



## **CITY OF LAKE WORTH**

### **PLANNING AND ZONING COMMISSION AGENDA**

**3805 ADAM GRUBB  
LAKE WORTH, TEXAS 76135  
TUESDAY, JANUARY 21, 2020**

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#### **PLANNING AND ZONING COMMISSION: 6:30 PM**

Held in the City Council Chambers

#### **A. CALL TO ORDER**

##### **A.1 INVOCATION AND PLEDGE OF ALLEGIANCE**

##### **A.2 ROLL CALL**

#### **B. PUBLIC HEARINGS**

- B.1 Public Hearing to consider Planning & Zoning Case No. PZ-2019-32, a proposed replat being all of a 0.418-acre parcel of land known as Block 8 , Lots 23 and 24, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 8, Lot 23R, Indian Oaks Subdivision, which is generally described as 3109 Huron Trail, Lake Worth, Texas.
- B.2 Public Hearing to consider Planning & Zoning Case No. PZ-2019-33, an Ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a zoning district change from "SF1" Single Family Residential to "C" Commercial, of an approximately 1.033-acre tract of land, legally known as Abstract 157, Tract 1D, Crawford Brown Survey, Tarrant County, Texas, being that all of the certain called 1.033-acre tract of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property is generally described as 4332 Boat Club Road, Lake Worth, Tarrant County, Texas.
- B.3 Planning and Zoning Case #PZ-2020-01, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth, to amend Article 14.500, Section 14.502, SF 7.5, C. Area and Height Regulations, Setbacks; to provide for a reduction in the rear yard setback from twenty-five (25') feet to ten (10') feet.

#### **C. 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.

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

**E. ADJOURNMENT**

Certification

I do hereby certify that the above notice of the meeting of the Lake Worth Planning and Zoning Commission 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 17, 2020 at 4:30 p.m.

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City Secretary

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

**Lake Worth Planning and Zoning Commission Meeting -  
January 21, 2020**

**Agenda Item No. B.1**

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**FROM:** Suzanne Meason, Planning and Zoning Administrator

**ITEM:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-32, a proposed replat being all of a 0.418-acre parcel of land known as Block 8 , Lots 23 and 24, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 8, Lot 23R, Indian Oaks Subdivision, which is generally described as 3109 Huron Trail, Lake Worth, Texas.

**SUMMARY:**

**Property Description:**

0.418-acre parcel(s) of land, located at 3109 Huron Trail

**Property Owner(s):**

Loretta Cash, 1914 Duck Walk Way, Wiley, Texas 75098

**Applicant:**

Texas Surveying, Inc. - Josh Anderson, 104S. Walnut St., Weatherford, Texas 76086

**Engineer/Surveyor:**

Texas Surveying, Inc. - Josh Anderson, 104S. Walnut St., Weatherford, Texas 76086

**Current Zoning:**

"SF1" Single Family Residential

**Current Use(s):**

Vacant Lots

**Proposed Use:**

Single Family Residence

**Existing Road(s):**

Huron Trail

**Surrounding Zoning:**

North: The property to the north is currently zoned SF1-Single Family Residential.

South: The property to the south is currently zoned SF1-Single Family Residential.

East: The property to the east is currently zoned SF1-Single Family Residential.

West: The property to the west is currently zoned SF1-Single Family Residential.

**Summary:**

Property owner Lorretta Cash owns Lots 23 and 24, Block 8, Indian Oaks Subdivision. She demolished the structure that was on the properties and wishes to combine the two lots (making it 100' x 182' total) into one and build a new single family residence.

Staff has reviewed the replat document and finds it to comply with state and local requirements. The replat document is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

**Public Input:**

On Wednesday, January 8, 2020 as required by State law, the City mailed out twenty-one (21) letters of Notification of the 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 21, 2019.

Staff had received two (2) public comment form(s) back in favor of the request as of the packet preparation date (see attached).

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Subdivision Application/30 Day Waiver of Action Form/Owner Authorization Form  
Replat Document  
Public Hearing Notice  
Vicinity Map  
Public Hearing Notifications (within 200' of subject property)  
Returned Public Comment Form(s)

**RECOMMENDED MOTION OR ACTION:**

Staff's recommends approval of Agenda Item C.1 as presented.





BUILDING DEVELOPMENT SERVICES  
PLANNING & ZONING DIVISION  
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135  
817-255-7922 OR [SMEASON@LAKEWORTH.TX.ORG](mailto:SMEASON@LAKEWORTH.TX.ORG)

FOR OFFICE USE ONLY  
Case No: PZ-2019-32  
Date Submitted: 9-20-19

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

☐ PRELIMINARY PLAT ☐ FINAL PLAT ☒ REPLAT ☐ AMENDING/CORRECTION PLAT

PROPOSED SUBDIVISION NAME Indian Oaks Subdivision  
CURRENT ZONING CLASSIFICATION SF-1 Single Family Residential  
CURRENT LEGAL DESCRIPTION Block 8, Lots 23 + 24, Indian Oaks Subdivision  
TOTAL ACRES \_\_\_\_\_ # OF LOTS \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

### APPLICANT/DEVELOPER INFORMATION

NAME Texas Surveying, Inc. - Josh Anderson  
ADDRESS 104 S. Walnut St. CITY Weatherford  
STATE Texas ZIP 76086 EMAIL josh@txsurveying.com  
PHONE 817-594-0400 x 107 FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME Corretta Cash  
ADDRESS 1914 Duck Walk Way CITY Wiley  
STATE TX ZIP 75098 EMAIL texas-gold@sbcglobal.net  
PHONE (817) 368-0725 FAX N/A

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME TEXAS SURVEYING, INC. - JOSH ANDERSON  
ADDRESS 104 S. Walnut St. CITY WEATHERFORD  
STATE TEXAS ZIP 76086 EMAIL josh@txsurveying.com  
PHONE (817) 594-0400 x. 107 FAX \_\_\_\_\_

I hereby certify that I am the owner of the property described above and further certify that the information provided on this development application is true and correct. I further understand that the public hearing for this project will not be scheduled until the application fee(s) have been paid and the plans have been reviewed and accepted by City staff. IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

[Signature]  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

9/20/19  
DATE

## GENERAL INFORMATION

A plat is intended to serve as the official recorded map of the property to be developed, showing thereon the boundaries, lots, public streets and easements and other significant public facilities and features which are necessary to serve the development. All plats shall conform to the Lake Worth Subdivision and Development Ordinance and Design Criteria and Construction Standards.

**Owner signature:** The plat application is required to be signed by the **current property owner**. If the property owner is not available to sign the application, then an owner authorization form (City provided) from the property owner is required to be submitted which empowers a designee to sign for the property owner.

**Waiver from Section 212.009:** The Texas Local Government Code requires that the municipal authority responsible for approving plats must take action on a plat within thirty (30) days of the plat application being accepted. A plat is considered approved by the municipal authority unless it is disapproved within that period. Because thirty (30) days is generally not enough time for a plat to be processed by City Staff and forwarded to the Planning and Zoning Commission and City Council for approval, a waiver of action form must be signed. **If the waiver of action form is not signed and submitted, then it is likely that the plat will be forwarded to the Planning and Zoning Commission with a staff recommendation of denial within thirty (30) days of the application being accepted. The waiver must be signed by the property owner or by the property owner's designee as noted on the owner authorization form.**

**Acceptance of plat application:** All plat applications will be reviewed for completeness in accordance with this checklist before they are accepted by City Staff. Failure of applicant to provide the required information constitutes grounds for refusal of plat acceptance for processing; or staff recommendation of denial when application is scheduled for consideration.

