



AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN, THE COMPREHENSIVE ZONING ORDINANCE, AND THE ZONING MAP OF THE CITY OF WESTWORTH VILLAGE, TEXAS, AND REZONING LOTS 2, 4, 6-12, AND 14, T.H. MCNAUGHTON SUBDIVISION AND LOTS 1-9 AUDREY PLACE SUBDIVISION, ADDITIONS TO THE CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS, CURRENTLY ZONED AS LARGE LOT SINGLE-FAMILY RESIDENTIAL (SF-A) TO MODIFIED LARGE LOT SINGLE-FAMILY RESIDENTIAL (SF-A-1); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; ESTABLISHING A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westworth Village is a Type A General Law city located in Tarrant County Texas; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code the City of Westworth Village, Texas has adopted the Comprehensive Zoning Ordinance of the City, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Article 3, Division 11 of the Zoning Ordinance, the City Council on its own motion has chosen to amend the Zoning Ordinance for Lots 1-9, Aubrey Place, a subdivision of Blocks 2 and 9 in the C. Connally Survey in Westworth Village, Tarrant County, Texas and for Lots 2, 4, 6-12, and 14, T.H. McNaughton Subdivision, an Addition to the City of Westworth Village, Tarrant County, Texas from Large Lot Single-Family Residential (SF-A) to Modified Large Lot Single-Family Residential (SF-A-1); and

WHEREAS, notice of a public hearing concerning the requested amendment to be held before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and

WHEREAS, notice of a public hearing concerning the requested amendment to be held before the City Council was published in a newspaper of general circulation in the City at least 15 days before such hearing; and

WHEREAS, the required public hearings to zone the property described herein were held before the Planning and Zoning Commission on November 5, 2020 and before the City Council on November 10, 2020 and the Planning and Zoning Commission has recommended that the change requested by the City Council should be granted; and

WHEREAS, the City Council is of the opinion that approving the zone change as detailed herein furthers the purpose of the City’s Comprehensive Zoning Ordinance and is in the best interest of the health, safety, and general welfare of the citizens of the City of Westworth Village.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTWORTH VILLAGE TEXAS: