

**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, DECEMBER 19, 2017**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Sue Wenger 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	Place 2
	Jeannie Turley	Vice Chair, Place 3
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Dianne Smith	Place 6
	Sue Wenger	Chair, Place 7

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

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Chair Wenger gave invocation and attendees recited the pledge of allegiance.

B. MINUTES

B.1 APPROVE MINUTES OF THE OCTOBER 17, 2017 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER TURLEY MADE A MOTION, SECONDED BY COMMISSIONER BIGGERS, TO APPROVE THE MINUTES OF THE DECEMBER 19, 2017 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

C. GENERAL ITEMS

C.1 REQUEST FOR A WAIVER TO SECTION IV – ADMINISTRATION AND AMENDMENTS, B. WAIVERS FROM THE SUBDIVISION REGULATIONS AND DESIGN STANDARDS, J. REPLATS 1(A) TO ALLOW FOR A REPLAT OF A 0.56-ACRE PARCEL OF LAND KNOWN AS BLOCK 8, LOTS 31 (NORTH 37.5 FEET), 32, AND 33, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT’S NEW LEGAL DESCRIPTION WILL BE BLOCK 8, LOT 33R, INDIAN OAKS SUBDIVISION, COMMONLY KNOWN AS 3133 HURON TRAIL, LAKE WORTH, TEXAS TO ALLOW APPROVAL WITHOUT ALL PROPERTY OWNERS SIGNING AND ACKNOWLEDGING THE REPLAT.

POSTPONED

Chair Wenger advised that this item would be postponed until the January 16, 2018 Planning & Zoning Commission meeting at 6:30 pm in the City Council Chambers located at 3805 Adam Grubb, Lake Worth, Texas 76135 at the request of the applicant.

There was no action regarding the item.

D. PUBLIC HEARINGS

D.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-09, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 0.612-ACRE TRACT OF LAND LEGALLY KNOWN AS BLOCK 1, LOT(S) 4, 5, & 6, LAKE WORTH ADDITION AND ABSTRACT 188, TRACT(S) 2BBBB AND 2XXX, JOHN BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT’S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, DJK FARM, COMMONLY KNOWN AS 7000 FOSTER DRIVE, LAKE WORTH, TEXAS.

POSTPONED

Chair Wenger opened the Public Hearing at 6:33 p.m. and advised that this item would need to be postponed until the January 16, 2018 Planning & Zoning Commission meeting and the February 13, 2018 City Council meeting at 6:30 pm in the City Council Chambers located at 3805 Adam Grubb, Lake Worth, Texas 76135.

Ms. Meason advised that the public hearing notification that is supposed to be published in the newspaper of record (Fort Worth Star Telegram) was inadvertently left off by the newspaper and was not published as required. Since this requirement was not met the item is being requested to be postponed so the notice can be published as required.

COMMISSIONER JONES MADE A MOTION, SECONDED BY COMMISSIONER SMITH, TO POSTPONE ACTION ON AGENDA ITEM D.1 UNTIL THE JANUARY 16, 2018 PLANNING & ZONING COMMISSION MEETING AND FEBRUARY 13, 2018 CITY COUNCIL MEETING AT 6:30 PM.

MOTION TO APPROVE CARRIED 7-0.

D.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-10, A PROPOSED FINAL PLAT BEING ALL OF A 0.612-ACRE TRACT OF LAND LEGALLY KNOWN AS BLOCK 1, LOT(S) 4, 5, & 6, LAKE WORTH ADDITION AND ABSTRACT 188, TRACT(S) 2BBBB AND 2XXX, JOHN BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, DJK FARM, COMMONLY KNOWN AS 7000 FOSTER DRIVE, LAKE WORTH, TEXAS.

POSTPONED

Chair Wenger opened the Public Hearing at 6:35 p.m. and advised that this item would need to be postponed as well until the January 16, 2018 Planning & Zoning Commission meeting at 6:30 pm in the City Council Chambers located at 3805 Adam Grubb, Lake Worth, Texas 76135.

COMMISSIONER WATKINS MADE A MOTION, SECONDED BY COMMISSIONER BIGGERS, TO POSTPONE ACTION ON AGENDA ITEM D.2 UNTIL THE JANUARY 16, 2018 PLANNING & ZONING COMMISSION MEETING AND FEBRUARY 13, 2018 CITY COUNCIL MEETING AT 6:30 PM.

MOTION TO APPROVE CARRIED 7-0.

D.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-11, A PROPOSED REPLAT BEING ALL OF A 0.56-ACRE PARCEL OF LAND KNOWN AS BLOCK 8, LOTS 31 (NORTH 37.5 FEET), 32, AND 33, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS.

THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 8, LOT 33R, INDIAN OAKS SUBDIVISION, COMMONLY KNOWN AS 3133 HURON TRAIL, LAKE WORTH, TEXAS.

POSTPONED

Chair Wenger opened the Public Hearing at 6:37 p.m. and advised that this item was requested to be postponed until the January 16, 2018 Planning & Zoning Commission meeting at 6:30 pm in the City Council Chambers located at 3805 Adam Grubb, Lake Worth, Texas 76135 by the applicant.

COMMISSIONER TURLEY MADE A MOTION, SECONDED BY COMMISSIONER SMITH, TO POSTPONE ACTION ON AGENDA ITEM D.3 UNTIL THE JANUARY 16, 2018 PLANNING & ZONING COMMISSION MEETING AND FEBRUARY 13, 2018 CITY COUNCIL MEETING AT 6:30 PM.

MOTION TO APPROVE CARRIED 7-0.

D.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-12, A PROPOSED REPLAT BEING ALL OF A 1.26-ACRE PARCEL OF LAND KNOWN AS BLOCK 4, LOTS 1R AND 2R, BROADVIEW WEST ADDITION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 4, LOT 2-R1, BROADVIEW WEST ADDITION, COMMONLY KNOWN AS 6116 LAKE WORTH BLVD., LAKE WORTH, TEXAS.

APPROVED

Chair Wenger opened the Public Hearing at 6:39 p.m. and closed it at 6:40 pm.

Ms. Meason advised that this is a standard replat to combine two (2) lots into one (1) large lot. This property is located on Lake Worth Blvd and was a gas station which was recently demolished. The property owner Dr. Giles has the property up for sale and the potential buyer asked that the property be platted into one (1) lot for development. She advised that it does meet the requirements for a replat and staff recommends approval.

Chair Wenger asked if the applicant had anything they would like to add. He advised that he didn't.

Being no additional comments a motion was entertained.

COMMISSIONER SMITH MADE A MOTION, SECONDED BY COMMISSIONER WATKINS, TO APPROVE AGENDA ITEM D.4 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

D.5 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ17-09, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO AMEND THE APPROVED SITE PLAN, ORDINANCE NO. 800, FOR A SITE PLAN AMENDMENT TO THE EXISTING CHICK-FIL-A RESTAURANT, LEGALLY KNOWN AS BLOCK 1, LOT 6R, LAKE WORTH TOWNE CROSSING ADDITION, LAKE WORTH, TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.2053-ACRE PARCEL OF LAND LOCATED AT 6556 LAKE WORTH BLVD., LAKE WORTH, TEXAS.

APPROVED

Chair Wenger opened the Public Hearing at 6:41 p.m. and closed it at 6:45 pm.

Ms. Meason advised that this request was being made by Chick-fil-A located at 6556 Lake Worth Blvd. They are requesting an amendment to their existing site plan to add an additional drive thru lane, reconfigure some parking and add an approximately five hundred thirteen square feet (513) addition at the back of the building for a kitchen expansion/remodel.

Bryan Burger with Burger Engineering was present on behalf of the applicant Chick-fil-A to answer any questions.

Mrs. Smith asked if the proposal was to have two (2) drive thru lanes and how this would affect the handicapped parking. Mr. Burger advised that currently the handicapped parking is inaccessible at this time due to the traffic of the drive thru lane. He stated that the handicapped parking would be moved across to the other side. Mrs. Smith stated that she thought this would be a safety issue for the handicapped having to cross two (2) lanes of traffic. Mr. Burger advised that the walk way would be cross-hatched which is allowable by TAS (Texas Accessibility Standards). He advised that if you happened to get into one of the existing accessible spaces you might not be able to get back out.

There being no additional comments in reference to the item a motion was entertained.

COMMISSIONER WATKINS MADE A MOTION, SECONDED BY COMMISSIONER BIGGERS, TO APPROVE AGENDA ITEM D.5 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-1.

E. STAFF REPORT(S) / ANNOUNCEMENT(S)

E.1 PLANNING & ZONING ADMINISTRATOR REPORTS:

1. Report on Annual Employee Appreciation Banquet.

Ms. Meason thanked those who were able to come out and gave those who couldn't make it out their ornament which was given out at the banquet. She advised if there was any feedback on the event to let her know.

F. 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 are no items listed in Executive Session.

G. 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.

H. ADJOURNMENT

Chair Sue Wenger adjourned the meeting at 6:47 p.m.

APPROVED:

Sue Wenger, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator