



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 4, 2012

Council District ALL

Zoning Commission Recommendation:
Approval by a vote of 8-0-1

Opposition: none

Continued	Yes ___ No <u>X</u>
Case Manager	<u>Jocelyn Murphy</u>
Surplus	Yes ___ No <u>X</u>
Council Initiated	Yes ___ No <u>X</u>

Owner / Applicant: City of Fort Worth Planning and Development Department

Site Location: Citywide Mapsco: N/A

Proposed Use: An Ordinance Amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix "A" of the Code of the City of Fort Worth, by Amending Article 9 "Form Based Districts", of Chapter 4, "District Regulations" to:

- Add a new section, Section 4.1307 Trinity Lakes ("TL") District" and to add separate zones within the district;
- Provide for design standards and guidelines for new construction and certain renovations;
- Require a Certificate Of Appropriateness for new construction and certain renovations;
- Provide for administrative approval of Certificate of Appropriateness under certain circumstances; providing an appeal process; and
- Amend Section 4.1200 "Form Based Districts Code Use Table" to add the uses allowed within the Trinity Lakes ("TL") District

To review the proposed amendments:
<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

Request: TEXT AMENDMENT: TRINITY LAKES FORM BASED CODE

Background:

The proposed Trinity Lakes mixed use area is located at the intersection of Trinity Boulevard and East Loop 820. The area is unique from other form-based codes because the property included is owned and controlled by one entity. Also, all of the streets internal to the development will be new construction, allowing for design and development specific to the needs of the new community. The area is being planned to provide an extensive lake and trail system which will connect to the Trinity Trails system (+6.5 miles of trails) connecting Handley-Ederville to Arlington. According to the applicant, the development is:

- Rail ready not rail dependent
- Mixed Use Entertainment on Lake
- Urban residential
- Regional Commercial Campus

The form-based code is designed with six specific "character areas" that are intended to provide a pedestrian-oriented mix of uses and convenient access between area neighborhoods and shopping, employment, housing, and neighborhood retail services. The form-based code will define the appearance,

bulk, height, and flexibility of the buildings, and interaction of the buildings to the street. Each of these items will be implemented through a regulating plan with development standards which is provided as an appendix to the Zoning Ordinance and adopted by reference. The six character zones include:

Boulevard Mixed Use – TL-BM
Highway Mixed Use – TL-HM
Village Mixed Use – TL-VM

Campus Commercial – TL-CC
Transition – TL-TR
Neighborhood – TL-NB

The design of the new streets is intended to compliment the intended development and activity in an area. These street sections vary based on width, parking, number of lanes, etc. The street designations include: main street, avenue, neighborhood street, boulevard, and park edge. A street network connecting each of these street types is created to compliment the needs of the traffic and pedestrian circulation.

The Plan is also designed to emphasize a large lake created for flooding control of the area with trails and outdoor spaces for the residents to enjoy the amenity. Multiple civic/open spaces such as parks and plazas are also provided in the design.

A significant project that is planned with this development is the redesign and reconstruction of Trinity Boulevard as an urban, multi-modal thoroughfare. The scope for the reconstruction includes the segment from 820 to Trinity Blvd. and is expected to alleviate frequent flooding problems in the area. The developer recently completed a massive grading project and the reconstruction will provide for improved water flow and utilize some of the newly created drainage basins. The new street is also expected to reduce congestion and improve traffic flow. No new lanes are planned for the new road, but the redesign will include a median and designated turn lanes which should assist the traffic flow. The developer has worked with the city's Economic Development staff to create a Tax Increment Financing (TIF) district to pay for this reconstruction of Trinity Blvd. and development of the public parks and trail systems. The City Council is scheduled to vote on the creation of the TIF district on November 12, 2012. The TIF project and financing plan will be considered by the Council on December 18. A public improvement district (PID) will likely be proposed to pay for road and public area maintenance.

Staff had concerns about some of the street sections, private sidewalks, intended location of utilities with no public parkways, and proposals in the form-based code as they apply to the park dedication policy. Multiple meetings were held to clarify these items. Two memos attached to this report explain the agreements and approvals provided from TPW, Water, and PACS.

