



Zoning Commission

Date: November 9, 2021

Case Number: ZC-21-160

Council District: ALL

Text Amendment

Case Manager: [Sevanne Steiner](#) and [Korrie Becht](#)

Owner / Applicant: The City of Fort Worth

Request

Request:

An ordinance amending the Zoning Ordinance of the City of Fort Worth, being ordinance no. 21563, as amended, codified as Appendix "A" of the code of the City of Fort Worth, by amending Article 13 "Form Based Districts", of Chapter 4, "District Regulations" to amend sections 4.1300 "Low Intensity Mixed-Use ("MU-1") District" and 4.1302 High Intensity Mixed-Use ("MU-2") District in their entirety to revise certain development standards; to amend Section 4.1203 "Form Based Districts Code Use Table" to revise certain uses for MU-1 and MU-2; 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.

Recommendation

Urban Design Commission Recommendation: Approval with Modifications

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval with modifications as proposed by the Urban Design Commission (UDC) by a vote of 9-0

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Project Description and Background

Staff is proposing a Zoning Ordinance text amendment for Low Intensity Mixed-Use “MU-1” and High Intensity Mixed-Use “MU-2” zoning classifications, as recommended by the Mixed-Use Zoning Advisory Group (MUZAG). In March 2018, MUZAG was reconvened to review development standards for UR Urban Residential, MU-1 Low Intensity Mixed-Use, and MU-2 High Intensity Mixed-Use and to make recommendations for appropriate changes. The City Council approved the first round of 2018- 2019 MUZAG recommendations for UR zoning in August 2018 and for MU-1 and MU-2 zoning in March 2019.

MUZAG Recommendations:

- 1) Building Types
 - Remove Single-Family Detached from permitted uses/building types and all associated standards throughout ordinance.
- 2) Off-Street Parking and Loading for Residential Uses
 - Allow a parking reduction for Duplex and Manor House building types when within one-quarter mile of an existing or planned passenger rail station.
- 3) Buffers, Landscaping, and Pedestrian Lighting
 - Remove enhanced landscaping point system and table. Require street trees and pedestrian lights along all rights-of-way.

Additional Staff Recommendations (Reviewed by the Urban Design Commission):

- 1) Review Procedures for Development (previously Administrative Review Requirements)
 - Allow staff the authority to grant modifications to certain development standards with a maximum modification up to 0% increase or decrease, fenestration modifications at 20%.
 - Remove Project Test and Only Require Proximity Test (previously named Vicinity Test) for projects with 90% or more residential uses.
- 2) Building Types
 - a. Separate Duplex and Manor House as separate building types.
- 3) Property Development Standards
 - a. Remove minimum required street frontage and street frontage alternatives.
 - b. Reformat Maximum Residential Units per Acre into a table to simplify use of the ordinance.
 - c. Update Live/Work height bonus standards and graphic to be consistent across MU-1 and MU-2 districts.
- 4) Off-Street Parking and Loading for Residential Uses
 - a. Allow a parking reduction for townhouse building types when within one-quarter mile of an existing or planned passenger rail station.
 - b. Remove parking standards for uses located in historically significant buildings.
- 5) Buffers, Landscaping, and Pedestrian Lighting
 - Only require transitional height plane when adjacent to one- or two-family zoning districts. • Allow medium canopy trees to count towards parking lot coverage.
 - Remove 5% site canopy coverage for Urban Forestry.
- 6) Façade Design Standards
 - Remove requirement that a façade drawing be provided.
 - Provide clarification for parking garage and pedestrian-level parked car screening.
 - Require 2 façade variations regardless of width of building.

- Decrease ground floor primary street fenestration requirements for Mixed-Use and Commercial projects to 40%.
 - Remove green screen system, planter walls, or similar vegetation from fenestration alternatives. • Provide clarification on primary and secondary entrance locations.
- 7) Other Development Standards
 - a. Provide clarification on exterior fencing.
 - b. Separate service area and mechanical area screening standards. Reformat Mechanical Area Screening into a table to simplify the ordinance.
 - 8) Administrative clarifications and reformatting to the ordinance.
 - 9) Include more intent statements throughout the ordinance to clarify intentions of specific standards.

Urban Design Commission Recommendations:

- 1) Review Procedures for Development (previously Administrative Review Requirements):
 - Grant staff the authority to administratively approve modifications to certain development standards with a maximum modification up to 10% increase or decrease, ~~fenestration modifications at 20%.~~ ***UDC recommends reducing the fenestration modification allowance from 20% to 10%.***
 - Remove Project Test and Only Require Proximity Test (previously named Vicinity Test) for projects with 90% or more residential uses.
- 2) Building Types:
 - Separate Duplex and Manor House as separate building types.
 - Remove Single-Family Detached from permitted uses/building types and all associated standards throughout ordinance.
- 3) Property Development Standards:
 - Remove minimum required street frontage and street frontage alternatives.
 - ***UDC recommends including the maximum building height in feet:***
 - ***Ground floor = 20 feet***
 - ***Additional floors above ground floor = 15 feet per floor***
 - ***Apartment/condominium top floor = 20 feet***
 - Reformat Maximum Residential Units per Acre into a table to simplify use of the ordinance.
 - Update Live/Work height bonus standards and graphic to be consistent across MU-1 and MU-2 districts.
 - ***UDC recommends updating the pocket park height bonus language to the following:***
 - ***“Pocket parks shall provide a minimum of 20 percent ground level green space; the remaining ground area may be impervious, provided the space is structured for active recreation, including, but not limited to, such as sculpture gardens, basketball courts, or tennis courts by way of example.”***
- 4) Off-Street Parking and Loading for Residential Uses:
 - Allow a parking reduction for townhouse building types when within one-quarter mile of an existing or planned passenger rail station.
 - Allow a parking reduction for Duplex and Manor House building types when within one-quarter mile of an existing or planned passenger rail station.
 - ***UDC recommends updating the Apartment/condo parking requirement language for leasing office and social rooms to be “and/or”, not “and”.***
- 5) Buffers, Landscaping, and Pedestrian Lighting:
 - Remove enhanced landscaping point system and table. Require street trees and pedestrian lights along all rights-of-way.

- Only require transitional height plane when adjacent to one- or two-family zoning districts.
 - Allow medium canopy trees to count towards parking lot coverage.
 - Remove 5% site canopy coverage for Urban Forestry.
- 6) Façade Design Standards:
- Remove requirement that a façade drawing be provided.
 - Provide clarification for parking garage and pedestrian-level parked car screening.
 - ***UDC recommends updating the parking structure openings to not exceed 20 feet per entrance.***
 - ***UDC recommends requiring ground floor occupiable space for multifamily buildings and limiting the street façade allowance for parking structure openings, parking structures or both combined.***
 - ~~Require 2 façade variations regardless of width of building.~~
 - ***UDC recommends retaining the current adopted building façade standards, including the 3-foot wall plane variation.***
 - Decrease ground floor primary street fenestration requirements for Mixed-Use and Commercial projects to 40%.
 - Remove green screen system, planter walls, or similar vegetation from fenestration alternatives.
 - Provide clarification on primary and secondary entrance locations.
- 7) Other Development Standards:
- Provide clarification on exterior fencing.
 - Clarify that service area collection container standards are for apartments/condominiums.
 - Require collection container enclosures to have a gate.
 - ***UDC recommends requiring all sides of a collection container enclosure to be opaque, including the gate.***
 - Separate service area and mechanical area screening standards. Reformat Mechanical Area Screening into a table to simplify the ordinance.
- 8) Administrative clarifications and reformatting to the ordinance.
- 9) Include more intent statements throughout the ordinance to clarify intentions of specific standards.

The Urban Design Commission has also requested studies for the following topics to be performed at a later date:

- 1) Turned townhouses
- 2) Incentives for landscape and green spaces



August 26, 2021

RE: UDC-2021-018 RECOMMENDATION OF APPROVAL from the Urban Design Commission to the Zoning Commission

Dear Zoning Commission,

The Urban Design Commission seeks to uphold the stated intent of the Low Intensity and High Intensity Mixed-Use (MU-1 and MU-2) zoning districts by encouraging development that promotes a pedestrian-oriented urban form; requires excellence in design of the public realm and of buildings that front public spaces; and encourages creativity, architectural diversity, and exceptional design.

