



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

PLANNING & ZONING COMMISSION MEETING MINUTES

NOVEMBER 13, 2012
TIME: 6:00 PM

COUNCIL CHAMBERS
311 BURTON HILL ROAD

P & Z	Chairperson	Melva Campbell
Attendees:	Secretary	Darla Thornton
	Member	Jeannette Jones
	Member	Margaret Worthington
	Member	Tom Weaver (arrived at 6:35pm)

Council Attendees:	Council Member	Jill Patton
	Council Member	Nick Encke
	Council Member	Steve Beckman
	Council Member	Mike Coleman

Staff Attendees:	City Administrator	Roger Unger
	City Secretary	Carol Borges
	Fire Chief	John Rodriguez
	City Attorney	George Staples

Guests: Robert Bullock, Covenant Group
Bill Baird, Baird Hampton & Brown Engineering
Alan Hucaby & Tim Whitehead, GHLA Architects
Robert McGee, Freese & Nichols Engineering

Absent:	P & Z Member	Jim Evans
	P & Z Member	Mike Lewis

I. CALLED TO ORDER at 6:02 pm by Chairperson Melva Campbell.

II. Approval of Minutes from P&Z meetings:

- August 14, 2012, Joint with City Council
- September 18, 2012, Joint with City Council
- **MOTION** made by Jeannette Jones to approve minutes from August 14 and September 18. **Second** by Margaret Worthington. **Motion passed unanimously**, by a vote of 4 Ayes and 0 Nays. (Tom Weaver had not yet arrived.)

III. Discuss and take action with regard to the final plat and re-plat of Lot 1, Block 1, Westworth Village IL/AL Addition.

- This re-plat will incorporate small lots surrounding main property into one plat.
- Discussion at length with questions from the Commission members and responses from appropriate developer, engineering, and architect representatives. Roger Unger recommended approval of final plat as drawn. (IL/AL = Independent Living/Assisted Living).
- **MOTION** was made by Margaret Worthington to approve the final plat, and recommend approval by the Council, of the re-plat of Lot 1, Block 1, Westworth Village IL/AL Addition. **Second** by Jeannette Jones. **Motion passed unanimously**, by a vote of 4 Ayes and 0 Nays. (Tom Weaver had not yet arrived.)

IV. Discuss and take action to approve the site plan for the Assisted Living Complex.

- Discussion continued with specific questions regarding drainage and water supply to the facility. Roger discussed ways to satisfy concerns. A computer model will be run, with peak flow and creek flow, to identify necessary mitigation.
- Fire Marshall Mike Lewis has reviewed and is satisfied with plan. Fire Chief John Rodriguez reviewed plans at the meeting.
- **MOTION** made by Margaret Worthington to approve the site plan for the complex, and recommend approval by the Council, contingent on the finalizing of the drainage criteria and sufficient water capacity to satisfy city staff and engineers. **Second** by Jeannette Jones. **Motion passed unanimously**, by a vote of 5Ayes and 0 Nays.

V. Set meeting dates for review of Planned Development #1 (PD #1) submittals.

- Roger Unger recommended a joint meeting, with Council, on December 11th at 6:00pm. Confirmation will be made by December 7th.

VI. ADJOURN at 6:42 pm by Chairperson Melva Campbell

MINUTES taken by City Secretary Carol Borges

MINUTES APPROVED BY:

Melva Campbell on this, the 11th day of December, 2012.
Melva Campbell, Chair

SIGNATURE ATTESTED BY:

Darla Thornton
Darla Thornton, Recording Secretary

