



**ZONING AMENDMENT
STAFF REPORT**

City Council Meeting Date:
September 10, 2019

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: 1 person spoke; 1 letter; 2 notices
Support: 1 person (did not speak)

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth Planning and Development Department

Site Location: Generally bounded by Loop 820, Wilbarger St, Miller Ave, and Union Pacific Railroad

Proposed Use: Stop Six Design Overlay District/Map Amendment

Request: From: Various Zoning Districts
To: Create the boundaries for Stop Six ("SS") Design District Overlay

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The City Council initiated an amendment to create a Design Overlay District for the Stop Six area to spur significant improvement of development, enable continued revitalization of the Stop Six area, and promote higher quality development of new residential structures. The objective of the Standards and Guidelines for the Stockyards Design Overlay District (the "District") is to provide guidance and establish design standards for this type of development. This is a companion case to the text amendment creating the district, ZC-19-111.

The Stop Six Design Overlay District is generally bounded by Loop 820, Wilbarger, Miller Ave, and a railroad. The district standards apply to the entire area.

- On March 23, 2010, the City Council approved Resolution No. 3869 to update the Stop Six Neighborhood Empowerment Zone Strategic Plan, which contains design guidelines for single family development.
- On January 29, 2019, the City Council approved M&C G-19467 which amended the Neighborhood Empowerment Zone Program (NEZ) Basic Incentives and Tax Abatement Policy, to include minor design guidelines for single family development and requires compliance with those guidelines and compliance with any design guidelines in adopted NEZ strategic plans to receive NEZ incentives.

- On March 19, 2019, the City Council approved Resolution No. 5068-03-2019 to establish Stop Six design standards for single -family development receiving NEZ incentives. Councilmember Gyna Bivens has requested that design standards be applied to all new single-family development in Stop Six regardless of NEZ eligibility.

Below is a table that describes the standards for the design overlay.

ELEMENT	STANDARD
Building Materials	At least 70% of all sides of a new residential structure shall be masonry: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels
Garages	A 2-car garage is required. Garages facing the street shall be located at or behind the front wall and shall not project in front of the front wall. All required parking spaces above 2 shall be behind the front wall.
Building Design and Architectural Features	<input type="checkbox"/> Homes shall have an entry feature such as a porch or stoop that faces the street. <input type="checkbox"/> Open porches can extend up to 10 feet into the minimum front yard to encourage larger porches. If a porch is provided, it shall be a minimum 6 feet in depth. <input type="checkbox"/> Homes shall have a minimum of one 8 square foot window on all sides of the house. The front wall shall have a minimum total window area of 16 square feet. <input type="checkbox"/> Front doors shall face the public street and shall be visible from the public street. Front door openings shall not be recessed more than 6 feet from the front wall of the home.
Landscaping	Landscaping shall be kept to allow visibility to and from street-facing doors and windows. A variety of landscape plants and materials in the front yard is highly encouraged.
Fencing Adjacent to Public Streets	Side and rear yards adjacent to public streets shall be fenced with wood, brick, stone, reinforced concrete products, masonry, wrought iron, tubular steel, durable composite board, or similar material designed for fencing. Chain link and wire fencing are not allowed. The finished side of fences shall face the public street.

Site Information:

Owner: Multiple
 Applicant: City of Fort Worth Planning and Development
 Acreage: 2961.79 ac.
 Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North multiple
 East multiple
 South multiple
 West multiple

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Loop 820	Highway	Highway	No
Wilbarger	Major Arterial	Major Arterial	No
Miller Ave	Neighborhood Connector	Neighborhood Connector	No

Public Notification:

300 foot Legal Notifications were mailed on (July 24, 2019)
 The following organizations were notified: (emailed July 15, 2019)

Organizations Notified	
Neighborhoods of East Fort Worth	East Fort Worth Neighborhoods Coalition
Glen Park NA	Parkside NA
Historic Rosedale Park NA	Carver Heights East NA
Village Creek NA	Fairhaven NA
Historic Carver Heights NA	Stop Six Sunrise Edition NA
Stop 6/Poly Oversight	Eastland NA
Central Meadowbrook NA	South Edgewood NA
Handley NA	West Meadowbrook NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Eastside Sector Alliance
Historic Handley Development Corporation	Southeast Fort Worth Inc
East Fort Worth Business Assn	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The proposal will add a design district overlay to the Stop Six area to increase the quality of new single family residential development. There is no effect on existing land use.

