

**To the Mayor and Members of the City Council****February 15, 2022**

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SUBJECT: PROPOSED UPDATE OF THE PANTHER ISLAND FORM-BASED DISTRICT DEVELOPMENT STANDARDS AND GUIDELINES

With the federal funding announcement for the Trinity River Vision Central City Flood Control Project, staff recommends updating the Panther Island Form-Based District Development Standards to promote urban infill best practices, compatible development, and added flexibility to the development review processes.

The City Council established the Panther Island Form-Based District Development Standards and Guidelines in 2006. In 2010 and again in 2016, the City Council approved amendments to the ordinance. Typically, amendments to form-based and design districts occur every few years in order to reflect development best practices and streamline development processes.

These updates will ensure that Panther Island is a vibrant urban district that builds on the area's history and character, complements the downtown core, and creates distinctive neighborhoods. Specifically, the following changes are anticipated:

- Revise minimum and maximum height requirements
- Increase flexibility to adjust setbacks requirements along canals
- Increase flexibility to adjust mix of use requirements in neighborhood districts
- Remove certain uses from the prohibited use table
- Incorporate complementary sign regulations and urban design standards from other design districts
- Add standards to refine street tree requirements and specify pedestrian scale streetlight fixtures
- Update urban design plan to align with the latest engineering
- Update graphics and illustrations

The anticipated schedule is as follows:

- Spring/summer Finalize draft amendments with stakeholders
- Summer/fall Conduct public hearing process

If you have any questions, please contact Daniel Leal, Assistant Director for Zoning and Design Review, at 817-392-6214 or Randy Hutcheson, Preservation and Design Manager, at 817-392-8008.

David Cooke
City Manager



Panther Island Form-Based District