

A Resolution

NO. 5095-06-2019

AUTHORIZATION TO INITIATE ZONING CHANGE FOR CREATION OF STOP SIX DESIGN OVERLAY DISTRICT AND STANDARDS FOR SINGLE FAMILY DEVELOPMENT

WHEREAS 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; and

WHEREAS 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; 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 NEZ incentives; and

WHEREAS Councilmember Gyna Bivens has requested that design standards be applied to all single family development in Stop Six regardless of NEZ eligibility; and

WHEREAS the City Council finds that the proposed Stop Six design boundary and standards would promote the creation of quality housing in the area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

That the City Manager is authorized to initiate Zoning Ordinance amendments to create the Stop Six Design District with the attached boundary and design standards for single family development.

Adopted this 4th day of June 2019.

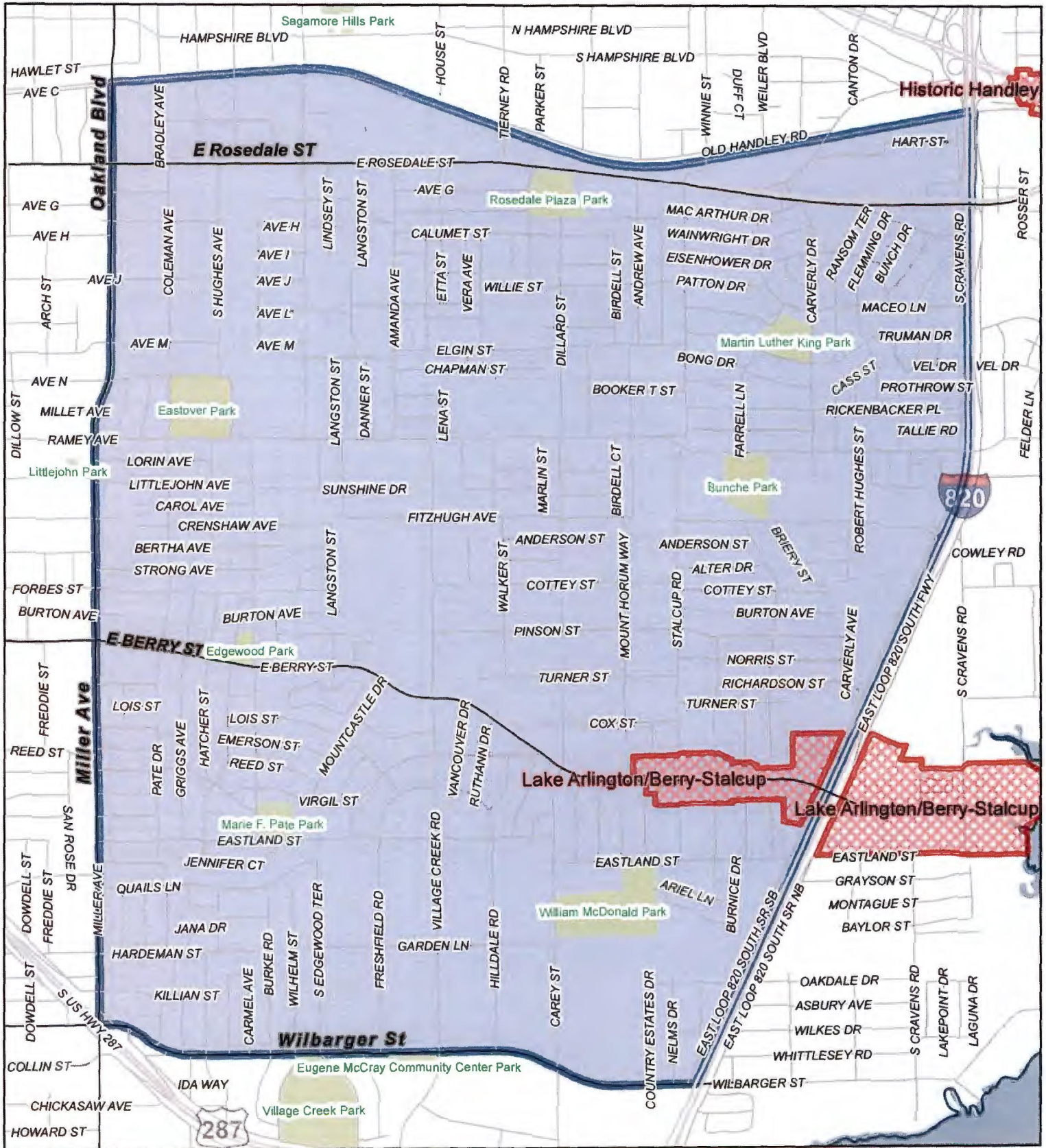
ATTEST:

By: _____

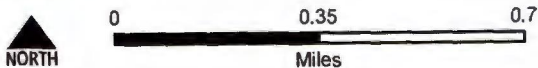
Mary Kayser, City Secretary



Proposed Stop Six Design District Boundary



-  Design District Boundary
-  Urban Village
-  Parks



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Proposed Stop Six Single Family Design Standards

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 Architectural Features	<ul style="list-style-type: none"> • Homes shall have an entry feature such as a porch or stoop that faces the street. • 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. • 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. • 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.