

**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, JANUARY 21, 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.

Commission Member Patty 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
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Don Riley	Alternate Place 7

Absent:	Jeannie Turley	Place 3
	Coy Pennington	Alternate Place 6

Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development

Chair Sherrie Kubala-Watkins made note that since regular Member Jeannie Turley was absent, that Alternate Place 7, Don Riley would be a voting member at this evening's meeting.

B. PUBLIC HEARINGS

B.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-32, A PROPOSED REPLAT BEING ALL OF A 0.418-ACRE PARCEL OF LAND KNOWN AS BLOCK 8, LOTS 23 AND 24, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY,

TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 8, LOT 23R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 3109 HURON TRAIL, LAKE WORTH, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:35 pm.

Ms. Meason presented the case to the Commission. She explained that this was a request of Loretta Cash the property owner, who wishes to combine her two lots, Lot 23 and Lot 34, Block 8, Indian Oaks Subdivision. There was a structure on the properties which she tore down and would now like to combine the two lots to make one large lot (100' x 180') in order to build her a single-family residence. Staff noted that the replat met all state and local guidelines for platting and is ready to be heard by the Planning and Zoning Commission. Staff had received two (2) public comment forms back in favor of the case as of the packet preparation date.

Joshua Anderson with Texas Surveying, Inc., 104 S. Walnut St., Weatherford, Texas 76086; representing the applicant was present to answer any questions.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:38 pm and called for a motion.

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-32.

MOTION TO APPROVE CARRIED 5-0-0.

B.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-33, AN ORDINANCE AMENDING ORDINANCE NO. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A ZONING DISTRICT CHANGE FROM "SF1" SINGLE FAMILY RESIDENTIAL TO "C" COMMERCIAL, OF AN APPROXIMATELY 1.033-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 157, TRACT 1D, CRAWFORD BROWN SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 1.033-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 4332 BOAT CLUB ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:41 pm.

Ms. Meason presented the item to the Commission. This is the request of Mr. Meinecke, property owner of 4332 Boat Club Road, which is Abstract 157, Tract 1D, Crawford Brown Survey from SF1 - Single Family Residential to the C Commercial zoning district. Staff noted that the request for zoning district change was in compliance with the city's Future Land Use Map, which shows future development of Boat Club Road as commercial. Staff had received one (1) public comment form back in favor of the request as of the packet preparation date and one additional in favor of the request from Mrs. Yvonne Ammick, 4325 Boat Club Road.

Commission Member Smith inquired if it was just the one single family parcel of land that was in question at this time.

Ms. Meason advised that was correct.

Caitlin Atkins with Vaquero Ventures, 2900 Wingate Street, Fort Worth, Texas, representing the applicant was there to answer any questions.

Commission Member Diane Smith asked what type of establishment was being proposed and if it was just one way in, one way out and if TxDOT had approved that. drive.

Ms. Atkins answered that a retail store was proposed and yes it was one way in and out.

Barry Barber, Director of Building Development advised that as the properties get developed commercially, they will be required common or shared access drives by TxDOT.

Commissioner Smith asked if it would be a single retailer or a multiple tenant strip center.

Ms. Atkins advised that it would be a single retailer.

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

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-33.

MOTION TO APPROVE CARRIED 4-1-0, WITH KUBALA-WATKINS, BIGGERS, JONES, RILEY VOTING FOR, SMITH VOTING AGAINST.

B.3 PLANNING AND ZONING CASE #PZ-2020-01, AN ORDINANCE AMENDING ORDINANCE NO. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, TO AMEND ARTICLE 14.500, SECTION 14.502, SF 7.5, C. AREA AND HEIGHT

REGULATIONS, SETBACKS; TO PROVIDE FOR A REDUCTION IN THE REAR YARD SETBACK FROM TWENTY-FIVE (25') FEET TO TEN (10') FEET.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:49 pm.

Ms. Meason presented the case to the Commission. She advised that the amendment is to change the required rear yard setback from twenty-five (25') feet to ten (10') feet in the SF 7.5 Zoning District. After reviewing several cases/plans for permitting, staff felt that the twenty-five (25') feet was too stringent and needed to be amended. Staff advised that it was published in the Fort Worth Star Telegram as required for zoning ordinance changes.

Ms. Ammick, 4325 Boat Club Road, asked if utility easements in the back make a difference.

Mr. Barber advised that it did not make a difference in that, it was just for the required back yard.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:52 pm and called for a motion.

COMMISSIONER DON RILEY MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE PLANNING AND ZONING CASE #PZ-2020-01.

MOTION TO APPROVE CARRIED 5-0-0.

C. 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.

D. 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.

E. ADJOURNMENT

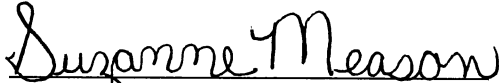
Chair Sherrie Kubala-Watkins adjourned the meeting at 6:54 p.m.

APPROVED:

A handwritten signature in black ink, appearing to read "Sherrie Kubala Watkins", written over a horizontal line.

Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:

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

Suzanne Meason
Planning & Zoning Administrator