



Zoning Staff Report

Date: December 9, 2025 **Case Number:** ZC-25-190

Council District: 8, 9, 11

Zoning Map Amendment

Case Manager: [Joseph Laws](#)

Owner/Applicant: Development Services Department, City of Fort Worth

Site Location: Near Southside Development Standards and Guidelines Text Amendment

Acreage: 386.07 ac

Request

Proposed Use: Hospital, General

Request: 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), By Amending Chapter 4, “District Regulations” Article 13, “Form Based Districts”, Section 4.1305, “Near Southside (“Ns”) District To Amend Section 4.1305(D)(1) “Other Development Standards” By Amending The “Near Southside Development Standards And Guidelines” To Define General Hospital, Allow Greater Building Height And Setback For General Hospitals, Adopt A General Hospital Residential Buffer Requirement, Adopt Development Standards For Skybridges For General Hospitals; To Allow Administrative Approval For General Hospitals Concerning Skybridges, Placement of Pedestrian Entrances, Fencing, Fenestration, Transparency, and Architectural Requirements; To Amend Guidelines And Standards For Parking Structures And Garages, And Establish Design Standards And Guidelines For Helipads; To Amend Section 4.1305(B) By Moving The “Near Southside (“NS”) District Table From 4.1305(B) To 4.1305(C), And Amend The “Near Southside (“Ns”) District Table To Illustrate The Changes In The Minimum And Maximum Height.

From: NS-T5I

To: NS-T5I

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

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Project Description and Background

In 2007, the City Council adopted the Near Southside Development Standards and Guidelines to provide a specific mixed-use development zone that encourages pedestrian-oriented, urban development on the near southside. The development standards and administrative procedures encourage high-quality, sustainable development and creative design.

In 2012, 2013, 2014, 2015, 2019, 2020, 2022, 2023, and 2025, City Council has approved amendments to the Near Southside Development Standards and Guidelines to reflect changes in best practices of urban planning, shifting real estate markets, and evolving development pattern within the district and city.

Multiple hospitals in the Near Southside district have proposed or began expansion plans that exceed the NS-T5I development standards. These plans require multiple waivers and/or variances for design features related to the continued growth and unique operational needs of hospital facilities. For example, in 2019, Texas Health Harris Methodist Hospital obtained a PD (PD-1233) for a hospital tower expansion in excessive of the 10-story height limit within NS-T5I.

These text amendments provide design standards that facilitate the operational needs of hospital campuses, promote hospital growth and expansion in the district without requiring rezonings, and ensure a more predictable design review process for hospital campuses. The proposed amendments to the development standards are as follows:

- Defines General Hospitals as hospitals meeting the Zoning Ordinance definition of Hospital, General, *and* hospitals licensed by Texas Health and Human Services as General Hospitals (Chapter 241).
- Allowance for administrative approvals for certain unique hospital-related design features, such as placement of pedestrian entrances, fencing, and required ground floor transparency

- Creation of a contextual setback to allow hospital patient drop-offs
- Allowance for administrative approval of hospital skybridges
- Modification of height-limit for hospitals to up to 20 stories (subject to a 500-foot residential buffer from low density A or B zoning)
- Allowance for hospitals to build garages along most public frontages
- Addition of design and security standards for Helipads

On October 16, 2025, the Urban Design Commission was briefed on these proposed updates. The proposed changes will be heard by the Urban Design Commission on November 20, 2025.

The full ordinance is attached at the end of this document.

Surrounding Zoning and Land Uses

North:	Various, Downtown Urban Design District
East:	Various, Terrell Heights Historic District
South:	Various, Fairmount Historic District
West:	Various, Mistletoe Heights Historic District

Recent Zoning History

- ZC-25-136, ZC-24-105, ZC-24-087, ZC-24-074, ZC-23-072, ZC-22-219, ZC-21-199, ZC-21-196, ZC-21-211, ZC-21-022, ZC-20-197, ZC-20-167, ZC-20-148, ZC-20-082, ZC-20-067, ZC-20-056

Development Impact Analysis

Land Use Compatibility

The purpose of the proposed text amendment is to provide specific development standards for hospitals within NS-T5I to facilitate the unique operational needs of hospital campuses. Changes include increased administrative approval authority for drop-off setbacks, skybridges, parking garages along public ROWs, and helipads. Additionally, changes include increased maximum height for hospital uses, subject to a 500-foot low-density residential buffer.

