

**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, APRIL 17, 2018**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Sue Wenger called the Planning & Zoning Commission meeting to order at 6:33 p.m.

A.1 ROLL CALL.

Present:	Don Riley	Place 1
	Sherrie Kubala Watkins	Place 2
	Jeannie Turley	Vice Chair, Place 3
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Dianne Smith	Place 6
	Sue Wenger	Chair, Place 7

Staff:	Debbie Whitley	Director of Finance/Asst. City Manager
	Suzanne Meason	Planning and Zoning Administrator

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Chair Sue Wenger gave invocation and attendees recited the pledge of allegiance.

B. MINUTES

B.1 APPROVE MINUTES OF THE MARCH 20, 2018 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE THE MINUTES OF THE MARCH 20, 2018 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

- C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-03, A PROPOSED REPLAT BEING ALL OF 0.609-ACRE PARCEL(S) OF LAND KNOWN AS BLOCK 25, LOT 3 (SOUTH HALF) AND LOT 4, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 25, LOT(S) 3R AND 4R, INDIAN OAKS SUBDIVISION, COMMONLY KNOWN AS 3300 MOHAWK TRAIL (LOT 4R) AND 3308 MOHAWK TRAIL (LOT 3R), LAKE WORTH, TEXAS.**

APPROVED

Chair Sue Wenger opened the public hearing at 6:35 pm.

Ms. Meason gave a brief overview of the request. Mr. Iracheta the owner of Lot 3 (south half) wants to construct as residence, but before he can do so he along with his neighbor (lot 4) must properly replat the lots. This replat will get both of those lots into conformance. The replat does meet all of the city and state's requirements for platting.

Ms. Sallye Lyons, 3301 Mohawk Trail advised that she did not want any zoning changes, but if it wasn't a zoning change then she had no objections.

There being no one else wishing to speak, Chair Wenger closed the public hearing at 6:42 pm and called for a motion.

COMMISSIONER SHERRIE WATKINS MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE AGENDA ITEM C.1, WHICH IS PLANNING AND ZONING CASE #PZ-2018-03 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

- C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-04, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 0.5030-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2HH, MOSES TOWNSEND SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT(S) 3 AND 4, MOSES TOWNSEND ADDITION, COMMONLY KNOWN AS 7229 CHARBONNEAU AND 3612 MOHAWK TRAIL, LAKE WORTH, TEXAS.**

APPROVED

Chair Sue Wenger opened the public hearing at 6:43 pm.

Ms. Suzanne Meason, Planning & Zoning Administrator presented the case to the Commission and advised that property owner Bassim Abifaraj was in the audience to answer any questions.

The following individuals spoke in opposition to the item:

Mr. Alan Hill, 3608 Mohawk Trail spoke in opposition to the preliminary plat request. He feels that the development of an additional lot on Mohawk Trail would add to the public safety in the area, noise, parking, and the number of accidents.

Mr. Kelly White, 7224 Charbonneau Road, filled out a public comment form, but then left prior to speaking. He had previously turned in a public comment for advising he was against the development of four (4) lots.

Mrs. Turley asked if the applicant would have to come back to the commission and council prior to building. Ms. Meason advised that all that was required was the platting of the property and then a building permit. Ms. Wenger advised that the preliminary plat meets all the city and state requirements for platting. Mrs. Smith asked if it would add congestion in the area. Ms. Meason advised that with any new development there would probably be some additional congestion in the area.

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

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO APPROVE AGENDA ITEM C.2, WHICH IS PLANNING & ZONING CASE #PZ-2018-04 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-2.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-05, A PROPOSED FINAL PLAT BEING ALL OF A 0.5030-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2HH, MOSES TOWNSEND SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT(S) 3 AND 4, MOSES TOWNSEND ADDITION, COMMONLY KNOWN AS 7229 CHARBONNEAU AND 3612 MOHAWK TRAIL, LAKE WORTH, TEXAS.

APPROVED

Chair Sue Wenger opened the public hearing at 6:54 pm.

Ms. Wenger advised that this was the final plat for the previous item and asked if staff had anything additional to add. Ms. Meason stated she had nothing to add.

