



## Town of Westlake

1500 Solana Blvd  
Building 7, Suite 7100  
Westlake, TX 76262

### Planning & Zoning Commission Committee Agenda

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**Tuesday, November 28, 2023**

**5:00 PM**

**Council Chambers**

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**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. CITIZEN COMMENTS**

**D. STAFF/DIRECTOR REPORT AND DEVELOPMENT UPDATE**

**E. PUBLIC HEARING(S)**

**E.1. 23-307** Conduct a public hearing and consider a recommendation regarding a replat of Lot 19A, Block L, Vaquero-Arthur Addition, Phase 3

**E.2. 23-306** Conduct a public hearing and consider a recommendation regarding amendments to Ordinance 703, as amended (which includes the zoning regulations for the PD1-2 [Westlake Entrada] zoning district); and to Ordinance 720, as amended (which includes the development plan for the PD1-2 [Westlake Entrada] zoning district). The Westlake Entrada development includes 109.12 acres generally located east of Davis Blvd., south of State Highway 114, and north of Solana Blvd.

**F. REGULAR AGENDA ITEM(S)**

**F.1. [23-310](#)** Consider approving minutes from the September 19, 2023 Planning and Zoning Commission meeting; and take appropriate action

**G. ADJOURNMENT**

**IMPORTANT NOTE: ANY ITEM ON THIS POSTED AGENDA MAY BE DISCUSSED IN CLOSED EXECUTIVE SESSION IF IT FALLS INTO THE PERMITTED CATEGORIES PURSUANT TO TEXAS GOVERNMENT CODE.**

**CERTIFICATION**

I certify that the above notice was posted on the bulletin board at Town of Westlake, Town Hall, located at 1500 Solana Blvd., Building 7, Suite 7100, Westlake, TX 76262, in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

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Recording Secretary

If you plan to attend this public meeting and have a disability that requires special needs, please advise the Town Secretary's Office 48 hours in advance at 817-490-5711 and reasonable accommodations will be made to assist you.



# Town of Westlake

## Staff Report

1500 Solana Blvd  
Building 7, Suite 7100  
Westlake, TX 76262

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**File #:** 23-307

**Agenda Date:** 11/28/2023

**Agenda #:** E.1.

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### **TOWN STAFF REPORT RECCOMENDATIONS**

Conduct a public hearing and consider a recommendation regarding a replat of Lot 19A, Block L, Vaquero-Arthur Addition, Phase 3

**STAFF: Ron Ruthven, Director of Development and Planning**

#### **EXPLANATION:**

Sands Surveying, on behalf of the property owners, is requesting a replat of Lot 19A, Block L, Vaquero-Arthur Addition, Phase 3, (1209 Perdenalas Trail) in order to split the existing 2.31 acre lot into two lots, containing 45,590 and 55,182 square feet respectively. The proposed replat returns the subject property to its original configuration under the Vaquero-Arthur, Phase 3 plat. The lots were combined in April 2022 under an approved amended plat.

The proposed Lot 19-R contains an existing single-family home, while the proposed Lot 20-R will be vacant. The proposed lots are in compliance with the property zoning, which is "R-1 Single Family Residential".

#### **STAFF RECOMMENDATION:**

Staff recommends approval as presented.

#### **PLANNING AND ZONING ACTION/OPTIONS:**

- 1) Motion to recommend approval

#### **ATTACHMENTS:**

- 1) Replat Exhibit









# Town of Westlake

1500 Solana Blvd  
Building 7, Suite 7100  
Westlake, TX 76262

## Staff Report

**File #:** 23-306

**Agenda Date:** 11/28/2023

**Agenda #:** E.2.

### TOWN STAFF REPORT RECCOMENDATIONS

Conduct a public hearing and consider a recommendation regarding amendments to Ordinance 703, as amended (which includes the zoning regulations for the PD1-2 [Westlake Entrada] zoning district); and to Ordinance 720, as amended (which includes the development plan for the PD1-2 [Westlake Entrada] zoning district). The Westlake Entrada development includes 109.12 acres generally located east of Davis Blvd., south of State Highway 114, and north of Solana Blvd.

**STAFF: Ron Ruthven, Director of Development and Planning**

#### **BACKGROUND:**

Mike Beaty, representing MRW Investors, LLC (the Entrada developer), is requesting to amend the Entrada development plan, as shown and explained in the attached documents. The proposed amendment is occurring in conjunction with a potential amendment to Solana Public Improvement District (PID) Service and Assessment Plan (SAP) wherein the development plan and the PID SAP would align with one another with certain land uses redistributed within the PID and development plan. Other changes to the development include the addition of single family residential to blocks that are currently designated for commercial uses on the existing development plan, and reduction in land use categories on the development plan land use legend to four from 12 categories on the existing development plan.

#### **ENTRADA ZONING AND HISTORY**

As a planned development district governing a mixed-use development, the Entrada development contains a somewhat complex regulatory structure that includes multiple zoning amendments, development plan amendments, design guideline requirements, site plan approvals and development agreements and amendments, described as follows:

**Entrada Zoning Regulations** - includes approved land uses, setback requirements, general development procedures and standards.

**Entrada Development Plan** - serves as the master land use and spatial plan for the development. Should be consistent with the public improvement district (PID) service area plan and vice-versa. The original development plan for Entrada was approved by Ordinance 720, and was subsequently amended by Ordinances 830, 918, 934 and 959. The purpose of the development plan is to serve as the guiding master plan for the development while also serving as the regulatory control plan for the entire development. The Entrada zoning regulations also require the site plans to be consistent with the approved development plan. Unlike a concept plan, the development plan is scaled, contains more detail such as exact roadway locations and lot boundaries, and serves to act as a high-level site plan for the entire development.

**Entrada Site Plans** - these plans are highly detailed and are meant to demonstrate compliance with relevant regulatory requirements. Site plans may or may not require Commission and Town Council approval depending on the degree of deviation between the site plan proposal and the regulatory requirements.

**Entrada Design Guidelines** - The design guidelines contain the specific architectural requirements for all development in Entrada including building style, material and articulation elements for buildings and signage.

**Entrada Development Agreements**- Agreements tend to focus more on public infrastructure and improvements. However, they also

may address construction timing and performance, architecture, economic development conditions and many other more detailed requirements that, legally, may possibly not be placed in zoning regulations.

Most of the above regulatory documents can be viewed on the Town's web page at the following link:

<https://www.westlake-tx.org/555/Entrada>. In the context of the current request, only the development plan is requested for amendment. However, given the scale of the proposed changes, staff recommends that, if approved, certain conditions be approved as companion amendments to both the development plan and the zoning regulations in order to accommodate the request in way that provides flexibility for the developer while also promoting more effective design and construction consistency and performance moving forward.

#### ANALYSIS OF REQUEST

The following analysis explains the proposed changes in detail and examines the potential impacts related to the changes.

#### **Black Level Analysis**

The Entrada subdivision plat contains 17 blocks (Blocks A through Q) in addition to Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (also referred to as Phase 3). The following is a block-by-block breakdown of the proposed changes from the existing development plan to the proposed development plan (Block nomenclature is provided on the attachment showing the current development plan:

#### **Block A**

Existing land use category: *Retail*

Proposed land use category: *Commercial, Mixed-use Commercial and Residential*

Status: Developed as the retail corner

#### **Block B**

Existing land use category: *(1) Hotel, (2) Retail, (3) Office, (4) Utilities/Public Parking*

Proposed land use category: *(1) Commercial, Mixed-use Commercial and Residential, (2) 24 Single Family Attached units, (3) Parks and Open Space*

Status: Partially developed as a public parking garage

#### **Block C**

Existing land use category: *(1) Hotel, (2) Retail, (3) Residential Repository*

Proposed land use category: *Commercial, Mixed-use Commercial and Residential*

Status: Partially developed - residential repository under construction

#### **Block D**

Existing land use category: *10 Single Family Detached units*

Proposed land use category: *10 Single Family Detached units*

Status: Partially developed - Homes under construction

#### **Block E**

Existing land use category: *12 Single Family Attached units; 3 Single Family Detached units; Parks/Open Space*

Proposed land use category: *12 Single Family Attached units; 3 Single Family Detached units; Parks/Open Space*

Status: Developed - 12 single family attached, and 2 single family detached units

#### **Block F**

Existing land use category: *15 Single Family Detached units*

Proposed land use category: *15 Single Family Detached units*

Status: Undeveloped

#### **Block G**

Existing land use category: *16 Single Family Detached units*

Proposed land use category: *16 Single Family Detached units*

Status: Partially developed; 5 new homes under construction

#### **Block H**

Existing land use category: *15 Single Family Detached units*  
Proposed land use category: *15 Single Family Detached units*  
Status: Partially developed; 6 new homes under construction

**Block I**

Existing land use category: *12 Single Family Attached units*  
Proposed land use category: *12 Single Family Attached units*  
Status: Developed - 12 Single Family Attached units

**Block J**

Existing land use category: *16 Single Family Attached units*  
Proposed land use category: *6 Single Family Attached units; 6 Single Family Detached Units*  
Status: Partially developed as 6 Single Family Attached units

**Block K**

Existing land use category: *(1) Mixed-use with retail and condominiums (SUP expired); (2) open space (Plaza Mayor)*  
Proposed land use category: *(1) 48 Single Family Attached units; (2) Commercial, Mixed-use Commercial and Residential, (3) Parks and Open Space*  
Status: Undeveloped

**Block L**

Existing land use category: *(1) Mixed-use with retail; (2) Town Hall site*  
Proposed land use category: *(1) Commercial, Mixed-use Commercial and Residential (2) 11 Single Family Detached units, (3) Parks and Open Space*  
Status: Undeveloped

**Block M**

Existing land use category: *(1) Institutional, (2) Office, (3) 18 Single Family attached units*  
Proposed land use category: *(1) Commercial, Mixed-use Commercial and Residential (2) 18 Single Family Attached units*  
Status: Partially developed: Primrose Academy; Spec office building; Active Site Plan for 18 townhomes

**Block N**

Existing land use category: *(1) Mixed-use with condominiums (10 units); (2) retail*  
Proposed land use category: *(1) Commercial, Mixed-use Commercial and Residential (10 condo units)*  
Status: Partially developed: CVS; 4 story Mixed-use building with 10 condos under construction

**Block O**

Existing land use category: *Retail*  
Proposed land use category: *Commercial, Mixed-use Commercial and Residential*  
Status: Developed - Senderra Title

**Block P**

Existing land use category: *Retail*  
Proposed land use category: *(1) Commercial, Mixed-use Commercial and Residential, (2) single family detached - 12 units*  
Status: Undeveloped

**Block Q**

Existing land use category: *Future Retail per Ordinance 959*  
Proposed land use category: *(1) Commercial, Mixed-use Commercial and Residential with 20 condo units proposed (will require SUP approval)*  
Status: Undeveloped; site plan application pending

**Phase 3**

Existing land use category: *Future Residential and Commercial per Ordinance 959*  
Proposed land use category: *(1) Commercial, Mixed-use Commercial and Residential, (2) Single Family Detached - 50 units, (3) Single Family Attached - 60 units*  
Status: Partially developed with existing parking lot; site plan application under review



**Land Use Entitlements**

As a mixed-use development, Entrada allows for a large amount of commercial development mixed with residential housing. Although the zoning regulations don't specify a specific amount of commercial gross floor area, the PID SAP mentions a total non-residential gross floor area of approximately 1.2 million square feet for the entire development. Although a maximum of 322 residential units are allowed in development per the zoning regulations, neither the zoning ordinance nor the original development plan specify the distribution and location of all housing types in the development, which are single-family detached, single-family attached and multifamily condominiums. In this case, the original PID SAP provides more specifics. The current PID SAP shows the following land use distribution:

**Current PID SAP Land Uses**

Land Use Type	Total
Condominium Units	115 units
Single Family Units	207 units
Commercial	1,158,299 sq.ft.

Based on the changes proposed by the developer, the PID SAP would change as follows:

**Proposed PID SAP Land Uses**

Land Use Type	Total
Condominium Units	10 units
Single Family Units	312 units
Commercial	643,391 sq.ft.

Therefore, the proposed development plan amendment would result in a 33% increase in single family homes within the development and a corresponding reduction of 44% in commercial floor area on the PID SAP. It is important to note, however, that the zoning regulations do not contain any limits on commercial floor area or commercial floor-to-area (FAR) ratios. Therefore, the current or future developer could exceed the commercial floor area shown the proposed PID SAP update through more dense commercial construction.

**Impacts Relative to Proposal**

The following is a summary of potential impacts based on the proposed development plan amendment.

**Traffic and Access.** Although the overall entitlements in the development are not increasing, the land uses, nonetheless, are proposed for redistribution within the development. Therefore, there will be some impacts on traffic circulation and roadway access. Most of the roadway infrastructure in Entrada is already in place. Therefore, staff recommends that any traffic impacts be examined at the site plan level whenever a new site plan is received.

**Parking.** The increase in single family housing will have an impact on the need for guest parking for new residential units given lack of space on both the roadways and the individual lots. Therefore, staff recommends the following addition to the Entrada zoning regulations as condition of approval:

*"Guest parking shall be provided at a minimum rate of one space per every two residential units in the development. Guest parking shall be located on HOA owned lots (unless the street is 30 feet or more in width, in which case on-street parking may be permitted in compliance with this section), be located not more than 300 feet from a majority of residential units they are intended to serve, and meet the parking requirements herein and the Town zoning regulations. Guest parking shall be shown on the site plan application. Deviations to these requirements may be approved by the Town Council as part of the site plan application upon the recommendation of the Planning and Zoning Commission."*

**Parks and Open Space.** The key active open space amenity in the development is the "Plaza Mayor", located on Block K in the

current development plan. Staff recommends that this plaza/park be built before any new single family development occurs. Staff recommends the following addition to the Entrada development plan provisions as a condition of approval:

*“The central plaza (aka the Plaza Mayor) as depicted in Exhibit A, described in Ordinance 703, and depicted on Ordinance 720 shall be under construction by the developer prior to the approval of any residential site plans on Blocks B, K, L, P, Q, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3). However, the plaza site plan may be submitted in conjunction with the Block K site plan. No residential building permits shall be issued in said blocks and phases until the plaza is completed, as determined by the town manager or designee. The final shape, layout, amenities and design of the plaza shall be determined as part of the site plan application. However, the size of the plaza shall not be smaller than the plaza area shown in Ordinance 720 and approved by Ordinance 854.”*

**Building Design and Massing.** Only 10% The Entrada development has been constructed. The key distinction for the development relative to other mixed-use developments is its unique Spanish village oriented design. Therefore, the site plan review process will serve a key role in ensuring the final design and layout of the development adheres to the design guidelines moving forward.

**Development Performance.** A consistent issue in Entrada has been the lack of any construction activity and/or the slow pace of actual construction activity. Another potential issue with converting virtually all housing in the development to single family is the absence of key development amenities including commercial development. Given these issues, staff recommends several conditions relative to the request that seek to improve performance as follows:

1. Section 3.1 in Ordinance 703 and 852 be amended to update and clarify the existing performance language to ensure that there be at least 1,500 square feet of air-conditioned non-residential floor area for each new residential unit to ensure that commercial development is keeping pace with residential development. As of today, there is 117,264 square feet of non-residential air-conditioned space in Entrada, allowing for a total of 74 residential units. There are currently 63 total units permitted in the development with 32 of those completed. This number will increase as more commercial space is constructed.

