



**ZONING AMENDMENT
STAFF REPORT**

City Council Meeting Date:
August 2, 2016

Council District 2, 9

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

Opposition: None submitted
Support: TRVA representative

Continued Yes ___ No X
Case Manager Laura Voltmann
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. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth, by amending:

- The Trinity Uptown District Development Standards and Guidelines as provided by Section 4.1304.D., "Other Development Standards" of Chapter 4, "District Regulations" of Article 13, "Form Based Districts", of Section 4.1304 Trinity Uptown ("TU") District, to revise the Trinity Uptown Development Standards to amend the Urban Design Plan, Standards for height, paving materials for public areas, the non-residential requirement and revise street sections; and;
- To amend the Zoning Ordinance to change the name of the district from Trinity Uptown ("TU") to Panther Island ("PI") District and make all related name changes to the City Code and Development Standards

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

Request: **TEXT AMENDMENT: AMEND TRINITY UPTOWN/PANTHER ISLAND FORM BASED CODE**

Background:

In 2005, the Mayor appointed a Citizen Advisory Committee and charged the committee with advising the City in the formulation of appropriate land uses and urban design regulations for Trinity Uptown. In October 2006, they recommended adoption of development standards and guidelines for the Trinity Uptown form based zoning district. The City Council adopted the Trinity Uptown form based zoning district in December 2006 and adopted additional updates in 2010. The district was created to promote development of a vibrant urban waterfront district in Trinity Uptown. From time to time, amendments are necessary to reflect changes in development practices and project engineering.

Since 2010, project engineering and development practices have evolved. In response, the Trinity River Vision Authority Board unanimously voted on June 2, 2016 to recommend the following ordinances amendments to the City of Fort Worth:

- Increase minimum building height to five (5) stories with the exception of the N-3 and UL-1 zones;
- Establish a public process to create flexibility in land use requirements;

- Change the name of the district from Trinity Uptown to Panther Island;
- Provide specificity for pavement materials; and,
- Revise the urban design plan and street sections to reflect current engineering and design.

The Urban Design Commission make a recommendation of approval of the amendments on June 23, 2016.

Attachments:

Proposed Ordinance Amendment

Minutes from the Zoning Commission meeting

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE 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 (2015), TO AMEND THE TRINITY UPTOWN DISTRICT DEVELOPMENT STANDARDS AND GUIDELINES AS PROVIDED BY SECTION 4.1304.D., “OTHER DEVELOPMENT STANDARDS” OF CHAPTER 4, “DISTRICT REGULATIONS” OF ARTICLE 13, “FORM BASED DISTRICTS”, OF SECTION 4.1304 TRINITY UPTOWN (“TU”) DISTRICT, TO REVISE THE TRINITY UPTOWN DEVELOPMENT STANDARDS TO AMEND THE URBAN DESIGN PLAN, STANDARDS FOR HEIGHT, PAVING MATERIALS FOR PUBLIC AREAS, THE NON-RESIDENTIAL REQUIREMENT AND REVISE STREET SECTIONS; AND TO AMEND THE ZONING ORDINANCE TO CHANGE THE NAME OF THE DISTRICT FROM TRINITY UPTOWN (“TU”) TO PANTHER ISLAND (“PI”) DISTRICT AND MAKE ALL RELATED NAME CHANGES TO APPENDIX “A” OF THE CITY CODE AND DEVELOPMENT STANDARDS; 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, in December 2006, the City Council created the Trinity Uptown Zoning District to encourage a high quality, pedestrian-oriented vibrant urban waterfront district; adopted the Trinity Uptown Development Standards and Guidelines as part of the Zoning Ordinance; and

WHEREAS, since the creation of the Trinity Uptown Zoning District several developments within other urban districts have occurred which have prompted the proposed amendments to ensure consistency with current construction practices and ensure sufficient density is achieved in these zones; and

WHEREAS, the Trinity River Vision Authority (“TRVA”) has provided input and worked with staff on the proposed amendment to the Trinity Uptown Zoning District and the TRVA Development Committee and the TRVA Board of Directors has endorsed the proposed amendments, and

WHEREAS, in May 2014 the TRVA Board of Directors changed the project name from Trinity Uptown to Panther Island to recognize the City of Fort Worth's past as "Panther City"; and

WHEREAS, it is advisable to change the name of the form based zoning district and all related references in the City Code from "Trinity Uptown" to "Panther Island" to retain consistency with the TRVA project; and

WHEREAS, periodic text amendments are necessary to reflect changes project specific engineering and design,

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

SECTION 1.

Appendix A, "Zoning Ordinance" of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to replace all references to "Trinity Uptown ("TU") District" with "Panther Island ("PI") District" and replace all references to the "Trinity Uptown Development Standards and Guidelines" with "Panther Island Form Based Zoning District Zoning Standards and Guidelines."

SECTION 2.

The "Panther Island Form Based Zoning District Zoning Standards and Guidelines", as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4, "District Regulations", Article 13 "Form Based Districts", Section 4.1304, "Panther Island ("PI") District", Subsection 4.1304.D. "Other standards" as set out in Exhibit "A", attached and hereby incorporated into the Zoning Ordinance by reference, is hereby amended to:

- Increase minimum building height to five (5) stories with the exception of the N-3 and UL-1 zones;
- Establish Urban Design Commission review procedures to determine mix of use requirements;

- Change the name of the district from Trinity Uptown to Panther Island;
- Provide specificity for pavement materials; and,
- Revise the urban design plan and street sections to reflect current engineering and design.

A copy of the Panther Island Form Based Zoning District Zoning Standards and Guidelines is on file in the City Secretary's Office and the Planning and Development Department.

SECTION 3.

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 4.

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 5.

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 6.

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, 21653 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 7.

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 8.

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

SECTION 9.

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: _____

Brandy O'Quinn/Blue Zones	2801 Willing Ave	Out		Support	Spoke at hearing
Amy Meade	2108 W Morphy	Out		Support	Spoke at hearing
Michael Brooks/USDA	Arlington	Out		Support	Spoke at hearing
Fred Hall/ Tarrant County Agrilife	200 Taylor	Out		Support	Spoke at hearing

13. ZC-16-130 City of Fort Worth Planning & Development: Trinity Uptown/Panther Island Form Based Code Development Standards Amendment (CD 8, 9) Text Amendment: 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 (2015), by Amending;

- **The Trinity Uptown District Development Standards and Guidelines as provided by Section 4.1304.d., “Other Development Standards” of Chapter 4, “District Regulations” of Article 13, “Form Based Districts”, of Section 4.1304 Trinity Uptown (“TU”) District, to revise the Trinity Uptown Development Standards to amend the Urban Design Plan, Standards for height, paving materials for public areas, the non-residential requirement and revise street sections; and;**
- **The Zoning Ordinance to change the name of the district from Trinity Uptown (“TU”) to Panther Island (“PI”) District and make all related name changes to the City Code and Development Standards**

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

Ms. Murphy called the text amendment.

JD Granger, 307 W. 7th Fort Worth, Texas with Trinity River Vision Authority spoke in support. Mr. Granger said the biggest change for the text amendment is to change the name to Panther Island and to update the plan according to the MTP update.

Mr. Flores asked Mr. Granger to explain about the public process in land use requirements and who will be taking the lead. Mr. Granger said this is a partnership between the City, County and the Water District. The process for approvals is through the UDC with Laura Voltmann being the administrator.

Mr. Genua wanted to confirm the TRV is the umbrella with Panther Island being a subset. Mr. Granger said yes it is and gave a brief explanation of the master plan.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

14. ZC-16-131 City of Fort Worth Planning & Development: Camp Bowie Form Based Code to add Mini Warehouse Uses in certain sub districts and remove Warehouse and Storage Services as a Permitted Use in certain districts (CD 3) Text Amendment: An