

**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, OCTOBER 20, 2020**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Sherrie Kubala-Watkins called the Planning & Zoning Commission meeting to order at 6:30 p.m.

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE.

Chair Sherrie Kubala-Watkins 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
	Coy Pennington	Alternate Place 6
	Don Riley	Alternate Place 7

Absent:	Patty Biggers	Place 4
	Troy Jones	Place 5

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

Alternate Place #6, Coy Pennington and Alternate Place #7, Don Riley were voting members for the meeting; due to the two regular member absences.

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 SEPTEMBER 15, 2020 REGULAR PLANNING AND ZONING COMMISSION MEETING.

APPROVED

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

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE PZ-2020-10, AN ORDINANCE AMENDING THE 2035 FUTURE LAND USE PLAN MAP FROM PLANNED MIXED USE TO COMMERCIAL FOR AN APPROXIMATELY 0.3991 ACRE PARCEL OF LAND KNOWN AS BLOCK 1, LOT 1, CIRCLE A ADDITION, OR MORE COMMONLY KNOWN AS 3605 ROBERTS CUT OFF ROAD, LAKE WORTH, TEXAS AND BY AMENDING THE 2035 FUTURE LAND USE MAP TO REFLECT SUCH CHANGE.

DENIED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:33 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. Ms. Meason explained that this was the request for the property located at 3605 Roberts Cut Off Road, which is the log cabin property. Dr. Sharratt, the property owner has the property up for sale, and the potential buyers intended use is not an approved use in the Mixed Use Planned Development which is what the property is zoned. The property is also shown as Planned Mixed Use on the 2035 Future Land Use Map, which would have to be amended before a zoning district change could be considered. Staff mailed out five (5) letters of notification of the public hearing and also published in the City's paper of record, the Fort Worth Star Telegram and had received no public comment forms back in reference to the request.

Commissioner Coy Pennington asked what was proposed to go on the property.

Ms. Meason stated that the potential buyer was looking at putting a convenience store with fuel.

Chair Sherrie Kubala-Watkins asked staff if the applicant had done a traffic study for the area.

Ms. Meason advised that she was not aware of any studies at this time, but that they had numerous locations throughout DFW. She noted that nothing official has been submitted as far as the site layout due to the fact zoning must be in place before that can transpire.

Commissioner Jeannie Turley asked if they would be tearing down the existing log cabin.

Barry Barber, Director of Building Development advised that they would be.

Commissioner Diane Smith asked if any study has been done with Texas Department of Transportation (TxDOT) for the traffic coming off of the service Road.

Mr. Barber noted that they would not have a drive approach off of the service road, that the two approaches were off Roberts Cut Off Road and then one off Azle Avenue, which is still in question. He again explained that they are not to the point of submittals since they have to get zoning in place first.

Geoffrey White, 6724 Azle Avenue asked if any traffic study had been done for what the impact would be on Roberts Cut Off Road. Also, if there would be parking on the corner.

Mr. Barber stated that a study had not been done yet, but that he did not think it would pose much of an impact on Roberts Cut Off Road. He advised that he believed on the very preliminary plan that they were maybe one or two spots shy, but that this is a small weird shaped lot and they were looking for the best layout possible.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:41 pm and called for a motion.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO DENY PLANNING AND ZONING CASE #PZ-2020-10.

MOTION TO DENY CARRIED 4-1.

C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE PZ-2020-11, AN ORDINANCE AMENDING ORDINANCE NO. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH BY CHANGING THE ZONING DISTRICT CLASSIFICATION FROM "MU-PD" MIXED USE PLANNED DEVELOPMENT TO "C" COMMERCIAL FOR AN APPROXIMATELY 0.3991 ACRE PARCEL OF LAND KNOWN AS

BLOCK 1, LOT 1, CIRCLE A ADDITION, OR MORE COMMONLY KNOWN AS 3605 ROBERTS CUT OFF ROAD, LAKE WORTH, TEXAS AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE.

DENIED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:43 pm and called on staff to present the case.

Ms. Suzanne Meason advised that this item is in correlation with the previous agenda item regarding the same piece of property at 3605 Roberts Cut Off Road and that the zoning decision would need to coincide with the Future Land Use Plan decision so they remain consistent.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:45 pm and called for a motion.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO DENY PLANNING AND ZONING CASE #PZ-2020-11.

