

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.

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

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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

Agenda Item No. C.1

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).

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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 Freedon of Information Act, all communication with/from Mr Pettis with regard to the letter you sent ny dayghter Deirdre Kay Pope. Deirdre is deceased and I inherited the property.

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

Respectifully

Linda Larned Rope

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 resubdivided 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

- 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 resubdivided 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.
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K. Amending / Correction Plats

- 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 III Blocks.

7. Sidewalk standards are contained in Part II Design Criteria and Construction Standards, Section VII Sidewalks.

Section IV

- 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

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.

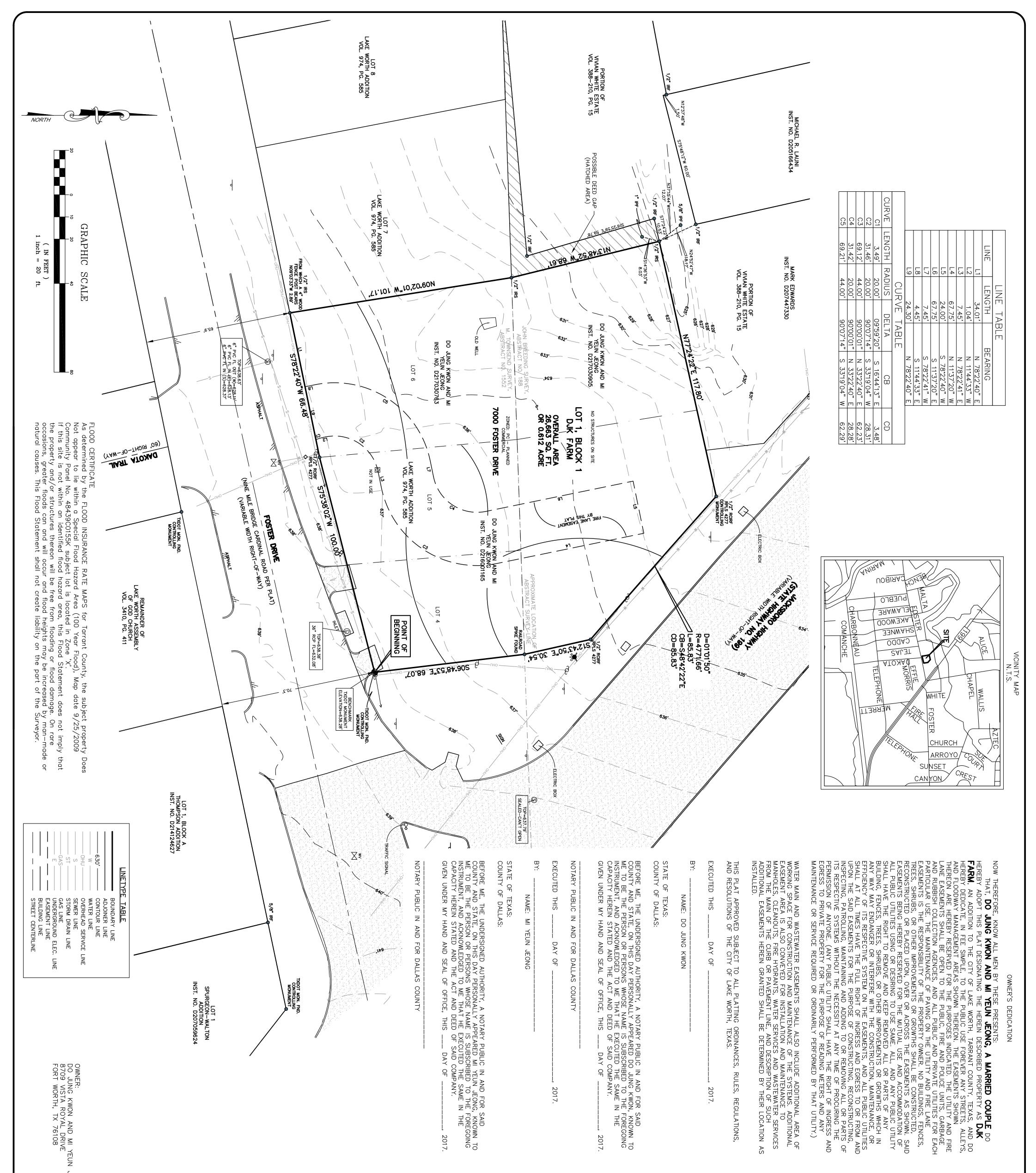
City of Lake Worth P & Z Department 3805 Adam Grubb Lake Worth, Texas 76135 817-237-1211 X 111 Fax 817-237-1333



PRELIMINARY PLAT APPLICATION

PROPERTY OWNER/DEVELOPER INFORMATION

Company Name:			******	Contact Person:	100
Address: 8707	VISA Roval	e Or	City: Fart War	Annual and a second sec	2017) Zip: -16108
Address: 8101 Phone: 811-911.	- 1314 Fax	c		Email	Tahoo. Com
		SURVEYOR IN	FORMATION	and a	
Company Name: Peise	r and Manks	n Survey	nd	Contact Person:	1 Maskin
Address: 623 E.	Dallas Roo	rd	Grapevin	e State: 7X	Zip: 76051
Company Name: Peise Address: 623 E. Phone: 817-48	1-1806 Fax	817-4	81 - 1809	Email: Tmankin @	Deisersurveying.co
		PROPERTY IN	IFORMATION	,	
Current Legal Description	Block/Abstract:	Lot/Tract: 4-6	Addition/Su	rvey: he Worth Ad	dihan
Proposed Legal Description	Block(s): /	Lot(s): /	Addition:	DJK FARM	<u></u>
Current Zoning: Sing If Zoning Change reg	le Family	Residentia	Will a Zonin	g Change be reques	
If Zoning Change req zoning?	uested what will be	e proposed	iype of bee	elopment being pro	-
Any Ordinance Waive (provide letter of reque			Easement Re	equired?	s 🗆 NO
Total number of acres	in plat? 0.61	12	Total numbe	ers of parcels in plat	? 1
I understand that I m electronic format (pd I hereby certify that the further understand tha paid and the plans hav Council for final approv	f, tif, etc.), the preli e information provic t the public hearing e been reviewed an	iminary plat ap led in this appli for this project	oplication, and the strue and the strue and the strue and the strue and the scheme strue and the scheme sch	ne required fee (verity d factual to the best eduled until the appl	with P & Z Coordinator). of my knowledge. I ication fee has been
Property Owner Signatu	rec / S		Date:	-25-17	
Printed Name: Do	Jung Kwo	ŋl	Title:	mer	
*****			SE ONLY	******	******
Fee: \$ 320.00) Dat	e Paid: 7.2	6.17	Receipt #: P17	-0624
PZ #: PS17-0	Ownership Ve	rified:	Taxes Paid:	the second s	aid: YES 🔲 NO
P & Z Meeting Date:			City Council Mee	iting Date:	
Plat Approved:	Date Approve	d:	Date Plat Filed:	Instrum	nent #:



C	aforesaid Lot 5, and continuing along the common line of said Lot 7, some being the Southeast control of aforesaid Lot 5, and continuing along the common line of said Jeong tract, said Lot 5 and said Foster Drive, a total distance of 100.00 feet to a 1/2 inch iron rod with red cap stamped "RPLS 4277" found for the Southwest corner of said Jeong tract, same being the Southwest corner of said Lot 5, same being the Southeast corner of aforesaid Lot 6, same being the Southeast corner of aforesaid Lot 6, same being the Southeast corner of aforesaid Norma Wilson tract;
G THE T RESS AND 6 ANY S LITY.) b	HENCE , and s URV" re ears No
TIONAL AREA OF IMS. ADDITIONAL INCE TO WATER SERVICES OF SUCH HEIR LOCATION AS	1 09 deg. 02 min. 01 sec. West, along th ot 7, a distance of 101.17 feet to a 1/2 tract, same being the Northwest corner ame being the Southwest corner of afore theast corner of that certain tract of la
GULATIONS,	THENCE along the common line of said Hugh Wilson tract and said Edwards tract as follows: North 13 deg. 48 min. 52 sec. West, a distance of 68.61 feet to a 1/2 inch iron rod set for the Northwest corner of said Hugh Wilson tract; North 77 deg. 24 min. 22 sec. East, passing the Northeast corner of said Hugh Wilson tract, same being the Northwest corner of aforesaid Jeong tract, and continuing along the common line of said Jeong tract and said Edwards tract, a total distance of 117.80 feet to a 1/2 inch iron rod with red cap stamped "RPLS 4277" found for the most northerly Northeast corner of the herein described tract, same being the most northerly Northeast corner of said Jeong tract, same being in the southwesterly right-of-way line of aforesaid Jacksboro Highway, same being the beginning of a non-tangent curve to the left, having a radius of 4771.66 feet and a delta angle of 01 deg. 01 min. 50 sec.;
FOR SAID (WON, KNOWN TO THE FOREGOING AE IN THE NE IN THE S	THENCE along the common line of said Jeong tract and said Jacksboro Highway as follows: Along said non-tangent curve to the left, an arc distance of 85.83 feet and a chord bearing and distance of South 48 deg. 42 min. 22 sec. East, 85.83 feet to a 1/2 inch iron rod with red cap stamped "RPLS 4277" cap found for the most easterly Northeast corner of the herein described tract, same being the most easterly Northeast corner of said Jeong tract; South 12 deg. 43 min. 50 sec. East, a distance of 30.54 feet to a railroad spike found for angle point, same being the Northeast corner of aforesaid Lot 4; THENCE South 06 deg. 48 min. 53 sec. East, along the common line of said Jeong tract, said Lot 4, and
2017. Σ, σσ	"HENCE South 06 deg. 48 min. 53 sec. East, along the common line of said Jeong tract, said Lot 4, aid Jacksboro Highway, a distance of 68.07 feet to the POINT OF BEGINNING and containing 26,663 quare feet or 0.612 acre of computed land, more or less. URVEYOR'S STATEMENT TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS F VAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER
T T T T T T T T T T T T T T T T T T T	ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. AND ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. AND ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. AND ANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS. AND ANT AND ANT AND ANT AND ANT
THE 2017.	 NOTES: 1. IRF - Iron Rod Found 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap 3. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. 4. Elevations based on City of Fort Worth benchmark 8645 located at the northeast corner of Quebec Street and northwest Centre Drive on north curb of Quebec Street in west end of a 10 foot recessed inlet, elev.=712.07' 5. This property is zoned as PC Planned Commercial Land Uses as Retail Lease Space and Food Establishments per the City of Lake Worth Zoning Map. 6. The City of Lake Worth reserves the right to require additional minimum finished floor elevations on any information available at the time of the plat and are subject to change.
	PRELIMINARY PLAT DJK FARM LOT 1, BLOCK 1 PLAT OF THAT CERTAIN TRACT OF LAND CONVEYED TO DO JUNG KWON AND MI YEUN JEONG, BY DEEDS RECORDED UNDER INSTRUMENT NUMBERS D216001165, D217030905, AND D217030763, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS M. TOWNSEND SURVEY, ABSTRACT NO. 1552 AND JOHN BREEDING SURVEY, ABSTRACT NO. 188 CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS
	FIELD:J.D.H.ALLC817-481-1806 (0) 817-481-1809 (F)BOUNDARIES TOPOGRAPHY MORTGAGEBOUNDARIES TOPOGRAPHY MORTGAGESurveyorsOFCHECKED:T.R.M.tmankin@peisersurveying.comFIRM No. 100999-00Member Since 19771

STATE OF TEXAS: COUNTY OF TARRANT:

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

BEGINNING at a TXDOT monument found for the Southeast corner of the herein described tract, same being the Southeast corner of said Lot 4, same being the Southeast corner of said Jeong tract, same being in the Northwest intersection of Jacksboro Highway (State Highway No. 199) (variable width right-of-way) and Foster Drive (variable width right-of-way);
THENCE South 75 deg. 38 min. 02 sec. West, along the common line of said Jeong tract, said Lot 4 and said Foster Drive, passing the Southwest corner of said Lot 4, same being the Southeast corner of aforesaid Lot 5, and continuing along the common line of said Jeong tract, said Lot 5 and said Foster



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

Hung Le 8945 Waterchase Circle Fort Worth, Texas 76120

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

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

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

Michael R Launi 7017 Edgemere Place Lake Worth, Texas 76135

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

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

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

Plat Approved:

NO

Date Approved:

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1

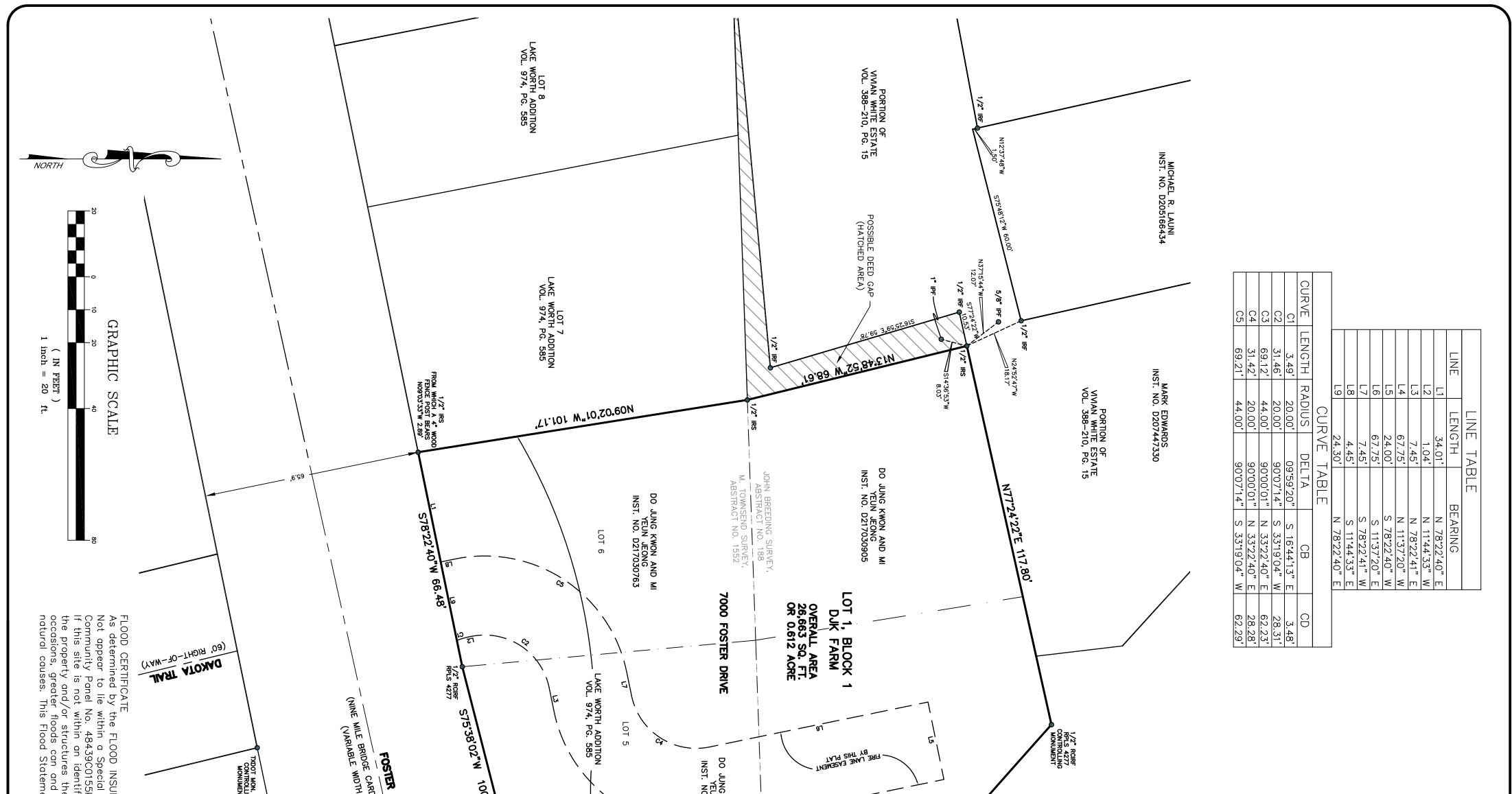


PRELIMINARY PLAT APPLICATION

	PROP	ERTY OWNER/DE	VELOPER INFORMA	ATION
Company Name:				Contact Person: Do Juna KWOM
Address: 8707	Visa Roya	le Dr	City: Fort Word	
Phone: BIN -911	- 17314 F	ax:		Email: Kozaa @ Tahoo. Com
	1	SURVEYOR I	NFORMATION	2
Company Name: Pers	er and Mank	in Surveyi	ng	Contact Person: Tim Mankin
Address: 623 E.	er and Mank Dallas Re	racl	City: Grapevine	Tim Mankin State: Zip: TX 76051
Phone:	1-1806 F	ax: 817-4	181 - 1809	Email: Tmankin & prisarsurveying.com
		PROPERTY I	NFORMATION	
Current Legal Description	Block/Abstract:	Lot/Tract: 4-6	Addition/Sur	vey: he Worth Addition
Proposed Legal Description	Block(s):	Lot(s): /	Addition: D	JK FARM
Current Zoning:	gle Family	Residentia	Will a Zoning	Change be requested?
If Zoning Change req zoning?	uested what whill	be proposed	Type of Deve	lopment being proposed? MF C I Other
Any Ordinance Waive (provide letter of requi		iests? ES 🗌 NO	Easement Rec	quired?
Total number of acre	s in plat? O. G	12	Total number	s of parcels in plat?
electronic format (pd I hereby certify that th further understand that	f, tif, etc.), the prove e information provent the public hearing the been reviewed a	diminary plat ap ided in this applied for this projection	plication, and the ication is true and t will not be sched	lat document (18" x 24"), a copy in e required fee (verify with P & Z Coordinator). factual to the best of my knowledge. I duled until the application fee has been fore the P & Z Commission and the City
Property Owner Signatu	ire C	<u>)</u>	Date:	25-17
Printed Name: Do	Jung Kw	ŋ	Title:	mer
******		OFFICE U	ISE ONLY	
Fee: \$ 320.0() Da	ite Paid: 7 · 2	6.17	Receipt #: P17 - 0624
PZ #: PS17-0	9 Ownership V	erified:	Taxes Paid:	NO VES NO
P & Z Meeting Date:			City Council Meeti	ing Date:

Date Plat Filed:

Instrument #:



	subject property Does date 9/25/2009	INSURANCE RATE MAPS for Tarrant County, the secial Flood Hazard Area (100 Year Flood), Map d
		REMAINDER OF LAKE WORTH ASSEMBLY OF GOD CHURCH VOL. 3410, PG. 411
SPURGEON-WALTON ADDITION ADDITION 4124627	LOT 1, BLOCK A THOMPSON ADDITION INST. NO. D214124627	T MON. FND. NTROLLING ONUMENT
5/8" IRF		CARDINAL ROAD PER PLAT) WIDTH RIGHT-OF-WAY
	-TXDOT MON. FND. CONTROLLING MONUMENT	100.00
NOTARY PUBLIC IN AND FOR DALLAS COUNTY		POINT OF BEGINNING 2.3
STATE OF TEXAS: COUNTY OF DALLAS: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBI COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS D.		JUNG KWON AND MI YEUN JEONG 5T. NO. D216001165 LOT 4
EXECUTED THIS DAY OF BY:NAME: MI YEUN JEONG		APPROXIMATE LOCATION OF ABSTRACT SURVEY LINE ABLIROAD
ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS D,		EV.ZLS RORF
NAME: DO JUNG KWON TE OF TEXAS: JNTY OF DALLAS: JNTY AND STATE ON THIS DAY PERSONALLY APPEA		CB=S48'42'22"E CD=85.83'
AND RESOLUTIONS OF THE CITY OF LAKE WORTH, TEXAS. EXECUTED THIS DAY OFBY:		D=01'01'50" R=4771.66'
ER MAIN AND WASTEWATER EASEMENTS SHALL KING SPACE FOR CONSTRUCTION AND MAINTE MENT AREA IS ALSO CONVEYED FOR INSTALL HOLES, CLEANOUTS, FIRE HYDRANTS, WATER : A THE MAIN OF THE CURB OR PAVEMENT LINI TIONAL EASEMENTS HEREIN GRANTED SHALL I ALLED. PI AT APPROVED SUBJECT TO ALL PI ATTING		A . M. M. M. BORDANNER
LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AN AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UT EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWN TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SH RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. AL SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED AN BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED AN OPON THE SAID EASEMENTS FOR THE PULL RIGHT OF INGRESS AN UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTR ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READ MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFO	LIJANA LIJANA ELEPSTONE SUNSET CANYON	COMMUCHE HON ANDRA COMMUNE COMMUNE COMMUNE ANDRA CHABBO ANDRA CHABBO ANDRA CHABBO ANDRA COMMAHS A ANDRA CHABBO ANDRA CHABBO ANDRA CHABBO ANDRA CHABAMA ANDRA CHA CHABAMA ANDRA CHABAMA ANDRA CHABAMA ANDRA CHABA ANDRA CHABAMA ANDRA CHABA ANDRA A

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, **DO JUNG KWON AND MI YEUN JEONG, A MARRIED COUI** HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY A **FARM**, AN ADDITION TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXA HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC, SUBJECTATO AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHO THEREON ARE HEREBY RESERVED FOR THE PUBLIC, FIRE AND POLICE UNITS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOL PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE INDUCATED. THE UTILIT EASEMENTS IS THE RESPONSIBILITY OF THE POPERTY OWNER. NO BUILDINGS TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRU-EASEMENTS BEING HEREBY RESERVED FOR THE WUTUAL USE AND ACCOMMO ALL PUBLIC UTILITIES USING ON DESIRING TO USE SAME. ALL, AND ANY PUBL SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF BUILDING, FENCES, TREES, SHRUBS, OR OTHER MIPROVEMENTS AND ACCOMMO SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, MAINTENA SEFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, MAINTENA EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF CONSTRUCTING, RECONST INSPECTING, PATROLING, MAINTAINING AND ADDITIONAL THE AND WASTEWATER FASEMENTS SHALL ALSO INCLUDE ADDITIONAL MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT U MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT U MAINTENANCE OR SERVICE REQUIRED FOR INSTALLATION AND MAINTENANCE T MAINTENANCE OR THE CURB OR PAVEMENT UNE, AND DESCRIPTION OF SUG ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LINS ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LINS ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LINS ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LINS

CES, RULES, RI 2017

BLIC IN AND FO DO JUNG KWC SCRIBED TO TH SCRIBED TO TH TED THE SAME ID COMPANY. DAY OF _____

BLIC IN AND FO MI YEUN JEON SCRIBED TO TH SCRIBED TO TH TED THE SAME ID COMPANY.

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

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CHURCH

ARROYO/

ALLICE VICINITY MAP N.T.S.

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CREST

BED PROPERTY AS DJK NT COUNTY, TEXAS, AND DO EVER ANY STREETS, ALLEYS, EVER ANY STREETS, ALLEYS, EASEMENTS SHOWN EASEMENTS SHOWN	WHEREAS, DC JUNG NWCN AND MILLEUN JEUN, A MARKIED CUPPE are the owners of that certain 0.612 acre tract of land situated in the John Breeding Survey, Abstract No. 188, and the M. Townsend Survey, Abstract No. 1552, City of Lake Worth, Tarrant County, Texas, and being all those certain tracts of land conveyed to Do Jung Kwon and Mi Yeun Jeong, by deed recorded in Instrument Number D216001165, D217030905, and D217030763, Official Public Records, Tarrant County, Texas, and being all of Lots 4–6, Lake Worth Addition, an addition to the City of Lake Worth, Tarrant County, Texas, according to the slot thereof recorded in Volume 074. Each 585. Blat Boords, Tarrant County, Texas and being and the slot thereof.
PRIVATE UTILITIES FOR EACH LITY AND FIRE LANE R. NO BUILDINGS, FENCES, ALL BE CONSTRUCTED, EASEMENTS AS SHOWN. SAID	snt found for said Lot 4, s tion of Jack: (variable wid
, AND ANY PUBLIC UTILITY L OR PARTS OF ANY S OR GROWTHS WHICH IN ICTION, MAINTENANCE, OR AND ALL PUBLIC UTILITIES D EGRESS TO OR FROM AND	75 deg. 38 min. 02 sec. Wes rive, passing the Southwest cor 5, and continuing along the cc distance of 100.00 feet to a 1 corner of said Jeong tract, so
REMOVING ALL OR PARTS OF TIME OF PROCURING THE THE RIGHT OF INGRESS AND ING METERS AND ANY RMED BY THAT UTILITY.)	outh 78 deg. 22 min. 40 sec. We Id Foster Drive, a distance of 66 plastic cap (hereinafter referred th 09 deg. 03 min. 33 sec. West
LUDE ADDITIONAL AREA OF THE SYSTEMS. ADDITIONAL MAINTENANCE TO SCRIPTION OF SUCH	_ot 6, same being the Southeast corner of Lot 7, aforesaid Lake Worth Addition; CE North 09 deg. 02 min. 01 sec. West, along the common line of said Norma Wilson tract, said d said Lot 7, a distance of 101.17 feet to a $1/2$ inch iron rod set for the Northwest corner of so a Wilson tract, same being the Northwest corner of said Lot 6, same being the Northeast corner _ot 7, same being the Southwest corner of aforesaid Hugh Wilson tract, same being the most
ES, RULES, REGULATIONS,	along the common line of s
, 2017.	Hugh Wilson trac sec. East, pass foresaid Jeong t total distance c e most northerly corner of said Je ay, same being t a delta angle
IC IN AND FOR SAID DO JUNG KWON, KNOWN TO CRIBED TO THE FOREGOING D THE SAME IN THE	of s ec. E easte f s East
Y OF, 2017.	South 06 deg. 48 min. 53 sec. Ec sksboro Highway, a distance of 68.1 feet or 0.612 acre of computed la DR'S STATEMENT
, 2017.	I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS.
CONTRACT TO THE FORECOND	PRELIMINARY, FOR REVIEW ONLY 10/30/2017 TIMOTHY R. MANKIN DATE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6122 DATE
D THE SAME IN THE COMPANY. Y OF, 2017.	und at w/ "PEISER & - Bearings of line -al Zone 4202; N/ Gperating Refere Factor of 1.0001; Sn City of Fort W
	 4. Elevations based on City of Fort worth benchmark 8645 located at the northeast corner of Quebec Street and northwest Centre Drive on north curb of Quebec Street in west end of a 10 foot recessed inlet, elev.=712.07' 5. This property is zoned as PC Planned Commercial Land Uses as Retail Lease Space and Food Establishments per the City of Lake Worth Zoning Map. 6. The City of Lake Worth reserves the right to require additional minimum finished floor elevations on any lot contained within this subdivision. The minimum elevations shown are based on the most current information available at the time of the plat and are subject to change.
	APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS ON THIS
	MAYOR ATTEST:
	CITY SECRETARY
	FINAL PLAT DJK FARM LOT 1, BLOCK 1 PLAT OF THAT CERTAIN TRACT OF LAND CONVEYED TO DO JUNG KWON AND MI YEUN JEONG, DO JUNG KWON AND MI YEUN JEONG, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
OWNER: DO JUNG KWON AND MI YEUN JEOI 8709 VISTA ROYAL DRIVE FORT WORTH, TX 76108	ISER & MANKIN SURVEYING, www.peisersurveying.com
	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$



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

FINAL PLAT REQUEST PLANNING & ZONING CASE #PS17-10

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

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at **6:30 p.m. on Tuesday, December 19, 2017**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the proposed final plat being all of a 0.612 acre tract of land legally known as Block 1, Lot(s) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract(s) 2bbbb and 2XXX, John Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, DJK Farm, commonly known as 7000 Foster Drive, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, January 9, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

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.

