

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE OF THE CITY OF FORT WORTH, CODIFIED AS CHAPTER 31 “SUBDIVISION ORDINANCE” OF THE CODE OF THE CITY OF FORT WORTH (2015), AS AMENDED, TO ADOPT REGULATIONS GOVERNING INFILL DEVELOPMENTS; RENAMING THE PLANNING AND DEVELOPMENT DEPARTMENT TO THE DEVELOPMENT SERVICES DEPARTMENT; UPDATING REGULATIONS GOVERNING THE SUBDIVISION OF LAND; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.**

**WHEREAS**, on September 12, 2006, the City Council of Fort Worth adopted Ordinance Number 17154-09-2006 which combined the Subdivision Regulations of Chapter 31 of the City Code and the Plan Commission Rules and Regulations into one revised subdivision ordinance adopted by the City Council as Appendix C, “Subdivision Ordinance” to the City Code; and

**WHEREAS**, on October 30, 2007, the City Council adopted Ordinance Number 17851-10-2007 which repealed the contents of Chapter 31 “Subdivision Regulations”, replaced Chapter 31 with the contents of Appendix C, “Subdivision Ordinance” and repealed Appendix C; and

**WHEREAS**, the 2023 Comprehensive Plan of the City of Fort Worth includes a policy to promote appropriate infill development of vacant lots, commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city; and

**WHEREAS**, promotion of infill development may revitalize the City by encouraging building on vacant or underused land, lessening urban sprawl, preserving natural land, reducing public infrastructure costs through the use of existing infrastructure, boosting the local economy, improving walkability, and providing diverse housing options; and

**WHEREAS**, the City of Fort Worth is one of the fastest growing cities in the United States, necessitating the need for policies and regulations supporting infill development; and

**WHEREAS**, the City Council finds it necessary to amend the Subdivision Ordinance to adopt regulations governing infill developments; and

**WHEREAS**, the City Plan Commission has reviewed the proposed amendments to the Subdivision Ordinance and recommends that the City Council amend the Subdivision Ordinance as proposed;

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

**SECTION 1.**

Chapter 31, “Subdivision Ordinance,” Article I “Plan Commission,” Section 31-4 “Organization” of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to amend subsection (c) to be and read as follows:

- (c) There is hereby created the position of executive secretary to the commission. The Director of the ~~Planning and Development Services Department~~, or his or her designated representative, shall serve as the Executive Secretary.

**SECTION 2.**

Chapter 31, “Subdivision Ordinance,” Article II “Development Review Committee,” Section 31-22 “Composition” of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to be and read as follows:

- (a) The DRC is composed of ~~both “regular” and “associate” members of various City departments and related agencies having an interest in the work and activities of the respective commissions Plan Commission. “Regular” members shall represent those directly involved in the review of the technical evaluation of the commission cases. “Associate” members represent those departments and agencies involved in limited aspects of commission cases.~~
- (b) The Executive Secretary to the Plan Commission, or his or her appointed representative, shall serve as the chairperson of the DRC. The following shall constitute membership in the DRC:

<b>Plan-Commission</b>	<b>Zoning-Commission</b>	<b>Department/Agency Member</b>
R	R	Planning and Development Department
R	R	Transportation and Public Works Department
R	A	Park and Recreation Department
R	A	Water Department
A	A	Environmental Management Department
R	R	Fire Department
R	A	Police Department
R	A	Tarrant County Health Department
A	A	Tarrant County Transportation and Engineering Department
A	A	Housing Department
(R= Regular Member, A = Associate Member)		

<b><u>Department/Agency Member</u></b>
<u>Development Services Department</u>
<u>Development Services – Transportation Development Service</u>
<u>Park and Recreation Department</u>
<u>Water Department</u>
<u>Environmental Services Department</u>
<u>Development Services – Water Section</u>
<u>Development Services – Stormwater Development Services</u>
<u>Fire Department</u>
<u>Police Department</u>
<u>Tarrant County Health Department</u>
<u>Tarrant County Transportation and Engineering Department</u>

### SECTION 3.

Chapter 31, “Subdivision Ordinance,” Article III “Platting,” Section 31-42 “Types of Plans and Plats” of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to amend subsection (b), subdivision (2) to be and read as follows:

- (2) A Preliminary Plat is required to be processed by the ~~Planning and~~ Development Services Department and approved by the City Plan Commission prior to the applicant submitting a final plat for City approval and recording with the respective county clerk.