## SUBMITTAL CHECKLIST

The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

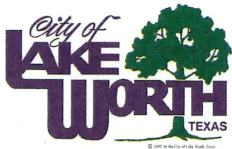
- ☒ SUBDIVISION PLAT APPLICATION
- ☒ OWNER AUTHORIZATION FORM (IF APPLICABLE)
- ☒ SIGNED WAIVER OF 30 DAY ACTION FORM
- ☒ APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR)
- ☒ FOUR (4) HARD COPIES OF SUBDIVISION PLAT DOCUMENT (SIZE 24 x 36 FOLDED INTO 8½ x 11)
- ☒ ELECTRONIC VERSION (.pdf) OF THE SUBDIVISION PLAT DOCUMENT EMAILED TO [SMEASON@LAKEWORTHTX.ORG](mailto:SMEASON@LAKEWORTHTX.ORG)
- ☒ FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

### OFFICE USE ONLY

Fee: 370.00  
Date Paid: 9-20-19  
Receipt #: P19-0980  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☐ YES ☒ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date:         
Public Hearing 200' Notification Deadline Date:         
P&Z Commission Meeting Date: 1-21-2020  
City Council Meeting Date: 2-11-2020  
Plat Approval Date:         
Plat File Date:         
Instrument #:





BUILDING DEVELOPMENT SERVICES  
PLANNING & ZONING DIVISION  
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135  
817-255-7922 OR [SMEASON@LAKEWORTHTX.ORG](mailto:SMEASON@LAKEWORTHTX.ORG)

FOR OFFICE USE ONLY  
Case No: PZ-2019-32  
Date Submitted: 9-20-19  
Accepted By: S. Menon

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

☐ PRELIMINARY PLAT ☐ FINAL PLAT ☒ REPLAT ☐ AMENDING/CORRECTION PLAT

PROPOSED SUBDIVISION NAME INDIAN OAKS Addition

CURRENT LEGAL DESCRIPTION Lots 23 & 24, Block 8,

TOTAL ACRES 0.418 # OF LOTS 1 PROPOSED USE Residential

### PROPERTY OWNER INFORMATION

NAME Loretta Cash  
ADDRESS 1914 Duckwalk WAY CITY WY1105  
STATE TX ZIP 75080 EMAIL louis-gold@sbglobal.net  
PHONE 817 368 0725 FAX ---

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

IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

SIGNATURE OF OWNER, AGENT, OR APPLICANT

DATE

TEXAS SURVEYING, INC.  
Josh Anderson  
(817) 594-0100 H. 107

9/20/19



## LETTER OF AUTHORIZATION FOR REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO TEXAS SURVEYING, INC.  
ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED  
AT THE APPRAISAL DISTRICT, TO BE MY REPRESENTATIVE ON ALL  
MATTERS RELATED TO THE SURVEYING PLATTING AND SUBDIVIDING OF  
THE FOLLOWING PROPERTY:

Lots 23 & 24, Block 8, Indian Oaks,  
Lake Worth, Tarrant County Texas  
(LEGAL DESCRIPTION)

### ACKNOWLEDGEMENTS:

I agree to and certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal at all of the hearings if necessary.

I reserve the right to withdraw this proposal at any time within 14 days from the deadline filing date and such withdrawal shall immediately stop all proceedings. I understand that the filing fee is not refundable upon withdrawal of proposal nor upon denial of my case.

THIS AUTHORIZATION WILL REMAIN IN FORCE UNLESS REVOKED BY  
WRITTEN NOTICE.

OWNER'S SIGNATURE of the above described property:

Loretta Cash

OWNER'S NAME (printed) LORETTA CASH

ADDRESS and ZIP 1914 DUCK WALK WAY, WILEY, TX

TELEPHONE: (817) 368-0725 EMAIL: txsu-gold@shgbbal.net

RELATED CASE NO., if applicable: \_\_\_\_\_



Notes)

1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) At the date of this survey, this tract appears to be located within Zone "X" - areas determined to be located outside of the 0.2% annual chance flood plain according to the F.I.R.M. community panel 48439C0165K, dated September 25, 2009. For more information please visit the official F.E.M.A. website at [www.fema.gov](http://www.fema.gov).

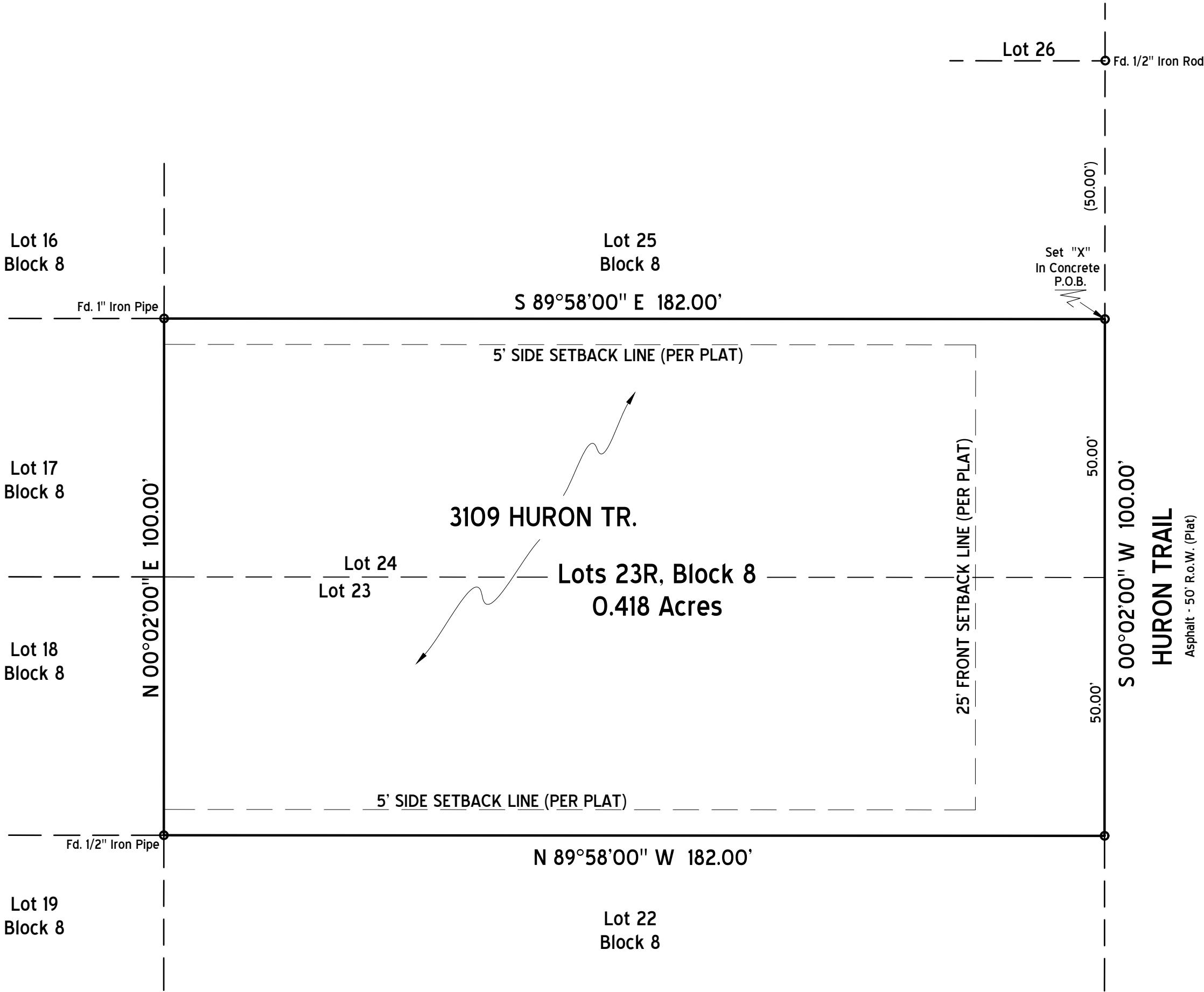
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) All corners are set 1/2" iron rods with orange plastic caps stamped "Texas Surveying, Inc", unless otherwise noted.

7) Any public utility, including the City of Lake Worth, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Lake Worth, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, LORETTA CASH, BEING THE OWNER OF A 0.418 ACRES TRACT OF LAND AND BEING ALL OF LOT 23 AND 24, BLOCK 8, INDIAN OAKS, A SUBDIVISION IN THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 204-A, PAGE 177, PLAT RECORDS, TARRANT COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT AS RECORDED IN D218030301, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. (GRID).

