



Zoning Staff Report

Date: June 24, 2025

Case Number: ZC-25-082

District: All

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: City of Fort Worth

Site Location: All Mixed-Use 1 & Mixed-Use 2 Districts

Acreage: NA

Request

Proposed Use: Form Based Districts (Mixed-Use 1 & Mixed-Use 2) Code Use Table Amendment

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 Section 4.1203 "Form Based Districts Code Use Table" To Remove One-Family Detached Dwelling As a Uses Allowed By Right in MU-1 And MU-2

Recommendation

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 8-0

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Project Description and Background

The primary objective of this text amendment is to enhance clarity, consistency, and alignment between the design standards and permitted uses in Fort Worth’s zoning ordinance—specifically within the Mixed-Use (MU-1 and MU-2) districts. This amendment addresses discrepancies that arose following previous zoning code changes, ensuring that developers, staff, and decision-makers have a cohesive and accurate regulatory framework to reference.

City staff identified inconsistencies between the MU-1 and MU-2 design standards and the zoning use table after several recent development proposals exposed practical challenges. Notably, applicants seeking to build one-family detached dwellings in MU-1 and MU-2 districts encountered confusion. While the zoning use table still listed such dwellings as permitted, the design standards—amended in 2021—no longer supported these uses, leading to both logistical and financial barriers during the permitting and review process.

Ordinance 25189-11-2021

The issue stems from Ordinance No. 25189-11-2021, adopted by Fort Worth City Council on November 9, 2021, and effective December 16, 2021. This ordinance introduced a comprehensive update to the city’s zoning regulations governing MU districts. It removed one-family detached dwellings from the list of supported uses within the MU-1 and MU-2 design standards. However, at that time, a corresponding update to Chapter 4, Section 4.1203, “Form-Based Districts Code Use Table,” was inadvertently omitted. As a result, the use table and the design standards became misaligned. Further proof is that the previously approved ordinance contained Single-family use with supplemental design standards and were removed in Ordinance No. 25189-11-2021 (**Figures 1-2**).

This amendment is a technical correction intended to resolve that inconsistency. It is the first step in a two-part effort to ensure that the regulatory framework is internally consistent and accurately reflects the policy direction adopted under Ordinance 25189-11-2021. Specifically, it updates the use table to match the changes already made to the MU district design standards, removing outdated references to one-family detached dwellings.


Importantly, this correction does not introduce any new development standards or alter existing form-based design requirements. Rather, it reinforces the intent of the 2021 ordinance, as outlined in its Exhibits A and B, which supersede any conflicting provisions. Section 2 of Ordinance 25189-11-2021 explicitly states:

“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.”

Staff Recommendation and Review Process

Given that this amendment serves as a technical clarification of previously approved zoning actions—particularly those related to ZC-21-160—staff has determined that additional review by the Urban Design Commission (UDC) is unnecessary. The amendment does not affect the form-based design elements typically within the UDC’s jurisdiction and is consistent with prior City Council direction.

In summary, this amendment is an administrative refinement aimed at improving the usability of the zoning code and avoiding future confusion. It reinforces Fort Worth’s commitment to orderly development and ensures that zoning regulations are clear, consistent, and aligned with adopted policy.



(c). Uses

In the Low Intensity Mixed-Use (MU-1) District, no building or land use 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 table in Chapter 4, Article 12, and the supplemental standards of Chapter 5. In the Low Intensity Mixed-Use (MU-1) District, residential, commercial, and institutional uses may occupy the same building lot. All projects must comply with the mix of use requirements described in Section 4.1300 (b).

(1) Building Types Permitted:

The following building intent statements and illustrations have been provided to demonstrate the recommended building forms in the MU-1 District. The building types shown are not an exhaustive list. Additional building types and configurations that fit within the regulations of the MU-1 district are encouraged. All intent statements are addressed through development standards set out in Section 4.1300 (d) through (h).



a. General Commercial

A development type with non residential uses. Ground story space are flexible enough to accommodate a variety of nonresidential uses. Upper stories are used for offices and/or other types of compatible nonresidential uses.



b. Mixed-Use Shopfront

A development type with ground-story retail and upper-story residential and/or office uses.



c. Apartment/Condo

Multi-family residential development type that often shares a common entrance. An elevated ground floor for residential uses is recommended to ensure privacy.



d. Townhouse

A two or three story building with three or more attached dwelling units consolidated into a single structure. An elevated ground floor for residential uses is recommended to ensure privacy.



e. Duplex/Manor House

A building with two to five attached dwelling units consolidated in a single structure. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units.



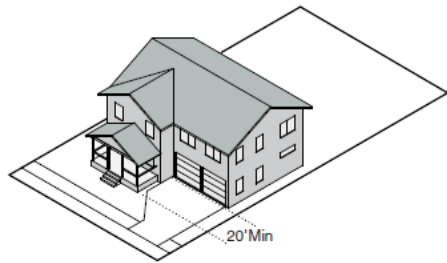
f. Single Family House

A single, detached residential dwelling.

Figure 1: MU-1 Low- intensity Mixed-Use snapshot of the Single-family detached design standards Ordinance from 2017 before they were removed in Ordinance No. 25189-11-2021

(4) Parking Location for One-Family Detached and Two-Family Dwellings:

- a. All parking shall be located behind the front building line.
- b. Garage doors that face the street must be located a minimum of 20 feet behind any front wall plane of a structure facing a publicly accessible ROW.



