

CITY OF LAKE WORTH

CITY COUNCIL AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, JANUARY 9, 2018**

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

A.3 SPECIAL PRESENTATION (S) AND RECOGNITION(S)

No items for this category.

A.4 CITIZENS PRESENTATION / VISITOR COMMENTS

The City Council is always pleased to have citizens attend its meetings and welcomes comments during the Citizen/Visitor Comments section of the meeting; however, pursuant to the Texas Open Meetings Act, Council cannot deliberate or vote on issues not posted on the agenda. Therefore, those types of items must be posted 72 hours prior to the City Council meeting. If it is not posted, no deliberation between Council members may occur; Council may only respond with specific factual information or recite existing policy. With the exception of public hearing items, at all other times during the Council meetings, the audience is not permitted to enter into discussion or debate on matters being considered by Council. Negative or disparaging remarks about City personnel will not be tolerated. Speakers are requested to sign up with the City Secretary prior to the presiding officer calling the meeting to order. Comments will be limited to five (5) minutes per speaker.

A.5 REMOVAL OF ITEM(S) FROM CONSENT AGENDA

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

B.1 [Approve minutes of the December 12, 2017 City Council meeting.](#)

B.2 [Approve Finance Reports for the month of December 2017.](#)

C. PUBLIC HEARINGS

- C.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. **(PUBLIC HEARING WAS OPENED AND ITEM WAS POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING).**
- C.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. **(PUBLIC HEARING WAS OPENED AND ITEM WAS POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING).**
- C.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. **(APPLICANT REQUESTED ITEM BE POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING).**
- C.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.
- C.5 Public Hearing to consider Ordinance No. 1103, 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.

D. PLANNING AND DEVELOPMENT

- D.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. \(APPLICANT REQUESTED ITEM BE POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING\).](#)

E. PUBLIC WORKS

No items for this category.

F. GENERAL ITEMS

- F.1 [Discuss and consider Ordinance No. 1104, amending the FY 2017-2018 budget for the Economic Development Corporation.](#)
- F.2 [Discuss and consider Resolution No. 2018-01, terminating the Economic Development Corporation and approving a Plan of Termination.](#)
- F.3 [Discuss and consider an agreement between the City of Lake Worth and the Lake Worth Area Historical Society for the lease of the Lake Worth Area Museum and authorize the City Manager to execute same.](#)

G. MAYOR AND COUNCIL ITEM(S)

- G.1 Update on Tarrant County Mayor's Council by Mayor Bowen

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

- H.1 Public Works Director Report(s):
1. Update on City Projects

I. EXECUTIVE SESSION

The City Council 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 City Council to seek advice from the city attorney (551.071) as to the posted subject matter of this City Council meeting.

The City Council 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.

No items for this category.

J. EXECUTIVE SESSION ITEMS – CITY COUNCIL MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

No items for this category.

K. ADJOURNMENT

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 Friday, January 5, 2018 at 3:00 p.m.

City Secretary

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.

Lake Worth Regular City Council Meeting – January 9, 2018

Agenda Item No. B.1

FROM: Monica Solko, City Secretary

ITEM: Approve minutes of the December 12, 2017 Regular City Council meeting.

SUMMARY:

The minutes are listed on the consent agenda and approved by majority vote of Council at the City Council meetings.

The City Secretary's Office prepares action minutes for each City Council meeting. The minutes for the previous meeting are placed on the consent agenda for review and approval by the City Council, which contributes to a time efficient meeting. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. December 12, 2017 City Council minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the December 12, 2017 Regular City Council meeting.

**MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB
TUESDAY, DECEMBER 12, 2017**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Mayor Walter Bowen called the Council meeting to order at 6:30 p.m.

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE.

Pastor Zac Hatton with Lake Worth Baptist Church gave the invocation. Attendees recited the pledge of allegiance.

A.2 ROLL CALL.

| | | |
|----------|------------------|---|
| Present: | Walter Bowen | Mayor |
| | Geoffrey White | Mayor Pro Tem, Place 2 |
| | Jim Smith | Council, Place 1 |
| | Gene Ferguson | Council, Place 3 |
| | Ronny Parsley | Council, Place 4 |
| | Pat O. Hill | Council, Place 5 |
| | Gary Stuard | Council, Place 6 |
| | Clint Narmore | Council, Place 7 |
| Staff: | Stacey Almond | City Manager |
| | Debbie Whitley | Assistant City Manager/Finance Director |
| | Monica Solko | City Secretary |
| | Corry Blount | Police Chief |
| | Mike Christenson | Fire Chief |
| | Barry Barber | Building Development Director |
| | Sean Densmore | Public Works Director |

A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S):

**A.3.1 RECOGNIZE THE NORTHWEST TARRANT CHAMBER OF COMMERCE
DIRECTOR GREG FOX.**

Mayor Bowen recognized the retirement of Mr. Greg Fox the Director of Northwest Tarrant Chamber of Commerce, effective December 31st.

A.4 CITIZEN PRESENTATION / VISITOR COMMENTS

There were no requests to speak from the public.

A.5 REMOVAL OF CONSENT AGENDA

No items were removed from the consent agenda.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS APPROVED

B.1 APPROVE MINUTES OF THE NOVEMBER 14, 2017 CITY COUNCIL MEETING.

B.2 APPROVE FINANCE REPORTS FOR THE MONTH OF NOVEMBER 2017.

A MOTION WAS MADE BY COUNCIL MEMBER NARMORE, SECONDED BY COUNCIL MEMBER STUARD TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

No items for this category.

D. PLANNING AND DEVELOPMENT

No items for this category.

E. PUBLIC WORKS

No items for this category.

F. GENERAL ITEMS

F.1 DISCUSS AND CONSIDER ORDINANCE NO. 1102, AMENDING THE FY 2017-2018 BUDGET FOR THE GENERAL FUND.

APPROVED

Assistant City Manager/Finance Director Debbie Whitley presented the item. Council is being asked to approve an ordinance amending the FY 2017-2018 budget. During the fiscal year Council approved expenditures in the amount of \$578,043 for a new radio system and \$189,170 to remodel the upstairs area at the Fire Department. Although the radio system was well underway in September 30th, no invoices were received or paid on

it prior to the end of the budget year. An assigned fund balance in the amount of \$578,043 for additional payments for completion of the project will be added in the current budget year. The remodel of the upstairs area at the Fire Department was also incomplete as of September 30th. The City paid invoices totaling \$124,497.64 before the end of the last budget year, leaving a budget balance of the remodel in the amount of \$64,672.36. An assigned fund balance in the amount of \$64,672 for additional payments for the completion of the project will be added to the current budget year. The use of prior year assigned fund balance in the amount of \$642,715, is available as a revenue source to offset the expenses detailed above that are being added to the General Fund FY 2017-2018 budget.

A MOTION WAS MADE BY COUNCIL MEMBER SMITH AND SECONDED BY COUNCIL MEMBER PARSLEY TO APPROVE ORDINANCE NO. 1102, AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

G. MAYOR AND COUNCIL ITEMS.

G.1 UPDATE ON TARRANT COUNTY MAYOR'S COUNCIL BY MAYOR BOWEN.

Mayor Walter Bowen reported that the Tarrant County Mayor's Council Annual Banquet dinner was held on December 4 along with the induction of the new slate of officers. Mayor Pat Jacobs of the Town of Lakeside will be the incoming President beginning in February.

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

H.1 CITY MANAGER REPORT(S):

1. Update on Employee Christmas Party and Service Awards

City Manager Stacey Almond announced that the employee Christmas party was a success with positive feedback from everyone. She thanked Council for their continued support in the event. This year a new tradition was started with the selection of a city ornament. Each year the city ornament will be selected by a city department rotating departments annually. City ornaments were given to employees, Boards and Commissions and City Council for Christmas. City Administration selected the 2017 ornament and the Public Works Department will be selecting next year's ornament.

H.2 ASSISTANT CITY MANAGER/DIRECTOR OF FINANCE REPORT(S):

1. Update on Tree Lighting and Visit with Santa

Assistant City Manager/Finance Director Debbie Whitley announced that the Lake Worth Tree Lighting and visit with Santa was held on Saturday, December 2nd at the Multi-

Purpose Center and resulted in the biggest crowd the city has ever had with more than 200 citizens in attendance. PetSmart also donated stuff animals that were given out to children and they will be donating them again next year.

H.3 PUBLIC WORKS DIRECTOR REPORT(S)

1. Update on City Projects.

Public Works Director Sean Densmore reported on the following:

- Charbonneau Lift Station – one of the pumps has been pulled and the impeller has been replaced and reinstalled resulting in more waste water being pumped out. The next pump has been pulled and replaced with the new impeller and we are awaiting the results.
- Sanitary Sewer project – contractors are finishing up on Clark Drive and will be moving on to Hwy 199 which will be the last of the project. The city is looking at 60-90 days for the completion of the project.
- Recycle you Christmas Tree – Christmas trees may be dropped off at the Multi-Purpose Facility located at 7005 Charbonneau Road in the designated area located at the back of the property adjacent to Comanche Trail. Residents may also call and schedule curbside pickup. Trees may be dropped off between December 26th through January 5th and curbside pickup dates are Wednesday, December 27th, Friday December 29th, Tuesday, January 3rd and Friday, January 5th. All trees collected will be chipped and the mulch will be made available to the public at no cost.

H.4 POLICE DEPARTMENT REPORT(S):

1. Update on PD/Senior Thanksgiving Dinner

Police Chief Blount reported on the following:

- Senior Thanksgiving dinner was a big success with many seniors attending the event.
- The Motorola radio system project should be completed by the end of the month and training on the new equipment should start in January.
- New level three (3) holsters are being issued to the officers which will help keep their weapons in their holster in the event of an altercation. They are being trained on the use of the new holster.
- Officers are being asked to help with small code violations such as street lights that are out, unlocked dumpster enclosures, and over grown vegetation in the city. During an officer's routine outing, if they see a violation they are to report the violation to the appropriate department to handle.
- The department has also started reviewing officer videos which is a quality control item within the department. The video review consists of a Sergeant sitting down with an officer and reviewing five videos per officer per month to ensure that the

officer is acting in a uniform manner, that the officer is treating the citizens well, and that the service provided is up to the standards set by the department.

- A 90-day update will be prepared for the City Council and will be going out to them soon.

I. EXECUTIVE SESSION

I.1 PURSUANT TO SECTION 551.071: CONSULTATION WITH CITY ATTORNEY TO SEEK LEGAL ADVICE REGARDING AGREEMENT WITH SAMMY GARCIA.

I.2 PURSUANT TO SECTION 551.074: PERSONNEL MATTERS TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE – (1) CITY MANAGER AND (2) SAMMY GARCIA

Mayor Bowen announced at 6:51 p.m. that the Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.071: Consultation with City Attorney to seek legal advice regarding agreement with Sammy Garcia and Section 551.074: Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee – (1) City Manager and (2) Sammy Garcia. Executive Session began at 6:51 p.m. and concluded at 7:06 p.m.

Mayor Bowen reconvened into open session at 7:06 p.m.

J. EXECUTIVE SESSION ITEMS – CITY COUNCIL MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

I.1 PURSUANT TO SECTION 551.071: CONSULTATION WITH CITY ATTORNEY TO SEEK LEGAL ADVICE REGARDING AGREEMENT WITH SAMMY GARCIA.

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER FERGUSON AND SECONDED BY COUNCIL MEMBER PARSLEY TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT.

MOTION TO APPROVE CARRIED 7-0.

K. ADJOURNMENT

Mayor Walter Bowen adjourned the meeting at 7:07 p.m.

APPROVED

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

Lake Worth Regular City Council Meeting – January 9, 2018

Agenda Item No. B.2

From: Debbie Whitley, ACM/ Director of Finance

Item: Approve Finance reports for the month of December 2017.

Summary:

Finance reports are prepared and presented to Council for approval each month. The purpose of the reports is to keep the Council informed on the status of the City's revenues and expenses as related to the current year budget projections for major funds and on the cash and investment balances for all funds.

Fiscal Impact:

N/A

Attachments:

1. Cash Position Report- all funds
2. Cash and investment summary-all funds
3. Expenditure Report-General Fund, EDC and Water/Sewer Fund
4. Revenue Report-General Fund, EDC, Water/Sewer Fund and Debt Service Fund
5. Sales Tax Revenue Report-General Fund
6. Revenue, Expense and Cash Position Report-Park Improvement Fund
7. Revenue and Expense Report-Street Maintenance Fund
8. Revenue and Expense Report-Crime Control & Prevention District

Recommended Motion or Action:

Approve finance reports for the month of December 2017.

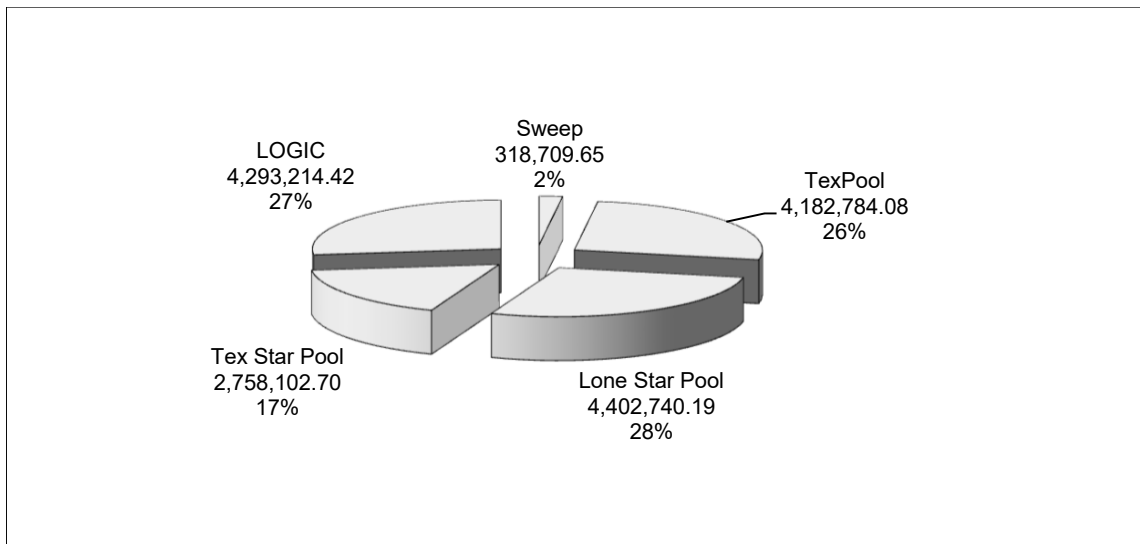
**CITY OF LAKE WORTH
CASH POSITION
As of December 31, 2017**

| | Checking Account | TexPool | Lone Star Pool | TexStar | LOGIC | Total |
|-----------------------------|---------------------|--------------|-------------------|--------------|--------------|---------------|
| General Fund | 70,951.40 | 1,109,240.08 | 1,094,451.59 | 1,415,029.99 | 1,101,069.86 | 4,790,742.92 |
| Park Fund | 15,709.25 | 182,605.63 | | | 182,869.27 | 381,184.15 |
| Child Safety Fund | 11,841.99 | | | | | 11,841.99 |
| Court Technology | 10,930.01 | | | | | 10,930.01 |
| Court Security Fund | 23,363.89 | | | | 41,595.17 | 64,959.06 |
| Confiscated Property Fund | 5,843.95 | | | | | 5,843.95 |
| Street Maintenance | 30,431.94 | 579,192.49 | 569,999.89 | 600,918.81 | 565,481.96 | 2,346,025.09 |
| Crime Control | 29,718.97 | 170,169.43 | 181,157.83 | 178,144.49 | | 559,190.72 |
| Economic Development | | 1,471,264.03 | 1,565,075.83 | | 1,505,844.43 | 4,542,184.29 |
| PEG Fund | | | | | 68,154.72 | 68,154.72 |
| Water/Sewer Fund | 72,314.79 | 485,388.54 | 515,567.54 | | 506,703.38 | 1,579,974.25 |
| Debt Service | 32,289.58 | 184,826.81 | 172,587.18 | | | 389,703.57 |
| 2008 CO Series | | 97.07 | | 371,296.07 | | 371,393.14 |
| Hotel/Motel Tax Fund | 15,313.88 | | 303,900.33 | 192,713.34 | 321,495.63 | 833,423.18 |
| Total All Cash & Invstments | 318,709.65 | 4,182,784.08 | 4,402,740.19 | 2,758,102.70 | 4,293,214.42 | 15,955,551.04 |

CITY OF LAKE WORTH INVESTMENT ACTIVITY *As of December 31, 2017*

The Public Funds Investment Act requires the Finance Officer to submit not less than quarterly a list of investments, their net asset value (NAV) and their weighted average maturity (WAM). Listed below are the City's investments, their respective NAV and WAM or collateral status.

| | |
|--|------------------------|
| Total Funds Held In Checking Accounts Subject To Overnight Sweep | \$318,709.65 |
| <i>(Funds covered by FDIC and Pledged Collateral by Bank of Texas)</i> | |
| Total Funds Held In TexPool | \$4,182,784.08 |
| <i>(NAV \$1.00 per share, 4,182,784 shares; WAM 1 day)</i> | |
| Total Funds Held In Lone Star Pool | \$4,402,740.19 |
| <i>(NAV \$1.00 per share, 4,402,740 shares; WAM 1 day)</i> | |
| Total Funds Held In TexStar Pool | \$2,758,102.70 |
| <i>(NAV \$1.00 per share, 2,758,103 shares; WAM 1 day)</i> | |
| Total Funds Held In LOGIC | \$4,293,214.42 |
| <i>(NAV \$1.00 per share, 4,293,214 shares; WAM 1 day)</i> | |
| Total All Funds | \$15,955,551.04 |



Prepared By: *Debbie Whitley*

Date: January 3, 2018

**CITY OF LAKE WORTH
EXPENDITURE REPORT
December 2017**

| CATEGORY | BUDGETED | CURRENT MONTH | YEAR TO DATE | UNEXPENDED BALANCE | % EXPENDED |
|----------------------------|---------------|------------------|-----------------|-----------------------|---------------|
| GENERAL FUND | | | | | |
| Mayor/Council | 16,708.00 | 421.56 | 6,328.21 | 10,379.79 | 38% |
| Administration | 1,122,458.00 | 367,017.48 | 572,106.83 | 550,351.17 | 51% |
| Admin-Finance | 340,518.00 | 21,597.17 | 74,132.27 | 266,385.73 | 22% |
| Admin-HR/Risk Mgmt | 148,756.00 | 8,499.00 | 36,039.25 | 112,716.75 | 24% |
| Admin-Multi-Purpose Center | 16,605.00 | 1,161.04 | 2,789.53 | 13,815.47 | 17% |
| Police | 2,269,860.00 | 195,910.98 | 555,551.03 | 1,714,308.97 | 24% |
| Fire | 1,886,871.00 | 158,963.92 | 563,283.85 | 1,323,587.15 | 30% |
| Street | 943,342.00 | 56,782.87 | 190,041.71 | 753,300.29 | 20% |
| Library | 255,793.00 | 20,275.72 | 59,104.93 | 196,688.07 | 23% |
| Parks | 432,205.00 | 25,195.12 | 84,363.86 | 347,841.14 | 20% |
| Maintenance Dept | 196,527.00 | 13,879.97 | 43,486.11 | 153,040.89 | 22% |
| Senior Citizens | 126,645.00 | 10,521.89 | 30,785.75 | 95,859.25 | 24% |
| Municipal Court | 237,483.00 | 16,275.89 | 51,593.85 | 185,889.15 | 22% |
| Animal Control | 90,866.00 | 6,136.01 | 20,169.76 | 70,696.24 | 22% |
| Emergency Management | 16,225.00 | 0.00 | 9,921.03 | 6,303.97 | 61% |
| Permits & Inspections | 268,181.00 | 18,826.77 | 61,825.98 | 206,355.02 | 23% |
| P & I - Planning & Zoning | 94,521.00 | 6,828.04 | 22,288.00 | 72,233.00 | 24% |
| P & I - Code Compliance | 17,450.00 | 263.78 | 282.84 | 17,167.16 | 2% |
| Information Technology | 553,374.00 | 40,464.60 | 143,086.45 | 410,287.55 | 26% |
| | | | | | |
| Total General Fund | 9,034,388.00 | 969,021.81 | 2,527,181.24 | 6,507,206.76 | 28% |
| EDC | | | | | |
| Administration | 1,134,075.00 | 15,367.50 | 18,528.61 | 1,115,546.39 | 2% |
| Lake Worth Area Museum | 5,838.00 | 363.95 | 989.69 | 4,848.31 | 17% |
| | | | | | |
| Total EDC | 1,139,913.00 | 15,731.45 | 19,518.30 | 1,120,394.70 | 2% |
| WATER/SEWER FUND | | | | | |
| Administration | 987,185.00 | 7,964.43 | 27,663.09 | 959,521.91 | 3% |
| Water Supply | 901,587.00 | 8,201.12 | 80,846.40 | 820,740.60 | 9% |
| Water Distribution | 337,539.00 | 24,777.46 | 87,290.66 | 250,248.34 | 26% |
| Sewer Department | 917,407.00 | 7,644.34 | 66,712.01 | 850,694.99 | 7% |
| | | | | | |
| Total Water/Sewer | 3,143,718.00 | 48,587.35 | 262,512.16 | 2,881,205.84 | 8% |
| | | | | | |
| TOTAL EXPENDITURES | 13,312,181.00 | 1,032,976.66 | 2,808,222.01 | 10,503,958.99 | 21% |

**CITY OF LAKE WORTH
REVENUE REPORT
December 2017**

(Numbers in UNRECEIVED BALANCE WITH (-) INDICATES REVENUE RECEIVED OVER BUDGETED AMOUNT)

| CATEGORY | BUDGETED | CURRENT MONTH | YEAR TO DATE | UNRECEIVED BALANCE | % RECEIVED |
|---------------------------------|---------------------|-------------------|---------------------|---------------------|------------|
| GENERAL FUND | | | | | |
| Property Taxes | 835,892.00 | 151,796.72 | 231,491.33 | 604,400.67 | 28% |
| Franchise Fees | 460,000.00 | 93,094.09 | 98,984.82 | 361,015.18 | 22% |
| Sales and Beverage Taxes | 4,404,000.00 | 299,688.70 | 650,103.93 | 3,753,896.07 | 15% |
| Fines and Warrants | 459,825.00 | 73,300.41 | 139,447.26 | 320,377.74 | 30% |
| License & Permits | 138,760.00 | 16,351.45 | 33,472.58 | 105,287.42 | 24% |
| Sanitation | 190,200.00 | 15,908.37 | 47,642.04 | 142,557.96 | 25% |
| Animal Control | 1,100.00 | 875.00 | 2,625.00 | -1,525.00 | 239% |
| Investment Income & Misc | 434,734.00 | 23,613.98 | 96,421.88 | 338,312.12 | 22% |
| Due From Other Funds | 1,175,375.00 | 0.00 | 0.00 | 1,175,375.00 | 0% |
| Use of Prior Year Reserves | 937,084.00 | | | 937,084.00 | 0% |
| | | | | | |
| Total General Fund | 9,036,970.00 | 674,628.72 | 1,300,188.84 | 7,736,781.16 | 14% |
| EDC | | | | | |
| Sales Tax | 2,185,000.00 | 149,844.35 | 325,051.97 | 1,859,948.03 | 15% |
| Interest Income & Miscellaneous | 27,675.00 | 3,966.38 | 7,865.86 | 19,809.14 | 28% |
| Use of Prior Year Reserves | | | | 0.00 | |
| | | | | | |
| Total EDC | 2,212,675.00 | 153,810.73 | 332,917.83 | 1,879,757.17 | 15% |
| WATER/SEWER FUND | | | | | |
| Water Sales | 1,475,000.00 | 108,548.35 | 288,578.77 | 1,186,421.23 | 20% |
| Water Tap Fees | 1,000.00 | 95.00 | 285.00 | 715.00 | 29% |
| Water Service Charge | 58,000.00 | 3,263.27 | 14,729.39 | 43,270.61 | 25% |
| Sewer Charges | 980,000.00 | 81,761.60 | 203,535.85 | 776,464.15 | 21% |
| Sewer Tap Fees | 3,000.00 | 1,500.00 | 1,500.00 | 1,500.00 | 50% |
| Interest Income & Miscellaneous | 40,340.00 | 3,986.87 | 9,771.04 | 30,568.96 | 24% |
| Transfers In | 410,659.00 | 0.00 | 0.00 | 410,659.00 | 0% |
| Use of Prior Year Reserves | 175,719.00 | | | 175,719.00 | 0% |
| | | | | | |
| Total Water/Sewer Fund | 3,143,718.00 | 199,155.09 | 518,400.05 | 2,625,317.95 | 16% |
| DEBT SERVICE FUND: | | | | | |
| Property Tax Revenue | 1,238,793.00 | 97,709.76 | 116,337.28 | 1,122,455.72 | 9% |
| Investment Income & Misc | 3,000.00 | 51.87 | 53.34 | 2,946.66 | 2% |
| Transfers In | 438,726.00 | 0.00 | 0.00 | 438,726.00 | 0% |
| Use of Prior Year Reserves | | | | 0.00 | 0% |
| | | | | | |
| Total Debt Service | 1,680,519.00 | 97,761.63 | 116,390.62 | 1,564,128.38 | 7% |

**CITY OF LAKE WORTH
GF SALES TAX ANALYSIS
FOR DECEMBER 2017 REVENUE**

| | | Current % Incr or Decrease |
|-------------------------|------------|----------------------------------|
| Current Month Receipts | 299,688.89 | |
| Same Month, Last Year | 292,570.84 | 2.433% |
| Same Month, 2 Years Ago | 271,053.01 | 10.565% |
| Current YTD Total | 650,104.12 | |
| YTD, Last Year | 730,902.32 | -11.055% |
| YTD, 2 Years Ago | 676,768.16 | -3.940% |

Current Year Budget is \$4,380,000

CITY OF LAKE WORTH
PARK FUND
As of December 31, 2017

REVENUE SOURCE:

| | |
|-----------------------------|-----------------|
| UTILITY DONATIONS | 2,487.00 |
| DONATIONS - KIDS & TREES | 0.00 |
| DONATIONS - NAVAJO PARK | 0.00 |
| DONATIONS - RAYL PARK | 5,000.00 |
| DONATIONS - LAKE WORTH PARK | 0.00 |
| INVESTMENT INCOME | 833.86 |
| EDC CONTRIBUTIONS | 0.00 |
| MISCELLANEOUS | 8.00 |
| Total Revenue | <u>8,328.86</u> |

EXPENDITURE CATEGORY:

| | |
|---------------------------------|-----------------|
| MISCELLANEOUS | 222.97 |
| PARK MAINTENANCE | 3,093.71 |
| CHARBONNEAU PARK | 95.91 |
| LAKE WORTH PARK | 1,331.52 |
| NAVAJO PARK | 116.88 |
| GRAND LAKE PARK | 0.00 |
| REYNOLDS PARK | 0.00 |
| RAYL PARK | 0.00 |
| TELEPHONE ROAD PARK | 0.00 |
| DAKOTA PARK | 19.77 |
| EQUIPMENT PURCHASE/IMPROVEMENTS | 0.00 |
| Total Expenditure | <u>4,880.76</u> |

REVENUE OVER EXPENDITURES 3,448.10

| | |
|----------------------|-------------------|
| <u>CASH POSITION</u> | |
| CHECKING | 15,709.25 |
| INVESTMENTS | <u>365,474.90</u> |
| TOTAL CASH | 381,184.15 |

**CITY OF LAKE WORTH
STREET MAINTENANCE
December 2017**

Revenue

(Numbers in UNRECEIVED BALANCE WITH (-) INDICATES REVENUE RECEIVED OVER BUDGETED AMOUNT)

| CATEGORY | BUDGETED | CURRENT MONTH | YEAR TO DATE | UNRECEIVED BALANCE | % RECEIVED |
|------------------------|--------------|------------------|-----------------|-----------------------|---------------|
| Sales Tax | 1,090,000.00 | 74,922.18 | 162,525.99 | 927,474.01 | 15% |
| Interest & Misc Income | 15,200.00 | 2,037.20 | 4,065.75 | 11,134.25 | 27% |
| Use of Prior Yr Rsrvs | | | | | |
| Total Revenue | 1,105,200.00 | 76,959.38 | 166,591.74 | 938,608.26 | 15% |

Expenditures

| CATEGORY | BUDGETED | CURRENT MONTH | YEAR TO DATE | UNEXPENDED BALANCE | % EXPENDED |
|----------------------|------------|------------------|-----------------|-----------------------|---------------|
| Miscellaneous | 0.00 | -47.50 | 0.00 | 0.00 | #DIV/0! |
| Barricades & Markers | 12,000.00 | 235.78 | 235.78 | 11,764.22 | 2% |
| Street Projects | 329,778.00 | 3,358.00 | 4,819.09 | 324,958.91 | 1% |
| Concrete Replacement | 110,000.00 | 0.00 | 0.00 | 110,000.00 | 0% |
| Transfers Out | 116,640.00 | 0.00 | 0.00 | 116,640.00 | 0% |
| Total Expenditures | 568,418.00 | 3,546.28 | 5,054.87 | 563,363.13 | 1% |

CITY OF LAKE WORTH
CCPD
December 2017

Revenue

(Numbers in UNRECEIVED BALANCE WITH (-) INDICATES REVENUE RECEIVED OVER BUDGETED AMOUNT)

| CATEGORY | BUDGETED | CURRENT MONTH | YEAR TO DATE | UNRECEIVED BALANCE | % RECEIVED |
|------------------------|--------------|------------------|-----------------|-----------------------|---------------|
| Sales Tax | 1,075,000.00 | 74,249.63 | 159,860.97 | 915,139.03 | 15% |
| SRO Reimbursement | 42,860.00 | 3,650.00 | 10,950.00 | 31,910.00 | |
| Interest & Misc Income | 3,000.00 | 1,424.68 | 1,879.14 | 1,120.86 | 63% |
| Use of Prior Yr Rsrvs | | | | | |
| Total Revenue | 1,120,860.00 | 79,324.31 | 172,690.11 | 948,169.89 | 15% |

Expenditures

| CATEGORY | BUDGETED | CURRENT MONTH | YEAR TO DATE | UNEXPENDED BALANCE | % EXPENDED |
|--------------------|--------------|------------------|-----------------|-----------------------|---------------|
| Salaries | 704,631.00 | 46,140.75 | 143,593.46 | 561,037.54 | 20% |
| Supplies | 23,950.00 | 1,381.54 | 1,758.65 | 22,191.35 | 7% |
| Maintenance | 23,175.00 | 4,892.33 | 6,028.18 | 17,146.82 | 26% |
| Services | 60,690.00 | 4,106.30 | 23,550.95 | 37,139.05 | 39% |
| Equipment | 160,000.00 | 562.12 | 6,293.43 | 153,706.57 | 4% |
| Transfers Out | 175,851.00 | 0.00 | 0.00 | 175,851.00 | 0% |
| Total Expenditures | 1,148,297.00 | 57,083.04 | 181,224.67 | 967,072.33 | 16% |

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. C.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: 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. (PUBLIC HEARING WAS OPENED, AND ITEM WAS POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING).

Property Description:

0.612 acres of property, located at 6932 and 7000 Foster Drive

Property Owner(s):

Do Jung Kwon and Mi Yeun Jeong, 8709 Vista Royale Drive, Fort Worth, Texas 76108

Applicant:

Do Jung Kwon

Engineer/Surveyor:

Surveyor: Peiser & Mankin Surveying, LLC, 623 E. Dallas Road, Grapevine, Texas 76051

Current Zoning:

"PC" – Planned Commercial

Proposed Use:

"PC" – Planned Commercial for the use of Retail Lease Space and Food Establishments

Existing Road(s):

Foster Drive and Lake Worth Blvd. (State Highway 199/Jacksboro Hwy.)

Surrounding Zoning:

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

South: The property to the south is currently zoned "PC" – Planned Commercial

East: The property to the east is Lake Worth Blvd. (State Highway 199/Jacksboro Hwy.)

West: The property to the west is currently zoned "SF-1" – Single Family Residential.

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. C.1

Summary:

Mr. Kwon owns the above-mentioned properties on which a Retail Center has been approved, but the multiple properties must be replatted into one large lot prior to construction. This is the preliminary plat which must be approved and then the final plat will be heard as well.

This item was on the Planning & Zoning Commission meeting agenda on December 19, 2017. The public hearing was opened and left open and the item was postponed until the January 16, 2018 Planning & Zoning meeting as the Fort Worth Star Telegram inadvertently left the public hearing notification off their list of publications and it was not published, so it does not meet the public hearing notice requirement as required by ordinance.

At this time the public hearing will need to be opened by the City Council and postponed until the City Council Meeting held on February 13, 2018 at 6:30 pm in the City Council Chambers.

Public Input:

On Friday, December 8, 2017, as required by State law, the City mailed out fourteen (14) letters of Notification for a Public Hearing to all property owners within two hundred (200) feet of the subject site. Notice was also supposed to be published in the City's paper of record, the Fort Worth Star Telegram on Friday, December 1, 2017, but was inadvertently left off their list of publications. We have received the following in favor/opposition to the request:

1. FOR – no comment forms received.
2. AGAINST – no comment forms received.

Fiscal Impact:

N/A

Attachments:

1. Preliminary Plat Application
2. Preliminary Plat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)

Recommended Motion or Action:

Staff recommends that due to the publication requirement not being met, that Planning & Zoning Case No. PS17-09 be postponed to the City Council Meeting held on February 13, 2018 at 6:30 pm in the City Council Chambers.

City of Lake Worth
P & Z Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-237-1211 X 111 Fax 817-237-1333



PRELIMINARY PLAT APPLICATION

PROPERTY OWNER/DEVELOPER INFORMATION

| | | | |
|------------------------------|-----------|------------------------|--|
| Company Name: | | Contact Person: | |
| Address: 8707 Visa Royale Dr | | Do Jung Kwon | |
| City: Fort Worth | State: TX | Zip: 76108 | |
| Phone: 817-917-1734 | Fax: | Email: kdjoo@yahoo.com | |

SURVEYOR INFORMATION

| | | | |
|---|-------------------|------------------------------------|--|
| Company Name: Peiser and Mankin Surveying | | Contact Person: Tim Mankin | |
| Address: 623 E. Dallas Road | | Grapevine | |
| City: Grapevine | State: TX | Zip: 76051 | |
| Phone: 817-481-1806 | Fax: 817-481-1809 | Email: tmankin@peisersurveying.com | |

PROPERTY INFORMATION

| | | | |
|--|-------------------|---|--------------------------------------|
| Current Legal Description | Block/Abstract: 1 | Lot/Tract: 4-6 | Addition/Survey: Lake Worth Addition |
| Proposed Legal Description | Block(s): 1 | Lot(s): 1 | Addition: DSK FARM |
| Current Zoning: Single Family Residential | | Will a Zoning Change be requested? <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| If Zoning Change requested what will be proposed zoning? | | Type of Development being proposed? <input type="checkbox"/> SF <input type="checkbox"/> MF <input type="checkbox"/> C <input type="checkbox"/> I <input type="checkbox"/> Other | |
| Any Ordinance Waivers/ Variance Requests? (provide letter of request(s)) <input type="checkbox"/> YES <input type="checkbox"/> NO | | Easement Required? <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| Total number of acres in plat? 0.612 | | Total numbers of parcels in plat? 1 | |

I understand that I must provide four (4) folded hard copies of the plat document (18" x 24"), a copy in electronic format (pdf, tif, etc.), the preliminary plat application, and the required fee (verify with P & Z Coordinator). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the P & Z Commission and the City Council for final approval.

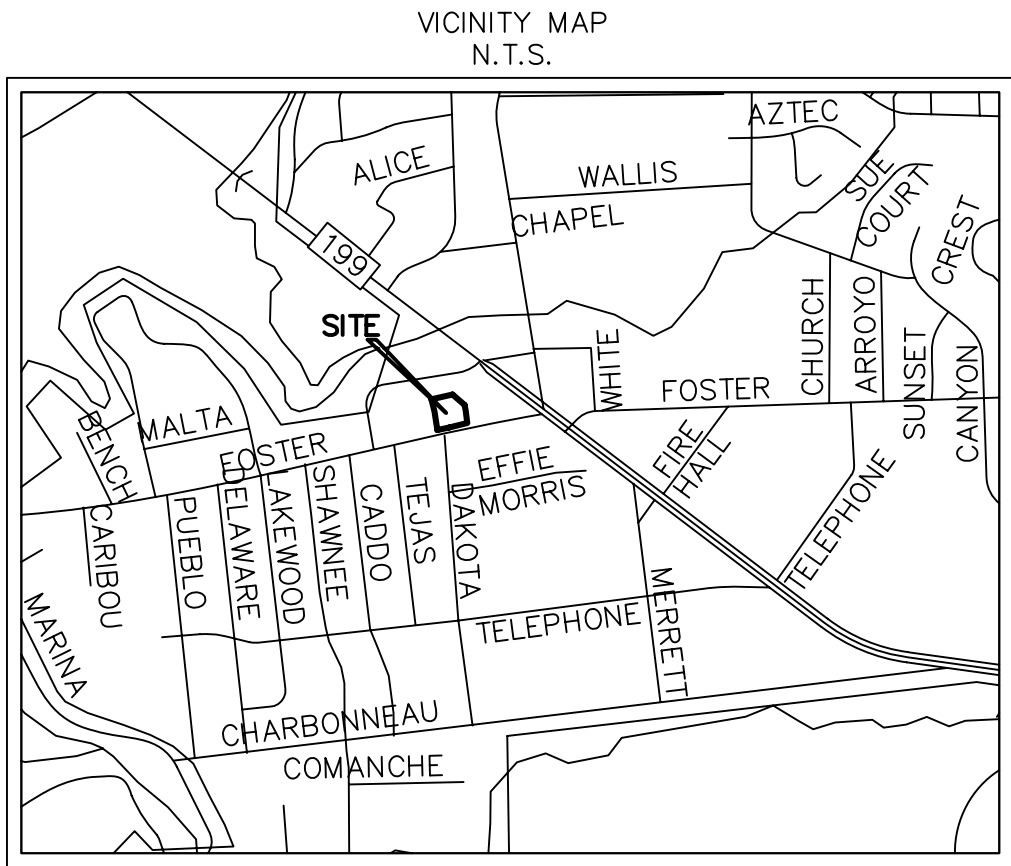
| | |
|---------------------------------------|---------------|
| Property Owner Signature: [Signature] | Date: 7-25-17 |
| Printed Name: Do Jung Kwon | Title: Owner |

OFFICE USE ONLY

| | | |
|---|---|---|
| Fee: \$ 320.00 | Date Paid: 7.26.17 | Receipt #: P17-0624 |
| PZ #: PS17-09 | Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Taxes Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| P & Z Meeting Date: | City Council Meeting Date: | Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO | Date Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Date Plat Filed: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| Instrument #: | | |

| LINE TABLE | | | | |
|------------|--------|---------------|--|--|
| LINE | LENGTH | BEARING | | |
| L1 | 34.01' | N 78°22'40" E | | |
| L2 | 1.04' | N 11°44'33" W | | |
| L3 | 7.45' | N 78°22'41" E | | |
| L4 | 67.75' | N 11°37'20" W | | |
| L5 | 24.00' | S 78°22'40" W | | |
| L6 | 67.75' | S 11°37'20" E | | |
| L7 | 7.45' | S 78°22'41" W | | |
| L8 | 4.45' | S 11°44'33" E | | |
| L9 | 24.30' | N 78°22'40" E | | |

| CURVE TABLE | | | | |
|-------------|--------|--------|-----------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CB |
| C1 | 3.49' | 20.00' | 09°59'20" | S 16°44'13" E |
| C2 | 31.46' | 20.00' | 90°07'14" | S 33°19'04" W |
| C3 | 69.12' | 44.00' | 90°00'01" | N 33°22'40" E |
| C4 | 31.42' | 20.00' | 90°00'01" | N 33°22'40" E |
| C5 | 69.21' | 44.00' | 90°07'14" | S 33°19'04" W |



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, **DO JUNG KWON AND MI YEUN JEONG, A MARRIED COUPLE** DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **DJK FARM**. AN ADDITION TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.)

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES, AND WASTEWATER SERVICES FROM THE MAIN OF THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF LAKE WORTH, TEXAS.

EXECUTED THIS _____ DAY OF _____, 2017.

BY: _____
NAME: DO JUNG KWON

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DO JUNG KWON, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

EXECUTED THIS _____ DAY OF _____, 2017.

BY: _____
NAME: MI YEUN JEONG

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MI YEUN JEONG, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS, **DO JUNG KWON AND MI YEUN JEONG, A MARRIED COUPLE** are the owners of that certain 0.612 acre tract of land situated in the John Breeding Survey, Abstract No. 188, and the M. Townsend Survey, Abstract No. 1552, City of Lake Worth, Tarrant County, Texas, and being all those certain tracts of land conveyed to Do Jung Kwon and Mi Yeun Jeong, by deed recorded in Instrument Number D216001165, D217030905, and D217030763, Official Public Records, Tarrant County, Texas, and being all of Lots 4-6, Lake Worth Addition, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plot thereof recorded in Volume 974, Page 585, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a TxDOT monument found for the Southeast corner of the herein described tract, same being the Southeast corner of said Lot 4, same being the Southeast corner of said Jeong tract, same being in the Northwest intersection of Jacksboro Highway (State Highway No. 199) (variable width right-of-way) and Foster Drive (variable width right-of-way);

THENCE South 75 deg. 38 min. 02 sec. West, along the common line of said Jeong tract, said Lot 4 and said Foster Drive, passing the Southwest corner of said Lot 4, same being the Southeast corner of aforesaid Lot 5, and continuing along the common line of said Jeong tract, said Lot 5 and said Foster Drive, a total distance of 100.00 feet to a 1/2 inch iron rod with red cap stamped "RPLS 4277" found for the Southwest corner of said Jeong tract, same being the Southwest corner of said Lot 5, same being the Southeast corner of aforesaid Lot 6, same being the Southeast corner of aforesaid Norma Wilson tract;

THENCE South 78 deg. 22 min. 02 sec. West, along the common line of said Norma Wilson tract, said Lot 6, and said Foster Drive, a distance of 66.48 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) from which a 4 inch wood post bears North 09 deg. 03 min. 33 sec. West, 2.89 feet for the Southwest corner of the herein described tract, same being the Southwest corner of said Norma Wilson tract, same being the Southwest corner of said Lot 6, same being the Southeast corner of Lot 7, aforesaid Lake Worth Addition;

THENCE North 09 deg. 02 min. 01 sec. West, along the common line of said Norma Wilson tract, said Lot 6, and said Lot 7, a distance of 101.17 feet to a 1/2 inch iron rod set for the Northwest corner of said Norma Wilson tract, same being the Northwest corner of said Lot 6, same being the Northeast corner of said Lot 7, same being the Southwest corner of aforesaid Hugh Wilson tract, same being the most southerly Southeast corner of that certain tract of land conveyed to Mark Edwards, by deed recorded in Instrument Number D207447330, aforesaid Official Public Records;

THENCE along the common line of said Hugh Wilson tract and said Edwards tract as follows:
North 13 deg. 48 min. 52 sec. West, a distance of 68.61 feet to a 1/2 inch iron rod set for the Northwest corner of said Hugh Wilson tract;
North 77 deg. 24 min. 22 sec. East, passing the Northeast corner of said Hugh Wilson tract, same being the Northwest corner of aforesaid Jeong tract, and continuing along the common line of said Jeong tract and said Edwards tract, a total distance of 117.80 feet to a 1/2 inch iron rod with red cap stamped "RPLS 4277" found for the most northerly Northeast corner of the herein described tract, same being the most northerly Northeast corner of said Jeong tract, same being in the southwesterly right-of-way line of aforesaid Jacksboro Highway, same being the beginning of a non-tangent curve to the left, having a radius of 4771.66 feet and a delta angle of 01 deg. 01 min. 50 sec.;

THENCE along the common line of said Jeong tract and said Jacksboro Highway as follows:
Along said non-tangent curve to the left, an arc distance of 85.83 feet and a chord bearing and distance of South 48 deg. 42 min. 22 sec. East, 85.83 feet to a 1/2 inch iron rod with red cap stamped "RPLS 4277" cap found for the most easterly Northeast corner of the herein described tract, same being the most easterly Northeast corner of said Jeong tract;
South 12 deg. 43 min. 50 sec. East, a distance of 30.54 feet to a railroad spike found for angle point, same being the Northeast corner of aforesaid Lot 4;

THENCE South 06 deg. 48 min. 53 sec. East, along the common line of said Jeong tract, said Lot 4, and said Jacksboro Highway, a distance of 68.07 feet to the POINT OF BEGINNING and containing 26,663 square feet or 0.612 acre of computed land, more or less.

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS.

PRELIMINARY, FOR REVIEW ONLY 10/30/2017
TIMOTHY R. MANKIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6122

NOTES:


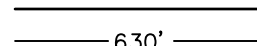




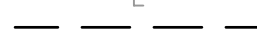
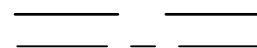




1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
4. Elevations based on City of Fort Worth benchmark 8645 located at the northeast corner of Quebec Street and northwest Centre Drive on north curb of Quebec Street in west end of a 10 foot recessed inlet, elev.=712.07'
5. This property is zoned as PC Planned Commercial Land Uses as Retail Lease Space and Food Establishments per the City of Lake Worth Zoning Map.
6. The City of Lake Worth reserves the right to require additional minimum finished floor elevations on any lot contained within this subdivision. The minimum elevations shown are based on the most current information available at the time of the plat and are subject to change.

PRELIMINARY PLAT DJK FARM LOT 1, BLOCK 1

PLAT OF THAT CERTAIN TRACT OF LAND CONVEYED TO
DO JUNG KWON AND MI YEUN JEONG,
BY DEEDS RECORDED UNDER INSTRUMENT NUMBERS D216001165, D217030905, AND D217030763,
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
M. TOWNSEND SURVEY, ABSTRACT NO. 1552 AND JOHN BREEDING SURVEY, ABSTRACT NO. 188
CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS

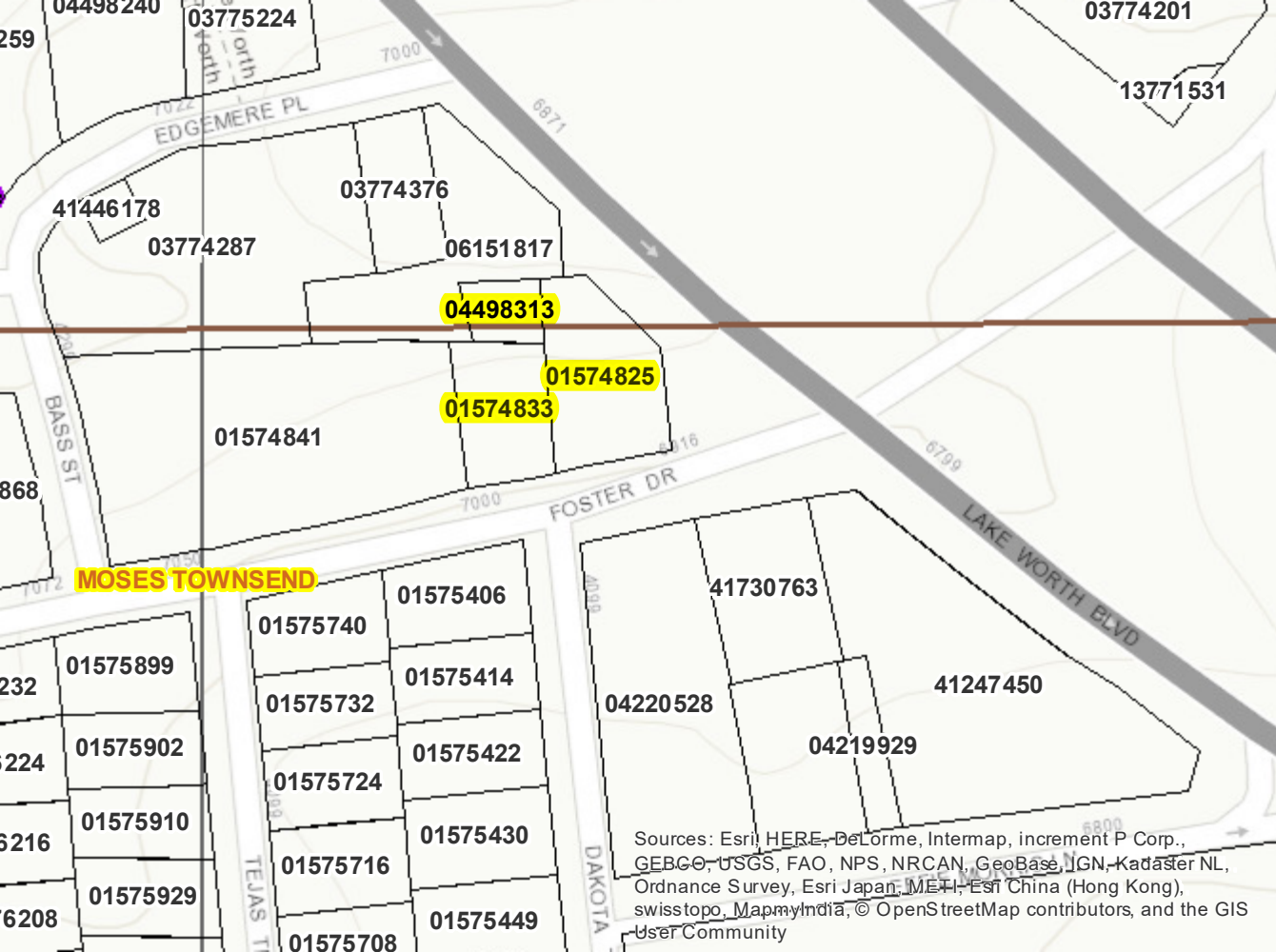
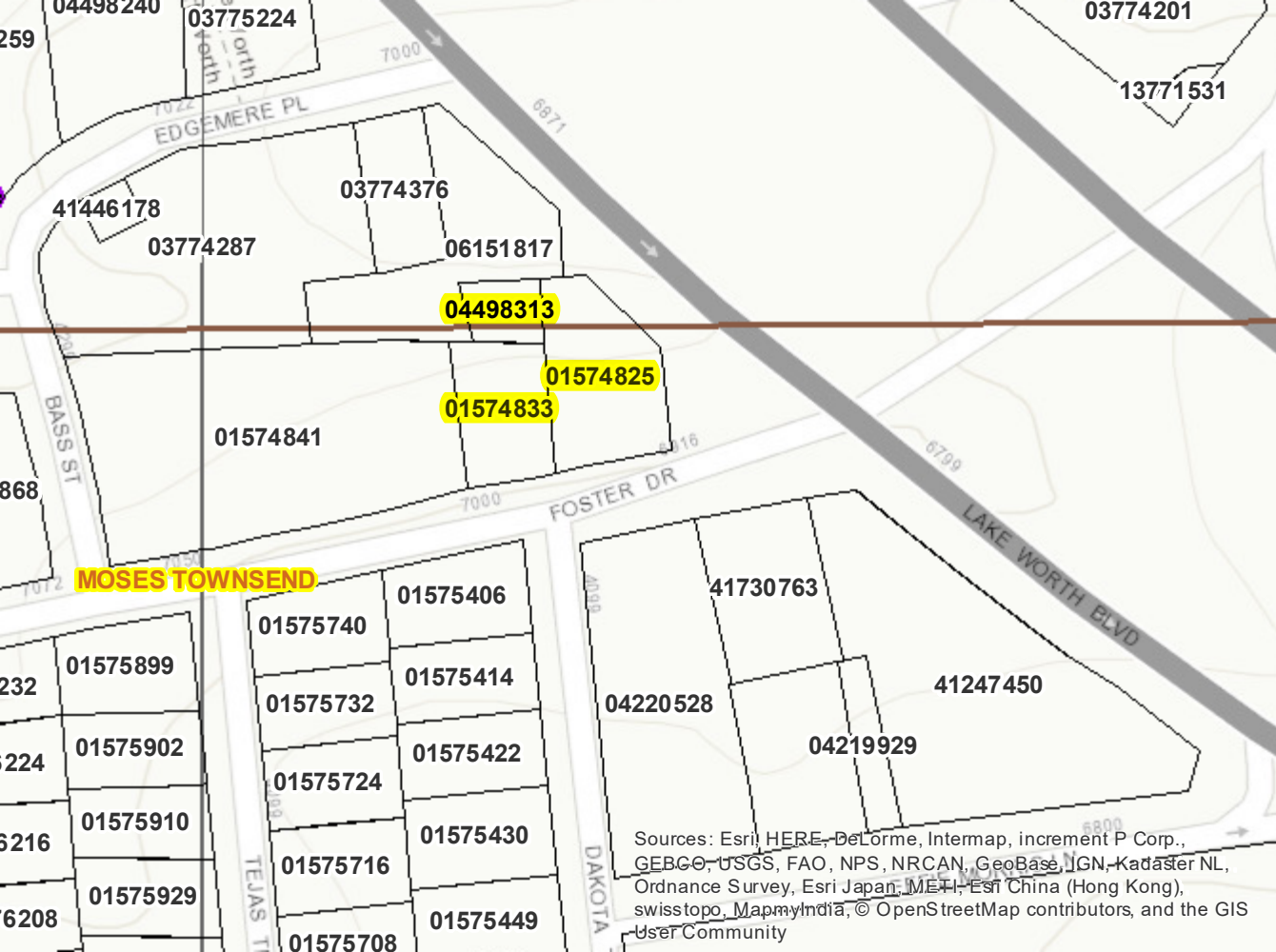
| | | | |
|-----------------------|---|--|-------------------|
| JOB NO.: 17-0117 | PEISER & MANKIN SURVEYING, LLC | | SHEET |
| DATE: 3/8/2017 | www.peisersurveying.com | | |
| FIELD DATE: 2/27/2017 |  | | 1 |
| SCALE: 1" = 20' | 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F) | | OF |
| DRAWN: J.B.W. | COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE | | 1 |
| CHECKED: T.R.M. | tmankin@peisersurveying.com FIRM No. 100999-00 | | Member Since 1977 |

