



July 1, 2025

6:00 PM

Council Chambers

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. Approval of **the minutes dated June 3, 2025.**
- B. Discuss and take action **appoint a Chair, to a term ending May 2026.** *(This is an annual appointment.)*
- C. Discuss and take action **appoint a Vice-Chair, to a term ending May 2026.** *(This is an annual appointment.)*
- D. Review and discuss zoning criteria for SF-A and SF-B zones. *(Following the June P&Z meeting, Commissioner Collis requested this agenda item, to allow for a detailed review of both zones.)*
- E. Review and discuss the use of the Specific Use Permit application verses the Variance application process for approval of the installation of artificial turf in non-approved zones. *(In June, the Commissioners tasked the City Attorney to review and propose possible changes needed and the implications of making artificial turf allowed by right. The Commissioners also asked her to review the process of obtaining a Specific Use Permit to determine if it could be streamlined. The City Attorney will present her report at the August meeting.)*

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 & 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 27th day of June 2025, at 5pm, in accordance with Chapter 551 of the Texas Government Code.

Brandy Barrett Smith, TRMC

City Administrator/City Secretary





June 3, 2025

6:00 PM

Council Chambers

ATTENDEES:	Chairperson	Darla Thornton
	Member	Anita Gray
	Member	Dani Briones
	Member	Michael Bachand
	Member	Brad Turner
	Member	Jordon Collis
	City Administrator	Brandy Barrett
	Chief of Police	Kevin Reaves
	Mayor	L. Kelly Jones
ABSENT:	Member	Margret Worthington
	City Secretary	Crystal Dozier

CALL TO ORDER at 6:00 pm by Madam Chair Darla Thornton

CITIZEN COMMENTS

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There were no public comments.

PUBLIC HEARING, ACTION & BRIEFING ITEMS:

- A. Approval of the minutes dated April 1, 2025.
MOTION to approve the April 1, 2025, meeting minutes.
 - **MADE BY:** Jordon Collis. **SECOND BY:** Anita Gray.
 - **Motion passed** by a vote of 6 Ayes and 0 Nays.
- B. PUBLIC HEARING to receive input on an application from Pulte Homes to rezone and develop the property located at 220 Redbird Lane, Westworth Village, Tarrant County, Texas, 76114 (*legal description: CONNELLY & CARROLL SUBDIVISION Block 10 ALL BLK 10 16 & 22 BLK 28 LTC and LTA of BLKS 17 23 & 27 IMPROVEMENTS*); from the current single family residential zoning classification SF-A, to a gated community Planned Development (PD) with SF-B underlying zoning.
Chair Thornton opened the public hearing at 6:02 pm.
Six people spoke at the hearing and three statements were read from those unable to attend.
Chair Thornton closed the public hearing at 6:23 pm and immediately reopened it to allow the developer to explain the project and answer citizen concerns.
Chair Thornton closed the public hearing at 6:53 pm
- C. Discuss and take action on an application from Pulte Homes to rezone and develop the property located at 220 Redbird Lane, Westworth Village, Tarrant County, Texas, 76114 (*legal description: CONNELLY & CARROLL SUBDIVISION Block 10 ALL BLK 10 16 & 22 BLK 28 LTC and LTA of BLKS 17 23 & 27 IMPROVEMENTS*); from the current single family residential zoning classification

SF-A, to a gated community Planned Development (PD) with SF-B underlying zoning. *(All legal notices & postings have been made in accordance with state law and city ordinances.)*

MOTION to recommend City Council deny the application from Pulte Homes to rezone and develop the property located at 220 Redbird Lane, Westworth Village, Tarrant County, Texas, 76114 (legal description: CONNELLY & CARROLL SUBDIVISION Block 10 ALL BLK 10 16 & 22 BLK 28 LTC and LTA of BLKS 17 23 & 27 IMPROVEMENTS); from the current single family residential zoning classification SF-A, to a gated community Planned Development (PD) with SF-B underlying zoning.

- **MADE BY:** Michael Bachand. **SECOND BY:** Brad Turner.
- **Motion passed** by a vote of 6 Ayes and 0 Nays.

- D. Review and discuss the use of the Specific Use Permit application verses the Variance application process for approval of the installation of artificial turf in non-approved zones. *(The current ordinance requires a Specific Use Permit process, and the City Council requested this be reconsidered, following a review by the city attorney. Should the P&Z desire to change the current zoning ordinance, legal notices will be made prior to any action being taken on this matter at the July 1st P&Z meeting.)*

No action was taken on this discussion item; however, the City Attorney was asked to review and propose possible changes needed and the implications if artificial turf was allowed by right. The Commissioners also asked her to review the process of obtaining a Specific Use Permit to determine if it could be streamlined.

ADJOURN at 7:18 pm by Chair Darla Thornton.

MINUTES APPROVED on July 1, 2025.

Darla Thornton, Chair

SIGNATURE ATTESTED BY:

Brandy Barrett Smith, TMCA
City Administrator/City Secretary



Exhibit 14A. Zoning Ordinance

ARTICLE 3. ZONING DISTRICTS

DIVISION 2. LARGE LOT SINGLE-FAMILY RESIDENTIAL - SF-A

§ 14.3.4. General Purpose and Description.

The SF-A, Large Lot Single-Family Residential district is intended to provide for development of primarily low-density detached, single-family residences on lot/tracts of not less than 20,000 square feet in size, churches, schools and public parks in logical neighborhood units. Areas zoned for the SF-A district shall have, or shall make provision for, municipal water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets with logical and efficient vehicular circulation patterns which discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

(Ordinance 398 adopted 8/9/16)

§ 14.3.5. Permitted Uses.

Those uses listed for the SF-A district in Section **14.3.3** of this Chapter as “P” or “S” are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in Section **14.3.61**.

(Ordinance 398 adopted 8/9/16)

§ 14.3.6. Height Regulations.

A. Maximum Height

1. Two and one-half (2.5) stories, or thirty-five feet (35') for the main building/house.
2. One story, or fifteen feet (15') for other accessory buildings, including detached garage, garden shed, accessory dwelling units, gazebo, etc.

(Ordinance 398 adopted 8/9/16)

§ 14.3.7. Area Regulations.

A. Size of Lot/Tracts

1. Minimum Lot/Tract Area. Twenty thousand (20,000) square feet.

2. **Minimum Lot/Tract Width.** One hundred feet (100'). Lots bordering streets on curves or contours or cul-de-sac lots shall be one hundred feet (100') in width at the front building line.
3. **Minimum Lot/Tract Depth.** The average depth of the lot shall not be less than one hundred twenty feet (120').
4. **Maximum Density.** The maximum density of single-family dwelling units per acre (du/ac) is 2 (2) du/ac.

B. Size of Yards

1. **Minimum Front Yard.** Thirty-five feet (35').
2. **Minimum Side Yard.** Twenty feet (20') for an interior side yard; twenty-five feet (25') from a street right-of-way line for a corner lot/tract on a residential or collector street; twenty-five feet (25') for a corner lot/tract on an arterial street; twenty-five feet (25') from a street right-of-way line for a key corner lot/tract.
3. **Minimum Rear Yard.** Thirty-five feet (35') for the main building.

C. Maximum Lot/Tract Coverage. Thirty-five percent (35%) including main buildings and accessory buildings.

D. Parking Regulations

1. **Single-Family Dwelling Unit.** A minimum of two (2) attached and enclosed parking spaces behind the front building line on the same lot/tract as the main structure, plus two (2) additional parking spaces on a paved driveway (all concrete or a similar paved surface such as turf pavers, brick pavers). Carports are prohibited with single-family dwelling units with the exception as provided under Section 14.4.1(J).
2. **Other and Exceptions.** See Section **14.4.3** of this Chapter, Off-Street Parking and Loading Requirements.

E. Minimum Floor Area per Dwelling Unit. One thousand eight hundred (1,800) square feet (Section **14.4.33**).

F. Minimum Exterior Construction Standards. See Section **14.4.27** for exterior construction standards.

(Ordinance 398 adopted 8/9/16)

§ 14.3.8. Special Requirements.

- A. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- B. Above-ground electrical fencing (does not include underground "virtual fencing," which is allowed), wire mesh (such as hog wire, chicken wire) and barbed wire are prohibited (Section **14.4.25**).
- C. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).
- D. Single-family homes with side-entry garages where lot/tract frontage is only to one street (not a corner lot/tract) shall have a minimum of twenty-four feet (24') from the door face of the garage to the side property line with a paved 6' hammerhead turnaround provided for on-site maneuvering

of vehicles. The minimum setback from any garage door to a street or alley right-of-way line shall also be twenty-four feet (24'/or build line).

- E. The elimination of a garage space by enclosing or converting any portion of the garage space with a stationary building wall shall be prohibited unless another garage of the same size is built on the lot/tract within the proper setbacks, not exceeding the maximum lot/tract coverage, etc.
- F. Site plan approval shall be required for any authorized nonresidential use in the SF-A district.
- G. **Other Regulations.** As established by Article 4 - Development Standards.

