



PLANNING AND ZONING COMMISSION AGENDA

3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, JULY 17, 2018

REGULAR MEETING: 6:30 PM

Held in the City Council Chambers

A. CALL TO ORDER

A.1 ROLL CALL

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE

B. MINUTES

B.1 [Approve minutes of the June 19, 2018 Planning & Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

C.1 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-09, 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 0.1728-acre tract of land, legally known as Abstract 1552, Tract 2T, Moses Townsend Survey, and generally described as 4005 Merrett Drive, Lake Worth, Tarrant County, Texas.](#)

C.2 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-10, a proposed preliminary plat being all of a 1.137-acre tract of land legally known as Abstract 189, Tract\(s\) 14, 2Q, and 26, N B Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Keefer Addition, and generally described as 7012 Lilac Lane, Lake Worth, Texas.](#)

- C.3 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-11, a proposed final plat being all of a 1.137-acre tract of land legally known as Abstract 189, Tract\(s\) 14, 2Q, and 26, N B Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Keefer Addition, and generally described as 7012 Lilac Lane, Lake Worth, Texas.](#)
- C.4 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-12, an Ordinance amending Ordinance No. 683, so as to consider a site plan amendment of an approximately 0.5509-acre parcel of land, legally known as Block 9A, Lot 3RB, Shady Oaks Manor Addition, and generally described as 6059 Lake Worth Blvd., Lake Worth, Tarrant County, 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, July 13, 2018 at 5:15 p.m.**

Planning & Zoning Administrator

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

Lake Worth Planning and Zoning Commission Meeting – July 17, 2018

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the June 19, 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. June 19, 2018 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the June 19, 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, JUNE 19, 2018**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Sue Wenger called the Planning & Zoning Commission meeting to order at 6:30 p.m.

A.1 ROLL CALL.

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

Absent:	Sherrie Kubala Watkins	Place 2
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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 APRIL 17, 2018 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE THE MINUTES OF THE APRIL 17, 2018 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. 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.**

APPROVED

Chair Sue Wenger opened the public hearing at 6:32 pm.

Ms. Meason gave a brief overview of the request. She advised that property owner has the proper zoning and land use in place, the platting has been completed and he is ready to have his site plan for the site approved. Permitting has been approved by TxDOT for the areas in their right of way as well. Ms. Meason noted that Mr. Jay Woo was in the audience and was the owner's representative if there were any additional questions. One public comment form was returned for the project and it was from Murphy Oil and was in favor of the request.

There being no one wishing to speak, Chair Sue Wenger closed the public hearing at 6:34 pm and called for a motion.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE AGENDA ITEM C.1, WHICH IS PLANNING AND ZONING CASE #PZ17-08 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

- C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2018-08, 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.**

APPROVED

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

Ms. Meason, Planning & Zoning Administrator presented the case to the Commission and advised that property owner Brenda Ornelas was taking the three (3) separate lots and combining them into one (1) large lot. The replat meets all the requirements for platting. She noted that Ms. Ornelas was in the audience for any questions.

There being no questions or comments from the audience, Chair Wenger closed the public hearing at 6:37 pm and called for a motion.

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO APPROVE AGENDA ITEM C.2, WHICH IS PLANNING & ZONING CASE #PZ-2018-08 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

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 6:38 p.m.

APPROVED:

Jeannie Turley, Vice Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Lake Worth Planning & Zoning Commission Meeting – July 17, 2018

Agenda Item No. C.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ18-09, 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 0.1728-acre tract of land, legally known as Abstract 1552, Tract 2T, Moses Townsend Survey, and generally described as 4005 Merrett Drive, Lake Worth, Tarrant County, Texas.

Property Description:

0.1728-acre parcel of land, located at 4005 Merrett Drive

Property Owner(s):

Stephen Doporto, 520 Samuels Avenue, Apt #5108, Fort Worth, Texas 76102

Applicant:

AJ Airfield Lighting, LLC, Aurora Ramon, 8401 Jacksboro Hwy, Suite #200, Fort Worth, Texas 76135

Engineer/Surveyor:

Huffman Consulting Engineers, Jace Huffman, 6716 Azle Avenue, Lake Worth, Texas 76135

Current Zoning:

“PC” – Planned Commercial

Proposed Use(s):

“PC” – Planned Commercial for the use of Office (building 1) and storage (building 2)

Existing Road(s):

Merrett Drive & Lake Worth Blvd.

Surrounding Zoning:

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

South: The property to the south is currently zoned “PC” – Planned Commercial. (City Fire Station)

East: The property to the south is currently zoned “PC” – Planned Commercial. (vacant commercial lot/Chicken Express)

West: The property to the south is currently zoned “PC” – Planned Commercial. (engineering office)

Agenda Item No. C.1

Summary:

Mr. Doporto purchased the property in April 2017 and lived there for a while and then decided to put the property up for sale. The property is zoned PC-Planned Commercial but has never has a land use designation or site plan approved.

The applicant AJ Airfield Lighting would like to purchase the property and use it for an office (building 1) and storage (building 2) for their business. They are an electrical contractor and install airport runway lighting. They have prepared a development/site plan for consideration. They will be using the existing buildings as is and will be asphaltting the currently gravel driveway and parking area. There will be no outside storage on the property and garbage will be commercial curbside pickup like several of their commercial neighbors.

Public Input:

On Thursday, July 5, 2018 as required by State law, the City mailed out ten (10) letters of Notification for a Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Saturday, June 30, 2018. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

Attachments:

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

Recommended Motion or Action:

Staff's recommendation is the land use and development/site plan are at the discretion of the Planning & Zoning Commission and City Council.

ORDINANCE # _____

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 0.1728 ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2T, MOSES TOWNSEND SURVEY, BEING THAT ALL OF THE CERTAIN CALLED 0.1728 ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 0.1728-ACRE TRACT OF LAND LOCATED 4005 MERRETT DRIVE, LAKE WORTH, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE, ALONG WITH A DEVELOPMENT PLAN AND SITE PLAN APPROVAL "EXHIBIT A", AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Lake Worth is a Home Rule City acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for promoting the public health, safety, morals and general welfare; and

WHEREAS, the owner of a 0.1728-acre tract of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property for a land use designation and

development and site plan approval; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on July 17, 2018, and by the City Council of the City of Lake Worth on August 14, 2018, with respect to the zoning described herein; and

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

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 500, and to amend the Official Zoning Map of the City, as described herein.

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

ORDINANCE 500 AMENDED

Ordinance No. 500 is hereby amended by approving a land use designation as “PC” – Planned Commercial for the use of General Offices (building 1) and Storage (building 2), along with a development and site plan approval and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Planning & Zoning Case No. PZ-2018-09

Owner: Stephen Doporto
520 Samuels Avenue, Apt. #5108
Fort Worth, Texas 76102

Applicant: AJ Airfield Lighting LLC
Aurora Ramon
8401 Jacksboro Hwy.
Fort Worth, Texas 76135

Legal Description: Abstract 1552, Tract 2T, Moses Townsend Survey
Lake Worth, Tarrant County, Texas

Property Address: 4005 Merrett Drive

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of General Offices and
Storage, as more particularly shown on the Site and
Development Plan attached hereto as Exhibit "A".

SECTION 3.

COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

The use and development of the property shall be subject to all terms and conditions set forth in the Site and Development 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 by a vote of ____ to ____ this 14th day of August, 2018.

Approved:

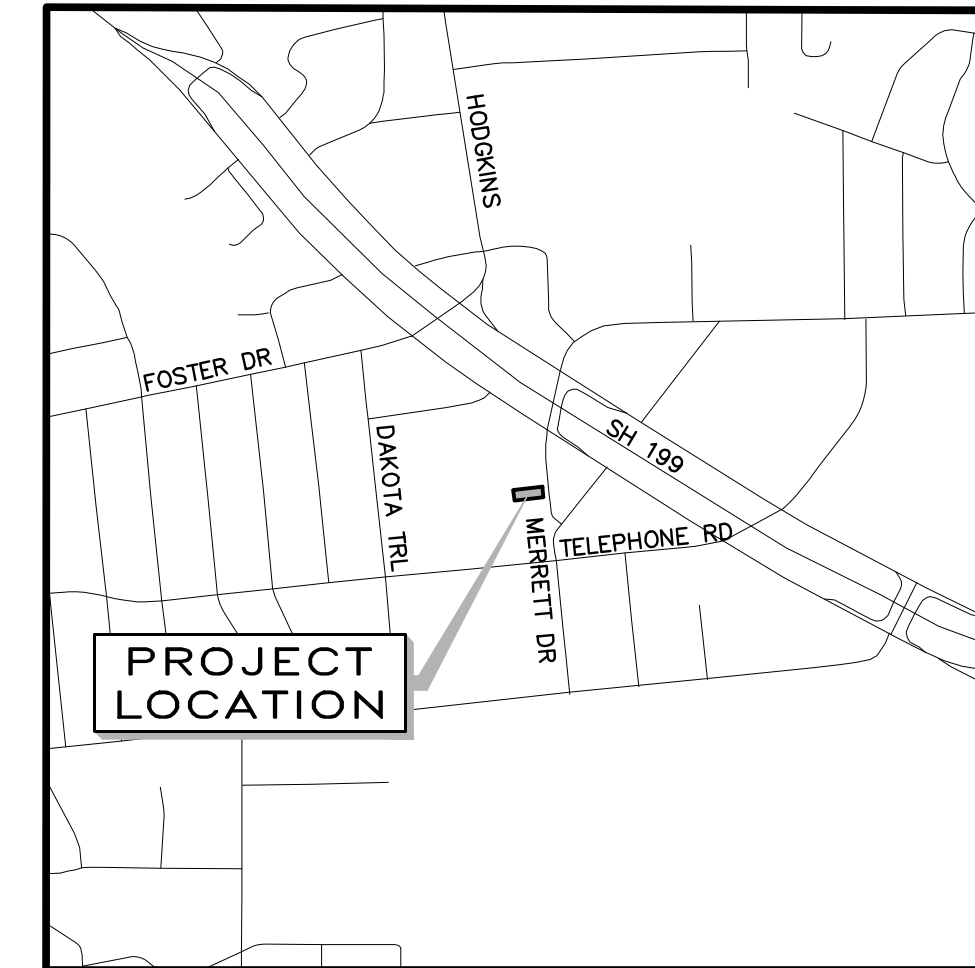
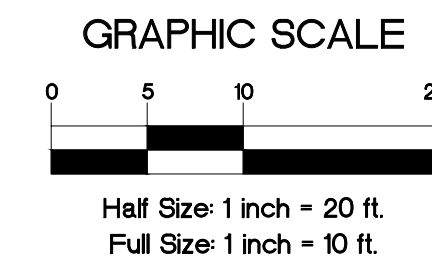
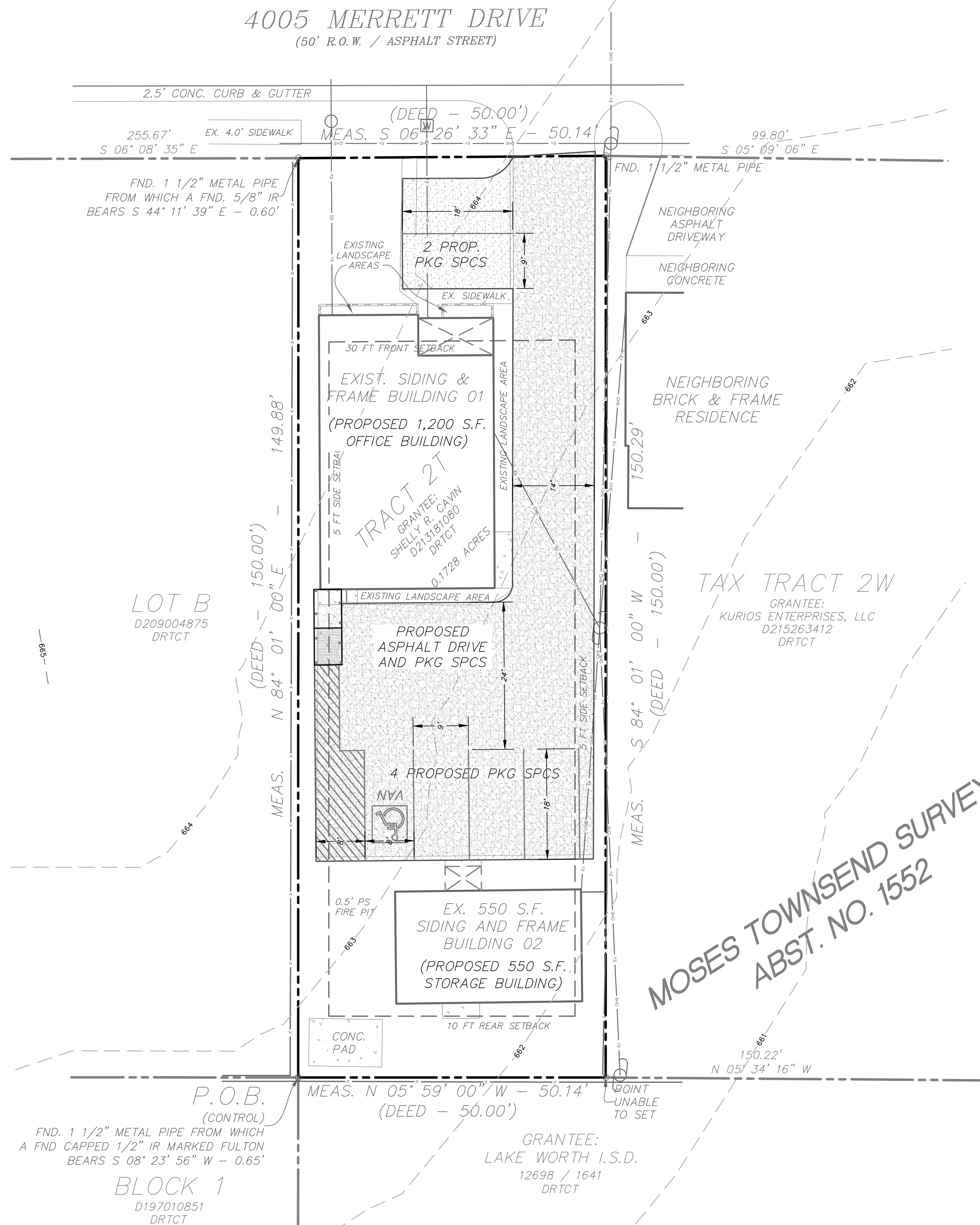
Walter Bowen, Mayor

Attest:

Monica Solko, TRMC
City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

	PROPERTY CORNER - IRON ROD FOUND
	PROPERTY CORNER - IRON ROD SET
	STREET LIGHT
	TRAFFIC SIGNAL POLE
	UTILITY POLE
	GUY WIRE
	TELEPHONE MANHOLE
	GAS METER
	SIGN
	SANITARY SEWER CLEANOUT
	EXISTING / PROPOSED SANITARY SEWER MANHOLE
	GRATE INLET
	STORM SEWER MANHOLE
	EXISTING / PROPOSED FIRE HYDRANT
	WATER METER
	EXISTING / PROPOSED WATER VALVE
	CHAIN LINK FENCE
	WIRE FENCE
	WOOD FENCE
	OVERHEAD ELECTRIC LINE-EXISTING
	OVERHEAD ELECTRIC LINE-PROPOSED
	UNDERGROUND ELECTRIC LINE-EXISTING
	UNDERGROUND ELECTRIC LINE-PROPOSED
	WATER LINE-EXISTING
	WATER LINE-PROPOSED
	SANITARY SEWER LINE-EXISTING
	SANITARY SEWER LINE-PROPOSED
	NATURAL GAS LINE-EXISTING
	NATURAL GAS LINE-PROPOSED
	TELEPHONE LINE-EXISTING
	TELEPHONE LINE-PROPOSED
	SILT FENCE
	EXISTING / PROPOSED ASPHALT PAVEMENT
	EXISTING / PROPOSED CONCRETE PAVEMENT
	EXISTING / PROPOSED GRAVEL AREA
	EXISTING / PROPOSED CONCRETE SIDEWALK