OWNER:
DO JUNG KWON AND MI YEUN JEONG
8709 VISTA ROYAL DRIVE
FORT WORTH, TX 76108

| LINETYPE TABLE | |
|---|------------------------|
|  | BOUNDARY LINE |
|  | JOINER LINE |
|  | CONTOUR LINE |
|  | WATER LINE |
|  | OVERHEAD SERVICE LINE |
|  | SEWER LINE |
|  | STORM DRAIN LINE |
|  | GAS LINE |
|  | UNDERGROUND ELEC. LINE |
|  | EASEMENT LINE |
|  | BUILDING LINE |
|  | STREET CENTERLINE |

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/2009 Community Panel No. 48439C0155K subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS
User Community

**CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

**PRELIMINARY PLAT REQUEST
PLANNING & ZONING CASE #PS17-09**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a preliminary plat approval. Attached you will find a map of the general location of the request. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at **6:30 p.m. on Tuesday, December 19, 2017**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the 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. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, January 9, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Kwon Do Jung & Jeong Mi Yeun
8709 Vista Royale Drive
Fort Worth, Texas 76108

Murphy USA Real Est Lke #12 LP
PO Box 7300
El Dorado, AR 71731

Hung Le
8945 Waterchase Circle
Fort Worth, Texas 76120

Michael R Launi
7017 Edgemere Place
Lake Worth, Texas 76135

Mark/Barry Edwards
4821 SE 45th Street
Oklahoma City, OK 73135-3130

Harry A/Jonnie R Beason
4025 Dakota Trail
Lake Worth, Texas 76135

Michael R Launi
5211 Forest Lane, Suite #101
Dallas, Texas 75244-8003

Harold D/Shirley Sellers
4028 Tejas Trail
Lake Worth, Texas 76135

Harry Huston Gilliam
7019 Edgemere Place
Lake Worth, Texas 76135

M S Jackson & J S Seiler
4033 Dakota Trail
Lake Worth, Texas 76135

William L Cowden Real Est LLC
5760 Popken Drive
Fort Worth, Texas 76114

Tony & Tonie Brown
4032 Tejas Trail
Lake Worth, Texas 76135

Fellowship of Lake Worth
4024 Dakota Trail
Lake Worth, Texas 76135

Crabtree Holdings LLC
6921 Foster Drive
Lake Worth, Texas 76135

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. C.2

From: Suzanne Meason, Planning & Zoning Administrator

Item: 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. (PUBLIC HEARING WAS OPENED, AND ITEM WAS POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING).

Property Description:

0.612 acres of property, located at 6932 and 7000 Foster Drive

Property Owner(s):

Do Jung Kwon and Mi Yeun Jeong, 8709 Vista Royale Drive, Fort Worth, Texas 76108

Applicant:

Do Jung Kwon

Engineer/Surveyor:

Surveyor: Peiser & Mankin Surveying, LLC, 623 E. Dallas Road, Grapevine, Texas 76051

Current Zoning:

"PC" – Planned Commercial

Proposed Use:

"PC" – Planned Commercial for the use of Retail Lease Space and Food Establishments

Existing Road(s):

Foster Drive and Lake Worth Blvd. (State Highway 199/Jacksboro Hwy.)

Surrounding Zoning:

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

South: The property to the south is currently zoned "PC" – Planned Commercial

East: The property to the east is Lake Worth Blvd. (State Highway 199/Jacksboro Hwy.)

West: The property to the west is currently zoned "SF-1" – Single Family Residential.

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. C.2

Summary:

This is the final plat for the previous agenda item (C.1), which was postponed. This item too must be postponed as the Council cannot act on a final plat without first approving the preliminary plat.

This item was on the Planning & Zoning Commission meeting agenda on December 19, 2017. The public hearing was opened and left open and the item was postponed until the January 16, 2018 Planning & Zoning meeting as the Fort Worth Star Telegram inadvertently left the public hearing notification off their list of publications and it was not published, so it does not meet the public hearing notice requirement as required by ordinance.

At this time the public hearing will need to be opened by the City Council and postponed until the City Council Meeting held on February 13, 2018 at 6:30 pm in the City Council Chambers.

Public Input:

On Friday, December 8, 2017, as required by State law, the City mailed out fourteen (14) 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 Friday, December 1, 2017. We have received the following in favor/opposition to the request:

1. FOR – no comment forms received.
2. AGAINST – no comment forms received.

Fiscal Impact:

N/A

Attachments:

1. Final Plat Application
2. Final Plat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)

Recommended Motion or Action:

Staff recommends that due to the preliminary plat being postponed the final plat, Planning & Zoning Case No. PS17-10 will need to be postponed to the City Council Meeting held on February 13, 2018 at 6:30 pm in the City Council Chambers as well.

City of Lake Worth
P & Z Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-237-1211 X 111 Fax 817-237-1333



PRELIMINARY PLAT APPLICATION FINAL

PROPERTY OWNER/DEVELOPER INFORMATION

| | | | |
|------------------------------|------|-----------------------|----------------------|
| Company Name: | | Contact Person: | |
| Address: 8707 Visa Royale Dr | | City: Fort Worth | State: TX Zip: 76108 |
| Phone: 817-917-1734 | Fax: | Email: kdjaa@kaho.com | |

SURVEYOR INFORMATION

| | | | |
|---|-------------------|------------------------------------|----------------------|
| Company Name: Peiser and Mankin Surveying | | Contact Person: Tim Mankin | |
| Address: 623 E. Dallas Road | | City: Grapevine | State: TX Zip: 76051 |
| Phone: 817-481-1806 | Fax: 817-481-1809 | Email: tmankin@peisersurveying.com | |

PROPERTY INFORMATION

| | | | |
|--|-------------------|---|--------------------------------------|
| Current Legal Description | Block/Abstract: 1 | Lot/Tract: 4-6 | Addition/Survey: Lake Worth Addition |
| Proposed Legal Description | Block(s): 1 | Lot(s): 1 | Addition: DSK FARM |
| Current Zoning: Single Family Residential | | Will a Zoning Change be requested? <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| If Zoning Change requested what will be proposed zoning? | | Type of Development being proposed? <input type="checkbox"/> SF <input type="checkbox"/> MF <input type="checkbox"/> C <input type="checkbox"/> I <input type="checkbox"/> Other | |
| Any Ordinance Waivers/ Variance Requests? (provide letter of request(s)) <input type="checkbox"/> YES <input type="checkbox"/> NO | | Easement Required? <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| Total number of acres in plat? 0.612 | | Total numbers of parcels in plat? 1 | |

I understand that I must provide four (4) folded hard copies of the plat document (18" x 24"), a copy in electronic format (pdf, tif, etc.), the preliminary plat application, and the required fee (verify with P & Z Coordinator). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the P & Z Commission and the City Council for final approval.

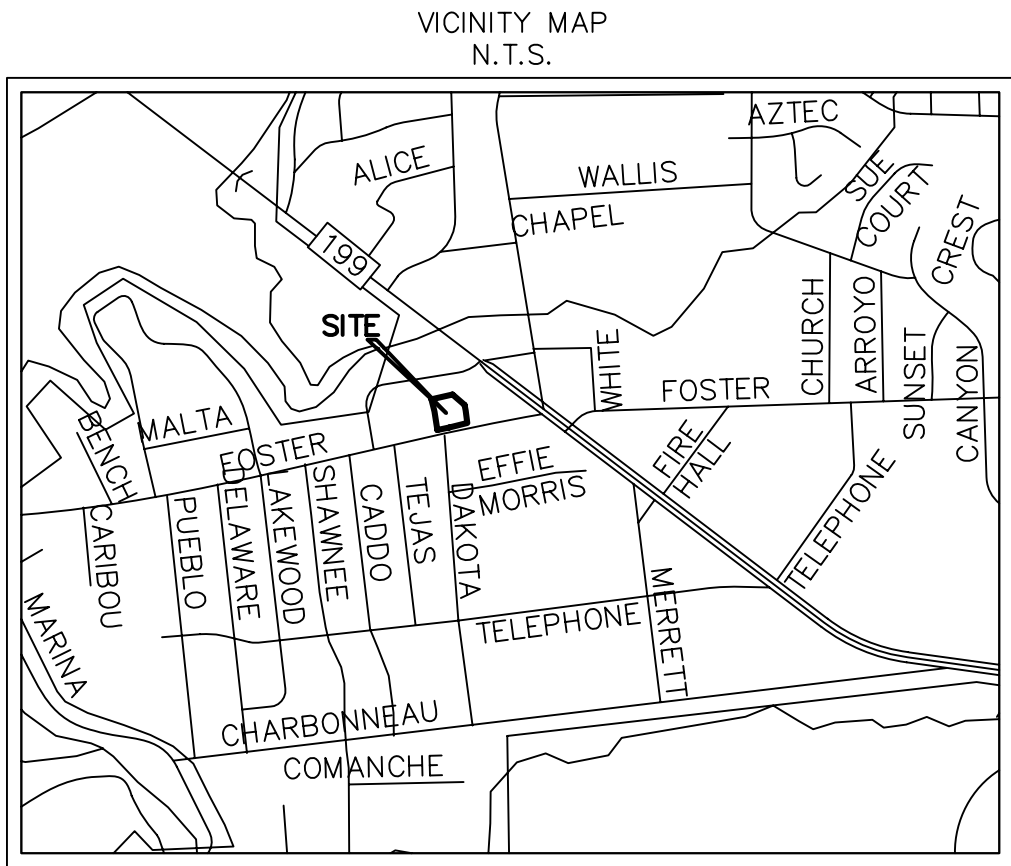
| | |
|---------------------------------------|---------------|
| Property Owner Signature: [Signature] | Date: 7-25-17 |
| Printed Name: Do Sung Kwon | Title: Owner |

OFFICE USE ONLY

| | | | |
|---|---|--|---|
| Fee: \$ 320.00 | Date Paid: 7-26-17 | Receipt #: P17-0624 | |
| PZ #: PS17-09 | Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Taxes Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO | Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| P & Z Meeting Date: | | City Council Meeting Date: | |
| Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO | Date Approved: []/[]/[] | Date Plat Filed: []/[]/[] | Instrument #: |

| LINE TABLE | | | | | |
|------------|--------|---------------|--|--|--|
| LINE | LENGTH | BEARING | | | |
| L1 | 34.01' | N 78°22'40" E | | | |
| L2 | 1.04' | N 11°44'33" W | | | |
| L3 | 7.45' | N 78°22'41" E | | | |
| L4 | 67.75' | N 11°37'20" W | | | |
| L5 | 24.00' | S 78°22'40" W | | | |
| L6 | 67.75' | S 11°37'20" E | | | |
| L7 | 7.45' | S 78°22'41" W | | | |
| L8 | 4.45' | S 11°44'33" E | | | |
| L9 | 24.30' | N 78°22'40" E | | | |

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|---------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | CB | CD |
| C1 | 3.49' | 20.00' | 09°59'20" | S 16°44'13" E | 3.48' |
| C2 | 31.46' | 20.00' | 90°07'14" | S 33°19'04" W | 28.31' |
| C3 | 69.12' | 44.00' | 90°00'01" | N 33°22'40" E | 62.23' |
| C4 | 31.42' | 20.00' | 90°00'01" | N 33°22'40" E | 28.28' |
| C5 | 69.21' | 44.00' | 90°07'14" | S 33°19'04" W | 62.29' |



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, **DO JUNG KWON AND MI YEUN JEONG, A MARRIED COUPLE** DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **DJK FARM**. AN ADDITION TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.)

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES, AND WASTEWATER SERVICES FROM THE MAIN OF THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF LAKE WORTH, TEXAS.

EXECUTED THIS _____ DAY OF _____, 2017.

BY: _____
NAME: DO JUNG KWON

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DO JUNG KWON, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

EXECUTED THIS _____ DAY OF _____, 2017.

BY: _____
NAME: MI YEUN JEONG

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MI YEUN JEONG, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS, **DO JUNG KWON AND MI YEUN JEONG, A MARRIED COUPLE** are the owners of that certain 0.612 acre tract of land situated in the John Breeding Survey, Abstract No. 188, and the M. Townsend Survey, Abstract No. 1552, City of Lake Worth, Tarrant County, Texas, and being all those certain tracts of land conveyed to Do Jung Kwon and Mi Yeun Jeong, by deed recorded in Instrument Number D216001165, D217030905, and D217030763, Official Public Records, Tarrant County, Texas, and being all of Lots 4-6, Lake Worth Addition, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plot thereof recorded in Volume 974, Page 585, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT monument found for the Southeast corner of the herein described tract, same being the Southeast corner of said Lot 4, same being the Southeast corner of said Jeong tract, same being in the Northwest intersection of Jacksboro Highway (State Highway No. 199) (variable width right-of-way) and Foster Drive (variable width right-of-way);

THENCE South 75 deg. 38 min. 02 sec. West, along the common line of said Jeong tract, said Lot 4 and said Foster Drive, passing the Southwest corner of said Lot 4, same being the Southeast corner of aforesaid Lot 5, and continuing along the common line of said Jeong tract, said Lot 5 and said Foster Drive, a total distance of 100.00 feet to a 1/2 inch iron rod with red cap stamped "RPLS 4277" found for the Southwest corner of said Jeong tract, same being the Southwest corner of said Lot 5, same being the Southeast corner of aforesaid Lot 6, same being the Southeast corner of aforesaid Norma Wilson tract;

THENCE South 78 deg. 22 min. 40 sec. West, along the common line of said Norma Wilson tract, said Lot 6, and said Foster Drive, a distance of 66.48 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) from which a 4 inch wood post bears North 09 deg. 03 min. 33 sec. West, 2.89 feet for the Southwest corner of the herein described tract, same being the Southwest corner of said Norma Wilson tract, same being the Southwest corner of said Lot 6, same being the Southeast corner of Lot 7, aforesaid Lake Worth Addition;

THENCE North 09 deg. 02 min. 01 sec. West, along the common line of said Norma Wilson tract, said Lot 6, and said Lot 7, a distance of 101.17 feet to a 1/2 inch iron rod set for the Northwest corner of said Norma Wilson tract, same being the Northwest corner of said Lot 6, same being the Northeast corner of said Lot 7, same being the Southwest corner of aforesaid Hugh Wilson tract, same being the most southerly Southeast corner of that certain tract of land conveyed to Mark Edwards, by deed recorded in Instrument Number D207447330, aforesaid Official Public Records;

THENCE along the common line of said Hugh Wilson tract and said Edwards tract as follows:
North 13 deg. 48 min. 52 sec. West, a distance of 68.61 feet to a 1/2 inch iron rod set for the Northwest corner of said Hugh Wilson tract;
North 77 deg. 24 min. 22 sec. East, passing the Northeast corner of said Hugh Wilson tract, same being the Northwest corner of aforesaid Jeong tract, and continuing along the common line of said Jeong tract and said Edwards tract, a total distance of 117.80 feet to a 1/2 inch iron rod with red cap stamped "RPLS 4277" found for the most northerly Northeast corner of the herein described tract, same being the most northerly Northeast corner of said Jeong tract, same being in the southwesterly right-of-way line of aforesaid Jacksboro Highway, same being the beginning of a non-tangent curve to the left, having a radius of 4771.66 feet and a delta angle of 01 deg. 01 min. 50 sec.;

THENCE along the common line of said Jeong tract and said Jacksboro Highway as follows:
Along said non-tangent curve to the left, an arc distance of 85.83 feet and a chord bearing and distance of South 48 deg. 42 min. 22 sec. East, 85.83 feet to a 1/2 inch iron rod with red cap stamped "RPLS 4277" cap found for the most easterly Northeast corner of the herein described tract, same being the most easterly Northeast corner of said Jeong tract;
South 12 deg. 43 min. 50 sec. East, a distance of 30.54 feet to a railroad spike found for angle point, same being the Northeast corner of aforesaid Lot 4;

THENCE South 06 deg. 48 min. 53 sec. East, along the common line of said Jeong tract, said Lot 4, and said Jacksboro Highway, a distance of 68.07 feet to the POINT OF BEGINNING and containing 26,663 square feet or 0.612 acre of computed land, more or less.

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS.

PRELIMINARY, FOR REVIEW ONLY 10/30/2017
TIMOTHY R. MANKIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6122

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
4. Elevations based on City of Fort Worth benchmark
5. 8645 located at the northeast corner of Quebec Street and northwest Centre Drive on north curb of Quebec Street in west end of a 10 foot recessed inlet, elev.=712.07'
6. This property is zoned as PC Planned Commercial Land Uses as Retail Lease Space and Food Establishments per the City of Lake Worth Zoning Map.
7. The City of Lake Worth reserves the right to require additional minimum finished floor elevations on any lot contained within this subdivision. The minimum elevations shown are based on the most current information available at the time of the plat and are subject to change.

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS ON THIS
_____ DAY OF _____, 2017.

MAYOR

ATTEST:

CITY SECRETARY

FINAL PLAT DJK FARM LOT 1, BLOCK 1

PLAT OF THAT CERTAIN TRACT OF LAND CONVEYED TO
DO JUNG KWON AND MI YEUN JEONG,
BY DEEDS RECORDED UNDER INSTRUMENT NUMBERS D216001165, D217030905, AND D217030763,
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
M. TOWNSEND SURVEY, ABSTRACT NO. 1552 AND JOHN BREEDING SURVEY, ABSTRACT NO. 188
CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS

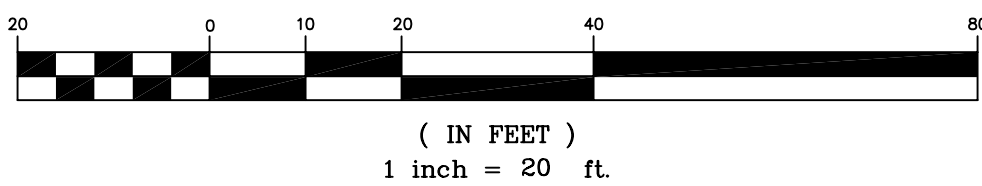
| | | | |
|-------------------------|---|--|-------------------|
| JOB NO.: 17-0117 | PEISER & MANKIN SURVEYING, LLC | | SHEET |
| DATE: 3/8/2017 | www.peisersurveying.com | | |
| FIELD DATE: 2/27/2017 |  | | 1 |
| SCALE: 1" = 20' | 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F) | | OF |
| DRAWN: J.D.H. J.B.W. | COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE | | 1 |
| CHECKED: T.R.M. | tmankin@peisersurveying.com FIRM No. 100999-00 | | Member Since 1977 |

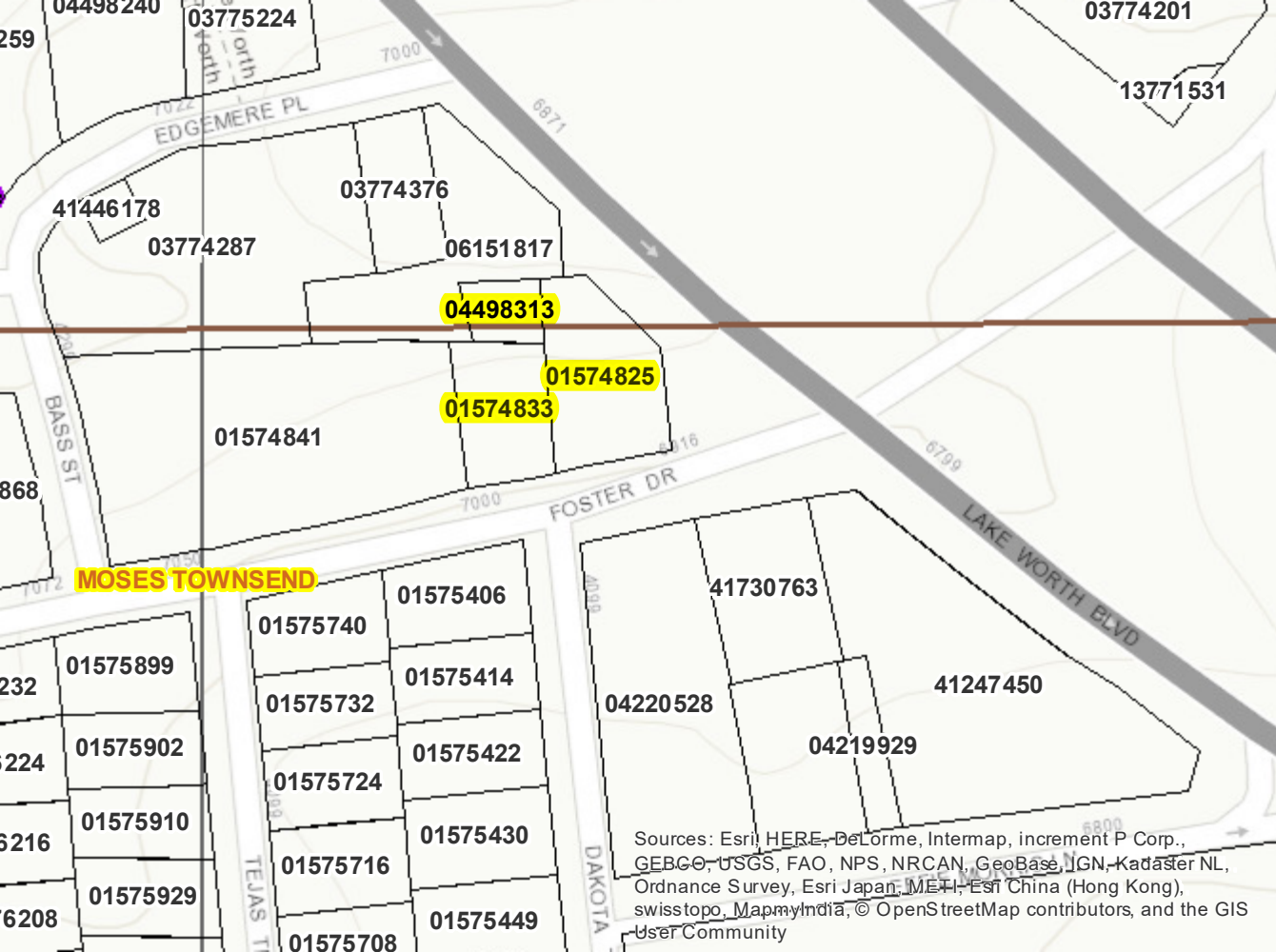
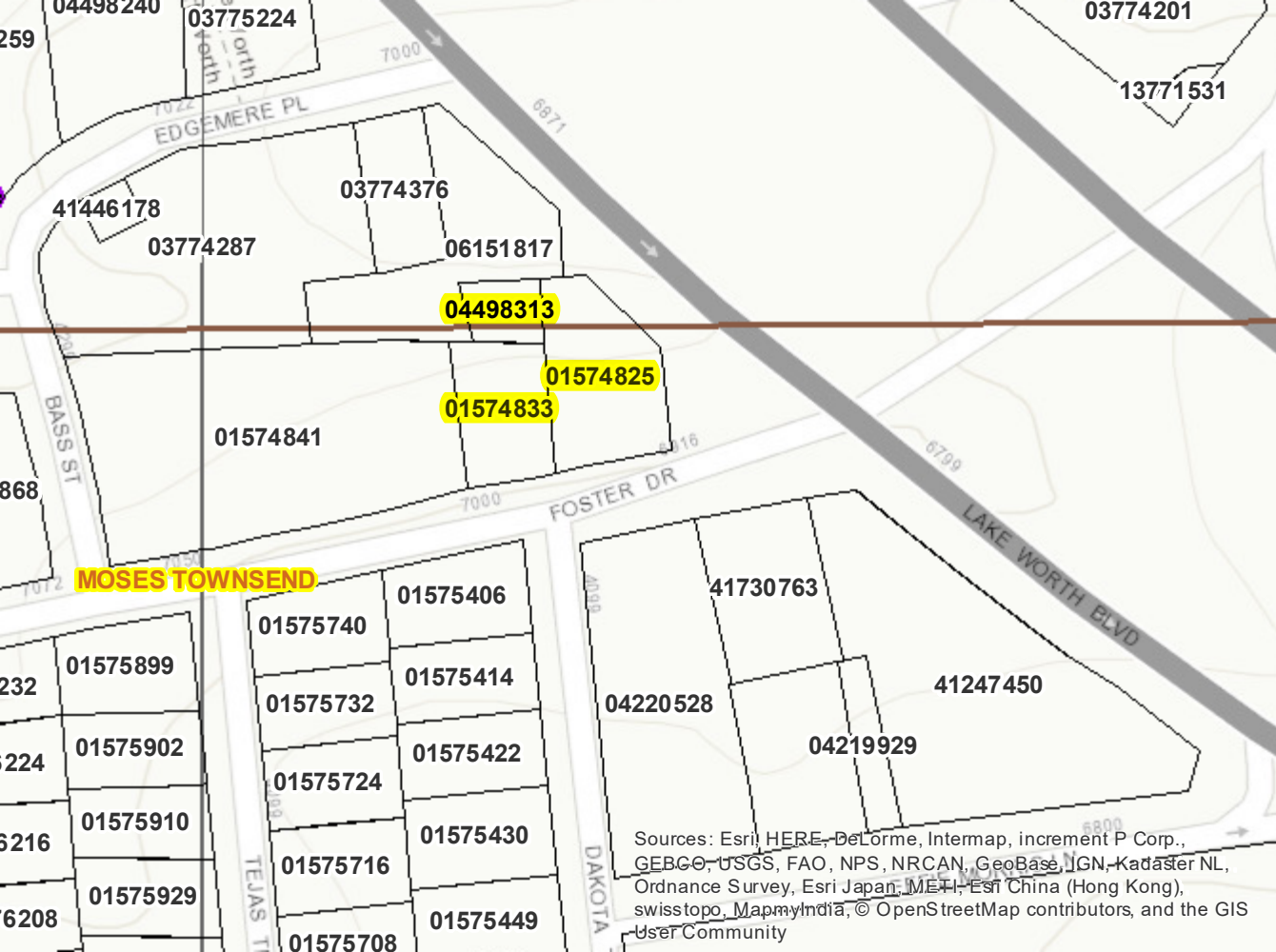
OWNER:
DO JUNG KWON AND MI YEUN JEONG
8709 VISTA ROYAL DRIVE
FORT WORTH, TX 76108

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/2009 Community Panel No. 48439C0155K subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

GRAPHIC SCALE





Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS
User Community

**CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

**FINAL PLAT REQUEST
PLANNING & ZONING CASE #PS17-10**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a final plat approval. Attached you will find a map of the general location of the request. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at **6:30 p.m. on Tuesday, December 19, 2017**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the 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. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, January 9, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Kwon Do Jung & Jeong Mi Yeun
8709 Vista Royale Drive
Fort Worth, Texas 76108

Murphy USA Real Est Lke #12 LP
PO Box 7300
El Dorado, AR 71731

Hung Le
8945 Waterchase Circle
Fort Worth, Texas 76120

Michael R Launi
7017 Edgemere Place
Lake Worth, Texas 76135

Mark/Barry Edwards
4821 SE 45th Street
Oklahoma City, OK 73135-3130

Harry A/Jonnie R Beason
4025 Dakota Trail
Lake Worth, Texas 76135

Michael R Launi
5211 Forest Lane, Suite #101
Dallas, Texas 75244-8003

Harold D/Shirley Sellers
4028 Tejas Trail
Lake Worth, Texas 76135

Harry Huston Gilliam
7019 Edgemere Place
Lake Worth, Texas 76135

M S Jackson & J S Seiler
4033 Dakota Trail
Lake Worth, Texas 76135

William L Cowden Real Est LLC
5760 Popken Drive
Fort Worth, Texas 76114

Tony & Tonie Brown
4032 Tejas Trail
Lake Worth, Texas 76135

Fellowship of Lake Worth
4024 Dakota Trail
Lake Worth, Texas 76135

Crabtree Holdings LLC
6921 Foster Drive
Lake Worth, Texas 76135

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. C.3

From: Suzanne Meason, Planning & Zoning Administrator

Item: 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. (APPLICANT REQUESTED ITEM BE POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING).

