

CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, JUNE 18, 2019**

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 May 21, 2019 Planning & Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

- C.1 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-15, a proposed preliminary plat being all of a 2.76-acre tract of land known as Lot 1, Fewell Subdivision, Abstract 188, Tract 2AA06A, John Breeding Survey, Block 13RA, Lots 1-4, Highland Lake Addition and Block 14RA, Lots 9-12, Highland Lake Addition of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will Block 1, Lot 1, Lake Worth Public Works Addition, which is generally described as 4112 Fewell Drive, 4200 Fewell Drive, 6600 Edgemere Place, 6608 Edgemere Place, and 4100 Lakeview Drive currently and will become 4200 Fewell Drive, Lake Worth, Tarrant County, Texas after platting.](#)

- C.2 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-16, a proposed final plat being all of a 2.76-acre tract of land known as Lot 1, Fewell Subdivision, Abstract 188, Tract 2AA06A, John Breeding Survey, Block 13RA, Lots 1-4, Highland Lake Addition and Block 14RA, Lots 9-12, Highland Lake Addition of the records of Tarrant County, Texas. The proposed final plat's new legal description will Block 1, Lot 1, Lake Worth Public Works Addition, which is generally described as 4112 Fewell Drive, 4200 Fewell Drive, 6600 Edgemere Place, 6608 Edgemere Place, and 4100 Lakeview Drive currently and will become 4200 Fewell Drive, Lake Worth, Tarrant County, Texas after platting.](#)

D. EXECUTIVE SESSION

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

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

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

E. 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, June 14, 2019 at 6:00 pm.**

Suzanne Meason
Planning & Zoning Administrator

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

Lake Worth Planning and Zoning Commission Meeting – June 1, 2019

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the May 21, 2019 Planning & Zoning Commission 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. May 21, 2019 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the May 21, 2019 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, MAY 21, 2019**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

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

A.1 ROLL CALL.

| | | |
|----------|------------------------|-----------------------------------|
| Present: | Don Riley | Place 1 |
| | Sherrie Kubala Watkins | Chair, Place 2 |
| | Jeannie Turley | Vice Chair, Place 3 |
| | Patty Biggers | Place 4 |
| | Troy Jones | Place 5 |
| | Coy Pennington | Place 7 |
| Absent: | Dianne Smith | Place 6 |
| Staff: | Suzanne Meason | Planning and Zoning Administrator |
| | Barry Barber | Director of Building Development |

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Commissioner Patty Biggers gave the invocation and attendees recited the pledge of allegiance.

B. MINUTES

B.1 APPROVE MINUTES OF THE MARCH 19, 2019 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER JENNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVE THE MINUTES OF THE MARCH 19, 2019 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

- C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-07, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT AND SITE PLAN APPROVAL OF AN APPROXIMATELY 0.893-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 7R, RITCHIE BROTHERS ADDITION, WHICH IS GENERALLY DESCRIBED AS 4104 BOAT CLUB ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS.**

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:33 pm.

Ms. Meason presented the case to the Commission. The request is for approval of a Take 5 Oil Change at the vacant property located at 4104 Boat Club Road.

Keith Mohammad, Construction Manager for Take 5 Oil Change was present to answer any questions.

Mrs. Turley asked if there would be an entrance off of Boat Club Road. She was advised that there were no entrances off of Boat Club, the property will have access off of a shared access drive off of Rocky Point Trail.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:37 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGER, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-07 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

- C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-08, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 3.02-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 188, TRACT(S) 2R4, 2FFFF, 2TT01, 2EEEE, 2GGGG, 2LLLL, 2ZZ, 2JJJ, 2BB, 2EEE, 2DD, 2N, 2NNN, 2HH, JOHN BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, LAKE WORTH BAPTIST CHURCH ADDITION,**

WHICH IS GENERALLY DESCRIBED AS 4421, 4425, 4429, 4433, AND 4447 HODGKINS ROAD AND 4400, 4416, 4428, 4440 AND 4448 WILLIAMS SPRING ROAD CURRENTLY AND WILL BECOME 4445 HODGKINS ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS AFTER PLATTING.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:38 pm.

Ms. Meason presented the case to the Commission. The request is being made by Lake Worth Baptist Church, who wishes to combine multiple properties that they own into one lot for possible future development.

Chair Watkins asked if any one in the audience wished to speak in favor or opposition of the request.

Donna Zazek, 6921 Chapel Lane spoke in opposition of the request.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:46 pm and called for a motion.

COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-08 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-09, A PROPOSED FINAL PLAT BEING ALL OF A 3.02-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 188, TRACT(S) 2R4, 2FFFF, 2TT01, 2EEEE, 2GGGG, 2LLLL, 2ZZ, 2JJJ, 2BB, 2EEE, 2DD, 2N, 2NNN, 2HH, JOHN BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, LAKE WORTH BAPTIST CHURCH ADDITION, WHICH IS GENERALLY DESCRIBED AS 4421, 4425, 4429, 4433, AND 4447 HODGKINS ROAD AND 4400, 4416, 4428, 4440 AND 4448 WILLIAMS SPRING ROAD CURRENTLY AND WILL BECOME 4445 HODGKINS ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS AFTER PLATTING.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:47 pm.

Ms. Meason presented the case to the Commission, advising that since the preliminary plat was heard prior, the final plat is now ready to be considered for approval.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:50 pm and called for a motion.

COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-09 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-10, A PROPOSED REPLAT BEING ALL OF A 0.417-ACRE PARCEL OF LAND KNOWN AS BLOCK 20, LOTS 21 AND 22, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 20, LOT(S) 21R AND 22R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 7308 NAVAJO TRAIL CURRENTLY AND WILL BECOME 7304 NAVAJO TRAIL (LOT 22R) AND 7308 NAVAJO TRAIL (LOT 21R), LAKE WORTH, TARRANT COUNTY, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:51 pm.

Ms. Meason presented the case to the Commission. The replat request is to consider a reconfiguring of the existing lots to accommodate an addition to the existing primary structure. Mr. Cruz was granted a variance at the March 5, 2019 Board of Adjustment meeting to the required front building setback and the required side yard setback due to the structure being existing and in order to be able to continue with the replat.

Fermin Cruz, property owner at 7308 Navajo Trail along with Glenn Moore were present to answer any questions.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:55 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-10 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.5 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-11, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A ZONING DISTRICT CHANGE FROM SF1-SINGLE FAMILY RESIDENTIAL TO PC-PLANNED COMMERCIAL, A LAND USE DESIGNATION AND DEVELOPMENT PLAN APPROVAL OF AN APPROXIMATELY 0.922-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 188, TRACT(S) 2FF01, 2FF02, 2RRRR, AND 2WW, JOHN BREEDING SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 0.922-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 4300 WILLIAMS SPRING ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS.

DENIED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:56 pm.

Ms. Meason presented the case to the Commission. The request is for a zoning district change for the property located at 4300 Williams Spring Road from SF-1 Single Family Residential to PC-Planned Commercial for the use of an Adult Day Care Facility. Ms. Meason did advise that the requested zoning request did conform with the City's current Future Land Use Plan.

Chue Moua, the potential developer was presented his project to the Commission. He explained that he would like to operate an Adult Day Care Facility at the property; where clients would come during the day and be able to interact socially, have hot and nutritious meals throughout the day, and engage in activities throughout the day while being supervised. The cliental of the establishment must be approved by the State of Texas and the facility will have to abide by the state's as well as the city's rules and regulations.

Chair Watkins asked if anyone in the audience wished to speak in favor or opposition of the request.

Speaking in opposition were:

Pat Cummings, 4324 Williams Spring Road, Lake Worth, Texas 76135
Gordon Whitaker, 6921 Chapel Lane, Lake Worth, Texas 76135
Michael Creamer, 4225 Williams Spring Road, Lake Worth, Texas 76135

Not speaking, but expressing written opposition was Pamela Lane, 6909 Chapel Lane, Lake Worth, Texas 76135.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:22 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COY PENNINGTON, TO DENY PLANNING AND ZONING CASE #PZ-2019-11 AS PRESENTED.

MOTION TO DENY CARRIED 5-1.

C.6 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-12, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A SITE PLAN APPROVAL OF AN APPROXIMATELY 0.922-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 188, TRACT(S) 2FF01, 2FF02, 2RRRR, AND 2WW, JOHN BREEDING SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 0.922-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 4300 WILLIAMS SPRING ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS.

DENIED

Chair Sherrie Kubala-Watkins opened the public hearing at 7:27 pm.

Ms. Meason advised that since the previous agenda item was denied then this action item would require denial as well.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:29 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY DON RILEY, TO DENY PLANNING AND ZONING CASE #PZ-2019-12 AS PRESENTED.

MOTION TO DENY CARRIED 5-1.

C.7 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-13, A PROPOSED PRELIMINARY PLAT BEING ALL OF A .20-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2CC, MOSES TOWNSEND SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 6, LOT 22, LAKE WORTH HEIGHTS ADDITION, WHICH IS

**GENERALLY DESCRIBED AS 3709 SHAWNEE TRAIL, LAKE WORTH,
TARRANT COUNTY, TEXAS.**

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 7:29 pm.

Ms. Meason presented the case to the Commission. She advised that the plat request was by the property owner, James Drace who obtained the property from his mother's estate. Mr. Drace wishes to build a residence on the property and must plat it prior to being issued a building permit. Mr. Drace was granted a variance from the Board of Adjustment on April 2, 2019 to the required sixty (60') lot width as the tract of land is only fifty (50') foot wide.

No one was present to represent the case.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:32 pm and called for a motion.

COMMISSIONER JENNIE TURLEY MADE A MOTION, SECONDED BY PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-13 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.8 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-14, A PROPOSED FINAL PLAT BEING ALL OF A .20-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2CC, MOSES TOWNSEND SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 6, LOT 22, LAKE WORTH HEIGHTS ADDITION, WHICH IS GENERALLY DESCRIBED AS 3709 SHAWNEE TRAIL, LAKE WORTH, TARRANT COUNTY, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 7:33 pm.

Ms. Meason advised that since the preliminary plat was heard prior, the final plat is now ready to be considered for approval.

No one was present to represent the case.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:34 pm and called for a motion.

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY JEANNIE TURLEY, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-14 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

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.

There were no items listed in Executive Session.

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

There were no items listed in Executive Session.

F. ADJOURNMENT

Chair Sherrie Kubala-Watkins adjourned the meeting at 7:35 p.m.