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

Comprehensive Plan Consistency – Southside Planning Sector

The 2023 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Reinforce medical institutions by providing opportunities for expansion.
- Promote transit-oriented development (TOD) around the planned Medical Center and TCU/Berry TEX Rail stations.
- Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.

- Encourage office and high density residential uses which will support area commercial uses.

The proposed zoning is **consistent** with the Future Land Use Map and Comprehensive Plan for this area.

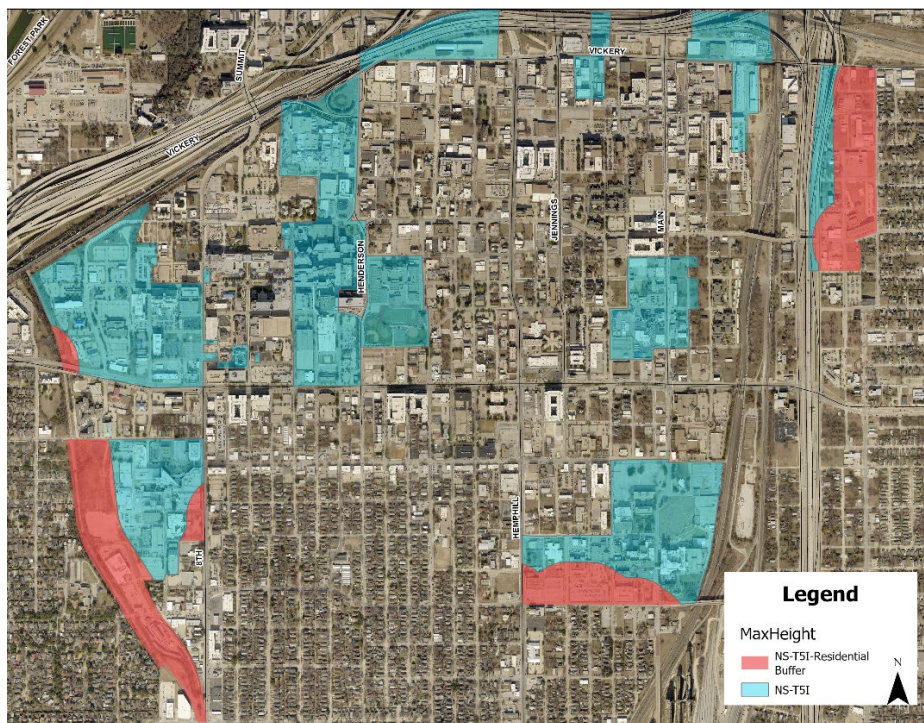
Public Notification

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.

Supplemental Information

Residential Buffer Map



Redlined Near Southside Development Standards and Guidelines

3.D. Development Review Process

1. 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 Development Services Department and/or the Urban Design Commission (UDC) for compliance with the NS Standards and Guidelines. All buildings, streets, and public spaces by public entities are also subject to review.
2. Administrative Review VS. UDC Review: Projects that are clearly consistent with all applicable development principles and that clearly conform to all standards may be approved administratively by the Development Services Director without UDC review. Staff may administratively approve waivers from roadside design elements for properties located along a street that is planned for or has recently completed a sponsored streetscape project. Because of the unique signage needs of the major hospitals, staff may also approve appropriate hospital signage that deviates from the standards.

Because of the unique needs and functional requirements of the district's hospitals, this code provides additional development standards for General Hospitals in NS-T5I. These additional use-based development standards apply to hospitals licensed as General Hospitals (Chapter 241) by Texas Health and Human Services and meet the definition of Hospital, General in the City's Zoning Ordinance. These additional use-based development standards are intended to facilitate administrative approval of General Hospital proposals located in NS-T5I and include provisions related to building height, garages, setbacks, skybridges, and signage.

