



PLANNING AND ZONING COMMISSION AGENDA

3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, JANUARY 16, 2018

REGULAR MEETING: 6:30 PM

Held in the City Council Chambers

A. CALL TO ORDER

A.1 ROLL CALL

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE

B. MINUTES

B.1 [Approve minutes of the December 19, 2017 Planning & Zoning Commission meeting.](#)

C. GENERAL ITEMS

C.1 [Request for a waiver to Section IV – Administration and Amendments, B. Waivers from the Subdivision Regulations and Design Standards, J. Replats 1\(a\) to allow for a replat of a 0.56-acre parcel of land known as Block 8, Lots 31 \(north 37.5 feet\), 32, and 33, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 8, Lot 33R, Indian Oaks Subdivision, commonly known as 3133 Huron Trail, Lake Worth, Texas to allow approval without all property owners signing and acknowledging the replat.](#)

D. PUBLIC HEARINGS

D.1 [Public Hearing to consider Planning & Zoning Case No. PS17-09, a proposed preliminary plat being all of a 0.612-acre tract of land legally known as Block 1, Lot\(s\) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract\(s\) 2bbbb and 2XXX, John Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary](#)

plat's new legal description will be Block 1, Lot 1, DJK Farm, commonly known as 7000 Foster Drive, Lake Worth, Texas.

- D.2 Public Hearing to consider Planning & Zoning Case No. PS17-10, a proposed final plat being all of a 0.612-acre tract of land legally known as Block 1, Lot(s) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract(s) 2bbbb and 2XXX, John Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, DJK Farm, commonly known as 7000 Foster Drive, Lake Worth, Texas.
- D.3 Public Hearing to consider Planning & Zoning Case No. PS17-11, a proposed replat being all of a 0.56-acre parcel of land known as Block 8, Lots 31 (north 37.5 feet), 32, and 33, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 8, Lot 33R, Indian Oaks Subdivision, commonly known as 3133 Huron Trail, Lake Worth, Texas.
- D.4 Public Hearing to consider Planning & Zoning Case No. PZ17-11, an amendment to the Future Land Use Map of the Comprehensive Land Use Plan from a zoning designation of "Low Density Residential" to a zoning district of "Moderate Density Residential" for approximately 6.63 acres of land, legally known as Block 13, Lots 13-24, Lake Worth Heights Subdivision; Block 14, Lots 1-18, Lake Worth Heights Subdivision; and Block 16R, Lots 39-43, Lake Worth Heights Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 6.63 acres recorded in the deed records of Tarrant County, Texas. The property to be considered for re-zoning is generally described as 6.63 acres of land located at 3900-4020 Rench Road, 3900-3917 Caribou Trail, and 3901 Pueblo Trail, Lake Worth, Texas.
- D.5 Public Hearing to consider Planning & Zoning Case No. PZ17-12, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of approximately 6.63 acres of land, legally known as Block 13, Lots 13-24, Lake Worth Heights Subdivision; Block 14, Lots 1-18, Lake Worth Heights Subdivision; and Block 16R, Lots 39-43, Lake Worth Heights Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 6.63 acres recorded in the deed records of Tarrant County, Texas, from a zoning district of "SF1" Single Family Residential to "MD" – Moderate Density and by amending the Official Zoning Map to reflect such change. The property to be considered for re-zoning is generally described as 6.63 acres of land located at 3900-4020 Rench Road, 3900-3917 Caribou Trail, and 3901 Pueblo Trail, Lake Worth, Texas.

E. EXECUTIVE SESSION

The Planning and Zoning Commission may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the city attorney (551.071) as to the posted subject matter of this Planning and Zoning Commission meeting.

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

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

No items for this category.

G. ADJOURNMENT

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

Certification

I do hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on Friday, January 12, 2018 at 7:00 p.m.

Planning & Zoning Administrator

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

Lake Worth Planning and Zoning Commission Meeting – January 16, 2018

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the December 19, 2017 Planning & Zoning meeting.

SUMMARY:

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

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

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. December 19, 2017 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the December 19, 2017 Planning and Zoning Commission meeting.

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION OF THE
CITY OF LAKE WORTH, TEXAS
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB
TUESDAY, DECEMBER 19, 2017**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

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

A.1 ROLL CALL.

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

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

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

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

B. MINUTES

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

APPROVED

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

MOTION TO APPROVE CARRIED 7-0.

C. GENERAL ITEMS

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

POSTPONED

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

There was no action regarding the item.

D. PUBLIC HEARINGS

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

POSTPONED

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

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

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

MOTION TO APPROVE CARRIED 7-0.

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

POSTPONED

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

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

MOTION TO APPROVE CARRIED 7-0.

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

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

POSTPONED

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

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

MOTION TO APPROVE CARRIED 7-0.

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

APPROVED

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

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

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

Being no additional comments a motion was entertained.

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

MOTION TO APPROVE CARRIED 7-0.

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

APPROVED

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

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

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

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

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

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

MOTION TO APPROVE CARRIED 6-1.

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

E.1 PLANNING & ZONING ADMINISTRATOR REPORTS:

1. Report on Annual Employee Appreciation Banquet.

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

F. EXECUTIVE SESSION

The Planning and Zoning Commission may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the city attorney (551.071) as to the posted subject matter of this Planning and Zoning Commission meeting.

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

There are no items listed in Executive Session.

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

There are no items listed in Executive Session.

H. ADJOURNMENT

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

APPROVED:

Sue Wenger, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Agenda Item No. C.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.

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.

Summary:

Mr. Pettis approached 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

Agenda Item No. C.1

of 31, all of 32, and all of 33) lots and that the proposed building would cross 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 records obtained by the Tarrant Appraisal District.

Mr. Pettis was notified that the adjoining 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 a waiver from the Subdivision regulation in writing.

Staff sent Ms. Deirdre Kay Pope a letter informing her of the situation and requested her participation in the platting process. Staff received a letter from Linda Larned Pope, Ms. Pope's mother advising staff of the following:

1. Ms. Pope was deceased; and
2. Disputing the property boundary of the shared lot.

To date staff has not had any further contact with Ms. Linda Larned Pope.

According to the ordinance 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 at some point in time. 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. Further, according to the letter

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submitted by Ms. Linda Larned Pope the property boundary for a portion of the lot in question is under dispute.

This item was postponed from the December 19, 2017 P&Z meeting at the request of the property owner.

Public Input:

N/A

Fiscal Impact:

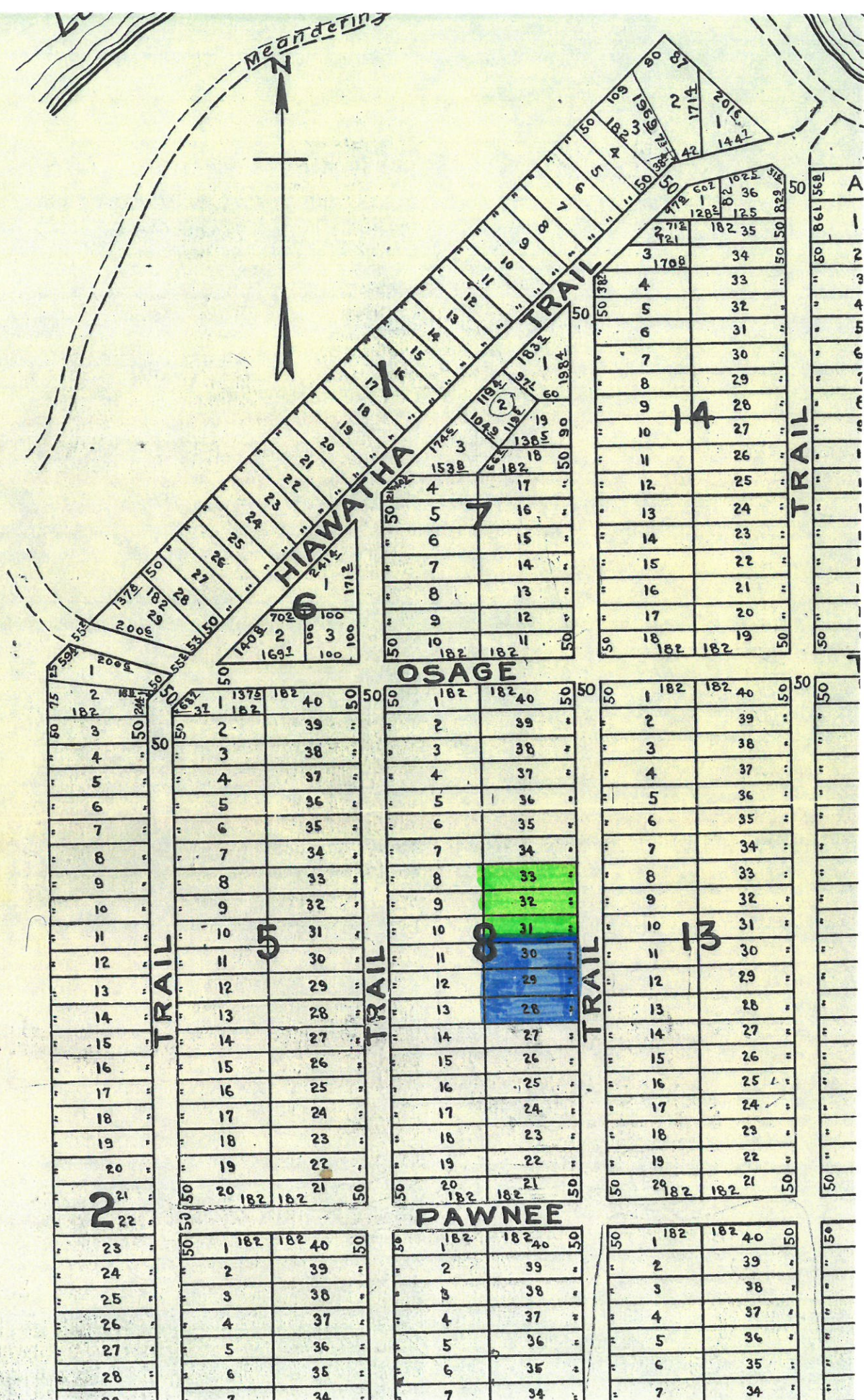
N/A

Attachments:

1. Vicinity Map
2. Letter from Linda Larned Pope
3. Subdivision Regulations Excerpt (Section II)
4. Subdivision Regulations Excerpt (Section IV)

Recommended Motion or Action:

Staff recommends denial of Agenda Item C.3 as the waiver requested does not meet the requirements as set out in Section IV – Administration and Amendments; B.-Waivers from Subdivision Regulations and Design Standards (1-5).



December 5, 2017

City of Lake Worth
Suzanne Meason
Planning & Zoning Administrator
3805 Adam Grubb
Lake Worth, Texas 76135-3500

Linda Larned Pope
6205 Ivy Hill Rd
Ft Worth, Tx 76135

Ref: Platting of Property at 3125 Huron Trail, Block 8
Lots 28,29,30,and portion of 31, Indian Oaks Subdivision

Dear Sharon.

I am requesting under the Freedom of Information Act, all communication with/from Mr Pettis with regard to the letter you sent my daughter Deirdre Kay Pope. Deirdre is deceased and I inherited the property.

I do not agree with Mr Pettis assesment of the boundry lines. I plan to fully be involved in this matter.

Respectfully


Linda Larned 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 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

Lake Worth Planning & Zoning Commission Meeting – January 16, 2018

Agenda Item No. D.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.

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.

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.

Agenda Item No. D.1

This item was postponed from the Planning & Zoning Commission Meeting held on December 19, 2017 as the Fort Worth Telegram inadvertently left the public hearing notification off their list of publications and it was not published, so it did not meet the public hearing notice requirement as required by ordinance. It has since been published and the item is ready for consideration.

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. On Friday, December 29, 2017 the Fort Worth Star Telegram ran the notice as requested. 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 (1st)
5. Public Hearing Notice (2nd)
6. Public Hearing Notifications (within 200' of subject property)

Recommended Motion or Action:

Staff recommends that Planning & Zoning Case No. PS17-09 be approved 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