APPROVED:

Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Lake Worth Planning & Zoning Commission Meeting – June 18, 2019

Agenda Item No. C.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-15, a proposed preliminary plat being all of a 2.76-acre tract of land known as Lot 1, Fewell Subdivision, Abstract 188, Tract 2AA06A, John Breeding Survey, Block 13RA, Lots 1-4, Highland Lake Addition and Block 14RA, Lots 9-12, Highland Lake Addition of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will Block 1, Lot 1, Lake Worth Public Works Addition, which is generally described as 4112 Fewell Drive, 4200 Fewell Drive, 6600 Edgemere Place, 6608 Edgemere Place, and 4100 Lakeview Drive currently and will become 4200 Fewell Drive, Lake Worth, Tarrant County, Texas after platting

Property Description:

2.76-acre tract of land, located at 4112 Fewell Drive, 4200 Fewell Drive, 6600 Edgemere Place, 6608 Edgemere Place, and 4100 Lakeview Drive

Property Owner(s):

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

Applicant:

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

Engineer/Surveyor:

Delta Surveying, Lonnie Reed, 116 Locust Street, Azle, Texas 76020

Current Zoning:

"PC" Planned Commercial and "C" Commercial

Current Use(s):

Lake Worth Public Works Facility and Vacant Land

Proposed Use:

Lake Worth Public Works Facility

Existing Road(s):

Fewell Drive and Edgemere Place

Surrounding Zoning:

North: The property to the north is currently zoned PI-Planned Industrial.

South: The property to the south is currently zoned C-Commercial.

Agenda Item No. C.1

East: The property to the east is currently zoned PC-Planned Commercial.

West: The property to the west is currently zoned PI-Planned Industrial.

Summary:

The City would like to plat the multiple pieces of property that they own off of Fewell Drive and Edgemere Place, which is currently part of the existing Public Works Facility into one lot, which would clean up all the existing lots/tracts and would allow for any future development on the site. Some of the existing lots are platted, but some of the land is still in abstract/tract form and requires platting. The City recently purchased the lot at 4112 Fewell Drive, which they demolished the existing residential structure, allowing the property to have access off Fewell Drive.

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

Public Input:

On Thursday, June 6, 2019 as required by State law, the City mailed out fifteen (15) letters of notification for the Public Hearing(s) to all property owners within two hundred (200') feet of the subject property. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Sunday, June 2, 2019.

Staff had received no public comment forms back in favor/opposition to the request as of packet preparation date:

Fiscal Impact:

N/A

Attachments:

1. Subdivision Application/30 Day Waiver of Action Form
2. Preliminary Plat Document
3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map

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@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-15
Date Submitted: 6-6-2019

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Block 1, Lot 1, Lake Worth Public Works Addition

CURRENT ZONING CLASSIFICATION PC-Planned Commercial & C-Commercial

CURRENT LEGAL DESCRIPTION Lot 1, Fewell Subdivision, Abstract 188, Tract 2AA06A, John Breeding Survey, Block 13RA, Lots 1-4, Highland Lake Addition and Block 14RA, Lots 9-12, Highland Lake Addition

TOTAL ACRES 2.76 # OF LOTS 1 PROPOSED USE Public Works Facility

APPLICANT/DEVELOPER INFORMATION

NAME City of Lake Worth

ADDRESS 3805 Adam Grubb CITY Lake Worth

STATE Texas ZIP 76135 EMAIL salmond@lakeworthtx.org

PHONE 817-237-1211 FAX 817-237-1333

PROPERTY OWNER INFORMATION

NAME City of Lake Worth

ADDRESS 3805 Adam Grubb CITY Lake Worth

STATE Texas ZIP 76135 EMAIL salmond@lakeworthtx.org

PHONE 817-237-1211 FAX 817-237-1333

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Delta Surveying

ADDRESS 116 Locust Street CITY Azle

STATE Texas ZIP 76020 EMAIL delta76108@charter.net

PHONE 817-246-7766 FAX 817-887-5275

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 OF OWNER, AGENT, OR APPLICANT

6-6-2019
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:

| | |
|----------------|--|
| <u> X </u> | SUBDIVISION PLAT APPLICATION |
| <u> N/A </u> | OWNER AUTHORIZATION FORM (IF APPLICABLE) |
| <u> X </u> | SIGNED WAIVER OF 30 DAY ACTION FORM |
| <u> N/A </u> | APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR) |
| <u> X </u> | FOUR (4) HARD COPIES OF SUBDIVISION PLAT DOCUMENT (SIZE 24 x 36 FOLDED INTO 8½ x 11) |
| <u> X </u> | ELECTRONIC VERSION (.pdf) OF THE SUBDIVISION PLAT DOCUMENT EMAILED TO SMEASON@LAKEWORTHTX.ORG |
| <u> N/A </u> | FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE) |

OFFICE USE ONLY

Fee: FEE WAIVED CITY PROJECT

Date Paid: N/A

Receipt #: N/A

Ownership Verified:

☒ YES ☐ NO

Taxes Paid:

☒ YES ☐ NO

Liens Paid:

☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: June 3, 2019

Public Hearing 200' Notification Deadline Date: June 10, 2019

P&Z Commission Meeting Date: June 18, 2019

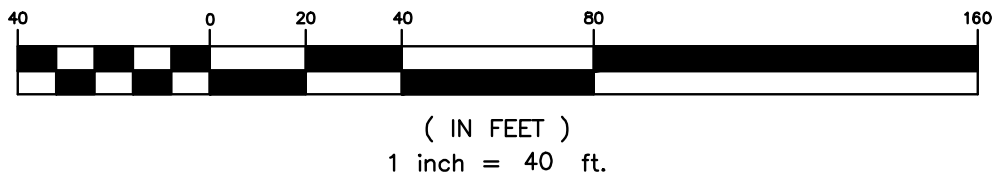
City Council Meeting Date: July 9, 2019

Plat Approval Date: _____

Plat File Date: _____

Instrument #: _____

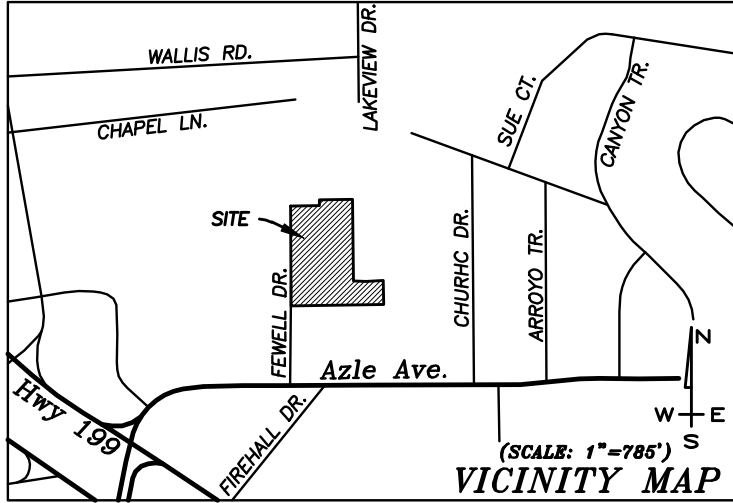
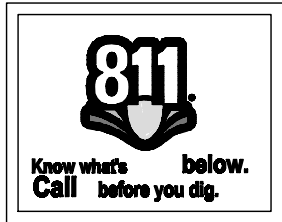
EW



| LINE TABLE | | | |
|------------|-------------|--------|--|
| LINE | BEARING | LENGTH | |
| L1 | N00°08'20"W | 25.06' | |
| L2 | N87°36'56"E | 72.03' | |
| L3 | N00°08'20"W | 57.50' | |

| CURVE TABLE | | | |
|-------------|---------|--------|--------------------|
| CURVE | RADIUS | LENGTH | CHORD |
| C1 | 323.79' | 50.00' | S86°48'27"E 49.95' |

NOTE:
ALL CORNERS ARE 1/2"
CAPPED "RPLS 4277"
REBAR RODS FOUND
UNLESS NOTED OTHERWISE.



STATE OF TEXAS
COUNTY OF TARRANT

Whereas We, The City of Lake Worth, being the owners of Block 13-R-A, Lots 1-4, and Block 14-R-A, Lots 9-12, Highland Lake Addition, according to the plat recorded in Volume 204-A, Page 177, Plat Records, Tarrant County, Texas, and a tract of land described in Volume 5989, Page 459, Deed Records, Tarrant County, Texas, and a portion of Edgemere Place, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "RPLS 4277" rebar rod found (Control Monument) in the west line of Lakeview Drive, an existing 50 feet wide right of way, for the northeast corner of said Lot 4, Block 13-R-A, same being the southeast corner of Lot 8-R, recorded in Cabinet A, Slide 3595, Plat Records, Tarrant County, Texas;

Thence S00°43'00"E. (BASIS FOR DIRECTIONAL CONTROL), 335.52 feet along the west line of said Lakeview Drive, and through Edgemere Place, to a 1/2" capped "RPLS 4277" rebar rod found (Control Monument) in the south line of said Edgemere Place, an existing 50 feet wide right of way, and being in the north line of Lot 10, Block 14-R-A;

Thence along a curve to the left, with a radius of 323.79 feet, and whose chord is S86°48'27"E, 49.95 feet, an arc distance of 50.00 feet along the south line of said Edgemere Place to a 1/2" capped "RPLS 4277" rebar rod found for the northeast corner of said Lot 10, same being the northwest corner of said Lot 9;

Thence N87°36'56"E, 72.03 feet along the south line of said Edgemere Place to a 1/2" capped "RPLS 4277" rebar rod found for the northeast corner of said Lot 9, same being the northwest corner of said Lot 8;

Thence S00°43'00"E, 98.60 feet along the common line of said Lot 8 and Lot 9 to a 1/2" capped "RPLS 4277" rebar rod found for the southeast corner of said Lot 9, same being the southwest corner of said Lot 8, and being in the north line of a 25 feet wide Fire Lane;

Thence S89°17'00"W, 264.00 feet along the north line of said 25 feet wide Fire Lane to a 1/2" capped "RPLS 4277" rebar rod found for the southwest corner of said Lot 12, same being the southeast corner of Lot 1, Fewell Subdivision, recorded in Volume 388-17, Page 423, Plat Records, Tarrant County, Texas;

Thence S.89°15'38"W, 105.00' to a 1/2" capped "RPLS 4277" rebar rod set for the southwest corner of said Lot 1, Fewell Addition, in the east line of Fewell Drive;

Thence N00°08'20"W, 57.50 feet along the common line of said Lot 1, Fewell Subdivision, and the east line said Fewell Drive to a 1/2" capped "RPLS 4277" rebar rod set for the northeast corner of said Lot 1, Fewell Subdivision, being in the south line of said City of Lake Worth Tract;

Thence S89°15'38"W, 12.50 feet with said south line of the City of Lake Worth Tract to a 1/2" capped "RPLS 4277" rebar rod set for the southeast corner of said City of Lake Worth Tract, same being an "ell" corner of a tract of land described in a deed to Integrated Production Services, Inc., recorded in Instrument Number D211114756, Deed Records, Tarrant County, Texas, being the north line of Fewell Drive, an existing 50 feet wide right of way;

Thence N00°08'20"W, 352.89 feet along a common line of said City of Lake Worth Tract and said Integrated Tract to a 1/2" capped "RPLS 4277" rebar rod found;

Thence N89°15'40"E, 117.50 feet along a common line of said City of Lake Worth Tract and said Integrated Tract to a cotton spindle picker found in the west line of said Lot 4;

Thence N00°08'20"W, 25.06 feet along the common line of said Lot 4 and said Integrated Tract to a cotton spindle picker found for the northwest corner of said Lot 4, same being the southwest corner of said Lot 8-R;

Thence N89°17'00"E, 137.78 feet along the common line of said Lot 4 and said Lot 8-R to the point of beginning and containing 114,296 square feet of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, The City of Lake Worth, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, LAKE WORTH PUBLIC WORKS ADDITION, an addition to the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the ____ day of _____, 2019.