Since the street sections do not conform to city-approved sections, the Subdivision Ordinance requires a waiver from the city's traffic engineer and approval from the City Plan Commission as a waiver. The street sections will be considered for a waiver by the CPC on November 16. Once approved, the waivers apply to the development and each plat will not be required to request and receive a waiver. The Plan is scheduled to be reviewed by the Urban Design Commission on November 15. Both of these will occur after the Zoning Commission hearing and recommendation but before the hearing and consideration by the City Council.

Attachments:

- Proposed Trinity Lakes Form-Based Code Regulating Plan and Development Standards (to be reviewed online due to size)
<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>
- Summaries of meetings with TPW/Water and PACS addressing concerns
- Minutes of the Zoning Commission meeting

**TRINITY LAKES FORM BASE CODE
ORDINANCE NO. _____**

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING ARTICLE 9 "FORM BASED DISTRICTS", OF CHAPTER 4, "DISTRICT REGULATIONS" TO ADD A NEW SECTION, SECTION 4.1307 TRINITY LAKES ("TL") DISTRICT" AND TO ADD SEPARATE ZONES WITHIN THE DISTRICT; PROVIDING FOR DESIGN STANDARDS AND GUIDELINES FOR NEW CONSTRUCTION AND CERTAIN RENOVATIONS; REQUIRING A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION AND CERTAIN RENOVATIONS; PROVIDING FOR ADMINISTRATIVE APPROVAL OF CERTIFICATE OF APPROPRIATENESS UNDER CERTAIN CIRCUMSTANCES; PROVIDING AN APPEAL PROCESS; AND TO AMEND SECTION 4.1200 FORM BASED DISTRICTS CODE USE TABLE TO ADD THE USES ALLOWED WITHIN THE TRINITY LAKES DISTRICT AND PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Trinity Lakes Development Code will promote economic development and reinvestment along an aging arterial corridor to help create a vibrant urban walkable district; and

WHEREAS, the Trinity Lakes Development Code is intended to provide development standards and guidelines to ensure high quality development; and

WHEREAS, the development standards and guidelines are based principles of urban design and allow property owners flexibility in land use, while prescribing a higher level of detail in building design and form; and

WHEREAS, the development standards and guideline will support economic development, a sustainable tax base, and job creation by establishing a predictable investment environment in and around Trinity Boulevard.

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

SECTION 1.

Article 13, "Form Based Districts" of Chapter 4 "District Regulations" is amended to add a new section, Section 4.1307, "Trinity Lakes ("TL") District to provide a specified mixed-use development zone and to provide development standards and guidelines and administrative procedures to read as follows:

4.1204. Trinity Lakes ("TL") District

A. Purpose and Intent

It is the purpose of the Trinity Lakes District to provide a more functional and attractive community through the use of recognized principles of urban design and allow property owners flexibility in land use. The design standards and guidelines and administrative procedures for new construction and certain renovations in the area prescribe a higher level of detail in building design and form.

B. Uses

In the Trinity Lakes ("TL") District, no building or land 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 tables and supplemental standards contained in the document "Trinity Lakes Development Code," an adopted supplement to the City's Zoning Ordinance.

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the Trinity Lakes ("TL") District is listed below by character zone and shall be as shown in the document "Trinity Lakes Development Code."

The Development Standards may only be applied to that area known as the Trinity Lakes District of Fort Worth, boundary as described in Exhibits "A" and "B", attached here to and incorporated by reference.

Boulevard Mixed Use Zone

Setbacks (dependent on Street Classification in Regulating Plan):

Front (Type "A" Street / Civic Space)	0' minimum, 10' maximum
Front (Boulevard / Type "B" Street)	0' minimum, 75' maximum
Side and Rear (from property line)	0' minimum

Building Height:

3 stories maximum

Village Mixed Use Zone

Setbacks (dependent on Street Classification in Regulating Plan):

Front (Type "A" Street / Civic Space)	5' minimum, 10' maximum
Front (Boulevard / Type "B" Street)	0' minimum, 75' maximum
Side and Rear (from property line)	0' minimum

Building Height:

6 stories maximum

Highway Mixed Use Zone

Setbacks (dependent on Street Classification in Regulating Plan):

Front (Type "A" Street / Civic Space)	5' minimum, 10' maximum
Front (Boulevard / Type "B" Street)	0' minimum, 75' maximum
Side and Rear (from property line)	0' minimum

Building Height:

6 stories maximum

Campus Commercial Zone

Setbacks (dependent on Street Classification in Regulating Plan):

