



CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, MAY 16, 2017**

REGULAR MEETING: 6:30 PM

Held in the City Council Chambers

A. CALL TO ORDER

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE

A.2 ROLL CALL

B. MINUTES

B.1 [Approve minutes of the April 18, 2017 Planning & Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

C.1 [Continuation of public hearing to consider Planning & Zoning Case No. PS17-02, a request by Francisco Ruben Martinez & Ariadna Salas for a replat of Block 32, Lots 1-4 & 9-12, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 32, Lot 1R1, 1R2, 2R1, 2R2, 3R, 4R1, 4R2, 9R1, 9R2, 10R, 11R1, 11R2, 12R1, and 12R2, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas. \(WITHDRAWN\)](#)

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.

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

No items for this category.

F. ADJOURNMENT

All items on the agenda are for discussion and/or action.

Certification

I do hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on Thursday, May 11, 2017 at 6:00 p.m.

Planning & Zoning Administrator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (817) 237-1211 ext. 105 for further information.

<p>REMOVED FROM POSTING BOARD</p> <p>Date: _____</p> <p>By: _____</p>
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Lake Worth Planning and Zoning Commission Meeting – May 16, 2017

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the April 18, 2017 Planning & Zoning meeting.

SUMMARY:

The minutes are approved by majority vote of the Commission at the Planning and Zoning Commission meeting.

The Planning and Development office prepares action minutes for each Planning and Zoning Commission meeting. The minutes for the previous meeting are placed on the agenda for review and approval by the Commission. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. April 18, 2017 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the April 18, 2017 Planning and Zoning Commission meeting.

**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, APRIL 18, 2017**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Wenger called the Planning & Zoning Commission meeting to order at 6:30 p.m.

A.1 ROLL CALL.

Present:	Sue Wenger	Chair, Place 7
	Jeannie Turley	Vice Chair, Place 3
	Becky Campbell	Place 1
	Sherrie Kubala Watkins	Place 2
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Dianne Smith	Place 6

Staff:	Debbie Whitely	Assistant City Manager/Finance Director
	Barry Barber	Building Development Director
	Suzanne Meason	Planning and Zoning Administrator

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Chair Wenger gave invocation. Attendees recited the pledge of allegiance.

B. MINUTES

B.1 APPROVE MINUTES OF THE FEBRUARY 21, 2017 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER CAMPBELL MADE A MOTION, SECONDED BY COMMISSIONER BIGGERS, TO APPROVE THE MINUTES OF FEBRUARY 21, 2017 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

C.1 DISCUSS AND CONSIDER SETTING ALL REGULAR PLANNING & ZONING COMMISSION MEETINGS FOR 5:30 PM.

Commissioners Smith, Biggers, and Wenger advised that they were not able to make earlier meetings due to scheduling conflicts. Commissioner Watkins was in favor of moving the time to 5:30 pm. Commissioner Campbell was neutral and the other members did not specify a preference.

After some discussion, the consensus was to leave the Planning and Zoning Commission meetings at 6:30 p.m.

D. PUBLIC HEARING/ACTION ITEMS

D.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-02, A REQUEST BY FRANCISCO RUBEN MARTINEZ & ARIADNA SALAS FOR A REPLAT OF BLOCK 32, LOTS 1-4 & 9-12, INDIAN OAKS SUBDIVISION, LAKE WORTH, TARRANT COUNTY, TEXAS TO BLOCK 32, LOT 1R1, 1R2, 2R1, 2R2, 3R, 4R1, 4R2, 9R1, 9R2, 10R, 11R1, 11R2, 12R1, AND 12R2, INDIAN OAKS SUBDIVISION, LAKE WORTH, TARRANT COUNTY, TEXAS.

CONTINUED

Chair Wenger opened the Public Hearing at 6:35 p.m.

Planning and Zoning Administrator Suzanne Meason explained that the applicant was not present due to a scheduling conflict.

Chair Wenger called for anyone wishing to speak for or against the request to come forward.

Cheryl Hope, 3300 Caddo Trail stated that she was opposed to the replat request. She advised that she sent in a letter voicing her concerns with traffic congestion, noise and her preference to larger lots. Larger lots were what drew her to the city to begin with and would like to see it stay at eight (8) lots.

Ms. Meason advised that she had received one (1) additional public comment form for the request and one (1) additional public comment form against the request since the packets had been delivered.

Terry Vess, 7200 Apache Trail stated that she would like more information about the development, such as price of the homes, size, and facades, whether they are rental homes or being sold, etc. She felt that there should be specific criteria established in order to avoid housing being built on top of each other. Mrs. Vess asked about the next

step(s) for the case and felt that that more information should be gathered before a final decision is made.

Ms. Meason advised that the next steps for the case depend on what the Commission decides at this meeting.

Patricia Fay, 7208 Apache Trail stated she was opposed to more lots in the neighborhood due to traffic concerns and parking on Shawnee Trail. She stated that the notice was not given in adequate time.

Several Commission members asked if the additional comment forms turned in had any comments on them. Ms. Meason advised that on the form for the project it was noted that they would like to see curbs on Osage Trail (does not pertain to this project) and for the form that was against it they were concerned about traffic.

Mr. Barber, Building Development Director mentioned that the size of the lots proposed were bigger than what is on the other side of Shawnee Trail and that the proposed lots were two (2) to three (3) times as big as the city's requirement.

Commissioner Jones asked what size homes the applicant was proposing and if the applicant was going to sell or rent the homes.

Ms. Meason advised that the city does not have a minimum or maximum square footage for the size of the structure. The applicant was not required to give that information, but at this time the applicant is also the property owner and is proposing to build the home and sale them.

Don Vess, 7200 Apache Trail expressed that he was against the request. He stated that he had a lot of questions and felt that the applicant should be present to answer questions.

Commissioner Campbell asked if these were zero lot line lots.

Mr. Barber advised that according to the plat document there are five foot (5') side lot lines.

Chair Sue Wenger thanked the citizens, staff, and commission for their comments and closed the public hearing and called for a motion.

COMMISSIONER JONES MADE A MOTION, SECONDED BY COMMISSIONER SMITH, TO CONTINUE THE PUBLIC HEARING FOR PLANNING AND ZONING CASE NO. PS17-02 UNTIL THE TUESDAY, MAY 16, 2017 PLANNING AND ZONING COMMISSION MEETING AT 6:30 P.M.

MOTION TO CONTINUE CARRIED 7-0.

E. EXECUTIVE SESSION

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There are no items listed in Executive Session.

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

There are no items listed in Executive Session.

G. ADJOURNMENT

Chair Wenger adjourned the meeting at 7:10 p.m.

APPROVED:

Sue Wenger, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Lake Worth Planning & Zoning Meeting – May 16, 2017

Agenda Item No. C.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: Continuation of public hearing to consider Planning & Zoning Case No. PS17-02, a request by Francisco Ruben Martinez & Ariadna Salas for a replat of Block 32, Lots 1-4 & 9-12, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 32, Lot 1R1, 1R2, 2R1, 2R2, 3R, 4R1, 4R2, 9R1, 9R2, 10R, 11R1, 11R2, 12R1, and 12R2, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas. (WITHDRAWN)

Property Description:

3.349 acres of property to be replatted, located on Shawnee Trail, Apache Trail, and Caddo Trail

Property Owner(s):

Francisco Ruben Martinez and Ariadna Salas

Engineer/Surveyor:

Stevens Land Surveying, PLLC, PO Box 26951, Fort Worth, Texas 76126

Current Zoning:

“SF-1” - Single Family Residential

Proposed Use:

“SF-1” - Single Family Residential

Existing Road:

Shawnee Trail, Apache Trail, and Caddo Trail

Surrounding Zoning:

North: The property to the north is currently zoned “SF-1” – Single Family Residential.

South: The property to the north is currently zoned “SF-1” – Single Family Residential.

East: The property to the north is currently zoned “SF-1” – Single Family Residential.

West: The property to the north is currently zoned “SF-1” – Single Family Residential.

Summary:

Mr. Martinez purchased lots 1-4 and 9-12 in December 2016 from the estate of Johnny Lee Cross, who still retains lots 5-8. Mr. Martinez wants to take the eight (8) existing platted lots and change up the lot configurations to make fourteen (14) lots.

The City’s minimum lot width is sixty foot (60’) wide and being at least five thousand (5,000) square foot in area. All Mr. Martinez’s lots meet or exceed that requirement, with his smallest lot being 60’ x 181.99’, for 10,920.1 square feet.

Agenda Item No. C.1

City utilities (water and sewer) already exist along Shawnee Trail and Caddo Trail. A water line runs along Apache Trail, but a sewer line and manhole must be installed by the developer of the property prior to development.

Mr. Martinez will need to hire a civil engineer to prepare construction documents for the City to review to ensure that the lots will be developed per city standards. Once Mr. Martinez has retained an engineer, City staff will conduct a Development Review Committee (DRC) meeting with all parties to work out the details.

Once construction plans have been reviewed and approved by City staff, the plans along with the replat document will come back to the Planning & Zoning Commission for recommendation of approval.

The Planning & Zoning Commission moved to continue the public hearing at April 18, 2017 regular meeting until the May 16, 2017 meeting so that additional information could be obtained from the applicant. The Council then moved to continue the public hearing at the May 9, 2017 regular meeting until the June 13, 2017 meeting since there was no recommendation from the Planning & Zoning Commission at this time.

Public Input:

On April 7, 2017, as required by State law, the City mailed out thirty-four (34) letters of Notification for a Public Hearing to all property owners within two hundred (200) feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on March 31, 2017. Staff has received the following in favor/opposition to the request to date:

1. In favor – 1 property owner in favor
2. In opposition – 4 property owner(s), opposed to the request due to preferring larger lot sizes, less number of lots, and feels it would create increased traffic in the area.

Fiscal Impact:

N/A

Attachments:

1. Application Withdrawal Letter

Recommended Motion or Action:

Staff forwards this application to the Planning and Zoning Commission with a recommendation to close the public hearing with no action on the case, as the applicant has withdrawn his application at this time.

May 11, 2017

City of Lake Worth
Planning & Zoning Department
Suzanne Meason
3805 Adam Grubb
Lake Worth, Texas 76135

Ref: Application Withdrawal

Dear Ms. Meason;

I, Francisco Ruben Martinez wish to withdraw my current development application for the replat of Block 32, Lots 1-4 and 9-12, Indian Oaks Subdivision (Planning & Zoning Case #PS17-02) at this time. Please accept this letter as my formal request to withdraw the application.

I will reapply at a later date, once all engineering plans have been completed and are ready for submittal.

Should you have any questions please feel free to contact me at 817-422-4006.

Sincerely,

A handwritten signature in black ink, appearing to read 'Francisco', with a stylized flourish extending to the right.

Francisco Ruben Martinez