

**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, SEPTEMBER 17, 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
	Diane Smith	Place 6
	Coy Pennington	Place 7

Absent: No members absent

Staff Present: Suzanne Meason Planning and Zoning Administrator

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

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

B. MINUTES

B.1 APPROVE MINUTES OF THE AUGUST 20, 2019 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVE THE MINUTES OF THE AUGUST 20, 2019 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-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 announced that the public hearing as already open.

Ms. Suzanne Meason presented the case to the Commission explaining that the item was not ready to be heard by the Commission. She advised that staff had met with the developer, engineer, and contractor to work through the last few comments. Ms. Meason is confident that they can get those addressed and can be ready by the next meeting. Those property owners within two hundred (200') feet will be sent notice of the public hearing again along with a copy of the proposed site plan. Staff's recommendation was to table the item until the next regular Planning and Zoning Commission meeting, which is Tuesday, October 15, 2019.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion

COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO TABLE THE PUBLIC HEARING FOR PLANNING AND ZONING CASE #PZ-2019-20 UNTIL THE TUESDAY, OCTOBER 15, 2019 MEETING.

MOTION TO TABLE CARRIED 7-0.

C.2 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 announced again that the public hearing for this item was already open.

Ms. Suzanne Meason noted that this item goes with the previous agenda item and that staff is recommending that the item be tabled until the next regular Planning and Zoning Commission meeting as well.

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 THE TUESDAY, OCTOBER 15, 2019 PLANNING AND ZONING COMMISSION MEETING.

MOTION TO TABLE CARRIED 7-0.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-22, A PROPOSED REPLAT BEING ALL OF A .42-ACRE PARCEL OF LAND KNOWN AS BLOCK 13, LOTS 1 AND 2, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 13, LOTS 1R1, 1R2 AND 2R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 7513 OSAGE TRAIL (LOT 2R), 7517 OSAGE TRAIL (LOT 1R2), AND 7521 OSAGE TRAIL (LOT 1R1), LAKE WORTH, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:38 pm and closed it at 6:40 pm.

Ms. Meason presented the case to the Commission. She explained this was the request of Gustavo Castaneda and Elizabeth Anderson to clean up some property boundary and layout issues on two (2) lots on Osage Trail, replatting them into three (3) lots. The replat

meets all state and local guidelines and staff received one (1) public comment forms back in favor of the case.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-22 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-23, A PROPOSED REPLAT BEING ALL OF A .85-ACRE PARCEL OF LAND KNOWN AS BLOCK 36, LOTS 7 AND 8, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 36, LOTS 7R-1, 7R-2 AND 8R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 3116 AND 3120 CADDO TRAIL, LAKE WORTH, TEXAS. UPON REPLATTING THE PROPERTIES WILL BE GENERALLY KNOWN AS 3120 CADDO TRAIL (LOT 7R1), 3116 CADDO TRAIL (LOT 7R2), AND 3112 CADDO TRAIL (LOT 8R).

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:41 pm and closed it at 6:43 pm.

Ms. Meason presented the case to the Commission. This is the request of property owner Elizabeth Anderson to divide two (2) lots she owns on Caddo Trail into three (3) lots in order to construct three (3) new homes. The replat meets all state and local guidelines and staff received one (1) public comment form back in favor of the request.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-23 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.

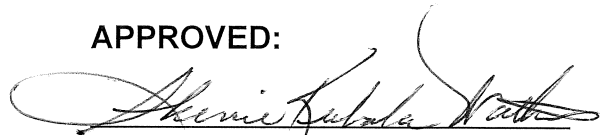
The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts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

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 6:43 p.m.

APPROVED:



Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:



Suzanne Meason
Planning & Zoning Administrator