BEGINNING AT A SET "X" IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 25, BLOCK 8, AND THE NORTHEAST CORNER OF LOT 24, BLOCK 8, INDIAN OAKS, AN ADDITION TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 204-A, PAGE 177, PLAT RECORDS, TARRANT COUNTY, TEXAS AND IN THE WEST RIGHT-OF-WAY OF HURON TRAIL (A PAVED 50' RIGHT-OF-WAY) FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 00°02'00" W 100.00 FEET ALONG THE WEST RIGHT-OF-WAY OF SAID HURON TRAIL TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°58'00" W 182.00 FEET TO A FOUND 1/2" IRON PIPE AT THE NORTHEAST CORNER OF LOT 19, BLOCK 8, SAID INDIAN OAKS FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°02'00" E 100.00 FEET TO A FOUND 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 8, AND THE SOUTHWEST CORNER OF SAID LOT 25, BLOCK 8, SAID INDIAN OAKS FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°58'00" E 182.00 FEET ALONG THE COMMON LINE OF LOTS 24 & 25, BLOCK 8, SAID INDIAN OAKS TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

***THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.***

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444  
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH  
104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086  
WEATHERFORD-TXSURVEYING.COM - 817-594-0400  
FIELD DATE: August 9, 2019 - ANO3673P

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LORETTA CASH, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 23R, BLOCK 8, INDIAN OAKS, AN ADDITION TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON.

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED, WITHIN HIS/HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

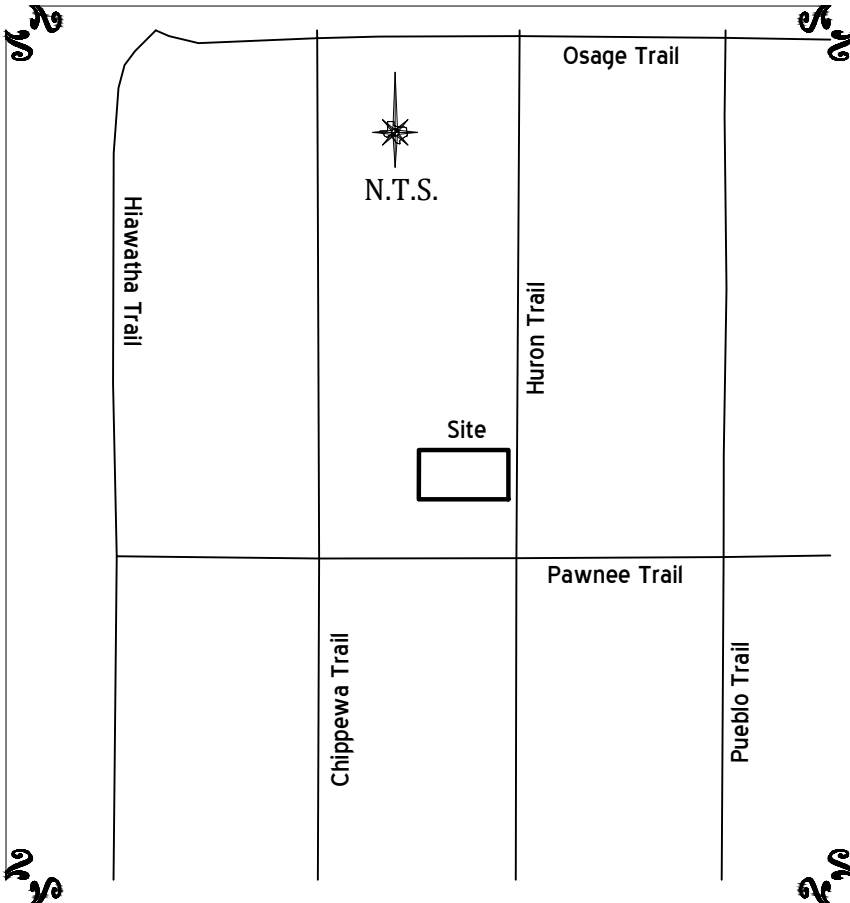
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

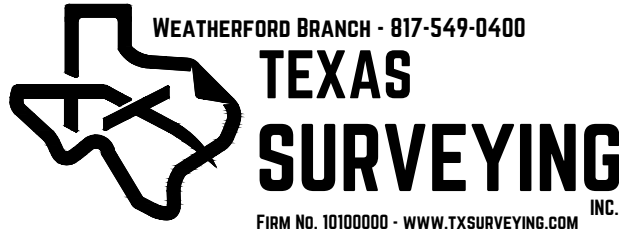
APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR, CITY OF LAKE WORTH

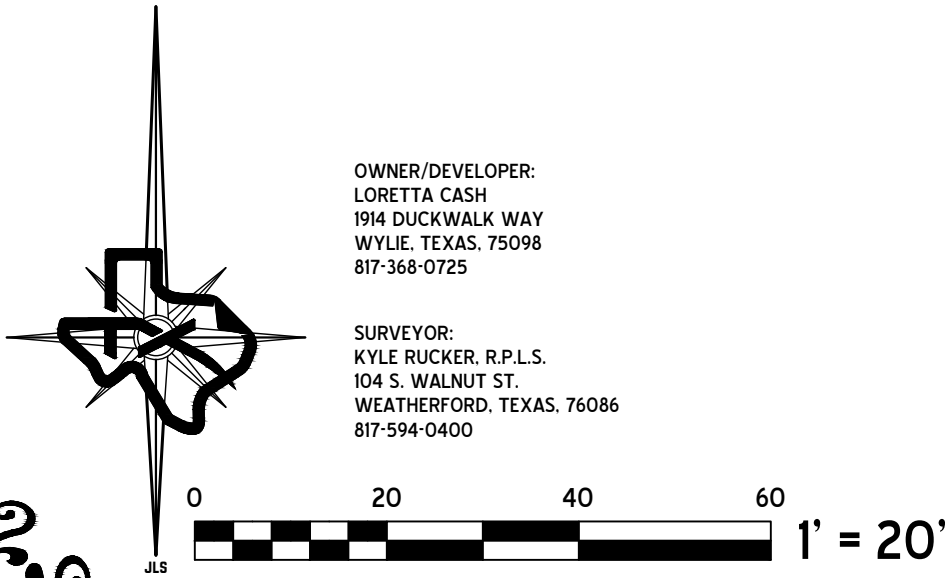
\_\_\_\_\_  
ATTEST, CITY SECRETARY



**LOT 23R, BLOCK 8  
INDIAN OAKS**  
BEING A REPLAT OF LOTS 23 & 24, BLOCK 8, INDIAN OAKS,  
A SUBDIVISION IN THE CITY OF LAKE WORTH,  
TARRANT COUNTY, TEXAS  
DECEMBER 2019



THIS PLAT FILED FOR RECORD IN  
INSTRUMENT # \_\_\_\_\_, DATED \_\_\_\_\_



OWNER/DEVELOPER:  
LORETTA CASH  
1914 DUCKWALK WAY  
WYLLIE, TEXAS, 75098  
817-368-0725

SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST.  
WEATHERFORD, TEXAS, 76086  
817-594-0400

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

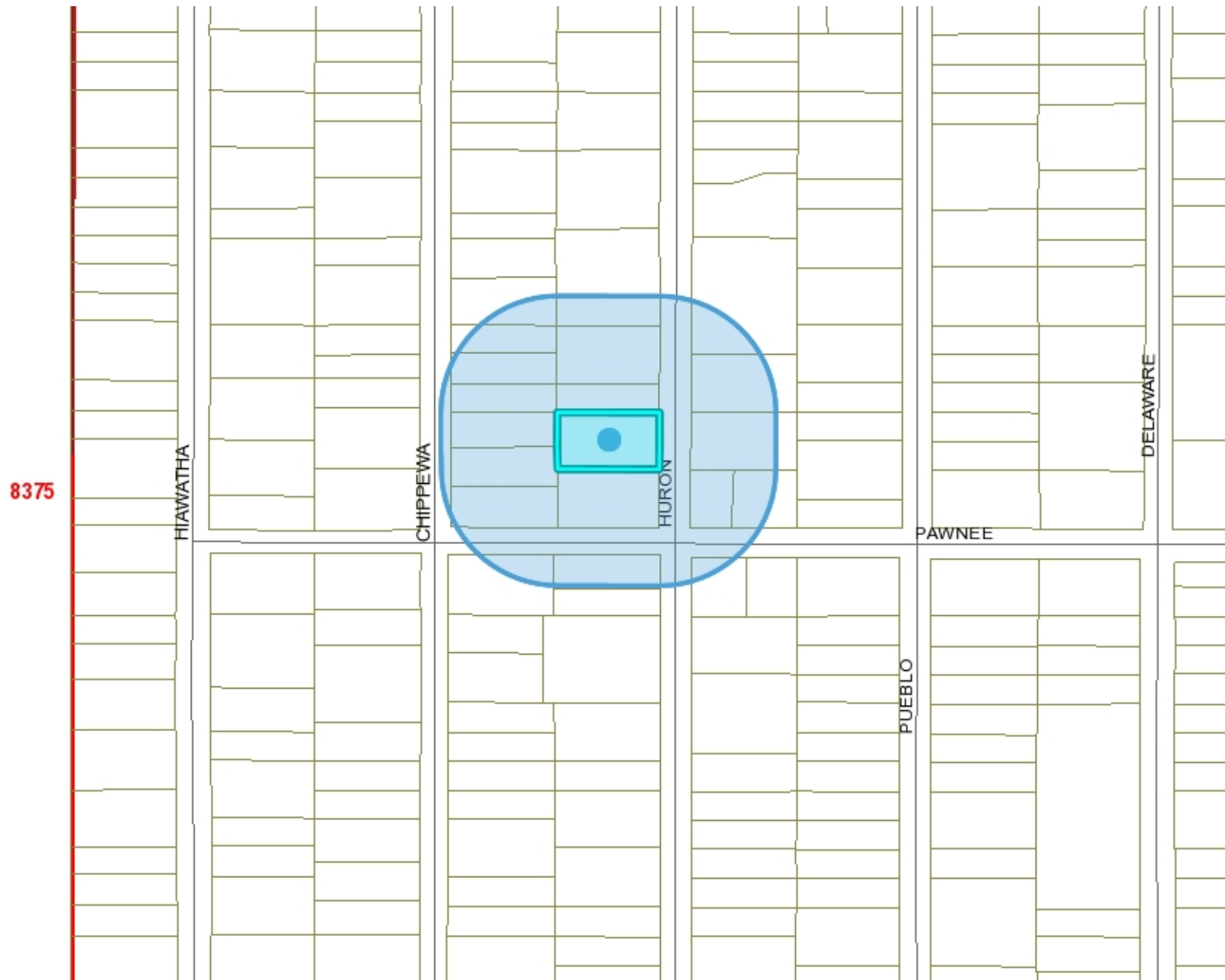
REPLAT REQUEST  
PLANNING & ZONING CASE #PZ-2019-32

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 replat. 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 21, 2020, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendation to the City Council regarding a proposed replat being all of a 0.418-acre parcel of land known as Block 8, Lots 23 and 24, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 8, Lot 23R, Indian Oaks Subdivision, which is generally described as 3109 Huron Trail, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, February 11, 2020, 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.

Please contact Suzanne Meason, Planning & Zoning Administrator at 817-255-7922 or [smeason@lakeworthtx.org](mailto:smeason@lakeworthtx.org) with any questions or for further information.

# 200' Notification Map - 3109 Huron Trail



## Legend

- PARCELS
- Lots
- Arterials
- Freeways
- Streets
- Tarrant County Streets
- Parks
- Lakes
- City Limit
- Extraterritorial Jurisdiction (ETJ)



1/8/20 8:34 AM

0.1 0 0.05 0.1 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

1:3,057



Loretta Kathleen Cash  
3109 Huron Trail  
Lake Worth, Texas 76135

James & Gayla Blaszak  
3013 Huron Trail  
Lake Worth, Texas 76135-3829

David F Young  
PO Box 137557  
Lake Worth, Texas 76136-1557

Alexiz Nicole Ramirez  
3128 Chippewa Trail  
Lake Worth, Texas 76135-3808

Michael Ray Shamblin  
3105 Huron Trail  
Lake Worth, Texas 76135

BlueMountain Texas LLC  
2441 S. 1560 W  
Woods Cross, UT 84087-2327

Louis Espinoza  
3113 Huron Trail  
Lake Worth, Texas 76135

James C Crouch, Jr. Estate  
2811 Norwood Lane  
Arlington, Texas 76013-1250

Diane Teague  
3117 Huron Trail  
Lake Worth, Texas 76135

Benjamin C Shelton  
3116 Chippewa Trail  
Lake Worth, Texas 76135

Deirdre Kay Pope Estate  
3125 Huron Trail  
Lake Worth, Texas 76135-3831

Kathy Ann Hacker  
3112 Chippewa Trail  
Lake Worth, Texas 76135

Nicholas Salazar  
1932 N Fork Road  
Saginaw, Texas 76179-5135

Howard & Betty J Kaker  
4300 Oakridge Road  
Lakeside, Texas 76135-4618

Roslyn Ronita Hokett  
3108 Huron Trail  
Lake Worth, Texas 76135-3832

Howard Wayne Kaker  
4300 Oakridge Road  
Lakeside, Texas 76135-4618

Evelio & Esmeralda R Trejo  
3229 Delaware Trail  
Lake Worth, Texas 76135-3942

Randy & Melissa Land  
3024 Chippewa Trail  
Lake Worth, Texas 76135

Sharon Parker  
PO Box 136704  
Fort Worth, Texas 76136-0704

Judith A & Paul R Blaszak  
3013 Huron Trail  
Lake Worth, Texas 76135-3829

Leontyne Lynn Atchison  
7521 Pawnee Trail  
Lake Worth, Texas 76135





Building Development Services  
Planning & Zoning Department  
3805 Adam Grubb  
Lake Worth, Texas 76135  
817-255-7922 or [smeason@lakeworthtx.org](mailto:smeason@lakeworthtx.org)

RECEIVED  
(DATE STAMP)

JAN 14 2020

## PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case.



I am **FOR** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2019-32 (3109 Huron Trail - Cash).



I am **AGAINST** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2019-32 (3109 Huron Trail - Cash).

Property Owner Name:

Michael R. Shamblyn  
(Please print)

Mailing Address:

3105 HURON TRL FT. WORTH TX 76135

Phone:

(682) 341-1186

Email:

dsshamblyn@gmail.com

Signature:

[Signature]

Date:

JAN 12, 20

Property Address(s) (within 200' of subject property):

3105 HURON TRL

COMMENTS:

I Am 100% behind Mrs. Cash to build  
whatever she wants on her lots.!



Building Development Services  
Planning & Zoning Department  
3805 Adam Grubb  
Lake Worth, Texas 76135  
817-255-7922 or [smeason@lakeworthtx.org](mailto:smeason@lakeworthtx.org)

RECEIVED  
(DATE STAMP)  
**RECEIVED**  
**JAN 17 2020**

## PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case.



I am **FOR** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2019-32 (3109 Huron Trail - Cash).



I am **AGAINST** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2019-32 (3109 Huron Trail - Cash).

Property Owner Name: \_\_\_\_\_

(Please print)

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Property Address(s) (within 200' of subject property): \_\_\_\_\_

### COMMENTS:

PLEASE TURN PUBLIC COMMENT FORM IN NO LATER THAN WEDNESDAY, JANUARY 15, 2020 @ NOON.

**Lake Worth Planning and Zoning Commission Meeting -  
January 21, 2020**

**Agenda Item No. B.2**

---

**FROM:** Suzanne Meason, Planning and Zoning Administrator

**ITEM:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-33, an Ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a zoning district change from "SF1" Single Family Residential to "C" Commercial, of an approximately 1.033-acre tract of land, legally known as Abstract 157, Tract 1D, Crawford Brown Survey, Tarrant County, Texas, being that all of the certain called 1.033-acre tract of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property is generally described as 4332 Boat Club Road, Lake Worth, Tarrant County, Texas.

**SUMMARY:**

**Property Description:**

1.033 tract of land, located at 4332 Boat Club Road

**Property Owner(s):**

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

**Applicant:**

Vaquero Shadydell Partners, LP, 2900 Wingate Street, Suite #200, Fort Worth, Texas 76107

**Engineer/Architect/Surveyor:**

Triangle Engineering - Akhila Gondi, 1784 W. McDermott Drive, Suite #110, Allen, Texas 75013

**Current Zoning:**

"SF1" Single Family Residential

**Current Use(s):**

Single Family Residence

**Proposed Zoning:**

"C" Commercial

**Proposed Use(s):**

Retail Building

**Existing Road(s):**

Boat Club Road

**Surrounding Zoning:**

North: The property to the north is currently zoned "PF" Public Facilities (Lake Worth High School.

