



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

PLANNING & ZONING COMMISSION MEETING MINUTES

**TUESDAY
JANUARY 31, 2017
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
Member	Cheryl Chrisman
Mayor	Mike Coleman
Council Member	Jill Patton
Council Member	Steve Beckman
Council Member	Nick Encke
Council Member	Dan Novak
City Administrator	Roger Unger
Dep City Administrator	Sterling Naron
City Secretary	Holly Owens
Dep City Secretary	Charity Holman
Director of Community Dev	David Curwen
Building Official	Nader Jeri

ABSENT:

Member	Michael Lewis
Member	Al Dias

CALLED TO ORDER at 6:04pm by Chairperson Melva Campbell.

Action Items

- I. Approval of P&Z Minutes from November 7, 2016 meeting.**
- **MOTION** made by Margaret Worthington to **approve the minutes as presented. SECOND** by Cheryl Chrisman. **Motion** passed by a vote of 4 ayes 0 nays.

OPEN PUBLIC HEARING at 6:10pm

- II. [This is a PUBLIC HEARING.] Discuss and take action on Zoning Change and Concept Plan for Lots 1-33, Block 1, Magnolia West Addition on approximately 6.68 acres encompassed by Coleman, Seymour, Hwy 183, and alley from Coleman to Hwy 183; Connelly, Cornelius Survey, Abstract 3198, Tract 4C, Westworth Village, Tarrant County, TX. Current Zoning; "SF-R" Single Family Residential, Proposed Zoning; "PD-7" Planned Development.**
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- Sterling explained no changes from what was explained during the P&Z Workshop on January 24, 2017. Spoke of the alley improvement. The lane will be 16 ft. across going North to South. Asked for board to take action to change the development from Multi-Family to “SF-R” zoning. Also informed the board that the Developer was present in the audience if they had any questions.
- Margaret asked for clarification if the property would be zoned as “SF-R”. Yes per Sterling
- **MOTION** to reject made by Jeanette Jones, if 50’ easement per annex street and 30’ paved ROW is not given per ordinance. **SECOND** by Margaret Worthington for the sake of discussion.
- Jeanette speaks of objections to zoning change.
- Melva reprimands Jeanette twice for being out of order. Calls for a vote. **MOTION** fails by a vote of 1 from Jeanette Jones aye 4 nays. Opens for **ALTERNATIVE MOTION**. **MOTION** made by Margaret Worthington to approve the zoning change for PD-7. **SECOND** by Cheryl Chrisman. **MOTION** passed with 4 ayes and 1 nay from Jeanette Jones.

CLOSED PUBLIC HEARING at 6:20pm

- III. Discuss and take action on a Preliminary Plat for Westworth Village Plaza; Block 1, Lots 1-8; Connelly, Cornelius Survey, Abstract 319, Tract 4H8 & 4H4A addressed as 6500 Westworth Blvd., Westworth Village, Tarrant County, Texas.**
- **Sterling explains the tract. Proposed to be Block 1, Lots 1-8. Commercial developments. Preliminary Plat has been reviewed and approved by staff.**
 - **MOTION** made by Cheryl Chrisman to approve the plat. **SECOND** by Darla Thornton. **Motion** passed unanimously by a vote of 5 ayes and 0 nays.
 - **Residents of The Fairways request an audience**
 - Richard Cervenka (6604 Fairway Drive). Spoke on behalf of HOA. Request for a 7’ masonry wall be constructed between the new development and the neighborhood.
 - Buddy Hudgins (6601 Fairway Drive) – Concerned about well site
 - Dodd Dorsey (6636 Fairway Drive) – Concerned about value of homes
 - Richard Meszaros (6625 Fairway Drive)
 - David Rainey (6621 Fairway Drive)
- IV. Discuss and take action on the Preliminary Site Plan for Braum’s Ice Cream and Dairy Store located at 6500 Westworth Blvd., Westworth Village, Tarrant County, Texas; Connelly, Cornelius Survey, Abstract 319, Tract 4H8 & 4H4A.**
- **TABLED** by Melva Campbell due to lack of information available.

Discussion Items:

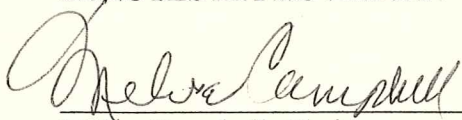
- I. Discuss the Re-plat of Crossroads Townhomes; Lot 1, Block 1, Tarrant County, Westworth Village, Texas, and addressed as 5863-5877 Westworth Boulevard. Current Zoning: PD-6 “Residential Planned Development”. (Crossroads Townhomes; Lot 1R, Lots 2-9, Block 1)**
- Sterling stated sight has been sold to a new owner and the owner wants to amend PD-6 to 9 separate lots, 8 homes and 1 lot for the HOA. All zoning changes will come later with an ordinance. The intent of the developer is to have single family homes. A public hearing will take place in the near future. The developer, Mike Byers, here to speak about the Plat.
 - Mike expressed proposing 8 single family homes with greenspace.

II. Discuss next meeting date scheduled February 28, 2017 at 6pm.

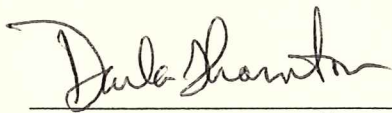
ADJOURNED at 6:56pm by Chairperson Melva Campbell.

MINUTES taken by Deputy City Secretary Charity Holman.

MINUTES APPROVED BY:


_____ on this, the 28th day of February, 2017.
Melva Campbell, Chair

SIGNATURE ATTESTED BY:


_____ Darla Thornton, Recording Secretary

