



Zoning Staff Report

Date: June 09, 2026

Case Number: ZC-26-057

Council District: All

Zoning Text Amendment

Case Manager: [Dave McCorquodale, AICP](#)

Request

Text Amendment Summary:

Proposed zoning text amendment addressing Texas Senate Bills 840 and 2477 (S.B. 840/S.B. 2477) related to multifamily residential development, mixed-use residential development and building conversion from nonresidential uses to residential use.

Legal Caption:

An Ordinance amending the Comprehensive Zoning Ordinance, being Ordinance No. 21653, as amended, of the City of Fort Worth codified as Appendix “A” of the Code of the City of Fort Worth (2015), by Amending Chapter 4, “District Regulations”, Article 8, Section 4.803 “Non-Residential District Use Table” and Article 12, Section 4.1203 “Form-Based Code District Use Table”, To Add “Mixed-use Residential (Chapter 218 of the Tex. Loc. Gov’t Code)” and “Multifamily Residential (Chapter 218 of the Tex. Loc. Gov’t Code)” as New Uses and Allow Such Uses in All Commercial Districts and Certain Form-Based Districts; Amending Chapter 5, “Supplemental Use Standards,” Article I, “Standards for Selected Uses,” to Add Section 5.159, titled “Mixed-Use Residential and Multifamily Residential Developments Pursuant to Chapter 218 of the Tex. Loc. Gov’t Code” and Establish Regulations and Development Standards consistent with Chapter 218 of the Local Government Code concerning Mixed-Use and Multifamily Residential Developments, and Conversion of Buildings to Multifamily or Mixed-Use Residential; Amending Chapter 4, “District Regulations,” Article 13, “Form-Based Districts,” Section 4.1305 “The Near Southside Development Standards and Guidelines,” Section 4.1306 “Camp Bowie District Boulevard Revitalization Code,” Section 4.1307 “Trinity Lakes Development Code,” and Section 4.1308 “Berry/University Form Based Code,” By Adding an Appendix to Those Form Based Codes Establishing Regulations and Development Standards consistent with Chapter 218 of the Local Government Code concerning Multifamily Residential, and Conversion of Buildings to Multifamily Residential or Mixed-Use Residential; Amending Article 4 “Overlay Districts,” Section 4.402 “Urban Design District-Downtown, Section 4.403 “Panther Island Peripheral Zone (“PIP”) Overlay District, and 4.404 “I-35W Corridor (“I-35W”) Design Overlay District, to Revise the “Downtown Urban Design Standards and Guidelines,” “Panther Island Peripheral Zone Overlay Zoning Standards and Guidelines,” and “I-35 Development Standards and Guidelines” By Adding an Appendix to Those Overlay Districts Standards and Guidelines Establishing Regulations and

Development Standards consistent with Chapter 218 of the Local Government Code concerning Multifamily Residential, Mixed-Use Residential, and conversion of Buildings to Multifamily Residential or Mixed-Use Residential

Staff Recommendation: Approve

Zoning Commission Recommendation: Approval by a vote of 10-0

Proposed Text Amendments Background

As you are aware, the 89th regular session of the Texas Legislature several bills were approved that impact municipalities in numerous ways, including zoning and land use regulations. Governor Abbott signed these bills into law on June 20, 2025, and they became effective on September 1, 2025.

Senate Bills 840 & 2477

SB's 840 & 2477 amended the Texas Local Government Code (TLGC) to establish regulations to encourage higher density development by allowing multifamily residential and mixed-use residential development by right in any zoning district that allows "office" as a permitted use. SB2477 also allows conversion of office/commercial buildings to residential use and prohibits cities from exacting additional fees as a condition of the building conversion. Cities are prohibited from assessing impact fees, traffic impact analyses, infrastructure upgrades (beyond what is required to provide minimum service to the building) and other various development fees when an existing nonresidential building is converted to a residential use. SB840 & SB2477 does not allow new multifamily residential or mixed-use residential development in an area located within:

- A zoning classification that allows a heavy industrial use
- 1,000 feet of an existing heavy industrial use or development site
- 3,000 feet of an airport or military base
- An area designated as a clear zone or accident potential zone

