



City of Westworth Village
 311 Burton Hill Road • Westworth Village, TX 76114
 817.710.2500 • Fax 817.710.2501

PLANNING & ZONING COMMISSION MINUTES

**TUESDAY
 MAY 31, 2018
 TIME: 5:30 PM**

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

ATTENDEES:	Chairperson	Melva Campbell
	Secretary	Darla Thornton
	Member	John Hendrix
	Member	Margaret Worthington
	Member	Cheryl Chrisman
	Member	Michael Lewis
	Member	Riley Peveto
	City Administrator	Sterling Naron
	City Secretary	Brandy Barrett
	Chief of Police	Kevin Reaves
	Council Member	Sharon Schmitz
	Council Member	John Davies
	Comm. Dev. Director	David Curwen
	Building Official	Nader Jeri
	Public Works Director	Joseph Alvarez

ABSENT: City Attorney Ashley Dierker

CALLED TO ORDER at 5:32 pm by Chairperson Melva Campbell, noting the meeting started late due to a malfunctioning laptop.

The Chair opened Public Hearing #1 at 5:33pm to receive citizen comments regarding a zoning request to amend PD4 to allow 40-foot building heights and minimum 6:12 roof pitch on all lots in the Westworth Falls Subdivision, Westworth Village, Tarrant County, Texas.

- Sterling reviewed the application and provided a brief overview of the application, confirming that the required notices mailed.
- The following people spoke requesting that the Planning and Zoning Commission deny the request. Reasons cited varied, but included, decreased privacy, increased fire danger, damage to established trees and plants from blocked sun, increased flooding and run off, creation of a “high-density” housing area, decreased green space, failed to define specific reason or need for the extra 5-feet, and disrupts and detracts from the overall charm of the City:
 - Nancy Lamb, 6150 Westworth Blvd
 - Robyn Jackson, 150 Pumphrey Dr.
 - Victor and Marcia Vasilio, 106 Kay Lane
 - Glen Gibson, 6120 White Settlement Road
 - Jeannette Manus, 245 McNaughton Lane
 - Tony Zarate, 109 Kay Lane
 - Walter Feldman, 107 Kay Lane

The Chair closed the Public Hearing at 5:46pm.

The Chair opened Public Hearing #2 at 5:46pm to receive citizen comments regarding the zoning request to amend PD4 to allow a 5-foot first story and 20-foot second story rear setback on all lots and prohibiting second story rear windows on Block B, Lots 1-5, 7-18; Block C, Lots 1-2, 9-14; Block E, Lot 1 of the Westworth Falls Subdivision Westworth Village, Tarrant County, Texas.

- Sterling reviewed the application and provided a brief overview of the application, confirming that the required notices mailed.
- The following people spoke requesting that the Planning and Zoning Commission deny the request. Reasons cited varied, but included decreased privacy, increased fire danger, increased flooding and run off, decreased green space, and detracting from the existing charm of the City:
 - Nancy Lamb, 6150 Westworth Blvd
 - Robyn Jackson, 150 Pumphrey Dr.
 - Victor and Marcia Vasilio, 106 Kay Lane
 - Glen Gibson, 6120 White Settlement Road
 - Jeannette Manus, 245 McNaughton Lane
 - Tony Zarate, 109 Kay Lane
 - Walter Feldman, 107 Kay Lane

The Chair closed the Public Hearing at 5:58pm.

ACTION ITEMS

A. Approval of Minutes from Planning and Zoning Meeting on March 1, 2018.

MOTION to approve the Planning & Zoning Minutes from the March 1, 2018 meeting.

MADE BY: Margaret Worthington. **SECOND BY:** Riley Peveto.

- **Motion passed unanimously** by a vote of 7 Ayes and 0 Nays.

B. Discuss and take action on the zoning request to amend PD4 to allow 40-foot building heights and minimum 6:12 roof pitch on all lots in the Westworth Falls Subdivision, Westworth Village, Tarrant County, Texas.

- Cheryl Chrisman requested the record to reflect that she has property within 200' of Westworth Falls, however she did not feel that this compromised her abilities to participate in the discussion or vote.
- Lee Nicol presented the project and explained the application, noting that he and the builders would like to have the ability to offer current styles, keeping with current building trends. His presentation provided examples of the roof pitch styles and photos of 2-story, 40-foot homes similar to the approved model home in Westworth Falls. He addressed the concerns that the citizens expressed in the public hearing, noting that the roof material was fire proof and the fire services provided by the Fort Worth Fire Department were exceptional. Regarding the reduced green space, Mr. Nicol explained that the architectural designs accounted for this and the space could be on the side, viewable by two rooms in the home.
- Glenn Gibson, Victor Vasilio and Nancy Lamb again expressed their disapproval of the request.

MOTION to recommend City Council deny the zoning request to amend PD4 to allow 40-foot building heights and approve the request for a minimum 6:12 roof pitch on all lots in the Westworth Falls Subdivision, Westworth Village, Tarrant County, Texas.

MADE BY: Margaret Worthington. **SECOND BY:** John Hendrix.

- **Motion passed** by a vote of 6 Ayes and 1 Nays (Michael Lewis)

C. Discuss and take action on the zoning request to amend PD4 to allow 5-foot first story and 20-foot second story rear setback on all lots and prohibiting rear second story windows on Block B, Lots 1-5, 7-18; Block C, Lots 1-2, 9-14; Block E, Lot 1 of the Westworth Falls Subdivision Westworth Village, Tarrant County, Texas.

- Phillip Poole, Bob Shaw and Lee Nicol explained numerous building lay out options that could potentially alleviate the neighboring residents' concerns.

- Margaret Worthington questioned what would prevent them from have a balcony on the second floor, the request did not exclude doors on the second floor.
- Following a brief discussion with the Lee Nicol, he agreed to alter his application to include the exclusion of windows, patios, doors and balconies on the second floor.

MOTION to recommend council approve the zoning request to amend PD4 to allow 5-foot first story and 20-foot second story rear setback on all lots and prohibiting rear second story windows, patios, doors and balconies on Block B, Lots 1-5, 7-18; Block C, Lots 1-2, 9-14; Block E, Lot 1 of the Westworth Falls Subdivision Westworth Village, Tarrant County, Texas.

MADE BY: Riley Peveto. **SECOND BY:** Michael Lewis.

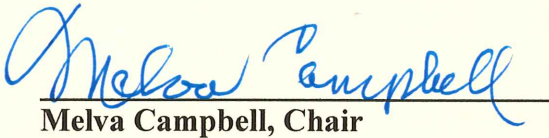
- **Motion failed and the application was denied** by a vote of 3 Ayes and 4 Nays. (Margaret Worthington, Cheryl Chrisman, John Hendrix and Darla Thornton)

DISCUSSION ITEM

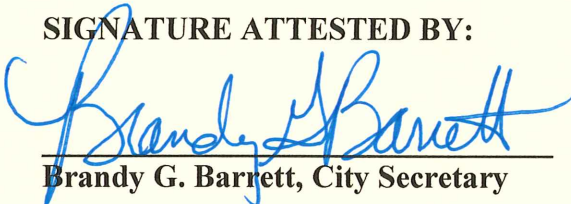
- A. The next meeting will be scheduled as needed.

ADJOURNED at 6:45pm by Melva Campbell, Chair.

MINUTES APPROVED on this the 19th day of July 2018.


Melva Campbell, Chair

SIGNATURE ATTESTED BY:


Brandy G. Barrett, City Secretary