The City of Lake Worth

STATE OF TEXAS
COUNTY OF TARRANT
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared The City of Lake Worth, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this ____ day of _____, 2019.

Notary Public My Commission Expires

Edgemere Place

John Breeding Survey,
Abstract# 188,
Tarrant County,
Texas

Integrated Production
Services, Inc.
Inst# D211114756,
D.R.T.C.T.

The City of
Lake Worth
V.5989, P.459,
D.R.T.C.T.

**Lot 1
Block 1**
(120,334 SQUARE FEET OF
LAND MORE OR LESS)
(4200 Fewell Drive)

Block
13-R-A

Lot
2

Lot
1

Lot
11

Block
14-R-A

Lot
10

Lot
9

Lot 8
V.388-16, P.463,
P.R.T.C.T.

NOTES;

BUILDING PERMIT RESTRICTION:
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF LAKE WORTH.

UTILITY EASEMENTS RESTRICTION:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS 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.

THIS FINAL PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISIONS, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

ZONING FOR THIS LOT IS PF-PUBLIC FACILITIES.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48439C 0160, DATED SEPTEMBER 25, 2009, THIS TRACT IS IN ZONE X, WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.

PRELIMINARY PLAT SHOWING LOT 1, BLOCK 1, LAKE WORTH PUBLIC WORKS ADDITION

Situated in the John Breeding Survey, Abstract Number 188, Tarrant County, Texas, being an addition to the City of Lake Worth, Tarrant County, Texas, being a re-plat of Lot 1, FEWELL SUBDIVISION, according to the plat recorded in Volume 388-17, Page 423, Plat Records, Tarrant County, Texas, and Lots 1-4, Block 13-R-A, and Lots 9-12, Block 14-R-A, HIGHLAND LAKE ADDITION, according to the plat recorded in Volume 204-A, Page 177, Plat Records, Tarrant County, Texas, a tract of land described in Volume 5989, Page 459, Deed Records, Tarrant County, Texas, and a portion of Edgemere Place, and containing 120,334 square feet of land more or less.

THIS PLAT FILED FOR RECORD IN INSTRUMENT# _____, DATE _____

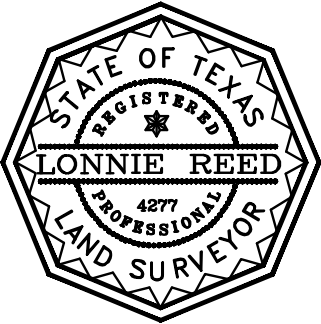
04-15-2019

DELTA
SURVEYING

d.b.a. Trico/Delta Joint Venture
116 LOCUST STREET
AZLE, TEXAS 76020
817-246-7766

EMAIL: delta76108@charter.net
FIRM REGISTRATION: 10194462
JOB# 19040085

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



I, Lonnie Reed, 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.

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

PRELIMINARY PLAT REQUEST
PLANNING & ZONING CASE #PZ-2019-15

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 preliminary plat. Attached you will find a copy of the requested preliminary 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, June 18, 2019, 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 a proposed preliminary plat being all of a 2.76-acre tract of land known as Lot 1, Fewell Subdivision, Abstract 188, Tract 2AA06A, John Breeding Survey, Block 13RA, Lots 1-4, Highland Lake Addition and Block 14RA, Lots 9-12, Highland Lake Addition of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Lake Worth Public Works Addition, which is generally described as 4112 Fewell Drive, 4200 Fewell Drive, 6600 Edgemere Place, 6608 Edgemere Place, and 4100 Lakeview Drive currently and will become 4200 Fewell Drive, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, July 9, 2019, 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.

If you have questions and/or concerns in reference to this item please don't hesitate to contact Suzanne Meason, Planning & Zoning Administrator at 817-255-7922 or smeason@lakeworthtx.org . Thank you.

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

DIL Petroleum Inc
516 E Byron Nelson Blvd. #1565
Roanoke, Texas 76262-2904

Jack Allen Burks, Jr.
6116 N Hill Lane
Fort Worth, Texas 76135

Kamy Trust
PO Box 50593
Denton, Texas 76206-5815

Integrated Production Serv Inc
4200 White Street
Lake Worth, Texas 76135-2208

Sandra M McVeigh
4205 Church Drive
Lake Worth, Texas 76135

Janis Campbell & Amy Robinson
560 Boling Ranch Road
Azle, Texas 76020-1578

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

Eagle Mountain Investments LLC
264 Shoreline Drive
Azle, Texas 76020-4036

Kevin Khorrami
PO Box 137477
Fort Worth, Texas 76136

Lake Worth Masonic Lodge #1410
4104 Fewell Drive
Lake Worth, Texas 76135-2207

Robert Franklin Riley
7024 Clarke Drive
Lake Worth, Texas 76135

Robert F Riley & Frank R Riley, Jr.
6704 Azle Avenue
Lake Worth, Texas 76135-2223