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

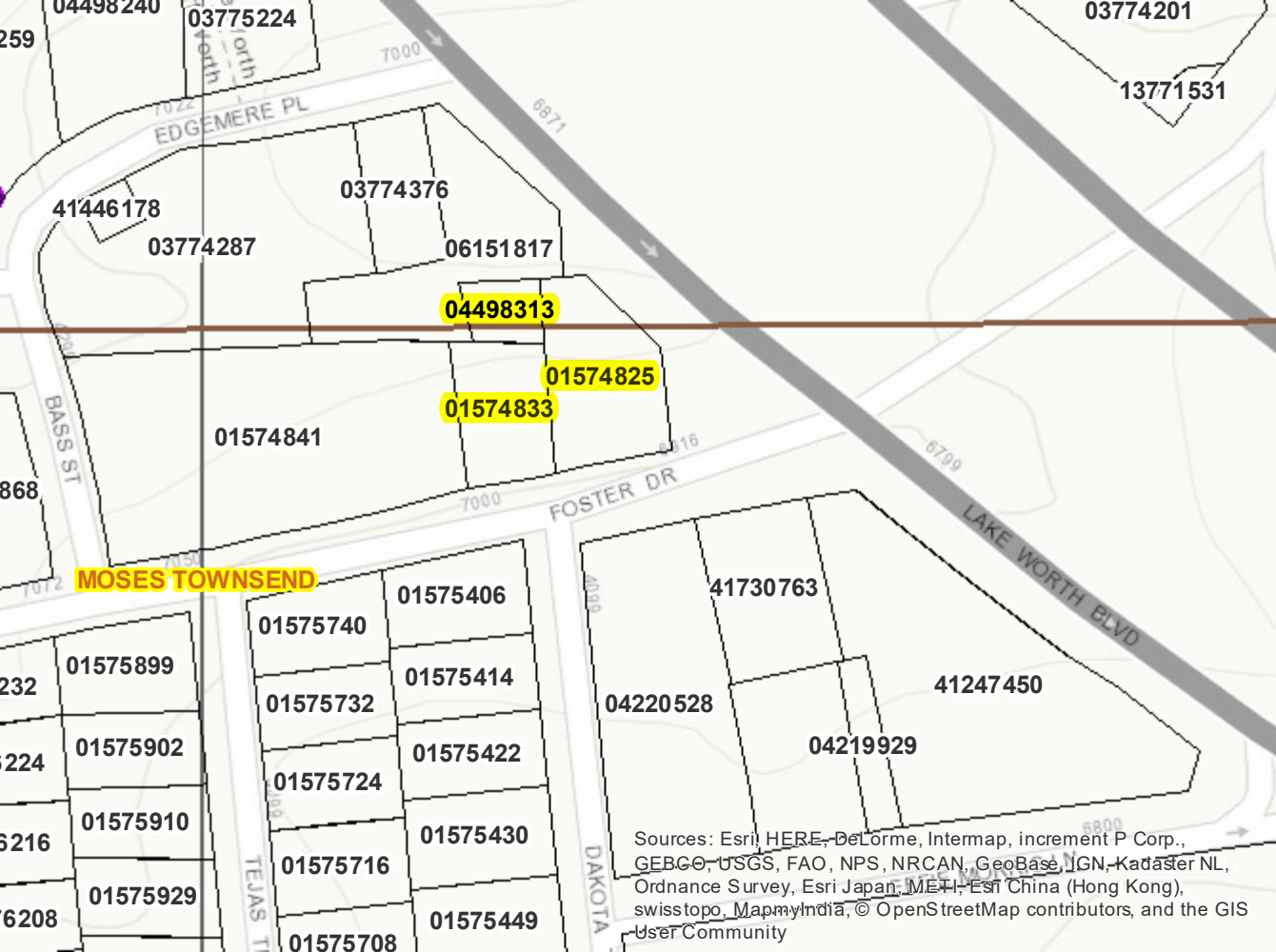
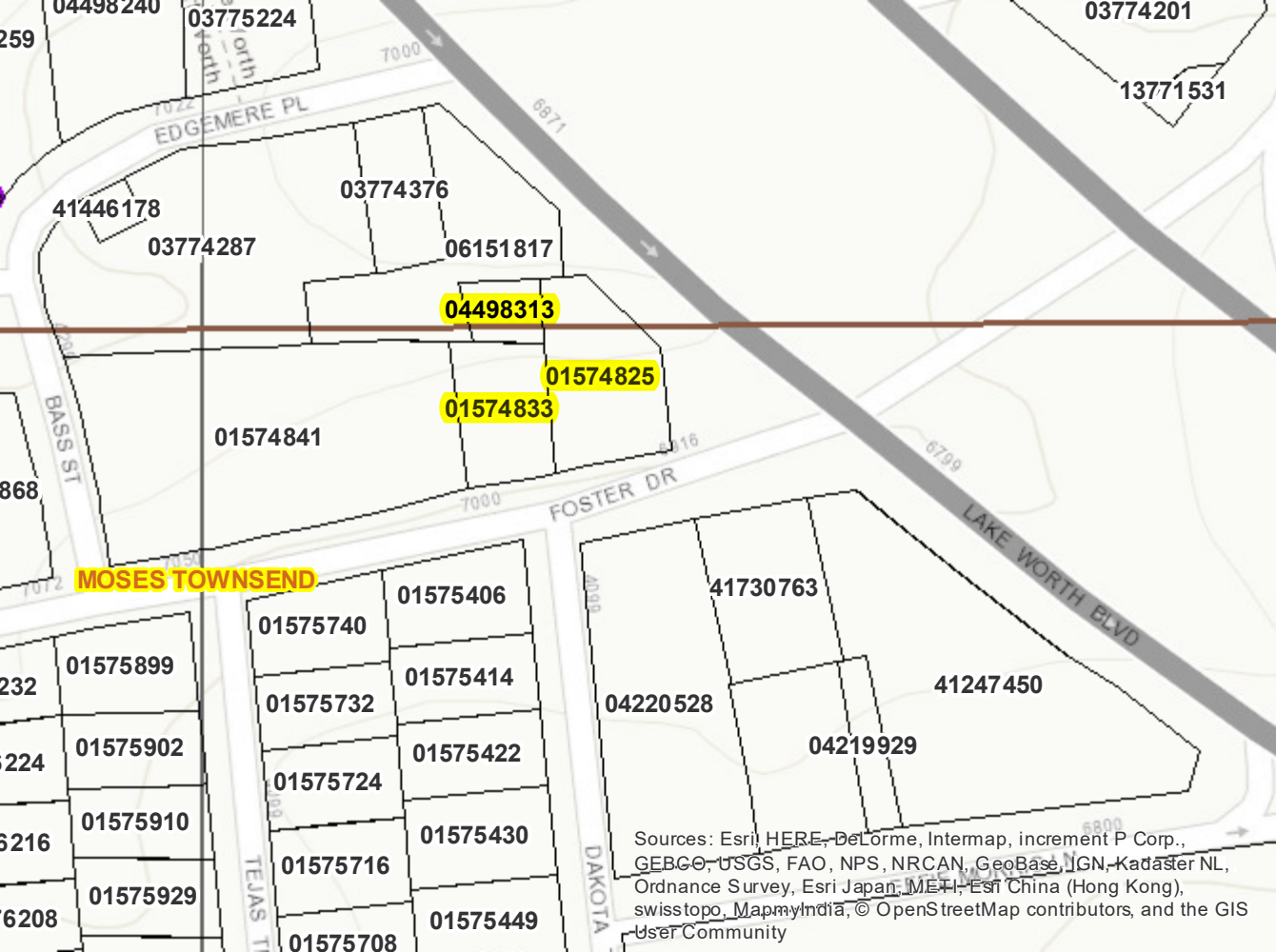
Current Legal Description	Block/Abstract: 1	Lot/Tract: 4-6	Addition/Survey: Lake Worth Addition
Proposed Legal Description	Block(s): 1	Lot(s): 1	Addition: DJK FARM
Current Zoning: Single Family Residential	Will a Zoning Change be requested? <input type="checkbox"/> YES <input type="checkbox"/> NO		
If 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))	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:	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
City Council Meeting Date:		
Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date Approved: <input type="checkbox"/> / <input type="checkbox"/> / <input type="checkbox"/>	Date Plat Filed: <input type="checkbox"/> / <input type="checkbox"/> / <input type="checkbox"/>
		Instrument #:



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),
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**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.

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

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

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, January 16, 2018**, 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, February 13, 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 Planning & Zoning Commission Meeting – January 16, 2018

Agenda Item No. D.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.

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.

Summary:

This is the final plat for the previous agenda item (D.1), which was previously postponed. This item was postponed from the Planning & Zoning Commission Meeting held on December 19, 2017 as the Fort Worth Telegram inadvertently left the public hearing notification off their list of

Agenda Item No. D.2

publications and it was not published, so it did not meet the public hearing notice requirement as required by ordinance. It has since been published and the item is ready for consideration.

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. On Friday, December 29, 2017 the Fort Worth Star Telegram ran the notice as requested again due to the postponement. 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 (1st)
5. Public Hearing Notice (2nd)
6. Public Hearing Notifications (within 200' of subject property)

Recommended Motion or Action:

Staff recommends that Planning & Zoning Case No. PS17-10 be approved 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



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

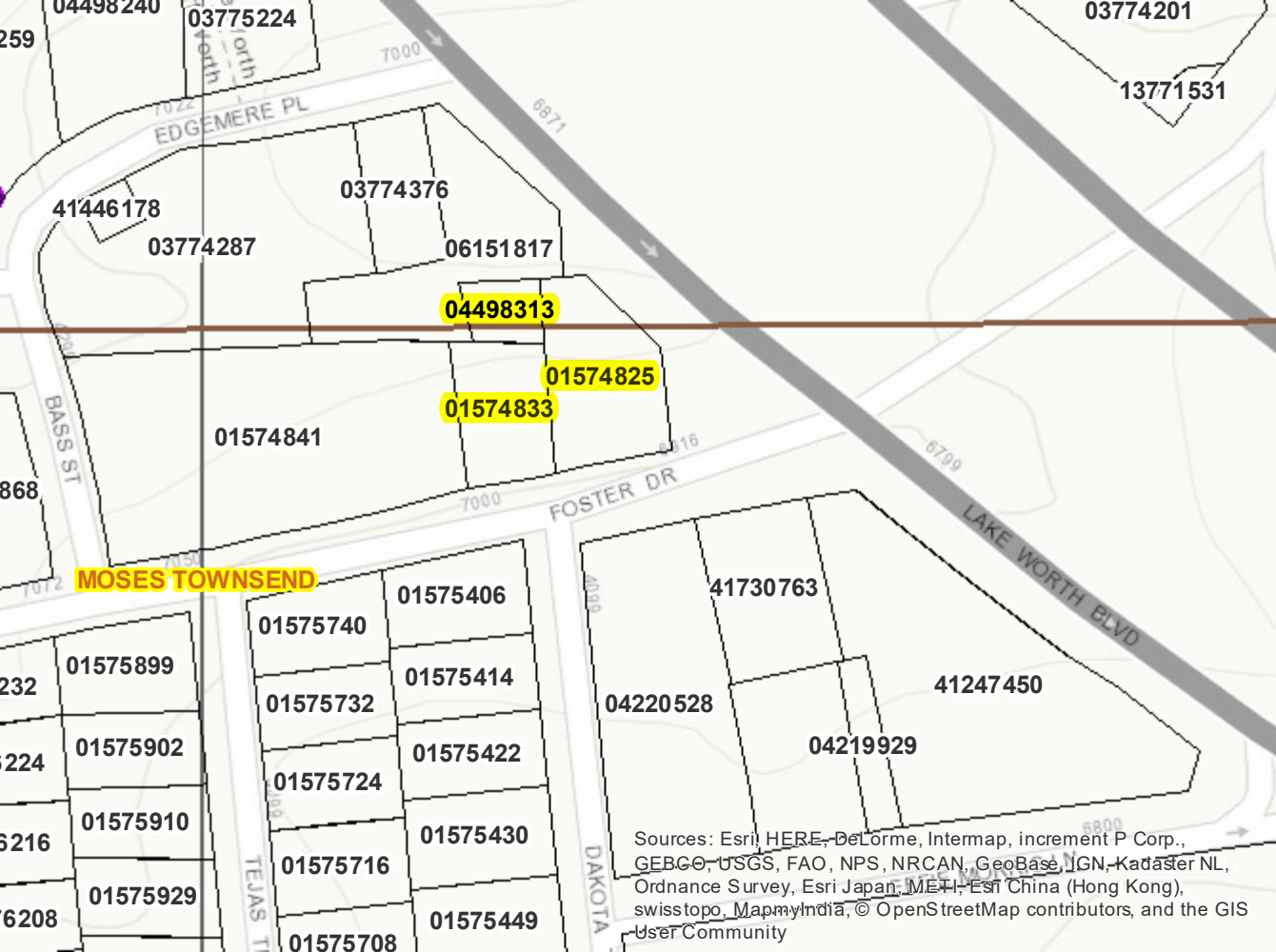
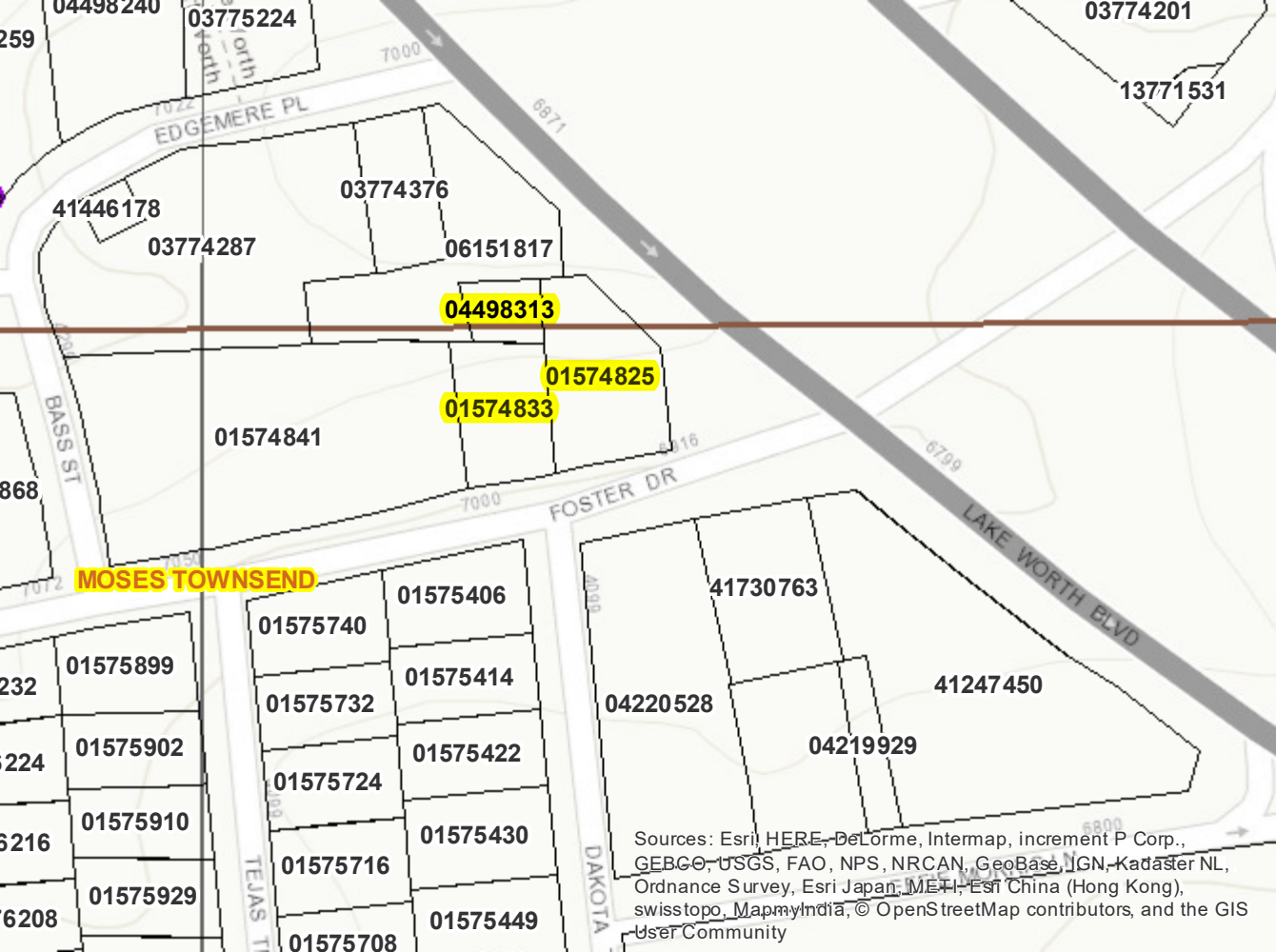
Current Legal Description	Block/Abstract: 1	Lot/Tract: 4-6	Addition/Survey: Lake Worth Addition
Proposed Legal Description	Block(s): 1	Lot(s): 1	Addition: DSK FARM
Current Zoning: Single Family Residential		Will a Zoning Change be requested? <input type="checkbox"/> YES <input type="checkbox"/> NO	
If 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 #:



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),
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**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:

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

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

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, January 16, 2018**, 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, February 13, 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.

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8709 Vista Royale Drive
Fort Worth, Texas 76108

Murphy USA Real Est Lke #12 LP
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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
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7019 Edgemere Place
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M S Jackson & J S Seiler
4033 Dakota Trail
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William L Cowden Real Est LLC
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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 Planning & Zoning Commission Meeting – January 16, 2018

Agenda Item No. D.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.

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.

Summary:

Mr. Pettis approached 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 cross property lines, which is not allowed by ordinance.

Agenda Item No. D.3

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 records obtained by the Tarrant Appraisal District.

Mr. Pettis was notified that the adjoining 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 a waiver from the Subdivision regulation in writing.

Staff sent Ms. Deirdre Kay Pope a letter informing her of the situation and requested her participation in the platting process. Staff received a letter from Linda Larned Pope, Ms. Pope's mother advising staff of the following:

1. Ms. Pope was deceased; and
2. Disputing the property boundary of the shared lot.

To date staff has not had any further contact with Ms. Larned Pope.

In order for this replat to meet the requirements of the ordinance the waiver in Agenda Item C.1 is required.

This item was postponed from the December 19, 2017 P&Z meeting at the request of the property owner. It is now coming back to the Commission for consideration.

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:

Agenda Item No. D.3

1. Replat Application
2. Replat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Letter from Ms. Pope (property dispute)

Recommended Motion or Action:

Staff recommends denial of Agenda Item D.3 unless waiver is granted per Agenda Item C.1.

