



**AN ORDINANCE OF THE CITY OF WESTWORTH VILLAGE, TEXAS AMENDING CHAPTER 14, "ZONING," EXHIBIT A, "ZONING ORDINANCE," ARTICLE 3, "ZONING DISTRICTS," DIVISION 4.5, "REDEVELOPMENT SINGLE-FAMILY RESIDENTIAL - SF-R," OF THE CODE OF ORDINANCES, CITY OF WESTWORTH VILLAGE, TEXAS, CREATING NEW ZONING DISTRICTS SF-R-1, SF-R-2, AND SF-R-3; MAKING CORRESPONDING AMENDMENTS TO TABLES IN CHAPTER 14; PROVIDING A PENALTY CLAUSE; REPEALING AND REPLACING CONFLICTING PROVISIONS OF ORDINANCES HERewith; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

- WHEREAS,** the City of Westworth Village, Texas (the "City") is a Type A General Law city located in Tarrant County Texas; and
- WHEREAS,** the City has adopted the Comprehensive Zoning Ordinance, as amended, ("Zoning Ordinance") which Zoning Ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes; and
- WHEREAS,** the City Council has determined that certain areas zoned Redevelopment Single-Family-Residential – SF-R are experiencing extensive drainage issues and cannot support small lots; and
- WHEREAS,** all requirements of law dealing with notice, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and
- WHEREAS,** a public hearing was held by the Planning and Zoning Commission on January 7, 2021, and thereafter by the City Council on January 12, 2021, with respect to the proposed area changes described herein; and
- WHEREAS,** the City Council has determined that the amendment to the Comprehensive Zoning Ordinance 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:**

**Section 1.** That Chapter 14, "Zoning" of the City of Westworth Village, Exhibit A, "Zoning Ordinance," Article 3 "Zoning Districts," Division 4.5, "Redevelopment Single Family Residential SF-R," Section 13.3.18.1 "General Purpose and Description" is hereby amended to read as follows:

**"Sec. 14.3.18.1 General Purpose and Description**

- A. Except as otherwise noted, regulations applicable to districts zoned SF-R shall apply to districts zoned SF-R-1, SF-R-2, and SF-R-3.
- B. SF-R District. The SF-R, Redevelopment Single-Family Residential, district is intended to provide for residential redevelopment of primarily detached, single-family residences on smaller and more compact lot/tracts of not less than 6,000 square feet in size, churches, schools and public parks in logical neighborhood units. Areas zoned for the SF-R 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 and alleys; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts. This area shall be located south of Westworth Blvd. (SH 183), west of the Trinity River, north of the Fort Worth City Limits, and east of Seymour.
- C. SF-R-1 District.