



City of Westworth Village  
311 Burton Hill Road • Westworth Village, TX 76114  
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## PLANNING & ZONING COMMISSION MEETING MINUTES

**TUESDAY  
JULY 5, 2016  
TIME: 5:30 PM**

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

<b>ATTENDEES:</b>	P&Z Chairperson	Melva Campbell
	P&Z Secretary	Darla Thornton
	P&Z Member	Jeannette Jones
	P&Z Member	Margaret Worthington
	P&Z Member	Cheryl Chrisman
	P&Z Member	Al Dias
	Mayor	Tony Yeager
	Council Member	Carlos Zavala
	Council Member	Jill Patton
	Council Member	Steve Beckman
	City Administrator	Roger Unger
	City Secretary	Carol Borges
	Police Chief	Kevin Reaves
	Director of Community Dev	David Curwen
	Building Official	Nader Jeri
<b>ABSENT:</b>	P&Z Member	Michael Lewis
<b>GUESTS:</b>	Westworth Falls	Lee Nichol, Lee Nichol Interests LLC
		Ottis Lee, Baird, Hampton & Brown
	Crossroads Townhomes	Arnold Pent, Owner/Developer
	Westover Group	Leslie Ford

**CALLED TO ORDER at 5:36pm by Chairperson Melva Campbell.**

**OPENED PUBLIC HEARING #1 at 5:36pm.**

Public Hearing to receive input from citizens regarding the following item:

**Rezone and re-plat Lots 1-18, Block B; Lots 1-20, Block C; Lots 1-7, Block D; Lots 1-6, Block E; Lots 1-18, Block F; Lots 1-8, Block G; and Open Spaces OS1-OS6 (27.875 acres, Tarrant County Cornelius Connelly Survey Abstract No. 319) to be included in the Westworth Falls Subdivision, as well as amend Planned Development #4.**

- Ottis Lee addressed the Commission to explain the purchase of additional lots necessitates the rezoning and re-platting to incorporate those lots into the PD and provide the designated architectural controls over those lots.
- Lee Nichol stated if owners of other lots [adjacent to the subdivision] reach out to him regarding selling their property he will certainly consider expanding, but he is not actively contacting property owners.
- No public comment was received.

**CLOSED PUBLIC HEARING #1 at 5:47pm.**

**OPENED PUBLIC HEARING #2 at 5:47pm.**

Public Hearing to receive input from citizens regarding the following items:

**Rezone and re-plat Lots 1-5, Block 1 (Tarrant County Cornelius Connelly Survey Abstract No. 319) to be included in the Crossroads Townhomes Addition, as well as establish Planned Development #6.**

- No public comment was received.

**CLOSED PUBLIC HEARING #2 at 5:48pm.**

**Action Items:**

- I. **Approval of Minutes** from P&Z meeting on June 14, 2016.
  - **MOTION** made by Margaret Worthington to approve the minutes as presented. **SECOND** by Jeannette Jones. **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.
- II. Discuss and take action with respect to **rezoning Lots 1-18, Block B; Lots 1-20, Block C; Lots 1-7, Block D; Lots 1-6, Block E; Lots 1-18, Block F; Lots 1-8, Block G; and Open Spaces OS1-OS6 (27.875 acres Tarrant County Cornelius Connelly Survey Abstract No. 319) to be included in the Westworth Falls Subdivision and amending Planned Development #4.**
  - City Administrator Roger Unger stated rezoning all the lots only changes the parameters of the development to incorporate the new lots into the PD.
  - **MOTION** made by Margaret Worthington to **rezone Lots 1-18, Block B; Lots 1-20, Block C; Lots 1-7, Block D; Lots 1-6, Block E; Lots 1-18, Block F; Lots 1-8, Block G; and Open Spaces OS1-OS6 (27.875 acres Tarrant County Cornelius Connelly Survey Abstract No. 319) to be included in the Westworth Falls Subdivision and amending Planned Development #4.** **SECOND** by Jeannette Jones. **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.
- III. Discuss and take action with respect to **re-platting Lots 1-18, Block B; Lots 1-20, Block C; Lots 1-7, Block D; Lots 1-6, Block E; Lots 1-18, Block F; Lots 1-8, Block G; and Open Spaces OS1-OS6, 27.875 acres Tarrant County Cornelius Connelly Survey Abstract No. 319, to be included in the Westworth Falls Subdivision, Planned Development #4.**
  - Roger stated re-platting is the second step needed to incorporate the new lots into the subdivision.

