



# Zoning Commission

Date: November 9, 2021

Case Number: ZC-21-178B

Council District 5

## Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Applicant: City of Fort Worth – Randy Hutcheson

Site Location: Trinity Lakes Form Based Code

### Request

Request: From: “TL” Trinity Lakes

To: “TL-VM”, “TL-TR”, “TL-HM”, “TL-BM”, “TL-N”, “TL-CC”

### Recommendation

**UDC Recommendation**

**Approval**

**Staff Recommendation:**

**Approval**

**Zoning Commission Recommendation:**

**Approval by a vote of 7-0**

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## Project Description and Background

Staff is proposing Zoning Ordinance text amendments for the Trinity Lakes Development Code. The purpose of the amendments is to accommodate significant changes that have occurred in the Trinity Lakes form-based district since the code was adopted by the City Council on December 4, 2012 and amended on January 27, 2015. The most significant change is the new Trinity Railway Express (TRE) transit station moving from Richland Hills to the Village Mixed Use character zone subdistrict. In addition, Interstate 820 is being widened and modernized including frontage roads providing highway access. Lastly, Trinity Boulevard is being reconstructed. As a result, changes are being recommended by the Urban Design Commission (UDC) and staff to the Boulevard, Highway, Transition, and Village Mixed Use character zone subdistricts.

Specifically, the amendments are as follows:

- 1) Adjust all residential parking requirements to one (1) space per unit reflecting current Transit Oriented Development best practices.
- 2) Adjust maximum building height from three (3) to six (6) stories in the Boulevard Mixed Use character zone.
- 3) Adjust maximum building height from three (3) to four (4) stories in the Transition character zone.
- 4) Limit building height to two (2) stories within 30 feet of lakeside frontage areas.
- 5) Clarify 65% maximum permeable lot coverage requirement.
- 6) Change Planning and Development Department to the Development Services Department.
- 7) Update references to all appendices.

## Public Notification

300-foot Legal Notifications were mailed on September 21, 2021.

The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
Lakes of River Trails West HOA	River Trails HA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	East Fort Worth Business Association
Birdville ISD	Fort Worth ISD
Hurst Euless Bedford ISD	

## Proposed Amendments

The requested text amendments shall be evaluated as described in the Trinity Lakes Code, excerpted below:

A request for a modification to any of the standards of this Code other than minor modifications permitted under Section 3.2 shall be reviewed and processed as a text amendment. In evaluating an amendment, the approval body shall consider the extent to which the application meets any of the following:

- (i) Provides an alternative “Master Plan” approach by consolidating multiple properties to create a predictable, market responsive development for the area; or

(ii) Fits the adjoining context by providing appropriate transitions.

## PROPOSED AMENDMENTS

Table 5.1 - Schedule of Uses: Under Vehicle Sales and Service with drive through facilities, change Highway Commercial from “NP” Not Permitted to “P/C” Permitted with conditions found in Table 5.2 Use Criteria

Section 6: Adjust all residential parking requirements to one (1) space per unit.

- This is due to the activation of the transit station and is in line with TOD best practice standards.

Section 6.1.3 – Boulevard Mixed-Use Character Zone: Adjust maximum building height to six (6) stories.

- This is to align mixed-use development with the Village and Highway Mixed Use districts given its direct connection to the transit station.

Section 6.5.3 – Transition Character Zone: Adjust maximum building height to four (4) stories.

- This will appropriately transition Highway, Village and Boulevard Mixed Use to Neighborhood Zoning, which currently has a three (3) story height maximum.

In addition to the previous text amendments, the following are clarification edits to be made in the text:

Section 1.4: The TLD Code implements the vision for Trinity Lakes as established in the Regulating Plan (Appendix A Appendices A and B)

Section 2.3.1: Locate the subject property on the Trinity Lakes Regulating Plan (Appendix A Appendices A and B)

- Correction from previous amendments when a second page for Regulating Plan was added.

Section 3.1.8: All private development projects are subject to review by the Planning and Development Department Development Services Department ...

Section 3.2.1: ...all applicable development principles and clearly conform to all standards may be approved administratively by the Planning and Development Director Development Services Director ...

- Updating new name of the Development Services Department

Section 4.5.1: Buildings along the lakeside frontage shall not exceed two (2) stories, within the 30 ft. depth of the Lakeside Frontage (language added).