2. Building permit performance - Regarding actual construction activity, staff proposes the following conditions:

*“1. Any building permit issued in the development shall expire and/or terminate, and shall not be eligible for extension, at the occurrence of one or more of the following:*

- a. Cessation of construction activity for more than 180 days;*
- b. Abandonment of the site for more than 90 days;*
- c. Failure to construct in a timely manner (to be determined by the Building Official every 180 days upon review of permit extension);*
- d. Failure to construct in compliance with approved plans;*
- e. Failure to maintain a clean and safe construction site with minimal nuisances after repeated warnings;*

*2. Permit Extensions - Building permits may be extended by the Building Official provided compliance with section one above is maintained. However, not more than four extensions may be granted on a single building permit. After the permit has been extended four times, or two years have elapsed since the date of the issuance of the building permit, whichever occurs first, the building permit shall expire and a new permit and requisite fees shall be required in order to continue construction.*

*3. Appeals - If, per the terms of this section, the Building Official determines that a building permit shall be revoked, expire or not be extended, the permit applicant may appeal the Building Official decision to the town manager. If the town manager denies the appeal, the permit applicant may appeal the decision to the Town Council. The appeal shall be requested by the applicant in writing. Once received, the appeal request shall be placed on the next available Town Council agenda for consideration. The decision of the Town Council shall be final.”*

3. Block Level Development Performance - staff proposes requiring block level site plans for certain blocks to discourage piecemeal development and to minimize the impacts noted above as follows:

*"Site plans submitted on Blocks P, L, K, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3), shall include all properties on the entire block in order to ensure adequate utilities and drainage, building massing and layout, parking and PID SAP compliance. These site plans shall require final approval by the P&Z and Town Council."*

#### **SUMMARY AND STAFF RECOMMENDATION:**

The proposal by the applicant seeks to amend the development plan as the first step in amending the PID SAP in order to create consistency between both documents and potentially reduce PID assessments. Although the proposal does not seek to change any zoning entitlements, it does involve significant redistribution of land uses within the development with more single-family development and less commercial development. Should the Commission vote to approve the request, staff recommends that the following conditions be approved as well, which are also attached as part of the draft ordinance that will be sent to the Town Council for a final vote:

- A. *"That Ordinance 852, Section 2, Section 3.1, which amended Ordinance 703, Exhibit A, Article 2, Section 3, is hereby amended to read as follows:*

*Section 3.1: Pace of Residential Use Development within PD1-2:*

*Section 3.1.1 is hereby deleted. ~~3.1.1 First Year of Active Development: Developer is entitled to ten (10) residential units initially. After the initial ten (10) units, Developer is entitled to units eleven (11) through (30) after 45,000 non-residential air-conditioned square footage is permitted. "First year of active development" is defined as beginning on the date of the issuance of the first vertical building permit for PD1 Planning Area 2 (PD1-2).~~*

*Section 3.1.2 is hereby amended as follows: Section 3.1.1 - Regarding any building permit, subdivision plat and/or site plan approving a new residential unit in the PD1-2 zoning district, there shall be a minimum of 1,500 square feet of air-conditioned non-residential building space completed in the zoning district for each residential unit permitted, platted and/or included on a site plan application.*

*Section 3.1.3 is hereby amended as follows: 3.1.2 - The Building Official shall maintain a database illustrating conformance to this requirement and include an up-to-date report with each new residential unit building permit application. Non-residential use buildings that are currently under construction with an active building permit must be substantially outwardly completed within six-months of being included in the 1500:1 ratio as determined by the Building Official, which is 1,500 square feet of air-conditioned non-residential building space to each residential unit calculation.*

- B. *That Ordinance 703, Exhibit A, Article III, Section 18.2 is hereby amended to read as follows:*

**Section 18.2** *Unless noted otherwise, Site Plans submitted for the development shall conform to the approved Development Plan.*

1. *Minor changes or corrections on the Development Plan, the Site Plan, the Landscape Plan or the Outdoor Lighting Plan may be authorized by the Town Manager, if such changes do not constitute a zoning change that would require public hearing and consideration by Planning and Zoning Commission and/or the Council, and the proposed changes do not:*

- a. Alter the uses permitted,*
- b. Increase the building height,*
- c. Change density*
- d. Reduce the building lines provided at the boundary of the site*
- e. Significantly alter any open space plans.*
- f. Affect quality standards.*

2. *All plats submitted and approved in the development shall conform to the approved site plan. No plat application shall be accepted and/or approved in portions of the development that have not received site plan approval, or in undeveloped areas where an approved site plan has expired.*



3. *Selling a portion of land in the development by metes and bounds is a violation of the town subdivision ordinance and state law and is subject to fines and withholding of utilities, building permits, site plan applications and other permits. Fines and/or penalties for violation may be assessed on any future application fee on the part of the violator.*

- C. *That Ordinance 703, Exhibit A, Article III, Section 15 is hereby amended by adding the following section to read as follows:*

*Section 15.9 Residential Guest Parking - Guest parking shall be provided at a minimum rate of one space per every two residential units in the development. Guest parking shall be located on HOA owned lots (unless the street is 30 feet or more in width, in which case on-street parking may be permitted in compliance with this section), be located not more than 300 feet from a majority of residential units they are intended to serve, and meet the parking requirements in herein and the Town zoning regulations. Guest parking shall be shown on the site plan application. Deviations to these requirements may be approved by the Town Council as part of the site plan application upon the recommendation of the Planning and Zoning Commission.*

- D. *Building Permit Performance:*

1. *Any building permit issued in the development shall expire and/or terminate, and shall not be eligible for extension, at the occurrence of one or more of the following:*

- a. *Cessation of construction activity for more than 180 days;*
- b. *Abandonment of the site for more than 90 days;*
- c. *Failure to construct in a timely manner (to be determined by the Building Official every 180 days upon review of permit extension);*
- d. *Failure to construct in compliance with approved plans;*
- e. *Failure to maintain a clean and safe construction site with minimal nuisances after repeated warnings;*

2. *Permit Extensions - Building permits may be extended by the Building Official provided compliance with section one above is maintained. However, not more than four extensions may be granted on a single building permit. After the permit has been extended four times, or two years have elapsed since the date of the issuance of the building permit, whichever occurs first, the building permit shall expire and a new permit and requisite fees shall be required in order to continue construction.*

3. *Appeals - If, per the terms of this section, the Building Official determines that a building permit shall be revoked, expire or not be extended, the permit applicant may appeal the Building Official decision to the town manager. If the town manager denies the appeal, the permit applicant may appeal the decision to the Town Council. The appeal shall be requested by the applicant in writing. Once received, the appeal request shall be placed on the next available Town Council agenda for consideration. The decision of the Town Council shall be final.*

- E. *Site Development Agreement - Prior to the issuance of a building permit, all non-residential construction (including any vertically integrated mixed-use buildings) shall have an executed site development agreement between the site developer and the town that, at a minimum, addresses: building design, a sales tax situs agreement per the terms of Section 82-64, Town of Westlake Code of Ordinances, infrastructure and amenities (where applicable), economic development terms (where applicable), and performance standards/incentives if applicable. Development agreements for new single-family residential development shall be determined upon review of the site plan application.*

**SECTION 3:** *That Ordinance 720 (Entrada Development Plan), as amended, is hereby amended by repealing previous approved development plan land use exhibits with the land use exhibit contained in Exhibit "A", subject to the following conditions:*

- A. *In addition to Exhibit A, all development located within the Solana Public Improvement District (PID) shall conform to the most recently adopted PID Service and Assessment Plan (SAP). In the event of*

*conflict between the land use shown in the most recently adopted PID SAP and the development plan (Exhibit A), the PID SAP land use shall control.*

- B. Exhibit A is hereby intended as a general layout of the development. For portions of Exhibit A which have not yet received site plan approval, or where the approved site plan has expired due to non-development, final lot layouts, roadway locations, infrastructure development, building design and massing, parking, etc. shall be determined as part of the site plan approval process and shall not require consistency with Exhibit A. For site plans that include new single-family lots (not platted for residential use at the time application), the application shall include sufficient engineering documentation that demonstrates adequate utility and drainage infrastructure and service capability to each lot as determined by the town engineer. The application shall also include details on the location and placement of utilities and utility service connections. Specific to Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3), the layout shown on the site plan application shall not be required to comply with the layout shown on Exhibit A.*
- C. Site plans submitted on Blocks P, L, K, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3), shall include all properties on the entire block in order to ensure adequate utilities and drainage, building massing and layout, parking and PID SAP compliance. These site plans shall require final approval by the P&Z and Town Council.*
- D. The central plaza (aka the Plaza Mayor) as depicted in Exhibit A, described in Ordinance 703, and depicted on Ordinance 720 shall be under construction by the developer prior to the approval of any residential site plans on Blocks B, K, L, P, Q, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3). However, the plaza site plan may be submitted in conjunction with the Block K site plan. No residential building permits shall be issued in said blocks and phases until the plaza is completed, as determined by the town manager or designee. The final shape, layout, amenities and design of the plaza shall be determined as part of the site plan application. However, the size of the plaza shall not be smaller than the plaza area shown in Ordinance 720 and approved by Ordinance 854.*
- E. Regarding new site plan applications involving undeveloped existing platted residential lots where no new lot configuration is proposed, the site plan application shall include all contiguous lots on the same block that are under the common ownership of the applicant in order to ensure adequate compliance with the development's design guidelines.*
- F. All provisions of Ordinances 703 and 720, as amended, shall remain in full force and effect, except where amended herein"*

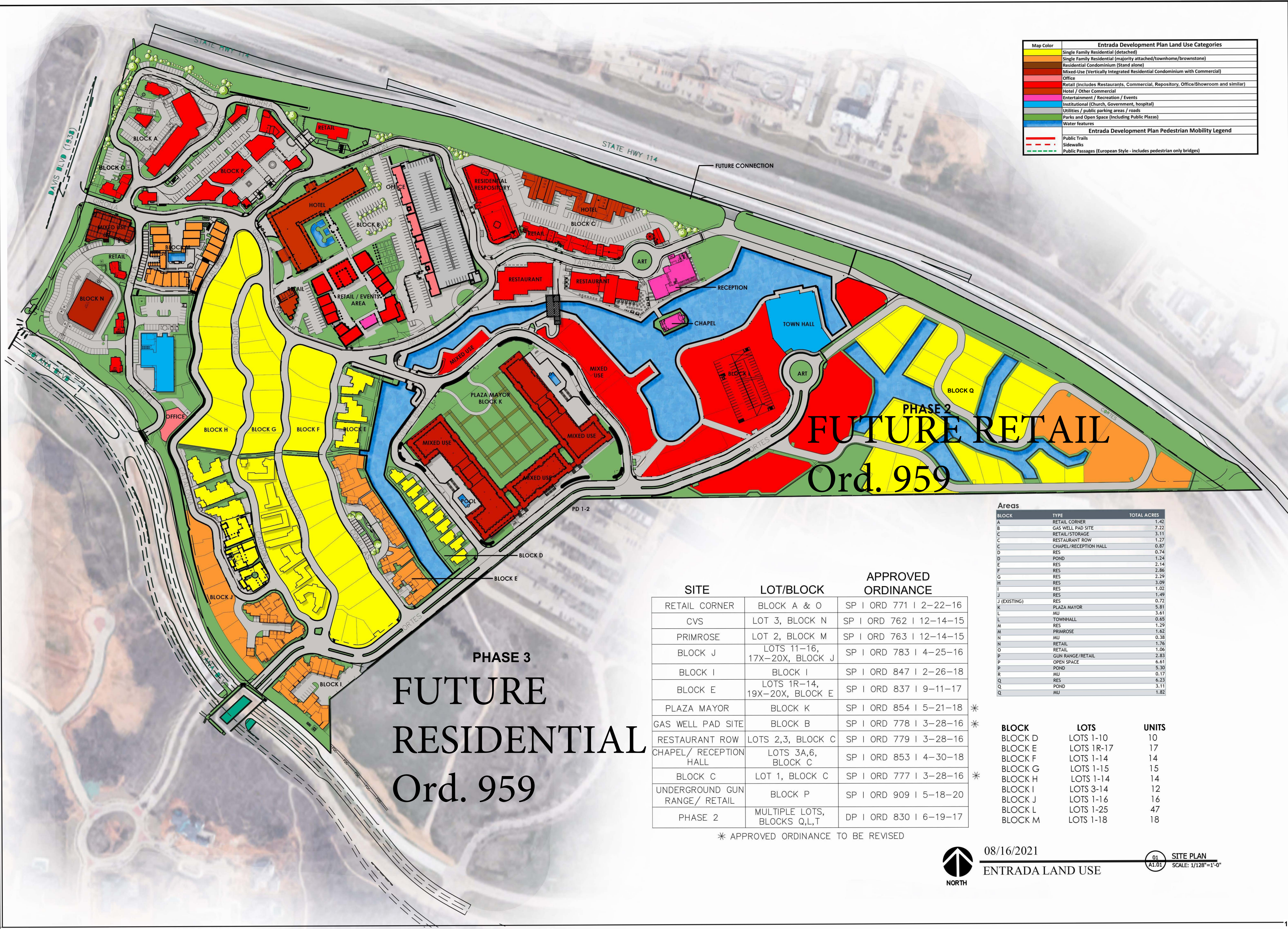
**PLANNING AND ZONING ACTION/OPTIONS:**

- 1) Motion to recommend approval with/without staff recommendations
- 2) Motion to recommend approval with additional conditions
- 3) Motion to table
- 4) Motion to recommend denial

**ATTACHMENTS:**

- 1) Current Development Plan
- 2) Proposed Development Plan Amendment
- 3) Explanation of Request by Applicant
- 4) Development Plan PID SAP Exhibit from Applicant
- 5) Block Level Development Plan PID SAP Exhibit from Applicant
- 6) Staff Entrada Presentation from 7/31/2023
- 7) Draft Ordinance Approving Request





Map Color	Entrada Development Plan Land Use Categories
Yellow	Single Family Residential (detached)
Orange	Single Family Residential (majority attached/townhome/brownstone)
Red	Residential Condominium (Stand alone)
Dark Red	Mixed-Use (Vertically Integrated Residential Condominium with Commercial)
Light Blue	Office
Dark Blue	Retail (includes Restaurants, Commercial, Repository, Office/Showroom and similar)
Light Green	Hotel / Other Commercial
Dark Green	Entertainment / Recreation / Events
Light Blue	Institutional (Church, Government, hospital)
Dark Blue	Utilities / public parking areas / roads
Light Green	Parks and Open Space (including Public Plazas)
Dark Green	Water features
Entrada Development Plan Pedestrian Mobility Legend	
Red line	Public Trails
Blue line	Sidewalks
Green line	Public Passages (European Style - includes pedestrian only bridges)

Block	Type	Total Acres
A	RETAIL CORNER	1.42
B	GAS WELL PAD SITE	7.22
C	RETAIL/STORAGE	3.11
C	RESTAURANT ROW	1.27
C	CHAPEL/RECEPTION HALL	0.87
D	RES	0.74
D	POND	1.24
E	RES	2.14
F	RES	2.86
G	RES	2.29
H	RES	3.09
I	RES	1.02
J	RES	1.49
J (EXISTING)	RES	0.72
K	PLAZA MAYOR	5.81
L	MU	3.61
L	TOWNHALL	0.65
M	RES	1.29
M	PRIMROSE	1.62
N	MU	0.38
N	RETAIL	1.76
O	RETAIL	1.06
P	GUN RANGE/RETAIL	2.83
P	OPEN SPACE	6.61
P	POND	5.30
R	MU	0.17
Q	RES	6.23
Q	POND	3.11
Q	MU	1.82

SITE	LOT/BLOCK	APPROVED ORDINANCE
RETAIL CORNER	BLOCK A & O	SP   ORD 771   2-22-16
CVS	LOT 3, BLOCK N	SP   ORD 762   12-14-15
PRIMROSE	LOT 2, BLOCK M	SP   ORD 763   12-14-15
BLOCK J	LOTS 11-16, 17X-20X, BLOCK J	SP   ORD 783   4-25-16
BLOCK I	BLOCK I	SP   ORD 847   2-26-18
BLOCK E	LOTS 1R-14, 19X-20X, BLOCK E	SP   ORD 837   9-11-17
PLAZA MAYOR	BLOCK K	SP   ORD 854   5-21-18
GAS WELL PAD SITE	BLOCK B	SP   ORD 778   3-28-16
RESTAURANT ROW	LOTS 2,3, BLOCK C	SP   ORD 779   3-28-16
CHAPEL/RECEPTION HALL	LOTS 3A,6, BLOCK C	SP   ORD 853   4-30-18
BLOCK C	LOT 1, BLOCK C	SP   ORD 777   3-28-16
UNDERGROUND GUN RANGE/RETAIL	BLOCK P	SP   ORD 909   5-18-20
PHASE 2	MULTIPLE LOTS, BLOCKS Q,L,T	DP   ORD 830   6-19-17

Block	Lots	Units
BLOCK D	LOTS 1-10	10
BLOCK E	LOTS 1R-17	17
BLOCK F	LOTS 1-14	14
BLOCK G	LOTS 1-15	15
BLOCK H	LOTS 1-14	14
BLOCK I	LOTS 3-14	12
BLOCK J	LOTS 1-16	16
BLOCK L	LOTS 1-25	47
BLOCK M	LOTS 1-18	18

