

**City of Lake Worth
Notice/Agenda for
Planning and Zoning Commission (P & Z)
Public Hearing/Regular Meeting
Tuesday, June 21, 2016
6:30 PM ~ Council Chambers
3805 Adam Grubb ~ Lake Worth, Texas**

- 1. Call to Order.**
- 2. Invocation and Pledge of Allegiance.**
- 3. Roll Call.**
- 4. Consent Agenda:**
 - a. Approval of minutes for the Planning and Zoning Commission Public Hearing/Regular Meeting on May 17, 2016.**
- 5. Public Hearing/Action Items:**
 - a. Planning & Zoning Case #PZ16-02:** Public Hearing/Action to consider an ordinance approving a land use designation change and development and site plan amendment for the purpose of removing the prohibition of alcohol sales for a Commercial/Retail Shopping Center as previously approved via ordinance #1045, on June 9, 2015 and ordinance #1054, on October 13, 2015 for Block 1, Lot 2R-2, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 6060 Rocky Point Trail.
- 6. Executive Session:**

As authorized by Chapter 551 of the Texas Government Code, the City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss the following:

 - a.** Pursuant to Section 551.071 – Consultation with Attorney with regard to any item posted on the agenda or pending or contemplated litigation, settlement offers and/or claims.
 1. Planning & Zoning Case #PZ16-02.
- 7. Reconvene into Regular Session:**
 - a.** Take any action necessary pursuant to Executive Session Item(s) as listed above.
- 8. Adjourn.**

**CITY OF LAKE WORTH
Minutes for
Planning and Zoning Commission (P & Z)
Public Hearing/Regular Meeting
Tuesday, May 17, 2016
6:30 PM ~ Council Chambers
3805 Adam Grubb ~ Lake Worth, Texas**

1. Call to Order.

Chair Jeannie Turley called the Planning and Zoning meeting to order at 6:30 p.m.

2. Invocation and Pledge of Allegiance.

Chair Jeannie Turley led the attendees in the Pledge of Allegiance and then a brief invocation was given.

3. Roll Call.

Members present were Becky Campbell, Sherri Kubala Watkins, Jeannie Turley, Patty Biggers, Troy Jones, Diane Smith, and Sue Wenger.

City staff present were Suzanne Meason, Planning & Zoning Coordinator; Barry Barber, Building Official; and Debbie Whitley, Assistant City Manager/Director of Finance.

4. Consent Agenda.

a. Approval of minutes for the Planning and Zoning Commission Regular Meeting on March 15, 2016.

Patty Biggers made a motion, seconded by Sue Wenger, to approve the Planning & Zoning Commission meeting minutes from March 15, 2016 as presented. All members present voting for; motion passes.

5. Public Hearing/Action Items:

Chair Jeannie Turley opened the Public Hearing at 6:33 p.m. and closed the Public Hearing at 6:37 p.m.

- a. Planning & Zoning Case #PZ16-02:** Public Hearing/Action to consider an ordinance approving the use and operation of a Restaurant and a development plan and site plan on Block 1, Lot 15R, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 6010 Azle Avenue.

Ms. Meason made note that the Planning & Zoning Case number on the agenda was incorrect, that is should be PZ16-01, not PZ16-02. The item number was correct on the agenda item summary.

Ms. Leslie Ford with Rogue Architects was present on behalf of the applicant Fuzzy's Taco Shop to answer any questions the Commission might have.

Mrs. Campbell asked if there was not a way to gain access to the property without having to go through the shopping center. Mr. Barber noted that Azle Avenue was regulated by TxDot and that no additional access would be allowed.

Mrs. Watkins asked if there was adequate parking for the site. Ms. Ford and Ms. Meason verified that the site was over the required parking.

Mrs. Turley read the agenda item summary aloud.

Being no other persons in the audience wishing to speak in reference to this item a motion was entertained.

Troy Jones made a motion, seconded by Sherry Kubala Watkins, to approve Planning & Zoning Case #PZ16-01 as presented. All members present voting for; motion passed.

