



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday July 24th, 2018 6:00 pm  
Agenda

**Call to Order**

**Determination of Quorum**

**Election of Chair for Planning and Zoning Commission.**

**Approval of Minutes for June 26th, 2018.**

**Items to be considered and acted upon**

1. Consider amending City Of Willow Park Zoning Ordinance to change standards for Accessory Building/Accessory Uses in the "R-1" Single Family Residential District.
  - a. Open Public Hearing
  - b. Close Public Hearing
  - c. Make Recommendation to City Council

I certify that the above notice of this meeting was posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on Thursday July 17th, 2018 at 5:00 pm

Betty Chew

Director of Development Services

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Mr. Bernie Parker, at (817) 441-7108 (ext 104) or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> July 24th, 2018	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
---	--	------------------------------------

### AGENDA ITEM: 1

The City of Willow Park Zoning Ordinance provides the following for accessory buildings and uses:  
R-1 "SINGLE-FAMILY RESIDENTIAL DISTRICT (40,000 sq./ft. or larger):

- A. The combined area of all accessory buildings on a lot shall be no greater than fifty percent (50%) of the residence.

### BACKGROUND:

The Zoning Ordinance was amended in July 2017 to provide regulations for accessory buildings and uses. The Planning and Zoning Commission worked for over six months and held public hearings and considered citizen comments prior to forwarding their recommendation of these regulations for accessory buildings in all residential districts to Council. City Council unanimously adopted the regulations.

There have been 20+ buildings permitted since the ordinance was adopted and 2 variance requests submitted to the Board of Adjustment since adoption of the ordinance.

James Stanley is requesting the Commission consider amending the ordinance to change the area for accessory buildings to five percent (5%) of the lot area. (See attached)

### STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff is providing a comparison of allowable building sizes based on percent of lot area for Commission consideration.

Staff would further recommend the Commission adopt the 5 points included on the comparison sheet.

### EXHIBITS:

Comparison Sheet  
Ordinance 755-17

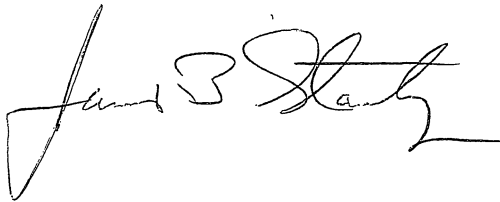
ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A

**TO:** Betty Chew  
**From:** James Stanley

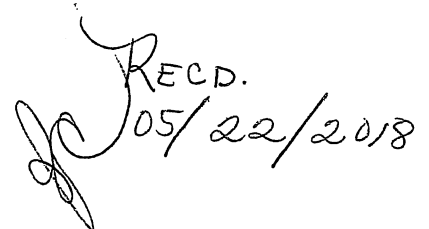
**Subject:** I wish to go before the Planing and Zoning Commission to present a proposal on city ordinance 755-17 Accessory Buildings.

I propose a change in section 2. Amendment, R-1 Single Family residential district (40,000 Sq Ft or larger). A. To read. The combined area of all accessory buildings on a lot should not exceed 5% of the total square footage of the lot. Gutters and downspouts are required on all accessory buildings larger than two hundred (200) square feet.

James B Stanley  
113 Spanish Oak Rd  
Willow Park, TX  
H- 817-441-8723  
Cell 817-832-1020

A handwritten signature in black ink, appearing to read "James B Stanley", written in a cursive style.

RECD.  
05/22/2018

Handwritten initials "JC" and the date "05/22/2018" next to the word "RECD.".

## ACCESSORY BUILDING/USE REGULATIONS

LOT SIZE	3%	5%
½ Acre	600 sq/ft	1,000 sq/ft
1 Acre	1,200 sq/ft	2,000 sq/ft
2 Acres	2,400 sq/ft	4,000 sq/ft
3 Acres	3,600 sq/ft	6,000 sq/ft
4 Acres	4,800 sq/ft	8,000 sq/ft
5 Acres	6,000 sq/ft	10,000 sq/ft

- All lots must be platted prior to issuance of a permit.
- The option of accessory buildings/uses size be no greater than 50% of the residence remain.
- Maximum of three (3) accessory buildings/uses.
- Other adopted accessory building regulations remain.
- These regulations also apply to the R-1/S (Single-Family District with sewer).

# *CITY OF WILLOW PARK*

ORDINANCE 755-17

**AN ORDINANCE PROVIDING FOR AN AMENDMENT TO CHAPTER 14 "ZONING REGULATIONS," ARTICLE 14.03, ESTABLISHMENT OF REGULATIONS AND RESTRICTIONS IS AMENDED PROVIDING ACCESSORY BUILDING AND USE REGULATIONS; PROVIDING FOR PUBLICATION; AND AN EFFECTIVE DATE.**

---

**WHEREAS**, the City of Willow Park is a municipal corporation organized under the laws of the State of Texas; and

**WHEREAS**, it is intent of the City of Willow Park to protect the health, safety and welfare and well-being of its citizens; and

**WHEREAS**, the City is pursuant to §211.002 delegated the authority to adopt, amend or repeal zoning regulations that provide for the health, safety and general welfare of the City; and

**WHEREAS**, the zoning regulations generally §211.003 Tex. Local Govt. Code may regulate the height, number of stories, size of buildings and other structures including maximum height, minimum lot area, dwelling units per acre, gross living area, yard setback, screening and use of structures; and

**WHEREAS**, the Planning and Zoning Commission of the City of Willow Park conducted a public hearing consistent with §211.006(a), TEX. LOCAL GOVT. CODE providing for the amendment of zoning regulations including notices required by law.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:**

## **SECTION 1. AUTHORITY**

The Mayor, or appropriate City Official or Mayor's designee is hereby authorized and directed to implement the applicable provisions of this Ordinance.

## **SECTION 2. AMENDMENT**

The following section of Chapter 14, "Zoning Regulations," Article 14.03 "ESTABLISHMENT OF REGULATIONS AND RESTRICTIONS" of this section Zoning Regulations is amended, as follows:

### **SECTION 14.03.007 ACCESSORY BUILDING AND USE REGULATIONS:**

#### **R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (40,000 sq./ft. or larger):**

- A. The combined area of all accessory buildings on a lot shall be no greater than fifty percent (50%) of the residence. Gutters and downspouts are required on all accessory buildings larger than two hundred (200) square feet.

- B. Front yard setback: No accessory building is permitted in the front yard setback.
- C. Side yard setback: Where building lines, setback lines or side yard lines are shown on a recorded plat, the minimum side yard setback shall be as shown on the plat. In all other locations, the minimum side yard setback shall be ten (10') feet.
- D. Rear yard setback: Accessory buildings shall be located towards the rear of the property. Accessory buildings shall be located no closer than ten (10') foot from the rear property line.
- E. Accessory buildings shall not be permitted within a utility easement, drainage easement or drainage way or floodplain.
- F. The maximum exterior wall height of an accessory building in the R-1 District is fourteen (14') feet.
- G. All accessory buildings shall be constructed of materials which are of a comparable color pallet to the main use building and have a roof pitch similar to the main use building.

R-1/S,R-2,R-3,R-4,R-5 RESIDENTIAL DISTRICTS (Single Family Residence)

- A. There shall be one (1) accessory building per lot no larger than two hundred (200) square feet.
- B. Front yard setback: No accessory building is permitted in the front yard setback.
- C. Side yard setback: Where building lines, setback lines or side yard lines are shown on a recorded plat, the minimum side yard setback shall be as shown on the plat. In all other locations, the minimum side yard setback shall be ten (10') feet.
- D. Rear yard setback: Accessory buildings shall be located towards the rear of the property. Accessory buildings shall be located no closer than ten (10') foot from the rear property line.
- E. Accessory buildings shall not be permitted within a utility easement, drainage easement or drainage way or floodplain.
- F. The maximum exterior wall height of an accessory building in these zoning districts is eight (8') feet.
- G. All accessory buildings shall be constructed of materials which are of a comparable color pallet to the main use building and have a roof pitch similar to the main use building.

Detached accessory buildings are prohibited in all residential districts in front of the main building.

Detached carports shall be located no closer than the front of the main building and observe all building setback requirements.

Detached carports are considered as accessory buildings and shall meet the requirements of the zoning district. All carports must be secured and anchored in compliance with building code regulations.

Accessory buildings are not permitted without a main use building, unless on tracts of two (2) acres or more and used solely for agricultural purposes. Workshops, garages, or similar uses shall not be considered as agricultural purposes. In such case, a one hundred (100') foot front building setback from all property lines is required.

Portable buildings, including storage containers, overseas shipping containers, cargo, or freight containers are prohibited to be used as accessory buildings. The use of storage containers may be allowed for a maximum sixty (60) day period during moving or construction with issuance of a permit.

### SECTION 3. SEVERANCE

If for any reason any section, paragraph, subdivision, clause, phrase or provision of this Ordinance shall be held invalid, it shall not affect any valid provisions of this or any other Ordinance of the City of Willow Park to which these rules and regulations relate.

### SECTION 4. RECITALS

The City Council hereby finds and declares all precatory language herein to be true and correct and approves and adopts the same herein as part of this Ordinance.

### SECTION 5. PUBLICATION

The City Secretary of the City of Willow Park is hereby directed to publish in the official newspaper of the City of Willow Park the caption hereof and the effective date of this ordinance as required by Section 52.011 of the LOCAL GOVERNMENT CODE.

### SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect from and after the date of its adoption.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July, 2017.

ATTEST:

THE CITY OF WILLOW PARK, TEXAS

\_\_\_\_\_  
Kandice Garrett, City Secretary

\_\_\_\_\_  
Doyle Moss, Mayor

The Willow Park City Council in acting on Ordinance No. 755-17, did on the 11<sup>th</sup> day of July, 2017 vote  
as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Norman Hogue, Place 1	____✓____	_____	_____
Amy Fennell, Place 2	____✓____	_____	_____
Greg Runnebaum, Place 3	____✓____	_____	_____
John Gholson, Place 4	____✓____	_____	_____
Marcy Galle, Place 5	____✓____	_____	_____