



City of Westworth Village
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PLANNING & ZONING COMMISSION PUBLIC HEARING & MEETING MINUTES

**TUESDAY
APRIL 5, 2016
TIME: 7:00 PM**

**MUNICIPAL COMPLEX
COUNCIL CHAMBERS
311 BURTON HILL ROAD**

ATTENDEES:	P&Z Chairperson	Melva Campbell
	P&Z Secretary	Darla Thornton
	P&Z Member	Jeannette Jones
	P&Z Member	Margaret Worthington
	P&Z Member	Cheryl Chrisman
	P&Z Member	Al Dias
	Mayor	Tony Yeager
	Council Member	Jill Patton
	Council Member	Nick Encke
	Council Member	Steve Beckman
	City Administrator	Roger Unger
	City Secretary	Carol Borges
	Police Chief	Kevin Reaves
	Director of Community Dev	David Curwen
	Building Official	Nader Jeri

ABSENT: P&Z Member Michael Lewis

CALLED TO ORDER at 7:00pm by Chairperson Campbell.

OPENED PUBLIC HEARING #1 at 7:00pm.

Public Hearing to receive input from citizens regarding the following item:

Amending Chapter 14 of the Code of Ordinances of the City of Westworth Village, to adopt a new comprehensive zoning ordinance.

- Chair Campbell instructed the audience on PH procedures.
- Comments received from the audience questioned the proposed minimum square feet of homes in the SF-R zoning and how the City will manage the zoning if passed.

CLOSED PUBLIC HEARING #1 at 7:14pm.

OPENED PUBLIC HEARING #2 at 7:14pm.

Public Hearing to receive input from citizens regarding the following item:

Rezoning all property south of State Highway 183, west of the West Fork of the Trinity River, north of the southern boundary between the City of Fort Worth and the City of Westworth Village, and east of Seymour Street from Single Family Residential (SF-B) to Single Family Redevelopment (SF-R).

- Comments received from the audience questioned the proposed SF-R zoning with respect to alley maintenance, rear parking setbacks, how the City will encourage owner-occupied properties, citizens' rights with respect to door-to-door real estate solicitation, and the preservation actions for the historical value of urban forestry.
- Member Jeannette Jones stated the City is trying to protect citizens' rights of ownership in this prime real estate market. Chief Reaves stated 'no solicitation' signs are available at the PD; violations should be reported immediately.

CLOSED PUBLIC HEARING #2 at 7:30pm.

ACTION ITEMS:

- I. **Approval of Minutes** from P&Z Meeting on March 1, 2016.
 - **MOTION** made by Jeannette Jones **to approve the minutes as presented.** **SECOND** by Al Dias. **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.
- II. **Approval of Minutes** from P&Z Workshop on March 7, 2016.
 - **MOTION** made by Jeannette Jones **to approve the minutes as presented.** **SECOND** by Cheryl Chrisman. **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.
- III. Discuss and take action with respect to **amending Chapter 14 of the Code of Ordinances of the City of Westworth Village, to adopt a new comprehensive zoning ordinance.**
 - Discussion continued at length. Suggested amendments to the proposed ordinance as follows:
 - (1) **14.2.7 (B) Change text to 'The denial of an extension may be appealed to the City Council.'**
 - (2) **14.2.7 (F) Add text '...Notwithstanding anything herein to the contrary, a single-family residence which is destroyed by an unintentional act of nature including fire shall be permitted to be reconstructed to the square footage in existence at the time of destruction, but not less than allowed in SF-B zoning (1,250 sq ft), with a front entry garage, without City Council or Board of Adjustment approval regardless of the extent of destruction, ...'** [continued next bullet]
 - (3) **14.2.7 (F) Add text '...provided that the construction complies with all current building codes and standards and is commenced within six (6) months of the date of destruction or three (3) months after insurance settlement.** The failure of the owner to start such reconstruction within six (6) months shall forfeit the owner's right to restore or reconstruct the dwelling except in conformance with this Article.'
 - (4) **14.3.18.4 (B) (1) Change text to 'Minimum Front Yard. Twenty feet (20'), but residence may be no closer to the street than thirty feet (30').'**
 - **MOTION** made by Jeannette Jones **to recommend Council amend Chapter 14 of the Code of Ordinances of the City of Westworth Village, to adopt a new comprehensive zoning ordinance, as presented with additional amendments made today** [bullets #1-4 above]. **SECOND** by Cheryl Chrisman.

- Continued discussion regarding lot coverage and minimum square footage within SF-R zoning led Cheryl Chrisman rescind her second. Motion died for lack of second.
- MOTION made by Melva Campbell for fifth amendment as follows
(5) 14.3.18.4 (E) Change text to 'Minimum Floor Area per Dwelling Unit. Two thousand (2,000) square feet.'
SECOND by Darla Thornton. Motion passed unanimously by a vote of 6 Ayes and 0 Nays.
- MOTION made by Melva Campbell to recommend Council amend Chapter 14 of the Code of Ordinances of the City of Westworth Village, to adopt a new comprehensive zoning ordinance, as presented with additional FIVE amendments made today [bullets #1-5 above]. SECOND by Cheryl Chrisman. Motion passed unanimously by a vote of 6 Ayes and 0 Nays.
- MOTION made by Margaret Worthington to limit SF-R zoning to include 50% lot coverage for a two-story and 70% lot coverage for a one-story home. Motion died for lack of second.
- MOTION made by Darla Thornton to accept SF-R as proposed and amended. SECOND by Cheryl Chrisman. Motion passed unanimously by a vote of 6 Ayes and 0 Nays.
- MOTION made by Jeannette Jones to include SF-R zoning in the Chapter 14 Comprehensive Zoning Ordinance. SECOND by Darla Thornton. Motion passed by a vote of 5 Ayes (Thornton, Campbell, Jones, Chrisman, Dias) and 1 Nay (Worthington).

IV. Discuss and take action with respect to rezoning all property south of State Highway 183, west of the West Fork of the Trinity River, north of the southern boundary between the City of Fort Worth and the City of Westworth Village, and east of Seymour Street from Single Family Residential (SF-B) to Single Family Redevelopment (SF-R).

- MOTION made by Darla Thornton to rezone all property south of State Highway 183, west of the West Fork of the Trinity River, north of the southern boundary between the City of Fort Worth and the City of Westworth Village, and east of Seymour Street from Single Family Residential (SF-B) to Single Family Redevelopment (SF-R). SECOND by Melva Campbell. Motion passed by a vote of 4 Ayes (Thornton, Campbell, Chrisman, Dias) and 2 Nays (Jones, Worthington).

V. Next meeting date TBD.

ADJOURNED at 9:48pm by Chairperson Campbell.

MINUTES taken by City Secretary Carol Borges.

MINUTES APPROVED BY:

Melva Campbell on this, the 14th day of June, 2016.
Melva Campbell, Chair

SIGNATURE ATTESTED BY:

Darla Thornton
Darla Thornton, Recording Secretary



P & Z Mtg 4/5/2016

Kay Lewis 5833 Carls Drive
JOHN HENDRIX

Ron ROGERS 5837 Carls Drive

Dore Hendrix 5809 Trayne

Ryan Kelly 5853 Holloway

Tiffany Aller 5825 Carls Drive

Michelle Hears 5869 Calumet

marcamoren 5701 Trayne Dr