\* APPROVED ORDINANCE TO BE REVISED

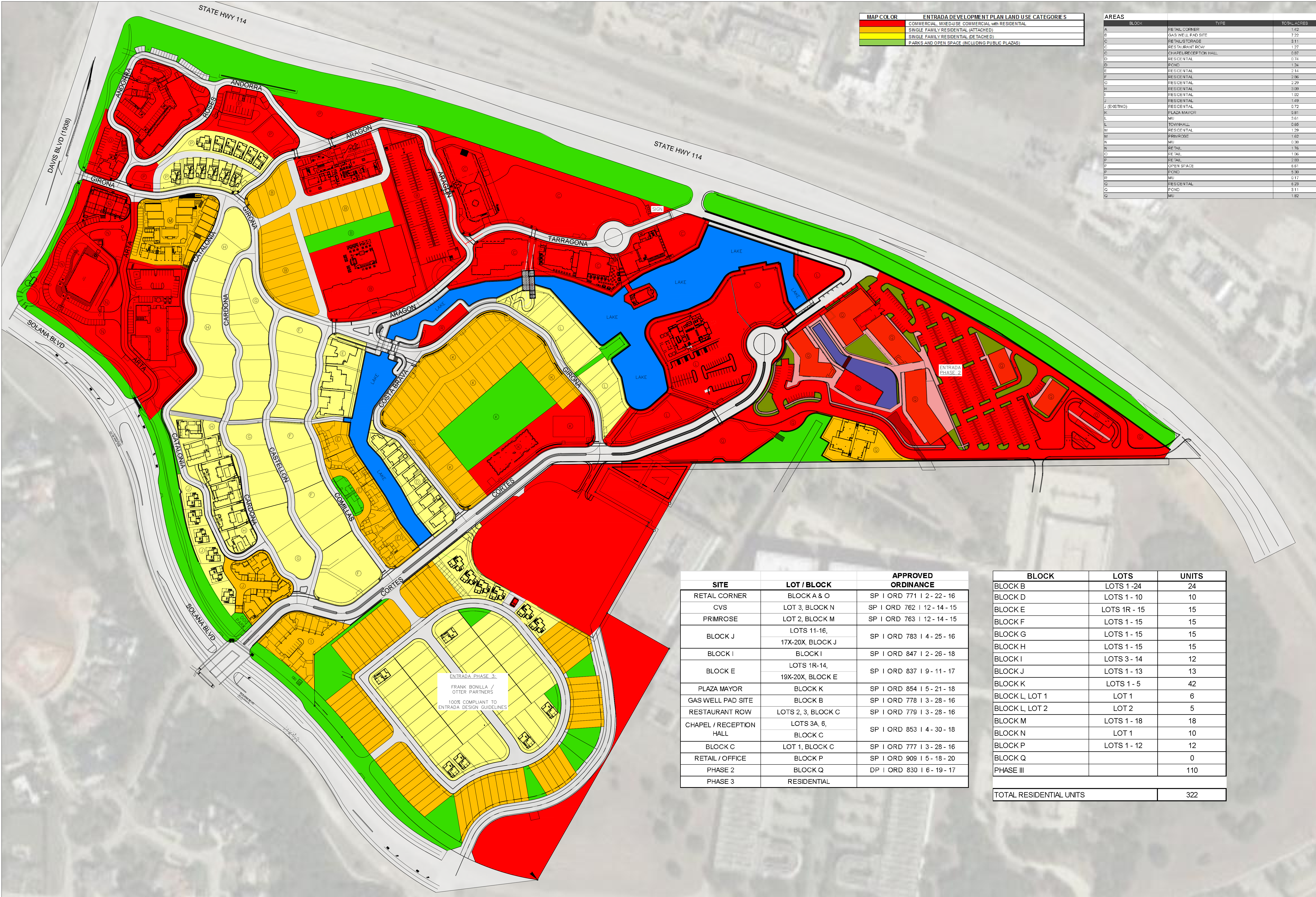


08/16/2021

ENTRADA LAND USE

01 SITE PLAN  
A1.01 SCALE: 1/128"=1'-0"





MAP COLOR	ENTRADA DEVELOPMENT PLAN LAND USE CATEGORIES
Red	COMMERCIAL MIXED-USE COMMERCIAL WITH RESIDENTIAL
Yellow	SINGLE FAMILY RESIDENTIAL (ATTACHED)
Orange	SINGLE FAMILY RESIDENTIAL (DETACHED)
Green	PARKS AND OPEN SPACE (INCLUDING PUBLIC PLAZAS)

AREAS			
BLOCK	TYPE	TOTAL ACRES	
A	RETAIL CORNER	1.42	
B	GAS WELL PAD SITE	7.72	
C	RETAIL STORAGE	8.11	
C	RESTAURANT ROW	1.27	
C	CHAPEL/RECEPTION HALL	0.87	
D	RESIDENTIAL	0.74	
D	POND	1.24	
E	RESIDENTIAL	2.14	
F	RESIDENTIAL	2.96	
G	RESIDENTIAL	2.29	
H	RESIDENTIAL	3.09	
I	RESIDENTIAL	1.02	
J	RESIDENTIAL	1.69	
J (EXISTING)	RESIDENTIAL	0.72	
K	PLAZA MAYOR	5.81	
L	MU	5.61	
L	TOWNHALL	0.65	
M	RESIDENTIAL	1.29	
M	PRIMROSE	1.62	
N	MU	0.38	
N	RETAIL	1.76	
O	RETAIL	1.06	
P	RETAIL	2.83	
P	OPEN SPACE	6.91	
P	POND	5.30	
R	MU	0.17	
Q	RESIDENTIAL	8.23	
Q	POND	8.11	
Q	MU	1.82	

SITE	LOT / BLOCK	APPROVED ORDINANCE
RETAIL CORNER	BLOCK A & O	SP I ORD 771   2 - 22 - 16
CVS	LOT 3, BLOCK N	SP I ORD 762   12 - 14 - 15
PRIMROSE	LOT 2, BLOCK M	SP I ORD 763   12 - 14 - 15
BLOCK J	LOTS 11-16, 17X-20X, BLOCK J	SP I ORD 783   4 - 25 - 16
BLOCK I	BLOCK I	SP I ORD 847   2 - 26 - 18
BLOCK E	LOTS 1R-14, 19X-20X, BLOCK E	SP I ORD 837   9 - 11 - 17
PLAZA MAYOR	BLOCK K	SP I ORD 854   5 - 21 - 18
GAS WELL PAD SITE	BLOCK B	SP I ORD 778   3 - 28 - 16
RESTAURANT ROW	LOTS 2, 3, BLOCK C	SP I ORD 779   3 - 28 - 16
CHAPEL / RECEPTION HALL	LOTS 3A, 6, BLOCK C	SP I ORD 853   4 - 30 - 18
BLOCK C	LOT 1, BLOCK C	SP I ORD 777   3 - 28 - 16
RETAIL / OFFICE	BLOCK P	SP I ORD 909   5 - 18 - 20
PHASE 2	BLOCK Q	DP I ORD 830   6 - 19 - 17
PHASE 3	RESIDENTIAL	

BLOCK	LOTS	UNITS
BLOCK B	LOTS 1 - 24	24
BLOCK D	LOTS 1 - 10	10
BLOCK E	LOTS 1R - 15	15
BLOCK F	LOTS 1 - 15	15
BLOCK G	LOTS 1 - 15	15
BLOCK H	LOTS 1 - 15	15
BLOCK I	LOTS 3 - 14	12
BLOCK J	LOTS 1 - 13	13
BLOCK K	LOTS 1 - 5	42
BLOCK L, LOT 1	LOT 1	6
BLOCK L, LOT 2	LOT 2	5
BLOCK M	LOTS 1 - 18	18
BLOCK N	LOT 1	10
BLOCK P	LOTS 1 - 12	12
BLOCK Q		0
PHASE III		110
TOTAL RESIDENTIAL UNITS		322



## **Explanation of Request Provided by Applicant**

The reason is simple. We need to finish Entrada. What we have been doing for the last 8 years is not working to meet this goal.

The Market has clearly shown us that the Original Development Plan from 2013 and subsequent variations for the parcels in question are simply never going to happen. My plan to #FinishEntrada that is being presented here is simple, executable, with market-driven products and real end-users. This plan accomplishes the main goal while still conforming with all of the Entrada Zoning and Design Guideline Standards.

I am unable to provide a detailed development schedule where 90% of the operational steps are outside of my direct control. All I can do is control the initial submittal and my team's response time to comments and mark-ups that we receive back from the Town. I can commit to moving as quickly as permitted.

The delays that I have experienced for my major submittals this year versus receiving the same type of timely, thorough and detailed review of the Phase III PD Site Plan that Mr Bonilla received (less than two weeks) leaves me to question my ability to provide any forecast or schedule at this time. In fact, I have even paid the fee for the Phase II Commercial Submittal and have asked several times to at least start a review of the Civil Engineering plans, but have not received a response to my request. We can get to photometrics of the light fixtures on the buildings once I actually am able to secure tenants, like with Carve, and go through that process on a building-by-building basis.

But no one is going to come see the 11-acres of grass and believe that they can have a building permit-ready pad site in 18 months. Again, what I am requesting today is the exact same process that was followed for the Phase I Infrastructure. If the Town's focus is truly on more commercial development and sales tax dollars, then it follows that we should be working hand-in-hand to get the firelanes, parking, utilities and water feature in-place as quickly as possible.

Block P will require full PD Site plan.

Block B will require full PD site plan.

Block K will require full PD Site plan to undo all of the previous versions, and show the proposed commercial along Cortez with the new park/plaza configuration and improvements.

Block L, Lot 1 and Lot 2 should just be a simple replat, then go to building permit for each home. Like Mr Bonilla has been able to enjoy on Blocks F and G.

Block Q (Phase II Commercial) PD Site Plan has been submitted, but Staff has questions regarding photometrics, dumpster screening and if any enhancements will be made to the existing landscaping along 114 (that meets the overall landscape plan going back to 2013). My request here is to get moving on the horizontal infrastructure and then tackle individual buildings as PD Site plans, like has been the case in Entrada Phase I.

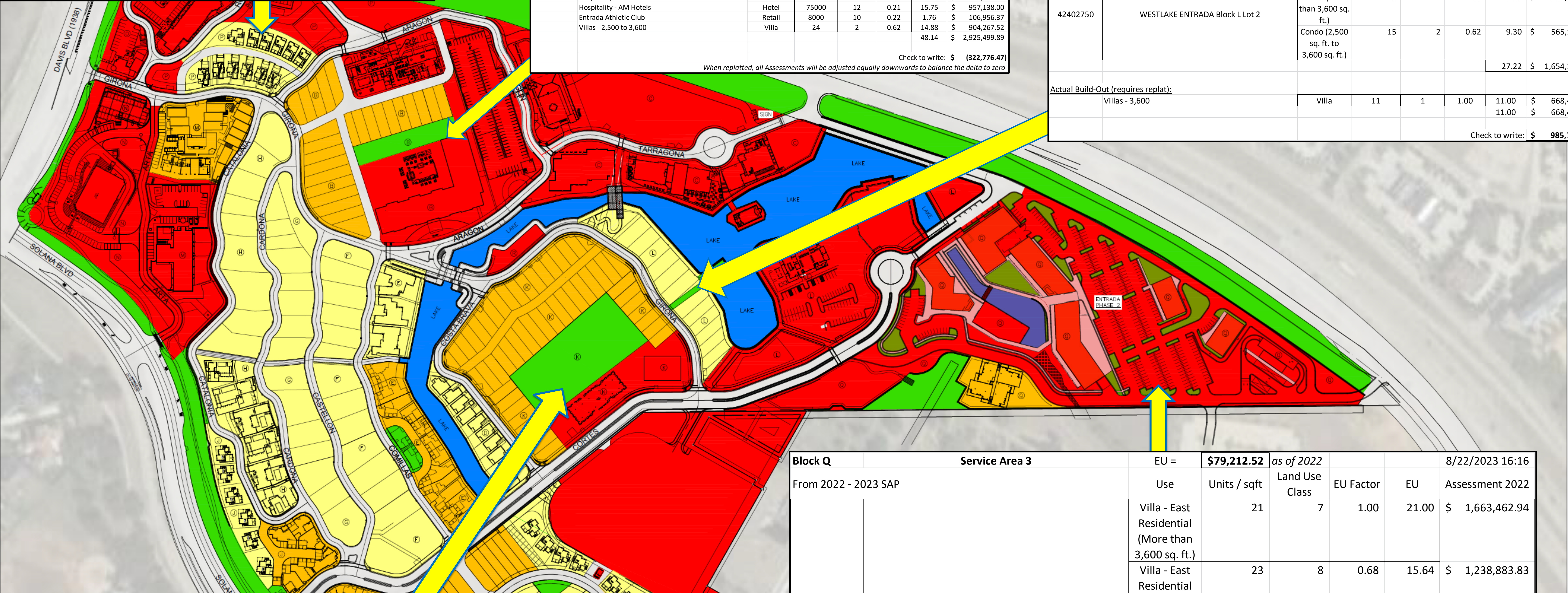


Block P	Service Area 1	EU =	\$60,770.67	as of 2022			8/22/2023 12:18
From 2022 - 2023 SAP		Use	Units / sqft	Land Use Class	EU Factor	EU	Assessment 2022
42402792	WESTLAKE ENTRADA Block P Lot 1 SCHOOL BOUNDARY SPLIT	Commercial - Office	37,000	11	0.20	7.40	\$ 449,703.99
42400439	WESTLAKE ENTRADA Block P Lot 2	Commercial - Office	80,000	11	0.20	16.00	\$ 972,332.95
						23.40	1,422,036.94
Actual Build-Out (requires replat):							
	Commercial - 10k sqft	Office	10000	11	0.20	2.00	\$ 121,541.33
	12 Villas - 3600 sqft	Villa	12	1	1.00	12.00	\$ 729,248.00
	Commercial - 20k sqft	Office	20000	11	0.20	4.00	\$ 243,082.67
	Commercial - 20k sqft	Office	20000	11	0.20	4.00	\$ 243,082.67
						22.00	\$ 1,336,954.67
Check to write:							\$ 85,082.28

Block B	Service Area 1	EU =	\$60,770.67	as of 2022			8/22/2023 12:25
From 2022 - 2023 SAP		Use	Units / sqft	Land Use Class	EU Factor	EU	Assessment 2022
42402318	WESTLAKE ENTRADA Block B Lot 1R SCHOOL BOUNDARY SPLIT	Commercial - Retail	72,472	10	0.22	15.94	\$ 968,924.52
42402326	WESTLAKE ENTRADA Block B Lot 2 SCHOOL BOUNDARY SPLIT	Public	-	-	-	-	\$ -
42402334	WESTLAKE ENTRADA Block B Lot 3	Commercial - Office	60,433	11	0.20	12.09	\$ 734,516.52
42402351	WESTLAKE ENTRADA Block B Lot 5 SCHOOL BOUNDARY SPLIT	Public	-	-	-	-	\$ -
42402342	WESTLAKE ENTRADA Block B Lot 4	Commercial - Retail	67,263	10	0.22	14.80	\$ 899,282.39
							\$ 2,602,723.42
Actual Build-Out (requires replat):							
	Hospitality - Walters	Hotel	75000	12	0.21	15.75	\$ 957,138.00
	Hospitality - AM Hotels	Hotel	75000	12	0.21	15.75	\$ 957,138.00
	Entrada Athletic Club	Retail	8000	10	0.22	1.76	\$ 106,956.37
	Villas - 2,500 to 3,600	Villa	24	2	0.62	14.88	\$ 904,267.52
						48.14	\$ 2,925,499.89
Check to write:							\$ (322,776.47)

When replatted, all Assessments will be adjusted equally downwards to balance the delta to zero

