



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
July 28, 2015

**Council District** 2

**Zoning Commission Recommendation:**  
Approved as Amended to PD/ER to specify lighting and waive landscaping in rear bufferyard; by a vote of 8-0

**Opposition:** Property Owner – requests PD/E; 1 person spoke, several present

**Support:** Northside NA, Inter-District 2 Alliance

Continued Yes X No \_\_\_  
Case Manager Beth Knight  
Surplus Yes \_\_\_ No X  
Council Initiated Yes X No \_\_\_

**Owner / Applicant:** City of Fort Worth Planning and Development – Lincoln Avenue

**Site Location:** 2501 & 2503 Lincoln Avenue Mapsco: 62F

**Proposed Use:** Existing New Commercial Structure

**Request:** From: “FR” General Commercial Restricted

To: “PD/ER” Planned Development for “ER” Neighborhood Commercial Restricted; site plan required

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

This site was part of the Northside neighborhood Council-initiated rezoning effort in 2010 and was zoned “A-5” One-Family due to the vacant land’s lot configuration that faced existing single family houses. The property owners requested in 2011, and were approved, for the zoning to be changed from single family zoning to “FR” General Commercial Restricted for auto sales. A building permit was received during this time and a commercial building is near completion.

During the summer of 2014, the neighborhood petitioned their Council Member to change the zoning back to “A-5” One-Family. The neighborhood and the property owner then entered into negotiations to find a mutually agreeable zoning district, but no results came of the negotiations over the course of several months.

The property owners are in objection to the ZC recommendation of the proposed zoning change to ER. The owners have provided a proposal for “PD/E” Planned Development for Neighborhood Commercial uses to be comparable to the other commercial uses along NW 25<sup>th</sup> Street, without alcohol sales and including a site plan. With the removed uses below, the proposed PD has the same uses as ER plus new and use furniture sales, general merchandise store, and retail sales-general. Below is the proposal provided by the property owner.

The following uses would not be permitted: assisted living facility, massage therapy and spa, nursing home, golf course, park or playground (public or private), indoor amusement, lodge or



The subject area covers 0.31 acres and 2 parcels. The request is to rezone the area to a zoning district that is consistent with the surrounding land uses. Based on the zoning classification that is appropriate for the vacant land and existing land uses, the proposed zoning to “PD/E” Planned Development for E uses excluding alcohol sales **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

This council-initiated zoning change request aligns the current and future land uses. The 2014 Comprehensive Plan designates the area as Neighborhood Commercial. The proposed zoning district is consistent with the following Comprehensive Plan policies:

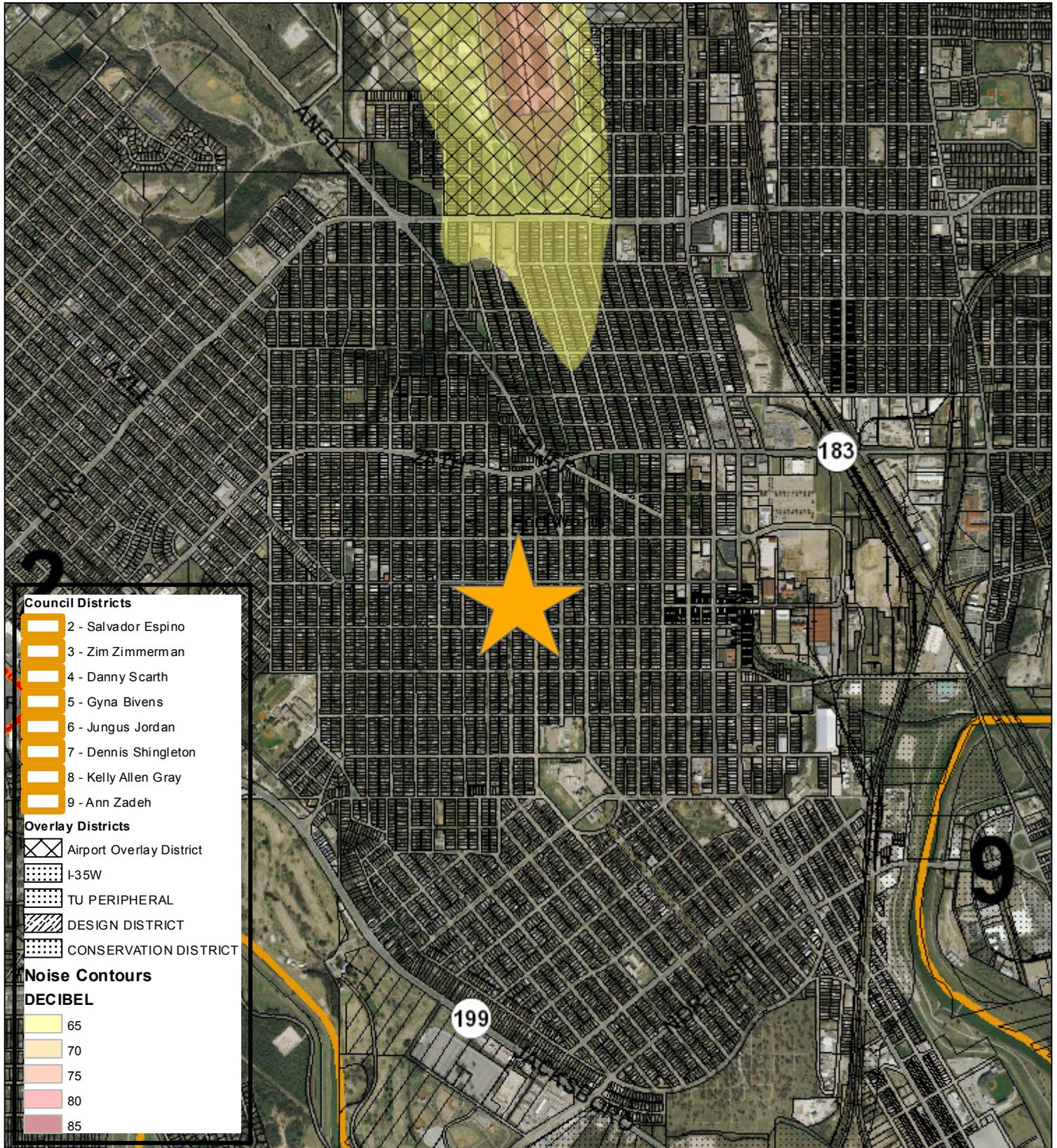
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces. (pg. 38)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Based on the conformance with the future land use map and the policies noted above, the proposed zoning **is consistent** with the Comprehensive Plan.

***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Building site plan
- Minutes from the City Council meeting
- Minutes from the Zoning Commission hearing

### Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Danny Scarth
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Singleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

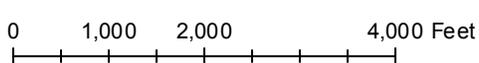
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

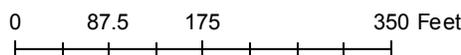
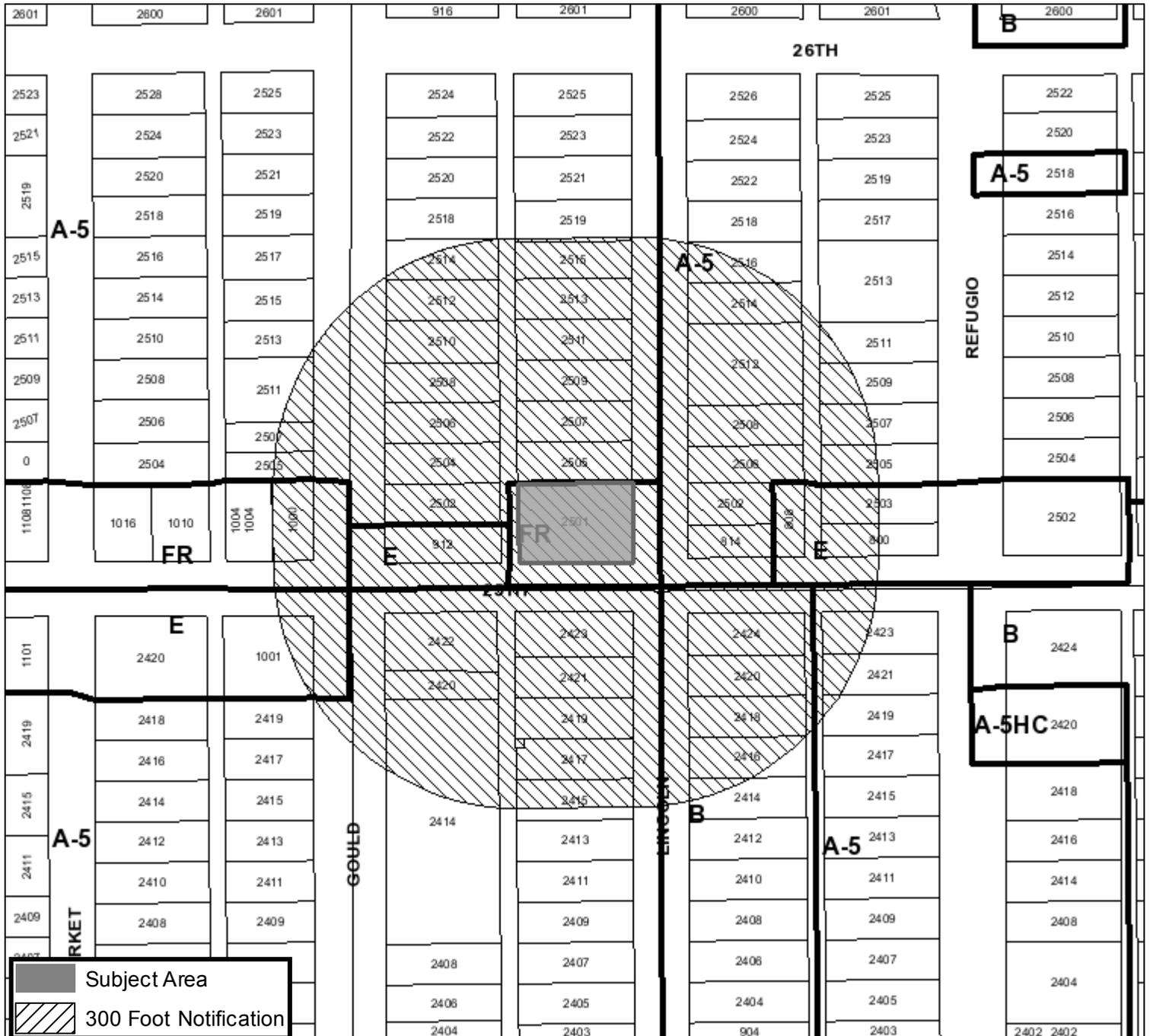
-  65
-  70
-  75
-  80
-  85