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

Hung Le 8945 Waterchase Circle Fort Worth, Texas 76120

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

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

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

Michael R Launi 7017 Edgemere Place Lake Worth, Texas 76135

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

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

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.

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

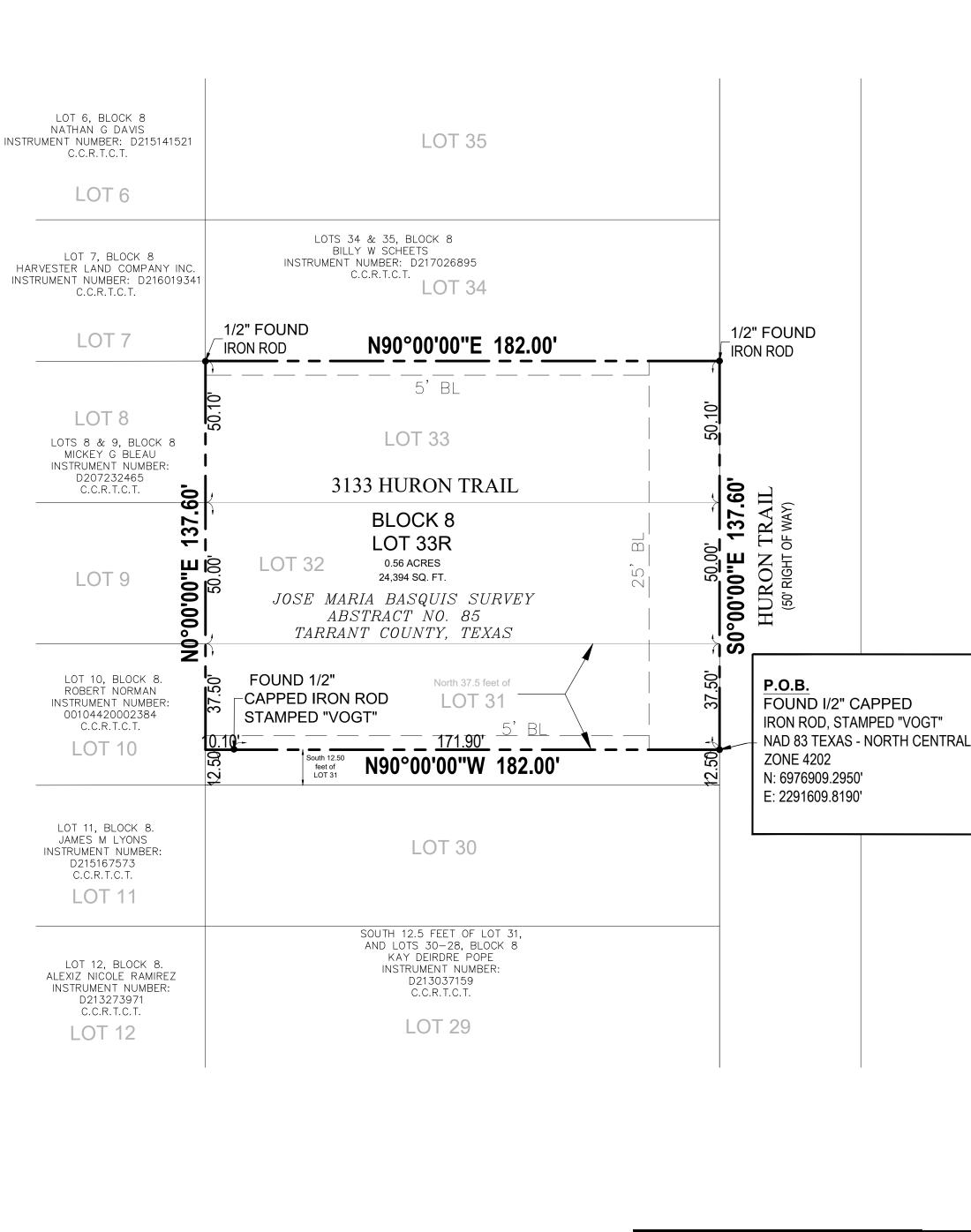
Attachments:

- 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.

	-		RECEIVED 6	9/12/2017 1	4:00	
2 2017 12:57PM HP I	Fax		page 4		(Chita) Al	Antonia
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P & Z Department 3805 Adam Grubb						and the second
Lake Worth, Texas 76	135					1 2414
817-237-1211 X 111	Fax 817-237-13	33			UU	TEXAS
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Company Name:	tymond O	Petris	s, Jr	Contact Perso	on: Ruy	
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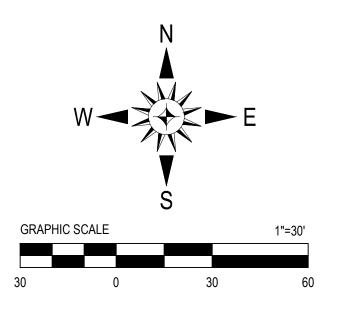


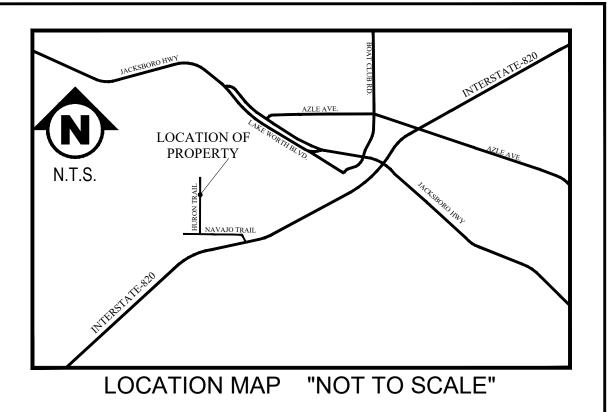
6221 Fort (O) Barron•Stark•Swift Texas Texas

B

Consulting Engineers

Together.







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

t Worth, Texas 76132 817.231.8100 (F) 817.231.8144 Registered Engineering Firm F-10998 Registered Survey Firm F-10194060 www.barronstark.com	OWNER: RAYMOND O. PETTIS JR AND SHIRLEY D. PETTIS 3133 HURON TRAIL LAKE WORTH, TEXAS 76135	TARRANT COUNTY, TEXAS PLAT RECORD COUNTY CLERKS NUMBER D DATE
Registered Survey Firm F-10194060	• • • • • • • • • • • • • • • • • • • •	DATE

SHEET 1 of 2 1079 - 5548

Indian Oaks

REV 1

NOV. 29, 2017

Replat

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 a Raymond Pettis Jr., known by me to be the person whose n acknowledged to me that executed the same for the purposes a

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the

Notary Public ir

Date:_____

STATE OF TEXAS: COUNTY OF TARRANT:

Before me, the undersigned authority, a notary public, in and for Pettis, known by me to be the person whose name is subscribed me that executed the same for the purposes and consideration e

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the

Notary Public in

Date:

"THE CITY OF LAKE WORTH RESERVES THE RIGHT T FINISHED FLOOR ELEVATIONS ON ANY LOT CONTAIN MINIMUM ELEVATIONS SHOWN ARE BASED ON THE I AVAILABLE AT THE TIME THE PLAT IS FILED AND MAX

SF-1 - SINGLE FAMILY RES



	GENI	ERAL NOTES	<u>.</u>		
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		FRONT YARD SE CITY OF LAKE W	TBACK LINE IS 25' AND SIDE YARD SETBACK IS 5' PER ORTH		
	3. 1	NUMBER OF RE	SIDENTIAL LOTS = 1		
and for the State of Texas, on this day personally appename is subscribed to the above and forgoing instrument, and consideration expressed and in the capacity therein sta	and 4.		RING FOR THIS SURVEY ORIGINATED FROM CENTRAL ZONE 4202 NAD 83.		
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or the State of Texas, on this day personally appeared Shi ad to the above and forgoing instrument, and acknowledge expressed and in the capacity therein stated. day of,2017 and for the State of Texas	d to FEMA 1 ANY REF ZONES A FLOOD II BE INTEF PROPEN INSURAN SEPTEM DESCRIE	FERENCE TO THE 10 ARE AN ESTIMATE E NSURANCE RATE M RPRETED AS A STU ISITIES OF THIS PRO NCE RATE MAP FOR IBER 25, 2009, MAP	00 YEAR FLOOD PLAIN OR FLOOD HAZARD ASED ON THE DATA SHOWN ON THE AP PROVIDED BY FEMA AND SHOULD NOT DY OR DETERMINATION OF THE FLOODING DPERTY. ACCORDING TO THE FLOOD TARRANT COUNTY, TEXAS, DATED NO. 48439C0165K, THE PROPERTY NOT APPEAR TO LIE WITHIN A SPECIAL		
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Y BE SUBJECT TO CHANGE."	BY: BY: CITY SECRETARY				
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SIDENTIAL					
			REPLAT LOT 33R, BLOCK 8		
	MES CURTIS YARGER	BEIN	INDIAN OAKS IG A REPLAT OF THE NORTH 37.5 FEET (ALL OF LOTS 32 AND 33, BLOCK INDIAN OAKS,		
This is to certii Surveyor of the an actual surve and points of c	EN BY THESE PRESENTS: iy that I, James Curtis Yarger, a Registered P e State of Texas, having platted the above su ey on the ground, and that all lot corners, and curve shall be properly marked on the ground,	bdivision from I angle points, , and that this	ACCORDING TO THE PLAT RECOR IN VOLUME 204A, PAGE 177 DEED RECORDS, TARRANT COUNTY, AN ADDITION TO THE CITY OF LAKE TARRANT COUNTY, TEXAS	TEXAS	
and supervisio JAMI REG	epresents that survey made by me or under n n. ES CURTIS YARGER ISTERED PROFESSIONAL LAND SURVE FE OF TEXAS #5854		BEING 0.56 ACRES SITUATED IN JOSE MARIA BASQUIS SURVE ABSTRACT NO. 85 CITY OF LAKE WORTH TARRANT COUNTY, TEXAS		
			OCTOBER 2017		
6221 Southwest Boulevard, Suite 100	OWNER:		FILED FOR RECORD TARRANT COUNTY, TEXAS PLAT RECORD	Indian Oaks Replat	
Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 Texas Registered Engineering Firm F-10998	RAYMOND O. PETTIS SHIRLEY D. PETTIS	JR AND	COUNTY CLERKS NUMBER D	REV 1	
Texas Registered Survey Firm F-10194060 www.barronstark.com	3133 HURON TRAIL LAKE WORTH, TEXAS 76135		DATE	NOV. 29, 201	

