



Town of Westlake

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

Planning & Zoning Commission Committee Minutes - Draft

Tuesday, May 6, 2025

5:00 PM

Council Chamber

In an effort of transparency, this meeting will be viewable to the public via Live Stream and recorded and available for playback. In an effort of meeting efficiency, any individual wishing to speak during citizen comments or during public hearings must submit a speaker request form and provide to the Recording Secretary. Forms are available online, visit www.westlake-tx.org.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Coffey called the meeting to order at 5:03 PM and announced a quorum present.

COMMISSIONER GUPTA AND COMMISSIONER DIDARALI WERE ABSENT.

B. PLEDGES OF ALLEGIANCE

Chair Coffey led the Pledges of Allegiance.

C. STAFF INTRODUCTION AND UPDATES

C.1. 25-110 Introduction of Chris Pham, Town Planner

Deputy Town Manager Jason Alexander introduced the new Town Planner, Chris Pham.

D. APPROVAL OF MINUTES

D.1. 25-112 Consider and act to approve the Planning and Zoning Commission April 8, 2025 Regular Meeting Minutes

Motion to approve the April 8, 2025 minutes by Commissioner Ricci and Motion Second by Commissioner Huggins. Chair Coffey called for the vote. Motion approved.

COMMISSIONER GUPTA AND COMMISSIONER DIDARALI WERE ABSENT.

E. CITIZEN COMMENTS

There was no one to speak at this time.

F. NEW BUSINESS

- F.1. 25-111** Discuss, consider and act to recommend approval to the Town Council of Ordinance 1022, an ordinance amending certain provisions within PD, Planned Development Zoning District 1-2 (PD 1-2) regulating the development of approximately 85.9 acres of land generally located between State Highway 114, Davis Boulevard, and Solana Boulevard, and commonly known as “Entrada” to include adding a definition and certain standards for stacked flats; removing the residential to non-residential development ratios; updating the schedule of permitted of uses; and updating the standards for building height.

Deputy Town Manager Jason Alexander presented the item. On April 22, 2013, the Town Council approved Ordinance No. 703, establishing PD, Planned Development

District 1-2 (“PD 1-2”). The purpose of PD 1-2 is to create an environment in which residential uses, commercial uses, and civic uses may co-exist in proximity while providing architecture and landscape architecture of an elevated character and quality. The proposed text amendments to PD 1-2 build upon the Strategic Plan --- adopted by the Town Council on February 18, 2025 --- and will have significantly positive implications on the economic development and the physical development of the Town of Westlake.

Discussion held. Chair Coffey called for a vote. Commissioner Wilkinson made a Motion First, and Commissioner Ricci made a Motion Second to approve with conditions - the ratio for residential to non residential developments shall not apply to stacked flats and that exhibit A2 of the building height waiver sub-area be revised to remove the surface parking lot adjacent to the Ventanas Development. Motion passed with conditions.

COMMISSIONER GUPTA AND COMMISSIONER DIDARALI WERE ABSENT.

G. SUMMARY OF TOWN COUNCIL ACTIONS

There was no summary of Town Council actions.

H. COMMISSION ANNOUNCEMENTS

There were no Commission announcements.

I. STAFF ANNOUNCEMENTS

There were no staff announcements.

J. REVIEW MEETING CALENDAR TO ADD, AMEND OR CANCEL MEETINGS AS NEEDED

The next Planning and Zoning Commission meeting is June 3, 2025, at 5 PM.

K. ADJOURNMENT

Chair Coffey adjourned the meeting at 5:34 PM.

Adam Coffey, Chair

ATTEST:

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.