

## **Planning & Zoning Commission Town of Westlake**

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

**Tuesday, September 2, 2025, 5:00 PM**  
**Meeting Minutes - Final**

---

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.

NOTE: As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may enter into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

### **A. CALL REGULAR MEETING TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Chair Coffey called the meeting to order at 5:00 PM and announced a quorum present. Commissioner Konz-Alt was absent.

### **B. PLEDGES OF ALLEGIANCE**

Chair Coffey led the Pledges of Allegiance.

### **C. APPROVAL OF MINUTES**

- C.1. Consider and act to approve the Planning and Zoning Commission June 11, 2025 Regular Meeting Minutes

Motion to approve the June 11, 2025 minutes by Commissioner Ricci and Motion Second by Commissioner Didarali. Chair Coffey called for the vote. Motion approved.

COMMISSIONER KONZ-ALT WAS ABSENT.

### **D. CITIZEN COMMENTS**

There was no one to speak at this time.

### **E. PUBLIC HEARINGS AND ACTION ITEMS**

- E.1. Hold a public hearing to discuss, consider and act on a request for a specific use permit and a site plan to allow for a water and sewage pumping station that is located above grade, located at 16150 Roanoke Road, legally described as Tract 7F, Abstract 648, Huff, William Survey, HUFF, Town of Westlake, Tarrant County, Texas, zoned as PD3-9, Circle T Planning Area No. 9 – North Commercial Planned Development Zoning District (SUP Case No. 2025-01).

Deputy Town Manager Jason Alexander presented the item. The Trinity River Association ("TRA") is seeking a specific use permit and a stile plan approval to allow for a water and sewage pumping station that may be referred to as the Cade Branch Lift Station, to be built and operated. The station will be used to move sewage and wastewater from a lower elevation to a higher elevation. The design of the proposed Cade Branch Lift Station would meet heightened standards for architecture and landscape as well as the future development envisioned and proposed for the surrounding area.

Chair Coffey opened the public hearing at 5:09 PM and closed the public hearing at 5:09 PM.

Discussion held. Motion to approve by Commissioner Wilkinson and Motion Second by Commissioner Huggins. Chair Coffey called for a vote. The motion passed.

COMMISSIONER KONZ-ALT WAS ABSENT.

- E.2. Hold a public hearing to discuss, consider and act on text amendments related to certain performance standards for approximately 85.9 acres of land in PD, Planned Development District 1-2 ("PD 1-2"), commonly referred to as Entrada, relating to architecture and other aesthetic matters found in Ordinance 703 and in the Entrada Design Guidelines. The property is generally located on the south side of State Highway 114, to the east of Davis Boulevard, and to the north of Solana Boulevard.

Deputy Town Manager Jason Alexander presented the item. The proposed text amendments are consistent with recent amendments to other land development regulations and rules in the Unified Development Code. Further, the proposed text amendments are coordinated to ensure that they can be interpreted and administered as a complete set of provisions for regulating and guiding development within Entrada. It should be noted that the proposed text amendments were prepared by the Developer in collaboration with the Office of the Town Manager and the Department of Planning and Development.

Chair Coffey opened the public hearing at 5:24 PM and closed the public hearing at 5:24 PM.

Discussion held. Motion to approve by Commissioner Didarali and Motion Second by Commissioner Gupta. The motion passed.

COMMISSIONER KONZ-ALT WAS ABSENT.

#### **F. COMMISSION ANNOUNCEMENTS**

There were no Commission announcements.

#### **G. STAFF ANNOUNCEMENTS**

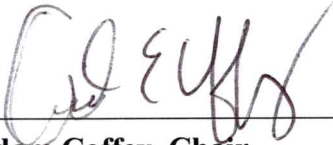
Deputy Town Manager Jason Alexander announced that the Town hired a new Building Official, Serena Smith, and that Lew Oliver was visiting soon to conduct a Master Plan for the remaining land in Entrada.

#### **H. REVIEW MEETING CALENDAR TO ADD, AMEND OR CANCEL MEETINGS AS NEEDED**

Staff will reach out to the Commissioners when a meeting is needed.

#### **I. ADJOURNMENT**

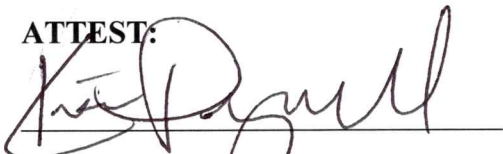
Chair Coffey adjourned the meeting at 5:27 PM.



---

**Adam Coffey, Chair**

**ATTEST:**



---

**Recording Secretary**

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