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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

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

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

Alexiz Nicole Ramirez 3128 Chippewa Trail Lake Worth, Texas 76135

Jim McNally 1640 Palisades Drive Carrollton, Texas 75007

Deirdre Kay Pope 3125 Huron Trail Lake Worth, Texas 76135

Sharon L Mitchell 3204 Chippewa Trail Lake Worth, Texas 76135

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

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

Diane Teague 3117 Huron Trail Lake Worth, Texas 76135 Michael Wiens 3216 Chippewa Trail Lake Worth, Texas 76135

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

Robert L Walls 11755 FM 730 N Azle, Texas 76020

James M Lyons 3132 Chippewa Trail Lake Worth, Texas 76135

Edward J Ziglar 3124 Chippewa Trail Lake Worth, Texas 76135

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

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

Billy W Scheets 3201 Huron Trail Lake Worth, Texas 76135

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

Ashley L Ewell 3909 Anewby Wayl Fort Worth, Texas 76133 Raymond Jr./Shirley Pettis PO Box 136702 Lake Worth, Texas 76136

Francisco Mercado 3136 Huron Trail Lake Worth, Texas 76135 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 Freedon of Information Act, all communication with/from Mr Pettis with regard to the letter you sent ny dayghter Deirdre Kay Pope. Deirdre is deceased and I inherited the property.

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

Respectifully

Linda Larned Rope

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

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)

- 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.





City of Lake Worth

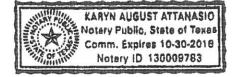
THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 20 DEC 17	Re:
1, Anthony Burdock, Estate Co. 1005, 4018, 4009, 4011 Rench Rd. do h 015, 4017 Rock biter Corp	erecutor, owner of the Property located at ereby certify that I have given my permission to, to make this (check one):
 Variance Waiver Plat (Development, Replat, Preliminary, Zoning District Change Comprehensive Land Use Plan Amendm Site Plan Application/Amendment 	
Application for Rockbiter (applicant) (applicant)	and and a de
Anthony Burdock Print Name	Signature of Owner
2661 16th St, Sacramonto, (M) Address 95318	<u>916-380-2380</u> Phone No. <u>120DEC17</u> Date

State of Texas § County of Tavraut §

Before me, Karyn-Ausust Attangsio, 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)



Notaky

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



City of Lake Worth

Comm. Expires 05-08-2021

Notary ID 5063851

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

Dated: 12/18/2017 Re: REHCH ROAD I, <u>CA.M</u>^c <u>PorVE</u>, owner of the Property located at <u>RENCH ROAD</u> 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) Print Name Signature of Owner 704 CLUB OAK Address 1/2/18/2 State of Texas-County of <u>IARKANI</u> Before me, <u>JUJ</u> <u>HNSKE</u>, a Notary Public in and for said County and State, on this day personally appeared <u>C R MED BNNELL</u> known to r 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 Huska JUDY HUSKEY Notary Public, State of Texas

Notary/



City of Lake Worth

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

Dated: 12/15/2017	Ro: Landler K	is Espete
I. Kile Hack, & BAR H LLC - Carbon Truil do h - Paully Pail Estade Salding	ereby certify that I hav , to make this (check	the Property located at re given my permission to cone):
 Variance Waiver Plat (Development, Replat, Preliminary, I Zoning District Change Comprehensive Land Use Plan Amendment Site Plan Application/Amendment 		
Application for(applicant)	······································	
(applicant)	Signature of Owner	
7036 Zootrs Tr Address	877 905 658 7 Phone No.	1 12/18/2017 Date
State of Texas § County of <u>Terrant</u> § Before me, <u>Matthew Chase</u> Brass State, on this day personally appeared <u>State</u> to be the person whose name is subscribed to the form executed the same for the purposes and consideration	egoing certificate, and acknowled	and for said County and known to me ged to me that he/she
(Seal) MATTHEW CHASE BRAWLEY My Nolary ID & 12549346 Express Falculary 20, 2020	Notary	I -



City of Lake Worth

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

Dated: 12-18-17 Re: LAND USE PLAN AMENDMENT owner of the Property located at 900 CARIBOU TRAM do hereby certify that I have given my permission to POLKENTER LORAORATION , 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 BOCCBITER CORPORATION (applicant) Signature of Owner Phone No. Address Date

State of Texas § County of TALLANT §

Before me, $A \lor A$ $5 \lor A \lor E \ge$, a Notary Public in and for said County and State, on this day personally appeared $5 H : U \ge y$, $w H \ge A \top$ 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

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

		And a second
Dated: 12/18/2017	Re: Harvester Land Co	mpany, Inc.
l, <u>K. Tod Caqle</u> * See below lots* do h Trey Presswood	, owner of the ereby certify that I have give , to make this (check one):	Property located at n my permission to
*Lots 6,7,8,9,10,11 Variance Waiver	,12,13,14 Blk 14 Lake Wor	th Heights Subd.
 Plat (Development, Replat, Preliminary, I Zoning District Change Comprehensive Land Use Plan Amendment Site Plan Application/Amendment 	*	
Application for Harvester Land Compa (applicant) 依. Tod Cagle	Bulgh	
Print Name 2390 Tower Drive	Signature of Owner	na an a
Monroe, LA 71201	318-812-0113	12-18-2017
Address	Phone No.	/Date
Louisiana State of Xexas § County of <u>Ouachita</u> § Before me, <u>Nikki C. Tinnerello</u> State, on this day personally appeared <u>K.</u> Tod	, a Notary Public in and for sai	d County and 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

Tinnerello / с. Notary #68388

> Midd C. Tinnerello, do ary Public dentification No. 68388 My Coromi sion Expires at Deats



City of Lake Worth

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

Dated: 12-15-17 Re:
I, <u>Holly Lacey</u> , owner of the Property located at <u>Hozo, 4010, 44012 Rend Rd.</u> do hereby certify that I have given my permission to <u>Rockbiter Corporation</u> , 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
Print Name Holly Tacky Signature of Owner
2123 San Marco Lane (603) 507-4070 112-15-17 Address League City, TX 77573 Phone No. Date
State of Texas County of <u>midland</u>
Before me, <u><u>Jadira</u> <u>Orderica</u>, a Notary Public in and for said County and State, on this day personally appeared <u><u>Holly</u> <u>E. Lacey</u> 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.</u></u>

(Seal) VADIRA ORDORICA NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 5/23/2020 NOTARY ID 13067167-3	Hodnoi
Accession and a second se	Notary



City of Lake Worth

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

Dated: <u>1-3-2018</u>

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

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

 □ Variance □ Waiver □ Plat (Development, Replat, Preliminary, Fina □ Zoning District Change ☑ Comprehensive Land Use Plan Amendment □ Site Plan Application/Amendment 		
Application for Harlan Smith with Rockbiter C	orporation.	
(applicant)	\bigcirc	
Stacey Almond	Almp.	
Print Name	Signature of Owner	
3805 Adam Grubb, Lake Worth, TX 76135 Address	817-237-1211 Phone No.	<u>1-3-18</u> Date
		Duto

State of Texas County of Tarrant

80

Before me, <u>Suzanne Meason</u>, a Notary Public in and for said County and State, on this <u>3rd day of January, 2018</u>, personally appeared <u>Stacey Almond</u> 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)

3	YNR.	Y PU	1	
100000 to 1	5			
		OFT	+	

SUZANNE MEASON My Notary ID # 12282816 Expires March 22, 2021

me

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.

