



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 3, 2015

Council District ALL

Zoning Commission Recommendation: Approved by a vote of 9-0 Opposition: None submitted Support: None submitted	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

Proposed Change: 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 Various Sections Of The Trinity Lakes Development Code As Provided By Section 4.1307.D., "Other Development Standards" of Section 4.1307, "Trinity Lakes ("TL") District of Article 13, "Form-Based Districts" of Chapter 4, "District Regulations" to:

- Provide clarification regarding placement of accessory structures,
- Provide separate development standards based on lot size,
- Amend the landscaping requirements,
- Modify parking and architectural standards, and
- Amend driveway and garage standards, define j-swing garages, and establish a permeable surface requirement

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

Request: TEXT AMENDMENT: TRINITY LAKES

Background:

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.

Attachments: Proposed Ordinance

Summary of Changes

Minutes from the Zoning Commission meeting

AMEND TRINITY LAKES FORM BASED CODE
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE 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 VARIOUS SECTIONS OF THE TRINITY LAKES DEVELOPMENT CODE AS PROVIDED BY SECTION 4.1307.D., “OTHER DEVELOPMENT STANDARDS” OF SECTION 4.1307, “TRINITY LAKES (“TL”) DISTRICT OF ARTICLE 13, “FORM-BASED DISTRICTS” OF CHAPTER 4, “DISTRICT REGULATIONS” TO PROVIDE CLARIFICATION REGARDING PLACEMENT OF ACCESSORY STRUCTURES, PROVIDE SEPARATE DEVELOPMENT STANDARDS BASED ON LOT SIZE, AMEND THE LANDSCAPING REQUIREMENTS, MODIFY PARKING AND ARCHITECTURAL STANDARDS, AND AMEND DRIVEWAY AND GARAGE STANDARDS, DEFINE J-SWING GARAGES, AND ESTABLISH A PERMEABLE SURFACE REQUIREMENT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted Ordinance No. 20511-12-2012 on December 4, 2012 creating the Trinity Lakes form-based zoning districts to encourage high quality, pedestrian-oriented development and a variety of housing types and neighborhood layouts; adopted the Trinity Lakes Development Code as part of the Zoning Ordinance; and established the Urban Design Commission and staff to administer those design standards; and

WHEREAS, the City Council adopted Ordinance No. 21359-05-2014 on August 5, 2014 amending the Trinity Lakes Development Code adopted as part of the Zoning Ordinance clarify and correct inconsistencies; and

WHEREAS, since the creation of the Trinity Lakes District and the implementation of the Trinity Lakes Development Code staff has reviewed projects

which have prompted these proposed amendments to clarify and correct inconsistencies in the Trinity Lakes Development Code; and

WHEREAS, the property owner and their consultants have provided input and worked with staff on the proposed amendments to the Trinity Lakes Development Code and has endorsed the proposed amendments, and

WHEREAS, it is advisable to amend the Trinity Lakes Development Code to provide clarification regarding placement of accessory structures, provide separate development standards based on lot size, amend the landscaping requirements, modify parking and architectural standards, amend driveway and garage standards, define J-swing garage, and establish a permeable surface requirement; and

WHEREAS, Section 4.1307.D of the Zoning Ordinance entitled “Other Development Standards” requires that any revisions to the Trinity Lakes Development Code must be considered by the Urban Design Commission, the Zoning Commission and the City Council;

WHEREAS, the Urban Design Commission and the Zoning Commission recommend approval of the proposed amendments to the Trinity Lakes Development Code to the City Council.

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

SECTION 1.

The Trinity Lakes Development Code, as adopted and incorporated into Ordinance No. 13896, the Zoning Ordinance in Chapter 4, “District Regulations”, Article Sec. 4.1307.D. Trinity Lakes Dev. Code 2015 amendments

13 “Form Based Districts”, Section 4.1307, “Trinity Lakes (TL) District”, Subsection 4.1307.D. “Other standards” is hereby amended as set out in Exhibit “A”, attached and hereby incorporated into the Zoning Ordinance by reference, in various sections of the Trinity Lakes Development Code to update and amend the Regulating Plan, add manor home and development regulations, add regulations for sustainable energy equipment, amend non-residential parking requirements, and amend floor to ceiling heights requirements, which will provide clarity and flexibility for the property owners in the Trinity Lakes District. A copy of the Trinity Lakes Development Code is on file in the City Secretary’s Office.

SECTION 2.

This ordinance shall be cumulative of all provision of ordinances and 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 or 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 all violations of the provisions of Ordinance No. 13896 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.

SECTION 7.

