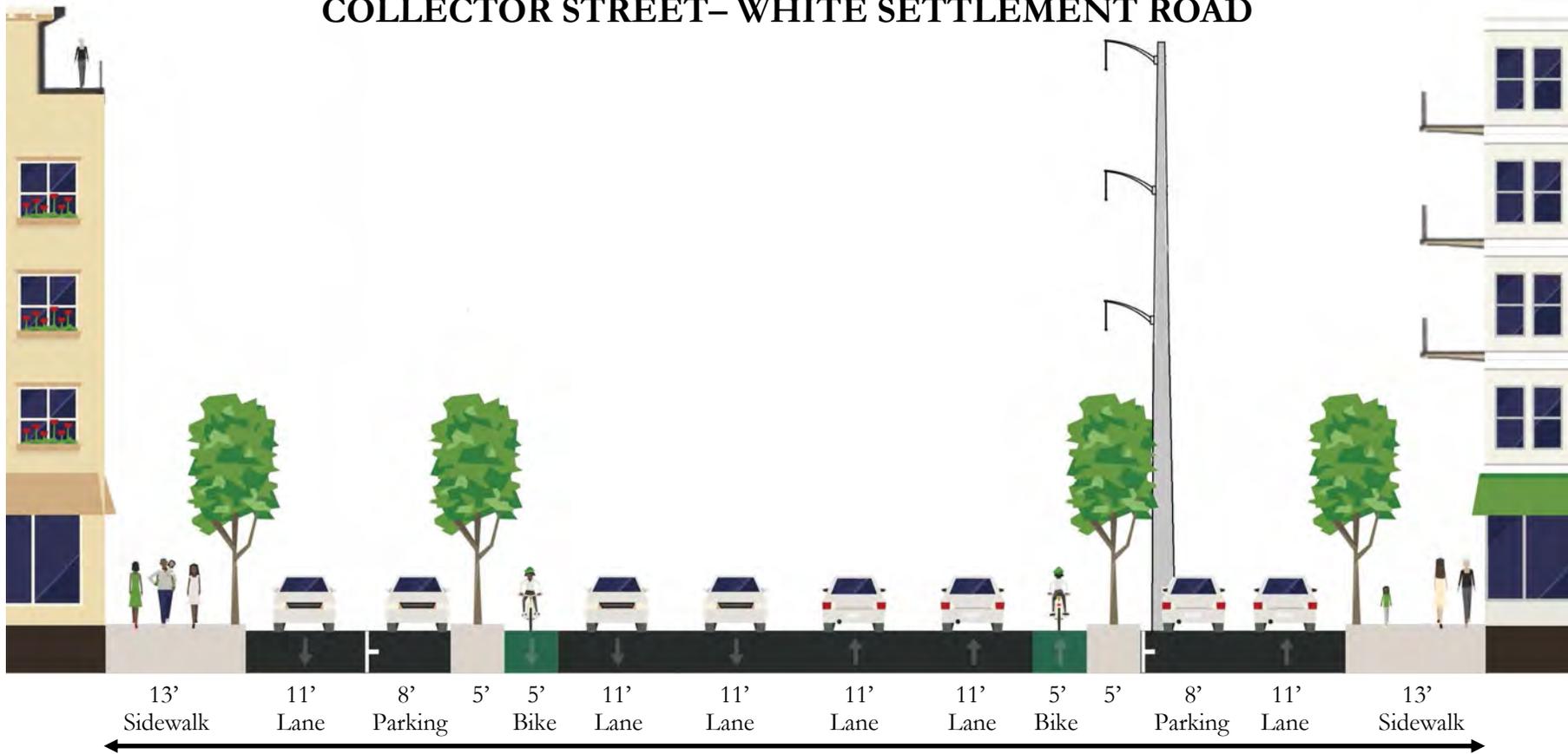


## Henderson Street Standards

Right-of-way	100 feet
Travel lanes	4 lanes; 44 feet
On-street Parking	To be determined
Sidewalks	8 feet each, 16 total
Street Trees	25-foot minimum spacing
Pedestrian zone	6-foot minimum width
Furnishing zone	Minimum of 3-feet from curb
Sidewalk Dining	Encouraged with appropriate building setback- maximum of 10 feet



## COLLECTOR STREET- WHITE SETTLEMENT ROAD



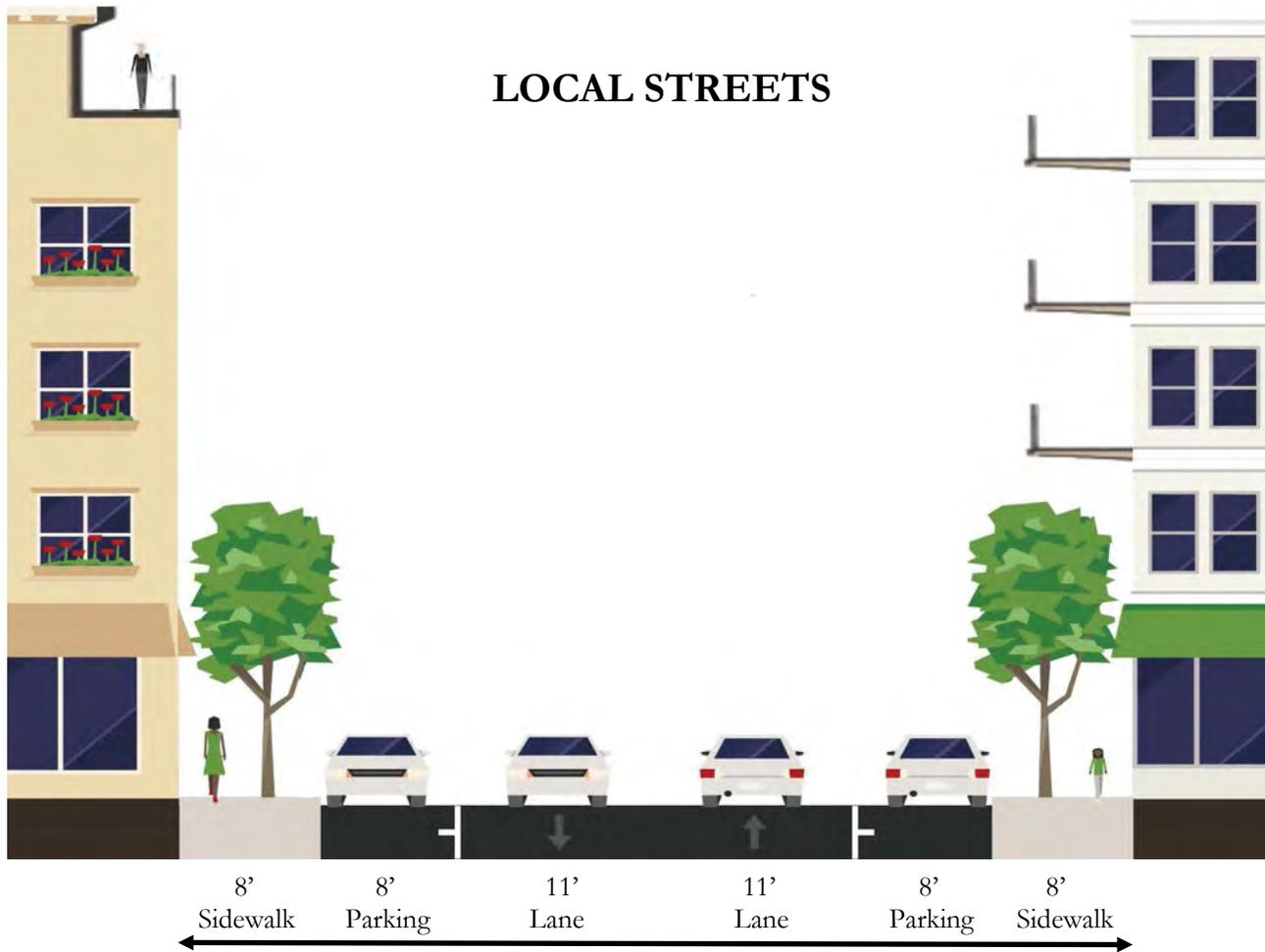
### White Settlement Street Standards

Right-of-way	128 feet
Travel lanes	4 lanes; 44 feet, with 2 slip lanes; 22 feet
On-street Parking	Two 8-foot parking lanes
Sidewalks	13 feet
Street Trees	25-foot minimum spacing
Pedestrian zone	6-foot minimum width
Furnishing zone	Minimum of 3-feet from curb
Sidewalk Dining	Encouraged with appropriate building setback- maximum of 10 feet

\*Note: Transmission power corridor is only needed from the Henderson roundabout to the outer Local Circulator.



# LOCAL STREETS

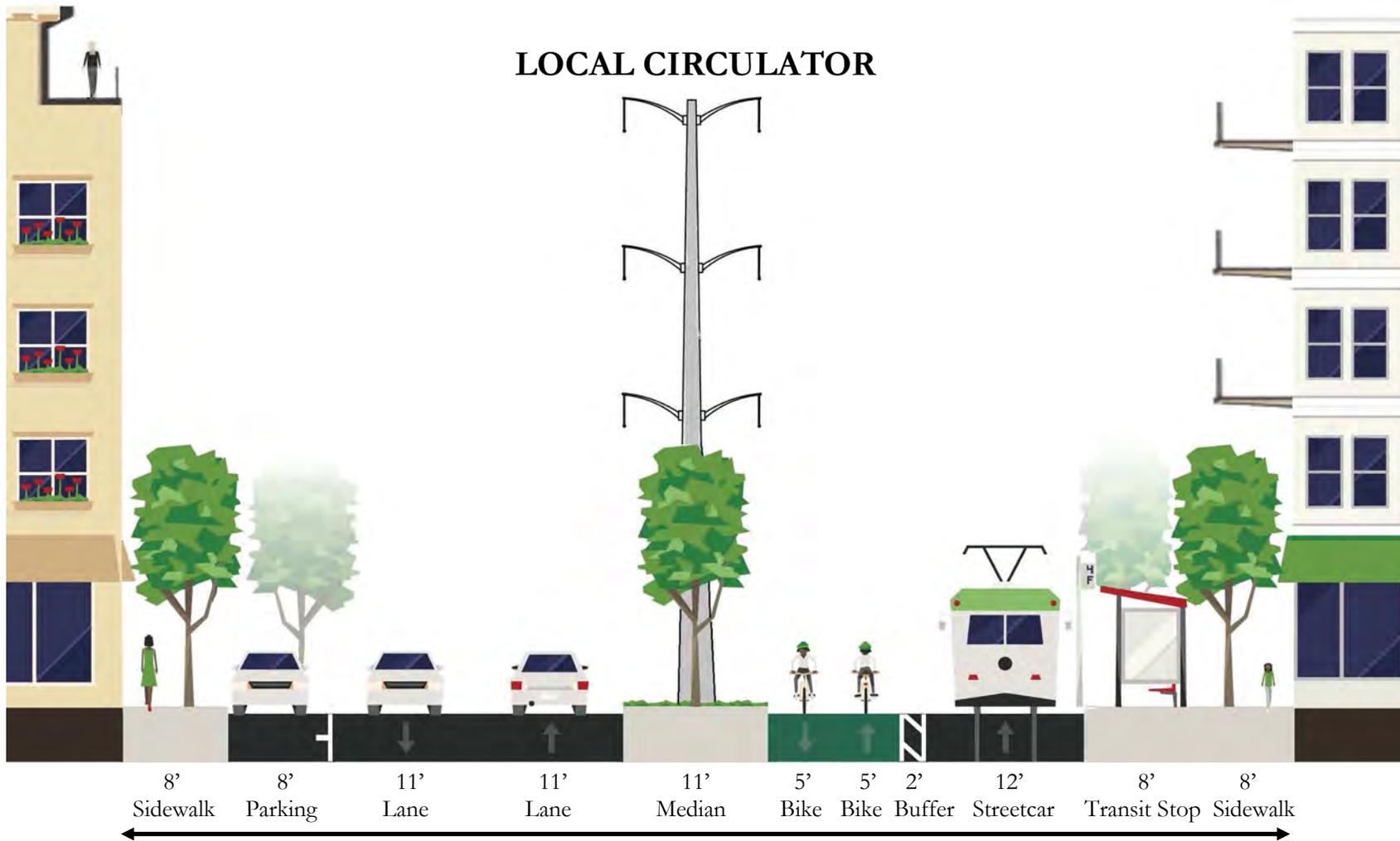


## Local Street Standards

Right-of-way	54 feet
Travel lanes	2 lanes; 22 feet
On-street Parking	Two 8-foot parking lanes
Sidewalks	8 feet
Street Trees	25-foot minimum spacing
Pedestrian zone	5-foot minimum width
Furnishing zone	Minimum of 3-feet from curb
Sidewalk Dining	Allowed



## LOCAL CIRCULATOR



### Local Circulator Standards

Right-of-way	89 feet
Travel lanes	2 lanes; 22 feet
On-street Parking	1 inside lane (facing interior Island)
Bike lanes	2 outside lanes
Street Car	Outside Lane (facing Waterfront)
Sidewalks	8 feet
Street Trees	25-foot minimum spacing
Pedestrian zone	5-foot minimum width
Furnishing zone	Minimum of 3-feet from curb
Sidewalk Dining	Allowed

\*Notes: Where a transmission power corridor (generally the north, north west, and most southern portion of the loop) is not required, then the center median can be reduced to 4 feet. Where On-Street Parking is not allowed (ie. near intersections, bulb outs, transit shelters...), another row of trees shall be planted.



## WATERWAYS

### Intent

This section illustrates the Panther Island water system – a flood protection and water quality enhancement system that includes a bypass channel, urban lake, urban riverfront, and interior canals. The illustrations also include cross-sections and development guidelines for the various water bodies. Water serves as the unifying development concept for Panther Island, and all development should contribute to the integrity of the water system and be consistent with the principles listed below.

### Waterfront Access Principles

- Ensure a continuity of public access to and along waterfronts.
- Provide pedestrian and view corridors that allow physical and visual access to the waterfront.
- Clearly define access points and edges of waterfront spaces to facilitate public use and security, and to clearly distinguish between public and semi-public or private spaces.
- Accommodate multiple travel modes along the waterfront, including pedestrians, bicycles (slower speeds along urban waterfronts), and water taxis.

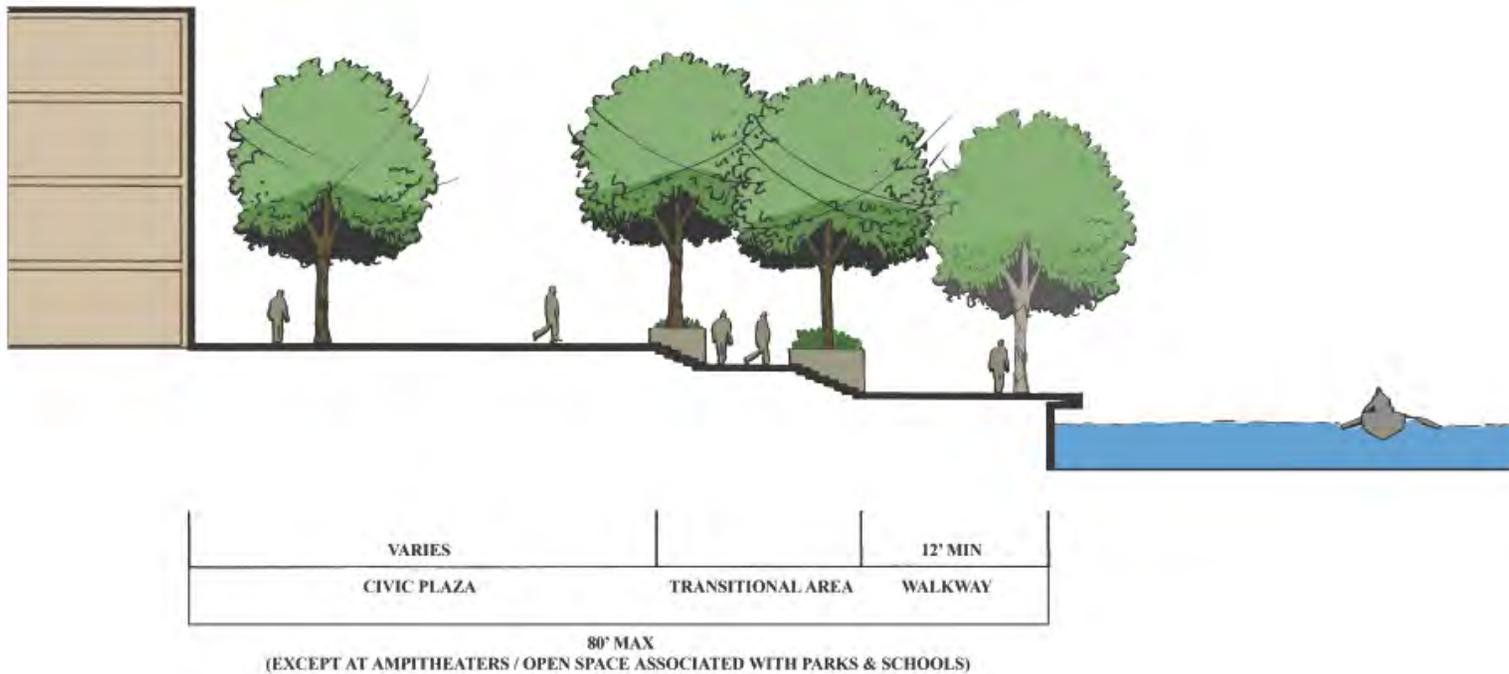
### Waterfront Experience Principles

- Build a distinctive and diverse network of public spaces and waterfront environments that avoid long uninterrupted monotonous designs.
- Include both informal and formal spaces and their neighborhood connectors to reflect or complement the adjoining neighborhoods character.
- Ensure comfort during hot weather with trees and other provisions for shade, water fountains, benches, and areas for rest.
- Ensure that buildings and other components of the built environment frame and complement waterfronts and public spaces.

San Antonio River walk



## URBAN LAKE AND RIVER CHANNEL - PUBLIC PLAZA SECTION



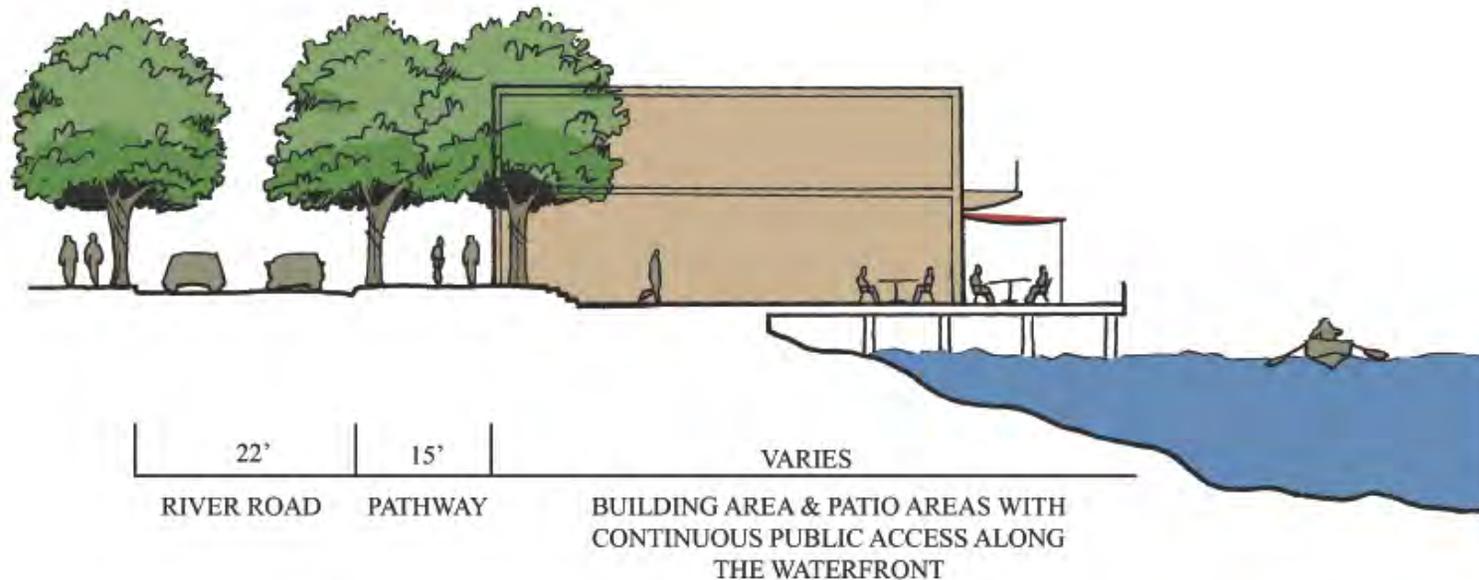
### Standards:

- Provide walkway width of 12-18 feet; maximum may be exceeded for civic spaces, parks, and schools
- Provide continuous public access along the Urban Lake.

### Guidelines:

- Encourage public plazas/spaces that accommodate community events in appropriate locations, such as the urban lake area.
- Encourage active uses and outdoor vendors.
- Provide intimate and comfortable places for relaxing, fishing, and canoe/kayak access.
- Provide shaded areas to promote activity during hot summers.
- Encourage outdoor dining.
- Integrate stops for water taxi service.

## URBAN LAKE AND RIVER CHANNEL - STANDARD SECTION FOR THE RIVER ROAD



### Standards:

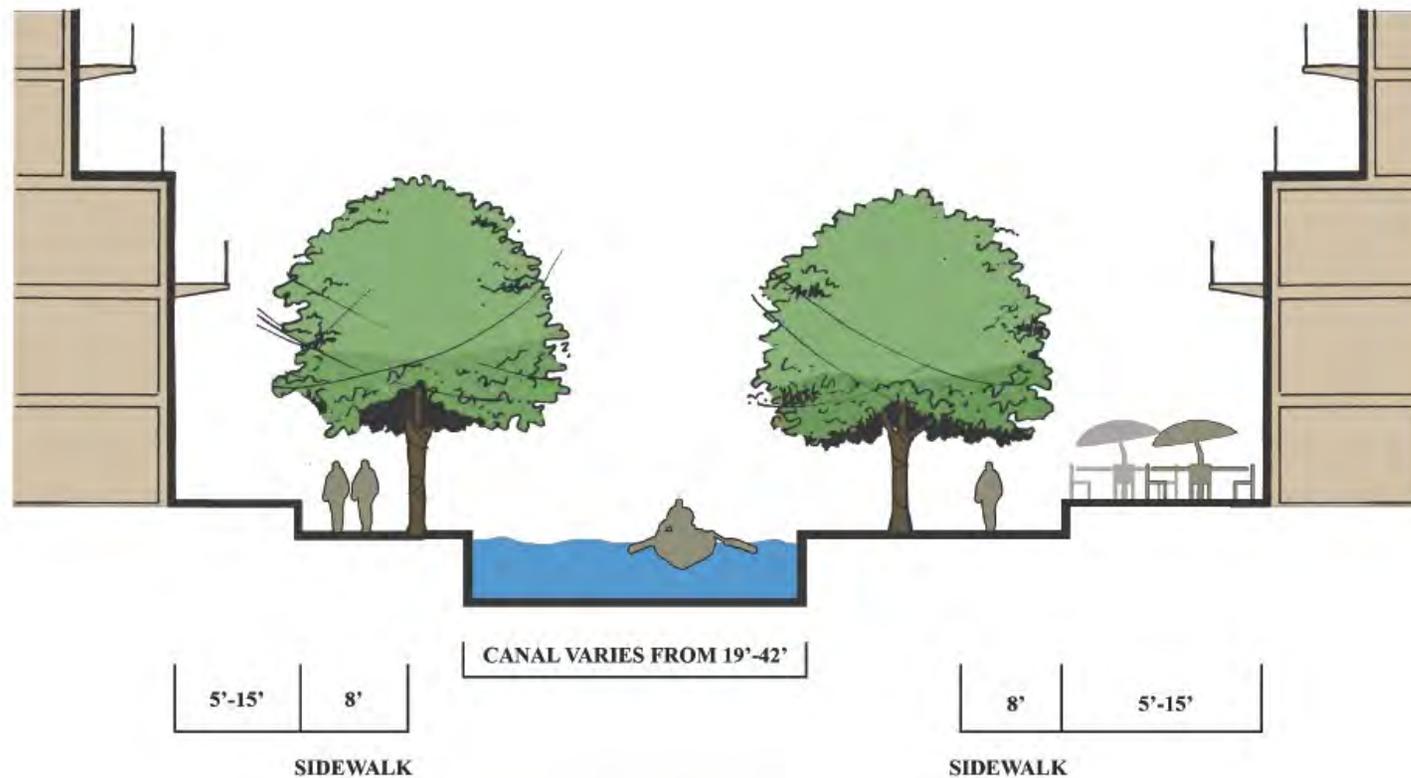
- Provide walkway width of 12-18 feet; maximum may be exceeded for civic spaces, parks, and schools.
- Provide continuous public access along the Urban Lake.
- Street Trees 25 feet

### Guidelines:

- Encourage public plazas/spaces that accommodate community events in appropriate locations, such as the urban lake area.
- Encourage active uses and outdoor vendors.
- Provide intimate and comfortable places for relaxing, fishing, and canoe/kayak access.
- Provide shaded areas to promote activity during hot summers.
- Encourage outdoor dining.
- Integrate stops for water taxi service.
- In certain areas, a meandering pathway may be appropriate.



## CANALS



### Standards:

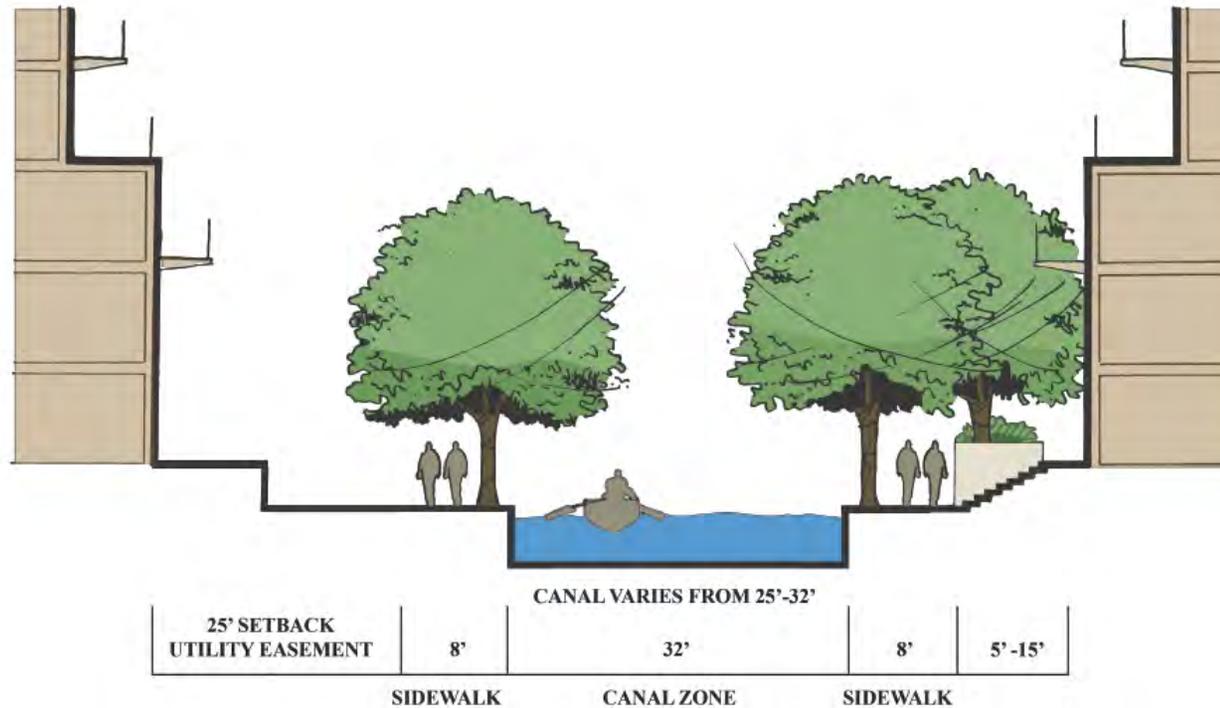
- Provide an 8-foot wide pedestrian area.
- Provide at least 3' of freeboard between the edge of the canal and the finished floor of development, outdoor dining or open space.
- Canals shall vary in width (from 19'- 42') throughout the canal zone depicted above.
- Provide continuous public access along canals, at least on one side.

### Guidelines:

- Encourage balconies and other features that provide visual interest and a strong relationship between buildings and canal walkways.



## CANAL-CLEAR FORK SOUTH WITH UTILITY EASEMENT TO THE NORTH



### Standards:

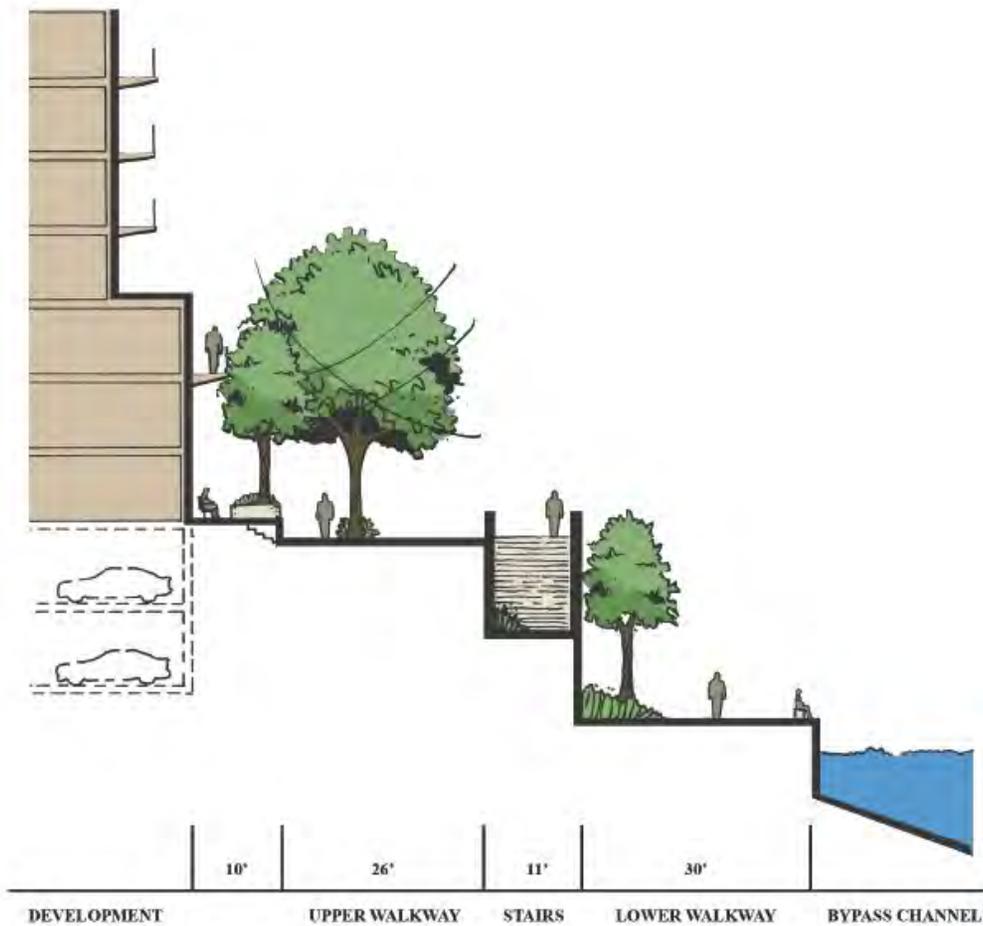
- Provide an 8-foot wide pedestrian area.
- Provide at least 3' of freeboard between the edge of the canal and the finished floor of development, outdoor dining or open space. (see page 23)
- Canals shall vary in width (from 19'- 32') throughout the canal zone depicted above.
- Provide continuous public access along canals, at least on one side.

### Guidelines:

- Encourage balconies and other features that provide visual interest and a strong relationship between buildings and canal walkways.



## BYPASS CHANNEL– TYPICAL ACCESS SECTION SOUTH OF CENTRAL CONTROL GATE

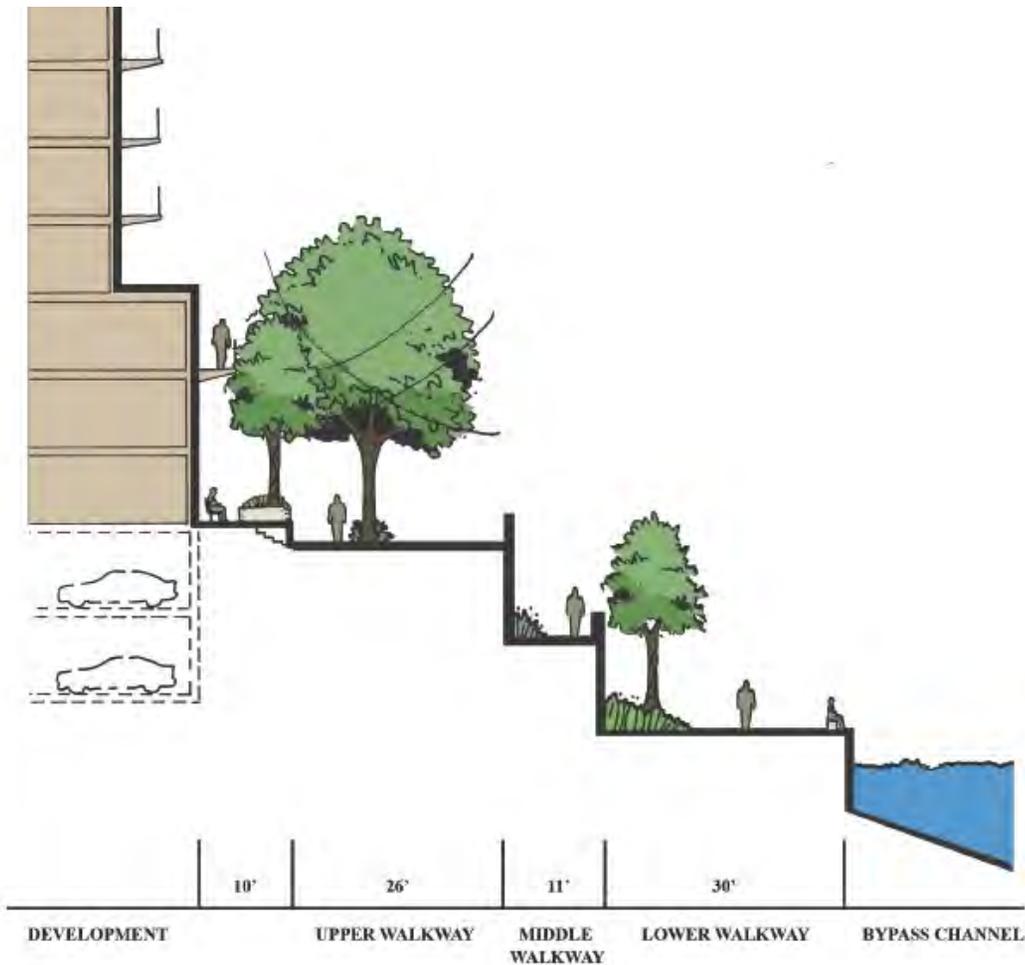


### Standards:

- Provide upper walkway according to USACE standards.
- Provide continuous public access along the upper and lower walkways.



## BYPASS CHANNEL– TYPICAL THREE WALKWAY SECTION SOUTH OF CENTRAL CONTROL GATE

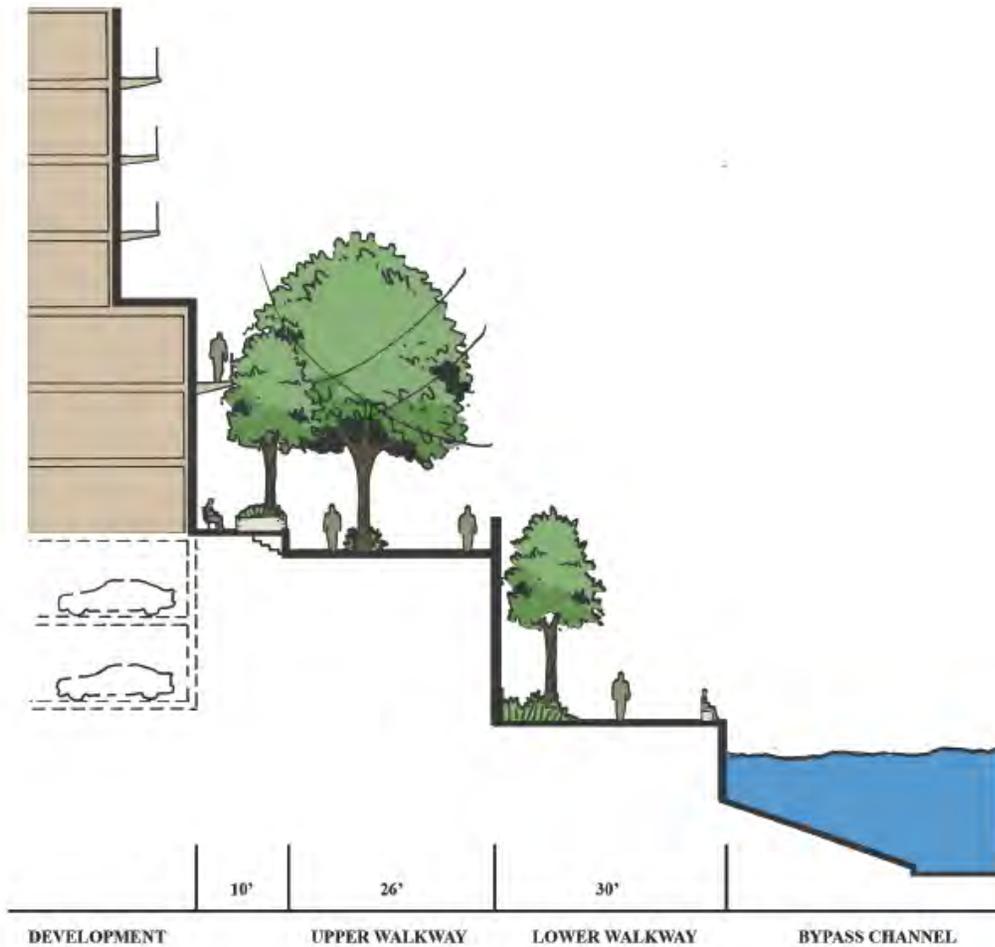


### Standards:

- Provide upper walkway according to USACE standards.
- Provide continuous public access along the upper and lower walkways.



## BYPASS CHANNEL– TYPICAL ACCESS SECTION NORTH OF CENTRAL CONTROL GATE

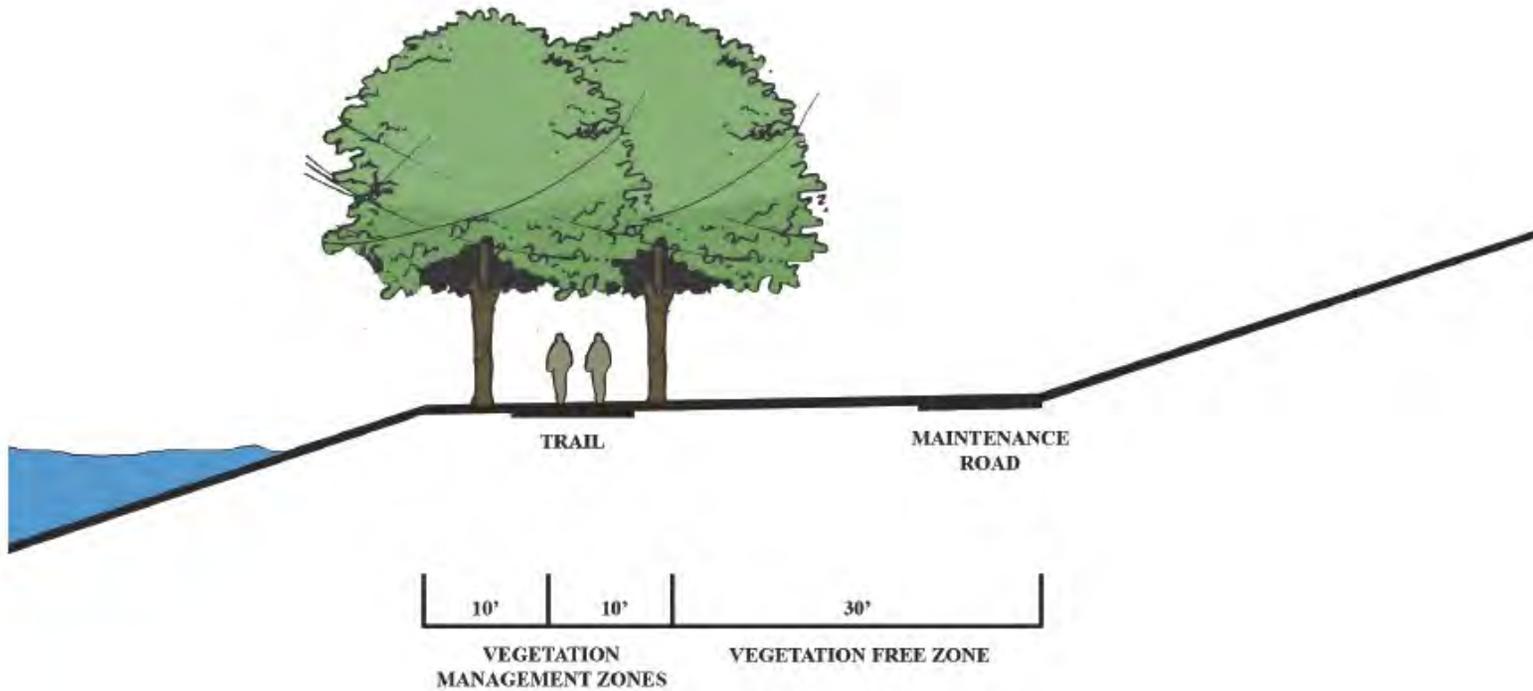


### Standards:

- Provide upper walkway according to USACE standards.
- Provide continuous public access along the upper and lower walkways.



## BYPASS CHANNEL- NORTHWEST BANK SECTION



**Note:**

The northwest bank of the Bypass Channel is often referred to as the “soft side”. This side is a earthen sloped levee and will restore a more natural greenbelt condition to the proposed urban area. The northwest side will have a trail that is connected to the existing Trinity Trail greenbelt. This will allow for continuous recreation on the soft side of the Bypass Channel.



## PARKS, SCHOOLS AND OPEN SPACE

### Intent and Principles

Residents will choose to live in high-density urban environments like Panther Island if they have convenient access to a range of usable and appealing public spaces. The Panther Island Plan envisions a network of public spaces that includes pocket parks, community parks, schools, and civic gathering places. This section is intended to provide guidance to the development of those various spaces, based on the following principles:

- Connect public spaces to establish an integrated network of parks, plazas, and waterfronts.
- Support the development of pocket parks throughout neighborhoods.
- Design schools and other community facilities so that they are functional throughout the day and
- provide additional spaces for recreation and gatherings.
- Incorporate elements that engage all age groups, including young children and the elderly.

### Public Spaces



Knoxville, Tennessee

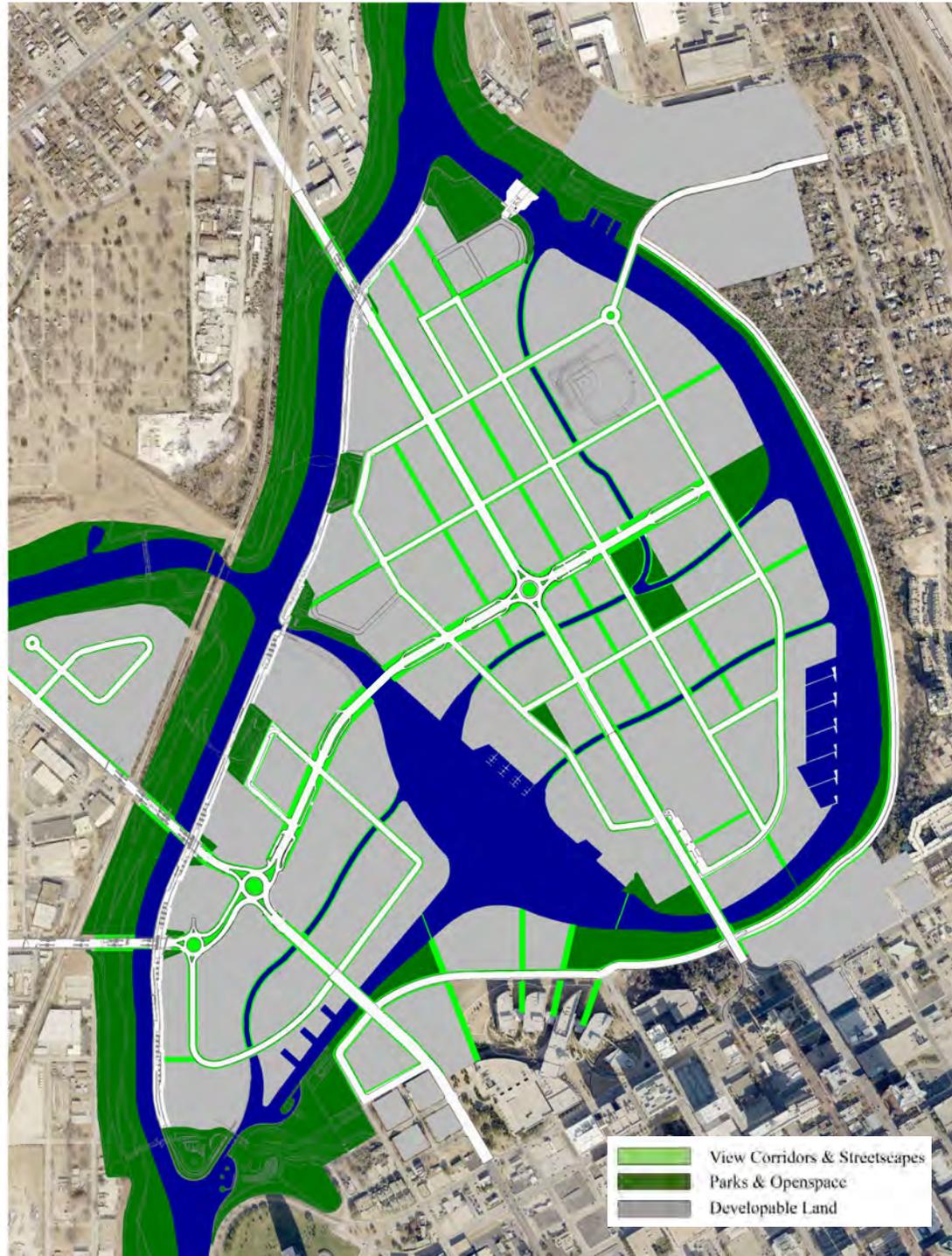


Vancouver, British Columbia

## PARKS, SCHOOLS, AND OPEN SPACE

### Standards

- Park Dedication Policy – The City’s park dedication policy applies to residential units constructed in Panther Island. Park dedication fees may be used to construct canals as envisioned in the Panther Island Plan, among other public spaces.
- Plazas – Plazas are urban public spaces that are more formal than parks and have a higher degree of hard surfaces and pedestrian traffic.
- Impervious surface area: Maximum 40 percent.
- Parks – Parks are open spaces that have less hard surface and pedestrian traffic than plazas. Parks typically include both active and passive recreation areas.
- Impervious surface area: Maximum 20 percent.
- Minimum tree canopy coverage 50 percent.





Sites and Buildings

## INTENT AND PRINCIPLES

This section includes development standards and guidelines related to the orientation and configuration of buildings and building sites. The form and scale of a building is one of the most important factors in the creation of a viable urban streetscape. The purpose of these standards is to ensure high quality, sustainable development that adapts to changing conditions over time. The following principles provide the basis for the development standards and guidelines.

- Design all sites and buildings, and the lower floors of buildings in particular, so that they promote pedestrian activity and provide an active, continuous, pedestrian-oriented street edge along public sidewalks.
- Design buildings and sites to provide visual variety and enhance Panther Island’s overall sense of place.
- Design buildings and sites to enhance the Trinity River’s water quality and to promote a sustainable natural environment.
- Ensure that the scale of buildings enhances the public realm, and that adjacent buildings complement the scale of neighboring structures, particularly adjacent historic buildings.
- Build distinctive neighborhoods that create local identity.
- Regulate building heights and orientation so as to protect and enhance views to and from established landmarks, natural features, and skylines.
- Ensure that civic buildings are of exceptional design quality; and locate civic buildings at prominent sites, such as the terminus of an important axis, where possible.
- Design buildings that reflect the time in which the structures are built, respecting the development context and our local history.
- Choosing durable exterior building materials is an important part of shaping a coherent urban form. In addition to visual attractiveness, exterior building materials serve as the primary form of protection of the interior space of a building.
- Encourage the use of durable, attractive materials that promote sustainability and the reuse of buildings.
- Ensure that building facades visible from public spaces contribute to an attractive streetscape and skyline.
- Locate surface parking, individual garages, and large parking garages to reduce their visual impact.
- Design and orient buildings on North Main Street to support the street’s role as Panther Island’s pedestrian-oriented commercial district.

## PANTHER ISLAND SITES AND BUILDINGS

### Build-To Range and Setback Standards

- **Front Build-To Range:** 80 percent of each building façade fronting a public walkway must be located within 10 feet of the property line.
- **Waterfront Build-To-Range:** 5 feet minimum; 15 feet maximum along at least 80 percent of the façade.
- **Side Setback:** 0 feet minimum; 10 feet maximum.
- **Rear Setback:** 5 feet minimum
- **Corner Buildings:** Building footprints at arterial intersections (e.g., North Main, White Settlement, and Henderson – streets with at least four moving lanes) shall be chamfered at corners to provide visibility. A 10' x 10' corner triangle measured from the property line and clear of visibility obstructions shall be provided.

### Pedestrian Connectivity and View Corridors

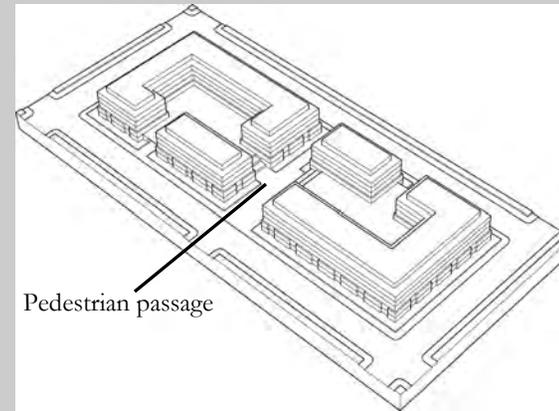
#### Pedestrian Passage Standards

- No block shall have more than 400 feet of street frontage without a pedestrian passage. If the UDC determines that the block is being developed in a piecemeal fashion over time by multiple property owners, and that the provision of a pedestrian passage is impractical because it places an undue burden on a single property owner, then the UDC may waive this requirement.
- **Width:** Minimum of 20 feet. A smaller passage may be approved on two conditions:
  - If the developer has more than one passage per block and,
  - If the buildings framing the passage is not higher than 3 floors.
- Shall be publicly accessible through a public use easement.
- Shall extend through the full block to provide connections to adjacent streets.

#### View Corridor Standards

- View corridors shall be 50' wide and may also serve as major utility corridors.
- View corridors shall act as green pedestrian corridors.
- Shall be publicly accessible through a public use easement.

### Pedestrian Passages and View Corridors Guidelines



#### Pedestrian Passage Guidelines

- Pedestrian passages should be attractive, safe and inviting to encourage use.
- Outdoor dining is encouraged.
- Secondary storefront entrances are encouraged.

#### View Corridor Guidelines

- View corridors should be attractive, safe and inviting to encourage use.
- Outdoor dining is encouraged with in view corridors.

## PANTHER ISLAND SITES AND BUILDINGS

### Sky Bridges and Other Structures Over Streets

Sky bridges over streets, canals, and pedestrian passages, are prohibited unless the design is considered exceptional. The UDC will review all requests for sky bridges.

All other structures are allowed over streets, canals and pedestrian passages with the exception of those that block a view corridor.

### Parking Standards

- Parking Garages – Garages shall be located underground or at the interior of a block. The UDC may approve a street facing garage with the following conditions:
  - Buildings shall not have exposed structured parking at the ground floor level.
  - A parking structure facade that faces a public street shall be designed to incorporate contextual architectural elements that complement adjacent buildings or buildings in the area.
  - Parking structure openings shall not exceed 50 percent of the total ground floor façade.
- Surface Parking Lots – Surface parking lots shall be located at the interior of a block, i.e. behind the buildings. Surface parking lots shall not be located adjacent to streets. If the UDC allows a non-interior block parking lot, the tree canopy coverage shall be 40%.
- Surface Parking Screening– If the UDC allows a surface parking lot that fronts a public street, the lot shall be separated from the sidewalk by a screen with a minimum height of 4 feet.
- Waterfront Parking – Parking lots and above grade garages shall not face waterfronts.

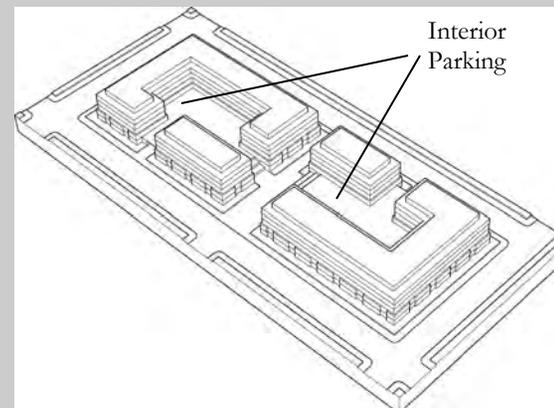
### Off-Street Parking

- There is no off-street parking requirement in the Panther Island District.
- Shared, structured parking facilities are strongly encouraged.

## Parking



Street facing parking garage that meets UDC conditions



## PANTHER ISLAND SITES AND BUILDINGS

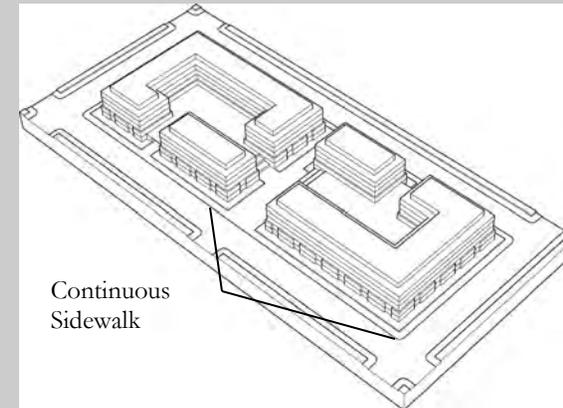
### Curb Cuts: Vehicular Driveway and Parking Garage Entrance Standards

- Appropriate Streets – Vehicular driveways and parking garage entrances shall be located along collectors and local streets, and shall be limited to one every 75 feet on arterials (except North Main Street) and one every 50 feet along collectors; driveways and garage entrances shall not be located along North Main Street to support safe pedestrian circulation along North Main Street sidewalks.
- Spacing – Vehicular driveways and parking garage entrances shall be no closer than 50 feet on collectors.
- Passenger Drop-Off Areas
  - On-Street: On-street drop-off areas support a pedestrian-oriented environment. The UDC may approve on-street passenger drop-off areas.
  - Off-Street: The UDC may approve off-street drop-off areas as exceptions if they meet the following provisions:
    - A continuous sidewalk shall be provided adjacent to the street.

### Security Fence and Gate Standards

- Perimeter fencing prohibited – Conventional gated complexes with perimeter fencing along public streets or waterfronts are prohibited. Specifically, exterior security fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades; i.e., these fences shall not be located in the area between building facades and the property line.
- Privacy fences for residential units, cafe's, bar's and restaurants- A fence or railing not exceeding 4 feet in height may extend beyond residential building façades if the fence encloses a private patio or yard.
- Security gates/fences for driveway and lot entrances – a fence or railing not exceeding 6 feet in height may be used on driveways and lot entrances if flush with facade.

### Sidewalks and Fencing

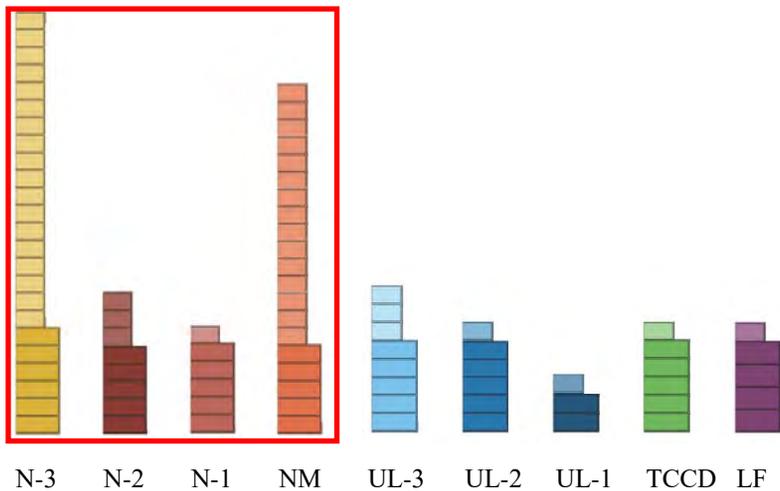


Privacy fence for residential units

# PANTHER ISLAND SITES AND BUILDINGS



Note: All cases of projects needing a lesser height will be required to go to the UDC and the Board of Adjustment.



## Minimum and Maximum Heights by Development Zone

Development Zone	Maximum Height	Minimum Height*
Neighborhood Zone One (N-1)	72 Feet	5 Floors
Neighborhood Zone Two (N-2)	96 Feet	5 Floors
Neighborhood Zone Three (N-3)	288 Feet	6 Floors
North Main (NM)	96 Feet 20 floors	5 Floors
Urban Lake Zone One (UL-1)	36 Feet	2 Floors
Urban Lake Zone Two (UL-2)	72 Feet	5 Floors
Urban Lake Zone Three (UL-3)	96 Feet	5 Floors
Tarrant County College Zone (TCCD)	72 Feet	5 Floors
LaGrave Field Zone (LF)	72 Feet	5 Floors

\*One-story buildings are permitted if at least one of the following conditions is met:

1. When the building is part of a development site with building height of 6 stories or greater; or
2. The building is an accessory structure.

## PANTHER ISLAND SITES AND BUILDINGS

### Floor Height Standards

- Ground Floors of Nonresidential Buildings – Minimum 12 feet, measured floor-to-floor. Parking structures not located along local, collector, or arterial streets are exempt from this standard.
- Ground Floors of Residential Buildings – Minimum 8 feet, measured floor-to-ceiling
- Upper Floors, All Buildings – Minimum 8 feet, measured floor-to-ceiling. Parking structures may have a floor-to-floor height of less than 10 feet on all floors above the ground level.

### Tower Standards

- ~~Massing – Towers shall have a maximum floor area of 16,000 square feet above 96’.~~
- Orientation – The narrow side of a tower shall face the waterfront.

### Vancouver, British Columbia



Vancouver provided much inspiration for Panther Island. The tower zones allow increased density that is intended to increase the number of residents needed to support a vibrant urban atmosphere

## PANTHER ISLAND SITES AND BUILDINGS

### Standards for Building Presentation to Streets and Water Frontage

- Parallel Frontages – Building facades shall be built parallel to the street/ water frontage, except for chamfered corners.
- Ground Floor Residential Frontages – Ground floor residential uses shall provide a clear delineation between public and private space through the use of a patio, landscaped yard, or raised stoop. Such delineation shall not conflict with any pertinent accessibility requirements.

### Awnings, Galleries, Arcades, and Balconies

- Guideline for Awnings, Galleries, and Arcades – Awnings, galleries, or arcades are encouraged for all ground floor commercial uses so as to provide pedestrian protection and visual interest.
- Gallery and Arcade Width Standard – Galleries and arcades shall be a minimum of 6 feet in width.
- Balcony Guideline – Balconies are encouraged, particularly on waterfront buildings, and should be designed as an integral part of the building and should not appear to have been tacked on to the exterior.

### Pedestrian Entrance Standards

- The main entrance of a building shall be from a public sidewalk or plaza that is publicly accessible through a public use easement.
- Primary entrances to corner buildings shall be located at the corner.
- Primary entrances shall be both architecturally and functionally designed to convey their prominence on the fronting façade.
- Entrances facing a public way shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.
- Individual Retail Entrances – Each retail use with exterior, street- oriented exposure shall have an individual public entry from the street.
- Townhouses and other similar street level dwelling units within multi-unit structures shall have individual street-oriented entries for each unit.

### Activating the Street



Residential Units



Awnings

## PANTHER ISLAND SITES AND BUILDINGS

### Windows and Openings

#### *Standards:*

- Ground Floor Transparency for Nonresidential Uses – All ground floor non-residential uses must provide a minimum of 40 percent of the ground floor façade as clear windows or doors.
- Upper Floor Glazing, All Buildings – Minimum 25 percent.
- Tinting of Windows – Tinting of windows shall be in accordance with the City of Fort Worth Energy Code; mirrored glass, however, is listed as an inappropriate. Innovative architectural strategies to provide shading are encouraged.

#### *Guideline:*

- Ground floor restaurants, bars, and retail are encouraged to have windows and doors that can be opened to provide direct access to the sidewalk or public space.

### Façade Variation Standards

*The standards below apply to facades visible from a publicly accessible street or open space.*

- Structural Elements and Wall Plane Variation – Each new building shall, at a minimum, incorporate:
  - Floors (banding, belt courses, etc.)
  - Vertical support (columns, pilasters, piers, quoins, etc.)
  - Foundation (watertables, rustication, etc.)
  - Variation in wall plane through the use of projecting and recessed elements
  - Changes in material or material pattern
- Lower Level Delineation for Nonresidential or Mixed-Use Buildings– Facades oriented to a publicly accessible street or open space shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.
- Architectural Variety in Large Projects – Each sequential block of new construction shall contain unique building facades so as to encourage architectural variety within large projects.

### Activating the Street



Ground Floor Transparency



Façade Variation

## PANTHER ISLAND SITES AND BUILDINGS

### Roof Guidelines

- Parapet roofs or low-sloped roofs are encouraged.
- Pitched roofs with slopes greater than 6:12 are strongly discouraged.
- Green roofs are strongly encouraged.
- Utilizing rooftops for restaurants, bars, gardens, etc. is highly encouraged.

### Mechanical Equipment Standards

- Exhaust/venting, trash containers, and noise-generating mechanical systems shall not be placed adjacent to the walkway in a manner that diminishes the comfort of pedestrians.

*Exception for existing structures:*

- The applicant can clearly demonstrate to the UDC that it is physically impossible or not economically feasible based on the original design of the building.
- Ventilation devices shall not be located in the pedestrian zone

*Exception:*

- The applicant can clearly demonstrate that it is a prior condition based on existing infrastructure.

### Screening Standards

- Mechanical Equipment and Dumpsters – Mechanical elements and dumpsters, whether located on the ground or rooftop, shall be screened from public view.

### Electrical Equipment and Overhead Utility Standards

- Electrical Equipment – Local electrical lines and other equipment, such as tree light and irrigation control boxes, shall be located underground.

### Screening



Both photographs represent creative ways to screen utilitarian requirements in any city such as power substations



## PANTHER ISLAND SITES AND BUILDINGS

### Building Material Standards

Notes: The list of appropriate materials will evolve as technology changes. The use of materials that are equally or more effective in supporting the building principles is encouraged. Such materials should be submitted for review by City staff and the Urban Design Commission. Appropriate materials may be added to the list in the future. The standards in this section apply to facades visible from streets, waterfronts, parks, pedestrian passages, and all other public spaces.

#### Primary Building Materials

- Metal Panels- individual or curtain wall systems
- Glass Curtain wall system
- Concrete - finish should be to an architectural level
- Stone, or stone veneer with cavity wall construction
- Brick
- Terra Cotta Tile – Ceramic Veneer or Architectural
- Stucco

#### Secondary Materials

- Stucco
- Metal
- Concrete -pre-cast or unfinished exposed
- Tile – porcelain, ceramic or clay
- Terra Cotta Tile– Ceramic Veneer or Architectural

#### Limited Accent and Trim Materials

- Metal - galvanized, painted, or ornamental
- Tile (porcelain or ceramic)
- Terra Cotta Tile– Ceramic Veneer or Architectural
- Wood
- Pre-cast masonry (trim and cornice only)
- EIFS (Exterior insulation and finish system)
- Concrete Fiber Siding

#### Inappropriate Materials

- Applied stone – any stone system without cavity wall construction
- Vinyl or aluminum siding
- Mirrored glass

### Building Materials



**The Bellagio Hotel and Casino in Las Vegas has an EIFS skin or exterior cladding. This material works well in cities with extremely dry climates. For disposable structures, structures not intended to last for more than 50 years, EIFS is a good cost saving measure.**

**The Panther Island Citizens Advisory Committee expressed a clear desire to ensure quality development by requiring the materials listed in this section.**

## PANTHER ISLAND SITES AND BUILDINGS

### Public Building Standards and Guidelines

#### Parking

- Parking shall be located behind or under a public building so that the building can maintain a significant presence on the street or other public space.

#### Guidelines:

- Campus developments should explore, in their phasing plans, opportunities to remove surface parking in later phases.
- Encourage shared parking with private users.

#### Compatibility

- All public buildings shall respect the massing, setbacks, and heights of neighboring buildings.

#### Civic Architecture

- The architecture shall convey the public nature of the building through the use of materials, architectural ornament, façade detailing, and lighting.
- Each case will be reviewed by the UDC.

#### Historic Building Guidelines

#### Adaptive Reuse

- Developers should seek local historic designation for historically significant buildings, and should adaptively incorporate those buildings into redevelopment plans.

#### Outdoor Music

- Outdoor music must end by 12:00 a.m. (midnight).

### Public and Civic Buildings



Public and Civic Buildings are often some of the most important buildings in a city. The citing of these buildings are important and often do not meet the standards established by zoning and design regulations.



Public Space Furnishings

## INTENT AND PRINCIPLES

An attractive, high-quality, comfortable public realm will be one of the most important elements in Panther Island's success. The public walkways along streets and waterfronts will be the spaces most often experienced by residents, workers, and visitors. In addition to attractive design, long term maintenance considerations are important in ensuring that these walkways remain inviting. The standards and guidelines in this section are intended to provide basic guidance for furnishing the streetscape while allowing creativity and flexibility. The following principles serve as the basis for the standards and guidelines.

- Incorporate areas of shade and develop a variety of walkways that provide diverse experiences.
- Select furniture and fixtures for user comfort, ease of maintenance, sustainability, and aesthetic quality.
- Design furnishings that reflect the time in which the structures are built, respecting the developments context and our local history.
- Promote movable furniture to provide seasonal flexibility and informal gathering opportunities.
- Select construction materials and fixtures that are practical for long-term maintenance, replacement, and sustainability.
- Select lighting systems that respect the neighborhood environment of most of the Panther Island area.

## Elements of a Streetscape



The make up of streetscape can vary from street to street in any city. Typically, streetlights, trees, trash cans, and transit shelters are located a foot or two behind the curb. Sidewalk dining and seating is usually located next to the building with a clear walking zone in the middle.



# PANTHER ISLAND PUBLIC SPACE FURNISHINGS

## Elements of a Streetscape

### Frontage Zone

The Frontage Zone is located immediately adjacent to buildings, walls, fences, or property lines fronting a street or public space. This zone typically includes the following:

- Landscaping
- Awnings and news racks
- Benches
- Outdoor café seating

### Pedestrian Way

The Pedestrian Way serves as the area dedicated to walking and shall be kept clear of all fixtures and obstructions. The clearance provided in the Pedestrian Way should generally be straight for the convenience of all pedestrians, but especially for the sight-impaired and those using a wheelchair. This zone is located between the Frontage Zone and the Furnishing Zone. The standard widths for the Pedestrian Way shall be a minimum of 7 feet. Where sufficient right-of-way and/or public access easement exists, the Pedestrian Way shall be greater in width.

### Furnishing Zone

The Furnishing Zone lies between the Pedestrian Way and the Clear Zone. This zone includes the following:

- Street trees and utility poles
- Parking and transit signage
- Bike and news racks
- Benches
- Transit shelters
- Waste receptacles
- Outdoor seating depending on sidewalk width

### Clear Zone

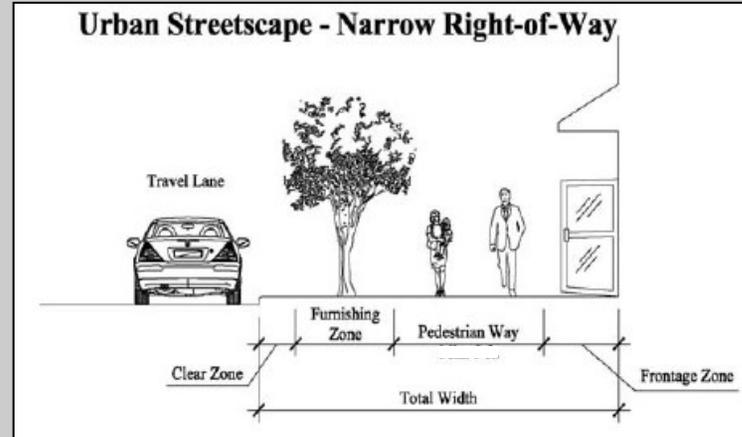
The Clear Zone separates the Furnishing Zone from the street. The Clear Zone includes the width of the curb and may contain extra space for the unloading of passengers or freight. The minimum width of the Clear Zone is 18 inches. The width should increase to at least 3 feet where pedestrians or freight loading is expected and may conflict with obstacles in the Furnishing Zone.

## Elements of a Streetscape

### Urban Streetscape - Wide Right-of-Way



### Urban Streetscape - Narrow Right-of-Way



## PANTHER ISLAND PUBLIC SPACE FURNISHINGS

### Walkway Furnishing Objectives

- Focus pedestrian circulation at the street level.
- Use sidewalks and streets as a linear park system.

### Streetscape Furnishings Standards

- Permanent elements shall not be located in the Pedestrian Way.
- Benches shall be compatible with other benches along a block face.
- Benches shall be constructed of durable material.
- Other streetscape furnishings such as bike racks, trash cans, and other movable objects shall be compatible with existing furnishing along the block.



Sidewalks in Downtown Fort Worth have different widths.

## Distinctive Streetscape Features



The Pedestrian Way serves as the area dedicated to walking and shall be kept clear of all fixtures and obstructions.



## PANTHER ISLAND PUBLIC SPACE FURNISHINGS

### Walkway Landscaping Intent

Increase the quality of life for business owners, residents, and visitors in Panther Island.

### Walkway Landscaping Objectives

- Provide shade and a sense of enclosure through the addition of more trees.
- Increase comfort for pedestrians.
- Visually enhance stark walls through the use of plant material.
- Create a linear park system.

### Street Trees Standards

*Note: Ideally, all trees should be planted between November and February.*

- Street trees shall be located in the Furnishing Zone next to the street (within 2 to 3 feet of the curb).  
*Exception*
  - On sidewalks greater than 18 feet, a double row of trees is allowed.
- Street trees shall be deciduous in order to provide shade in the summer and light in the winter.
- Irrigation shall be provided to ensure the life of the tree.
- Tree limbs shall be pruned to a clearance height of 7 feet.
- Trees shall be selected to fit the size and scale of the setting.
- Trees shall be a minimum of 3-inch caliper.
- Planting distance shall be a maximum of 25 feet.

#### *Exceptions:*

- Curb cuts
  - Fire hydrants
  - Fixed infrastructure elements
  - Primary building entrances
- Trees shall be planted flush with the sidewalk surface using the following:  
*Tree grates*
    - Tree grates shall be adjustable to allow for tree growth and shall be securely attached.
    - Tree grate openings shall not exceed 3/8 inch.

In areas with narrow sidewalks, suspended paver grates that allow for the placement of pavers directly over the tree planting area.

#### *Exceptions:*

- If infrastructure prevents the use of at grade planting, a raised planter may be used or,
- If crushed stone is justified as being the best design solution.
- Other techniques will be considered on a case by case basis.

## Tree Guidelines



### *Tree Guidelines*

- Trees larger than the minimum caliper requirements are encouraged.
- When locating trees, take into account view corridors.
- When planting an alley or double row of trees, the trees should be staggered to allow room for a more complete canopy. If the staggering of trees is in conflict with the architecture of a new building, then consideration should be given to other tree planting arrangements.
- A second row of trees within the build-to-range is encouraged if buildings are sufficiently set back.
- To encourage maximum street tree growth and longevity, a 4 X 4 foot planting area is encouraged

## PANTHER ISLAND PUBLIC SPACE FURNISHINGS

### Landscape Standards and Guidelines

#### Standards

- Developments that are set back from the building line shall incorporate landscaping such as bushes, flowers, and other plantings.
- Durability of materials at street level are important.
- Therefore, pots and planters shall be of 50% clay, concrete, ceramic, resin, or masonry materials.
- Potted plants shall be compatible in scale and design with the immediate surrounding area.
- Pots shall be located in the Furnishing or Frontage Zones and shall not interfere with the pedestrian way.

#### Guideline

- Climbing vines should be considered to add texture and form to large blank walls.

*Street trees are those planted adjacent to the streets in the sidewalk Furnishing Zone.*

#### Medium (M) and Large (L)

Shumard Oak (L)	Texas Red Oak (L)
Alee Elm (L)	Monterrey Oak (L)
Cedar Elm (L)	Dawn Redwood (L)
Ginkgo (male) (M)	Lacebark Elm (L)
Burr Oak (L)	Big Tooth Maple (M)
Caddo Maple (M)	Chinquapin Oak (L)
Durand Oak (L)	Trident Maple (L)

#### APPROVED TREE LIST

*(Approved for all uses other than street trees)*

#### Large Species

Eastern Red Cedar	Pecan
Western Soapberry	Bald Cypress
Pond Cypress	Live Oak ( <i>Quercus virginiana</i> )
Escarpment Live Oak	High Rise Live Oak

#### Medium Species

Goldenrain tree	Redbud
Red Maple	Texas Ash

#### Small Species

Crepe Myrtle	Desert Willow
Holly	Possumhaw

## Distinctive Streetscape Features



Street trees (above) help Downtown function as a linear park system. Additional plant material (below) can soften and cool an urban setting during warm months.



## PANTHER ISLAND PUBLIC SPACE FURNISHINGS

### Lighting Standards

- Each street shall have pedestrian lights within the sidewalk's furnishing or planting zone.
- Pedestrian lights shall be spaced a maximum of 50 feet apart.
- Pedestrian lights shall be made of steel, aluminum, or any other material that is proven to be equally durable, cost effective, and easy to maintain.
- Pedestrian light poles shall provide easy serviceability, maintenance, and replacement.
- Light source height shall not exceed 16 feet above grade.

### Bollard Standards

- Concealed mounting.
- 24" to 30" in height.
- Compatible with other streetscape features.
- Removable bollards shall be provided where necessary for emergency/service functions

### Paving Material Standards—Sidewalks and Public Spaces

- Paving materials shall be easy to maintain, attractive, and sustainable.
- Paving materials shall not detract from the primary purpose of any public space.

#### *Appropriate materials:*

- Pervious pavement\*
- Crushed stone meeting ADA requirements
- Masonry pavers over concrete base
- Composite decking
- Any other similarly durable materials that meet the paving standards

\* Yankee Hill "Panther Island Red" Light Duty Clay Paver 8 x 4 x 2-1/4 will be used in areas where vehicular access/traffic is not allowed.

\* Yankee Hill "Panther Island Red" Heavy Duty Clay Paver 8 x 4 x 2-5/8 will be used on are where vehicular access/traffic is allowed.

## Lighting Guidelines



### Lighting Guidelines

- Continuity of lighting style throughout a neighborhood is encouraged.
- Down-lighting and indirect lighting of trees, art, and buildings is encouraged. Up-lighting is discouraged except in very unique circumstances. Light pollution is discouraged, especially in residential areas.
- Energy efficient lighting is strongly encouraged.
- Lighting should be incorporated into the design of buildings and other components of the built environment.
- Lighting designers should consider utilizing automatic control systems to turn off nonessential lights late at night.
- Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass.

## PANTHER ISLAND PUBLIC SPACE FURNISHINGS

### Transit and Water Taxi Shelter Standards

- Minimum setback from curb: 3 feet
- Transit shelters shall be located in areas of high levels of pedestrian activity, but shall not impede pedestrian traffic.
- Transit shelters shall provide comfortable seating and shall not use the standard, stand-alone advertising benches seen at many bus stops .
- Each shelter shall provide sufficient space for wheelchair circulation and bus access.

### Transit Shelter Guidelines

- Where feasible, other streetscape elements shall be incorporated into the shelter design, such as water fountains, newspaper boxes, trash bins, and/or signage.
- Transit shelters should reflect design excellence and should be designed as more than simple utilitarian fixtures. Creative, unique, and timeless designs that complement other streetscape furnishings are encouraged.
- Transit shelters should be constructed of durable, attractive, and sustainable materials that are easy to maintain.

### Water Taxi Shelter Guideline:

- Water taxi stops should be architecturally integrated with waterfront walkways.

### Public Art Guidelines

- Developers are encouraged to integrate art into the design process for buildings and adjoining waterfront features.
- Public agencies are encouraged to integrate art in the design of all publicly visible infrastructure, including flood control structures, retaining walls and public spaces.
- The Fort Worth Art Commission may assist with identifying appropriate artists and/or advise on selection processes for projects. However for projects that include City of Fort Worth participation, Fort Worth Arts Commission shall assist in the identification and selection of artists and design for such projects.

### Water Taxis Public Art



Conceptual water taxi stop



*Ghost Ballet.* Riverfront Park Nashville, Tennessee.

## PANTHER ISLAND PUBLIC SPACE FURNISHINGS

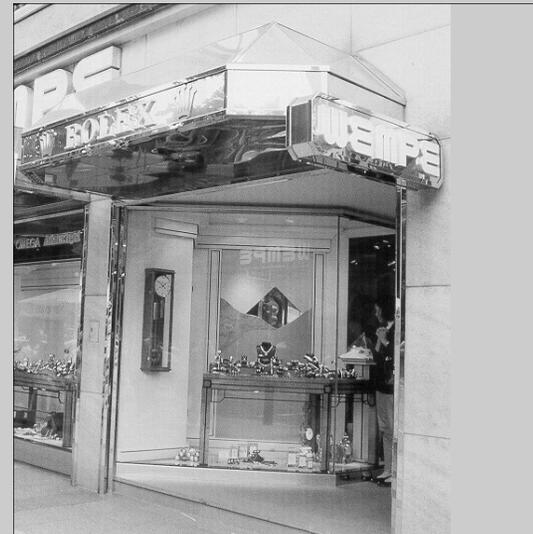
### Awnings Guidelines

- Awnings for primary entrances are encouraged with the following exceptions:
  - Exceptions:
    - On buildings that incorporate an arcade into the architecture.
    - On buildings that provide a recessed entrance.
    - Where the awning or cover may interfere with vehicular and loading entrances for the building.
    - When the health and safety of the public is jeopardized.
    - Where it may interfere with architectural style and integrity of the structure or obscure architectural details on the façade.

### Distinctive Streetscape Features



Awnings/canopies can announce primary Entrances.





Land Use

## PANTHER ISLAND LAND USE

### Intent and Principles

The intent of the land use section is to provide clear guidance on permitted land uses in the Panther Island District. As emphasized in the first section, the regulatory focus in Panther Island is on building form, with land use regulation secondary so as to promote a mixed-use environment where buildings are designed to adapt to changes in use over time. While Panther Island's land use regulations provide greater flexibility than most zoning districts, special conditions apply in the neighborhood zones, which should be predominantly residential in character. The land use classifications have been simplified and are intended to provide additional flexibility to developers. The principles below should guide Panther Island land uses.

- Promote a mix of uses that provide daily services to residents within a ¼ mile walking distance.
- Encourage high-density residential and locally-owned neighborhood retail uses in neighborhood zones.
- Support North Main Street as Panther Island's commercial district, and encourage a mix of national and locally-owned retail and commercial uses along North Main Street.
- Encourage memorable waterfront restaurants and civic destinations.
- Provide a center for educational and related uses in the Tarrant County College Zone.

## SPECIAL CONDITIONS USE CONDITIONS

### Neighborhood Zone Standards

- All non-residential uses (in the Neighborhood Zones) are limited to 1/3 of the total square footage of a development site. If the Urban Design Commission feels that a development proposal is meeting the development principles for Panther Island, they may waive part or all of the non-residential limit.
- In N-3 districts, office uses shall be limited to the lower 120 feet in a building. If structured parking is provided within the building, then the office height may be increased by one foot for each foot of structured parking above ground, to a maximum of 168 feet.
- Waterfront restaurants are exempt from the above standard; waterfront restaurants are limited to 10,000 square feet and may be located on the first and second floor.
- Residential is allowed on any floor.

### Neighborhood Zone Guideline

- Developers are encouraged to locate neighborhood retail uses at important street corners first. In time, neighborhood retail uses are encouraged in other locations as demand for neighborhood retail increases.

### Special Conditions for Urban Lake Zones

- Non-residential uses are limited to the lower two levels.

## Prohibited Use Table

All uses not listed in this table are allowed. Any additional condition for allow uses are located in the City of Fort Worth Zoning Ordinance. However, whenever there appears to be a conflict between the Panther Island Development Standards and Guidelines and other sections of the City of Fort Worth Zoning Ordinance, the requirements specifically set forth in this ordinance shall prevail

Residential and Public/Civic	Commercial	Industrial, Transportation, and Waste	Agricultural, Accessory, Temporary
One-family detached	Drive –in restaurant or business	Assaying	No agricultural uses
Group home I	Gambling facility (including bingo)	Chicken battery or brooder	Fresh water fracture ponds
Group home II	Racing; horse, dog or automobile	Coal, coke or wood yard	Oil drilling and production
Halfway house	Sexually oriented business	Crematorium	Stable, stockyard or feeding pens
Shelter	Shooting or weapons firing range	Electroplating	
Animal shelter	Stable, commercial, riding, boarding or rodeo arena	Fabrication of manufactured housing, temporary or office building	
Correctional facility	Theatre—drive in	Furniture sales, with outside storage and display	
Government maintenance facility	Recreational vehicle (RV) park	Machine shop	
Governmental vehicle storage yard/junkyard	Kennel	Manufactured home/RV repair	
Power plants	Veterinary Clinic with outdoor kennel	Outdoors storage (non-temporary)	
Wastewater (sewage) treatment facility	Mobile home or manufactured housing sales	All heavy industrial uses <b>except</b> Brewery, distillery or winery	
Water supply treatment facility	Recreational vehicle (RV) sales/svc	All transportation uses <b>except</b> passenger stations	
Telecommunication Towers	Truck stop w/fuel and accessory services	No waste related uses	
	Vehicle junkyard		
	Towing yard with office		



**Identity:  
Signage**

## Signs

### Intent

- To encourage excellence in signage, both as a communication tool and as an art form.
- To allow and encourage creative and unique sign designs while preventing cluttered and unattractive streetscapes.
- To provide basic parameters for creative signs that may be as varied and unique as the businesses they represent.