2. Comprehensive Plan Consistency

The proposed overlay **is consistent** with the below policies of the 2019 Comprehensive Plan:

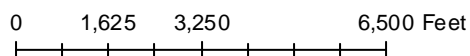
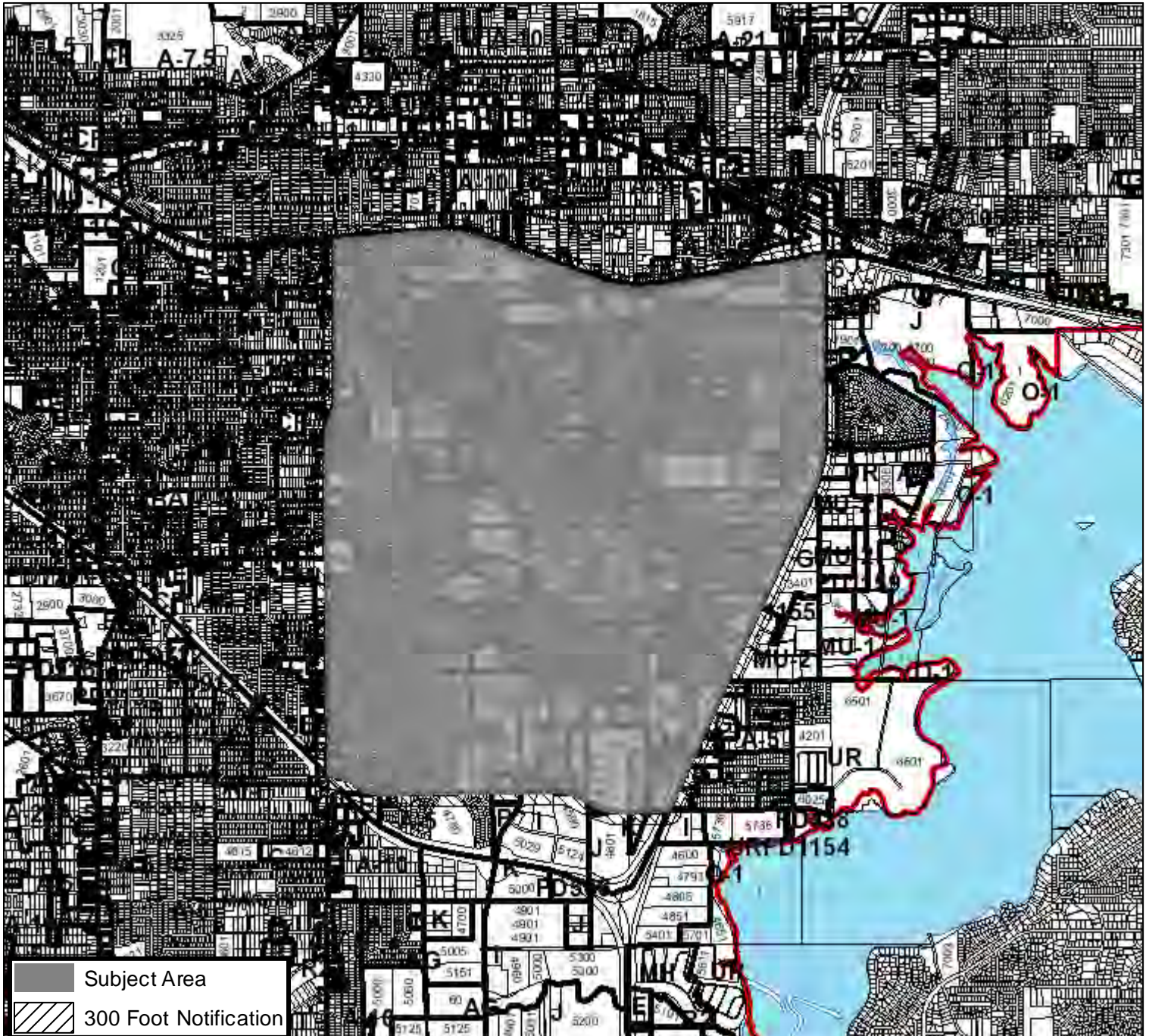
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.

Attachments:

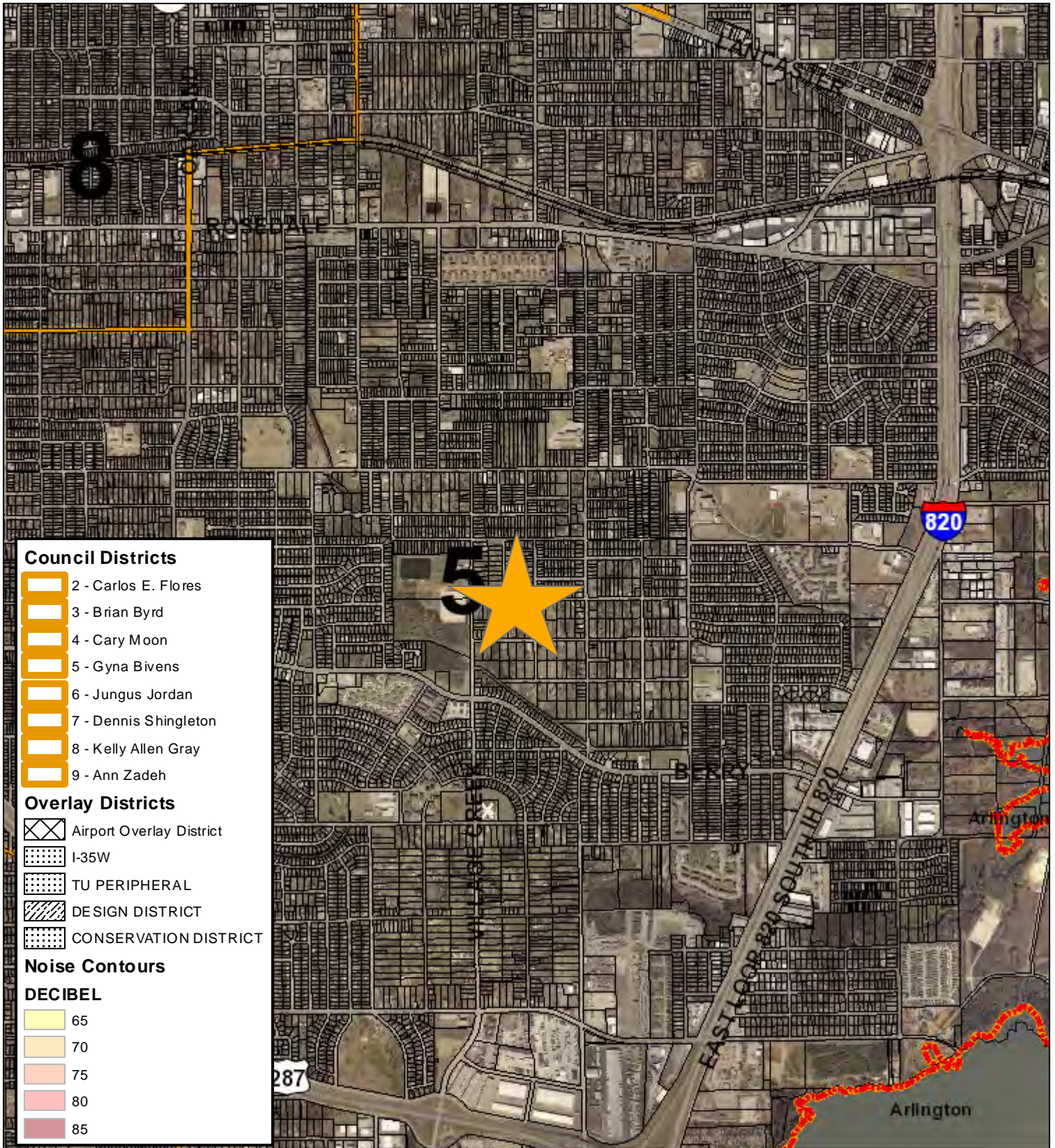
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Corridor/Area Exhibit

