



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 3, 2015

Council District ALL

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X ___
Case Manager Jocelyn Murphy
Surplus Yes ___ No X ___
Council Initiated Yes ___ No X ___

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

Proposed Change: 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

To review the proposed amendments: <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

Request: **TEXT AMENDMENT: R1 AND R2 STANDARDS**

Background:

Multiple developers have approached staff concerning how the city could allow a center loaded product with small setbacks. This product is allowed in the R1 Zero Lotline/Cluster district, however smaller setbacks are proposed than is permitted in the district. The homes, promoted by David Weekly Homes currently, are being considered in or near several mixed use developments including Clearfork, Downtown/Samuels Avenue and Alliance Town Center. Staff has met with developers on other sites within the city. The amendments will allow for the developments to occur without the need for PD zoning and to minimize needed variances.

Amendments to the R1 Zero Lotline/Cluster district would reduce the setbacks to create higher density single family structures to meet the understood market demand and that fit into the urban form. R1 generally includes smaller lot, center loaded homes and zero lotline homes.

The R2 Townhouse/Cluster district includes townhouses built in a row but on individually owned lots. Changes will include increasing the maximum density from 12 to 24 units per acre and changing the size of a building row to a maximum face length of 250 feet.

In both the R1 and R2 districts, additional development standards will be moved from Section 6.503 into the individual R1 and R2 sections. Amendments to the open space and landscaping requirements are planned in the future to match the requirements in the MU districts to encourage the urban form. This will occur after the Mixed Use Zoning Advisory Group completes their overall review of MU.

Attachments: Proposed Ordinance
Minutes from the Zoning Commission meeting

**AMEND R1 ZERO LOTLINE/CLUSTER & R2 TOWNHOUSE/CLUSTER STANDARDS
ORDINANCE NO. _____**

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, BY AMENDING CHAPTER 4 “DISTRICT REGULATIONS” TO AMEND ARTICLE 7 “RESIDENTIAL DISTRICTS” TO AMEND SECTION 4.708. “ZERO LOT LINE/CLUSTER (“R1”) DISTRICT AND SECTION 4.709. “TOWNHOUSE/CLUSTER (“R2”) TO REVISE DEVELOPMENT STANDARDS FOR “R1” DISTRICT, 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; 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, residential developers have requested that the City’s residential zoning classifications be modified to allow narrower single-family lots with smaller side yard setbacks for detached single-family homes; and

WHEREAS, the type of housing product desired by residential developers is first allowed in the Zero Lot Line/Cluster (“R1”) district; and

WHEREAS, staff proposes to reduce the minimum lot area, lot width, and side yard requirements in the Zero Lot Line/Cluster (“R1”) district to address market demand; and

WHEREAS, in the Townhouse/Cluster (“R2”) district, staff proposes to increase the maximum density from 12 to 24 units per acre and to change the size of a building row to a maximum face length of 250 feet; and

WHEREAS, staff also recommends, in both the R1 and R2 districts, existing supplemental development standards be moved from Section 6.503 into the individual R1 and R2 sections to provide for greater clarity when administering the districts; and

WHEREAS, the Zoning Commission recommends amending the “R1 and R2 Districts as proposed by staff and amending Chapter 6. Development Standards, Article 5. Residential Design Standards to move the language in sections 6.503 through 6.505 to their respective sections in the R1 and R2 districts;

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

SECTION 1.

Chapter 4, "District Regulations", Article 7, "Residential Districts," Section 4.708. "Zero Lot Line Cluster" of Ordinance No. 13896, the Zoning Ordinance, Appendix A of the Code of Ordinances of the City of Fort Worth, hereby amends section 4.708 to read as follows:

4.708 Zero Lot Line/Cluster ("R1") District

A. Purpose and Intent

It is the purpose of the Zero Lot Line/Cluster ("R1") District to provide a specific zone for the development of one-family and two-family dwelling units where such dwelling units are developed on smaller lot areas and zero yards, including such uses accessory thereto. It is also for the purpose of providing for the development of one-family homes on unique patterned lots clustered around a common access road or cul-de-sac.

B. Uses

In the Zero Lot Line/Cluster ("R1") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. The following housing types shall be permitted:

1. Detached zero lot line units(~~subject to Section 6.503~~);
2. Attached zero lot line units(~~subject to Section 6.503~~); and
3. Cluster housing units(~~subject to Section 6.504~~).

