



CALL TO ORDER

CITIZEN COMMENTS

This is an opportunity for citizens to address the commission on any matter over which they have authority, whether it is or is not posted on the agenda. The commission is not permitted to discuss or take action on any presentations concerning an item not listed on the agenda. Citizens may speak up to three (3) minutes or the time limit determined by the mayor or presiding officer.

PUBLIC HEARING, ACTION & BRIEFING ITEMS:

- A. Approve minutes dated February 8, 2022.
B. Public hearing to receive citizen comment and input on the rezoning of IWELLNESS ADDITION Block 1, Lot 1 commonly known as 285 Roaring Springs Road, Westworth Village TX from Single Family Residential (SF-R) to Office (O).
C. Discuss and take action on the rezoning of IWELLNESS ADDITION Block 1, Lot 1 commonly known as 285 Roaring Springs Road, Westworth Village TX from Single Family Residential (SF-R) to Office (O).
D. Next meeting is tentatively scheduled for March 29th at 6:00pm.

ADJOURN

The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meeting Act.

This facility is wheelchair accessible and handicapped parking spaces are available. Requests for accommodations for the hearing impaired must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (817) 710-2526 for assistance.

A quorum of the council or other board and committees may be present at this meeting; however, no council, board or committee discussions or actions will be taken. I certify that the above notice was posted on the bulletin board at the Westworth Village City Hall, 311 Burton Hill Road, Westworth Village, Texas on this, the 28th day of February 2022, by 5pm, in accordance with Chapter 551 of the Texas Government Code.

Handwritten signature of Brandy G. Barrett

Brandy G. Barrett, TRMC City Administrator/City Secretary





Table with 3 columns: Role, Name, and Title. Rows include ATTENDEES (Chairperson Steve Beckman, Members Darla Thornton, Al Dias, Richard Cervenka, Dani Briones, Mayor L. Kelly Jones, City Administrator/ City Secretary Brandy Barrett, Chief of Police Kevin Reaves, Deputy City Secretary Elisa Greubel) and ABSENT (Members Nyles Nielsen, Margaret Worthington).

CALLED TO ORDER at 6:30 pm by Chairperson Steve Beckman.

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- There were no citizen comments.

PUBLIC HEARINGS, ACTION, & BRIEFING ITEMS

- A. Approval of minutes from Planning and Zoning Meeting on October 5, 2021. MOTION to approve the October 5, 2021, meeting minutes. MADE BY: Darla Thornton. SECOND BY: Al Dias. Motion passed by a vote of 5 Ayes and 0 Nays.
B. Public hearing to receive citizen comment and input on the site plan for The Shoppes of Hawks Creek, Block 2 Lot 9R-2, commonly known as 6610 Hawks Creek Ave, Westworth Village TX. This item was requested to be removed from this agenda and postponed to a later meeting by the property owner. It was tabled and no action was taken.
C. Discuss and take action on the site plan for The Shoppes of Hawks Creek, Block 2 Lot 9R-2, commonly known as 6610 Hawks Creek Ave, Westworth Village TX. (The Planning and Zoning Commission and the City Council approved the replat of this property in October 2021) This item was requested to be removed from this agenda and postponed to a later meeting by the property owner. It was tabled and no action was taken.
D. The Chair opened Public Hearing #2 at 6:32 PM. Public hearing to receive citizen comment and input on the building permit for The Shoppes of Hawks Creek, Block 2 Lot 4, commonly known as 6650 Hawks Creek Ave, Westworth Village TX. There were no comments. The Chair closed Public Hearing #2 at 6:32 PM.

E. Discuss and take action on the building permit application for The Shoppes of Hawks Creek, Block 2 Lot 4, commonly known as 6650 Hawks Creek Ave, Westworth Village TX. (*Chick-fil-a is adding a covered drive thru area for their employees to be out of the weather, as noted in their original plans for a future addition when the building was initially approved.*)

There was a brief discussion to ensure that they still met all parking space requirements.

