



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

WESTWORTH REDEVELOPMENT AUTHORITY BOARD MEETING MINUTES

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

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

ATTENDEES:

President	Nick Encke
Vice President	Mike Coleman
Secretary	Jill Patton
Board Member	Melva Campbell
Board Member	Steve Beckman
Board Member	Sarah Dearing
Executive VP	Roger Unger
WRA Attorney	Kelly Jones
Mayor	Tony Yeager
City Secretary	Carol Borges
Police Chief	Kevin Reaves
HCGC Superintendent	Sterling Naron

ABSENT: Board Member Melissa Huffman

GUESTS: Lee Nichol Interests LLC Lee Nichol
 Baird, Hampton & Brown Ottis Lee

CALLED TO ORDER at 6:03pm by President Encke.

OPENED PUBLIC HEARING at 6:03pm.

This public hearing is held to receive input from the citizens of Westworth Village regarding lifting the greenspace restrictions on the following tracts of land, listed herein on the Cornelius Connelly Survey, generally referred to as the "horse pasture area":

A319-3B1A, A319-3C1B, A319-3D1, A319-TR1A, A319-TR1C, A319-TR1F1

- City Administrator Roger Unger stated while the WRA is not required to conduct a public hearing he felt it was in the best interest of the Board to do so. Notice was posted and published in the newspaper. The P&Z Commission will conduct a required public hearing on the rezoning request. Notice will be posted and published and required letters will be sent to surrounding property owners.
- Roger provided an overview of the project. This area is under deed restrictions which will automatically cease at the end of a 25 year period, which is approaching. The restrictions were originally imposed to avoid development competition with the Westworth Park subdivision. As both Westworth Park and the

Fairways subdivisions are complete, this opportunity is in perfect timing with the City's Vision Plan. This +24 acre site includes 6 acres of floodplain and will consist of 62 residential lots, with home prices beginning at \$400K. Final floodplain documents will be reviewed by the City's engineers, Freese & Nichols. City ordinance requires construction to be no less than 2' above floodplain.

- No public comments were received.

CLOSED PUBLIC HEARING at 6:15pm.

- Mr Lee Nichol, Developer, addressed the Board to clarify the location and preliminary site plan. The development includes previous Bankston and Lawrence property as well as several other homeowner lots. The entrance will be from Westworth Blvd and follow to the east side of the creek. A new access point to the Trinity Trail system will be established which will contribute to the City's parks and trails plan. The community will not be gated. The developer will construct all streets then deed them to the City.

I. Approval of the Minutes from the WRA Meeting on December 16, 2014

- MOTION made by Steve Beckman to approve the minutes. SECOND by Jill Patton. Motion passed unanimously by a vote of 6 Ayes and 0 Nays.

II. The Board convened into Executive Session at 6:31pm, pursuant to Texas Government Code Chapter 551.071(2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, in order to receive advice on legal matters.

- The following people were in attendance: Board Members Encke, Coleman, Patton, Campbell, Beckman, and Dearing, as well as Mayor Yeager, City Administrator Roger Unger, and WRA Attorney Kelly Jones.

Reconvened into Regular Session at 6:58pm.

III. Discuss and take action with respect to lifting the greenspace restriction on the following tracts of land, listed herein on the Cornelius Connelly Survey, generally referred to as the "horse pasture area":

A319-3B1A, A319-3C1B, A319-3D1, A319-TR1A, A319-TR1C, A319-TR1F1

- Attorney Kelly Jones stated the document he received from the developer's attorney does not meet the City's requirements to lift the restrictions. Mr Jones suggests the Board clearly define its provisions to releasing the covenants with conditional verbiage.
- MOTION made by Mike Coleman that the WRA release the 'no build' restriction, thereby lifting the greenspace restriction, on the tracts of land as listed that make up the Trinity Falls project, contingent on P&Z and Council's approval of rezoning the entire development to SF-B or SF-C, either or both with a Planned Development [PD] overlay, and authorize the Mayor and City Administrator to negotiate the agreement, and authorize the WRA President to sign the agreement within 180 days or this motion and the release of the 'no build' restriction shall be extinguished. SECOND by Steve Beckman. Motion passed unanimously by a vote of 6 Ayes and 0 Nays.

ADJOURNED at 7:04pm by President Nick Encke.

Minutes taken by City Secretary Carol Borges.

MINUTES APPROVED BY:

Nick Encke on this, the 9th day of June, 2015.
Nick Encke, Board President

SIGNATURE ATTESTED BY:

Jill Patton
Jill Patton, Board Secretary