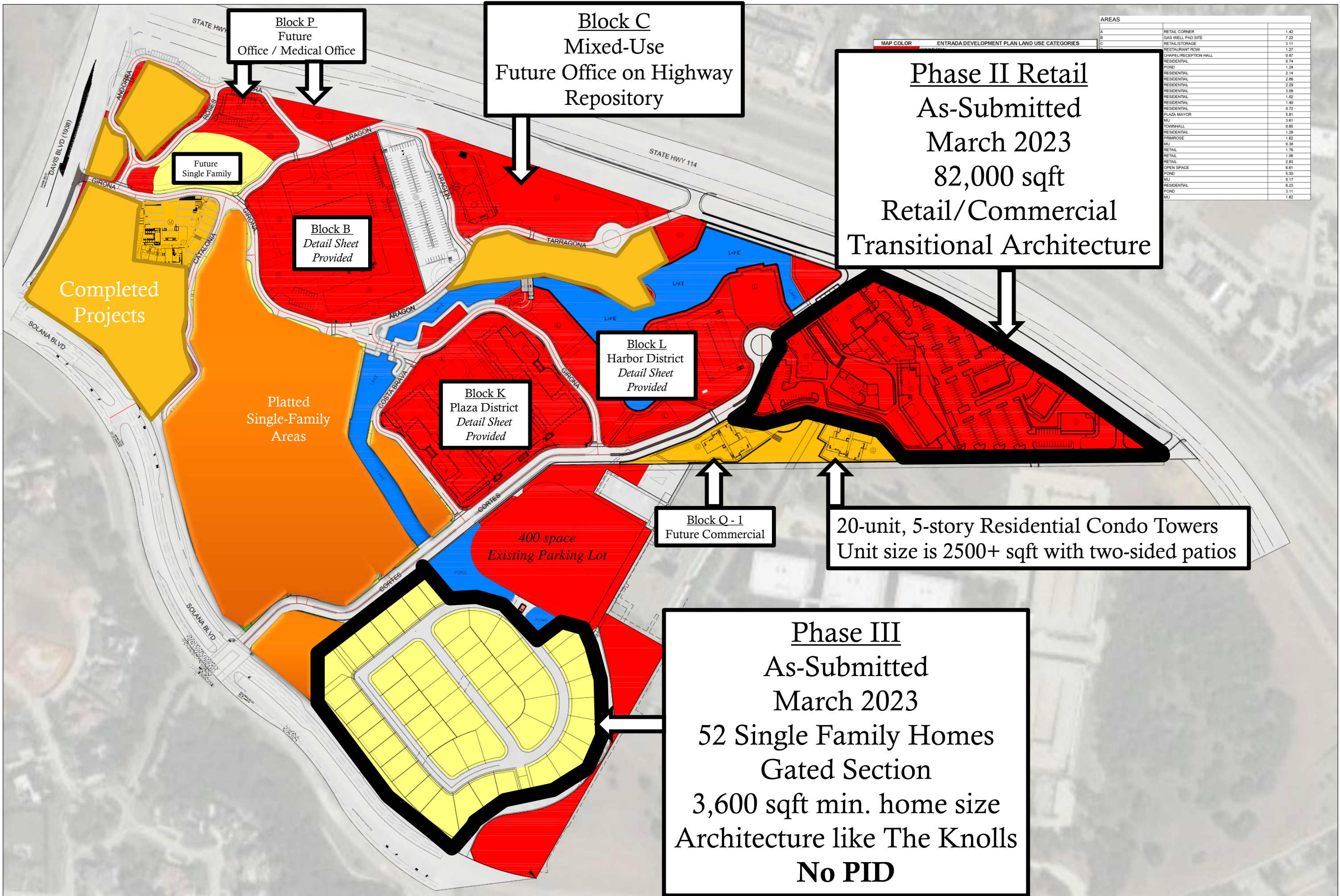
Block L, Lots 1	Service Area 1	EU =	\$60,770.67	as of 2022			8/22/2023 16:12
From 2022 - 2023 SAP		Use	Units / sqft	Land Use Class	EU Factor	EU	Assessment 2022
42402741	WESTLAKE ENTRADA Block L Lot 1	Commercial - Retail	5,000	10	0.22	1.10	\$ 66,847.89
		Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$ 364,624.86
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	6	2	0.62	3.72	\$ 226,067.41
42402750	WESTLAKE ENTRADA Block L Lot 2	Commercial - Retail	5,000	10	0.22	1.10	\$ 66,847.89
		Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$ 364,624.86
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	15	2	0.62	9.30	\$ 565,168.53
						27.22	\$ 1,654,181.43
Actual Build-Out (requires replat):							
	Villas - 3,600	Villa	11	1	1.00	11.00	\$ 668,477.33
						11.00	\$ 668,477.33
Check to write:							\$ 985,704.10



Block K	Service Area 1	EU =	\$60,770.67	as of 2022			8/22/2023 16:12
From 2022 - 2023 SAP		Use	Units / sqft	Land Use Class	EU Factor	EU	Assessment 2022
42402695	WESTLAKE ENTRADA Block K Lot 1	Commercial - Hospitality	97,000	12	0.21	20.37	\$ 1,237,901.39
42402709	WESTLAKE ENTRADA Block K Lot 2	Commercial - Hospitality	97,000	12	0.21	20.37	\$ 1,237,901.39
42402717	WESTLAKE ENTRADA Block K Lot 3	Commercial - Institutional	100,000	13	0.19	19.00	\$ 1,154,645.38
42402725	WESTLAKE ENTRADA Block K Lot 4	Commercial - Institutional	131,600	13	0.19	25.00	\$ 1,519,513.32
						84.74	\$ 5,149,961.48
Actual Build-Out (requires replat):							
	Retail Office A	Retail	22500	12	0.21	4.73	\$ 287,141.40
	Retail Office B	Retail	12500	12	0.21	2.63	\$ 159,523.00
	Villas - 3,600	Villa	48	1	1.00	48.00	\$ 2,916,992.00
						55.35	\$ 3,363,656.40
Check to write:							\$ 1,786,305.08

Block Q	Service Area 3		EU =	\$79,212.52	as of 2022		8/22/2023 16:16	
From 2022 - 2023 SAP			Use	Units / sqft	Land Use Class	EU Factor	EU	Assessment 2022
42402822	WESTLAKE ENTRADA Block Q Lot 1	Villa - East Residential (More than 3,600 sq. ft.)	21	7	1.00	21.00	\$	1,663,462.94
		Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.)	23	8	0.68	15.64	\$	1,238,883.83
		Villa - East Residential (Under 2,500 sq. ft.)	36	9	0.55	19.80	\$	1,568,407.92
			80	Total - IA #3:		56.44	\$ 4,470,754.69	
Actual Build-Out (requires replat):								
	Retail	Retail	92000	12	0.21	19.32	\$	1,530,385.90
	Condo - 2,501 - 3,600	Villa	20	7	0.62	12.40	\$	982,235.26
						31.72	\$	2,512,621.16
					Check to write:		\$ 1,958,133.52	





Block P  
Future  
Office / Medical Office

Block C  
Mixed-Use  
Future Office on Highway  
Repository

Phase II Retail  
As-Submitted  
March 2023  
82,000 sqft  
Retail/Commercial  
Transitional Architecture

Future  
Single Family

Block B  
Detail Sheet  
Provided

Block L  
Harbor District  
Detail Sheet  
Provided

Block K  
Plaza District  
Detail Sheet  
Provided

Block Q - 1  
Future Commercial

20-unit, 5-story Residential Condo Towers  
Unit size is 2500+ sqft with two-sided patios

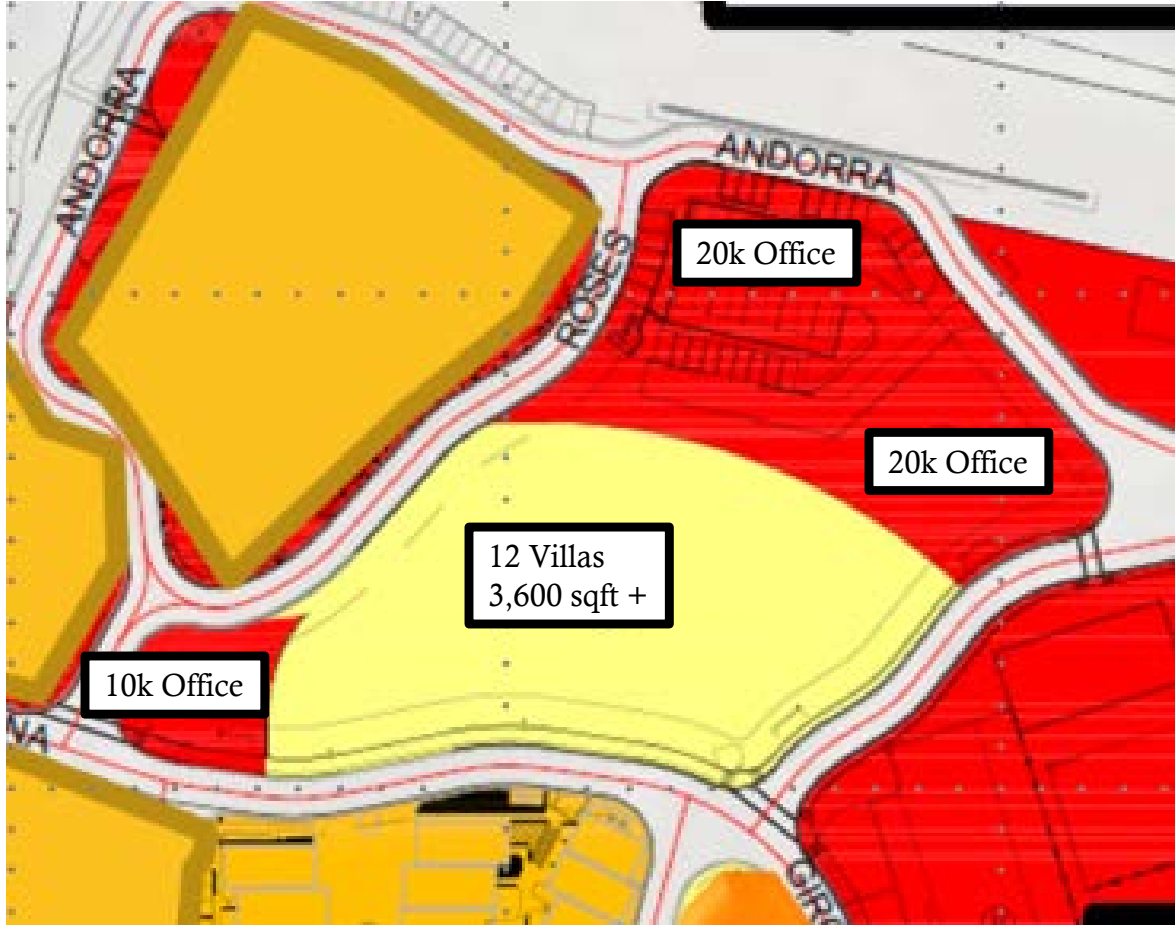
Phase III  
As-Submitted  
March 2023  
52 Single Family Homes  
Gated Section  
3,600 sqft min. home size  
Architecture like The Knolls  
**No PID**

AREAS		
A	RETAIL CORNER	1.42
B	GAS WELL PAD SITE	7.22
C	RETAIL STORAGE	3.11
	RESTAURANT ROW	1.27
	CHAPEL/RECEPTION HALL	0.87
	RESIDENTIAL	0.74
	POND	1.24
	RESIDENTIAL	2.14
	RESIDENTIAL	2.86
	RESIDENTIAL	2.29
	RESIDENTIAL	3.09
	RESIDENTIAL	1.02
	RESIDENTIAL	1.49
	RESIDENTIAL	0.72
	PLAZA MAYOR	5.81
	MU	3.81
	TOWNHALL	0.65
	RESIDENTIAL	1.29
	PRIMROSE	1.62
	MU	0.38
	RETAIL	1.76
	RETAIL	1.06
	RETAIL	2.83
	OPEN SPACE	6.81
	POND	5.30
	MU	0.17
	RESIDENTIAL	6.23
	POND	3.11
	MU	1.82



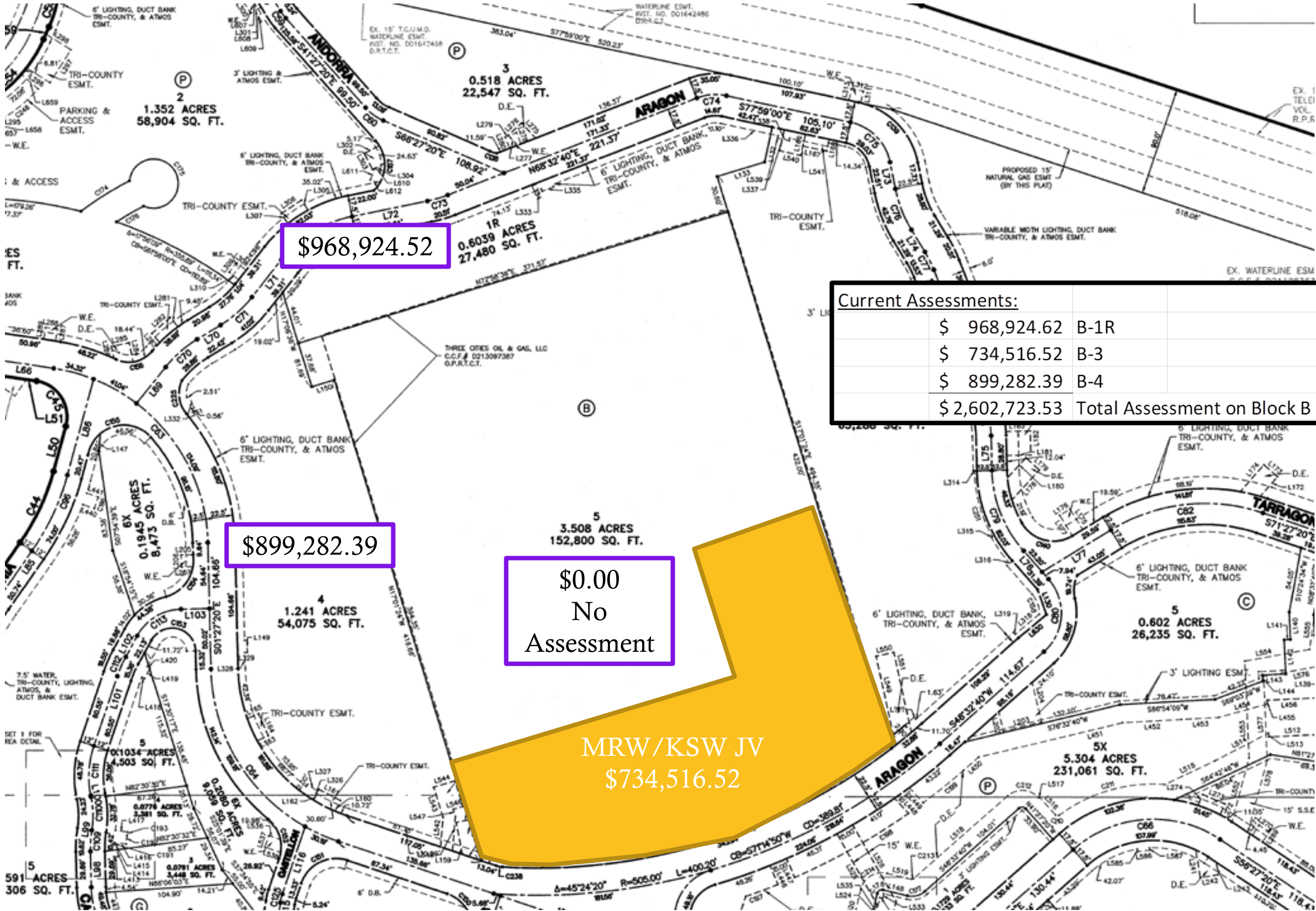
Block P, Lots 1 & 2 PID Assessments and Build-out Detail Sheet

Block P	Service Area 1	EU =	\$60,770.67	as of 2022			8/22/2023 12:18
From 2022 - 2023 SAP		Use	Units / sqft	Land Use Class	EU Factor	EU	Assessment 2022
42402792	WESTLAKE ENTRADA Block P Lot 1 SCHOOL BOUNDARY SPLIT	Commercial - Office	37,000	11	0.20	7.40	\$ 449,703.99
42400439	WESTLAKE ENTRADA Block P Lot 2	Commercial - Office	80,000	11	0.20	16.00	\$ 972,332.95
						23.40	1,422,036.94
Actual Build-Out (requires replat):							
	Commercial - 10k sqft	Office	10000	11	0.20	2.00	\$ 121,541.33
	12 Villas - 3600 sqft	Villa	12	1	1.00	12.00	\$ 729,248.00
	Commercial - 20k sqft	Office	20000	11	0.20	4.00	\$ 243,082.67
	Commercial - 20k sqft	Office	20000	11	0.20	4.00	\$ 243,082.67
						22.00	\$ 1,336,954.67
						Check to write:	\$ 85,082.28



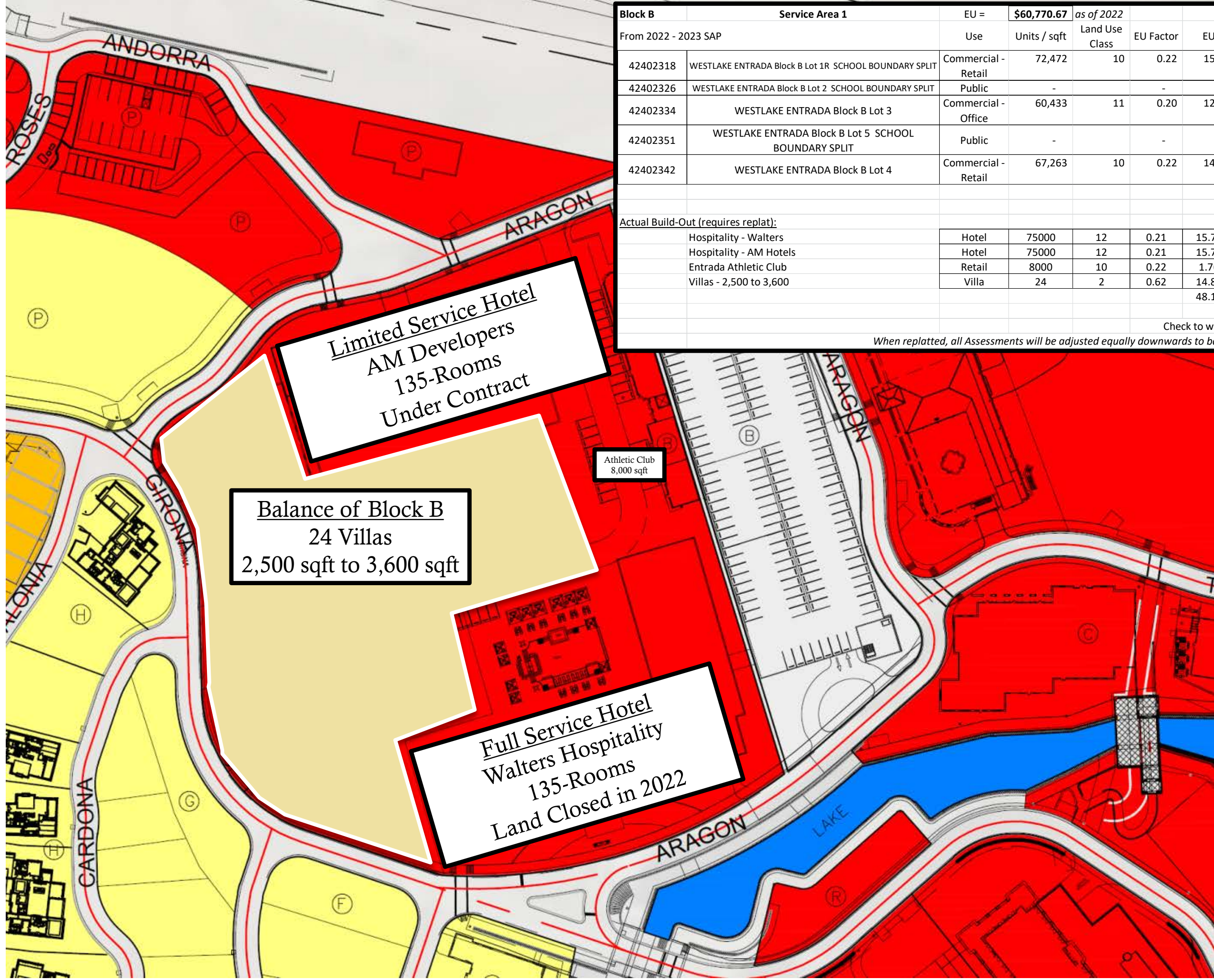


42402318	WESTLAKE ENTRADA Block B Lot 1R SCHOOL BOUNDARY SPLIT	75 ARAGON	\$ 968,924.52	\$ 85,226.40
42402326	WESTLAKE ENTRADA Block B Lot 2 SCHOOL BOUNDARY SPLIT	67 ARAGON	\$ -	\$ -
42402334	WESTLAKE ENTRADA Block B Lot 3	68 ARAGON	\$ 734,516.52	\$ 64,607.92
42402342	WESTLAKE ENTRADA Block B Lot 4	82 GIRONA	\$ 899,282.39	\$ 79,100.69



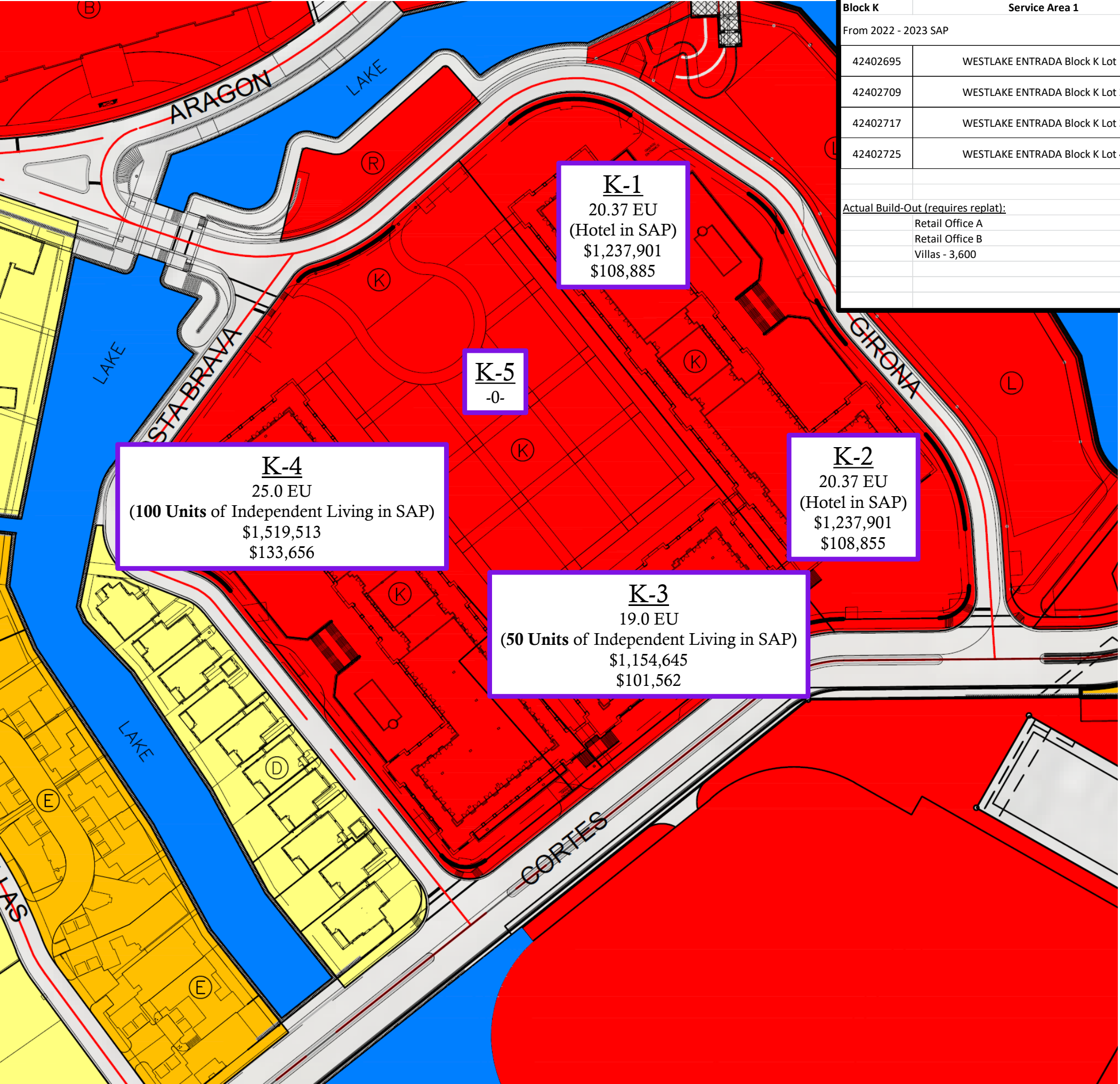
Current Assessments:		
\$ 968,924.62	B-1R	
\$ 734,516.52	B-3	
\$ 899,282.39	B-4	
\$ 2,602,723.53	Total Assessment on Block B	





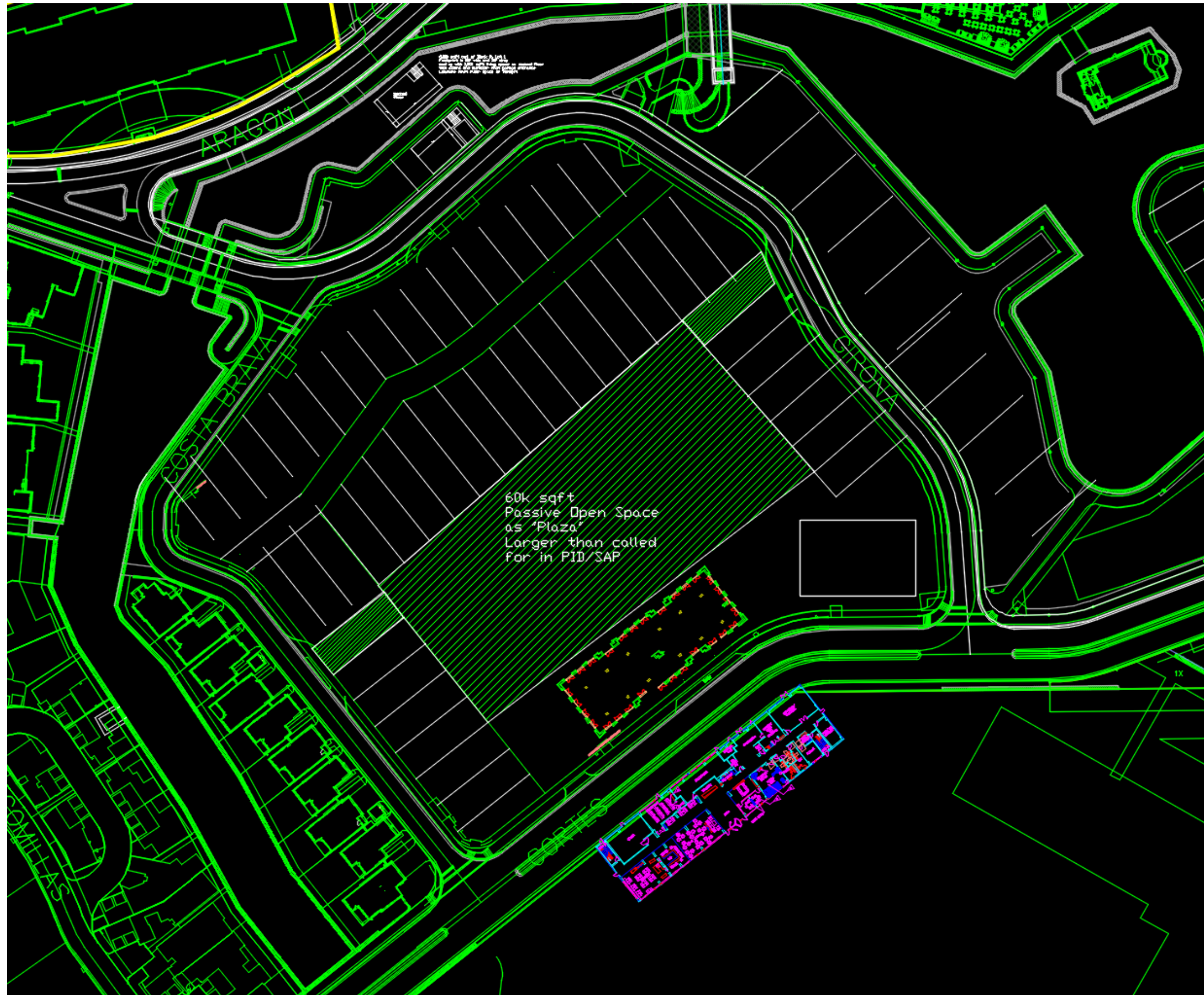
Block B	Service Area 1	EU =	\$60,770.67	as of 2022			8/22/2023 12:25
From 2022 - 2023 SAP		Use	Units / sqft	Land Use Class	EU Factor	EU	Assessment 2022
42402318	WESTLAKE ENTRADA Block B Lot 1R SCHOOL BOUNDARY SPLIT	Commercial - Retail	72,472	10	0.22	15.94	\$ 968,924.52
42402326	WESTLAKE ENTRADA Block B Lot 2 SCHOOL BOUNDARY SPLIT	Public	-		-	-	\$ -
42402334	WESTLAKE ENTRADA Block B Lot 3	Commercial - Office	60,433	11	0.20	12.09	\$ 734,516.52
42402351	WESTLAKE ENTRADA Block B Lot 5 SCHOOL BOUNDARY SPLIT	Public	-		-	-	\$ -
42402342	WESTLAKE ENTRADA Block B Lot 4	Commercial - Retail	67,263	10	0.22	14.80	\$ 899,282.39
							\$ 2,602,723.42
Actual Build-Out (requires replat):							
	Hospitality - Walters	Hotel	75000	12	0.21	15.75	\$ 957,138.00
	Hospitality - AM Hotels	Hotel	75000	12	0.21	15.75	\$ 957,138.00
	Entrada Athletic Club	Retail	8000	10	0.22	1.76	\$ 106,956.37
	Villas - 2,500 to 3,600	Villa	24	2	0.62	14.88	\$ 904,267.52
						48.14	\$ 2,925,499.89
					Check to write:		\$ (322,776.47)
When replatted, all Assessments will be adjusted equally downwards to balance the delta to zero							



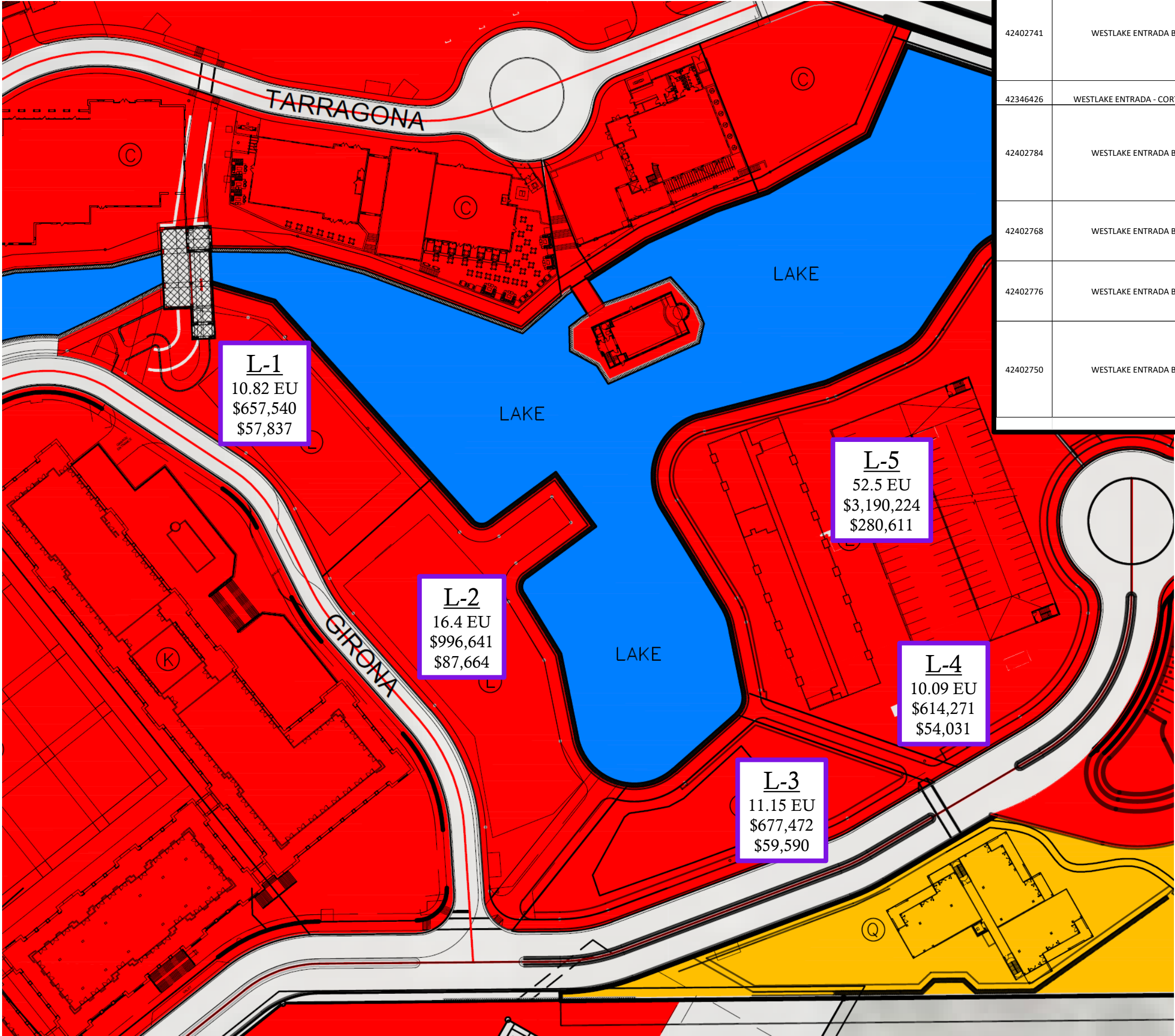


Block K		Service Area 1	EU =	\$60,770.67	as of 2022			8/22/2023 16:12
From 2022 - 2023 SAP		Use	Units / sqft	Land Use Class	EU Factor	EU	Assessment 2022	
42402695	WESTLAKE ENTRADA Block K Lot 1		Commercial - Hospitality	97,000	12	0.21	20.37	\$ 1,237,901.39
42402709	WESTLAKE ENTRADA Block K Lot 2		Commercial - Hospitality	97,000	12	0.21	20.37	\$ 1,237,901.39
42402717	WESTLAKE ENTRADA Block K Lot 3		Commercial - Institutional	100,000	13	0.19	19.00	\$ 1,154,645.38
42402725	WESTLAKE ENTRADA Block K Lot 4		Commercial - Institutional	131,600	13	0.19	25.00	\$ 1,519,513.32
							84.74	\$ 5,149,961.48
Actual Build-Out (requires replat):								
Retail Office A		Retail	22500	12	0.21	4.73	\$	287,141.40
Retail Office B		Retail	12500	12	0.21	2.63	\$	159,523.00
Villas - 3,600		Villa	48	1	1.00	48.00	\$	2,916,992.00
							55.35	\$ 3,363,656.40
							Check to write: \$ 1,786,305.08	



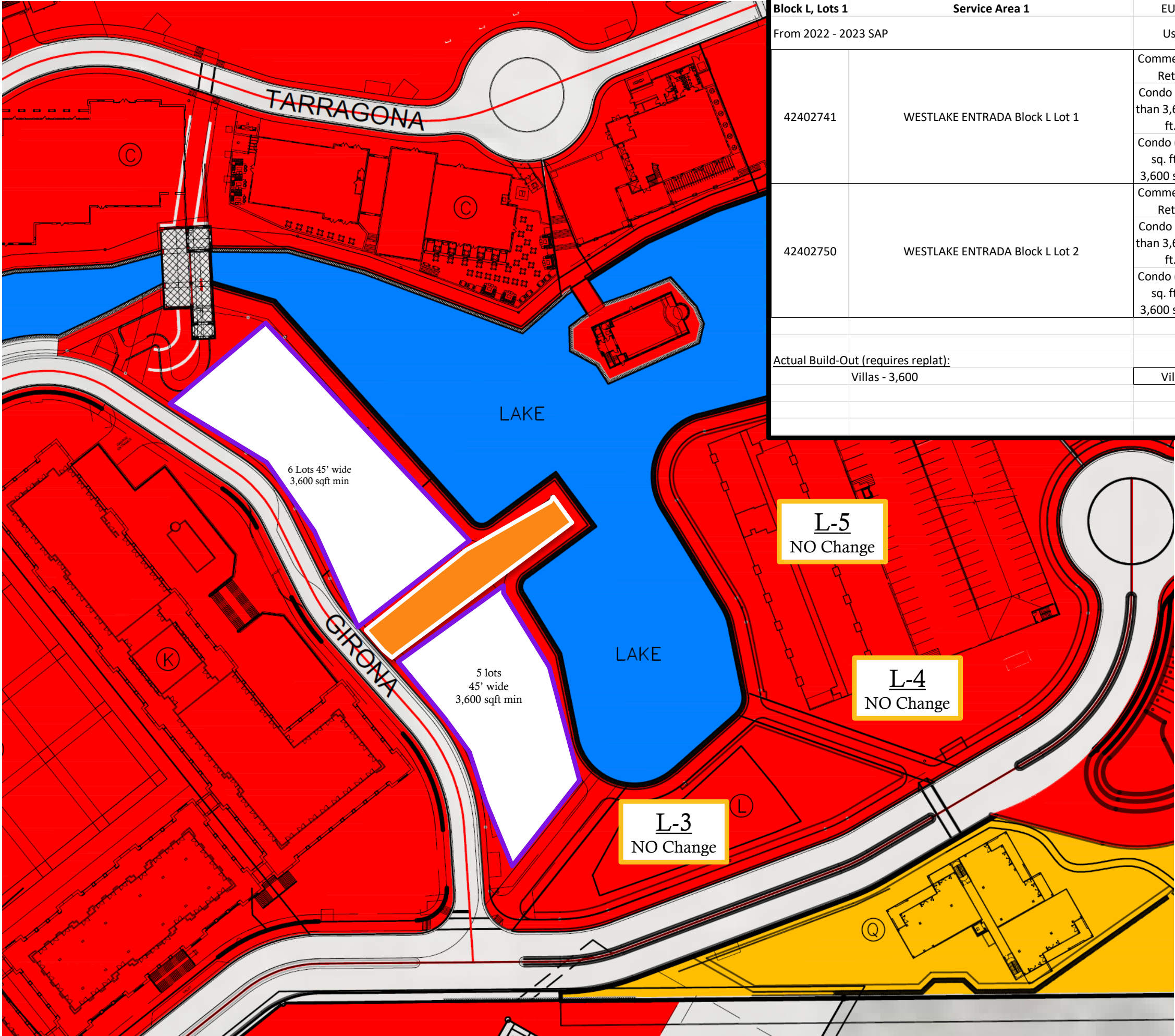






42402741	WESTLAKE ENTRADA Block L Lot 1	Commercial - Retail	5,000	10	0.22	1.10	\$	66,847.89
		Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$	364,624.86
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	6	2	0.62	3.72	\$	226,067.41
42346426	WESTLAKE ENTRADA - CORTES Block L Lot 6	Commercial - Office	22,000	11	0.20	4.40	\$	267,391.56
42402784	WESTLAKE ENTRADA Block L Lot 5	Commercial - Retail	37,800	10	0.22	8.32	\$	505,370.05
		Condo (More than 3,600 sq. ft.)	20	1	1.00	20.00	\$	1,215,416.19
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	39	2	0.62	24.18	\$	1,469,438.17
42402768	WESTLAKE ENTRADA Block L Lot 3	Commercial - Retail	23,400	10	0.22	5.15	\$	312,848.13
		Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$	364,624.86
42402776	WESTLAKE ENTRADA Block L Lot 4	Commercial - Retail	23,400	10	0.22	5.15	\$	312,848.13
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	8	2	0.62	4.96	\$	301,423.22
42402750	WESTLAKE ENTRADA Block L Lot 2	Commercial - Retail	5,000	10	0.22	1.10	\$	66,847.89
		Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$	364,624.86
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	15	2	0.62	9.30	\$	565,168.53
						105.37	\$	6,403,541.74

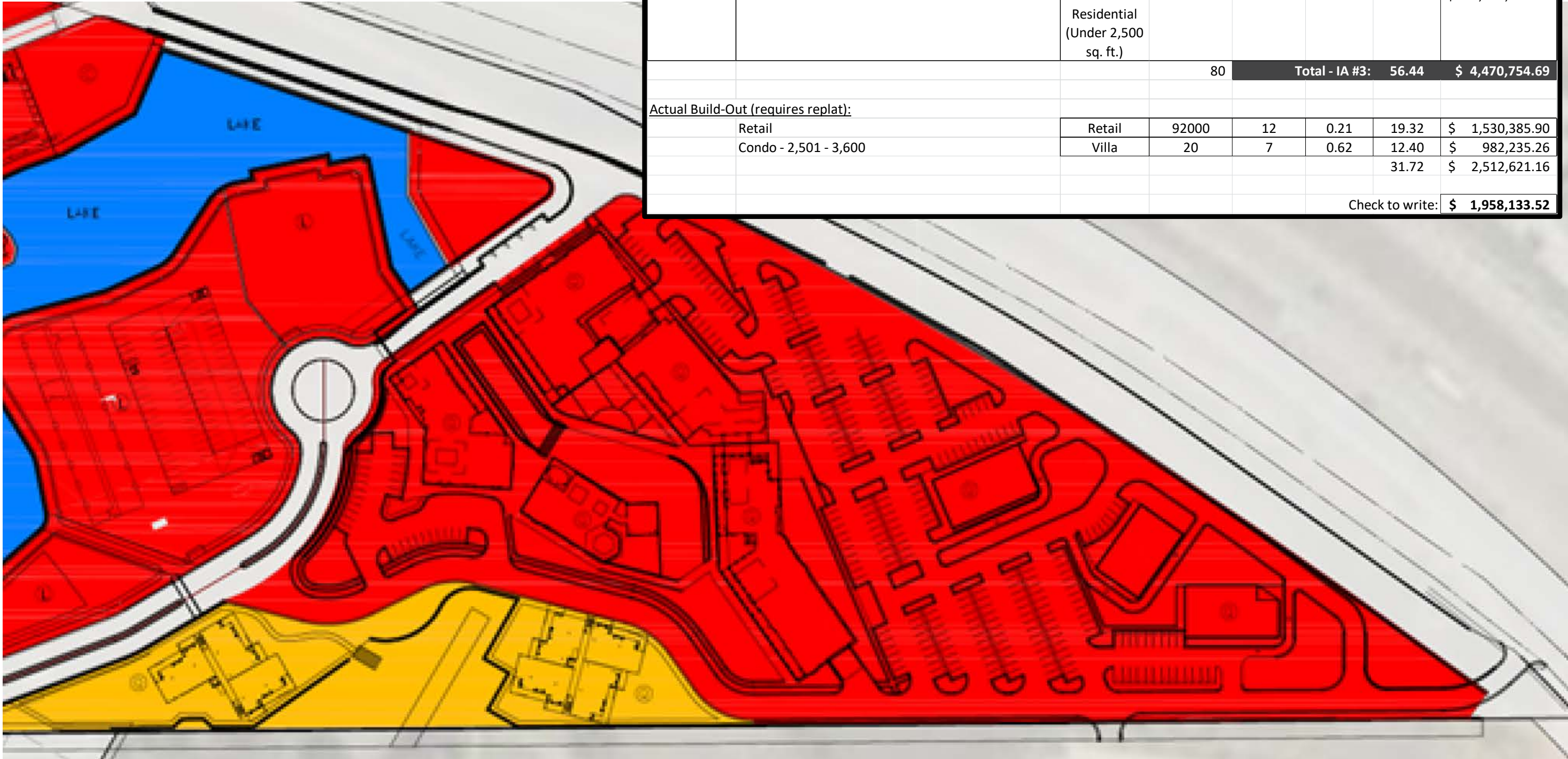




Block L, Lots 1		Service Area 1		EU =	\$60,770.67	as of 2022		8/22/2023 16:12	
From 2022 - 2023 SAP				Use	Units / sqft	Land Use Class	EU Factor	EU	Assessment 2022
42402741	WESTLAKE ENTRADA Block L Lot 1	Commercial - Retail	5,000	10	0.22	1.10	\$	66,847.89	
		Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$	364,624.86	
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	6	2	0.62	3.72	\$	226,067.41	
42402750	WESTLAKE ENTRADA Block L Lot 2	Commercial - Retail	5,000	10	0.22	1.10	\$	66,847.89	
		Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$	364,624.86	
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	15	2	0.62	9.30	\$	565,168.53	
						27.22	\$	1,654,181.43	
<u>Actual Build-Out (requires replat):</u>									
	Villas - 3,600	Villa	11	1	1.00	11.00	\$	668,477.33	
						11.00	\$	668,477.33	
					Check to write:		\$	985,704.10	



Block Q – Phase II



Block Q	Service Area 3	EU =	\$79,212.52	as of 2022			8/22/2023 16:16
From 2022 - 2023 SAP		Use	Units / sqft	Land Use Class	EU Factor	EU	Assessment 2022
42402822	WESTLAKE ENTRADA Block Q Lot 1	Villa - East Residential (More than 3,600 sq. ft.)	21	7	1.00	21.00	\$ 1,663,462.94
		Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.)	23	8	0.68	15.64	\$ 1,238,883.83
		Villa - East Residential (Under 2,500 sq. ft.)	36	9	0.55	19.80	\$ 1,568,407.92
			80	Total - IA #3:		56.44	\$ 4,470,754.69
<u>Actual Build-Out (requires replat):</u>							
	Retail	Retail	92000	12	0.21	19.32	\$ 1,530,385.90
	Condo - 2,501 - 3,600	Villa	20	7	0.62	12.40	\$ 982,235.26
						31.72	\$ 2,512,621.16
					Check to write:		\$ 1,958,133.52

# TOWN OF WESTLAKE

## STAFF ENTRADA PRESENTATION

JULY 31, 2023

# ENTRADA

- Quick Facts and Historical Overview
- Current Development Snapshot
- PID SAP vs. Development Plan
- Current Proposals not in compliance with PID SAP
- Next Steps



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# ENTRADA – History

- **2013** – Zoning/Agreements Approved
- **2015** – PID/Development Plan/Design Guidelines Approved
- **2016** – Public Infrastructure Complete/Building Construction Starts
- **2016-Present** – 4 zoning amendments; 3 development plan amendments; 15 site plans approved; 117,264 sq. ft. of commercial built; 27 homes built



# ENTRADA – Quick Facts

	Total Allowed	Constructed/Developed to date	% of Total
Development Land Area	<i>107 acres</i>	<i>9.45 acres</i>	<i>8.80%</i>
PID Commerical Gross Floor Area	<i>1,158,299 sq.ft.</i>	<i>117,264 sq.ft.</i>	<i>10.10%</i>
Entitled Residential Units	<i>322 units</i>	<i>32 units</i>	<i>10.00%</i>





# ENTRADA – Current Development Snapshot



**Construction Complete**  
*117,264 square feet; 27 residential units*



**Under Construction**  
*144,788 square feet; 29 residential units*



**Site Plan Expired – Vacant**  
*765,605 square feet and 168 residential Units approved - not built*



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# ENTRADA – Current Development Snapshot

## Expired Site Commercial Plans

**Plaza Mayor:** 372,679 square feet – 150 Condominiums

**Private Gun Club:** 269,879 square feet

**Amphiteater:** 53,780 square feet – 3,000 seat capacity

**Gas Well Pad:** 69,267 square feet



# ENTRADA – Current Development Snapshot

## Development Business Proposals/Interests that Never Occurred (To Date)

### Restaurants:

Boi na Braza  
Dhalia  
Ladera  
Nosh  
Parliament  
Primo's  
Tilman's  
Hugos Invitados  
Sushi Zo  
The Funky Door  
Rooftop Restaurant

### Hotels:

Home2  
Hotel Zsa Zsa  
Marriot AC  
LQ  
Curio by Hilton  
Embassy Suites  
Hyatt Place  
Unnamed Boutique Hotel

### Retail/Other:

Volta de Rei Upscale Retail  
Angelika Theater  
Blue Grocer  
Car Wash  
Convenience Store  
Food Truck Park  
Jazz Club  
Cigar Store  
Liquor Store  
Salons of Sienna  
Indoor Events Center  
Outdoor Music/Restaurant Concept  
Wine Bar  
Water Park  
Life Time Fitness  
Assisted Living  
Class A Office Bldg  
Private Gun Club



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# ENTRADA – PID SAP vs Development Plan

## Quick Facts




- The development plan is a zoning instrument and regulates the land use in Entrada through a master land use plan that links to the zoning ordinance
- The PID SAP is an instrument of the PID that utilizes land use categories to calculate individual property assessments in order to repay PID debt
- The development plan and PID SAP are completely separate documents and have never been consistent with one another and have no formal linkage to one another: they have different land use categories, definitions and development prescriptions (such as minimum/maximum area and unit requirements)





# ENTRADA – PID SAP vs Development Plan

## Development Plan Land Use Categories

Map Color	Entrada Development Plan Land Use Categories
	Single Family Residential (detached)
	Single Family Residential (majority attached/townhome/brownstone)
	Residential Condominium (Stand alone)
	Mixed-Use (Vertically Integrated Residential Condominium with Commercial)
	Office
	Retail (includes Restaurants, Commercial, Repository, Office/Showroom and similar)
	Hotel / Other Commercial
	Entertainment / Recreation / Events
	Institutional (Church, Government, hospital)
	Utilities / public parking areas / roads
	Parks and Open Space (Including Public Plazas)
	Water features
<b>Entrada Development Plan Pedestrian Mobility Legend</b>	
	Public Trails
	Sidewalks
	Public Passages (European Style - includes pedestrian only bridges)



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# ENTRADA – PID SAP vs Development Plan

## PID SAP Land Use Categories

Land Use Class	Description	Proposed Development	
<u>Residential</u>			
Land Use Class 1	Condo Units (more than 3,600 sq. ft)	38	Units
Land Use Class 2	Condo Units (2,500 to 3,600sq. ft)	71	Units
Land Use Class 3	Condo Units (1,800 to 2,500 sq. ft)	6	Units
Land Use Class 4	Villa - West (more than 3,600 sq. ft)	42	Units
Land Use Class 5	Villa - West (2,500 to 3,600sq. ft)	16	Units
Land Use Class 6	Villa - West (1,800 to 2,500 sq. ft)	69	Units
Land Use Class 7	Villa - East (more than 3,600 sq. ft)	21	Units
Land Use Class 8	Villa - East (2,500 to 3,600sq. ft)	23	Units
Land Use Class 9	Villa - East (1,800 to 2,500 sq. ft)	36	Units
<i>Total - Residential</i>		<b>322</b>	<b>Units</b>
<u>Non-Residential</u>			
Land Use Class 10	Commercial - Retail	372,099	Sq. Ft
Land Use Class 11	Commercial - Office	266,100	Sq. Ft
Land Use Class 12	Commercial - Hospitality	255,500	Sq. Ft
Land Use Class 13	Commercial - Institutional	264,600	Sq. Ft
<i>Total – Non-residential</i>		<b>1,158,299</b>	<b>Sq. Ft</b>



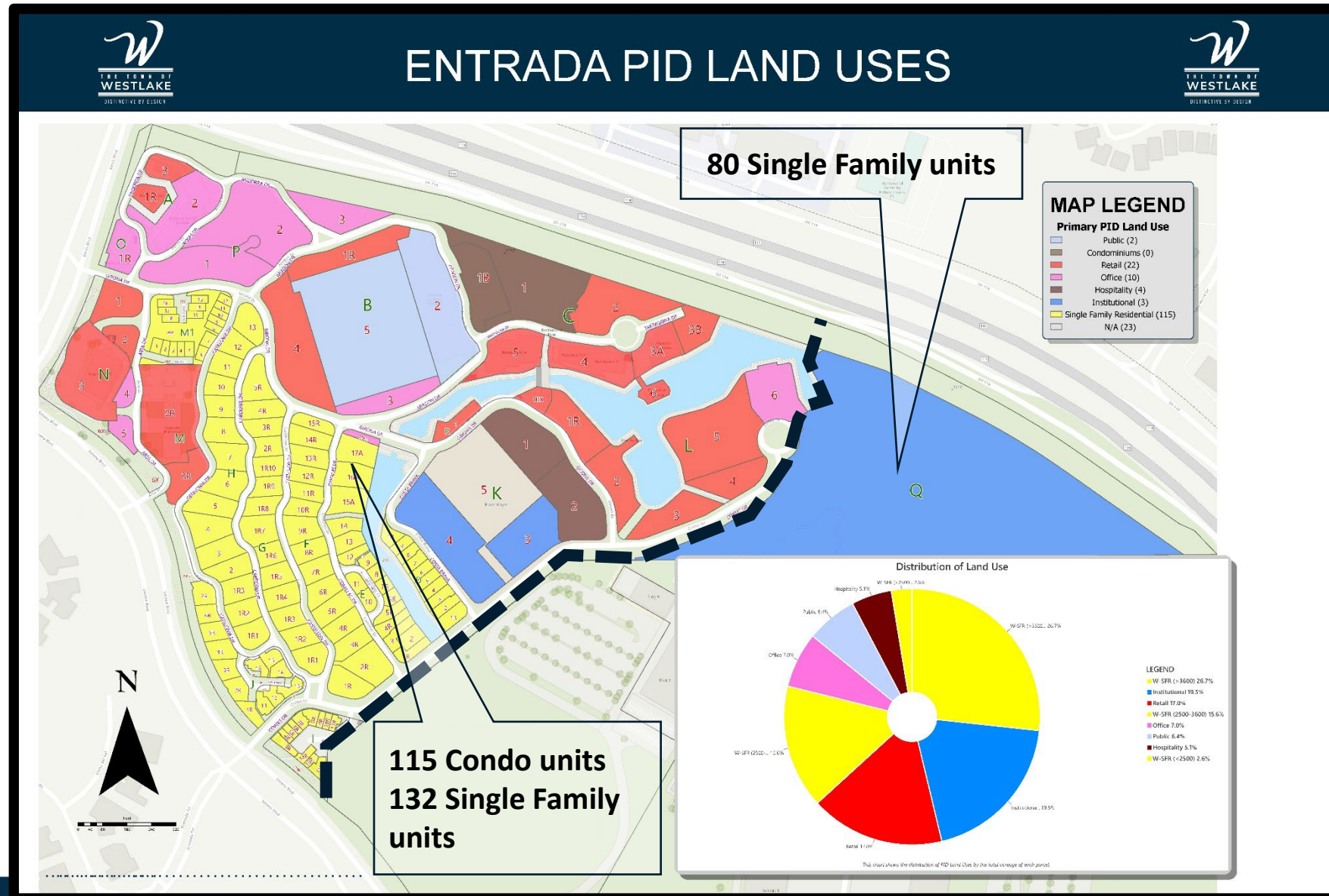
THE TOWN OF  
WESTLAKE

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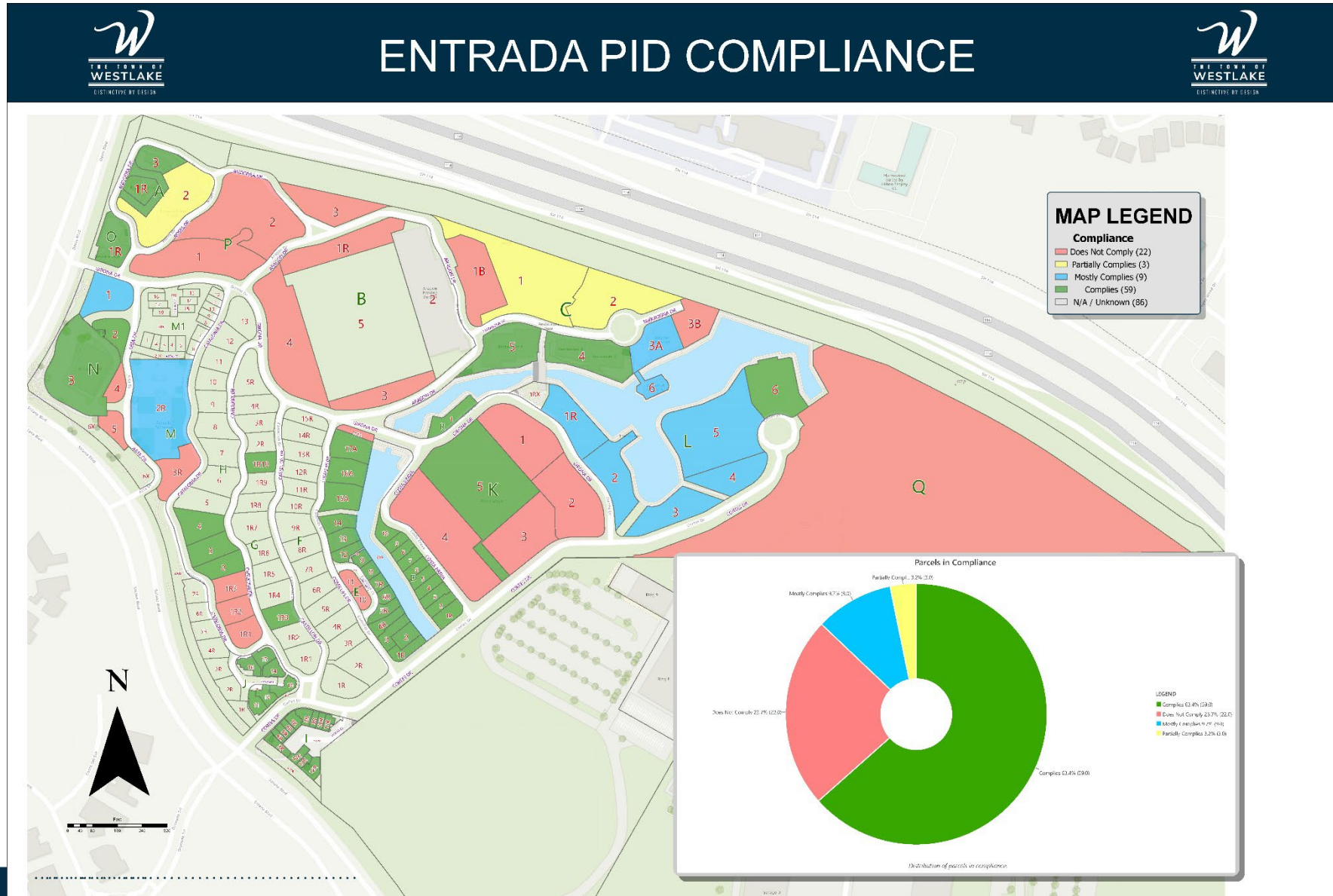


# ENTRADA – PID SAP vs Development Plan



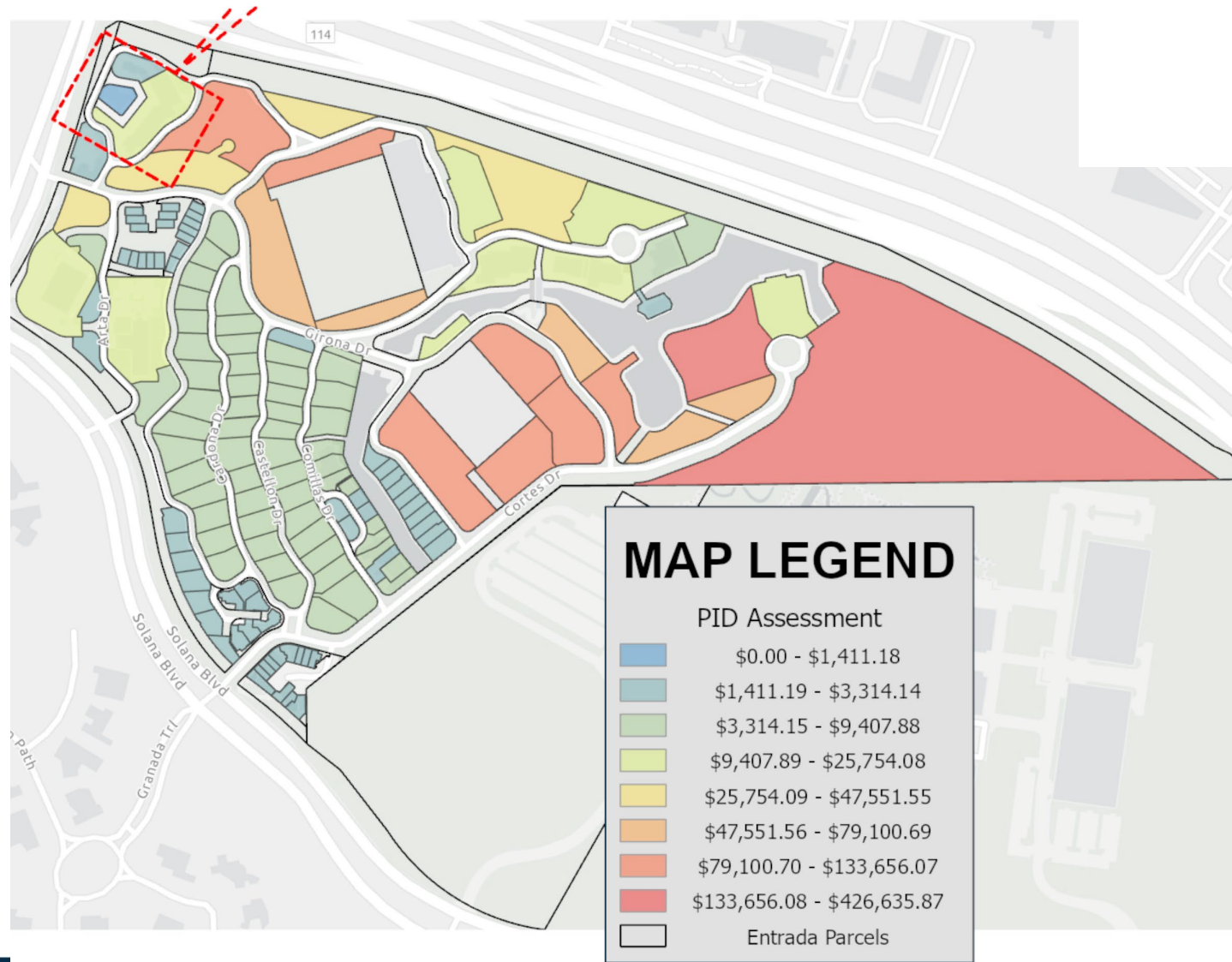


# ENTRADA – PID SAP vs Development Plan



# ENTRADA – PID SAP vs Development Plan

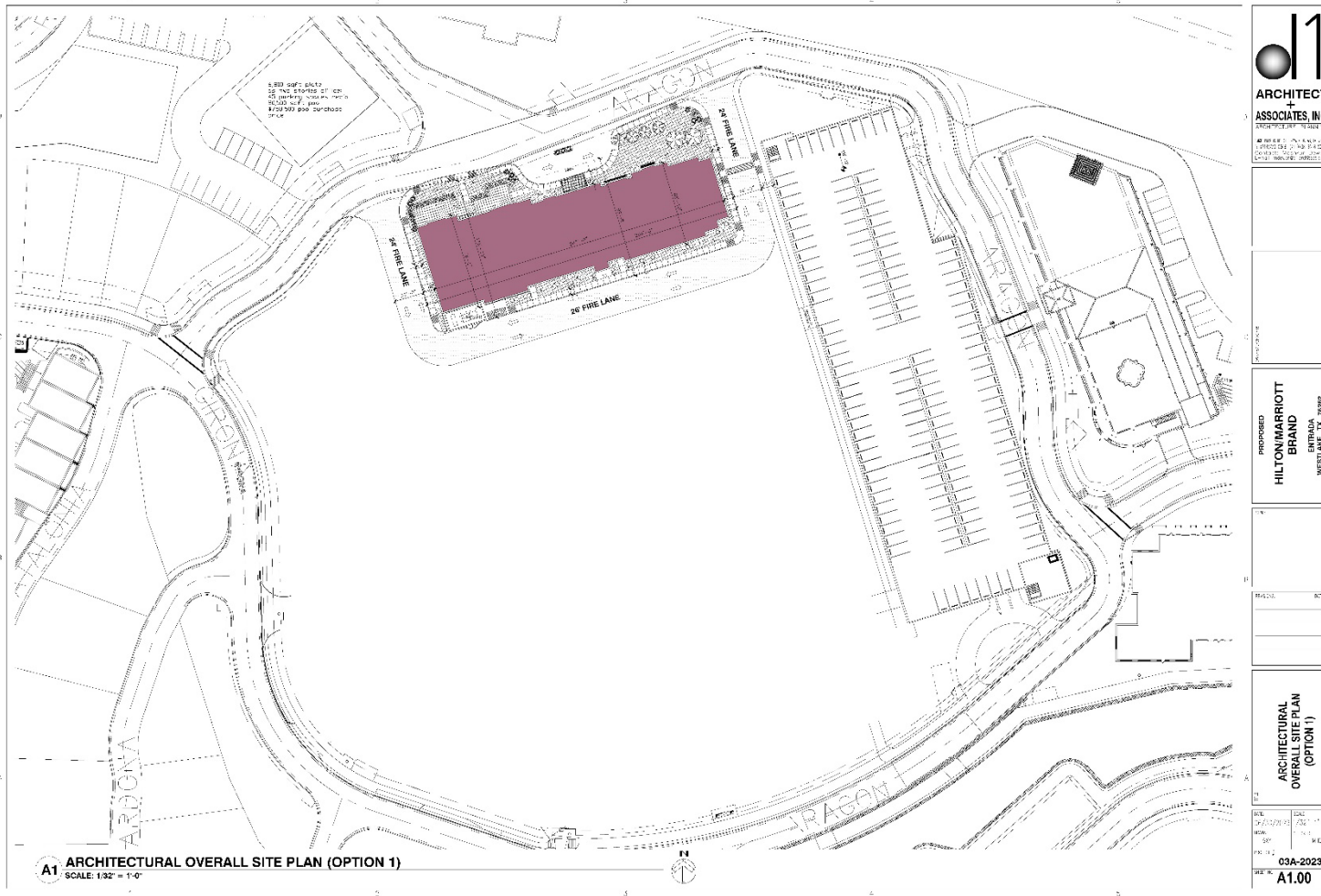
## Current PID Assessments





# ENTRADA – Current Proposals not in compliance with PID SAP

## Proposed Limited Service Hotel on Gad Pad Site



## Issues

- PID SAP shows “retail” and “public” uses on site
- Development plan shows a larger hotel with a different configuration
- Would require development plan amendment to place hotel in proposed location



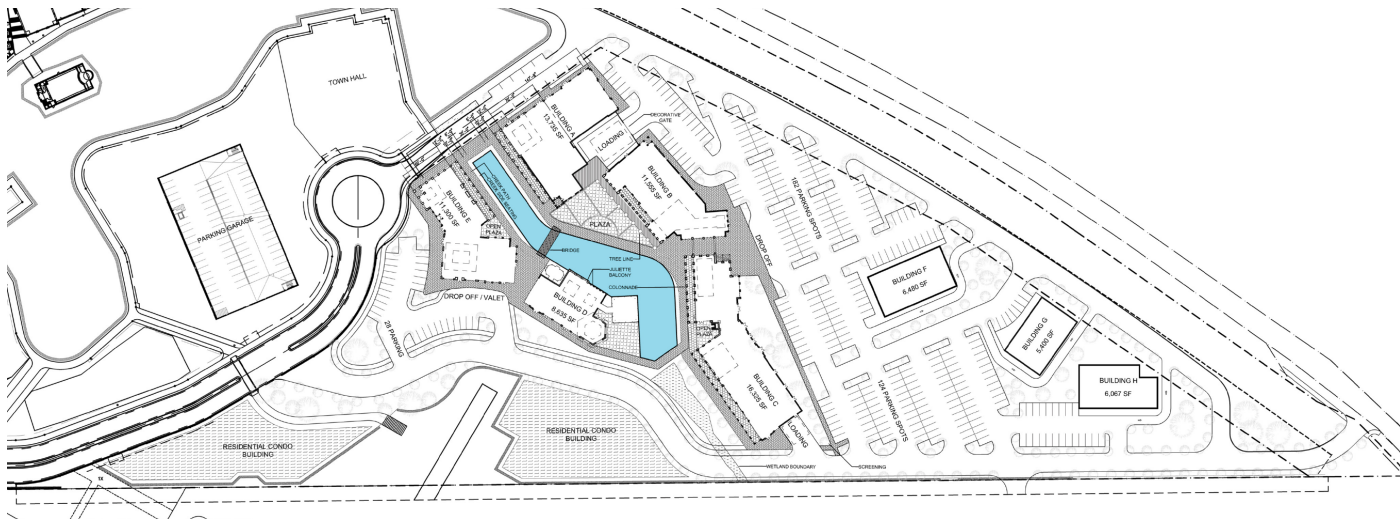
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# ENTRADA – Current Proposals not in compliance with PID SAP

## Issues

## Phase Two Site Plan Proposal



- PID SAP shows 80 single family residential units and one institutional use
- Development plan shows 100% retail uses



# ENTRADA – Potential Next Steps

- Calibrate the development plan with the PID SAP
- As part of the PID SAP calibration process, examine potential land use changes on the development plan, changes to the zoning regulations, design guidelines, etc. A development rethink?
- In the interim, approve proposals not consistent with PID SAP? Or, hold/deny inconsistent proposals until calibration is complete.



**DRAFT**

**TOWN OF WESTLAKE**

**ORDINANCE NO. XXX**

**AN ORDINANCE AMENDING ORDINANCE 703, AS AMENDED, CONDITIONS AND ORDINANCE 720, AS AMENDED; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Westlake, Texas is a general law municipality; and

**WHEREAS**, on April 22, 2013, The Town Council of the Town of Westlake, Texas approved Ordinance 703, establishing zoning regulations for Planned Development District 1-2 (PD1-2), commonly known as Westlake Entrada; and

**WHEREAS**, On October 28, 2013, the Westlake Town Council approved Ordinance 720, which approved the Development Plan for Planned Development District 1-2 (PD1-2); and

**WHEREAS**, On June 19, 2017, The Town Council approved Ordinance 830, which amended Ordinance 720 (Entrada Development Plan) by amending only the Phase Two portion of the Development Plan; and

**WHEREAS**, On April 30, 2018, the Westlake Town Council approved Ordinance 852, which amended Ordinance 703 (Entrada Zoning Regulations) by amending residential versus commercial performance standards; and

**WHEREAS**, On May 18, 2020, the Westlake Town Council approved Ordinance 908 which amended Ordinance 703 (Entrada Zoning Regulations) by adding the use of a private sporting club; and

**WHEREAS**, On October 26, 2020, The Town Council approved Ordinance 918, which amended Ordinance 720 (Entrada Development Plan), and repealed Ordinance 830, by approving various graphics changes and amendments to Block P and Block K; and

**WHEREAS**, On August 23, 2021, The Town Council approved Ordinance 934, which amended Ordinance 720 (Entrada Development Plan) and repealed Ordinance 918, approving the removal of the amphitheater and addition of the repository to Block C and amendments to Block B, and adding new performance standards; and

**WHEREAS**, On August 23, 2021, The Town Council approved Ordinance 935, which amended Ordinance 703 (the Entrada zoning regulations), approving amendments to the site plan approval process, and adding the use of a residential repository; and

**WHEREAS**, On December 5, 2022, The Town Council approved Ordinance 959, which:



(1) amended Ordinance 703 (the Entrada zoning regulations) by incorporating and rezoning Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One into the Planned Development District 1-2 (PD1-2) zoning district from the Planned Development District 1-1 (PD1-1) zoning district; and, (2) amended Ordinance 720 (the Entrada development plan) by changing the land use of the phase two portion of the development plan from residential to commercial, adding residential and commercial uses to Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One, and adding conditions to the changes including the requirement of future site plan approval for both areas; and

**WHEREAS**, an application to amend Ordinance 720 (the Entrada development plan), as amended, was received by MRW Investors, LLC on October 6, 2023; and

**WHEREAS**, the applicant, and current Entrada developer (MRW Investors, LLC), seek to amend Ordinance 720 (Entrada Development Plan), as amended, in order to add single-family residential uses to Blocks B, K, L, P and Q (Phase 2), Westlake Entrada Addition, where none currently exist and to simplify the land use category table from 12 categories to four; and

**WHEREAS**, following provision of proper legal notice, including written notice to owners within 200 feet of the subject property and the PD1-2 zoning district, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on November 28, 2023 by the Planning and Zoning Commission (Commission) whereby the Commission recommended to the Town Council approval of the amendment; and

**WHEREAS**, following provision of proper legal notice, including written notice to owners within 200 feet of the subject property and the PD1-2 zoning district, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on December 11, 2023 by the Town Council; and

**WHEREAS**, upon the recommendation of the Planning and Zoning Commission and after a public hearing, the Town Council of the Town of Westlake, Texas, is of the opinion that it is in the best interests of the Town and its citizens that the rezoning request, and these amendments to Ordinances 703 and 720, as amended, should be approved and adopted.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS:**

**SECTION 1:** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2:** That Ordinance 703 (Entrada Zoning Regulations), as amended, is hereby amended as follows:

- A. That Ordinance 852, Section 2, Section 3.1, which amended Ordinance 703, Exhibit A, Article 2, Section 3, is hereby amended to read as follows:

Section 3. 1: Pace of Residential Use Development within PD1 -2:

Section 3.1.1 is hereby deleted. ~~3.1.1 First Year of Active Development: Developer is entitled to ten (10) residential units initially. After the initial ten (10) units, Developer is entitled to units eleven (11) through (30) after 45,000 non-residential air-conditioned square footage is permitted. "First year of active development" is defined as beginning on the date of the issuance of the first vertical building permit for PDI Planning Area 2 (PDI-2).~~

Section 3.1.2 is hereby amended as follows: *Section 3.1.1 – Regarding any building permit, subdivision plat and/or site plan approving a new residential unit in the PDI-2 zoning district, there shall be a minimum of 1,500 square feet of air-conditioned non-residential building space completed in the zoning district for each residential unit permitted, platted and/or included on a site plan application.*

Section 3.1.3 is hereby amended as follows: *3.1.2 - The Building Official shall maintain a database illustrating conformance to this requirement and include an up-to-date report with each new residential unit building permit application. Non-residential use buildings that are currently under construction with an active building permit must be substantially outwardly completed within six-months of being included in the 1500:1 ratio as determined by the Building Official, which is 1,500 square feet of air-conditioned non-residential building space to each residential unit calculation.*

- B. That Ordinance 703, Exhibit A, Article III, Section 18.2 is hereby amended to read as follows:

**Section 18.2** Unless noted otherwise, Site Plans submitted for the development shall conform to the approved Development Plan.

1. Minor changes or corrections on the Development Plan, the Site Plan, the Landscape Plan or the Outdoor Lighting Plan may be authorized by the Town Manager, if such changes do not constitute a zoning change that would require public hearing and consideration by Planning and Zoning Commission and/or the Council, and the proposed changes do not:
  - a. Alter the uses permitted,
  - b. Increase the building height,
  - c. Change density
  - d. Reduce the building lines provided at the boundary of the site
  - e. Significantly alter any open space plans.
  - f. Affect quality standards.
2. All plats submitted and approved in the development shall conform to the approved site plan. No plat application shall be accepted and/or approved in portions of the development that have not received site plan approval, or in undeveloped areas where an approved site plan has expired.



3. Selling a portion of land in the development by metes and bounds is a violation of the town subdivision ordinance and state law and is subject to fines and withholding of utilities, building permits, site plan applications and other permits. Fines and/or penalties for violation may be assessed on any future application fee on the part of the violator.
- C. That Ordinance 703, Exhibit A, Article III, Section 15 is hereby amended by adding the following section to read as follows:

Section 15.9 Residential Guest Parking - Guest parking shall be provided at a minimum rate of one space per every two residential units in the development. Guest parking shall be located on HOA owned lots (unless the street is 30 feet or more in width, in which case on-street parking may be permitted in compliance with this section), be located not more than 300 feet from a majority of residential units they are intended to serve, and meet the parking requirements in herein and the Town zoning regulations. Guest parking shall be shown on the site plan application. Deviations to these requirements may be approved by the Town Council as part of the site plan application upon the recommendation of the Planning and Zoning Commission.

D. Building Permit Performance:

1. Any building permit issued in the development shall expire and/or terminate, and shall not be eligible for extension, at the occurrence of one or more of the following:
  - a. Cessation of construction activity for more than 180 days;
  - b. Abandonment of the site for more than 90 days;
  - c. Failure to construct in a timely manner (to be determined by the Building Official every 180 days upon review of permit extension);
  - d. Failure to construct in compliance with approved plans;
  - e. Failure to maintain a clean and safe construction site with minimal nuisances after repeated warnings;
2. Permit Extensions – Building permits may be extended by the Building Official provided compliance with section one above is maintained. However, not more than four extensions may be granted on a single building permit. After the permit has been extended four times, or two years have elapsed since the date of the issuance of the building permit, whichever occurs first, the building permit shall expire and a new permit and requisite fees shall be required in order to continue construction.
3. Appeals – If, per the terms of this section, the Building Official determines that a building permit shall be revoked, expire or not be extended, the permit applicant may appeal the Building Official decision to the town manager. If the town manager denies the appeal, the permit applicant may appeal the decision to the Town Council. The appeal shall be requested by the applicant in writing. Once received, the appeal request

shall be placed on the next available Town Council agenda for consideration. The decision of the Town Council shall be final.

- E. Site Development Agreement – Prior to the issuance of a building permit, all non-residential construction (including any vertically integrated mixed-use buildings) shall have an executed site development agreement between the site developer and the town that, at a minimum, addresses: building design, a sales tax situs agreement per the terms of Section 82-64, Town of Westlake Code of Ordinances, infrastructure and amenities (where applicable), economic development terms (where applicable), and performance standards/incentives if applicable. Development agreements for new single-family residential development shall be determined upon review of the site plan application.

**SECTION 3:** That Ordinance 720 (Entrada Development Plan), as amended, is hereby amended by repealing previous approved development plan land use exhibits with the land use exhibit contained in **Exhibit “A”**, subject to the following conditions:

- A. In addition to Exhibit A, all development located within the Solana Public Improvement District (PID) shall conform to the most recently adopted PID Service and Assessment Plan (SAP). In the event of conflict between the land use shown in the most recently adopted PID SAP and the development plan (Exhibit A), the PID SAP land use shall control.
- B. Exhibit A is hereby intended as a general layout of the development. For portions of Exhibit A which have not yet received site plan approval, or where the approved site plan has expired due to non-development, final lot layouts, roadway locations, infrastructure development, building design and massing, parking, etc. shall be determined as part of the site plan approval process and shall not require consistency with Exhibit A. For site plans that include new single family lots (not platted for residential use at the time application), the application shall include sufficient engineering documentation that demonstrates adequate utility and drainage infrastructure and service capability to each lot as determined by the town engineer. The application shall also include details on the location and placement of utilities and utility service connections. Specific to Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3), the layout shown on the site plan application shall not be required to comply with the layout shown on Exhibit A.
- C. Site plans submitted on Blocks P, L, K, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3), shall include all properties on the entire block in order to ensure adequate utilities and drainage, building massing and layout, parking and PID SAP compliance. These site plans shall require final approval by the P&Z and Town Council.
- D. The central plaza (aka the Plaza Mayor) as depicted in Exhibit A, described in Ordinance 703, and depicted on Ordinance 720 shall be under construction by the developer prior to the approval of any residential site plans on Blocks B, K, L, P, Q, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3). However, the plaza site plan may be submitted in conjunction with the Block K site



plan. No residential building permits shall be issued in said blocks and phases until the plaza is completed, as determined by the town manager or designee. The final shape, layout, amenities and design of the plaza shall be determined as part of the site plan application. However, the size of the plaza shall not be smaller than the plaza area shown in Ordinance 720 and approved by Ordinance 854.

- E. Regarding new site plan applications involving undeveloped existing platted residential lots where no new lot configuration is proposed, the site plan application shall include all contiguous lots on the same block that are under the common ownership of the applicant in order to ensure adequate compliance with the development's design guidelines.
- F. All provisions of Ordinances 703 and 720, as amended, shall remain in full force and effect, except where amended herein.

**SECTION 4:** That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

**SECTION 5:** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 6:** It is hereby declared to be the intention of the Town Council of the Town of Westlake, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Westlake without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

**SECTION 7:** This ordinance shall take effect immediately from and after its passage as the law in such case provides.

**PASSED AND APPROVED ON THIS 11<sup>th</sup> DAY OF DECEMBER 2023.**

ATTEST:

\_\_\_\_\_  
Sean Kilbride, Mayor

\_\_\_\_\_  
Amy Piukana, Town Secretary

APPROVED AS TO FORM:

---

L. Stanton Lowry, Town Attorney



## **EXHIBITS**

EXHIBIT A- Amended Development Plan Exhibit



# Town of Westlake

## Staff Report

1500 Solana Blvd  
Building 7, Suite 7100  
Westlake, TX 76262

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**File #: 23-310**

**Agenda Date: 11/28/2023**

**Agenda #: F.1.**

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### **TOWN STAFF REPORT RECCOMENDATIONS**

Consider approving minutes from the September 19, 2023 Planning and Zoning Commission meeting; and take appropriate action

**STAFF: Ron Ruthven, Director of Development and Planning**

#### **BACKGROUND:**

**The Planning and Zoning Commission may review the draft minutes for approval.**

#### **DISCUSSION:**

**Typically, minutes are reviewed at the next Planning and Zoning Commission meeting for review and approval.**

#### **STAFF RECOMMENDATION:**

**Staff recommends approving the minutes, as presented.**

#### **PLANNING AND ZONING ACTION/OPTIONS:**

- 1) Motion to recommend approval
- 2) Motion to recommend an amendment with the following stipulations (please state stipulations in motion)
- 3) Motion to table
- 4) Motion to recommend denial





## Town of Westlake

1500 Solana Blvd  
Building 7, Suite 7100  
Westlake, TX 78262

### Planning & Zoning Commission Committee Minutes

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Tuesday, September 19, 2023	5:00 PM	Council Chambers
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**Present:** Chairman Adam Coffey, Terry Wilkinson, Tammy Reeves, Brooks Remaley, Nizar Didarali

**Absent:** Linda Bjorn, David Ricci

**A. CALL TO ORDER**

Chairman Coffey called the regular session to order at 5:00 p.m.

**B. PLLEDGE OF ALLEGIANCE**

Chairman Coffey led the Pledge of Allegiance and Pledge to the Texas Flag.

**C. CITIZEN COMMENTS:**

No one addressed the Commission.

**D. STAFF/DIRECTOR REPORT AND DEVELOPMENT UPDATE**

Development & Planning Director Ron Ruthven reported there were no updates.

**E. PUBLIC HEARING(S)**

- E.1. ORD-982** Conduct a public hearing and consider approval of Ordinance 982 authorizing a zoning change on Lot 1R1-1, Block 2, Westlake/Southlake Park Addition Number One, from the PD1-1 zoning district to the PD10 zoning district in order to construct a single-family residential development. The subject property contains approximately 32.88 acres and is located between Sam School Road and State Highway 114 just north of the boundary with the city of Southlake; and take appropriate action

This item was tabled at the August 15, 2023, P & Z Commission meeting.

Commissioner Didarali made a motion to remove this item from the table and discuss. Motion seconded by Vice-Chairman Wilkinson. Motion passed with no dissent or abstention

**52**