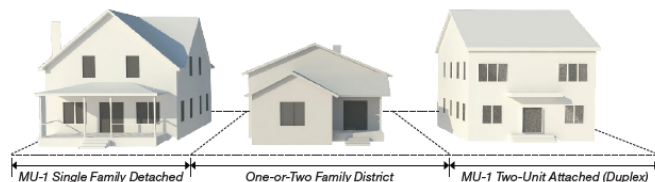
4 JULY 2017

(f) Buffers and Landscaping

(1) Bufferyard and Supplemental Building Setback

- a. For the purpose of this section, the MU-1 District shall be considered a nonresidential district.
- b. When building a single family detached or a two-unit attached dwelling (duplex) within the MU-1 District, a bufferyard and supplemental setback is not required with an adjacent one-or-two family district.
- c. All uses within the MU-1 District, other than the uses listed in item b. above, shall conform to the supplemental building setback and bufferyard width standards required for the Neighborhood Commercial ("E") District, as described in Section 6.300(c) Area Requirements.

No supplemental setback or bufferyard required



- d. In addition to item c, a transitional height plane of 45 degrees shall apply to portions of a building above 3 stories or 45 feet, whichever is less starting from the property line of the one-or-two-family district.

1. Any portion of a building 3 stories shall be set back so that the building does not encroach the transitional height plane.
2. These supplemental building setbacks and transitional height plane requirements shall not apply to

Figure 2: MU-1 Low- intensity Mixed-Use snapshot of the Single-family detached design standards Ordinance from 2017 before they were removed in Ordinance No. 25189-11-2021

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 removing single-family detached from the standards to allow for greater density and to allow for higher level of design standards. The final vote resulted in the approval of staff recommendations with modifications by a vote of 6-0. Following the August UDC meeting, On August 17, 2021, A informal report was given to the City Council listed out all proposed changes to MU/UR Zoning district. One of the items listed mentioned *"Remove One-Family detached homes from the list of permitted uses or building types to encourage appropriate density."* After, 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.

Supplemental Information

(e) Off-Street Parking and Loading

(1) Commercial and Mixed-Use Parking Table:

LOCATION	REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)	
	MINIMUM	MAXIMUM**
Project <u>not</u> located within 250 feet of a one-or-two family zoned property	None	100 percent (%)
Project located within 250 feet of a one-or-two family zoned property	75 percent (%)	100 percent (%)
Project located within 1,000 feet of an existing or approved passenger rail station or stop	50 percent (%)	100 percent (%)

(2) Residential Parking Table

BUILDING TYPE/USE	REQUIREMENT
Single Family Detached	2 parking spaces per dwelling unit. See Section (e)(4) for location requirements.
Townhouse	2 parking spaces per dwelling unit. See Section (e)(5) for location requirements.
Duplex and Manor House (2+ units)	2 spaces per dwelling unit; Plus, 1 space per bedroom over three (3) bedrooms per dwelling unit. See Section (e)(4) for location requirements.
Apartment/Condominium	<p>*.75 to 1 off-street required per bedroom located behind the front building line; Plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage).</p> <p><u>Proximity to Rail Station</u> * If the development is within 1,320 feet of a rail transit station then .5 to 1 off-street spaces required per bedroom, located behind the front building line; Plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage).</p>

* All partial spaces are rounded up

MU-1 Low- intensity Mixed-Use snapshot of the Single-family detached design standards Ordinance from 2017 before they were removed in Ordinance No. 25189-11-2021

ORDINANCE NO. _____

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 4, "DISTRICT REGULATIONS," ARTICLE 12, "FORM-BASED CODE DISTRICT USE TABLE," SECTION 4.1203, TO REMOVE ONE- FAMILY DETACHED DWELLING, AS A USE ALLOWED BY RIGHT IN LOW-INTENSITY MIXED USE DISTRICT (MU-1) AND HIGH-INTENSITY MIXED-USE DISTRICT (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

WHEREAS, the Comprehensive Plan designates mixed-use growth centers to encourage development of compact, pedestrian-scaled, mixed-use neighborhoods and commercial centers; and

WHEREAS, in 2001 the Development Services Department formed a Mixed-Use Zoning Advisory Group (MUZAG), consisting of representatives from pertinent City commissions, development community, neighborhood associations, design professionals, and other interested parties to guide the creation of a mixed-use zoning classification; and

WHEREAS, on March 20, 2001 the City Council adopted Ordinance No. 14556 to add the "Low Intensity Mixed-Use ("MU-1") and "High Intensity Mixed-Use ("MU-2") zoning districts to address the need for denser residential developments to support and complement rail transit and to support commercial uses compatible with central city neighborhoods or urban mixed-use districts; and

WHEREAS, the mixed-use districts have been amended every few years since their initial adoptions when staff has reconvened MUZAG to address issues, topics and best practices for mixed use districts; and

WHEREAS, City staff convened MUZAG again in 2019 to address issues and topics identified by staff, developers, and neighborhood groups related to the Mixed-Use and Urban Residential zoning districts; and

WHEREAS, MUZAG reviewed and provided recommendations for the Mixed-Use Districts which address development principles and development standards; and

WHEREAS, in 2021, the Zoning Commission, and the Urban Design Commission conducted public hearings on the proposed amendments and recommended approval; and

WHEREAS, it is recommended that the City Council adopt an amendment to the Zoning Ordinance to revise the Mixed-Use district standards.

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

SECTION 1.

Section 4.1203, of Article 12, “Form Based Code District Use Table” of Chapter 4, “District Regulations” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise section “Household Living” to delete the “P” under “MU-1” Low Intensity Mixed-Use and “MU-2” for the use a one-family detached dwelling, leaving the columns blank.

SECTION 2.

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 3.

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 MU-1 and MU-2 Text Amendment

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 4.

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 5.

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 6.

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 7.

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

SECTION 8.

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

APPROVED AS TO FORM AND LEGALITY:

By: _____
Christopher Austria,
Senior Assistant City Attorney

Jannette S. Goodall,
City Secretary

ADOPTED: _____

EFFECTIVE: _____