At its August 19, 2021 meeting, the Urban Design Commission voted unanimously to recommend approval with minor changes of Zoning Ordinance text amendments for the MU-1 and MU-2 zoning classification standards as recommended by the Mixed-Use Zoning Advisory Group (MUZAG) and City staff.

The Urban Design Commission recommends approval of the following text amendments for MU-1 and MU-2. Minor modifications recommended by the Urban Design Commission to the original text amendment proposals are italicized.

1) Review Procedures for Development (previously Administrative Review Requirements):

- a. Grant staff the authority to administratively approve modifications to certain development standards with a maximum modification up to 10% increase or decrease, ~~fenestration modifications at 20%~~. *UDC recommends reducing the fenestration modification allowance from 20% to 10%.*
- b. Remove Project Test and Only Require Proximity Test (previously named Vicinity Test) for projects with 90% or more residential uses.

2) Building Types:

- a. Separate Duplex and Manor House as separate building types.
- b. Remove Single-Family Detached from permitted uses/building types and all associated standards throughout ordinance.

3) Property Development Standards:

- a. Remove minimum required street frontage and street frontage alternatives.
- b. *UDC recommends including the maximum building height in feet:*
 - *Ground floor = 20 feet*
 - *Additional floors above ground floor = 15 feet per floor*
 - *Apartment/condominium top floor = 20 feet*
- c. Reformat Maximum Residential Units per Acre into a table to simplify use of the ordinance.
- d. Update Live/Work height bonus standards and graphic to be consistent across MU-1 and MU-2 districts.
- e. *UDC recommends updating the pocket park height bonus language to the following: "Pocket parks shall provide a minimum of 20 percent ground level green space; the remaining ground area may be impervious, provided the space is structured for active recreation, including, but not limited to, ~~such as~~ sculpture gardens, basketball courts, or tennis courts-by way of example."*

4) Off-Street Parking and Loading for Residential Uses:

- a. Allow a parking reduction for townhouse building types when within one-quarter mile of an existing or planned passenger rail station.
- b. Allow a parking reduction for Duplex and Manor House building types when within one-quarter mile of an existing or planned passenger rail station.

- c. *UDC recommends updating the Apartment/condo parking requirement language for leasing office and social rooms to be “and/or”, not “and”.*
- 5) Buffers, Landscaping, and Pedestrian Lighting:**
- a. Remove enhanced landscaping point system and table. Require street trees and pedestrian lights along all rights-of-way.
 - b. Only require transitional height plane when adjacent to one- or two-family zoning districts.
 - c. Allow medium canopy trees to count towards parking lot coverage.
 - d. Remove 5% site canopy coverage for Urban Forestry.
- 6) Façade Design Standards:**
- a. Remove requirement that a façade drawing be provided.
 - b. Provide clarification for parking garage and pedestrian-level parked car screening.
 - c. *UDC recommends updating the parking structure openings to not exceed 20 feet per entrance.*
 - d. *UDC recommends requiring ground floor occupiable space for multifamily buildings and limiting the street façade allowance for parking structure openings, parking structures or both combined.*
 - e. ~~Require 2 façade variations regardless of width of building.~~ *UDC recommends retaining the current adopted building façade standards, including the 3-foot wall plane variation.*
 - f. Decrease ground floor primary street fenestration requirements for Mixed-Use and Commercial projects to 40%.
 - g. Remove green screen system, planter walls, or similar vegetation from fenestration alternatives.
 - h. Provide clarification on primary and secondary entrance locations.
- 7) Other Development Standards:**
- a. Provide clarification on exterior fencing.
 - b. Clarify that service area collection container standards are for apartments/condominiums.
 - c. Require collection container enclosures to have a gate. *UDC recommends requiring all sides of a collection container enclosure to be opaque, including the gate.*
 - d. Separate service area and mechanical area screening standards. Reformat Mechanical Area Screening into a table to simplify the ordinance.
- 8) Administrative clarifications and reformatting to the ordinance.**
- 9) Include more intent statements throughout the ordinance to clarify intentions of specific standards.**

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Sincerely,

Korrie Becht
Senior Planner
Planning & Data Analytics