

**CITY OF LAKE WORTH**  
**Minutes for**  
**Planning and Zoning Commission (P & Z)**  
**Public Hearing/Regular Meeting**  
**Tuesday, March 15, 2016**  
**6:30 PM ~ Council Chambers**  
**3805 Adam Grubb ~ Lake Worth, Texas**

**1. Call to Order.**

Chair Jeannie Turley called the Planning and Zoning meeting to order at 6:31 p.m.

**2. Roll Call.**

Chair Jeannie Turley led the attendees in the Pledge of Allegiance and then roll was taken.

Members present were Jeannie Turley, Patty Biggers, Diane Smith, and Sue Wenger. Members Becky Campbell, Sherri Kubala Watkins, and Troy Jones were absent.

City staff present were Barry Barber, Building Official and Debbie Whitley, Assistant City Manager/Director of Finance.

**3. Pledge of Allegiance.**

This was done before Roll Call. Mrs. Turley then gave a brief invocation.

**4. Consent Agenda.**

**a. Approval of the Planning & Zoning Commission Meeting Minutes from December 15, 2015.**

Patty Biggers made a motion, seconded by Diane Smith, to approve the Planning & Zoning Commission meeting minutes from December 15, 2015 as presented. All members present voting for; motion passes.

**5. Public Hearing/Action Items:**

*Chair Jeannie Turley opened the Public Hearing at 6:34 p.m. and closed the Public Hearing at 6:41 p.m.*

**a. Planning & Zoning Case #PS16-02: Public Hearing/Action to consider a request by Ron Sturgeon Real Estate LP for a preliminary/final plat of Abstract 157, Tract 1P, Crawford Brown Survey, Lake Worth, Tarrant County, Texas to Block 1, Lot 1, Sturgeon Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 4300 Boat Club Road.**

Mr. Craig Howell, resident at 4303 Boat Club Road asked what was going to be developed on the property in question and if it was just that one piece of property that was going to be commercial or the whole side of the street.

Mr. Barber advised that this was currently the only piece of property that is zoned commercial there, and that at this time approval of a preliminary/final plat is what is

being requested. The developer will have to come back to the City for approval of the use of the property.

Mrs. Turley asked Mr. Barber if the City knew what was going to be built, he advised that nothing had been requested at this time, but that on the coming soon sign at the property it showed a retail shopping center.

Mr. Howell advised that he was trying to sell his property and when potential buyers saw the coming soon sign for the retail center, they were no longer interested. He is concerned that his property value would go down with something commercial being built across from his home. He asked if there was anything he could do about it.

Jim Smith, resident and Councilmember, was in the audience and advised that he was on the Planning & Zoning Commission when this property was zoned commercially; it has been that for a long time and has just been sitting vacant.

Mr. Barber recommended that Mr. Howell come to the meeting pertaining to the site planning when it comes before the City for approval. He advised him that a separate notice would be sent out concerning that case when it came time.

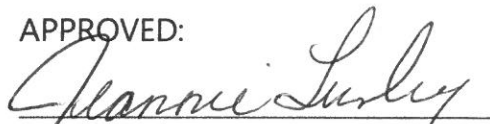
Being no other persons in the audience wishing to speak in reference to this item a motion was entertained.

Diane Smith made a motion, seconded by Patty Bigger, to approve Planning & Zoning Case #PS16-02 as presented. All members present voting for; motion passed.

**6. Adjourn:**

There being no further business to discuss Chair Jeannie Turley adjourned the meeting at 6:41 p.m.

APPROVED:

  
Jeannie Turley  
Planning and Zoning Chair

ATTEST:

  
Suzanne Meason  
Planning & Zoning Coordinator