Building conversions are prohibited within:

- A zoning classification that allows a heavy industrial use
- 1,000 feet of an existing heavy industrial use or development site
- 3,000 feet of an airport or military base
- 15,000 feet of the boundary of a military base if the area is designated by a municipality or joint airport zoning board, as applicable, as a clear zone or accident potential zone supporting military aviation operations

SB840 also includes certain limitations on restrictions that cities can place on new multifamily or mixed-use residential construction:

- **Parking Requirements.** 1 space per dwelling unit
- **Density/Units Per Acre.** Unlimited. (based on the highest density the city allows (Downtown))
- **Height.** 45 feet or the highest height that would apply to an office, commercial, retail, or warehouse development constructed on the site, whichever is greater.

- **Setback or Buffer Requirement.** A setback or buffer requirement that would apply to an office, commercial, retail, or warehouse development constructed on the site or 25 feet, whichever is lesser.

Overview of Proposed Zoning Ordinance Amendment

This proposed text amendment provides regulations pertaining to SB840 and HB2477 affecting multifamily and mixed-use residential development in zoning districts that allow “office” as a permitted land use. The summary tables below provide a synopsis of the proposed text amendment.

- Proposed regulations correlate to the size of property and/or the intensity of uses allowed in the zoning classification of the property proposed for development.
- Multifamily & mixed-use residential developments will be required to obtain a Multifamily Development permit (same as any multifamily project in the city)
- SB840/2477 projects will be required to provide a land survey that demonstrates compliance with the location/proximity restrictions provided for the in the state regulations
- Certain SB840 projects will follow standards for “MU-1” / “MU-2” / “UR” districts but will not be required to provide pedestrian-scaled lighting (enhanced landscaping/street trees still required)

Project site size and zoning designation	Applicable District Regulations
Sites <u>less than 1-acre</u> zoned “E” Neighborhood Commercial or “ER” Neighborhood Commercial Restricted	§ 4.709 “R2” Townhouse/Cluster
Sites <u>1-acre or larger</u> zoned “E” Neighborhood Commercial or “ER” Neighborhood Commercial Restricted	§ 4.713 “UR” Urban Residential
Sites of <u>any size</u> zoned “F” General Commercial or “FR” General Commercial Restricted	§ 4.1300 “MU-1” Low Intensity Mixed-Use
Sites of <u>any size</u> zoned “G” Intensive Commercial	§ 4.1302 “MU-2” High Intensity Mixed-Use

Building Conversion: Mixed-Use Residential or Multifamily Residential	
Front, Rear and Side Setback	Limited to the existing setback of the proposed converted building
Height	Limited to the height of the proposed converted building
Parking	Limited to existing parking

Units per Acre	Unlimited
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To address SB 840 requirements in the City’s Form Based Code districts and design overlay districts, an appendix will be added to each district and overlay district’s code that details regulations for development under SB840/2477. Of note, The Stockyards District allows certain industrial uses and is not eligible for SB840/2477 development. A sample appendix that is provided on the following pages.

These districts are listed below and are hyperlinked to the district regulations.

- [Downtown Urban Design District](#)
- [Panther Island Peripheral Overlay District](#)
- [I-35 Design Overlay District](#)
- [Panther Island Form Based Code District](#)
- [Near Southside Form Based Code District](#)
- [Camp Bowie Boulevard Revitalization District](#)
- [Trinity Lakes Form Based Code District](#)
- [Berry University Form Based Code District](#)

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.

[Sample Form Based Code Appendix Follows]

APPENDIX ____ : MIXED-USE RESIDENTIAL OR MULTIFAMILY RESIDENTIAL UNDER CHAPTER 218 OF THE LOCAL GOVERNMENT CODE IN FORM-BASED DISTRICTS

A. Applicability

1. The regulations provided under this Appendix shall only apply to new mixed-used residential development and multifamily residential developments and conversions of buildings to mixed-use residential and multifamily residential pursuant to Chapter 218 of the Local Government Code.

