

**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 20, 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
	Diane Smith	Place 6
	Coy Pennington	Place 7

Absent:	Jeannie Turley	Vice Chair, Place 3
	Patty Biggers	Place 4
	Troy Jones	Place 5

Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development
	Alicia Kreh	City Attorney's Office

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

Chair Sherrie Kubala Watkins gave the invocation and attendees recited the pledge of allegiance.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE JULY 16, 2019 PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH,**

TO APPROVE THE MINUTES OF THE JULY 16, 2019 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

**MOTION TO APPROVE CARRIED 4-0.**

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

Chair Sherrie Kubala Watkins announced that the Planning & Zoning Commission would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.071: Consultation with City Attorney to seek legal advice on any item posted on the agenda. Executive Session began at 6:32 pm and concluded at 6:54 pm.

Chair Sherrie Kubala Watkins reconvened into open session at 6:54 pm.

**C. PUBLIC HEARINGS**

**C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-18, 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 SITE PLAN REQUEST OF AN APPROXIMATELY 0.2699-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2AA, MOSES TOWNSEND SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 0.2699-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 3812 MERRETT DRIVE, LAKE WORTH, TARRANT COUNTY, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:55 pm.

Ms. Meason presented the case to the Commission. Mr. Moua is seeking to open an Adult Day Care Facility similar to that of children's daycare, with operation hours Monday – Friday, 7:30 am – 5:30 pm (excluding holidays). The facility will be required to meet all state and local guidelines pertaining to this type of business, which include occupant load, number of employees required, what days/times clients attend. Some areas of concern were how many parking spaces were being provided against how many may be needed and the flow of vehicular traffic. She advised that a revised site plan had been placed at the commissioner's seats prior to the meeting. Staff received no public comment forms back in reference to the project.

Chue Moua, applicant for the project addressed the commission. He advised that he and the property owner were willing to put in the additional parking and driveway.

Commission Member Jeannie Turley asked if he was going to purchase additional land off Telephone Road or had he talked to the school to see if he could park there. He advised that he had not, the parking would be on the current property.

Commission Member Diane Smith asked Mr. Moua what he was hoping his occupancy to be. He advised that would be based on the fire code and how many clients are eligible.

Chair Sherrie Kubala Watkins asked if he would be providing transportation. Mr. Moua advised that he would have transportation available.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:01 pm and called for a motion.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-18.**

**MOTION TO APPROVE CARRIED 4-0.**

**C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-19, 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 PLAN OF AN APPROXIMATELY 1.26-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 4, LOT 2-R1, BROADVIEW WEST ADDITION, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 1.26-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS 6116 LAKE WORTH BLVD., LAKE WORTH, TARRANT COUNTY, TEXAS.**

**DENIED**

Chair Sherrie Kubala-Watkins opened the public hearing at 7:02 pm.

Ms. Meason presented the case to the Commission. She advised the Mr. Robert Petrie was seeking land use and development plan approval for a car wash facility on the property currently owned by Dr. Giles before he closes on the property. Some areas of concern for the project are the proposed ingress/egress on Lake Worth Blvd. with

TxDOT's proposed construction projects, vacuum stations abutting residential homes, and does this use compliment and harmonize with the Planned Mixed Use as set out in the City's Comprehensive Plan/Future Land Use Map. Staff received one (1) public comment for in favor of the request and one (1) against the request.

Robert Petrie, the applicant advised that he owned the property next door and he feels like the car wash would be a good fit in the area. He stated he was not aware of any concerns so he was not prepared, but that they would make any adjustments necessary to the approaches and the vacuums wouldn't make any more noise than the traffic in the area, but things can be adjusted. He advised the more they do, the more they learn and are using far superior equipment than before.

