

**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, MAY 21, 2019**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Sherrie Kubala-Watkins called the Planning & Zoning Commission meeting to order at 6:30 p.m.

A.1 ROLL CALL.

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

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Commissioner Patty Biggers gave the invocation and attendees recited the pledge of allegiance.

B. MINUTES

B.1 APPROVE MINUTES OF THE MARCH 19, 2019 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER JENNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVE THE MINUTES OF THE MARCH 19, 2019 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-2019-07, 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 0.893-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 7R, RITCHIE BROTHERS ADDITION, WHICH IS GENERALLY DESCRIBED AS 4104 BOAT CLUB ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:33 pm.

Ms. Meason presented the case to the Commission. The request is for approval of a Take 5 Oil Change at the vacant property located at 4104 Boat Club Road.

Keith Mohammad, Construction Manager for Take 5 Oil Change was present to answer any questions.

Mrs. Turley asked if there would be an entrance off of Boat Club Road. She was advised that there were no entrances off of Boat Club, the property will have access off of a shared access drive off of Rocky Point Trail.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:37 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGER, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-07 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-08, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 3.02-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 188, TRACT(S) 2R4, 2FFFF, 2TT01, 2EEEE, 2GGGG, 2LLLL, 2ZZ, 2JJJ, 2BB, 2EEE, 2DD, 2N, 2NNN, 2HH, JOHN BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, LAKE WORTH BAPTIST CHURCH ADDITION,

WHICH IS GENERALLY DESCRIBED AS 4421, 4425, 4429, 4433, AND 4447 HODGKINS ROAD AND 4400, 4416, 4428, 4440 AND 4448 WILLIAMS SPRING ROAD CURRENTLY AND WILL BECOME 4445 HODGKINS ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS AFTER PLATTING.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:38 pm.

Ms. Meason presented the case to the Commission. The request is being made by Lake Worth Baptist Church, who wishes to combine multiple properties that they own into one lot for possible future development.

Chair Watkins asked if any one in the audience wished to speak in favor or opposition of the request.

Donna Zazek, 6921 Chapel Lane spoke in opposition of the request.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:46 pm and called for a motion.

COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-08 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-09, A PROPOSED FINAL PLAT BEING ALL OF A 3.02-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 188, TRACT(S) 2R4, 2FFFF, 2TT01, 2EEEE, 2GGGG, 2LLLL, 2ZZ, 2JJJ, 2BB, 2EEE, 2DD, 2N, 2NNN, 2HH, JOHN BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, LAKE WORTH BAPTIST CHURCH ADDITION, WHICH IS GENERALLY DESCRIBED AS 4421, 4425, 4429, 4433, AND 4447 HODGKINS ROAD AND 4400, 4416, 4428, 4440 AND 4448 WILLIAMS SPRING ROAD CURRENTLY AND WILL BECOME 4445 HODGKINS ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS AFTER PLATTING.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:47 pm.

Ms. Meason presented the case to the Commission, advising that since the preliminary plat was heard prior, the final plat is now ready to be considered for approval.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:50 pm and called for a motion.

COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-09 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-10, A PROPOSED REPLAT BEING ALL OF A 0.417-ACRE PARCEL OF LAND KNOWN AS BLOCK 20, LOTS 21 AND 22, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 20, LOT(S) 21R AND 22R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 7308 NAVAJO TRAIL CURRENTLY AND WILL BECOME 7304 NAVAJO TRAIL (LOT 22R) AND 7308 NAVAJO TRAIL (LOT 21R), LAKE WORTH, TARRANT COUNTY, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:51 pm.

Ms. Meason presented the case to the Commission. The replat request is to consider a reconfiguring of the existing lots to accommodate an addition to the existing primary structure. Mr. Cruz was granted a variance at the March 5, 2019 Board of Adjustment meeting to the required front building setback and the required side yard setback due to the structure being existing and in order to be able to continue with the replat.

Fermin Cruz, property owner at 7308 Navajo Trail along with Glenn Moore were present to answer any questions.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:55 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-10 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.5 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-11, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A ZONING DISTRICT CHANGE FROM SF1-SINGLE FAMILY RESIDENTIAL TO PC-PLANNED COMMERCIAL, A LAND USE DESIGNATION AND DEVELOPMENT PLAN APPROVAL OF AN APPROXIMATELY 0.922-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 188, TRACT(S) 2FF01, 2FF02, 2RRRR, AND 2WW, JOHN BREEDING SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 0.922-ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY IS GENERALLY DESCRIBED AS 4300 WILLIAMS SPRING ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS.

DENIED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:56 pm.