The standards do not dictate design. Photographs of sign examples are used to illustrate design concepts, but should not be viewed as an exclusive list of acceptable signs. There are many acceptable ways to conform to the standards.

In general, effectively designed signs should respond to the site, landscape, and architectural design context within which they are located. Signs should be compatible in scale, proportion, and design with the building's façade and its surroundings.

The sign standards address the following:

- Appropriate locations
- Number of signs allowed on a property
- Maximum area for individual signs
- Height limits
- Color and materials
- Lighting

### The following signs are not allowed

- Off-premise signs
- Rooftop signs (signs placed above a roof of a building)
- Standard box cabinet wall signs
- Pole signs with the exception of parking lot pole signs, and directional signs.

An existing non-conforming sign may be restored to its original condition without obtaining a permit. However, if the sign is replaced or changed the new sign must conform to the current standards.

### Comprehensive Building Signage Plan

Commercial signs on a large project with uniform façade and more than one storefront, should relate to each other in terms of height, proportion, color, and background value. Maintaining uniformity among these characteristics reinforces the buildings façade composition while still retaining each business's identity. A comprehensive sign plan may be required by UDC.



Businesses are encouraged to create unique and interesting signs that distinguish Panther Island establishments.



The following signs are not allowed



Standard box cabinet wall signs



Pole signs



## General Sign Visual Guidance



Examples of out of scale signs



## General Sign Visual Guidance

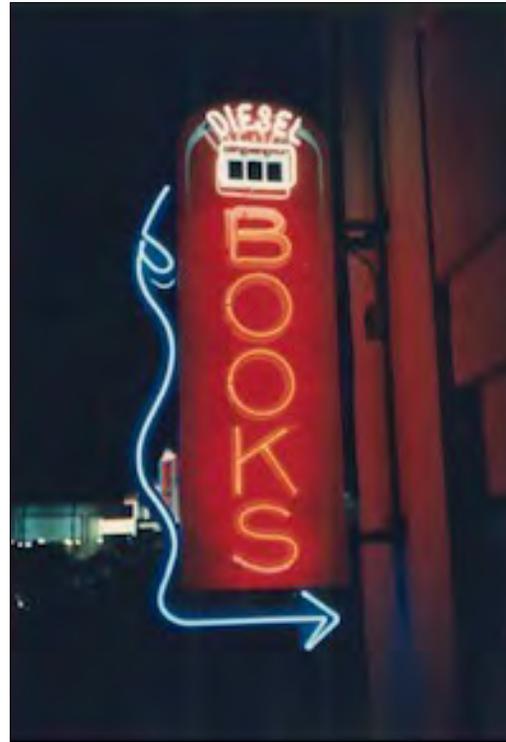


Examples of signage clutter



Repetitious signage on the same building frontage should be avoided.

Appropriate Cabinet Type Sign Visual Guidance



## Wall and Awning Signs

### Wall Signs

Wall signs are attached to and completely supported by exterior walls. A wall sign should be placed above first floor windows on a one-story structure or between windows on multiple story structures. One wall sign for each storefront or building façade that fronts a public street or alley is usually sufficient.

- Maximum width: 66 percent of the linear width of the business.
- Letter height: Lettering shall be in proportion to the size of the sign and the width of the storefront. Wider storefronts could have taller letters. As a general rule, the maximum height of a capital letter should be 3/4 the height of the sign background.

### Signs on Side or Rear of Building:

- Signs on aside or rear building elevations for a ground floor business is permitted, provided that the elevation contains a public entrance, fronts on a parking lot, or a street right-of-way.

### Second Floor Signs:

- Businesses located on a second floor and facing a street can have sign above the second floor windows, with lettering in proportion with the size of the sign and the width of the business.
- Wall signs above the 3<sup>rd</sup> finish floor line are not allowed. Building identification signs are an exception.

### Building Identification Signs:

- Limited to one sign per facade
- Limited to two signs per building with one message

### Awning and Canopy Signs:

Awning and canopy signs are painted on or attached to an awning or canopy above a business door or window.

Awning signs may be allowed on the shed portion of the awning, but is preferred on the valence flap. The flap height should be large enough for letters and symbols to be read easily.

- Maximum letter height: 75 percent of the height of the valence flap/shed area.
- Minimum valence height: 8 inches.
- Minimum vertical clearance from sidewalk: 11 feet.
- Material: Matte finish canvas, glass, or metal.
- Color: Solid or striped.
- Awning shape should relate to the window or door opening. Barrel shaped awnings should be used to complement arched windows while rectangular awnings should be used on rectangular windows.
- The color of an awning sign should complement the color and material of the building to which it is attached.



Wall signs should be designed to be compatible with the storefront in scale, proportions, and color.



The shape and color of the above sign do not complement the storefront.

## Wall and Awning Sign Visual Guidance



Signage should integrate with architecture.



## Wall and Awning Sign Visual Guidance



Example of a rear building elevation sign



Examples of upper floor signs



Awnings and canopies often enhance building architecture, and add color and interest to the streetscape.

Building Identification Sign Visual Guidance



## Wall and Awning Sign Visual Guidance



Signs can be incorporated into the design of both awnings and canopies.



The second floor awnings complement the vertically proportioned windows.



Awnings should be compatible with the architecture of the building in scale, materials, and style.



The proportions of a building provide clues for the proper dimensions of awnings and canopies.



Awning shape should relate to the window or door opening.

## Wall and Awning Sign Visual Guidance

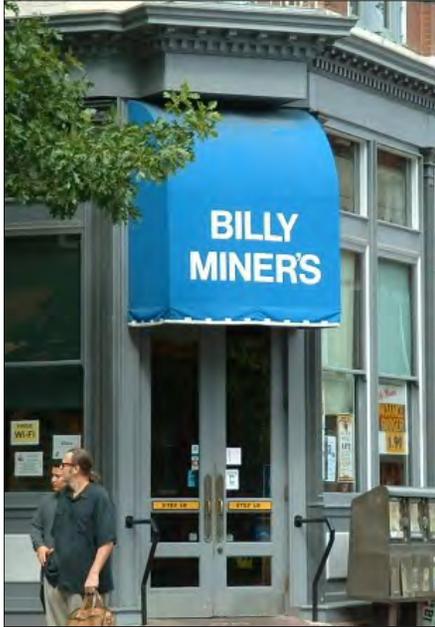


Examples of acceptable awning and canopy signs



## Wall and Awning Sign Visual Guidance

Awnings and canopies should reinforce Panther Island's intended design qualities and should strengthen the image of individual businesses.



Examples of awnings and canopies in Downtown Fort Worth



## Graphic/Logo, Projecting, Hanging, and Marquee Signs

### Graphic/Logo Signs Standards

Graphic/logo signs bear a brand name, registered trademark or business logo. Signature graphics and logos are allowed to be used as signs for the businesses they represent.

- Graphic/logo signs can be wall signs, awning and canopy signs, or any other sign types identified in these standards.

### Projecting Signs Standards

Projecting signs are attached to the face of a building and project more than 12 inches from the wall surface. No more than one projecting sign may be maintained per tenant space frontage at the ground level of a building.

- Minimum vertical clearance: 8 feet.
- Maximum projection: 48 inches.
- Maximum area: 12 square feet.
- Location: Limited to first or second floor. A second or third story tenant with a separate entry door on the street is allowed to have a small projecting sign with a maximum area of 6 square feet near the tenant's street entry.

Note: The UDC will consider the context and design of larger signs on a case-by-case basis. (see page 80, Creative Signs)

### Hanging Signs Standards

Hanging signs are projecting signs suspended below a marquee or canopy. Hanging signs can include logos, symbols, or lettering. A hanging sign is generally intended to be read by pedestrians and by motorists in slow-moving vehicles.

To minimize visual clutter, hanging signs shall not be located within close proximity to other hanging signs or projecting signs, preferably at least 25 feet from each other.

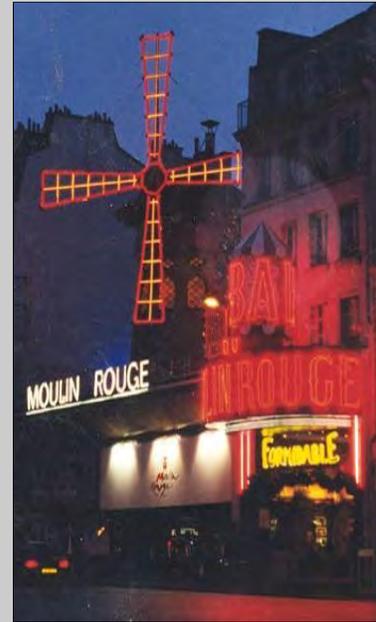
- Minimum vertical clearance: 8 feet.
- Maximum projection: 48 inches.
- Maximum area: 6 square feet
- Location: First floor businesses and upper floor businesses with covered entries, porches, or balconies.

### Marquee Signs Standards

Marquee signs are projecting signs attached to the perimeter or border of a permanently roofed building, and are constructed as a part of the building. Marquee signs are usually installed on theatres, cinemas, and performing art facilities.

- Sign copy: Limited to include the facility name and changeable copy related to current and future attractions.
- Maximum area for facility name: 40 percent of total sign area.
- Maximum area for the changeable copy: 80 percent of total sign area.

## Examples of Logo, Hanging, Projecting and Marquee Signs



## Logo and Marquee Signs Visual Guidance



Symbols and logos on signs, identifying the business, add interest to the street, are quickly read, and are often remembered more easily than words.



Marquee signs are often made of metal or glass.

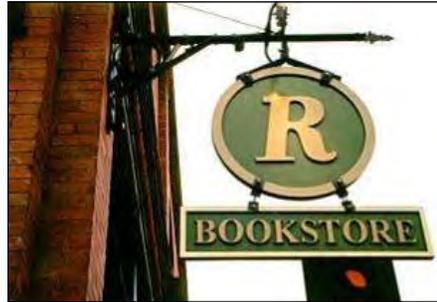


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## Projecting and Hanging Sign Visual Guidance



Projecting signs should be oriented to pedestrians.



Projecting signs should reflect the character of each building and business.



The size and shape of a projecting sign should respect the scale of the structure.



A hanging sign should be perpendicular to the building.



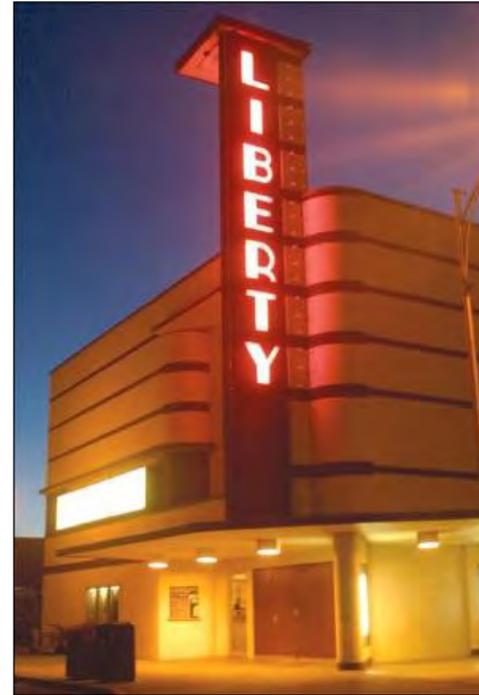
Projecting signs may display multiple tenant names.



Projecting signs should fit within an imaginary rectangle with a maximum area of 12 square feet.



Projecting Sign Visual Guidance



## Window and Plaque Signs

### Window Signs Standards

- Window signs are painted on or attached to the inside of a window facing the street. This type of signage can contain text, graphic logos, and other images.
- Window signs shall not completely obscure visibility into or out of the window. Exceptions may be made for signs that screen utility and office equipment.
- A maximum of one window sign is permitted per window pane or framed window area.
- Temporary window signs are allowed to identify special events and sales provided they are removed immediately following the event.
- Handwritten, paper, cardboard, and plastic signs are not allowed.
- Neon signs are permitted provided that all electrical supply cords, conduit, and electrical transformers are hidden from view through the window.
- Maximum area: 25 percent of the total transparent glass area of windows parallel to the street excluding the area of all glass doors.
- Location: Limited to ground floor window facing the primary street frontage and adjoining parking lot or commercial uses on second floor windows for commercial uses that do not have ground floor occupancy.
- Material: High quality, such as paint, gold-leaf, or neon.

### Plaque Sign Standards

Plaque signs are attached to surfaces adjacent to entries and are smaller versions of wall signs.

- Maximum projection: 2 inches.
- Maximum area: 2 square feet.
- Location: Limited to wall surfaces adjacent to tenant entry.
- Graphics: Business name and logo.

### Examples of window, Plaque, and Monument Signs



## Window Sign Visual Guidance



Window signs can express business image through graphic logos or colorful images.



