

TOWN OF WESTOVER HILLS, TEXAS

RESOLUTION NO. 21-02

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WESTOVER HILLS, TEXAS, APPROVING A VARIANCE TO THE TOWN'S CODE OF ORDINANCES, CHAPTER 14, ARTICLE V, BUILDING RESTRICTIONS, TO ALLOW FOR THE CONSTRUCTION OF A DWELLING TO OCCUPY 76.14% OF THE WIDTH OF THE LOT ON WHICH IT IS ERECTED, AS MEASURED ALONG THE BUILDING LINE NEAREST THE STREET ON WHICH THE LOT FRONTS; APPROVING A VARIANCE TO THE TOWN'S CODE OF ORDINANCES, CHAPTER 14, ARTICLE VI, GARAGES AND ACCESSORY BUILDINGS, TO ALLOW FOR THE CONSTRUCTION OF A ONE-CAR ATTACHED GARAGE AND A THREE-CAR DETACHED GARAGE TO BE LOCATED NEARER TO THE STREET THAN THE MAIN PORTION OF THE RESIDENCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town of Westover Hills, Texas adopted the Town of Westover Hills Codes of Ordinances on July 26, 2016, regulating and restricting the location and use of buildings, structures and residences within the Town Limits; and

WHEREAS, said ordinances related thereto have been duly amended from time to time as deemed necessary by the Governing Body of the Town; and

WHEREAS, the Town has received a request from the property owner at 73 Westover Terrace to construct a dwelling to occupy 76.14% of the width of the lot on which it is erected, as measured along the building line nearest the street on which the lot fronts; and to construct a one-car attached garage and a three-car detached garage to be located nearer to the street than the main portion of the residence; and

WHEREAS, it has been hereby determined to be in the best interest and welfare of the Town of Westover Hills that said variance, as described in the attached Exhibit "A", be approved.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WESTOVER HILLS, TEXAS:

SECTION 1. That all matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

SECTION 2. That the request for a variance, as described herein as Exhibit "A", to Chapter 14, Article V, Building Restrictions, of the Town of Westover Hills Code of Ordinances relating to the construction of a dwelling to occupy 76.14% of the width of the lot on which it is erected, as measured along the building line nearest the street on which the lot fronts; and to Chapter 14, Article VI, Garages and Accessory Buildings, of the Town of Westover Hills Code of Ordinances relating to the construction of a one-car attached garage and a three-car detached garage to be located nearer to the street than the main portion of the residence, be hereby approved, with such approval subject to and conditioned solely upon, that no driveway shall ever be permitted or constructed as depicted as the "Optional Back Driveway" on Exhibit "A" or in any similar way to provide access from the one-car attached garage and three-car detached garage toward or to the street.

SECTION 3. That should any word, sentence, paragraph, clause, phrase or parts of this resolution be adjudged or held to be void, the same shall not affect the validity of the remaining portions which of this resolution shall remain in full force and effect.

SECTION 4. That this resolution shall be effective immediately upon approval.

PASSED AND APPROVED by the Town Council of the Town of Westover Hills, Texas on this the 19th day of January, 2021

TOWN OF WESTOVER HILLS, TEXAS



Kelly R. Thompson, Mayor

ATTEST:



Penny Spikes Town Secretary

APPROVED AS TO FORM:



Matthew Butler, Assistant Town Attorney



VARIANCE REQUEST

Property Location: 73 Westover Terrace
Property Owner: Tim and Lisa Fleet
Council Meeting Date: January 19, 2021

Variance Request(s):

The applicant wishes to be granted the following variances:

1. A variance to allow for the construction of a dwelling to occupy 76.14% of the width of the lot on which it is erected, as measured along the building line nearest the street on which the lot fronts.

➤ Applicable Ordinance:

Code of Ordinances, Chapter 14, Article V. Building Restrictions:

"No dwelling shall occupy more than 75% of the width of the lot on which it is erected, such width to be measured along the building line nearest the respective street on which the lot fronts."

2. A variance to allow for the construction of a one-car attached garage and a three-car detached garage to be located nearer to the street than the main portion of the residence.

➤ Applicable Ordinance:

Code of Ordinances, Chapter 14, Article VI, Garages and Accessory Buildings.

"No garage shall be erected or maintained nearer than fifteen feet to the side or the back property line of the lot on which it is constructed and no portion shall be located nearer to the street than the main portion of the residence."

Noticed Residents: Thirty-nine (39) residents were notified by mail.

Responses: There was no opposition to the proposed variance(s) identified to the Community Development Department.

Attached Exhibits:

Exhibit A Property owner's variance request letter
Exhibit B Project Architect's design and materials letter
Exhibit C Project site map
Exhibit D Project site plan and elevations identifying construction requested for variance(s)
Exhibit E Variance notification letter sent to residents
Exhibit F Resident notification list

TIM and LISA FLEET

December 28, 2020

Re: Variance request for proposed residence at 73 Westover Terrace

Dear Members of the Town Council of Westover Hills and neighbors,

We are requesting a variance to the following zoning ordinances, as they relate to the site plan and design of our new home located at 73 Westover Terrace:

Category V – Building Restrictions

“No dwelling shall occupy more than 75% of the width of the lot on which it is erected. Such width to be measured along the building line nearest the respective street on which the lot fronts.”

Category VI – Garage and Accessory Buildings

“No Garage shall be erected or maintained nearer than 15’ to the side or back property line of the lot on which it is constructed, and no portion shall be located nearer to the street than the main portion of the residence”

Due to the pie-shape of the lot, with the shortest side being towards the street, we are requesting a variance to allow the width of the house and garages as designed. Currently, we are only 2’-6” over the allowable width (1.14% over the allowable max of 75%). We are not asking for any variance to the front, back, or side yard building lines. The house sits beyond the front set back line and is smaller than seventy-five percent of the lot width where it actually sits but is not smaller than seventy-five percent of the lot width at the front building line.

Our other request is that the garage be located nearer to the street than the main portion of the residence. The design presented was conceived to be in keeping with the long-term goals and image of the Town of Westover Hills as a community with spacious lots, ample greenery, graceful topography, and classic, timeless architecture. We have intended the design of this house to feel as though it was original to the neighborhood, in both the architectural design and the landscape. Due to the shape and slope of our lot, the siting of the house and garage are vital in creating an ideal relationship with the street and a graceful entry sequence. It also allows the house to take advantage of the tremendous views to the north without being blocked by a garage.

A primary intent of the design is to create a larger amount of green space between the house and the street, to allow for a more generous arrival sequence down a gradual slope, across the front façade of the house through a forecourt.

The garages themselves do not face the street, but face their own interior courtyard, which is screened by a masonry garden wall to the south, and the porte-cochere gates to the east. With the addition of landscaping, we are confident that the garages themselves, and accessory elements that ornament them, become a visual asset to a stately and appropriate design for this neighborhood.

If you have an interest in discussing this variance request or have any other questions about the design of our home or about the location of the improvements on the lot, please text us at (817) 929-9021 so that we may visit with you in person. We are excited about moving from our current home of eighteen years at 1802 Deepdale to our new home at 73 Westover Terrace. We look forward to being good, quiet neighbors.

Cordially,



Lisa J. Fleet



Tim H. Fleet

DANIEL J. HEATH
HEATH HOUSE, LLC
3525 TURTLE CREEK, 10C, DALLAS, TEXAS 75219
DANIEL@HEATHHOUSESTUDIO.COM
PHONE (214)697-4489

January 4, 2021

Re: Variance request for proposed residence at 73 Westover Terrace

Dear Members of the Town Council of Westover Hills and neighbors,

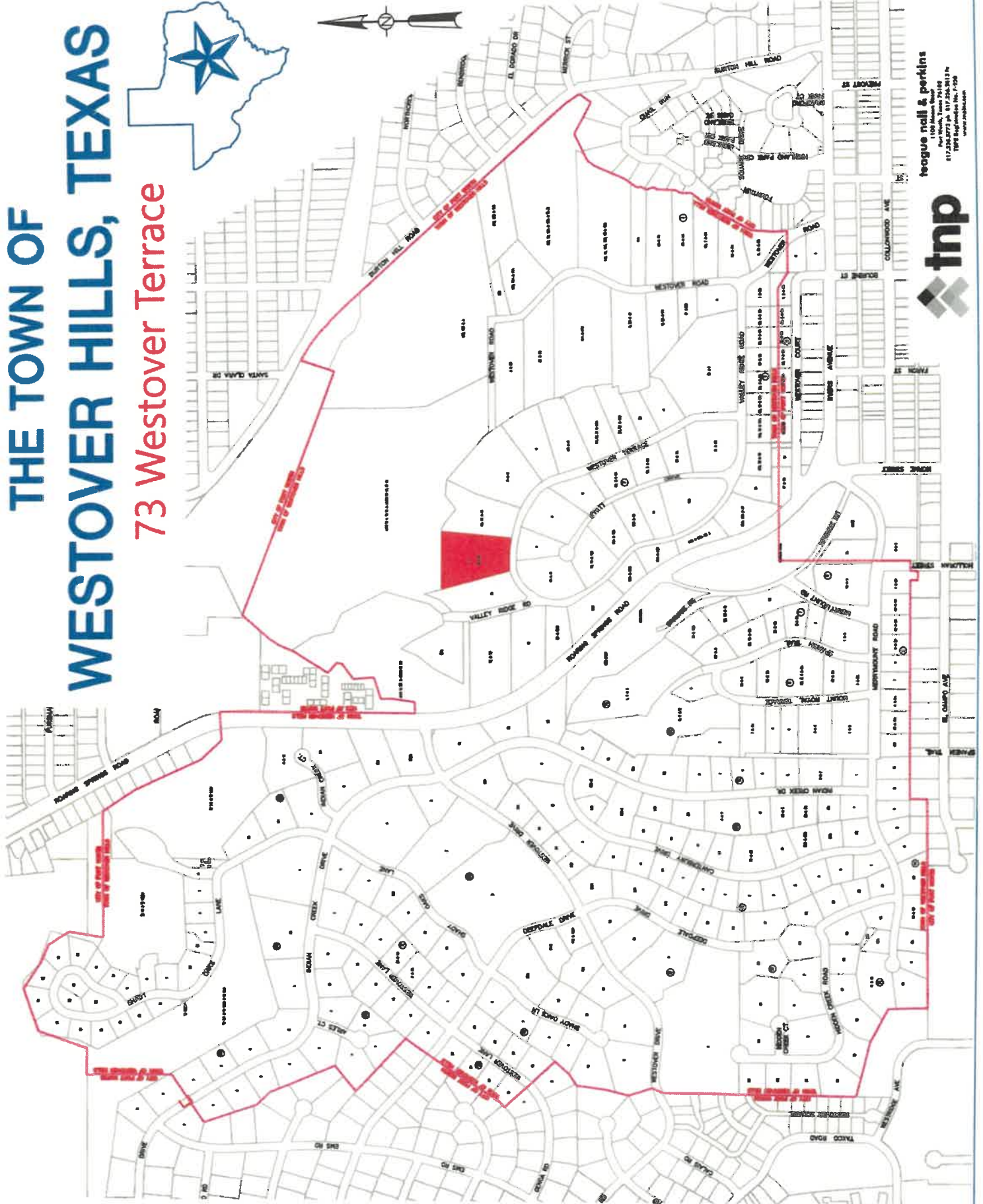
In designing the proposed home for Tim and Lisa Fleet we aimed to harmonize with the existing neighborhood. To that end, we utilized an architectural character that nods to the era of the town of Westover Hills founding. As designed, the main house sits back from the front setback, giving a more generous, estate-like feel to the property. The carriage house, which we are proposing sits proud of the two-story portion of the home is of an intentionally diminished scale to step down as the home approaches the street. The brick masonry home will be either painted or lime-washed and topped with a tile (either slate or flat clay) roof that will give the home a solid feeling, countered by lighter weight materials, such as copper clad dormers on the roof and wood shutters and gates against the house. Cut, Texas limestone will be used in areas of distinction such as the front steps, the rectangular panels between the 1st floor arched doors and 2nd floor windows as well as at the rear Loggias and Terraces. The windows and doors will be made of wood, and painted a similar, complimentary color to the brick. Lush, yet simple landscaping will add a softening touch to buffer the house. A low, rough stone wall with a wrought iron fence will add a layer of security but not cut off the view from the street and compliment the existing rough stone walls on the street. In weaving all these elements together, we hope the home will look as though it could have been one of the original homes after the new landscaping has some time to grown into the existing surroundings. I would be glad to elaborate on any questions or concerns the council or neighbors may have so do please feel free to reach out via phone or email.

With Gratitude,



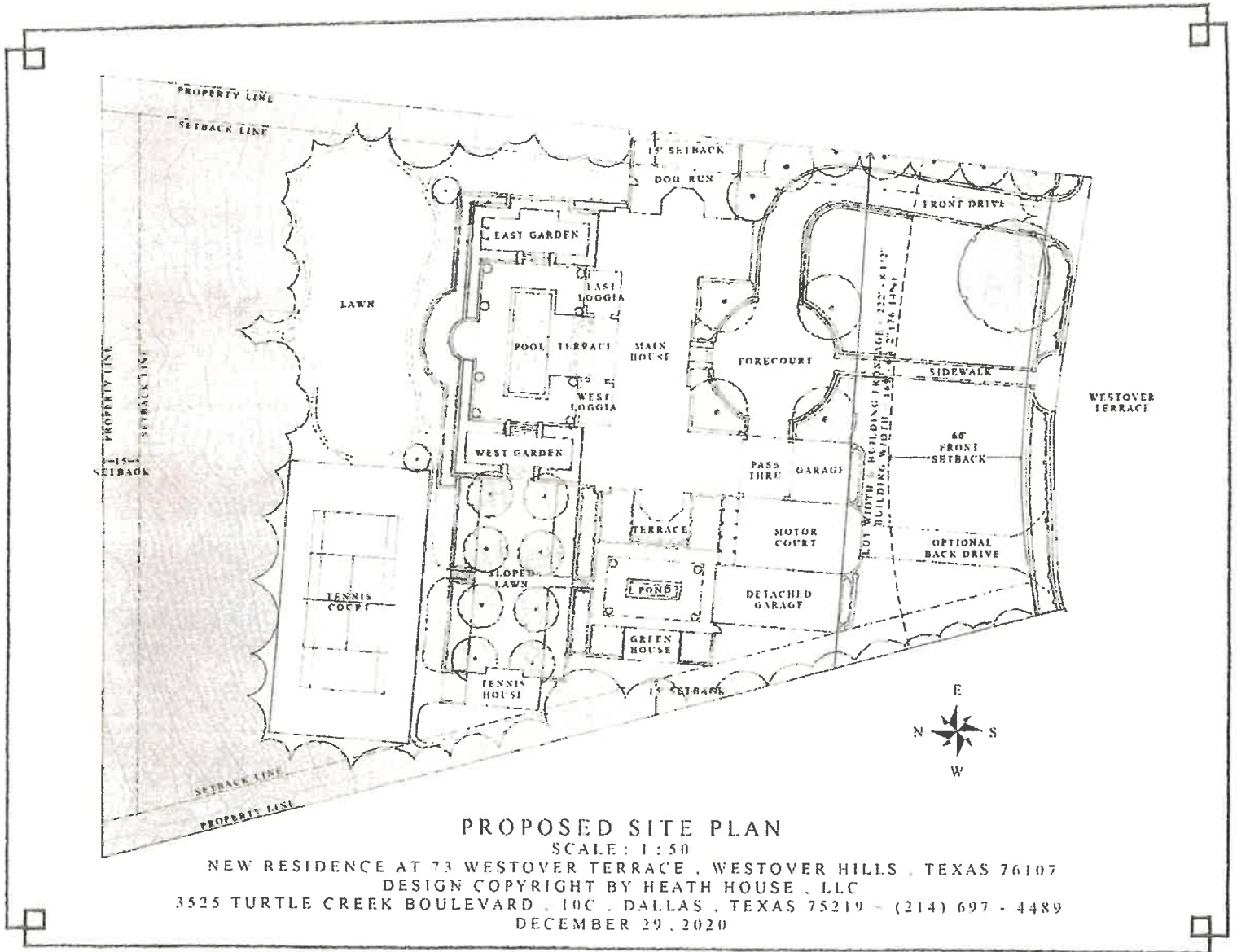
Daniel J. Heath

THE TOWN OF WESTOVER HILLS, TEXAS 73 Westover Terrace



teague mill & perkins
1100 Main Street
Fort Worth, Texas 76104
817.288.2722 for sales info
1.800.848.4228
www.tnhp.com

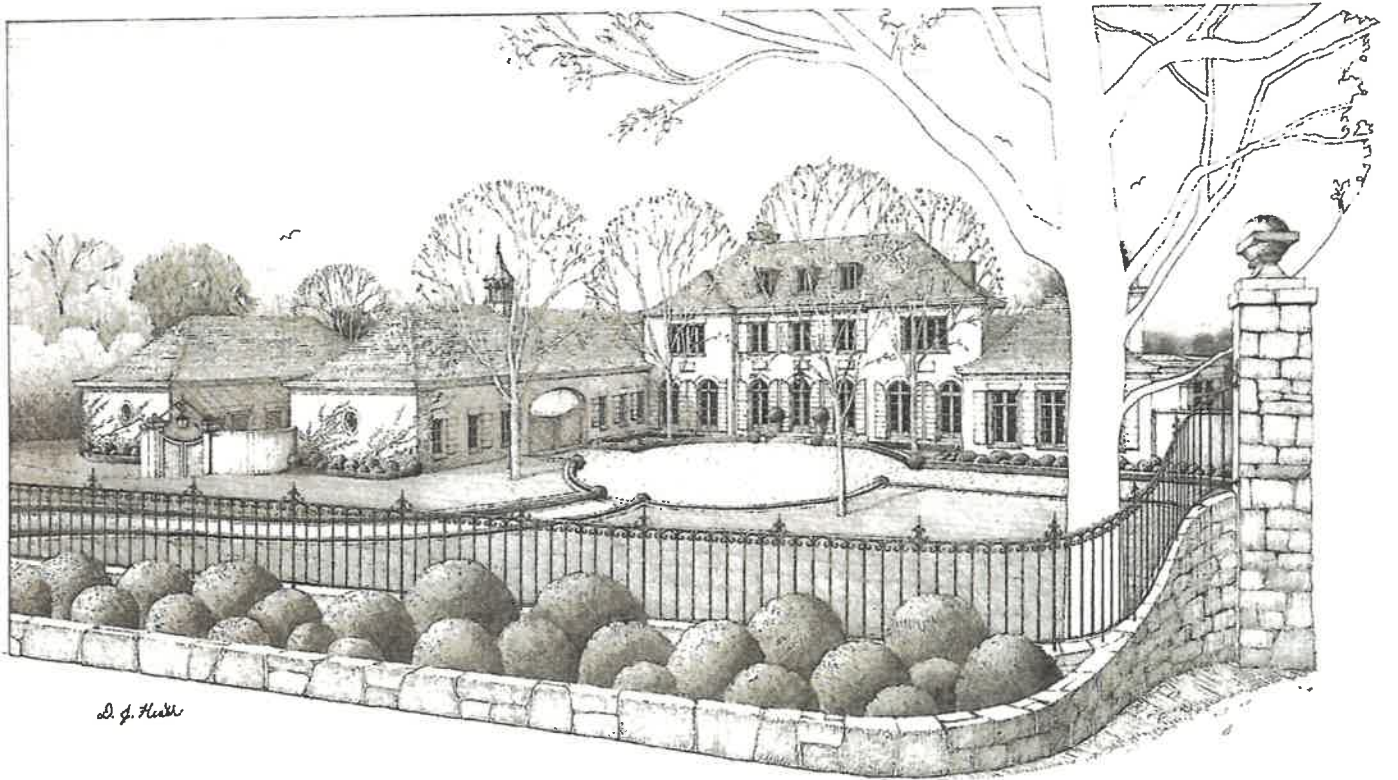




PROPOSED SITE PLAN

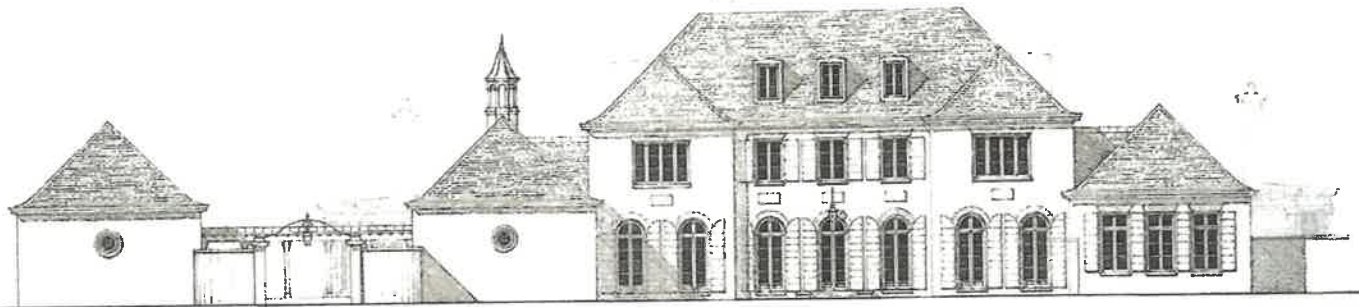
SCALE: 1:50

NEW RESIDENCE AT 73 WESTOVER TERRACE, WESTOVER HILLS, TEXAS 76107
DESIGN COPYRIGHT BY HEATH HOUSE, LLC
3525 TURTLE CREEK BOULEVARD, 10C, DALLAS, TEXAS 75219 - (214) 697-4489
DECEMBER 29, 2020

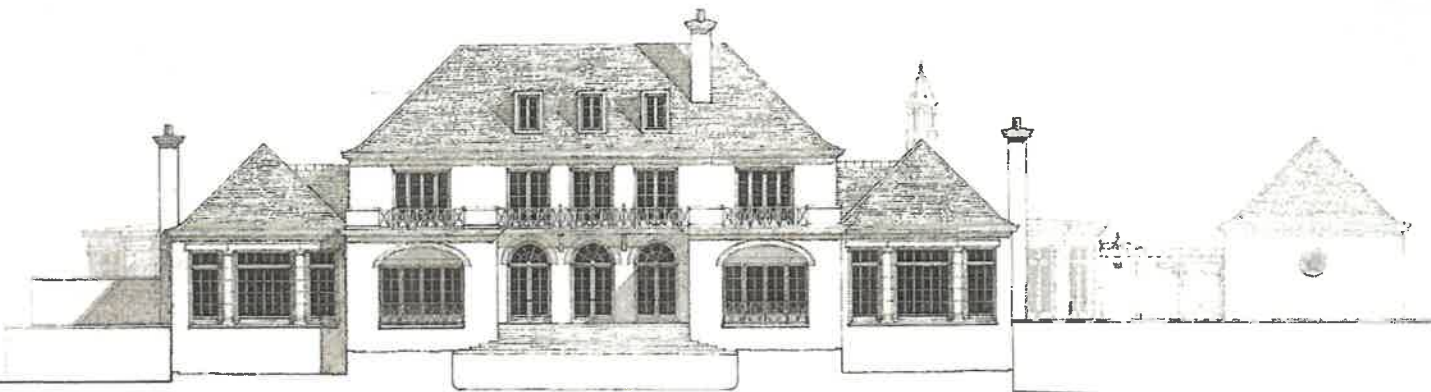


D. J. Heath

PROPOSED VIEW TOWARDS MAIN HOUSE AND DETACHED GARAGE FROM STREET
A NEW RESIDENCE AT 73 WESTOVER TERRACE . WESTOVER HILLS . TEXAS 76107
DESIGN COPYRIGHT BY HEATH HOUSE . LLC
3525 TURTLE CREEK BOULEVARD . 10C , DALLAS , TEXAS 75219 ~ (214) 697 - 4489
DECEMBER 28 , 2020



Front & South Elevation

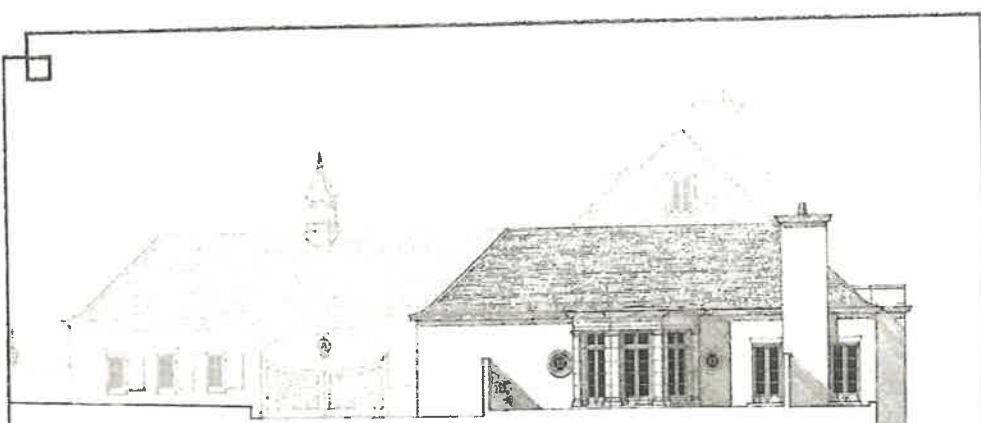


Rear & North Elevation

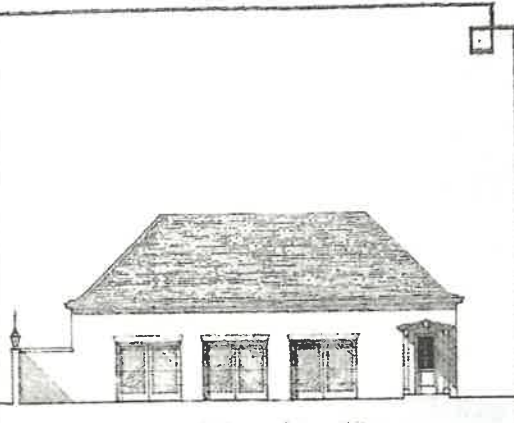
PROPOSED FRONT AND REAR ELEVATIONS

SCALE : 1 : 20

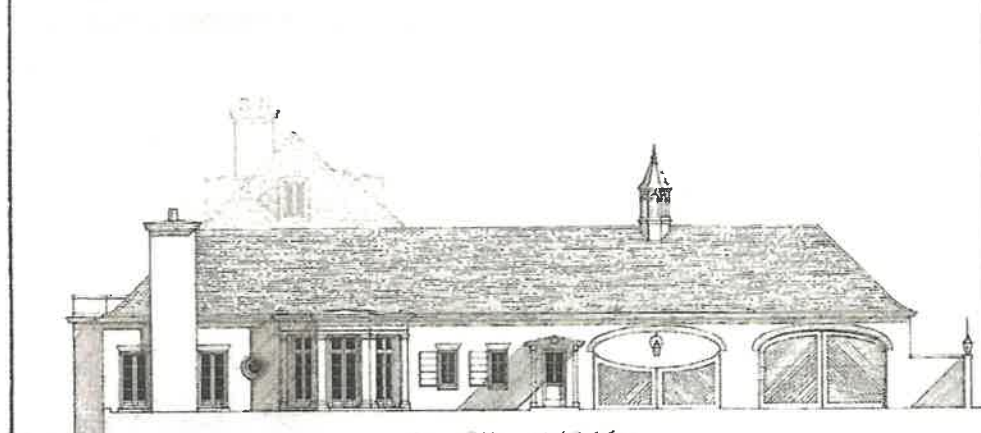
A NEW RESIDENCE AT 73 WESTOVER TERRACE , WESTOVER HILLS , TEXAS 76107
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3525 TURTLE CREEK BOULEVARD , 10C , DALLAS , TEXAS 75219 ~ (214) 697 - 4489
DECEMBER 28 , 2020



Main House East Elevation



Detached Garage East Elevation



Main House West Elevation



Detached Garage West Elevation

PROPOSED EAST AND WEST ELEVATIONS

SCALE: 1:20

A NEW RESIDENCE AT 73 WESTOVER TERRACE, WESTOVER HILLS, TEXAS 76107

DESIGN COPYRIGHT BY HEATH HOUSE, LLC

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DECEMBER 28, 2020