This ordinance shall take effect upon adoption and publication as required by law.
Sec. 4.1307.D. Trinity Lakes Dev. Code 2015 amendments

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos, Assistant City Attorney

Mary Kayser, City Secretary

ADOPTED: _____

EFFECTIVE: _____



Trinity Lakes Development Code Amendments: December 2014

Garages and Accessory Structures

NOTE: Changes are based on conformance with existing city design standards and subdivision regulations related to corner clips at intersections.

1. On corner lots, accessory structures, dwellings and garages shall align with the building façade line. Where corner clips are mandatory, accessory structures, dwellings and garages can be shifted to accommodate the sight line requirement.
2. For lots less than 50' in width, garages must be a minimum of 3 feet behind the building facade line or 5 feet from the Street Setback Line along that street, whichever is less.
3. Garages on lots 50' or wider:
 - a) Front entry garages shall not project more than 8 feet from the building façade line.
 - b) I-swing garage types are excluded from the 8 feet restriction.
(Conforms with existing City standards for single-family garages.)
4. On corner lots, the accessory building, accessory dwelling unit or garage should align with the building façade line of the primary building along the side street.
5. Garages for Residential Buildings shall be located on Type "B" Streets, alleys or shared driveways.

Architectural Standards

NOTE: After further design development, some of the original design standards do not fit desired design style.

1. Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole.
2. Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or materials with similar durability and lifespan.
3. ~~Tall and usually heavier ground floor often with arcade or colonnade.~~
4. ~~Symmetrical or asymmetrical but well balanced façade compositions with the entry part of the building expressed are preferred.~~
5. All facades not facing a public street shall be of compatible quality, color and materials with the front façade of the building.
6. Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or materials with similar durability and lifespan (such as architectural grade shingles with 35-40 year warranties).

Clarifications and Reorganization

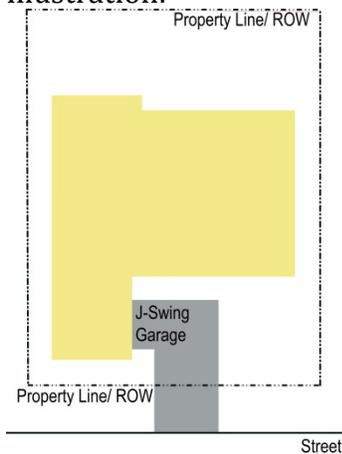
1. Reorganization of sections to separate requirements for Type 'A' Streets and Type 'B'/City Standard streets.

2. The minimum caliper size for each tree shall be 3 in. ~~and shall be a minimum of 12 feet in height at planting.~~ Each tree shall be planted in a planting area no less than 25 sq. feet. (This is consistent with City standards for other tree planting.)
3. ~~Turf grass must be installed as solid sod and not seeded on.~~ Allowing CC&Rs to regulate type of turf.
4. On Type 'A' Streets, surface parking shall be placed behind or to the side of the primary building

Definition Added

J-Swing is a home with a driveway that loads from the primary street and swings into the side of the home to enter the garage. Two of these homes side-by-side, should share a driveway or a curb-cut to driveways and have garages facing each other

Illustration:



Storm Water Management

NOTE: This language was added to ensure compliance with the runoff coefficient in the storm water management plan.

Residential lots 50 feet or greater in width require a minimum of 35% pervious ground or permeable materials.

20. ZC-15-017 City of Fort Worth Planning & Development: Text Amendment (CD ALL) 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 (1986), to amend Various Sections Of The Trinity Lakes Development Code As Provided By Section 4.1307.D., “Other Development Standards” of Section 4.1307, “Trinity Lakes (“TL”) District of Article 13, “Form-Based Districts” of Chapter 4, “District Regulations” to:

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Laura Voltman explained the text amendment.

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

21. ZC-15-018 City of Fort Worth Planning & Development: Text Amendment (CD ALL) Amend Standards for R1 Zero Lotline/Cluster District and R2 Townhouse/Cluster District: 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), by Amending Chapter 4 “District Regulations”, Article 7 “Residential Districts: to amend:

- Section 4.708. “Zero Lot Line/Cluster (“R1”) District to revise development standards for “R1” District, and
- Section 4.709. “Townhouse/Cluster (“R2”) to increase maximum density and size of building row for “R2” District; and
- To move the Supplemental Residential Development Standards for both the “R1” and “R2” Districts from Chapter 6, “Development Standards” into their respective subsections in Chapter 4

Ms. Murphy explained the text amendment and that the intent is to allow a more urbanized product.

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

22. ZC-15-019 City of Fort Worth Planning & Development: Text Amendment (CD ALL) Mini-Warehouse 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 (1986), to amend