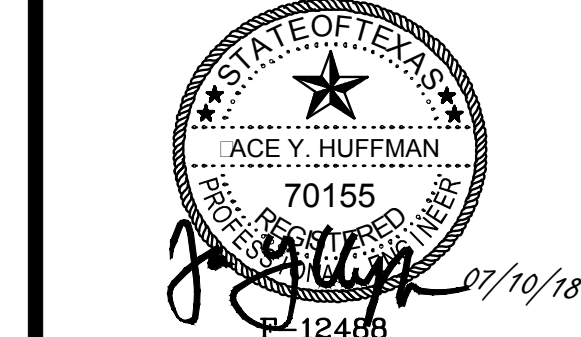
GENERAL NOTES:

- SITE INFORMATION:**
LEGAL DESCRIPTION: TRACT 2T - MOSES TOWNSEND SURVEY, ABST. 1552
STREET ADDRESS: 4005 MERRETT DRIVE
LOT AREA: 0.665 AC. (28,980 S.F.)
ZONING: EXISTING - COMMUNITY MIXED-USE GENERAL - CM-G
BUILDING AREA: EXISTING BUILDING 01 = 1,200 S.F.
EXISTING BUILDING 02 = 550 S.F.
BUILDING HEIGHT: EXISTING BUILDINGS (15 FT. OR 1 STORY)
PROPOSED USE: BUILDING 01 (OFFICE USE)
BUILDING 02 (STORAGE)
- OWNER INFORMATION:**
STEPHEN DOPORTO
4005 MERRETT DRIVE
LAKE WORTH, TEXAS 76135
PHONE: 817-371-3172
EMAIL: AURORA.AJAIRFIELDLIGHTING@GMAIL.COM
- PARKING CALCULATIONS:**
BUILDING 01
PARKING SPACES REQUIRED - OFFICE: 5 SPACES/1000 S.F. BLDG AREA
TOTAL S.F. - 1,200 S.F. / 1000 S.F. x 5 = 6
TOTAL REQUIRED PARKING: 6 SPACES OF WHICH 1 PARKING SPACE MUST BE HANDICAPPED (AT LEAST 1 VAN ACCESSIBLE).
BUILDING 02
NO PARKING SPACES REQUIRED OR PROPOSED
TOTAL PARKING SPACES PROVIDED:
5 REGULAR PARKING SPACES PLUS 1 VAN ACCESSIBLE ADA PARKING SPACE
TOTAL PARKING SPACES PROVIDED - 6
- PROJECTED CONSTRUCTION START DATE = NOT APPLICABLE
PROJECTED CONSTRUCTION DURATION = NOT APPLICABLE
- LIGHTING FIXTURES (WALL PACKS) SHALL BE FULLY SHIELDED AND FULL CUT-OFF FIXTURES. LIGHT FIXTURES SHALL BE DIRECTED IN A MANNER THAT REDUCES LIGHT POLLUTION TO ADJACENT PROPERTIES. THIS APPLIES TO STREET, SIDEWALK, PATH LIGHTING, PARKING LOTS, OPEN SPACE AREAS, DISPLAY AREA'S BUILDING FACADES, OVERHANGS, AND CANOPIES. NO FREE-STANDING PARKING LOT LIGHTS ARE PROPOSED.
- THIS IS A DEVELOPED PROPERTY WITH EXISTING LANDSCAPING TO BE KEPT AS-IS. NO ADDITIONAL LANDSCAPING IMPROVEMENTS ARE PROPOSED.
- THERE WILL BE A BUSINESS SIGN LOCATED ON THE FRONT OF BUILDING 01, BUT NO FREE-STANDING SIGN IS PROPOSED.

HUFFMAN CONSULTING ENGINEERS		PROJECT ID: ###
TEXAS REGISTERED ENGINEERING FIRM F-12488		###
6716 AZLE AVENUE		###
FORT WORTH, TEXAS 76135		###
Phone: (817) 357-5354		###
Fax: (817) 887-1940		###
Email: JHUFFMAN@C-E.NET		###
REVISIONS	NUMBER	DATE
6	1	###
5	2	###
4	3	###
3	4	###
2	5	###
1	6	###

SITE PLAN OF
PROPOSED OFFICE
FOR
AJ AIRFIELD LIGHTING, LLC
4005 MERRETT DRIVE/LAKE WORTH, TEXAS

HUFFMAN CONSULTING ENGINEERS



SITE PLAN

DATE 07/10/18

DESIGN BY JYH DRAWN BY AMR

REVIEW BY JYH

SHEET NO. C1



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-2018-09
Date Submitted: 5-16-18

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

 ZONING CHANGE X LAND USE X SITE PLAN SITE PLAN AMENDMENT

PROPERTY ADDRESS 4005 MERRETT DRIVE

CURRENT LEGAL DESCRIPTION TRACT 2T - MOSES TOWNSEND SURVEY, ABST. 1552

CURRENT ZONING CLASSIFICATION & LAND USE PC - PLANNED COMMERCIAL - (RESIDENTIAL)

PROPOSED ZONING CLASSIFICATION & LAND USE PC - PLANNED COMMERCIAL - (COMMERCIAL)

TOTAL ACRES 0.1728 # OF LOTS 01

APPLICANT/DEVELOPER INFORMATION

NAME AURORA RAMON / AJ AIRFIELD LIGHTING, LLC

ADDRESS 8401 JACKSBORO HIGHWAY - SUITE 200 CITY FORT WORTH

STATE TEXAS ZIP 76135 EMAIL aurora.ajairfieldlighting@gmail.com

PHONE (817) 238 - 0217 FAX (817) 238 - 0429

PROPERTY OWNER INFORMATION

NAME STEPHEN DOPORTO

ADDRESS 4005 MERRETT DRIVE CITY LAKE WORTH

STATE TEXAS ZIP 76135 EMAIL aurora.ajairfieldlighting@gmail.com

PHONE (817) 371 - 3172 FAX

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME JACE Y. HUFFMAN / HUFFMAN CONSULTING ENGINEERS

ADDRESS 6716 AZLE AVENUE CITY FORT WORTH

STATE TEXAS ZIP 76135 EMAIL jhuffman@h-c-e.net

PHONE (817) 357 - 5354 FAX (817) 935 - 9354

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

DATE MAY 10, 2018

GENERAL INFORMATION

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: 550.00
Date Paid: 5-16-18
Receipt #: 018-0396
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 6-30-18
Public Hearing 200' Notification Deadline Date: 7-7-18
P&Z Commission Meeting Date: 7-17-18
City Council Meeting Date: 8-14-18
Approval Date: _____
Ordinance Number: _____
Instrument #: _____



City of Lake Worth

AUTHORIZATION FORM

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

Dated: 05/14/2018

Re: _____

I, Stephen Doporto, owner of the Property located at 4005 Merrett Dr., Lake Worth 76135 do hereby certify that I have given my permission to A J Air Field Lighting - Elida Aurora Ramon, to make this (check one):

- ☐ Variance
☐ Waiver
☐ Plat (Development, Replat, Preliminary, Final)
☒ Zoning District Change
☒ Land Use Designation
☐ Comprehensive Land Use Plan Amendment
☒ Site Plan Application/Amendment

Application for _____
 (applicant) *[Signature]*

Stephen Doporto

Print Name

[Signature]
 Signature of Owner

4005 Merrett Dr Lake Worth Tx
 Address

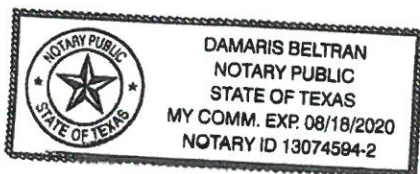
817-371-3172
 Phone No.

05/14/2018
 Date

State of Texas §
 County of Tarrant §

Before me, Damaris Beltran, a Notary Public in and for said County and State, on this day personally appeared Stephen Doporto known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



[Signature]
 Notary

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

**ZONING DISTRICT LAND USE DESIGNATION/DEVELOPMENT & SITE PLAN APPROVAL
PLANNING & ZONING CASE #PZ-2018-09**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a land use designation and development and site plan approval. Attached you will find a copy of the site plan document for reference. 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 17, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an 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 0.1728 acre tract of land, legally known as Abstract 1552, Tract 2T, Moses Townsend Survey, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.1728 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 to be considered is generally described as a 0.1728-acre tract of land located 4005 Merrett Drive, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, August 14, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed land use designation and development and site plan approval 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 with any questions or concerns.

(See reverse for copy of Site Plan Document)

**Stephen Doporto
4005 Merrett Drive
Lake Worth, Texas 76135**

**Randy W Broyles
6707 Ethridge Court
Colleyville, Texas 76034-6678**

**Kurios Enterprises LLC
8101 Boat Club Rd, Suite #240-195
Fort Worth, Texas 76179**

**Gail Pauline Shaw
7720 Skylake Drive
Fort Worth, Texas 76179**

**Alan Douglas Brundrett, Jr.
928 Sportsman Park Road
Azle, Texas 76020-2667**

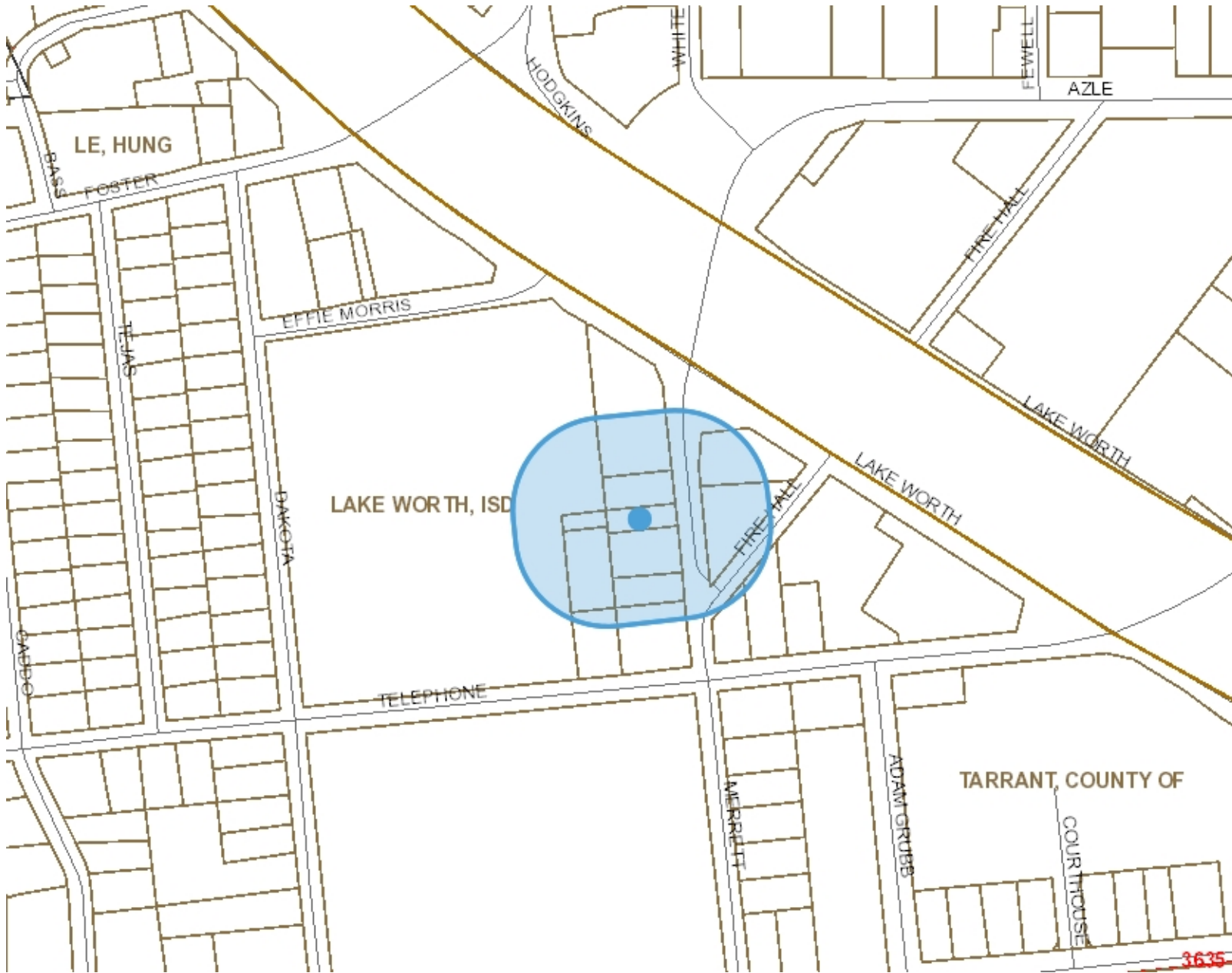
**Lake Worth ISD
Superintendent Rose Mary Neshyba
6805 Telephone Road
Lake Worth, Texas 76135**

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

**Alan Warner
Fort Worth CW LLC
3481 South Hills Avenue
Fort Worth, Texas 76109-3614**

**Delores L Mauldin
6101 Old Denton Road, Apt #211
Fort Worth, Texas 76131-4322**

**Southwestern Bell
1010 Pine 9E-L-01
Saint Louis, MO 63101**



Legend

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



7/5/18 11:28 AM

1:3,801



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

**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-2018-09 (Land Use/Site Plan – 4005 Merrett Drive).
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case ##PZ-2018-09 (Land Use/Site Plan – 4005 Merrett Drive).

Property Owner Name: Gail Pauline Shaw
(Please print)

Mailing Address: 1720 SKYLAKE DR.
FT. WORTH, TX 76179

Signature: Gail P. Shaw

Date: July 8, 2018

Property Address(s): _____

COMMENTS:

It is too close to my building (house)
the driveway would be less than a foot from
the house.

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JULY 12, 2018 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 3909 Merrett Legal Description: AbS 1552, 2Q, Moses Townsend
Received By: S. Meason Date: 7.9.18 Survey

RECEIVED

JUL 09 2018

Lake Worth Planning & Zoning Commission Meeting – July 17, 2018

Agenda Item No. C.2

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2018-10, a proposed preliminary plat being all of a 1.137-acre tract of land legally known as Abstract 189, Tract(s) 14, 2Q, and 26, N B Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Keefer Addition, and generally described as 7012 Lilac Lane, Lake Worth, Texas.

