

CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, JULY 16, 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 June 18, 2019 Planning & Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

- C.1 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-17, a proposed replat being all of a .42-acre parcel of land known as Block 12, Lots 3 and 4, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 12, Lot 3R, Indian Oaks Subdivision, which is generally described as 3008 Huron Trail, 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.

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, July 12, 2019 at 10:30 am.**

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 – July 16, 2019

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the June 18, 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. June 18, 2019 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the June 18, 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, JUNE 18, 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
Absent:	Dianne Smith	Place 6
	Coy Pennington	Place 7
Staff:	Kimberly Davis	Permit Clerk
	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 MAY 21, 2019 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER DON RILEY MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS,

TO APPROVE THE MINUTES OF THE MAY 21, 2019 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

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 EDMERE PLACE, 6608 EDMERE PLACE, AND 4100 LAKEVIEW DRIVE CURRENTLY AND WILL BECOME 4200 FEWELL DRIVE, LAKE WORTH, TARRANT COUNTY, TEXAS AFTER PLATTING.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:32 pm.

Mr. Barber presented the case to the Commission; explaining this was a preliminary plat for the City's public works facilities in order to combine all the properties into one large lot.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:35 pm and called for a motion.

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-16 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

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.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:35 pm.

Mr. Barber presented the case to the Commission; explaining this was the final plat for the City's public works facilities in order to combine all the properties into one large lot.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:36 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-16 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

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 6:37 p.m.

APPROVED:

Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Lake Worth Planning & Zoning Commission Meeting – July 16, 2019

Agenda Item No. C.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-17, a proposed replat being all of a .42-acre parcel of land known as Block 12, Lots 3 and 4, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 12, Lot 3R, Indian Oaks Subdivision, which is generally described as 3008 Huron Trail, Lake Worth, Texas.

Property Description:

0.42-acre parcel(s) of land, located at 3008 Huron Trail

Property Owner(s):

Edward & Beverly Bruce

Applicant:

Edward & Beverly Bruce, 3008 Huron Trail, Lake Worth, Texas 76135

Engineer/Surveyor:

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

Current Zoning:

"SF1" Single Family Residential

Current Use(s):

Single Family Residence

Existing Road(s):

Huron Trail and Pawnee Trail

Surrounding Zoning:

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

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

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

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

Summary:

Mr. Bruce came to the city inquiring about adding an addition to his existing home. When he presented a copy of the survey for the property it was discovered that his primary structure was built over the property lot lines of the two lots that he owns. He was told he would have to replat the properties into one before he could proceed with the permitting process in order to add on

Lake Worth Planning & Zoning Commission Meeting – July 16, 2019

Agenda Item No. C.1

to the existing structure. Mr. Bruce hired a surveying company to prepare the replat and that was submitted to staff for review. Staff has reviewed the replat document and finds it to comply with all state and local requirements.

The replat is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

Public Input:

On Wednesday, July 3, 2019 as required by State law, the City mailed out twenty-three (23) letters of notification for the Public Hearing(s) to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Saturday, June 29, 2019. Staff had received the following in favor/opposition to the request as of packet preparation date:

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. 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.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- 17
Date Submitted: 5-24-19

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Block 12, Lot 3, Indian Oaks Subdivision

CURRENT ZONING CLASSIFICATION SF-1 Single Family Residential

CURRENT LEGAL DESCRIPTION Block 12, Lots 3 & 4, Indian Oaks Subdivision

TOTAL ACRES 18,200 sq ft. # OF LOTS 2 PROPOSED USE Single Family Residence

APPLICANT/DEVELOPER INFORMATION

NAME Beverly Bruce

ADDRESS 3008 Huron Trail CITY Lake Worth

STATE Texas ZIP 76135 EMAIL bevbaxter2@aol.com

PHONE 817-988-6314 FAX N/A

PROPERTY OWNER INFORMATION

NAME Beverly & Edward Bruce

ADDRESS 3008 Huron Trail CITY Lake Worth

STATE Texas ZIP 76135 EMAIL bevbaxter2@aol.com

PHONE 817-988-6314 FAX N/A

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Tric-Counties Surveying

ADDRESS 116 Locust Street CITY Azle

STATE Texas ZIP 76020 EMAIL surveying@tricountiessurveying.com

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.