For General Hospitals, as defined above, within NS-T5I, staff may administratively approve variations from the standards for the following:

- Skybridges (Section 4.C.6)
- Placement of pedestrian entrances (Section 5.C.3)
- Fencing location and height (Section. 5.C.4)
- Required amounts of fenestration and ground floor transparency on facades (Section 5.F.5)
- Architectural variety requirements in large projects (Section 5.F.7)

The UDC shall review projects that require interpretation or discretionary judgment with respect to the project's compliance with standards and guidelines.

~~The UDC shall also review~~ approval is required for all of the following:

- Skybridges, ~~except for General Hospitals within NS-T5I~~ (see Section 4.C.6)
- Drive-through Facilities (see Section 5.D.5.)
- Mobile Food Courts (see Section 4.F.8.)
- Monument Signs (see Section 4.F.9.a)

5.C. Building Location and Orientation

2. Contextual Setback Standards

j. General Hospital setback flexibility – General Hospital facilities in NS-T5I may exceed the maximum setback when necessary to accommodate patient drop-off areas. Prior to approval, staff shall consider the number of existing patient drop-offs within the vicinity. Drop-off layouts shall continue to comply with the City of Fort Worth's Access Management Policy, including roadway and access connection spacing requirements.

5.C. Building Location and Orientation

6. Sky Bridges

Except for General Hospital skybridges located within in NS-T5I, which may be administratively approved, all other skybridges ~~Sky-bridges~~ spanning public streets to connect upper floors of opposing buildings often negatively impact street-level pedestrian activity. There may be, however, unique circumstances that would allow for a ~~sky-bridge~~ skybridge that serves a vital connectivity function without negative street-level impacts. All ~~skybridge sky-bridge~~ proposals (except those for General Hospitals in NS-T5I) require Urban Design Commission ~~review~~ approval. To receive UDC approval, a proposed ~~skybridge sky-bridge~~ must meet all of the following criteria:

- a. The ~~sky-bridge must serve~~ skybridge serves a clear and ~~vital essential~~ connectivity function that ~~is clearly impractical to cannot be reasonably achieved~~ through a street level connection.
- b. The ~~sky-bridge must~~ skybridge does not remove significant pedestrian activity from street level. ~~, and the~~ The evaluation of potential lost activity ~~lost should take into account~~ shall consider both the potential estimated number of pedestrians ~~lost and any potential lost benefits stemming from pedestrians in that~~

~~particular area diverted~~ and any secondary impacts, such as ~~lost benefits to reduced~~ neighborhood safety or ~~diminished~~ neighborhood businesses activity.

- c. The ~~sky bridge skybridge does must~~ not visually obstruct significant view corridors.
-

5.D. Building Height

1. Height Guideline - New single-story buildings are strongly discouraged. Multi-story buildings are consistent with the urban character of the district and are essential in achieving economic and urban design goals for the district. In NS-T4HN single story residential structures are permitted.

2. Building Heights - shall conform to the standards listed below and shown in the diagrams below. Zones are shown on maps in Section 4.B. Height is measured in stories, not including a raised basement or inhabited attic; i.e., the number of complete stories between the average grade of the frontage line to the eave of a pitched roof or to the surface of a flat roof.

The following may project above the height limit provided they do not exceed the roof height of the top story by more than 10 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the edge of the roof.

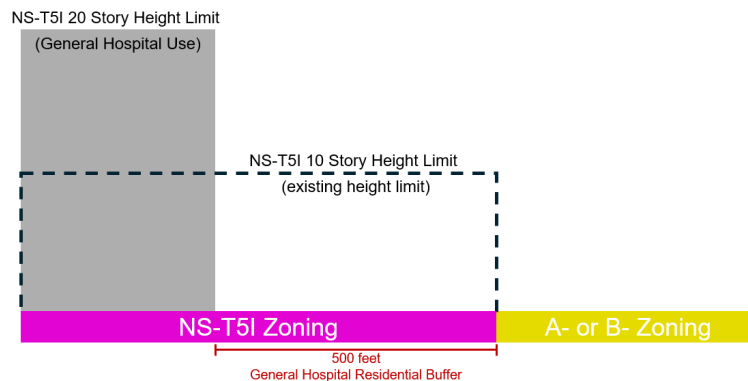
- a. Elevator or stairway access to roof;
- b. Rooftop shade structure;
- c. Greenhouse; and
- d. Mechanical Equipment (ref Sec 5.F.1.c. for screening requirements)