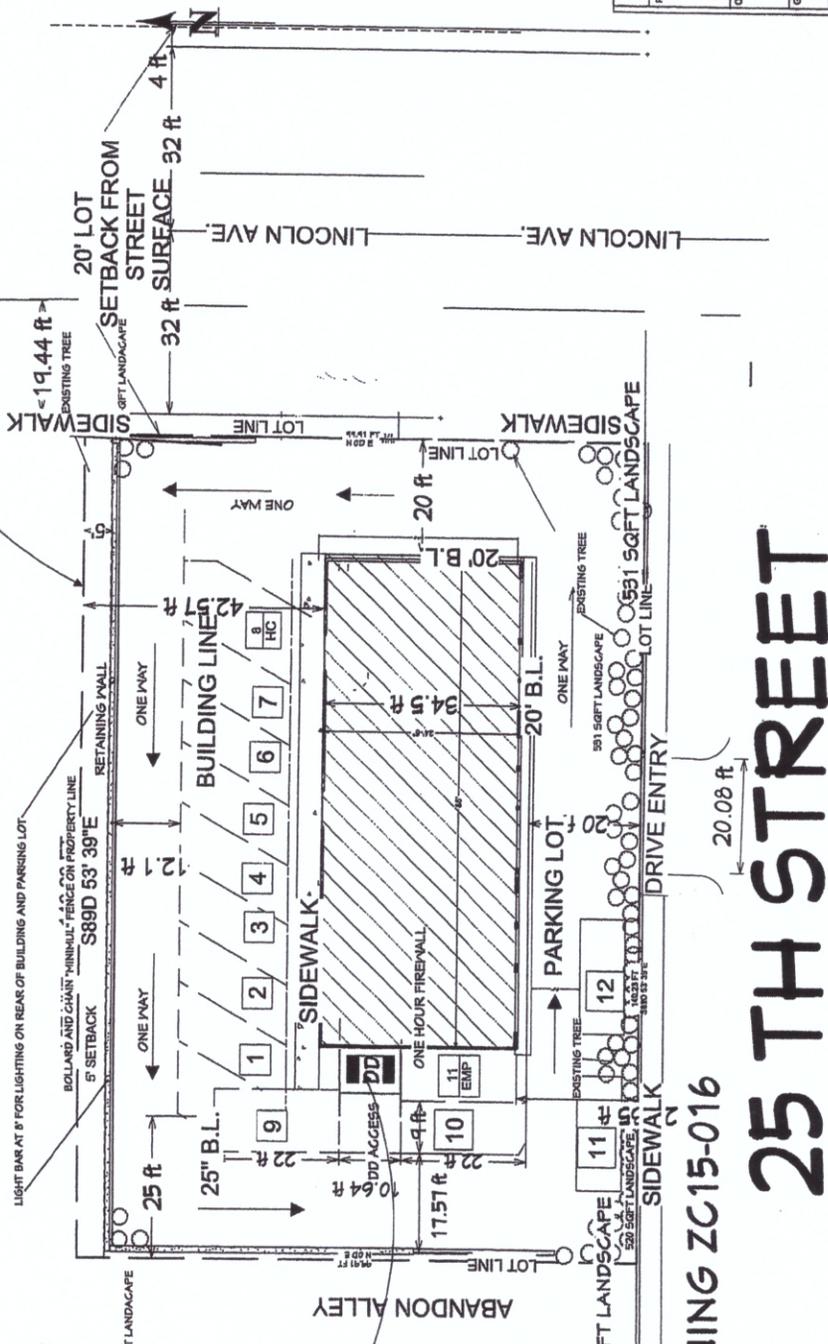
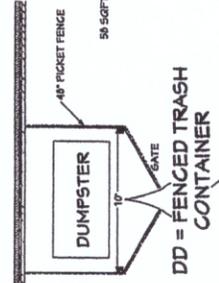
# Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: 2501 & 2503 Lincoln Avenue  
 Zoning From: FR  
 Zoning To: A-5  
 Acres: 0.31380233  
 Mapsco: 62F  
 Sector/District: Northside  
 Commission Date: 2/11/2015  
 Contact: 817-392-8190



THIS TABLE ILLUSTRATES THE PARKING FOR A TYPICAL MIXED USE OF THIS BUILDING. THE BUILDING IS BEING BUILT AS A "SHELL" FOR FUTURE TENANTS AND USE OF SPACE HAS NOT BEEN DETERMINED AT THIS TIME.

PARKING REQUIREMENTS		
UNIT	USE	AREA
A	RETAIL	2000
B	OFFICE	1000
	REQUIRED	11
	PROVIDED	11



**SITE PLAN**

SCALE: 1 INCH = 10 FEET

ZONING ZC15-016

**25 TH STREET**

NO.	DESCRIPTION	BY	DATE

**Designer**  
 COMMERCIAL BUILDING DESIGN  
 2910 W. PARK ROW DRIVE ARLINGTON TX 76010  
 PH: (817) 801-8100 MORN: 8:00AM-5:00PM

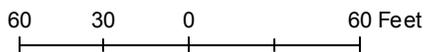
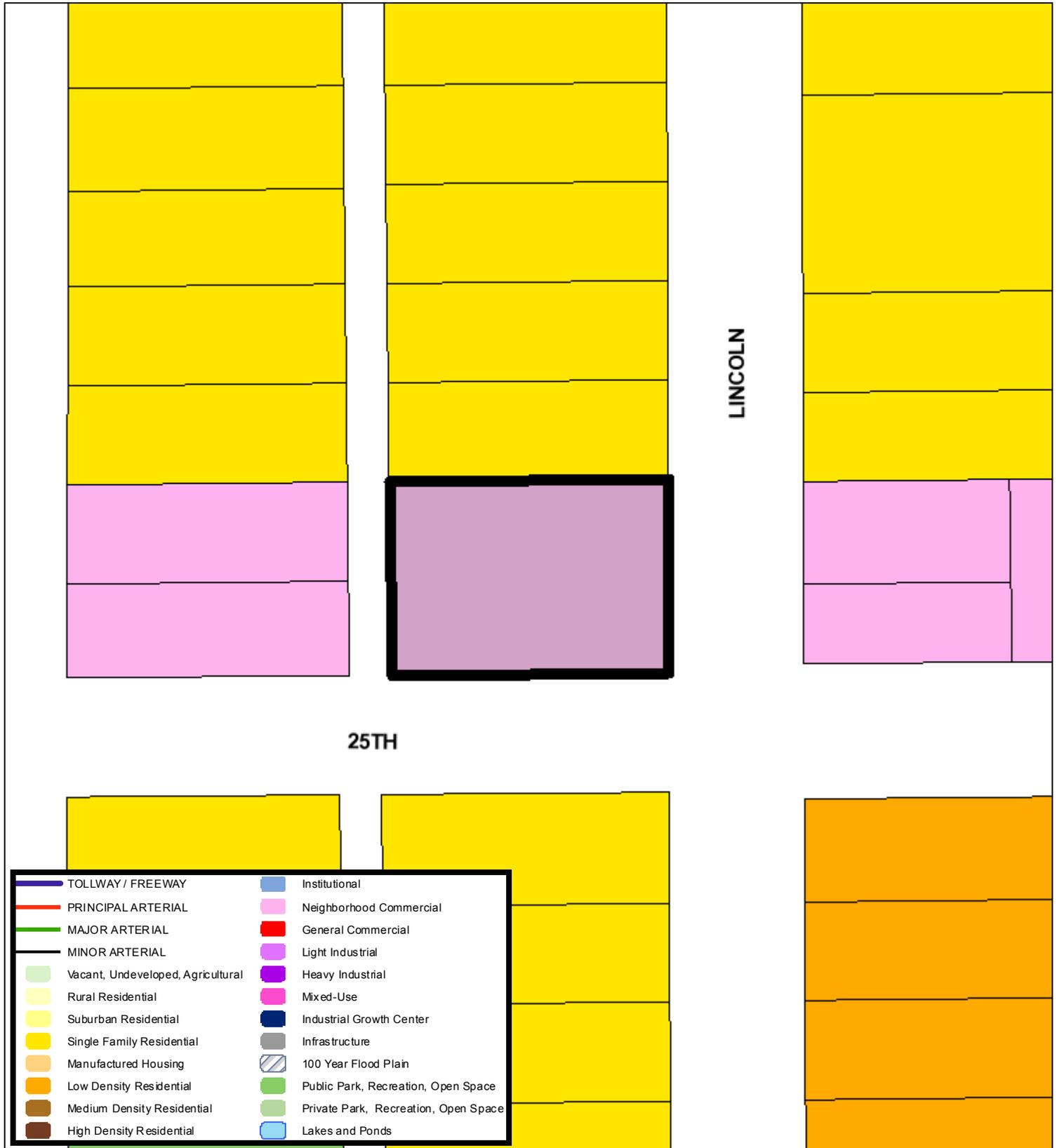
**PROJECT**  
 LINCOLN CENTER  
 2501 LINCOLN AVE  
 FORT WORTH TX 76010

**DATE:** 7/22/2015  
**CITY JOB NUMBER:**  
**PROJECT NAME:**  
**LOCATION:**  
**OWNER:**  
**GENERAL CONTRACTOR:**  
**ELECTRICAL CONTRACTOR:**  
**Mechanical CONTRACTOR:**  
**DRAWINGS PROVIDED BY:**  
**DESIGNET**  
 (817) 801-8100 NORM@DESIGNET.NET

**A-3**

Received 7/21/2015

### 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 18, 2014.



Aerial Photo Map



0 40 80 160 Feet



The following individuals appeared before Council in opposition to Zoning Docket ZC-15-006:

Mr. Layne McConnell, 3614 Crestline Road  
Ms. Beth Kaufmann, 1600 Frederick Street

The following individuals completed comment cards in opposition to Zoning Docket ZC-15-006:

Mr. David Berning, 3612 Washburn Avenue  
Mr. T.C. Albright, 3610 Crestline Road

Motion: Council Member Shingleton made a motion, seconded by Council Member Bivens, that ZC-15-006 be approved as submitted for a "PD/SU" Planned Development/Specific Use with specific uses including a camera shop with site plan required. The site plan will be submitted to the Zoning Commission on June 10, 2015, and return to City Council at its meeting of June 16, 2015. The motion carried unanimously 9 ayes to 0 nays.

(Council Member Shingleton stepped away from the dais and exited the meeting.)

- 3. ZC-15-016 - (CD 2) - City of Fort Worth Planning & Development-Lincoln Avenue, 2501 & 2503 Lincoln Avenue; from: "FR" General Commercial Restricted to: "PD/ER" Planned Development for "ER" Neighborhood Commercial Restricted; site plan required. (Recommended for Approval as Amended by the Zoning Commission to PD/ER and to specify lighting and waive landscaping in rear buffer yard)**

The following individuals appeared before Council in opposition to Zoning Docket ZC-15-016:

Ms. Marcella Olson, 500 Main Street, Suite 800  
Mr. Nicolas Camacho, 9112 Westwood Shores Drive

Motion: Mayor Pro tem Espino made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-15-016 be continued to the June 16, 2015, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Council Member Shingleton absent.

The City Council, at its meeting of April 7, 2015, continued Zoning Docket ZC-15-022:

- 4. ZC-15-022 - (CD 4) - Nicki Nguyen, 3121 NE 28th Street; from: "B" Two-Family and "E" Neighborhood Commercial to: "FR" General Commercial Restricted (Recommended for Denial without Prejudice by the Zoning Commission) (Continued from a Previous Meeting)**

**City of Fort Worth, Texas**  
**Zoning Commission**  
**April 8, 2015 – Meeting Minutes**

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**Present:**

Nick Genua, Chair, District 7  
Will Northern, District 1  
Carlos Flores, District 2  
Justin Reeves, District 3  
Charles Edmonds, Jr., Vice Chair, District 4  
Natalie Moore, District 6  
Wanda Conlin, District 8  
Gaye Reed, District 9

**Staff Members Present:**

Dana Burghdoff, Deputy Director  
Jocelyn Murphy, Planning Manager  
Lynn Jordan, Planner  
Stephen Murray, Planner  
Melinda Ramos, Sr. Assistant City Attorney

**Absent:**

Melissa McDougall, District 5

**I. Public Hearing – 10:00 A. M.**

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

**II. Minutes**

The Commission, on a motion by Mr. Edmonds, seconded by Ms. Conlin, on a vote of 8-0, voted to approve the Zoning Commission minutes of the February 11, 2015 and March 11, 2015 meeting.

Video on individual cases can be viewed at the following website.