Property Description:

0.56 acres of property, located at 3133 Huron Trail

Property Owner(s):

Raymond Pettis, Jr. and Shirley Pettis, PO Box 136702, Lake Worth, Texas 76136

Applicant:

Raymond Pettis, Jr.

Engineer/Surveyor:

Surveyor: Barron, Stark & Swift, 6221 Southwest Blvd., Suite #100, Fort Worth, Texas 76132

Current Zoning:

"SF-1" – Single Family Residential

Proposed Use:

"SF-1" – Single Family Residential

Existing Road(s):

Huron Trail

Surrounding Zoning:

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

South: The property to the south is currently zoned "SF-1" – Single Family Residential.

East: The property to the east is currently zoned "SF-1" – Single Family Residential.

West: The property to the west is currently zoned "SF-1" – Single Family Residential.

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. C.3

Summary:

This is the replat item for Mr. Raymond Pettis. The only way that the replat can be approved is if the waiver is granted per Agenda Item D.1 as requested.

Mr. Pettis sent in a written request right before the December 19, 2017 Planning & Zoning Commission meeting requesting that this item be postponed until the January 16, 2018 Planning & Zoning Commission meeting and the February 13, 2018 City Council Meeting.

This item was on the Planning & Zoning Commission meeting agenda on December 19, 2017. The public hearing was opened and left open and the item was postponed until the January 16, 2018 Planning & Zoning meeting as requested by the applicant.

At this time the public hearing will need to be opened by the City Council and postponed until the City Council Meeting held on February 13, 2018 at 6:30 pm in the City Council Chambers.

Public Input:

On Friday, December 8, 2017, as required by State law, the City mailed out twenty-two (22) 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 Friday, December 1, 2017. We have received the following in favor/opposition to the request:

1. FOR – no comment forms received.
2. AGAINST – no comment forms received.

N/A

Fiscal Impact:

N/A

Attachments:

1. Replat Application
2. Replat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Request from Owner to Postpone Hearing

Recommended Motion or Action:

Staff recommends that the public hearing be opened by the City Council and postponed until the City Council Meeting held on February 13, 2018 at 6:30 pm in the City Council Chambers.

City of Lake Worth
P & Z Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-237-1211 X 111 Fax 817-237-1333



REPLAT APPLICATION

PROPERTY OWNER/DEVELOPER INFORMATION

| | | | |
|--|----------------------------|--|-------------------|
| Company Name: <u>Raymond O. Pettis, Jr</u> | | Contact Person: <u>Ruy</u> | |
| Address: <u>3133 Huron Trail</u> | City: <u>LAKE WORTH</u> | State: <u>TX</u> | Zip: <u>76135</u> |
| Phone: <u>(817) 822-6848</u> | Fax: <u>(817) 238-2144</u> | Email: <u>PETTIS0773@lynkoo.com</u> <u>pettis0773</u> | |

SURVEYOR INFORMATION

| | | | |
|--|--------------------------|---------------------------------------|-------------------|
| Company Name: <u>BARRON STARK & SWIFT Consulting Engineers</u> | | Contact Person: <u>Curtis Yarger</u> | |
| Address: <u>6221 Southwest Blvd.</u> | City: <u>FT. WORTH</u> | State: <u>TX</u> | Zip: <u>76132</u> |
| Phone: <u>817-231-8100</u> | Fax: <u>817-231-8144</u> | Email: <u>cyarger@barronstark.com</u> | |

PROPERTY INFORMATION

| | | | |
|--|----------------------------------|--|---|
| Current Legal Description | Block/Abstract: <u>8185</u> | Lot/Tract: <u>N 27.5° E 31° W, 200</u> | Addition/Survey: <u>Jose Maria Basquez Survey</u> |
| Proposed Legal Description | Block(s): <u>8</u> | Lot(s): | Addition: <u>Indian Oaks</u> |
| Current Zoning: <u>SF-1 Proposed SF-4</u> | Proposed Use: <u>Residential</u> | | |
| Total number of acres in plat: <u>0.56 Acres</u> | | Total numbers of parcels in plat: <u>1</u> | |

I understand that I must provide four (4) folded hard copies of the plat (18" x 24"), a copy of the replat document in electronic format (pdf, tif, etc.), the replat application, and the required fee (verify with P & Z Coordinator). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the Planning & Zoning Commission and the City Council for final approval.

| | |
|--|-----------------------|
| Property Owner Signature: <u>[Signature]</u> | Date: <u>10/13/17</u> |
| Printed Name: <u>Raymond O. Pettis, Jr</u> | Title: |

OFFICE USE ONLY

| | | |
|---|--|--|
| Fee: <u>360.00</u> | Date Paid: <u>10.13.17</u> | Receipt #: <u>P17-0887</u> |
| PZ #: <u>PS17-11</u> | Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Taxes Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| P & Z Meeting Date: <u>12.19.17</u> | City Council Meeting Date: <u>1.9.18</u> | Liens Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO | Date Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Date Plat Filed: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| | | Instrument #: |

LOT 6, BLOCK 8
NATHAN G DAVIS
INSTRUMENT NUMBER: D215141521
C.C.R.T.C.T.

LOT 6

LOT 7, BLOCK 8
HARVESTER LAND COMPANY INC.
INSTRUMENT NUMBER: D216019341
C.C.R.T.C.T.

LOT 7

LOT 8
LOTS 8 & 9, BLOCK 8
MICKEY G BLEAU
INSTRUMENT NUMBER:
D207232465
C.C.R.T.C.T.

LOT 8

LOT 9

LOT 10, BLOCK 8.
ROBERT NORMAN
INSTRUMENT NUMBER:
00104420002384
C.C.R.T.C.T.

LOT 10

LOT 11, BLOCK 8.
JAMES M LYONS
INSTRUMENT NUMBER:
D215167573
C.C.R.T.C.T.

LOT 11

LOT 12, BLOCK 8.
ALEXIZ NICOLE RAMIREZ
INSTRUMENT NUMBER:
D213273971
C.C.R.T.C.T.

LOT 12

LOT 35

LOTS 34 & 35, BLOCK 8
BILLY W SCHEETS
INSTRUMENT NUMBER: D217026895
C.C.R.T.C.T.

LOT 34

LOT 33

3133 HURON TRAIL

BLOCK 8
LOT 33R

LOT 32

0.56 ACRES
24,394 SQ. FT.

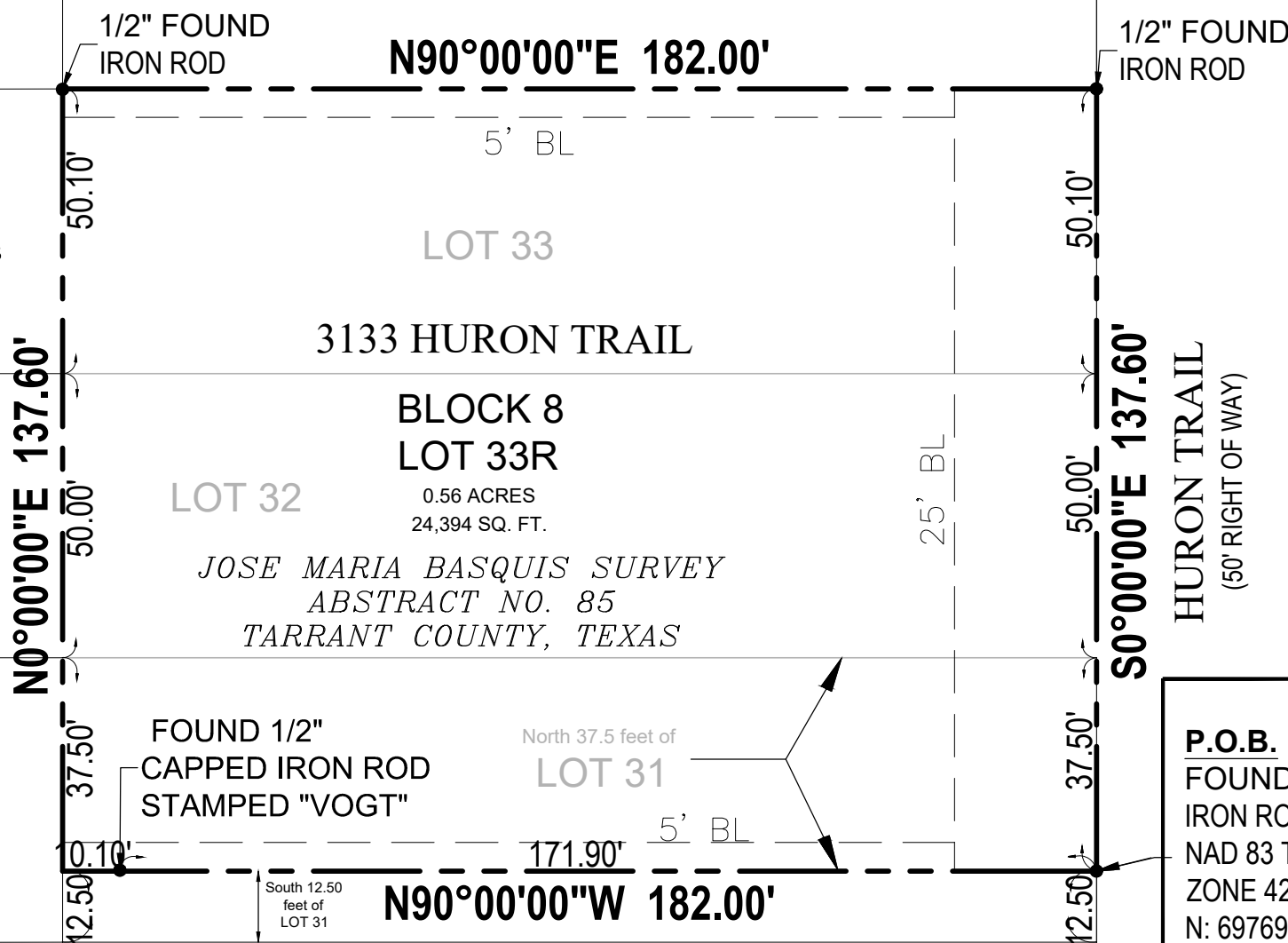
JOSE MARIA BASQUIS SURVEY
ABSTRACT NO. 85
TARRANT COUNTY, TEXAS

LOT 31

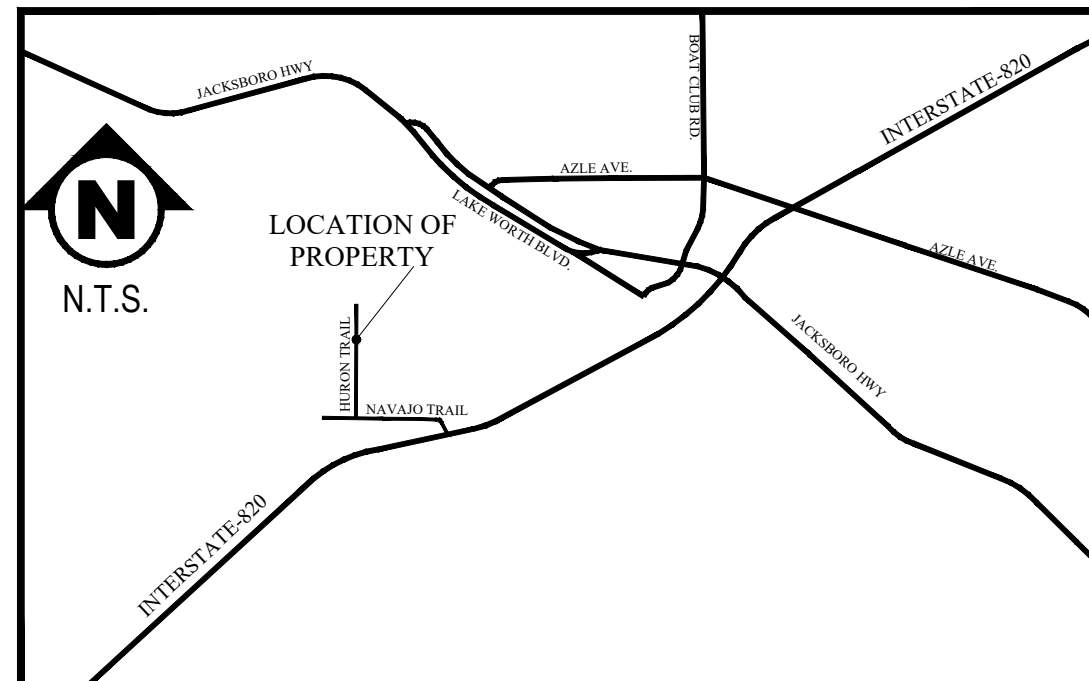
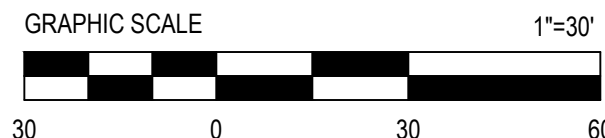
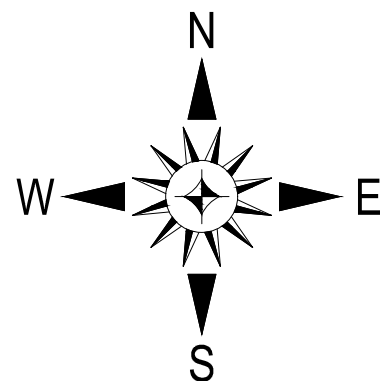
LOT 30

SOUTH 12.5 FEET OF LOT 31,
AND LOTS 30-28, BLOCK 8
KAY DEIRDRE POPE
INSTRUMENT NUMBER:
D213037159
C.C.R.T.C.T.

LOT 29



P.O.B.
FOUND 1/2" CAPPED
IRON ROD, STAMPED "VOGT"
NAD 83 TEXAS - NORTH CENTRAL
ZONE 4202
N: 6976909.2950'
E: 2291609.8190'



LOCATION MAP "NOT TO SCALE"

REPLAT

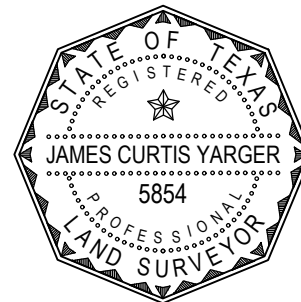
LOT 33R, BLOCK 8

INDIAN OAKS

BEING A REPLAT OF THE NORTH 37.5 FEET OF LOT 31, AND
ALL OF LOTS 32 AND 33, BLOCK 8,
INDIAN OAKS,
ACCORDING TO THE PLAT RECORDED
IN VOLUME 204A, PAGE 177
DEED RECORDS, TARRANT COUNTY, TEXAS
AN ADDITION TO THE CITY OF LAKE WORTH
TARRANT COUNTY, TEXAS

BEING 0.56 ACRES SITUATED IN THE
JOSE MARIA BASQUIS SURVEY
ABSTRACT NO. 85
CITY OF LAKE WORTH
TARRANT COUNTY, TEXAS

OCTOBER 2017



KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, James Curtis Yarger, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

JAMES CURTIS YARGER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS #5854

B
Barron•Stark•Swift
Consulting Engineers
Together.

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10194060
www.barronstark.com

OWNER:
RAYMOND O. PETTIS JR AND
SHIRLEY D. PETTIS
3133 HURON TRAIL
LAKE WORTH, TEXAS 76135

FILED FOR RECORD
TARRANT COUNTY, TEXAS PLAT RECORD
COUNTY CLERKS NUMBER D-_____
DATE _____

Indian Oaks
Replat

REV 1
NOV. 29, 2017

SHEET 1 of 2

DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

Whereas, Raymond O. Pettis Jr. and Shirley D. Pettis, owners of the North 37.5 feet of Lots 31, and all of Lots 32 and 33, Block 8, Indian Oaks, an addition to the City of Lake Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204A, Page 177, Deed Records of Tarrant County, Texas, and being the owner of the herein described property to wit:

Being a called 0.56 acre tract, also known as the North 37.5 feet of Lots 31, and all of Lots 32 and 33, in Block 8. Being more particularly described in a General Warranty Deed, dated September 17, 2013, from George D Hollis, (Grantor) to Raymond O Pettis, Jr. and Shirley D. Pettis, (Grantee's), recorded in Tarrant County Clerk's File No. D213246071, Tarrant County, Texas and being more fully described in Metes and bounds as follows:

BEGINNING at a capped1/2 inch iron rod found stamped "Vogt", at the southwest corner of the herein described tract and also being the Northeast corner of a tract conveyed to Kay Deidre Pope, and being further described in instrument number D213037159 County Clerk's Records, Tarrant County, Texas. Said rod also being on the west right of way of Huron Trail, (50' Right of Way), for the said POINT OF BEGINNING from which the original southeast corner of Lot 31, Block 8, Indian Oaks bears South 0°00'00" East, a distance of 12.50 feet, For reference;

THENCE North 90°00'00" West, with the south line of the herein described tract. Passing at a distance of 171.90 feet, a capped1/2 inch iron rod found stamped "Vogt", for reference. Continuing a distance of 10.10 feet to the southwest corner of the herein described Tract;

THENCE North 0°00'00" East, along the West Line of the North 37.5 feet of Lot 31 and Lots 32 and 33, a distance of 137.60 feet to a found 1/2 inch iron rod for the Northwest corner of the herein described tract. Said rod also being the northwest corner of said Lot 33 and the southwest corner of said Lot 34;

THENCE North 90°00'00" East, along the North line of the herein described Tract and Lot 33 and south line of Lot 34, Block 8, Indian Oaks, a distance of 182.00 feet to a found 1/2 inch iron rod at the northeast corner of the herein described tract and also being the northeast corner of Lot 33 and the southeast corner of Lot 34 in the west right of way line of Huron Trail;

THENCE South 0°00'00" East, with the east line of Lots 33, 32 and the north 37.5 feet of Lot 31, along the East line of Huron Lane, a distance of 137.60 feet to the POINT OF BEGINNING and containing 0.56 acres, 24,394 square feet of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS, THAT WE, RAYMOND O. PETTIS JR. AND SHIRLEY D. PETTIS, do hereby dedicate same to be known as Lot 33R, Block 8, INDIAN OAKS, an addition to Tarrant County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all easements as shown on this

Witness Our Hands This The Day of , 2017.

Printed Name: Raymond O. Pettis Jr.

Printed Name: Shirley D. Pettis

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Raymond Pettis Jr., known by me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of ,2017

Notary Public in and for the State of Texas

Date:

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Shirley Pettis, known by me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of ,2017

Notary Public in and for the State of Texas

Date:

"THE CITY OF LAKE WORTH RESERVES THE RIGHT TO REQUIRE ADDITIONAL MINIMUM FINISHED FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE."

ZONING CLASSICATION

SF-1 - SINGLE FAMILY RESIDENTIAL

GENERAL NOTES:

- ALL PROPERTY CORNERS ARE FOUND 1/2" IRON RODS
- FRONT YARD SETBACK LINE IS 25' AND SIDE YARD SETBACK IS 5' PER CITY OF LAKE WORTH
- NUMBER OF RESIDENTIAL LOTS = 1
- THE BASE BEARING FOR THIS SURVEY ORIGINATED FROM TEXAS NORTH CENTRAL ZONE 4202 NAD 83.
- WATER & SANITARY SEWER SERVED BY CITY OF LAKE WORTH
- PROPERTY ZONED SF-1

NOTE:
HURON TRAIL IS AN EXISTING CITY RIGHT OF WAY DESIGNED AND CONSTRUCTED TO CITY OF LAKE WORTH STANDARDS AND LAND USE REGULATIONS

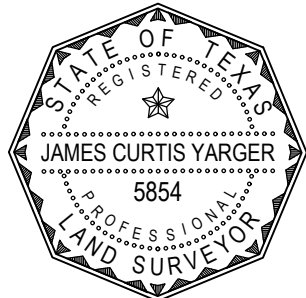
FEMA NOTE:
ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED SEPTEMBER 25, 2009, MAP NO. 48439C0165K, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS ON
THIS DAY OF , .