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@ymhoo.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 87.5° E 31, X, 33</u>	Addition/Survey: <u>Jose Maria Basquis 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

FOUND 1/2"
CAPPED IRON ROD
STAMPED "VOGT"

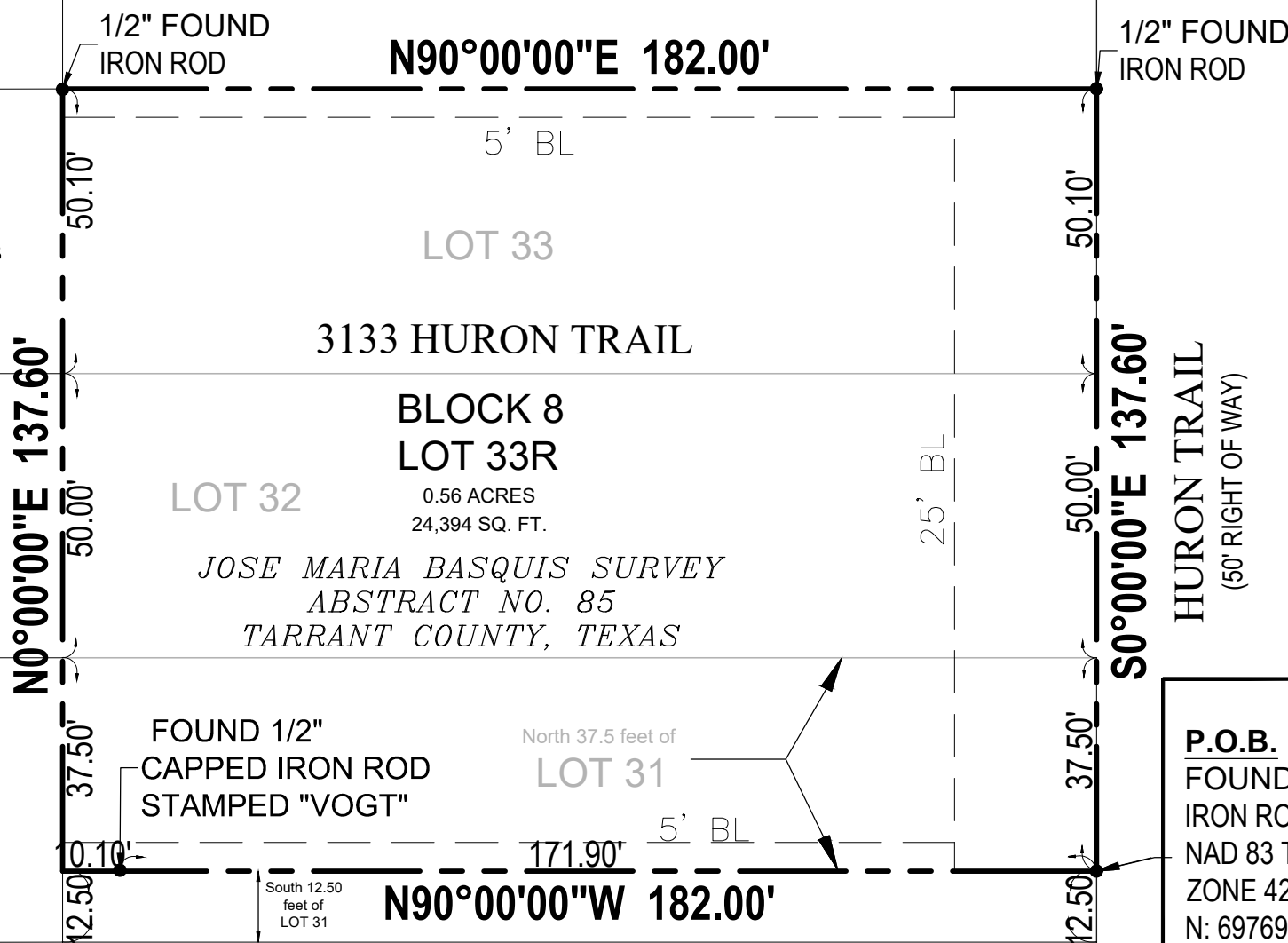
North 37.5 feet of
LOT 31

N90°00'00"W 182.00'

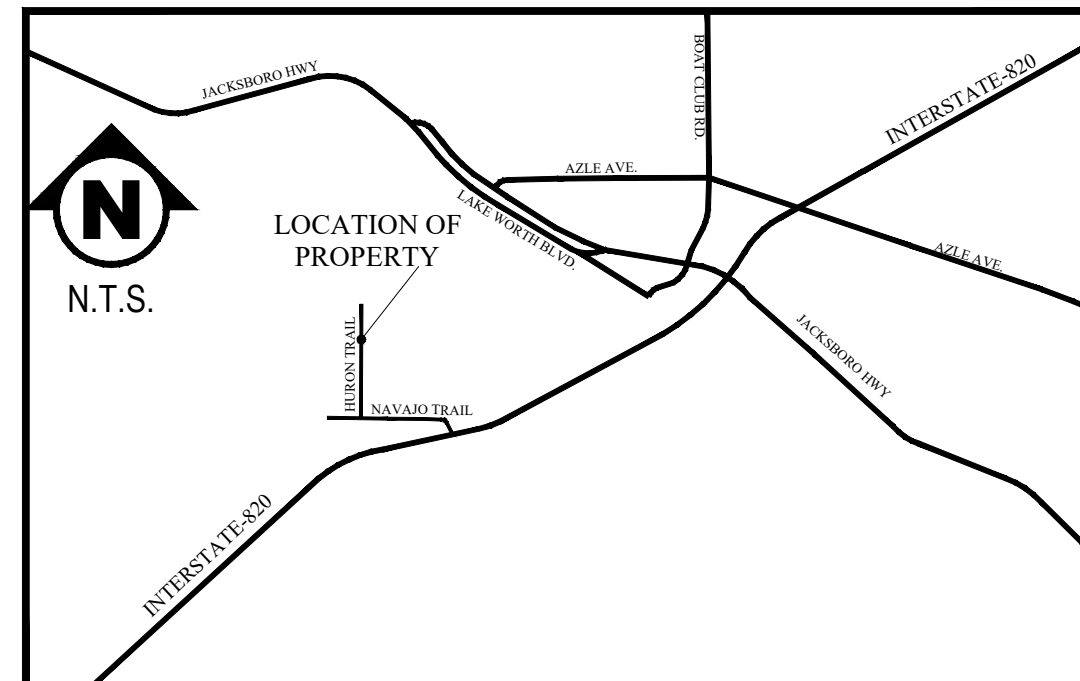
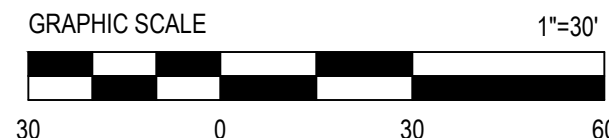
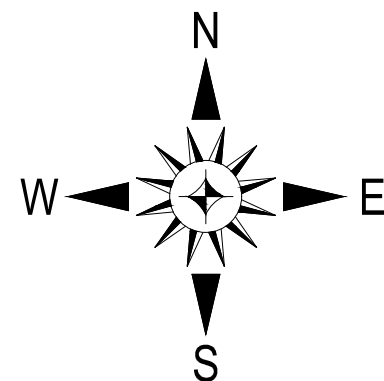
LOT 30

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

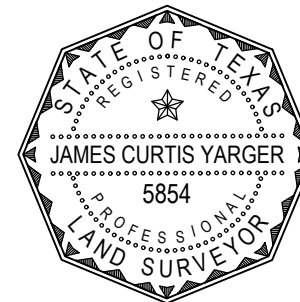
LOT 33R, BLOCK 8

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

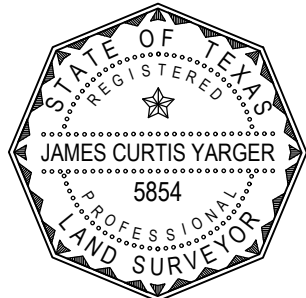
FEMA NOTE:
ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE 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

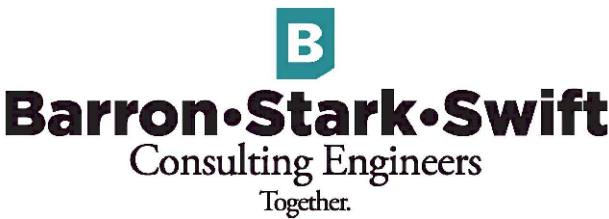
LOT 33R, BLOCK 8

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

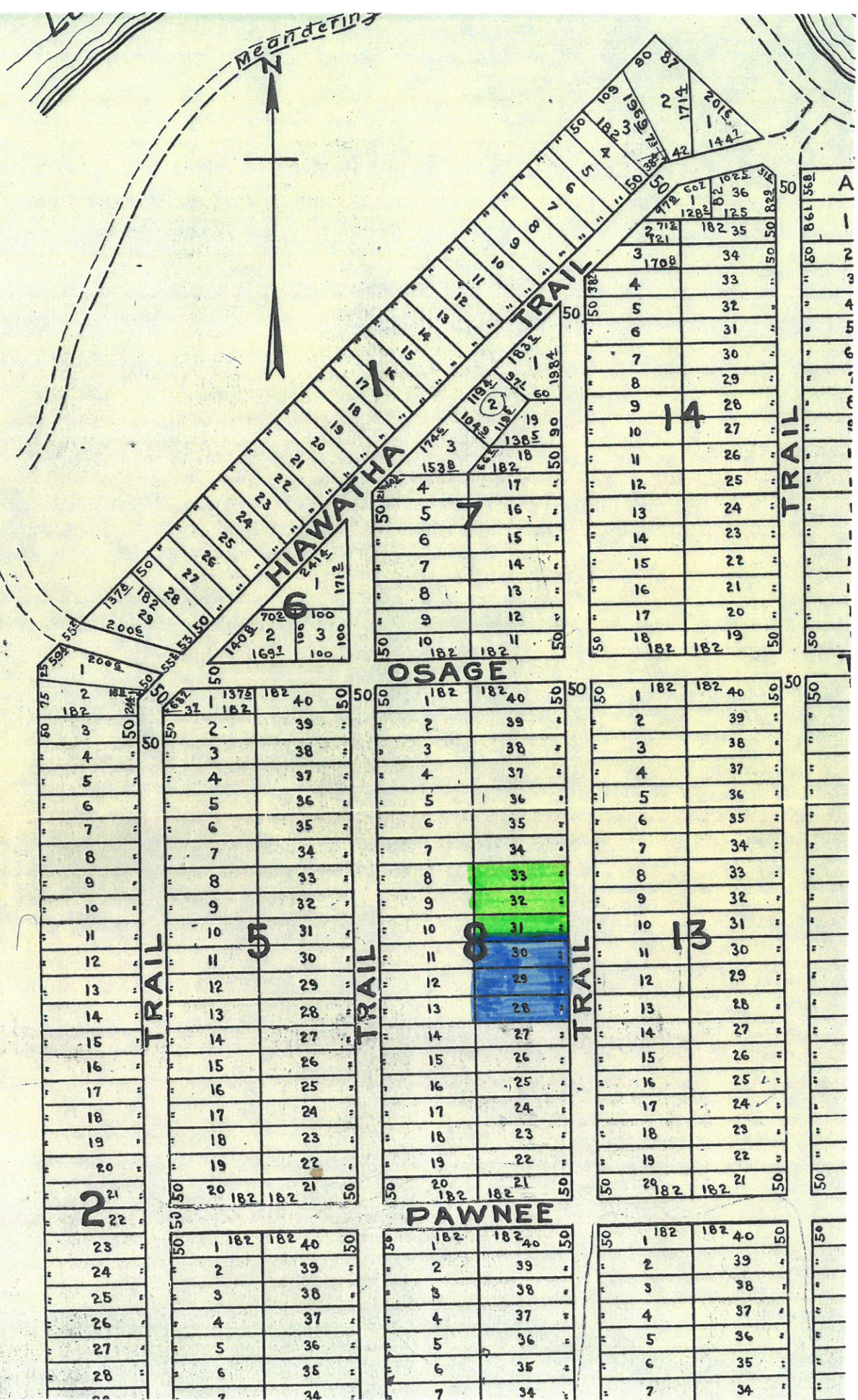
FILED FOR RECORD
TARRANT COUNTY, TEXAS PLAT RECORD
COUNTY CLERKS NUMBER D-
DATE


Indian Oaks
Replat

REV 1
NOV. 29, 2017

SHEET 2 of 2

1079 - 5648



 Pettis
 Pope

**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

December 5, 2017

City of Lake Worth
Suzanne Meason
Planning & Zoning Administrator
3805 Adam Grubb
Lake Worth, Texas 76135-3500

Linda Larned Pope
6205 Ivy Hill Rd
Ft Worth, Tx 76135

Ref: Platting of Property at 3125 Huron Trail, Block 8
Lots 28,29,30,and portion of 31, Indian Oaks Subdivision

Dear Sharon.

I am requesting under the Freedom of Information Act, all communication with/from Mr Pettis with regard to the letter you sent my daughter Deirdre Kay Pope. Deirdre is deceased and I inherited the property.

I do not agree with Mr Pettis assesment of the boundry lines. I plan to fully be involved in this matter.

Respectfully


Linda Larned Pope

Agenda Item No. D.4

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ17-11, an amendment to the Future Land Use Map of the Comprehensive Land Use Plan from a zoning designation of “Low Density Residential” to a zoning district of “Moderate Density Residential” for approximately 6.63 acres of land, legally known as Block 13, Lots 13-24, Lake Worth Heights Subdivision; Block 14, Lots 1-18, Lake Worth Heights Subdivision; and Block 16R, Lots 39-43, Lake Worth Heights Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 6.63 acres recorded in the deed records of Tarrant County, Texas. The property to be considered for re-zoning is generally described as 6.63 acres of land located at 3900-4020 Rench Road, 3900-3917 Caribou Trail, and 3901 Pueblo Trail, Lake Worth, Texas.

Property Description:

Approximately 6.63 acres of property, located at 3900-4020 Rench Road, 3900-3917 Caribou Trail, and 3901 Pueblo Trail

Property Owner(s):

Various Property Owners: Bill Burdock, C.R. McDonnell, K Bar H LLC, Shirley Wheat, Harvester Land Company, Holly Lacey, City of Lake Worth, and Lake Worth ISD

Applicant:

Harlan Smith, President, Rockbiter Corporation, 3950 Hockaday Drive, Dallas, Texas 75229 (owner authorization forms supplied) and City of Lake Worth, 3805 Adam Grubb, Lake Worth, Texas 76135 for the Lake Worth ISD properties.

Engineer/Surveyor:

N/A

Current Zoning:

Low Density Residential (on the future land use map)

Proposed Zoning:

Moderate Density Residential (on the future land use map)

Current Use: Vacant Land

Proposed Use: Duplex Town Homes

Agenda Item No. D.4

Existing Road(s):

Caribou Trail, Rench Road, Pueblo 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 (proposed city park).

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 and “PC” – Planned Commercial (Lake Lodge Nursing Home).

Summary: Mr. Harlan Smith, President of Rockbiter Corporation submitted application for a change to the Comprehensive Land Use Plan for the noted properties. Future Land Use Map of the Comprehensive Land Use Plan must be amended to allow Mr. Smith’s zoning change request.

Mr. Smith currently has all the lots in question under contract for purchase, except for the two (2) Lake Worth ISD lots. The current property owners have signed an owner authorization form for him to apply for such (see attached).

The City of Lake Worth has made application for the Lake Worth ISD lot(s) so as to keep these lots in conformity with the others if the zoning change is approved.

Public Input:

On Friday, January 5, 2018 as required by State law, the City mailed out sixty-eight (68) 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 30, 2017. As of Friday, January 12, 2018 at noon we have received the following in favor/opposition to the request:

1. FOR – (10) Anthony Burdock representative for Bill Burdock (deceased) who owns ten (10) properties some of which are in the request and some within 200’ of the request.
2. AGAINST – (4) – three (3) which have no comments and one (1) which is not a legal property owner (see comments on her form).

Fiscal Impact:

N/A

Attachments:

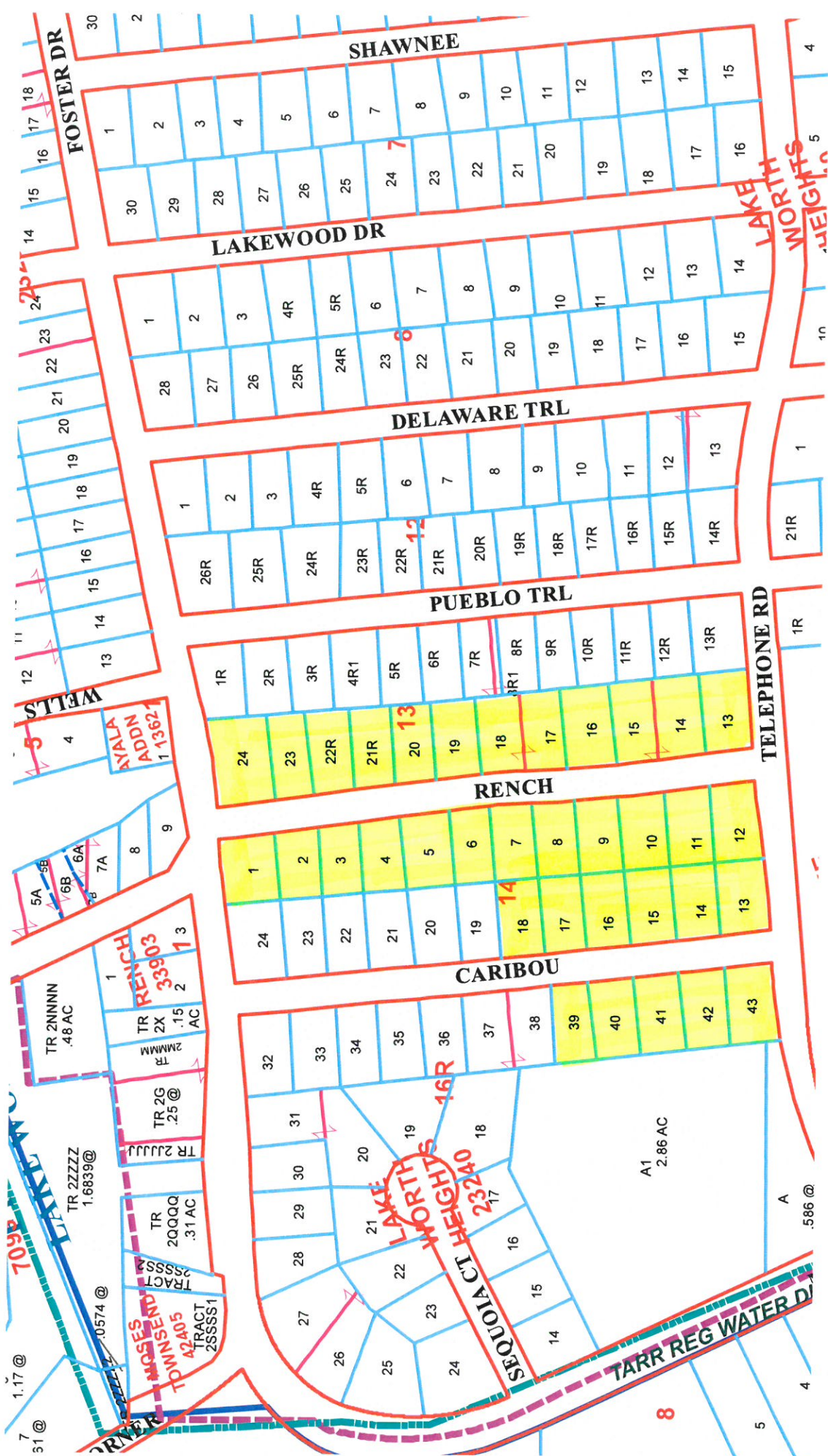
1. Ordinance (will be presented prior to the meeting)

Agenda Item No. D.4

2. Vicinity Map
3. Owner Authorization Form(s)
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Returned Public Comment Form(s)

Recommended Motion or Action:

Recommendation to the City Council is at the discretion of the Planning and Zoning Commission.





AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 20 DEC 17

Re: _____

I, Anthony Burdock, Estate Co-executor, owner of the Property located at 1005, 4008, 4009, 4011 Ranch Rd. do hereby certify that I have given my permission to Rockbiter corp to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☒ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for Rockbiter Corp
(applicant)

Anthony Burdock
Print Name

[Signature]
Signature of Owner

2661 16th St, Sacramento, CA
Address 95818

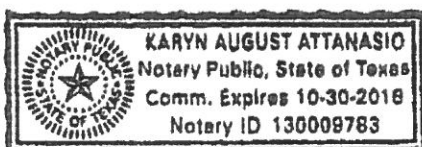
916-380-2380
Phone No.

1 20 DEC 17
Date

State of Texas §
County of Tarrant §

Before me, Karyn August Attanasio, a Notary Public in and for said County and State, on this day personally appeared Anthony Burdock known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



[Signature]
Notary

CAUSE NO. PR-4092

IN THE MATTER OF
THE ESTATE OF
WILLIAM E. BURDOCK,
DECEASED



IN THE COUNTY COURT
AT LAW #2
WISE COUNTY, TEXAS

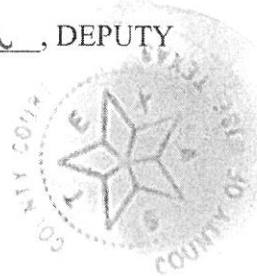
LETTERS OF TESTAMENTARY

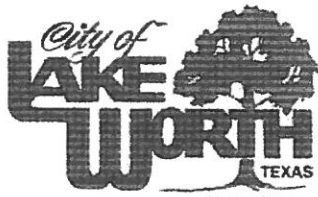
I, Sherry Lemon, the Undersigned Clerk of the County Court at Law #2 of Wise County, Texas, do hereby certify that on the 14th day of August, 2017, Lee Ann Burdock and Anthony Ian Burdock were duly granted by said Court Letters of Testamentary of the Estate of William E. Burdock, Deceased, and that Lee Ann Burdock and Anthony Ian Burdock qualified as Co-Independent Executors as such on the 14th day of August, 2017 as the law requires, and that said appointment is still in full force and effect.

Given under my hand and seal of office at Decatur, Texas the 14th day of August, 2017.

SHERRY LEMON
COUNTY CLERK, WISE COUNTY
200 N. TRINITY – P.O. BOX 359
DECATUR, TX 76234

BY: Kiley Vian, DEPUTY
KILEY VIAN





AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 12/18/2017

Re: Rench Road

I, C.A. Mc DONNELL, owner of the Property located at RENCH ROAD do hereby certify that I have given my permission to _____, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☒ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for _____
(applicant)

C.A. Mc DONNELL
Print Name

C.A. Mc DONNELL
Signature of Owner

704 CLUB OAK
Address

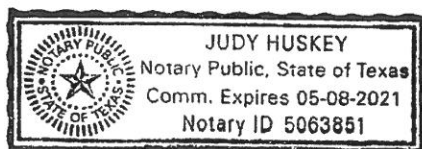
817 737 9155
Phone No.

12/18/2017
Date

State of Texas §
County of TARRANT §

Before me, JUDY HUSKEY, a Notary Public in and for said County and State, on this day personally appeared C.A. Mc DONNELL known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



Judy Huskey
Notary



AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 12/18/2017

Re: Panther Real Estate

I, Kyle Hack, K BAR H LLC, owner of the Property located at Carbon Trail do hereby certify that I have given my permission to Panther Real Estate Solutions to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☒ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for _____
(applicant)

K BAR H LLC
Print Name

[Signature]
Signature of Owner

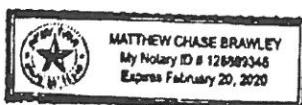
7036 Zales Tr
Address

817 905 6587 12/18/2017
Phone No. Date

State of Texas §
County of Tarrant §

Before me, Matthew Chase Brawley, a Notary Public in and for said County and State, on this day personally appeared Kyle Hack known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



[Signature]
Notary



City of Lake Worth

AUTHORIZATION FORM

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 12-18-17

Re: LAND USE PLAN AMENDMENT

I, 3400 CARIBOU TRAIL, owner of the Property located at ROCKBITER CORPORATION, do hereby certify that I have given my permission to ROCKBITER CORPORATION, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☒ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for ROCKBITER CORPORATION
(applicant)

Shirley Wheat
Print Name

Shirley Wheat
Signature of Owner

5400 Dartmouth
Address

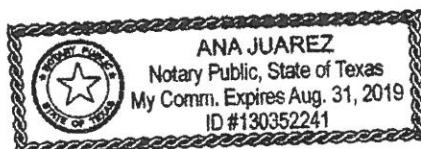
817 713 8300
Phone No.

12-18-17
Date

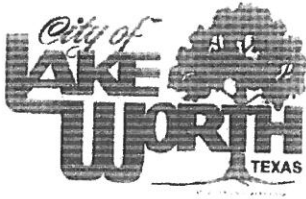
State of Texas §
County of TARRANT §

Before me, ANA JUAREZ, a Notary Public in and for said County and State, on this day personally appeared SHIRLEY WHEAT known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



Ana Juarez
Notary



City of Lake Worth

AUTHORIZATION FORM

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 12/18/2017

Re: Harvester Land Company, Inc.

I, K. Tod Cagle, owner of the Property located at
* See below lots* do hereby certify that I have given my permission to
Trey Presswood, to make this (check one):

*Lots 6,7,8,9,10,11,12,13,14 Blk 14 Lake Worth Heights Subd.

- ☐ Variance
☐ Waiver
☐ Plat (Development, Replat, Preliminary, Final)
☐ Zoning District Change
☒ Comprehensive Land Use Plan Amendment
☐ Site Plan Application/Amendment


Application for Harvester Land Company, Inc.
(applicant)

K. Tod Cagle

Print Name

2390 Tower Drive
Monroe, LA 71201

Address


Signature of Owner

318-812-0113

Phone No.

/12-18-2017

Date

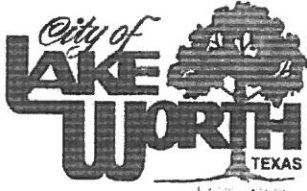
Louisiana
State of ~~Texas~~ §
County of Ouachita §

Before me, Nikki C. Tinnerello, a Notary Public in and for said County and State, on this day personally appeared K. Tod Cagle known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)


Notary Nikki C. Tinnerello / #68388

Nikki C. Tinnerello, Notary Public
Identification No. 68388
My Commission Expires at Death



City of Lake Worth

AUTHORIZATION FORM

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 12-15-17

Re: _____

I, Holly Lacey, owner of the Property located at
4020, 4010, & 4012 Ranch Rd. do hereby certify that I have given my permission to
Rockbiter Corporation, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☒ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for Rockbiter Corporation
(applicant)

Holly Lacey
Print Name

Holly Lacey
Signature of Owner

2123 San Marco Lane
Address League City, TX 77573

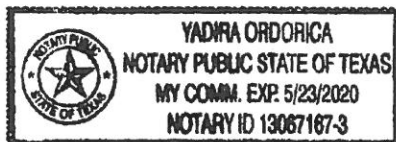
(803) 507-4070
Phone No.

12-15-17
Date

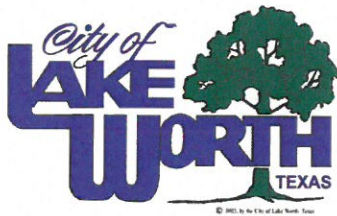
State of Texas §
County of midland §

Before me, Yadira Ordorica, a Notary Public in and for said County and State, on this day personally appeared Holly E. Lacey known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



Yadira Ordorica
Notary



AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 1-3-2018

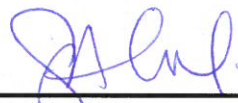
Re: Block 16R, Lots 41, 42, & 43, Lake Worth Heights Subdivision (3901, 3905, & 3909 Caribou Trail Comprehensive Land Use Plan Amendment

I, Stacey Almond, City Manager for City of Lake Worth, owner of the Property located at 3901, 3905, and 3909 Caribou Trail do hereby certify that I have given my permission to Harlan Smith with Rockbiter Corporation, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☒ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for Harlan Smith with Rockbiter Corporation.
(applicant)

Stacey Almond
Print Name


Signature of Owner

3805 Adam Grubb, Lake Worth, TX 76135
Address


817-237-1211
Phone No.

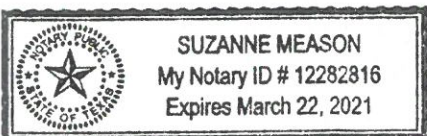
1-3-18
Date

State of Texas §
County of Tarrant §

Before me, Suzanne Meason, a Notary Public in and for said County and State, on this 3rd day of January, 2018, personally appeared Stacey Almond known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)


Notary



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

**AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE LAND USE PLAN
PLANNING & ZONING CASE #PZ17-11**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot(s) has made application for an amendment to the future land use map of the comprehensive land use plan. 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, January 16, 2018**, at 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 amendment to the Future Land Use Map of the Comprehensive Land Use Plan from a zoning designation of "Low Density Residential" to a zoning district of "Moderate Density Residential" for approximately 6.63 acres of land, legally known as Block 13, Lots 13-24, Lake Worth Heights Subdivision; Block 14, Lots 1-18, Lake Worth Heights Subdivision; and Block 16R, Lots 39-43, Lake Worth Heights Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 6.63 acres recorded in the deed records of Tarrant County, Texas. The property to be considered for re-zoning is generally described as 6.63 acres of land located at 3900-4020 Rench Road, 3900-3917 Caribou Trail, and 3901 Pueblo Trail, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, February 13, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed comprehensive land use plan amendment for the above listed property. All interested parties are encouraged to attend.

If you have specific questions you may contact the Planning & Zoning Administrator at 817-255-7922 or smeason@lakeworthtx.org.

(Vicinity Map on Reverse)

City of Lake Worth
3805 Adam Grubb
Lake Worth, Texas 76135

Jay L Blassingame
4021 Caribou Trail
Lake Worth, Texas 76135

C R McDonnell
PO Box 10486
River Oaks, Texas 76114

Texas Fifteen Property, LLC
303 International Cir, Suite #200
Hunt Valley, MD 21030

