

**MINUTES OF THE REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION OF THE  
CITY OF LAKE WORTH, TEXAS  
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB  
TUESDAY, AUGUST 21, 2018**

**REGULAR MEETING: 6:30 PM**

**A. CALL TO ORDER.**

Vice-Chair Jeannie Turley called the Planning & Zoning Commission meeting to order at 6:30 p.m.

**A.1 ROLL CALL.**

Present:	Sherrie Kubala Watkins	Place 2
	Jeannie Turley	Vice Chair, Place 3
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Dianne Smith	Place 6
	Coy Pennington	Place 7
Absent:	Don Riley	Place 1
Staff:	Barry Barber	Director of Building Development
	Suzanne Meason	Planning and Zoning Administrator

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

Vice Chair Jeannie Turley gave invocation and then attendees recited the pledge of allegiance.

**A.3 SPECIAL PRESENTATION(S)**

**A.3.1 PRESENTATION – ADMINISTER OATH OF OFFICE TO APPOINTED  
PLANNING & ZONING COMMISSION MEMBER, PLACE 7.**

Ms. Meason administered the oath of office for Coy Pennington, Place 7.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE JULY 17, 2018 PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE THE MINUTES OF THE JULY 17, 2018 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

**C. PUBLIC HEARINGS**

**C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-13, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT AND SITE PLAN APPROVAL OF AN APPROXIMATELY 1.032-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 1, STURGEON ADDITION – LAKE WORTH AND GENERALLY DESCRIBED AS 4300 BOAT CLUB ROAD, LAKE WORTH, TEXAS.**

**APPROVED**

Vice-Chair Jeannie Turley opened the public hearing at 6:33 pm.

Ms. Meason presented the case to the Commission. She explained that this was the land use designation and development and site plan request for the property at 4300 Boat Club Road. The property owner is requesting a retail strip center at the property.

Mrs. Smith asked if there was only one (1) entrance/exit drive to the property.

Mr. John Henderson, Civil Engineer for the project advised that there were essentially two exits for the property. The entrance/exit off Boat Club Road and then the exit onto the school drive, which is an exit only.

Ms. Meason explained that Boat Club Road was a TxDOT regulated roadway and that they were only allowing so many entrances/exits off the roadway for safety reasons and that all future development along the roadway would have shared drives and cross access.

There being no one else wishing to speak, Vice-Chair Jeannie Turley closed the public hearing at 6:38 pm and called for a motion.

**COMMISSIONER SHERRIE KUBALA-WATKINS MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2018-13 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2018-14, A PROPOSED REPLAT BEING ALL OF A 0.445-ACRE PARCEL OF LAND KNOWN AS BLOCK 5, LOT A, BROADVIEW WEST ADDITION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 5, LOT(S) AR1 AND AR2, BROADVIEW WEST ADDITION, WHICH IS GENERALLY DESCRIBED AS 3309 ROBERTS CUT OFF ROAD (LOT AR1) AND 3307 ROBERTS CUT OFF ROAD (LOT AR2), LAKE WORTH, TEXAS.**

**APPROVED**

Vice-Chair Jeannie Turley opened the public hearing at 6:41 pm.

Mrs. Meason presented the case to the Commission. Mr. Munoz the owner of the property at 3307 Roberts Cut Off Road had a fire at the property and he tore the house completely down; upon applying for a building permit it was discovered that Mr. Munoz and his neighbor's property had never been properly subdivided. Mr. Munoz hired a surveyor to prepare a replat document for the properties. Staff has reviewed the document and it meets all requirements. Mrs. Meason advised that there were no public comment forms turned in regarding the case.

Ms. Terri Hardaway residing at 6013 Yeary Street came to the meeting to find out exactly what was occurring for the property owner at 3309 Roberts Cut Off Road.

Ms. Meason advised that Mr. Munoz was not taking away any of the Wright's property, but that he had hired a surveyor to provide a replat document, so that the properties could be properly subdivided. She advised that this is helping the Wrights get into conformance and was at no cost to them.

There being no questions or comments from the audience, Vice-Chair Jeannie Turley closed the public hearing at 6:46 pm and called for a motion.

**COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE PLANNING & ZONING CASE #PZ-2018-14 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2018-15, AN ORDINANCE, AMENDING ORDINANCE No. 926, SO AS TO CONSIDER A SITE PLAN**

**AMENDMENT OF AN APPROXIMATE 109.07-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 1R, RITCHIE BROTHERS ADDITION AND GENERALLY DESCRIBED AS 6050 AZLE AVENUE, LAKE WORTH, TEXAS.**

**APPROVED**

Vice-Chair Jeannie Turley opened the public hearing at 6:47pm.

Mrs. Meason presented the case to the Commission. Mrs. Meason advised that this was a request of Ritchie Brothers Auctioneers for an amendment to their existing site plan for the addition of a 1,096 square foot storage building. There were no public comments form turned in for or against the request.

Pat Ford, Architect for the project was present to answer any questions.

There being no questions or comments from the audience, Vice-Chair Jeannie Turley closed the public hearing at 6:49 pm and called for a motion.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER SHERRIE KUBALA-WATKINS, TO APPROVE PLANNING & ZONING CASE #PZ-2018-15 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-16, AN ORDINANCE, AMENDING ORDINANCE NO. 1037, SO AS TO CONSIDER A SITE PLAN AMENDMENT OF AN APPROXIMATE 0.642-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 4R, BROADVIEW WEST ADDITION AND GENERALLY DESCRIBED AS 6018 GRAHAM STREET, LAKE WORTH, TEXAS.**

**APPROVED**

Vice-Chair Jeannie Turley opened the public hearing at 6:50 pm.

Mrs. Meason presented the case to the Commission. This is the request from Heather's Old Skool Village for an amendment to the existing site plan to add a new building to the site. This building will allow for more room for the school's activities. No public comments forms were received for or against the request.

Ms. Ornelas was present to answer any questions.

There being no questions or comments from the audience, Vice-Chair Jeannie Turley closed the public hearing at 6:53 pm and called for a motion.

**COMMISSIONER SHERRIE KUBALA-WATKINS MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING & ZONING CASE #PZ-2018-16 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**D. EXECUTIVE SESSION**

The Planning and Zoning Commission 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 Planning and Zoning Commission to seek advice from the city attorney (551.071) as to the posted subject matter of this Planning and Zoning Commission meeting.

The Planning and Zoning Commission 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.

There were no items listed in Executive Session.

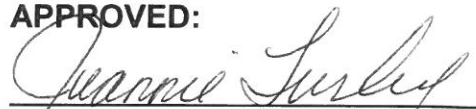
**E. EXECUTIVE SESSION ITEMS – PLANNING & ZONING COMMISSION MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.**

There were no items listed in Executive Session.


**F. ADJOURNMENT**

Vice-Chair Jeannie Turley adjourned the meeting at 6:54 p.m.

**APPROVED:**

  
Jeannie Turley, Vice Chair  
Planning & Zoning Commission

**ATTEST:**

  
Suzanne Meason  
Planning & Zoning Administrator