The purpose of this Informal Report is to initiate a text amendment to the “MU-1” Low Intensity Mixed-Use, “MU-2” High Intensity Mixed-Use, and “UR” Urban Residential zoning classifications. The amendment incorporates recommendations from the Mixed-Use Zoning Advisory Group (MUZAG), which is an open group consisting of representatives from pertinent City commissions, development community, neighborhood associations, design professionals, and other interested parties. City staff first convened MUZAG to create the MU zoning classifications in 2001, and has convened them every few years since to address issues and best practices. City staff convened MUZAG again in 2015 to address issues and topics identified by staff, developers, and neighborhood groups.

During 2015 and 2016, MUZAG reviewed and provided recommendations on 28 items. The attached presentation lists individuals that attended one or more MUZAG meetings, and describes each of the 28 topics and recommendations. The recommendations address development principles, development standards, and allowed uses. The recommendations also include removing the unused “MU-1G” and “MU-2G” Mixed-Use Greenfield zoning classifications.

The advisory group met monthly to arrive at the final recommendations for each item. All invitees received each meeting presentation, meeting summary and recommendations. Staff has briefed interested community groups, the Zoning Commission, and the Urban Design Commission on the recommendations. The proposed public hearing schedule is listed on the last slide of the attached presentation.

Staff will convene MUZAG again this spring to discuss issues associated with small-lot residential development in both MU and UR Urban Residential zoning, particularly facade design and orientation, vehicle and pedestrian access, utility access, and stormwater/floodplain management. The future recommendations may include amendments to both the Subdivision Ordinance and the Zoning Ordinance.

Should you have any questions, please contact Dana Burghdoff, Assistant Director of Planning and Development, at 817-392-8018.

David Cooke
City Manager

Attachment: MUZAG Recommendations Presentation
Mixed Use Zoning Advisory Group Recommendations

Prepared for the
City Council

By the
Planning and Development Department

February 21, 2017

MUZAG Members

Commissioners
Lori Gordon: Urban Design Commission
Will Northern: Zoning Commission
Mike Brennan: City Plan Commission
Joe Self: Historic and Cultural Landmarks Commission
Bob Kelly: Board of Adjustment
MUZAG Members
Continued

Community Representatives
Regina Blair  Max Holderby  Mark Phillips
Ray Boothe  Jim Johnson  Christina Patoski
Ellen Boyer  Martha Jones  Phillip Poole
Matthew Church  Joe Kline  Pretlow Riddick
Marty Craddock  Melissa Konur  Rob Sell
Margaret DeMoss  Stacy Marshall  Libby Willis
Melissa Dunn  Fran McCarthy  Marsha Wright
Robert Gleason  Paxton Motheral
Brandon Hancock  Darren Norman
Judy Harman  Paul Padilla
Jesse Herrera  Martie Parker
Rick Herring  Michael Parker

MUZAG Recommendations
Item #1: General Development Principles

- Add 3 new development principles with language that address:
  - Promote walkability
  - Maximize connectivity and access
  - Provide a variety of housing types for mixed-income communities.
MUZAG Recommendations

Item #2: Ordinance Graphic Design and Illustrations

- Overhaul the look and visual layout of the MU-1, MU-2, and UR ordinance in order to incorporate more graphics, precedent images, and visual guidance to aid in the understanding of the written text requirements.

MUZAG Recommendations

Item #3: Building Entries

- Add new building entry language addressing ground level patios/stoops as well as language from the Near Southside form-based code.
MUZAG Items
Item #3: Building Entries

- Residential Entrances
  - Apartments, condominiums, manor houses, and townhomes with street level units abutting a one or two family district or along a frontage with an established residential character shall provide individual street oriented entries for each unit along the primary street frontage.

- Retail/Commercial Entrances
  - Each retail use with exterior ground level exposure along a street or public space shall have an individual public entry from the street or public space.
  - Entrances to corner buildings with ground floor retail uses shall be located at the corner.
MUZAG Recommendations

Item #4: Screening Requirements

- Add screening requirement language to MU-1, MU-2 and UR development standards.

MUZAG Items

Item #4: Screening Requirements

- All service and delivery areas, trash storage, and mechanical equipment shall be screened from the adjacent public street view. The design, colors, and materials shall be architecturally compatible with the character of the building.

- Architectural screening elements of sufficient height shall conceal mechanical equipment from street-level views.
MUZAG Recommendations

Item #5: Waiver Process

- Recommend changing the waiver/variance process to be the same as all other form-based design districts in the City.

<table>
<thead>
<tr>
<th>Board</th>
<th>Proposed Procedure</th>
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<tbody>
<tr>
<td>Urban Design Commission (UDC)</td>
<td>ALL waivers from MU and UR--excluding height, setback, and frontage--decided by the UDC.</td>
</tr>
<tr>
<td>Board of Adjustment (BOA)</td>
<td>Waivers for height, setback, and frontage go before the UDC with a recommendation to BOA.</td>
</tr>
<tr>
<td>Planned Development (PD)</td>
<td>*PD waivers will go before UDC with recommendations to ZC and Council.</td>
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</tbody>
</table>

* If there are conflicting recommendations between the commissions, a letter will be provided so that all recommendations are known and seen by the deciding body.
MUZAG Recommendations
Item #6: MU & UR Density

<table>
<thead>
<tr>
<th>Recommendation</th>
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<tbody>
<tr>
<td><strong>MU-1</strong></td>
</tr>
<tr>
<td>Minimum: Keep current 20 units/acre if located within 1,320 feet of rail station.</td>
</tr>
<tr>
<td>Maximum Graduated Densities:</td>
</tr>
<tr>
<td>Base (3 story single use) = 60 units/acre</td>
</tr>
<tr>
<td>Utilize 1 height bonus (4 story single use) = 70 units/acre</td>
</tr>
<tr>
<td>Utilize 2 height bonus (5 story single use) = 80 units/acre</td>
</tr>
<tr>
<td>Mixed use product (5 story) = Eliminate density number</td>
</tr>
</tbody>
</table>

| MU-2 |
| Remove all density numbers |

| UR |
| Base (3 story single use) = 40 units/acre |
| Utilize 1 height bonus (4 story) = 60 units/acre |

Add new Urban Forestry requirement language to MU-1, MU-2 and UR that replaces Section 6.302 Urban Forestry language.

- Through either preservation or planting, provide five percent (5%) site canopy coverage.
- Submission of applicable Urban Forestry plans for review shall follow Section 6.302 G. Urban Forestry Plan/Permits.
MUZAG Items
Item #8: Parking Structure Façade Screening

- All pedestrian level parking structure facades that face a public space shall be designed to incorporate architectural elements and materials that complement the adjacent building or buildings in the area.

2/21/17

MUZAG Items
Item #8: Parking Structure Façade Screening

- Green screens or living wall systems may be utilized for screening purposes but must utilize an approved plant material from a provided vine species list.
- Landscaping (trees and shrubs) may be utilized for screening purposes but must screen all pedestrian level parking garage facades immediately upon installation.

2/21/17
MUZAG Recommendations

Item #9: Project and Vicinity Test

- If a project is 15 acres or larger, the project must stand alone and meet the 70% project test mixed-use requirements. The vicinity test is not available as an option.
- If a project is less than 15 acres and it does not meet the project test, the vicinity test can be utilized to determine whether the project meets the required 70% mix of uses.

MUZAG Recommendations

Item #10: UR Block Length/Perimeter

- Apply the existing 500’ maximum block face length and the 1,600’ block perimeter requirements to the UR zoning category.
  - Completed and incorporated into the Subdivision Ordinance in 2016
MUZAG Recommendations
Item #11: MU Greenfield Category

- Recommend deleting the unused MU-1G and MU-2G zoning categories.

MUZAG Recommendations
Items #12 & 13: MU-1 and MU-2 Height Bonuses

- Structured Parking
  - 1 additional story of height allowed if providing structured parking for the project. Structured parking is intended to provide 100% of all off-street parking in order to count toward the bonus.

- Open Space
  - 1 additional story of height allowed if providing publicly accessible open space that adheres to the outlined standards.

- **Height bonuses can be utilized cumulatively but shall not allow for heights beyond the established maximums. When adjacent to a one-or two-family district, all height bonuses must adhere to the transitional height plane requirement.**
MUZAG Recommendations

Item #12 & 13: MU-1 and MU-2 Height Bonuses

MU-1

MU-2

2/21/17
City of Fort Worth

2/14/2017

MUZAG Recommendations

Item #12 & 13: UR Height Bonuses

- Structured Parking
  - 1 additional story of height allowed if providing structured parking for the project. Structured parking is intended to provide 100% of all off-street parking in order to count toward the bonus.

- Open Space
  - 1 additional story of height allowed if providing publicly accessible open space that adheres to the outlined standards.

Only 1 height bonus may be utilized for a maximum of 4 stories. When adjacent to a one-or two-family district, all height bonuses must adhere to the transitional height plane requirement.
MUZAG Recommendations
Item #12 & 13: UR Height Bonuses

Definition:
- Urban pocket parks are open spaces that front public streets, are publicly accessible, and used for structured recreation, gardening, or other community use.
- Paseo or pedestrian passage is a public, intimate street level passage way for pedestrians through blocks at designated locations.
MUZAG Recommendations
Open Space Height Bonus Criteria

- **Size:**
  - Urban Park = 2,500 square feet min. – 1 acre
  - Paseo – 20’ wide min., except with UDC approval

- **Maintenance:**
  - Space is privately owned and maintained but publicly accessible; or
  - Space is dedicated in perpetuity as public open space via an easement and has an established long term maintenance agreement with Park and Recreation Department.

MUZAG Recommendations
Open Space Height Bonus Criteria

- **Use Criteria:**
  - Open space shall provide a community benefit such as: Play activity for children, relaxing spaces to enjoy lunch or meet friends, interactive artwork, pet-friendly areas, or small event space and gardens
  - Paseos shall provide direct pedestrian access to key destinations and create unique spaces for frontages to engage and enter off of.