[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**III. Continued Cases**

**1. ZC-15-016 City of Fort Worth Planning & Development-Lincoln Ave. (CD 2) 2501-2503 Lincoln Avenue (M G Ellis Addition, Block 29, Lots 1 & 2, 0.31 Acres): from “FR” General Commercial Restricted to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial excluding alcohol sales; site plan waiver requested**

Marcella Olson, 500 Main Street, Suite 800, Fort Worth, Texas representing the property owner explained to the Commissioners they would prefer the requested zoning than A-5 and would like to hear the opposition.

Ray Oujesky, 201 Main Street, Suite 2500, Fort Worth, Texas explained to the Commissioners he is representing the property owners next door, the Molina Family. Mr. Oujesky explained the history behind both property owners and mentioned a verbal agreement by both parties some time ago for a buffer between the single-family home and commercial development. They are opposed to any commercial type zoning.

Mr. Flores asked Mr. Oujesky what amount of buffer was discussed. Mr. Oujesky drew a line on the overhead and it is about 5 ft.

Gloria Molina, 1610 Grand Avenue, Fort Worth, Texas spoke in opposition. Ms. Molina was ok with the commercial lot as long as there was a buffer between them. She also explained a conversation she had with Mr. Zapata at that time. Ms. Molina wants the zoning to go back to residential.

Mr. Edmonds stated there are a couple of concerns he has, one there is no structure on the overhead picture and the buffer indicates where ingress and egress occurs. Staff displayed a copy of the site plan from the building permit.

Ms. Olson in rebuttal stated she thinks they want the area between their lot and the building to be the buffer. Mr. Edmonds asked if the building would be in compliance with parking requirements. Ms. Olson said she doesn't know how it could be. She also went on to say the back yard fence and the Molina's home encroaches into the 5 ft. setback. Ms. Olson said her clients have tried their best to accommodate the property owners. The PD/E minus alcohol sales is more consistent with the zoning along NW 25<sup>th</sup> Street.

Mr. Flores mentioned the building site plan and that it indicates a 5 ft. landscape area from the property line, providing a buffer and looking at the pictures it appears to have some topography issues with the building being set at a higher elevation. Mr. Flores asked staff for clarification on landscaping requirements and whether the retaining wall will have a screening fence on it. Ms. Murphy explained for commercial uses there is a fence and 5 ft. buffer yard requirement and typically the fence is on the property line with landscaping between, in this case it is flipped. She also mentioned the retaining wall will have a minimum 6 ft. screening fence on top of it. Mr. Flores stated from the last meeting two months ago he asked the opposition to consider uses under ER and E. He is concerned about the design of the retaining wall and if there will be any pole or building lighting which needs to be addressed on a site plan.

Mr. Flores asked Mr. Oujesky if he talked to his clients about the ER and E neighborhood commercial uses. Mr. Oujesky said he did and they would prefer it be ER neighborhood commercial restricted with no alcohol sales, they focused primarily on the ER district. Mr. Flores asked if they would be objective to a mortuary or funeral home permitted by right under E neighborhood commercial.

Marissa Molina, 2505 Lincoln Avenue, Fort Worth, Texas addressed Mr. Flores and said they do not want E zoning.

Mr. Flores asked Ms. Olson and if they are OK with ER and a site plan. Ms. Olson said they would prefer E but as long as staff would work with them on the site plan to submit they are ok with it. She wanted to be clear the 5 ft. setback would be taken from their property line not the fence encroaching into it, and that the 5 ft. buffer still belongs to her client they are not waiving it and they have the right to go in there to maintain the landscaping.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request as Amended for PD/ER with site plan to specify lighting, and waive landscaping in rear bufferyard, outside of fence, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-15-016
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Gloria Molina	1610 Grand Ave	Out	Opposition		Spoke at hearing
Ray Oujesky	201 Main St	Out	Opposition		Spoke at hearing
Ron Shearer/Inter-District 2 Alliance	NA	Out		Support/PD/ER	Sent letter in
Tressa Hilburn/Northside NA	NA	Out		Support/PD/ER	Sent letter in

**2. ZC-15-006 Crestmont Management Co. LLC (CD 7) 1600 Montgomery and 3609-3613 Crestline Road (Queensborough Heights Addition, Block 1, Lots 1-4, 0.56 Acres): from “PD-770” Planned Development/Specific Use for offices; site plan approved to Amend PD-770 “PD/SU” for camera shop, photography studio, art studio, office, museum, jewelry store, furniture store, clothing store, bookstore, and antique store; site plan required**

Mary Nell Poole, 2918 Wingate Street, Fort Worth, Texas representing Fort Worth Camera explained to the Commissioners since the last meeting they decided to go to PD/SU with specific uses and after talking with the lender they wanted to add some more uses. The uses were sent to the neighborhood in which the answer was no. Ms. Poole said they wanted to add computer electronics technology in order to keep up with technology as it changes. They are in agreement to provide a site plan but have not had enough time to design the project and would like to come back to the Commission when the site plan is ready.