Lisa A Miller
4000 Caribou Trail
Lake Worth, Texas 76135

Julissa & Norberto Iracheta
3901 Pueblo Trail
Lake Worth, Texas 76135

K Bar H, LLC
7036 Lotus Trail
Lake Worth, Texas 76135

Linda Wheeler McMurtrey
4004 Caribou Trail
Lake Worth, Texas 76135

Cary S Anderson
3905 Pueblo Trail
Lake Worth, Texas 76135

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

Dillon J Reynolds
6320 Johns Way
Fort Worth, Texas 76135

James E & Andrea Gibson
3909 Pueblo Trail
Lake Worth, Texas 76135

Shirley Wheat
309 Merritt Street
River Oaks, Texas 76114

Susan G Stine
4012 Caribou Trail
Lake Worth, Texas 76135

Aubrey A Fields
3913 Pueblo Trail
Lake Worth, Texas 76135

Jerry W Reynolds
6320 Johns Way
Fort Worth, Texas 76135

Terry J & Jana B Leeper Living Trust
908 Lakewood Hills Terr
Austin, Texas 78732

Joni Lee Holland
3917 Pueblo Trail
Lake Worth, Texas 76135

Celia S Penrod
4005 Caribou Trail
Lake Worth, Texas 76135

Sewilla L Sheehan
7970 Briar Road
Azle, Texas 76020

Mirna Asher
3921 Pueblo Trail
Lake Worth, Texas 76135

Andrew R Foster
4009 Caribou Trail
Lake Worth, Texas 76135

Lake Worth ISD
John Hebert
6805 Telephone Road
Lake Worth, Texas 76135

Billy J & Cindy Kay Wooley
3925 Pueblo Trail
Lake Worth, Texas 76135

Judy A Jackson
4013 Caribou Trail
Lake Worth, Texas 76135

Bill Burdock
736 S Saginaw Blvd.
Saginaw, Texas 76179

Lorenzo & Isela Garcia
4001 Pueblo Trail
Lake Worth, Texas 76135

Christopher & Sher Trunick
4017 Caribou Trail
Lake Worth, Texas 76135

Holly Lacey & John Casillas
2723 San Marco Lane
League City, Texas 77573

Mary Beth Dumke
4005 Pueblo Trail
Lake Worth, Texas 76135

Andrea M & Matthew R Hay
4009 Pueblo Trail
Lake Worth, Texas 76135

Steve M & Teriss Contreras
4013 Pueblo Trail
Lake Worth, Texas 76135

Mark Lavy
4017 Pueblo Trail
Lake Worth, Texas 76135

Juan A & Maria L Gomez
4021 Pueblo Trail
Lake Worth, Texas 76135

Edna M Hall
7500 Sequoia Court
Lake Worth, Texas 76135

Richard & Anita Branum
3900 Pueblo Trail
Lake Worth, Texas 76135

Martin Engelhardt
3904 Pueblo Trail
Lake Worth, Texas 76135

Dinah Sherrill
3908 Pueblo Trail
Lake Worth, Texas 76135

Cheryl J Smith
3912 Pueblo Trail
Lake Worth, Texas 76135

Josefina Salgado
3825 Pueblo Trail
Lake Worth, Texas 76135

Debra R Sanders
109 Copperwood Drive
Lakeside, Texas 76108

Michael & Debora Van Slyke
3817 Pueblo Trail
Lake Worth, Texas 76135

John R & Tammy S Thomas
3824 Pueblo Trail
Lake Worth, Texas 76135

Blanca & Alvaro Chapa
3916 Pueblo Trail
Lake Worth, Texas 76135

Laura T Gibbs
504 Crest Ridge Drive
Lakeside, Texas 76108

Laurie J Jones
4569 Bruin Drive
Little River, SC 29566-7371

Nicolas & Reta F Mendoza
4000 Pueblo Trail
Lake Worth, Texas 76135

Jess W Lamb, Jr. & Linda M Jackson
4004 Pueblo Trail
Lake Worth, Texas 76135

Leonel Borunda & Rosa Bernal Flores
4008 Pueblo Trail
Lake Worth, Texas 76135

Michael & Tammy McCullough
4012 Pueblo Trail
Lake Worth, Texas 76135

Race F Terry & Danielle Gilbert
4016 Pueblo Trail
Lake Worth, Texas 76135

Robert W Burgess
4025 Delaware Trail
Lake Worth, Texas 76135

Ricardo Delgado
4100 Rench Road
Lake Worth, Texas 76135

Keith L McCormick
PO Box 10947
Fort Worth, Texas 76114

Paula B Jones
7504 Foster Drive
Lake Worth, Texas 76135

Rodolfo Juan Salas
7508 Foster Drive
Lake Worth, Texas 76135

Val & Howard Carr Living Trust
6800 Westcreek Cir
Fort Worth, Texas 76126

Mary Ann Cecil
4113 Wells Drive
Lake Worth, Texas 76135

Allen W Collins
7416 Foster Drive
Lake Worth, Texas 76135

Maria Mendez-Arsitz
7500 Foster Drive
Lake Worth, Texas 76135

City of Fort Worth
1000 Throckmorton St.
Fort Worth, Texas 76102

William R Schneider
7420 Foster Drive
Lake Worth, Texas 76135

Maricela Ayala
4101 Wells Drive
Lake Worth, Texas 76135

Tandem Properties, LLC
8100 WY Blvd NE #M4-248
Albuquerque, NM 87113

Anthony Burdock
2661 16th Street
Sacramento, CA 95818

Rockbiter Corporation
Harlan Smith
3950 Hockaday Drive
Dallas, Texas 75229

C.R. McDonnell
704 Club Oak Drive
River Oaks, Texas 76114

Panther Real Estate Solutions
Trey Presswood
502 Grand Avenue, Suite C
Fort Worth, Texas 76164

Suzanne Meason

From: Anthony Burdock <anthonyburdock@hotmail.com>
Sent: Tuesday, January 09, 2018 11:40 AM
To: Suzanne Meason
Subject: Planning and zoning case #PZ17-11 and PZ17-12

I own six separate properties on Rench Road (4005, 4008, 4009, 4011, 4015 and 4017) and four on Sequoia Ct (7501, 7505, 7509, and 7513). I just received a letter regarding the proposed zoning change #PZ17-11 and 12. While I am mailing my reply I imagine it might not be received by you prior to the public comment deadline and I wanted to inform you that I wholeheartedly support the proposed zoning change. If you have any additional questions please feel free to contact me at 916-380-2380 or by email.

Anthony Burdock

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

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



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-11.



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-11.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, January 16, 2018 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, February 13, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Anthony Burdock
(Please print)

Mailing Address: 2661 16th St

Sacramento, CA 95818

Signature: 

Date: 12 JAN 18

Property Address(s): 4005, 4008, 4009, 4011, 4015, 4017 Ranch Rd

7501, 7505, 7509, 7513 Sequoia Ct

Lake Worth, TX 76135

COMMENTS:

#

#

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JANUARY 11, 2018 TO BE INCLUDED IN THE AGENDA PACKET

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

JAN 09 2018

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

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-11.
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-11.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, January 16, 2018 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, February 13, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Hollie Dean Holder
(Please print)

Mailing Address: 4013 Caribou Trail
Lake Worth Tx 76135

Signature: Hollie Dean Holder

Date: 1-9-18

Property Address(s): 4013 Caribou Trail
Lake Worth Tx 76135

RECEIVED

JAN 09 2018

COMMENTS:

I'm 85 years old and have lived here with my wife
for 12 years and seen this neighborhood go downhill,
trash, tall grass, drugs, big truck parked on our street,
and nothing get done, so why would we want
more of the same. You need to clean Lake Worth up
before you add more. Seems like no one cares anymore

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JANUARY 11, 2018 TO BE INCLUDED IN THE AGENDA PACKET

Note: This person is not the legal property owner

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

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

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-11.
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-11.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, January 16, 2018 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, February 13, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Michael D Van Slyke
(Please print)

Mailing Address: 3817 Pueblo Trail
Lakeworth, TX 76135-2869

Signature: Michael D. Van Slyke

Date: 1/9/18

Property Address(s): 3817 Pueblo Trail
Lake Worth, TX 76135-2869

RECEIVED
JAN 10 2018

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JANUARY 11, 2018 TO BE INCLUDED IN THE AGENDA PACKET

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

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

☐

I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-11.



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-11.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, January 16, 2018 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, February 13, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Dillon J. Reynolds
(Please print)

Mailing Address: 4008 Caribou Trail
Lake Worth, TX 76135

Signature: Dillon J. Reynolds

Date: 1-11-18

Property Address(s): 4008 Caribou Trail
Lake Worth, TX 76135

RECEIVED
JAN 11 2018

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JANUARY 11, 2018 TO BE INCLUDED IN THE AGENDA PACKET

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

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

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-11.
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-11.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, January 16, 2018 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, February 13, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Jerry Reynolds
(Please print)

Mailing Address: 6320 Johns Way
Fort Worth, Tx 76135

Signature: Jerry Reynolds

Date: 1-11-2018

Property Address(s): 4001 Caribou TRL.
Lake Worth, Tx 76135

RECEIVED
JAN 11 2018

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JANUARY 11, 2018 TO BE INCLUDED IN THE AGENDA PACKET

Lake Worth Planning & Zoning Commission Meeting – January 16, 2018

Agenda Item No. D.5

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ17-12, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of approximately 6.63 acres of land, legally known as Block 13, Lots 13-24, Lake Worth Heights Subdivision; Block 14, Lots 1-18, Lake Worth Heights Subdivision; and Block 16R, Lots 39-43, Lake Worth Heights Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 6.63 acres recorded in the deed records of Tarrant County, Texas, from a zoning district of “SF1” Single Family Residential to “MD” – Moderate Density and by amending the Official Zoning Map to reflect such change. The property to be considered for re-zoning is generally described as 6.63 acres of land located at 3900-4020 Rench Road, 3900-3917 Caribou Trail, and 3901 Pueblo Trail, Lake Worth, Texas.

Property Description:

Approximately 6.63 acres of property, located at 3900-4020 Rench Road, 3900-3917 Caribou Trail, and 3901 Pueblo Trail

Property Owner(s):

Various Property Owners: Bill Burdock, C.R. McDonnell, K Bar H LLC, Shirley Wheat, Harvester Land Company, Holly Lacey, City of Lake Worth, and Lake Worth ISD

Applicant:

Harlan Smith, President, Rockbiter Corporation, 3950 Hockaday Drive, Dallas, Texas 75229 (owner authorization forms supplied) and City of Lake Worth, 3805 Adam Grubb, Lake Worth, Texas 76135 for the Lake Worth ISD properties.

Engineer/Surveyor:

Wier & Associates, Inc., 2201 Lamar Blvd. Suite #200E, Arlington, Texas 76006

Current Zoning:

“SF-1” Single Family Residential (on the zoning map)

Proposed Zoning:

“MD” Moderate Density (on the zoning map)

Current Use: Vacant Land

Proposed Use: Duplex Town Homes

Agenda Item No. D.5

Existing Road(s):

Caribou Trail, Rench Road, Pueblo 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 (proposed city park).

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 and “PC” – Planned Commercial (Lake Lodge Nursing Home).

Summary: Mr. Harlan Smith, President of Rockbiter Corporation submitted application for a zoning change request for the above noted properties from Single Family Residential to Moderate Density with the intent to develop the properties with duplex town homes. He will be installing new infrastructure including the roadway on the remaining portion of Caribou Trail and the full roadway on Rench Road, water and sewer lines, curb, guttering, drainage, etc. for the project. Attached for your reference is Mr. Smith’s proposed development plan.

Mr. Smith currently has all the lots in question under contract for purchase except for the two (2) Lake Worth ISD lots. The current property owners have signed an owner authorization form for him to apply for such (see attached).

The City of Lake Worth has made application for the Lake Worth ISD lot(s) so as to keep these lots in conformity with the others if the zoning change is approved.

Public Input:

On Friday, January 5, 2018 as required by State law, the City mailed out sixty-eight (68) 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 30, 2017. As of Friday, January 12, 2018 at noon we have received the following in favor/opposition to the request:

1. FOR – (19) Anthony Burdock representative for Bill Burdock (deceased) who owns ten (10) properties some which are in the request and some within 200’ of the request and Harvester Land Company who owns nine (9) of the properties in the request.
2. AGAINST – (4) – three (3) which have no comments and one (1) with comments (see comments on form).

Fiscal Impact:

Agenda Item No. D.5

N/A

Attachments:

1. Ordinance
2. Development Plan Package
3. Zoning District Change Application
4. Owner Authorization Forms
5. Vicinity Map
6. Public Hearing Notice
7. Public Hearing Notifications (within 200' of subject property)
8. Returned Public Comment Forms

Recommended Motion or Action:

The proposed zoning change is at the discretion of the Planning & Zoning Commission and City Council.

ORDINANCE #XXXX

AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 6.63 ACRES OF LAND DESCRIBED HEREIN AS BLOCK 13, LOTS 13-24, LAKE WORTH HEIGHTS SUBDIVISION; BLOCK 14, LOTS 1-18, LAKE WORTH HEIGHTS SUBDIVISION; AND BLOCK 16R, LOTS 39-43, LAKE WORTH HEIGHTS SUBDIVISION, LOCATED IN THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "SF-1" SINGLE FAMILY RESIDENTIAL, TO A ZONING DESIGNATION OF "MD" – MODERATE DENSITY FOR THE DEVELOPMENT OF DUPLEX TOWN HOMES, AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; 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 owners of approximately 6.63 acres of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to re-zone same; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the

City of Lake Worth on January 16, 2018, and by the City Council of the City of Lake Worth on the February 13, 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, as amended, and to amend the Official Zoning Map of the City, 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, as amended, is hereby amended by approving a change to the zoning designation from “SF-1” – Single Family Residential to a zoning designation change and land use of “MD” – Moderate Density for the use of duplex town homes and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Zoning Case No. PZ17-12

Owner(s): Bill Burdock, C.R. McDonnell, K Bar H LLC, Shirley Wheat,
Harvester Land Co, Holly Lacey, City of Lake Worth, Lake Worth
ISD

Applicant: Rockbiter Corporation
Harlan Smith
3950 Hockaday Drive
Dallas, Texas 75229

City of Lake Worth
3805 Adam Grubb
Lake Worth, Texas 76135

Legal Description: Block 13, Lots 13-24, Lake Worth Heights Subdivision; Block 14,
Lots 1-18, Lake Worth Heights Subdivision; and Block 16R, Lots 39-
43, Lake Worth Heights Subdivision, Lake Worth, Tarrant County,
Texas

Property Address: 3900-4020 Rench Road, 3900-3917 Caribou Trail, and 3901 Pueblo
Trail

Property Zoning: Moderate Density

Permitted use: The use of duplex town homes

SECTION 3.

COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

The use and development of the property shall be subject 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.

OFFICIAL ZONING MAP AMENDED

The City Secretary is hereby directed to amend the Official Zoning Map to reflect the changes in classification approved herein.

SECTION 5.

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 6.

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 7.

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 8.

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 9.

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 10.

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 11.

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 by a vote of ____ to ____ this 13th day of February, 2018.

Approved:

Walter Bowen, Mayor

Attest:

Monica Solko, TRMC
City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

2017

DEVELOPMENT PLAN for RENCH ROAD/CARIBOU LAKE WORTH HEIGHTS

ROCKBITER CORPORATION
HARLAN SMITH, PRESIDENT

3950 HOCKADAY DRIVE, DALLAS, TX 75229

Objective

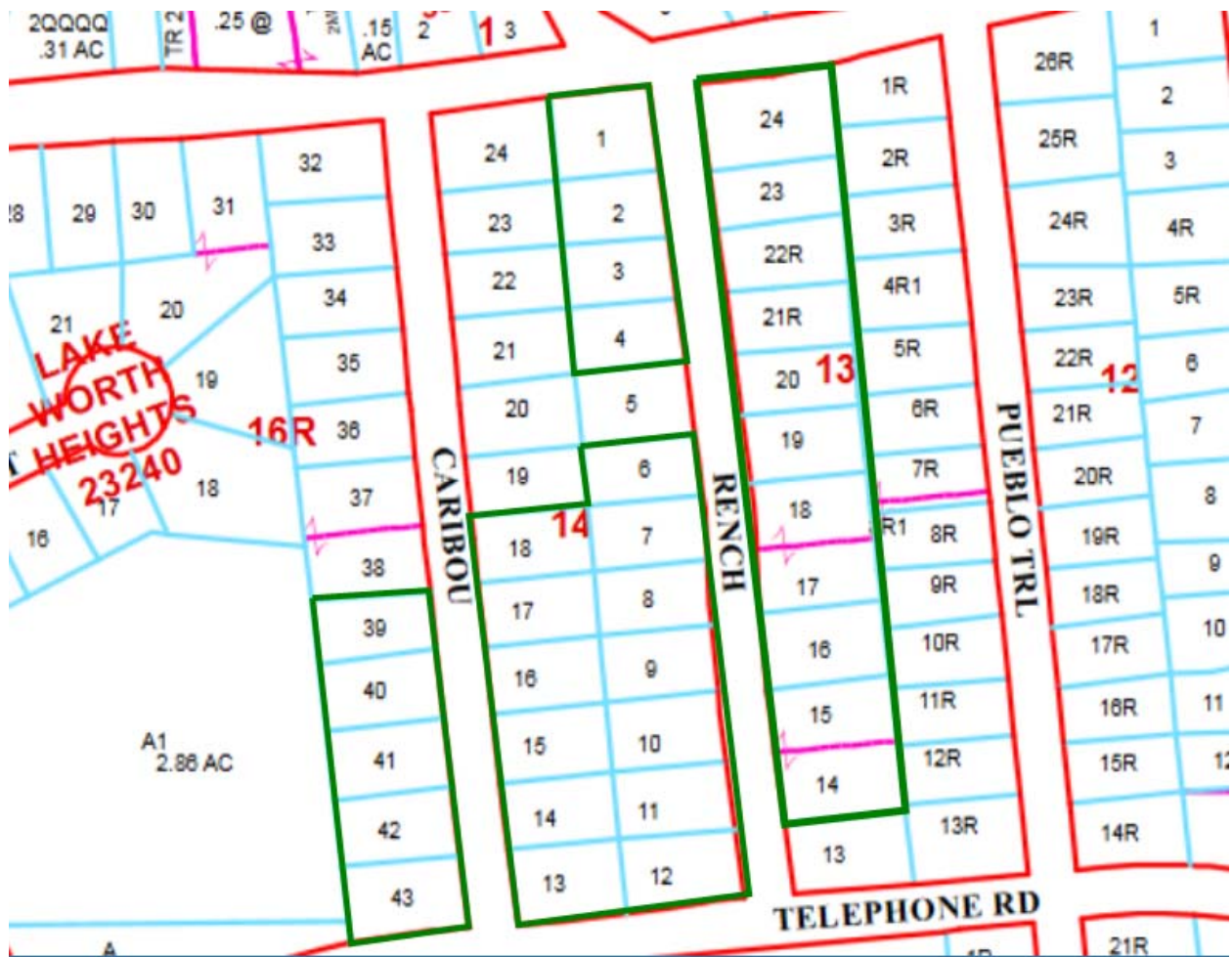
Rezone the following lots from Single Family to Moderate Density to facilitate the construction and development of the current vacant lots.