C. Property

Development

Standards

~~Unless the property development standards applicable in the "B" District are used, the~~ minimum dimension of lots and yards and the height of buildings in the Zero Lot Line/Cluster ("R1") District, shall be as shown in the tables on the following pages. See subsection D.5. below '6.503 Zero Lot Line Dwellings' and '6.504 Cluster Housing in the "R1" District'.

D. Other

Development

Standards

Development in the Zero Lot Line/Cluster ("R1") District may be subject to a variety of general development standards in Chapter 6, and the following provisions.

1. **Signs.** On-premises signs subject to the following:
An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such

sign shall not be placed within 20 feet of drives providing ingress and egress to the property.

2. **Parking.** Two spaces per dwelling unit, located behind the front building line, except for limited local streets, where four spaces shall be required, located behind the front building line (see Section 403.D of the subdivision regulations). For nonresidential uses, see 6 ‘Development Standards’, Article 2.
3. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See Chapter 6, Article 3.
4. **Access through Residential Districts.** See ‘6.500 Access Through Residential Districts’. (A driveway or walk on private property in a one- or two-family district shall not provide access for uses in the “CR” District through the “K” District.)
5. **Residential Design Standards.** A site plan for residential development is required. ~~See design standards for two dwellings on a single lot (Section 6.502), zero lot line dwellings (Section 6.503), and cluster housing (Section 6.504).~~

A. Zero Lot Line Dwellings

- i. Platting Required. All blocks using the zero yard concept shall be platted or replatted to provide a zero-foot setback and a ten-foot access easement per lot.
- ii. Pattern of Yards. The first dwelling unit on a lot within a block shall set the zero lot line pattern of yards for the remaining lots within the block.
- iii. Corner Lot Setback. Depending on the zero lot line pattern, the last corner lot may have a setback adjacent to the street a ten-foot setback on the interior side to maintain the pattern.

B. Cluster Housing in the “R1” District

- i. General. Under this provision, clustering of residential units may be permitted where such units cluster around a common access road or feed from a loop or cul-de-sac and provided that such development shall conform to the following regulations regarding buildings and structures.
- ii. Plat Required. Such properties shall be platted showing the following, if applicable:
 - A. Public streets.
 - B. Private streets and private access.
 - C. Private open space and open space easements.
 - D. Utility easements.
 - E. Public parks.
 - F. Pedestrian walkways and bicycle trails.
 - G. Lot, block and addition name.
 - H. The building setback lines for each lot. Setback lines may be shown on each lot, described in margin comments or described by common detail. In the alternative, the setback lines may be described in a development plan submitted pursuant to paragraph vi. below.

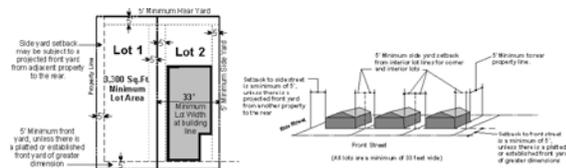
- iii. Open Space.
 - A. The open space, exclusive of paved areas, parking spaces and patios, must be not less than 15 percent of the total lot area.
 - B. Provisions, such as a homeowner's association, shall be instituted to provide maintenance for all common open space.
 - iv. One Building Per Lot. No more than one residential building may be located on any lot.
 - v. Building Separation. A ten-foot setback shall be required between all buildings.
 - vi. Development Plan.
 - A. Unless setbacks are shown or described on the plat, a development plan must be submitted showing the proposed setbacks on each lot.
 - B. Adjustments in the development plan that change the setbacks from one lot to another will not be accepted without a written release from all property owners involved in the adjustment. When amendments are accepted, the original development plan must be withdrawn in its entirety.
 - C. A development plan shall be reviewed as a site plan under the requirements of Section 6.506, unified residential development.
6. **Reconstruction of Nonconforming Accessory Buildings.** A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.
7. **Garage/Carport.** No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.

