



**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:** 3 people spoke  
**Support:** 1 person spoke

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:** Stop Six Mapsco: N/A

**Proposed Change:** 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), by amending:

- Chapter 4, "District Regulations" to amend Article 1, "General";
- To add Conditional Use Permit to the list of districts established,
- Amend Article 4 "Overlay Districts" to add Section 4.408 "Stop Six Overlay ("SS") District"; providing development standards and administrative procedures related to the overlay district

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

**Request:** TEXT AMENDMENT: STOP SIX DESIGN OVERLAY

**Background:**

Councilwoman Bivens is proposing a Zoning Ordinance text amendment to add a design overlay to the Stop Six 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.<br><br><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.<br><br><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.<br><br><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.   |

**Attachments:**  
Proposed Ordinance Amendment

**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 CHAPTER 4, “DISTRICT REGULATIONS” TO AMEND ARTICLE 1, “GENERAL” TO ADD STOP SIX OVERLAY TO THE LIST OF DISTRICTS ESTABLISHED, AMEND ARTICLE 4 “OVERLAY DISTRICTS” TO ADD SECTION 4.408 “STOP SIX OVERLAY( “SS”) DISTRICT”; PROVIDING 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**, the area within the Stop Six Overlay is one of the oldest African-American communities in Fort Worth, with residents making significant cultural contributions to the city, local region and state; and

**WHEREAS** on March 19, 2019, the City Council approved Resolution No. 5068- 03-2019 to establish Stop Six design standards for single family development receiving Neighborhood Empowerment Zone incentives within the area of the overlay; and

**WHEREAS**, the City Council now desires to apply the design standards to all single family development within the Stop Six overlay to provide high quality detached single family dwellings that will retain their value over time; and

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

**SECTION 1.**

Article 4, “Overlay Districts” of Chapter 4 “District Regulations” is amended to add a new section, Section 4.408, “Stop Six Overlay (“SS”) District to provide development standards and administrative procedures related to the overlay district to read as follows:

**Sec. 4.408. Stop Six (“SS”) Overlay District.**

- A. *Purpose and Intent.* The purpose of the Stop Six Overlay District is to provide high quality detached single family dwellings that will retain their value over time.
- B. *Applicability.* The requirements set forth in this section shall only apply to the construction of detached single-family dwellings within the boundaries of the Stop Six Overlay District. These requirements should be applicable in addition to any other requirement set forth in the Zoning Ordinance or any other section of the Fort Worth City Code. Should a requirement set forth in this section conflict with another requirement set forth in the zoning ordinance, the requirement set forth in this section shall, unless otherwise provided, supersede the zoning requirement to the extent of such inconsistency.
- C. *Boundaries.* The specific boundaries of the Stop Six Overlay District are shown on the official zoning map maintained by the City and depicted and attached as Exhibit B.36 to Appendix B of the Zoning Ordinance.
- D. *Zoning Classification.*
1. *Stop Six Overlay District.* The Stop Six Overlay District is designed as an overlay to the base zoning district. Property located within this zoning overlay must also be designated as being within one of the base zoning districts.
  2. *Zoning designation.* The zoning designation of the property located within the Stop Six Overlay District shall consist of the base zoning symbol and the overlay symbol as a suffix. For example, if a parcel is zoned "A-5" and is also located in the Stop Six Overlay District, the zoning of the parcel would be "A-5/SS."
- E. *Development Standards.* Development in the Stop Six Overlay District shall comply with the applicable development standards for the base zoning district except as herein provided:
1. *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.
  2. *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.
  3. *Building Design, Architectural Features.*
    - a. Homes shall have an entry feature such as a porch or stoop that faces the street.
    - b. 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.
    - c. 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.
    - d. 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.
  4. *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.

## **SECTION 2.**

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 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 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 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 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 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.**

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

**SECTION 8.**

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: \_\_\_\_\_

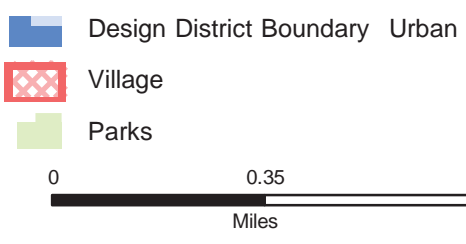
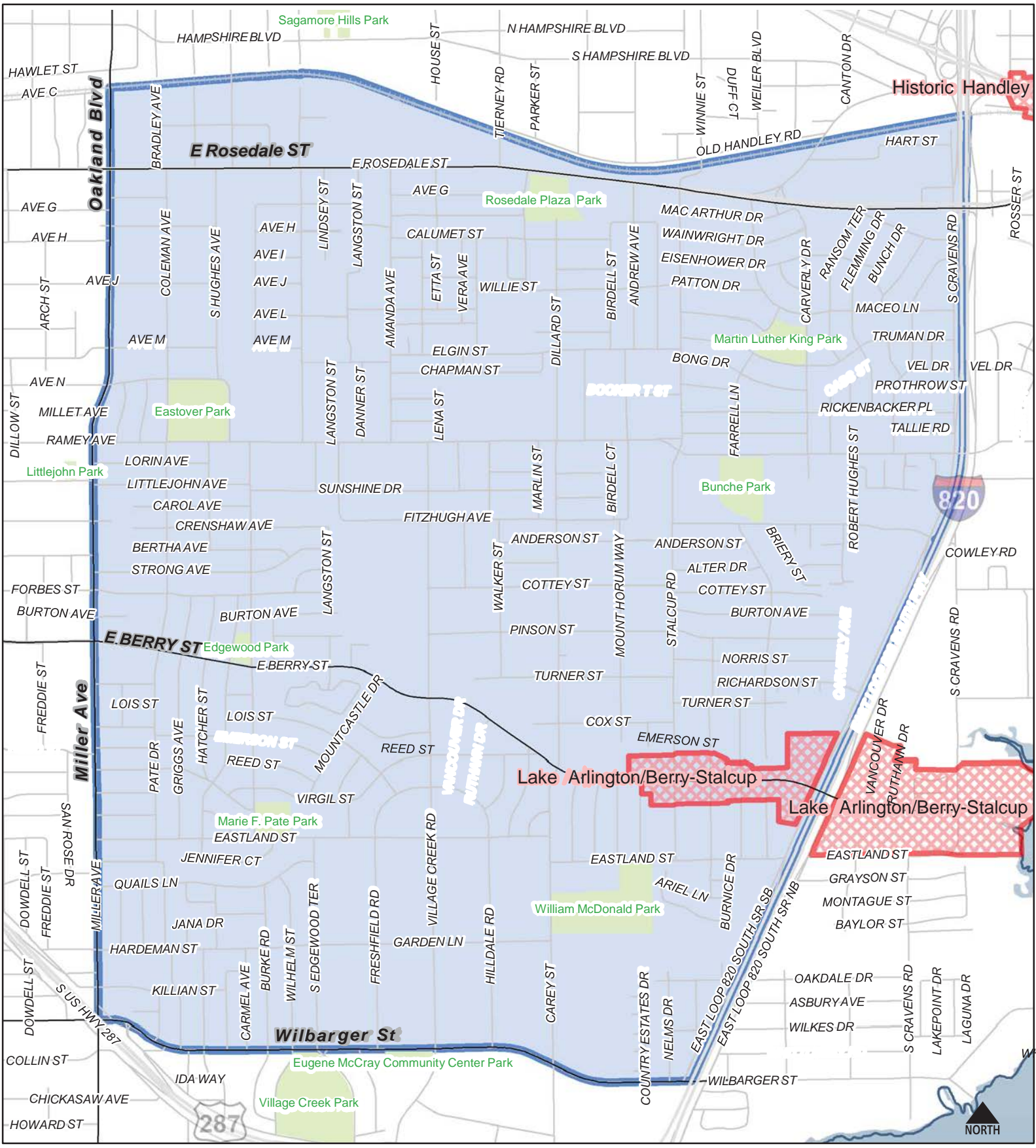
EFFECTIVE: \_\_\_\_\_

DRAFT

Insert Stop Six Boundary Exhibit (should be Exhibit B. 36 to appendix B: Maps)

DRAFT





*Exhibit B. 36 (See Section 4.408)* ZC-19-116

## Stop Six ("SS") Overlay District