



City of Westworth Village  
311 Burton Hill Road • Westworth Village, TX 76114  
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**PLANNING & ZONING COMMISSION MEETING MINUTES**

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**TUESDAY  
AUGUST 25, 2015  
TIME: 5:30 PM**

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

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**ATTENDEES:**

Chairperson	Melva Campbell
Member	Jeannette Jones
Member	Margaret Worthington
Member	Cheryl Chrisman
Member	Al Dias (arrived at 5:32pm)
City Administrator	Roger Unger
City Secretary	Carol Borges
Director of Community Dev	David Curwen
Code Enf/Bldg Inspec	Ryan Studdard
Mayor	Tony Yeager

**GUESTS:**

<b>Westworth Falls</b>	Lee Nichol, Lee Nichol Interests LLC Ottis Lee, Baird, Hampton & Brown
<b>Executive Self Storage</b>	Barry Hudson, Dunaway Associates Mack House, The Westover Group Andrew Sandford, Sandford Properties Scott Slagle, Sidebar Collaborative Melissa Huffman, Real Estate Broker
<b>Wellness Institute project</b>	Joe Howell, Property Owner/Developer Glenn Griggs, Griggs Group Associates

**ABSENT:**

Secretary	Darla Thornton
Member	Michael Lewis

**CALLED TO ORDER at 5:31pm by Chairperson Melva Campbell.**

**OPENED PUBLIC HEARING #1 at 5:31pm.**

**To receive input from citizens regarding the following item:**

Re-zone approximately 25.896 acres of land recorded on the Tarrant County Cornelius Connelly Survey, Abstract No. 319, Lots 1, 2, and 3, N.T. Culberson Addition, to be included in and known as Westworth Falls to a Planned Development (PD-4).

- No discussion. No public comments received.

**CLOSE PUBLIC HEARING #1 at 5:32pm.**

**OPEN PUBLIC HEARING #2 at 5:32pm.**

**To receive input from citizens regarding the following item:**

Re-zone approximately 1.18 acres of land recorded on the Tarrant County Cornelius Connelly Survey, Abstract No. 316, commonly known as the Manus property, to be included in the Westworth Falls Planned Development (PD-4).

- No discussion. No public comments received.

**CLOSE PUBLIC HEARING #2 at 5:33pm.**

**OPEN PUBLIC HEARING #3 at 5:33pm.**

**To receive input from citizens regarding the following item:**

Preliminary Plat for Planned Development #4 (PD-4), to be known as Westworth Falls.

- No discussion. No public comments received.

**CLOSE PUBLIC HEARING #3 at 5:33pm.**

**ACTION ITEMS:**

**I. Approval of Minutes from P&Z meeting on July 7, 2015.**

- **MOTION to approve the minutes** by Margaret Worthington. **SECOND** by Cheryl Chrisman. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

**At this point in the meeting, the Action Items were taken out of order from the agenda. They are listed here in the order of which they were discussed.**

**II. Discuss and take action with respect to the Preliminary Plat / Re-plat for Planned Development #4 (PD-4), to be known as Westworth Falls.**

- Extensive discussion ensued regarding the definition of a Planned Development, the responsibilities of the P&Z Commission, and ultimate decision responsibility of the City Council.
- A summary of the concept plan for The Westworth Falls subdivision was provided by staff and Mr Lee Nichol and Mr Ottis Lee. The original plan included an open neighborhood with public access and a pocket park on flood plain land. Driven by land valuation and interested home builders, the plan has changed to a gated, but not guarded, community. Gate access will be provided to emergency personnel in the same fashion as provided to Westworth Park and The Fairways

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subdivisions. Rear gate access from the subdivision to the trail system will not impeded on public access to the trail system. The private streets within the subdivision will be maintained by the community homeowners association and funded through dues paid by those homeowners. City owned utilities will be maintained by the City and funded through ad valorem taxes as provided for all property within city boundaries.