6. Adjourn:

There being no further business to discuss Chair Jeannie Turley adjourned the meeting at 6:37 p.m.

APPROVED:

Jeanie Turley
Planning and Zoning Chair

ATTEST:

Suzanne Meason
Planning & Zoning Coordinator

**City of Lake Worth
Planning & Zoning Commission
Agenda Item Summary**

Agenda Item: 5a

Originating Department: Planning & Zoning

Contact Person: Suzanne Meason

Meeting Date: June 21, 2016

Subject:

Public Hearing/Action to consider **Planning & Zoning Case #PZ16-02**, an ordinance approving a land use designation change and development and site plan amendment for the purpose of removing the prohibition of alcohol sales for a Commercial/Retail Shopping Center as previously approved via ordinance #1045, on June 9, 2015 and ordinance #1054, on October 13, 2015 for Block 1, Lot 2R-2, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 6060 Rocky Point Trail.

Item Summary: Mr. Petrie, owner of the property mentioned above is nearing completion of the construction of his Commercial/Retail Shopping Center and has submitted a site plan amendment to remove the prohibition of alcohol sales on the property. Staff has reviewed the revised development and site plan (these were textual changes only) and finds them to be in conformance to all the City's requirements and the project is ready to be heard by the P & Z Commission. Staff received one (1) public comment form back in reference to the request, which is for the request. Attached is a copy of the revised development plan and site plan for the Commission's reference.

Staff Recommendation:

Staff recommends the P & Z Commission approve Planning & Zoning Case #PZ16-02 as presented.



CORTLAND
MORGAN
ARCHITECT

PETRIE RETAIL
SHOPPING CENTER
6060 ROCKY POINT TRAIL
LAKE WORTH, TX 76135

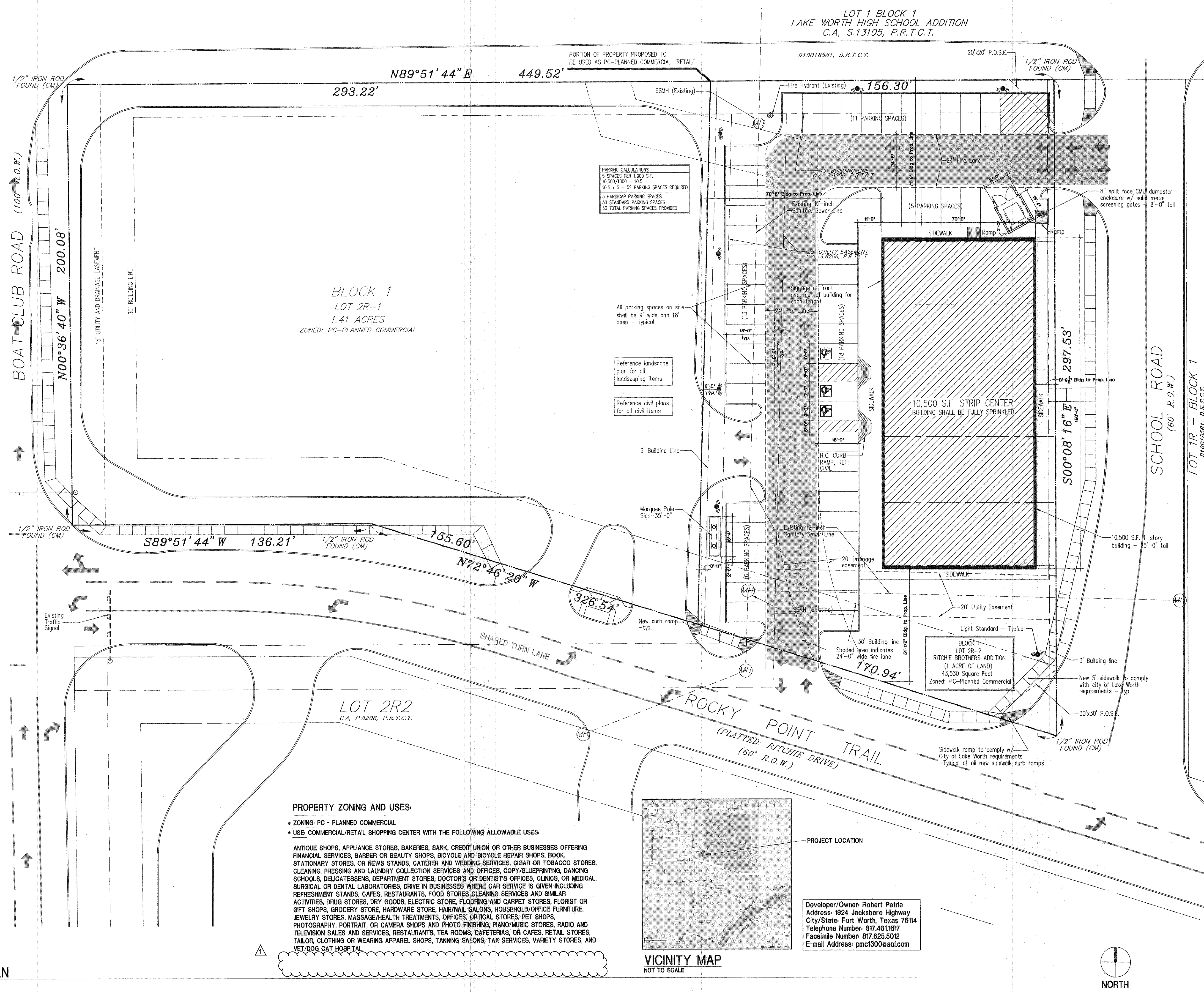


DEVELOPMENT PLAN

A1.00



NORTH



PARKING CALCULATIONS
5 SPACES PER 1,000 S.F.
10,500/1,000 = 10.5
10.5 x 5 = 52 PARKING SPACES REQUIRED
3 HANDICAP PARKING SPACES
50 STANDARD PARKING SPACES
53 TOTAL PARKING SPACES PROVIDED

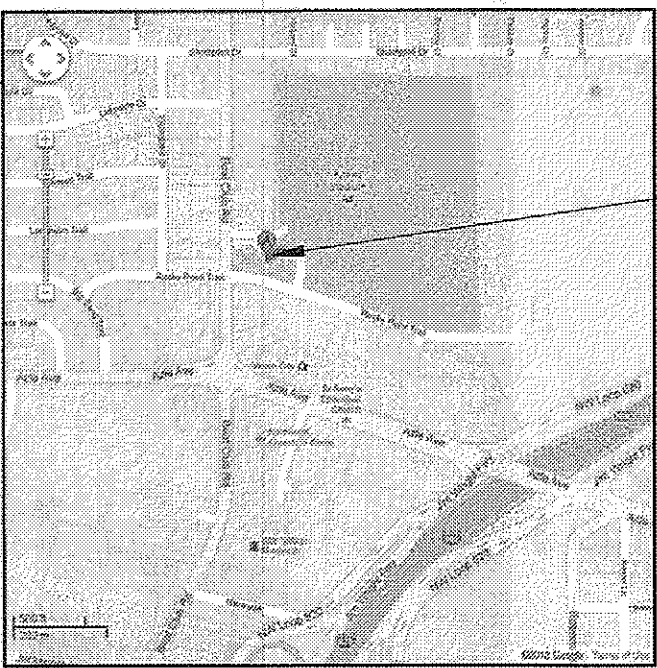
All parking spaces on site shall be 9' wide and 18' deep - typical

Reference landscape plan for all landscaping items

Reference civil plans for all civil items

PROPERTY ZONING AND USES:

- ZONING: PC - PLANNED COMMERCIAL
- USE: COMMERCIAL/RETAIL SHOPPING CENTER WITH THE FOLLOWING ALLOWABLE USES:
ANTIQUE SHOPS, APPLIANCE STORES, BAKERIES, BANK, CREDIT UNION OR OTHER BUSINESSES OFFERING FINANCIAL SERVICES, BARBER OR BEAUTY SHOPS, BICYCLE AND BICYCLE REPAIR SHOPS, BOOK, STATIONARY STORES, OR NEWS STANDS, CATERER AND WEDDING SERVICES, CIGAR OR TOBACCO STORES, CLEANING, PRESSING AND LAUNDRY COLLECTION SERVICES AND OFFICES, COPY/BLUEPRINTING, DANCING SCHOOLS, DELICATESSENS, DEPARTMENT STORES, DOCTOR'S OR DENTIST'S OFFICES, CLINICS, OR MEDICAL, SURGICAL OR DENTAL LABORATORIES, DRIVE IN BUSINESSES WHERE CAR SERVICE IS GIVEN INCLUDING REFRESHMENT STANDS, CAFES, RESTAURANTS, FOOD STORES, CLEANING SERVICES AND SIMILAR ACTIVITIES, DRUG STORES, DRY GOODS, ELECTRIC STORE, FLOORING AND CARPET STORES, FLORIST OR GIFT SHOPS, GROCERY STORE, HARDWARE STORE, HAIR/NAIL SALONS, HOUSEHOLD/OFFICE FURNITURE, JEWELRY STORES, MASSAGE/HEALTH TREATMENTS, OFFICES, OPTICAL STORES, PET SHOPS, PHOTOGRAPHY, PORTRAIT, OR CAMERA SHOPS AND PHOTO FINISHING, PIANO/MUSIC STORES, RADIO AND TELEVISION SALES AND SERVICES, RESTAURANTS, TEA ROOMS, CAFETERIAS, OR CAFES, RETAIL STORES, TAILOR, CLOTHING OR WEARING APPAREL SHOPS, TANNING SALONS, TAX SERVICES, VARIETY STORES, AND VET/DOG CAT HOSPITAL



Developer/Owner: Robert Petrie
Address: 1924 Jacksboro Highway
City/State: Fort Worth, Texas 76114
Telephone Number: 817.401.1817
Facsimile Number: 817.625.5012
E-mail Address: pmet1300@aol.com

DATE: 11.12.15
JOB NO: 15.11.02
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT

711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PETRIE RETAIL
SHOPPING CENTER
6060 ROCKY POINT TRAIL
LAKE WORTH, TX 76135

Exp. 8-31-2016

REVISIONS
Revised 05.27.16

SITE PLAN

SHEET NUMBER

A1.00

**CITY OF LAKE WORTH
PUBLIC COMMENT FORM**
(Please type or use black ink)

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

X

I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case No. PZ16-02 – These public hearings are held to consider an ordinance approving a land use designation change and development and site plan amendment for the purpose of removing the prohibition of alcohol sales for a Commercial/Retail Shopping Center as previously approved via ordinance #1045, on June 9, 2015 and ordinance #1054, on October 13, 2015; on the below mentioned property within the PC – Planned Commercial zoning classification in the City of Lake Worth. The property will be commonly known as 6060 Rocky Point Trail (Block 1, Lot 2R2, Ritchie Brothers Addition).

☐

I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case No. PZ16-02 – These public hearings are held to consider an ordinance approving a land use designation change and development and site plan amendment for the purpose of removing the prohibition of alcohol sales for a Commercial/Retail Shopping Center as previously approved via ordinance #1045, on June 9, 2015 and ordinance #1054, on October 13, 2015; on the below mentioned property within the PC – Planned Commercial zoning classification in the City of Lake Worth. The property will be commonly known as 6060 Rocky Point Trail (Block 1, Lot 2R2, Ritchie Brothers Addition).

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, June 21, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, July 12, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name:

Row Sturgeon

(Please print)

Mailing Address:

5940 EDEN

Signature:

[Signature]

Date:

6/17/16

Property Address(s):

4300 Boat Club Dr



COMMENTS:

Please complete and return this form no later than June 15, 2016.