



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-25-173

Council District: All

Zoning Text Amendment

Case Manager: Dave McCorquodale

Request

Text Amendment Summary: Zoning text amendments to comply with Texas House Bill 24 (HB 24)

Legal Caption: An Ordinance amending the 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, by Amending Chapter 3, “Review Procedures,” Article 5 “Text or Map Amendment (Rezoning),” to Amend Section 3.502, “Notice,” to add the requirement that notice be published on the City’s internet website; to amend the posted notice requirement concerning the erection and maintenance of a sign to require that a sign be posted at a specific location and for a specific period in order for Council to Act on a proposed change in zoning classification; to establish regulations for failing to post Notice; to Amend Appendix “A”, Chapter 9, “Definitions”, Section 9.101, “Defined Terms” to add the definition of “Proposed Comprehensive Zoning Changes”; providing that this Ordinance shall be cumulative; providing a severability clause; providing a penalty clause; providing for publication in the Official Newspaper; and providing an effective date

Staff Recommendation: Approval
Zoning Commission Recommendation: Approval by a vote of 11-0

Overview of Proposed Zoning Ordinance Amendments

Texas House Bill 24 (HB 24), passed during the 89th Texas Regular Legislative Session, amended Chapter 211 of the Texas Local Government Code pertaining to the regulation of land use, structures, businesses and related activities (zoning). This proposed zoning text amendment aligns local regulations with the amended Chapter 211 provisions and revises or clarifies other notice provisions. The draft regulations are outlined below:

- **Written notice:** (no change; no later than the **10th day** before the Zoning Commission hearing)
 - Mailed to all property owners within 300-feet of property proposed for rezoning (state law requires 200-feet; City of Fort Worth requires 300-feet)
- **Published notice:** (no change; no later than the **15th day** before the Zoning Commission hearing)
 - One time in the city’s official newspaper or paper of general circulation in the city
 - On the city’s website

- Proposed Comprehensive Zoning Changes and halfway houses may be different and in accordance with state law
- **Posted notice:** (new/added; no later than the **10th day** before the Zoning Commission hearing)
 - Signs
 - One sign for each property or lot to be rezoned near the right-of-way
 - At least 24 inches by 48 inches in size
 - Shall indicate that a zoning change is proposed and includes phone number for more information (Zoning & Land Use division main number)
 - Remain posted until after final determination is made by City Council or withdrawal of application
 - Applicants are responsible for maintaining signs (contacts zoning office with issues)
 - Does not apply to Comprehensive Zoning Changes affecting the entire city
 - Sign requirement waived for council-initiated zoning of four or more lots or properties; however, sign(s) shall be placed at the general location of the boundary of the area using streets as the perimeter
 - Cases can be continued a maximum of two times for failing to meet posting requirements

- **Definitions:** (new/added)

Comprehensive Zoning Change: A city proposal to:

- (1) Change an existing zoning regulation that:
 - a. Will have the effect of allowing more residential development than previous regulation; and
 - b. Will apply uniformly to each parcel in one or more zoning districts;
- (2) Adopt a new zoning code or zoning map that will apply to the entire municipality; or
- (3) Adopt a zoning overlay district that:
 - a. Will have the effect of allowing more residential development than allowed without the overlay; and
 - b. Will include an area along a major roadway, highway, or transit corridor.

Public Notification

Written Notice

N/A

Posted Notice

N/A

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.