### SECTION 4.

Chapter 31, “Subdivision Ordinance,” Article III “Platting,” Section 31-42 “Types of Plans and Plats,” subsection (h) of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to amend subdivision (3) to be and read as follows:

- (3) Existing Utility easements may be ~~re-recorded~~ shown on the conveyance plat.

### SECTION 5.

Chapter 31, “Subdivision Ordinance,” Article III “Platting” of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to add Sections 31-43 and 31-44 to be and read as follows:

#### **Section 31-43 Infill Development.**

- (a) The purpose of this Section is to define infill development areas in order to support growth and development in those areas, consistent with the City of Fort Worth’s Comprehensive Plan and long-term infrastructure plans. For projects designated as Infill Development, alternative standards throughout this Chapter and applicable infrastructure policies and manuals are intended to enable redevelopment in compact urban environments.

- (b) For the purposes of this Chapter, the term "Infill Development" is defined as development

within the following areas:

- (1) The Urban Design District-Downtown zoning overlay district;
- (2) Any Urban Residential (“UR”) zoning district or any form-based zoning district;
- (3) Any federally or locally designated historic district;
- (4) Any property located within a quarter mile of Frequent Transit; or
- (5) Any property that:
  - a. is located inside of, or wholly or partially located within 1 mile outside of, Interstate 820 and Interstate 20 between its intersections with Interstate 820; and
  - b. was platted or considered to be a legal lot of record prior to January 1, 2000.

The Director of the Development Services Department, or the Director’s designee, shall make the final determination on whether a property meets the definition of an Infill Development pursuant to this subsection.

#### **Section 31-44 Infill Development – Role of Director of Development Services.**

- (a) The intent of the Infill Development regulations is to carry out the City’s Comprehensive Plan which contains a policy of promoting appropriate infill development which will efficiently utilize existing infrastructure.
- (b) The role of the Director of the Development Services Department, or the Director’s designee, during review of Infill Development is to facilitate the application of the City’s infill development standards, including working with other department directors with regard to flexible planning and engineering solutions that achieve the goal of making development in infill areas more feasible, while maintaining the integrity of the City’s systems such as streets, water, sewers, utilities, and fire safety. This role includes working with other department directors to ensure that each department’s development policies, manuals, and regulations are applied with due discretion in order to fulfill the City’s planning goals.
- (c) For Infill Developments, when an irreconcilable conflict exists between the Subdivision Ordinance and the design manuals, the rule that promotes the construction of an Infill Development shall be controlling.

### **SECTION 6.**

Chapter 31, “Subdivision Ordinance,” Article IV “Submission and Review Process,” Section 31-62 “Submission Process” of the Code of the City of Fort Worth, Texas (2015), as

amended, is hereby amended to amend subsection (a) to be and read as follows:

- (a) *Written request.* Every proposal shall be submitted in writing in a format and on application forms provided by the ~~Planning and Development Services~~ Department or Transportation and Public Works Department. All applications and any required supplemental documents shall be submitted to the Executive Secretary, or their designee. No plat or plan application will be accepted for filing and processing by the Executive Secretary until all fees are paid, the application meets the requirements of this chapter, including all necessary studies, plans and supporting information; supporting documents are accepted and approved by the reviewing department, and the property is properly zoned for the anticipated use or an application has been submitted for rezoning.