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

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

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

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

Shirley Wheat 309 Merritt Street River Oaks, Texas 76114

Jerry W Reynolds 6320 Johns Way Fort Worth, Texas 76135

Celia S Penrod 4005 Caribou Trail Lake Worth, Texas 76135

Andrew R Foster 4009 Caribou Trail Lake Worth, Texas 76135

Judy A Jackson 4013 Caribou Trail Lake Worth, Texas 76135

Christopher & Sher Trunick 4017 Caribou Trail Lake Worth, Texas 76135 Jay L Blassingame 4021 Caribou Trail Lake Worth, Texas 76135

Lisa A Miller 4000 Caribou Trail Lake Worth, Texas 76135

Linda Wheeler McMurtrey 4004 Caribou Trail Lake Worth, Texas 76135

Dillon J Reynolds 6320 Johns Way Fort Worth, Texas 76135

Susan G Stine 4012 Caribou Trail Lake Worth, Texas 76135

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

Sewilla L Sheehan 7970 Briar Road Azle, Texas 76020

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

Bill Burdock 736 S Saginaw Blvd. Saginaw, Texas 76179

Holly Lacey & John Casillas 2723 San Marco Lane League City, Texas 77573 C R McDonnell PO Box 10486 River Oaks, Texas 76114

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

Cary S Anderson 3905 Pueblo Trail Lake Worth, Texas 76135

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

Aubrey A Fields 3913 Pueblo Trail Lake Worth, Texas 76135

Joni Lee Holland 3917 Pueblo Trail Lake Worth, Texas 76135

Mirna Asher 3921 Pueblo Trail Lake Worth, Texas 76135

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

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

Mary Beth Dumke 4005 Pueblo Trail Lake Worth, Texas 76135 Andrea M & Matthew R Hay 4009 Pueblo Trail Lake Worth, Texas 76135

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

Martin Engelhardt 3904 Pueblo Trail Lake Worth, Texas 76135

Josefina Salgado 3825 Pueblo Trail Lake Worth, Texas 76135

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

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

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

Robert W Burgess 4025 Delaware Trail Lake Worth, Texas 76135

Paula B Jones 7504 Foster Drive Lake Worth, Texas 76135

Mary Ann Cecil 4113 Wells Drive Lake Worth, Texas 76135 Steve M & Teriss Contreras 4013 Pueblo Trail Lake Worth, Texas 76135

Edna M Hall 7500 Sequoia Court Lake Worth, Texas 76135

Dinah Sherrill 3908 Pueblo Trail Lake Worth, Texas 76135

Debra R Sanders 109 Copperwood Drive Lakeside, Texas 76108

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

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

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

Ricardo Delgado 4100 Rench Road Lake Worth, Texas 76135

Rodolfo Juan Salas 7508 Foster Drive Lake Worth, Texas 76135

Allen W Collins 7416 Foster Drive Lake Worth, Texas 76135 Mark Lavy 4017 Pueblo Trail Lake Worth, Texas 76135

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

Cheryl J Smith 3912 Pueblo Trail Lake Worth, Texas 76135

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

Laura T Gibbs 504 Crest Ridge Drive Lakeside, Texas 76108

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

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

Keith L McCormick PO Box 10947 Fort Worth, Texas 76114

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

Maria Mendez-Arsitz 7500 Foster Drive Lake Worth, Texas 76135 City of Fort Worth 1000 Throckmorton St. Fort Worth, Texas 76102

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

C.R. McDonnell 704 Club Oak Drive River Oaks, Texas 76114 William R Schneider 7420 Foster Drive Lake Worth, Texas 76135

Anthony Burdock 2661 16th Street Sacramento, CA 95818

Panther Real Estate Solutions Trey Presswood 502 Grand Avenue, Suite C Fort Worth, Texas 76164 Maricela Ayala 4101 Wells Drive Lake Worth, Texas 76135

Rockbiter Corporation Harlan Smith 3950 Hockaday Drive Dallas, Texas 75229

Suzanne Meason

From:	Anthony Burdock <anthonyburdock@hotmail.com></anthonyburdock@hotmail.com>
Sent:	Tuesday, January 09, 2018 11:40 AM
То:	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

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

X

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 Rench Rd
7501, 7505, 7509, 7513 Sequera 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

8103 6 0 NAL

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

Note: This person is not the legal property owner

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: Michae (Please print) Mailing Address: 3817 Pueblo Trai 6135-2869 oworth Signature: Muchael RECEIVE Date: Property Address(s): 3817 Pueblo Irai JAN I 0 2018 TR 76135-2869 Lake Worth **COMMENTS:**

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

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.



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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)
(Please print)
Mailing Address: 4008 Caribou TRI
Lake Worth, TX 76135
Signature: Dillon J. Reynolds
Date: 1-11-18
Property Address(s): 4008 Caribou TRI
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

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 76/35
Signature: Persy Reynolds
Date: 1-11-2018
Property Address(s): 4001 Caribou TRL.
Lake Worth, TX 76135

RECEIVED JAN 11 2018

COMMENTS:

 \square

X

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

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:

- 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

DEVELOPMENT PLAN for RENCH ROAD/CARIBOU LAKE WORTH HEIGHTS

ROCKBITER CORPORATION HARLAN SMITH, PRESIDENT

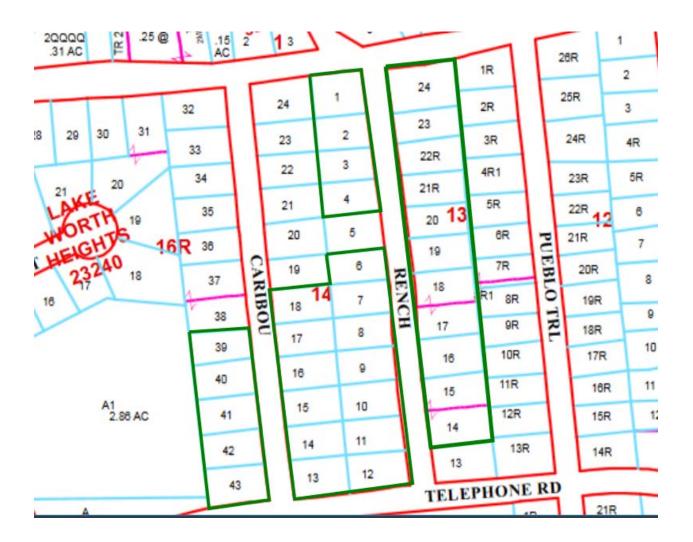
3950 HOCKADAY DRIVE, DALLAS, TX 75229

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



DEVELOPMENT PLAN FOR RENCH ROAD/CARIBOU LAKE WORTH HEIGHTS



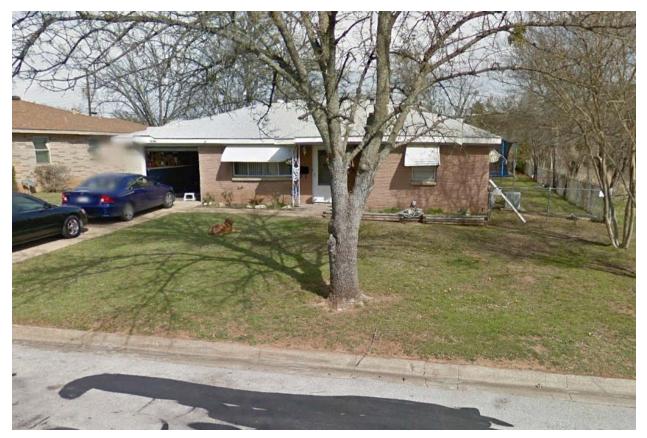
AERIAL VIEW OF LOTS



View at end of Caribou



Typical Home in Neighborhood



DEVELOPMENT PLAN FOR RENCH ROAD/CARIBOU LAKE WORTH HEIGHTS

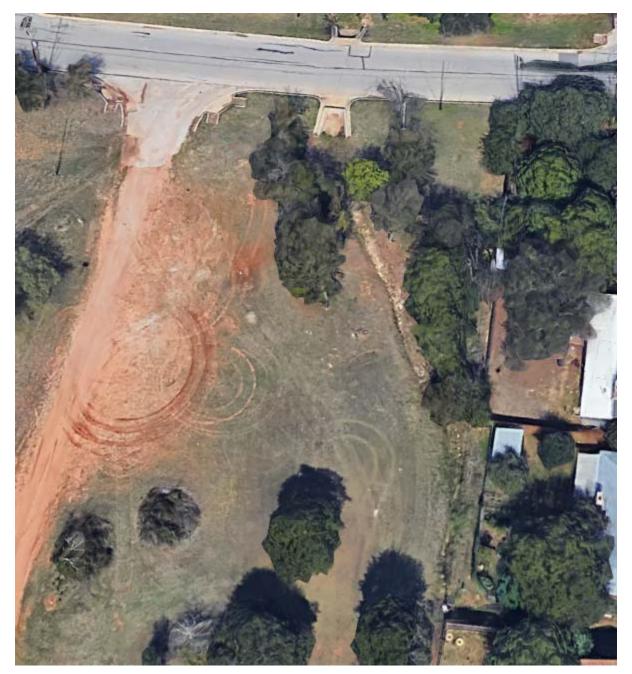
View of Property Looking South



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 infrastrure. 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 infrastrure and develop the lots into a wonderful neighbrhood 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.