Minimum heights (Also see 5.D.1. guideline above)	For buildings located on primary streets (see map in section 4.C.1.), a two-story minimum height applies. For other new facades along public streets and public spaces: <ul style="list-style-type: none">• Buildings < 4,000 sq.ft.: 15 feet• Buildings > 4,000 sq. ft.: 18 feet for at least 50% of the facade Ground floors of multi-story non-residential buildings: minimum 10 feet, floor to ceiling	
Maximum heights	T4 and T4-N	3 stories
	T4-I	6 stories
	T5 or T5-N	5 stories
	T5-1	10 stories
	T5-I (General Hospital uses only)	20 stories (subject to General Hospital Residential Buffer requirements below in 5.D.6)
Maximum heights with a) mix of use, b) public space, and/or c) structured parking bonuses (See Section 5.D.3.)	T4-N: a, b or c	4 stories
	T4: a, b, or c	5 stories
	T4: a&b, a&c, or b&c	6 stories
	T5 or T5N: a, b or c	8 stories
	T5 or T5N: a&b, a&c, or b&c	10 stories

5.D. Building Height

6. General Hospital Residential Buffer.

Within NS-T5I, General Hospital buildings may be up to 20 stories in height. However, if located within 500 feet of any one- or two-family residential zoning district (A or B), the maximum height will remain at to 10 stories. The 500-foot distance is measured horizontally from property line to property line between the hospital site and the nearest A- or B-zoned property.



5.E. Parking and Driveways

10. Structured Parking and Multi-Level Garages - Structured parking facilities shall be located at the interior of a block or ~~underground below grade~~ and shall not be visible from public rights-of-way. These parking structures include podium style single level parking facilities, and multi-level garages.

~~In exceptional circumstances, the UDC may consider garages that front public rights-of-way, and for all exceptions the design standards and guidelines below apply.~~ In those cases, all structured parking shall integrate creative, artistic, and innovative façade treatments that enhance the pedestrian experience and reduce the visual impact of structured parking along publicly visible facades. Standards in subsections (a) and (b), are required; subsections (c) and (d) are strongly encouraged.

General Hospital Garages

General Hospital Garages may be located along public rights-of-way. These garages shall comply with Design Standards and Guidelines subsections (a), (b), and either (c) or (d) and may be administratively approved.

Design Standards and Guidelines

- Façade design: ~~All parking structure facades that face~~ parking structure facades facing a public ~~space~~ streets or public spaces shall ~~be designed to~~ incorporate architectural elements, ~~and~~ materials, and detailing that complement the adjacent buildings and reinforce the surrounding context ~~or buildings in the area~~.
- Ground level screening: Screening shall be ~~incorporated~~ provided to minimize the visual impact of garages and ~~vehicle headlights parked cars~~ at the pedestrian level in the absence of ground-floor commercial. Screening options may include landscaping (in addition to required street trees), mural walls, or public art, which must obscure vehicles from view. ~~Landscaping (trees and shrubs) may be utilized for screening purposes but must screen at least 50% of pedestrian level parking garage facades immediately upon installation, with species selected to eventually provide full 100% screening. Green screens or living wall systems may be utilized, but must incorporate adequate planting area, irrigation, and structural support systems to be successful.~~

- c. Adaptable Design: Ground- floor commercial use, or space adaptable for future commercial use, ~~should~~ be integrated into parking garages located along **primary** public streets.
- d. **Enhanced Pedestrian Realm**—Garage façades visible from the public rights-of-way or any garage that does not provide pedestrian-oriented ground-floor commercial space shall incorporate enhanced public-realm features. The design shall create active, creative, and engaging pedestrian spaces through the use of continuous landscape plantings, lighting, public art, green screens, transparency, or kinetic or living-wall systems and shall include adequate planting areas, irrigation, and structural support to ensure long-term viability.

