



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 17, 2013

Council District ALL

Zoning Commission Recommendation:
Approval by a vote of 6-0-1

Opposition: none

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:

- Various Sections of the Trinity Lakes Development Code as provided by Section 4.1307D, "Other Development Standards" of Section 4.1307, "Trinity Lakes ("TL") District of Chapter 4, "District Regulations" of Article 13, "Form-Based Districts" to remove Block Standards in all Subzones; to
- Provide for Neighborhood Subzones; to
- Provide for street setback lines and build-to zones in Neighborhood Subzones; to
- Provide a revision to street and streetscape standards; and
- Provide changes to façade composition in Transition and Neighborhood Subzones

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

Request: TEXT AMENDMENT: TRINITY LAKES NEIGHBORHOOD

Background:

In response to requests from district stakeholders, staff is proposing minor amendments to the Trinity Lakes form-based code. The purpose of the amendments is to promote residential development consistent with the goals for the district. Specifically, the amendments would do the following:

In designated neighborhood zones, provide platting flexibility for a mix of residential lot and block patterns, and revise garage design standards.

Multiple changes were made to the guidelines for the code, resulting in a large, multi-page document. Therefore, the details of the code may be found at the link above.

The Trinity Lakes amendment is scheduled to be heard by the City Council on September 17.

Attachments: Proposed Ordinance

**TRINITY LAKES NEIGHBORHOOD
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 4.1307D, “OTHER DEVELOPMENT STANDARDS” OF SECTION 4.1307, “TRINITY LAKES (“TL”) DISTRICT OF CHAPTER 4, “DISTRICT REGULATIONS” OF ARTICLE 13, “FORM-BASED DISTRICTS” TO REMOVE BLOCK STANDARDS IN ALL SUBZONES; TO PROVIDE FOR NEIGHBORHOOD SUBZONES; TO PROVIDE FOR STREET SETBACK LINES AND BUILD-TO ZONES IN NEIGHBORHOOD SUBZONES; TO PROVIDE A REVISION TO STREET AND STREETScape STANDARDS; AND TO PROVIDE CHANGES TO FAÇADE COMPOSITION IN TRANSITION AND NEIGHBORHOOD SUBZONES; 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 in the near Southside; 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, 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 clarify and correct inconsistencies which will further promote desirable development that is consistent with the urban design and economic development goals for the Trinity Lakes District and provide clarity for property owners; 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;

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

Section 1.

Chapter 4 “District Regulations” of Ordinance No. 13896, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 13, “Form Based Districts”, Section 4.1307 “Trinity Lakes (“TL”) District”, subsection C. “Property Development Standards” to add Neighborhood Zones to read as follows:

4.1307 Trinity Lakes (“TL”) District

C. *Property Development Standards.* The minimum dimension of lots and yards and the height of buildings in the Trinity Lakes (“TL”) District are 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

Neighborhood Zone

Setbacks (dependent on Street Classification in Regulating Plan):

Front (Type "A" Street / Civic Space) 0' 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

Section 2.

The Trinity Lakes Development Code, as adopted and incorporated into Ordinance No. 13896, the Zoning Ordinance in Chapter 4, "District Regulations", Article 13 "Form Based Districts", Section 4.1307, "Trinity Lakes (TL) District", Section

4.1307.D. "Other standards" is hereby amended as set out in Exhibit "A", attached and hereby incorporated into the Zoning Ordinance by reference, to provide clarification and correct inconsistencies in various sections of the Trinity Lakes Development Code including: amending the regulations to allow greater design flexibility for residential properties; removal of lot and block standards in all subzones; providing option to use standard city street cross-sections; and correcting various images and numbering within the document, which will provide clarity and flexibility for the property owners in the Trinity Lakes District.

Section 3.

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 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 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 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 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 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.

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

APPROVED AS TO FORM AND LEGALITY:

Assistant City Attorney

Mary Kayser, City Secretary

ADOPTED: _____

EFFECTIVE: _____