

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF ADJUSTMENT OF THE  
CITY OF LAKE WORTH, TEXAS  
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB  
THURSDAY, OCTOBER 8, 2020**

**REGULAR MEETING: 6:30 PM**

**A. CALL TO ORDER.**

Chair Robb Welch called the Board of Adjustment meeting to order at 6:30 p.m.

**A.1 ROLL CALL.**

Present:	Wilson Daggs	Vice Chair, Place 1
	Robb Welch	Chair, Place 3
	Bill Still	Place 4
	Vacant	Place 5
	Yvonne "Bonnie" Amick	Alternate Place 6
	Vacant	Alternate Place 7
Absent:	Tana Wharton	Place 2
Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Alicia Kreh	City Attorney

**A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.**

Member Bill Still gave the invocation and attendees recited the pledge of allegiance.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE JANUARY 7, 2020 REGULAR BOARD OF ADJUSTMENT MEETING.**

**APPROVED**

**MEMBER BONNIE AMICK MADE A MOTION, SECONDED BY MEMBER BILL STILL, TO APPROVE THE MINUTES OF THE JANUARY 7, 2020 BOARD OF ADJUSTMENT MEETING AS PRESENTED.**

**MOTION TO APPROVE CARRIED 4-0.**

## **C. PUBLIC HEARINGS**

- C.1 PUBLIC HEARING TO CONSIDER BOARD OF ADJUSTMENT CASE #BOA-2020-01, A VARIANCE REQUEST OF THE COMPREHENSIVE ZONING ORDINANCE, ARTICLE 14.500- ZONING DISTRICTS, SECTION 14.502-SF 7.5, SINGLE FAMILY 7.5, HEIGHT AND AREA REGULATIONS, 5. A.; REGARDING THE REQUIRED FRONT YARD BUILDING SETBACK OF NOT LESS THAN TWENTY-FIVE (25') FEET ON A 0.31-ACRE PARCEL OF LAND KNOWN AS BLOCK 8, SOUTHERN ½ (25') OF LOT 12 AND ALL OF LOT 13, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS; WHICH IS GENERALLY DESCRIBED AS 3128 CHIPPEWA TRAIL, LAKE WORTH, TEXAS.**

### **APPROVED**

Chair Robb Welch opened the public hearing at 6:36 pm.

Chair Robb Welch asked if there was anyone in the audience that would like to speak in reference to the case.

Mrs. Alexiz Ramirez, owner of 3128 Chippewa Trail advised that they were trying to get the variance approved so that they could replat and add on to the existing house.

There being no one else in the audience wishing to speak, Chair Robb Welch closed the public hearing at 6:38 pm and called for discussion and a motion.

Vice Chair Wilson Daggs made note that he had driven the neighborhood and that the properties in that area seem to be consistent with that setback and what the applicant was requesting did not seem unreasonable.

Chair Robb Welch asked if it was not considered "grandfathered".

Ms. Meason advised that as it sits it is what is considered a legal non-conforming building, which means it does not conform to today's standard of twenty-five (25') feet. Since the property owner is wanting to add on to the existing structure which currently straddles two properties, they must replat into one lot. To do so they must get the variance to the front setback requirement.

Member Bonnie Amick asked if there were any issues with the neighbors and with the side yard setbacks.

Ms. Meason stated that she had not received any public comment forms back from any of the neighbors and as far as the side and rear setbacks they meet those, it is only the front setback being requested.

Chair Robb Welch noted that as he drove by the property and looked at the information provided in the packet that this variance would be necessary for the preservation of the property and the enjoyment of the property owner, it is consistent with other properties in the area and the issue wasn't at any of their own doing.

Member Bonnie Amick requested that the Board convene into executive session, with Bill Still concurring.

Chair Robb Welch announced at 6:44 pm that the Board of Adjustment would adjourn into Executive Session as authorized by Chapter 551.071, Texas Government Code, to seek advice from the City Attorney.

Chair Robb Welch reconvened back into open session at 6:52 pm.

Chair Robb Welch asked if anyone else had any questions or would like to speak.

Chair Robb Welch made note that in examining the case he did not feel like there were any public safety concerns, no traffic impact, and encourages citizens to invest in their properties and finds it is consistent with other properties in the area.

**MEMBER BONNIE AMICK MADE A MOTION, SECONDED BY WILSON DAGGS, JR., TO APPROVE THE VARIANCE REQUEST FOR BOARD OF ADJUSTMENT CASE #BOA-2020-01 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 4-0.**

## **E. STAFF REPORT(S)/ ANNOUNCEMENT(S)**

### **E.1 PLANNING & ZONING ADMINISTRATOR REPORTS:**

1. Board of Adjustment Member Applications.

Ms. Meason had presented those in places 2, 4, and 6 who would like to continue to serve on the Board of Adjustment a reapplication form to fill out.

Executive Session was conducted earlier in the meeting.

## **F. EXECUTIVE SESSION**

The Board of Adjustment may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the Board of Adjustment to seek advice from the city attorney (551.071) as to the posted subject matter of this Board of Adjustment meeting.

The Board of Adjustment may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

**EXECUTIVE SESSION ITEMS – BOARD OF ADJUSTMENT MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.**

No items for this category.

**G. ADJOURNMENT**

**CHAIR WILSON DAGGS, JR. MADE A MOTION, SECONDED BY MEMBER BONNIE AMICK, TO ADJOURN THE MEETING AT 6:56 PM.**

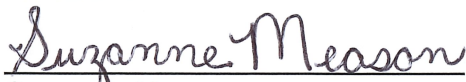
**MOTION TO APPROVE CARRIED 4-0**

**APPROVED:**



Robb Welch, Chair  
Board of Adjustment

**ATTEST:**



Suzanne Meason  
Planning & Zoning Administrator