Property Description:

1.137-acre tract of land, located at 7012 Lilac Lane

Property Owner(s):

Leonard Keefer and Janel Campbell, 7012 Lilac Lane, Lake Worth, Texas 76135

Applicant:

Shelby Hoffman, 3000 S. Hulen, Suite #124-236, Fort Worth, Texas 76109

Engineer/Surveyor:

Surveyor: Geomatic Solutions, Inc., Shelby Hoffman, 3000 S. Hulen, Suite #124-236, Fort Worth, Texas 76109

Engineer: Evolving Civil Engineering, Samantha Renz, 420 Throckmorton, Suite #930, Fort Worth, Texas 76102

Current Zoning:

"SF1" – Single Family Residential

Current Use(s):

"SF1" – Single Family Residential

Existing Road(s):

Lilac Lane

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:

Agenda Item No. C.2

Mr. Keefer approached the City about building a new garage structure on his property located at 7012 Lilac Lane, upon investigation it was discovered that the property has never been platted. Before Mr. Keefer can construct the garage, he must get a preliminary and final plat approved and the final plat filed with Tarrant County. The preliminary plat document and drainage and site plan were prepared and have been reviewed by city staff and they conform to the City's requirements. It is now ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

Public Input:

On Friday, July 5, 2018 as required by State law, the City mailed out seventeen (17) letters of Notification for a Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Saturday, June 30, 2018. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

Attachments:

1. Subdivision Application/Owner Authorization Form/Waiver of 30 Day Action Form
2. Preliminary Plat Document/Utility Plan/Drainage Study
3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map
6. Returned Public Comment Form(s)

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-2018-10 + 2018-11
Date Submitted: 05-16-18

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME KEEFER ADDITION

CURRENT ZONING CLASSIFICATION SFR

CURRENT LEGAL DESCRIPTION N.B. BREEDING SURVEY, ABSTRACT NO. 189

TOTAL ACRES 1.137 # OF LOTS 1 PROPOSED USE RESIDENTIAL

APPLICANT/DEVELOPER INFORMATION

NAME SHELBY HOFFMAN

ADDRESS 3000 S. HULEN SUITE 124-236 CITY FORT WORTH

STATE TEXAS ZIP 76109 EMAIL SHELBY@GSISURVEY.COM

PHONE 817-487-8916

FAX _____

PROPERTY OWNER INFORMATION

NAME LENNIE KEEFER

ADDRESS 7012 LILAC LANE CITY LAKE WORTH

STATE TEXAS ZIP 76135 EMAIL LKEEFER75@MSN.COM

PHONE 409-795-4886

FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME SHELBY HOFFMAN

ADDRESS SAME

CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

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

Sj Holf
SIGNATURE OF OWNER, AGENT, OR APPLICANT

03/15/2018
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
- ☒ FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

OFFICE USE ONLY

Fee: 560.00

Date Paid: 6-14-18

Receipt #: P18-0503

Ownership Verified:

☒ YES ☐ NO

Taxes Paid:

☒ YES ☐ NO

Liens Paid:

☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 6-30-18

Public Hearing 200' Notification Deadline Date: 7-7-18

P&Z Commission Meeting Date: 7-17-18

City Council Meeting Date: 8-14-18

Plat Approval Date: _____

Plat File Date: _____

Instrument #: _____



AUTHORIZATION FORM

City of Lake Worth

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

Dated: 5-16-2018

Re: _____

I, Leonard Keefe, owner of the Property located at 7012 Lilac St., Lake Worth, TX do hereby certify that I have given my permission to Shelby Hoffman, RPLS, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☒ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☐ Land Use Designation
- ☐ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for Leonard Keefe
(applicant)

Leonard Keefe
Print Name

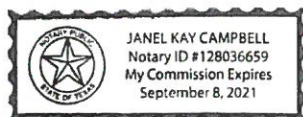
[Signature]
Signature of Owner

7012 Lilac Lane, Lake Worth, TX 76155 409-795-4886 5-16-2018
Address Phone No. Date

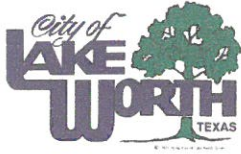
State of Texas §
County of Tarrant §

Before me, _____, a Notary Public in and for said County and State, on this day personally appeared Leonard Keefe known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



[Signature]
Notary



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: _____
Date Submitted: _____
Accepted By: _____

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME KEEFER ADDITION

CURRENT LEGAL DESCRIPTION N.B.BREEDING SURVEY, ABSTRACT NO. 189

TOTAL ACRES 1.137 # OF LOTS 1 PROPOSED USE RESIDENTIAL

PROPERTY OWNER INFORMATION

NAME LENNIE KEEFER

ADDRESS 7012 LILAC LANE CITY LAKE WORTH

STATE TEXAS ZIP 76135 EMAIL LKEEFER75@MSN.COM

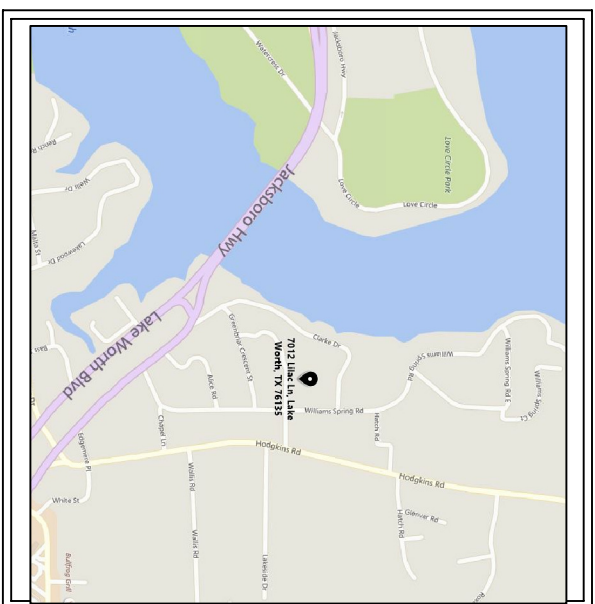
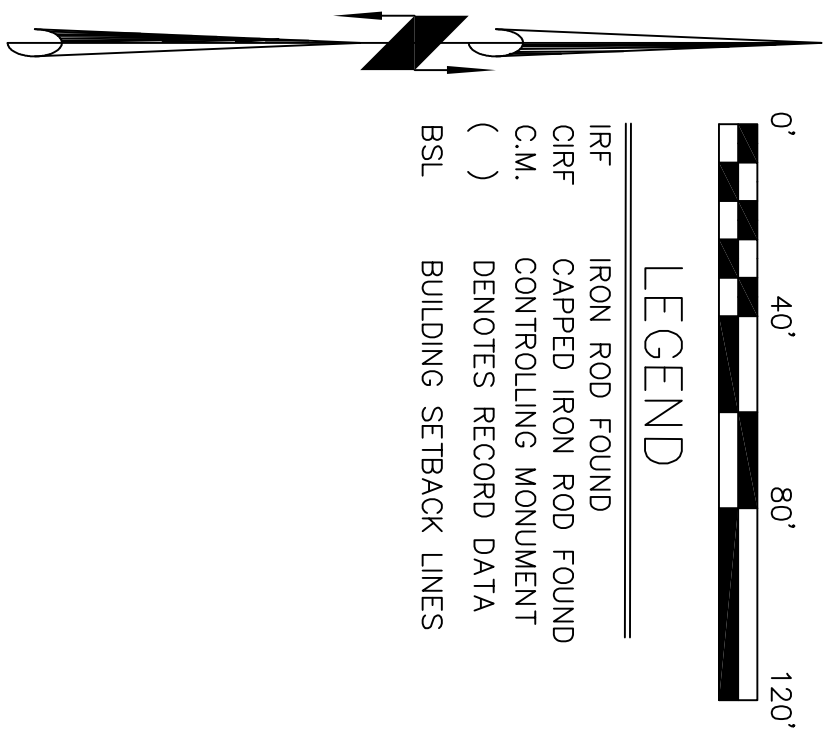
PHONE 409-795-4886 FAX _____

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

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

Sj H/k
SIGNATURE OF OWNER, AGENT, OR APPLICANT

08/15/18
DATE



VICINITY MAP
(NOT TO SCALE)

CONSTRUCTION PROHIBITED OVER EASEMENTS

"NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE."

EASEMENT RESTRICTION STATEMENT

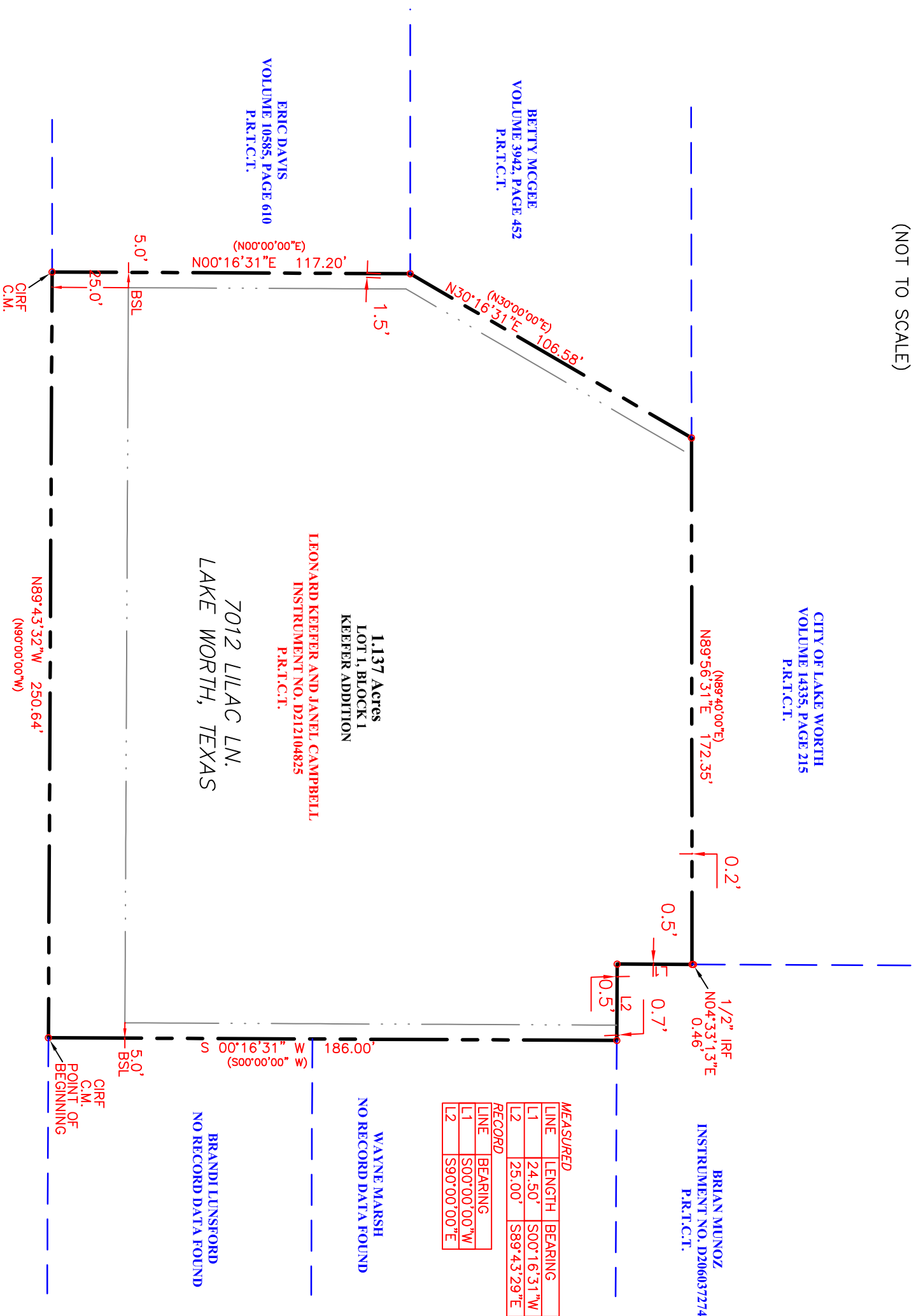
"ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER CROUNTS OR IMPROVEMENTS WHICH IS ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF OBTAINING THE PERMISSION OF ANYONE."

FLOOD PLAIN

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO. 48-3960305 K, MAP, REVISED SEPTEMBER 25, 2009

RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS

"THE CITY OF LAKE WORTH RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLA IS FILED AND MAY BE SUBJECT TO CHANGE."



STATE OF TEXAS:

COUNTY OF TARRANT:

WHEREAS, LEO and KEEFER, and JANEL CAMPBELL, ARE THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND IN THE N.B. BREEDING SURVEY, ABSTRACT NO. 189, CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D121104652, DEED RECORDS, TARRANT COUNTY, (O.A.C.T.), TEXAS AND MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID KEEPER TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BRANDI LUNSFORD, IN THE NORTH LINE OF LILAC LANE;

THENCE, WITH THE NORTH LINE OF SAID LILAC LANE, N 89° 43' 32" W, A DISTANCE OF 25.064 FEET TO A CAPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID KEEPER TRACT, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ERIC DAVIS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 10585, PAGE 610, D.T.C.T.

THECE, WITH THE COMMON LINE BETWEEN SAID KEEFER TRACT, AND WITH SAID DAVIS TRACT, N.00°16'31"E, A DISTANCE OF 117.20 FEET, TO THE SOUTHEAST CORNER OF A TRACT ON LAND CONVEYED TO BETTY MCGEHE, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3942, PAGE 452, D.R.T.C.T.

THE N.E. CORNER OF SAID TRACT, AND WITH SAID MCGEE TRACT, N. 30° 16' 31" E., A DISTANCE OF 106.38 FEET, TO THE NORTHWEST CORNER OF SAID KEEFER TRACT, IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF LAKE WORTH, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 14335, PAGE 215, D.R.T.C.T.

THEENCE, WITH THE COMMON LINE BETWEEN SAID KEEPER TRACT, AND WITH SAID LAKE WORTH TRACT, N 89°33'17"E, A DISTANCE OF 172.35 FEET, TO A POINT FROM WHICH AN IRON ROD FOUND, BEARS, N 46°31'31"E, 0.46 FEET, IN THE WEST LINE OF A TRACT OF LAND, CONVEYED TO BRIAN MUÑOZ, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D206037274, D.R.T.C.

THENCE, WITH THE COMMON LINE BETWEEN SAID KEEPER TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES,

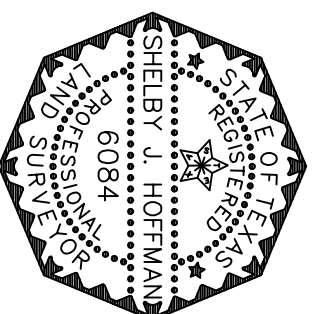
2. S 89°43'29"E, A DISTANCE OF 25.00 FEET, TO THE NORTHEAST CORNER OF SAID KEEPER TRACT, AT THE NORTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO WAYNE MARSH

THESE, WITH THE COMMON LINE BETWEEN SAID KEEPER TRACT, AND WITH SAID MARSH TRACT, AND WITH THE COMMON LINE BETWEEN SAID KEEPER TRACT, AND WITH SAID LUNSFORD TRACT, S.001631"W., A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.137 ACRES OF LAND, WAS SURREYED ON THE GROUND, UNDER THE SUPERVISION OF SHELLEY J. HOFFMAN, R.P.L.S., ON APRIL 16, 2012.

