

**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 19, 2020**

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 INVOCATION AND PLEDGE OF ALLEGIANCE.

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

A.2 ROLL CALL.

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

Chair Sherrie Kubala-Watkins announced at 6:32 pm, that pursuant to Chapter 551 of the Texas Government Code, section 551.071; the Planning & Zoning Commission would convene into Executive Session to seek legal advice from the city attorney in reference to any posted subject matter. She advised that due to the Corona Virus and social distancing requirements the executive session would be held in the city council chambers and asked all audience members to exit the room and proceed outside. Staff then locked the doors and the Commission proceeded with Executive Session. Executive Session

concluded and Chair Sherrie Kubala-Watkins welcomed the audience back into the council chambers and reconvened back into open session at 6:46 pm.

D. EXECUTIVE SESSION

E. SECTION 5551.071 – CONSULTATION WITH CITY ATTORNEY TO SEEK LEGAL ADVICE ON ANY ITEM LISTED ON THE AGENDA.

A.3 CITIZENS PRESENTATION / VISITOR COMMENTS.

There were no requests to speak from the public.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

B.1 APPROVE MINUTES OF THE MARCH 17, 2020 REGULAR PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2020-06, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 1.03-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 157, TRACT 1D, CRAWFORD BROWN SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, MEINECKE ADDITION, WHICH IS GENERALLY DESCRIBED AS 4332 BOAT CLUB ROAD., LAKE WORTH, TARRANT COUNTY, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:48 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. Ms. Meason advised that this was the request for a preliminary plat for the property located at 4332 Boat Club Road. Ms. Meason explained that the property's zoning had recently been changed and it is required to be platted prior to development. She noted that this was the preliminary plat which was required prior to a final plat. The plat does meet all state and local guidelines for platting and is ready to be heard by the Planning & Zoning Commission. She advised that nine notices of hearing had been mailed out to owners within two hundred feet (200') of the subject property and no public comment forms had been received.

Caitlin Atkins with Vaquero Ventures, 2900 Wingate Street, Suite #200, Ft. Worth, Texas 76107 who represents the property owner was present to answer any questions.

Commissioner Jeannie Turley asked if the property was going to be developed commercially and if it was the house that burnt. Staff advised that it was the property next door to the house fire and Ms. Atkins advised that they would be demolishing the existing house and it would be a retail development.

Filberto Moreno, 4328 Boat Club Road, Lake Worth, Texas 76135 inquired as to if this notice rezoned his specific property. Ms. Meason advised that his property was not rezoned, and this notice wasn't in reference to his specific property, but that he was notified because he fell into the two hundred-foot (200') notification area for the platting.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:54 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2020-06 AS PRESENTED.

MOTION TO APPROVE CARRIED 4-1.

C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2020-07, A PROPOSED FINAL PLAT BEING ALL OF A 1.03-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 157, TRACT 1D, CRAWFORD BROWN SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, MEINECKE ADDITION, WHICH IS GENERALLY DESCRIBED AS 4332 BOAT CLUB ROAD., LAKE WORTH, TARRANT COUNTY, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:56 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. She advised that this was now the final plat for the same piece of property located at 4332 Boat Club Road and that since the preliminary plat was previously approved, the final plat was now ready to be heard. Staff noted that notices were sent to those property owners within the two hundred foot (200') and one (1) comment form was received back in favor of the request from Kenneth Hoppenrath located at 4329 Boat Club Road.

Caitlin Atkins with Vaquero Ventures, 2900 Wingate Street, Suite #200, Ft. Worth, Texas 76107 who represents the property owner was again present to answer any questions.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:11 pm and called for a motion.

COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2020-07 AS PRESENTED.

MOTION TO APPROVE CARRIED 4-1.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2020-08, WHICH IS ORDINANCE NO. XXXX, AN ORDINANCE AMENDING ORDINANCE NO. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A ZONING DISTRICT CLASSIFICATION CHANGE FROM "PC" PLANNED COMMERCIAL TO "HC" HIGHWAY CORRIDOR AND REQUESTING A CONDITIONAL USE PERMIT (CUP) TO OPERATE AN EXPRESS CAR WASH IN THE HIGHWAY CORRIDOR (HC) ZONING DISTRICT ON AN APPROXIMATELY .48-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 2, FIREHALL ADDITION, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED .48-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 6739 LAKE WORTH BLVD. AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE.

DENIED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:59 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. She advised that this was the request of Warner Alan/Fort Worth Car Wash LLC for a zoning change from PC Planned Commercial to HC Highway Corridor and a request for a Conditional Use Permit to operate an express car wash at the property located at 6739 Lake Worth Blvd. Due to

express car wash not being an approved use in HC zoning, a conditional use permit would have to be granted. The property owner is proposing to tear down the existing self service car wash and construct a new express car wash as per the submitted site plan. Staff had met with the applicant in a DRC meeting in January of 2020 and in the meeting, staff expressed the following concerns:

1. Fire lane requirements (width and radii), making sure that there is an unobstructed path of not less than 24 feet wide for fire apparatus.
2. An emergency (exit) lane was requested should someone need to get out of car wash line; and
3. The potential for traffic congestion on Lake Worth Blvd. and/or Merrett Drive.

Notice was published in the newspaper and notices mailed to those within the two hundred foot (200') of the property and staff received one (1) public comment form back that was in favor of the request and that was from the property owner, Warner Alan. Staff did advise that the applicant was present.

Tim Attlee with Tavacon Construction representing the owner advised that the proposal was to tear down the outdated building and construct a new building with self-pay stations, and new car washing technology, which has quieter vacuums. He advised that the current self-service car wash is open 24/7 and the new car wash would be open for set specific hours, deterring loitering and such. The building would be more modern and aesthetically pleasing for the area, enhancing the site landscaping, and remedying the drainage problem occurring between this site and the city's fire station property.

Commissioner Don Riley asked how they proposed to keep people out of the property when it was closed. Mr. Attlee advised that they car wash doors would be closed, and the vacuum equipment turned off and locked up.

Commissioner Diane Smith made the comment that there was concern with Jacksboro Hwy. and back up and response from the Fire Department to calls with the entrance being off Jacksboro. She asked if any traffic counts had been obtained by TxDOT.

Mr. Attlee advised that no traffic study had been done at this time. He noted that there were three access points on the site: Jacksboro Hwy, Merrett, and Firehall. He advised that the entrance on Merrett would be for what they call a "chicken" lane for those who decide they will not go through the wash and need to exit, making traffic on that particular side very minimal.

Chair Sherrie Kubala-Watkins made note that the city takes pride in its businesses and their appearance and was very glad to hear that the landscaping in that area was to be upgraded.

Commissioner Jeannie Turley inquired about where the fire lane was on the site.

Jason Beane, architect for the site advised that they had an area in the front of the property, but per hose lay and distances from the building that a fire lane wasn't required. The fire department could access the site to fight fire without even going on the site if they didn't want to.

Chair Sherrie Kubala-Watkins asked how many cars could go through, be stack up, and what the cycle was for the wash.

Mr. Attlee advised that they could stack twelve (12) cars in the line prior to the tunnel and advised that it depended on how fast the automated conveyor belt was going as to how many cars go through. He noted that they could do up to seventy (70) cars in one (1) hour. The conveyor speed can be increased or decreased to cater to the need.

Chair Sherrie Kubala-Watkins asked what happens if they all want to vacuum, would it back up, causing an issue. Was there a time limit on the vacuums, did they shut off after a minute or two?

Mr. Attlee advised that the owner of the car wash has control over time limits and shutting off the vacuum and that signage can be put up and the car wash manager would handle this as part of managing the site. He noted that this is a mini tunnel express car wash and that the point is to get in and get out.

Commissioner Diane Smith asked if they could not detail their car, and that she noticed there wasn't much space to have cars stacking for the tunnel and then have cars at the vacuums and maneuverability, and what if cars are backed up onto Jacksboro Hwy.

Mr. Attlee noted that they realize this is a very tight site and that all these things can be managed by managing the site properly. It is the car wash manager's job to manage the traffic flow and vehicles moving through the site.

Commissioner Troy Jones asked what was to stop people from trying to enter from the Firehall side and the traffic flow and congestion that could cause. Again, it was noted by Mr. Attlee that these are all things that would have to be managed by the car wash manager. Commissioner Jones asked if he had any other car washes in the area that

they might have seen. Mr. Attlee stated that he had one in Saginaw, the TigerSpa car wash and multiple in the Dallas area, but none exactly like this location.

Commissioner Jeannie Turley asked if they had talked to TxDOT about a turn lane on Jacksboro Hwy. Mr. Attlee advised that they had not talked to them about that but felt that it would be too close to the intersection. Barry Barber confirmed that it would be too close to the intersection for a decel lane. Mrs. Turley also asked what the hours of operation would be. Mr. Attlee noted they would most likely be 8:00 am – 8:00 pm.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:18 pm and called for a motion.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO DENY PLANNING AND ZONING CASE #PZ-2020-08 AS PRESENTED.

MOTION TO DENY CARRIES 3-2.

There were no other Executive Session items.

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.

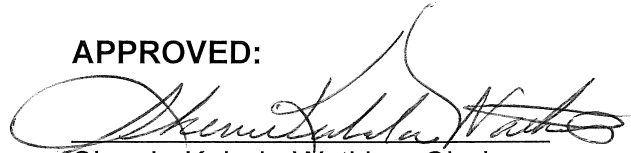
E. SECTION 551.071 – CONSULTATION WITH CITY ATTORNEY TO SEEK LEGAL ADVICE ON ANY ITEM LISTED ON THE AGENDA.

No items for this category.

F. ADJOURNMENT

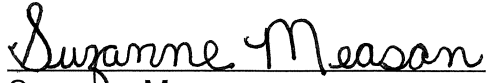
Chair Sherrie Kubala-Watkins adjourned the meeting at 7:21 p.m.

APPROVED:

A handwritten signature in cursive script, appearing to read "Sherrie Kubala-Watkins", written over a horizontal line.

Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:

A handwritten signature in cursive script, appearing to read "Suzanne Meason", written over a horizontal line.

Suzanne Meason
Planning & Zoning Administrator