Mr. Northern asked about the additional uses that were sent to the neighborhood and the time frame of a site plan to be submitted to them. Ms. Poole said after receiving their response of no she asked for further clarification. She said they did take away jewelry store, furniture store, clothing store, bookstore and antique store. They are hoping to file the site plan in May.

Beth Kaufman, 1600 Fredrick, Fort Worth, Texas spoke in opposition. She read into the record a statement made by Arlington Heights NA, they are still opposed and want to see a site plan.

Layne McConnell, 3614 Crestline, Fort Worth, Texas spoke in opposition. A list was provided of those in opposition. Mr. McConnell stated there was no communication with the applicant until last week nor has a site plan been submitted to them for review. When they did speak to them they had additional uses to be requested. He explained his handouts to the Commissioners and noted a conceptual site plan was submitted to them that was totally changed from the previous one sent to them. They have agreed to PD/SU with site plan for camera store, art gallery, professional office and museum.

Eva Bonilla/ Linwood NA	NA	Out		Support	Sent letter in
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**17. ZC-15-014 City of Fort Worth Planning & Development: Text Amendment (CD ALL) Create Near Southside 5N Sub District: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), to amend:**

- **Sections Of The Near Southside Development Standards And Guidelines as provided by Section 4.1305.D., "Other Development Standards" of Section 4.1305, "Near Southside ("NS") District of Article 13, "Form-Based Districts" of Chapter 4, "District Regulations" to create a new Neighborhood classification for NS-T5 Zones and provide development regulations**

Laura Voltman, Senior Planner explained the text amendment.

Motion: Following brief discussion, Ms. Moore recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

**18. ZC-15-015 Richard & Linda Claytor (CD 9) 200 Block Cannon & Lueda, 800-900 Blocks Crawford and 917 Bryan (Tucker Addition, Block 37, Lots 3A, B, & 4A, B Block 38, Lots 7-12, Rosedale Addition, Block C, Lots 2A, 2B & 4, 3A, 2.14 Acres): from "NS-T4N" Near Southside Transect 4 Neighborhood Zone to "NS-T5N" Near Southside Urban Center Neighborhood Zone**

Sam Austin, 6008 Yosemite Drive, Fort Worth, Texas representing Richard & Linda Claytor explained the request to rezone to the new NS-T5N for multifamily development.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-15-015</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Paul Paine/ Fort Worth South, Inc	1606 Mistletoe	Out		Support	Sent letter in

**19. ZC-15-016 City of Fort Worth Planning & Development-Lincoln Avenue (CD 2) 2501-2503 Lincoln Avenue (MG Ellis Addition, Block 29, Lots 1 & 2, 0.31 Acres): from "E" Neighborhood Commercial to "A-5" One-Family**

Dana Burghdoff, Deputy Director explained to the Commissioners the case is a Council-initiated zoning case and that the request is from the neighborhood. She also mentioned this property was zoned A-5 several years ago through another Council-initiated rezoning and through an owner-

initiated rezoning it was rezoned to FR as it is today. There is an commercial building on the property with a permit issued for construction.

Ray Oujesky, 201 Main Street, Suite 2500, Fort Worth, Texas spoke in support. Mr. Oujesky represents Robert & Mariza Molina who live at 2505 Lincoln Avenue, adjacent to the subject property, and Gloria Molina who was the previous home owner. Mr. Oujesky explained the presentation to the Commissioners.

Mr. Genua asked what the building is made of. Mr. Oujesky said it is a shell building at this point with wood construction. Mr. Oujesky also explained the history on the case. In 2011 the property owner appeared before the Zoning Commission to change the property to FR which was recommended for Denial and in 2012, City Council approved the FR zoning. At that time the notification went to the property owner Ms. Gloria Molina who lived at a different address but owned the property. When construction started on the building in March 2014, Mr. and Ms. Molina became concerned. A petition was submitted to the Council member to change the zoning back to residential. He said the lot is oriented to Lincoln and not NW 25<sup>th</sup> Street. Mr. Oujesky said he is in support of the zoning change.

Mr. Flores said he understood the case history for the property and the intial use was to be for a car lot. Mr. Flores asked what is the intended use today based on the building structure. Ms. Burghdoff said the building permit was issued for commercial.

Esther Isabell Rangel, 2418 Lincoln Avenue, Fort Worth, Texas spoke in support. Ms. Rangel said the shell building is already causing problems for the neighborhood.

Mariza Molina, 2505 Lincoln Avenue, Fort Worth, Texas spoke in support. She lives next door to the structure and is also concerned for the neighborhood. She mentioned they do have signatures from the neighborhood in support of the zoning change.

Ms. Moore wanted to make sure everyone understands the request before them and the legal non-conforming aspect of the building.

Mr. Flores mentioned the letters received from neighborhood groups to continue the case. Ms. Molina said they did have signatures from many of the residences in the neighborhood but felt intimidated and did not want to sign another one.

Ms. Marcella Olson, 500 Main Street, Suite 800, Fort Worth, Texas representing Mr. & Mrs. Comecho property owners spoke in opposition. Discusson was held concerning the history of the property and that the original use was intended to be car sales. They have built a 2900 square foot, single story commercial shell building which is on hold pending an injunction by the Molinas. Ms. Olson said they no longer want to have an auto use. They are proposing the commercial building for lease which would be more consistent with E zoning. She explained making the building legal non-conforming could be problematic for her clients. They could not expand or rebuild if it was destroyed.

Ms. Olson said she has concerns about the staff report and how it is interpreted with the Comprehensive Plan. She explained the map on the overhead, the uses and zoning along 25<sup>th</sup>

Street, in which there is ER and E zoning adjacent to residential. Ms. Olson explained to the Commissioners the lawsuit pending between the two property owners, none of which has anything to do with the zoning.

Mr. Flores mentioned the 2900 sq. ft. building and asked Ms. Olson if a site plan had been submitted to the City and if they would be able to meet the parking requirements. Ms. Olson said no site plan was submitted because it was straight zoning and is sure they will be able to meet the parking requirements. Mr. Flores also mentioned the Comprehensive Plan has not changed from 2011. The proposed use is for commercial office space and he asked whether FR would be the best fit since the Comprehensive Plan provides neighborhood commercial. He also asked her if her client has considered one of the other neighborhood commercial districts, ER or E. Ms. Olson said since FR is not compatible with the Comprehensive Plan then perhaps one of the other commercial districts might be more appropriate since they are proposing commercial uses. Her client is open to that but have not had discussions with staff.

Ms. Burghdoff said ER and E would be consistent with the Comprehensive Plan and would need guidance from the Zoning Commission on which zoning district they would like to notice for and continue the case. Mr. Flores mentioned there could be physical characteristics that may warrant the zoning for a PD, such as the topography. Ms. Burghdoff said that would have been addressed at the building permit.

Nick Comecho, 9112 Westwood Shores Drive, Fort Worth, Texas spoke in opposition. He mentioned there are some inconsistencies with the signatures on the petition that was submitted. Mr. Genua said there are three options out for discussion: keep the zoning as is, go to A-5 as proposed, or rezone to ER or E as discussed in the meeting. Mr. Comecho said he is ok with going to E commercial.

Mr. Oujesky said they would be acceptable to a continuance to discuss with the neighborhood commercial zoning.

Ms. Olson said they are fine with that as well so as not to have a legal non-conforming building.

Motion: Following brief discussion, Mr. Flores recommended a 60 day Continuance of the request, seconded by Ms. Conlin, for the case to be noticed for "E" Neighborhood Commercial. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<b>ZC-15-016</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Mariza Molina	2505 Lincoln	In		Support	Spoke at hearing
Esther Isabel Rangel	2418 Lincoln	Out		Support	Spoke at hearing
Marcella Olson	500 Main St	Out	Opposition		Spoke at hearing
Ron Shearer/ Inter-2 District Alliance	NA	Out	Opposition		Sent letter in

Tressa Hillburn/ Northside NA	NA	Out	Opposition		Sent letter in
Several letters and a petition with more than 106 signatures was submitted					

**20. ZC-15-017 City of Fort Worth Planning & Development: Text Amendment (CD ALL) Trinity Lakes Form Based Code: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), to amend Various Sections Of The Trinity Lakes Development Code As Provided By Section 4.1307.D., "Other Development Standards" of Section 4.1307, "Trinity Lakes ("TL") District of Article 13, "Form-Based Districts" of Chapter 4, "District Regulations" to:**

- Provide clarification regarding placement of accessory structures,
- Provide separate development standards based on lot size,
- Amend the landscaping requirements,
- Modify parking and architectural standards, and
- Amend driveway and garage standards, define j-swing garages, and establish a permeable surface requirement

Laura Voltman explained the text amendment.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Mr. Reeves. The motion carried unanimously 9-0.

**21. ZC-15-018 City of Fort Worth Planning & Development: Text Amendment (CD ALL) Amend Standards for R1 Zero Lotline/Cluster District and R2 Townhouse/Cluster District: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by Amending Chapter 4 "District Regulations", Article 7 "Residential Districts: to amend:**

- Section 4.708. "Zero Lot Line/Cluster ("R1") District to revise development standards for "R1" District, and
- Section 4.709. "Townhouse/Cluster ("R2") to increase maximum density and size of building row for "R2" District; and
- To move the Supplemental Residential Development Standards for both the "R1" and "R2" Districts from Chapter 6, "Development Standards" into their respective subsections in Chapter 4

Ms. Murphy explained the text amendment and the intent is to allow a more urbanized product.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.