



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

PLANNING & ZONING COMMISSION PUBLIC HEARING and MEETING MINUTES

**TUESDAY
 MARCH 10, 2015
 TIME: 6:00 PM**

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

- ATTENDEES:**
- | | |
|-------------------------|----------------------|
| Chairperson | Melva Campbell |
| Secretary | Darla Thornton |
| Member | Jeannette Jones |
| Member | Margaret Worthington |
| Mayor | Tony Yeager |
| Council Member | Carlos Zavala |
| Council Member | Jill Patton |
| Council Member | Nick Encke |
| Council Member | Steve Beckman |
| Council Member | Mike Coleman |
| City Administrator | Roger Unger |
| City Secretary | Carol Borges |
| Police Chief | Kevin Reaves |
| Code Enf/Bldg Inspec | Ryan Studdard |
| Public Works Supervisor | Joseph Alvarez |
| HCGC Director of Golf | David Curwen |
| HCGC Superintendent | Sterling Naron |
| Resident | Tiffany Aller |
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- 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 |
-
- ABSENT:**
- | | |
|--------|-----------------|
| Member | Tommy Weaver |
| Member | Michael Lewis |
| Member | Cheryl Chrisman |

CALLED TO ORDER at 6:00pm by Chairperson Campbell.

OPENED PUBLIC HEARING at 6:00pm.

To receive input from citizens regarding the following zoning request: to rezone 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 or SF-C with a Planned Development Overlay.

- City Administrator Roger Unger stated this item is being brought to both the P&Z Commission and the Council this evening. All legal requirements for notice of public hearings and letters to property owners have been completed, as well as posting a sign on the property itself.
- No public comments were received.

CLOSED PUBLIC HEARING at 6:01pm

ACTION ITEMS:

- I. **Approval of Minutes** from P&Z meeting on February 17, 2015.
 - **MOTION** to approve the minutes by Margaret Worthington. **SECOND** by Jeannette Jones. **Motion passed unanimously**, by a vote of 4 Ayes and 0 Nays.
- II. Discuss and take action with respect to **rezone 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 or SF-C with a Planned Development Overlay.** [This will be PD-4.]
 - Roger stated the City will maintain control over the project with the Planned Development overlay regardless of SF-B or SF-C zoning. The primary differences between the two zoning designations are the minimum height and front set-back requirements. There have not been any changes to the site plan from the last meeting.
 - **MOTION** by Jeannette Jones to **rezone 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 either SF-B or SF-C with a Planned Development Overlay.** **SECOND** by Margaret Worthington. **Motion passed unanimously** by a vote of 4 Ayes and 0 Nays.
- 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 stated the developer has proposed changes to the setback and building height from what had been previously presented. Discussion continued at length regarding code requirements.
 - **MOTION** made by Jeannette Jones to approve the **Preliminary Site Plan for PD-3, the i-Wellness Institute, with a height restriction not to exceed 38'.** **SECOND** by Margaret Worthington. **Motion passed unanimously** by a vote of 4 Ayes and 0 Nays.

COMMISSION RECESSED at 6:40pm to participate in the City Council's Public Hearing on the Special Use Permit Request.

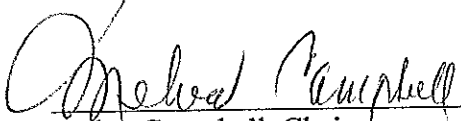
COMMISSION RECONVENED at 7:11pm.

- 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.**
- Jeannette Jones is not in favor of approving a stand-alone ATM where there is no bank building.
 - **MOTION** made by Jeannette Jones to **deny** the **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.** **SECOND** by Margaret Worthington. Motion passed by a vote of 3 Ayes (Jones, Worthington, and Campbell) and 1 Nay (Thornton).
- V. **Next meeting date TBD.**


ADJOURNED at 7:13pm by Chairperson Melva Campbell.

MINUTES taken by City Secretary Carol Borges.

MINUTES APPROVED BY:


Melva Campbell, Chair on this, the 7th day of July, 20 15.

SIGNATURE ATTESTED BY:


Darla Thornton, Recording Secretary