South: The property to the south is currently zoned "SF1" Single Family Residential.

East: The property to the east is currently zoned "SF1" Single Family Residential.

West: The property to the west is currently zoned "SF1" Single Family Residential.

**Summary:**

The property at 4332 Boat Club Road is currently zoned "SF1" Single Family Residential and the property owner is requesting that the property be changed to the "C" Commercial zoning district in order for the existing structure to be demolished and the property developed commercially.

The properties along Boat Club Road are shown as "C" - Commercial on the city's Future Land Use Plan/Map which would make the zoning designation request in conformance with what is desired to be developed in that area of the city.

**Public Input:**

On Thursday, January 9, 2020 as required by State law, the City mailed out nine (9) letters of Notification of the 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 21, 2019.

Staff had received one (1) public comment form back in favor of the request as of packet preparation date (see attached).

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Ordinance No. XXXX

Development Application

Zoning Letter

Property Survey

Public Hearing Notice

Public Hearing Notifications (within 200' of subject property)

Vicinity Map

Returned Public Comment Form(s)

**RECOMMENDED MOTION OR ACTION:**

Staff recommendation is that zoning changes are at the discretion of the Planning & Zoning Commission and City Council.

## **ORDINANCE # XXXX**

**AN ORDINANCE AMENDING ORDINANCE NO. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 1.033 ACRES OF LAND DESCRIBED HEREIN AS ABSTRACT 157, TRACT 1D, CRAWFORD BROWN SURVEY, BEING THAT ALL OF THE CERTAIN CALLED 1.033-ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "SF1" SINGLE FAMILY RESIDENTIAL TO A ZONING DESIGNATION OF "C" COMMERCIAL, GENERALLY DESCRIBED AS 4332 BOAT CLUB ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS. 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 owner of a 1.033-acre tract 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 21, 2020, and by the City Council of the City of Lake Worth on February 11, 2020, 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. 1169, 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 1169 AMENDED**

Ordinance No. 1169 is hereby amended by approving a change to the zoning designation from "SF1" Single Family Residential to a zoning designation change of "C" Commercial, by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

**Planning & Zoning Case No. PZ-2019-33**

Owner: Robert & Jacquelyn Meinecke  
4332 Boat Club Road  
Lake Worth, Texas 76135

Applicant: Robert & Jacquelyn Meinecke  
4332 Boat Club Road  
Lake Worth, Texas 76135

Legal Description: Abstract 157, Tract 1D, Crawford Brown Survey  
Lake Worth, Tarrant County, Texas

Property Address: 4332 Boat Club Road

Property Zoning: "C" Commercial

**SECTION 3.**

**COMPLIANCE WITH COMPREHENSIVE ZONING ORDINANCE**

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** on the 11th day of February, 2020.

**CITY OF LAKE WORTH**

By: \_\_\_\_\_  
Walter Bowen, Mayor

**ATTEST:**

\_\_\_\_\_  
Monica Solko, City Secretary

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Drew Larkin, City Attorney



**BUILDING DEVELOPMENT SERVICES**  
**PLANNING & ZONING DIVISION**  
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135  
817-255-7922 OR [SMEASON@LAKEWORTHTX.ORG](mailto:SMEASON@LAKEWORTHTX.ORG)

FOR OFFICE USE ONLY  
Case No: PZ-2019-33  
Date Submitted: 12-9-19

## APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

☒ ZONING CHANGE      ☐ LAND USE      ☐ SITE PLAN      ☐ SITE PLAN AMENDMENT

PROPERTY ADDRESS 4332 Boat Club Road

CURRENT LEGAL DESCRIPTION A tract of land situated in the CRAWFORD BROWN SURVEY, ABSTRACT 157, in the City of Lake Worth, Tarrant County, Texas

CURRENT ZONING CLASSIFICATION & LAND USE SF-1 (Single Family Residential)

PROPOSED ZONING CLASSIFICATION & LAND USE "C" (Commercial District)

TOTAL ACRES 1.033 # OF LOTS 1

### APPLICANT/DEVELOPER INFORMATION

NAME Vaquero Shadydell Partners, LP

ADDRESS 2900 Wingate Street, Suite 200

CITY Fort Worth

STATE Texas

ZIP 76107

EMAIL cadkins@vaqueroentures.com

PHONE 254-715-5100

FAX 817-984-8373

### PROPERTY OWNER INFORMATION

NAME Robert Meinecke

ADDRESS 4332 Boat Club Road

CITY Lake Worth

STATE TX

ZIP 76135

EMAIL kasundro@aol.com

PHONE 817-913-9465

FAX

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Akhila Gondi with Triangle Engineering

ADDRESS 1784 W Mcdermott Dr, Suite 110

CITY Allen

STATE Texas

ZIP 75013

EMAIL areddy@triangle-engr.com

PHONE 817-902-2179

FAX

I hereby certify that I am the owner of the property described above and further certify that the information provided on this development application is true and correct. I further understand that the public hearing for this project will not be scheduled until the application fee(s) have been paid and the plans have been reviewed and accepted by City staff. IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

Robert Meinecke must be original signature  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

12/07/19  
DATE

## GENERAL INFORMATION

Civil construction plan submittals shall meet the following general sheet requirements and order:

1. Cover Sheet with Vicinity Map (Project Name, Address, Legal Description, Type of Plan(s), and Current Date shall be shown on cover)
2. Final Plat
3. Site Layout
4. Dimensional Control Plan
5. Paving Plan and Profile
6. Grading Plan
7. Drainage Area Map
8. Storm Sewer Layout
9. Storm Sewer Plan and Profile
10. Water Layout
11. Water Plan and Profile
12. Sanitary Sewer Layout
13. Sanitary Sewer Plan and Profile
14. Storm Water Pollution Prevention Plan (Erosion Control Plan)
15. Traffic Control Plan
16. Standard Construction Details

Construction plans must be 100% complete at the time of submittal. Any incomplete sets of construction plans shall be returned unreviewed.

## SUBMITTAL CHECKLIST

The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

- \_\_\_ DEVELOPMENT APPLICATION
- \_\_\_ OWNER AUTHORIZATION FORM (IF APPLICABLE)
- \_\_\_ APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR)
- \_\_\_ FOUR (4) HARD COPIES OF DEVELOPMENT PLAN, CIVIL CONSTRUCTION PLANS OR SITE PLAN AMENDMENT PLAN (WHICHEVER IS APPLICABLE) (**ACCEPTED SIZE 24" x 36"**)
- \_\_\_ ELECTRONIC VERSION (.pdf) OF THE PLANS EMAILED TO [SMEASON@LAKEWORTHTX.ORG](mailto:SMEASON@LAKEWORTHTX.ORG)

### OFFICE USE ONLY

Fee: 750.00  
Date Paid: 12-9-19  
Receipt #: P19-1356  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☐ YES ☒ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: \_\_\_\_\_  
Public Hearing 200' Notification Deadline Date: \_\_\_\_\_  
P&Z Commission Meeting Date: 1-21-2020  
City Council Meeting Date: 2-11-2020  
Approval Date: \_\_\_\_\_  
Ordinance Number: \_\_\_\_\_  
Instrument #: \_\_\_\_\_

# Vaquero Lake Worth Partners, LP

2900 Wingate Street, Suite 200

Fort Worth, TX 76107

To Whom it May Concern,

The current zoning for the property at 4332 Boat Club Road is SF-1 Single Family Residential under the 2013 Zoning Map. The requested zoning is for C – Commercial under the newly adopted 2019 Zoning Ordinance. The rezone being requested also aligns with the 2035 Future Land Use Plan/Map. The reasoning behind this request is to allow a 9,100 square foot retail building to be built on this property.



Drafter: ML  
Revision:  
Revision:  
Revision:

**NOTE REGARDING UTILITIES:**  
Utility locations are per observed and sources listed below:  
DIG-TESS - ticket number(s) 1978812882.  
GIS MAPS - Utility maps provided by City of Lake Worth City Secretary's Office (citysecretary@lakeworthtx.org).