MOTION to approve the building permit application for The Shoppes of Hawks Creek, Block 2 Lot 4, commonly known as 6650 Hawks Creek Ave, Westworth Village TX.

MADE BY: Al Dias. **SECOND BY:** Darla Thornton.

Motion passed by a vote of 5 Ayes and 0 Nays

F. Next meeting will be scheduled for March 3 at 6:00 PM

ADJOURNED at 6:34 PM by Steve Beckman, Chair.

MINUTES APPROVED on this the 3rd day of March 2022.

Steve Beckman, Chair

SIGNATURE ATTESTED BY:

Brandy G. Barrett

City Administrator/ City Secretary

Staff Recommendation:

Staff recommends approval.

Prior Action:

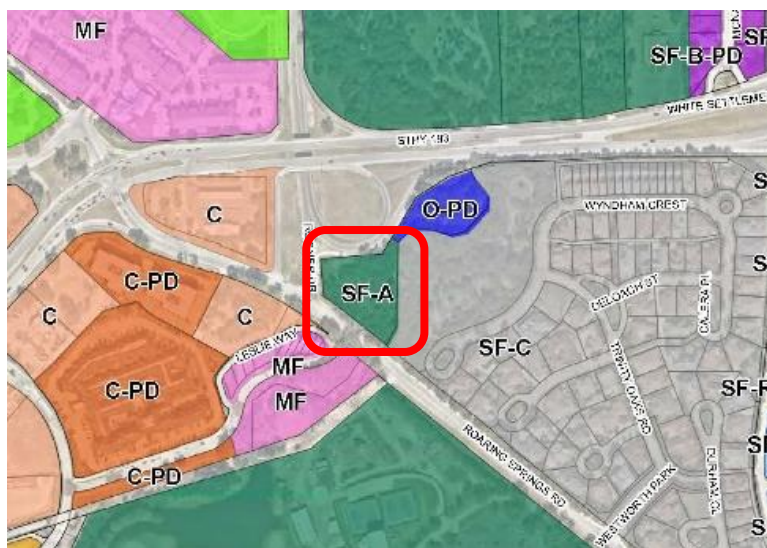
The property was zoned “O” Office, and the previous owner requested it be rezoned to “SF-A” Residential, with the intention of building a home. The property recently sold, without any prior development. The current owners would like the property to be rezoned back to the prior zoning classification of “O” Office.

Background Information/Analysis:

The new owners intend on building an office building and have been working with PW utility connection points. In addition, the city engineers have outlined the following basic floodplain/storm sewer requirements:

- The storm sewer will need an adequate outfall to the creek. Adequate outfall is defined as the location of an acceptable outfall that does not create adverse flooding or erosion conditions. The storm sewer design shall account for tailwater from the creek.
- A floodplain study will be required to demonstrate 100-year WSE increases of 0.00’ or less from pre- to post-project conditions and shall not create adverse erosive conditions. The study shall be signed and sealed and shall include a description of how flows used in the floodplain study are appropriate for design 100-year flows/WSEs along the property. Finished floor of the buildings shall be 2’ above the design 100-year WSEs.
- A CLOMR and LOMR will be required. The CLOMR and LOMR shall follow FEMA criteria.