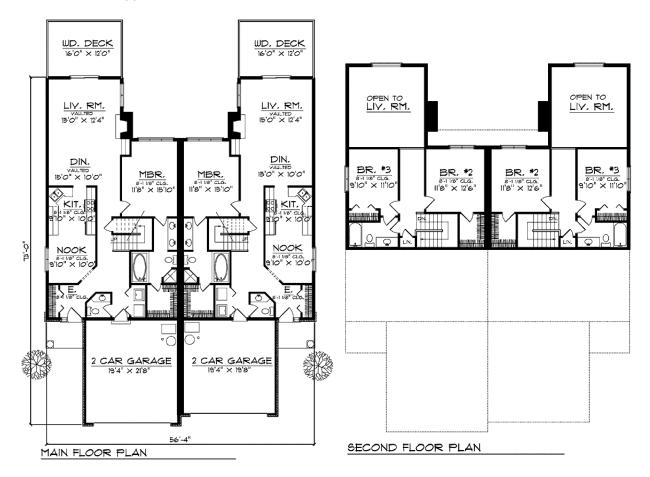
Storm Sewer will be addressed on Telephone Road with box inlets installed to carry the storm water from Pueblo, Rench and Caribou terminating at the line at Caribou. As discussed in previous meetings, the city would contine the storm sewer and paving past Caribou to the North towards the lake.

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 Devolopment 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 redevolpment of this area.

TYPICAL 3bedroom 2 ½ bath 2 car garage

Below is a typical floor plan we would like to incorporate into the neighorhood. 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 aproximately 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 Tradional styles.

Example 1



Example 2



DEVELOPMENT PLAN FOR RENCH ROAD/CARIBOU LAKE

Example 3



Example 4



Example 5





ZONING DISTRICT CHANGE/LAND USE APPLICATION

P			
Company Name: Rock	BITER CORPO	Contact Person: HARLAN Smith	
Address: 3950 Hoc	CHADAY DR.	City: DALLAS State: Zip: 7X 75229	
Phone: 469-774-3	273 Fax:	Email: ROCKBITER1977@	
	APPLICANT/DEVEI	LOPER INFORMATION GMAIL. Cov	
Company Name: ROCKBIT	ER GROORAT	Tim Contact Person: HARLAN Smith	
Address: 3950 HOCK	LADAY DR	City: State: Zip: DALLAS TX 75229	
Phone: 469-774-3	273 Fax:	ROCKBITER 1977@	
	PROPERTY I	INFORMATION GMAIL. Com	
Street Address of Property	TRAIL LOTS	5	
Legal Description Bloc	k/Abstract: Lot/Tract:	Addition/Survey:	
Current Zoning: SF	39-48	Proposed Zoning/Land Use: SEE Proposar MD	
Type of Development bein MD C I MH M	g proposed? 🗌 SF 🔀 PD 🗌 PMF 🗌 PC 🗌 PI	All Items Attached As Required?	
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 (<i>verify fee with Zoning Coordinator</i>). 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	the	Date: 12-19-17	
Printed Name: HARC	AN SMITH	Title: Presioent	
	OFFICE	USE ONLY	
Fee: \$500.00	Date Paid:	21.17 Receipt #: P17-1090	
PZ #: PZ17-12	Ownership Verified:	Taxes Paid: Liens Paid: YES NO YES	
P & Z Meeting Date: 1/6		City Council Meeting Date: 2, 13-18	
Zoning Change Approved:	Ordinance #:	Date Approved:	

PROPERTY OWNER INFORMATION



ZONING DISTRICT CHANGE/LAND USE APPLICATION

Company Name: ROCKBITE	ER Corpo	RATION	Contact Person: HARLAN SMITH
Address: 3950 HOCKAD	Ary DR	City: Dacias	State: Zip: 7X 75229
Phone: 469.774.3273	Fax:		Email: ROCKBITER1977@GMA
А	PPLICANT/DEVELO	OPER INFORMATIO	N
Company Name: ROCKBITER	Corpon	CATION	ontact Person: HARLAN SMICH
Company Name: ROCKBITER Address: 3950 HOCKADAY Phone: 469-774-7273	Dr.	City: Oguas	State: Zip: 7x 75229
Phone: 469-774-3273	Fax:		Email: ROCKBITER 1977 C
		FORMATION	GMAIL. Com
Street Address of Property: REA	ICH ROAD	Lors	
Legal Description Block/Abstra		Addition/Survey:	
Current Zoning: SF		Proposed Zoning/L	
Type of Development being propos MD C I I MH MPD PM		All Items Attached	As Required?
I understand that I must provide a letter requesting the zoning change zoning change application, and the information provided in this appl understand that the public hearing paid and the application and supp before it will go before the P & Z C that all fees associated with this req	and the reason for required fee (<i>verif</i> , ication is true an for this request w porting documents commission and th	r the request, a dev fee with Zoning Co d factual to the ill not be schedule ation has been rev e City Council for f	velopment plan of the property, the <i>pordinator</i>). I hereby certify that the best of my knowledge. I further d until the application fee has been viewed and accepted by City staff, final approval. I further understand
Property Owner Signature:	2	Date: 12-19	-17
Printed Name: HARCAN	Smith	Title: Pres	IDENT
	OFFICE L	ISE ONLY	
Fee: \$500.00	Date Paid: 12	21.17	Receipt #: P12-1089

PROPERTY OWNER INFORMATION

OFFICE USE ONLY			
Fee: \$500.00	Date Paid: 12	2117 Receipt	#: P12-1089
PZ #: PZ17-12	Ownership Verified:	Taxes Paid:	Liens Paid:
P & Z Meeting Date:	0.18	City Council Meeting Date:	2.13.18
Zoning Change Approved:	Ordinance #:	Date Approved:	



ZONING DISTRICT CHANGE/LAND USE APPLICATION

PROPERTY OWNER INFORMATION

Compar	y Name: Lake Worth ISD	C		Contact I	Contact Person: John Hebert	
Address	[*] 6800 Telephone Road		City: Lake Wort	h S	tate: Texas	Zip: 76135
Phone:	817-306-4200	Fax:		Email:	JHebert@lake	-worth.k12.tx.us

APPLICANT/DEVELOPER INFORMATION

Company Name: City of Lake Worth	ı		Conta	ct Person: Stace	y Almond
Address: 3805 Adam Grubb		City: Lake Worth		State: Texas	Zip: 76135
Phone: 817-237-1211	Fax: 817-237-13	33	Ema	ail: salmond@lal	eworthtx.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		idential	Proposed Zoning/Land Use: MD - Moderate Density
Type of Development being proposed? SF MD I MH MPD PMF PC PI		□ SF □] PC □ PI	All Items Attached As Required?

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 WAI	VED) Date Paid: N/A	Receip	t#: N/A	
PZ #: PZ17-12	Ownership Verified:	Taxes Paid:	Liens Paid:	
P & Z Meeting Date: 1-16-18		City Council Meeting Date	^e 2-13-18	
Zoning Change Approved:	Ordinance #:	Date Approved:		



City of Lake Worth

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

Dated: 15AUG-2017	Re:
1. Anthony Burdock Rench Road, Lake worth, TX do h Rock biter	ereby certify that I have given my permission to , to make this (check one):
□ Variance □ Waiver □ Plat (Development, Replat, Preliminary, F ☑ Zoning Change Application for <u>Rock Liter</u> (applicant)	Final)
Anthony Burdock Print Name	Signature of Owner
Address 95818	<u>916-380-2380</u> <u>115Aug.7</u> Phone No. Date
State of Texas County of Tarrant § Before me, <u>Jill Tucker</u> State, on this day personally appeared <u>An theny</u> to be the person whose name is subscribed to the fore executed the same for the purposes and consideration	noing certificate and pakagulades days it the the
(Seal) JILL TUCKER Notery Public, State of Texas	Notary Hucker

Comm. Expires 10-17-2020 Notary ID 129168675

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



City of Lake Worth

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

Dated: 5-23-2017	Re: Lots 14,15,16,17,18,19 Lake Worth Heights Sub.
I, <u>C.R. McDonnell</u> Rench Road, Lake Worth,TX 76135 do h Rockbiter Corportion	, owner of the Property located at ereby certify that I have given my permission to , to make this (check one):
□ Variance □ Waiver □ Plat (Development, Replat, Preliminary, F Zoning Change Application for Rockbiter Corportion	-inal)
(applicant)	A MICH
C.R. McDonnell	(A M Land
Print Name	Signature of Owner
704 Club Oak Dr. River Oaks, TX 76114	<u>817-737-9155</u> / <u>5-232017</u>
Address	Phone No. Date
State of Texas § County of Tarrant §	
Before me, <u>Melinde Wilson</u> State, on this day personally appeared <u>C.R. McDorn</u>	
to be the person whose name is subscribed to the for executed the same for the purposes and consideratio	egoing certificate, and acknowledged to me that he/she n therein expressed.
MELINDA L. WILSON Notary ID 7534475 My Commission Expires February 10, 2019	Mel f. Whom

Notary



City of Lake Worth

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

		Testan sector processions
Dated: 6/19/2017	Re: Lake Worth Heights Subdivision	
1, Kyle Hick, KBARHLLC Kyl 17/18 - 37.40, Black 14-16R do her Rock bier Corporation	owner of the Property located ereby certify that I have given my permissio , to make this (check one):	at to
□ Variance □ Waiver □ Plat (Development, Replat, Preliminary, Fin ☑ Zoning Change Application for(applicant)	inal)	
Kyle Hack, K BAR A LLC	Signature of Owner	Manyanananan
1000 0000 11/1	<u>\$17 905 6587</u> Phone No. Date	
Address	Those tto.	
State of Texas County of Devar § Imelaur Before me, <u>Kule Hack, K Bar H.</u> State, on this day personally appeared <u>Kyle to</u> to be the person whose name is subscribed to the foreg executed the same for the purposes and consideration to	LLC, a Notary Public in and for said County and Hack, KBAY H. LLC known to me going certificate, and acknowledged to me that he/she	
(Seal)		
My Commission Expires	Imeld more (mpt	

8716772# 01 AIRION IMELDA MARIE CARRINGTON Notary

IMELDA MARIE CARRINGTON Notary ID #7449148 My Commission Expires May 30, 2021



City of Lake Worth

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

Dated: <u>12-15-17</u> Re: <u>Toplitil</u> <u>Constant</u> , <u>Shinley Wheat</u> , owner of the Property located at <u>Stop constant</u> do hereby certify that I have given my permission to <u>Re: Toplitil</u> , to make this (check one):
 Variance Waiver Plat (Development, Replat, Preliminary, Final) Zoning Change Application for <u>Receive Composition</u>. (applicant)
Shirley Wheat Shirley Wheat 12-15-17 Print Name Signature of Øwner <u>P.O., Box 10745</u> <u>817-7138300</u> Address Hubberth Texas 7/2114 Date
State of Texas § County of Dallas § Before me, Kask Blanton Callaway, a Notary Public in and for said County and State, on this day personally appeared Shinly 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 Public. State of Texas My Commission Expires August 19, 2019 12-15-17



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	: RENCH Rd - ZONING CHANGE
	owner of the Property located at ertify that I have given my permission to p make this (check one):
□ Variance □ Waiver □ Plat (Development, Replat, Preliminary, Final) ☑ Zoning Change Application for	
(applicant)	
HAWESTER LANDCO, by Bleede Print Name Signatur	e of Owner
2350 TOWER Dr. MOWLOE, 67 71001 Address Phone N	<u>318-812-0113 1 6/26/1</u> Io. Date

Gounty of <u>OUnchitm</u> § State of Texas 44

Before me, <u>Mikki: C. Tinnerclo</u>, a Notary Public in and for said County and State, on this day personally appeared <u>K. Tod Caple</u> 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 Location

Hiph C. Jinnerelle



City of Lake Worth

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

	Dated: <u>5-23-17</u>	Re:	
4020	1, Holly Lacey 4010, 94012 Merch Fid, Lake Weith Theo hereby Rockbiter Corporation	, owner of the Propert certify that I have given my _, to make this (check one):	y located at permission to
	□ Variance □ Waiver □ Plat (Development, Replat, Preliminary, Final) ☑ Zoning Change Application for <u>Rockbiter Corr</u> (applicant)	poration	
	Holly Lacey At Print Name Signa	ature of Owner	
	Address League, City, TX 77573 Phon	<u>3-507-4070</u> e No.	<u>5-23-17</u> Date
	State of Texas County of <u>Galveston</u> § Before me, <u>Angelica</u> <u>Aalaz</u> State, on this day personally appeared <u>Holly</u> to be the person whose name is subscribed to the foregoing executed the same for the purposes and consideration therein (Seal) (Seal) (Seal) CACS NoTABY AND OF TECH 80. 12911	certificate, and acknowledged to me that he/s	y and vn to me she



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 <u>Harlan Smith with Rockbiter C</u> (applicant)	corporation.	
Stacey Almond	Alul.	
Print Name	Signature of Owner	
3805 Adam Grubb, Lake Worth, TX 76135 Address	<u>817-237-1211</u> Phone No.	<u>1-3-18</u> Date

State of Texas **County of Tarrant**

89

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)



SUZANNE MEASON My Notary ID # 12282816 Expires March 22, 2021

zanne Meason



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 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.

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

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

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

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

Shirley Wheat 309 Merritt Street River Oaks, Texas 76114

Jerry W Reynolds 6320 Johns Way Fort Worth, Texas 76135

Celia S Penrod 4005 Caribou Trail Lake Worth, Texas 76135

Andrew R Foster 4009 Caribou Trail Lake Worth, Texas 76135

Judy A Jackson 4013 Caribou Trail Lake Worth, Texas 76135

Christopher & Sher Trunick 4017 Caribou Trail Lake Worth, Texas 76135 Jay L Blassingame 4021 Caribou Trail Lake Worth, Texas 76135

Lisa A Miller 4000 Caribou Trail Lake Worth, Texas 76135

Linda Wheeler McMurtrey 4004 Caribou Trail Lake Worth, Texas 76135

Dillon J Reynolds 6320 Johns Way Fort Worth, Texas 76135

Susan G Stine 4012 Caribou Trail Lake Worth, Texas 76135

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

Sewilla L Sheehan 7970 Briar Road Azle, Texas 76020

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

Bill Burdock 736 S Saginaw Blvd. Saginaw, Texas 76179

Holly Lacey & John Casillas 2723 San Marco Lane League City, Texas 77573 C R McDonnell PO Box 10486 River Oaks, Texas 76114

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

Cary S Anderson 3905 Pueblo Trail Lake Worth, Texas 76135

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

Aubrey A Fields 3913 Pueblo Trail Lake Worth, Texas 76135

Joni Lee Holland 3917 Pueblo Trail Lake Worth, Texas 76135

Mirna Asher 3921 Pueblo Trail Lake Worth, Texas 76135

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

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

Mary Beth Dumke 4005 Pueblo Trail Lake Worth, Texas 76135 Andrea M & Matthew R Hay 4009 Pueblo Trail Lake Worth, Texas 76135

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

Martin Engelhardt 3904 Pueblo Trail Lake Worth, Texas 76135

Josefina Salgado 3825 Pueblo Trail Lake Worth, Texas 76135

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

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

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

Robert W Burgess 4025 Delaware Trail Lake Worth, Texas 76135

Paula B Jones 7504 Foster Drive Lake Worth, Texas 76135

Mary Ann Cecil 4113 Wells Drive Lake Worth, Texas 76135 Steve M & Teriss Contreras 4013 Pueblo Trail Lake Worth, Texas 76135

Edna M Hall 7500 Sequoia Court Lake Worth, Texas 76135

Dinah Sherrill 3908 Pueblo Trail Lake Worth, Texas 76135

Debra R Sanders 109 Copperwood Drive Lakeside, Texas 76108

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

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

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

Ricardo Delgado 4100 Rench Road Lake Worth, Texas 76135

Rodolfo Juan Salas 7508 Foster Drive Lake Worth, Texas 76135

Allen W Collins 7416 Foster Drive Lake Worth, Texas 76135 Mark Lavy 4017 Pueblo Trail Lake Worth, Texas 76135

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

Cheryl J Smith 3912 Pueblo Trail Lake Worth, Texas 76135

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

Laura T Gibbs 504 Crest Ridge Drive Lakeside, Texas 76108

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

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

Keith L McCormick PO Box 10947 Fort Worth, Texas 76114

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

Maria Mendez-Arsitz 7500 Foster Drive Lake Worth, Texas 76135 City of Fort Worth 1000 Throckmorton St. Fort Worth, Texas 76102

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

C.R. McDonnell 704 Club Oak Drive River Oaks, Texas 76114 William R Schneider 7420 Foster Drive Lake Worth, Texas 76135

Anthony Burdock 2661 16th Street Sacramento, CA 95818

Panther Real Estate Solutions Trey Presswood 502 Grand Avenue, Suite C Fort Worth, Texas 76164 Maricela Ayala 4101 Wells Drive Lake Worth, Texas 76135

Rockbiter Corporation Harlan Smith 3950 Hockaday Drive Dallas, Texas 75229

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

Manuestraland C. Inc Name: by: Kwelcagk
Name: by: KwdCagk
(Please print)
Mailing Address: 2390 Towen DA
MONROE, LA. TIZO/
Signature: Bult
Date: 1/8/2018
Property Address(s): Lots 6-14, BIR 14
RENCH Kd.

RECEIVED JAN 12 2018

COMMENTS:

Suzanne Meason

From:	Anthony Burdock <anthonyburdock@hotmail.com></anthonyburdock@hotmail.com>
Sent:	Tuesday, January 09, 2018 11:40 AM
То:	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

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

X

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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: $2661 16^{+n} 57$
Signature: Cull CA 9588
Date: 12J4N18
Property Address(s): 4005, 4008, 4009, 4011, 4015, 4017 Rench Rd
7501, 7505, 7509, 7513 Sequora Ct
Lake Worth, TX 76135
COMMENTS:
#
#
#

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

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Name: Mailing Address: 4013 ont Signature: RECIEIV JAN 09 2018 G Date: 3 Property Address(s): \mathcal{H} **COMMENTS:** partmos Mar 11. att RI sch 1 probler isn't the 1 thise We 20 more Drobles Have Dome Care foi th elder plorte

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

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

V

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Name: Debora A Van Slyke	
(Please print)	
Mailing Address: 38/7 Pueblo Trail	
Lake worth, TX 76135-2869	
Signature: Sebon N Van Sifle	
Date: 1/9/18	
Property Address(s): 3817 Pueblo Trail	
Lake worth, TX 76135-2869 JAN, ETVER	
Property Address(s): 3817 Pueblo Trail, Lake worth, TX 76135-2869 JAN 102018	
COMMENTS:	

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

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Name: Dillon J. Reynolds
(Please print)
Mailing Address: 4008 Caribou Trl.
Lake Worth, TX 76135
Signature: Dillon J. Reynolds
Date:
Property Address(s): 4008 Caribou TRL.
Lake Worth, Tx 76135

RECEIVED JAN 11 2018

COMMENTS:

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

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Name: Mailing Address: Signature: Date: **Property Address(s):**

RECEIVES JAN 11 2018

COMMENTS: