



**MINUTES OF THE
TOWN OF WESTLAKE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 13, 2023**

PRESENT: Commission Chair Victor Sansone III, Commissioners, Adam Coffey, Tammy Reeves, Linda Bjorn

ABSENT: Commissioners, Michelle Lee, Ken Kraska

STAFF PRESENT: Planning & Development Director Ron Ruthven, Planning & Development Coordinator Dottie Samaniego, It Director Jason Power

A. CALL TO ORDER

Commission Chair Sansone called the regular session to order at 5:24 p.m.

B. PLEDGE OF ALLEGIANCE

Commission Chair Sansone led the pledge of allegiance and pledge to the Texas flag.

C. CITIZEN COMMENTS

No one addressed the Commission.

D. PUBLIC HEARING(S)

D.1. 23-40

**AGENDA ITEM D.1. – CONDUCT A PUBLIC HEARING AND
CONSIDER A RECOMMENDATION OF A REPLAT FOR BLOCK J
LOT 1, WESTLAKE ENTRADA ADDITION**

Development Director Ron Ruthven presented Item D.1.

Commission Chair Sansone opened the Public Hearing. No one addressed the Commission. Commission Chair Sansone closed the Public Hearing.

Commission Chair Sansone asked for a motion to approve Item D.1.

MOTION: Commissioner Coffey made a motion to approve. Commission Chair Sansone seconded the motion. The motion carried by a Vote 4-0.

D.2. 23-54

AGENDA ITEM D.2 – CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION OF A REPLAT FOR BLOCK L LOT 1, WESTLAKE ENTRADA ADDITION

Development Director Ron Ruthven presented Item D.2.

Commission Chair Sansone opened the Public Hearing. No one addressed the Commission. Chair Sansone closed the Public Hearing.

Commission Chair Sansone asked for a motion to approve Item D.2.

MOTION: Commissioner Reeves made a motion to approve. Commissioner Coffey seconded the motion. The motion carried by a Vote 4-0.

D.3. 23-62

AGENDA ITEM D.3 – CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION FOR APPROVAL OF A PD SITE PLAN OF AN APPROXIMATELY 0.729-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 3, PLANNING AREA 11 (PD3-11), ESTABLISHED BY ORDINANCE 593. THE PD SITE PLAN IS FOR DUTCH BROTHERS COFFEE TO BE LOCATED ALONG THE WEST SIDE OF US HIGHWAY 377 NORTH OF STATE HIGHWAY 170.

Development Director Ron Ruthven and applicant representative, Tony Scardino presented Item D.3.

Commission Chair Sansone opened the Public Hearing. No one addressed the Commission. Commission Chair Sansone closed the Public Hearing.

Commission Chair Sansone asked for a motion to approve Item D.3.

MOTION: Commissioner Coffey made a motion to approve. Commissioner Sansone seconded the motion. The motion carried by a Vote 4-0.

D.4. 23/70 AGENDA ITEM D.4 – CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION FOR A ZONING CHANGE REQUEST FROM O-OFFICE PARK DISTRICT TO PLANNED DEVELOPMENT DISTRICT NUMBER 8 (PD8), INCLUDING A CONCEPT PLAN, TO ALLOW FOR A HOTEL TO BE LOCATED ON THE PORTION OF LOT 1, C.M. THROOP NO. 151:0 ADDITION THAT IS LOCATED WITHIN THE TOWN OF WESTLAKE. THE SUBJECT PROPERTY IS LOCATED AT 3300 T.W. KING ROAD AT THE NORTHWEST CORNER OF T.W. KING ROAD AND STATE HIGHWAY 114.

Director Ron Ruthven presented Item D.4.

Commission Chair Sansone opened the Public Hearing. No one addressed the Commission. Commission Chair Sansone closed the Public Hearing.

Commissioner Chair Sansone asked for a motion to approve Item D.4.

MOTION: Commissioner Bjorn made a motion to approve. Commissioner Coffey seconded the motion. The motion carried by a Vote 4-0.

D.5. 23-72 AGENDA ITEM D.5. - CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION FOR A ZONING CHANGE REQUEST FROM THE R-5 COUNTRY RESIDENTIAL DISTRICT TO PLANNED DEVELOPMENT DISTRICT NUMBER 9 (PD9) FOR 37.514 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF PEARSON LANE AND DOVE ROAD, TO INCLUDE PRIMARILY SINGLE-FAMILY RESIDENTIAL USES, INCLUDING A REQUEST FOR APPROVAL OF A CONCEPT AND DEVELOPMENT PLAN, AND A SPECIFIC USE PERMIT FOR PRIVATE STREETS

Development Director Ron Ruthven, Curtis Young, Kristin and Joe Bonola and Angela Hough presented Item D.5.

Commission Chair Sansone opened the Public Hearing. No one addressed the Commission. Commission Chair Sansone closed the Public Hearing.

Commission Chair Sansone asked for a motion to approve Item D.5.

MOTION: Commissioner Coffey made a motion to approve. Commissioner Bjorn seconded the motion. The motion carried by a Vote 4-0 with staff recommendations.

E. REGULAR AGENDA ITEM(S)

E.1. 23-67 AGENDA ITEM E.1. – CONSIDER APPROVING THE MINUTES FROM THE NOVEMBER 29, 2022, PLANNING AND ZONING COMMISSION MEETING

Commissioner Chair Sansone asked for a motion to approve Item E.1.

MOTION: Commission Chair Reeves made a motion to approve. Commissioner Coffey seconded the motion. The motion carried by a Vote 4-0.

E.2. 23-39 AGENDA ITEM E.2. - CONSIDER APPROVING THE PLANNING AND ZONING COMMISSION BY LAWS; AND TAKE APPROPRIATE ACTION

Development Director Ron Ruthven presented Item #10.

Commission Chair Sansone asked for a motion to approve Item E2.

MOTION: Commissioner Coffey made a motion to approve. Commissioner Reeves seconded the motion. The motion carried by a Vote 4-0.

F. ADJOURNMENT

There being no further business to come before the Commissioners. Commission Chair Sansone asked for a motion for adjournment.

MOTION: Commissioner Coffey made a motion to adjourn. Commissioner Reeves seconded the motion. The motion carried by a Vote 4-0.

Commission Chair Sansone adjourned the meeting at 6:34 p.m.

APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 21, 2023.

ATTESTED BY:

Dottie Samaniego, Recording Secretary

Commission Chair, Victor Sansone III