(Ordinance 398 adopted 8/9/16)

Exhibit 14A. Zoning Ordinance

ARTICLE 3. ZONING DISTRICTS

DIVISION 13. MODIFIED LARGE LOT SINGLE-FAMILY RESIDENTIAL - SF-A-1

§ 14.3.67. General Purpose and Description.

The SF-A-1, Modified Large Lot Single-Family Residential district is intended to provide for development of primarily low-density detached, single-family residences on lot/tracts of not less than 19,000 square feet in size, churches, schools, and public parks in logical neighborhood units. Areas zoned for the SF-A-1 district shall have, or shall make provision for, municipal water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

(Ordinance 474 adopted 4/13/21)

§ 14.3.68. Permitted Uses.

Those uses listed for the SF-A-1 district in Section **14.3.3** of this Chapter as “P” or “S” are authorized uses permitted by right of specially permitted uses, respectively. Special uses must be approved by utilizing procedures set forth in Section **14.3.61**.

(Ordinance 474 adopted 4/13/21)

§ 14.3.69. Height Regulations.

A. Maximum Height.

1. twenty-seven feet (27') for the main building/house.
2. One story, or fifteen feet (15') for other accessory buildings, including detached garage, garden shed, accessory dwelling units, gazebo, etc.

(Ordinance 474 adopted 4/13/21)

§ 14.3.70. Area Regulations.

A. Size of Lot/Tracts.

1. Minimum Lot/Tract Area. Nineteen thousand (19,000) square feet.

2. **Minimum Lot/Tract Width.** Eighty-five feet (85'). Lots bordering streets on curves or contours or cul-de-sac lots shall be eight-five feet (85') in width at the front building line.
 3. **Minimum Lot/Tract Depth.** The average depth of the lot shall not be less than one hundred twenty feet (120').
 4. **Maximum Density.** The maximum density of single-family dwelling units per acre (du/ac) is two (2) du/ac.
- B. **Size of Yards.**
1. **Minimum Front Yard.** Thirty-five feet (35').
 2. **Minimum Side Yard.** Ten feet (10') for an interior side yard; twenty-five feet (25') from a street right-of-way line for a corner lot/tract on a residential or collector street; twenty-five feet (25') for a corner lot/tract on an arterial street; twenty-five feet (25') from a street right-of-way line for a key corner lot/tract.
 3. **Minimum Rear Yard.** Thirty-five feet (35') for the main building.
- C. **Maximum Lot/Tract Coverage.** Thirty-five percent (35%) including main buildings and accessory buildings.
- D. **Parking Regulations.**
1. **Single-Family Dwelling Unit.** A minimum of two (2) attached and enclosed parking spaces behind the front building line on the same lot/tract as the main structure, plus two (2) additional parking spaces on a paved driveway (all concrete or a similar paved surface such as turf pavers, brick pavers). Carports are prohibited with single-family dwelling units with the exception as provided under Section 14.4.1(J).
 2. **Other and Exceptions.** See Section **14.4.3** of this Chapter, Off-Street Parking and Loading Requirements.
- E. **Minimum floor area per dwelling unit.** One thousand eight hundred (1,800) square feet (Section **14.4.33**).
- F. **Minimum Exterior Construction Standards.** See Section **14.4.27** for exterior construction standards.
- G. **Roof Pitch.** Minimum roof pitch shall be at least 5:12, unless otherwise stated in the applicable zoning district or PD ordinance. Exceptions to roof pitch based on unique or innovative architectural styles shall be evaluated by the City Administrator or his/her designee as to the applicability and/or appropriateness of the style within the community.

(Ordinance 474 adopted 4/13/21)

§ 14.3.71. Special Requirements.

- A. Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling purposes.
- B. Above-ground electrical fencing (does not include underground "virtual fencing," which is allowed), wire mesh (such as hog wire, chicken wire), and barbed wire are prohibited (Section **14.4.25**).
- C. Minimum roof pitch within this district shall be 5:12 pitch; however, unique or innovative architectural styles may be evaluated by the City Administrator.

- D. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).
- E. Single-family homes with side-entry garages where lot/tract frontage is only to one street (not a corner lot/tract) shall have a minimum of twenty-four feet (24') from the door face of the garage to the side property line with a paved six-foot (6') hammerhead turnaround provided for on-site maneuvering of vehicles. The minimum setback from any garage door to a street or alley right-of-way line shall also be twenty-four feet (24'/or build line).
- F. The elimination of a garage space by enclosing or converting any portion of the garage space with a stationary building wall shall be prohibited unless another garage of the same size is built on the lot/tract within the proper setbacks, not exceeding the maximum lot/tract coverage, etc.
- G. Site plan approval shall be required for any authorized nonresidential use in the SF-A-1 district.
- H. **Other Regulations.** As established by Article 4 - Development Standards.

