



City of Westworth Village
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PLANNING & ZONING COMMISSION MEETING MINUTES

**TUESDAY
FEBRUARY 17, 2015
TIME: 5:00 PM**

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

ATTENDEES:

Chairperson	Melva Campbell
Secretary	Darla Thornton
Member	Michael Lewis
Member	Jeannette Jones
Member	Margaret Worthington
Member	Cheryl Chrisman
Mayor	Tony Yeager
Council Member	Steve Beckman
Council Member	Nick Encke
City Administrator	Roger Unger
City Secretary	Carol Borges
HCGC Superintendent	Sterling Naron
Code Enf/Bldg Inspec	Ryan Studdard

GUESTS:

Trinity Falls project	Lee Nichol - Lee Nichol Interests LLC Ottis Lee -Baird, Hampton & Brown
Wellness Institute project	Joe Howell - Property Owner Glenn Griggs – Griggs Group Architects
Compass Bank	David Dees – Lend Lease Corp Hillary VonAhsen – Kimley Horn & Associates

ABSENT:

Member	Tommy Weaver
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CALLED TO ORDER at 5:04pm by Chairperson Melva Campbell.

Action Items:

- I. **Approval of Minutes** from P&Z meeting on September 9, 2014.
 - **MOTION** to approve the minutes by Cheryl Chrisman. **SECOND** by Margaret Worthington.
Motion passed unanimously, by a vote of 6 Ayes and 0 Nays.
- II. Discuss rezoning application for approx. 26 acres, including tracts A319-27780-15C, A319-9010-1, A319-9010-2, and A319-9010-3, to be known as Trinity Falls at Lawrence Farms, from SF-A to SF-B with a Planned Development Overlay. [This will be PD-4.]

- City Administrator Roger Unger provided history of the property. The Trinity Falls project includes land parcels from the Bankston and Lawrence properties, as well as lots previously owned by other individuals. One week ago, the WRA Board and Council took action to lift a ‘no build’ deed restriction with the contingency that the developer acquires rezoning to SF-B or SF-C with a Planned Development overlay. Roger stated this development has an opportunity to add \$30-\$40M to the tax rolls, which equates to +\$100K in revenue.
- Mr Ottis Lee, the developer’s engineer, discussed the concept plan, flood plain areas, street design, and connection to the trail system. Roger stated the City’s engineers would review the flood plain design. Mr Nichol, the community developer, discussed the homes sites and his desire to maintain natural areas.
- No action taken. A Public Hearing will be held on March 10th.

III. Discuss and take action with respect to the Preliminary Site Plan for PD-3, the i-Wellness Institute, to be located at 285 Roaring Springs Road.

- Roger Unger stated the concept plan has changed since the Commission packets were delivered. Roger presented the site plan revisions, including flood plain along the creek. The developer is requesting changes to the set-backs and shifting the building to the north and west. The parking garage is two levels with +37K square feet of office space above, on the third level of the structure. Building height will not exceed the 38’ Planned Development restriction. Roger expects to make a complete recommendation to the Commission and Council on March 10th.
- No action taken. A Public Hearing will be held on March 10th.

IV. Discuss and take action with respect to a Specific Use Permit request from Compass Bank to allow a stand-alone ATM to be located at 6720 Westworth Blvd, Lot 1 of the Shoppes at Hawks Creek Addition.

- Roger Unger stated the City’s ordinance views an ATM as an accessory building and, without an actual building, it is not a permitted structure. David Dees presented research and site drawings. The structure is not a typical ATM. It’s referred to as a “24-Hour Video Banker” with audio and video access to a call center representative. This new type of banking site is a “streamlined teller experience” being widely introduced across the country. While this is the initial phase of a local presence, Compass expects to build a full service retail branch in 2016, which is depicted in the site drawings. The branch cannot be built sooner due to federal guidelines on when and where new bank branches can be built.
- Roger stated he is not in favor of this project and will not likely recommend approval. Roger also stated Chief Reaves’ concerns over safety, etc. Mr Dees identified security lighting on the drawings and presented crime statistics.
- The P&Z can, but is not required to, make a motion to approve or deny the SUP tonight. The Council needs a super majority to override any P&Z recommendation. The Council will hold a Public Hearing on this subject on March 10th. Roger stated the Commission can conduct a joint meeting with Council to hear citizen comments then make its recommendation.
- **MOTION** made by Jeannette Jones to **put off the P&Z recommendation until after the Public Hearing on March 10th. SECOND** by Michael Lewis. **Motion passed by a vote of 5 Ayes** (Jones, Lewis, Campbell, Thornton, and Chrisman) **and 1 Nay** (Worthington).

V. Next meeting is scheduled for Tuesday, March 10th, at 6:00pm.

ADJOURNED at 6:32pm by Chairperson Melva Campbell.

MINUTES taken by City Secretary Carol Borges.

MINUTES APPROVED BY:

Melva Campbell on this, the 10th day of March, 2015.
Melva Campbell, Chair

SIGNATURE ATTESTED BY:

Darla Thornton
Darla Thornton, Recording Secretary