2. Mixed-use Residential (Chapter 218 of the Loc. Gov't Code) or Multifamily Residential (Chapter 218 of the Loc. Gov't Code) may be permitted in accordance with the land use tables in Chapter 4, Article 12, Section 4.1203 of the Zoning Ordinance.

3. New mixed-use residential or multifamily residential is prohibited on land within:

- a. A zoning classification that allows heavy industrial use;
- b. 1,000 feet of an existing heavy industrial use or development site;
- c. 3,000 feet of an airport or military base; or
- d. An area designated as a clear zone or accident potential zone.

4. A conversion of a building to mixed-use residential or multifamily residential does not apply to a building that is located within:

- a. A zoning classification that allows heavy industrial use;
- b. 1,000 feet of an existing heavy industrial use or development site;
- c. 3,000 feet of an airport or military base; or
- d. 15,000 feet of the boundary of a military base if the area is designated by a municipality or joint airport zoning board, as applicable, as a clear zone or accident potential zone supporting military aviation operations.

5. Any multifamily residential development, mixed-use residential development, or building conversion within a historic district or historic overlay shall follow the regulations and development standards of the historic district or historic overlay.

B. Development Review Process

1. Pursuant to Chapter 218 of the Local Government Code, all mixed-use residential or multifamily developments that are consistent with all development principles and that conform to all standards of this code shall be administratively approved by the Zoning Administrator or their designee.

C. New Construction for Multifamily Residential and Mixed-Use Residential

1. Property Development Standards.

a. For all new Mixed-Use Residential (Chapter 218 of the Loc. Gov't Code) and Multifamily Residential (Chapter 218 of the Loc. Gov't Code) developments, the following development standards shall apply.

New Construction: Mixed-Use Residential or Multifamily Residential	
Setback: Front, Rear, Side, Interior, Exterior Adjacent to A or B Residential	Setback established by appropriate zoning district or character zone; however, required maximum setback shall not exceed 25 feet.
Height	Maximum height allowed by appropriate zoning district or character zone, or 45 feet maximum, whichever is greater.
Units Per Acre	Unlimited
Parking	1 space per dwelling unit
Notes:	
All other development standards and regulations set forth under this form-based code shall apply.	

2. *Additional Development Standards for New Mixed-Use Residential Developments and Multifamily Residential Developments*

- a. In the event the above tables conflict with the development standards under this subsection, the development standards under this subsection shall control;
 - i. *Parking Requirement.* 1 space per dwelling unit; nonresidential uses shall provide off-street parking in accordance with § 6.201 Off-Street Parking Requirements.
 - ii. *Units Per Acre.* Unlimited.
 - iii. *Height.* 45 feet or the highest height that would apply to an office, commercial, retail, or warehouse development constructed on the site, whichever is greater.
 - iv. *Setback or Buffer Requirement.* A setback or buffer requirement that would apply to an office, commercial, retail, or warehouse development constructed on the site or 25 feet, whichever is lesser.

3. *Land Survey*

A land survey of all land uses and business, which certifies that there are no heavy industrial uses within 1,000 feet of the proposed mixed-use residential or multifamily residential development, must be submitted as part of building application.

D. Building Conversion: Mixed-Use Residential Development and Multifamily Development

1. *Requirements.* A building or structural components of a building that is being converted to a mixed-use residential or multifamily residential development shall require the following:

- a. The building or structural components of a building was being used for office, retail, or warehouse use;
- b. The building or structural components of a building was constructed at least five (5) years before the proposed date to start the conversion; and
- c. The building being converted must have at least 65 percent of each floor of the building fit for occupancy

2. *Property Development Standards.*

a. The following standards for setback, height, units per acre, and parking shall apply to building conversions for Mixed-Use Residential (Chapter 218 of the Loc. Gov't Code) and Multifamily Residential (Chapter 218 of the Loc. Gov't Code) developments:

Building Conversion: Mixed-Use Residential or Multifamily Residential	
Setback	Limited to the existing setback of the proposed converted building
Height	Limited to the height of the proposed converted building
Units per Acre	Unlimited
Parking	Limited to existing parking

b. To the extent allowed under Chapter 218 of the Local Government Code, all other development standards of the form-based district where the proposed building conversion is being developed shall apply.