5.F.11 Helipads

Helipad design should comply with all design and safety standards in Federal Aviation Administration. Helipads shall comply with FAA Security Standards for helipads (for example, Section 7.3.1 of AC No 150/5390-2D). Fencing around helipads shall be either ornamental iron fencing with masonry columns or masonry wall. Chain link fencing, thin/veneer masonry, and nondurable materials are prohibited.

§ 4.1305 NEAR SOUTHSIDE (“NS”) DISTRICT.

- (a) *Purpose and intent.* It is the purpose of the near southside (“NS”) district to provide a specific mixed-use development zone that encourages pedestrian-oriented, urban development on the near southside, and to provide development standards and administrative procedures that encourage high-quality, sustainable development and creative design.
- (b) *Uses.* In the near southside (“NS”) district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables and supplemental standards contained in § 6 of the document *Near Southside Development Standards and Guidelines*, an adopted supplement to the city’s zoning ordinance.

Near Southside (“NS”) District	
Near Southside (“NS”) District	
Front setback*	0 feet minimum, 20 feet maximum
Rear yard*	3 feet minimum
Side yard*	0 feet minimum
Units per acre	No restriction
Units per building	No restriction
Minimum heights	For buildings located on primary streets (see map in section 4.C.1.), a two-story minimum height applies.
	For other new facades along public streets and public spaces: <ul style="list-style-type: none"> • Buildings < 4,000 sq. ft.: 15 feet • Buildings > 4,000 sq. ft.: 18 feet for at least 50% of the facade
	Ground floors of multi-story non-residential buildings: minimum 10 feet, floor to ceiling
	New facades along public streets and public spaces:
	–15 feet for buildings < 4,000 square feet
	–18 feet for buildings 4,000 square feet
	Ground floors of multistory nonresidential buildings;

	Minimum 10 feet, floor-to-ceiling	
Maximum heights**	T4 and T4-N:	3 stories
	T4-I:	6 stories
	T5, T5-N	5 stories
	T5-I	10 stories
	T5-I (General Hospital uses only)	20 stories (subject to General Hospital Residential Buffer in 5.D.6)
Maximum heights with mix of use and/or public spaces bonuses**	TN4-N: mix or public space	4 stories
	T4: mix or public space	5 stories
	T4: mix and public space	6 stories
	T5: mix or public space	8 stories
	T5: mix and public space	10 stories
Notes:		
* Additional setback standards and guidelines contained in <i>Near Southside Development Standards and Guidelines</i> .		
** See zone boundary map in Exhibit “C.” Height bonus and Fairmount transitional height plane and General Hospital Residential Buffer provisions contained in <i>Near Southside Development Standards and Guidelines</i> .		

(c) *Property development standards.*

(1) The minimum dimension of lots and yards and the height of buildings in the near southside (“NS”) district, shall be as shown in the accompanying table and the document *Near Southside Development Standards and Guidelines*.

(2) The development standards may only be applied to that area known as the near southside district of Fort Worth boundary as described in Exhibits “A” through “C,” attached hereto and incorporated by reference. (Refer to *Near Southside Development Standards and Guidelines*.)

(d) *Other development standards.*

(1) *Generally.* Development in the near southside (“NS”) district is subject to the development standards and guidelines contained in the *Near Southside Development Standards and Guidelines* document. The *Near Southside Development Standards and Guidelines* attached hereto and approved by the city council are included in the zoning ordinance by reference. All future amendments to the *Near Southside Development Standards and Guidelines* must be considered by the urban design commission and zoning commission and approved by the city council in accordance with the procedure set out in Article 5, Chapter 3.

(2) *Metal buildings.* The exterior metal walls of the front and any sides of a building facing a public street shall not be constructed with exposed fasteners on more than 50% of the building. All buildings with metal siding shall have at least two exterior architectural features for articulation, such as front porches, gables, awning or other exterior siding materials. Exterior metal siding shall not be considered an architectural feature. These provisions shall not apply to large retail stores.