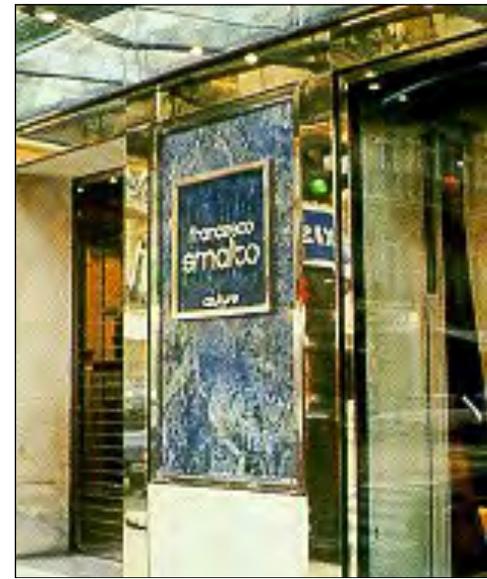
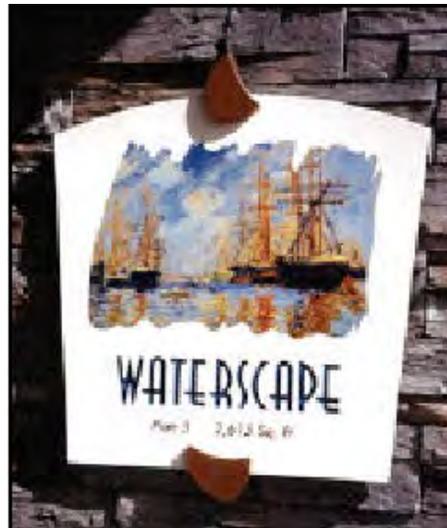
The sign copy of window signs should be in proportion to the glass surface.



Well-designed window graphics attract attention while still allowing pedestrians to view store interiors.



## Plaque Visual Guidance



Plaque signs should include unique designs or other interesting graphics.

## Tenant Directory and A-Frame Signs

### Tenant Directory Sign Standards

Tenant directory signs are used to identify businesses in multi-tenant buildings that do not have direct frontage on a public street. The design of the sign should complement the building's design.

- Orientation: To the pedestrian.
- Location: Mounted flat against a solid wall within or near a main entrance or incorporated into a freestanding sign located on the property on which the tenants are located.
- Lighting: Directories may be externally illuminated.
- Maximum sign height: 6 feet including the sign base.
- Sign copy: May include building or development name, development logo, address, tenant names, and suite addresses.
- Maximum letter height:
  - 8 inches - Building/development name or logo.
  - 4 inches - All others.



## Examples of Tenant Directory and A-Frame Signs





## Banner, Murals, and Service Station Signs

### Banner Signs

Banner signs contain a logo or design placed on lightweight material that can move with the wind. A banner sign is intended to add liveliness, color, and a sense of movement to a pedestrian-oriented street. The size of commercial banners should be in scale with the building. Flagpoles and brackets should be placed so as not to obscure architectural elements; locations should be considered in context of the entire facade.

- Orientation: Vertical and mounted perpendicular to the building face.
- Projection: No more than 4 feet.
- Distance above ground: 8 feet at lowest point.
- Banners along the same block of a street should generally be set at the same angle from the buildings.

### Murals

Murals painted on a wall surface may be permitted upon approval by the UDC to ensure:

- The artwork complements the design of the building in color, shape, and location on the building.
- Material is durable and resistant to graffiti and weather.

If the mural contains advertising, logos, or commercial messages, it qualifies as a sign and must be reviewed by the Urban Design Commission. If the mural does not contain advertising and is created by artists, then it must also go before the Art Commission.



A banner sign is intended to add liveliness, color, and a sense of movement to a pedestrian-oriented street.

## Examples of Banners, and Murals



Public art or interpretive murals depicting the history and culture of the area can mitigate the negative visual effect of long windowless walls.



Banner signs should hang from projecting metal brackets of a size and design appropriate to the banner and the architectural character of the building.

## Banners Visual Guidance



## Murals Visual Guidance



Examples of public art and interpretive murals



## Temporary Signs

Temporary signs include grand opening banners, community interest signs on private property, construction signs, and real estate signs. Temporary signs are allowed for a limited amount of time, as described below.

### Grand Opening Banner

- Banners advertising a new business opening are permitted for a maximum of 30 days.

### Community Interest Sign on Private Property

- A single designated area not exceeding 6 square feet of a single window may be used for the display of a maximum of two temporary, professionally prepared, posters announcing an event of general public interest. This is in addition to any other permanent signs allowed.
- Such signs should be removed within 30 days or upon the conclusion of the event, whichever occurs first.

### Construction Sign

- Signs advertising the various construction firms participating in the development project are allowed.
- The sign area shall not exceed 24 square feet. The sign shall not extend beyond the subject property nor interfere with traffic safety or visibility.
- Illumination is not allowed.

### Real Estate Sign Standards

- Real estate signs may be placed in windows only. Signs shall not exceed 10% of the window area or 10 square feet, whichever is larger. The window area shall be calculated by multiplying the window width times the height of the window, with a maximum calculated height of 15 feet.
- Where windows exist on the first floor and the first floor is fully leased, a sign may be placed on the façade if it is integrated with the building architecture.
- No more than one non-illuminated real estate sign per occupancy frontage is permitted for a six-month period. Extensions may be granted if the applicant proves the necessity for additional time.
- Should the building not have windows on the street façade, a real estate sign, not to exceed 10 square feet, may be placed on the façade.
- Larger creative signs that reflect the architecture of the building in placement and design may be considered for new developments, complete renovation of a vacant building, or conversion to new use of existing buildings.
- For buildings with a setback of 20 feet or more, a free-standing sign no larger than 16 square feet per face may be considered. Real estate information is encouraged to be integrated in a monument sign for the building.
- Free-standing signs no larger than 16 square feet per sign face may be placed on vacant properties or parking lots. More than one double-sided or L-shaped sign may be considered if the parcel has 3 block faces or more.

## Examples of Temporary Signs



## Temporary Sign

### A-Frame Sign Standards

Portable A-frame signs are signs or advertising devices which rest on the ground and are not designed to be permanently attached to a building or permanently anchored to the ground. A-frame signs in Panther Island are designed to attract pedestrians, not passing motorists.

- Each restaurant is allowed to have one A-frame sign.
- A-Frame signs shall not encroach into required off-street parking areas, public roadways or alleys, and may not be arranged so as to create site distance conflicts or other traffic hazards.
- A-Frame signs can only be utilized only during regular business hours and should be removed during non-business hours.
- Location: On private property or within the public right-of-way, provided they do not interfere with vehicle access, pedestrian movement or wheelchair access to, through, and around the site. A minimum access width of seven (7) feet should be maintained along all sidewalks and building entrances accessible to the public.
- Material: Sturdy and not subject to fading or damage from weather. The use of paper or cloth is not permitted unless located within a glass or plastic enclosure.



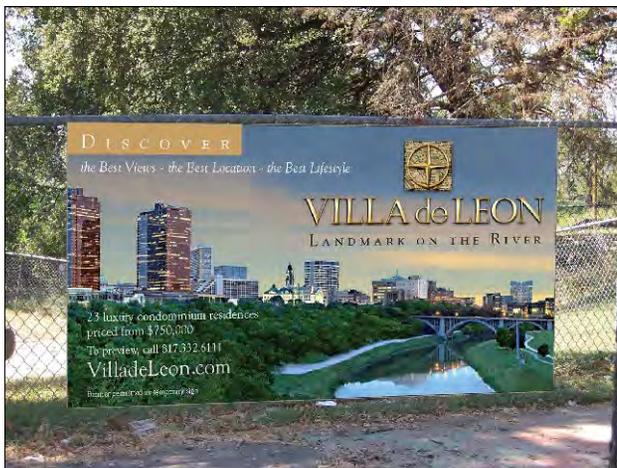
### Examples of A-Frame Signs



## Temporary Sign Visual Guidance



Examples of real estate signs



Example of construction sign

## A-Frame Sign Visual Guidance



Portable signs should be visually interesting.

## Electronic Message Display Signs

### Electronic Message Display Signs

Electronic Message Display signs are not allowed.

*Exception:*

- Gas station pricing signs
  - Theaters
  - Hotels
  - Public Transit
- 
- Window electronic display sign locations shall not contribute to light pollution for any adjacent residential developments
  - Maximum of 25% of the sign face may be devoted to changeable copy
  - The message shall not change at a rate faster than one message every 20 seconds. The interval between messages shall be a minimum of one second.
  - Changeable copy signs shall not contain animation, rolling or running letters or message, flashing lights or displays.
  - Changeable copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.



## Electronic Message Display Signs



These brightly lit and always bustling areas features electronic message display signs that add to the energy and vibrancy of the area.



### **Creative Signs**

Creative signs bring fun and vitality to Panther Island streets and are encouraged.. The UDC will review creative signage.

### **Parking Lot Signage**

The UDC will require review all parking lot signage.



# Creative Sign Visual Guidance



Exciting, interesting, and unusual signs contribute to overall vitality.





**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (2015), TO AMEND CHAPTER 4, “DISTRICT REGULATIONS,” ARTICLE 13, “FORM-BASED DISTRICTS,” BY AMENDING SECTION 4.1304, PANTHER ISLAND (“PI”) DISTRICT, TO REVISE THE “PANTHER ISLAND FORM BASED ZONING DISTRICT ZONING STANDARDS AND GUIDELINES” TO REVISE CERTAIN STANDARDS AND GUIDELINES FOR MAXIMUM BUILDING HEIGHT IN THE PI-NM SUBDISTRICT, TO REMOVE PROHIBITION ON CERTAIN FLOORPLATES FOR TOWERS, AND TO ALLOW ONE-STORY BUILDINGS UNDER CERTAIN CONDITIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, in 2003 the Fort Worth City Council adopted the Trinity River Vision Master Plan as a general guide for the use of land along the Trinity River and its tributaries; and

**WHEREAS**, the Trinity Uptown Plan, released in 2004, proposes an urban lake and a publicly accessible waterfront surrounded by vibrant, mixed-use neighborhoods; and

**WHEREAS**, the City Council adopted Ordinance No. 17273-08-2006 on September 7, 2006, established the Trinity Uptown District (“District”) and adopted development standards and guidelines applicable to certain development projects in the Trinity Uptown area; and

**WHEREAS**, in 2010 the City Council adopted Ordinance No. 19268-08-2010 to revise the number of core zones from seven to nine within the District; revise the development standards and guidelines for the core zones; and

**WHEREAS**, in May 2014 the project name was changed from Trinity Uptown to Panther Island to recognize the City of Fort Worth’s past as “Panther City”; and

**WHEREAS**, in 2016, the City Council adopted Ordinance No. 22336-08-2016 to amend the standards and guidelines to update the height requirements for certain subdistricts; change the name of the District from “Trinity Uptown” to “Panther Island” and revise the urban design plan and street sections; and

**WHEREAS**, it is also advisable to amend the zoning standards and guidelines for the Panther Island Form-Based Zoning District to revise the maximum building height in the PI-NM subdistrict, to remove prohibition on certain floorplates for towers, and to allow one-story buildings under certain conditions.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS AS FOLLOWS:**

**SECTION 1.**

The “Panther Island Form Based Zoning District Zoning Standards and Guidelines”, as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4, “District Regulations”, Article 13 “Form Based Districts,” Section 4.1304, “Panther Island (“PI”) District”, Subsection 4.1304.D. “Other standards” is hereby amended as set out in Exhibit “A,” attached and hereby incorporated into the Zoning Ordinance by reference to increase the maximum building height of the PI-NM sub-district to 20 stories and amend related graphics; remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and allow for one-story buildings to be constructed under certain conditions. A copy of the Panther Island Form Based Zoning District Zoning Standards and Guidelines is on file in the City Secretary’s Office and the Development Services Department.

**SECTION 2.**

Chapter 4, “District Regulations”, Article 13 “Form Based Districts,” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Section 4.1304, “Panther Island (“PI”) District”, Subsection 4.1304.c. “Property Development Standards” to amend the table as follows:

<b>Panther Island (“PI”) District</b>	
<b>Front Build-To Range*</b>	80 percent of a building’s front façade must be located within 10 feet of the property line.
<b>Waterfront Build-To Range*</b>	80 percent of a building’s front façade must be located no closer than 5 feet and no farther than 15 feet from the property line.
<b>Rear Yard*</b>	5 feet minimum
<b>Side Yard*</b>	None required. If provided, must be minimum of three feet and maximum of 10 feet.
<b>Units per Acre</b>	No restriction
<b>Units per Building</b>	No restriction
	LaGrave Field Zone Minimum 5 floors; Maximum 72 feet
	Neighborhood Zones N-1 Minimum 5 floors; Maximum 72 feet
	Neighborhood Zones N-2 – North and South Minimum 5 floors; Maximum 96 feet
	Neighborhood Tower Zones N-3 – North, Central and South Minimum 6 floors; Maximum 288 feet
	Urban Lake Zone 1 Minimum 2 Floors; Maximum 36 feet
	Urban Lake Zone 2 Minimum 5 floors; Maximum 72 feet
	Urban Lake Zone 3 Minimum 5 floors; Maximum 96 feet
	North Main Zone Minimum 5 floors; Maximum <del>96 feet</del> <u>20 floors</u>
	Tarrant County College District Zone Minimum 5 floors; Maximum 72 feet
<p><b>Notes:</b> *Additional setback standards and guidelines contained in “Panther Island Form Based Zoning District Standards and Guidelines.”            ** See core zone boundary map in Appendix B <u>and Panther Island Form Based Zoning District Standards and Guidelines.</u></p>	

**SECTION 3.**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

**SECTION 4.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 5**

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

**SECTION 6.**

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court

or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

**SECTION 7.**

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption, penalty clause and effective date of this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

**SECTION 8.**

All other provisions of the Zoning Ordinance of the City of Fort Worth not herein amended shall remain in full force and effect.

**SECTION 9.**

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

By: \_\_\_\_\_  
Melinda Ramos,  
Deputy City Attorney

\_\_\_\_\_  
Jannette S. Goodall,  
City Secretary

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_



Figure 2: Showing Panther Island-North Main (PI-NM) subdistrict boundaries.