Commissioner Diane Smith asked if the in and out traffic were going to be coming off Azle Way or what the proposed curb cut on Jacksboro Highway was. Mr. Petrie approached the bench to show Mrs. Smith the layout. She asked if TxDOT had approved the ingress/egress yet. Mr. Petrie advised they had not requested it at this time. Commissioner Smith advised that was going to increase the congestion on Jacksboro Highway and Yearly Street and she didn't feel like it was a good fit in the residential area.

Commissioner Jeanie Turley stated that she was worried about stop and go traffic in rush hour and people turning off last minute for a carwash and causing an accident. She also mentioned about TxDOT's plan for Jacksboro Highway and about taking of property and how it would affect the location. Mr. Petrie advised that he owned a lot of land on Jacksboro Highway and he hadn't been informed of any intent to take land.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:13 pm and called for a motion.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO DENY PLANNING AND ZONING CASE #PZ-2019-19.**

**MOTION TO DENY CARRIED 4-0.**

**C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-20, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 10.58-ACRE TRACT OF LAND KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 2, LOT 1, LAKEVIEW ESTATES SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 4426 HODGKINS ROAD, LAKE WORTH, TEXAS.**

**TABLED**

Chair Sherrie Kubala-Watkins opened the public hearing at 7:15 pm.

Ms. Suzanne Meason presented the case to the Commission advising them that this was a request for a preliminary plat approval, but that the applicant was requesting the public hearing be pushed to the September Planning and Zoning Commission meeting, which would be September 17, 2019. As of the date of packet preparation staff had received four (4) public comment forms back against the plat request.

Chair Sherrie Kubala-Watkins advised that public comments would be heard at the next public hearing.

**COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO TABLE THE PUBLIC HEARING FOR PLANNING AND ZONING CASE #PZ-2019-20 UNTIL SEPTEMBER 17, 2019.**

**MOTION TO TABLE CARRIED 4-0.**

**C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-21, REGARDING AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A SITE PLAN FOR THE AGE RESTRICTED SENIOR LIVING COMMUNITY AN APPROXIMATELY 10.58-ACRE TRACT OF LAND, CURRENTLY LEGALLY KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 10.58-ACRE PARCEL OF LAND, WHICH WHEN PLATTED WILL BECOME BLOCK 2, LOT 1, LAKEVIEW ESTATES SUBDIVISION RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 10.58-ACRE PARCEL OF LAND LOCATED AT 4426 HODGKINS ROAD, LAKE WORTH, TEXAS.**

**TABLED**

Chair Sherrie Kubala-Watkins opened the public hearing at 7:19 pm.

Ms. Meason advised that this was a site plan request for the same ten (10) acres on Hodgkins and was for an age restricted senior living community. The applicant is requesting the public hearing for this item be tabled until the September Planning & Zoning Commission meeting as well. Staff had received one (1) public comment for in favor of the request and two (2) against the request.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO TABLE THE PUBLIC HEARING FOR PLANNING AND ZONING CASE #PZ-2019-21 UNTIL TUESDAY, SEPTEMBER 17, 2019.

**MOTION TO TABLE CARRIED 4-0.**

Chair Sherrie Kubala Watkins advised that the public hearing would remain open until the September 17, 2019 meeting and public comments would be taken at that time.

Executive Session was held prior to item C.1.

**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.

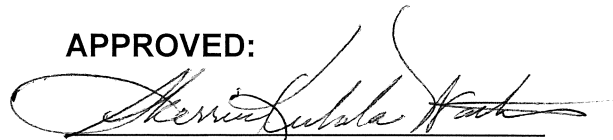
The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

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

**F. ADJOURNMENT**

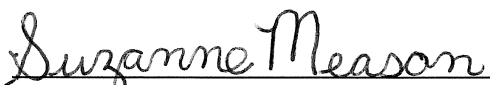
Chair Sherrie Kubala-Watkins adjourned the meeting at 7:21 p.m.

**APPROVED:**



Sherrie Kubala Watkins, Chair  
Planning & Zoning Commission

**ATTEST:**



Suzanne Meason  
Planning & Zoning Administrator