

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ADJUSTMENT OF THE
CITY OF LAKE WORTH, TEXAS
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB
TUESDAY, APRIL 2, 2019**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Robb Welch called the Board of Adjustment meeting to order at 6:31 p.m.

A.1 ROLL CALL.

Present:	Wilson Daggs, Jr.	Place 1
	Tana Wharton	Place 2
	Robb Welch	Place 3
	Yvonne "Bonnie" Amick	Alternate Place 6
	Vacant	Alternate Place 7

Absent:	Bill Still	Place 4
	Patricia Davis	Place 5

Staff:	Suzanne Meason	Planning & Zoning Coordinator
	Bradley Anderle	City Attorney

Chair Welch advised that Alternate Place 6, Yvonne "Bonnie" Amick would be a voting member for a quorum for this meeting.

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Chair Robb Welch gave the invocation and attendees recited the pledge of allegiance.

B. MINUTES

B.1 APPROVE MINUTES OF THE MARCH 5, 2019 BOARD OF ADJUSTMENT MEETING.

APPROVED

MEMBER TANA WHARTON MADE A MOTION, SECONDED BY MEMBER YVONNE "BONNIE" AMICK,

TO APPROVE THE MINUTES OF THE **MARCH 5, 2019 BOARD OF ADJUSTMENT MEETING AS PRESENTED.**

MOTION TO APPROVE CARRIED 4-0.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER BOARD OF ADJUSTMENT CASE #BOA-2019-02, A VARIANCE REQUEST OF THE COMPREHENSIVE ZONING ORDINANCE, ARTICLE 14.500, SEC. 14.501 (4) REGARDING THE REQUIRED LOT WIDTH OF SIXTY-FOOT (60') ON A 0.20-ACRE TRACT OF LAND KNOWN AS ABSTRACT 1552, TRACT 2CC, MOSES TOWNSEND SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS; WHICH IS GENERALLY DESCRIBED AS 3709 SHAWNEE TRAIL, LAKE WORTH, TEXAS.

APPROVED

Chair Robb Welch opened the public hearing at 6:34 pm and asked staff to provide the report for the case.

Ms. Meason explained that this was a variance request for the property located at 3709 Shawnee Trail, owned by James Drace. She advised that he is requesting a variance because the piece of property is only fifty (50) foot wide, as shown on the survey. Ms. Meason explained that he had received the property when his mother passed and that there had previously been a structure on the property some time ago which was demolished. Mr. Drace would like to construct a home on the property again and was advised that the property had to be platted first and that it does not meet the required sixty (60) foot lot width requirement. In order to move forward with the plating of the property he was told he would have to go before the Board of Adjustment to request a variance from the requirement. Ms. Meason advised that all property owners within two hundred (200) foot were notified of the request and that it was noticed in the Fort Worth Star Telegram as well. As of the meeting date staff had received no public comment forms back for or against the request.

Mr. James Drace, 3713 Shawnee Trail addressed the board. He explained that the property was plenty long, but not very wide.

Member Wilson Daggs asked about the previous structure and if it had predated the ordinance which now requires a sixty (60) foot lot width. He was advised that yes that was the case.

Chair Robb Welch asked if there was anyone else in the audience wishing to speak in reference to the case.

Mr. Christopher Quinn, 916 Dunaway, Azle, Texas 76020 wished to speak. He advised that the house design was such to accommodate the existing width of the lot and would be a nice structure.

There being no one else in the audience wishing to speak, Chair Robb Welch closed the public hearing at 7:40 pm.

CHAIR ROBB WELCH THEN ANNOUNCED AT 6:41 PM THAT THE BOARD OF ADJUSTMENT WOULD ADJOURN INTO EXECUTIVE SESSION AS AUTHORIZED BY CHAPTER 551.071, TEXAS GOVERNMENT CODE, TO SEEK ADVICE FROM THE CITY ATTORNEY.

CHAIR ROBB WELCH RECONVENED BACK IN TO OPEN SESSION AT 6:57 PM.

CHAIR ROBB WELCH ASKED IF THERE WERE ANY QUESTIONS OR DISCUSSION ABOUT THE REQUEST.

MEMBER YVONNE "BONNIE" AMICK STATED THAT SHE FELT THAT THIS WAS AN EXCELLENT WAY FOR THIS PROPERTY TO BE UTILIZED BY THE APPLICANT.

MEMBER WILSON DAGGS FEELS LIKE THE APPLICANT HAS MET ALL THE OTHER CITY CODES AND ORDINANCES IN REGARD TO DEVELOPMENT AND THAT THE FIFTY (50) FOOT IS NOT SOMETHING THAT HE CREATED OR CAN DO ANYTHING ABOUT AND BELIEVES THE DEVELOPMENT WOULD BE A POSITIVE THING.

CHAIR ROBB WELCH NOTED THAT IT DID NOT APPEAR FROM STAFF'S REPORT THAT THE PUBLIC HAD ANY CONCERNS OR ISSUES WITH THE REQUEST AND THAT IT WASN'T DETRIMENTAL TO ANY OF THE PROPERTY OWNERS AROUND IT. HE STATED THAT THE APPLICANT HAD MET ALL THE REQUIREMENTS AS PER SECTION 14.702 (E)(1) OF THE CODE. HE THEN ENTERTAINED A MOTION.

MEMBER YVONNE "BONNIE" AMICK MADE A MOTION, SECONDED BY MEMBER TANA WHARTON, THAT IT WAS FOUND THAT ALL THE CRITERIA FOR VARIANCE HAD BEEN MET AND THAT THE VARIANCE REQUESTED IN BOARD OF ADJUSTMENT CASE #BOA-2019-02 BE APPROVED AS PRESENTED.

MOTION TO APPROVE CARRIED 4-0.

CHAIR ROBB WELCH ADVISED THE APPLICANT THAT THIS WAS JUST ONE STEP IN THE PROCESS AND ADVISED HIM TO CONTINUE WORKING WITH STAFF TO COMPLETE THE PROCESS AND WISHED HIM LUCK.

THERE WERE NO OTHER EXECUTIVE SESSION ITEMS.

D. EXECUTIVE SESSION

The Board of Adjustment 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

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for the Board of Adjustment to seek advice from the city attorney (551.071) as to the posted subject matter of this Board of Adjustment meeting.

The Board of Adjustment 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. EXECUTIVE SESSION ITEMS – BOARD OF ADJUSTMENT MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

F. ADJOURNMENT

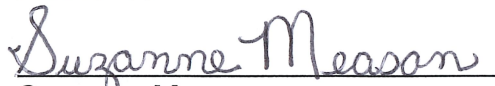
Chair Robb Welch adjourned the meeting at 7:02 p.m.

APPROVED:



Robb Welch, Chair
Board of Adjustment

ATTEST:



Suzanne Meason
Planning & Zoning Administrator