

**CITY OF LAKE WORTH
Minutes for
Joint City Council and
Planning and Zoning Commission (P&Z)
Public Hearing/Regular Meeting
Tuesday, August 18, 2009
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.

Council member Geoffrey White 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, Pat O. Hill, Geoffrey White and Clint Narmore. Dona Stuard was absent.

Planning and Zoning Commission members present were Chairman Earl Fowlkes, Jerri Wanser, Jeannie Turley, Theresa Riley, Troy Jones, Phylis Hatley, and Herbert Reeves.

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 July 21, 2009.**

Troy Jones made a motion, seconded by Theresa Riley, 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 Hearings:

- a. Public Hearing/Action to consider Ordinance #925, which is Planning and Zoning Case #PZ09-14, the request of Ritchie Brothers Properties, Ltd. for a zoning district change of certain properties within the PC-Planned Commercial Zoning District to PI-Planned Industrial Zoning District on proposed Block 1, Lot 2R, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas, property known as 4200 Boat Club Road.**

Chairman Earl Fowlkes opened the Planning & Zoning Commission Public Hearing at 6:37 p.m. and Mayor Walter Bowen opened the Council Public Hearing at 6:38 p.m.

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

Chairman Fowlkes closed the P&Z Public Hearing at 6:38 p.m.

For the Planning and Zoning Commission, Phylis Hatley made a motion to approve Ordinance #925, P&Z Case #PZ09-14, for a zoning district change for Ritchie Brothers Properties, Ltd. from PC-Planned Commercial Zoning to PI-Planned Industrial Zoning on Proposed Block 1, Lot 2R, Ritchie Brothers Addition, property known as 4200 Boat Club Road. 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 6:39 p.m.

For the Council, Clint Narmore made a motion, seconded by Myrt Fowlkes, to approve Ordinance #925, P&Z Case #PZ09-14, for a zoning district change for Ritchie Brothers Properties, Ltd. from PC-Planned Commercial Zoning to PI-Planned Industrial Zoning on Proposed Block 1, Lot 2R, Ritchie Brothers Addition, property known as 4200 Boat Club Road. Motion passed with all Council members that were present voting in favor and none opposed.

- b. Public Hearing/Action to consider Ordinance #926, which is Planning and Zoning Case #PZ09-10, the request of Ritchie**

Brothers Properties, Ltd. for a zoning district change of the following described property from its current zoning classification of PC-Planned Commercial and PI-Planned Industrial to a proposed PI-Planned Industrial zoning classification for the entire property. In addition, a Combined Development and Site Plan detailing the use and development of the property and proposed variances to development requirements will be considered on proposed Block 1, Lot 1R, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas, property known as 6050 Azle Avenue.

Mayor Walter Bowen opened the Council Public Hearing at 6:40 p.m. and Chairman Earl Fowlkes opened the P&Z Public Hearing at 6:40 p.m.

There were no persons wishing to speak on this public hearing item. Troy Jones asked if any customer parking would be on the Kohl's site and Suzanne Meason explained it is on the Ritchie Brothers property. She also mentioned that staff does not have any issues with any of the requested variances, including the marquee portion of the pole sign to allow 100 square feet versus the 24 square feet requirement.

Chairman Fowlkes closed the P&Z Public Hearing at 6:42 p.m.

For the Planning and Zoning Commission, Jeannie Turley made a motion to approve Ordinance #926, P&Z Case #PZ09-10, for a zoning district change for Ritchie Brothers Properties, Ltd. from PC-Planned Commercial Zoning to PI-Planned Industrial Zoning and for a combined development and site plan detailing the use and development of the property and proposed variances to development requirements on Proposed Block 1, Lot 1R, Ritchie Brothers Addition, property known as 6050 Azle Avenue. Phylis Hatley 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, Geoffrey White made a motion, seconded by Pat Hill, to approve Ordinance #926, P&Z Case #PZ09-10, for a zoning district

change for Ritchie Brothers Properties, Ltd. from PC-Planned Commercial Zoning to PI-Planned Industrial Zoning and for a combined development and site plan detailing the use and development of the property and proposed variances to development requirements on Proposed Block 1, Lot 1R, Ritchie Brothers Addition, property known as 6050 Azle Avenue. Motion passed with all Council members that were present voting in favor and none opposed.

- c. Public Hearing/Action to consider Planning and Zoning Case #PS09-04, to consider the request of Ritchie Bros Properties Ltd. for a replat of Block 1, Lots 1, 2R1, 2R4, 3R1, 4, & 5, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas to Block 1, Lots 1R & 2R, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas, property known as 6050 Azle Avenue (Lot 1R) and 4200 Boat Club Road (Lot 2R).**

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

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

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

For the Planning and Zoning Commission, Theresa Riley made a motion to approve P&Z Case #PS09-04 to consider the request of Ritchie Bros Properties Ltd. for a replat of Block 1, Lots 1, 2R1, 2R4, 3R1, 4, & 5, Ritchie Brothers Addition to Block 1, Lots 1R & 2R, Ritchie Brothers Addition, property known as 6050 Azle Avenue (Lot 1R) and 4200 Boat Club Road (Lot 2R). Troy Jones seconded the motion. Motion passed with all P&Z members that were present voting in favor and none opposed.

Mayor Bowen closed the Council Public Hearing at 6:46 p.m.

For the Council, Perry Lunsford made a motion, seconded by Geoffrey White, to approve P&Z Case #PS09-04 to consider the request of Ritchie Bros Properties Ltd. for a replat of Block 1, Lots 1, 2R1, 2R4, 3R1, 4, & 5, Ritchie Brothers Addition to Block 1, Lots 1R & 2R, Ritchie Brothers Addition, property known as 6050 Azle Avenue (Lot 1R) and 4200 Boat Club Road (Lot 2R). Motion passed

with all Council members that were present voting in favor and none opposed.

6. City Manager and Staff Reports:

a. City Manager Reports.


1. Booster Club Ad.

Brett McGuire noted that the Green Machine Booster Club was now accepting money for ads in their annual fall program; this is a voluntary contribution for interested Council/Staff and not paid for by the City. Deadline for interested persons to turn in money is Tuesday, August 25, 2009.

7. Adjourn Planning and Zoning Commission and City Council.

There being no further business, Mayor Walter Bowen closed the Council meeting at 6:46 p.m. and Chairman Earl Fowlkes closed the Planning and Zoning Commission meeting at 6:46 p.m.

APPROVED:



Walter Bowen, Mayor

ATTEST:



Linda Rhodes, TRMC/CMC
City Secretary