

CITY OF LAKE WORTH
Minutes for
Joint City Council and
Planning and Zoning Commission (P&Z)
Public Hearing/Regular Meeting
Tuesday, March 15, 2011
3801 Adam Grubb • Lake Worth, Texas
6:30 P.M. – Council Chambers

1. Call to Order the Planning and Zoning Commission and City Council meeting.

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.

Council member Geoffrey White gave invocation and attendees recited the pledge of allegiance.

3. Roll Call for Planning and Zoning Commission and City Council.

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

Planning and Zoning Commission members present were Chairman Earl Fowlkes, Becky Campbell, Jeannie Turley, Patty Biggers, Phylis Hatley, and Herbert Reeves. Troy Jones 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. City Attorney Jenny Gravley was also present.

4. Planning and Zoning Commission Consent Agenda:

a. Approval of minutes for the Planning and Zoning Commission Public Hearing/Regular meeting on December 21, 2010.

Jeannie Turley made a motion, seconded by Phylis Hatley, 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 Planning and Zoning Case #PS11-01, a request by Wink Holdings, LLC (E. Dale Martin, DDS) for a replat of Block 29, Lots 1, 2, 3, 4, 5A, 6A, 7A, & 8A, Indian Oaks Subdivision,

Lake Worth, Tarrant County Texas to Block 29, Lot 1R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas, property is currently known as 7109 & 7121 Navajo Trail.

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

Bill Boomer, with Civil Solutions and representing Wink Holdings, LLC, was present to answer any questions. There were none.

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

Chairman Fowlkes closed the P&Z Public Hearing at 6:36 p.m.

For the Planning and Zoning Commission, Phylis Hatley made a motion to approve P&Z Case #PS11-01, the request by Wink Holdings, LLC (E. Dale Martin, DDS) for a replat of Block 29, Lots 1, 2, 3, 4, 5A, 6A, 7A, & 8A, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 29, Lot 1R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas, property known as 7109 & 7121 Navajo Trail.

Jeannie Turley seconded the motion. Motion passed with all P&Z members that were present voting in favor and none opposed.

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

Mayor Bowen closed the Council Public Hearing at 6:37 p.m.

For the Council, Clint Narmore made a motion to approve P&Z Case #PS11-01, the request by Wink Holdings, LLC (E. Dale Martin, DDS) for a replat of Block 29, Lots 1, 2, 3, 4, 5A, 6A, 7A, & 8A, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 29, Lot 1R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas, property known as 7109 & 7121 Navajo Trail.

Pat Hill seconded the motion. Motion passed with all Council members that were present voting in favor and none opposed.

- b. Public Hearing/Action to consider Ordinance #959, which is Planning and Zoning Case #PZ11-01, the request of Carroll Family Investment #2, Ltd. to consider an ordinance of the City of Lake Worth, Texas amending Chapter 14 "Zoning" of the code of ordinances, the Comprehensive Zoning Ordinance of the City of Lake Worth (Ordinance No. 500, as amended) by revising a combined development and site plan, as approved by Ordinance #744, to approve adding square footage to the existing Mexican Inn Restaurant and a covered patio area on Block 1, Lot 2, J C Pace**

Addition, Lake Worth, Tarrant County, Texas, property commonly known as 6709 Lake Worth Blvd.

Mayor Walter Bowen opened the Council Public Hearing at 6:38 p.m. and Chairman Earl Fowlkes opened the Planning & Zoning Commission Public Hearing at 6:38 p.m.

Bobby Nowell, representative of Spring Creek/Mexican Inn construction, was present to answer any questions. Council member Dona Stuard asked about existing parking as it relates to the requested addition; Suzanne Meason indicated the parking count will not change.

Chairman Fowlkes thought there were no other persons wishing to speak on this public hearing item and he closed the P&Z Public Hearing at 6:40 p.m. There was another person wishing to speak; therefore, he re-opened the P&Z Public Hearing at 6:40 p.m.

Rachel Wiggins, with the NAS Fort Worth JRB, Regional Coordination Committee, read for the record their review of the proposed development. Since the project location is inside the Accident Potential Zone II (APZ II) and noise zones, they consider the expansion of this business as being incompatible at this location. Brett McGuire noted that comments from NCTCOG were also included in the packets.

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

Chairman Fowlkes closed the P&Z Public Hearing at 6:43 p.m.

For the Planning and Zoning Commission, Jeannie Turley made a motion to approve Ordinance #959, which is P&Z Case #PZ11-01, the request of the Carroll Family Investment #2, Ltd for a revised combined development and site plan to approve adding square footage to the existing Mexican Inn Restaurant and a covered patio area on Block 1, Lot 2, J C Pace Addition, 6709 Lake Worth Blvd.

Herbert Reeves seconded the motion. Motion passed with all P&Z members that were present voting in favor and none opposed.

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, Dona Stuard made a motion to approve Ordinance #959, P&Z Case #PZ11-01, the request of the Carroll Family Investment #2, Ltd for a revised combined development and site plan to approve adding square footage to the existing Mexican Inn Restaurant and a covered patio area on Block 1, Lot 2, J C Pace Addition, 6709 Lake Worth Blvd.

Geoffrey White seconded the motion. Motion passed with all Council members that were present voting in favor and none opposed.

- c. Public Hearing/Action to consider Ordinance #960, which is Planning and Zoning Case #PZ11-02, the request of Wink Holdings, LLC (E. Dale Martin, DDS) approving a combined development/site plan on Block 29, Lot 1R, Indian Oaks Subdivision, Lake Worth, Tarrant County Texas to Block 29, Lot 1R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas, property is commonly known as 7109 Navajo Trail.**

Mayor Walter Bowen opened the Council Public Hearing at 6:45 p.m. and Chairman Earl Fowlkes opened the Planning & Zoning Commission Public Hearing at 6:45 p.m.

Bill Boomer with Civil Solutions noted that the site plan complies with city ordinances. He was present to answer any questions. There were no questions.

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

Chairman Fowlkes closed the P&Z Public Hearing at 6:46 p.m.

For the Planning and Zoning Commission, Phylis Hatley made a motion to approve Ordinance #960, which is P&Z Case #PZ11-02, the request by Wink Holdings, LLC (E. Dale Martin, DDS) approving a combined development/site plan on Block 29, Lot 1R, Indian Oaks Subdivision, at 7109 Navajo Trail.

Jeannie Turley seconded the motion. Motion passed with all P&Z members that were present voting in favor and none opposed.

Mayor Bowen asked Suzanne Meason if the comments received on these cases would be retained on file. She indicated they would be kept on record. She also made note that the dentist, Dr. Martin, is aware of the APZ I and noise zones and has submitted a letter indicating such. He has agreed to sound attenuation during construction of his building.

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

Mayor Bowen closed the Council Public Hearing at 6:47 p.m.

For the Council, Myrt Fowlkes made a motion to approve Ordinance #960, which is P&Z Case #PZ11-02, the request by Wink Holdings, LLC (E. Dale Martin, DDS) approving a combined development/site plan on Block 29, Lot 1R, Indian Oaks Subdivision, at 7109 Navajo Trail.

Dona Stuard seconded the motion. Motion passed with all Council members that were present voting in favor and none opposed.

- d. Public Hearing/Action to consider Ordinance #961, which is Planning and Zoning Case #PZ11-03, a request by Highway 199 & Charbonneau Partners approving the use and operation of a Light Automotive Repair Shop (Christian Brothers Automotive) and a combined development/site plan on Block A, Lot 4, Lake Worth Retail No. 2, Lake Worth, Tarrant County Texas to Block 29, Lot 1R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas, property is commonly known as 6531 Lake Worth Blvd.**

Mayor Walter Bowen opened the Council Public Hearing at 6:48 p.m. and Chairman Earl Fowlkes opened the Planning & Zoning Commission Public Hearing at 6:48 p.m.

Jonathan Wakefield, representative of Christian Brothers Automotive Corporation out of Houston, showed pictures exemplifying prototypes of their stores and explained a little about Christian Brothers Automotive. They are a franchise operation and already have someone local to be franchise owner. There will be no outside storage. Inside the building they have the capacity to store up to 17 vehicles. They plan to be open Monday through Saturday at first in order to build clients and then later will change to Monday through Friday.

Rachel Wiggins, with the NAS Fort Worth JRB, Regional Coordination Committee, read for the record their review of the proposed development. Since the project location is outside of any Accident Potential Zones and noise zones, they consider this business as being compatible at this location.

Mr. Wakefield added that noise is a concern with them as well. Pat Hill inquired about the time frame to build the business; Mr. Wakefield said it would take about five months after all permitting was approved. He also indicated that, since their main business is not tires, they can be located next to such business types and compliment them.

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

Chairman Fowlkes closed the P&Z Public Hearing at 6:59 p.m.

For the Planning and Zoning Commission, Becky Campbell made a motion to approve Ordinance #961, which is P&Z Case #PZ11-03, the request by Highway 199 & Charbonneau Partners approving the use and operation of a Light Automotive Repair Shop (Christian Brothers Automotive) and a combined development/site plan on Block A, Lot 4, Lake Worth Retail No. 2, at 6531 Lake Worth Blvd.

Jeannie Turley seconded the motion. Motion passed with all P&Z members that were present voting in favor and none opposed.

Dona Stuard asked if the property abuts the side street Paul Meador. Brett McGuire answered it does not; it is the wedge-shaped property next to where TGI Fridays was located.

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

Mayor Bowen closed the Council Public Hearing at 7:01 p.m.

For the Council, Perry Lunsford made a motion to approve Ordinance #961, which is P&Z Case #PZ11-03, the request by Highway 199 & Charbonneau Partners approving the use and operation of a Light Automotive Repair Shop (Christian Brothers Automotive) and a combined development/site plan on Block A, Lot 4, Lake Worth Retail No. 2, at 6531 Lake Worth Blvd.

Dona Stuard seconded the motion. Motion passed with Council members that were present voting in favor of the motion and none opposed.

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

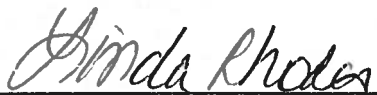
There being no further business, Mayor Walter Bowen closed the Council meeting at 7:02 p.m. and Chairman Earl Fowlkes closed the Planning and Zoning Commission meeting at 7:02 p.m.

APPROVED:



Walter Bowen, Mayor

ATTEST:



Linda Rhodes, TRMC/CMC
City Secretary