

To the Mayor and Members of the City Council**January 27, 2015**

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**SUBJECT: PROPOSED ZONING ORDINANCE TEXT AMENDMENTS RELATING TO RESIDENTIAL DEVELOPMENT IN TRINITY LAKES AND THE NEAR SOUTHSIDE**

Staff is proposing minor amendments to the Zoning Ordinance relating to residential development in the Trinity Lakes and the Near Southside form-based districts.

The purpose of the amendments requested by the property owner in Trinity Lakes is to provide clarification and design modifications that support the established pattern of single-family development in the area. Specifically, the amendments would do the following:

- Allow an adjusted setback for accessory structures located on corner lots in order to accommodate sight line requirements.
- Clarify design standards for residential lots at least 50 feet in width.
- Amend landscaping requirements to remove tree height requirement and reduce planting area required.
- Modify driveway/parking and garage location standards to match what is allowed in other single-family areas.
- Amend architectural standards to provide additional design flexibility and allow use of appropriate and compatible building materials.
- Establish a permeable surface threshold for single-family lots to reduce stormwater runoff.

The proposed amendment in the Near Southside would create a new NS-T5N zoning classification to encourage higher density residential development in areas previously designated for general mixed-use development. Property owners and Fort Worth South, Inc. have requested this new zoning classification to accommodate market trends.

The Urban Design Commission received a briefing on these proposed amendments and voted to recommend adoption at their January 15, 2015 hearing. The Zoning Commission received a briefing on January 14 and will vote on the amendments on February 11, 2015. The City Council is scheduled to vote on the amendments on March 3, 2015.

If you have any questions, please contact Dana Burghdoff, Deputy Planning and Development Director, at 817-392-8018.

David Cooke
City Manager