



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

**PLANNING & ZONING COMMISSION MINUTES**

**TUESDAY  
 MARCH 1, 2018  
 TIME: 5:30 PM**

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

<b>ATTENDEES:</b>	Chairperson	Melva Campbell
	Member	John Hendrix
	Member	Margaret Worthington
	Member	Cheryl Chrisman
	Member	Michael Lewis
	Member	Riley Peveto
	City Administrator	Sterling Naron
	City Secretary	Brandy Barrett
	Chief of Police	Kevin Reaves
	Mayor	Michael Coleman
	Council Member	Steve Beckman
	Council Member	Dan Novak
	Council Member	Nick Encke
	Comm. Dev. Director	David Curwen
	Building Official	Nader Jeri
	Public Works Director	Joseph Alvarez

<b>ABSENT:</b>	Secretary	Darla Thornton
	City Attorney	Ashley Dierker

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

**The Chair opened Public Hearing #1 at 5:30pm** to receive citizen comments on the Specific Use Permit for the sale of alcohol for on-premise consumption, requested by Chipotle, located in the Shoppes of Hawks Creek, at 6706 Westworth Blvd, Westworth Village, Texas.

- No public comments were made.

**The Chair closed the Public Hearing at 5:30pm.**

**The Chair opened Public Hearing #2 at 5:31pm** to receive citizen comments on the Specific Use Permit for the sale of alcohol for off-premise consumption, requested by 7-Eleven, located in the Shoppes of Hawks Creek, at 6410 Westworth Blvd, Westworth Village, Texas.

- No public comments were made.

**The Chair closed the Public Hearing at 5:31pm.**

**The Chair opened Public Hearing #3 at 5:32pm** to receive citizen comments on Specific Use Permit for three outdoor kiosks to sale propane, ice and DVD rentals, requested by 7-Eleven, located in the Shoppes of Hawks Creek, at 6410 Westworth Blvd, Westworth Village, Texas.

- No public comments were made.

**The Chair closed the Public Hearing at 5:32pm.**

## **ACTION ITEMS**

- A.** Approval of Minutes from Planning and Zoning Meeting on February 13, 2018.  
**MOTION to approve the Planning & Zoning Minutes from the February 13, 2018 meeting.**  
**MADE BY:** Michael Lewis. **SECOND BY:** John Hendrix.
- **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.
- B.** Discuss and take action regarding the Specific Use Permit for the on-premise sale of alcohol, requested by Chipotle, located in the Shoppes of Hawks Creek, at 6706 Westworth Blvd, Westworth Village, Texas.
- Sterling Naron reviewed the request from Chipotle, noting that it was for the on-premise consumption of alcohol. He also noted that there were no issues with distances from schools or restricted areas and that Ryan Yvon the Chipotle General Manager was present to answer any questions. No further questions were posed.
- MOTION to recommend City Council approval of the Specific Use Permit for the sale of alcohol for on-premise consumption, as requested by Chipotle, located in the Shoppes of Hawks Creek, at 6706 Westworth Blvd, Westworth Village, Texas.**
- MADE BY:** Riley Peveto. **SECOND BY:** Cheryl Chrisman.
- **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.
- C.** Discuss and take action regarding the Specific Use Permit for the off-premise sale of alcohol, requested by 7-Eleven, located in the Shoppes of Hawks Creek, at 6410 Westworth Blvd, Westworth Village, Texas.
- Sterling Naron reviewed the request from 7-Eleven, noting that it was for the off-premise consumption of alcohol. He also noted that there were no issues with distances from schools or restricted areas and that Marley Phillips, with Creighton Development was present to answer any questions. No further questions were posed.
- MOTION to recommend council approval of the Specific Use Permit for the sale of alcohol for off-premise consumption, as requested by 7-Eleven, located in the Shoppes of Hawks Creek, at 6410 Westworth Blvd, Westworth Village, Texas.**
- MADE BY:** Margaret Worthington. **SECOND BY:** Riley Peveto.
- **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.
- D.** Discuss and take action regarding the Specific Use Permit for three outdoor kiosks to sell propane, ice and DVD rentals, requested by 7-Eleven, located in the Shoppes of Hawks Creek, at 6410 Westworth Blvd, Westworth Village, Texas.
- Sterling Naron reviewed the request from 7-Eleven, providing pictures of other 7-Elevens in the area with outdoor kiosks. He reported that the design standards of the Shoppes at Hawks Creek, although silent on the issue of kiosks, did regulated the look of clean lines and uniformity, as proposed the kiosks do not meet this expectation. In addition, he reported that Ice and DVD rentals can be positioned inside the store like other business, however Fort Worth Fire said that the propane must be outside and a minimum of 10 feet from building entrances. He went on to say that staff does not support the approval of kiosks, as the disadvantages are greater than the advantages, including safety concerns, reducing sidewalk space, and increased collection points for trash and debris. He again noted that Marley Phillips, with Creighton Development was present to answer any questions.
  - Riley Peveto agreed that the having clean lines and an overall look was important in the shopping center.

- Melva Campbell agreed with the safety concerns.

**MOTION to recommend council denial of the Specific Use Permit for three outdoor kiosks to sale propane, ice and DVD rentals, requested by 7-Eleven, located in the Shoppes of Hawks Creek, at 6410 Westworth Blvd, Westworth Village, Texas.**

**MADE BY:** John Hendrix. **SECOND BY:** Riley Peveto.

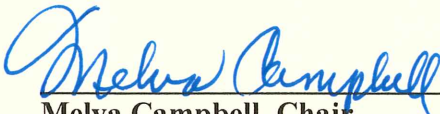
- **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.

**DISCUSSION ITEM**

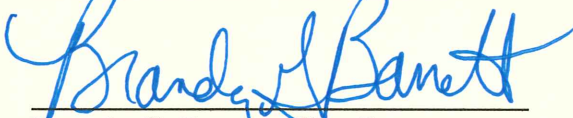
- A. The next meeting will be scheduled as needed.

**ADJOURNED at 5:55pm by Melva Campbell, Chair.**

**MINUTES APPROVED on this the 31<sup>st</sup> day of May 2018.**

  
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Melva Campbell, Chair

**SIGNATURE ATTESTED BY:**

  
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Brandy G. Barrett, City Secretary