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON APRIL 16, 2012, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY NOT TO BE RECORDED



REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

**PRELIMINARY PLAT
LOT 1, BLOCK 1,
KEEFER ADDITION**

BEING A 1.137 ACRE TRACT OF LAND IN THE N.B
BREEDING SURVEY, ABSTRACT NO. 189, CITY OF
LAKE WORTH, TARRANT COUNTY, TEXAS

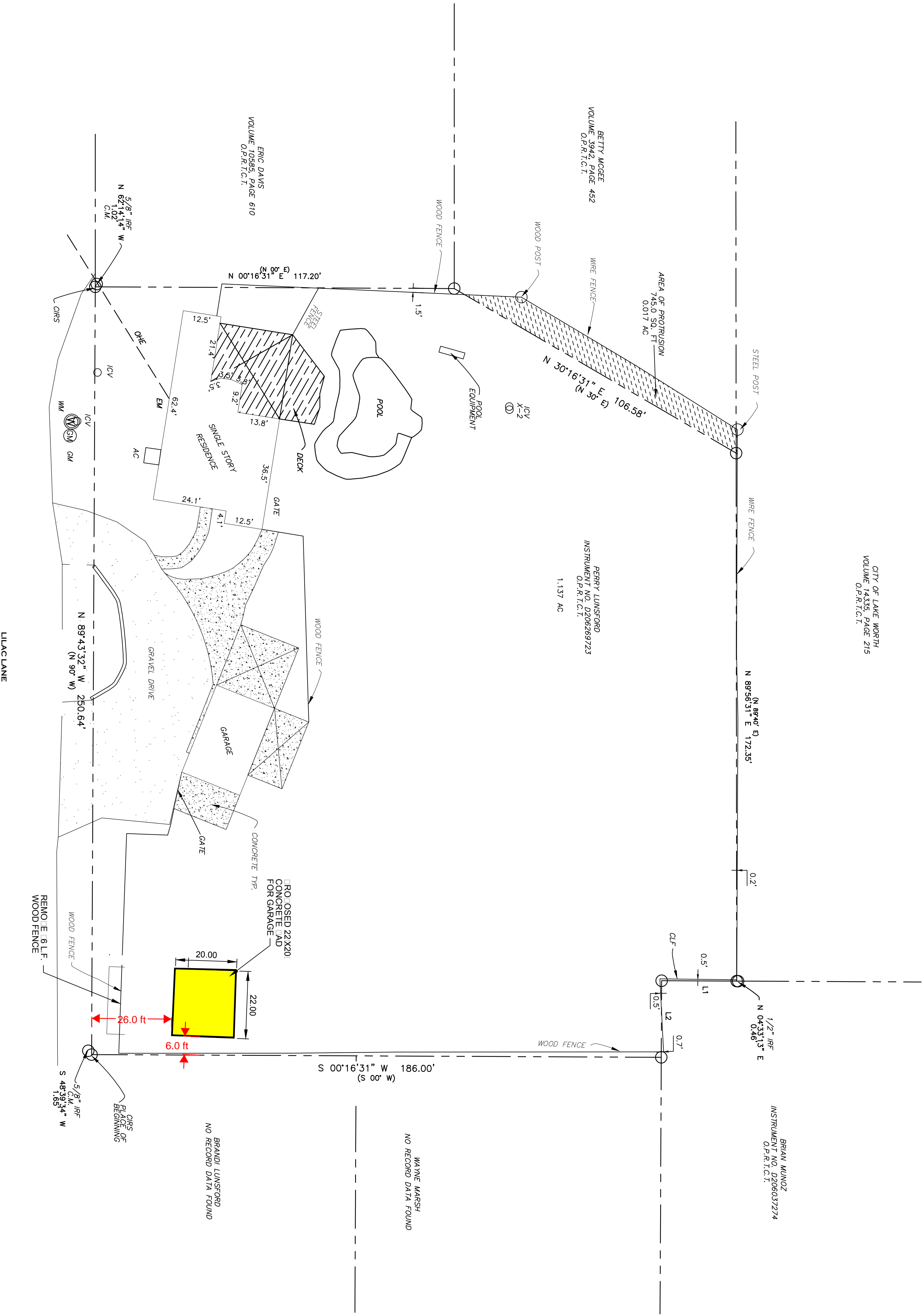
GEOMATICS SOLUTIONS, INC.

**3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916**

TBPLS FIRM NO. 10184400, SHELBY@

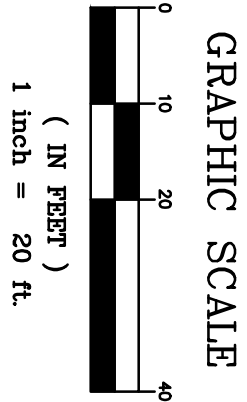
Scale: 1"=40' | Date: 6/14/18 | DWG: 2012037-FINAL PLAT

Drawn: OF Checked: SJH Job: 2012-037



MEASURED		
LINE	BEARING	DISTANCE
L1	S 00°16'31\"	24.50'
L2	S 89°43'29\"	25.00'

RECORD		
LINE	BEARING	
L1	S 00°	W
L2	S 90°	E



LEGEND	
	PROPERTY LINE
	WOOD FENCE
	WIRE FENCE
	STEEL POST
	WOOD POST
	GAS METER
	WATER METER
	IRRIGATION CONTROL VALVE
	AC UNIT
	CONCRETE
	GRAVEL
	DECK
	OVERHEAD ELECTRIC
	ELECTRIC METER
	POOL

TSPE NO. F-12452

civil engineering • planning
420 Throckmorton, Ste 930, Fort Worth, TX 76102
817-529-2700 evolvingtexas.com



REVISIONS	
NO.	DATE:

LILAC LANE ADDITION

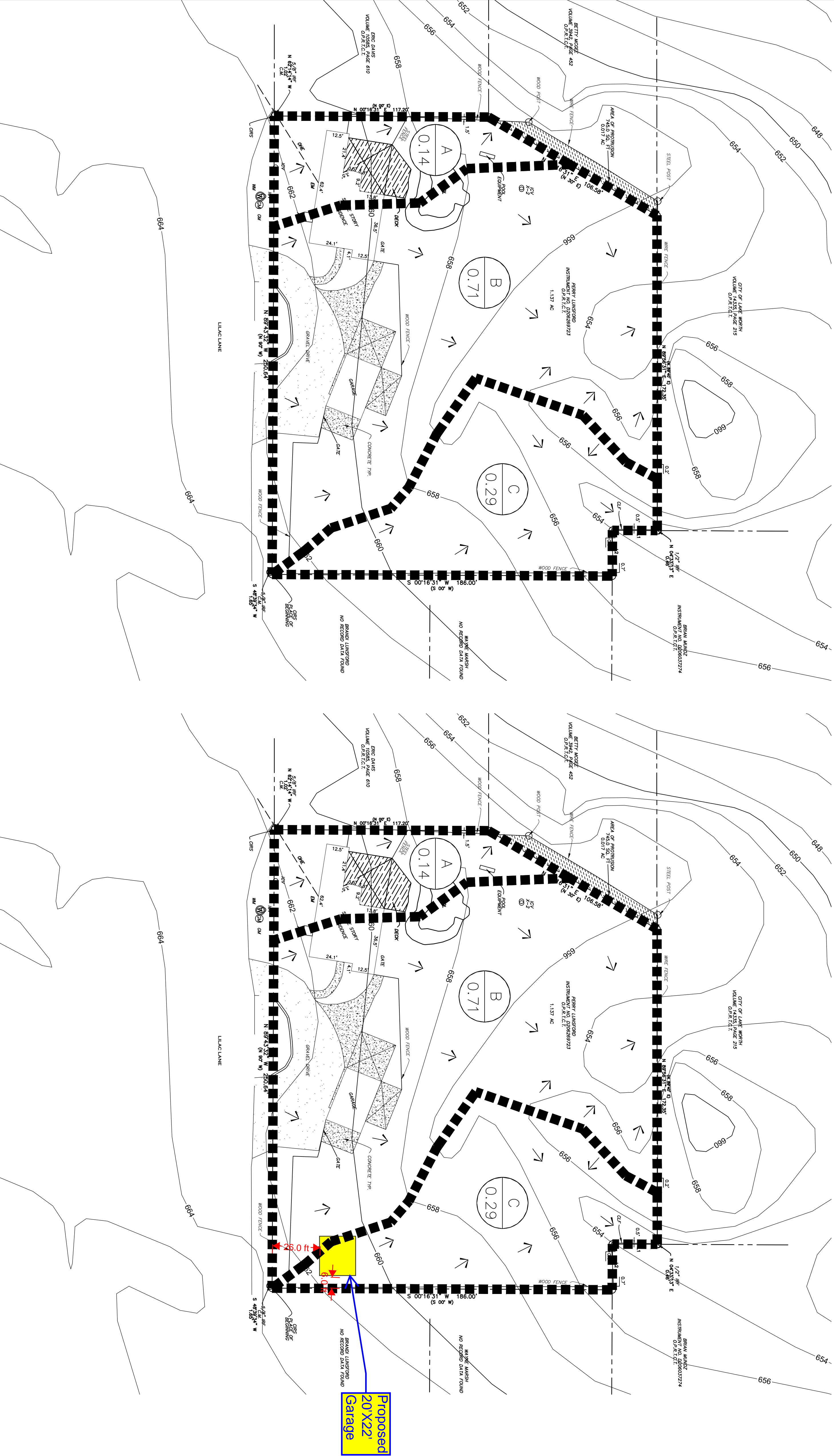
7012 LILAC LANE

FT. WORTH, TEXAS

SITE

LAN

SCALE:	1" = 20'
DRAWN BY:	OR
DESIGNED BY:	OR
CHECKED BY:	SR
PROJECT NO.	2012037
DATE:	May 1, 2018
SHEET:	1 OF 2

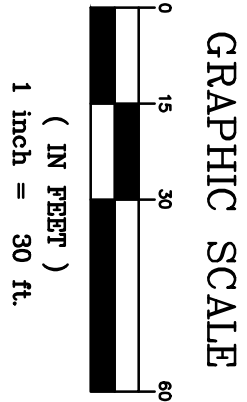


PRE-DEVELOPMENT STORM WATER DISCHARGE (RATIONAL METHOD)									
Area	Acres	C _{imp}	t _c	I ₁	I ₁₀	I ₁₀₀	Q ₁	Q ₅₀	Q ₁₀₀
A	0.14	0.55	15	4.06	6.51	9.24	0.31	0.50	0.71
B	0.71	0.55	15	4.06	6.51	9.24	1.59	2.54	3.61
C	0.29	0.55	15	4.06	6.51	9.24	0.65	1.04	1.47
TOTAL	1.14						2.55	4.08	5.79

POST-DEVELOPMENT STORM WATER DISCHARGE (RATIONAL METHOD)									
Area	Acres	C _{imp}	t _c	I ₁	I ₁₀	I ₁₀₀	Q ₁	Q ₅₀	Q ₁₀₀
A	0.14	0.55	15	4.06	6.51	9.24	0.31	0.50	0.71
B	0.71	0.55	15	4.06	6.51	9.24	1.59	2.54	3.61
C	0.29	0.55	15	4.06	6.51	9.24	0.65	1.04	1.47
TOTAL	1.14						2.55	4.08	5.79

MEASURED		
LINE	BEARING	DISTANCE
L1	S 00°16'31" W	24.50'
L2	S 89°43'29" E	25.00'

RECORD		
LINE	BEARING	
L1	S 00° W	
L2	S 90° E	



LEGEND	
	PROPERTY LINE
	WOOD FENCE
	WIRE FENCE
	STEEL POST
	GAS METER
	WATER METER
	IRRIGATION CONTROL VALVE
	AC UNIT
	GRAVEL
	CONCRETE
	DECK
	EXISTING CONTOUR
	OVERHEAD ELECTRIC
	ELECTRIC METER
	POOL

DRAINAGE LEGEND	
	DRAINAGE AREA NUMBER
	DRAINAGE AREA SIZE (AC.)
	DRAINAGE AREA BOUNDARY
	FLOW DIRECTION

SCALE:	1" = 30'
DRAWN BY:	OR
DESIGNED BY:	SR
CHECKED BY:	SR
PROJECT NO.	2012037
DATE:	May 1, 2018
SHEET:	2 OF 2

DRAINAGE STUDY

LILAC LANE ADDITION
7012 LILAC LANE
FT. WORTH, TEXAS

REVISIONS	
NO.	COMMENTS



TSPE NO. F-12452

civil engineering • planning
420 Throckmorton, Ste 930, Fort Worth, TX 76102
817-529-2700 evolvingtexas.com

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

**PRELIMINARY PLAT REQUEST
PLANNING & ZONING CASE #PZ-2018-10**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a preliminary plat. Attached you will find a copy of the preliminary plat. 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 17, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the proposed preliminary plat being all of a 1.137 acre tract of land legally known as Abstract 189, Tract(s) 14, 2Q, and 26, N B Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Keefer Addition, commonly known as 7012 Lilac Lane, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, August 14, 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.

Platting is a ministerial duty of the municipality. Platting is not a zoning change request and does not involve any properties except for the one(s) specifically called out on the plat document. Any property owner located within two hundred feet (200') of the property making application is required to be notified of the property owner's intent.

Please contact the Planning & Zoning Administrator at 817-255-7922 or smeason@lakeworthtx.org with any questions or concerns.

(See reverse for copy of Preliminary Plat Plan)

Janel Campbell/Leonard Keefer
7012 Lilac Lane
Lake Worth, Texas 76135

Perry Lunsford
10901 Swift Current Trail
Fort Worth, Texas 76179

C D Hoeflen
7613 Royal Troon Drive
Fort Worth, Texas 76179-3175

Anita P Arizola
4429 Williams Spring Road
Lake Worth, Texas 76135

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

Debra L Murray
4425 Williams Spring Road
Lake Worth, Texas 76135

Olivia Munoz
4513 Williams Spring Road
Lake Worth, Texas 76135

Mary B Pittman
7008 Greenbriar Crescent
Lake Worth, Texas 76135

Jimmy Marsh
505 Panama Court
Granbury, Texas

Wanda S Gilbreath
4516 Williams Spring Road
Lake Worth, Texas 76135

Theresa K Riley
7108 Lilac Lane
Lake Worth, Texas 76135

Theresa K Riley & Frank W Riley, Jr.
7108 Lilac Lane
Lake Worth, Texas 76135

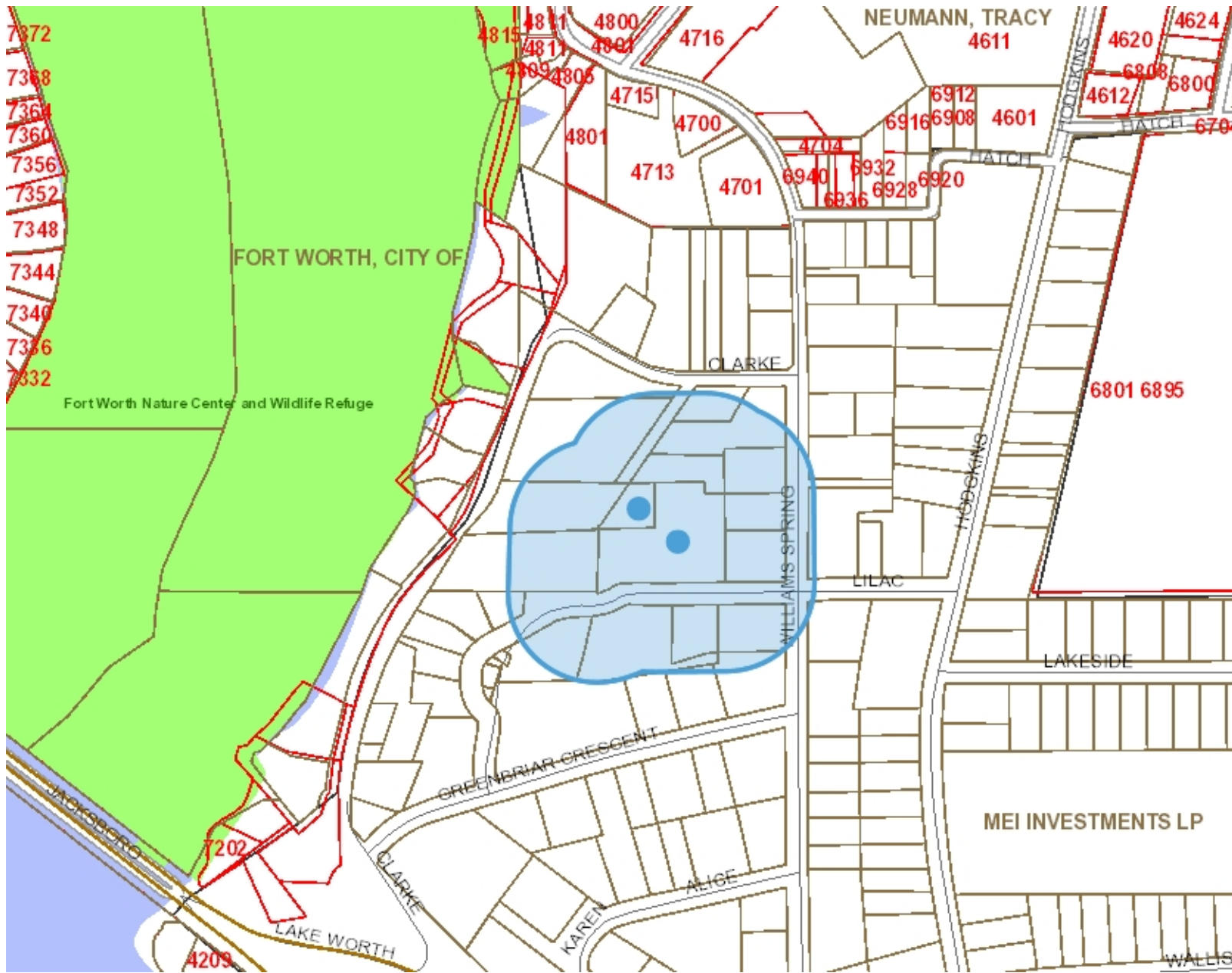
Betty M McGee
PO Box 121381
Fort Worth, Texas 76121-1381

