



City of Westworth Village
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PLANNING & ZONING COMMISSION MINUTES

**WEDNESDAY
 NOVEMBER 1, 2017
 TIME: 5:30 PM**

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

ATTENDEES:	Chairperson	Melva Campbell
	Member	Riley Peveto
	Secretary	Darla Thornton
	Member	Margaret Worthington
	Member	Cheryl Chrisman
	Member	John Hendrix
	Member	Michael Lewis
	Mayor	Michael R. Coleman
	Council Member	Nick Encke
	Council Member	Tiffany Aller
	City Administrator	Sterling Naron
	City Secretary	Brandy Barrett
	Police Chief	Kevin Reaves
	Director of Community Dev	David Curwen
	Building Official	Nader Jeri
	Public Works Director	Joseph Alvarez
ABSENT:	City Attorney	Ashely Dierker
	Council Member	Steve Beckman
	Council Member	Dan Novak

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

ACTION ITEMS

The Chair opened the Public Hearing at 5:30pm to receive input for the proposed amendments to Planned Development #7, Ordinance 405-A, regarding the Conditions Subsequent to the underlying zoning for the Magnolia West Subdivision, being 6.908 acres situated in the Cornelius Connelly Survey, Abstract No. 319, of the City of Westworth Village, Tarrant County, Texas. *(This is the 1st of two Public Hearings, the 2nd will be at the November 14, 2017 Council Meeting.)*

- Sterling Naron provided a recap of the Magnolia West PD-7 Subdivision, noting that the development increased in size when the former Library lots were purchased. This increased the total number of lots from 33 to 35, as reflected in the Final Plat, Exhibit A. In addition, Exhibit B includes an increase in the average minimum lot size and minimum floor plan sizes on some of the lots. Finally, the staff took this opportunity to work with the developer and clarify the setbacks, as all the lots do not face the private street, some of them face designated green spaces. He noted that the proposed changes were in line with the previously approved Ordinance for this PD.

- Linda & Bill Casanova (442 Wyndham Crest) stated that they were not happy that parking was allowed along the mutually shared wall between the Magnolia and Westworth Park properties. She stated that they knew the Westworth Park HOA had an agreement in place, but it was her understanding that the area between the wall and street would be green space, not parking. She stated parking cut outs were being installed in the green space, and expressed concerns over potential noise and privacy issues, as well as the potential loss of trees and green space. She requested that the parking on the street be stopped.
- No additional citizen comments were made.

The Chair closed the Public Hearing 5:39pm.

APPROVAL OF MINUTES:

A. Approval of Minutes from Planning and Zoning Meetings on October 5, 2017.

MOTION to approve the Planning & Zoning Minutes from the October 5, 2017 meeting.

MADE BY: Margaret Worthington. **SECOND BY:** Riley Peveto.

- **Motion passed unanimously** by a vote of 7 Ayes and 0 Nays.

B. Discuss and take action regarding Ordinance 405-B, modifying Planned Development #7, Conditions Subsequent to the underlying zoning for the Magnolia West Subdivision, being 6.908 acres situated in the Cornelius Connelly Survey, Abstract No. 319, of the City of Westworth Village, Tarrant County, Texas.

DISCUSSION: Sterling Naron, provided the same recap as during the Public Hearing. In addition, at the Chairs request, he addressed the parking concerns brought up during Citizen Comments. He produced a previously approved plan, noting that 15 parking spaces along the private street were shown in the previous plans and already under construction. The Committee, took time to review previously approved plans along with Mr. & Mrs. Casanova and the City Building Official, Nader Jeri. Mr. Naron referred the Casanova's back to their HOA for further clarification of the agreement between the property owners.

MOTION to recommend the City Council approve Ordinance 405-B, modifying Planed Development #7, Conditions Subsequent to the underlying zoning and Final Plat for the Magnolia West Subdivision, being 6.908 acres situated in the Cornelius Connelly Survey, Abstract No. 319, of the City of Westworth Village, Tarrant County, Texas.

MADE BY: Riley Peveto. **SECOND BY:** Michael Lewis.


- **Motion passed** by a vote of 5 Ayes and 2 Nays (Margaret Worthington and Darla Thornton).

DISCUSSION ITEM


A. The next meeting is anticipated to be November 30, 2017, however, there are no items on the agenda at this time.

ADJOURNED at 6:15pm by Melva Campbell, Chair.

MINUTES APPROVED on this the 30th day of November 2017.



 Melva Campbell, Chair

SIGNATURE ATTESTED BY:


 Brandy G. Barrett, City Secretary

