



Zoning Staff Report

Date: April 28, 2026

Case Number: ZC-25-171

Council District: All

Zoning Text Amendment

Case Manager: Stephanie Scott-Sims, AICP

Request

Text Amendment Summary: Proposed zoning text amendment addressing Texas Senate Bill 15 (S.B. 15) related to small lot residential development.

Legal Caption: 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), Amending Chapter 4, “District Regulations”, Article 6, “Residential District Use Table”, To Add Small Lot Housing (Ch. 211 Subchapter D Loc. Gov’t Code) as a New Use Under the “Household Living” Category and Allow the Use in All One Family Districts; Amending Chapter 6 “Development Standards”, Article 5 “Residential Design Standards” And Add Section 6.509 Title “Small Lot Housing” And Establish Standards Consistent with Chapter 211 of the Texas Loc. Gov’t Code; Amending Chapter 4, “District Regulations”, Article 8, “Non-Residential District Use Table” and Article 12 “Form-Based Code District Use Table To Remove the Use Titled “Governmental Office Facility” as a Use Allowed in “CF” Community Facilities District and in “CB/T” Camp Bowie Transition Zone; Amending Appendix A, Chapter 9 Definitions, Section 9.101, to Add the Definition of “Mixed-Use Residential” And Amend the Definition of “Multifamily Dwelling” to Include “Multifamily Residential”

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

Proposed Text Amendments Background

This case was continued for one month at the March 11, 2026 Zoning Commission Meeting to allow staff time to review the proposed regulations pertaining to SB840 and HB2477 affecting multifamily development in zoning districts that allow “office” as a permitted land use. Staff are still refining proposed regulations and have separated SB840 and HB2477 regulations from those affecting small lot single-family development. This proposed ordinance excludes multifamily development regulations related to SB840 and HB2477 with the exception of removing the “Government Office Facility” land use from certain zoning districts.

As you are aware, the 89th regular session of the Texas Legislature several bills were approved that impact municipalities in numerous ways, including, but not limited to, the use and development of property and the

application of municipal zoning authority. Governor Abbott signed these bills into law on June 20, 2025, and they became effective on September 1, 2025. A summary of SB 15 is provided below.

Senate Bill 15 (SB15)

SB 15 amended the Texas Local Government Code (TLGC) to establish regulations to encourage higher density development by prohibiting certain municipalities from enforcing zoning ordinances that require residential lots to exceed 3,000 square feet in size, be wider than 30 feet, or be deeper than 75 feet. SB 15 also prohibits cities from establishing certain regulations for lots that are 4,000 square feet or less (“Small Lots”). Additionally, SB15 does not permit Small Lot Housing in an area located within:

- 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 the City or joint airport zoning board as a military airport overlay zone with a clear zone and accident potential zone designation, as described by the military base’s air installation compatible use zone report; or
- in an area that is the subject of an agreement with the City that does not authorize or provide for small lot housing.

Overview of Proposed Zoning Ordinance Amendment

To incorporate the requirements set forth under SB 15 and preclude multifamily residential as a land use permitted by right in certain districts under SB840/HB2477, Staff recommends the following text amendments to the Zoning Ordinance:

1. Add a new section titled “Small Lot Housing” and allow as a permitted use in all one-family zoning districts. Adopt regulations and development standards for Small Lot Housing, notably that no front yard entry driveway or parking is allowed (already applicable to residential lots less than 50-foot wide).
2. Remove the “Government Office Facility” land use from “CF” Community Facilities District. Allowing office uses in “CF” makes it susceptible to the requirements of SB840 and HB 2477.
3. Remove “Government Office Facility” land use from the “CB/T” Camp Bowie Transition Zone Form-Based Code District.
4. Add the definition of “Mixed-Use Residential” to be consistent with the definition of mixed-use residential as provided under Chapter 218 of the TLGC and amend the definition of “Multifamily Dwelling” to add “Multifamily Residential” to have the same definition.

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.