



CALL TO ORDER

CITIZEN COMMENTS

This is an opportunity for citizens to address the commission on any matter over which they have authority, whether it is or is not posted on the agenda. The commission is not permitted to discuss or take action on any presentations concerning an item not listed on the agenda. Citizens may speak up to three (3) minutes or the time limit determined by the Mayor or presiding officer.

PUBLIC HEARING, ACTION & BRIEFING ITEMS:

- A. Approve minutes dated January 7, 2021.
B. Staff briefing on the proposed changes to Section 14.3.51(B), to lesson the restrictions on PDs allowing greater flexibility for developers, seeking zoning changes. Public hearings and action on this item will be held on February 4th.

C. PUBLIC HEARING #1

Public hearing to consider rezoning existing lots in the SF-R zoning district to Redevelopment Single Family Residential (SF-R-1, SF-R-2 and SF-R-3) and updating new zoning map to reflect the newly applied districts.

CLOSE PUBLIC HEARING

- D. Discuss and take action on rezoning existing lots in the SF-R zoning district to Redevelopment Single Family Residential (SF-R-1, SF-R-2 and SF-R-3) and updating new zoning map to reflect the newly applied districts. (This is the second of two actions required, the P&Z established the new zoning districts at their last meeting. This action applies the districts to the property.)

- E. Next meeting has been scheduled for February 4th at 6:00pm.

ADJOURN

The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meeting Act.

This facility is wheelchair accessible and handicapped parking spaces are available. Requests for accommodations for the hearing impaired must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (817) 710-2526 for assistance.

A quorum of the council or other board and committees may be present at this meeting; however, no council, board or committee discussions or actions will be taken. I certify that the above notice was posted on the bulletin board at the Westworth Village City Hall, 311 Burton Hill Road, Westworth Village, Texas on this, the 4th day of January 2021, at 5pm, in accordance with Chapter 551 of the Texas Government Code.

Handwritten signature of Brandy G. Barrett

Brandy G. Barrett, TRMC City Secretary





**ATTENDEES:**

Member	Steve Beckman
Member	Darla Thornton
Member	Margaret Worthington
Member	Richard Cervenka
Member	Phillip Poole
Member	Al Dias
Mayor	L. Kelly Jones
City Secretary	Brandy Barrett
Chief of Police	Kevin Reaves

**ABSENT:** Member Tom Hughes

**CALLED TO ORDER at 6:00 pm by Chairperson Steve Beckman.**

**CITIZEN COMMENTS**

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- There were no comments.

**PUBLIC HEARING, ACTION & BRIEFING ITEMS:**

**A.** Approval of the minutes dated December 15, 2020.

**MOTION to approve the minutes dated December 15, 2020**

**MADE BY:** Phillip Poole. **SECOND BY:** Darla Thornton.

**DISCUSSION:** Margaret Worthington and Mayor Jones discussed the purpose of the minutes and ways they could be documented.

**AMENDING MOTION:** Motion to amend the approval pending review of the staff briefing and amending it as needed based on the audio file.

**MADE BY:** Margaret Worthington. **SECOND BY:** Phillip Poole.

**Motion, as amended passed** by a vote of 6 Ayes and 0 Nays.

**B. PUBLIC HEARING #1 was opened at 6:04pm**

Public hearing on the proposed city-wide master drainage study proposal.

Ms. Barrett reviewed the proposal, a small discussion among the P&Z members was held. There were no citizen comments.

**The Public Hearing was closed at 6:10pm.**

**C. PUBLIC HEARING #2 was opened at 6:10pm**

Public hearing to consider amending Chapter 14, "Zoning." Exhibit A, "Zoning Ordinance," Article 3 "Zoning Districts," Division 4.5, "Redevelopment Single Family Residential, SF-R," of the Westworth Village Code of Ordinances, creating new zoning districts SF-R-1, SF-R-2, and SF-R-3; making corresponding amendments to the tables in Chapter 14.

Ms. Barrett reviewed the proposal, a small discussion among the P&Z members was held. The following people spoke on the topic:

- Tom Purvis (222 W Exchange Ave) spoke against the topic.
- Pat Craine (700 Cinnabar Ct) spoke against the topic.

**The Public Hearing was closed at 6:18pm**

- D.** Discuss and take action on the proposed Ordinance amending Chapter 14, “Zoning.” Exhibit A, “Zoning Ordinance,” Article 3 “Zoning Districts,” Division 4.5, “Redevelopment Single Family Residential, SF-R,” of the Westworth Village Code of Ordinances, creating new zoning districts SF-R-1, SF-R-2, and SF-R-3; making corresponding amendments to the tables in Chapter 14.

Ms. Barrett provided a detailed overview of the proposed changes. Margaret Worthington lead a lengthy discussion on the several items. Chairman Beckman thought it best that each of her topics be voted on separately, so that a motion could be properly worded:

1. SF-R-2 should have off street parking, 1 car for every bedroom over 3.
  - a. Vote: 1 in favor (Worthington), 5 opposed
2. SF-R-2 should have 2 in garage parking spaces and 2 off street parking spaces.
  - a. Vote: 1 in favor (Worthington), 5 opposed
3. The maximum impervious surface for SF-R-1 and SF-R-2 should be dropped to 50%.
  - a. Vote: 1 in favor (Worthington), 5 opposed
4. Remove the requirement that garages should be located behind the house in SF-R-1 and SF-R-2.
  - a. Vote: 1 in favor (Worthington), 5 opposed
5. SF-R-1 should have 5’ side setbacks for single story homes and 10’ side setbacks for 2 story homes.
  - a. Vote: 1 in favor (Worthington), 4 opposed, 1 abstained (Dias)
6. SF-R-3 should be the same as SF-A.
  - a. Following a discussion on the vast differences, the commissioners asked the staff to look into the differences and provide a report to the council for their consideration. Vote: 6 in favor, 0 opposed.

**MOTION to recommend the council adopt the proposed Ordinance amending Chapter 14, “Zoning.” Exhibit A, “Zoning Ordinance,” Article 3 “Zoning Districts,” Division 4.5, “Redevelopment Single Family Residential, SF-R,” of the Westworth Village Code of Ordinances, creating new zoning districts SF-R-1, SF-R-2, and SF-R-3; making corresponding amendments to the tables in Chapter 14, taking into consideration any staff recommendations regarding the use of SF-A in place of SF-R-3.**

**MADE BY:** Margaret Worthington. **SECOND BY:** Phillip Poole.

- **Motion passed** by a vote of 6 Ayes and 0 Nays.

**E.** Next meeting will be scheduled as needed.

**ADJOURNED at 7:40pm by Chairman Beckman.**

**MINUTES APPROVED on this the 26<sup>th</sup> day of January 2021.**

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**Steve Beckman, Chair**

**SIGNATURE ATTESTED BY:**

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**Brandy G. Barrett, TRMC**  
**City Secretary**



# Westworth Village

January 19, 2021

«Name»

«Mailing\_Addrs\_Line1»

«Mailing\_Addrs\_City», «Mailing\_Addrs\_State» «Mailing\_Addrs\_Postal\_Code»

Dear Property Owner,

You are being provided this notice in compliance with Section 211 of the Texas Local Government Code. You either own property in the highlighted areas on the attached map or own property that is within 200' of this area. The city is proposing a zoning change that will affect properties in SF-R. As explained in the letter dated January 11<sup>th</sup>, the action to re-zone a property requires both the Planning and Zoning Commission and the City Council to hold a minimum of two public hearings and take two actions.

On January 7<sup>th</sup>, following the first public hearing, the Planning and Zoning Commission completed their first action by unanimously recommending the council establish the proposed new zoning districts in SF-R. They are scheduled to hold their second public hearing and take action on January 26<sup>th</sup> at 6:00pm to apply the established zoning districts to properties and thereby creating a new zoning map.

On January 12<sup>th</sup> the council unanimously voted to postpone their decision on the P&Z recommendation until February 4<sup>th</sup>. The council was previously scheduled to take action on the second step following a public hearing on January 26<sup>th</sup> at 7:00pm. They cannot proceed with the second action, due to the postponement of the first action. As such you are receiving this letter informing you of additional public hearings and an additional Special Council Meeting. Specific details to determine how your property will be affected if the proposed changes are approved are located on the back of this letter.

In addition, following concerns raised by the developers at the last public hearing, both the P&Z and City Council will hold a public hearing and take action to modify the wording in section 14.3.51(B), allowing greater flexibility for the developers when applying for a Planned Development (PD).

**The City of Westworth Village will hold two additional Public Hearings and take action, in the Council Chamber at City Hall, 311 Burton Hill Road during the meetings as follows:**

- **Planning and Zoning Commission, Tuesday, January 26<sup>th</sup> at 6:00 pm** *(previously noticed)*
  - Public Hearing on applying the established zoning districts
  - Action recommending application of the new districts to properties & creating a new zoning map.
- **Special Council Meeting, Tuesday, January 26<sup>th</sup> at 7:00 pm** *(previously noticed)*
  - Public Hearing on establishing the recommended zoning districts
- **Planning and Zoning Commission, Thursday, February 4<sup>th</sup> at 6:00pm**
  - Public Hearing & action on modifying Chapter 14, section 14.3.51(B)
- **Special Council Meeting, Thursday, February 4<sup>th</sup> at 6:30pm**
  - Public Hearing on establishing the recommended zoning districts
  - Action to establish the recommended zoning districts
  - Public Hearing on applying the recommended zoning districts
  - Action on the recommended application of the new districts & creating a new zoning map.
  - Public Hearing and action on modifying Chapter 14, section 14.3.51(B)

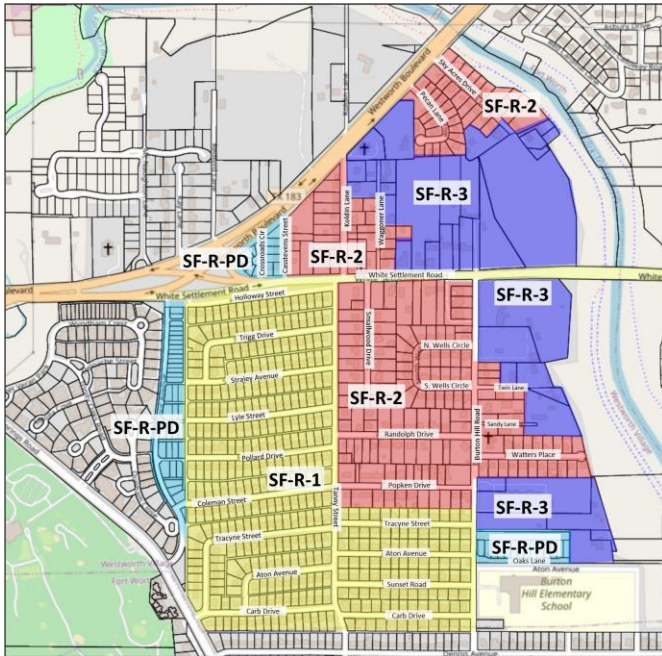
**If you are unable to attend the public hearings but would like your statement considered, please email or bring it to city hall before noon on the day of the meeting. Your statement will be read in your absence.**

If you have questions or would like additional information, please contact me at (817) 710-2526, [bbarrett@cityofwestworth.com](mailto:bbarrett@cityofwestworth.com) or stop by during normal business hours.

Sincerely,

Brandy Barrett, TRMC  
City Secretary

The proposed changes will add additional zoning categories, decrease the maximum impervious surface area allowed, increase the minimum lot size and bring all the lots into conforming status, even if they are smaller than the new proposed lot size. Affected properties are shown in on the map below:



**MAP KEY:**

- Yellow – SF-R-1
  - 8,000sf minimum lot size
  - 5’ side setbacks
  - 65% impervious surface
- Red – SF-R-2
  - 10,000sf minimum lot size
  - 10’ side
  - 4 off street parking
  - 55% impervious surface
- Purple – SF-R-3
  - 20,000sf minimum lot size
  - 10’ side
  - 4 off street parking
  - 50% impervious surface
- Blue – SF-R-PD
  - No changes are being made to these areas.

If you want to know exactly how this will affect your property, use the following formula and example or contact me via phone/email. Example:

Your total lot size: 7020sf (You can find it on the TAD interactive maps online: <https://www.tad.org/resources/interactive-maps/>)

Your estimated impervious surface on your lot: 2500 sf (total amount of concrete, i.e. slab, driveway, sidewalk, sheds, pool).

- Under the current ordinance you are allowed a maximum of 70% impervious surface:  $7020 \times 70\% = 4,914$   
(total lot size x 70% = the amount of impervious surface currently allowed)
- Under the proposed ordinance the maximum allowable amount of impervious surface is decreasing depending on the proposed location of your lot. Use the map to determine your potential new zone and calculate the impervious surface:  
**SF-R-1** (total lot size x 65% = the amount of impervious surface allowed)  
**SF-R-2** (total lot size x 55% = the amount of impervious surface allowed)  
**SF-R-3** (total lot size x 50% = the amount of impervious surface allowed)

In addition, to further reduce impervious surface, we are proposing that the minimum lot sizes of future lots be increased, thereby decreasing the need for future costly infrastructure. Currently all of SF-R can be replatted in to 6,000sf lots, that amount will be increased for new plats:

- SF-R-1** = 8,000sf minimum lot size
- SF-R-2** = 10,000sf minimum lot size
- SF-R-3** = 20,000sf minimum lot size

If your lot is smaller than the new minimum required, it will remain conforming as it will be “grandfathered” in as a smaller lot. If something happens to it (fire, tornado, etc) you will be able to rebuild it, and expand the building as long as you do not exceed the new maximum impervious surface calculation. If you decide to sell it, the new owner will have these same rights. If your lot is larger than the proposed minimum you can seek a PD or variance through the Planning and Zoning Commission for future development.

Section 14.3.51(B) currently states that residential PDs proposed lot/tract sizes shall be no smaller than the lot/tract sizes allowed in the base zoning district for each type of housing except for minor changes in a small percentage of the lot/tracts, not to exceed five percent (5%), in order to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot/tract size choices.

The proposed wording change: In the case of residential PD districts, the proposed lot/tract sizes shall conform with the base zoning district, except for changes to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot/tract size choices. If twenty-five percent (25%) or more of the proposed PD lot/tracts are smaller than the current zoning, the developer must install an underground storm drain system throughout the entire development.