

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

**PLANNING & ZONING COMMISSION MINUTES
 (JOINT MEETING WITH CITY COUNCIL)**

**MONDAY
 APRIL 4, 2017
 TIME: 6:00 PM**

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

ATTENDEES:

Chairperson	Melva Campbell
Secretary	Darla Thornton
Member	Margaret Worthington
Member	Cheryl Chrisman
Member	John Hendrix
Member	Riley Peveto
Mayor	Michael Coleman
Council Member	Jill Patton
Council Member	Nick Encke
Council Member	Steve Beckman
Council Member	Dan Novak
Council Member	Carlos Zavala
City Attorney	Rob Allibon
Deputy City Administrator	Sterling Naron
Acting City Secretary	Brandy Barrett
Police Chief	Kevin Reaves
Director of Community Dev	David Curwen
Building Official	Nader Jeri
Public Works Supervisor	Joseph Alvarez

ABSENT:

City Administrator	Roger Unger
Member	Michael Lewis

CALLED TO ORDER at 6:01 pm by Chairperson Melva Campbell.

OPEN PUBLIC HEARING No. 1 at 6:01 pm.

1. [PUBLIC HEARING No. 1] Discuss amendments to the **City of Westworth Village Code of Ordinances, Chapter 14, Zoning Ordinance, Section 14.4.25, proposed Ordinance 406, regarding fencing standards in residential areas.** *(This ordinance will lessen the fencing restrictions between adjoining private property owners in residential areas.)*

- Mayor Coleman explained how the suggested changes would allow for continued growth and development in our City and that it encourages neighbors to work together to resolve fencing issues.
- Sterling Naron noted the three changes to the existing ordinance as: removal of the double fence restriction, adding language to require alleyway gates to swing inward, away from the alleyway or slide parallel to the alleyway, and residents can agree on which side the post and rails go during the permitting process, if no agreement is made then the post and rails must go on the inside.
- Sharon Hendrix (Tracyne) would like to know who must keep the weeds out of a double fence and who is responsible for repairs of a fence.
- Nyles Nielson (Randolph Ct) suggested that a wooden fence could share the post if double fenced with a chain link fence, reducing the area that weeds could grow.
- Committee members like the ability to allow residents to work together to resolve fence issues, however they expressed concerns about weeds and the placement of a fence on the property line. It was noted that both issues could be resolved via the permitting process and with code compliance.

CLOSED PUBLIC HEARING No. 1 at 6:38 pm

OPEN PUBLIC HEARING No. 2 at 6:38 pm.

2. [PUBLIC HEARING No. 2] Discuss amendments to the **City of Westworth Village Code of Ordinances, Chapter 14, Zoning Ordinance, moving all Driveway Standards from Chapter 14, Zoning to Chapter 12, Traffic and Vehicles.**
 - Sterling Naron explained that driveway standards are not a Zoning issue, they should be part of the Building Code, in the same section as the grandfathered driveway standards. If the Committee authorizes the change, the staff will prepare an Ordinance for the upcoming Council Meeting. No changes will be made in the standards; they are simply being moved to another area of the Ordinances.
 - No citizen comments

CLOSED PUBLIC HEARING No. 2 at 6:41 pm

OPEN PUBLIC HEARING No. 3 at 6:42 pm.

3. [PUBLIC HEARING No. 3] Discuss amendments to **Ordinance 392, Planned Development #6 (PD-6), CROSSROADS TOWNHOMES, 5900 BLOCK WHITE SETTLEMENT ROAD, LOTS 1-8 & HOA LOT BLOCK 1, BEING 1.076 ACRES SITUATED IN THE CORNELIUS CONNELLY SURVEY ABSTRACT NO. 319, CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS**
 - Sterling Naron explained that is changed as a result of the Town Hall Meeting discussion, it requires uniformity in shared outer appearances, i.e. roofs, exterior walls.
 - Cameron Ehn (Project Engineer) confirmed the goal was to have marketable product that confirms to the aesthetics of the area and would be desirable single family housing. Discussion took place regarding the side yards, Attorney Allibon noted that there were no conflicts, it was acceptable as presented.

CLOSED PUBLIC HEARING No. 3 at 6:48 pm

OPEN PUBLIC HEARING No. 4 at 6:49 pm.

4. [PUBLIC HEARING No. 4] Discuss amendments to **Ordinance #380, Planned Development #4 (PD-4) known as WESTWORTH FALLS, LOTS 1-18, BLOCK B; LOTS 1-20 BLOCK C; LOTS 1-7, BLOCK D; LOTS 1-6, BLOCK E; LOTS 1-18, BLOCK F; LOTS 1R,2R, 3-8 BLOCK G; AND OPEN SPACES OS1R-OS6R WESTWORTH FALLS BEING 27.875 ACRES SITUATED IN THE CORNELIUS CONNELLY SURVEY, ABSTRACT 319 CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS**

- Sterling Naron noted the changes were due to the addition of the additional acreage on Kaye Lane. The minimum lot size on the 6 lots off Kay Lane will be less than the minimum 7200, but no less than 6600. In addition, there are two odd shaped lots that do not meet one of the minimum depth or width requirements but exceed the total lot size. If approved the change would reduce the minimum lot size to 6600 and allow for the two odd shaped lots.
- Discussion took place concerning the reduction in minimum lot size for the whole project, if this would allow the builder to change all the lots. Sterling noted that any additional changes would have to be approved in this same manner, and it was the staff's understanding that only the 6 lots mentioned would be affected.

CLOSED PUBLIC HEARING No. 4 at 6:53 pm

ACTION ITEMS

APPROVAL OF MINUTES:

- A. Approval of Minutes from Planning and Zoning Meetings on February 28, 2017.

MOTION to approve the Planning & Zoning Minutes from the February 28, 2017 meeting.

- **MADE BY:** Margaret Worthington. **SECOND** by Cheryl Chrisman.
- **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.

- B. Discuss and take action on City of Westworth Village Code of Ordinances, Chapter 14, Zoning Ordinance, Section 14.4.25, proposed Ordinance 406, regarding fencing standards in residential areas. *(This ordinance will lessen the fencing restrictions between adjoining private property owners in residential areas.)*

MOTION to approve Ordinance 406 of the City of Westworth Village Code of Ordinances, regarding fencing standards in residential areas, hereby replacing Section 14.4.25. of Chapter 14, Zoning Ordinance.

- **MADE BY:** Cheryl Chrisman. **SECOND** by Darla Thorton.
- **DISCUSSION:** Margaret Worthington wanted to confirm that existing gates that swing both inward and outward into the alley would not have to be replaced. Sterling Naron confirmed that they would be fine, provided they were not opened into the alleyway.
- **Motion passed unanimously** by a vote of 5 Ayes and 1 Nays (Worthington).

C. Discuss and take action on the amendments to the City of Westworth Village Code of Ordinances, Chapter 14, Zoning Ordinance, moving all Driveway Standards from Chapter 14, Zoning to Chapter 12, Traffic and Vehicles.

MOTION to authorize an ordinance to present to City Council on April 11, 2017, removing the Driveway Standards from the Zoning Ordinance in Chapter 14 and placing the removed Driveway Standards into the Building Code in Chapter 12 of the Westworth Village Code of Ordinances.

- **MADE BY:** Darla Thornton. **SECOND** by Margaret Worthington.
- **DISCUSSION:** Brandy Barrett was asked to cite the affected Zoning Ordinance sections that would be moved: Section 14.4.2 (A) beginning at “No driveway may terminate in the front yard...”; Sec 14.3.39(A)(1-4); Sec 14.3.44(A)(1-4); and Sec 14.3.49(A)(1-4).
- **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.

D. Discuss and take action on the amendments to Ordinance #392-A, Planned Development #6 (PD-6), Final Plat of CROSSROADS TOWNHOMES, 5900 BLOCK WHITE SETTLEMENT ROAD, LOTS 1-8 & HOA LOT Block 1, being 1.076 acres situated in the Cornelius Connelly Survey Abstract No. 319, City of Westworth Village, Tarrant County, Texas.

MOTION to approve Ordinance #392-A, Planned Development #6 (PD-6), CROSSROADS TOWNHOMES, 5900 BLOCK WHITE SETTLEMENT ROAD, LOTS 1-8 & HOA LOT Block 1, being 1.076 acres situated in the Cornelius Connelly Survey Abstract No. 319, City of Westworth Village, Tarrant County, Texas.

- **MADE BY:** Riley Peveto. **SECOND** by Cheryl Chrisman.
- **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.

E. Discuss and approve the Final Plat of CROSSROADS TOWNHOMES, 5900 BLOCK WHITE SETTLEMENT ROAD, LOTS 1-8 & HOA LOT Block 1, being 1.076 acres situated in the Cornelius Connelly Survey Abstract No. 319, City of Westworth Village, Tarrant County, Texas.

MOTION to approve the Final Plat of CROSSROADS TOWNHOMES, 5900 BLOCK WHITE SETTLEMENT ROAD, LOTS 1-8 & HOA LOT Block 1, being 1.076 acres situated in the Cornelius Connelly Survey Abstract No. 319, City of Westworth Village, Tarrant County, Texas.

- **MADE BY:** Cheryl Chrisman. **SECOND** by Riley Peveto.
- **DISCUSSION:** Margaret Worthington expressed concern about the project being outside of the approved Zoning for this area. Attorney Allibon, confirmed that a PD can override the Zoning, so this is not an issue in this case.
- **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.

F. Discuss and take action on the amendments to Ordinance #380-A, Planned Development #4 (PD-4) known as WESTWORTH FALLS, LOTS 1-18, BLOCK B; LOTS 1-20 BLOCK C; LOTS 1-7, BLOCK D; LOTS 1-6, BLOCK E; LOTS 1-18, BLOCK F; LOTS 1R,2R, 3-8 BLOCK G; AND OPEN SPACES OS1R-OS6R WESTWORTH FALLS BEING 27.875 ACRES SITUATED IN THE CORNELIUS CONNELLY SURVEY, ABSTRACT 319 CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS.

MOTION to approve Ordinance #380-A, Planned Development #4 (PD-4) known as WESTWORTH FALLS, LOTS 1-18, BLOCK B; LOTS 1-20 BLOCK C; LOTS 1-7, BLOCK D; LOTS 1-6, BLOCK E; LOTS 1-18, BLOCK F; LOTS 1R,2R, 3-8 BLOCK G; AND OPEN SPACES OS1R-OS6R

WESTWORTH FALLS BEING 27.875 ACRES SITUATED IN THE CORNELIUS CONNELLY SURVEY, ABSTRACT 319 CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS.

- **MADE BY:** Riley Peveto. **SECOND** by Cheryl Chrisman.
- **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.

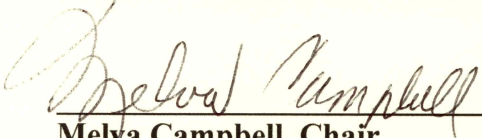
DISCUSSION ITEM

A. Brandy Barrett announced the next Planning and Zoning meeting dates:

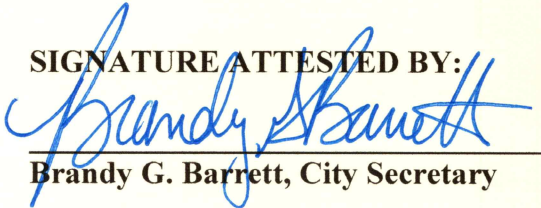
- **May 16, 2017 at 6:00pm**
- **June 27, 2017 at 6:00pm**

ADJOURNED at 7:27 pm by Melva Campbell, Chair.

MINUTES APPROVED on this the 1st day of June, 2017



Melva Campbell, Chair

SIGNATURE ATTESTED BY:


Brandy G. Barrett, City Secretary

