

CITY OF LAKE WORTH
Minutes for
Joint City Council and
Planning and Zoning Commission (P&Z)
Public Hearing/Regular Meeting
Tuesday, April 20, 2010
3801 Adam Grubb • Lake Worth, Texas
6:30 P.M. – Council Chambers

1. Call to Order.

Mayor Walter Bowen called the Council meeting to order at 6:30 p.m. and Chairman Earl Fowlkes called the Planning and Zoning Commission to order at 6:30 p.m.

2. Invocation and Pledge of Allegiance.

Mayor Pro-Tem Clint Narmore gave invocation and attendees recited the pledge of allegiance.

3. Roll Call.

Council members present were Mayor Walter Bowen, Curtis McKay, Myrt Fowlkes, Perry Lunsford, Dona Stuard, Pat O. Hill, Geoffrey White, and Clint Narmore.

Planning and Zoning Commission members present were Chairman Earl Fowlkes, Becky Campbell, Troy Jones, Phylis Hatley, and Herbert Reeves. Theresa Riley arrived at 6:38 p.m. during the Public Hearing for item #5-a. Jeannie Turley was absent.

Staff present were Brett McGuire, City Manager; Ken West, Assistant City Manager; Linda Rhodes, City Secretary; Suzanne Meason, Planning and Zoning Coordinator; Jami Woodall, EDC Coordinator; and Barry Barber, Building Official.

4. Planning and Zoning Commission Consent Agenda:

a. Approval of minutes for the Planning and Zoning Commission Public Hearing/Regular meeting on March 16, 2010.

Troy Jones made a motion, seconded by Becky Campbell, to approve the P&Z Consent Agenda. Motion passed with all P&Z members that were present voting in favor and none opposed.

5. Planning and Zoning Commission and City Council Public Hearing/Action Items.

a. Public Hearing/Action to consider Ordinance #943, which is Planning and Zoning Case #PZ10-03, the request of Goodwill Industries for JC Pace Ltd. for the use and operation of a Retail Store (Goodwill

Industries) on Block, Lot 3D1A, Gary Addition, Lake Worth, Tarrant County, Texas, property known as 6601 Azle Avenue.

Chairman Earl Fowlkes opened the Planning & Zoning Commission Public Hearing at 6:34 p.m. and Mayor Walter Bowen opened the Council Public Hearing at 6:35 p.m.

Suzanne Meason stated plans are for a Goodwill Super Center at this location, which is the old Dalton Automotive/Bonnie and Clyde's building. They intend to demolish the current structure and go from ground up with a new building. The General Contractor, Keith Alexander with KBA Construction, was present. He stated this store is similar to the one in Bedford. He estimates about 5 months for completion of the project. David Cox, with Goodwill Industries, stated there will be about 25-30 employees at this location.

There were no other persons wishing to speak on this public hearing item.

Chairman Fowlkes closed the P&Z Public Hearing at 6:40 p.m.

For the Planning and Zoning Commission, Herbert Reeves made a motion to approve Ordinance #943, P&Z Case #PZ10-03, the request of Goodwill Industries for JC Pace Ltd. for the use and operation of a Retail Store (Goodwill Industries) on Block, Lot 3D1A, Gary Addition, Lake Worth, Tarrant County, Texas, property known as 6601 Azle Avenue, with the following variances:

1. Variance to the distance between driveways per the Lake Worth Design Criteria and Construction Standards from the required distance of two hundred feet (200') between driveways to 74.0' between the Big Z Convenience Store/Gas Station driveway and the Goodwill Industries driveway and 174.92' between the Goodwill Industries driveway and the Tractor Supply driveway,
2. Variance to the Lake Worth Sign Ordinance, Section 3.1805(b)(3) for the setback of a sign from a paved surface from the required 20' to a distance of 17'3" from the monument sign to the paved surface at Telephone Road, and
3. Variance to Section 3.1805(b) (4) for the distance from a sign to a driveway or path of ingress/egress from the required 20' to the requested 4'11" from the monument sign to the driveway entrance at Telephone Road.

Phylis Hatley seconded the motion. Voting in favor of the motion were Herbert Reeves, Phylis Hatley, Becky Campbell, Earl Fowlkes, and Troy Jones. Theresa Riley abstained. The Planning and Zoning Commission motion passed with a 5-0-1 vote.

There were still no persons wishing to speak on this public hearing item.

Mayor Bowen closed the Council Public Hearing at 6:44 p.m.

For the Council, Perry Lunsford made a motion to approve Ordinance #943, P&Z Case #PZ10-03, the request of Goodwill Industries for JC Pace Ltd. for the use and operation of a Retail Store (Goodwill Industries) on Block, Lot 3D1A, Gary Addition, Lake Worth, Tarrant County, Texas, property known as 6601 Azle Avenue, with the following variances:

1. Variance to the distance between driveways per the Lake Worth Design Criteria and Construction Standards from the required distance of two hundred feet (200') between driveways to 74.0' between the Big Z Convenience Store/Gas Station driveway and the Goodwill Industries driveway and 174.92' between the Goodwill Industries driveway and the Tractor Supply driveway,
2. Variance to the Lake Worth Sign Ordinance, Section 3.1805(b)(3) for the setback of a sign from a paved surface from the required 20' to a distance of 17'3" from the monument sign to the paved surface at Telephone Road, and
3. Variance to Section 3.1805(b) (4) for the distance from a sign to a driveway or path of ingress/egress from the required 20' to the requested 4'11" from the monument sign to the driveway entrance at Telephone Road.

Myrt Fowlkes seconded the motion. Motion passed with all Council members voting in favor and none opposed.

6. Planning and Zoning Commission Public Hearing/Action Items.

- a. **Public Hearing/Action for Planning and Zoning Case #PZ10-04, to consider an ordinance of the City of Lake Worth, Texas, amending Chapter 14 "Zoning" of the Code of Ordinances, to amend the regulations and restrictions regarding accessory buildings, as requested by the City of Lake Wroth.**

Chairman Earl Fowlkes opened the Planning & Zoning Commission Public Hearing at 6:47 p.m.

Discussion on the proposed ordinance was made by the City Council members and Planning and Zoning members. Staff explained that anyone who already has an accessory building will fall under a legal nonconforming use status; however, those persons must register with the City as being such. There was no one in the audience that wished to speak on this public hearing item.

Chairman Earl Fowlkes closed the Planning & Zoning Commission Public Hearing at 7:09 p.m.

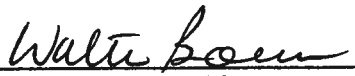
Theresa Riley made a motion, seconded by Becky Campbell, to approve Planning and Zoning Case #PZ10-04 to consider an ordinance amending Chapter 14 "Zoning" for regulations and restrictions regarding accessory buildings. Voting in favor of the motion were Theresa Riley and Becky Campbell.

Voting against the motion were Troy Jones and Phylis Hatley. Abstaining were Herbert Reeves and Earl Fowlkes. Motion failed with a 2-2-2 vote; therefore, Case #PZ10-04 was not approved by the Planning and Zoning Commission.

7. Adjourn the Planning and Zoning Commission and City Council.

There being no further business, Chairman Earl Fowlkes closed the Planning and Zoning Commission meeting at 7:09 p.m. and Mayor Walter Bowen closed the Council meeting at 7:09 p.m.

APPROVED:



Walter Bowen, Mayor

ATTEST:



Linda Rhodes, TRMC/CMC
City Secretary