



## PLANNING AND ZONING COMMISSION AGENDA

3805 ADAM GRUBB  
LAKE WORTH, TEXAS 76135  
TUESDAY, JUNE 19, 2018

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### 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 April 17, 2018 Planning & Zoning Commission meeting.](#)

#### C. PUBLIC HEARINGS

##### C.1 [Public Hearing to consider Planning & Zoning Case No. PZ17-08, considering an Ordinance amending Ordinance No. 1092, so as to approve a site plan for an approximately 0.612-acre parcel of land, legally known as Block 1, Lot 1, DJK Farm, commonly known as 7000 Foster Drive, Lake Worth, Tarrant County, Texas.](#)

##### C.2 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-08, a proposed replat being all of 0.643-acre parcel of land known as Block 1, Lot\(s\) 4, 5, and 6, Broadview West of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 1, Lot 4R, Broadview West, which is generally described as 6018 Graham Street, Lake Worth, Texas.](#)

#### 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.

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

No items for this category.

**F. 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 15, 2018 at 6:45 p.m.**

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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 19, 2018

### Agenda Item No. B.1

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

**ITEM:** Approve minutes of the April 17, 2018 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. April 17, 2018 Planning and Zoning Commission meeting minutes

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the April 17, 2018 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, APRIL 17, 2018**

**REGULAR MEETING: 6:30 PM**

**A. CALL TO ORDER.**

Chair Sue Wenger called the Planning & Zoning Commission meeting to order at 6:33 p.m.

**A.1 ROLL CALL.**

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

|        |                |  |
|--------|----------------|--|
| Staff: | Debbie Whitley | Director of Finance/Asst. City Manager |
|        | Suzanne Meason | Planning and Zoning Administrator      |

**A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.**

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

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE MARCH 20, 2018 PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE THE MINUTES OF THE MARCH 20, 2018 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**

**C. PUBLIC HEARINGS**

- C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-03, A PROPOSED REPLAT BEING ALL OF 0.609-ACRE PARCEL(S) OF LAND KNOWN AS BLOCK 25, LOT 3 (SOUTH HALF) AND LOT 4, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 25, LOT(S) 3R AND 4R, INDIAN OAKS SUBDIVISION, COMMONLY KNOWN AS 3300 MOHAWK TRAIL (LOT 4R) AND 3308 MOHAWK TRAIL (LOT 3R), LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sue Wenger opened the public hearing at 6:35 pm.

Ms. Meason gave a brief overview of the request. Mr. Iracheta the owner of Lot 3 (south half) wants to construct as residence, but before he can do so he along with his neighbor (lot 4) must properly replat the lots. This replat will get both of those lots into conformance. The replat does meet all of the city and state's requirements for platting.

Ms. Sallye Lyons, 3301 Mohawk Trail advised that she did not want any zoning changes, but if it wasn't a zoning change then she had no objections.

There being no one else wishing to speak, Chair Wenger closed the public hearing at 6:42 pm and called for a motion.

**COMMISSIONER SHERRIE WATKINS MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE AGENDA ITEM C.1, WHICH IS PLANNING AND ZONING CASE #PZ-2018-03 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**

- C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-04, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 0.5030-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2HH, MOSES TOWNSEND SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT(S) 3 AND 4, MOSES TOWNSEND ADDITION, COMMONLY KNOWN AS 7229 CHARBONNEAU AND 3612 MOHAWK TRAIL, LAKE WORTH, TEXAS.**

## **APPROVED**

Chair Sue Wenger opened the public hearing at 6:43 pm.

Ms. Suzanne Meason, Planning & Zoning Administrator presented the case to the Commission and advised that property owner Bassim Abifaraj was in the audience to answer any questions.

The following individuals spoke in opposition to the item:

Mr. Alan Hill, 3608 Mohawk Trail spoke in opposition to the preliminary plat request. He feels that the development of an additional lot on Mohawk Trail would add to the public safety in the area, noise, parking, and the number of accidents.

Mr. Kelly White, 7224 Charbonneau Road, filled out a public comment form, but then left prior to speaking. He had previously turned in a public comment for advising he was against the development of four (4) lots.

Mrs. Turley asked if the applicant would have to come back to the commission and council prior to building. Ms. Meason advised that all that was required was the platting of the property and then a building permit. Ms. Wenger advised that the preliminary plat meets all the city and state requirements for platting. Mrs. Smith asked if it would add congestion in the area. Ms. Meason advised that with any new development there would probably be some additional congestion in the area.

There being no further questions or comments from the audience, Chair Wenger closed the public hearing at 6:49 pm and called for a motion.

**COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO APPROVE AGENDA ITEM C.2, WHICH IS PLANNING & ZONING CASE #PZ-2018-04 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 5-2.**

**C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-05, A PROPOSED FINAL PLAT BEING ALL OF A 0.5030-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2HH, MOSES TOWNSEND SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT(S) 3 AND 4, MOSES TOWNSEND ADDITION, COMMONLY KNOWN AS 7229 CHARBONNEAU AND 3612 MOHAWK TRAIL, LAKE WORTH, TEXAS.**

## **APPROVED**

Chair Sue Wenger opened the public hearing at 6:54 pm.

Ms. Wenger advised that this was the final plat for the previous item and asked if staff had anything additional to add. Ms. Meason stated she had nothing to add.

Mr. Alan Hill asked if he was still able to come to the city council meeting. Ms. Wenger advised him that he could.

There being no additional comments from the audience, Chair Wenger closed the public hearing at 6:55 pm and called for a motion.

**COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO APPROVE AGENDA ITEM C.3, WHICH IS PLANNING & ZONING CASE #PZ-2018-05 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 5-2.**

**C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-06, A PROPOSED REPLAT BEING ALL OF 3.349-ACRES OF LAND KNOWN AS BLOCK 32, LOT(S) 1-4 AND 9-12, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 32, LOT(S) LOT 1R1, 1R2, 2R1, 2R2, 3R, 4R1, 4R2, 9R1, 9R2, 10R, 11R1, 11R2, 12R1, AND 12R2, INDIAN OAKS SUBDIVISION, WHICH IS OFF SHAWNEE TRAIL, APACHE TRAIL, AND CADDO TRAIL, LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sue Wenger opened the public hearing at 6:57 pm.

Ms. Meason presented the case to the Commission. Mr. Martinez purchased the lots and wishes to change the configuration of the eight (8) lots to make fourteen (14) lots. He hired a surveyor to prepare the replat and a civil engineer to provide plans for the infrastructure for the properties. He applied in January 2018 to have the replat heard. Ms. Meason advised while this request does not conform to the newly adopted Land Use Plan, Mr. Martinez had applied prior to this plans adoption and is vested so he will fall under the old guidelines.

The following individuals are in opposition to the item:

Frank Roberts, 7108 Apache Trail sent in a public comment form prior to the meeting expressing his opposition.

Virginia Haars, 3329 Shawnee Trail also send in a public comment form prior expressing opposition.

Mrs. Turley asked if all the drainage had been worked out for the properties. Ms. Meason advised that civil construction plans had been submitted and they complied with the City's requirements.

Mr. Jordan Bishop, a civil engineer was present to represent the Civil Engineering firm working on the job as he was not able to attend the meeting. He informed the commission on the way that the drainage would be handled.

Mrs. Turley asked if any additional stop signs would be added. Mrs. Meason advised that it was not a requirement for the developer, but that it is something that public works could check into.

There being no additional comments or questions, Chair Wenger closed the public hearing at 7:07 pm and called for a motion.

**COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER SHERRIE WATKINS, TO APPROVE AGENDA ITEM C.4, WHICH IS PLANNING & ZONING CASE #PZ-2018-06 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 5-1-1.**

**C.5 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-07, TO CONSIDER AN ORDINANCE AMENDING ORDINANCE NO. 741, SO AS TO CHANGE THE ZONING DESIGNATION OF AN APPROXIMATELY 21.014-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK A, LOT 1R, LAKE WORTH TOWNE CENTER, LAKE WORTH, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 21.014-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "PC" – PLANNED COMMERCIAL FOR THE USE OF A WALMART TO A ZONING DESIGNATION OF "PC" – PLANNED COMMERCIAL FOR THE USE OF RETAIL FOR A WALMART SUPERCENTER WITH A FUEL STATION/CONVENIENCE STORE, ALONG WITH AN AMENDED DEVELOPMENT PLAN AND SITE PLAN APPROVAL AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED FOR RE-ZONING IS GENERALLY DESCRIBED AS 21.014-ACRE PARCEL OF LAND LOCATED AT 6360 LAKE WORTH BLVD., LAKE WORTH, TEXAS.**



## **APPROVED**

Chair Sue Wenger opened the public hearing at 7:11 pm.

Ms. Meason presented the case to the Commission. She advised that this was a request of Walmart to add a fuel station and convenience store at the front of the property. She advised that Bohler Engineering was representing the applicant and was available for questions.

There being no comments or questions, Chair Wenger closed the public hearing at 7:13 pm and called for a motion.

**COMMISSIONER SHERRIE WATKINS MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE AGENDA ITEM C.5, WHICH IS PLANNING & ZONING CASE #PZ-2018-07 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**

### **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.

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 Sue Wenger adjourned the meeting at 7:14 p.m.

**APPROVED:**

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Sue Wenger, Chair  
Planning & Zoning Commission

**ATTEST:**

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Suzanne Meason  
Planning & Zoning Administrator

## Lake Worth Planning & Zoning Commission Meeting – June 19, 2018

### Agenda Item No. C.1

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**From:** Suzanne Meason, Planning & Zoning Administrator

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ17-08, considering an Ordinance amending Ordinance No. 1092, so as to approve a site plan for an approximately 0.612-acre parcel of land, legally known as Block 1, Lot 1, DJK Farm, commonly known as 7000 Foster Drive, Lake Worth, Tarrant County, Texas.

**Property Description:**

0.612-acre parcel of land, located at 7000 Foster Drive

**Property Owner(s):**

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

**Applicant:**

FK Design, 400 Chisholm Place, Plano, Texas 75075

**Engineer/Surveyor:**

ND & Associates, LLC, Naim Khan, P.E., CFM, 2105 Canyon Creek Drive, Garland, Texas 75042

**Current Zoning:**

“PC” – Planned Commercial

**Proposed Use(s):**

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

**Existing Road(s):**

Foster Drive & Lake Worth Blvd. (Jacksboro Hwy.)

**Surrounding Zoning:**

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

South: The property to the south is currently zoned “PC” – Planned Commercial and “SF-1” – Single Family Residential.

East: The property to the east is state highway.

West: The property to the west is currently zoned “SF-1” – Single Family Residential (vacant lots).

**Summary:**

Mr. Kwon, came to the City in August of 2017 and requested a zoning change and land use for the property which was approved, in February 2018 the preliminary and final plat for the lot was approved and has been filed with Tarrant County.

**Agenda Item No. C.1**

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This item is to amend the current ordinance to approve a site plan for the property now that the civil plans have been reviewed and approved by city staff. They have also received their permit with TxDOT for work in the highway right of way.

**Public Input:**

On Friday, June 8, 2018 as required by State law, the City mailed out fourteen (14) letters of Notification for a Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, June 1, 2018. We have received the following in favor/opposition to the request:

1. FOR – one (1) comment forms received (see attached)
2. AGAINST – no comment forms received.

**Fiscal Impact:**

N/A

**Attachments:**

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

**Recommended Motion or Action:**

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

**ORDINANCE NO. XXXX**

**AN ORDINANCE AMENDING ORDINANCE NO. 1092, SO AS TO APPROVE A SITE PLAN "EXHIBIT A" FOR AN APPROXIMETLY 0.612 ACRE PARCEL OF LAND, BEING GENERALLY DESCRIBED AS ALL THAT CERTAIN PARCEL KNOWN AS, BLOCK 1, LOT 1, DJK FARM LOCATED IN THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS; COMMONLY KNOWN AS 7000 FOSTER DRIVE, AMENDING THE OFFICIAL ZONING MAP; 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 0.612-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to approve a site plan; and

**WHEREAS**, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on June 19, 2018, and by the City Council of the City of Lake Worth July 10, 2018, with respect to the zoning described herein; and

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

**WHEREAS**, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 1092, 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 741 AMENDED**

Ordinance No. 1092 is hereby amended by approving a site plan, for the use of Retail Lease Space and Food Establishments and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Zoning Case No. PZ-2017-08

Owner: Do Jung Kwon & Mi Yeun Jeong  
8709 Vista Royale Drive  
Fort Worth, Texas 76135

Applicant: Do Jung Kwon & Mi Yeun Jeong  
8709 Vista Royale Drive

Fort Worth, Texas 76135

Legal Description: Block 1, Lot 1, DJK Farm  
Lake Worth, Tarrant County, Texas

Property Address: 7000 Foster Drive

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of Retail Lease Space and  
Food Establishments as more particularly shown on  
the Site Plan attached hereto as Exhibit "A".

### **SECTION 3.**

#### **COMPLIANCE WITH SITE PLAN AND ORDINANCES**

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

### **SECTION 4.**

#### **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 this 19<sup>th</sup> day of June, 2018.**

Approved:

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Walter Bowen, Mayor

Attest:

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Monica Solko, TRMC  
City Secretary

APPROVED AS TO FORM AND LEGALITY:

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City Attorney

| LEGEND |                                 |   |     |
|--------|---------------------------------|---|-----|
| TC     | EXISTING TOP OF CURB            | → | GW  |
| TSW    | EXISTING TOP OF SIDEWALK        | → | STS |
| GT     | EXISTING GUTTER                 | → | TSB |
| BL     | EXISTING BOLLARD                | → | TSB |
| INLET  | EXISTING CURB INLET             | → | TSB |
| PP     | EXISTING POWER POLE             | → | TSB |
| WV     | EXISTING WATER VALVE            | → | TSB |
| LP     | EXISTING LIGHT POST             | → | TSB |
| GM     | EXISTING GAS METER              | → | TSB |
| FMH    | EXISTING FIRE HYDRANT           | → | TSB |
| TMH    | EXISTING TELEPHONE MANHOLE      | → | TSB |
| SSMH   | EXISTING SANITARY SEWER MANHOLE | → | TSB |
| SL     | PROPOSED STREET LIGHT           | → | TSB |
| W      | EXISTING WATER LINE             | → | TSB |
| SS     | EXISTING SANITARY SEWER LINE    | → | TSB |
| STM    | EXISTING STORM SEWER LINE       | → | TSB |
| CHU    | EXISTING CHAINLINK FENCE        | → | TSB |
| CHU    | EXISTING GAS LINE               | → | TSB |
| CHU    | EXISTING OVERHEAD POWER LINE    | → | TSB |
| CHU    | EXISTING CONTOUR                | → | TSB |
| CHU    | PROPOSED CONTOUR                | → | TSB |
| CHU    | BUILDING SETBACK LINE           | → | TSB |



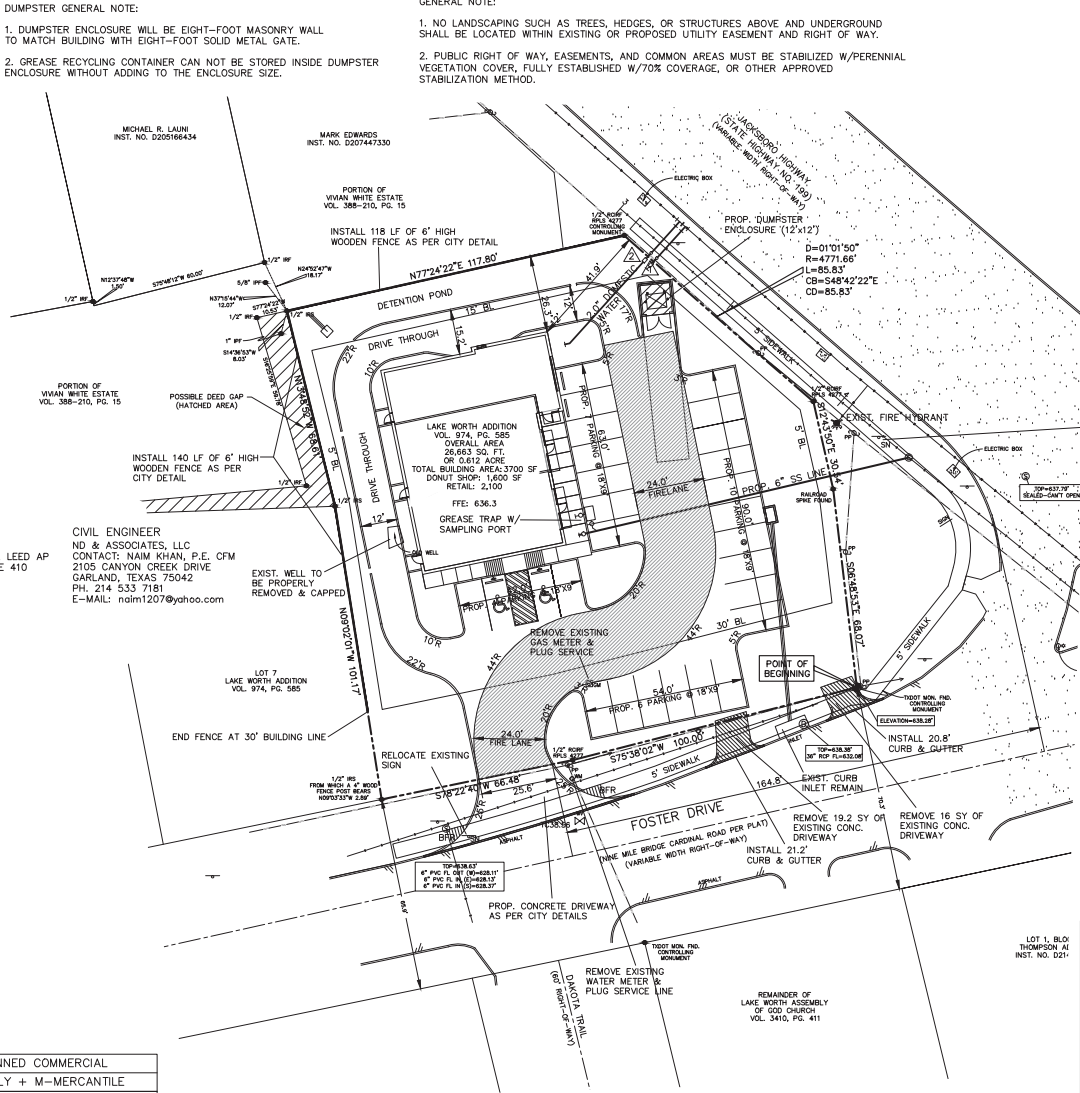
VICINITY MAP  
NOT TO SCALE

|  |   |  |
|--|---|--|
| DEVELOPER/OWNER<br>& APPLICANT<br>DO JUNG KWON<br>8707 VISTA ROYALE DRIVE<br>FORT WORTH, TEXAS 76108<br>PH: 817 917 7314 | DESIGNER<br>ROJUM DESIGN & BUILD<br>CONTACT: JAY WOO<br>2964 LBJ FRWY, SUITE 302<br>DALLAS, TEXAS 75234<br>PH: 214 908 1139 (C)<br>E-MAIL: cayeer@gmail.com | ARCHITECT<br>FK DESIGN<br>CONTACT: FAHIM KHAN, RA, LEED AP<br>400 CHISHOLM PLACE, SUITE 410<br>PLANO, TEXAS 75075<br>PH: 972 424 1325 (W)<br>469 258 9322 (C)<br>E-MAIL: fahim2582@aol.com<br>WEB: fk-architects.com |
|--|---|--|

| WATER METER SCHEDULE |            |      |     |           |          |
|----------------------|------------|------|-----|-----------|----------|
| I.D                  | TYPE       | SIZE | NO. | SAN/SEWER | REMARKS  |
| 1                    | IRRIGATION | 1.0" | 1   | N/A       | PROPOSED |
| 2                    | DOMESTIC   | 2.0" | 1   | 6"        | PROPOSED |

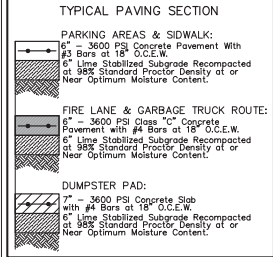
|   |
|---|
| WATER & SANITARY SEWER NOTE:  |
| 1. 2.0" WATER METER WITH 2.0" WATER LINE WILL BE INSTALLED FOR DOMESTIC WATER LINE. SERVICE FOR DOMESTIC WATER SERVICE WILL BE INSTALLED BY THE OWNER/DEVELOPER AT OWNER'S EXPENSE. |
| 2. TWO INCH (2") RPZ BACKFLOW PREVENTER WILL BE INSTALLED ON MAIN WATER SERVICE TO BE LOCATED INSIDE THE BUILDING.  |
| 3. 1" WATER METER AND SERVICE FOR IRRIGATION WATER SERVICE WILL BE INSTALLED BY THE OWNER/DEVELOPER AT OWNER'S EXPENSE.   |
| 4. ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF STREET ROW SHALL BE INSTALLED BY A STATE LICENSED PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.                           |
| 5. INSTALL RPZ ON DOMESTIC WATER LINE AND DOUBLE DETECTOR CHECK VALVE ON IRRIGATION LINE.   |

| SITE DATA SUMMARY TABLE             |   |
|-------------------------------------|---|
| ZONING DESIGNATION                  | PC - PLANNED COMMERCIAL                     |
| BUILDING TYPE                       | A-ASSEMBLY + M-MERCANTILE                   |
| PROPOSED LAND USE                   | RETAIL LEASE SPACES AND FOOD ESTABLISHMENTS |
| LOT AREA (square feet & acres)      | 26,663 SF ± (0.612 AC±)                     |
| BUILDING AREA (square feet & acres) | 1,600 SF +2,100 SF = 3,700 SF               |
| STORY                               | 1   |
| MAXIMUM HEIGHT                      | 24 feet                                     |
| PARKING:                            |   |
| TOTAL PARKING SPACE PROVIDED        | 27  |
| TOTAL HC PARKING SPACE PROVIDED     | 2   |



- NOTES:
- EXISTING WATER AND SANITARY SEWER SERVICES NOT USED WILL BE REMOVED AND PLUGGED.
  - EXISTING GAS SERVICES NOT USED WILL BE REMOVED AND PLUGGED.
  - EXISTING WATER WELL WILL BE PROPERLY REMOVED AND CAPPED.

REMOVE & RELOCATE EXIST. STREET SIGN. SIGN MUST MEET TDOT REQUIREMENTS



ALL CONCRETE FOR PAVEMENT SHALL BE 3600 PSI FOR MACHINE FINISH AND 4000 PSI IF IT IS NECESSARY FOR HAND FINISH.

|  |   |
|--|---|
| <b>DONUT &amp; RETAIL CENTER</b><br>2105 CANYON CREEK DRIVE<br>GARLAND, TEXAS 75042<br>PH: (214) 533 7181<br>EMAIL: naim1207@yahoo.com<br>FIRM # F - 13340 | 100% INTERESTED<br>TOTAL LOT AREA: 26,663 SF/0.612 ACRES<br>DEVELOPER/OWNER: DO JUNG KWON<br>8707 VISTA ROYALE DRIVE<br>FORT WORTH, TEXAS 76108<br>PH: 817 917 7314 |
|--|---|

|   |   |
|---|---|
| <b>ND &amp; Associates, LLC</b><br>2105 CANYON CREEK DRIVE<br>GARLAND, TEXAS 75042<br>PH: (214) 533 7181<br>EMAIL: naim1207@yahoo.com<br>FIRM # F - 13340 | 100% INTERESTED<br>TOTAL LOT AREA: 26,663 SF/0.612 ACRES<br>DEVELOPER/OWNER: DO JUNG KWON<br>8707 VISTA ROYALE DRIVE<br>FORT WORTH, TEXAS 76108<br>PH: 817 917 7314 |
|---|---|

| NO. | DATE    | REVISION/DESCRIPTION |
|-----|---------|----------------------|
| 1   | 5/13/18 | SUBMITTAL            |
| 2   | 5/13/18 | SUBMITTAL            |
| 3   | 5/13/18 | SUBMITTAL            |
| 4   | 5/13/18 | SUBMITTAL            |

|   |   |
|---|---|
| 100% INTERESTED<br>TOTAL LOT AREA: 26,663 SF/0.612 ACRES<br>DEVELOPER/OWNER: DO JUNG KWON<br>8707 VISTA ROYALE DRIVE<br>FORT WORTH, TEXAS 76108<br>PH: 817 917 7314 | 100% INTERESTED<br>TOTAL LOT AREA: 26,663 SF/0.612 ACRES<br>DEVELOPER/OWNER: DO JUNG KWON<br>8707 VISTA ROYALE DRIVE<br>FORT WORTH, TEXAS 76108<br>PH: 817 917 7314 |
|---|---|

|   |  |
|---|--|
| <b>SITE PLAN</b><br>DATE: 5/13/18<br>DRAWN: NDA<br>PROJECT: 817-Lake-17<br>SHEET NO: C2 | SCALE: 1"=20'<br>CHECKED BY: NDA<br>PROJECT: 817-Lake-17<br>SHEET NO: C2 |
|---|--|

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



## SITE PLAN APPROVAL APPLICATION

### APPLICANT INFORMATION

|                                    |                    |                                   |                   |
|------------------------------------|--------------------|-----------------------------------|-------------------|
| Company Name: <u>P K DESIGN</u>    |                    | Contact Person: <u>FAHIM KHAN</u> |                   |
| Address: <u>400 CHISHOLM PLACE</u> | City: <u>PLANO</u> | State: <u>TX</u>                  | Zip: <u>75075</u> |
| Phone: <u>469-258-9322</u>         | Fax:               | Email: <u>fahim2582@aol.com</u>   |                   |

### PROPERTY OWNER INFORMATION

|   |                         |                                     |                   |
|---|-------------------------|-------------------------------------|-------------------|
| Company Name:                           |                         | Contact Person: <u>DO JUNG KWON</u> |                   |
| Address: <u>8707 VISTA ROYALE DRIVE</u> | City: <u>FORT WORTH</u> | State: <u>TX</u>                    | Zip: <u>76108</u> |
| Phone: <u>817-917-7314</u>              | Fax:                    | Email:                              |                   |

### PROPERTY INFORMATION

|   |                          |  |  |
|---|--------------------------|--|--|
| Street Address of Property: <u>6932 FOSTER DR, LAKE WORTH, TX 76135</u>   |                          |  |  |
| Legal Description:  | Block/Abstract: <u>1</u> | Lot/Tract: <u>1</u>  | Addition/Survey: <u>M. TOWNSEND SURVEY (ABS. 1552)</u><br><u>JOHN BREEDING SURVEY (ABS. 188)</u> |
| Zoning: <u>PC Planned Commercial</u>  | Land Use: <u>RETAIL</u>  |  |  |
| Any Ordinance Waivers/ Variance Requests?<br>(provide letter of request(s)) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |                          | Easement Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |  |

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

|  |                         |
|--|-------------------------|
| Property Owner Signature: <u>DJwon</u> | Date: <u>08/24/2017</u> |
| Printed Name: <u>DO JUNG KWON</u>      | Title:                  |

### OFFICE USE ONLY

|                                    |   |   |   |
|------------------------------------|---|---|---|
| Fee: \$ <u>5,550.00</u>            | Date Paid: <u>8.30.17</u>   | Receipt #: <u>P17-0739</u>  |   |
| PZ #: <u>P217-08</u>               | Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   | Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| P & Z Meeting Date: <u>6.19.18</u> | City Council Meeting Date: <u>7.10.18</u>   |   |   |
| Ordinance #:                       | Site Plan Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO            | Date Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Any Stipulations?<br>(please attach description)                                |

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

**SITE PLAN APPROVAL  
PLANNING & ZONING CASE #PZ17-08**

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 site plan approval. Attached you will find a copy of the requested site plan 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 19, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 1092, so as to approve a site plan for an approximately 0.612 acre parcel of land, legally known as Block 1, Lot 1, DJK Farm, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.612 acre parcel of land recorded in the deed records of Tarrant County, Texas, approving a site plan for the use of Retail Lease Space and Food Establishments. The property is generally described as a 0.612-acre parcel of land located at 7000 Foster Drive, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, July 10, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed site plan for the above listed property. All interested parties are encouraged to attend.

Please contact the Planning & Zoning Administrator at 817-255-7922 or [smeason@lakeworthtx.org](mailto:smeason@lakeworthtx.org) with any questions or concerns.

*(See reverse for copy of Site Plan)*

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

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

**Crabtree Holdings LLC**  
**6921 Foster Drive**  
**Lake Worth, Texas 76135**

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

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

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

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

**Michael R Launi**  
**7017 Edgemere Place**  
**Lake Worth, Texas 76135**

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

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

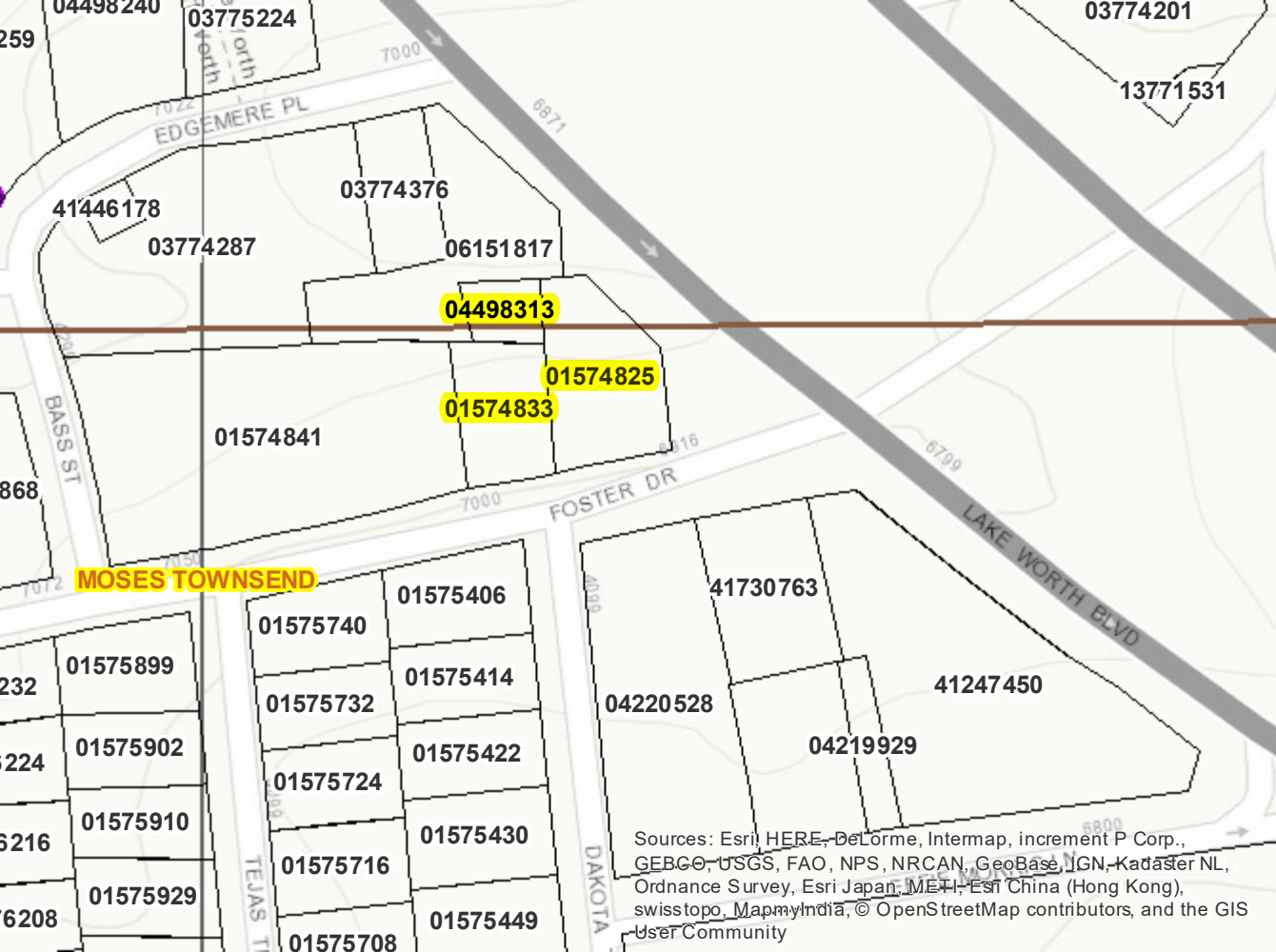
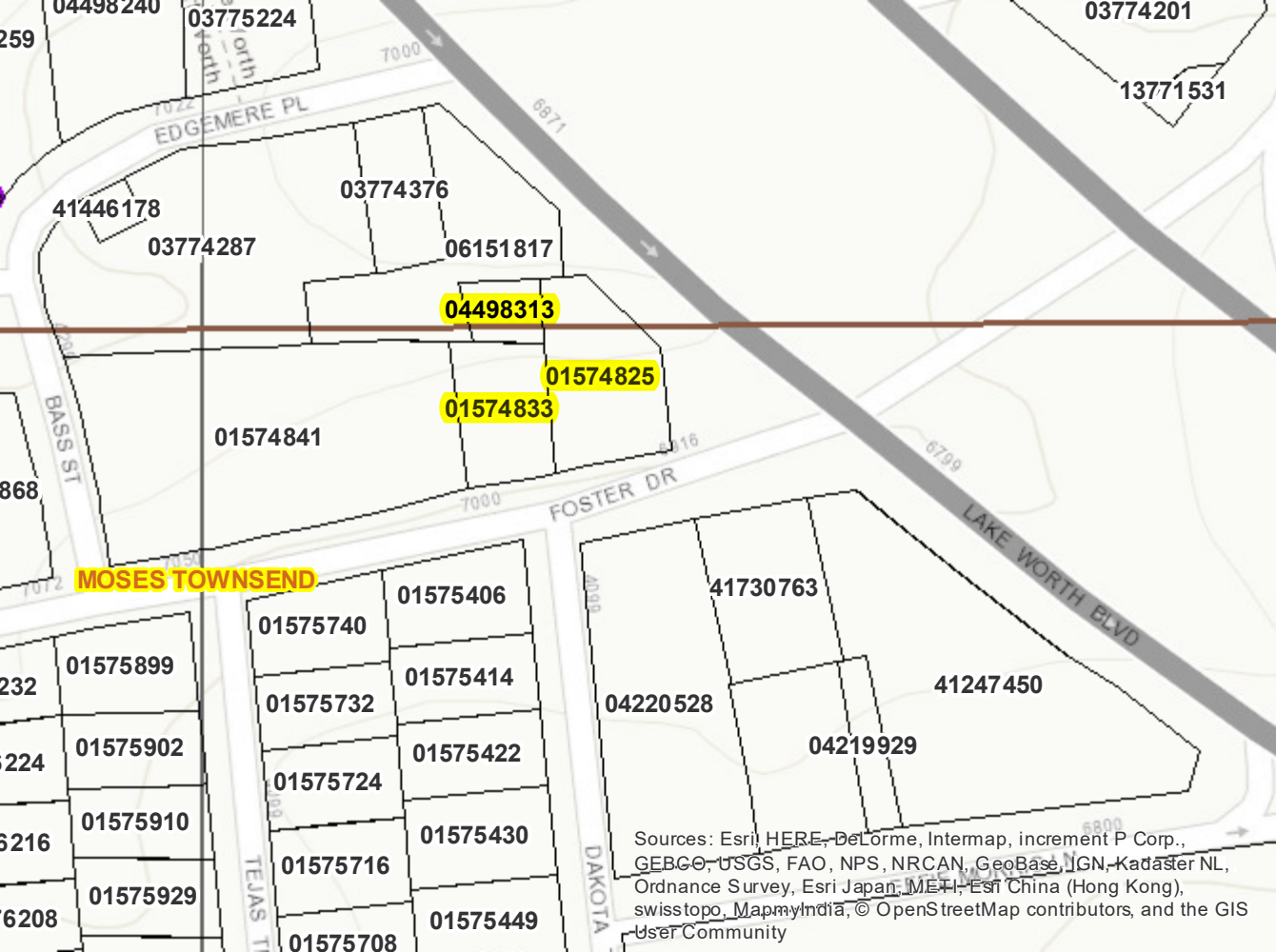
**Mark/Barry Edwards**  
**4821 SE 45<sup>th</sup> Street**  
**Oklahoma City, OK 73135-3130**

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

**Harry Huston Gilliam**  
**7019 Edgemere Place**  
**Lake Worth, Texas 76135**

**Le Hung**  
**8945 Waterchase Circle**  
**Fort Worth, Texas 76120**





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

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

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



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2017-08 (Retail Center Site Plan – 7000 Foster Drive).



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2017-08 (Retail Center Site Plan – 7000 Foster Drive).

Property Owner Name: Murphy Oil USA, Inc.  
(Please print)

Mailing Address: Attn: Property Management  
P.O. Box 7300 El Dorado, AR 71731-7300

Signature: Amber Patterson

Date: 6/12/2018

Property Address(s): Murphy Express #8779  
6781 Lake Worth Blvd  
Lake Worth, TX 76135

**COMMENTS:**

NONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
THURSDAY, JUNE 14, 2018 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

*For Office Use Only*

Property Address: 6781 Lake Worth Blvd Legal Description: Lot 1, Spurgeon-Walton Addition  
Received By: S. Meason Date: 6.12.18



## Lake Worth Planning & Zoning Commission Meeting – June 19, 2018

### Agenda Item No. C.2

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**From:** Suzanne Meason, Planning & Zoning Administrator

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2018-08, a proposed replat being all of 0.643-acre parcel of land known as Block 1, Lot(s) 4, 5, and 6, Broadview West of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 1, Lot 4R, Broadview West, which is generally described as 6018 Graham Street, Lake Worth, Texas.

**Property Description:**

0.643-acre parcel(s) of land, located at 6018 Graham Street

**Property Owner(s):**

Brenda Ornelas, 6316 Circle Trail, Lake Worth, Texas 76135

**Applicant:**

Brenda Ornelas, 6316 Circle Trail, Lake Worth, Texas 76135

**Engineer/Surveyor:**

Eric Washington, Tri-Counties Surveying, 116 Locust Street, Azle, Texas 76020

**Current Zoning:**

"PC" – Planned Commercial

**Current Use(s):**

Private School Facility

**Existing Road(s):**

Graham Street

**Surrounding Zoning:**

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

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

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

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

**Summary:**

Ms. Brenda Ornelas owns the above-mentioned property where she currently operates Heather's Old Skool Village (a life skills school for students with special needs). The property is currently three (3) separate lots and Ms. Ornelas needs to replat the property into one (1) large lot. She hired a surveying company to prepare the replat document. Staff has reviewed the document

**Agenda Item No. C.2**

---

and find it to comply with state and local requirements. The plat document is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

**Public Input:**

On Friday, June 8, 2018 as required by State law, the City mailed out twenty-three (23) letters of Notification for a Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, June 1, 2018. We have received the following in favor/opposition to the request:

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

**Fiscal Impact:**

N/A

**Attachments:**

1. Subdivision Application/30 Day Waiver of Action Form
2. Replat 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@LAKEWORTH.TX.ORG](mailto:SMEASON@LAKEWORTH.TX.ORG)

FOR OFFICE USE ONLY  
Case No: PZ-2018-08  
Date Submitted: 4-2-18

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Broadview West

CURRENT ZONING CLASSIFICATION PC-Planned Commercial

CURRENT LEGAL DESCRIPTION Broadview West Block 1 Lot 4 thru 6

TOTAL ACRES .6758 # OF LOTS 1 PROPOSED USE Commercial Day Center for Special Needs Adults

### APPLICANT/DEVELOPER INFORMATION

NAME Brenda Ornelas  
ADDRESS 6018 Graham St. CITY Lake Worth  
STATE TX ZIP 76135 EMAIL blornelas@charter.net  
PHONE 817-236-8275 FAX 817-236-8275

### PROPERTY OWNER INFORMATION

NAME Brenda Ornelas  
ADDRESS 6018 Graham St. CITY Lake Worth  
STATE TX ZIP 76135 EMAIL blornelas@charter.net  
PHONE 817-236-8275 FAX 817-236-8275

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Tri-Counties Survey  
ADDRESS 116 Locust St CITY Azle  
STATE Tx ZIP 76020 EMAIL ericw@tricounties.org  
PHONE 817-444-2355 FAX 817-444-4387

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.

Brenda Ornelas  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

4-2-18  
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: 4-2-18  
Receipt #: P18-0262

Ownership Verified:  
☒ YES ☐ NO

Taxes Paid:  
☒ YES ☐ NO

Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 6-1-18  
Public Hearing 200' Notification Deadline Date: 6-9-18  
P&Z Commission Meeting Date: 6-19-18  
City Council Meeting Date: 7-10-18

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: P22018-08  
Date Submitted: 4-2-18  
Accepted By: SMEASON

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME Broadview West

CURRENT LEGAL DESCRIPTION Broadview West Block 1 Lot 4 thru 6

TOTAL ACRES .6758 # OF LOTS 1 PROPOSED USE Commercial Day Center for Special Needs Adults

### PROPERTY OWNER INFORMATION

NAME Brenda Ornelas

ADDRESS 6018 Graham St.

CITY Lake Worth

STATE TX

ZIP 76135

EMAIL blornelas@charter.net

PHONE 817-236-8275

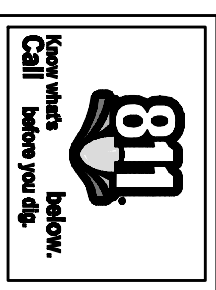
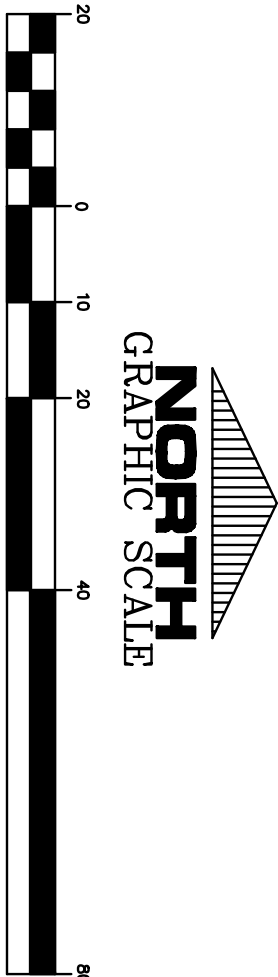
FAX 817-236-8275

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.

Brenda Ornelas  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

4-2-18  
DATE



**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.

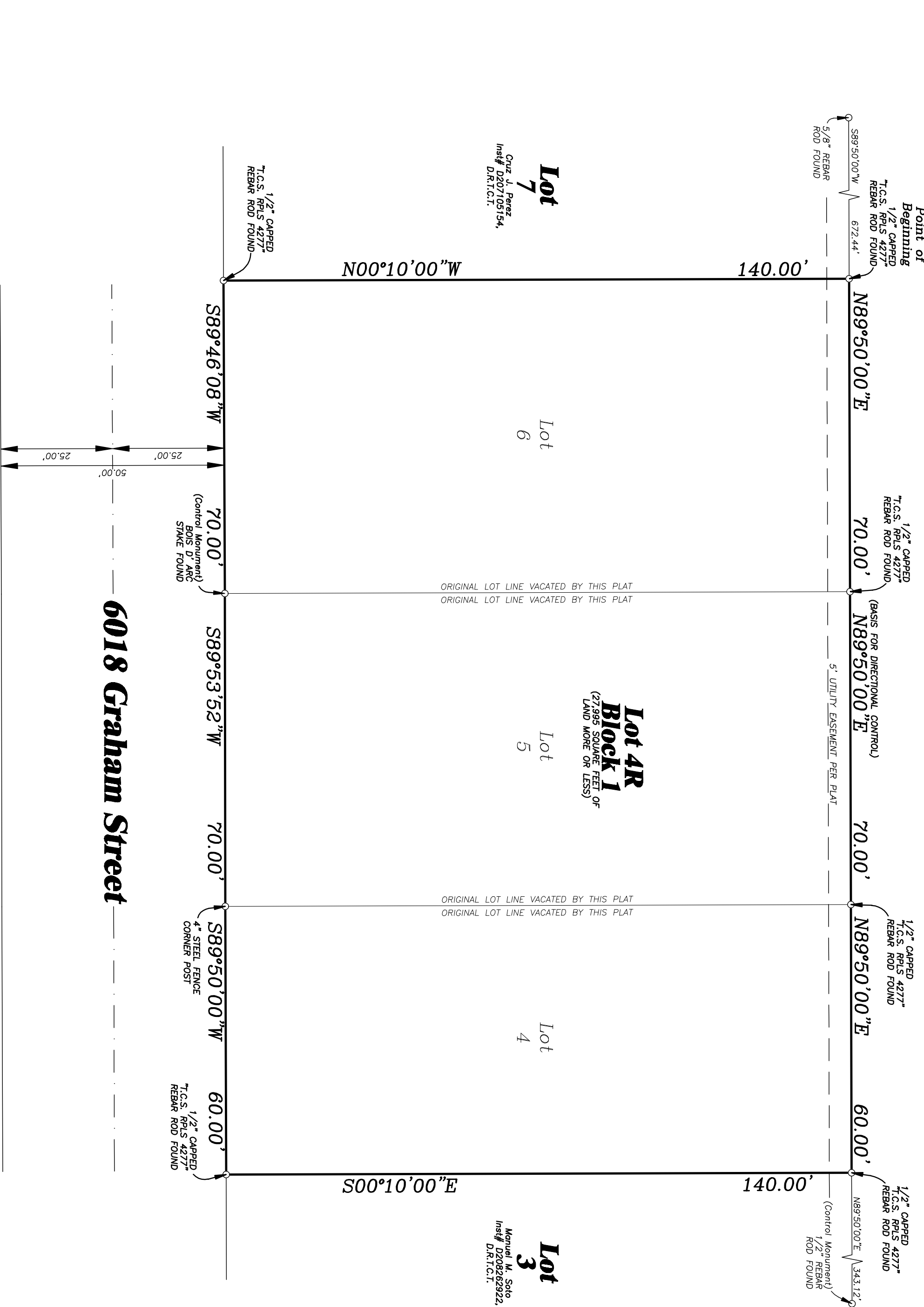
**UTILITY EASEMENTS RESTRICTION:**  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY 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.

**NOTES:**  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C 0170 K, DATED SEPTEMBER 26, 2009, THIS TRACT IS IN ZONE X, WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.

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

ZONING FOR THIS LOT IS PC (PLANNED COMMERCIAL).

City of Lake Worth  
V.56562, P.605, D.R.I.C.T.  
Tract 2



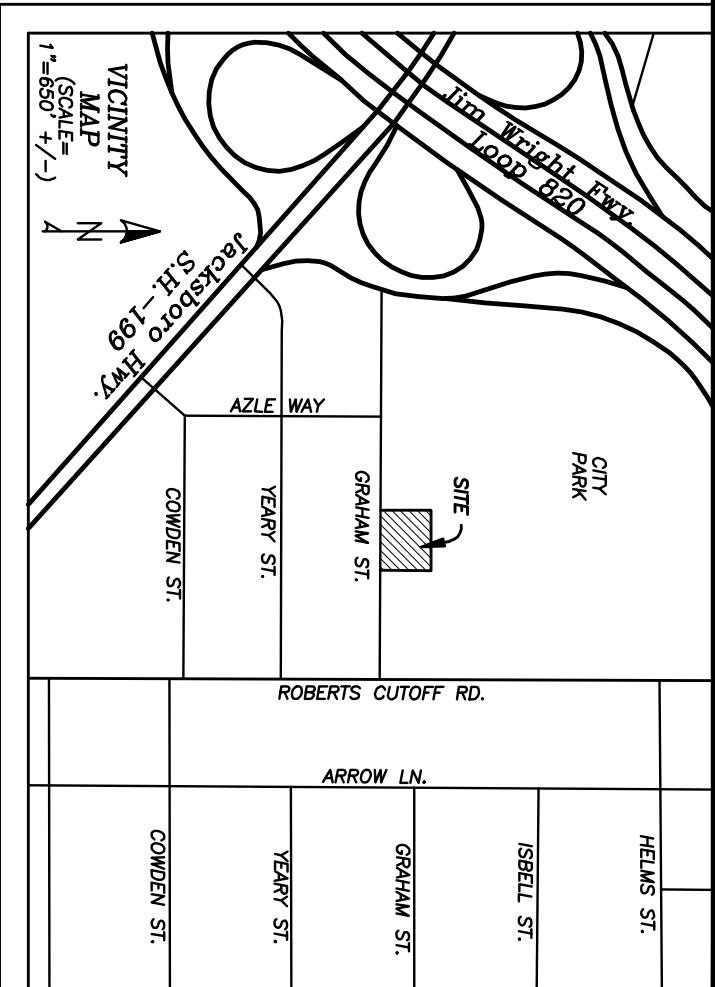
**CITY OF LAKE WORTH**

**APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS, ON**

**this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_**

**ATTEST:**

**Mayor** \_\_\_\_\_ **City Secretary** \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF TARRANT

Whereas J. Brenda Ornelas, being the owner of a tract of land being Lot 4, Lot 5, and Lot 6, Block 1, Broadview West, on addition to the City of Lake Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-1, Instrument Number 201302044, Deed Records, Tarrant County, Texas, and from which a 5/8" rebar rod found bears S89°50'00"E, 672.44 feet;

Beginning at a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the northwest corner of said Lot 6, some being the northeast corner of Lot 7, and being in the south line of a tract of land described in a deed as "Tract 2" to the City of Lake Worth, recorded in Volume 5552, Page 605, Deed Records, Tarrant County, Texas, and from which a 5/8" rebar rod found bears S89°50'00"E, 672.44 feet;

Thence N89°50'00"E, 70.00 feet to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the northeast corner of said Lot 6, some being the northwest corner of said Lot 5;

Thence N89°50'00"E (BASIS FOR DIRECTIONAL CONTROL), 70.00 feet to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the northeast corner of said Lot 5, some being the northwest corner of said Lot 4;

Thence N89°50'00"E, 60.00 feet to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the northeast corner of said Lot 4, some being the northwest corner of said Lot 3, and from which a 1/2" rebar rod found (Control Monument) bears N89°50'00"E, 343.12 feet;

Thence S00°10'00"E, 140.00 feet along the common line of said Lot 4 and said Lot 4 to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found in the north line of Graham Street, on existing 50 feet wide right of way, for the southeast corner of said Lot 5, some being the southwest corner of said Lot 4;

Thence S89°50'00"W, 80.00 feet along the north line of said Graham Street to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the southwest corner of said Lot 4, some being the southwest corner of said Lot 5;

Thence S89°53'52"W, 70.00 feet along the north line of said Graham Street to a boat d'orc stake found (Control Monument) for the southwest corner of said Lot 5, some being the southeast corner of said Lot 6;

Thence S89°46'08"W, 70.00 feet along the north line of said Graham Street to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the southwest corner of said Lot 6, some being the southeast corner of said Lot 7;

Thence N00°10'00"W, 140.00 feet along the common line of said Lot 6 and said Lot 7 to the point of beginning and containing 27,995 square feet of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Brenda Ornelas, do hereby adopt this plat designating the herein described real property as Block 1, Lot 4R, Broadview West, on 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 \_\_\_\_\_, 2018.

Brenda Ornelas

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 Brenda Ornelas, known to me to be the person whose name is 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 \_\_\_\_\_, 2018.

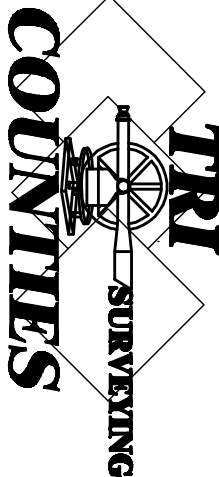
Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

## RE-PLAT SHOWING BLOCK 1, LOT 4R, Broadview West

Situated in the J.C. Donaldson Survey, Abstract Number 1786, Tarrant County, Texas, and being an addition to the City of Lake Worth, Tarrant County, Texas, being a re-plat of Block 1, Lots 4,5, and 6, Broadview West, according to the plat recorded in Volume 388-1, Page 64, Plat Records, Tarrant County, Texas, and containing 27,995 square feet of land more or less.

Owner  
Brenda Ornelas  
6316 Circle Trail  
Lake Worth, Texas 76135

116 LOCUST STREET, AZLE, TX 76020  
OFFICE: 817-444-2365, FAX: 817-444-4367  
surveying@tricomcountysurveying.com  
TRIM REGISTRATION: 100577-00  
JOB# 18030060 JOB# 13060096



03-26-2018

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

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

**REPLAT REQUEST  
PLANNING & ZONING CASE #PZ-2018-08**

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 replat. Attached you will find a copy of the requested replat 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 19, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding a proposed replat being all of a 0.643-acre parcel of land known as Block 1, Lot(s) 4, 5, and 6, Broadview West of the records of Tarrant County, Texas. **The proposed replat's new legal description will be Block 1, Lot 4R, Broadview West, which is generally described as 6018 Graham Street**, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, July 10, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

*(See reverse for copy of Replat)*

**Scott & Christianna Taylor**  
6028 Yeary Street  
Lake Worth, Texas 76135

**Manuel M. Soto**  
4524 Deal Drive  
Fort Worth, Texas 76135

**Ermellinda Font**  
6013 Graham Street  
Lake Worth, Texas 76135

**Travis Tallant**  
6024 Yeary Street  
Lake Worth, Texas 76135

**Cruz Perez**  
6028 Graham Street  
Lake Worth, Texas 76135

**James B. & Cheryl D. Estes**  
6009 Graham Street  
Lake Worth, Texas 76135

**Jerry D. Tallant, Jr.**  
6024 Yeary Street  
Lake Worth, Texas 76135

**Kenneth & Carol Burleson**  
6032 Graham Street  
Lake Worth, Texas 76135

**Roberto & Cleopatra Alvarez**  
141 Roberts Drive  
Saginaw, Texas 76179

**N A & Amy V. Braswell**  
6026 Yeary Street  
Lake Worth, Texas 76135

**Brenda L. Midgett**  
6036 Graham Street  
Lake Worth, Texas 76135

**Sandra Bush**  
6012 Yeary Street  
Lake Worth, Texas 76135

**Casa De Renta 2, LLC**  
PO Box 270874  
Flower Mound, Texas 75027

**Theresa K Riley**  
6704 Azle Avenue  
Lake Worth, Texas 76135

**Delores Faye Smith**  
6033 Graham Street  
Lake Worth, Texas 76135

**Brenda L. Ornelas**  
6316 Circle Trail  
Lake Worth, Texas 76135

**Jack Brown**  
PO Box 26782  
Benbrook, Texas 76126

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

**Henry W. & Karol L. Swanson**  
PO Box 210422  
Bedford, Texas 76095-7422

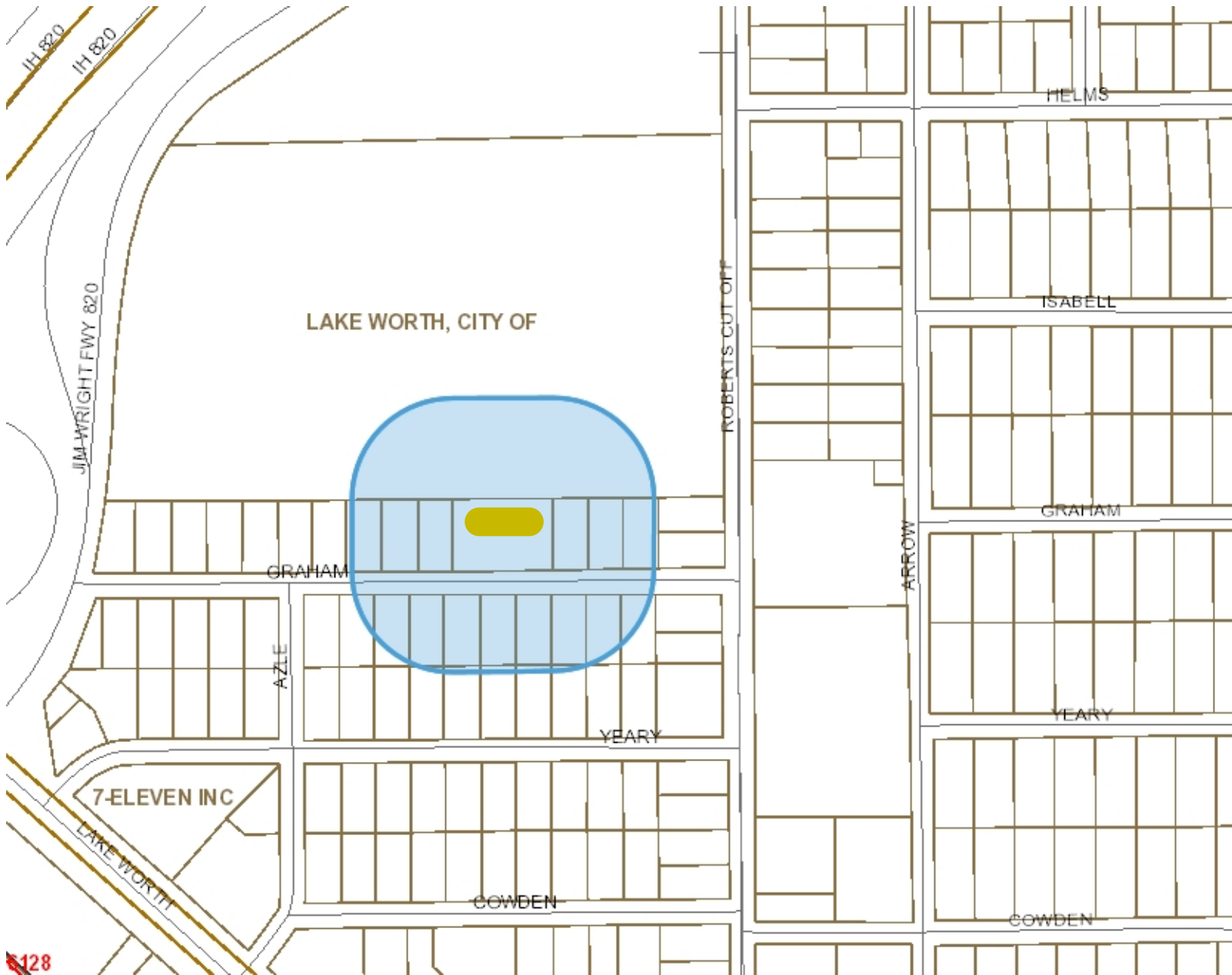
**Jaquez Jose Guadalupe Silva**  
**Maria Cruz Elena Ochoa Vega**  
6004 Graham Street  
Lake Worth, Texas 76135

**Michelle D. Drysdale**  
6021 Graham Street  
Lake Worth, Texas 76135

**Rose Abraham**  
PO Box 394  
Hurst, Texas 76053-0394

**Juan J Muniz**  
6017 Graham Street  
Lake Worth, Texas 76135





## Legend

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



6/7/18 10:09 AM

1:3,519



0.1 0 0.06 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