Lake Worth Baptist Church
4447 Hodgkins Road
Lake Worth, Texas 76135

Coda & Denise Stephenson
7020 Lilac Lane
Lake Worth, Texas 76135

C & C Residential Properties
12970 Pandora Dr. Suite #115
Dallas, Texas 75238-3291

Frank W Riley, Jr.
6704 Azle Avenue
Lake Worth, Texas 76135



Legend

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



7/5/18 8:31 AM

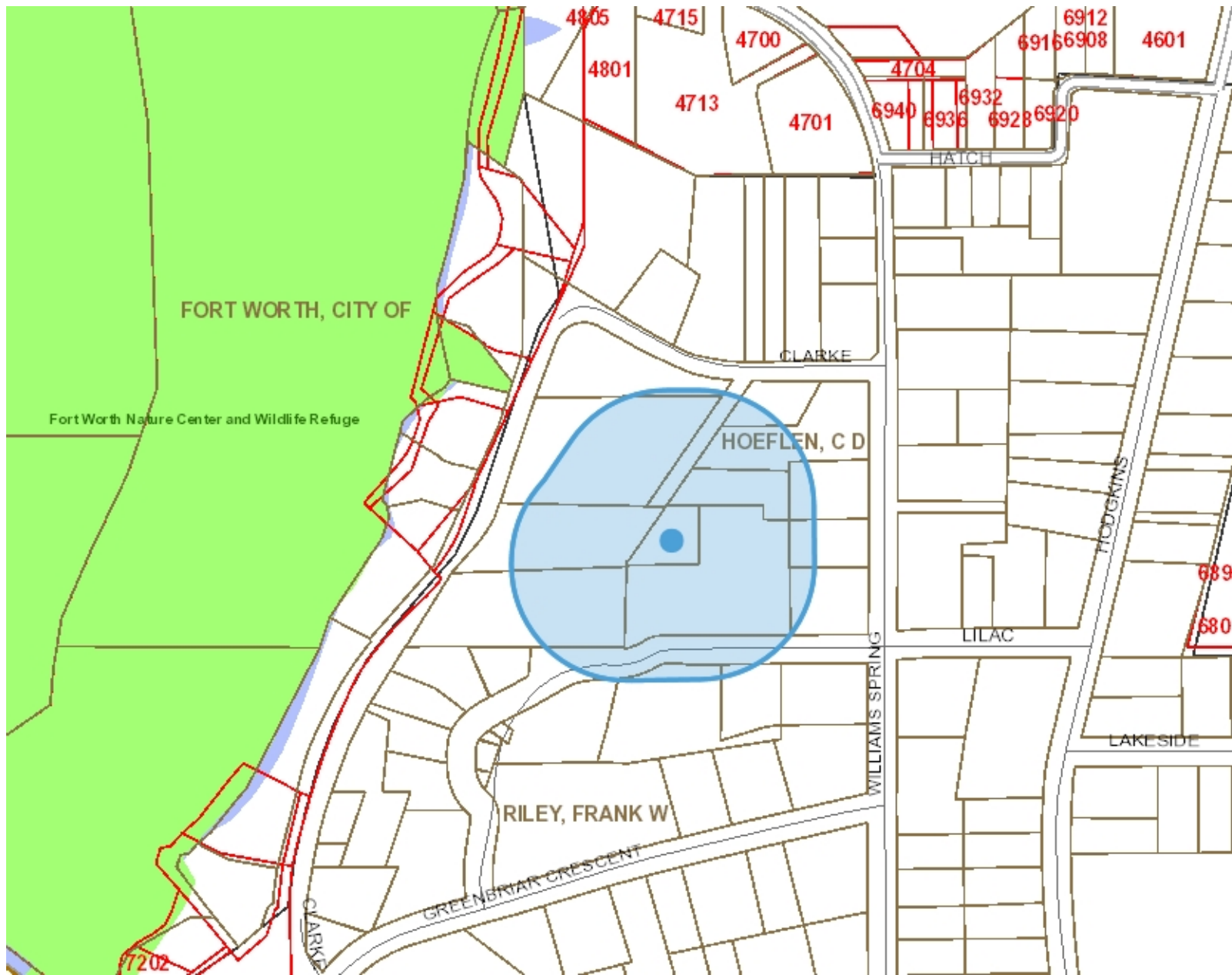
0.1 0 0.06 0.1 Miles

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

1:3,967





Legend

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



7/5/18 8:33 AM

0.1 0 0.05 0.1 Miles

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

NCTCOG ORTHOPHOTOGRAPHY

1:3,073



**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-2018-10 (Campbell/Keefer Preliminary Plat – 7012 Lilac Lane).



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2018-10 (Campbell/Keefer Preliminary Plat – 7012 Lilac Lane).

Property Owner Name: FRANK RILEY
(Please print)

Mailing Address: 6704 AZLE AVE.
L.W., TX. #76135

Signature: Frank Riley

Date: 7/10/18

Property Address(s): ~~7704~~ LILAC LANE
7115 Lilac
7013 Lilac

COMMENTS:

7016 Greenbriar Crescent

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JULY 12, 2018 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 7013 + 7115 Lilac Legal Description: NA

Received By: S Meason Date: 7-9-18

Lake Worth Planning & Zoning Commission Meeting – July 17, 2018

Agenda Item No. C.3

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2018-10, a proposed final plat being all of a 1.137-acre tract of land legally known as Abstract 189, Tract(s) 14, 2Q, and 26, N B Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Keefer Addition, and generally described as 7012 Lilac Lane, Lake Worth, Texas.

Property Description:

1.137-acre tract of land, located at 7012 Lilac Lane

Property Owner(s):

Leonard Keefer and Janel Campbell, 7012 Lilac Lane, Lake Worth, Texas 76135

Applicant:

Shelby Hoffman, 3000 S. Hulen, Suite #124-236, Fort Worth, Texas 76109

Engineer/Surveyor:

Surveyor: Geomatic Solutions, Inc., Shelby Hoffman, 3000 S. Hulen, Suite #124-236, Fort Worth, Texas 76109

Engineer: Evolving Civil Engineering, Samantha Renz, 420 Throckmorton, Suite #930, Fort Worth, Texas 76102

Current Zoning:

"SF1" – Single Family Residential

Current Use(s):

"SF1" – Single Family Residential

Existing Road(s):

Lilac Lane

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:

Agenda Item No. C.3

Mr. Keefer approached the City about building a new garage structure on his property located at 7012 Lilac Lane, upon investigation it was discovered that the property has never been platted. Before Mr. Keefer can construct the garage, he must get a preliminary and final plat approved and the final plat filed with Tarrant County. The final plat document and drainage and site plan were prepared and have been reviewed by city staff and they conform to the City's requirements. The preliminary plat document was heard just prior, now the final plat must be heard by the Planning and Zoning Commission for recommendation to the City Council.

Public Input:

On Friday, July 5, 2018 as required by State law, the City mailed out seventeen (17) letters of Notification for a Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Saturday, June 30, 2018. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

Attachments:

1. Subdivision Application/Owner Authorization Form/Waiver of 30 Day Action Form
2. Preliminary Plat Document/Utility Plan/Drainage Study
3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map
6. Returned Public Comment Form(s)

Recommended Motion or Action:

Staff's recommends approval of Agenda Item C.3 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-2018-10 + 2018-11
Date Submitted: 05-16-18

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME KEEFER ADDITION

CURRENT ZONING CLASSIFICATION SFR

CURRENT LEGAL DESCRIPTION N.B. BREEDING SURVEY, ABSTRACT NO. 189

TOTAL ACRES 1.137 # OF LOTS 1 PROPOSED USE RESIDENTIAL

APPLICANT/DEVELOPER INFORMATION

NAME SHELBY HOFFMAN

ADDRESS 3000 S. HULEN SUITE 124-236 CITY FORT WORTH

STATE TEXAS ZIP 76109 EMAIL SHELBY@GSISURVEY.COM

PHONE 817-487-8916

FAX _____

PROPERTY OWNER INFORMATION

NAME LENNIE KEEFER

ADDRESS 7012 LILAC LANE CITY LAKE WORTH

STATE TEXAS ZIP 76135 EMAIL LKEEFER75@MSN.COM

PHONE 409-795-4886

FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME SHELBY HOFFMAN

ADDRESS SAME

CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

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

Sj Holf
SIGNATURE OF OWNER, AGENT, OR APPLICANT

03/15/2018
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
- ☒ FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

OFFICE USE ONLY

Fee: 560.00

Date Paid: 6-14-18

Receipt #: P18-0503

Ownership Verified:

☒ YES ☐ NO

Taxes Paid:

☒ YES ☐ NO

Liens Paid:

☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 6-30-18

Public Hearing 200' Notification Deadline Date: 7-7-18

P&Z Commission Meeting Date: 7-17-18

City Council Meeting Date: 8-14-18

Plat Approval Date: _____

Plat File Date: _____

Instrument #: _____



AUTHORIZATION FORM

City of Lake Worth

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

Dated: 5-16-2018

Re: _____

I, Leonard Keefe, owner of the Property located at 7012 Lilac St., Lake Worth, TX do hereby certify that I have given my permission to Shelby Hoffman, RPLS, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☒ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☐ Land Use Designation
- ☐ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for Leonard Keefe
(applicant)

Leonard Keefe
Print Name

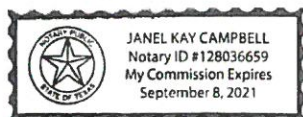
[Signature]
Signature of Owner

7012 Lilac Lane, Lake Worth, TX 76155 409-795-4886 5-16-2018
Address Phone No. Date

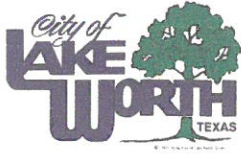
State of Texas §
County of Tarrant §

Before me, _____, a Notary Public in and for said County and State, on this day personally appeared Leonard Keefe known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



[Signature]
Notary



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: _____
Date Submitted: _____
Accepted By: _____

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME KEEFER ADDITION

CURRENT LEGAL DESCRIPTION N.B.BREEDING SURVEY, ABSTRACT NO. 189

TOTAL ACRES 1.137 # OF LOTS 1 PROPOSED USE RESIDENTIAL

PROPERTY OWNER INFORMATION

NAME LENNIE KEEFER

ADDRESS 7012 LILAC LANE CITY LAKE WORTH

STATE TEXAS ZIP 76135 EMAIL LKEEFER75@MSN.COM

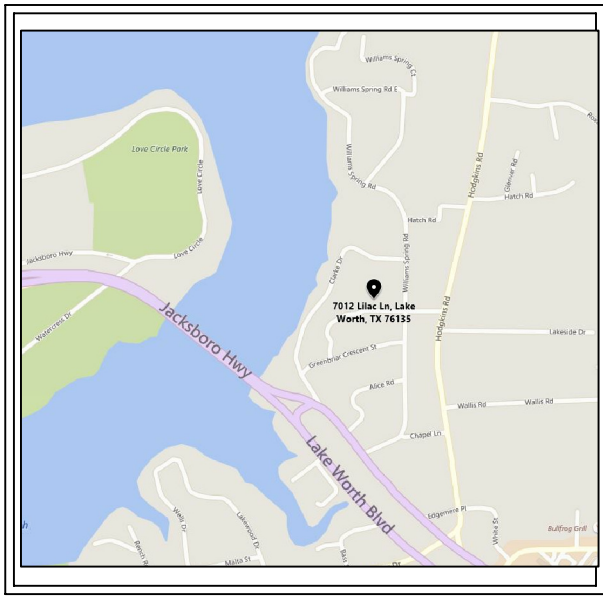
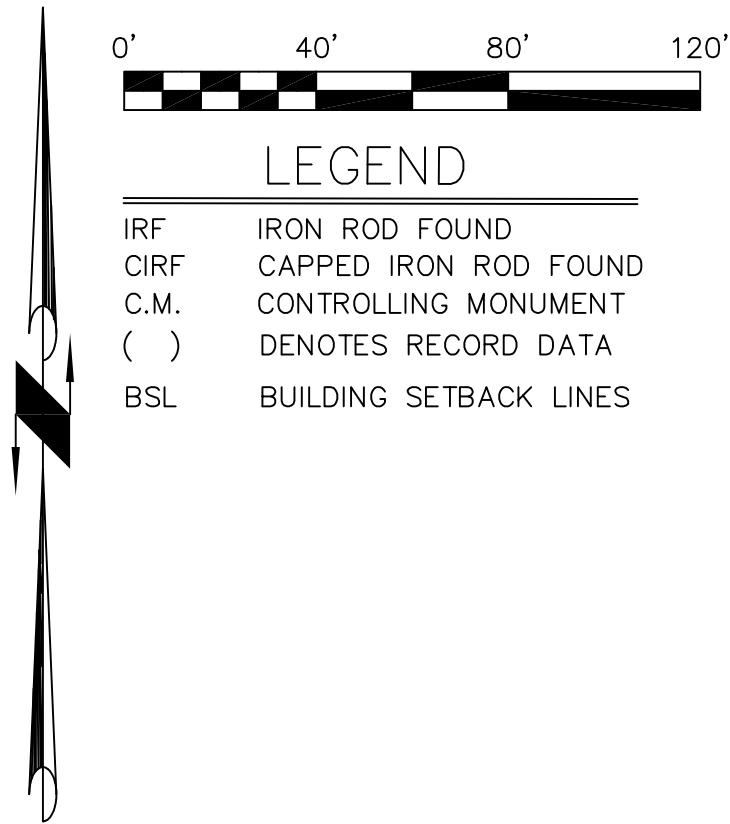
PHONE 409-795-4886 FAX _____

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

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


SIGNATURE OF OWNER, AGENT, OR APPLICANT

08/15/18
DATE



VICINITY MAP
(NOT TO SCALE)

CONSTRUCTION PROHIBITED OVER EASEMENTS

"NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE."