Front (Type "A" Street / Civic Space)	5' minimum, 10' maximum
Front (Boulevard / Type "B" Street)	0' minimum, 10' maximum
Side and Rear (from property line)	0' minimum

Building Height:

15 stories maximum

Transition Zone

Setbacks (dependent on Street Classification in Regulating Plan):

Front (Type "A" Street / Civic Space)	5' minimum, 20' maximum
Front (Boulevard / Type "B" Street)	0' minimum, 30' maximum
Side and Rear (from property line)	0' minimum

Building Height:

3 stories maximum

D. Other Development Standards

Development in the Trinity Lakes ("TL") District is subject to the development standards and guidelines contained in the "Trinity Lakes District Development Code" document, attached as Exhibit "C". The Trinity Lakes District Development Code is hereby approved by the City Council and included in the zoning ordinance by reference. All future amendments to the Trinity Lakes District Boulevard Revitalization Code must be considered by the Urban Design Commission, the Zoning Commission and approved by the City Council in accordance with the procedure set out in Article 5, Chapter 3.

E. Development Review Process

1. Certificate of appropriateness required.

Within the Trinity Lakes District, issuance of a certificate of appropriateness reflecting compliance the Trinity Lakes Development Code is required as a condition for the following:

- a. Acceptance by the Planning and Development Department of an application for a building permit for construction of a new structure;
- b. Acceptance by the Planning and Development Department of an application for a building permit for expansion of an existing structure;
- c. Acceptance by the Planning and Development Department of an application for a building permit for renovation, remodeling or other alteration of an existing structure; and
- d. Construction of a surface parking lot.
- e. Acceptance by the Planning and Development Department of an application for a sign permit.

2. Application for certificate of appropriateness.

The following materials shall be submitted to the Planning and Development department in connection with an application for a certificate of appropriateness. The materials must be submitted at least twenty-one (21) days before the meeting of the design review board at which the application for a certificate of appropriateness will be considered.

- a. Copies of site plan including:
 - i. Footprints of all existing structures.
 - ii. Proposed footprint of all new structures.
 - iii. Existing structures adjacent to the property.
 - iv. Building setbacks.
 - v. Location of parking areas, parking lot islands, driveways, sidewalks, walkways, loading areas, walls or fences, utilities, lighting, signage, at-grade mechanical units, dumpsters, and all other site improvements.
- b. Copies of landscape plan including location and dimension of areas to be landscaped (including private property, adjoining right-of-way and parking lot islands), total amount of landscaped area, location, number and planting size of all trees, shrubs, and groundcover, location and coverage of irrigation system, and location and description of street furniture.
- c. Copies of schematic floor plans depicting the arrangement of interior spaces, location of windows and doors, mechanical equipment, electrical meter and utility locations. First floor site plans should show the relationship between the first floor and the site.
- d. Copies of schematic building elevations for all sides of the building(s) showing design of all elevations, existing grade,

- proposed grade, finish floor elevations, roof slopes, mechanical vents and equipment, location and type of outdoor light fixtures, design and location of all wall sign(s) and notations regarding exterior colors and material;
- e. Material specification outline with samples, brochures and/or photographs of all exterior building and site materials, finishes and fixtures.
 - f. For all detached signs, nine site plans drawn to scale indicating sign location and drawings of proposed sign, lettering and graphics, drawn to scale of at least one-quarter-inch to the foot including any support structures. Colors of the proposed sign shall be indicated on the drawing and actual color samples shall also be furnished. Any proposed illumination shall be indicated on the drawing.
3. *Authority to approve certificate of appropriateness.*
- a. The Planning and Development Director or designee is hereby charged with the Duty and invested with the authority to approve a certificate of appropriateness for new construction and renovations when the project conforms to all standards and guidelines of the Trinity Lakes Development Code. The director may refer any case to the UDC for review.
 - b. The Urban Design Commission is hereby charged with and invested with the authority to enforce the Trinity Lakes Development Code for new construction and exterior renovations by hearing and deciding applications for certificates of appropriateness with this section. .