Ms. Meason presented the case to the Commission. The request is for a zoning district change for the property located at 4300 Williams Spring Road from SF-1 Single Family Residential to PC-Planned Commercial for the use of an Adult Day Care Facility. Ms. Meason did advise that the requested zoning request did conform with the City's current Future Land Use Plan.

Chue Moua, the potential developer was presented his project to the Commission. He explained that he would like to operate an Adult Day Care Facility at the property; where clients would come during the day and be able to interact socially, have hot and nutritious meals throughout the day, and engage in activities throughout the day while being supervised. The cliental of the establishment must be approved by the State of Texas and the facility will have to abide by the state's as well as the city's rules and regulations.

Chair Watkins asked if anyone in the audience wished to speak in favor or opposition of the request.

Speaking in opposition were:

Pat Cummings, 4324 Williams Spring Road, Lake Worth, Texas 76135
Gordon Whitaker, 6921 Chapel Lane, Lake Worth, Texas 76135
Michael Creamer, 4225 Williams Spring Road, Lake Worth, Texas 76135

Not speaking, but expressing written opposition was Pamela Lane, 6909 Chapel Lane, Lake Worth, Texas 76135.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:22 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COY PENNINGTON, TO DENY PLANNING AND ZONING CASE #PZ-2019-11 AS PRESENTED.

MOTION TO DENY CARRIED 5-1.

C.6 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-12, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A SITE PLAN APPROVAL OF AN APPROXIMATELY 0.922-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 188, TRACT(S) 2FF01, 2FF02, 2RRRR, AND 2WW, JOHN BREEDING SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 0.922-ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY IS GENERALLY DESCRIBED AS 4300 WILLIAMS SPRING ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS.

DENIED

Chair Sherrie Kubala-Watkins opened the public hearing at 7:27 pm.

Ms. Meason advised that since the previous agenda item was denied then this action item would require denial as well.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:29 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY DON RILEY, TO DENY PLANNING AND ZONING CASE #PZ-2019-12 AS PRESENTED.

MOTION TO DENY CARRIED 5-1.

C.7 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-13, A PROPOSED PRELIMINARY PLAT BEING ALL OF A .20-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2CC, MOSES TOWNSEND SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 6, LOT 22, LAKE WORTH HEIGHTS ADDITION, WHICH IS

**GENERALLY DESCRIBED AS 3709 SHAWNEE TRAIL, LAKE WORTH,
TARRANT COUNTY, TEXAS.**

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 7:29 pm.

Ms. Meason presented the case to the Commission. She advised that the plat request was by the property owner, James Drace who obtained the property from his mother's estate. Mr. Drace wishes to build a residence on the property and must plat it prior to being issued a building permit. Mr. Drace was granted a variance from the Board of Adjustment on April 2, 2019 to the required sixty (60') lot width as the tract of land is only fifty (50') foot wide.

No one was present to represent the case.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:32 pm and called for a motion.

COMMISSIONER JENNIE TURLEY MADE A MOTION, SECONDED BY PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-13 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.8 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-14, A PROPOSED FINAL PLAT BEING ALL OF A .20-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2CC, MOSES TOWNSEND SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 6, LOT 22, LAKE WORTH HEIGHTS ADDITION, WHICH IS GENERALLY DESCRIBED AS 3709 SHAWNEE TRAIL, LAKE WORTH, TARRANT COUNTY, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 7:33 pm.

Ms. Meason advised that since the preliminary plat was heard prior, the final plat is now ready to be considered for approval.

No one was present to represent the case.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:34 pm and called for a motion.

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY JEANNIE TURLEY, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-14 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

E. 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.

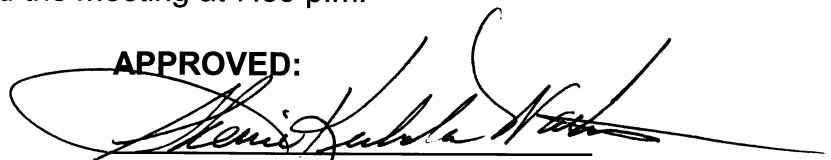
E. EXECUTIVE SESSION ITEMS – PLANNING & ZONING COMMISSION MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

There were no items listed in Executive Session.

F. ADJOURNMENT

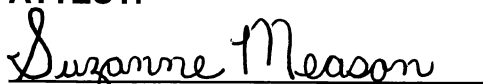
Chair Sherrie Kubala-Watkins adjourned the meeting at 7:35 p.m.

APPROVED:



Sherrie Kubala-Watkins, Chair
Planning & Zoning Commission

ATTEST:


Suzanne Meason
Planning & Zoning Administrator