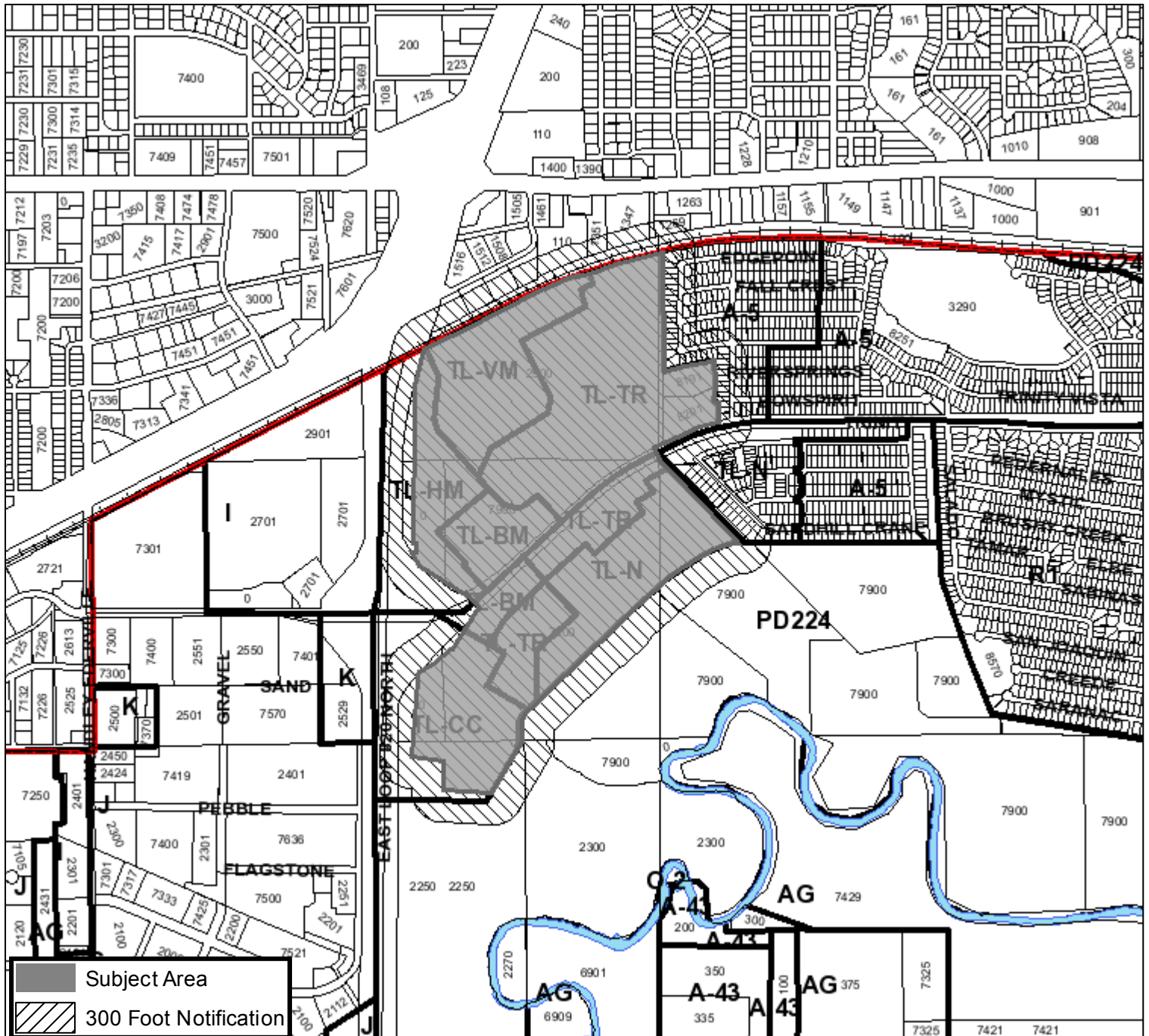
- Clarification of the depth of the two (2) story height limit.

Section 10.4: The “X %” metric for pervious ground and permeable materials lot coverage should be amended to 65%.

- There was a scrivener’s error that did not get changed through the original adoption process. This percentage of pervious ground was studied by the developer and the City of Fort Worth’s Stormwater Management Department, including the City Floodplain Engineer as a consultant.