F. Appeal.

1. All decisions by the Planning and Development director may be appealed to the Urban Design Commission. A written notice of the appeal must be filed with the Executive Secretary of the Urban Design Commission within ten (10) days of notice of the decision of the Planning and Development Director or designee. The standard of review before the UDC shall be *de novo*.
2. All decisions by the Urban Design Commission may be appealed to the Appeals Board by the applicant. A written notice of appeal must be filed with the City Secretary within ten days after receipt of notification of the Urban Design Commission's decision. The written notice of appeal shall specify:
 - i. That the decision of the board is unreasonable, either in whole or in part; and
 - ii. The grounds for the appeal.
- b. The Appeals Board shall schedule a hearing on such appeal within 30 days after receipt of the notice of appeal, or as soon thereafter as reasonably practicable. The secretary of the Urban Design Commission shall forward to the Appeals Board a complete record of the matter, including a transcript of the tape of the hearing

before the Urban Design Commission. In consideration of an appeal, the Appeals Board shall:

- i. Hear and consider testimony and evidence concerning the previous recommendations and actions of the city staff and the Urban Design Commission;
 - ii. Apply the substantial evidence test to the decision of the Urban Design Commission, considering the record made before the Urban Design Commission;
 - iii. Have the option to remand any case back to the Urban Design Commission for further proceedings.
- c. The Appeals Board may uphold, reverse or modify the decision of the Urban Design Commission unless a continuance is agreed to by the owner/appellant.

SECTION 2.

Section 4.1202, of Article 12, "Form Based Code District Use Table" of Chapter 4, "District Regulations" of Ordinance No. 13896, the Zoning Ordinance of the City of Fort Worth, is hereby amended as set out in Exhibit "D" attached and hereby incorporated into the Zoning Ordinance to include the uses allowed by right or by special exception in the Trinity Lakes ("TL") District.

SECTION 3.

This ordinance shall be cumulative of all other ordinances of the Code of the City of Fort Worth, Texas (1986), as amended, affecting zoning and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinance are in direct conflict with the provisions of this ordinance.

SECTION 4.

That all rights or remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of Ordinance Nos. 3011, 13896, or any amendments thereto that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

That 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 void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6.

That 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 (\$2000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

That the City Secretary of the City of Fort Worth, Texas is hereby directed to publish 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 8.

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

APPROVED AS TO FORM AND LEGALITY:

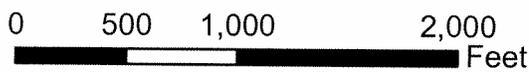
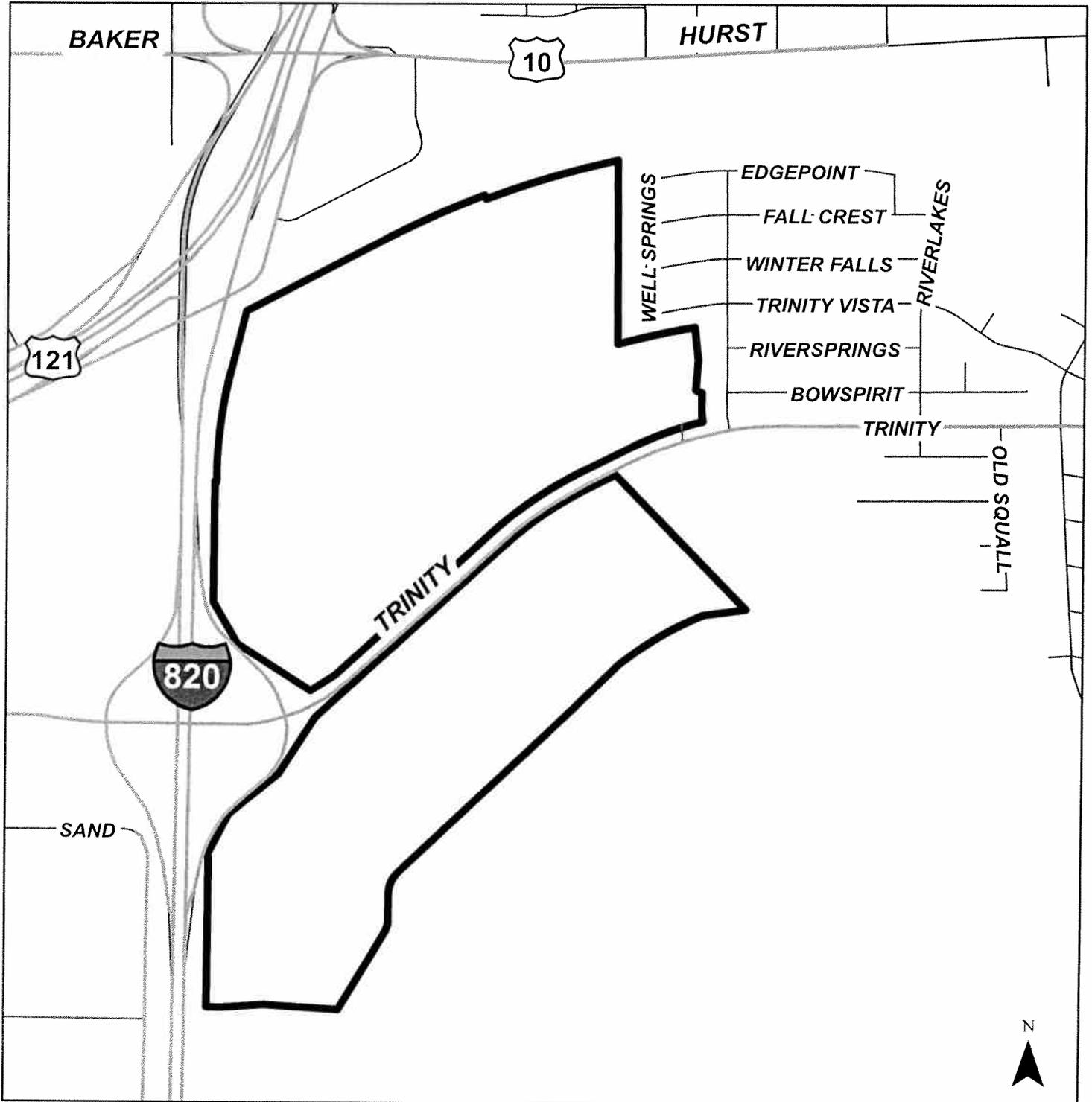
By: _____

Assistant City Attorney

Adopted: _____

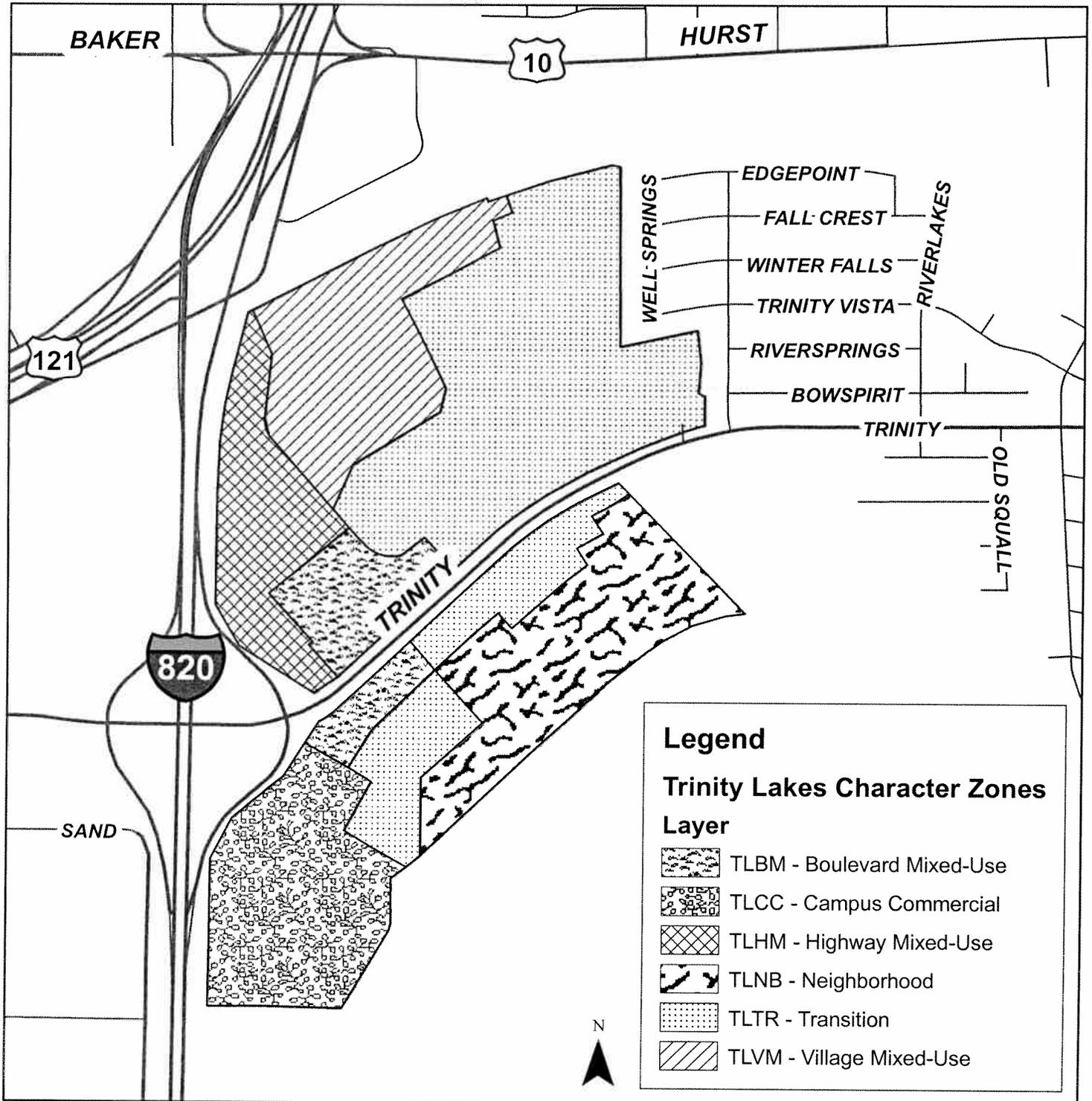
Effective: _____

Trinity Lakes Form Based Code: Proposed Zoning Area



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Trinity Lakes Form Based Code: Character Zones



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4.1200 FORM BASED CODE DISTRICTS USE TABLE

4.1202 USES		TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB											Supple- mental Standards	
FORM BASED USES																			
Household Living	One-family detached dwelling					P	P												
	One-family attached (townhouse, rowhouse)		P			P	P*											Max. of 4 units in a lot	
	Multifamily dwelling apartment	P	P	P	P	P													
	One dwelling unit when part of a business	P	P	P	P	P													
Group Living	Community Home																		
	Group Home I																		
	Group Home II																		
	Halfway House																		
	Shelter																		
PUBLIC & CIVIC USES																			
Education	College or University			P	P														
	Day care center (child or adult)		P	P	P	P													
	Kindergarten	P	P	P	P	P	P												
	School, elementary or secondary (public or private)	P	P	P	P	P	P												
	Business college or commercial school			P	P														
	Animal Shelter																		
	Correctional Facility																		
	Government maintenance facility																		
	Government office facility			P	P	P	P												
	Museum, library or fine art center			P	P														
Government	Probation or parole office																		
	Ambulance dispatch station																		
	Assisted living facility			P	P	P	P												
	Blood bank			P	P														
	Care facility			P	P	P	P												
Health Care Facilities	Health services facility, including doctor's office or medical clinic			P	P	P													
	Hospice		P																
	Hospital																		
	Massage Therapy and Spa	P	P	P	P	P	P												

ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding. TL = Trinity Lakes

FORM BASED USES	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB												Supple- mental Standards
Bingo Parlor	P	P	P	P														
Gambling facility (including bingo)																		
Health or recreation club	P	P	P	P	P													
Indoor recreation	P	P	P	P	P													
Lodge or civic club	P	P	P	P	P													
Massage parlor	P	P	P	P	P													
Museum/cultural facility																		
Racing; horse, dog or automotive																		
Restaurant, café, cafeteria	P	P	P	P	P													
Sexually oriented business																		
Shooting or weapons firing range																		
Stable, commercial, riding, boarding or rodeo arena																		
Swimming pool, commercial	P		P	P														
Theater, drive-in				P														
Theater, movie theater or auditorium	P	P	P	P														
Bed and breakfast inn					P	P												
Hotel, motel or inn	P	P	P	P														
Recreational vehicle park																		
Bank, financial institution	P	P	P	P														
Offices	P	P	P	P	P													
Antique shop	P	P	P	P	P													
Appliance, sales, supply or repair	P	P	P	P	P													
Bakery	P	P	P	P	P													
Barber or beauty shop	P	P	P	P	P													
Boat rental or sales																		
Book, stationary stores or newsstand	P	P	P	P	P													
Burglar alarm sales and service	P	P	P	P	P													
Caterer or wedding service	P	P	P	P	P													
Clothing/wearing apparel sales, new	P	P	P	P	P													
Clothing/wearing apparel sales, used	P	P	P	P	P													
Convenience store	P	P	P	P	P													
Copy store or commercial print without off-set printing	P	P	P	P	P													

ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding. TL = Trinity Lakes

FORM BASED USES		TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB												Supple- mental Standards	
Retail sales and service without drive through services	Retail sales, general	P	P	P	P	P														
	Saddle or harness, repair or sales	P	P	P	P	P														
	Shoe shine shop	P	P	P	P	P														
	Tailor, clothing or apparel shop	P	P	P	P	P														
	Tattoo parlor																			
	Taxidermist shop																			
	Veterinary clinic w/indoor kennels	P		P	P	P														
	Veterinary clinic w/outdoor kennels																			
	Auto parts supply, retail	P*				P*	P*													See Table 5.2
	Automotive repair, paint and body shop	P*				P*	P*													See Table 5.2
Vehicle Sales & Service with drive through facilities	Car wash, full or self service	P*				P*														See Table 5.2
	Gasoline sales	P	P*	P	P	P*														See Table 5.2
	Mobile home or manufactured housing sales																			
	Parking area or garage, storage commercial or auxiliary	P	P*	P	P	P*														See Table 5.2
	Recreational vehicle (RV) sales/service																			
	Service station	P*				P*	P*													See Table 5.2
	Towing yard with office																			
	Truck stop w/fuel & accessory services																			
	Vehicle junkyard																			
	Vehicle sales or rental, including automobiles, motorcycles, boats or trailers																			
Vehicle steam cleaning																				
Light Industrial																				
Light Industrial Services	Assaying																			
	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes					P*														See Table 5.2
	Blacksmithing or wagon shop																			
	Bottling works, milk or soft drinks																			
	Carpet and rug cleaning																			

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FORM BASED USES		TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB											Supple- mental Standards	
Light Industrial Services	Welding shop, custom work (not structural)				P*													See Table 5.2	
	Yards, contractors, lumber or storage, automobiles, storage yards, building materials																		
Heavy Industrial																			
Heavy Industrial Manufacturing	Animal by-products processing																		
	Batch plant, concrete or asphalt (permanent)																		
	Brewery, distillery or winery				P*													See Table 5.2	
	Brick, clay, glass, shale, tile or terra cotta products manufacture																		
	Cement products plant																		
	Cement, lime, gypsum, or plaster of parts manufacture																		
	Cotton gin, cotton oil mill, baling or compress																		
	Creosote, treatment/manufacture																		
	Egg cracking or processing																		
	Furnace, blast, forge plant, boiler works manufacture																		
	Galvanizing, sheet or structural shapes																		
	Gas (natural or artificial) manufacture processing/storage																		
	Glue manufacture																		
	Grain elevator																		
	Magnesium casting, machining or fabricating																		
Manufacture of acetylene or oxygen gas, alcohol, computers and related electronic products, airplanes, automobiles, trucks and tractors (including assembly plants), ball or roller bearings, steel tanks, candles & celluloid, cash registers, cutlery, disinfectants, dextrin, dyestuff, electrical machinery, farm tools, type writers and vinegar																			

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FORM BASED USES		TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB							Supple- mental Standards			
Transportation	Railroad tracks, team, spur, loading or storage																
	Terminal, truck, freight, rail or water																
Waste Related	Landfill, recycling center, household hazardous waste or waste tire facility																
	Pet cemetery																
	Recycling collection facility																
	Salvage yard (other than automotive)																
Wholesale Trade	Wholesale: bakery, produce market or wholesale house				P*											See Table 5.2	
	Wholesale office or sample room				P*											See Table 5.2	
OTHER USES																	
Agriculture	Agricultural uses																
	Community garden	P*	P*	P*	P*	P*	P*										See Table 5.2
	Stockyards or feeding pens (commercial)																
	Fresh Water Fracture Ponds & Production																
	Gas Drilling & Production	P	P	P	P	P	P										Ch. 15, Gas City Code
	Oil Drilling & Production																
	Accessory use or building (for residential use)																
	Incidental Outdoor Display	P**	P**	P**	P**	P**	P**										
	Satellite antenna (dish)	P	P	P	P	P	P										
	Stable, stockyards or feeding pens (noncommercial)																
Accessory Uses	Storage or display outside																
	Solar energy equipment	P***	P***	P***	P***	P***	P***										
	Wind energy equipment	P***	P***	P***	P***	P***	P***										
	Rain Water Harvesting equipment	P***	P***	P***	P***	P***	P***										
	Utility Equipment (includes electrical transformers, gas meters, etc.)	P***	P***	P***	P***	P***	P***										
	Amusement, outdoor (temporary)	P	P	P	P	P											
	Batch plant, concrete or asphalt (temporary)	P	P	P	P	P											
	Residence for security purposes, temporary	P	P	P	P	P											
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	(** = Permitted Accessory Use; *** = (Permitted Accessory Use with criteria in Table 5.2)																

8. ZC-12-105 City of Fort Worth Planning & Development (CD All) Text Amendment: Trinity Lakes Form Based Code

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING ARTICLE 9 "FORM BASED DISTRICTS", OF CHAPTER 4, "DISTRICT REGULATIONS" to:

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To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

Dennis Hopkins, 3014 Pitkin Lane, Arlington, Texas explained to the Commissioners there was a briefing on this with the exception of Mr. Flores on August 8, 2012 and will be brief.

Ken Newell, 6000 Lantana Lane, Fort Worth, Texas spoke in support. Mr. Newell said what you are considering today is Form Base zoning that they have been working on this for more than two years and appreciates all the help from various staff members.

Scott Polikov, 101 Summit Avenue, Fort Worth, Texas with Gateway Planning explained the Form Base Code presented in the power point. They are creating not only a neighborhood destination but a regional one as well. They are focusing on a walkable future transit oriented opportunity as the neighborhood grows. They have developed a regulating plan similar to the one created for the Camp Bowie Corridor Form Base Code. There are six character zones with their own set of development standards.

Cecil Driskell, 9008 Riverfalls Drive, Fort Worth, Texas representing Lakes of River Trails HOA spoke in support. Mr. Driskell mentioned back in September there was a meeting held for the neighborhood in which Mr. Newell presented his plans on the development. There were approximately 300 to 400 people present. He mentioned they have not received any opposition from the neighborhood.

Motion: Following brief discussion Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried 8-0-1 with Mr. West abstaining.

<i>Document received for written correspondence</i>				ZC-12-105	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Cecil Driskell/Lakes of River Trails HOA	9008 Riverfalls Dr.			Support	Spoke at hearing
Nicole Williams	Bell Helicopter			Support	Sent letter in
Paul Mastin	NA			Support	Sent letter in

9. ZC-12-110 Riverbend Investment/Riverbend Investment II: Trinity Lakes Form Based District (CD 4) 7800 – 8100 Blocks of Trinity Boulevard (Hamilton Bennett Survey, Abstract No. 138, 217.09 Acres): from “E” Neighborhood Commercial and “PD-224” Planned Development for existing zoning categories: “I” Light Industrial, “G” Intensive Commercial, “O-2” Floodplain, “IP” Industrial Park, “C” Medium Density Multifamily, “AG” Agricultural, “E” Neighborhood Commercial plus sand and gravel and specific regulations for mining activity to Trinity Lakes Form Based Code with six character zones: Boulevard Mixed Use, Village Mixed Use, Highway Mixed Use, Campus Commercial Transition, Neighborhood with regulating plan and development standards.

To review the proposed code:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

Dennis Hopkins, 3014 Pitkin Lane, Arlington, Texas explained to the Commissioners they waived their time to extend the previous presentation and is here to answer any questions.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried 8-0-1 with Mr. West Abstaining.

<i>Document received for written correspondence</i>				ZC-12-110	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Matt Sepplan	8201 Bowsprit Ln	In		Opposition	Sent letter in

12. ZC-12-111 HL Investments and North Tarrant Pkwy Surgery Center LLC (CD 2)-3400 North Tarrant Parkway (William McCowen Survey, Abstract 999, 9.30 Acres): from “PD-710” Planned Development for all uses in “E” Neighborhood Commercial plus assisted living, blood bank, nursing home with full medical services with development standards; site plan required to Amend “PD-710” to add a helipad; site plan included