EASEMENT RESTRICTION STATEMENT

"ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER CROWTHS OR IMPROVEMENTS WHICH IS ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INFRESS AND ENGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.."

FLOOD PLAIN

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO. 48439C0305 K, MAP REVISED SEPTEMBER 25, 2009

RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS

"THE CITY OF LAKE WORTH RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE."

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS ON THIS _____ DAY OF _____

MAYOR

ATTEST:

CITY SECRETARY

OWNERS:

LEONARD KEEFER, AND JANEL CAMPBELL
7012 LILAC LN.
LAKE WORTH, TEXAS
ZONING:
SINGLE FAMILY RESIDENTIAL

SURVEYOR:

GEOMATIC, SOLUTIONS INC.
300 S. HULEN, SUITE 124-236
FORTH WORTH, TEXAS
817-487-8916

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS: THAT I LEONARD KEEFER, DO HEREBY ADOPT THIS FINAL PLAT AS LOT 1, BLOCK 1, KEEFER ADDITION, AN ADDITION TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON;

LEONARD KEEFER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LEONARD KEEFER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS: THAT I JANEL CAMPBELL, DO HEREBY ADOPT THIS FINAL PLAT AS LOT 1, BLOCK 1, KEEFER ADDITION, AN ADDITION TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON;

JANEL CAMPBELL

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JANEL CAMPBELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC

STATE OF TEXAS:

COUNTY OF TARRANT:

WHEREAS, LEONARD KEEFER, AND JANEL CAMPBELL, ARE THE SOLE OWNERS OF THAT CERTAIN TRACT OF LAND IN TNE N.B. BREEDING SURVEY, ABSTRACT NO. 189, CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D212104825, DEED RECORDS, TARRANT COUNTY, (D.R.T.C.T.), TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID KEEFER TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BRANDI LUNS福德, IN THE NORTH LINE OF LILAC LANE;

THENCE, WITH THE NORTH LINE OF SAID LILAC LANE, N 89°43'32"W, A DISTANCE OF 250.64 FEET, TO A CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID KEEFER TRACT, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ERIC DAVIS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 10585, PAGE 610, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID KEEFER TRACT, AND WITH SAID DAVIS TRACT, N 00°16'31"E, A DISTANCE OF 117.20 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO BETTY MCGEE, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3942, PAGE 452, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID KEEFER TRACT, AND WITH SAID MCGEE TRACT, N 30°16'31"E, A DISTANCE OF 106.58 FEET, TO THE NORTHWEST CORNER OF SAID KEEFER TRACT, IN THE SOUTH LINE OF A TRACT OF LAND, CONVEYED TO THE CITY OF LAKE WORTH, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 14335, PAGE 215, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID KEEFER TRACT, AND WITH SAID LAKE WORTH TRACT, N 89°56'31"E, A DISTANCE OF 172.35 FEET, TO A POINT FROM WHICH AN IRON ROD FOUND, BEARS, N 04°33'13"E, 0.46 FEET, IN THE WEST LINE OF A TRACT OF LAND, CONVEYED TO BRIAN MUNOZ, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D206037274, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID KEEFER TRACT, AND WITH SAID MUNOZ TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. S 00°16'31"W, A DISTANCE OF 24.50 FEET;
2. S 89°43'29"E, A DISTANCE OF 25.00 FEET, TO THE NORTHEAST CORNER OF SAID KEEFER TRACT, AT THE NORTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO WAYNE MARSH;

THENCE, WITH THE COMMON LINE BETWEEN SAID KEEFER TRACT, AND WITH SAID MARSH TRACT, AND WITH THE COMMON LINE BETWEEN SAID KEEFER TRACT, AND WITH SAID LUNS福德 TRACT, S 00°16'31"W, A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.137 ACRES OF LAND, AS SURVEYED ON THE GROUND, UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S., ON APRIL 16, 2012.

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON APRIL 16, 2012, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



FINAL PLAT
LOT 1, BLOCK 1,
KEEFER ADDITION
BEING A 1.137 ACRE TRACT OF LAND IN THE N.B.
BREEDING SURVEY, ABSTRACT NO. 189, CITY OF
LAKE WORTH, TARRANT COUNTY, TEXAS
1.137 ACRE

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916

TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

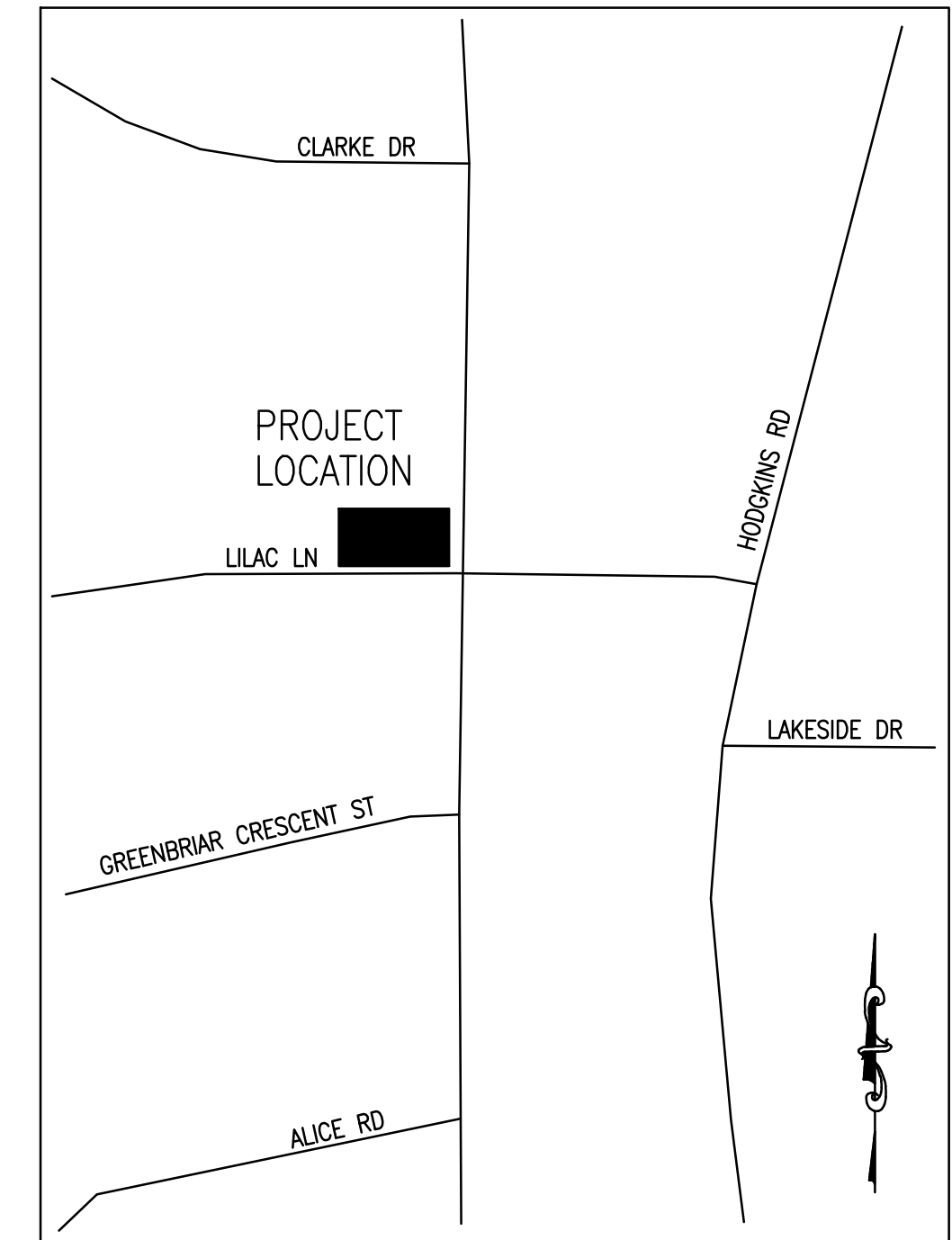
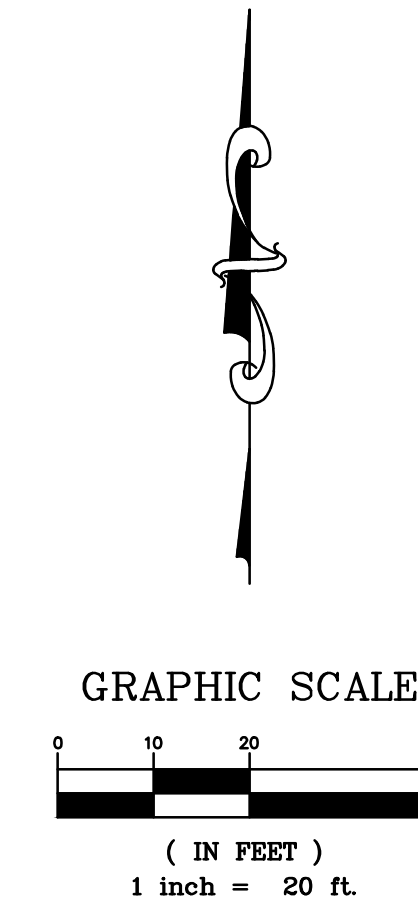
Scale: 1"=40'	Date: 6/14/18	DWG: 2012037-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2012-037

MEASURED

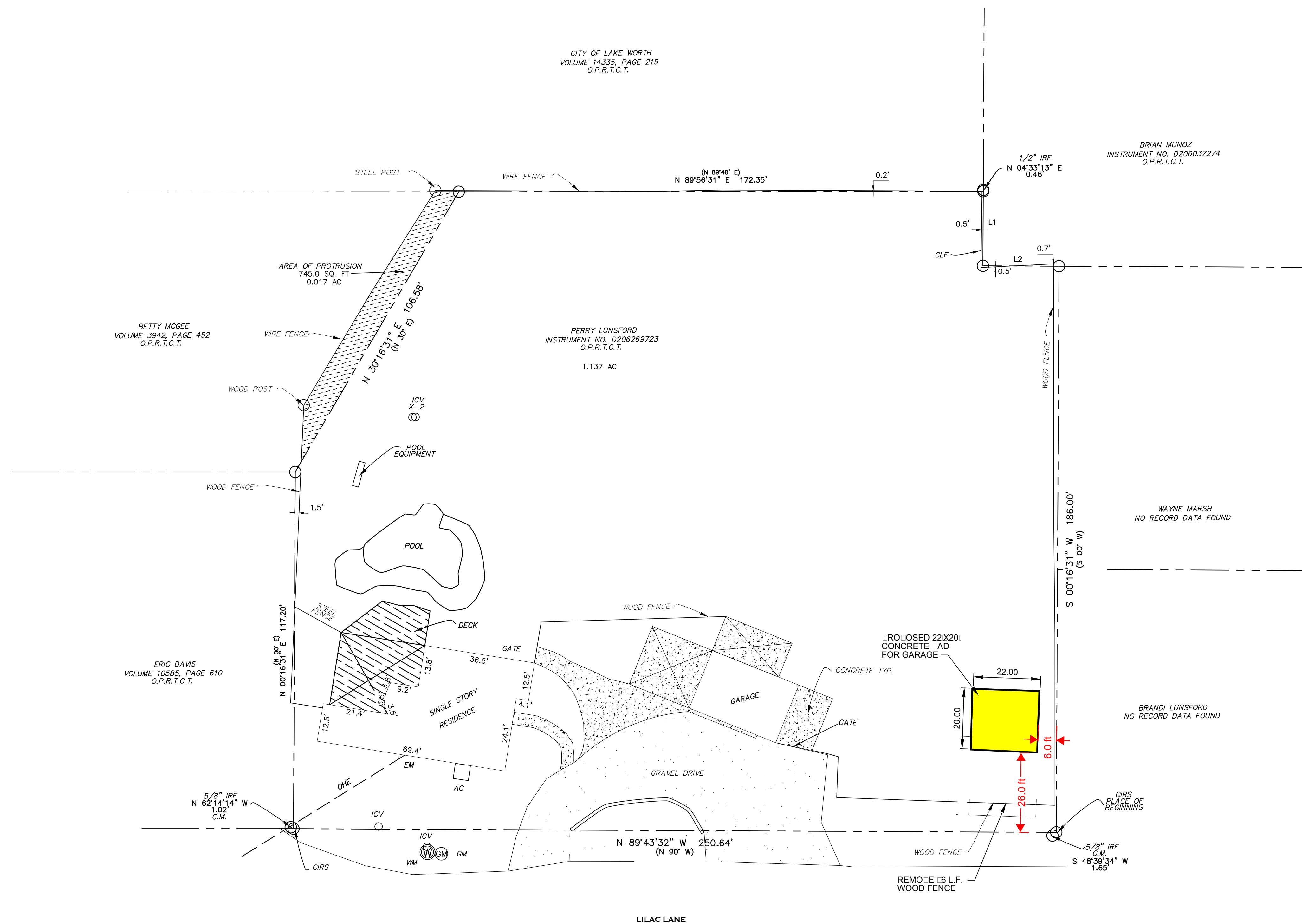
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L2	S 89°43'29" E	25.00'

RECORD

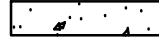
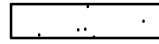

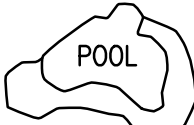
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L2	S 90° E




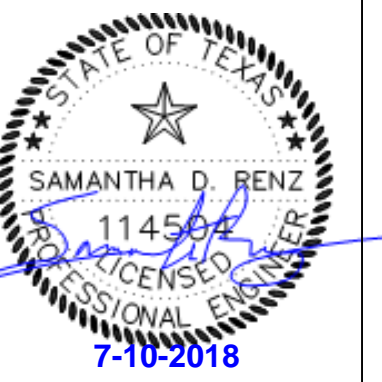
VICINITY MAP



LEGEND

----	PROPERTY LINE
=====	WOOD FENCE
-----	WIRE FENCE
○	STEEL POST
○	WOOD POST
ⓄM	GAS METER
ⓄW	WATER METER
○ ICV	IRRIGATION CONTROL VALVE
□ AC	AC UNIT
	CONCRETE
	GRAVEL
	DECK
<u>OHE</u>	OVERHEAD ELECTRIC
EM	ELECTRIC METER
	POOL

 **evolving**
civil engineering • planning
420 Throckmorton, Ste 930, Fort Worth, TX 76102
817-525-2700 evolvingtexas.com

[illegible]

LILAC LANE ADDITION
7012 LILAC LANE
FT. WORTH, TEXAS

SITE ☐ LAN

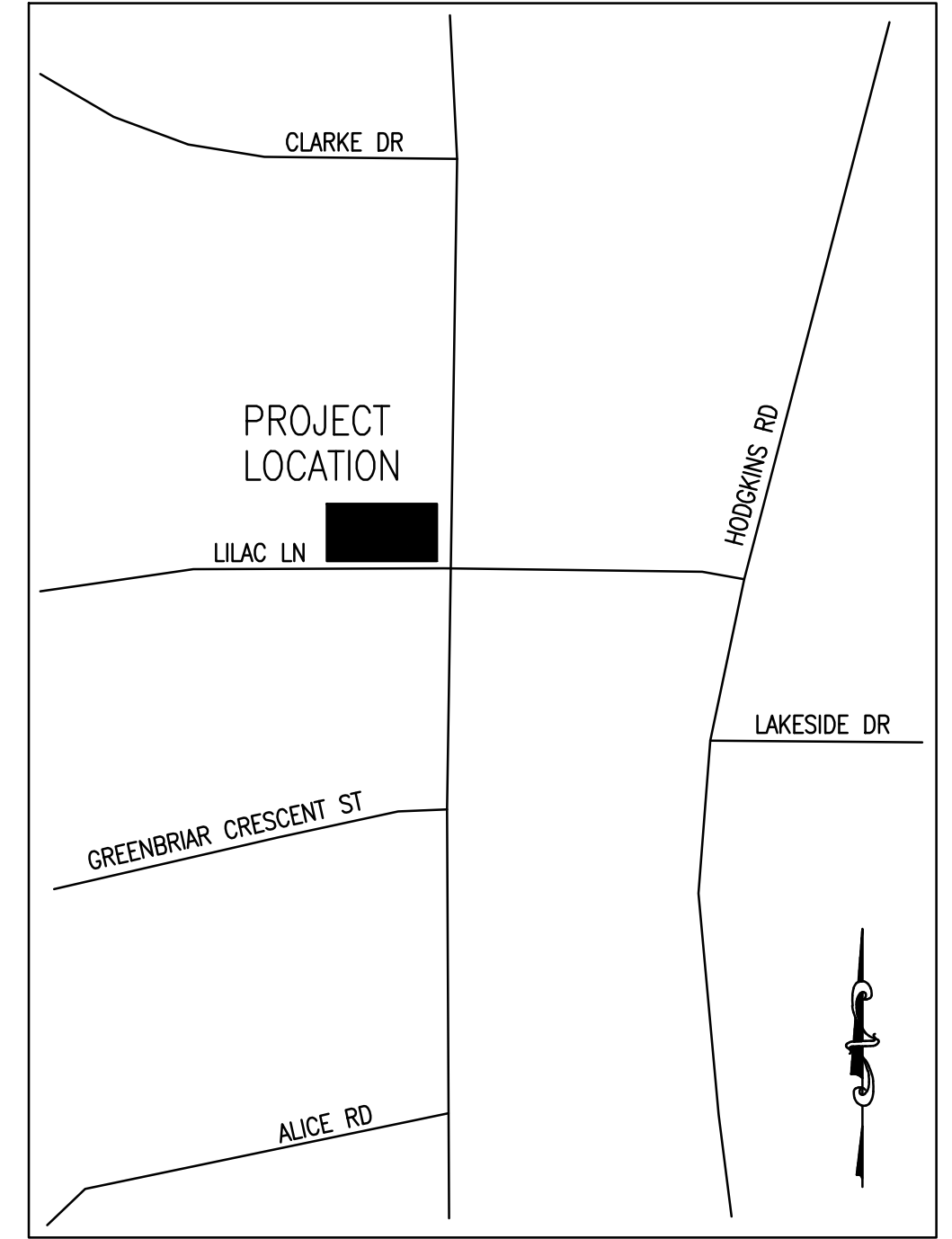
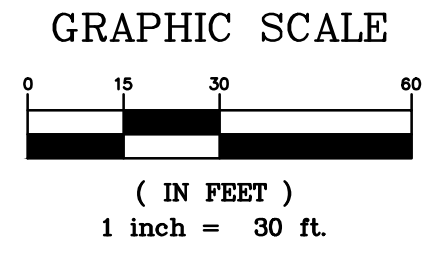
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DRAWN BY:	OR
DESIGNED BY:	OR
CHECKED BY:	SR
PROJECT NO.	2012037
DATE:	May 1, 2018
SHEET:	

LINE	BEARING	DISTANCE
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L2	S 89°43'29" E	25.00'

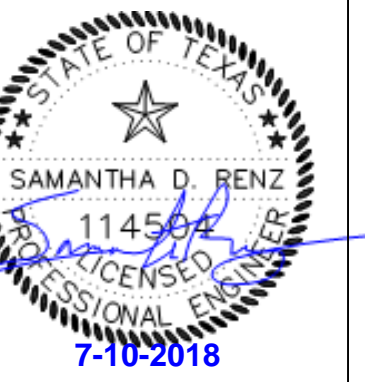
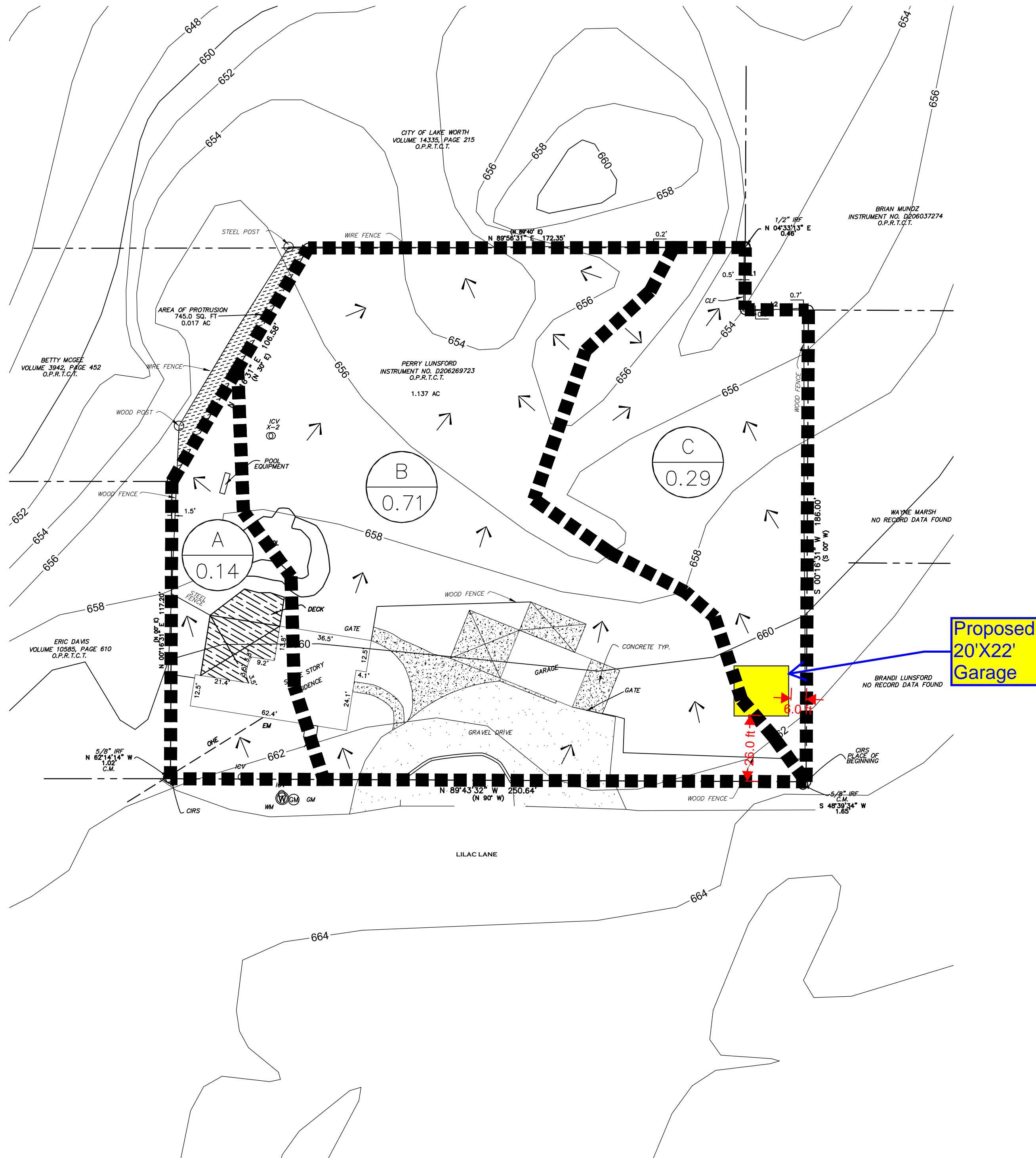
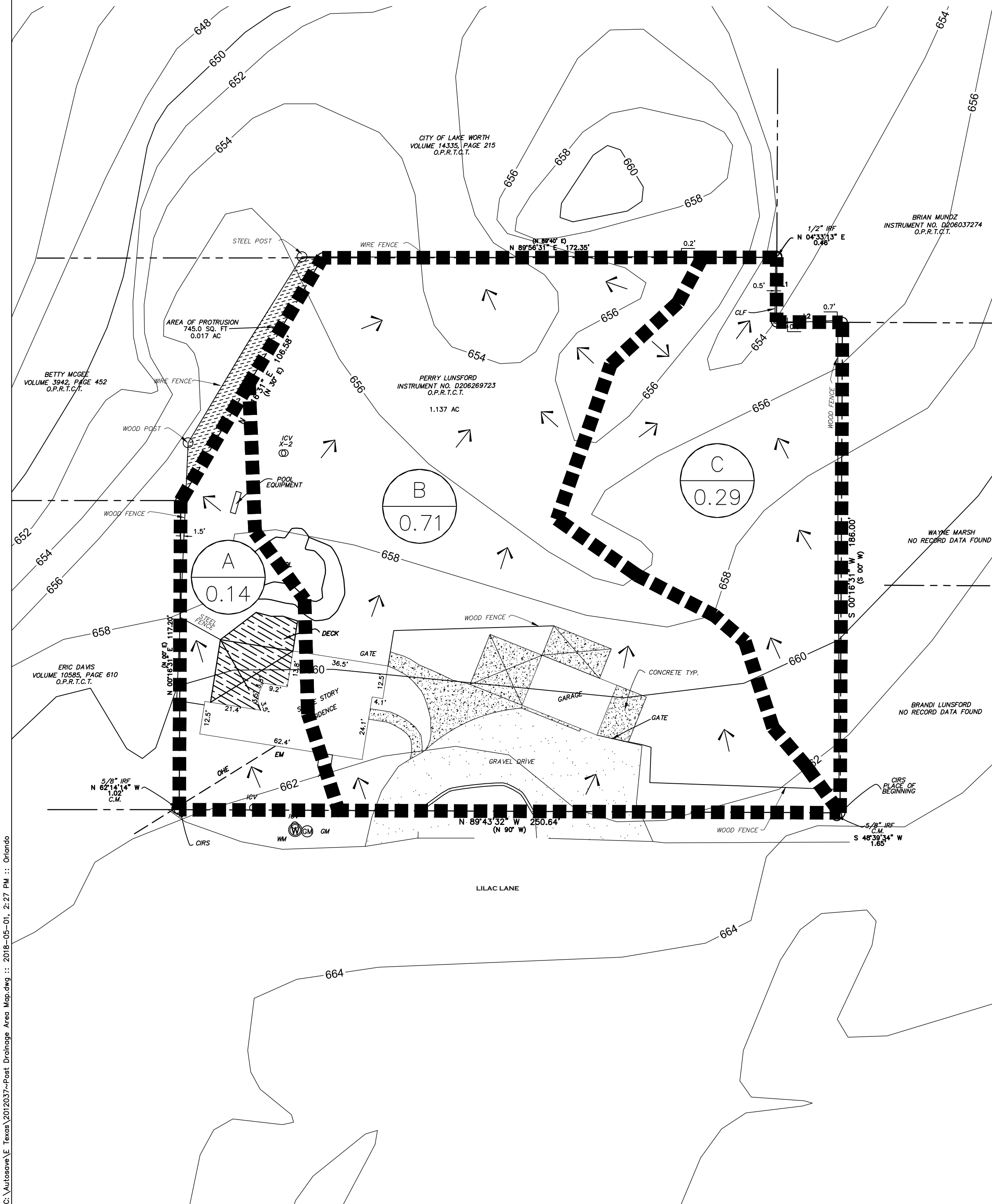
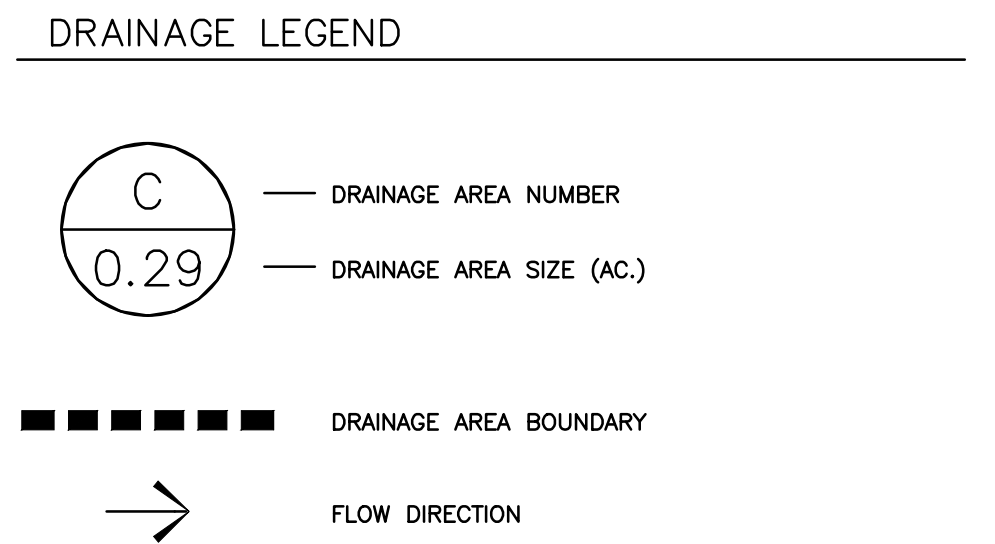
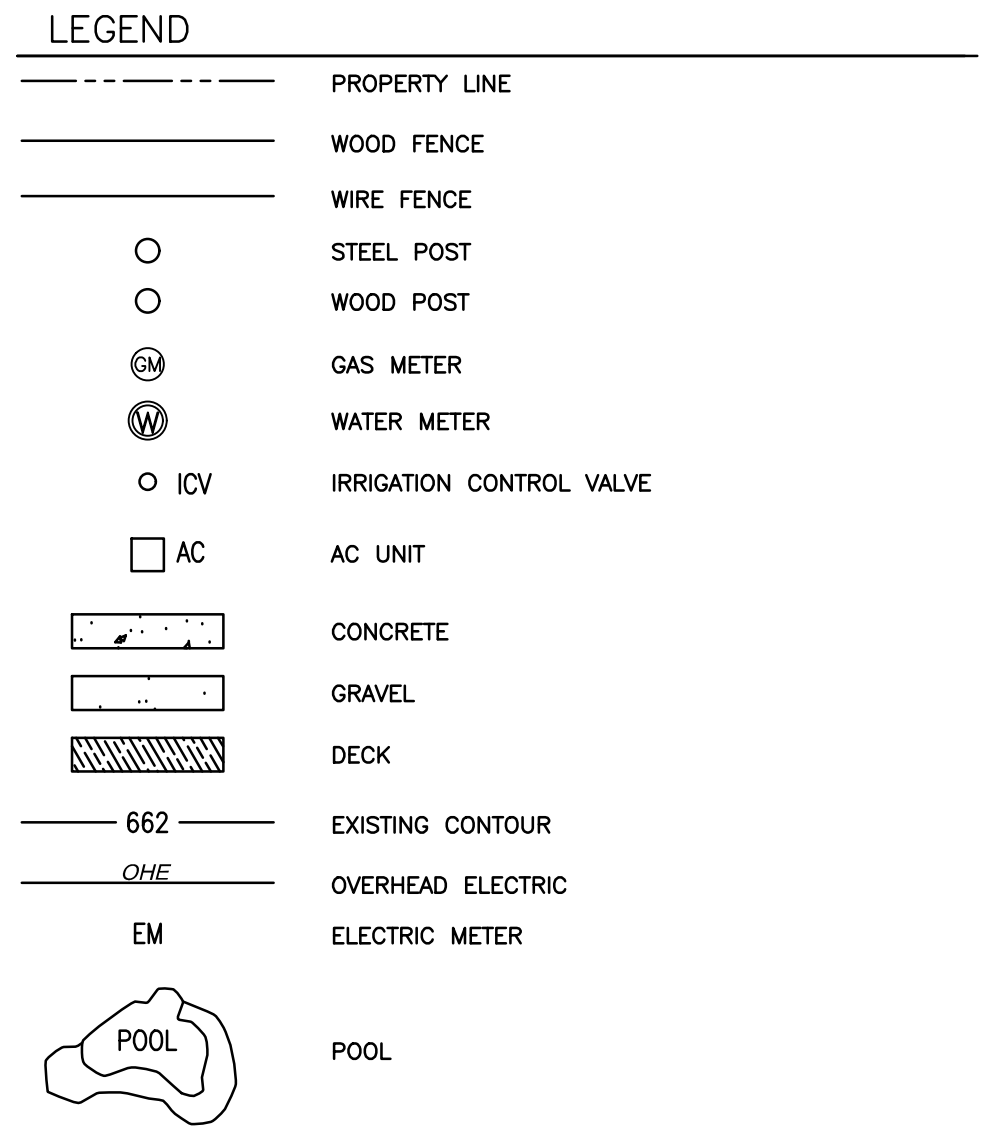
LINE	BEARING
L1	S 00° W
L2	S 90° E