**LEGEND OF SYMBOLS**

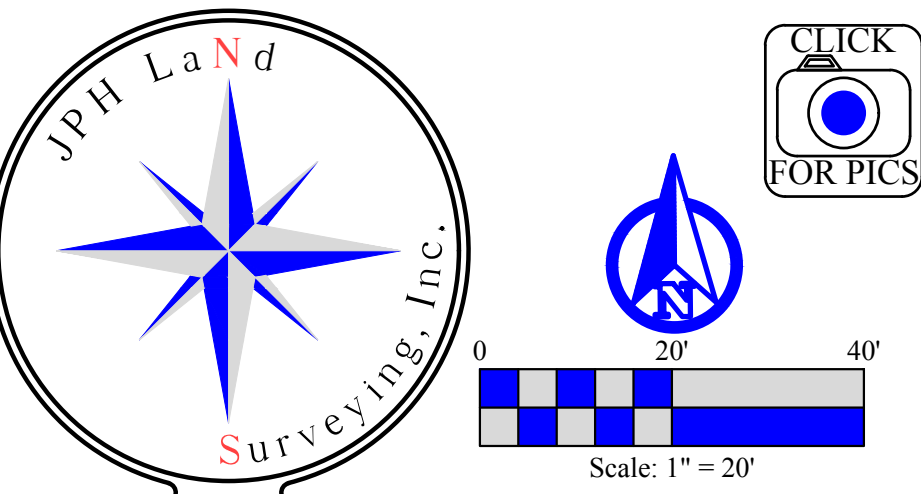
- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast
- height
- ornamental tree
- multiple trunks

**UTILITY WARNING**  
811 or other similar utility locate requests (DIG-TESS) may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed for this survey. Therefore, other utilities may exist which are not shown on this survey. With regard to Table A, item 11 \*(if addressed), source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 5.E.4. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

**FLOOD ZONE CLASSIFICATION**  
This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0160K, dated 2009/09/25, via sealed map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**MONUMENTS / DATUMS / BEARING BASIS**  
**Monuments are found if not marked MNS or CRS.**  
CRS 1/2" rebar stamped "JPH Land Surveying" set  
MNS Mag nail & washer stamped "JPH Land Surveying" set  
"u" cut in concrete found  
TBM Site benchmark (see vicinity map for general location)  
Vertex or common point (not a monument)  
Coordinate values, if shown, are US SyPL/TxCS,'83,NCZ  
Elevations, if shown, are NAVD88  
Bearings are based on grid north (TxCS,'83,NCZ)  
TYPE I TxDOT Right of Way tapered concrete monument.  
TYPE II TxDOT Right of Way bronze cap in concrete.  
TYPE III TxDOT Right of Way aluminum cap.

**LEGEND OF ABBREVIATIONS**  
US SyPL United States Survey Feet  
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone  
NAVD88 North American Vertical Datum of 1988  
P.R.T.C.T. Plat Records of Tarrant County, Texas  
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas  
D.R.T.C.T. Deed Records of Tarrant County, Texas  
VOL/PG/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line  
PVC Polyvinyl chloride pipe



JPH Job/Drawing No. (see below)  
2019.022.042 4332 Boat Club Rd., Lake Worth, Tarrant Co., Tx - ALTA.dwg  
© 2019 JPH Land Surveying, Inc. - All Rights Reserved  
785 Lonesome Dove Trail, Hurst, Texas 76054  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
DFW | Austin | Abilene

**SURVEYOR'S NOTES:**

- Site benchmark is a sanitary sewer manhole lid at the south corner of intersection of Lakeside Drive and F.M. Highway 1220. Benchmark Elevation = 772.47' (NAVD88). See Vicinity map for general location.
- Zoning Survey Summary provided by Key Zoning Assessments, LLC, W5663 Castaway Drive, New Lisbon, WI 53950 (608) 565-3164, Site Number 2019.1673.5 Final, Dated: October 16, 2019.
- No evidence of building construction or building additions were observed at the time of the survey. No evidence of earth work. Construction was observed off site and to the south of subject property.
- Texas Department of Transportation Project Tracker list F.M. Highway 1220 as Construction begins within 4 years, with a description of Convert four lane roadway to a 4 lane roadway with raised median. Project ID: 207901042. (Website) City of Lake Worth Street Assessment Map shows no current or planned projects for F.M. Highway 1220 (Boat Club Road). (Website)
- There are no marked parking spots on subject property.
- Subject property lies on the west right of way line of Boat Club Road, ±330' south of the intersection of Boat Club Road and Shadydell drive.

**CLICK HERE FOR DESCRIPTION IN WORD FORMAT**

**SURVEYED DESCRIPTION:**

(Written due to a change in bearing base and corner monuments)  
FIELD NOTES to that certain tract situated in the Crawford Brown Survey, Abstract No. 157, City of Lake Worth, Tarrant County, Texas, said tract being the same tract described in deed to Robert E. Meinecke, recorded under Instrument Number D199179260, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and the deed to Jacquelyn R. Meinecke, recorded under Instrument Number D214151848, O.P.R.T.C.T.; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.):

**BEGINNING** at a 1/2 rebar found at the northwest corner of said Meinecke tract, same being the southwest corner of a tract described in a deed to Arcadio Vega, recorded under Volume 11416, Page 2182, O.P.R.T.C.T.;

**THENCE** North 89° 24' 08" East, with the north line of the said Meinecke tract and with the south line of the said Vega tract, a distance of 299.99 feet to a "+" cut found in concrete found at the northeast corner of the said Meinecke tract same being the southeast corner of the said Vega tract, said "+" cut being on the west lot line of Lot 1, Block 1, Lake Worth High School Addition, being an addition to the city of Lake Worth, recorded thereof in Cabinet A, Slide 13105, Plat Records, Tarrant County, Texas;

**THENCE** South 01° 08' 43" East, with the east line of the said Meinecke tract and with the said lot line, a distance of 150.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southeast corner of the said Meinecke tract, same being the northeast corner of a tract being described in a deed to Filiberto Antonio Moreno, recorded under Instrument Number D217251923, O.P.R.T.C.T.;

**THENCE** South 89° 24' 08" West, with the south line of the said Meinecke tract and with the north line of the said Moreno tract, a distance of 299.99 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of the said Meinecke tract;

**THENCE** North 01° 08' 43" West a distance of 150.00 feet returning to the **POINT OF BEGINNING** and enclosing 1.033 acres (±44,997 square feet).

To: Vaquero Ventures Management, LLC  
Fidelity National Title Insurance Company  
Fidelity National Title Agency, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 14, 16, & 17 of Table A thereof. The fieldwork was completed on October 22, 2019.

Jose B. Najarro III  
Registered Professional  
Land Surveyor No. 6736  
jose@jphls.com  
October 24, 2019



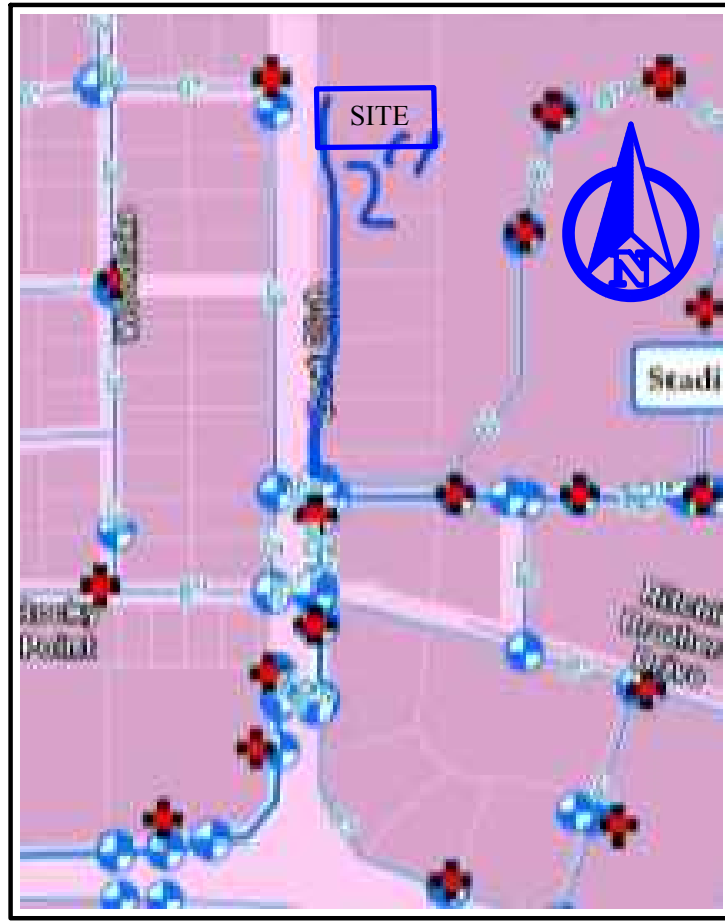
**WASTE WATER UTILITY MAP**

NOT TO SCALE



**WATER UTILITY MAP**

NOT TO SCALE



**CLICK HERE FOR COMPLETE ZONING REPORT**

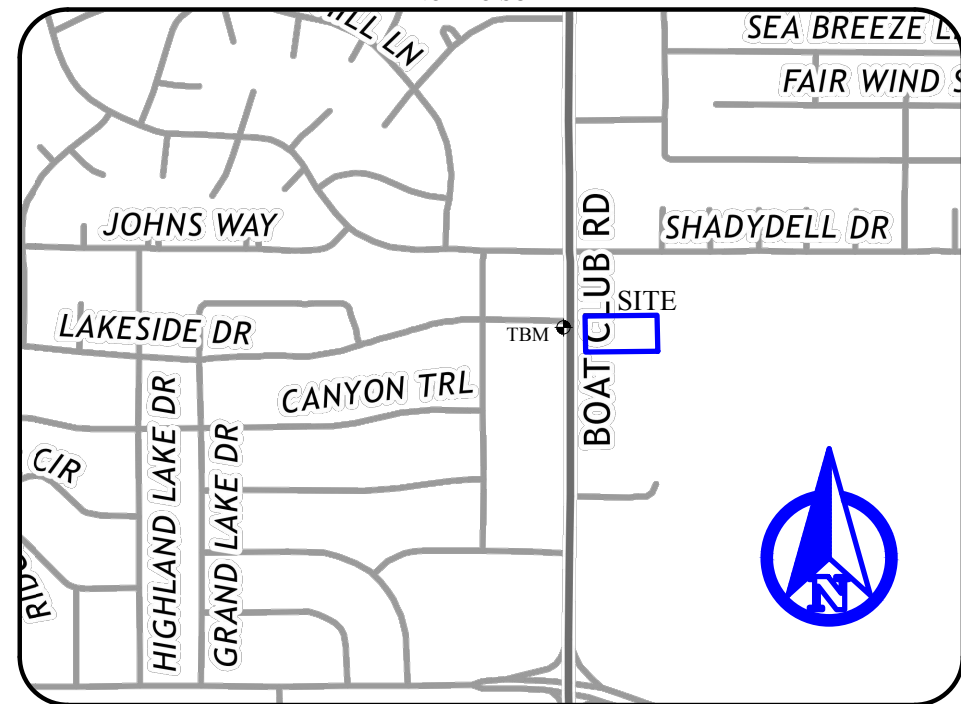
**ZONING REQUIREMENTS**

SF-1 (SINGLE FAMILY RESIDENTIAL)

Development Regulations	
Regulation	Requirement
<b>Setbacks</b>	
Building	25 feet minimum
Front	20 feet minimum
Corner Side	5 feet minimum
Side	None specified
Rear	
<b>Height</b>	
Principal Building(s)	35 feet or 2 stories maximum
<b>Site Area</b>	
Lot Area	5,000 square feet minimum
Lot Width	60 feet minimum
<b>Density</b>	
Floor Area Ratio	None specified
Building Coverage	None specified
<b>Parking</b>	
Parking Formula	2 spaces per dwelling unit minimum

**VICINITY MAP**

NOT TO SCALE



**ALTA / NSPS LAND TITLE SURVEY**  
**1.033 ACRES**  
SITUATED IN THE  
**CRAWFORD BROWN SURVEY**  
**ABSTRACT NUMBER 157**  
CITY OF LAKE WORTH  
TARRANT COUNTY, TEXAS

ADDRESS: 4332 BOAT CLUB ROAD (POSTED & PER TARRANT CENTRAL APPRAISAL DISTRICT)



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

ZONING DISTRICT CLASSIFICATION CHANGE REQUEST  
PLANNING & ZONING CASE #PZ-2019-33

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for a final plat. Attached you will find a copy of the requested final plat for the location. 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 21, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the Planning & Zoning Commission regarding an Ordinance changing the zoning district classification from Single Family Residential (SF1) to the Commercial (C) zoning district classification on approximately 1.033 acres of land known as Abstract 157, Tract 1D, Crawford Brown Survey, or more commonly known as 4332 Boat Club Road, Lake Worth, Texas and by amending the Official Zoning Map to reflect such change. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, February 11, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider an Ordinance changing the zoning district classification from Single Family Residential (SF1) to the Commercial (C) zoning district classification on approximately 1.033 acres of land known as Abstract 157, Tract 1D, Crawford Brown Survey, or more commonly as 4332 Boat Club Road, Lake Worth, Texas. All interested parties are encouraged to attend.

Please contact Suzanne Meason, Planning & Zoning Administrator at 817-255-7922 or [smeason@lakeworthtx.org](mailto:smeason@lakeworthtx.org) with any questions or for further information.

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

Yvonne Mary Amick  
4325 Boat Club Road  
Lake Worth, Texas 76135

Kenneth Krivanek  
4321 Boat Club Road  
Lake Worth, Texas 76135-2501

Guillermo Diaz Quiroz & Alberto M  
Roldan Mota  
4316 Boat Club Road  
Lake Worth, Texas 76135

Filiberto Antonio Moreno  
1010 NW 28<sup>th</sup> Street  
Fort Worth, Texas 76164

Kenneth H & C Hoppenrath  
4329 Boat Club Road  
Lake Worth, Texas 76135

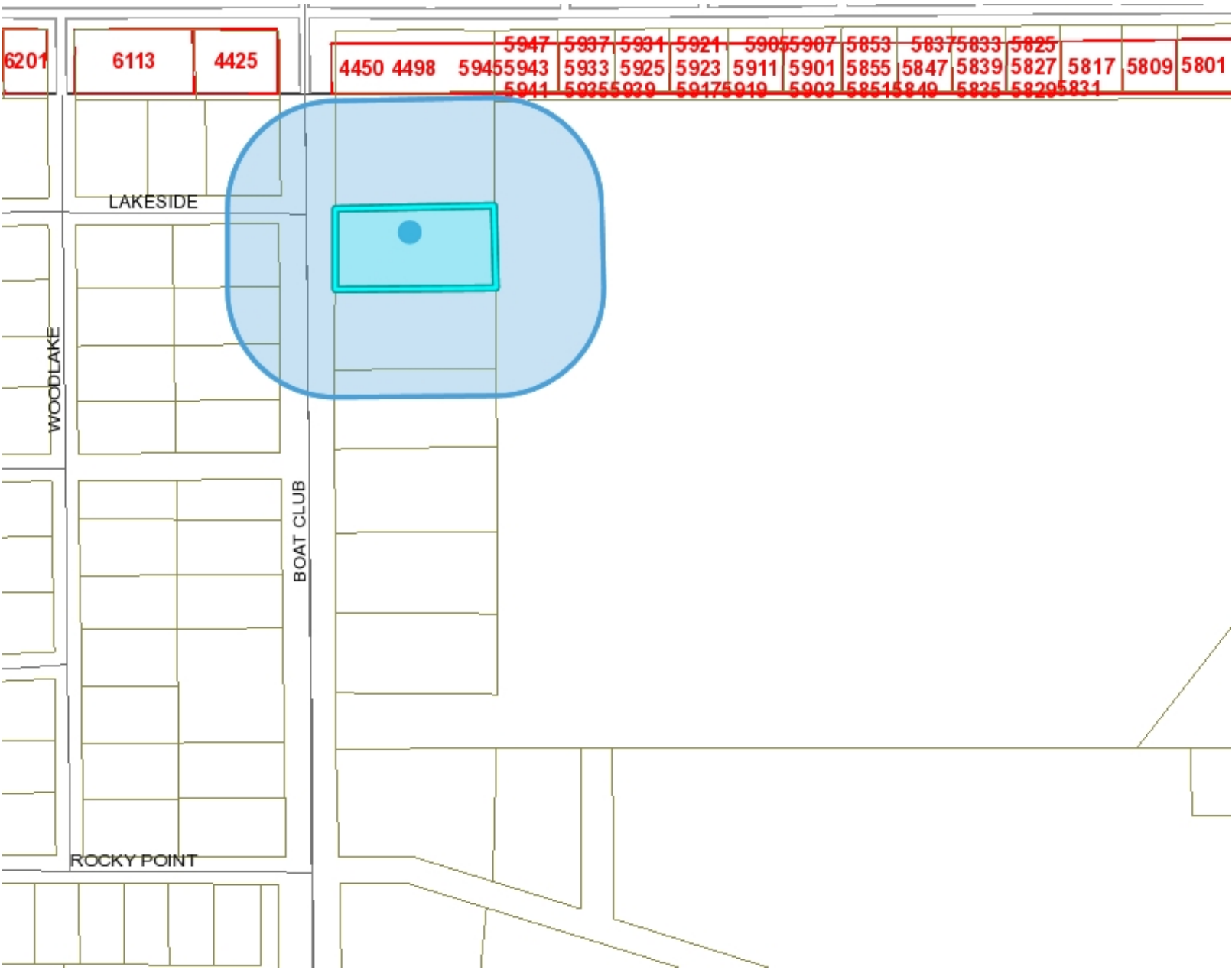
Arcadio Vega  
4400 Boat Club Road  
Lake Worth, Texas 76135

Lake Worth ISD  
Office of the Superintendent  
6805 Telephone Road  
Lake Worth, Texas 76135-2855

Joe Salazar  
6100 Lakeside Drive  
Lake Worth, Texas 76135-2414



# 200' Notification Map - 4332 Boat Club Road



## Legend

- PARCELS
- Lots
- Arterials
- Freeways
- Streets
- Tarrant County Streets
- Parks
- Lakes
- City Limit
- Extraterritorial Jurisdiction (ETJ)



1/8/20 4:02 PM

0.1 0 0.05 0.1 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

1:3,267





Building Development Services  
Planning & Zoning Department  
3805 Adam Grubb  
Lake Worth, Texas 76135  
817-255-7922 or [smeason@lakeworthtx.org](mailto:smeason@lakeworthtx.org)

RECEIVED  
(DATE STAMP)  
**RECEIVED**

**JAN 14 2020**

## PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case.

☒ I am **FOR** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2019-33 (Zoning District Change – 4332 Boat Club Road).

☐ I am **AGAINST** the proposed Planning & Zoning Case as explained on the attached public notice for #PZ-2019-33 (Zoning District Change – 4332 Boat Club Road).

Property Owner Name: Kenneth H Hoppenrath  
(Please print)

Mailing Address: 4329 Boat Club Rd Ft Worth Texas 76195

Phone: 817 925 5050 Email: KenHop@ATT.net

Signature: Kenneth H Hoppenrath Date: 1-14-20

Property Address(s) (within 200' of subject property): \_\_\_\_\_

4329 Boat Club Road

### COMMENTS:

To much Traffic For Residential

**Lake Worth Planning and Zoning Commission Meeting -  
January 21, 2020**

**Agenda Item No. B.3**

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**FROM:** Suzanne Meason, Planning and Zoning Administrator

**ITEM:** Planning and Zoning Case #PZ-2020-01, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth, to amend Article 14.500, Section 14.502, SF 7.5, C. Area and Height Regulations, Setbacks; to provide for a reduction in the rear yard setback from twenty-five (25') feet to ten (10') feet.

**SUMMARY:**

The proposed amendment comes after staff has reviewed several building permits and feels that the twenty-five (25') foot setback is too stringent for this zoning district and feels that ten (10') foot would be more acceptable.

Any revision to the zoning ordinance requires public hearing before the Planning & Zoning Commission with recommendation to the City Council for final approval.

**Public Input:**

On Saturday, January 4, 2020 as required by State law, the City published notice of the public hearing in the City's paper of record, the Fort Worth Star Telegram.

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Ordinance No. XXXX  
Public Hearing Notice

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval of Planning & Zoning Case #PZ-2020-01, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth as presented to change to rear setback in the SF 7.5 Zoning District from twenty-five foot (25') to ten foot (10').

## **ORDINANCE NO XXXX**

**AN ORDINANCE OF THE CITY OF LAKE WORTH, TEXAS, AMENDING ORDINANCE NO. 1169 THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH BY AMENDING ARTICLE 14.500, SECTION 14.502, SF-7.5 SINGLE FAMILY, HEIGHT AND AREA REGULATIONS, SETBACKS (MIN), REAR YARD; PROVIDING FOR A REDUCTION TO THE REAR YARD SETBACK FROM TWENTY-FIVE (25') FEET TO TEN (10') FEET; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING SAVINGS; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY AND PROVIDING 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**, the City possesses all the rights, powers, and authorities possessed by all home rule municipalities, including the authority to regulate land uses under Chapter 211 of the Texas Local Government Code; and

**WHEREAS**, the City's Planning and Zoning Commission and the City Council of the City of Lake Worth, Texas in accordance with state law and the ordinances of the City, have given the required notices and have held the required public hearings regarding the adoption of the New Zoning Ordinance; and

**WHEREAS**, the City Council of the City of Lake Worth deems it necessary in order to lessen congestion on streets; to secure safety from fire, panic, and other dangers; to promote health, safety and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City, that this Ordinance should be passed, promulgated and enforced.

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

### **SECTION 1. INCORPORATION OF RECITALS**

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

### **SECTION 2. AMENDMENT TO ZONING ORDINANCE ARTICLE 14.500**

The Code of Ordinances of the City of Lake Worth, Texas, shall be and the same is hereby amended by amending Article 14.500, Section 14.502, SF-7.5 Single Family, Height and Area Regulations, Setbacks (Min), Rear Yard by providing for a reduction to

the rear yard setback from twenty-five feet (25') to ten feet (10'), to read as follows:

\*\*\*

#### C. Height and Area Regulations

SF-7.5: SINGLE FAMILY 7.5	
Density	6 dwelling units per acre (du/ac)
Lot area (min)	7,500 sq. ft
Lot width (min)	60ft
Lot depth (min)	100ft
Floor area (min)	1,500 square feet habitable living space
Height (max)	35 ft and no more than 2 stories
Setbacks (min)	Front: 25ft Side: 5ft Side (Corner): 20ft Rear: 10ft
Lot coverage (max) (impervious surface)	60%
Masonry (min)	75% all elevations
Roof pitch (min)	6:12

\*\*\*

#### **SECTION 3. PENALTY CLAUSE**

Any person, firm, or corporation violating any of the provisions of this Ordinance (which includes the New Zoning Ordinance) shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

#### **SECTION 4. CUMULATIVE CLAUSE**

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

#### **SECTION 5. SEVERABILITY CLAUSE**

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 invalid or unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 6.  
SAVINGS CLAUSE**

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

**SECTION 7.  
ENGROSS AND ENROLL CLAUSE**

That the City Secretary of the City of Lake Worth is hereby directed to engross and enroll this Ordinance by copying the exact caption and effective date in the minutes of the City Council of the City of Lake Worth and by filing this Ordinance in the Ordinance records of the City.

**SECTION 8.  
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** on the 11th day of February 2020.

**CITY OF LAKE WORTH**

By: \_\_\_\_\_  
Walter Bowen, Mayor

**ATTEST:**

\_\_\_\_\_  
Monica Solko, City Secretary

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Drew Larkin, City Attorney

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

CHAPTER 14 COMPREHENSIVE ZONING ORDINANCE AMENDMENT  
ARTICLE 14.500, SECTION 14.502  
PLANNING & ZONING CASE #PZ-2020-01

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 21, 2020, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations regarding an ordinance amending Chapter 14 Comprehensive Zoning Ordinance, Article 14.500, Section 14.502, SF-7.5, C. Height and Area Regulations, Setbacks, providing for a reduction to the rear yard setback from 25ft to 10ft. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, February 11, 2020, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed ordinance amending, Chapter 14 Comprehensive Zoning Ordinance, Article 14.500, Section 14.502, C. Setbacks, Rear and the table following that section. All interested parties are encouraged to attend.