



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 11, 2014

Council District ALL

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Jocelyn Murphy
Surplus Yes ___ No X
Council Initiated Yes ___ No X

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 (1986), to amend Chapter 4 "District Regulations" to amend:

- Subsection D. "Other Development Standards" of Section 4.700 through 4.705 "One-Family ("A") District" to increase the number of parking spaces required per dwelling unit based on the number of bedrooms

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

Request: TEXT AMENDMENT: ONE FAMILY PARKING STANDARDS

Background:

As part of concerns over development activity in the TCU area, the City Council directed staff to establish minimum required parking standards for one-family structures, similar to that approved in early 2010 for two-family (duplex) residential units. The duplex standards were amended also in response to concerns raised by property owners surrounding two-family units in proximity to the TCU campus.

The current requirement is two parking spaces per unit located behind the front building line. Residents living near Texas Christian University have expressed concern that this requirement is inadequate, particularly for units with more than three bedrooms.

In order to provide for an adequate number of parking spaces, staff recommends amending the requirement for all "A" One-Family districts as follows:

- Two spaces per dwelling unit with up to three bedrooms located behind the front building wall, plus one space per bedroom over three bedrooms, located behind the front building wall or in the driveway.

The single-family parking text amendment (ZC-14-139) may be viewed at: <http://fortworthtexas.gov/boards/ZoningCommission/>

Attachments: Summary of Proposed Ordinance

Minutes from the Zoning Commission meeting

ONE FAMILY PARKING STANDARDS

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NUMBER 13896, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (1986), TO AMEND SUBSECTION D. “OTHER DEVELOPMENT STANDARDS” OF SECTIONS 4.700 THROUGH 4.705 “ONE-FAMILY (“A”) DISTRICT” TO INCREASE THE NUMBER OF PARKING SPACES REQUIRED PER DWELLING UNIT BASED ON THE NUMBER OF BEDROOMS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the current parking requirement for single family dwellings is two parking spaces per unit, located behind the front building line, regardless of the number of bedrooms; and

WHEREAS, residents living near Texas Christian University have expressed concerns that the requirement in the one-family districts is inadequate to address the parking needs in the area, especially for dwelling units with more than three bedrooms; and

WHEREAS, staff recommends that the City should increase the requirement for one-family districts and should consider the number of bedrooms in determining the number of parking spaces required; and

WHEREAS, it is advisable to amend the Zoning Ordinance to require two parking spaces per dwelling unit with up to three bedrooms plus one space per bedroom over three bedrooms for the One-Family (“A”) Districts;

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

SECTION 1.

Subsection D.2, "Parking", "Other Development Standards" of Sections 4.700 through 4.705 "One-Family ("A") Districts" of Chapter 4 "District Regulations" of Ordinance No. 13896, the Zoning Ordinance of the City of Fort Worth, is hereby amended to increase the number of parking spaces required per dwelling unit based on the number of bedrooms to read as follows:

- D. Other Development Standards
- 2. Parking: Two spaces located behind the front building wall for dwelling units with three or fewer bedrooms, plus one space located behind the front building wall or in the driveway for each bedroom above three. For nonresidential uses, see Chapter 6 "Development Standards, Article 2 Off-Street Parking and Loading, Section 6.200."

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (1986), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3.

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 unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this

ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

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 (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption, penalty clause and effective date of 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.

14. ZC-14-139 City of Fort Worth Planning & Development (CD All) - Text Amendment: One Family Parking Standards; 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:

- **Subsection D. “Other Development Standards”, of Section 4.700 through 4.705 “One-Family (“A”) District” to increase the number of parking spaces required per dwelling unit based on the number of bedrooms**

Jocelyn Murphy, Planning Manager explained the text amendment.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

**Meeting adjourned: 4:14 p.m.
10/08/14**

Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

Nick Genua, Chair