- **MOTION** made by Margaret Worthington to re-plat Lots 1-18, Block B; Lots 1-20, Block C; Lots 1-7, Block D; Lots 1-6, Block E; Lots 1-18, Block F; Lots 1-8, Block G; and Open Spaces OS1-OS6, 27.875 acres Tarrant County Cornelius Connelly Survey Abstract No. 319, to be included in the Westworth Falls Subdivision, Planned Development #4. **SECOND** by Al Dias. Motion passed unanimously by a vote of 6 Ayes and 0 Nays.

**IV. Discuss and take action with respect to rezoning Lots 1-5, Block 1, Tarrant County Cornelius Connelly Survey Abstract No. 319, to be included in the Crossroads Townhomes Addition, and establishing Planned Development #6.**

- Arnold Pent stated he is the longtime owner of the property and had been interested in developing it for many years. He approached the City as to what would be allowed on the land. City officials have not been interested in commercial rezoning and do not want apartments. Mr Pent suggested high end townhomes which encourage owner occupancy versus rentals and would be an asset to the community due to its proximity to Fort Worth. To accomplish this goal, he needs to rezone to a Planned Development, re-plat the current five lots into one lot, and provide a detailed site plan, all of which are on the agenda tonight.
- Discussion continued at length as to the tax benefit to the City, access and traffic considerations, infrastructure, square footage, design standards, landscaping, and potential clientele.
- **MOTION** made by Jeannette Jones to rezone Lots 1-5, Block 1, Tarrant County Cornelius Connelly Survey Abstract No. 319, to be included in the Crossroads Townhomes Addition, and establishing Planned Development #6. **SECOND** by Cheryl Chrisman. Motion passed unanimously by a vote of 6 Ayes and 0 Nays.

**V. Discuss and take action with respect to re-platting Lots 1-5, Block 1, Tarrant County Cornelius Connelly Survey Abstract No. 319, to be included in the Crossroads Townhomes Addition, Planned Development #6.**

- **MOTION** made by Jeannette Jones to re-plat Lots 1-5, Block 1, Tarrant County Cornelius Connelly Survey Abstract No. 319, to be included in the Crossroads Townhomes Addition, Planned Development #6. **SECOND** by Margaret Worthington. Motion passed unanimously by a vote of 6 Ayes and 0 Nays.

**VI. Discuss and take action with respect to the site plan for the Crossroads Townhomes Addition, Planned Development #6.**

- Roger stated the site plan presented tonight is preliminary. The waterline is not shown on the site plan, but location is known and the document will be updated. The Fort Worth Fire Marshal will review the plan with respect to fire services per the City's contract. These and other minor changes could be approved by staff, but anything major would be brought back to the Commission. Roger recommended approval of the preliminary site plan.
- **MOTION** made by Darla Thornton to approve site plan for the Crossroads Townhomes Addition, Planned Development #6. **SECOND** by Cheryl Chrisman. Motion passed unanimously by a vote of 6 Ayes and 0 Nays.
- **MOTION** amended by Darla Thornton to add the word 'preliminary' – to approve the preliminary site plan. **SECOND** by Cheryl Chrisman. Motion passed unanimously by a vote of 6 Ayes and 0 Nays.

**VII. Discuss and take action with respect to the site plan for Lot 2A-1, Block 2 of the Shoppes of Hawks Creek, Tarrant County John McHorse Survey Abstract No. 1088, for Chipotle and Starbucks.**

- Roger stated the shell building will be located next to Krispy Kreme. Starbucks has confirmed their lease intention; Chipotle is still in negotiations.
- Leslie Ford represents the Westover Group and is also working on the interior design of the Starbucks. Westover will maintain ownership and provide a ground lease to the occupants. The building totals 4285 square feet with approx. 1850sf for Starbucks. The interior could be designed to accommodate any number of potential establishments. The site plan is really for the shell only. It is not normally known who the tenants will be. The design standards follow the Shoppes general stone and stucco, as well as color palette. Dumpster enclosures with access gates will be at the rear of the property, similar to the Chick-Fil-A.
- **MOTION** made by Margaret Worthington to approve the site plan presented as the final site plan for Lot 2A-1, Block 2 of the Shoppes of Hawks Creek, Tarrant County John McHorse Survey Abstract No. 1088, for a multi-tenant shell building. **SECOND** by Cheryl Chrisman. **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.

**VIII. Next meeting tentatively scheduled for Tuesday, August 2<sup>nd</sup>, at 5:30pm.**

**ADJOURNED at 7:14pm by Chairperson Campbell.**

**MINUTES** taken by City Secretary Carol Borges.

**MINUTES APPROVED BY:**

Melva Campbell on this, the 9<sup>th</sup> day of August, 2016.  
Melva Campbell, Chair

**SIGNATURE ATTESTED BY:**

Darla Thornton  
Darla Thornton, Recording Secretary

