



ATTENDEES: Member Steve Beckman
Member Darla Thornton
Member Margaret Worthington
Member Phillip Poole
Member Al Dias
Mayor L. Kelly Jones
City Administrator Mike Murray
City Secretary Brandy Barrett
Chief of Police Kevin Reaves

ABSENT: Member Tom Hughes
Member Richard Cervenka

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

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.

- There were no citizen comments.

PUBLIC HEARING, ACTION & BRIEFING ITEMS:

A. Approval of the minutes dated January 26, 2021.
MOTION to approve the minutes dated January 26, 2021.
MADE BY: Phillip Poole. SECOND BY: Darla Thornton.
Motion, as amended passed by a vote of 5 Ayes and 0 Nays.

B. PUBLIC HEARING was opened at 6:02pm by Chairman Beckman.
Public hearing to consider amending Chapter 14 "Zoning." Exhibit A, "Zoning Ordinance," Article 3 "Zoning Districts," Division 11, "Planned Development Overly District - PD," Section 14.3.51, "Permitted Uses" of the Westworth Village Code of Ordinances.
Comments were received from:
Pat Craine (700 Cinnabar Ct) against
Halden Griffith (200 Sky Acres) in favor
The Public Hearing was closed at 6:05pm.

C. Discuss and take action to amend Chapter 14 "Zoning." Exhibit A, "Zoning Ordinance," Article 3 "Zoning Districts," Division 11, "Planned Development Overly District - PD," Section 14.3.51, "Permitted Uses" of the Westworth Village Code of Ordinances.
DISCUSSION:
Three options were considered and discussed:

1. Staff recommended the wording be changed to: “B. 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 the combined impervious surface of the development will be more than 125% of the impervious surface requirement underlying zone, any plat or construction plan of the lots must demonstrate compliance with the Sustainable Stormwater Practices as defined in Chapter 10 herein.”
2. Ms. Worthington recommended option 1: “B. 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. Any plat or construction plan of the lots must demonstrate compliance with all sections of Chapter 10, Subdivision Ordinance, including Sec. 10.4.15 Sustainable Stormwater Practices.”
3. Ms. Worthington recommended option 2:
 - “B. In the case of residential PD districts, the 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 not to exceed a twenty percent (20%) size reduction in any lot in order to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot/tract size choices. In no case shall lot sizes be reduced below that allowed in SF-B (7200 sq. ft.).
 - C. Any plat or construction plan of the lots must demonstrate compliance with all sections of Chapter 10, Subdivision Ordinance, including Sec. 10.4.15 Sustainable Stormwater Practices.”

MOTION to recommend council approval of Option 2 substituting the staff proposed wording in “C” as follows:

- “B. In the case of residential PD districts, the 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 not to exceed a twenty percent (20%) size reduction in any lot in order to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot/tract size choices. In no case shall lot sizes be reduced below that allowed in SF-B (7200 sq. ft.).
- C. If the combined impervious surface of the development will be more than 125% of the impervious surface requirement underlying zone, any plat or construction plan of the lots must demonstrate compliance with the Sustainable Stormwater Practices as defined in Chapter 10 herein.”


MADE BY: Margaret Worthington. **SECOND BY:** Darla Thornton.

- **Motion passed** by a vote of 4 Ayes, 1 Nays (Beckman).

D. Next meeting will be scheduled as needed.

ADJOURNED at 6:39pm by Chairman Beckman.

MINUTES APPROVED on this the 16th day of March 2021.


 Steve Beckman, Chair

SIGNATURE ATTESTED BY:


 Brandy G. Barrett, TRMC
 City Secretary