- As a point-of-order, City Administrator Roger Unger reminded the Commission the item before them is only discussion of the plat. Parts of the development are currently zoned SF-B and part SF-A. The goal is to rezone the entire area SF-B with a Planned Development overlay. Current total number of lots stands at 67, but there is potential for another piece of land to be incorporated into the community, which will require rezoning at a future meeting.
- **MOTION** made by Cheryl Chrisman to **approve the Preliminary Plat / Re-plat for Planned Development #4 (PD-4), to be known as Westworth Falls.** **SECOND** by Jeannette Jones. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

**III. Discuss and take action with respect to re-zoning approximately 1.118 acres of land, as presented and commonly known as the Manus property, to be included in the Westworth Falls Planned Development (PD-4).**

- The 1.118 acres, known as the Manus property, was purchased by Mr Nichol to be included in the subdivision. The name of the subdivision was intended to be Trinity Falls at Lawrence Farms, however the name Trinity Falls had already been registered in the area, so the name of subdivision will be Westworth Falls.
- Discussion continued regarding expected development, as follows: 6000sf to 9300sf lot sizes, minimum 2400sf two-story homes, maximum building height of 35', private streets, approximately 6.7 acres (26%) of open space. These and all designs and restrictions will be outlined in the Planned Development document. Anything not outlined falls to the underlying SF-B zoning restrictions.
- **MOTION** made by Jeannette Jones to **approve re-zoning approximately 1.118 acres of land, as presented and commonly known as the Manus property, to SF-B with a Planned Development Overlay, to be included in the Westworth Falls Planned Development (PD-4).** **SECOND** by Al Dias. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

**IV. Discuss and take action with respect to re-zoning approximately 25.896 acres of land, as presented, to be included in and known as Westworth Falls to a Planned Development (PD-4).**

- There was some confusion as to the actions taken by P&Z in the past regarding the acreage discussed here. This items brings the full platted acreage of the development into the PD and validates the new development name [Westworth Falls].
- **MOTION** made by Margaret Worthington to **approve re-zoning approximately 25.896 acres of land, as presented, to SF-B with a Planned Development Overlay, to be included in the Westworth Falls Planned Development (PD-4).** **SECOND** by Cheryl Chrisman. **Motion passed** by a vote of 4 Ayes and 1 Nay (Jeannette Jones).

**V. Discuss and take action with respect to the request for a Specific Use Permit from KCP Springs for the construction of a self-storage facility at the intersection of Roaring Springs Road and Westworth Blvd.**

- Mr Barry Hudson discussed the limited land use prospects due mainly to the challenging road access. TxDOT will not approve access from SH 183 due to the Roaring Springs stop light. Property access from Roaring Springs Road had to be moved further up the street to ensure a safe traffic pattern. The building is designed as a three-story, inside only, climate-controlled facility [no outside storage/boat storage/etc]. It will look more like an office building with stone, brick, and glass exteriors. The only distinguishable feature of it being a storage facility with be the sign.

- Mr Tom Hughes stated his concern over dumpsters backing up to residential property. He asked that both the P&Z Commission and City Council consider the property values and quality of life of townhome residents.
- **MOTION** made by Jeannette Jones to **approve the Specific Use Permit from KCP Springs for the construction of a self-storage facility at the intersection of Roaring Springs Road and Westworth Blvd. SECOND** by Margaret Worthington. **Motion passed** by a vote of 4 Ayes and 1 Abstain (Al Dias).

**VI. Discuss and take action with respect to the Site Plan for the iWellness Institute (PD-3).**

- Previous actions to extend the building height from 35' to 38', and setback allowances are noted on the current site plan. Building Inspector Ryan Studdard stated everything meets the City's ordinances and requirements.
- **MOTION** made by Margaret Worthington to **approve the Site Plan for the iWellness Institute (PD-3) as presented. SECOND** by Cheryl Chrisman. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

**VII. Discuss and take action with respect to the Final Plat for the iWellness Institute (PD-3).**

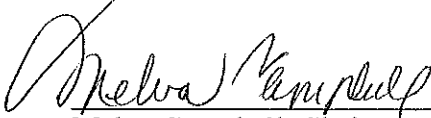
- Previous discussion of the preliminary plat included verifying no access will be allowed from Rogner Drive and providing the City with dedicated access to the trail system. The paperwork for both has been complete. The Final Plat shows the access issue as resolved, but does not show the trail access.
- **MOTION** made by Jeannette Jones to **approve the Final Plat for the iWellness Institute (PD-3) contingent on the depiction of the right-of-way access to the trail system. SECOND** by Al Dias. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

**VIII. Next meeting date TBD.**

**ADJOURNED at 7:08pm by Chairperson Melva Campbell.**

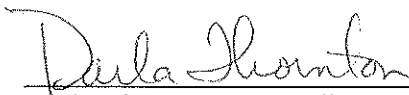
MINUTES taken by City Secretary Carol Borges.

**MINUTES APPROVED BY:**

  
 \_\_\_\_\_  
 Melva Campbell, Chair

on this, the 3<sup>rd</sup> day of NOVEMBER, 2015.

**SIGNATURE ATTESTED BY:**

  
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 Darla Thornton, Recording Secretary