## SECTION 7.

Chapter 31, “Subdivision Ordinance,” Article IV “Submission and Review Process,” Section 31-62 “Submission Process” of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to amend subsection (c) to be and read as follows:

- (c) *Public notices for certain applications.* The following applications shall require notice of a public hearing: application for waivers from Subdivision Ordinance requirements for plats, right-of-way or easement vacations and Master Thoroughfare Plan amendments/waivers. Notice of the public hearing shall be sent to the applicant or his or her agent; and to the owners of all properties lying within 200 feet of the property (as ownership appears on the last approved county tax roll). Notice may also be sent to the owners of all abutting properties located outside the City limits and to other persons as the Executive Secretary determines may be affected by the proposal. Notice shall be given in writing, deposited in the United States mail, postage prepaid, not less than ten days prior to the date of Commission hearing. The notice shall advise that a specific application as listed above has been submitted for consideration and is available for review in the ~~Planning and Development Services~~ Department. The notice shall not be deemed a condition precedent to the holding of any public hearing or to any official action concerning the matter before the Plan Commission.

## SECTION 8.

Chapter 31, “Subdivision Ordinance,” Article IV “Submission and Review Process,” Section 31-63 “Review, Approval and Expiration” of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to amend subsection (e), subdivision (2), paragraph (b) to be and read as follows:

- b. The study shall be performed and completed in a format as required by the Transportation and Public Works Department. The study shall be submitted not less than two calendar weeks prior to the Commission's scheduled public hearing. Copies of an executive summary of the traffic study shall also be simultaneously transmitted to the ~~Planning and Development Services~~ Department for distribution to applicable City departments and the Plan Commission.

## SECTION 9.

Chapter 31, “Subdivision Ordinance,” Article V “Subdivision General Standards,” Section 31-81 “Generally” of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to amend subsection (b), subdivision (4), paragraph (a) to be and read as follows:

- a. Subdivision plats are subject to the tree preservation and planting requirements of the Zoning Ordinance of the City of Fort Worth in effect at the time of vesting. Prior to the submission of any plat for review and approval by the City, the applicant shall apply for an urban forestry permit or a waiver from such permit from the ~~Planning and~~ Development Services Department.

## SECTION 10.

Chapter 31, “Subdivision Ordinance,” Article VI “Subdivision Design Standards,” Section 31-101 “Access,” subsection (c) of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to add subdivision (4) which shall be and read as follows:

- (4) For purposes of this subsection, the term “platted and constructed” shall include the execution of a community facilities agreement for the construction of the secondary ingress and egress and providing the City with a financial guarantee, other than a completion agreement, guaranteeing the construction of the secondary ingress and egress.

## SECTION 11.

Chapter 31, “Subdivision Ordinance,” Article VI “Subdivision Design Standards,” Section 31-101 “Access,” subsection (d) of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to amend subdivision (1) to be and read as follows:

- (1) All proposed developments shall have a connectivity index of 1.4 or greater. The connectivity index shall be calculated by dividing the total number of links (streets including stub-out streets) by the total number of nodes (intersections, cul-de-sacs, no outlets, dead-ends). For Infill Developments, the Director of the Development Services Department, or the Director’s designee, may waive or reduce the connectivity index requirement based upon prevailing site conditions, topography, and existing neighborhood character.

## SECTION 12.

Chapter 31, “Subdivision Ordinance,” Article VI “Subdivision Design Standards,” Section 31-103 “Lot Types and Design,” subsection (b) of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to amend subdivisions (2) and (3) to be and read as follows:

- (2) *Lot Lines.*

- a. For projects not designated as Infill Development, lot lines shall be perpendicular with street centerline or street centerline radii.
- b. For Infill Developments, existing conditions, including, but not limited to, topography, easements, neighborhood character, utilities, and built conditions, can allow for lot configurations where lot lines are not perpendicular with street centerline, street centerline radii, public access easements, or open spaces.