Lake Worth Cigars LLC
6654 Azle Avenue, Suite B
Lake Worth, Texas 76135-2237

Jerry McKinney
2603 Torrey Pines Drive
Fort Worth, Texas 76109-5513



Legend

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



6/6/19 11:09 AM

1:2,386



0.1 0 0.04 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

Lake Worth Planning & Zoning Commission Meeting – June 18, 2019

Agenda Item No. C.2

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-16, a proposed final plat being all of a 2.76-acre tract of land known as Lot 1, Fewell Subdivision, Abstract 188, Tract 2AA06A, John Breeding Survey, Block 13RA, Lots 1-4, Highland Lake Addition and Block 14RA, Lots 9-12, Highland Lake Addition of the records of Tarrant County, Texas. The proposed final plat's new legal description will Block 1, Lot 1, Lake Worth Public Works Addition, which is generally described as 4112 Fewell Drive, 4200 Fewell Drive, 6600 Edgemere Place, 6608 Edgemere Place, and 4100 Lakeview Drive currently and will become 4200 Fewell Drive, Lake Worth, Tarrant County, Texas after platting.

Property Description:

2.76-acre tract of land, located at 4112 Fewell Drive, 4200 Fewell Drive, 6600 Edgemere Place, 6608 Edgemere Place, and 4100 Lakeview Drive

Property Owner(s):

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

Applicant:

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

Engineer/Surveyor:

Delta Surveying, Lonnie Reed, 116 Locust Street, Azle, Texas 76020

Current Zoning:

"PC" Planned Commercial and "C" Commercial

Current Use(s):

Lake Worth Public Works Facility and Vacant Land

Proposed Use:

Lake Worth Public Works Facility

Existing Road(s):

Fewell Drive and Edgemere Place

Surrounding Zoning:

North: The property to the north is currently zoned PI-Planned Industrial.

South: The property to the south is currently zoned C-Commercial.

Agenda Item No. C.2

East: The property to the east is currently zoned PC-Planned Commercial.

West: The property to the west is currently zoned PI-Planned Industrial.

Summary:

The City would like to plat the multiple pieces of property that they own off of Fewell Drive and Edgemere Place, which is currently part of the existing Public Works Facility into one lot, which would clean up all the existing lots/tracts and would allow for any future development on the site. Some of the existing lots are platted, but some of the land is still in abstract/tract form and requires platting. The City recently purchased the lot at 4112 Fewell Drive, which they demolished the existing residential structure, allowing the property to have access off Fewell Drive.

Staff has reviewed the preliminary plat document and finds it to comply with all state and local requirements. The preliminary plat was heard prior and now the final plat is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

Public Input:

On Thursday, June 6, 2019 as required by State law, the City mailed out fifteen (15) letters of notification for the Public Hearing(s) to all property owners within two hundred (200') feet of the subject property. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Sunday, June 2, 2019.

Staff had received no public comment forms back in favor/opposition to the request as of packet preparation date:

Fiscal Impact:

N/A

Attachments:

1. Subdivision Application/30 Day Waiver of Action Form
2. Final Plat Document
3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map

Recommended Motion or Action:

Staff's recommends approval of Agenda Item C.2 as presented.



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

FOR OFFICE USE ONLY

Case No: PZ-2019-15

Date Submitted: 6-6-2019

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Block 1, Lot 1, Lake Worth Public Works Addition

CURRENT ZONING CLASSIFICATION PC-Planned Commercial & C-Commercial

CURRENT LEGAL DESCRIPTION Lot 1, Fewell Subdivision, Abstract 188, Tract 2AA06A, John Breeding Survey, Block 13RA, Lots 1-4, Highland Lake Addition and Block 14RA, Lots 9-12, Highland Lake Addition

TOTAL ACRES 2.76 # OF LOTS 1 PROPOSED USE Public Works Facility

APPLICANT/DEVELOPER INFORMATION

NAME City of Lake Worth

ADDRESS 3805 Adam Grubb CITY Lake Worth

STATE Texas ZIP 76135 EMAIL salmond@lakeworthtx.org

PHONE 817-237-1211 FAX 817-237-1333

PROPERTY OWNER INFORMATION

NAME City of Lake Worth

ADDRESS 3805 Adam Grubb CITY Lake Worth

STATE Texas ZIP 76135 EMAIL salmond@lakeworthtx.org

PHONE 817-237-1211 FAX 817-237-1333

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Delta Surveying

ADDRESS 116 Locust Street CITY Azle

STATE Texas ZIP 76020 EMAIL delta76108@charter.net

PHONE 817-246-7766 FAX 817-887-5275

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 OF OWNER, AGENT, OR APPLICANT

6-6-2019
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:

| | |
|----------------|--|
| <u> X </u> | SUBDIVISION PLAT APPLICATION |
| <u> N/A </u> | OWNER AUTHORIZATION FORM (IF APPLICABLE) |
| <u> X </u> | SIGNED WAIVER OF 30 DAY ACTION FORM |
| <u> N/A </u> | APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR) |
| <u> X </u> | FOUR (4) HARD COPIES OF SUBDIVISION PLAT DOCUMENT (SIZE 24 x 36 FOLDED INTO 8½ x 11) |
| <u> X </u> | ELECTRONIC VERSION (.pdf) OF THE SUBDIVISION PLAT DOCUMENT EMAILED TO SMEASON@LAKEWORTHTX.ORG |
| <u> N/A </u> | FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE) |

