

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

PLANNING & ZONING COMMISSION MINUTES

**MONDAY
 JUNE 1, 2017
 TIME: 5:30 PM**

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

ATTENDEES:

Chairperson	Melva Campbell
Secretary	Darla Thornton
Member	Margaret Worthington
Member	Cheryl Chrisman
Member	John Hendrix
Member	Michael Lewis
Member	Riley Peveto
City Administrator	Roger Unger
Council Member	Steve Beckman
Council Member	Dan Novak
City Secretary	Brandy Barrett
Police Chief	Kevin Reaves
Deputy City Administrator	Sterling Naron
Director of Community Dev	David Curwen
Building Official	Nader Jeri
Public Works Supervisor	Joseph Alvarez

CALLED TO ORDER at 5:30 pm by Chairperson Melva Campbell.

OPEN PUBLIC HEARING No. 1 at 5:31 pm.

To receive input from citizens regarding **rezoning property and implementing Planned Development #8 for the Burton Hill Baptist Church Addition at 308 Burton Hill Road, Westworth Village, Tarrant County Texas, further described as 1.78856 acres of NATHAN H CARROLL SURVEY Abstract 264 Tract 81B01.**

The Chair recognized the following:

- Terry Colley, Pastor, Burton Hill Baptist Church: he provided a brief oral history of the church, noting that the Church supports this concept and will proceed if approved, however if it is denied, they will continue in the process and find an alternate route that could be approved.
- Holly Moore, 5740 Popken Dr: she currently has access via the Church grounds to a private gate in her backyard and wanted to know if she would still be able to access the gate; in addition she is concerned that the new homes will be too close to the street and detract from the view of the neighborhood.

- Kay Witt, 5729 Popken Dr: being a landlord to several properties on Popken, she is concerned about the neighborhood, and she strongly opposes the sale of the property by the church, as she believes it should remain church property as it was originally designed.
- Tony Yeager, 5705 Popken Dr: he strongly opposes the passage of this concept plan, noting the historical aspect of the neighborhood and he is very concerned about the parking lot the church will have if half of the property is sold for residential housing, as they are currently parking on the street on Sundays.

CLOSED PUBLIC HEARING No. 1 at 5:42 pm

OPEN PUBLIC HEARING No. 2 at 5:43 pm.

To receive input from citizens regarding **rezoning property and implementing Planned Development #9 for the Fort Capital Addition at 409 Burton Hill Road, Westworth Village, Tarrant County Texas, further described as 2.832 acres of NATHAN H CARROLL SURVEY Abstract 264 Tract 86B & Tract 87.**

- No comments were made.

CLOSED PUBLIC HEARING No. 2 at 5:43 pm

ACTION ITEMS

APPROVAL OF MINUTES:

A. Approval of Minutes from Planning and Zoning Meetings on April 4, 2017.

MOTION to approve the Planning & Zoning Minutes from the April 4, 2017 meeting.

- **MADE BY:** Riley Peveto. **SECOND** by Michael Lewis.

DISCUSSION:

- Margaret noted the word unanimously needed to be removed from Action Item B; as the motion was passed but it was not a unanimous vote.
- Riley Peveto withdrew his motion.

MOTION to approve the Planning and Zoning Minutes from the April 4, 2017 meeting following the removal of the word unanimously in the vote on Action Item B.

- **MADE BY:** Riley Peveto. **SECOND** by Darla Thornton.
- **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.

B. Discuss and take action rezoning property and implementing Planned Development #8 for the Burton Hill Baptist Church Addition at 308 Burton Hill Road, Westworth Village, Tarrant County Texas, further described as 1.78856 acres of NATHAN H CARROLL SURVEY Abstract 264 Tract 81B01.

DISCUSSION:

- Sterling Naron reviewed the details of the requested variance, noting that this was not a gated community.
- Cameron Ehn, Project Developer, answered questions regarding parking concerns, set backs, easements and alley access.
- Holly Moore, 5740 Popken, restated her concerns about the creation of private drive and access to neighboring property.

- Kay Witt, 5729 Popken, discussed the history of the property and it's intended dedication for the furtherance of the Gospel of Christ, she noted she was not a member of the Church.
- Sterling Naron stated the staff recommends denial as it does not keep with the aesthetics of the established neighborhood.

MOTION to recommend the City Council deny Planned Development #8 for the Burton Hill Baptist Church Addition at 308 Burton Hill Road, Westworth Village, Tarrant County, Texas.

MADE BY: Margaret Worthington. **SECOND BY** John Hendrix.

- **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.

C. Discuss and take action on rezoning property and implementing Planned Development #9 for the Fort Capital Addition at 409 Burton Hill Road, Westworth Village, Tarrant County Texas, further described as 2.832 acres of NATHAN H CARROLL SURVEY Abstract 264 Tract 86B & Tract 87.

DISCUSSION:

- Sterling Naron reviewed variances requested for the private gated community in detail.
- Trace Strwey the Project Engineer discussed the layout of the homes, including the J-swing garages, noting that the first 2 lots would have private access due to the entrance gate location. In addition, he answered questions about proximity to the school entrance and traffic patterns.
- Margaret Worthington expressed concerns about the neighborhood and the impact this would have on future development of the remaining land in the immediate area, believing this sets a bad precedence.

MOTION to recommend the City Council deny Planned Development #9 for the Fort Capital Addition at 409 Burton Hill Road, Westworth Village, Tarrant County Texas.

MADE BY: Margaret Worthington. **SECOND** by Cheryl Chrisman.

- **Motion failed** by a vote of 3 Ayes and 4 Nays.

MOTION to recommend the City Council approve Planned Development #9 for the Fort Capital Addition at 409 Burton Hill Road, Westworth Village, Tarrant County Texas.

MADE BY: Riley Peveto. **SECOND** by Michael Lewis.

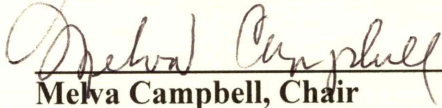
- **Motion passed** by a vote of 4 Ayes and 3 Nays.

DISCUSSION ITEM

- A. Brandy Barrett announced there were no pending actions and therefore no future meeting date has been set. The next meeting will be scheduled as needed.

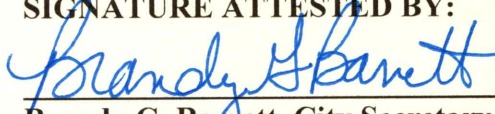
ADJOURNED at 6:37pm by Melva Campbell, Chair.

MINUTES APPROVED on this the 1st day of August, 2017



 Melva Campbell, Chair

SIGNATURE ATTESTED BY:



 Brandy G. Barrett, City Secretary