(3) *Lot platting arrangement.*

- a. Residential subdivisions that are not Infill Developments shall be platted to provide two tiers of residential lots between opposite parallel public or private residential streets. All single-family and two-family residential lots shall be platted with a front and a rear yard, with the front yard designed to face a residential street. The rear yards of such lots may abut another adjacent rear or side yard, alley, open space, institutional lot or un-platted property.
- b. Unless otherwise dictated by the zoning district, all single-family and two-family lots in Infill Developments shall be platted with a front yard designed to face a public or private street, alley, public or private access easement, or a separately designated lot located within the subdivision that is owned and maintained by a property owners' association for the subdivision. For turned townhome lots with access ways perpendicular to a public street, the end lot fronting both the public street and access way shall have its front yard designed to face the public street. For Infill Developments, shared access may be provided to more than two lots.

**SECTION 13.**

Chapter 31, "Subdivision Ordinance," Article VI "Subdivision Design Standards," Section 31-103 "Lot Types and Design," subsection (e), subdivisions (2) and (3) of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to be and read as follows:

(2) Access Ways.

- a. All access ways shall be paved to City sidewalk standards, shall contain City approved lighting illumination arranged so as not to shine directly on adjacent residential properties, and shall be contained within a designated lot or easement of common ownership. An all-weather paved hard access way surface shall be provided therein as follows:
  - 1. Five-foot paved surface for 8-foot wide public use easement or lot for access to lots less than 50 feet in width;
  - 2. Eight-foot paved surface for ten-foot wide public use easement, or 12-foot wide public pedestrian access easement or lot; ~~and~~

3. Twelve-foot paved surface for 16-foot wide public pedestrian access easement or lot; and
  4. For Infill Developments, a minimum 5-foot paved surface on a designated private lot or private easement of common ownership for access to lots.
- b. Access ways may be platted as an easement, adjacent to a lot line, or as a separate designated lot owned and maintained by a property ~~owner~~sowners' association within the subdivision.
- (3) Developments/subdivisions shall be designed to connect to adjacent existing or platted sidewalk stub-outs as provided on an approved preliminary or final plat.

#### SECTION 14.

Chapter 31, "Subdivision Ordinance," Article VI "Subdivision Design Standards," Section 31-104 "Easements," subsections (b) and (c) of the Code of the City of Fort Worth, Texas (2015), as amended, are hereby amended to be and read as follows:

- (b) *Emergency access and fire lane easements.* Emergency access and fire lane easements shall be provided in locations required by the ~~"Fort Worth Fire Lane Ord. 6722."~~Fort Worth Fire Code. The roadway surface, and emergency and fire lane access easements, shall be constructed to City design standards, ~~and emergency access and fire lane easements must meet all requirements of Ord 6722.~~ No such easement shall be encroached upon by any obstruction or parking.
- (c) *Intersections of streets and alleys with emergency access easement.*
- (1) At the intersection of an emergency access easement driveway or turnout section with a dedicated street or alley, a ten-foot by ten-foot triangular public open space easement (P.O.S.E.) shall be provided on each side at the driveway or turnout at the time the driveway and/or alley is constructed.
  - (2) For Infill Developments, the public open space easement (P.O.S.E.) shall be a 5-foot by 5-foot easement except where such dedication does not provide adequate sight distance, in which case the Director of the Development Services Department, or the Director's designee, may require a P.O.S.E. not to exceed 10-feet by 10-feet.
  - (3) Whenever a public open space easement (P.O.S.E.) is required, In all such cases, the following full statement of restriction shall be placed on the face of the plat:

**PUBLIC OPEN SPACE RESTRICTION:**

No structure, object or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to,

buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

#### SECTION 15.

Chapter 31, "Subdivision Ordinance," Article VI "Subdivision Design Standards," Section 31-106 "Street Design Standards," subsection (c), subdivision (5) of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to be and read as follows:

- (5) ~~Additional right of way (ROW) requirements at high volume intersections. Additional right of way, other than the minimums shown in the Master Thoroughfare Plan (MTP) may be required at high volume driveways for turning lanes, etc., as determined by TPW during the design phase of the street system and prior to submitting the final plat. For Infill Developments, where the existing street systems provides adequate public facilities to the development, no additional right-of-way is required. Where the existing street system does not provide adequate public facilities for an Infill Development and additional right-of-way is determined by the City to be required, then dedication may be made by a replat or be a separate instrument. If the Infill Development generates vehicular traffic that reduces the Level of Service (LOS) below an acceptable level as determined by the City, the Developer will be responsible for the cost of the roadway improvements.~~

#### SECTION 16.

Chapter 31, "Subdivision Ordinance," Article VI "Subdivision Design Standards," Section 31-106 "Street Design Standards," subsection (c), subdivisions (8) and (9) of the Code of the City of Fort Worth, Texas (2015), as amended, are hereby amended to be and read as follows:

- (8) *Street naming and addressing.*
- a. \_\_\_\_\_ Streets shall be named to provide continuity with existing streets, and shall be named so as to avoid confusion to postal or emergency response agencies. The City Fire Department shall approve all street names and provide addressing of lots within the City. No building permit shall be issued without a valid Fire Department approved platted lot address.
- b. For Infill Development lots that face a private access easement or a separate lot owned and maintained by a property owners' association, rear access to the lots shall be provided with a street name for the rear street or access easement, and street numbering provided on each structure on the rear of the structure.
- (9) *Street/alley intersection corner clips.*
- a. \_\_\_\_\_ A triangular right-of-way dedication (corner clip) measuring ten feet by ten feet, measured at the property line, is required on corner lots at the intersection of two

streets or intersection of a street and an alley. ~~Exceptions to this requirement are noted below in zoning districts “H” central business district, “MU-1” low intensity mixed use district and “MU-2” high intensity district:~~

- b. No corner clip dedication is required at all-way stop signs and signalized intersections where there is a required stop in at least two directions.
- c. For Infill Developments, a triangular dedication measuring five feet by five feet is required at the intersection of two streets, or at the intersection of a street and an alley, that do not have traffic signals or all-way stop signs, except where such dedication does not provide adequate sight distance in which case the Director of the Development Services Department, or the Director’s designee, may require expansion of the dedication up to a maximum of ten feet by ten feet.

## SECTION 17.

Chapter 31, “Subdivision Ordinance,” Article VI “Subdivision Design Standards,” Section 31-106 “Street Design Standards,” subsection (c), subdivision (13) of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to be and read as follows:

(13) *Residential driveway access limitation.*

- a. Driveway access from an adjacent urban local residential, limited local residential, cul-de-sac, loop or collector street to a residential lot less than 50 feet in width at the building line shall be by rear access by one of the following means:
  - a<sub>1</sub>. From an abutting side or rear alley or side or rear driveway within an appropriate access easement; or
  - b<sub>2</sub>. From a common shared driveway, centered over the common lot lines between the adjacent dwelling units continuing through to the rear of the dwelling units, shall be provided within an appropriate access easement.
- b. A single lot of residential Infill Development that is less than 50 feet in width at the building line may have driveway access at the front of the lot if the lot previously had driveway access at the front of the lot and the driveway meets all City standards and design requirements.
- c. A contiguous Infill Development covering more than half of the block consisting of residential lots of less than 50 feet wide requires the construction of a public alley built to City standard for rear entry access, unless shared driveways are provided in accordance with subsection (13)(a)(2).
- d. For an Infill Development covering less than half of the block consisting of residential lots less than 50 feet wide, the Director of the Development Services Department, or the Director’s designee, may waive the requirement of a public alley based upon prevailing site conditions, topography, anticipated traffic, and existing

neighborhood character.

## SECTION 18.

Chapter 31, "Subdivision Ordinance," Article VI "Subdivision Design Standards," Section 31-106 "Street Design Standards," subsection (d), subdivision (2) of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to be and read as follows:

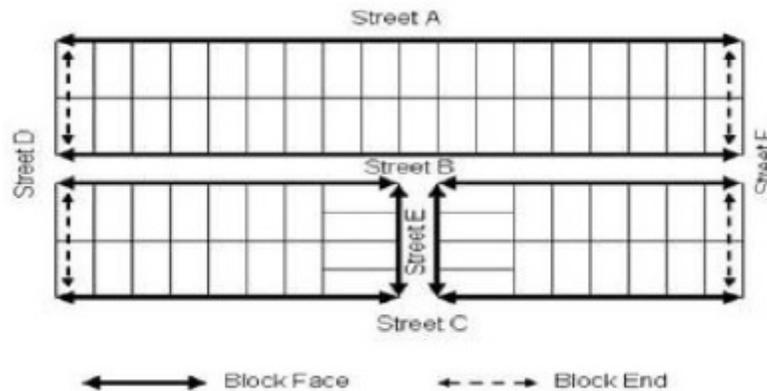
(2) *Block face length.*

- a. Except for Infill Developments zoned UR, form-based codes, or H, block face length and perimeter standards do not apply to Infill Developments that are less than 2 acres.
- b. Standard public and private local streets that serve large lots, 150 feet in width and greater, shall have a maximum of ~~1,950 feet~~ block face of 1,950 feet. Standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. Limited local streets shall not have a block face that exceeds 800 feet.
- ~~b.c.~~ There is no minimum block face dimension.
  1. *[Reserved.]*
  2. *Regulations for areas zoned UR, MU or H.* Areas zoned for "UR" urban residential district, "MU-1", "MU-2", and mixed-use districts or, "H" central business district shall conform to the following block restrictions. To ensure efficient circulation, the maximum distance between publicly accessible streets shall be 1,000 feet. No block may have a perimeter greater than 1,600 feet, with a maximum block face of 500 feet. Private streets with adjacent sidewalks that are accessible to the general public through a public pedestrian access easement, or a private walkway, which is accessible to the general public through a public pedestrian access easement, may serve as a block boundary. When a public access easement or private street with an adjacent sidewalk that is accessible to the general public through a public pedestrian access easement is substituted for a block boundary, it shall connect to an existing public sidewalk or shall be stubbed out to provide for the continuation of a sidewalk accessible to the general public. Developments/subdivisions shall be designed to connect to adjacent existing or platted sidewalk stub outs as provided on an approved preliminary or final plat.
  3. *Regulations for areas zoned CR, C or D.* Areas zoned for "CR" low density multifamily, "C" medium density multifamily, and "D" high density multifamily districts shall conform to the following block restrictions. To ensure efficient circulation, the maximum block face shall be 1,000 feet.

Private streets with adjacent sidewalks that are accessible through a public use easement, or a private walkway, which is accessible through such public use easement, may serve as a block boundary. Walkways are required to connect to public streets for improved connectivity and walkability. When a public access easement or private street with an adjacent sidewalk that is accessible to the general public through a public pedestrian access easement is substituted for a block boundary, it shall connect to an existing public sidewalk or shall be stubbed out to provide for the continuation of a sidewalk accessible to the general public. Developments/subdivisions shall be designed to connect to adjacent existing or platted sidewalk stub outs as provided on an approved preliminary or final plat.

4. *Measurement technique.* The length of a block face shall be the distance between intersecting street rights-of-way, regardless of directional changes. Block width is the block end without lots facing onto it. The perimeter of a block is the cumulative length of all block faces and block ends. (See Figure 10.)

**Figure 10**



5. Private trails in public use easements may be substituted for a private sidewalk in a public use easement where there is a connection that is part of an adopted City plan for lake, river or creek trail systems.
6. Trails identified in the Fort Worth Active Transportation Plan (Spine, rib, or local trail classifications) shall follow design guidance established in the Trails Master Plan Executive Summary.

## SECTION 19.

Chapter 31, “Subdivision Ordinance,” Article VI “Subdivision Design Standards,” Section 31-106 “Street Design Standards,” subsection (g), subdivisions (2) and (3) of the Code of the City of Fort Worth, Texas (2015), as amended, are hereby amended to be and read as follows:

- (2) *Width.* Alleys shall comply with the following widths:

<b>Minimum Width</b>	<b>Single-Family and Two-Family Subdivisions</b>	<b>Multifamily and Non-residential Subdivisions</b>	<b><u>Infill Developments One-Way</u></b>	<b><u>Infill Developments All Other</u></b>
a. Right-of-way	16 ft.	20 ft.	<u>12 ft.</u>	<u>16 ft.</u>
b. Roadway paving (edge to edge)	12 ft.	20 ft.	<u>12 ft.</u>	<u>16 ft.</u>
c. ROW radius @ street/alley	25 ft.	25 ft.	<u>25 ft.</u>	<u>25 ft.</u>
d. ROW radius @ property line	20 ft.	25 ft.	<u>25 ft.</u>	<u>25 ft.</u>

(3) *Paving.*

- a. \_\_\_\_\_ Alleys shall be paved with asphalt or concrete in accordance with city design standards and specifications. Alley paving shall have a minimum grade of 0.5% and a maximum grade of 10%.
  
- b. \_\_\_\_\_ For an Infill Development covering less than half of the block consisting of residential lots less than 50 feet wide:
  1. \_\_\_\_\_ An asphalt or concrete alley constructed in accordance with City design standards and specifications must be constructed for the entire width of the property being developed;
  
  2. \_\_\_\_\_ The remaining portion of the alley from the property being developed to the nearest public street shall be constructed in asphalt, concrete, or as an interim public alley; and
  
  3. \_\_\_\_\_ An interim public alley must be constructed with an all-weather pavement strong enough to support a single axle with a load of 10,000 pounds or more.

**SECTION 20.**

Chapter 31, “Subdivision Ordinance,” Article VI “Subdivision Design Standards,” Section 31-106 “Street Design Standards,” subsection (h), subdivisions (6) of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to be and read as follows:

- (6) *Grade.* Grade incline of fire lanes shall not exceed ~~40%~~6% in any direction in accordance with the Fire Code.

**SECTION 21.**

Chapter 31, “Subdivision Ordinance,” Article VII “Public Improvements,” Section 31-133 “Paving and Drainage Facilities,” subsection (a) of the Code of the City of Fort Worth, Texas

(2015), as amended, is hereby amended to be and read as follows:

- (a) All streets and alleys shall be paved and shall be designed and constructed in accordance with City design standards and specifications.
  - (1) When an interim public alley is allowed for Infill Development, the interim public alley must meet the reduced standards in Section 31-106(g)(3)(b).
  - (2) When a property is being developed and access from the alley is not required by the Subdivision Ordinance, an unpaved alley is not required to be paved.

#### **SECTION 22.**

Chapter 31, “Subdivision Ordinance,” Article IX “Glossary of Terms,” Section 31-171 “Glossary of Terms” of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to amend the definition of “Executive Secretary” to be and read as follows:

**EXECUTIVE SECRETARY.** The Director of the ~~Planning and Development Services~~ Department, ~~or the Director’s or his or her~~ designated representative, who serves as the Executive Secretary to the Plan Commission.

#### **SECTION 23.**

Chapter 31, “Subdivision Ordinance,” Article IX “Glossary of Terms,” Section 31-171 “Glossary of Terms” of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to add a definition for “Infill Development” to be and read as follows:

**INFILL DEVELOPMENT.** Shall have the meanings ascribed to that term in Section 31-43.

#### **SECTION 24.**

Chapter 31, “Subdivision Ordinance,” Article IX “Glossary of Terms,” Section 31-171 “Glossary of Terms” of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to add a definition for “Frequent Transit Route” to be and read as follows:

**FREQUENT TRANSIT.** Public bus routes that have a headway of fifteen minutes or less and all passenger rail stations.

#### **SECTION 25.**

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 26.**

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Code of the City of Fort Worth 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 27.**

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 28.**

The City Secretary of the City of Fort Worth, Texas is hereby directed to publish this ordinance for two days in the official newspaper of the City of Fort Worth, Texas as authorized by Local Government Code Section 52.013.

**SECTION 29.**

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

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Richard A. McCracken  
Senior Assistant City Attorney

\_\_\_\_\_  
Jannette S. Goodall  
City Secretary

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_