OFFICE USE ONLY

Fee: FEE WAIVED CITY PROJECT

Date Paid: N/A

Receipt #: N/A

Ownership Verified:

☒ YES ☐ NO

Taxes Paid:

☒ YES ☐ NO

Liens Paid:

☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: June 3, 2019

Public Hearing 200' Notification Deadline Date: June 10, 2019

P&Z Commission Meeting Date: June 18, 2019

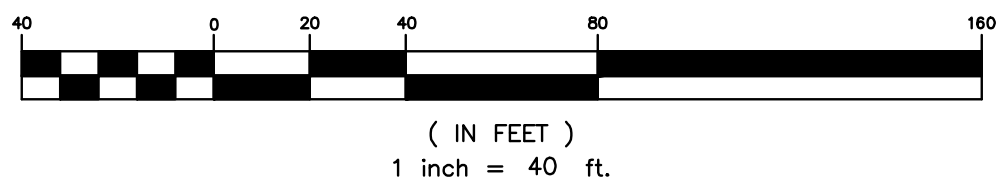
City Council Meeting Date: July 9, 2019

Plat Approval Date: _____

Plat File Date: _____

Instrument #: _____

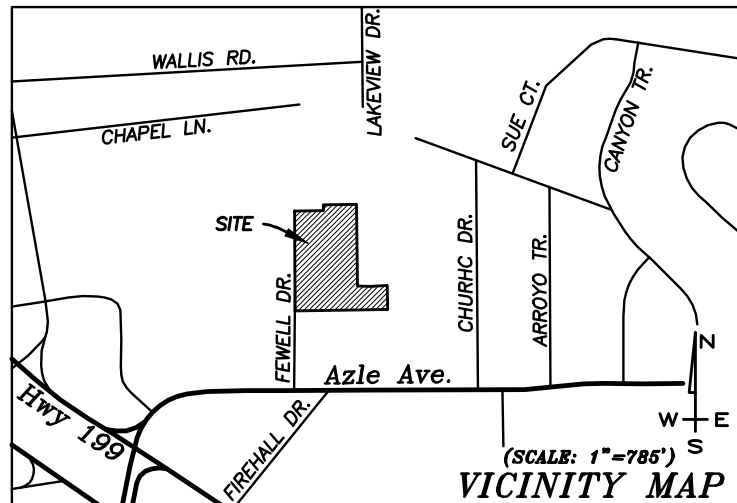
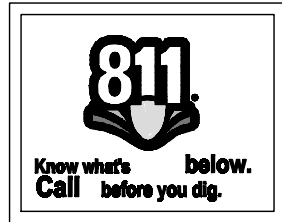
EW



| LINE TABLE | | | |
|------------|-------------|--------|--|
| LINE | BEARING | LENGTH | |
| L1 | N00°08'20"W | 25.06' | |
| L2 | N87°36'56"E | 72.03' | |
| L3 | N00°08'20"W | 57.50' | |

| CURVE TABLE | | | |
|-------------|---------|--------|--------------------|
| CURVE | RADIUS | LENGTH | CHORD |
| C1 | 323.79' | 50.00' | S86°48'27"E 49.95' |

NOTE:
ALL CORNERS ARE 1/2"
CAPPED "RPLS 4277"
REBAR RODS FOUND
UNLESS NOTED OTHERWISE.



STATE OF TEXAS
COUNTY OF TARRANT

Whereas We, The City of Lake Worth, being the owners of Block 13-R-A, Lots 1-4, and Block 14-R-A, Lots 9-12, Highland Lake Addition, according to the plat recorded in Volume 204-A, Page 177, Plat Records, Tarrant County, Texas, and a tract of land described in Volume 5989, Page 459, Deed Records, Tarrant County, Texas, and a portion of Edgemere Place, being more particularly described by metes and bounds as follows:

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Thence N87°36'56"E, 72.03 feet along the south line of said Edgemere Place to a 1/2" capped "RPLS 4277" rebar rod found for the northeast corner of said Lot 9, same being the northwest corner of said Lot 8;

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Thence S.89°15'38"W, 105.00' to a 1/2" capped "RPLS 4277" rebar rod set for the southwest corner of said Lot 1, Fewell Addition, in the east line of Fewell Drive;

Thence N00°08'20"W, 57.50 feet along the common line of said Lot 1, Fewell Subdivision, and the east line said Fewell Drive to a 1/2" capped "RPLS 4277" rebar rod set for the northeast corner of said Lot 1, Fewell Subdivision, being in the south line of said City of Lake Worth Tract;

Thence S89°15'38"W, 12.50 feet with said south line of the City of Lake Worth Tract to a 1/2" capped "RPLS 4277" rebar rod set for the southeast corner of said City of Lake Worth Tract, same being an "ell" corner of a tract of land described in a deed to Integrated Production Services, Inc., recorded in Instrument Number D211114756, Deed Records, Tarrant County, Texas, being the north line of Fewell Drive, an existing 50 feet wide right of way;

Thence N00°08'20"W, 352.89 feet along a common line of said City of Lake Worth Tract and said Integrated Tract to a 1/2" capped "RPLS 4277" rebar rod found;

Thence N89°15'40"E, 117.50 feet along a common line of said City of Lake Worth Tract and said Integrated Tract to a cotton spindle picker found in the west line of said Lot 4;

Thence N00°08'20"W, 25.06 feet along the common line of said Lot 4 and said Integrated Tract to a cotton spindle picker found for the northwest corner of said Lot 4, same being the southwest corner of said Lot 8-R;

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NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, The City of Lake Worth, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, LAKE WORTH PUBLIC WORKS ADDITION, an addition to the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the ____ day of _____, 2019.

The City of Lake Worth

STATE OF TEXAS
COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared The City of Lake Worth, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2019.

Notary Public

My Commission Expires

Edgemere Place

John Breeding Survey,
Abstract# 188,
Tarrant County,
Texas

Integrated Production
Services, Inc.
Inst# D211114756,
D.R.T.C.T.

The City of
Lake Worth
V.5989, P.459,
D.R.T.C.T.

**Lot 1
Block 1**
(120,334 SQUARE FEET OF
LAND MORE OR LESS)
(4200 Fewell Drive)

Block
13-R-A

Lot
2

Lot
1

PORTION OF
EDGEMERE PLACE
TO BE VACATED
BY THIS PLAT
(7,201 SQUARE FEET OF
LAND MORE OR LESS)

Lot
12

Lot
11

Lot
10

Lot
9

Lot 8
V.388-16, P.463,
P.R.T.C.T.

Block
14-R-A

Lot 1
Fewell Subdivision
V.388-17, P.423,
P.R.T.C.T.

1/2" CAPPED "RPLS
4277" REBAR ROD SET

S89°15'38"W
12.50'

Fewell Drive

S89°15'38"W 105.00'

S89°17'00"W

264.00'

264.00'

S00°43'00"E
98.60'

S00°43'00"E
(BASIS FOR DIRECTIONAL CONTROL)

C1

(Control Monument)

L2

25.00'

25.00'

50.00'

25' Fire Lane

1/2" CAPPED "RPLS
4277" REBAR ROD SET

NOTES;

BUILDING PERMIT RESTRICTION:
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF LAKE WORTH.

UTILITY EASEMENTS RESTRICTION:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS 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.

THIS FINAL PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISIONS, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

ZONING FOR THIS LOT IS PF-PUBLIC FACILITIES.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48439C 0160, DATED SEPTEMBER 25, 2009, THIS TRACT IS IN ZONE X, WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.

FINAL PLAT SHOWING LOT 1, BLOCK 1, LAKE WORTH PUBLIC WORKS ADDITION

Situated in the John Breeding Survey, Abstract Number 188, Tarrant County, Texas, being an addition to the City of Lake Worth, Tarrant County, Texas, being a re-plat of Lot 1, FEWELL SUBDIVISION, according to the plat recorded in Volume 388-17, Page 423, Plat Records, Tarrant County, Texas, and Lots 1-4, Block 13-R-A, and Lots 9-12, Block 14-R-A, HIGHLAND LAKE ADDITION, according to the plat recorded in Volume 204-A, Page 177, Plat Records, Tarrant County, Texas, a tract of land described in Volume 5989, Page 459, Deed Records, Tarrant County, Texas, and a portion of Edgemere Place, and containing 120,334 square feet of land more or less.

THIS PLAT FILED FOR RECORD IN INSTRUMENT# _____, DATE _____

04-15-2019

DELTA
SURVEYING

d.b.a. Trico/Delta Joint Venture
116 LOCUST STREET
AZLE, TEXAS 76020
817-246-7766

EMAIL: delta76108@charter.net
FIRM REGISTRATION: 10194462
JOB# 19040085

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

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

FINAL PLAT REQUEST
PLANNING & ZONING CASE #PZ-2019-16

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, June 18, 2019, 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 a proposed final plat being all of a 2.76-acre tract of land known as Lot 1, Fewell Subdivision, Abstract 188, Tract 2AA06A, John Breeding Survey, Block 13RA, Lots 1-4, Highland Lake Addition and Block 14RA, Lots 9-12, Highland Lake Addition of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Lake Worth Public Works Addition, which is generally described as 4112 Fewell Drive, 4200 Fewell Drive, 6600 Edgemere Place, 6608 Edgemere Place, and 4100 Lakeview Drive currently and will become 4200 Fewell Drive, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, July 9, 2019, 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.

If you have questions and/or concerns in reference to this item please don't hesitate to contact Suzanne Meason, Planning & Zoning Administrator at 817-255-7922 or smeason@lakeworthtx.org . Thank you.

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

DIL Petroleum Inc
516 E Byron Nelson Blvd. #1565
Roanoke, Texas 76262-2904

Jack Allen Burks, Jr.
6116 N Hill Lane
Fort Worth, Texas 76135

Kamy Trust
PO Box 50593
Denton, Texas 76206-5815

Integrated Production Serv Inc
4200 White Street
Lake Worth, Texas 76135-2208

Sandra M McVeigh
4205 Church Drive
Lake Worth, Texas 76135

Janis Campbell & Amy Robinson
560 Boling Ranch Road
Azle, Texas 76020-1578

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

Eagle Mountain Investments LLC
264 Shoreline Drive
Azle, Texas 76020-4036

Kevin Khorrami
PO Box 137477
Fort Worth, Texas 76136

Lake Worth Masonic Lodge #1410
4104 Fewell Drive
Lake Worth, Texas 76135-2207

Robert Franklin Riley
7024 Clarke Drive
Lake Worth, Texas 76135

Robert F Riley & Frank R Riley, Jr.
6704 Azle Avenue
Lake Worth, Texas 76135-2223

Lake Worth Cigars LLC
6654 Azle Avenue, Suite B
Lake Worth, Texas 76135-2237

Jerry McKinney
2603 Torrey Pines Drive
Fort Worth, Texas 76109-5513



Legend

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



6/6/19 11:09 AM

1:2,386



0.1 0 0.04 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