

ATTENDEES:

Chairperson	Richard Cervenka
Member	Darla Thornton
Member	Margaret Worthington
Member	Nyles Nielsen
Member	Dani Briones
Member	Sarah Jones
Member	Anita Gray
Mayor	L. Kelly Jones
City Administrator/ City Secretary	Brandy Barrett
Chief of Police	Kevin Reaves
City Attorney	Brenda McDonald

ABSENT: Deputy City Secretary Elisa Greubel

CALLED TO ORDER at 6:00 pm by Chairperson Richard Cervenka.

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.

- Imran Khan, 5836 Carb
- There were no other citizen comments.

PUBLIC HEARINGS, ACTION, & BRIEFING ITEMS

- A. Approval of minutes from Planning and Zoning Meeting dated August 3, 2023.
 - **MOTION to approve the August 3, 2023, meeting minutes.**
 - **MADE BY:** Anita Gray. **SECOND BY:** Margaret Worthington.
 - **Motion passed** by a vote of 7 Ayes and 0 Nays.

- B. Approval of minutes from Planning and Zoning Meeting dated October 3, 2023.
 - **MOTION to approve the October 3, 2023, meeting minutes.**
 - **MADE BY:** Margaret Worthington. **SECOND BY:** Anita Gray.
 - **Motion passed** by a vote of 7 Ayes and 0 Nays.

- C. Chairman Cervenka opened a Public Hearing at 6:05PM to receive citizen comments on the request to modify the Comprehensive Zoning Plan to allow artificial turf. *(Per the Comprehensive Zoning Plan only living plant materials mulch, artificial turf is not allowed.)*
 - The following spoke:
 - Teddy Berdan, 5722 Popken Dr

The Chair closed Public Hearing at 6:09 PM.

- D. Discuss and take action **an Ordinance modifying the Comprehensive Zoning Plan to allow artificial turf.** *(The Commission held a public hearing on this item in October and requested staff due further research and draft an ordinance for consideration.)*

Following a lengthy discussion on the topic which included concerns about imperviousness, soil quality in the area, industry standard and heat the following motions were made:

- **MOTION to recommend the city council deny the use of artificial turf.**
- **MADE BY:** Margaret Worthington. **SECOND BY:** none
- **Motion died due to lack of second.**

Following additional discussion, the commission requested staff again consult with the city engineers and have them attend the December meeting to answer questions specific to the Storm Drainage plan and how the use of artificial turf will impact the city, specifically in the following areas: perviousness of existing soil vs artificial turf, identify industry standards, TCEQ concerns on stormwater drainage and plastics in the environment, heat factor vs rock or mulch, and if water conservation is achieved through its use.

- **MOTION to table action on the item to the December 5th meeting.**
- **MADE BY:** Margaret Worthington. **SECOND BY:** Sarah Jones.
- **Motion passed** by a vote of 6 Ayes and 1 Nays (Nyles Nielsen).

- E. Chairman Cervenka opened a Public Hearing at 6:45PM to receive citizen comments on a site plan for 6660 Hawks Creek Ave, Westworth Village, TX.

- The following spoke:
 - Ken Loose, 1320 Hemphill
 - Renee Efimoff, Arlington, TX
 - Cameron Pope, 6908 Golf Green Dr
 - Lindsey Garner, 8904 Sirocka Dr
 - Travis Clegy, 9800 Hillwood Parkway

The Chair closed Public Hearing at 6:52 PM.

- F. Discuss and take action **on the site plan for 6660 Hawks Creek Ave, Westworth Village, TX.** *(If the site plan is approved or approved with modifications, the property owner would like to seek approval to re-plat the property. However, if the site plan is denied, the property owner has requested the plat application be withdrawn without consideration or action.)*

Following a review of the project by Ms. Barrett, the City Attorney reported the site plan meets all the requirements in the Comprehensive Zoning Ordinance and must be approved.

- **MOTION to recommend the city council approve the site plan for 6660 Hawks Creek Ave as presented.**
- **MADE BY:** Nyles Nielsen. **SECOND BY:** Richard Cervenka.
- **Motion passed** by a vote of 7 Ayes and 0 Nays.

- G. Discuss and take action **on the plat application for 6660 Hawks Creek Ave, Westworth Village, TX.** *(If the site plan in Item C is denied, the property owner has requested this plat application be withdrawn without consideration or action.)*

The City Attorney reported the plat meets all the requirements in the Comprehensive Zoning Ordinance and must be approved.

- **MOTION to recommend the city council approve the plat for 6660 Hawks Creek Ave as presented.**
- **MADE BY:** Darla Thornton. **SECOND BY:** Sarah Jones.

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

H. Chairman Cervenka opened a Public Hearing at 6:58PM to receive citizen comment on the Specific Use Permit and site plan for 6405 Westworth Blvd, Westworth Village, TX.

- The following spoke:
 - Sam Brous, 556 8th Ave
 - Mark House, 3920 Potomac Ave
 - Robert Petrie, 7217 Charlene Ct
 - Michael Bachand, 5905 Westworth Falls Way

The Chair closed Public Hearing at 7:07 PM.

I. Discuss and take action **on the Specific Use Permit and site plan for 6405 Westworth Blvd, Westworth Village, TX.**

Following a review of the project by Ms. Barrett the Commission discussed its concerns about the number of carwashes already in that area and the city attorney’s comment regarding approval was for the lot, not for this specific business.

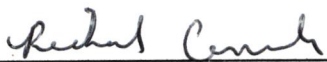
- **MOTION to recommend the city council approve the Specific Use Permit and site plan for 6405 Westworth Blvd.**
- **MADE BY:** Nyles Nielsen. **SECOND BY:** Darla Thornton.

Following additional discussion, regarding tree mitigation, the property owner agreed to submit a tree mitigation plan prior their presentation to city council. They agreed to do so.

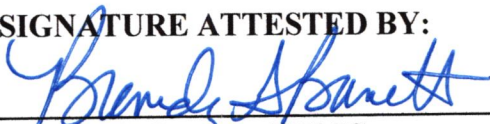
- **MOTION to amend the original motion to recommend the city council approve the Specific Use Permit and site plan for 6405 Westworth Blvd provided a tree mitigation plan was submitted.**
- **MADE BY:** Margaret Worthington. **SECOND BY:** Nyles Nielsen.
- **Motion to amend the original motion passed** by a vote of 7 Ayes and 0 Nays.
- **Amended motion passed** by a vote of 7 Ayes and 0 Nays.

ADJOURNED at 7:34 PM by Richard Cervenka, Chair.

MINUTES APPROVED on this the 5th day of December 2023.



Richard Cervenka, Chair

SIGNATURE ATTESTED BY:


Brandy G. Barrett, TRMC
 City Administrator/ City Secretary

