



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. Approve minutes dated December 5, 2023.
- B. Public Hearing to receive citizen input on the zoning application to rezone 5723 Randolph Court, Westworth Village, Texas, from zone SF-R-2 to zone SF-R-1.
- C. Discuss and take action **the zoning application to rezone 5723 Randolph Court, Westworth Village, Texas, from zone SF-R-2 to zone SF-R-1.** *(All legal notices & postings have been made in accordance with state law and city ordinance.)*
- D. Review and discuss carports.

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 31st day of May 2024, at 5pm, in accordance with Chapter 551 of the Texas Government Code.

Brandy G. Barrett, TRMC
City Administrator/City Secretary





ATTENDEES: Member Darla Thornton
Member Margaret Worthington
Member Nyles Nielsen
Member Sarah Jones
Member Anita Gray
City Administrator/ City Secretary Brandy Barrett
Chief of Police Kevin Reaves
City Attorney Brenda McDonald

ABSENT: Chairman Richard Cervenka
Member Dani Briones
Mayor L. Kelly Jones
Deputy City Secretary Elisa Greubel

CALLED TO ORDER at 6:00 pm by Chairperson Darla Thornton.

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- There were no citizen comments.

PUBLIC HEARINGS, ACTION, & BRIEFING ITEMS

A. Approval of minutes from Planning and Zoning Meeting dated November 7, 2023.

- MOTION to approve the November 7, 2023, meeting minutes.
MADE BY: Nyles Nielsen. SECOND BY: Sarah Jones.
Motion passed by a vote of 5 Ayes and 0 Nays.

B. Discuss and take action an Ordinance modifying the Comprehensive Zoning Plan to allow artificial turf. (The Commission held a public hearing on this item in October and November. In November, the Commission tabled this item and requested staff schedule the city engineer to speak on the topic at the December meeting.)

Ms. Barrett introduced Josh Kercho, City Engineer from Kimley Horn, to answer questions from the Commission regarding artificial turf.

- MOTION to recommend council adopt the proposed ordinance that allows artificial turf with changes to reflect the following: artificial turf should only be allowed in Zones SF-R-1, SF-R-2, and SF-R-3; that it is restricted to the backyards behind a privacy fence; that it be outside the 5' setback, and that the square footage be the lesser of 400sf or 5% of the total square footage of the lot.
MADE BY: Sarah Jones. SECOND BY: Anita Gray.
The city attorney was also reviewed and addressed Mrs. Worthington's concerns further clarifying when a permit is required in section 14.4.9, for the draft that will be presented to council.
Motion passed by a vote of 4 Ayes and 1 Nays (Margaret Worthington).

C. Discuss and take action on a request to modifying the Use Table in the Comprehensive Zoning Plan to allow massage parlors. *(Staff has been asked if the Commission would consider modifying the use table to allow massage parlors in the Commercial district. If the Commission would like to proceed, staff will publish the required legal notices, post a public hearing, and draft an ordinance for consideration at the January 2nd meeting.)*

Following a short discussion regarding definitions, the city attorney stated they were defined as a medical facility and no action was needed, they are allowed by current ordinance. Ms. Barrett stated she would notify the requestor. No action was taken.

ADJOURNED at 7:20 PM by Darla Thornton, Chair.

MINUTES APPROVED on this the ____ day of _____ 2024.

Richard Cervenka, Chair

SIGNATURE ATTESTED BY:

Brandy G. Barrett, TRMC
City Administrator/ City Secretary

**Table 14.3-2
DIMENSIONAL REQUIREMENTS
RESIDENTIAL ZONING DISTRICTS**

Code	Zoning District	Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft.)			Minimum Off-Street Parking Spaces	Miscellaneous Lot Requirements	
		Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.		Max Height Ft.	Max Imperv Cover
SF-A	Large Lot Single-Family Residential	20,000	100	120	35	20	35	2*	35	35%
SF-A-1	Modified Large Lot Single-Family Residential	Min. 19,000	85	120	20	10	35	2*	27	55%
SF-B	Single-Family Residential	7,200	60	120	25	5	15	2*	35	50%
SF-C.1	Custom Single-Family Residential (25% of District)	2,500	25	100	5	5/0	5	2*	35	70%
SF-C.2	Custom Single-Family Residential (75% of District)	7,200(avg)	40	100	15	5	5	2*	35	70%
SF-R	Single-Family Redevelopment	6,000	55 (rear access) 60 (front access)	None	20' (residence at least 30' from street)	5	10 for primary structure 5 for front accessed rear parking structure	2*	35	70%
SF-R-1	Small Lot Single-Family Redevelopment	8,000	55 (rear access) 60 (front access)	None	20' (residence at least 30' from street)	5	10 for primary structure 5 for front accessed rear parking structure	2*	35	55%
SF-R-2	Medium Lot Single-Family Redevelopment	10,000	55 (rear access) 60 (front access)	None	20' (residence at least 30' from street)	10	10 for primary structure 5 for front accessed rear parking structure	4*	35	55%
SF-R-3	Large Lot Single-Family Redevelopment	20,000	55 (rear access) 60 (front access)	None	20' (residence at least 30' from street)	10	10 for primary structure 5 for front accessed rear parking structure	4*	35	50%
MH	Manufactured Housing Residential	7,200	60	100	25	5	15	2*	27	50%
MF	Multifamily Residential	10,000	100	200	25	15	15	By unit size Section 14.4.3	38	50%

Below is the current zoning map, the yellow "X" marks the lot that in question.

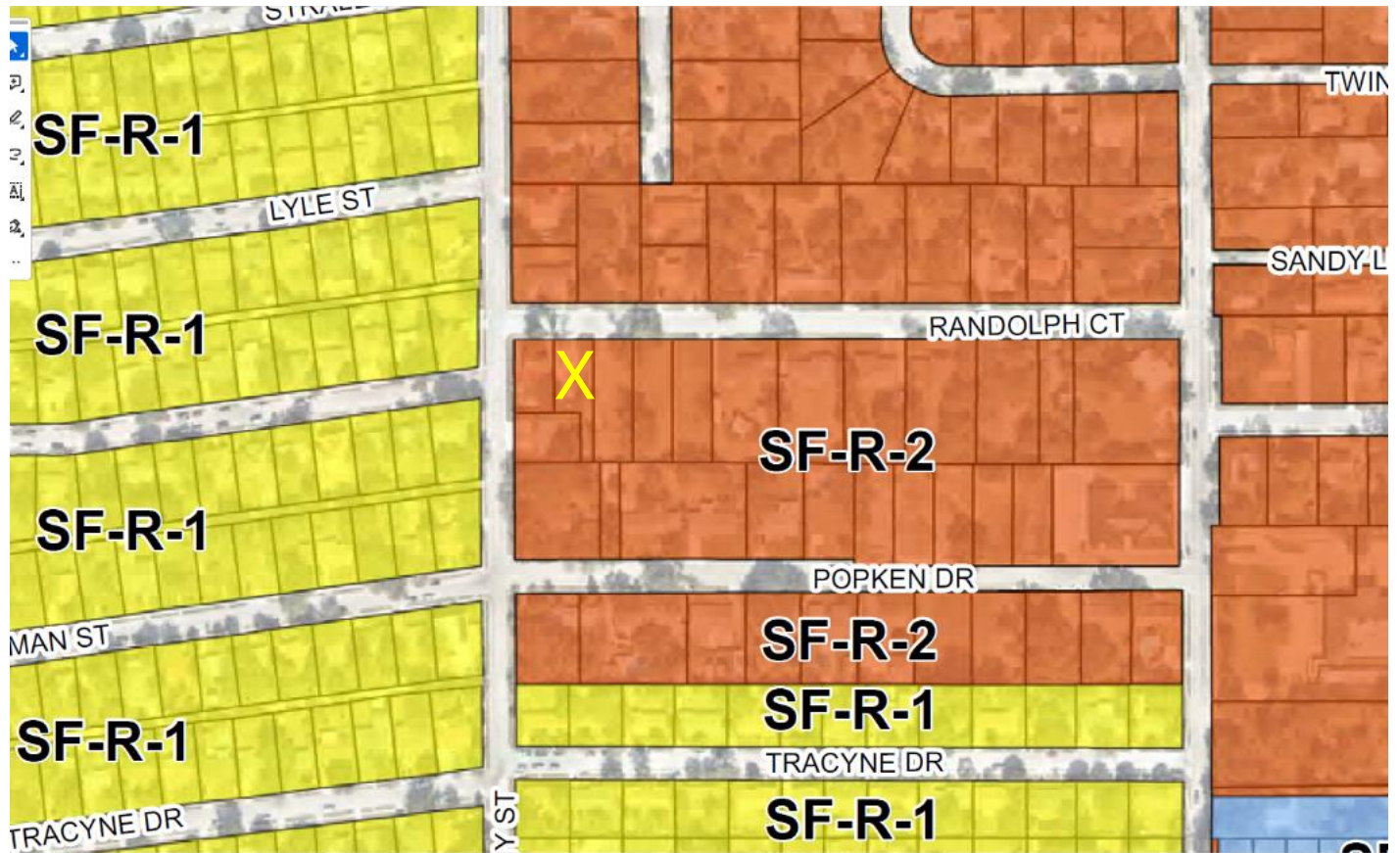
TAD Account: 42424320

Legal Description: Valley Acres Addition Block 11 Lot 12C

Common: 5723 Randolph Court, Westworth Village, TX

Land SQFT: 8059

Randolph Frontage: 60 feet (same as neighboring lots on each side)



Ashley Schieck
Layne Homes
2508 Shirley Ave.
Fort Worth, TX 76109
(817) 247-8592
ashley@layne-homes.com

City of Westworth Village
Permits Department
311 Burton Hill Rd.
Westworth Village, TX 76114

Dear Planning & Zoning Commission:

We respectfully request that 5723 Randolph Court be rezoned from Single Family Redevelopment-2 to Single Family Redevelopment-1. We purchased both 5723 and 5725 Randolph in 2019 when both lots were zoned Single Family Redevelopment. We built and sold 5725 Randolph in 2020. We then developed a custom plan for 5723 Randolph in 2021 that complied with the zoning code then in place and uniquely fit an unusual-shaped lot. With the tumultuous economic situation, we put those plans on hold. When we requested a permit for 5723 in 2024, we were informed that the lot had been rezoned.

5723 Randolph is 60 ft by 110 ft, with a small sliver that is 19 ft by 185 ft to reach utilities, making it a total of 8,059 square feet, but because of the odd shape and the utility easement, the buildable area of the lot is 6,600 square feet before considering side, rear, and front setbacks. It is an interior lot with no alley access. The zoning code for SFR-2 applies to lots 10,000 square feet or larger, while the zoning code for SFR-1 applies to lots 8,000 square feet and larger. SFR-2 states its intention in the zoning ordinance to apply to "medium lot/tracts of not less than 10,000 square feet in size." SFR-1 zoning more appropriately fits the spirit of the zoning code as it applies to small lots like ours. We believe that rezoning the lot to SFR-1 will allow us to build a product that adds to the unique character of Westworth Village.

I have enclosed the zoning application, a copy of the plat of Randolph Court showing the size of 5723 and 5725 Randolph relative to the remaining lots on Randolph Ct., and a survey of 5723 Randolph to this letter demonstrating the unique shape of the lot and the utility easement. Please contact me with any questions or to request additional information. Thank you for your consideration.

Sincerely,



Ashley Schieck
Layne Homes



Westworth Village

Zoning Application

City of Westworth Village – Permits Department: 817-710-2506
311 Burton Hill Rd., Westworth Village, TX 76114

Application Type: Zoning Planned Development
FOR SUBMITTAL REQUIREMENTS, SEE APPROPRIATE CHECKLIST.

PROPERTY DEVELOPMENT INFORMATION

Project Name: 5723 RANDOLPH CT WESTWORTH VILLAGE, TX 76114

Project Address: 5723 RANDOLPH CT WESTWORTH VILLAGE, TX 76114

Legal Description: Lot #: 12C Block: 11 Subdivision: VALLEY ACRES ADDITION

Survey & Abstract: N. CARROLL SURVEY / ABSTRACT 264 Gross Acreage: .185

Metes and Bounds must be provided if request is for either a portion of a platted lot or an unplatted lot.

****If the owner does not match the ownership on the Tarrant County Appraisal District website, WWW.TAD.ORG, a warranty deed shall be submitted with this application. Please verify ownership prior to submitting application.**

Current Zoning: SINGLE FAMILY REDEVELOPMENT - 2 Current Use: SINGLE FAMILY RESIDENCE

Proposed Zoning: SINGLE FAMILY REDEVELOPMENT - Proposed Use: SINGLE FAMILY RESIDENCE

SURVEYOR INFORMATION (for plat application)

Surveyor Name: _____ Firm Name: _____

Address: _____

Email: _____ Phone #: _____ Fax #: _____

ENGINEER INFORMATION (for plat application)

Engineer Name: _____ Firm Name: _____

Address: _____

Email: _____ Phone #: _____ Fax #: _____

OWNER/ AGENT INFORMATION (If there is more than one owner, please attach a separate application and notarized forms.)

Name: LAYNE HOMES LLC  Firm Name: LAYNE HOMES LLC

Address: 2508 SHIRLEY AVENUE FORT WORTH, TX 76109

Email: DAVID@LAYNE-HOMES.COM Phone #: 817-713-5083 Fax #: _____

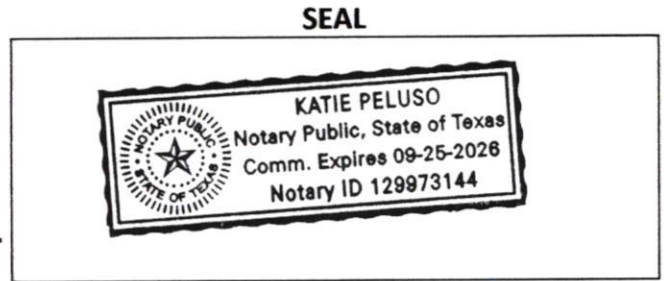
Notary Statement
All Signatures Must Be Notarized

Before me, the undersigned authority, on this day personally appeared David Schieck (Agent) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this

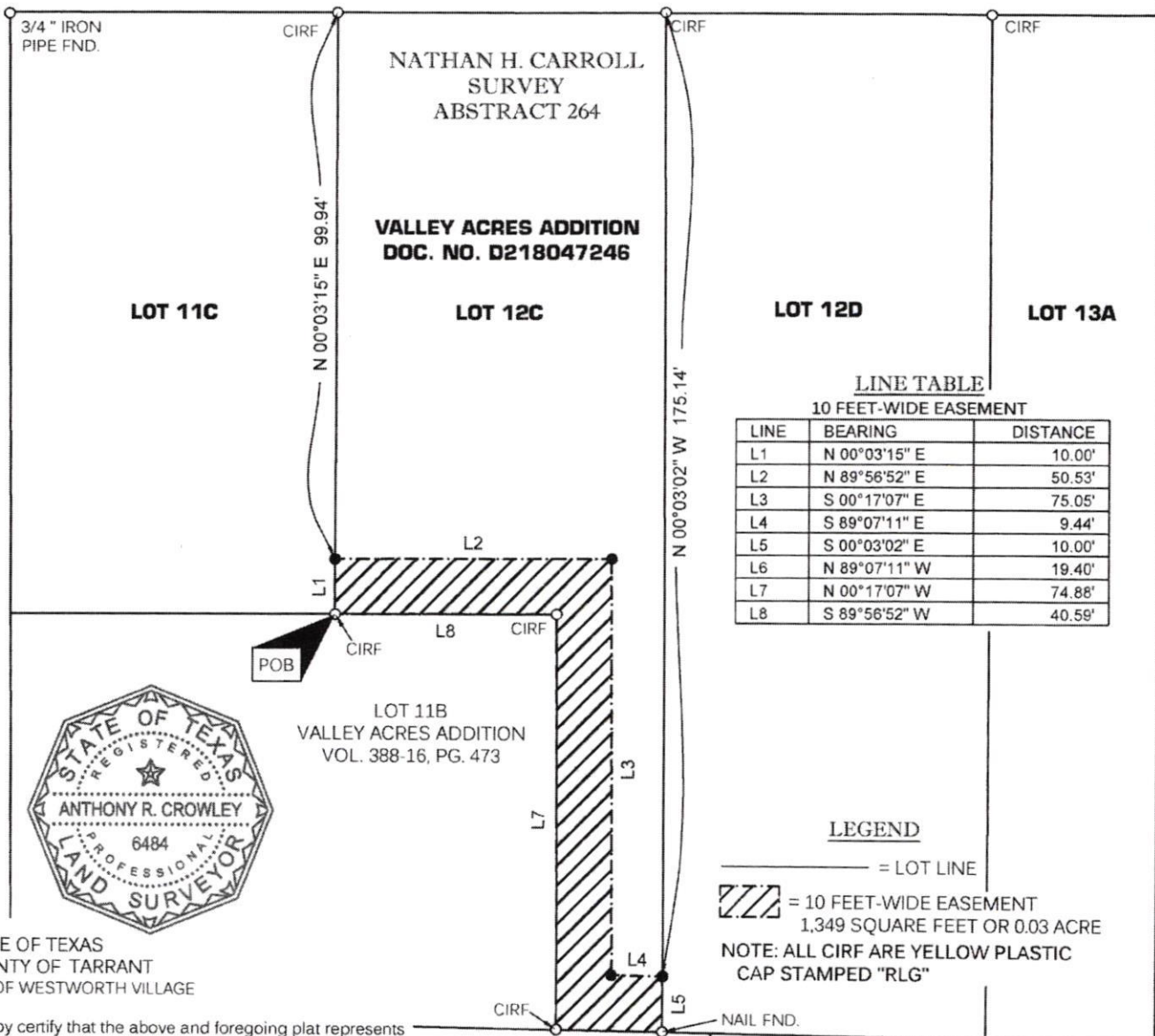
30 day of April 2024

Katie Peluso
Notary Public in and for the State of Texas



Before me, the undersigned authority, on this day personally appeared _____ (Owner) known to me to be the person whose name is subscribed to the above and foregoing instrument, and

RANDOLPH COURT



LINE TABLE
10 FEET-WIDE EASEMENT

LINE	BEARING	DISTANCE
L1	N 00°03'15" E	10.00'
L2	N 89°56'52" E	50.53'
L3	S 00°17'07" E	75.05'
L4	S 89°07'11" E	9.44'
L5	S 00°03'02" E	10.00'
L6	N 89°07'11" W	19.40'
L7	N 00°17'07" W	74.88'
L8	S 89°56'52" W	40.59'



LEGEND

———— = LOT LINE

= 10 FEET-WIDE EASEMENT
1,349 SQUARE FEET OR 0.03 ACRE

NOTE: ALL CIRF ARE YELLOW PLASTIC CAP STAMPED "RLG"

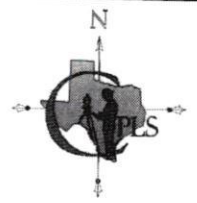
STATE OF TEXAS
COUNTY OF TARRANT
CITY OF WESTWORTH VILLAGE

I hereby certify that the above and foregoing plat represents an on the ground survey conducted in August of 2019 and is true and correct to the best of my knowledge.

Original signed and stamped in green ink.
DATE OF SIGNATURE: August 15, 2019
Anthony Ray Crowley
ANTHONY RAY CROWLEY R.P.L.S. NO. 6484

WILLIAM L. COWDEN
AND
CHRISTINA COWDEN
INST. NO. D208003686

LOT M
BLOCK 11
POPKENS ADDITION
VOL. 388-16, PG. 151



FOR CROWLEY SURVEYING
FRN: 10194203
1121 DALLAS DRIVE STE 6
DENTON, TX 76205
(469) 850-2757 OFFICE
(940) 567-2155 FAX

BEARINGS AND DISTANCES ARE
BASED ON U. S. STATE PLANE
NAD 1983 COORDINATES, TEXAS
NORTH CENTRAL ZONE - 4202

EXHIBIT 'A'

DRAWN BY: LAJ
DATE: August 15, 2019
DWG. NO.: LOT 12C ESMT.dwg
BOOK NO.: FS
TRACT NO.:
PROJECT AFE:
REVISION



10 FEET-WIDE EASEMENT
1,349 SQ. FT.
OR 0.03 ACRE

PROJECT: 5723 RANDOLPH CT.
PLAT SHOWING A 10 FEET-WIDE EASEMENT IN LOT 12C OF VALLEY ACRES ADDITION, IN THE NATHAN H. CARROLL SURVEY, ABSTRACT 264, IN THE CITY OF WESTWORTH VILLAGE, LOCATED IN TARRANT COUNTY, TEXAS.

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