“R1” District, One-Family Detached Units	
Lot Area	3, 0 300 square feet minimum per unit
Lot Width	30 3 feet minimum at building line
Front Yard*	0 5 feet minimum
Side Yard*	3 5 feet minimum; <u>fire and building codes apply</u>
Rear Yard	5 feet minimum
Height	35 feet maximum (See ‘ <u>6.100 Height</u> ’)
Notes:	

No front yard entry driveway or parking
 * See ('6.101 Yards' D) for front yard setback requirements.
 ** May be subject to projected front yard (Section 6.101F)

COMMENTARY:

Carports/porte cocheres –allowed in side, rear and front yard in certain circumstances. (See ‘5.301 Accessory Buildings on Residential Lots’ D and ‘6.101 Yards’ A).
Fences -2 feet high in public open space easement, 8 feet high behind front yard, (See ‘5.305 Fences’ for fence requirements for fences allowed for residential dwellings).
Facade – Materials and appearance under Section 6.507

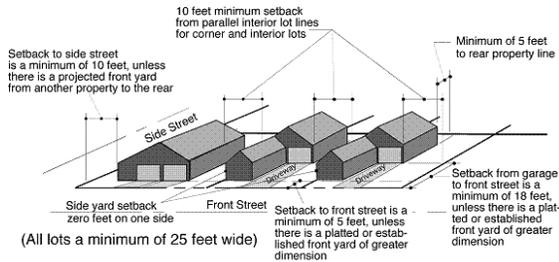


Picture 4.21 .

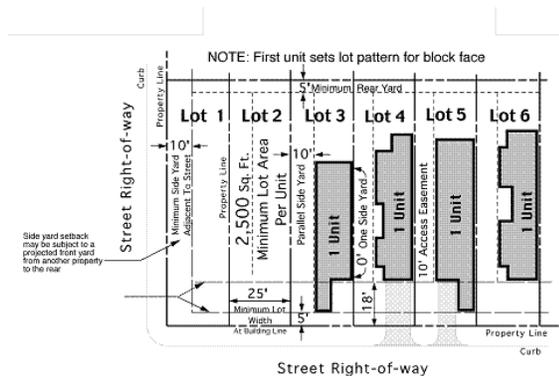
“R1” District, Detached Zero Lot Line Units	
Lot Area	2,500 square feet minimum per unit
Lot Width	25 feet minimum at building line
Units per Acre	Maximum number of 13 units per acre on average, unless located in a “C” or “D” District where authorized density shall apply.
Front Yard*	50 feet minimum, garage set back 18 feet if required parking is in front yard
Rear Yard	5 feet minimum
Side Yard*	One side 10 feet minimum, the other parallel side 0 feet (Section 6.503)
Interior lot	10 feet minimum adjacent to side street, interior lot line subject to Section 6.503
Corner lot**	Section 6.503
Height	35 feet maximum (see Section 6.100)
Notes:	
* See ('6.101 Yards' D) for front yard setback requirements.	
** May be subject to projected front yard (Section 6.101F)	

COMMENTARY:

Carports/porte cocheres –allowed in side, rear and front yard in certain circumstances. (See ‘5.301 Accessory Buildings on Residential Lots’ D and ‘6.101 Yards’ A).
Fences -2 feet high in public open space easement, 8 feet high behind front yard, (See ‘5.305 Fences’ for fence requirements for fences allowed for residential dwellings).



Picture 4.22 .



Picture 4.23 .

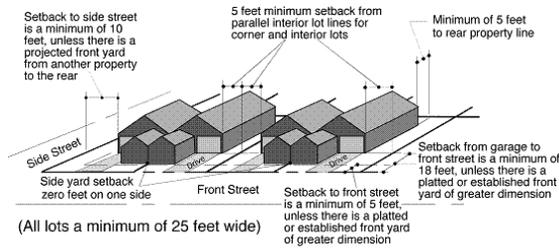
“R1” District, Attached Zero Lot Line Units	
Lot Area	2,500 square feet minimum per unit
Lot Width	25 feet minimum at building line
Units per Acre	Maximum number of 13 units per acre on average, unless located in a “C” or “D” District where authorized density shall apply.
Front Yard*	0 feet minimum, garage set back 18 feet if required parking is in front yard
Rear Yard	5 feet minimum
Side Yard*	One side 5 feet minimum, the other parallel side 0 feet (Section 6.503)
Interior lot	10 feet minimum adjacent to side street
Corner lot**	
Height	35 feet maximum (see ‘6.100 Height’)
Notes:	
* See (‘6.101 Yards’ D) for front yard setback requirements.	
** May be subject to projected front yard (Section 6.101F).	

COMMENTARY:

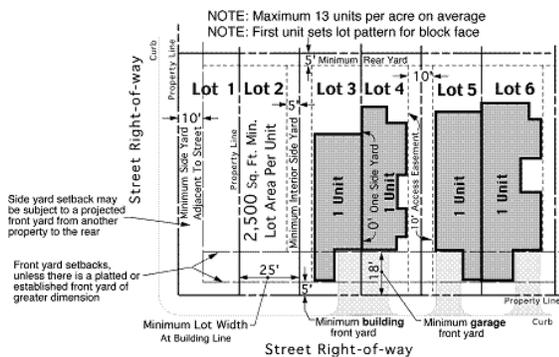
Carports/ porte cocheres –allowed in side, rear and front yard in certain circumstances. (See ‘5.301 Accessory Buildings on Residential Lots’ D and ‘6.101 Yards’ A).

Fences –2 feet high in public open space easement, 8 feet high behind front yard, (See ‘5.305 Fences’ for fence requirements for fences allowed for residential dwellings).

Facade – Materials and appearance under Section 6.507



Picture 4.24 .



Picture 4.25 .

“R1” District, Cluster Housing Units	
Open Space	15 percent minimum (see Section 6.504)
Units per Acre	Maximum 15 units per acre on average, unless located in a “C” or “D” District where authorized density shall apply.
Front Yard*	
Interior lot	5 feet minimum adjacent to street
Corner lot**	10 feet minimum adjacent to both streets
Rear Yard	5 feet minimum
Side Yard*	
Interior lot	5 feet minimum adjacent to street
Corner lot**	10 feet minimum adjacent to both streets

Height	35 feet maximum (see '6.100 Height')
Bldg. Separation	10 feet minimum
Notes:	
* See ('6.101 Yards' D) for front yard setback requirements.	
** May be subject to projected front yard (Section 6.101F)	

COMMENTARY:

Carpports – not allowed in front of building line or in required yards. (Sections 5.300B and 6.101A).

Fences –2 feet high in public open space easement, 8 feet high behind front yard, (See '5.305 Fences' for fence requirements for fences allowed for residential dwellings).

Facade – Materials and appearance under Section 6.507

SECTION 2.

Chapter 4, “District Regulations”, Article 7, “Residential Districts,” Section 4.708. “Zero Lot Line Cluster” of Ordinance No. 13896, the Zoning Ordinance, Appendix A of the Code of Ordinances of the City of Fort Worth, hereby amends section 4.709 to read as follows:

4.709 Townhouse/Cluster ("R2") District

A. Purpose and Intent

It is the purpose of the Townhouse/Cluster (“R2”) District to provide a specific zone for the development of row houses and townhouses ~~and one family homes~~ on unique patterned lots clustered around a common access road or cul-de-sac.

B. Uses

In the Townhouse/Cluster (“R2”) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

C. Property Development Standards

~~Unless the Property in R2 may be developed to the property development standards defined applicable in the “R1” district are used.~~ If developed into townhouses, the minimum dimension of lots and yards and the height of buildings in the Townhouse/Cluster (“R2”) District, shall be as shown in the accompanying table. See subsection D.3. below Chapter 6 ‘Development Standards, Section 6.505 Townhouse or Cluster Housing in the “R2” District’.

Townhouse/Cluster ("R2") District	
Open Space	15 percent minimum
Units per Acre	Maximum number of 24 2-units per acre on average, unless located in a "C" or "D" District where authorized density shall apply.
<u>Units per Bldg. Maximum Façade Length</u>	10 maximum Maximum building façade length of 250 ft.
Front Yard*	None required
Side Yard* Interior lot Corner lot**	5 feet minimum adjacent to street (Section 6.505) 10 feet minimum adjacent to both streets (Section 6.505)
Height	35 feet maximum (refer to "Development Standards, Section 6.100 Height")
Bldg. Separation	10 feet minimum
Notes: *Maybe subject to projected front yard (see Chapter 6 "Development Standards, Section 6.101G Yards"). ** May be subject to other front, side and rear yard setback requirements (see Chapter 6 "Development Standards, Section 6.101D Yards").	

COMMENTARY:

Carports/porte cocheres – allowed in side, rear and front yard in certain circumstances. (See Chapter 5 "Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots" and Section 6.101 "Yards".)

Fences – Two feet high in public open space easement, eight feet high behind front yard. (See Chapter 6 "Supplemental Use Standards Fences" for fence requirements for fences allowed for residential dwellings.)

Facade – Materials and appearance. See Chapter 6 "Development Standards, Section 6.507 Single-Family Residential Design Districts".

D. Other Development Standards

Development in the Townhouse/ Cluster ("R2") District may be subject to a variety of general development standards in Chapter 6, and the following provisions:

- 1. Signs.** On-premises signs subject to the following:

- a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** Two spaces per dwelling unit, located behind the front building line, except for limited local streets or private access easements, where four spaces shall be required, located behind the front building line or may be provided within the development. For nonresidential uses, see Chapter 6 “Development Standards, Article 2 Off Street Parking and Loading,” Section 6.200.
3. **Residential Design Standards.** A site plan for residential development is required. ~~See Chapter 6 ‘Development Standards, Section 6.505 Single Family Residential Design Standards’.~~
- A. *General.* Under this provision, townhouses, rowhouses or the clustering of residential units may be permitted where such units cluster around a common access road or feed from a loop or cul-de-sac and provided that such development shall conform to the following regulations regarding buildings and structures.
- B. *Plat required.* Such properties shall be platted showing the following, if applicable:
- i. Public streets.
 - ii. Private streets and private access.
 - iii. Private open space and open space easements.
 - iv. Utility easements.
 - v. Public parks.
 - vi. Pedestrian walkways and bicycle trails.
 - vii. Lot, block and addition name.
- C. *Open space.*
- i. The open space, exclusive of paved areas, parking spaces and patios, must be not less than 15 percent of the total lot area.
 - ii. Provisions, such as a homeowner's association, shall be instituted to provide maintenance for all common open space.
- D. *One building per lot.* Each residential building shall be located on a separately platted lot.
- E. ~~*Maximum Building Façade length units per building. No more than ten units may be attached in any one building. Building face shall not exceed a maximum of 250 feet.*~~
- F. *Development plan.*
- i. Unless setbacks are shown or described on the plat, a development plan must be submitted showing the proposed setbacks on each lot.
 - ii. Adjustments in the development plan that change the setbacks from one lot to another will not be accepted without a written release from all property

owners involved in the adjustment. When amendments are accepted, the original development plan must be withdrawn in its entirety.

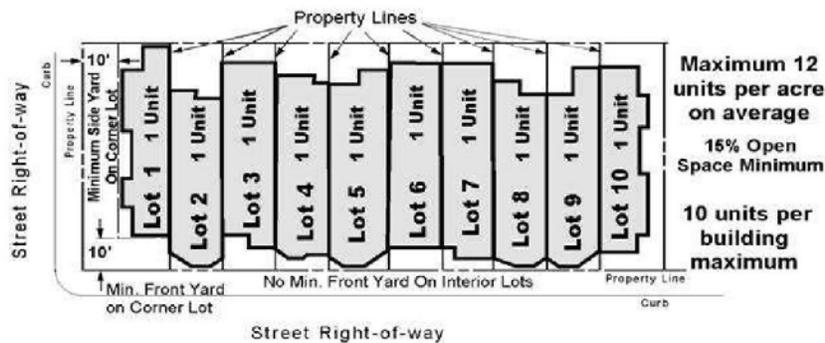
iii. A development plan shall be reviewed as a site plan under the requirements of Section 6.506, unified residential development. (See also Section 5.302, accessory uses in unified residential development.)

4. Landscaping and Buffers. Nonresidential uses may require landscaping or buffers. See Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'.

~~**5. Access through Residential Districts.** See Chapter 6 'Development Standards, Section 6.500 Access through Residential Districts.'~~

56. Reconstruction of Nonconforming Accessory Buildings. A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.

67. Garage/Carport. No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.



Picture 4.27.

SECTION 3.

Chapter 6, "Development Standards" Article 5, "Residential Design Standards" of Ordinance No. 13896, the Zoning Ordinance, Appendix A of the Code of Ordinances of the City of Fort Worth, Sections 6.503 through 6.505 are reserved.

SECTION 4.

This ordinance shall be cumulative of all other ordinances of the Code of the City of Fort Worth, Texas (1986), as amended, affecting zoning and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinance are in direct conflict with the provisions of this ordinance.

SECTION 5.

That all rights or remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of Ordinance Nos. 3011, 13896, or any amendments thereto that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

That 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 void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7.

That 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 (\$2000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8.

That the City Secretary of the City of Fort Worth, Texas is hereby directed to publish 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 9.

This ordinance shall take effect after adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

By: _____

Melinda Ramos, Assistant City Attorney

Mary Kayser, City Secretary

Adopted: _____

Effective: _____

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 that 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.

22. ZC-15-019 City of Fort Worth Planning & Development: Text Amendment (CD ALL) Mini-Warehouse Standards: 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