(Ordinance 474 adopted 4/13/21)

Exhibit 14A. Zoning Ordinance

ARTICLE 3. ZONING DISTRICTS

DIVISION 3. SINGLE-FAMILY RESIDENTIAL - SF-B

§ 14.3.9. General Purpose and Description.

The SF-B, Single-Family Residential, district is intended to provide for planned residential development of primarily detached, single-family residences on smaller and more compact lot/tracts of not less than 7,200 square feet in size, churches, schools and public parks in logical neighborhood units. Areas zoned for the SF-B district shall have, or shall make provision for, municipal water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets with logical and efficient vehicular circulation patterns which discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

(Ordinance 398 adopted 8/9/16)

§ 14.3.10. Permitted Uses.

Those uses listed for the SF-B district in Section **14.3.3** of this Chapter as “P” or “S” are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in Section **14.3.61**.

(Ordinance 398 adopted 8/9/16)

§ 14.3.11. Height Regulations.

A. Maximum Height.

1. Two stories, or twenty-seven feet (27') for the main building/house.
2. One story, or fifteen feet (15') for other accessory buildings, including detached garage, garden shed, gazebo, etc.

(Ordinance 398 adopted 8/9/16)

§ 14.3.12. Area Regulations.

A. Size of Lot/Tracts.

1. Minimum Lot/Tract Area. Seven thousand two hundred (7,200) square feet (Section **14.4.33**).

2. **Minimum Lot/Tract Width.** Sixty feet (60'). Lots bordering streets on curves or contours or cul-de-sac lots shall be sixty feet (60') in width at the front building line.
 3. **Minimum Lot/Tract Depth.** The average depth of the lot shall not be less than one hundred twenty feet (120'), except that a corner lot or cul-de-sac lots, having a minimum width of not less than eighty feet (80'), may have an average depth of less than one hundred twenty feet (120') provided that the minimum depth is not less than ninety feet (90').
 4. **Maximum Density.** The maximum density of single-family dwelling units per acre (du/ac) is four (4) du/ac.
- B. **Size of Yards.**
1. **Minimum Front Yard.** Twenty-five feet (25').
 2. **Minimum Side Yard.** Five feet (5') for an interior side yard; fifteen feet (15') from a street right-of-way line for a corner lot/tract on a residential or collector street; fifteen feet (15') for a corner lot/tract on an arterial street; fifteen feet (15') from a street right-of-way line for a key corner lot/tract.
 3. **Minimum Rear Yard.** Fifteen feet (15') for the main building.
- C. **Maximum Lot/tract Coverage.** Fifty percent (50%) by main buildings and accessory buildings.
- D. **Parking Regulations.**
1. **Single-Family Dwelling Unit.** A minimum of two (2) attached and enclosed parking spaces behind the front building line on the same lot/tract as the main structure, plus two (2) additional parking spaces on a paved driveway (all concrete or a similar paved surface such as turf pavers, brick pavers). Carports are prohibited with single-family dwelling units with the exception as provided under Section 14.4.1(J).
 2. **Other and Exceptions.** See Section **14.4.3** Off-Street Parking and Loading Requirements.
- E. **Minimum Floor Area per Dwelling Unit.** One thousand two hundred fifty (1,250) square feet (Section **14.4.33**).
- F. **Minimum Exterior Construction Standards.** See Section **14.4.27** for exterior construction standards.

(Ordinance 398 adopted 8/9/16)

§ 14.3.13. Special Requirements.

- A. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- B. Above-ground electrical fencing (does not include underground "virtual fencing," which is allowed), wire mesh (such as hog wire, chicken wire, chain link) and barbed wire are prohibited (Section **14.4.25**).
- C. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).
- D. Single-family homes with side-entry garages where lot/tract frontage is only to one street (not a corner lot/tract) shall have a minimum of twenty-four feet (24') from the door face of the garage to the side property line with a paved 6' hammerhead turnaround provided for on-site maneuvering of

vehicles. The minimum setback from any garage door to a street or alley right-of-way line shall also be twenty-four feet (24').

- E. The elimination of a garage space by enclosing or converting any portion of the garage space with a stationary building wall shall be prohibited unless another garage of the same size is built on the lot/tract within the proper setbacks, not exceeding the maximum lot/tract coverage, etc.
- F. Site plan approval shall be required for any authorized nonresidential use in the SF-B district.
- G. **Other Regulations.** As established by Article 4 - Development Standards.

(Ordinance 398 adopted 8/9/16)