



**ZONING AMENDMENT
STAFF REPORT**

City Council Meeting Date:
June 7, 2016

Council District All

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: None submitted	Continued	Yes <u>X</u>	No ___
	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. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth, amending Article 2 "Off Street Parking and Loading", of Chapter 6, "Development Standards," Section 6.201 "Off Street Parking Requirements" to:

- Amend the ratio of parking spaces required for public and private elementary, middle, and high schools

To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>

Request: TEXT AMENDMENT: SCHOOL PARKING REQUIREMENTS

Background:

The Fort Worth Independent School District (FWISD) has requested that the City consider decreasing the parking requirement for schools, since Fort Worth's requirements exceed actual parking demand and exceed the requirements in most other North Texas cities. Reduced parking requirements will allow Fort Worth area schools to provide the parking spaces necessary for their teachers, parents, students and staff while minimizing land limitations, permitting delays, and excess pavement.

The current parking requirements are applied to new construction, additions, and new portable buildings. Existing parking spaces removed for construction or portables must be replaced. Auditoriums, gymnasiums, cafeterias, labs, and other accessory spaces are not counted for parking requirements. Schools may count on-street parking if approved by TPW, especially on infill schools that are being reconstructed. If a school chooses to provide spaces in excess of the 125% maximum parking amount, then one tree is required to be planted for every additional ten (10) parking spaces, as mitigation for the extra paving.

FWISD and City staff reviewed other cities' requirements and reached out to area school districts. Crowley ISD, Eagle Mountain-Saginaw ISD, and Northwest ISD responded and concurred that the parking requirements should be decreased.

Below are comparisons of the existing and proposed requirements using example elementary, middle, and high schools. Staff chose the classroom measurement because the amount is more stable and easily

measured than student or employee count. The requirement for elementary and middle schools accommodates teachers, aides, administration, and operations staff. The same rationale applies to high schools and adds spaces to accommodate the ability of older high school students to drive to school.

The case was continued at the May 17th Council meeting in order for staff to reach out to the neighborhood groups and FWISD to discuss concerns with the proposed calculations. Meetings were held with Polytech, Carter Riverside and Fort Worth ISD to discuss the issues.

Elementary School:

<u>Example</u>	<u>Current</u>	<u>Other Cities</u>	<u>Proposed</u>
Student count: 750 Employee count: 60 Classroom count: 20	1 space per 12 students plus one space for each employee	Various ratios	2.5 spaces per classroom
Spaces required:	123	30-60	50

Middle School:

<u>Example</u>	<u>Current</u>	<u>Other Cities</u>	<u>Proposed</u>
Student count: 1,500 Employee count: 77 Classroom count: 40	1 space per 12 students plus one space for each employee	Various ratios	2.5 spaces per classroom
Spaces required:	246	40-140	100

High School:

<u>Example</u>	<u>Current</u>	<u>Other Cities</u>	<u>Proposed</u>
Student count: 2,500 Stadium seats: 1,150 Classroom count: 100 Admin. space: 11,800 s.f Employees: 110	1 space per 2 students plus 1 space per 5 stadium seats (may be double counted)	Various ratios	6 spaces per classroom and 1 space per 300 s.f. of administrative space, plus 1 space per 5 stadium seats (may be double counted)
Spaces required:	1,250-1,480 (depending on whether stadium seats are double counted)	400-1,741	640-870 (depending on whether stadium seats are double counted)

Attachments:

Proposed Ordinance Amendment
City Council meeting minutes

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING ARTICLE 2 "OFF STREET PARKING AND LOADING", OF CHAPTER 6, "DEVELOPMENT STANDARDS," SECTION 6.201 "OFF STREET PARKING REQUIREMENTS" TO AMEND THE RATIO OF PARKING SPACES REQUIRED FOR PUBLIC AND PRIVATE ELEMENTARY, MIDDLE, AND HIGH SCHOOLS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Fort Worth Independent School District has requested that the City of Fort Worth review the required parking ratios for new and expanded schools, and;

WHEREAS, the city found that the school districts within the city limits are required to provide an excess of parking as compared to other area school districts, especially for elementary and middle schools, and;

WHEREAS, the excess parking requirements were creating difficulties with the placement of temporary classrooms and building expansions for schools in developed areas where land and space is limited and parking demand is low;

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

SECTION 1.

Chapter 6 "Development Standards", the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 2, "Off Street Parking and Loading" to amend Section 6.201 "Off Street Parking Requirements" to amend the required parking ratios and to read as follows:

6.201 Off Street Parking Requirements

B. Required Off Street Parking

School, elementary and junior high
(public or private)

~~1 space per 12 students plus one space for
each employee~~
2.5 spaces per classroom

School, high school (public or private) ~~1 space per 2 students~~
~~plus 1 space per 5 stadium seats (may be~~
~~double counted)~~
6 spaces per classroom
and 1 space per 300 s.f. of administrative
space, plus 1 space per 5 stadium seats
(may be double counted)

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), 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.

SECTION 7.

All other provisions of the Zoning Ordinance of the City of Fort Worth not herein amended shall remain in full force and effect.

SECTION 8.

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

APPROVED AS TO FORM AND LEGALITY:

By: _____
Melinda Ramos
Sr. Assistant City Attorney

Mary J. Kayser
City Secretary

ADOPTED: _____

EFFECTIVE: _____

6. **ZC-16-104 - (CD-ALL) - City of Fort Worth Planning & Development: Text Amendment: School Parking Requirements; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix 'A' of the Code of The City of Fort Worth, amending Article 2 'Off Street Parking and Loading', of Chapter 6, 'Development Standards,' Section 6.201 'Off Street Parking Requirements' to: Amend the ratio of parking spaces required for public and private elementary, middle, and high schools (Recommended for Approval by the Zoning Commission)**

The following individuals appeared before Council in opposition to Zoning Docket ZC-16-104:

Mr. Elliott Robinson, 1429 Eagle Drive
Ms. Naomi Dillard, 3501 Primrose Avenue (provided handouts)
Mr. Bob Willoughby, 6731 Bridge Street #125

Mr. Art Cavazos, representing Fort Worth Independent School District, 100 North University, appeared before Council in support of Zoning Docket ZC-16-104.

The following individuals completed comment cards in opposition to Zoning Docket ZC-16-104:

Ms. Emily Davis, 3505 Primrose Avenue
Ms. Kate Moreno, 3516 Primrose Avenue
Ms. LuAnn Hoppe, 812 Hudgins Avenue
Ms. Terri McIlraith, 1801 Bolton Street
Mr. Jerry Strother, 3117 Marigold Avenue
Mr. James Permenter, 416 North Chandler Drive
Mr. John Corpus, 505 Blevins Street
Mr. Michael Phipps, 4451 Normandy Road
Ms. Nancy Woods, 3208 Browning Court
Ms. Dana Lang, 3509 Primrose Avenue
Mr. Byron Crotwell, 1666 Eagle Drive

Motion: Council Member Allen Gray made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-16-104 be continued to the June 7, 2016, Council meeting. Motion passed 9-0.

Mayor Price requested that Assistant City Manager Valerie Washington organize a meeting with the representatives of Fort Worth ISD, City staff, and the neighborhood to discuss Zoning Docket ZC-16-104.

There being no one else present desiring to be heard in connection with the recommended changes and amendments pertaining Zoning Ordinance No. 13896 for the above-listed cases, Council Member Allen Gray made a motion, seconded by Council Member Jordan, that the hearing be closed and Ordinance No. 22229-05-2016 be adopted. Motion passed 9-0.