

**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 15, 2020**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Sherrie Kubala-Watkins called the Planning & Zoning Commission meeting to order at 6:32 p.m.

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE.

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

A.2 ROLL CALL.

Present:	Diane Smith	Place 1
	Sherrie Kubala Watkins	Chair, Place 2
	Jeannie Turley	Place 3
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Don Riley	Alternate Place 7

Absent:	Coy Pennington	Alternate Place 6
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Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development
	Bradley Anderle	City Attorney

Commissioner Troy Jones arrived at 6:38 pm, therefore Alternate Place 7, Commissioner Don Riley had already voted on the consent agenda item. Commissioner Troy Jones voted on all remaining items on the agenda.

A.3 CITIZENS PRESENTATION / VISITOR COMMENTS.

There were no requests to speak from the public.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

B.1 APPROVE MINUTES OF THE MAY 19, 2020 REGULAR PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

Commissioner Troy Jones voted on all remaining items on the agenda.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE PZ-2020-09, SO AS TO CONSIDER A SITE PLAN AND CIVIL CONSTRUCTION PLANS OF AN APPROXIMATELY 1.033-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 1, MEINECKE ADDITION, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 1.033-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.033-ACRE PARCEL OF LAND LOCATED AT 4332 BOAT CLUB ROAD, LAKE WORTH, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:39 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. Ms. Meason advised that this was the request for the site and civil construction plans for a Dollar General at the property located at 4332 Boat Club Road. Ms. Meason explained that the property's zoning had been changed several months back and it was platted in June 2020 to get ready to be developed. They are now requesting the approval on the site and civil plans. Staff has reviewed the plans and they do meet all the city's requirements. However, staff is still waiting on TxDOT for approval of a utility construction permit. The TxDOT drive access permit has been granted. She advised that nine notices of hearing had been mailed out to the owners within two hundred feet (200') of the subject property and notice published in the Ft. Worth Star Telegram. As of packet preparation, no public comment forms had been received. However later that afternoon a form was received by staff and the next day as well.

Public comment forms in favor of the request were received from:

Kenneth Hoppenrath, 4329 Boat Club Road, Lake Worth, Texas 76135

Robert Meinecke, 4332 Boat Club Road, Lake Worth, Texas 76135

Caitlin Adkins with Vaquero Ventures, 2900 Wingate Street, Suite #200, Ft. Worth, Texas 76107 who represents the property owner was present to answer any questions.

Commissioner Jeannie Turley asked if this was the property with the burnt house. Ms. Meason advised that it was not, it was the property next door to it.

Commissioner Diane Smith asked if the privacy fence around the property was a six-foot (6') fence. It was noted by staff that it was.

Commissioner Smith also made mention of a storage building being shown on the property and inquired as to how tall the building was. Barry Barber, Director of Building Development looked over the plans with Commissioner Smith and it was noted that the building being shown was on the property currently, but would be demolished prior to the new construction and that it was shown on the Alta Survey and the Demolition Plan in the plan set, but that it would be demolished. Commissioner Smith asked what they would be using for storage. Ms. Adkins advised that everything would be contained within the actual Dollar General building, and that they have a storage room/area in the back of the store.

Commissioner Smith asked if the privacy fence running along the neighboring properties could be eight feet (8') instead of six (6). Ms. Adkins noted that shouldn't be a problem to change that to eight foot (8').

Commissioner Smith also inquired about the handicapped parking spaces and if they were van accessible and a wheelchair could get in and out. Ms. Adkins stated that they would be van accessible and that they must meet Texas state standards for those.

Commissioner Smith then referred to plan sheet C.10 which showed drainage information. She noted that it looked like there was a French drain at the rear of the property and she wanted to know where that drained to. Barry Barber, noted that there is what's called rip raft (rock) at the rear and it drains to that then to a drainage ditch at the back and it flows in to and drains back behind all those houses towards the school's entrance. She wanted to make sure that it was not going to cause any problems on those neighboring properties. Mr. Barber stated that engineering had gone through the plans

and calculations and that they would not be releasing more than is already coming off the site.

Commissioner Smith then inquired about the water up at the front off Boat Club Road, where that water goes to. Mr. Barber noted that on that same sheet it shows the same rip raft which the water at the front of the property will sheet drain to that rip raft and flows to where a common access drive will be located if/when future properties develop.

Commissioner Smith had one last question and that was that the entrance to the property was just right off of being in line with Lakeside Drive and was there not concerns with traffic. Mr. Barber noted that unfortunately with the way the properties laid that it just wasn't possible to get those to line up with each other. He also noted that hopefully when TxDOT does some improvements on Boat Club that they will help remedy some of those traffic issues.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:53 pm and called for a motion.

COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2020-09, WITH THE CONTINGENCY THAT THEY RECEIVE THE UTILITY PERMIT FROM TXDOT AND WITH THE NOTED CHANGE REQUESTING AN EIGHT FOOT (8') PRIVACY FENCE INSTEAD OF A SIX FOOT (6') PRIVACY FENCE ALONG THE PROPERTIES TO THE NORTH AND SOUTH OF THE PROPERTY.

MOTION TO APPROVE CARRIED 5-0.

Chair Sherrie Kubala-Watkins announced at 6:56 pm, that pursuant to Chapter 551 of the Texas Government Code, section 551.071; the Planning & Zoning Commission would convene into Executive Session to seek legal advice from the city attorney in reference to Multi-Family Zoning. She advised that due to the Corona Virus and social distancing requirements the executive session would be held in the city council chambers and asked all audience members to exit the room and proceed outside. Staff then locked the doors and the Commission proceeded with Executive Session.

Executive Session concluded and Chair Sherrie Kubala-Watkins welcomed the audience back into the council chambers and reconvened back into open session at 7:26 pm.

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.

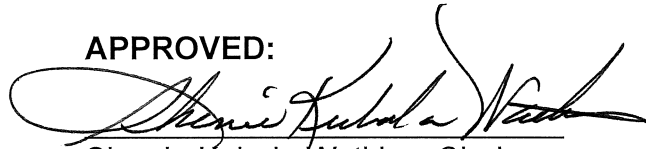
E. SECTION 5551.071 – CONSULTATION WITH CITY ATTORNEY TO SEEK LEGAL ADVICE ABOUT MULTI-FAMILY ZONING.

No items for this category.

F. ADJOURNMENT

Chair Sherrie Kubala-Watkins adjourned the meeting at 7:26 p.m.

APPROVED:


Sherrie Kubala-Watkins, Chair
Planning & Zoning Commission

ATTEST:


Suzanne Meason
Planning & Zoning Administrator