Mr. Alan Hill asked if he was still able to come to the city council meeting. Ms. Wenger advised him that he could.

There being no additional comments from the audience, Chair Wenger closed the public hearing at 6:55 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO APPROVE AGENDA ITEM C.3, WHICH IS PLANNING & ZONING CASE #PZ-2018-05 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-2.

C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-06, A PROPOSED REPLAT BEING ALL OF 3.349-ACRES OF LAND KNOWN AS BLOCK 32, LOT(S) 1-4 AND 9-12, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 32, LOT(S) LOT 1R1, 1R2, 2R1, 2R2, 3R, 4R1, 4R2, 9R1, 9R2, 10R, 11R1, 11R2, 12R1, AND 12R2, INDIAN OAKS SUBDIVISION, WHICH IS OFF SHAWNEE TRAIL, APACHE TRAIL, AND CADDO TRAIL, LAKE WORTH, TEXAS.

APPROVED

Chair Sue Wenger opened the public hearing at 6:57 pm.

Ms. Meason presented the case to the Commission. Mr. Martinez purchased the lots and wishes to change the configuration of the eight (8) lots to make fourteen (14) lots. He hired a surveyor to prepare the replat and a civil engineer to provide plans for the infrastructure for the properties. He applied in January 2018 to have the replat heard. Ms. Meason advised while this request does not conform to the newly adopted Land Use Plan, Mr. Martinez had applied prior to this plans adoption and is vested so he will fall under the old guidelines.

The following individuals are in opposition to the item:

Frank Roberts, 7108 Apache Trail sent in a public comment form prior to the meeting expressing his opposition.

Virginia Haars, 3329 Shawnee Trail also send in a public comment form prior expressing opposition.

Mrs. Turley asked if all the drainage had been worked out for the properties. Ms. Meason advised that civil construction plans had been submitted and they complied with the City's requirements.

Mr. Jordan Bishop, a civil engineer was present to represent the Civil Engineering firm working on the job as he was not able to attend the meeting. He informed the commission on the way that the drainage would be handled.

Mrs. Turley asked if any additional stop signs would be added. Mrs. Meason advised that it was not a requirement for the developer, but that it is something that public works could check into.

There being no additional comments or questions, Chair Wenger closed the public hearing at 7:07 pm and called for a motion.

COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER SHERRIE WATKINS, TO APPROVE AGENDA ITEM C.4, WHICH IS PLANNING & ZONING CASE #PZ-2018-06 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-1-1.

C.5 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-07, TO CONSIDER AN ORDINANCE AMENDING ORDINANCE NO. 741, SO AS TO CHANGE THE ZONING DESIGNATION OF AN APPROXIMATELY 21.014-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK A, LOT 1R, LAKE WORTH TOWNE CENTER, LAKE WORTH, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 21.014-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "PC" – PLANNED COMMERCIAL FOR THE USE OF A WALMART TO A ZONING DESIGNATION OF "PC" – PLANNED COMMERCIAL FOR THE USE OF RETAIL FOR A WALMART SUPERCENTER WITH A FUEL STATION/CONVENIENCE STORE, ALONG WITH AN AMENDED DEVELOPMENT PLAN AND SITE PLAN APPROVAL AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED FOR RE-ZONING IS GENERALLY DESCRIBED AS 21.014-ACRE PARCEL OF LAND LOCATED AT 6360 LAKE WORTH BLVD., LAKE WORTH, TEXAS.

APPROVED

Chair Sue Wenger opened the public hearing at 7:11 pm.

Ms. Meason presented the case to the Commission. She advised that this was a request of Walmart to add a fuel station and convenience store at the front of the property. She advised that Bohler Engineering was representing the applicant and was available for questions.

There being no comments or questions, Chair Wenger closed the public hearing at 7:13 pm and called for a motion.

COMMISSIONER SHERRIE WATKINS MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE AGENDA ITEM C.5, WHICH IS PLANNING & ZONING CASE #PZ-2018-07 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

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

Chair Sue Wenger adjourned the meeting at 7:14 p.m.

APPROVED:

Sue Wenger
Sue Wenger, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Suzanne Meason
Planning & Zoning Administrator