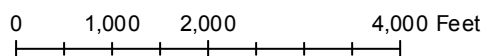
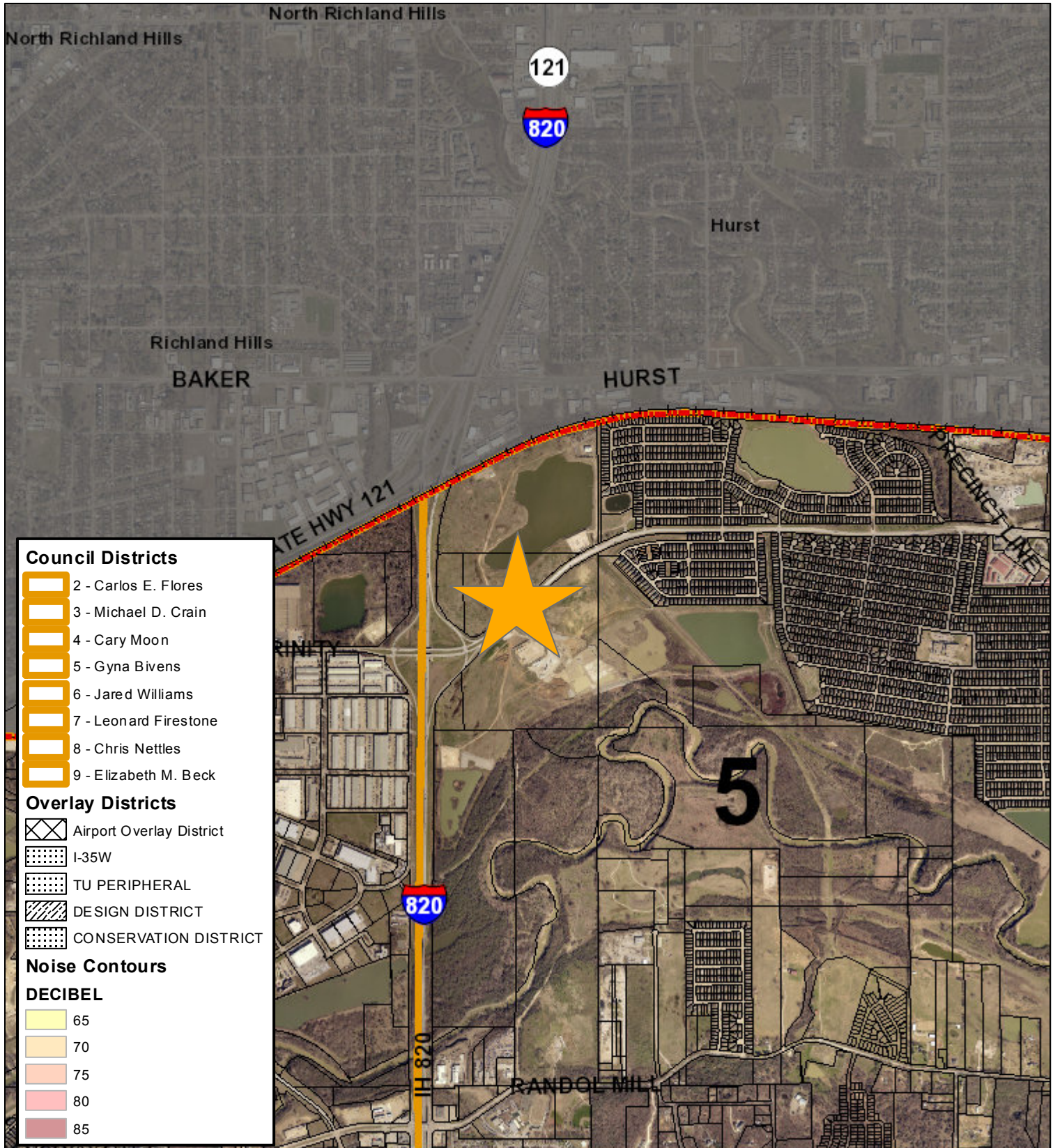
## Area Zoning Map

Applicant: City of Fort Worth - Development Services  
 Address: 7800 - 8100 blocks Trinity Boulevard  
 Zoning From: TL-BM, TL-CC, TL-HM, TL-N, TL-TR, TL-VM  
 Zoning To: TL-BM, TL-CC, TL-HM, TL-N, TL-TR, TL-VM, and Campus Commercial Height Transition  
 Acres: 123.83159788  
 Mapsco: 66BCF  
 Sector/District: Eastside  
 Commission Date: 10/13/2021  
 Contact: 817-392-8008

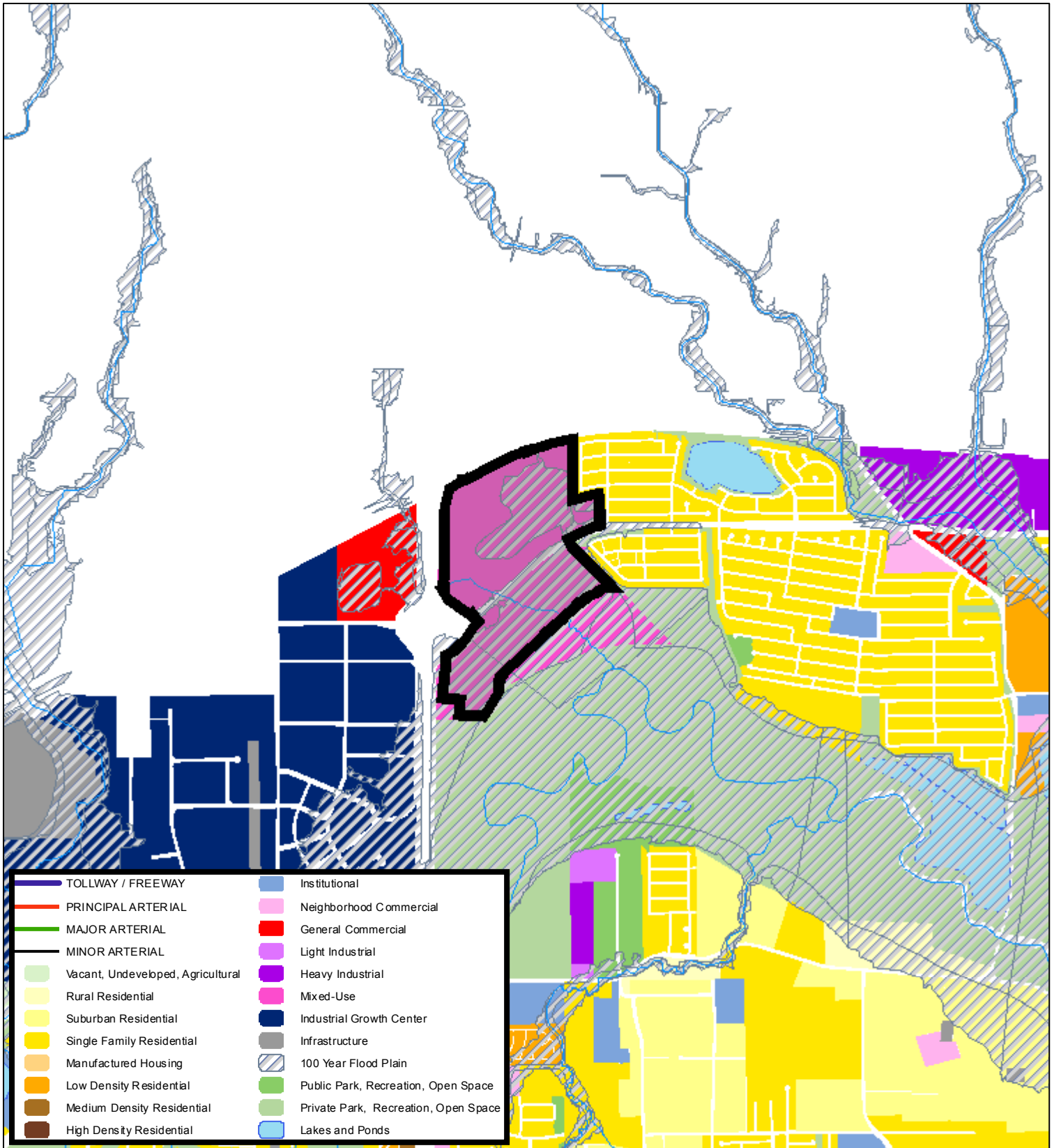


0 650 1,300 2,600 Feet

### Area Map



### Future Land Use



2,300 1,150 0 2,300 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



## Aerial Photo Map



0 1,500 3,000 6,000 Feet