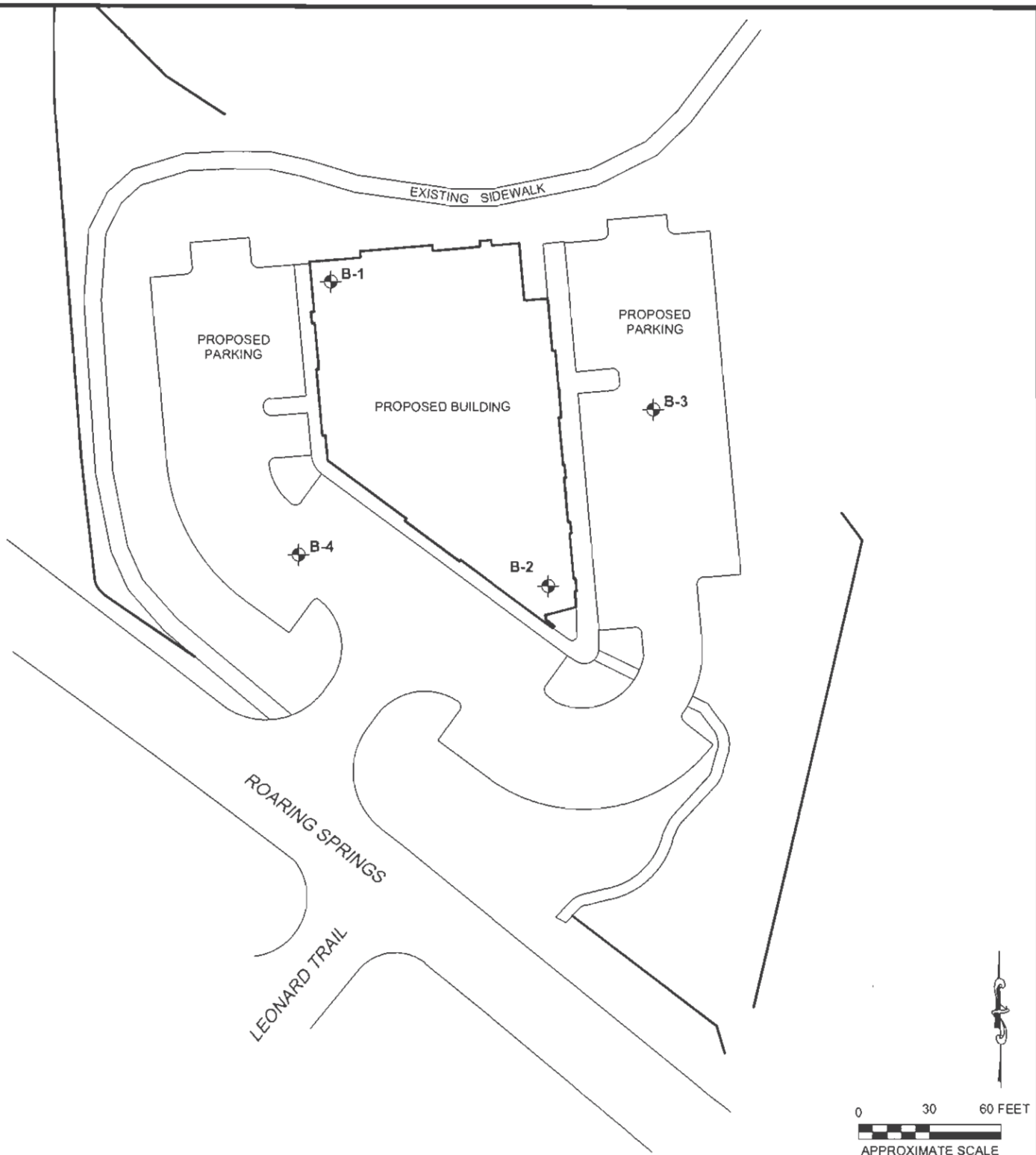
They have continued to pursue plans but have not submitted anything for formal review, as they are waiting on the rezoning of the property. As required by the Local Government Code and City Ordinance, notification letters were mailed to all property owners within 200 feet of the property and two signs have been placed on the property in prominent places. In addition, the required legal notices were placed in the newspaper for both the P&Z and Council meetings.



As always, if you have any questions, I can be reached at 817-710-2526, or via email at bbarrett@cityofwestworth.com.

Brandy Barrett
City Administrator/City Secretary

file name: C:\Users\Cheryl\OneDrive - TLP Solutions\Drawings\EWL\2021\MA216462.dwg



LEGEND:

- Boring Location
- Approximate Site Boundary



Ellerbe Walczak, Inc.

EWI Project No. MA216462

PLAN OF BORINGS

The Oaks Office Building
285 Roaring Springs Road
Westworth Village, Texas