Beverly Bruce
SIGNATURE OF OWNER, AGENT, OR APPLICANT

5-24-19
DATE

GENERAL INFORMATION

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

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: 360.00
Date Paid: 5-24-19
Receipt #: 919-0570
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: _____
Public Hearing 200' Notification Deadline Date: 7
P&Z Commission Meeting Date: 7-16-19
City Council Meeting Date: 8-13-19
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

FOR OFFICE USE ONLY
Case No: PZ-2019-17
Date Submitted: 5/24/19
Accepted By: S. Meason

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME Block 12, Lot 3 Indian Oaks Subdivision

CURRENT LEGAL DESCRIPTION Block 12, Lot 3 & 4, Indian Oaks Subdivision

TOTAL ACRES 18,200 sq. ft. # OF LOTS 2 PROPOSED USE Single Family Residence

PROPERTY OWNER INFORMATION

NAME Beverly & Edward Bruce

ADDRESS 3008 Huron Trail CITY Lake Worth

STATE Texas ZIP 76135 EMAIL bevbaxter2@aol.com

PHONE 817-988-6314 FAX n/a

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.

Beverly Bruce
SIGNATURE OF OWNER, AGENT, OR APPLICANT

5-24-19
DATE

NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



Huron Trail

Point
of
Beginning

3008 Huron Trail

Pawnee Trail

Lot
1R
INST# D214186937,
D.R.T.C.T.

Lot
2R
INST# D214186937,
D.R.T.C.T.

Lot
39
VOLUME 11706
PAGE 1306
D.R.T.C.T.

Lot
38
INST# D219034398
D.R.T.C.T.

Lot
37
INST# D219070974
D.R.T.C.T.

Lot
36
INST# D215291738
D.R.T.C.T.

Lot
5
VOLUME 13050
PAGE 602
D.R.T.C.T.

Lot 3R
Block 12
(18,200 SQUARE FEET OF
LAND MORE OR LESS)

CITY OF LAKE WORTH

APPROVED BY THE CITY COUNCIL OF LAKE
WORTH, TEXAS, ON
this _____ day of _____,

ATTEST:

Mayor

City Secretary

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.

NOTES:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR
TARRANT COUNTY, TEXAS AND INCORPORATED AREAS,
COMMUNITY PANEL NO. 48439C 0165 K, DATED
SEPTEMBER 25, 2009, THIS TRACT IS IN ZONE X,
WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.

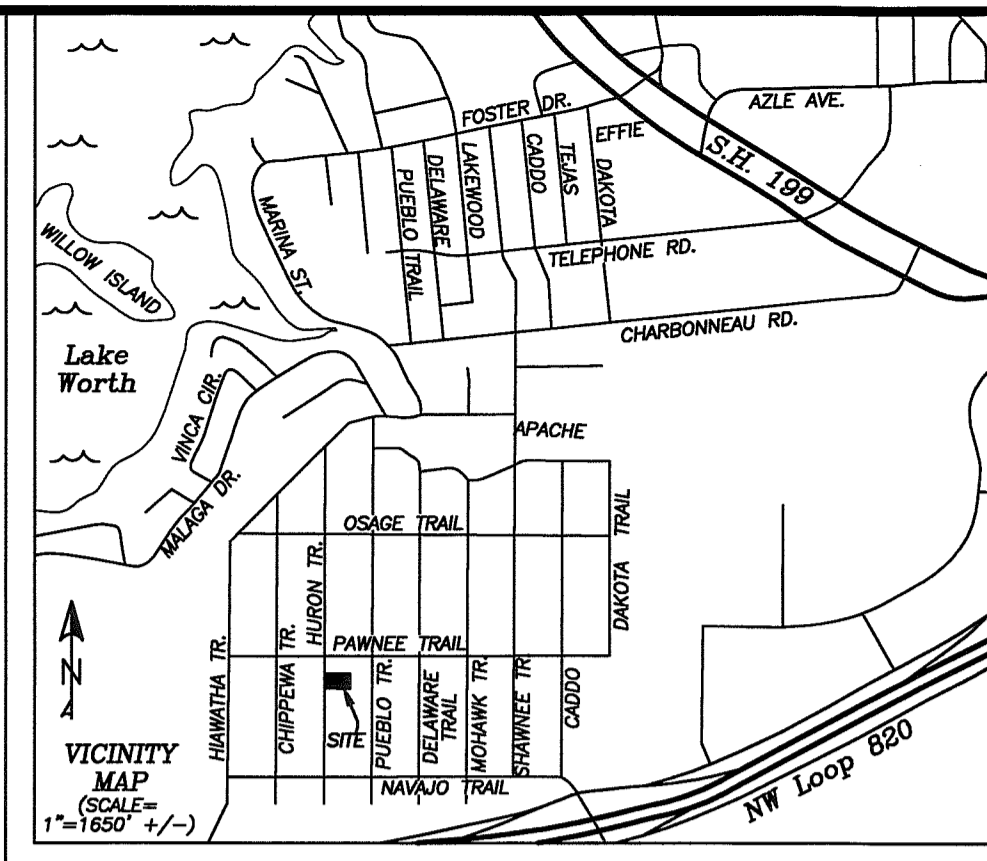
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT
OF RECORD" GOVERNING THE REMAINDER OF THE
SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY
DEED COVENANTS OR RESTRICTIONS.

ZONING FOR THIS LOT IS SF-1 (SINGLE FAMILY
RESIDENTIAL).

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.

05-02-2019

Owner
Beverly Bruce
Edward Bruce
3008 Huron Trail
Fort Worth, TX 76135



STATE OF TEXAS
COUNTY OF TARRANT

Whereas we, Beverly Bruce and Edward Bruce, being the owners of Lots 3, and 4, Block 12, Indian
Oaks, situated in the Jose Maria Basque Survey, Abstract Number 85, an addition to the City of
Lake Worth, Tarrant County, Texas, according to the plat recorded in Volume 204A, Page 177, Plat
Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod found, (CONTROL MONUMENT), in the east line of Huron Trail, an
existing 50 feet wide right of way, for the Northwest corner of said Lot 3 same being the
southwest corner of Lot 1R, of said Block 12, Indian Oaks Addition recorded in Instrument
Number D214186937, Deed Records, Tarrant County, Texas, and being situated South, 100.00 feet
from at 1/2" Rebar Rod found, (CONTROL MONUMENT), at the intersection of the south line of
Pawnee Trail an existing 50 feet wide right of way and the east line of said Huron Trail;

Thence EAST. 182.00 feet along the common line between Lots 3, 1R, and 2R, of said Block 12
to a 5/8" rebar rod found at the common east corner of said Lots 3 and 2R, also being the
common west corner of Lots 39 and 38 of said Block 12;

Thence SOUTH. 100.00 feet along the common line between Lots 3 and 38 and Lots 4 and 37 to
a 5/8" Rebar Rod found at the common east corner of said Lots 4 and Lot 5 of said Block 12,
also being the common west line of Lots 37 and 36 of said Block 12;

Thence WEST. 182.00 feet along the common line between Lots 4 and 5 of said Block 12, to a
1/2" capped T.C.S. RPLS 4277" Rebar Rod set in the east line of said Huron Trail said Rod also
being the common west corner of said Lots 4 and 5 of Block 12;

Thence NORTH. (BASIS FOR DIRECTIONAL CONTROL). 100.00 feet along the east line of said Huron
Trail and the west line of said Lots 4 and 3, to the point of beginning and containing 18,200
square feet or 0.42 of and Acre of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Beverly Bruce and Edward Bruce, do hereby adopt this plat designating the herein described
real property as Lot 3R, Block 12, Indian Oaks, 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

_____, 20____.

Beverly Bruce

Edward Bruce

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 Beverly Bruce and Edward Bruce, 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

_____, 20____.

Notary Public

My Commission Expires

RE-PLAT SHOWING LOT 3R, BLOCK 12 Indian Oaks Subdivision

Situated in the Jose Maria Basque Survey, Abstract Number 85, Tarrant County,
Texas, and being an addition to the City of Lake Worth, Tarrant County, Texas,
being a re-plat of Lots 3 and 4, Block 12 Indian Oaks, according to the plat
recorded in Volume 204A, Page 177, Plat Records, Tarrant County, Texas, and
containing 18,200 square feet of land more or less.

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



d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
surveying@tricotiesurveying.com
FIRM REGISTRATION: 10194462



JOB# 19040122

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

REPLAT REQUEST
PLANNING & ZONING CASE #PZ-2019-17

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, July 16, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendation to the City Council regarding a proposed replat being all of a .42-acre parcel of land known as Block 12, Lots 3 and 4, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 12, Lot 3R, Indian Oaks Subdivision, which is generally described as 3008 Huron Trail, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, August 13, 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.

(REPLAT PLAN ON REVERSE)

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.

Edward & Beverly Bruce
3008 Huron Trail
Lake Worth, Texas 76135

Donald Perry
3004 Huron Trail
Lake Worth, Texas 76135

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

Joel Adam Murray
3013 Pueblo Trail
Lake Worth, Texas 76135-3850

Elizabeth Salas & Vicente Gracia
2932 Huron Trail
Lake Worth, Texas 76135

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

Alan Hess
2451 Post Oak Drive
Corinth, Texas 76210-3032

Joshua Fikes
2928 Huron Trail
Lake Worth, Texas 76135

Michael Ray Shamblin
3105 Huron Trail
Fort Worth, Texas 76135

Rebecca Bailey
3021 Pueblo Trail
Lake Worth, Texas 76135

Richard Leon Mason
2933 Huron Trail
Lake Worth, Texas 76135

Tony Coughlin
12533 Outlook Avenue
Fort Worth, Texas 76244-9446

Albert R Mason, Jr.
3001 Huron Trail
Lake Worth, Texas 76135-3829

SFRES1 LLC
2001 Broadway Ste. 400
Oakland, CA 94612

David W & Sharon Kay Luedtke
3005 Huron Trail
Lake Worth, Texas 76135

Mean Green Development LLC
PO Box 270874
Flower Mound, Texas 75027

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

Joseph & Evangelina Kaczor
7505 Pawnee Trail
Lake Worth, Texas 76135-3844

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

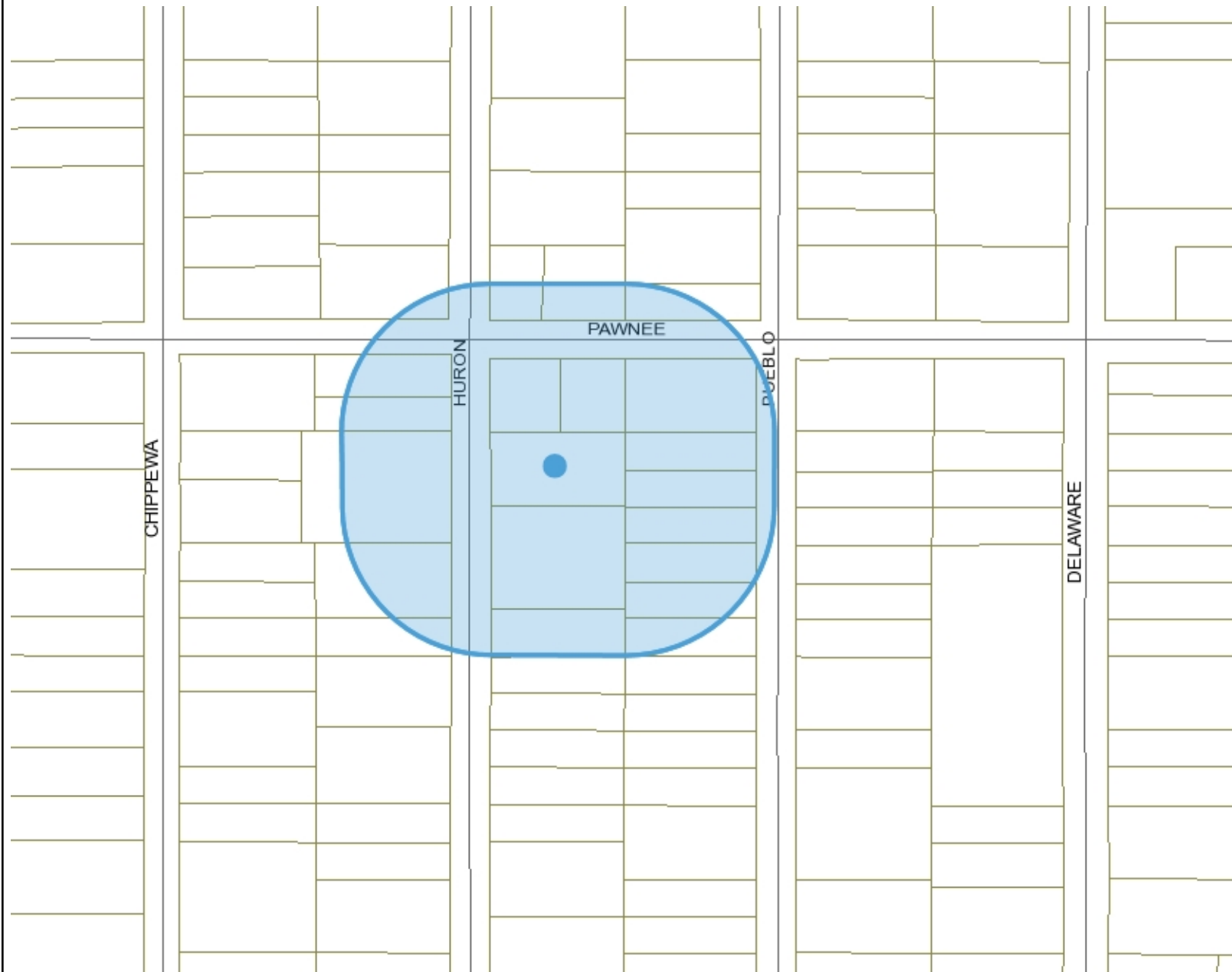
Robert M & Patricia Eberhart
7517 Pawnee Trail
Lake Worth, Texas 76135

Carl Brucker
3101 Pueblo Trail
Lake Worth, Texas 76135

Leontyne Lynn Atchison
7521 Pawnee Trail
Lake Worth, Texas 76135

Esmeralda Resendiz
7820 Hood Street
Fort Worth, Texas 76135

3008 Huron Trail - 200' Notification Map



Legend

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



7/2/19 2:54 PM

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

1: 2,372