Area Zoning Map

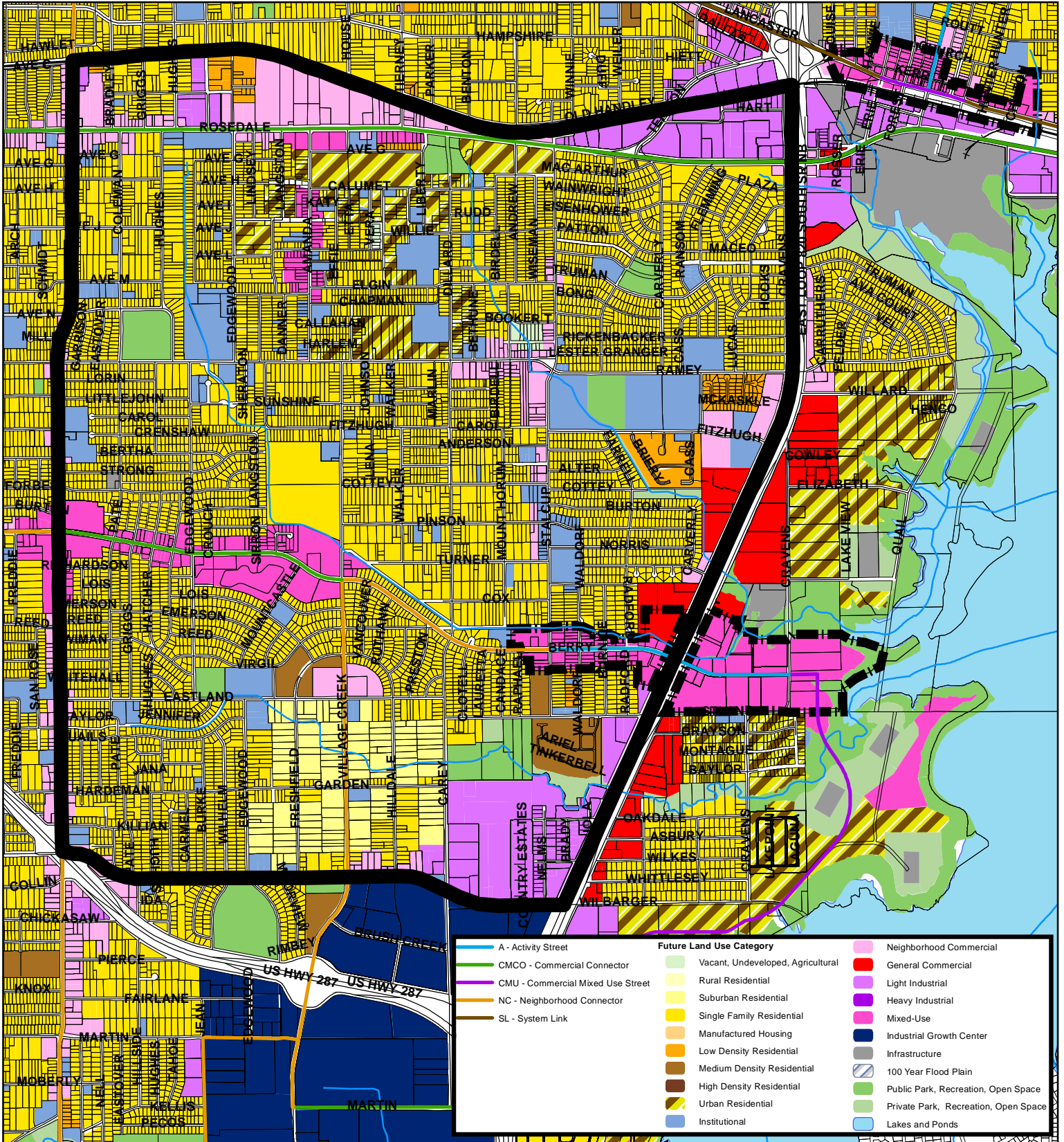
Applicant: City of Fort Worth Planning and Development
 Address: Stop Six
 Zoning From: Various
 Zoning To: Add Stop Six Design Overlay
 Acres: 2961.78955973
 Mapsco: null
 Sector/District: null
 Commission Date: 8/14/2019
 Contact: null



Area Map



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photograph

