



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

October 30, 2017

PRESENT: Commissioners Michelle Lee, Liz Garvin, Greg Goble and Ryan Groce. Others: Alternate Sharon Sanden

ABSENT: Tim Brittan and Ken Kraska

OTHERS PRESENT: Town Manager Thomas Brymer, Assistant Town Manager Amanda DeGan, Town Attorney Stan Lowry, Director of Planning Ron Ruthven, Town Secretary Kelly Edwards, Administrative Assistant to the Town Secretary Tanya Morris, Fire Chief Richard Whitten, Deputy Chief John Ard, Communications Director Ginger Awtry, Communications Manager Jon Sasser, Director of Public Works Jarrod Greenwood, Director of Facilities & Parks Troy Meyer, Director of Information Technology Jason Power, Director of Finance Debbie Piper, Building Official Pat Cooke, Director of Human Resources Todd Wood, and Development Coordinator Nick Ford.

Work Session

1. CALL TO ORDER

Commissioner Lee called the work session to order at 5:04 p.m.

2. CALL THE TOWN COUNCIL TO ORDER

Mayor Wheat called the Town Council work session to order at 5:04 p.m.

3. PLEDGE OF ALLEGIANCE

Mayor Wheat led the Pledge of Allegiance to the United States and Texas flags.

4. JOINT DISCUSSION ITEMS

- a. Discussion of Current PD-1 Zoning Provisions and the effect of the Comprehensive Plan on the PD-1 Zoning.

Mayor Wheat provided an overview of the discussion.

Director Ruthven provided a presentation, overview and history of Planned Development PD-1.

Discussion ensued regarding the platting and site plans approved for PD-1, the 10% coverage statement, development requirements, building setbacks, non-existing design guidelines, the difference between the Comprehensive Plan and Zoning, grading of the property, parking, possible number of employees if office building was built, various definitions open space, open space labeled on the Comprehensive Plan, Transfer Development ordinance, the predictability of the Comprehensive Plan, proposed residential zoning, commercial tax revenue, impact on the Academy of proposed residential development, the meaning of down zoning, and possible tree mitigation if the property is developed commercial.

5. ADJOURNMENT

Vice Chairman Lee adjourned the Planning and Zoning Commission work session to order at 7:01 p.m.

**APPROVED BY THE PLANNING AND ZONING COMMISSION ON
November 13, 2017**

ATTEST:



Commissioner, Michelle Lee



Tanya Morris, Administrative Assistant