



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

PLANNING & ZONING COMMISSION WORKSHOP MINUTES

**MONDAY
 JANUARY 24, 2017
 TIME: 6:00 PM**

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

ATTENDEES:

P&Z Chairperson	Melva Campbell
P&Z Secretary	Darla Thornton
P&Z Member	Margaret Worthington
P&Z Member	Cheryl Chrisman
P&Z Member	Al Dias
Mayor	Mike Coleman
Council Member	Carlos Zavala
Council Member	Dan Novak
City Attorney	Ashley Dierker
City Administrator	Roger Unger
City Secretary	Holly Owens
Deputy City Administrator	Sterling Naron
Deputy City Secretary	Charity Holman
Police Chief	Kevin Reaves
Director of Community Dev	David Curwen
Building Official	Nader Jeri

ABSENT:

P&Z Member	Michael Lewis
P&Z Member	Jeanette Jones

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

Agenda Items:

I. Discuss the 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. (This item will be acted on during the January 31, 2017 Regular Planning and Zoning Commission Meeting.)

➤ Sterling Naron explained the zoning change and concept plan for Magnolia West Addition.

- Margaret Worthington asked what the parameters were for developing the concept.
- Sterling Naron stated that the parameters have to meet the current ordinances. Mr. Naron continued with the presentation.
- Margaret Worthington asked about the alleys and right-of-ways.
- Sterling Naron described the alleys and the right-of-ways with the easements with 5-ft. backside of property and 20-ft. easements.
- Al Dias asked about the buffer between the existing subdivision and the new development.
- Sterling Naron described the buffer and street widths.
- Al Dias asked about the direction of the one-way street.
- Sterling Naron stated that it will go North to South. Mr. Naron continued with the presentation.
- Al Dias asked about the ownership of the property.
- Sterling Naron and Roger Unger stated that the property was transferred to ARI from the Department of Defense for a specific use as housing for individuals with disability. The use had to be in place for 20 years. After the 20 years was up, the property was deeded over and ARI sold the property to Fort Capital.
- Margaret Worthington asked about access to the Library.
- Sterling Naron stated that access will be from Holloway. Roger Unger stated that pedestrian traffic will have access on Seymour but vehicle will access from Holloway.
- Al Dias stated that he would like to see a sidewalk.
- Roger Unger stated that the narrow one-way streets are done all over the state to control the amount of traffic and speed.
- Chief Reaves stated that bikes would use the sidewalks but these type of streets mitigate vehicle traffic and increases pedestrian traffic.
- Sterling Naron continued to explain the PD requirements.
- Al Dias asked about the type of homes that will be in the development.
- Fort Capital came forward and stated that they will be Garden Style homes with a minimum 2,400 square feet. Jason with Fort Capital continued to talk about the concept of the development including the green space and park areas.
- Margaret Worthington asked about the lot sizes.
- Jason stated 6,000 – 7,200 square feet.
- Al Dias asked if Staff had reached out to the surrounding neighborhoods.
- Sterling Naron stated that letters went out to everyone within 200-ft. of the development, signs were posted on the site and a legal ad was posted.
- Margaret Worthington asked what the wall would look like.
- Jason stated that it would be similar to Westworth Park.
- Margaret Worthington asked for more information on the library, since the City is looking into building a new library.
- Roger Unger gave the history of the library and its current ownership with the Department of Defense and Department of Education. The contract in regards to the library still has 9 years on it but the City is negotiating with both the DOD and DOE to purchase the remainder of the contract.
- Roger Unger continued that Fort Capital is interested in purchasing the library lot and developing it with the neighborhood.

II. Discuss the 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. (This item will be acted on during the January 31, 2017 Regular Planning and Zoning Commission Meeting.)

- David Curwen explained the proposed site plan for Braum's Ice Cream and Dairy Store.
- Al Dias asked about who pays for the infrastructure.
- David Curwen stated the developer would pay for the infrastructure. David continued with the presentation.
- Al Dias asked about the traffic access around Leonard Way and the Fairways.
- David Curwen stated that there will be access from Fairway Drive.
- Al Dias continued to ask about the gas well restrictions.
- David Curwen explained the restrictions to gas wells and commercial property that develops around it. David continued to discuss the site plan including turning lanes and traffic counts.
- Al Dias asked about the cemetery.
- David stated that it is a Texas Historic Site.
- Al Dias asked how Hwy 183 will be affected.
- Roger Unger stated that COG has proposed a traffic light.
- David stated that TxDOT will have to approve a turning lane.
- Margaret Worthington asked who the developer was.
- David stated that the developer is Scott Renfree.

ADJOURNED at 7:05 pm by Chairperson Campbell.

MINUTES taken by City Secretary Holly G Owens.

MINUTES APPROVED BY:

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

SIGNATURE ATTESTED BY:

Darla Thornton
Darla Thornton, Recording Secretary