- **Green Space:**
  - Pocket Parks and Paseos are required to maintain a minimum of 20% ground level green space.
  - Additional ground area may be impervious provided space is structured for active recreation.
MUZAG Recommendations
Open Space Height Bonus Criteria

- **Seating:**
  - A minimum of one linear foot of seating shall be required for every 300 square feet of gross open space.

- **Trees:**
  - All Pocket Parks and Paseo’s require tree planting.
  - The tree requirement may be waived for areas of pocket parks that are designed for structured active recreation, such as basketball or tennis courts.

MUZAG Recommendations
Open Space Height Bonus Criteria

- **Accessibility:**
  - Pocket Parks may be fenced for safety using the current MU & UR fencing standards but shall remain open to the public during daylight hours.

- **Clarification/Disclaimer:**
  - Providing a public pocket park gives you an additional one story of height and does not exempt a development from applicable park dedication fees.
MUZAG Recommendations
Pocket Park Examples

MUZAG Recommendations
Paseo Examples
MUZAG Recommendations
Item #14: Live/Work Use

- Establish a definition for live/work uses.
- Live/work uses are able to count toward height bonuses but only the work portion of the unit (i.e., commercial square footage).
- All live/work uses require a commercial certificate of occupancy (CO).

MUZAG Recommendations
Item #15: Bar Uses in MU-1

- Recommend bars be allowed in MU-1 through the BOA Special Exception process and utilize a list of criteria when evaluating the exception. Criteria to include:
  - Is the proposed location in an established Urban Village?
  - Provide a specific number of years as a time limit to the use.
  - Is the proposed use located on an arterial street?
MUZAG Recommendations
Item #16: Tattoo Parlor Use in MU-1

- Recommend allowing tattoo parlors by right in MU-1.

MUZAG Recommendations
Item #17: Cottage Industry Use in MU-1

- Recommend allowing Cottage Industry by right in MU-1
  - Cottage Industry uses would be treated as a small operation with less than 5 employees and follow the Camp Bowie form-based code’s use definition.
MUZAG Recommendations
Item #18: Flex Space Uses in MU

- Recommend flex space not be recognized as an official use within MU-1 or MU-2 and therefore would not count toward height bonuses or the vicinity test.

MUZAG Recommendations
Item #19: Height Numbers

- Keep the MU-1 height minimum at 18’
- Keep the two-story minimum consisting of not less than 18’ for MU-2. Clarify what constitutes two stories and provide an intent statement.
- For MU-1, MU-2, and UR, eliminate specific numbers on maximum height and only regulate by stories.
MUZAG Recommendations

Item #20: Enhanced Landscaping

- For MU-1, MU-2, and UR, require that 10 of the required minimum points come from trees that provide shade to the pedestrian walkway.

MUZAG Recommendations

Item #21: Housing Units

- For MU-1 and UR, establish a minimum unit size threshold and allow units at or below that size to be exempt from density calculations.
- Look at offering density bonuses in other zoning categories.
MUZAG Recommendations

Item #22: Maximum Single Family Lot Size

- Establish 5,000 sf. as the maximum lot size for single family development in MU-1, MU-2, and UR.

MUZAG Recommendations

Item #23: Fences and Gates

- Conventional gated complexes with perimeter security fencing along public streets are prohibited. Specifically, exterior security fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades.

- An open style front yard fence or railing not exceeding 3 feet in height may extend beyond building facades if the fence encloses a private patio, yard, or sidewalk eating area.

- For elevated residential stoops the total fence, railing and/or wall height shall not exceed 5 feet.
MUZAG Recommendations
Item #24: Front Loaded Garages

- In order to mitigate the visual dominance of front facing garages and parking over sidewalks, front facing garages shall have a 20' minimum setback behind the front building line.

MUZAG Recommendations
Item #25: Fenestration

- If a combination of fenestration alternatives are used, they may count no more than 50% of the total fenestration requirement.
- Add energy efficient windows that do not meet the 0.5 transmittance requirement to the alternatives list.
MUZAG Recommendations

Item #26: Building Materials

- Recommends no change to the current approved building materials list.

MUZAG Recommendations

Item #27: Max. Block Face Length City Wide

- Recommends establishing a maximum block length for all multi-family and commercial zoning categories.
MUZAG Recommendations

Item #28: Consider hotel key rooms a residential use

- Recommends establishing hotel key rooms as a residential use. This allows hotels in MU-2 to qualify for mixed use height bonuses.

Proposed Adoption Schedule

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
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<tbody>
<tr>
<td>Urban Design Commission public hearing and vote</td>
<td>February 23, 2017</td>
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<tr>
<td>Zoning Commission public hearing and vote</td>
<td>March 8, 2017</td>
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<tr>
<td>City Council public hearing and adoption</td>
<td>April 4, 2017</td>
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