MOTION TO DENY CARRIED 4-1.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE PZ-2020-12, AN ORDINANCE AMENDING THE 2035 FUTURE LAND USE PLAN MAP FROM LIGHT INDUSTRIAL AND COMMERCIAL TO ALL LIGHT INDUSTRIAL FOR AN APPROXIMATELY 14.924 ACRE TRACT OF LAND KNOWN AS BLOCK 3, PART OF LOT 3 AND ALL OF LOTS 4-8, C. G. WALLIS SUBDIVISION; BLOCK 4, LOTS 1-8, C.G. WALLIS SUBDIVISION; ABSTRACT 188, TRACTS 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, AND 19D, JOHN BREEDING SURVEY, OR MORE COMMONLY KNOWN AS 4200 WHITE STREET, LAKE WORTH, TEXAS AND BY AMENDING THE 2035 FUTURE LAND USE MAP TO REFLECT SUCH CHANGE.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:46 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. She advised that this was another request to amend the 2035 Future Land Use Plan Map for the property located at 4200 White Street, which is made up of several different tracts and lots, which was 14.924 acres. The property owner is requesting to change the properties from Commercial and Light Industrial on the Future Land Use Plan to all Light Industrial. Blaze

Equipment purchased the property in June of 2019 and has worked to get the property cleaned up, properly zoned and platted in order to do some improvements to the existing buildings. Staff mailed out thirty-five (35) notices to those property owners within two hundred (200) feet and published in the Fort Worth Star Telegram. Staff had received two public comment forms which were against the request. Ms. Meason advised that the owner's representative, Ben Bishop was present if the commission had any questions.

Ben Bishop, 4033 Riverbirch, Ft. Worth, Texas, the property owner's representative stated that the owner didn't have any plans for the property currently, but was wanting to add on to one of the existing buildings that is being used. They are just trying to clean up the property.

Geoffrey White, 6724 Azle Avenue advised that he met Blaze Equipment and Mr. Bishop, approximately fifteen months ago and that he is right, the property was extremely rundown and that they had come in and cleaned up the property. He noted that they are a good neighbor and had done everything by the city's requirements thus far.

Gregory Fox, 6725 Wallis Road inquired for himself and several neighbors as to the future use of the property. Does the property really have to be replatted? He asked how is that going to affect them as property owners? He's concerned with heavy equipment in the rear of the property and such.

Mr. Barber explained that they are just trying to get it into one large lot, under one set of rules, but again have no additional plans for the immediate use of the back of the property. Mr. Barber also advised while not paved, there is a right of way between the back of the property and the properties on Wallis Road, so it will never abut those on Wallis Road.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:58 pm and called for a motion.

Commissioner Diane Smith asked Mr. Bishop what their hours of operation were.

Mr. Bishop advised that they start around 6:30-7:00 am and try to shut down around 5:00 pm, and that they do have to work on Saturdays for half days sometimes.

Mr. White stated has never noticed that they work on Sundays.

COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE PLANNING AND ZONING CASE #PZ-2020-12.

MOTION TO APPROVE CARRIED 5-0.

C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE PZ-2020-13, AN ORDINANCE AMENDING ORDINANCE NO. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH BY CHANGING THE ZONING DISTRICT CLASSIFICATIONS FROM SINGLE FAMILY RESIDENTIAL, INDUSTRIAL, AND PLANNED INDUSTRIAL TO ALL "LI" LIGHT INDUSTRIAL FOR AN APPROXIMATELY 14.924 ACRE TRACT OF LAND KNOWN AS BLOCK 3, PART OF LOT 3 AND ALL OF LOTS 4-8, C. G. WALLIS SUBDIVISION; BLOCK 4, LOTS 1-8, C.G. WALLIS SUBDIVISION; ABSTRACT 188, TRACTS 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, AND 19D, JOHN BREEDING SURVEY, OR MORE COMMONLY KNOWN AS 4200 WHITE STREET, LAKE WORTH, TEXAS AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 7:00 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. She advised that this was the actual zoning district change request for the property which is currently zoned Single Family Residential, Planned Industrial, and Industrial under the City's old zoning ordinance and they are just trying to change it to Light Industrial under the City's new zoning ordinance.

Michelle Moran, 4304 Hodgkins Road, asked what was going to happen to the residential area and what about her house.

Ms. Meason advised that nothing would happen to the residential area, and her property would not be affected. The change would only affect the property that Blaze Equipment owned.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:03 pm and called for a motion.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVED PLANNING AND ZONING CASE #PZ-2020-13.

MOTION TO APPROVED CARRIED 5-0.

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

No items for this category.

F. ADJOURNMENT

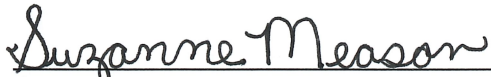
Chair Sherrie Kubala-Watkins adjourned the meeting at 7:05 p.m.

APPROVED:



Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:



Suzanne Meason
Planning & Zoning Administrator