(e) *Development review process.*

(1) *Certificate of appropriateness.* The development services director or urban design commission (UDC) will issue a certificate of appropriateness (COA) for approved public and private projects. In exceptional cases the UDC may approve a COA if a project is clearly consistent with applicable development principles but does not conform to a certain development standard(s) or guideline(s). The COA for such projects must describe the projects’ compliance with applicable principles. Within the near southside (“NS”) district,

issuance of a certificate of appropriateness reflecting compliance with the Near Southside Development Standards and Guidelines is required as a condition for the following:

- a. Acceptance by the planning and development department of an application for a building permit for construction of a new structure;
- b. Acceptance by the planning and development department of an application for a building permit for expansion of an existing structure;
- c. Acceptance by the planning and development department of an application for a building permit for exterior renovation, remodeling or other alteration of an existing structure;
- d. Construction of a surface parking lot; and
- e. Acceptance by the planning and development department of an application for a sign permit.

(2) *Application for certificate of appropriateness.* The following materials shall be submitted to the planning and development department in connection with an application for a certificate of appropriateness. The materials must be submitted at least 21 days before the meeting of the UDC at which the application for a certificate of appropriateness will be considered. At the time application materials are submitted, the applicant shall receive a sign provided by the planning and development department that shall be posted on the project site at street level in a location readily visible to the public no less than ten days prior to the meeting of the UDC:

- a. Copies of site plan including:
- b. Footprints of all existing structures;
- c. Proposed footprint of all new structures;
- d. Existing structures adjacent to the property;
- e. Building setbacks; and
- f. Location of parking areas, parking lot islands, driveways, sidewalks, walkways, loading areas, walls or fences, utilities, lighting, signage, at-grade mechanical units, dumpsters and all other site improvements.
- g. Copies of landscape plan including location and dimension of areas to be landscaped (including private property, adjoining right-of-way and parking lot islands), total amount of landscaped area, location, number and planting size of all trees, shrubs and groundcover, location and coverage of irrigation system and location and description of street furniture;
- h. Copies of schematic floor plans depicting the arrangement of interior spaces, location of windows and doors, mechanical equipment, electrical meter and utility locations. First floor site plans should show the relationship between the first floor and the site;
- i. Copies of schematic building elevations for all sides of the building(s) showing design of all elevations, existing grade, proposed grade, finish floor elevations, roof slopes, mechanical vents and equipment, location and type of outdoor light fixtures, design and location of all wall sign(s) and notations regarding exterior colors and material;
- j. Material specification outline with samples, brochures and/or photographs of all exterior building and site materials, finishes and fixtures; and

- k. For all detached signs, site plans drawn to scale indicating sign location and drawings of proposed sign, lettering and graphics, drawn to scale of at least one-quarter inch to the foot including any support structures. Colors of the proposed sign shall be indicated on the drawing and actual color samples shall also be furnished. Any proposed illumination shall be indicated on the drawing.

(3) *Authority to approve certificate of appropriateness.*

- a. The development services director or designee is hereby charged with the duty and invested with the authority to approve a certificate of appropriateness for new construction and renovations when the project conforms to all standards and guidelines.
- b. The urban design commission is hereby charged with the duty and invested with the authority to enforce the Near Southside Development Standards and Guidelines for new construction and exterior renovations by hearing and deciding applications for certificates of appropriateness in accordance with this section.

(f) *Appeals.*

(1) All decisions by the development services director may be appealed to the urban design commission. A written notice of appeal must be filed with the executive secretary of the UDC within ten days of notice of the decision of the development services director or designee. The standard of review for an appeal before the UDC shall be de novo.

(2) All decisions other than actions relating to designation by the UDC may be appealed to the board of adjustment by the applicant. A written notice of appeal must be filed with the city secretary within ten days after receipt of notification of the UDC's decision. The written notice of appeal shall specify:

- a. That the decision of the board is unreasonable, either in whole or in part; and
- b. The grounds for the appeal.

(3) The board of adjustment shall schedule a hearing on such appeal within 30 days after receipt of the notice of appeal, or as soon thereafter as reasonably practicable. The secretary of the UDC shall forward to the board of adjustment a complete record of the matter, including a transcript of the tape of the hearing before the UDC. In consideration of an appeal, the board of adjustment shall:

- a. Hear and consider testimony and evidence concerning the previous recommendations and actions of the city staff and the UDC;
- b. Hear new testimony and consider new evidence that was not available at the time of the hearing before the UDC;
- c. Apply the substantial evidence test to the decision of the UDC, considering the record made before the UDC; and
- d. Have the option to remand any case back to the UDC for further proceedings.

(4) The board of adjustment may uphold, reverse or modify the decision of the UDC unless a continuance is agreed to by the owner/appellant.

(5) A hearing before the board of adjustment shall exhaust the administrative remedies of the property owner/appellant under this section. Any owner/appellant aggrieved by the decision of the board of adjustment may file in district court.

(Ord. 20159-04-2012, § 1 (Exh. A), passed 4-3- 2012; Ord. 20985-10-2013, § 1, passed 10-7- 2013, eff. 11-5- 2013; Ord. 21272-06-2014, § 5, passed 6-3-2014; Ord. 21670-03-2015, § 1, passed 3-3-2015, eff. 3-19-2015; Ord. 23586-03- 2019, § 1, passed 3-5-2019; Ord. 24030-02-2020, § 22, passed 2-4-2020; Ord. 25329-02-2022, § 1, passed 2-8-2022, eff. 3-22-2022; Ord. 26242-06- 2023, § 1, passed 6- 13-2023, eff. 7-11-2023)

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), BY AMENDING CHAPTER 4, “DISTRICT REGULATIONS” ARTICLE 13, “FORM BASED DISTRICTS”, SECTION 4.1305, “NEAR SOUTHSIDE (“NS”) DISTRICT TO AMEND SECTION 4.1305(D)(1) “OTHER DEVELOPMENT STANDARDS” BY AMENDING THE “NEAR SOUTHSIDE DEVELOPMENT STANDARDS AND GUIDELINES” TO DEFINE GENERAL HOSPITAL, ALLOW GREATER BUILDING HEIGHT AND SETBACK FOR GENERAL HOSPITALS, ADOPT A GENERAL HOSPITAL RESIDENTIAL BUFFER REQUIREMENT, ADOPT DEVELOPMENT STANDARDS FOR SKYBRIDGES FOR GENERAL HOSPITALS; TO ALLOW ADMINISTRATIVE APPROVAL FOR GENERAL HOSPITALS CONCERNING SKYBRIDGES, PLACEMENT OF PEDESTRIAN ENTRANCES, FENCING, FENESTRATION, TRANSPARENCY, AND ARCHITECTURAL REQUIREMENTS; TO AMEND GUIDELINES AND STANDARDS FOR PARKING STRUCTURES AND GARAGES, AND ESTABLISH DESIGN STANDARDS AND GUIDELINES FOR HELIPADS; TO AMEND SECTION 4.1305(B) BY MOVING THE “NEAR SOUTHSIDE (“NS”) DISTRICT TABLE FROM 4.1305(B) TO 4.1305(C), AND AMEND THE “NEAR SOUTHSIDE (“NS”) DISTRICT TABLE TO ILLUSTRATE THE CHANGES IN THE MINIMUM AND MAXIMUM HEIGHT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in November 2007, the City Council created the Near Southside Zoning Districts to encourage high quality, pedestrian-oriented development in the near Southside; adopted the Near Southside Development Standards and Guidelines as part of the Zoning Ordinance; and established the Urban Design Commission and staff to administer those design standards; and

Sec. 4.1305. Hospital “NS” Code 2025 Amendment

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WHEREAS, since the creation of the Near Southside Districts and the implementation of the Near Southside Development Standards and Guidelines Fort Worth South Inc. has provided input and worked with staff on amendments to the Near Southside Development Standards and Guidelines to add flexibility to the current code, maintain high standards of design, and to update exhibits and references to further promote desirable development that is consistent with the urban design and economic development goals for the Near Southside District; and

WHEREAS, various hospital campuses located within the Near Southside District are seeking to upgrade and expand their hospital campuses within the district; and

WHEREAS, Development Services staff has reviewed the design standards of the Near Southside District and wish to help facilitate the unique operation of hospital campuses, facilitate hospital growth and hospital improvements, and ensure a more predictable design review process for these hospital campuses; and

WHEREAS, these Development Services staff recommends that design standards and guidelines for hospital campuses be amended to provide greater flexibility for building height, hospital garages fronting public streets, and skybridges; and

WHEREAS, Development Services recommends that the Near Southside Standards and Guidelines be amended to define general hospital, to establish setback and buffer requirements for general hospitals, allow skybridges by right for general hospitals, increase the maximum height allowed for general hospitals, establish design standards and guidelines for parking garages, establish helipad design standards, and allow administrative approval authority for staff for minor modifications for hospital uses within the Near Southside District.

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

SECTION 1.

“The Near Southside Development 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 4.1305, “Near Southside (NS) District”, Subsection 4.1305.(d)(1) “Other development standards” is hereby amended as set out in Exhibit “A”, attached and hereby incorporated into the Zoning Ordinance by reference, to amend the development standards and guidelines contained in the “Near Southside Development Standards and Guidelines” to define General Hospitals, allow greater building height and setback for General Hospitals, adopt a General Hospital residential buffer requirement, to adopt development standards for skybridges for General Hospitals, to allow skybridges for General Hospitals to be administratively approved, to allow administrative approval for general hospitals concerning skybridges, placement of pedestrian entrances, fencing, fenestration, transparency, and architectural requirements, to amend guidelines and standards for parking structures and garages, and establish design standards and guidelines for helipads.

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 4.1305, “Near Southside (NS) District”, Subsection 4.1305(b) “Uses” to amend the “Near Southside (“NS”) District” table to amend the minimum and maximum heights allowed within the

Near Southside District and move such table under Subsection 4.1305(c) “Property Development Standards) which shall appear as follows:

- (a) *Purpose and intent.* It is the purpose of the near southside (“NS”) district to provide a specific mixed-use development zone that encourages pedestrian-oriented, urban development on the near southside, and to provide development standards and administrative procedures that encourage high-quality, sustainable development and creative design.
- (b) *Uses.* In the near southside (“NS”) district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables and supplemental standards contained in § 6 of the document *Near Southside Development Standards and Guidelines*, an adopted supplement to the city’s zoning ordinance.

(c) *Property development standards.*

(1) The minimum dimension of lots and yards and the height of buildings in the near southside (“NS”) district, shall be as shown in the accompanying table and the document *Near Southside Development Standards and Guidelines*.

(2) The development standards may only be applied to that area known as the near southside district of Fort Worth boundary as described in Exhibits “A” through “C,” attached hereto and incorporated by reference. (Refer to *Near Southside Development Standards and Guidelines*.)

Near Southside (“NS”) District	
Front setback*	0 feet minimum, 20 feet maximum
Rear yard*	3 feet minimum
Side yard*	0 feet minimum
Units per acre	No restriction
Units per building	No restriction

Minimum heights	For buildings located on primary streets (see map in section 4.C.1.), a <u>two-story minimum height applies.</u>	
	For other new facades along public streets and public spaces:	
	• Buildings < 4,000 sq. ft.: 15 feet	
	• Buildings > 4,000 sq. ft.: 18 feet for at least 50% of the facade	
	Ground floors of multi-story non-residential buildings: <u>minimum 10 feet, floor to ceiling</u>	
	New facades along public streets and public places:	
	15 feet for buildings < 4,000 square feet	
Maximum heights**	T4 and T4-N:	3 stories
	T4-I:	6 stories
	T5, T5-N	5 stories
	T5-I	10 stories
	<u>T5-I (General Hospital uses only)</u>	<u>20 stories (subject to General Hospital Residential Buffer in 5.D.6)</u>
Maximum heights with mix of use and/or public spaces bonuses**	TN4-N: mix or public space	4 stories
	T4: mix or public space	5 stories
	T4: mix and public space	6 stories
	T5: mix or public space	8 stories
	T5: mix and public space	10 stories
Notes:		
* Additional setback standards and guidelines contained in <i>Near Southside Development Standards and Guidelines</i> .		
** See zone boundary map in Exhibit “C.” Height bonus and Fairmount transitional height <u>plane and General Hospital Residential Buffer</u> provisions contained in <i>Near Southside Development Standards and Guidelines</i> .		

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: _____
Christopher Austria, Jannette S. Goodall,
Senior Assistant City Attorney City Secretary

ADOPTED: _____

EFFECTIVE: _____