ATTEST:

BY:
MAYOR

BY:
CITY SECRETARY



KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, James Curtis Yarger, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

JAMES CURTIS YARGER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS #5854

REPLAT

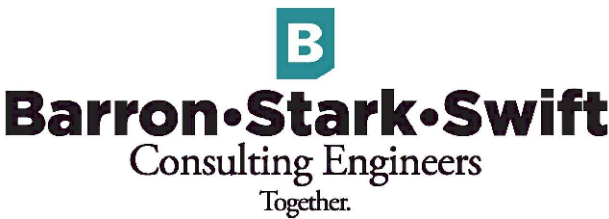
LOT 33R, BLOCK 8

INDIAN OAKS

BEING A REPLAT OF THE NORTH 37.5 FEET OF LOT 31, AND ALL OF LOTS 32 AND 33, BLOCK 8, INDIAN OAKS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204A, PAGE 177 DEED RECORDS, TARRANT COUNTY, TEXAS AN ADDITION TO THE CITY OF LAKE WORTH TARRANT COUNTY, TEXAS

BEING 0.56 ACRES SITUATED IN THE JOSE MARIA BASQUIS SURVEY ABSTRACT NO. 85 CITY OF LAKE WORTH TARRANT COUNTY, TEXAS

OCTOBER 2017



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10194060
www.barronstark.com

OWNER:
RAYMOND O. PETTIS JR AND
SHIRLEY D. PETTIS
3133 HURON TRAIL
LAKE WORTH, TEXAS 76135

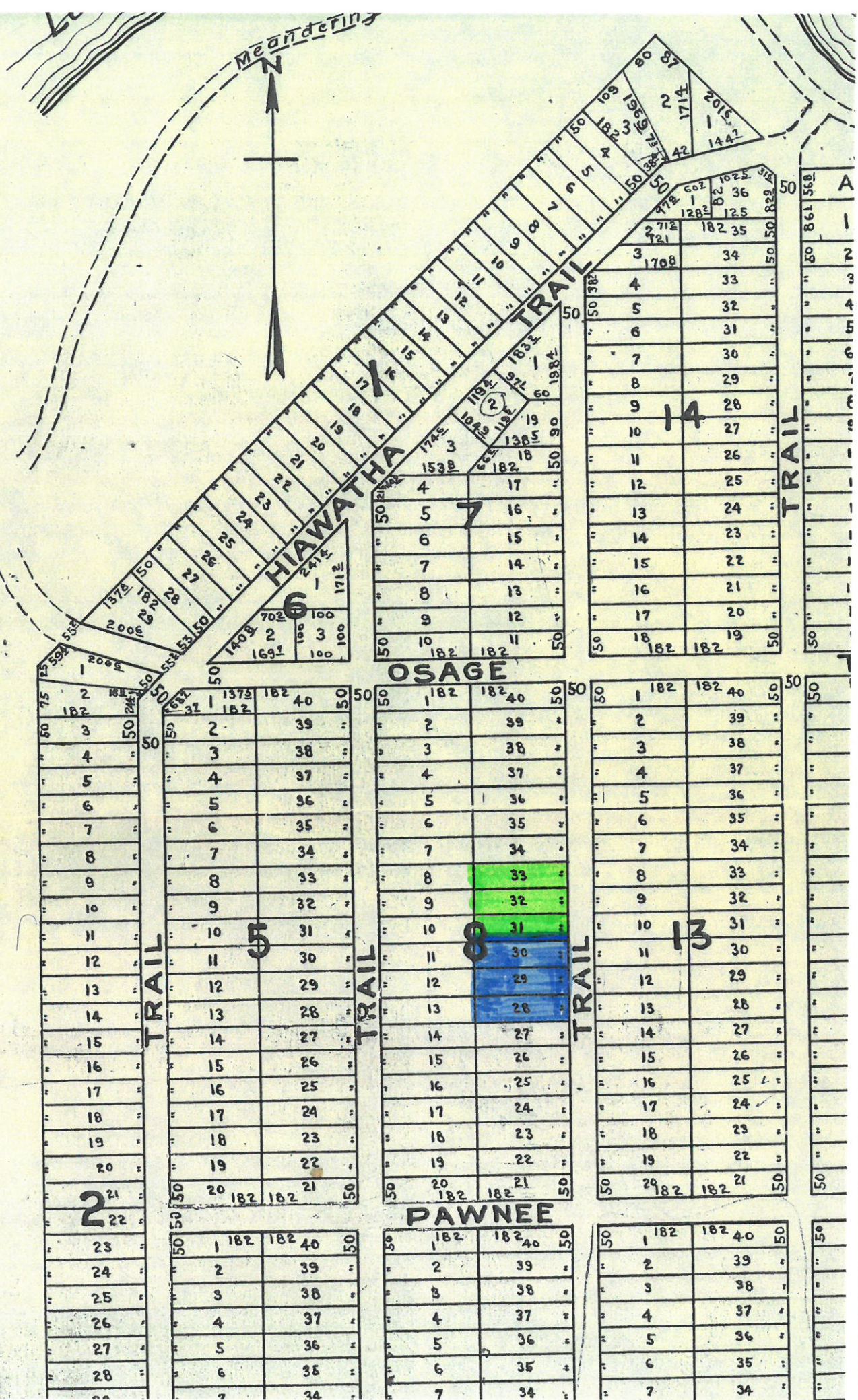
FILED FOR RECORD
TARRANT COUNTY, TEXAS PLAT RECORD
COUNTY CLERKS NUMBER D-
DATE

Indian Oaks
Replat

REV 1
NOV. 29, 2017

SHEET 2 of 2

1079 - 5648



**CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

**REPLAT REQUEST
PLANNING & ZONING CASE #PS17-11**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a replat approval. Attached you will find a map of the general location of the request. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at **6:30 p.m. on Tuesday, December 19, 2017**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the 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. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, January 9, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Joel Esparza/Brenda M Mauricio
3209 Huron Trail
Lake Worth, Texas 76135

Michael Wiens
3216 Chippewa Trail
Lake Worth, Texas 76135

Raymond Jr./Shirley Pettis
PO Box 136702
Lake Worth, Texas 76136

David F/Dora D Young
PO Box 137557
Lake Worth, Texas 76136

Simon/Santos Najera
3208 Huron Trail
Lake Worth, Texas 76135

Francisco Mercado
3136 Huron Trail
Lake Worth, Texas 76135

Vested Asset 12, LLC
PO Box 163643
Fort Worth, Texas 76161

Robert L Walls
11755 FM 730 N
Azle, Texas 76020

Alexiz Nicole Ramirez
3128 Chippewa Trail
Lake Worth, Texas 76135

James M Lyons
3132 Chippewa Trail
Lake Worth, Texas 76135

Jim McNally
1640 Palisades Drive
Carrollton, Texas 75007

Edward J Ziglar
3124 Chippewa Trail
Lake Worth, Texas 76135

Deirdre Kay Pope
3125 Huron Trail
Lake Worth, Texas 76135

Robert/Judy Norman
3920 Shawnee Trail
Lake Worth, Texas 76135

Sharon L Mitchell
3204 Chippewa Trail
Lake Worth, Texas 76135

Nathan G/Megan J Davis
3212 Chippewa Trail
Lake Worth, Texas 76135

Shannon/Mickey G Bleau
3216 Whisperwood Court
Bedford, Texas 76021

Billy W Scheets
3201 Huron Trail
Lake Worth, Texas 76135

Harvest Land Company, Inc.
2390 Tower Drive
Monroe, LA 71201

Harry/Jo Peterson
3128 Huron Trail
Lake Worth, Texas 76135

Diane Teague
3117 Huron Trail
Lake Worth, Texas 76135

Ashley L Ewell
3909 Anewby Wayl
Fort Worth, Texas 76133

Suzanne Meason

December 19, 2017

Re:

Replat 3133 Huron Trail lake Worth, TX. 76135

I would like to postpone agenda item C. 1 – waiver request and agenda item D. 3 – replat request postponed until the January 16, 2018 planning & zoning meeting and the February 13, 2018 City Council Meeting.

Ray Pettis

3133 Huron Trail

Lake Worth, TX 76135

A handwritten signature in black ink, appearing to read "Ray Pettis". The signature is stylized with large, flowing loops and a prominent "P" at the beginning.

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. C.4

From: Suzanne Meason, Planning & Zoning Administrator

Item: 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.

Property Description:

1.26 acre parcel of land, located at 6116 Lake Worth Blvd.

Property Owner(s):

Forrest D. and Nelda Giles

Applicant:

Forrest D. Giles

Engineer/Surveyor:

Surveyor: NRB Surveying, PLLC, PO Box 454, Springtown, Texas 76082

Current Zoning:

"PC" – Planned Commercial

Proposed Use:

"PC" – Planned Commercial

Existing Road(s):

Lake Worth Blvd & 820 Service Road

Surrounding Zoning:

North: The property to the north is currently zoned "SF-1" – Single Family Residential and "PC"-Planned Commercial.

South: The property to the south is currently zoned "PC" – Planned Commercial.

East: The property to the north is currently zoned "SF-1" – Single Family Residential and "PC"-Planned Commercial.

West: The property to the north is currently zoned "SF-1" – Single Family Residential and "PC"-Planned Commercial.

Agenda Item No. C.4

Summary:

Dr. Forrest Giles owns the above-mentioned properties, which was the old Chevron/7-11 building which was recently demolished. Dr. Giles has the property currently up for sale and the potential buyer wants the properties platted into one (1) large lot prior to purchasing. Dr. Giles has made application for the replat and is awaiting approval. This is a standard replat and meets all the City's requirements for replatting.

This item was heard by the Planning & Zoning Commission on December 19, 2017 and was recommended for approval by a vote of 7-0.

Public Input:

On Friday, December 8, 2017, as required by State law, the City mailed out twenty-four (24) 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 Friday, December 1, 2017. We have received the following in favor/opposition to the request:

1. FOR – 1 comment form received back on 12-29-17 from Frank Riley in favor.
2. AGAINST – no comment forms received.

N/A

Fiscal Impact:

N/A

Attachments:

1. Replat Application
2. Replat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Returned Public Comment Form

Recommended Motion or Action:

Staff recommends approval of Planning & Zoning Case No. PS17-12 as presented.

City of Lake Worth
P & Z Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-237-1211 X 111 Fax 817-237-1333



REPLAT APPLICATION

PROPERTY OWNER/DEVELOPER INFORMATION

| | | | |
|--|----------------------------|--|----------------------|
| Company Name: FORREST D. GILES | | Contact Person: FORREST D. GILES | |
| Address: 152 McVOID ROAD | City: SPRINGTOWN | State: TX | Zip: 76082 |
| Phone: 817-677-3043 | Fax: | Email: | |

SURVEYOR INFORMATION

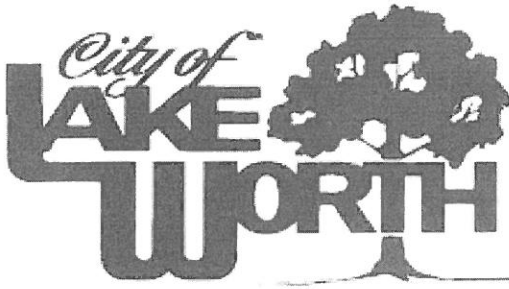
| | | | |
|--|----------------------------|---|----------------------|
| Company Name: NRB SURVEYING PLLC | | Contact Person: NICK ROBERTSON | |
| Address: P.O. Box 454 | City: SPRINGTOWN | State: TX | Zip: 76082 |
| Phone: 817-584-9027 | Fax: | Email: surveyrequest@nrbsurveying.com | |

PROPERTY INFORMATION

| | | | |
|---|-----------------------------|--|--|
| Current Legal Description | Block/Abstract: 4 | Lot/Tract: LOT 1-R + LOT 2-R | Addition/Survey: BROADVIEW WEST ADDITION |
| Proposed Legal Description | Block(s): 4 | Lot(s): LOT 2-R1 | Addition: BROADVIEW WEST ADDITION |
| Current Zoning: PLANNED COMMERCIAL | | | Proposed Use: |
| Total number of acres in plat: 1.26 AC. | | | Total numbers of parcels in plat: 1 |

I understand that I must provide three (3) folded hard copies of the plat (18" x 24"), a copy of the replat document in electronic format (pdf, tif, etc.), the replat application, and the required fee (verify with P & Z Administrator). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the Planning & Zoning Commission and the City Council for final approval.

| | | | |
|---|---|--|--|
| Property Owner Signature: <i>Forrest D. Giles</i> | | Date: | |
| Printed Name: Forrest D. Giles | | Title: | |
| OFFICE USE ONLY | | | |
| Fee: 390.00 | Date Paid: 10.20.17 | Receipt #: P17-0905 | |
| PZ #: P517-12 | Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Taxes Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO | Liens Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| P & Z Meeting Date: 12.19.17 | | City Council Meeting Date: 1.9.18 | |
| Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO | Date Approved: □□/□□/□□ | Date Plat Filed: □□/□□/□□ | Instrument #: |



Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135-3509
Phone: 817-237-1211 x 111
Fax: 817-237-1333
Website: www.lakeworthtx.org
Email: smeason@lakeworthtx.org

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

PROPERTY OWNER INFORMATION

| | | | |
|------------------------------------|----------------------------|---------------------------------|----------------------|
| Name: Forrest D. Giles | | Contact: 817-677-3043 | |
| Address: 152 McVoid Road | City: Springtown | State: TX | Zip: 76082 |
| Phone: 817-677-3043 | Fax: | Email: | |

PROPERTY INFORMATION

| | | | |
|--|-----------------------------------|---|--|
| Current Legal Description: | Block/Abstract: Block A | Lot/Tract: Lot 1-R + Lot 2-R | Addition/Survey: BROADVIEW WEST ADDITION |
| Proposed Legal Description: | Block/Abstract: Block A | Lot/Tract: Lot 2-R1 | Addition/Survey: BROADVIEW WEST ADDITION |
| Total number of acres in plat? 1.26 AC | | Total numbers of parcels in plat? 1 | |

APPLICANT STATEMENT

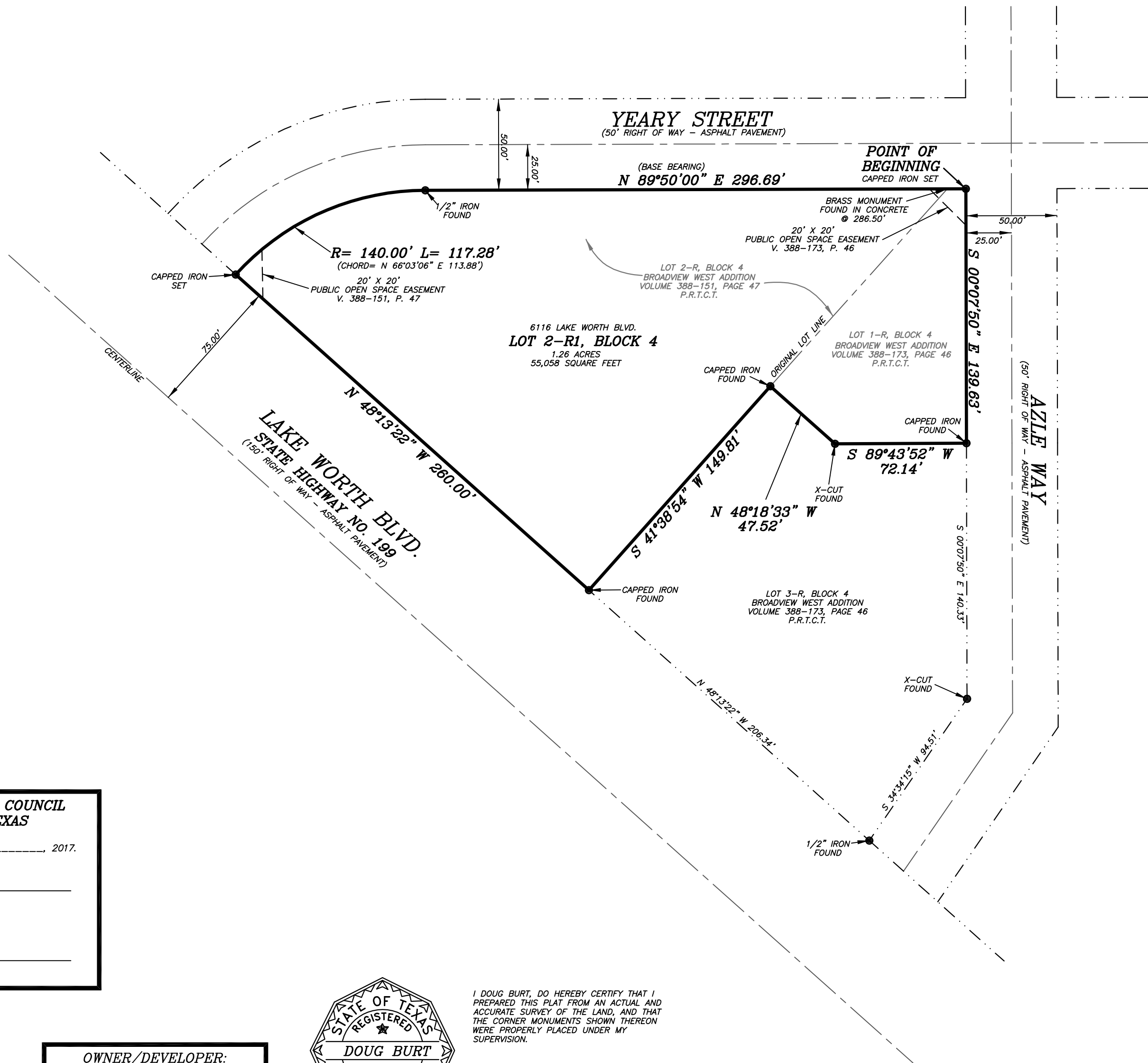
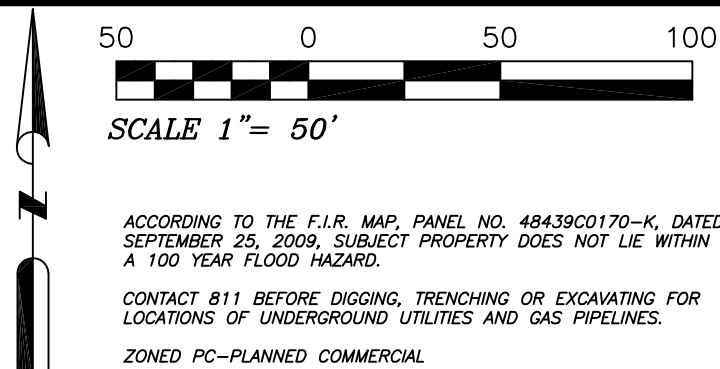
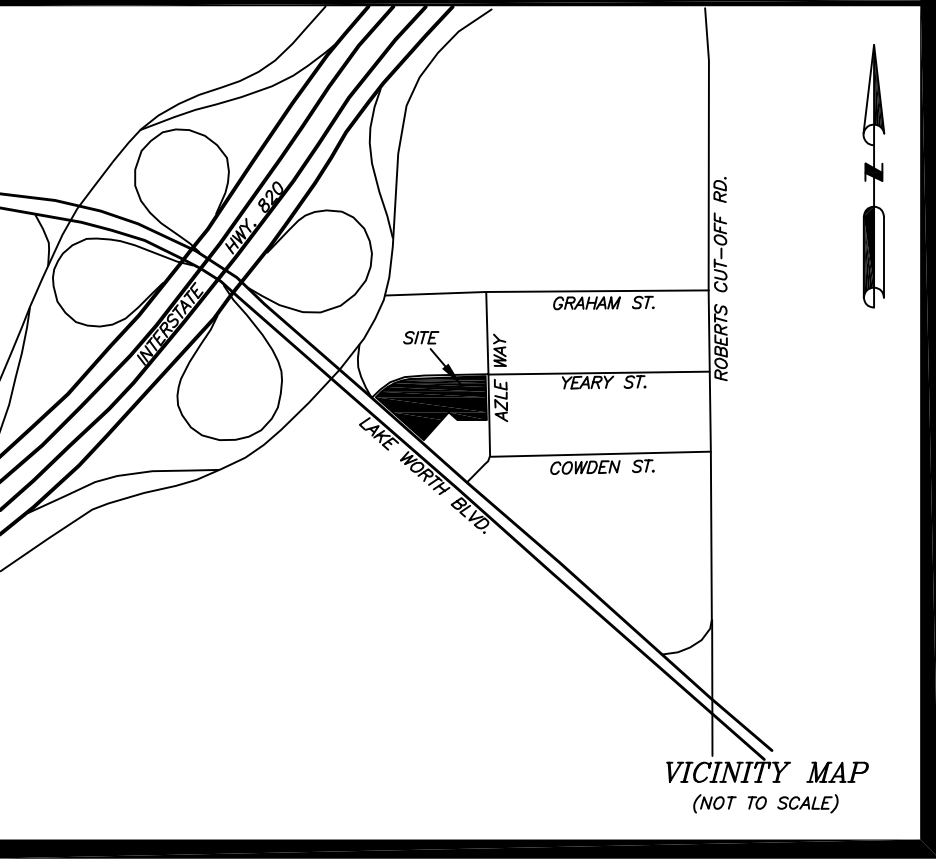
I hereby affirm that I am an the owner or an authorized representative of the owner of the above described property which is being submitted for the platting process and I hereby waive my right to have action taken on my plat within the 30 day period required by section 212.009 of the Local Government Code.

Forrest D. Giles
Signature

11/22/2017
Date

Suzanne Meason
Accepted by the City of Lake Worth

11.22.17
Date



APPROVED BY THE CITY COUNCIL
OF LAKE WORTH, TEXAS

ON THIS _____ DAY OF _____, 2017.

MAYOR

ATTEST:

CITY SECRETARY

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-584-9027
nrbsurvey@yahoo.com
FIRM NO. 10186800

OWNER/DEVELOPER:
FORREST DUANE GILES
152 McVOID ROAD
SPRINGTOWN, TEXAS, 76082



I DOUG BURT, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
OCTOBER 12, 2017

STATE OF TEXAS }
COUNTY OF TARRANT }

KNOW ALL MEN BY THESE PRESENTS, That Forrest Duane Giles, is the owner of the following described real property to wit:

Description for Lot 1-R, Block 4, BROADVIEW WEST ADDITION, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-173, Page 46, Plat Records, Tarrant County, Texas and being Lot 2-R, Block 4, BROADVIEW WEST ADDITION, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-151, Page 47, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a capped iron set at the Northeast corner of said Lot 1-R, Block 4, at the Southwest intersection of Yeary Street and Azle Way;

THENCE S 00°07'50" E, along the West line of said Azle Way, 139.63 feet to a capped iron found at the Northeast corner of Lot 3-R, Block 4, BROADVIEW WEST ADDITION, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-173, Page 46, Plat Records, Tarrant County, Texas;

THENCE S 89°43'52" W, along the common line of said Lot 1-R, Block 4 and said Lot 3-R, Block 4, 72.14 feet to an x cut found;

THENCE N 48°18'33" W, along the common line of said Lot 1-R, Block 4 and said Lot 3-R, Block 4, 47.52 feet to a capped iron found in the East line of said Lot 2-R, Block 4;

THENCE S 41°38'54" W, along the common line of said common line of said Lot 2-R, Block 4 and said Lot 3-R, Block 4, 149.81 feet to a capped iron found in the North line of Lake Worth Boulevard;

THENCE N 48°13'22" W, along the North line of said Lake Worth Boulevard, 260.00 feet to a capped iron set in the South line of Yeary Street at the beginning of a curve to the right whose radius is 140.00 feet and whose chord bears N 66°03'06" E, 113.88 feet;

THENCE along said curve in a Northeasterly direction and along the South line of said Yeary Street trough a central angle of 47°59'48" a distance of 117.28 feet to a 1/2" iron found;

THENCE N 89°50'00" E, along the South line of said Yeary Street, 286.50 feet passing a brass monument found in concrete, continuing in all, 296.69 feet to the POINT OF BEGINNING and containing 1.26 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Forrest Duane Giles, acting by and thru the undersigned duly authorized agent, does hereby adopt this plat of the hereinabove described real property as.....

LOT 2-R1, BLOCK 4,
BROADVIEW WEST ADDITION
CITY OF LAKE WORTH,
TARRANT COUNTY, TEXAS.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the _____ day of _____, 2017.

Forrest Duane Giles

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Forrest Duane Giles, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2017.

Notary Public State of Texas

REPLAT
Lot 2-R1, Block 4,
BROADVIEW WEST ADDITION,
AN ADDITION TO THE CITY OF LAKE WORTH,
TARRANT COUNTY, TEXAS.



SHADY OAKS MANOR ADDITION

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS
User Community

**CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

**REPLAT REQUEST
PLANNING & ZONING CASE #PS17-12**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a replat approval. Attached you will find a map of the general location of the request. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at **6:30 p.m. on Tuesday, December 19, 2017**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the 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. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, January 9, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Abner Jr./Janis Skinner
8104 Tumbleweed Trail
Fort Worth, Texas 76108

First State Bank Texas
9001 Airport Freeway, Suite #850
North Richland Hills, Texas 76180

Kamimasa Enterprises, Inc.
6832 Green Oaks Road, Suite #C
Fort Worth, Texas 76116

Jaswinder Singh
PO Box 137297
Fort Worth, Texas 76136

Dorothy B McLeod
6040 Yearly Street
Lake Worth, Texas 76135

Gene A Martino
6032 Yearly Street
Lake Worth, Texas 76135

Bonny W/Frances Horton
6033 Yearly Street
Lake Worth, Texas 76135

Lake Worth One Partners LP
6100 Lake Worth Blvd.
Lake Worth, Texas 76135

Frank W Riley, Jr.
7104 Lilac Lane
Lake Worth, Texas 76135

BAP Hospitality, LLC
624 Boyd Road
Azle, Texas 76020

Clancy Brizuela
6040 Cowden Street
Lake Worth, Texas 76135

Maria R/Rafael Chavez
6032 Cowden Street
Lake Worth, Texas 76135

Whataburger, Inc.
14301 S Padre Island Drive
Corpus Christi, Texas 78418

Wells Fargo Bank
333 Market Fl 10th Street
San Francisco, CA 94105

Guadalupe/Eugenia Delgado
6100 Yearly Street
Lake Worth, Texas 76135

Saginaw Rental & Leasing Co.
6704 Azle Avenue
Lake Worth, Texas 76135

Abdul M Hadwani
1508 Royal Lane
Colleyville, Texas 76034

Forrest D/Nelda Giles
152 McVoid Road
Springtown, Texas 76082

Jose L/Maria Godinez
6101 Graham Street
Lake Worth, Texas 76135

Lavys Properties, Inc.
18208 Preston Road, Suite #D9391
Dallas, Texas 75252

Ruth B Jarrell
6036 Yearly Street
Lake Worth, Texas 76135

Luis/Blanca Barron Mendez
6041 Graham Street
Lake Worth, Texas 76135

Frank Riley
6704 Azle Avenue
Lake Worth, Texas 76135

Jesus/Laura Garcia
6041 Yearly Street
Lake Worth, Texas 76135

CITY OF LAKE WORTH
PUBLIC COMMENT FORM
(Please type or use black ink)

RECEIVED

DEC 29 2017

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



I am **FOR** the proposed replat as explained on the attached public notice for Zoning Case #PS17-12.



I am **AGAINST** the proposed replat as explained on the attached public notice for Zoning Case #PS17-12.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, December 19, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, January 9, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: FRANK RILEY
(Please print)

Mailing Address: 6704 AZLE AVE.
L.W. TX 76135

Signature: Frank Riley

Date: 12/12/17

Property Address(s): YBARY ST.

COMMENTS:

"GREAT"

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
WEDNESDAY, DECEMBER 13, 2017 TO BE INCLUDED IN THE AGENDA PACKET
FORMS MAY BE DELIVERED IN PERSON, MAILED, FAXED, OR EMAILED

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. C.5

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Ordinance No. 1103, 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.

Property Description:

1.2053 acre parcel of property, located at 6556 Lake Worth Blvd.

Property Owner(s):

Chick-fil-A Inc., 5200 Buffington Road, Atlanta, GA 30349

Applicant:

Chick-fil-A Inc., 5200 Buffington Road, Atlanta, GA 30349

Engineer/Surveyor:

Burger Engineering, LLC, 17103 Preston Road, Suite #180N, Dallas, Texas 75248

Current Zoning:

“PC” – Planned Commercial

Current Use:

“PC” – Planned Commercial for the use and Operation of a Chick-fil-A Restaurant

Existing Road(s):

Lake Worth Blvd.

Surrounding Zoning:

North: The property to the north is currently zoned “PC” – Planned Commercial.

South: The property to the south is currently zoned “PC” – Planned Commercial.

East: The property to the east is currently zoned “PC” – Planned Commercial.

West: The property to the west is currently zoned “PC” – Planned Commercial.

Agenda Item No. C.5

Summary:

Chick-fil-A desires to add approximately five hundred thirteen (513) square feet onto the rear of the existing building to reconfigure their kitchen, remodel the store, and reconfigure the existing drive-thru lane to from one (1) to two (2) lanes to expedite customer service. The fire department has reviewed the amended layout and has no concerns. The amended site plan sheet is attached for your reference.

The original site plan was approved with a waiver to the parking lot concrete thickness from six (6") inch 3600 PSI to five (5") inch 4000 PSI, parking stall maneuverability from twenty (20') feet to eighteen (18') feet, and for the number of parking spaces provided to be fifty-nine (59). With the amendment they would ask that the same request remain in effect with the exception that the parking would now be forty-eight (48) parking spaces. This is due to the removal of the parking stalls on the side of the building which back up directly into the existing drive thru lane, rendering them essentially useless due to the high volume of drive-thru traffic at the location. The restaurant owner, Mike Tipton had a stair case installed at the rear of the property earlier in the year so that restaurant management and employees can park at the shopping center parking lot (permission granted) so as to free up those spaces for patron parking.

This item was heard by the Planning & Zoning Commission on December 19, 2017 and was recommended for approval by a vote of 6-1.

Public Input:

On Friday, December 8, 2017 as required by State law, the City mailed out four (4) 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 Saturday, December 2, 2017. We have received the following in favor/opposition to the request:

1. FOR – no comment forms received.
2. AGAINST – no comment forms received.

Fiscal Impact:

N/A

Attachments:

1. Ordinance No. 1103
2. Site Plan
3. Site Plan Amendment Application
4. Vicinity Map
5. Public Hearing Notice
6. Public Hearing Notifications (within 200' of subject property)

Agenda Item No. C.5

Recommended Motion or Action:

Staff's recommendation is the site plan amendment is at the discretion of the Planning & Zoning Commission and City Council.

ORDINANCE NO. 1103

AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, AND ORDINANCE NO. 800, BY AMENDING THE APPROVED SITE PLAN FOR 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 LOCATED IN THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Lake Worth is a Home Rule City acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for promoting the public health, safety, morals and general welfare; and

WHEREAS, the owner of a 1.2053-acre tract of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to amend the approved site plan; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on the December 19, 2017, and by the City Council of the City of Lake Worth on the January 9, 2018, with respect to the zoning described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 500, and Ordinance No. 800, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS:

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.
ORDINANCE 500 AMENDED**

Ordinance No. 500 and Ordinance No. 800, is hereby amended by approving a site plan amendment for the existing Chick-fil-A Restaurant located at 6556 Lake Worth Blvd. and to reflect such change for the property hereinafter described below:

Zoning Case No. PZ17-09

| | |
|--------------------|--|
| Owner: | Chick-fil-A, Inc. 5200 Buffington Road Atlanta, GA 30349 |
| Applicant: | Chick-fil-A, Inc. 5200 Buffington Road Atlanta, GA 30349 |
| Legal Description: | Block 1, Lot 6R, Lake Worth Towne Crossing Addition, Lake Worth, Tarrant County, Texas |
| Property Address: | 6556 Lake Worth Blvd. |
| Property Zoning: | PC-Planned Commercial |
| Permitted use: | The use and operation of a Chick-fil-A Restaurant, as more particularly shown on the amended Site Plan attached hereto as Exhibit "A". The site is further granted the following waivers as requested: <ul style="list-style-type: none">• Parking lot concrete thickness from six (6") inch 3600 PSI to five (5") inch 4000 PSI.• Parking stall maneuverability from twenty (20') feet to eighteen (18') feet.• Forty-eight (48) parking spaces for the site. |

SECTION 3.
COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

The use and development of the property shall be subject to all terms and conditions set forth in the Site Plan attached hereto as Exhibit "A" in addition to all applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Lake Worth, Texas.

SECTION 4.
CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of all other ordinances of the City of Lake Worth, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5.
PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.
SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Lake Worth that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7.
SAVINGS

All rights or remedies of the City of Lake Worth, Texas are expressly saved as to any and all violations of the provisions of any ordinance affecting zoning or land use, which have accrued at the time of the effective date of this Ordinance; and as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

**SECTION 8.
ENGROSSMENT AND ENROLLMENT**

The City Secretary of the City of Lake Worth is hereby directed to engross and enroll this Ordinance by copying the caption, publication clause and effective date clause in the minutes of the City Council and by filing the Ordinance in the Ordinance Records of the City.

**SECTION 9.
PUBLICATION**

The City Secretary of the City of Lake Worth is hereby directed to publish in the official newspaper of the City of Lake Worth, the caption, the penalty clause, publication clause, and effective date clause of this ordinance two (2) days as authorized by Section 52.013 of the Local Government Code.

**SECTION 10.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED this 9th day of January 2018.

CITY OF LAKE WORTH

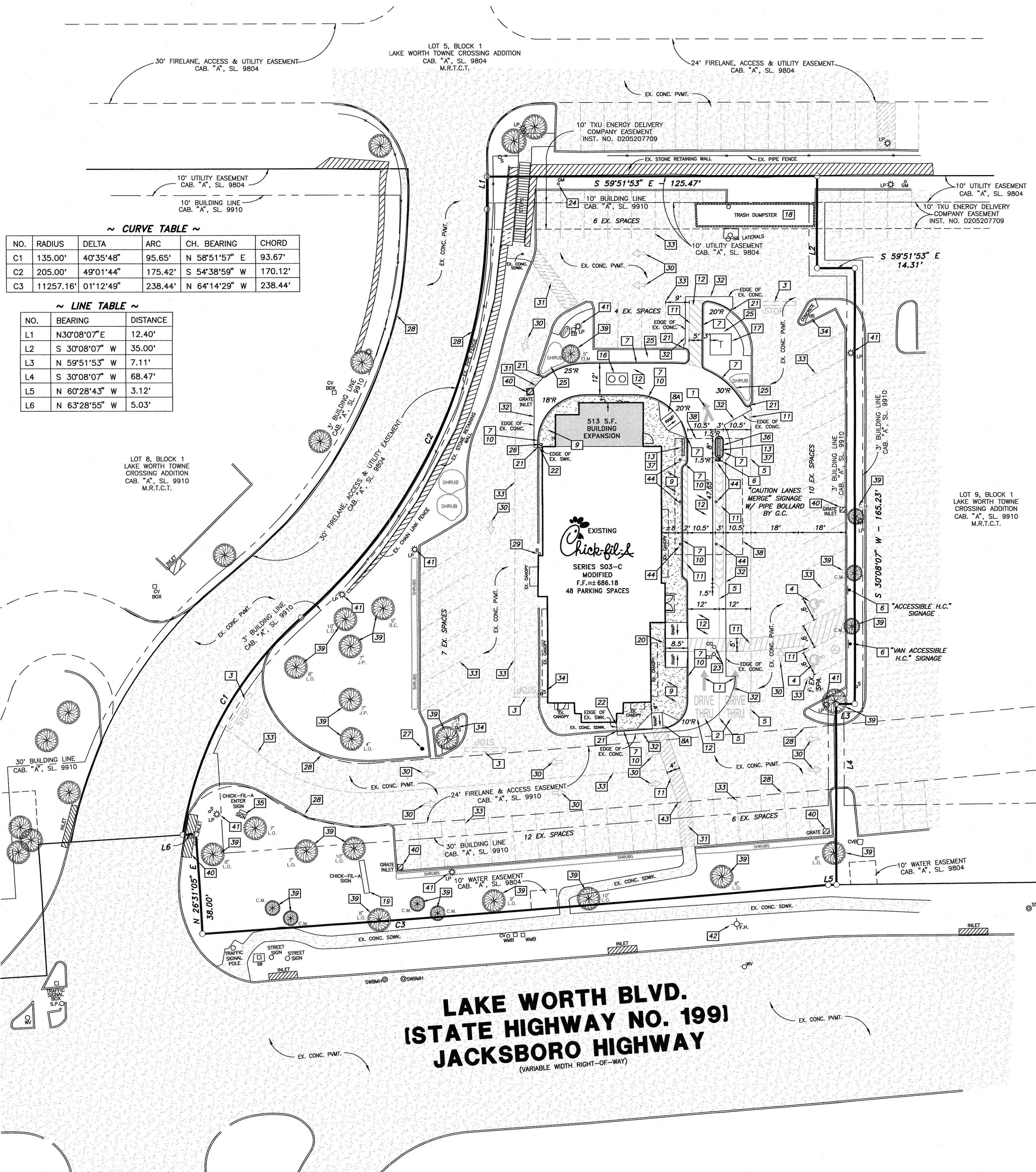
By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

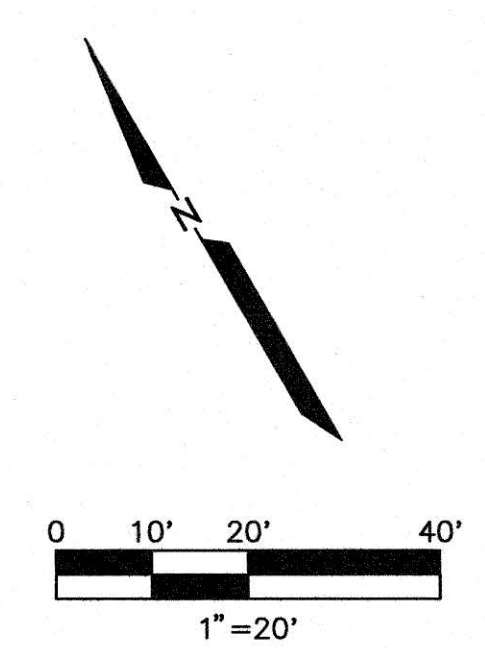
APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney



| ~ CURVE TABLE ~ | | | | | |
|-----------------|-----------|-----------|---------|---------------|---------|
| NO. | RADIUS | DELTA | ARC | CH. BEARING | CHORD |
| C1 | 135.00' | 40°35'48" | 95.65' | N 58°51'57" E | 93.67' |
| C2 | 205.00' | 49°01'44" | 175.42' | S 54°38'59" W | 170.12' |
| C3 | 11257.16' | 01°12'49" | 238.44' | N 64°14'29" W | 238.44' |

| ~ LINE TABLE ~ | | |
|----------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | N30°08'07" E | 12.40' |
| L2 | S 30°08'07" W | 35.00' |
| L3 | N 59°51'53" W | 7.11' |
| L4 | S 30°08'07" W | 68.47' |
| L5 | N 60°28'43" W | 3.12' |
| L6 | N 63°28'55" W | 5.03' |



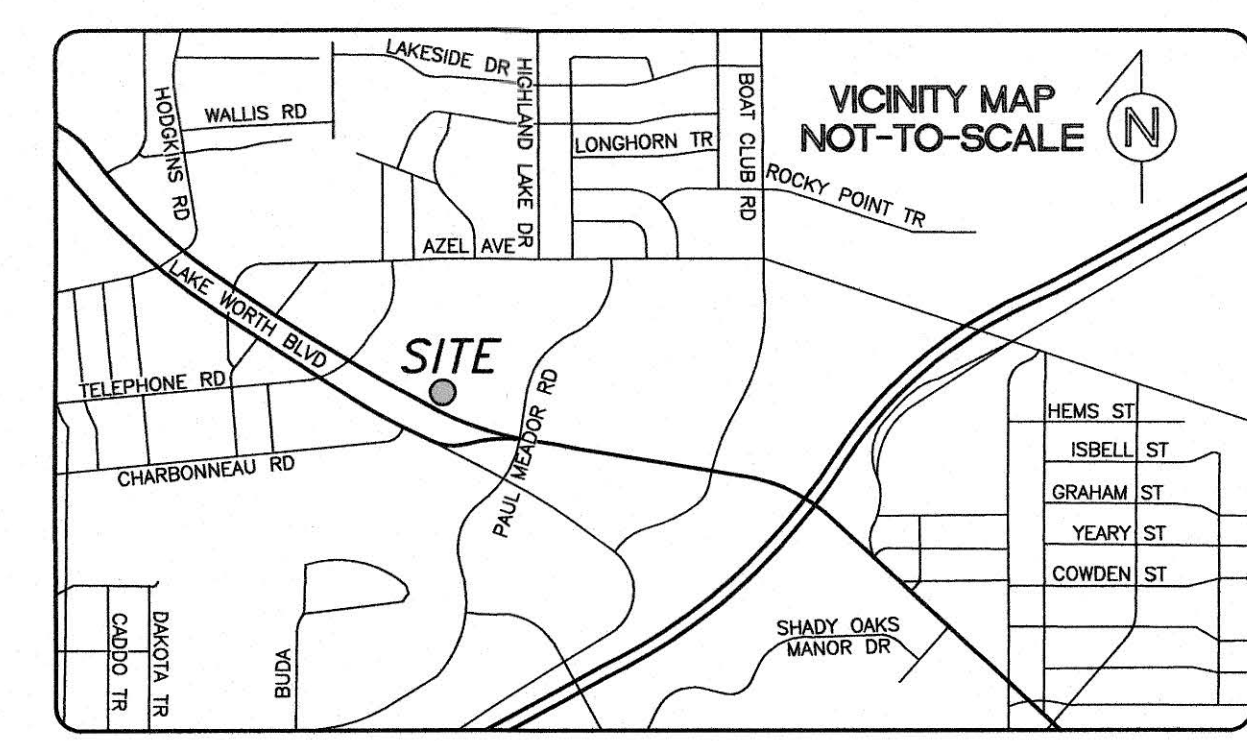
- LEGEND
- F.H. FIRE HYDRANT
 - X SET CHISELED "X" SET
 - F.X. CHISELED "X" FOUND
 - F.I.R. IRON ROD FOUND (SIZE AS NOTED)
 - S.I.R. IRON ROD SET (SIZE AS NOTED)
 - U.D.U.T. OVERHEAD UTILITY POLE W/ GUY
 - L.P. UNDERGROUND ELECTRIC OR TELEPHONE
 - S.S.M.H. SANITARY SEWER MANHOLE
 - C.O. SAN. SWR. CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - T.T. TREE
 - M.H. MANHOLE (TYPE AS NOTED)
 - S.B. BOX TRAFFIC SIGNAL BOX
 - T.B. TRANS. ELECTRIC TRANSMISSION BOX
 - T.W. TOWER ELECTRIC TRANSMISSION STEEL TOWER
 - C.B. CABLE UNDERGROUND CABLE MARKER
 - T.B. TRAFFIC BOX
 - E.M. ELECTRIC METER
 - G.M. GAS METER
 - FIRE LANE

| SITE DATA | |
|---------------------------|-----------------------------------|
| ZONING: | P-C (PLANNED COMMERCIAL DISTRICT) |
| LOT AREA: | 1.2053 ACRES (52,503 S.F.) |
| PROPOSED USE: | DINE IN & DRIVE THRU RESTAURANT |
| EX. BUILDING AREA: | 4,237 S.F. |
| BUILDING EXPANSION AREA: | 513 S.F. |
| TOTAL BUILDING AREA: | 4,750 S.F. |
| F.A.R.: | 0.08/1 |
| PARKING REQUIRED: | 1 SPACE FOR EVERY 2 SEATS |
| | 154/2 = 77 SPACES |
| PARKING PROVIDED: | 48 SPACES (2 H.C.) |
| BUILDING HEIGHT: | 25' (1 STORY) |
| PROPOSED LANDSCAPE AREA: | 12,584 S.F. (23.97%) |
| PROPOSED IMPERVIOUS AREA: | 39,919 S.F. (76.03%) |

WAIVERS BEING REQUESTED AS PART OF THE SITE PLAN APPROVAL ARE TO REDUCE THE NUMBER OF PARKING REQUIRED FROM 77 SPACES TO 48 SPACES, REDUCE THE ONE-WAY 60' PARKING DRIVEWAY WIDTH FROM 20' TO 18' AND REDUCE THE PAVING REQUIREMENT IN THE PARKING LOT AREA FROM 6" 3,600 P.S.I. TO 5" 4,000 P.S.I. CONC.

NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.



LAYOUT NOTES

- PAINTED TRAFFIC ARROW
- DRIVE THRU STRIPING
- EX. STOP BAR
- PAINTED HANDICAP PARKING SYMBOL
- PARKING STALLS / 4" PAINTED STRIPE (YELLOW - 2 COATS)
- DIRECTIONAL SIGNAGE
- INTEGRAL CONCRETE CURB
- CURED RAMP "A" FLARED SIDES
"B" SHORT FLARED SIDES
- TYPICAL SIDEWALK DETAIL
- SIDEWALK ADJACENT TO CURB
- STRIPING
- CONCRETE PAVEMENT
- MENU BOARD ORDERING STATION
- CONTRACTION JOINT (SEE SHEET C-6)
- CONSTRUCTION JOINT (SEE SHEET C-6)
- GREASE TRAP
- PAD MOUNTED TRANSFORMER
- EX. DUMPSTER / STORAGE AREA W/SCREENING
- EX. MONUMENT SIGN
- CHICK-FIL-A MAIN ENTRY RAMP
- MATCH LOCATION & ELEVATION OF EX. CONCRETE CURB
- MATCH EX. CONCRETE SIDEWALK
- ADJUST EX. CLEANOUTS TO PROP. GRADE
- EX. GAS METER
- ADJUST EX. LANDSCAPING & IRRIGATION
- PIPE BOLLARD
- RELOCATED FLAG POLE
- EX. FIRE LANE STRIPING
- EX. BOLLARD
- EX. TRAFFIC ARROW
- EX. STRIPING
- MATCH EX. CONCRETE PAVEMENT
- EX. PAINTED STRIPE
- EX. DIRECTIONAL SIGNAGE
- EX. CHICK-FIL-A ENTER/EXIT SIGN
- DRIVE THRU ORDER POINT ISLAND CURB
- MENU BOARD LAYOUT DETAIL
- DRIVE THRU ORDERING CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
- EX. TREE TO REMAIN
- EX. INLET
- EX. LIGHT POLE
- EX. FIRE HYDRANT
- MATCH EX. STRIPING
- CANOPY COLUMN (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: TODD WILLIAMS

ENGINEER:
BURGER ENGINEERING, LLC
17103 PRESTON ROAD, SUITE 180N
TEXAS REGISTERED ENGINEERING FIRM F-12997
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

BENCHMARK NO. 1:
CENTER OF SOUTHWESTERN BELL MANHOLE LOCATED IN THE NORTH SIDE OF THE JACKSBORO HIGHWAY RIGHT-OF-WAY, 71.5 FEET, SOUTH 45° EAST OF THE SOUTHWEST PROPERTY CORNER.
ELEVATION: 678.58'

BENCHMARK NO. 2:
CENTER OF SANITARY SEWER MANHOLE LID LOCATED 73.5 FEET SOUTH 52° EAST OF THE SOUTHWEST PROPERTY CORNER.
ELEVATION: 679.05'



BURGER ENGINEERING
Civil Consultants

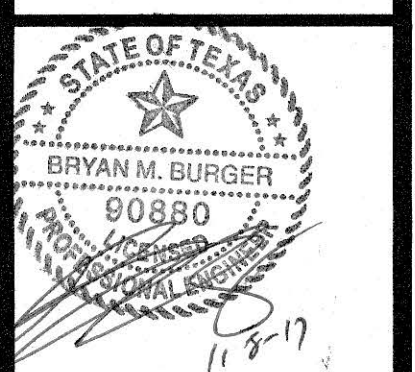
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By

Mark Date By

Mark Date By



6556 LAKE WORTH BOULEVARD
LOT 6R, BLOCK 1
LAKE WORTH TOWNE CROSSING
LAKE WORTH, TEXAS

STORE
SERIES
S03-C
MODIFIED

SHEET TITLE

SITE PLAN

☒ For Permit
☐ For Bid
☐ For Construction

Job No. : 013-236

Store : 01736

Date : 07/25/17

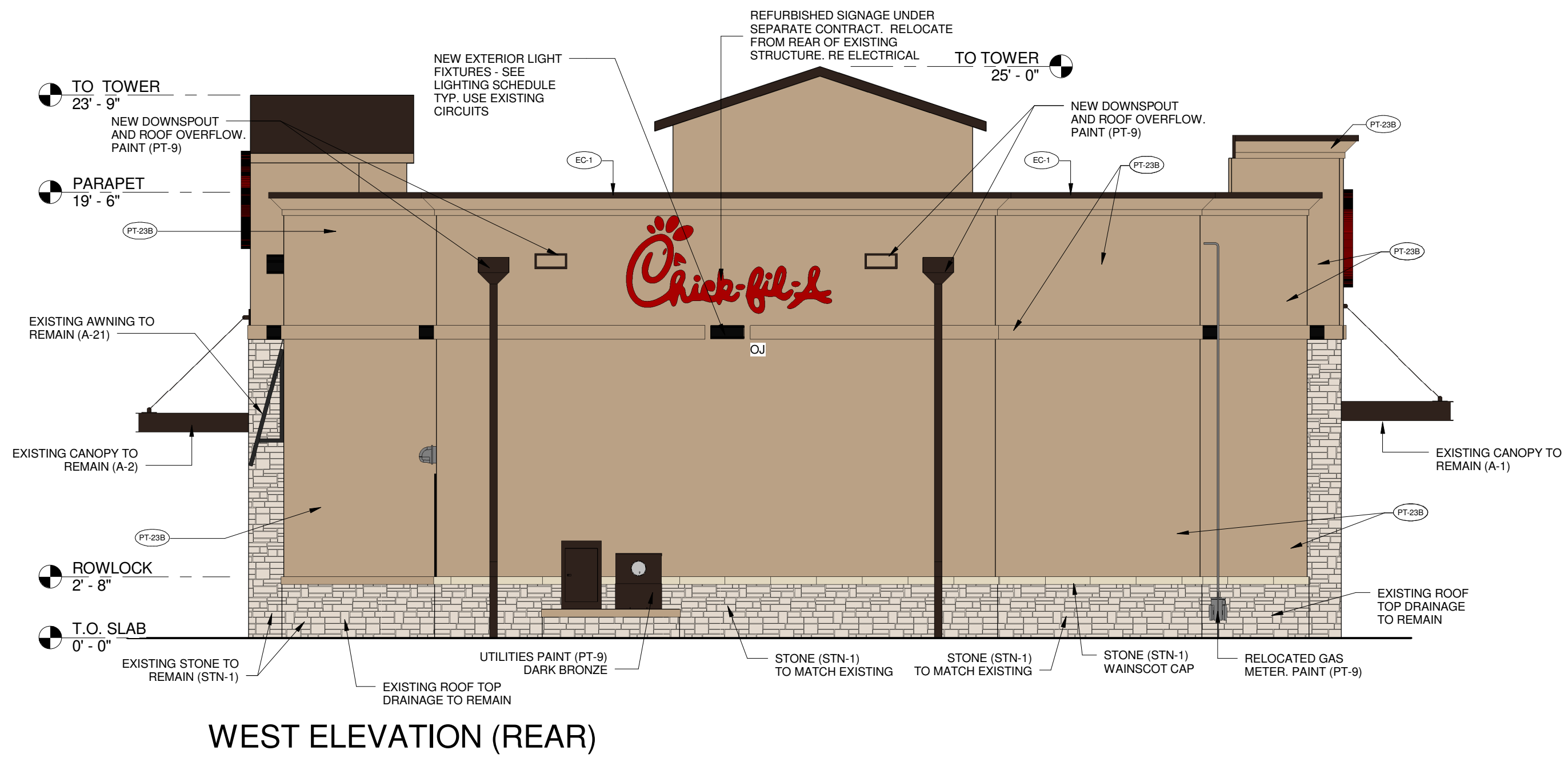
Drawn By : RMP

Checked By: BMB

Sheet

C-3

| 3 EXTERIOR FINISH SCHEDULE | | | |
|---|---|----------|--|
| (STN-1) | STONE #1 EL DORADO STONE VENEER COLOR: SAWTOOTH "RUSTIC LEDGE" | (PT-9) | EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH |
| (BR-2) | NOT USED | (PT-21) | EXTERIOR PAINT FOR SITE METALS SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6258 / TRICORN BLACK, USED WITH SW PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER. |
| (EC-1) | NEW PARAPET WALL COPING AS REQUIRED FOR NEW LOCATIONS DUROLAST/ EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE) | (PT-23B) | EXTERIOR PAINT FOR E.I.F.S. SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6108 / LATTE, MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER |
| (MP-1) | ALUMINUM FASCIA DUROLAST/ EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE) | (AW-21) | AWNING FABRIC SUNBRELLA 4684-000 / SLATE |
| (MP-2) | ALUMINUM FASCIA DUROLAST/ EXCEPTIONAL METALS COLOR - BROWNSTONE (MATTE) | (A-1) | ALUMINUM AWNING - COVERED COLOR - BLACK SIZE - VERIFY IN FIELD |
| (PT-7) | EXTERIOR PAINT REFUSE ENCLOSURE SHERWIN WILLIAMS, #SW2807 "ROCKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS | (A-2) | ALUMINUM AWNING - COVERED COLOR - BLACK SIZE - VERIFY IN FIELD |
| EXTERIOR FINISH NOTES: 1. FINISHES LISTED IN THIS SCHEDULE DO NOT REPRESENT ORIGINAL PROTOTYPE FINISHES. CONFIRM ACTUAL FINISHES TO MATCH ON SITE. 2. REFER TO SHETS A2.1 & A2.2 FOR AWNING TYPES AND CORRESPONDING FINISH. | | | |



| EXTERIOR FINISH SCHEDULE | | | |
|---|---|---------|---|
| (ST-1) | STONE ELDORADO STONE SAWTOOTH - RUSTIC LEDGE | (S-3) | STUCCO TO MATCH SHERWIN WILLIAMS, #SW6108 "LATTE" |
| (R-1) | ROOFING TILES MONIER LIFETILE - SAXONY SHAKE STANDARD SIZE CONCRETE ROOF TILES - CHARCOAL BROWN BLEND | (S-4) | STUCCO TO MATCH SHERWIN WILLIAMS, METALATEX #B42R38 "SAFETY RED" |
| (EC-1) | PARAPET WALL COPING DURALASTI EXCEPTIONAL METALS COLOR - DARK BRONZE (MATTE) | (PT-1) | EXTERIOR PAINT TO MATCH SHERWIN WILLIAMS, METALATEX #B42R38 "SAFETY RED" |
| (S-1) | STUCCO TO MATCH SHERWIN WILLIAMS, #SW6099 "SAND DOLLAR" | (PT-9) | EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH |
| (S-2) | STUCCO TO MATCH SHERWIN WILLIAMS, #SW6099 "GROUNDED" | (AW-21) | AWNING FABRIC SUNBRELLA - 4684-000 / SLATE |
| FINISH NOTE: 1. REFER TO SHEETS A2.1 & A2.2 FOR AWNING TYPES AND CORRESPONDING FINISH. | | | |



Chick-fil-A #001736 Lake Worth FSU
6556 Lake Worth Blvd. Lake Worth, TX 76135

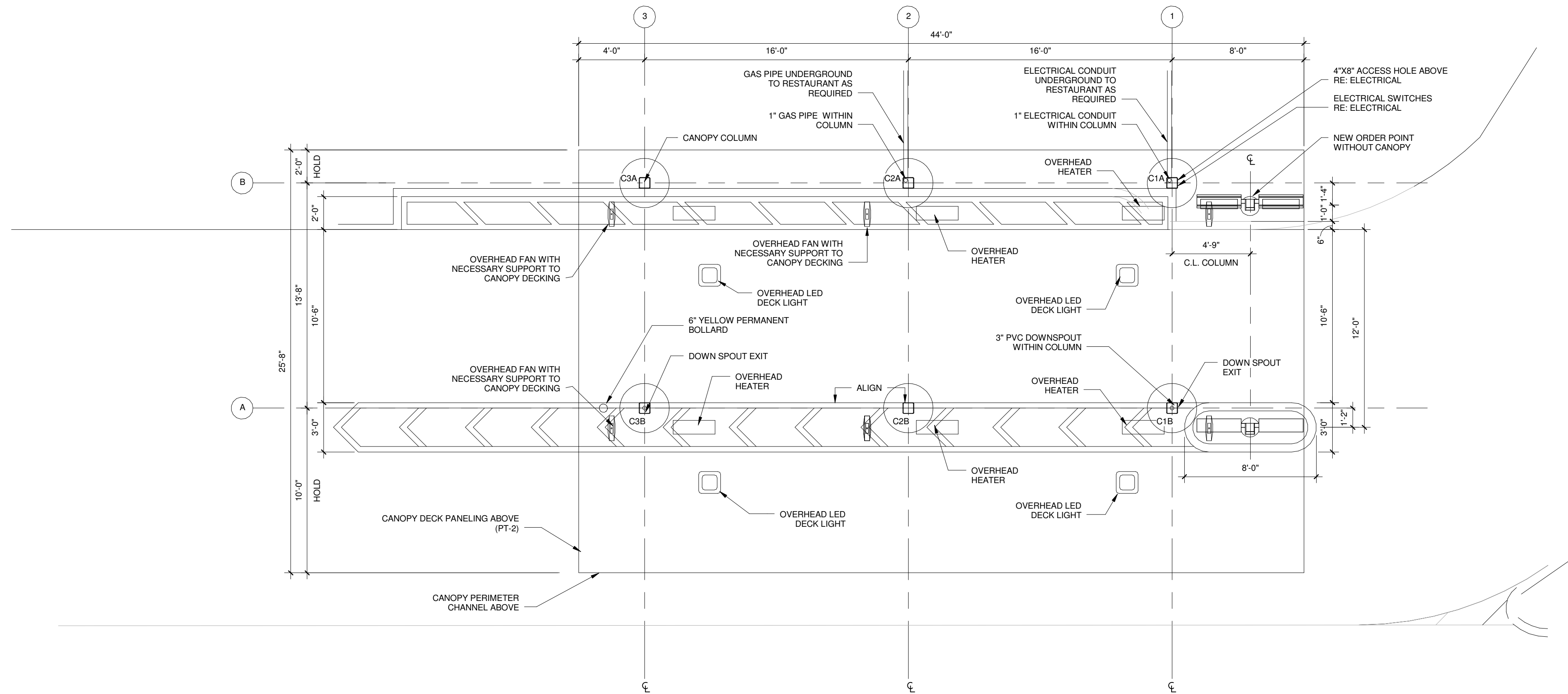
MAYSE & ASSOCIATES

ARCHITECTURE PLANNING INTERIOR DESIGN

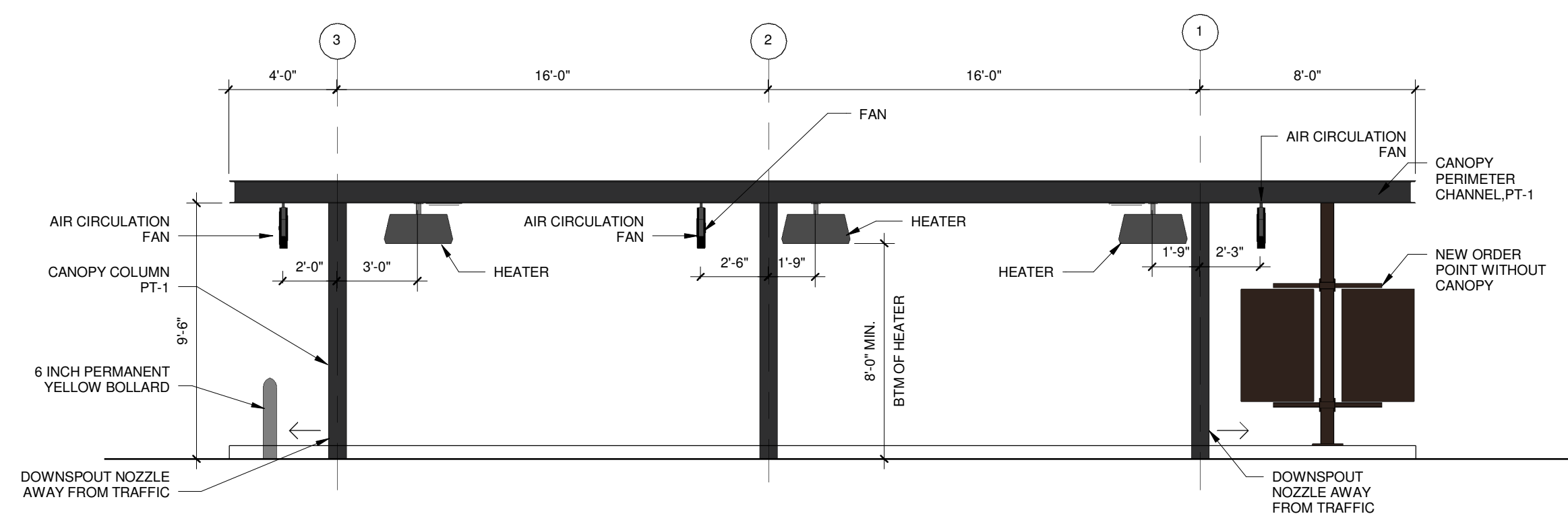
www.mayseassociates.com

972.386.0338

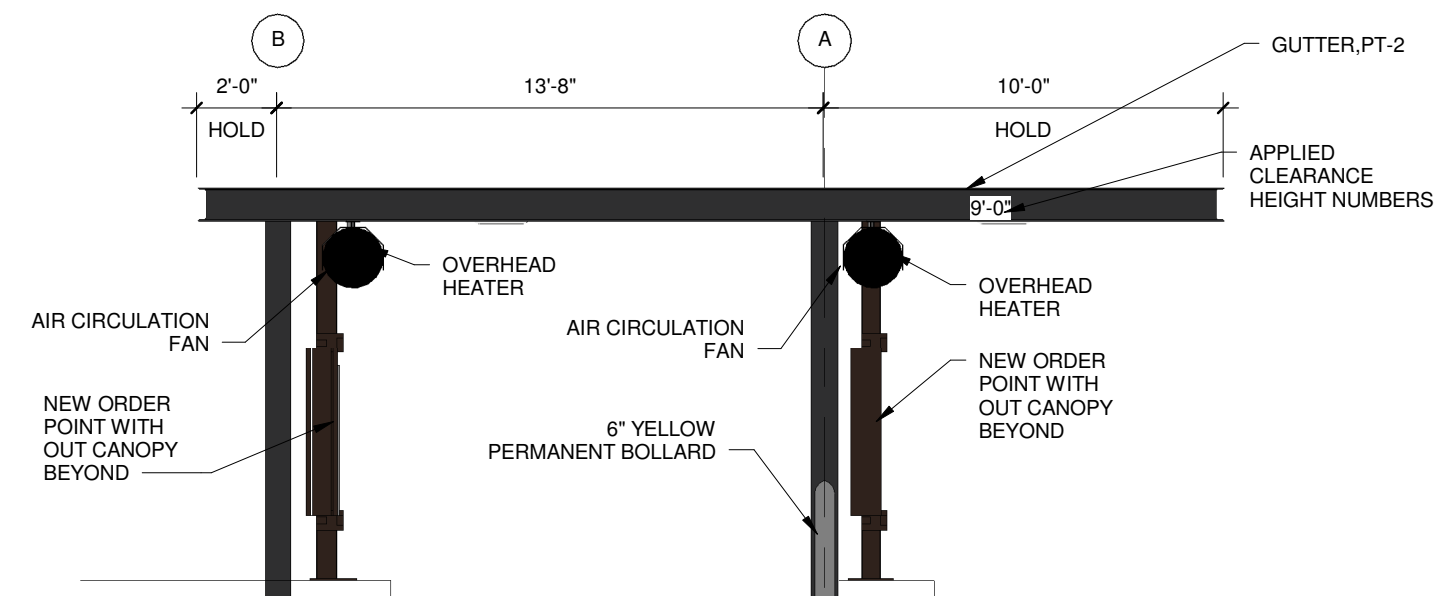




① TIER 3 ORDER POINT CANOPY PLAN
1/4" = 1'-0"



② TIER 3 ORDER POINT CANOPY SIDE
1/4" = 1'-0"



③ TIER 3 ORDER POINT CANOPY REAR
1/4" = 1'-0"



City of Lake Worth
P & Z Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-237-1211 X 111 Fax 817-237-1333



SITE PLAN / LAND USE AMENDMENT APPLICATION

APPLICANT INFORMATION

| | | | |
|---|-----------------------------|---|----------------------|
| Name: Burger Engineering, LLC | | Contact Person: Bryan M. Burger, P.E. | |
| Address: 17103 Preston Road, Suite 180N | City: Dallas | State: TX | Zip: 75248 |
| Phone: 972-630-3360 | Fax: 972-630-3380 | Email: bburger@burgerengineering.com | |

PROPERTY OWNER INFORMATION

| | | | |
|---|-------------------------|--|----------------------|
| Name: Chick-fil-A, Inc. | | Contact Person: Todd Williams | |
| Address: 5200 Buffington Road | City: Atlanta | State: GA | Zip: 30349 |
| Phone: 404-765-8000 | Fax: | Email: todd.williams@cfacorp.com | |

PROPERTY INFORMATION

| | | | |
|--|-----------------------------|--|--|
| Street Address of Property: 6556 Lake Worth Blvd. | | | |
| Legal Description: | Block/Abstract: 1 | Lot/Tract: 6R | Addition/Survey: Lake Worth Towne Crossing |
| Zoning: PC (Planned Commercial District) | | Original Site Plan Approval Date: 7/12/2005 | |
| Land Use Approved: Dine-in/Drive-Through Restaurant | | Original Site Plan Ordinance No: 800 | |
| Any Ordinance Waivers/ Variance Requests? (provide letter of request(s)) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | Type of Amendment Requested: Building expansion, multi-lane order point, parking lot modifications, and drive-through canopy. | |

I understand that I must provide eight (8) hard copies of the site plan and any other plans affected by the amendment, a copy in electronic format (pdf, tif, etc.), the site plan/land use amendment application, and the required fee (verify with P & Z Coordinator). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the P & Z Commission and the City Council for final approval.

| | |
|---|-------------------------------|
| Property Owner Signature: <i>Todd Williams</i> | Date: <i>10-25-17</i> |
| Printed Name: Todd Williams | Title: Project Manager |

OFFICE USE ONLY

| | | |
|---|---|---|
| Fee: \$275.00 | Date Paid: <i>11.14.17</i> | Receipt #: <i>P17-0994</i> |
| PZ #: <i>17-09</i> | Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| P & Z Meeting Date: <i>12.19.17</i> | City Council Meeting Date: <i>1.9.18</i> | Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Ordinance #: | Site Plan Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO | Date Approved: □□/□□/□□ |
| Any Stipulations? (please attach description) | | |

**CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

**SITE PLAN AMENDMENT
PLANNING & ZONING CASE #PZ17-09**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a site plan amendment. Attached you will find a map of the general location of the request. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at **6:30 p.m. on Tuesday, December 19, 2017**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding 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. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, January 9, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed site plan amendment for the above listed property. All interested parties are encouraged to attend.

Texas Taco Cabana LP
8918 Tesoro Dr, Ste 200
San Antonio, Teas 78217

RPAI Lake Worth Towne Crossing LP
2021 Spring Road, Suite #200
Oak Brook, IL 60523

Chick-fil-A Inc.
5200 Buffington Road
Atlanta, GA 30349

Wachovia Bank NA
333 Market Fl 10th St
San Francisco, CA 94105

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. D.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: 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. (APPLICANT REQUESTED ITEM BE POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING).

Property Description:

0.56 acres of property, located at 3133 Huron Trail

Property Owner(s):

Raymond Pettis, Jr. and Shirley Pettis, PO Box 136702, Lake Worth, Texas 76136

Applicant:

Raymond Pettis, Jr.

Engineer/Surveyor:

Surveyor: Barron, Stark & Swift, 6221 Southwest Blvd., Suite #100, Fort Worth, Texas 76132

Current Zoning:

"SF-1" – Single Family Residential

Proposed Use:

"SF-1" – Single Family Residential

Existing Road(s):

Huron Trail

Surrounding Zoning:

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

South: The property to the south is currently zoned "SF-1" – Single Family Residential.

East: The property to the east is currently zoned "SF-1" – Single Family Residential.

West: The property to the west is currently zoned "SF-1" – Single Family Residential.

Agenda Item No. D.1

Summary:

Mr. Pettis came to the city several months ago wishing to construct an accessory building in the rear of his property, upon plan review it was determined that Mr. Pettis owned several (part of 31, all of 32, and all of 33) lots and that the proposed building would end up crossing property lines, which is not allowed by ordinance. Mr. Pettis was instructed by staff that he would have to replat the multiple properties into one parcel in order to move forward with the building construction. Mr. Pettis hired a surveyor who drew up the replat document and submitted application for the replat approval. Upon staff review of the replat document it was discovered that lot 31 was partially (north 37.5') owned by Mr. Pettis and partially owned (south 12.5') by a Deirdre Kay Pope, according to Tarrant Appraisal District.

Mr. Pettis was notified that the other property owner would need to be involved in the replat process for it to meet city ordinance (which he advised she would not be in favor of) or that he may request a waiver to the Subdivision Regulations. Mr. Pettis made the request for the waiver in writing.

Staff sent Ms. Deirdre Kay Pope a letter informing her of the situation in reference to the plat. Staff received back a letter from Linda Larned Pope, Ms. Pope's mother advising staff Ms. Pope was deceased. To date staff has not had any other contact with Ms. Larned Pope in reference to the replat.

Waivers of the Subdivision Regulations may be approved only if the City Council finds the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of the land; and
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
3. That the granting of the waiver will not be detrimental to the public health, safety, welfare, or injurious to other property in the area; and
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the adopted Comprehensive Land Use Plan and the provisions of these regulations; or
5. That the waiver is necessary as a result of the city engineer's determination regarding the rough proportionality of an exaction requirement.

The lot in question was illegally subdivided when purchased. While the applicant is attempting to comply with the City's requirements for replatting the lot(s), the approval of a waiver and replat would create a legal non-conforming use.

Mr. Pettis sent in a written request right before the December 19, 2017 Planning & Zoning Commission meeting requesting that this item be postponed until the January 16, 2018 Planning & Zoning Commission meeting and the February 13, 2018 City Council Meeting.

Agenda Item No. D.1

Public Input:

N/A

Fiscal Impact:

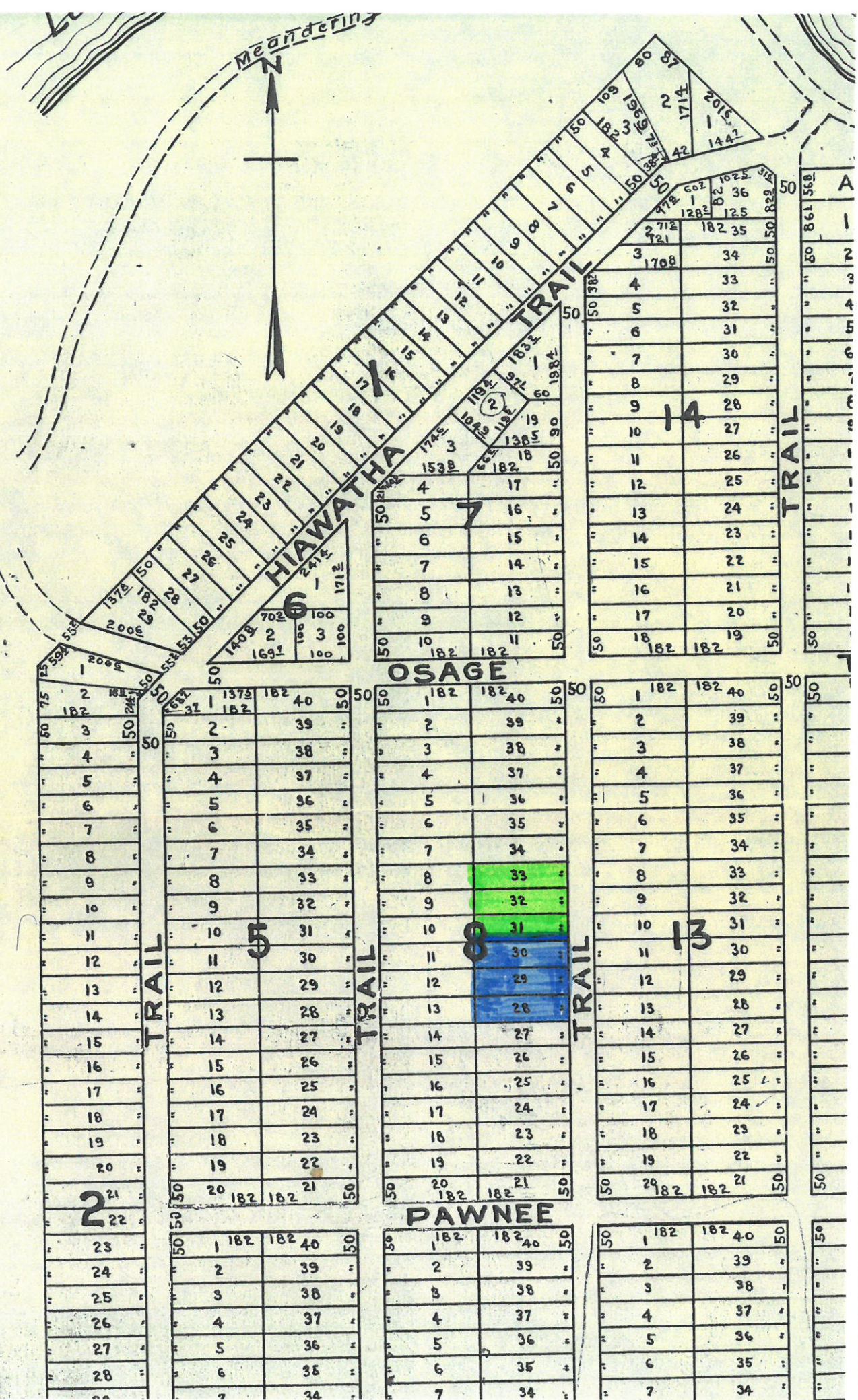
N/A

Attachments:

1. Vicinity Map
2. Subdivision Regulations Excerpt (Section II)
3. Subdivision Regulations Excerpt (Section IV)
4. Request from Owner to Postpone

Recommended Motion or Action:

Staff recommends this item be postponed until the February 13, 2018 City Council meeting at 6:30 pm in the City Council Chambers.



Pettis

Pope

Section II

16. Final plans for required improvements specified in *Part II, Design Criteria and Construction Standards*.
17. Final plats circulated for review purposes shall bear the surveyor's name, registration number, and the registered surveyor designation.
18. The surveyor's certificate and seal with signature shall be placed on the mylar copies of the final plat, similar to the one shown below:

I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

Signature

Date

19. A certificate of approval by the City Council including the date of approval, similar to the one shown below:

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS, on
this ____ day of _____, ____.

ATTEST:

Mayor

City Secretary

J. Replats

1. A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:
 - a. Is signed and acknowledged by only the owners of the property being replatted;
 - b. Is approved by the City Council after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard;
 - c. Does not attempt to amend or remove any covenants or restrictions; and
 - d. Is in compliance, when applicable, with subsections 2, 3, and 4 below.
2. In addition to compliance with the above, a replat without vacating the preceding plat must conform to the requirements of this section if any of the proposed area to be re-subdivided or replatted was, within the immediate preceding five years, limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot, or if any lot in the preceding plat was limited by deed restriction to residential use for not more than two residential units per lot:

- a. Notice of the public hearing shall be given no less than 15 days prior to the day of the hearing in the following manner:
 - i) Publication of the hearing notice in the official newspaper or a newspaper of general circulation; and
 - ii) Written notice, with a copy of subsection (b) attached thereto, of the public hearing forwarded to the owners (as the ownerships appear on the last approved municipal tax roll) of all lots in the original subdivision and that are within 200 feet of the lots to be replatted. The notice may be served by depositing it properly addressed and postage paid in a post office or postal depository within the city.
 - b. If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive the affirmative vote of at least three-fourths of the members present of the Planning and Zoning Commission and City Council in order to be approved. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the Planning and Zoning Commission and City Council prior to the closing of the public hearing. In computing the percentage of land area under this section, the area of streets and alleys shall be included.
3. Compliance with subsection 2(b) is not required for approval of a replatting of a portion of a prior plat if the area to be replatted was designated or reserved for other than single or duplex-family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat.
 4. Replats shall be subject to a filing fee as approved on the City of Lake Worth Fee Schedule and shall be accompanied by certified copies of the entire subdivision plat and the deed restrictions and covenants.
 5. A preliminary plat shall be required in cases where a replat involves the reconfiguration of more than three lots.

K. Amending / Correction Plats

1. Notwithstanding any other provision of the above section H, the city is authorized to approve and issue an amending plat which is signed by the applicants only, and which is for one or more of the purposes set forth in the following subparagraphs (a) through (k), and such approval and issuance shall not require notice, hearing or approval of other lot owners. Amending/correction plats in accordance with the provisions of this section may be approved by the planning administrator if the sole purpose of the amending plat is to:
 - a. Correct an error in any course or distance shown on the prior plat;

Section IV

Section III Blocks.

7. Sidewalk standards are contained in *Part II Design Criteria and Construction Standards, Section VII Sidewalks.*
8. Lot standards are contained in *Part II Design Criteria and Construction Standards, Section IV Lots.*
9. Easement standards are contained in *Part II Design Criteria and Construction Standards, Section V Easements*".

C. Building Setback Lines

Building setback lines which vary from the requirements of the zoning ordinance shall be shown on all lots intended for residential, institutional, commercial, or industrial use. Plats where the building setback line conforms to the zoning ordinance of the City of Lake Worth shall state such conformance on the face of the plat.

D. Developers Agreement

1. Before construction starts on any private or public improvements in a subdivision, the subdivider shall execute a contract with the City providing for the installation of public improvements required by the development regulations of the City. This agreement, entitled "Developers Agreement," shall constitute a covenant which will run with the land and will be binding upon any assignee or owner in the chain of title. The Developers Agreement shall be in the form provided in *Appendix A of Section 1 of the City of Lake Worth Design Criteria and Construction Standards.*
2. After execution of the Developers Agreement by the subdivider and the City, any changes in the contract or the plans or specifications that alter the scope of the project must be recommended by the City engineer and approved by the city attorney and the City Council. Upon approval, an addendum to the Developers Agreement shall be executed by the subdivider and the City.

Section IV – Administration and Amendments

A. Building Permits

1. The city shall withhold all city improvements and services, including the furnishing of sewerage facilities and water service, and all franchise service under control of the city, from subdivisions which have not been approved in accordance with these regulations and *Part II Design Criteria and Construction Standards.*
2. A building permit may be issued after completion of water and sewer improvements, and installation of curb and gutter, when the developer elects to provide cash or an

irrevocable letter of credit to cover the remaining cost of the community facilities not completed at the time building permits are issued. Should a developer not provide this security, he will be issued building permits only upon final completion and acceptance of all community facilities by the city.

3. In the C, I, P-C, P-I, and M-PD zoning districts, a building permit may be issued after the engineering plans have been approved by the city engineer, and the Developers Agreement has been executed and upon the posting of security, as specified in *Appendix A of Section 1 of the City of Lake Worth Design Criteria and Construction Standards*. This provision applies only when there is to be no street construction or street improvements. (Street construction or street improvements fall under the provisions of paragraph 2 above).
4. No occupancy permits shall be issued for any structure or building on any lot, tract or parcel, and no structure or building shall be occupied, unless and until the required public improvements are installed, connected, and are functioning properly and have been accepted by the city.

B. Waivers from Subdivision Regulations and Design Standards

Waivers from *Part I Subdivision and Development* and *Part II Design Criteria and Construction Standards* may be approved as follows:

The City Council of the City of Lake Worth, after recommendation by the Planning and Zoning Commission, shall have the ultimate power to grant or reject waivers to the Subdivision and Development Regulations and Design Criteria and Construction Standards. The City Council may authorize a waiver from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the City Council shall prescribe only conditions that it deems necessary or desirable to protect the public interest. In making the findings hereinbelow required, the City Council shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. No waiver shall be granted unless the City Council finds:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of these regulations would deprive the applicant of the reasonable use of the land; and
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
3. That the granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area; and
4. That the granting of the waiver will not have the effect of preventing the orderly

subdivision of other land in the area in accordance with the adopted Comprehensive Land Use Plan and the provisions of these regulations; or

5. That the waiver is necessary as a result of the city engineer's determination regarding the rough proportionality of an exaction requirement.

Such findings, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the City Council meeting at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of the adopted Comprehensive Land Use Plan and these regulations so that the public health, safety and welfare may be secured and substantial justice done. Waivers of regulations contained in *Part II, Design Criteria and Construction Standards* may only be granted based on the showing by the developer's engineer that the alternative standards provide the same degree of protection that the original standards would provide. Pecuniary hardship standing alone shall not be deemed to constitute undue hardship.

C. Amendments

1. Amendments to *Part I Subdivision and Development* shall be adopted by official action of the City Council after recommendation from the Planning and Zoning Commission.
2. Amendments to *Part II Design Criteria and Construction Standards* shall be adopted by official action of the City Council after recommendation from the Planning and Zoning Commission except that if amendment of a design standard is required due to a change in federal or state law, or a finding by the director of public works, in consultation with the city engineer, or other affected city department director, that the amendment is necessary due to changes in generally accepted engineering principles or Best Management practices, the director of public works may recommend, and the city manager may approve, such amendments that satisfy one or more of these criteria. A person aggrieved by such an amendment may appeal the adoption of the amendment to the City Council within 30 days of its adoption.

D. Determination of Rough Proportionality

Prior to a decision for a plat, plan for development or other permit for which an exaction requirement is imposed as a condition of approval, the city engineer shall prepare a written statement affirming that each exaction requirement to be imposed as a condition of approval is roughly proportionate to the demand created by the subdivision or development on the applicable public facilities system of the city, taking into consideration the nature and extent of the development proposed. In making this determination, the city engineer may consider:

1. categorical findings and recommendations of the North Central Texas Council of Governments in developing standard specifications for public infrastructure

Suzanne Meason

December 19, 2017

Re:

Replat 3133 Huron Trail lake Worth, TX. 76135

I would like to postpone agenda item C. 1 – waiver request and agenda item D. 3 – replat request postponed until the January 16, 2018 planning & zoning meeting and the February 13, 2018 City Council Meeting.

Ray Pettis

3133 Huron Trail

Lake Worth, TX 76135

A handwritten signature in black ink, appearing to read "Ray Pettis". The signature is stylized with a large, sweeping loop at the top and a series of connected, fluid strokes for the rest of the name.

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. F.1

From: Debbie Whitley, Asst. City Manager/Director of Finance

Item: Discuss and consider Ordinance No. 1104, amending the FY 2017-2018 budget for the Economic Development Corporation.

Summary:

At the September 12, 2017 City Council meeting, an expenditure was approved, in an amount not to exceed \$250,000, for the design of infrastructure and water/sewer utilities along Azle Avenue from Highway 199 to Boat Club Road. At the same meeting another project was approved, in an amount not to exceed \$417,000, for the design of a 16" force main along Highway 199 from Paul Meador Road to Roberts Cut Off. Both were approved Economic Development Corporation projects, but neither was included in the adopted EDC budget for the fiscal year ending September 30, 2018. Therefore, a budget amendment is required.

Fiscal Impact:

Economic Development Corporation – \$667,000 increase in budgeted expenses.

The current adopted budget reflects a surplus of \$1,072,762. With these added expenditures the budgeted surplus will be reduced to \$405,762.

Attachments:

1. Ordinance No. 1104

Recommended Motion or Action:

Move to approve Ordinance No. 1104, amending the FY 2017-2018 budget for the Economic Development Corporation.

ORDINANCE NO. 1104

AN ORDINANCE OF THE CITY OF LAKE WORTH, TEXAS, ADOPTING A BUDGET AMENDMENT TO THE ORIGINAL OPERATING BUDGET OF THE CITY OF LAKE WORTH, TEXAS, FOR THE FISCAL YEAR 2017/2018; PROVIDING FOR SUPPLEMENTAL APPROPRIATION AND/OR TRANSFER OF CERTAIN FUNDS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 1093, the City Council of the City of Lake Worth, Texas, adopted its budget for FY 2017/2018; and

WHEREAS, the City Council has determined that the budget for the Economic Development Corporation requires amendment to add costs for the design of infrastructure and water/sewer utilities along Azle Avenue from Highway 199 to Boat Club Road and the design of a 16" force main along Highway 199 from Paul Meador Road to Roberts Cut Off; and

WHEREAS, Section 102.010 of the Local Government Code and Section 5.01 of the Lake Worth City Charter allow the City Council to make changes to the budget for municipal purposes; and

WHEREAS, the City Council desires to amend Ordinance No.1093 to reflect a supplemental appropriation and/or transfer in the fiscal year 2017/2018.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS:

Section 1: The original Economic Development Corporation operating budget for FY 2017/2018 for the City of Lake Worth, Texas is hereby amended as follows:

ADD:

\$667,000 to the Economic Development Corporation Expenses

| | | |
|-------------------|--------------------------|-----------|
| #110-0830-505-000 | 16" Force Main (Hwy 199) | \$417,000 |
| #110-0831-505-000 | Azle Avenue Design | \$250,000 |

Reason (pursuant Section 5.01(e) of the City Charter, as amended):

The budget amendment for the Economic Development Corporation is necessary to allow for the design of infrastructure and water/sewer utilities along Azle Avenue from Highway 199 to Boat Club Road and the design of a 16" force main along Highway 199 from Paul Meador Road to Roberts Cut Off.

Section 2: A true and correct copy of this ordinance showing the approved budget amendments shall be filed with the City Secretary and in the office of the County Clerk of Tarrant County, Texas, as required by Section 102.009 of the Local Government

Code. In addition, the City Secretary is hereby directed to ensure that a true and correct copy of the approved budget amendment is posted on the City's website.

Section 3: In the event any clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Lake Worth, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 4: This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED on this the 9th day of January 2018.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

APPROVED AS TO CONTENT:

Debbie Whitley, ACM/Director of Finance

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. F.2

From: Stacey Almond, City Manager

Item: Discuss and consider Resolution No. 2018-01 terminating the Economic Development Corporation and approving a Plan of Termination.

Summary:

A Special Election was held in Lake Worth on November 7, 2017, at which time a proposition was submitted to the registered voters of the city to authorize repealing the sales and use tax of one-half (1/2) of one percent for the benefit of the Economic Development Corporation.

The results of the election have been verified and returned to the proper judges and clerks where a majority of the voters elected in favor of the termination and reallocation of the Economic Development Sales and Use Tax.

In order to facilitate the termination to proposed Resolution is presented to the Council for approval along with Exhibit A, a Plan of Termination. This allows for the Board President, Executive Director and their attorney to prepare and execute documents necessary to effectively terminate the Corporation, including the certificate of termination.

Fiscal Impact:

None

Attachments:

1. Resolution No. 2018-01 with Exhibit A (Plan of Termination)

Recommended Motion or Action:

Move to approve Resolution No. 2018-01 terminating the Economic Development Corporation and approving a Plan of Termination.

RESOLUTION NO. 2018-01

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE WORTH TO TERMINATE THE LAKE WORTH ECONOMIC DEVELOPMENT CORPORATION; APPROVING A TERMINATION PLAN; AUTHORIZING THE PREPARATION AND EXECUTION OF ALL DOCUMENTS NECESSARY TO TERMINATE THE CORPORATION.

WHEREAS, a special election was held in the City of Lake Worth, Texas on November 7, 2017, at which a proposition was submitted to the duly qualified registered voters of the City for their action thereon, said proposition to authorize to repeal the sales and use tax of one-half (1/2) of one percent for the benefit of the Lake Worth Economic Development Corporation ("Corporation"); and

WHEREAS, said election was duly and legally held in conformity with the election laws of the State of Texas, and the results of said election have been verified and returned by the proper judges and clerks; and

WHEREAS, a majority of the voters elected in favor of the abovementioned proposition; and

WHEREAS, reflective of the above election results, the City Council of Lake Worth, pursuant to its power and authority under Section 501.401(a)(2) of the Texas Local Government Code, wishes to terminate the Corporation.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS:

Section 1: That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof.

Section 2: That a plan of termination, attached hereto as Exhibit "A", is adopted and approved.

Section 3: That the Corporation, through its Executive Director and attorney, shall prepare all documents necessary to effectively terminate the Corporation, including but not limited to a certificate of termination.

Section 4: That the Corporation's Board President is authorized to execute all documents necessary to effectively terminate the Corporation, including but not limited to a certificate of termination.

Section 5: That the Corporation will be terminated upon the Secretary of State's issuance of the certificate evidencing the filing of the certificate of termination.

Section 6. That this resolution shall take effect immediately from and after its passage.

PASSED, APPROVED AND ADOPTED this the 9th day of January 2018.

CITY OF LAKE WORTH, TEXAS

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

EXHIBIT “A”

Plan of Termination

**PLAN OF TERMINATION OF
LAKE WORTH ECONOMIC DEVELOPMENT CORPORATION**

This Plan of Termination (the "Plan") is intended to accomplish the complete liquidation of the Lake Worth Economic Development Corporation (the "Corporation").

1. Adoption of Plan. This Plan shall become effective as of the first date and time that this Plan and resolutions providing for the termination of the Corporation are adopted by the directors of the Corporation and the City Council of Lake Worth, Texas (the "Effective Date").

2. Notice to Claimants. As promptly as practicable after the Effective Date, the Corporation shall cause written notice of its intention to terminate to be sent by registered or certified mail to each known claimant against the Corporation, if any.

3. Payment of Obligations. As promptly as practicable after the Effective Date, the Corporation shall pay or make adequate provision for the payment of all known debts, obligations or liabilities of the Corporation.

4. Distribution of Assets. As promptly as practicable after the payment of all known debts, obligations, or liabilities of the Corporation (or the provision for such payment is made), the remaining assets of the Corporation, if any, shall be distributed to the City of Lake Worth, or otherwise in accordance with the Texas Business Organizations Code (the "Code") and the Texas Development Corporation Act.

5. Termination. As promptly as practicable after the Effective Date, a Certificate of Termination of the Corporation and related required documents, if any, shall be filed with the Secretary of State of Texas in accordance with the Code, the Texas Development Corporation Act, and all other applicable law.

6. Termination of Business. From and after the Effective Date, the Corporation shall not engage in any business activity, except for operations and activities related to maintaining and preserving its assets pending the termination and winding-up of its affairs in an orderly manner, and its withdrawal from the State of Texas, in which it is qualified to transact business, all in accordance with this Plan and applicable law.

7. Power of Officers. The officers of the Corporation, or any of them, shall do all acts and things provided for in this Plan and any and all other acts and things that they, or any of them, may deem necessary or advisable to effectuate the liquidation and dissolution of the Corporation and to carry out fully this Plan in accordance with the laws of the State of Texas.

By: Clint Narmore
Title: President

Attest:

By: Monica Solko
Title: Secretary

Lake Worth City Council Meeting – January 9, 2018

Agenda Item No. F.3

From: Stacey Almond, City Manager

Item: Discuss and consider an agreement between the City of Lake Worth and the Lake Worth Area Historical Society for the lease of the Lake Worth Area Museum and authorize the City Manager to execute same.

Summary:

Lake Worth Economic Development Corporation purchased an approximately 1,868 sq. ft. wood framed stone veneer historic structure, (formerly known as the Foster House, presently known as the Lake Worth Area Museum) and funded the relocation and restoration of the structure.

The structure was placed on property located at 7001 Charbonneau Road, which is owned by the city, and thereupon became a fixture on the property owned by the city. The city previously leased the structure and premises to the EDC and the EDC subleased the structure and premises to the Historical Society for use as a historical museum, and other lawful public purposes.

A special election was held on November 7, 2017, at which a proposition was submitted to the duly qualified registered voters of the City for their action thereon, said proposition to authorize to repeal the sales and use tax of one-half (1/2) of one percent for the benefit of the EDC. Due to these election results the City Council and Board of Directors intend to terminate the EDC.

The purpose of this lease is to terminate the prior leases and subleases between all parties and allow the Historical Society to lease the premises directly from the City.

Fiscal Impact:

Maintenance and Operations of the Lake Worth Museum: \$6,000

Attachments:

1. Lease Agreement

Recommended Motion or Action:

Move to approve an agreement between the City of Lake Worth and the Lake Worth Area Historical Society for the lease of the Lake Worth Area Museum and authorize the City Manager to execute same.

LEASE OF REAL PROPERTY

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

THIS LEASE AGREEMENT (“**Lease**”) is made by and between the City of Lake Worth, (“**City**”), a Texas municipal corporation and the Lake Worth Area Historical Society (“**Historical Society**”), a Texas non-profit corporation, to be effective on the Commencement Date as specified below. For convenience, the City and the Historical Society may be referred to hereinafter collectively as “parties” or individually as a “party.”

W I T N E S S E T H:

WHEREAS, the Lake Worth Economic Development Corporation (“**EDC**”) purchased an approximately 1,868 sq. ft. wood framed stone veneer historic structure, (formerly known as the Foster House, presently known as the Lake Worth Area Museum, hereinafter referred to in this Lease as the “**Structure**”) and funded the relocation and restoration of the Structure; and

WHEREAS, the Structure was placed on property located at 7001 Charbonneau Road, in Lake Worth, Tarrant County, Texas which is owned by the City, and thereupon became a fixture on the property owned by the City; and

WHEREAS, by attaching the Structure to property owned by the City, the EDC intended to and conveyed all ownership of the Structure to the City; and

WHEREAS, the City determined that the Structure should again be put to productive use; and

WHEREAS, the City previously leased the Structure and Premises (as defined below) to the EDC and the EDC subleased the Structure and Premises to the Historical Society for use as a historical museum, and other lawful public purposes; and

WHEREAS, a special election was held on November 7, 2017, at which a proposition was submitted to the duly qualified registered voters of the City for their action thereon, said proposition to authorize to repeal the sales and use tax of one-half (1/2) of one percent for the benefit of the EDC; and

WHEREAS, a majority of the voters elected in favor of the abovementioned proposition; and

WHEREAS, reflective of the above election results, the City Council of City and Board of Directors of EDC intend to terminate the EDC; and

WHEREAS, the purpose of this Lease is to terminate the prior leases and subleases between the parties and EDC, and allow the Historical Society to lease the Premises directly from the City.

NOW, THEREFORE, for and in consideration of the mutual agreements and covenants of the parties as expressed in this Lease, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby mutually agree as follows:

ARTICLE 1 **PREMISES**

a. Subject to the provisions hereof, the City hereby leases to the Historical Society for the Term, and any renewal or extension of this Lease, the following real property, with all the improvements (to include the Structure), rights, easements and appurtenances to the same, located thereon:

*That property located in Lake Worth, Texas, on Block 1, Lot 1, Charbonneau Addition, located at 7001 Charbonneau Road (“**Premises**”).*

b. This Lease shall include the right of egress and ingress, and the right to use the parking areas and driveways that are belonging to the City subject to the terms, conditions and provisions of this Lease.

c. The Historical Society acknowledges that it has had an opportunity to inspect the Premises and accepts the Premises “as is” as suitable for its intended use.

ARTICLE 2 **TERM OF LEASE**

a. **Term**. The term of the Lease shall be for a period of two (2) years (“**Term**”), beginning on the Commencement Date, with an option to renew the Lease upon the mutual written consent of the parties.

b. **Renewal**. After the expiration of the Term, if the Lease is not renewed in writing by the parties and the Historical Society continues to occupy the Premises with no written notice of termination by the City, the Lease shall remain in effect on a month-to-month basis. If a month-to-month term is established, all other terms and conditions set forth in this Lease shall remain in full force and effect. Either party may terminate this month-to-month lease by written notice of intention to terminate at least 30 days prior to the desired date of termination of the Lease.

c. **Termination**. In addition to termination of this Lease as described above in section 2.b., this Lease may be terminated as follows:

i. The Historical Society may terminate this Lease at any time upon thirty (30) days written notice to the City.

ii. Upon the occurrence of any breach, default or failure by the Historical Society to perform any of the duties or obligations assumed by the Historical Society hereunder or to faithfully keep and perform any of the terms, conditions and provisions of this Lease, the City may terminate this Lease. A default by Historical Society shall include but is not limited to: (a) failure to timely pay rental; (b) abandoning or vacating a substantial portion of the Premises, (c) failure to comply with subsection 5.a.v. for two consecutive months; or (d) failing to comply, within (10) ten days after written notice from the City, with any provision of this Lease.

iii. Any failure by the City to terminate this Lease after any breach, default or failure by the Historical Society of the terms of this Lease shall not be determined to be a waiver by the City of any rights to terminate this Lease for any subsequent breach, default or failure.

d. Prior Leases and Subleases. Upon their execution of this Lease, the City, Historical Society, and EDC agree that the following agreements are terminated and of no effect: (1) the Lease Agreement for the Premises entered into December 17, 2010 by and between the City and EDC, and any renewal agreements thereafter; and (2) the Sublease Agreement for the Premises entered into on January 7, 2012 by and between the EDC and the Historical Society, and any renewal agreements thereafter. The EDC is not a party to this Lease, except for the limited purpose of terminating the Lease Agreement and Sublease Agreement as described in this section.

ARTICLE 3 **CONSIDERATION**

In consideration for this Lease and the leasing of the Premises, the Historical Society agrees to pay the City \$100.00 per year (the “**Rent**”), to be paid in full by the Historical Society for the entire Term of the Lease on the Commencement Date. The Historical Society acknowledges as consideration it has received the benefit of the City’s provision of the land and the City’s provision of parking space for visitors to the Structure. The City acknowledges the agreement to maintain the Structure and to maintain insurance, or otherwise provide therefore, on the Structure. In consideration, for obtaining the lease of the Structure for less than full market value, the Historical Society hereby agrees to use the Structure for purposes of operating a historical museum (the “**Permitted Use**”).

ARTICLE 4 **MAINTENANCE**

The City covenants and agrees that the City shall, at the City’s sole cost and expense, maintain the Premises and any buildings and improvements on the Premises in such a manner so as to comply with all applicable federal, state, county and City laws, codes, ordinances, and other regulations.

ARTICLE 5
TERMS OF USE

a. The Historical Society covenants and agrees:

i. That it shall not make or allow any unlawful, improper, immoral or offensive use of the Premises or any part thereof; and the Historical Society further agrees to maintain and secure the Premises in order to keep the Premises in a condition at all times in compliance with all ordinances and regulations of the City.

ii. To comply with all laws, federal, state and local, including all ordinances of the City, all rules and regulations of the Police, Fire, and Health Departments as such laws, rules and regulations exist or may hereafter be amended or adopted.

iii. To permit the City, through their duly authorized representatives, to inspect the Premises at any time so as to determine compliance with the above listed standards. It is understood and agreed that if the City calls to the attention of the Historical Society any such violation on the part of the Historical Society or any of its officers, agents, employees, contractors, subcontractors, licensees or invitees, the Historical Society shall immediately desist from and correct such violation.

iv. To vacate the Premises and return all keys to the Premises on termination of this Lease.

v. To operate a museum on the Premises for a minimum of 40 hours each month of the Term.

b. Historical Society agrees not to:

i. Use the Premises for any purpose other than the Permitted Use unless written permission is obtained from the City.

ii. Create a nuisance.

iii. Permit any waste.

iv. Use the Premises in any way that is extra hazardous, would increase insurance premiums, or would void insurance on the Structure.

v. Change the Structure's lock system.

vi. Allow a lien to be placed on the Premises. The Historical Society shall indemnify and hold the City harmless from any claims for non-payment and

from and against any and all mechanics and materialmen liens or any other types of claims or liens imposed upon the Premises arising as a result of Historical Society's conduct or activities on the Premises.

vii. Assign this Lease or any portion of the Premises without City's written consent and any attempted assignment without such prior written approval shall be void.

ARTICLE 6

IMPROVEMENTS

The City is authorized to make any repairs, improvements, or modifications to the Structure or Premises, without the need for written permission from the Historical Society. All improvements, repairs or modifications to the Structure or Premises shall be performed at the City's expense and the Historical Society shall not be responsible for any amounts due for material, services and labor furnished in connection therewith, unless the Historical Society makes such improvements, repairs, or modifications; provided, however that the Historical Society may not make improvements, repairs, or modifications to the Structure without the prior written consent of the City. The Historical Society agrees that any permanent improvements to the Structure or Premises shall belong to the City upon termination or expiration of this Lease.

ARTICLE 7

UTILITIES

The City will arrange for and pay all utility charges for water, gas, electricity and telephone service used on and about the Premises during the Term of the Lease directly to the utility company or municipality furnishing the utilities before such charges become delinquent. The City's obligations shall include paying for all alarm and monitoring fees for security systems on the Premises.

ARTICLE 8

INSURANCE

The City covenants and agrees that during the Term and during any renewal or extension of this Lease, the City will maintain a policy insuring the Premises including all buildings and improvements thereon, to the full insurable value thereof, from property damage caused by explosion, fire, flood, wind and like perils. Such policy shall be in minimum amounts satisfactory to the City.

The City further covenants and agrees that during the Term and during any renewal or extension of this Lease, the City will maintain a policy providing public liability insurance covering all public risks related to the leasing, use, occupancy, maintenance, existence or location of the Premises in an amount satisfactory to the City.

The parties acknowledge that the City may obtain the equivalent of the foregoing coverage requirements by virtue of the City's relationship with the Texas Municipal League Joint Self Insurance Fund and the Texas Municipal League Intergovernmental Risk Pool.

ARTICLE 9

INDEMNIFICATION

a. The City shall in no way, nor under any circumstance, be responsible for any property belonging to the Historical Society, its officers, agents, employees, licensees and invitees, which may be stolen, destroyed or in any way damaged, and the Historical Society hereby indemnifies and holds harmless the City, its officers, agents and employees from and against any and all such claims. The Historical Society agrees that the personal property of the Historical Society located on the Premises is the sole responsibility of the Historical Society and any insurance coverage of the personal property is in the sole discretion and responsibility of the Historical Society.

b. It is expressly understood and agreed that the Historical Society shall operate hereunder as an independent contractor as to all rights and privileges granted herein, and not as an agent, representative or employee of the City; that the Historical Society shall be solely responsible for the acts and omissions of its officers, agents, employees, or invitees; that the doctrine of *respondeat superior* shall not apply as between the City and the Historical Society, its officers, agents, employees, and invitees, and that nothing herein shall be construed as creating a partnership or joint enterprise between the City and the Historical Society.

c. **THE HISTORICAL SOCIETY COVENANTS AND AGREES TO AND DOES HEREBY, INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, AND EMPLOYEES, IN THEIR INDIVIDUAL AND OFFICIAL CAPACITIES, FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY LOSS OR DAMAGE AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATSOEVER KIND OR CHARACTER, WHETHER REAL OR ASSERTED, ARISING OUT OF OR IN CONNECTION WITH THE LEASING, MAINTENANCE, USE, OCCUPANCY, EXISTENCE OR LOCATION OF THE PREMISES, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OF OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES OR INVITEES OF THE CITY; AND THE HISTORICAL SOCIETY HEREBY ASSUMES ALL LIABILITY AND RESPONSIBILITY OF THE CITY, THEIR OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES, FOR PROPERTY LOSS OR DAMAGE AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATSOEVER KIND OR CHARACTER, WHETHER REAL OR ASSERTED, ARISING OUT OF OR IN CONNECTION WITH THE LEASING, MAINTENANCE, USE, OCCUPANCY, EXISTENCE OR LOCATION OF THE PREMISES, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OF OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, OR INVITEES OF THE CITY. THE HISTORICAL SOCIETY SHALL LIKEWISE INDEMNIFY AND HOLD HARMLESS THE CITY FOR ANY AND ALL INJURY OR**

DAMAGE TO THE PREMISES, WHETHER ARISING OUT OF OR IN CONNECTION WITH ANY AND ALL ACTS OR OMISSIONS OF THE HISTORICAL SOCIETY, ITS OFFICERS, AGENTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, INVITEES OR TRESPASSERS, OR CAUSED IN WHOLE OR IN PART BY ALLEGED NEGLIGENCE OF OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES OR INVITEES OF THE CITY.

ARTICLE 10
MISCELLANEOUS

a. Commencement Date. The Commencement Date of this Lease will be the date the last party executes the Lease.

b. Governing Law/Venue. This Lease shall be construed under and governed by and in accordance with the substantive laws of the State of Texas, notwithstanding any choice-of-law provisions thereof. All obligations of the parties created by this Lease are fully performable in Tarrant County, Texas. Venue in any suit or cause of action under this Lease shall lie exclusively in Tarrant County, Texas.

c. Parties Bound. This Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and permitted assigns.

d. Severability. In case any one or more of the provisions contained in this Lease shall for any reason be held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability of such provision shall not affect the validity or enforceability of any other provision of this Lease, and this Lease shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

e. Entirety. This Lease constitutes the sole and only agreement of the parties regarding the subject matter of this Lease and supersedes any prior understandings or written or oral contracts between the parties respecting the subject matter of this Lease.

f. Amendment. This Lease may not be modified or amended unless such modification or amendment is in writing and signed by both parties.

g. Captions. The captions to the various provisions of this Lease are for informational purposes only and shall not alter the substance of the terms and conditions of this Lease.

h. Construction. This Lease shall not be construed against the drafting party, but all other rules of lease construction shall apply.

EXECUTED to be effective on the Commencement Date.

CITY:

THE CITY OF LAKE WORTH, a Texas
municipal corporation

By: Stacey Almond, City Manager

ADDRESS: 3805 Adam Grubb Rd.
Lake Worth, Texas 76135

Date: _____

ATTEST:

Monica Solko, TRMC
City Secretary

HISTORICAL SOCIETY:

LAKE WORTH AREA HISTORICAL SOCIETY,
a Texas non-profit corporation

By: _____

ADDRESS: PO Box 137222
Lake Worth, Texas 76135

Date: _____

EDC:

**LAKE WORTH ECONOMIC
DEVELOPMENT CORPORATION,**
a Texas non-profit corporation

For the limited purpose of section 2.d.:

By: Clint Narmore, President

ADDRESS: 3805 Adam Grubb Rd.
Lake Worth, Texas 76135

Date: _____