Lots to be rezoned:

Block 13: Lots 14-24

Block 14: Lots 1-4, 6-18

Block 16R: Lots 39-40





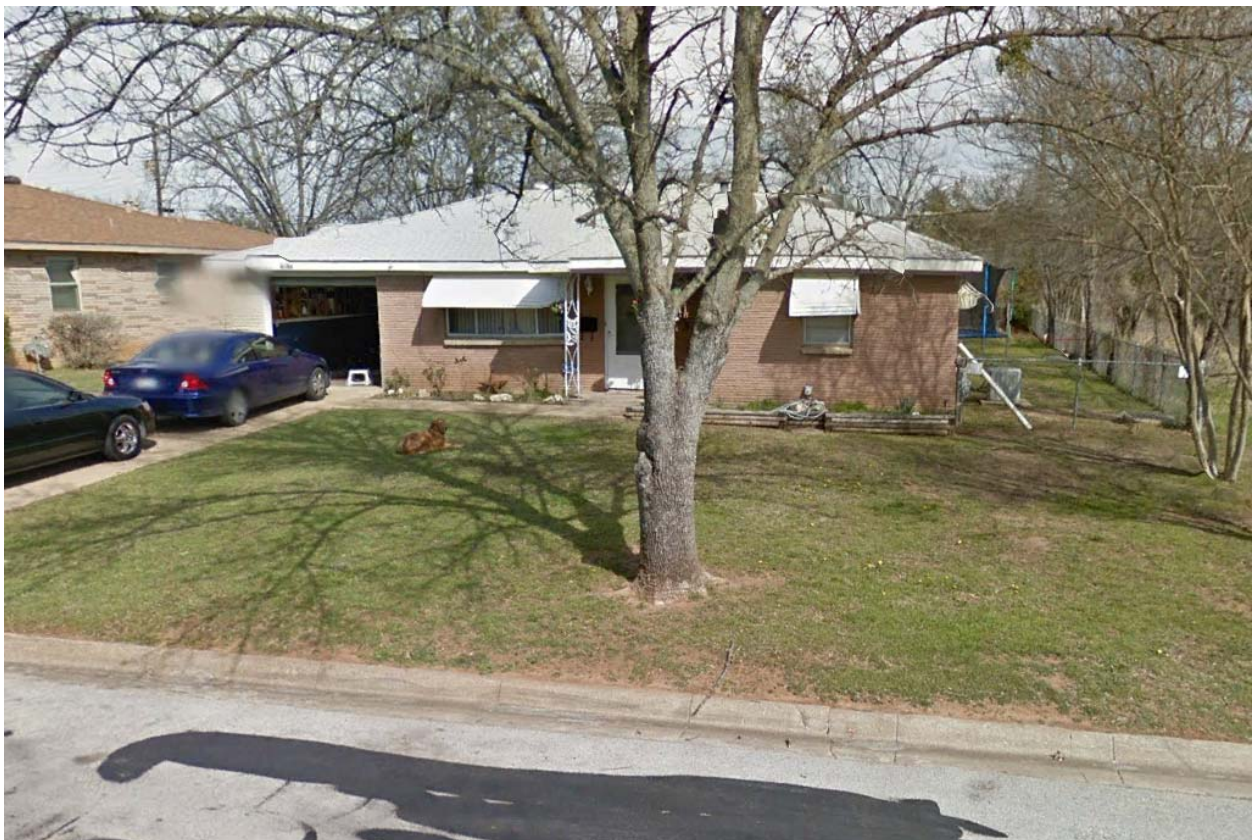
AERIAL VIEW OF LOTS



View at end of Caribou



Typical Home in Neighborhood



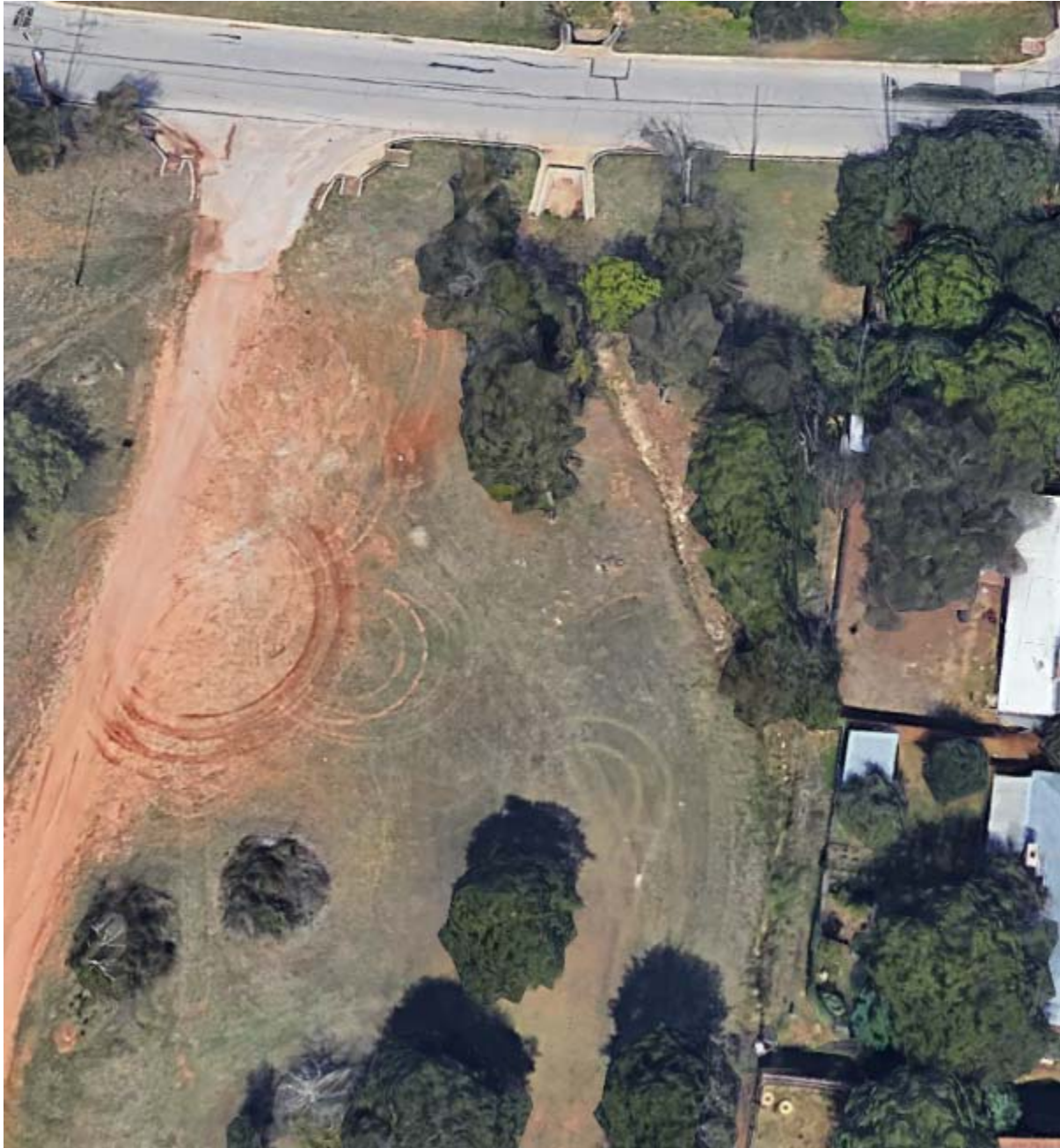
View of Property Looking South



Telephone Road Drainage



View of Drainage at Foster/Rench



Current Ownership

Block 13: Lot 24	Bill Burdock	Block 14: Lot 1	Holly Lacey
Block 13: Lot 23	Bill Burdock	Block 14: Lot 2	Holly Lacey
Block 13: Lot 22R	Bill Burdock	Block 14: Lot 3	Holly Lacey
Block 13: Lot 21R	Bill Burdock	Block 14: Lot 4	Bill Burdock
Block 13: Lot 20	Bill Burdock		
Block 13: Lot 19	C.R. McDonnell	Block 14: Lot 6	Harvester Land Co
Block 13: Lot 18	C.R. McDonnell	Block 14: Lot 7	Harvester Land Co
Block 13: Lot 17	C.R. McDonnell	Block 14: Lot 8	Harvester Land Co
Block 13: Lot 16	C.R. McDonnell	Block 14: Lot 9	Harvester Land Co
Block 13: Lot 15	C.R. McDonnell	Block 14: Lot 10	Harvester Land Co
Block 13: Lot 14	C.R. McDonnell	Block 14: Lot 11	Harvester Land Co
		Block 14: Lot 12	Harvester Land Co
Block 14: Lot 18	K Bar H LLC	Block 16R: Lot 39	K Bar H LLC
Block 14: Lot 17	K Bar H LLC	Block 16R: Lot 40	K Bar H LLC
Block 14: Lot 16	K Bar H LLC	Block 16R: Lot 41	City of Lake Worth
Block 14: Lot 15	Shirley Wheat	Block 16R: Lot 42	City of Lake Worth
Block 14: Lot 14	Harvester Land Co	Block 16R: Lot 43	City of Lake Worth
Block 14: Lot 13	Harvester Land Co		

Current Issues with the Vacant Land

Currently, the lots to be rezoned sit on a piece of land that was partially developed back in the 1960's. At that time the city allowed the developer to sell each one of these lots to individuals without properly developing the lots. Rench Road is an unpaved dirt trail through the properties and Caribou has been paved half way down, stopping approximately at the end of Block 14:Lot 19. Caribou has utilities running down the road servicing part of the street but no useable service past Block 14:Lot 19. Rench Road has no usable utilities which creates an issue for the city and current property owners. In order for a current lot owner to build on their lot they would have to install all utilities for the street and pave the entire street. This is not economically feasible for a single lot owner to bear the cost of the infrastructure. Thus leaving the only other alternative to engage the city to bear the cost of the improvements in order to build on the lots. I don't believe this is a viable option either considering the current lots have been vacant since the 1960's.

The most reasonable option is for a developer to purchase all available lots from the current owners, bear the cost of the infrastructure and develop the lots into a wonderful neighborhood for the city of Lake Worth.

Development Plan

Rockbiter Corporation plans to develop the vacant lots on Rench Road and Caribou. We would like to propose constructing 70 town homes with 2 town home units on each available lot. The homes would be configured as 3 bedroom, 2 ½ bath, 2 car garage units. These homes would range in size from 1,300sf to 1,600sf per side and would lease for \$1,500 to \$1,700 per month per side, offering the future residents of Lake Worth options other than apartments. We would also like to offer future residents smaller options of 3 bedroom, 2 ½ bath, 1 car garage and a 2 bedroom, 2 ½ bath, 1 car garage units. These would lease for \$1,400 to \$1,600 per month per side.

The individual lots are 67'x120' and total 8,040sf per lot meeting the Moderate Density requirements.

We propose installing all water, sewer and fire water to meet the current city requirements.

We propose installing new curb, gutter and concrete paving per city requirements the entirety of Rench Road and the balance of Caribou as detailed on the Development Plan Drawing.

We propose installing new curb and gutter and concrete paving per city requirements on Telephone Road from Caribou to Pueblo.

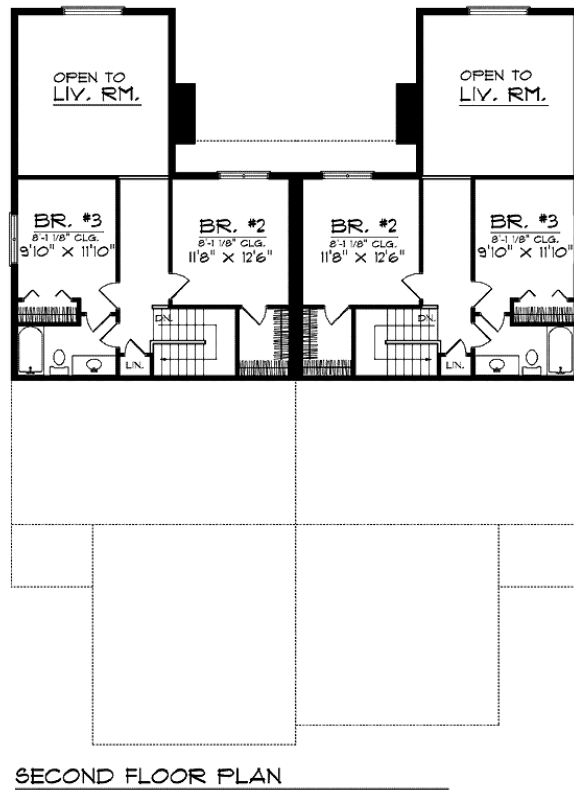
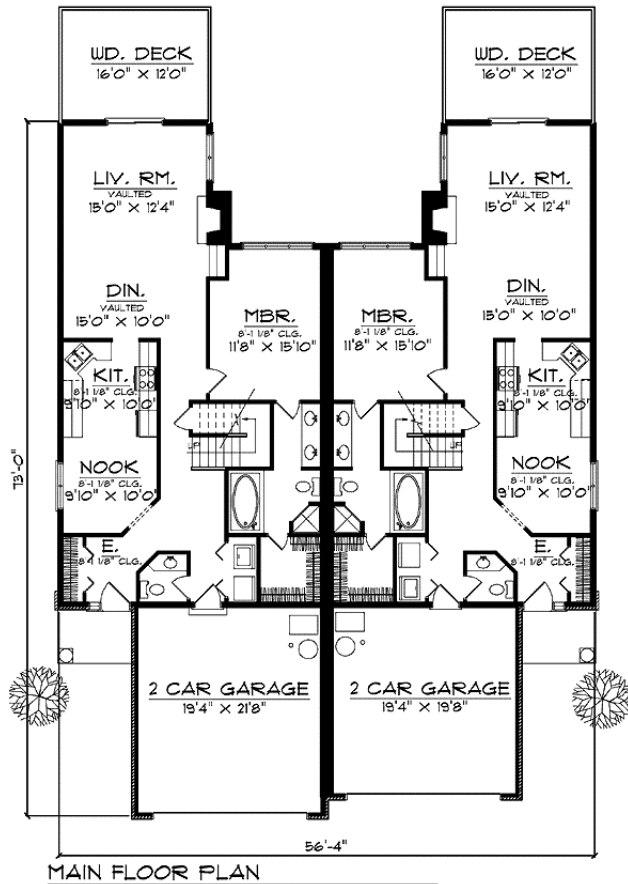
Storm Sewer will be addressed on Telephone Road with box inlets installed to carry the storm water from Pueblo, Rench and Caribou terminating at the line at Caribou. As discussed in previous meetings, the city would continue the storm sewer and paving past Caribou to the North towards the lake.

Storm Sewer behind Block 13: Lots 24,23, 22R will be addressed by 2 options. First option would be to run a drainage pipe behind lots 24, 23 and 22R to carry the storm from Pueblo and deposit it at the drainage culvert at Foster Drive. The other option would be to install a flume between lots 22R and 21 and carry the water to Rench Road.

As a final note to this Development Plan, I would like to ask that the City Planners consider moving forward with developing the adjacent park space as this feature would be a wonderful addition to the redevelopment of this area.

TYPICAL 3bedroom 2 ½ bath 2 car garage

Below is a typical floor plan we would like to incorporate into the neighborhood. This floor plan would offer 3 bedrooms, 2 ½ bath and a 2 car garage per side. The overall width of the townhome configuration on the lot would be 57'x73' which fits well within the current setbacks established for the current lots. Total square footage per side would be approximately 1,500sf. We would like to offer 5 distinct front elevations for the floor plan. This floor plan also allows the option of adding a 4th bedroom to the upper floor.



POSSIBLE Elevations for 3bedroom 2 ½ bath 2 car garage

Below are several different elevation examples for the 3/2.5/2 floorplan. We realize these elevations will need to fully comply with Lake Worth building code and will be designed to do so. We would like the neighborhood to be designed in Craftsman and Southern Traditional styles.

Example 1



Example 2



Example 3



Example 4

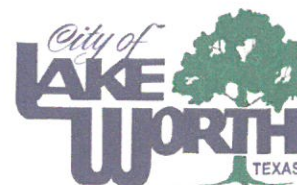


Example 5



OFFICE USE ONLY					
Fee: \$500.00		Date Paid: 12.21.17		Receipt #: P17-1090	
PZ #: PZ17-12		Ownership Verified: <input type="checkbox"/> YES <input type="checkbox"/> NO		Taxes Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO	
P & Z Meeting Date: 1.16.18		City Council Meeting Date: 2.13.18		Liens Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Zoning Change Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO		Ordinance #:		Date Approved: □□/□□/□□	

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



ZONING DISTRICT CHANGE/LAND USE APPLICATION

PROPERTY OWNER INFORMATION

Company Name: ROCKBITER CORPORATION		Contact Person: HARLAN SMITH	
Address: 3950 HOCKADAY DR	City: DALLAS	State: TX	Zip: 75229
Phone: 469-774-3273	Fax:	Email: ROCKBITER1977@GMAIL.COM	

APPLICANT/DEVELOPER INFORMATION

Company Name: ROCKBITER CORPORATION		Contact Person: HARLAN SMITH	
Address: 3950 HOCKADAY DR.	City: DALLAS	State: TX	Zip: 75229
Phone: 469-774-3273	Fax:	Email: ROCKBITER1977@GMAIL.COM	

PROPERTY INFORMATION

Street Address of Property: RENCH ROAD LOTS			
Legal Description	Block/Abstract: 13,14	Lot/Tract: 1-4, 6-12, 14-24	Addition/Survey:
Current Zoning: SF	Proposed Zoning/Land Use: SEE PROPOSAL MD		
Type of Development being proposed? <input type="checkbox"/> SF <input checked="" type="checkbox"/> MD <input type="checkbox"/> C <input type="checkbox"/> I <input type="checkbox"/> MH <input type="checkbox"/> MPD <input type="checkbox"/> PMF <input type="checkbox"/> PC <input type="checkbox"/> PI		All Items Attached As Required? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

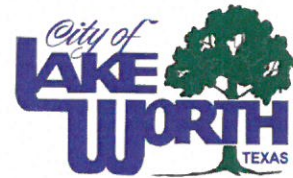
I understand that I must provide a hard copy and a copy in electronic format (pdf, tif, etc.) of; a detailed letter requesting the zoning change and the reason for the request, a development plan of the property, the zoning change application, and the required fee (verify fee with Zoning Coordinator). 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 request will not be scheduled until the application fee has been paid and the application and supporting documentation has been reviewed and accepted by City staff, before it will go before the P & Z Commission and the City Council for final approval. I further understand that all fees associated with this request are non-refundable regardless of the final outcome.

Property Owner Signature:	Date: 12-19-17
Printed Name: HARLAN SMITH	Title: PRESIDENT

OFFICE USE ONLY

Fee: \$500.00	Date Paid: 12.21.17	Receipt #: P17-1089
PZ #: P217-12	Ownership Verified: <input type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: 1.16.18	City Council Meeting Date: 2.13.18	Liens Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO
Zoning Change Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Ordinance #:	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"/>

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



ZONING DISTRICT CHANGE/LAND USE APPLICATION

PROPERTY OWNER INFORMATION

Company Name: Lake Worth ISD		Contact Person: John Hebert	
Address: 6800 Telephone Road	City: Lake Worth	State: Texas	Zip: 76135
Phone: 817-306-4200	Fax:	Email: JHebert@lake-worth.k12.tx.us	

APPLICANT/DEVELOPER INFORMATION

Company Name: City of Lake Worth		Contact Person: Stacey Almond	
Address: 3805 Adam Grubb	City: Lake Worth	State: Texas	Zip: 76135
Phone: 817-237-1211	Fax: 817-237-1333	Email: salmond@lakeworthtx.org	

PROPERTY INFORMATION

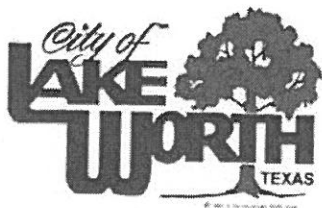
Street Address of Property: 3901 Pueblo Trail & 4004 Rench Road			
Legal Description	Block/Abstract: 13 & 14	Lot/Tract: 13 & 5	Addition/Survey: Lake Worth Heights Subdivision
Current Zoning: SF-1 - Single Family Residential		Proposed Zoning/Land Use: MD - Moderate Density	
Type of Development being proposed? <input type="checkbox"/> SF <input type="checkbox"/> MD <input checked="" type="checkbox"/> C <input type="checkbox"/> I <input type="checkbox"/> MH <input type="checkbox"/> MPD <input type="checkbox"/> PMF <input type="checkbox"/> PC <input type="checkbox"/> PI		All Items Attached As Required? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

I understand that I must provide a hard copy and a copy in electronic format (pdf, tif, etc.) of; a detailed letter requesting the zoning change and the reason for the request, a development plan of the property, the zoning change application, and the required fee (*verify fee with Zoning 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 request will not be scheduled until the application fee has been paid and the application and supporting documentation has been reviewed and accepted by City staff, before it will go before the P & Z Commission and the City Council for final approval. I further understand that all fees associated with this request are non-refundable regardless of the final outcome.

Property Owner Signature:	Date: 12-29-17
Printed Name: Stacey Almond	Title: City Manager

OFFICE USE ONLY

Fee: \$500.00 (FEE WAIVED)	Date Paid: N/A	Receipt #: N/A
PZ #: PZ17-12	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: 1-16-18		Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Zoning Change Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO		City Council Meeting Date: 2-13-18
Ordinance #:	Date Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> /	



City of Lake Worth

AUTHORIZATION FORM

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 15 AUG 2017

Re: _____

I, Anthony Burdock, owner of the Property located at Rench Road, Lake Worth, TX do hereby certify that I have given my permission to Rockbiter, to make this (check one):

- ☐ Variance
☐ Waiver
☐ Plat (Development, Replat, Preliminary, Final)
☒ Zoning Change

Application for Rockbiter
(applicant)

Anthony Burdock
Print Name

[Signature]
Signature of Owner

2661 16th St, Sacramento CA
Address 95818

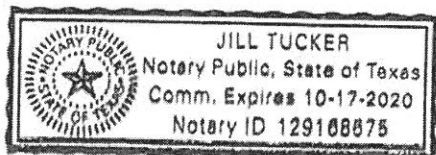
916-380-2380
Phone No.

15 AUG 17
Date

State of Texas §
County of Tarrant §

Before me, Jill Tucker, a Notary Public in and for said County and State, on this day personally appeared Anthony Burdock known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



[Signature]
Notary

CAUSE NO. PR-4092

IN THE MATTER OF
THE ESTATE OF
WILLIAM E. BURDOCK,
DECEASED



IN THE COUNTY COURT
AT LAW #2
WISE COUNTY, TEXAS

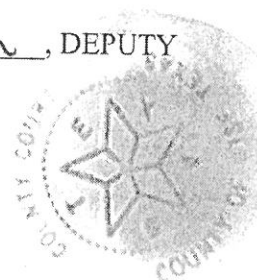
LETTERS OF TESTAMENTARY

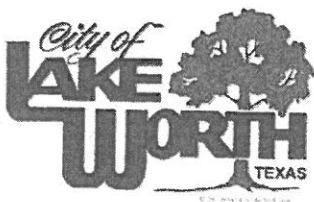
I, Sherry Lemon, the Undersigned Clerk of the County Court at Law #2 of Wise County, Texas, do hereby certify that on the 14th day of August, 2017, Lee Ann Burdock and Anthony Ian Burdock were duly granted by said Court Letters of Testamentary of the Estate of William E. Burdock, Deceased, and that Lee Ann Burdock and Anthony Ian Burdock qualified as Co-Independent Executors as such on the 14th day of August, 2017 as the law requires, and that said appointment is still in full force and effect.

Given under my hand and seal of office at Decatur, Texas the 14th day of August, 2017.

SHERRY LEMON
COUNTY CLERK, WISE COUNTY
200 N. TRINITY – P.O. BOX 359
DECATUR, TX 76234

BY: Kiley Vian, DEPUTY
KILEY VIAN





City of Lake Worth

AUTHORIZATION FORM

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 5-23-2017

Re: Lots 14,15,16,17,18,19 Lake Worth Heights Sub.

I, C.R. McDonnell, owner of the Property located at Rench Road, Lake Worth, TX 76135 do hereby certify that I have given my permission to Rockbiter Corportion, to make this (check one):

- ☐ Variance
☐ Waiver
☐ Plat (Development, Replat, Preliminary, Final)
☒ Zoning Change

Application for Rockbiter Corportion

(applicant)

C.R. McDonnell

Print Name



Signature of Owner

704 Club Oak Dr. River Oaks, TX 76114

Address

817-737-9155

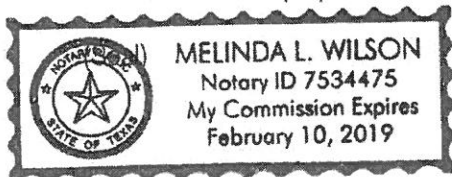
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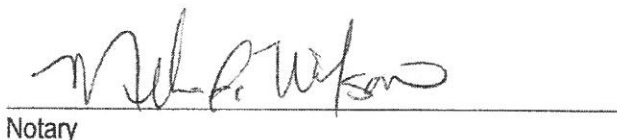
5-23-2017

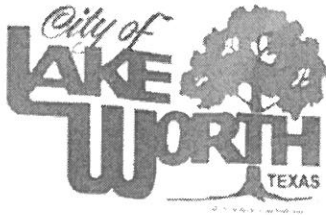
Date

State of Texas §
County of Tarrant §

Before me, Melinda L. Wilson, a Notary Public in and for said County and State, on this day personally appeared C.R. McDonnell known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.




Notary



AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 6/19/2017

Re: Lake Worth Heights Subdivision

I, Kyle Hack, K BAR H LLC, owner of the Property located at 1718 + 3740, Block 14 + 15 do hereby certify that I have given my permission to Rockstar Corporation to make this (check one):

- ☐ Variance
☐ Waiver
☐ Plat (Development, Replat, Preliminary, Final)
☒ Zoning Change

Application for _____
(applicant)

Kyle Hack, K BAR H LLC
Print Name

[Signature]
Signature of Owner

7036 Lotus Tr, Lake Worth
Address

817 905 6587
Phone No.

1
Date

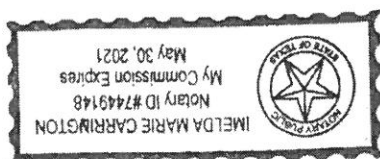
State of Texas

County of Bexar

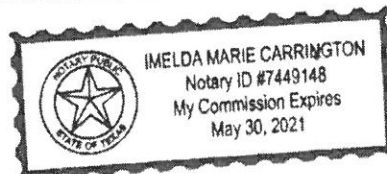
§
§ Imelda Marie Carrington

Before me, Kyle Hack, K Bar H, LLC, a Notary Public in and for said County and State, on this day personally appeared Kyle Hack, K BAR H. LLC known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



Notary





City of Lake Worth

AUTHORIZATION FORM

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 12-15-17

Re: Zoning Change

I, Shirley Wheat, owner of the Property located at 3500 CARIBOU TRAIL do hereby certify that I have given my permission to ROK SITE CORPORATION, to make this (check one):

- ☐ Variance
☐ Waiver
☐ Plat (Development, Replat, Preliminary, Final)
☒ Zoning Change

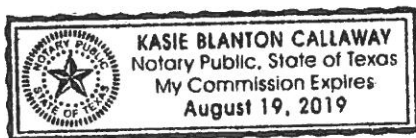
Application for ROK SITE CORPORATION
(applicant)

Shirley Wheat Shirley Wheat 12-15-17
Print Name Signature of Owner
P.O. Box 10745 817-7138300
Address Phone No. Date
Ft. Worth, Texas 76114

State of Texas §
County of Dallas §

Before me, Kasie Blanton Callaway, a Notary Public in and for said County and State, on this day personally appeared Shirley Wheat known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



Kasie Blanton Callaway
Notary
12-15-17



AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 6/26/17 Re: DENCH Rd - ZONING CHANGE
I, HAWESTER Land Co., by K. Tod Cagle owner of the Property located at LOTS 6-14, LAKE WORTH HEDGE, hereby certify that I have given my permission to _____, to make this (check one):

- ☐ Variance
☐ Waiver
☐ Plat (Development, Replat, Preliminary, Final)
☒ Zoning Change
Application for _____

(applicant)

HAWESTER Land Co., by K. Tod Cagle
Print Name

[Signature]
Signature of Owner

2390 TOWER DR MONROE, LA 70121
Address

518-812-0113
Phone No.

6/26/17
Date

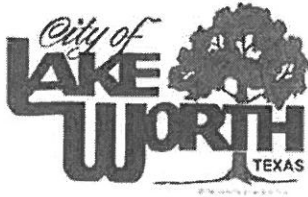
State of Texas LA §
County of Orachita §
PARISH

Before me, Nikki C. Tinnerello, a Notary Public in and for said County and State, on this day personally appeared K. Tod Cagle known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)

Nikki C. Tinnerello, Notary Public
Identification No. 68388
My Commission Expires at _____

Nikki C. Tinnerello
Notary



AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 5-23-17

Re: _____

I, Holly Lacey, owner of the Property located at
4020, 4010, & 4012 French Rd, Lake Worth, TX 76035 do hereby certify that I have given my permission to
Rockbiter Corporation, to make this (check one):

- ☐ Variance
☐ Waiver
☐ Plat (Development, Replat, Preliminary, Final)

☒ Zoning Change
Application for Rockbiter Corporation
(applicant)

Holly Lacey
Print Name

Holly Lacey
Signature of Owner

2723 San Marco Lane
Address League City, TX 77573

9603-567-4070
Phone No.

5-23-17
Date

State of Texas §
County of Galveston §

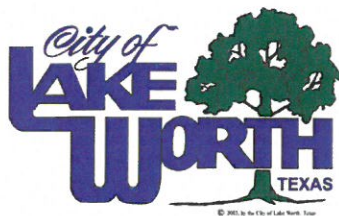
Before me, Angelica C. Salazar, a Notary Public in and for said County and State, on this day personally appeared Holly E Lacey TXDL38512341 known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



Notary

[Signature]



AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 1-3-2018


Re: Block 16R, Lots 41, 42, & 43, Lake Worth Heights Subdivision (3901, 3905, & 3909 Caribou Trail; Zoning District Change

I, Stacey Almond, City Manager for City of Lake Worth, owner of the Property located at 3901, 3905, and 3909 Caribou Trail do hereby certify that I have given my permission to Harlan Smith with Rockbiter Corporation, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☒ Zoning District Change
- ☐ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for Harlan Smith with Rockbiter Corporation.
(applicant)

Stacey Almond
Print Name


Signature of Owner

3805 Adam Grubb, Lake Worth, TX 76135
Address

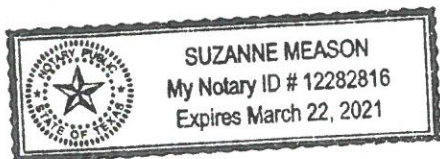
817-237-1211
Phone No.

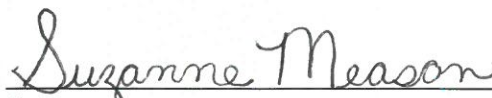
1-3-18
Date

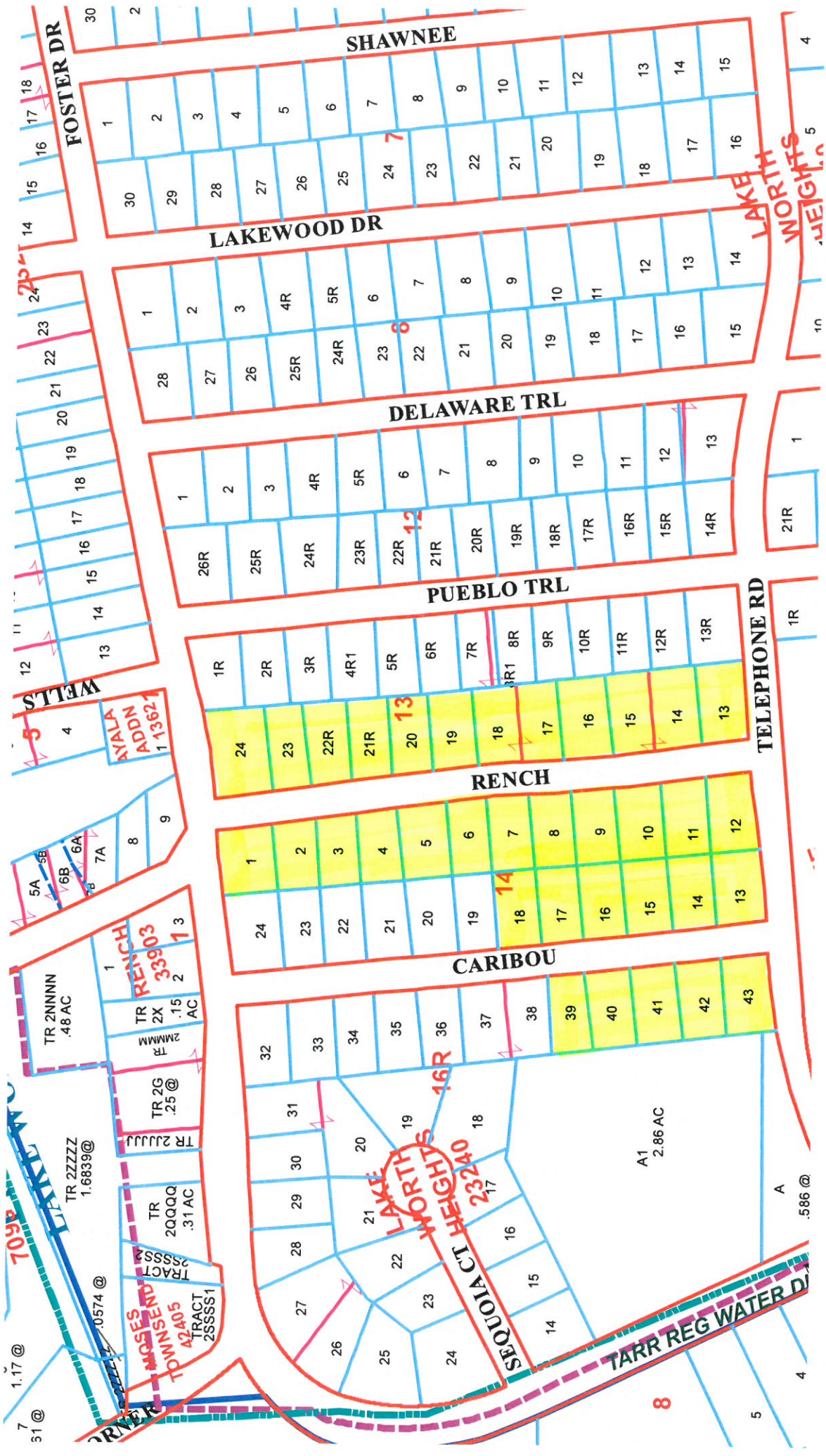
State of Texas §
County of Tarrant §

Before me, Suzanne Meason, a Notary Public in and for said County and State, on this 3rd day of January, 2018, personally appeared Stacey Almond known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)




Notary



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

**ZONING DISTRICT CHANGE
PLANNING & ZONING CASE #PZ17-12**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot(s) has made application for a zoning district change. 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, January 16, 2018**, at 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 change the zoning designation of approximately 6.63 acres of land, legally known as Block 13, Lots 13-24, Lake Worth Heights Subdivision; Block 14, Lots 1-18, Lake Worth Heights Subdivision; and Block 16R, Lots 39-43, Lake Worth Heights Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 6.63 acres recorded in the deed records of Tarrant County, Texas, from a zoning district of "SF1" Single Family Residential to "MD" – Moderate Density and by amending the Official Zoning Map to reflect such change. The property to be considered for re-zoning is generally described as 6.63 acres of land located at 3900-4020 Rench Road, 3900-3917 Caribou Trail, and 3901 Pueblo Trail, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, February 13, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning change for the above listed property. All interested parties are encouraged to attend.

If you have specific questions you may contact the Planning & Zoning Administrator at 817-255-7922 or smeason@lakeworthtx.org.

(Vicinity Map on Reverse)

City of Lake Worth
3805 Adam Grubb
Lake Worth, Texas 76135

Jay L Blassingame
4021 Caribou Trail
Lake Worth, Texas 76135

C R McDonnell
PO Box 10486
River Oaks, Texas 76114

Texas Fifteen Property, LLC
303 International Cir, Suite #200
Hunt Valley, MD 21030

Lisa A Miller
4000 Caribou Trail
Lake Worth, Texas 76135

Julissa & Norberto Iracheta
3901 Pueblo Trail
Lake Worth, Texas 76135

K Bar H, LLC
7036 Lotus Trail
Lake Worth, Texas 76135

Linda Wheeler McMurtrey
4004 Caribou Trail
Lake Worth, Texas 76135

Cary S Anderson
3905 Pueblo Trail
Lake Worth, Texas 76135

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

Dillon J Reynolds
6320 Johns Way
Fort Worth, Texas 76135

James E & Andrea Gibson
3909 Pueblo Trail
Lake Worth, Texas 76135

Shirley Wheat
309 Merritt Street
River Oaks, Texas 76114

Susan G Stine
4012 Caribou Trail
Lake Worth, Texas 76135

Aubrey A Fields
3913 Pueblo Trail
Lake Worth, Texas 76135

Jerry W Reynolds
6320 Johns Way
Fort Worth, Texas 76135

Terry J & Jana B Leeper Living Trust
908 Lakewood Hills Terr
Austin, Texas 78732

Joni Lee Holland
3917 Pueblo Trail
Lake Worth, Texas 76135

Celia S Penrod
4005 Caribou Trail
Lake Worth, Texas 76135

Sewilla L Sheehan
7970 Briar Road
Azle, Texas 76020

Mirna Asher
3921 Pueblo Trail
Lake Worth, Texas 76135

Andrew R Foster
4009 Caribou Trail
Lake Worth, Texas 76135

Lake Worth ISD
John Hebert
6805 Telephone Road
Lake Worth, Texas 76135

Billy J & Cindy Kay Wooley
3925 Pueblo Trail
Lake Worth, Texas 76135

Judy A Jackson
4013 Caribou Trail
Lake Worth, Texas 76135

Bill Burdock
736 S Saginaw Blvd.
Saginaw, Texas 76179

Lorenzo & Isela Garcia
4001 Pueblo Trail
Lake Worth, Texas 76135

Christopher & Sher Trunick
4017 Caribou Trail
Lake Worth, Texas 76135

Holly Lacey & John Casillas
2723 San Marco Lane
League City, Texas 77573

Mary Beth Dumke
4005 Pueblo Trail
Lake Worth, Texas 76135

Andrea M & Matthew R Hay
4009 Pueblo Trail
Lake Worth, Texas 76135

Steve M & Teriss Contreras
4013 Pueblo Trail
Lake Worth, Texas 76135

Mark Lavy
4017 Pueblo Trail
Lake Worth, Texas 76135

Juan A & Maria L Gomez
4021 Pueblo Trail
Lake Worth, Texas 76135

Edna M Hall
7500 Sequoia Court
Lake Worth, Texas 76135

Richard & Anita Branum
3900 Pueblo Trail
Lake Worth, Texas 76135

Martin Engelhardt
3904 Pueblo Trail
Lake Worth, Texas 76135

Dinah Sherrill
3908 Pueblo Trail
Lake Worth, Texas 76135

Cheryl J Smith
3912 Pueblo Trail
Lake Worth, Texas 76135

Josefina Salgado
3825 Pueblo Trail
Lake Worth, Texas 76135

Debra R Sanders
109 Copperwood Drive
Lakeside, Texas 76108

Michael & Debora Van Slyke
3817 Pueblo Trail
Lake Worth, Texas 76135

John R & Tammy S Thomas
3824 Pueblo Trail
Lake Worth, Texas 76135

Blanca & Alvaro Chapa
3916 Pueblo Trail
Lake Worth, Texas 76135

Laura T Gibbs
504 Crest Ridge Drive
Lakeside, Texas 76108

Laurie J Jones
4569 Bruin Drive
Little River, SC 29566-7371

Nicolas & Reta F Mendoza
4000 Pueblo Trail
Lake Worth, Texas 76135

Jess W Lamb, Jr. & Linda M Jackson
4004 Pueblo Trail
Lake Worth, Texas 76135

Leonel Borunda & Rosa Bernal Flores
4008 Pueblo Trail
Lake Worth, Texas 76135

Michael & Tammy McCullough
4012 Pueblo Trail
Lake Worth, Texas 76135

Race F Terry & Danielle Gilbert
4016 Pueblo Trail
Lake Worth, Texas 76135

Robert W Burgess
4025 Delaware Trail
Lake Worth, Texas 76135

Ricardo Delgado
4100 Rench Road
Lake Worth, Texas 76135

Keith L McCormick
PO Box 10947
Fort Worth, Texas 76114

Paula B Jones
7504 Foster Drive
Lake Worth, Texas 76135

Rodolfo Juan Salas
7508 Foster Drive
Lake Worth, Texas 76135

Val & Howard Carr Living Trust
6800 Westcreek Cir
Fort Worth, Texas 76126

Mary Ann Cecil
4113 Wells Drive
Lake Worth, Texas 76135

Allen W Collins
7416 Foster Drive
Lake Worth, Texas 76135

Maria Mendez-Arsitz
7500 Foster Drive
Lake Worth, Texas 76135

City of Fort Worth
1000 Throckmorton St.
Fort Worth, Texas 76102

William R Schneider
7420 Foster Drive
Lake Worth, Texas 76135

Maricela Ayala
4101 Wells Drive
Lake Worth, Texas 76135

Tandem Properties, LLC
8100 WY Blvd NE #M4-248
Albuquerque, NM 87113

Anthony Burdock
2661 16th Street
Sacramento, CA 95818

Rockbiter Corporation
Harlan Smith
3950 Hockaday Drive
Dallas, Texas 75229

C.R. McDonnell
704 Club Oak Drive
River Oaks, Texas 76114

Panther Real Estate Solutions
Trey Presswood
502 Grand Avenue, Suite C
Fort Worth, Texas 76164

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

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

☒

I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.

☐

I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, January 16, 2018 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, February 13, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: _____

Harvestland Co. Inc
by: K. W. Cagle
(Please print)

Mailing Address: _____

2390 Tower Dr

Monroe, LA 71201

Signature: _____

Bulger

Date: _____

1/8/2018

Property Address(s): _____

lots 6-14, Block 14

Ranch Rd.

RECEIVED
JAN 12 2018

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JANUARY 11, 2018 TO BE INCLUDED IN THE AGENDA PACKET

Suzanne Meason

From: Anthony Burdock <anthonyburdock@hotmail.com>
Sent: Tuesday, January 09, 2018 11:40 AM
To: Suzanne Meason
Subject: Planning and zoning case #PZ17-11 and PZ17-12

I own six separate properties on Rench Road (4005, 4008, 4009, 4011, 4015 and 4017) and four on Sequoia Ct (7501, 7505, 7509, and 7513). I just received a letter regarding the proposed zoning change #PZ17-11 and 12. While I am mailing my reply I imagine it might not be received by you prior to the public comment deadline and I wanted to inform you that I wholeheartedly support the proposed zoning change. If you have any additional questions please feel free to contact me at 916-380-2380 or by email.

Anthony Burdock

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

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



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, January 16, 2018 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, February 13, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Anthony Burdock
(Please print)

Mailing Address: 2661 16th St

Sacramento, CA 95818

Signature: 

Date: 12 JAN 18

Property Address(s): 4005, 4008, 4009, 4011, 4015, 4017 Ranch Rd

7501, 7505, 7509, 7513 Sequoia Ct

Lake Worth, Tx 76135

COMMENTS:

#

#

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JANUARY 11, 2018 TO BE INCLUDED IN THE AGENDA PACKET

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

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

☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.

☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, January 16, 2018 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, February 13, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Judy Jackson Holder
(Please print)

Mailing Address: 4013 Caribou Trail
Lake Worth Tx 76135

Signature: Judy Jackson Holder

Date: 1-9-18

Property Address(s): 4013 Caribou Trail
Lake Worth Tx 76135

RECEIVED
JAN 09 2018

COMMENTS:

I've been here 20 years & can't afford to move. ^{apartments,} ~~trailer house~~ etc bring property down & bring more trashy people & more drugs in to Lake Worth. We've had it right here on our block & City of Lake Worth doesn't take care of these problems so we sure don't need more problems. Have some care for the elder people, please

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JANUARY 11, 2018 TO BE INCLUDED IN THE AGENDA PACKET

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

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

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, January 16, 2018 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, February 13, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Debora A Van Slyke
(Please print)

Mailing Address: 3817 Pueblo Trail
Lake worth, TX 76135-2869

Signature: Debora A Van Slyke

Date: 1/9/18

Property Address(s): 3817 Pueblo Trail,
Lake worth, TX 76135-2869

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JANUARY 11, 2018 TO BE INCLUDED IN THE AGENDA PACKET

RECEIVED
JAN 10 2018

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

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

☐

I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, January 16, 2018 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, February 13, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Dillon J. Reynolds
(Please print)

Mailing Address: 4008 Caribou Trl.
Lake Worth, Tx 76135

Signature: Dillon J. Reynolds

Date: 1-11-2018

Property Address(s): 4008 Caribou Trl.
Lake Worth, Tx 76135

RECEIVED
JAN 11 2018

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JANUARY 11, 2018 TO BE INCLUDED IN THE AGENDA PACKET

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

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

☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.

☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-12.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, January 16, 2018 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, February 13, 2018 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Jerry Reynolds
(Please print)

Mailing Address: 6320 Johns Way
Fort Worth, TX 76135

Signature: Jerry Reynolds

Date: 1-11-2018

Property Address(s): 4001 Caribou Trl
Lake Worth, TX 76135

RECEIVED
JAN 11 2018

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JANUARY 11, 2018 TO BE INCLUDED IN THE AGENDA PACKET