

- iii. Parking must be from a rear driveway or alley and garages must not face directly onto a public street
- Add Use Criteria for Solar and Wind Energy Equipment:
 - i. A mutually acceptable site location of equipment will be determined during the design and platting process.
 - ii. Focus should be on appropriate placement within the block, screening of ground level equipment and reducing any impact due to solar reflection and noise potential.
- 5. Sections 6.1.5, 6.2.5, 6.3.5, 6.4.5, 6.5.5 (ii) – Changed Non-residential parking to “1 space per 300 sq. ft. if within 250 feet of single family detached residential”.
- 6. Section 6.6.3 – Upper floor requirements changed to “floor to ceiling height” and amount reduced to 8 feet.
- 7. Section 7.4.1 – Add “except alleyways and Type B City Standard Streets, depicted in the Regulating Plan (Appendix A and B).”
- 8. Section 8.4.1 (i-v) – Add to the front of each “For non-residential buildings,”
- 9. Section XI – Definitions:
 - Added Manor Home definition

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.

Attachments: Proposed Ordinance
Minutes from the Zoning Commission meeting

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 CHAPTER 4, “DISTRICT REGULATIONS” OF ARTICLE 13, “FORM-BASED DISTRICTS” 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; 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, the City Council adopted Ordinance No. on December 4, 2012 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 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; 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 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 Sec. 4.1307.D. Trinity Lakes Dev. Code 2014 amendments

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.

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.

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos, Assistant City Attorney

Mary Kayser, City Secretary

ADOPTED: _____

EFFECTIVE: _____

12. ZC-14-086 City of Fort Worth Planning & Development (CD All) - Text Amendment: Bike Parking; 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:

- **Article 2 “Off-Street Parking and Loading” of Chapter 6, “Development Standards” Amending Section 6.204 “Bicycle Parking” to revise location requirements, layout and design requirements and parking spaces required**

Jocelyn Murphy, Planning Manager explained the text amendment.

Motion: Following brief discussion, Mr. Hollis recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 7-0 with Mr. West stepping away from the dais.

13. ZC-14-088 City of Fort Worth Planning & Development (CD All) - Text Amendment: Trinity Lakes Form Based Code Subdistrict 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), by amending:

- **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 Chapter 4, “District Regulations” of Article 13, “Form Based Districts” to update and amend the regulating plan,**
- **Add manor home and development regulations,**
- **Add regulations for Sustainable Energy Equipment,**
- **Amend Non-Residential parking requirements,**
- **Amend Floor to Ceiling heights requirements**

Dennis Hopkins, P. O. Box 637, Arlington, Texas representing Ken Newell, President for Tarrant Acquisitions explained to the Commissioners the Trinity Lakes text amendment will incorporate the 49 acres from zoning case ZC-14-062 previously recommended for approval last month into the Trinity Lakes Form Based Code.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Hollis. The motion carried 7-0-1 with Mr. West recussing.

**Meeting adjourned: 01:05 p.m.
07/09/14**

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

Nick Genua, Chair