PRE-DEVELOPMENT STORM WATER DISCHARGE (RATIONAL METHOD)									
Area	Acres	C_{PDE}	tc	I_1	I_{10}	I_{100}	Q_1	Q_{10}	Q_{100}
A	0.14	0.55	15	4.06	6.51	9.24	0.31	0.50	0.71
B	0.71	0.55	15	4.06	6.51	9.24	1.59	2.54	3.61
C	0.29	0.55	15	4.06	6.51	9.24	0.65	1.04	1.47
TOTAL	1.14						2.55	4.08	5.79

POST-DEVELOPMENT STORM WATER DISCHARGE (RATIONAL METHOD)									
Area	Acres	C _{ROST}	tc	I ₁	I ₁₀	I ₁₀₀	Q ₁	Q ₁₀	Q100
A	0.14	0.55	15	4.06	6.51	9.24	0.31	0.50	0.71
B	0.71	0.55	15	4.06	6.51	9.24	1.59	2.54	3.61
C	0.29	0.55	15	4.06	6.51	9.24	0.65	1.04	1.47
TOTAL	1.14						2.55	4.08	5.79



VICINITY MAP

[illegible]

LILAC LANE ADDITION
7012 LILAC LANE
FT. WORTH, TEXAS

DRAINAGE STUDY

SCALE:	1" = 30'
AWN BY:	OR
SIGNED BY:	OR
CHECKED BY:	SR
PROJECT NO.	2012037
DATE:	May 1, 2018
DELETED:	

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

**FINAL PLAT REQUEST
PLANNING & ZONING CASE #PZ-2018-11**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a final plat. Attached you will find a copy of the final plat. 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 17, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the proposed final plat being all of a 1.137 acre tract of land legally known as Abstract 189, Tract(s) 14, 2Q, and 26, N B Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Keefer Addition, commonly known as 7012 Lilac Lane, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, August 14, 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.

Platting is a ministerial duty of the municipality. Platting is not a zoning change request and does not involve any properties except for the one(s) specifically called out on the plat document. Any property owner located within two hundred feet (200') of the property making application is required to be notified of the property owner's intent.

Please contact the Planning & Zoning Administrator at 817-255-7922 or smeason@lakeworthtx.org with any questions or concerns.

(See reverse for copy of Final Plat Plan)

Perry Lunsford
10901 Swift Current Trail
Fort Worth, Texas 76179

Wanda S Gilbreath
4516 Williams Spring Road
Lake Worth, Texas 76135

Anita P Arizola
4429 Williams Spring Road
Lake Worth, Texas 76135

Theresa K Riley & Frank W Riley, Jr.
7108 Lilac Lane
Lake Worth, Texas 76135

Debra L Murray
4425 Williams Spring Road
Lake Worth, Texas 76135

Lake Worth Baptist Church
4447 Hodgkins Road
Lake Worth, Texas 76135

Mary B Pittman
7008 Greenbriar Crescent
Lake Worth, Texas 76135

Theresa K Riley
7108 Lilac Lane
Lake Worth, Texas 76135

Janel Campbell/Leonard Keefer
7012 Lilac Lane
Lake Worth, Texas 76135

Betty M McGee
PO Box 121381
Fort Worth, Texas 76121-1381

C D Hoeflen
7613 Royal Troon Drive
Fort Worth, Texas 76179-3175

Coda & Denise Stephenson
7020 Lilac Lane
Lake Worth, Texas 76135

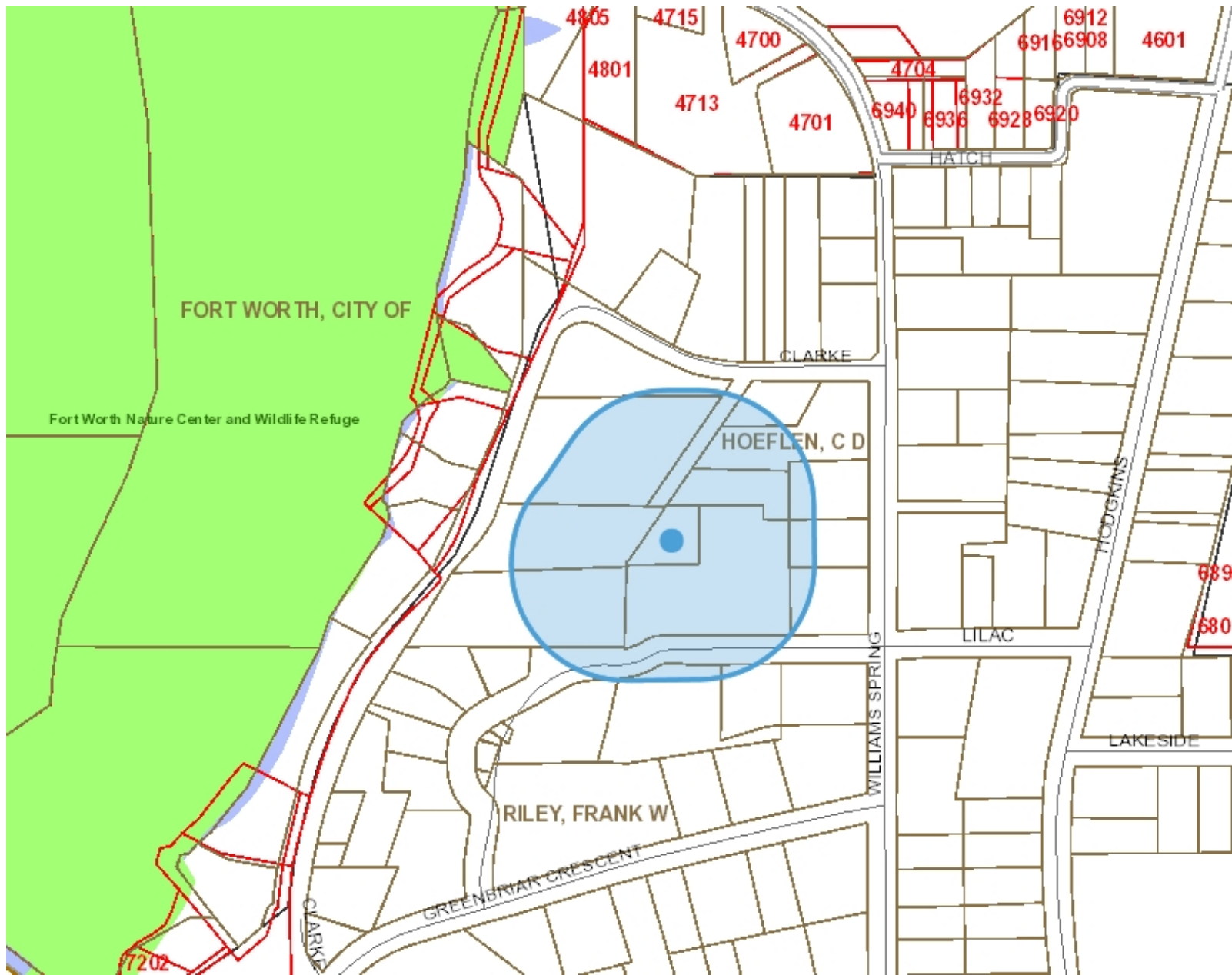
City of Lake Worth
3805 Adam Grubb
Lake Worth, Texas 76135

C & C Residential Properties
12970 Pandora Dr. Suite #115
Dallas, Texas 75238-3291

Olivia Munoz
4513 Williams Spring Road
Lake Worth, Texas 76135

Jimmy Marsh
505 Panama Court
Granbury, Texas

Frank W Riley, Jr.
6704 Azle Avenue
Lake Worth, Texas 76135



Legend

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



7/5/18 8:33 AM

0.1 0 0.05 0.1 Miles

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

NCTCOG ORTHOPHOTOGRAPHY

1:3,073



**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-2018-11 (Campbell/Keefer Final Plat – 7012 Lilac Lane).

☐ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2018-11 (Campbell/Keefer Final Plat – 7012 Lilac Lane).

Property Owner Name: Theresa Riley & Frank R. by
(Please print)

Mailing Address: 7108 Lilac Lane

Signature: Theresa Riley

Date: 7-12-18

Property Address(s): 7024 Greenbrier Crescent

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JULY 12, 2018 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: _____ Legal Description: _____

Received By: S. Meason Date: 7-12-18

RECEIVED

JUL 12 2018

**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-2018-11 (Campbell/Keefer Final Plat – 7012 Lilac Lane).
- ☐ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2018-11 (Campbell/Keefer Final Plat – 7012 Lilac Lane).

Property Owner Name: Theresa Riby
(Please print)

Mailing Address: 7108 Lilac Lane

Signature: Theresa Riby

Date: 7-9-18

Property Address(s): ~~7108 Lilac Lane~~
7025 Clark

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, JULY 12, 2018 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: _____ Legal Description: _____

Received By: S Meason Date: 7-9-18

RECEIVED

JUL 09 2018

Lake Worth Planning & Zoning Commission Meeting – July 17, 2018

Agenda Item No. C.4

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2018-12, an Ordinance amending Ordinance No. 683, so as to consider a site plan amendment of an approximately 0.5509-acre parcel of land, legally known as Block 9A, Lot 3RB, Shady Oaks Manor Addition, and generally described as 6059 Lake Worth Blvd., Lake Worth, Tarrant County, Texas.

Property Description:

0.5509-acre parcel of land, located at 6059 Lake Worth Blvd.

Property Owner(s):

Abdul Hadwani, PO Box 906, Colleyville, Texas 76034

Applicant:

Hatcher Holdings LLC, DBA Bosses Pizza, Randy Hatcher, 1701 Egret Lane, Southlake, Texas 76092

Engineer/Surveyor:

Larry Blackmon Inc., Larry Blackmon, 6716 Azle Avenue, Lake Worth, Texas 76135

Current Zoning:

“PC” – Planned Commercial

Current Use(s):

Restaurant

Existing Road(s):

Lake Worth Blvd.

Surrounding Zoning:

North: The property to the north is in City of Fort Worth limits.

South: The property to the south is currently zoned “PC” – Planned Commercial.

East: The property to the south is currently zoned “PC” – Planned Commercial.

West: The property to the south is currently zoned “PC” – Planned Commercial.

Summary:

Mr. Hatcher is the owner of Bosses Pizza which currently operates out of the existing building. He wishes to add a walk-in cooler at the rear of the property. The cooler will sit ten feet (10') from the existing building as required by fire code. This will be considered an accessory

Agenda Item No. C.4

building/use since it is not attached to the building which requires a site plan amendment, as per Sec. 14.507 (g) Density, Area, and Height Regulations of the Chapter 14 Zoning Ordinance. The cooler will also be masonry as required per section per Sec. 14.606 (b) (4) of the Chapter 14 Zoning Ordinance. See below both sections. There will be a fenced in enclosure securing the cooler.

Sec. 14.507 “P-C” Planned Commercial District

(g) Density, Area, and Height Regulations. In approving a “P-C” Planned Commercial District or a use designation in a “P-C” Planned Commercial District, the city council shall specify density, area, height, screening, parking, landscaping, and other development criteria as may be required in subsection (j), development plan. Such standards shall be indicated on the development plan and shall be made a part of the article. No property located in a “P-C” Planned Commercial District shall be modified as to density, area, height, screening, parking, landscaping, or other development criteria unless a development plan containing such revised development criteria is approved.

Sec. 14.606 Masonry Requirement

(b) In general, unless specifically provided below, the masonry requirements set forth shall be applicable to all residential and nonresidential districts.

(4) Any one-story detached accessory building in SF-1 Single-Family Residential zoning, used as a tool/storage shed of less than 120 square feet does not require a building permit and will not have to meet the minimum masonry requirement. Any permanent one story detached accessory building of 120 square feet or more in SF-1 Single-Family Residential zoning, that is used for storage will not have to meet the minimum masonry requirement, as long as new materials, including factory finished/painted steel and all materials used in residential construction are used in the construction. A permanent accessory building cannot meet or exceed the total square footage of the primary structure/residence, nor have a height exceeding the primary structure/residence. All detached accessory buildings not in SF-1 Single-Family Residential zoning shall meet the minimum masonry requirements.

Public Input:

On Thursday, July 5, 2018 as required by State law, the City mailed out seven (7) letters of Notification for a Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City’s paper of record, the Fort Worth Star Telegram on Saturday, June 30, 2018. We have received the following in favor/opposition to the request:

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

Agenda Item No. C.4

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

Recommended Motion or Action:

Staff recommends approval of agenda item C.4 as presented.

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING ORDINANCE NO. 683, SO AS TO CONSIDER A SITE PLAN AMENDMENT, ATTACHED HERETO AS “EXHIBIT A” OF AN APPROXIMATELY 0.5509-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 9A, LOT 3RB, SHADY OAKS MANOR ADDITION, AND GENERALLY DESCRIBED AS 6059 LAKE WORTH BLVD., LAKE WORTH, TARRANT COUNTY, TEXAS; 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 0.5509-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to approve a site plan amendment; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on July 17, 2018, and by the City Council of the City of Lake Worth August 14,

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. 683, 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 683 AMENDED

Ordinance No. 683 is hereby amended by approving a site plan amendment and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Zoning Case No. PZ-2017-08

Owner:	Abdul Hadwani
	PO Box 906
	Colleyville, Texas 76034

Applicant: Hatcher Holdings LLC DBA Bosses Pizza
Randy Hatcher
1701 Egret Lane
Southlake, Texas 76034

Legal Description: Block 9A, Lot 3RB, Shady Oaks Manor Addition
Lake Worth, Tarrant County, Texas

Property Address: 6059 Lake Worth Blvd.

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of a Restaurant 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 by a vote of ____ to ____ this 14th day of August, 2018.

Approved:

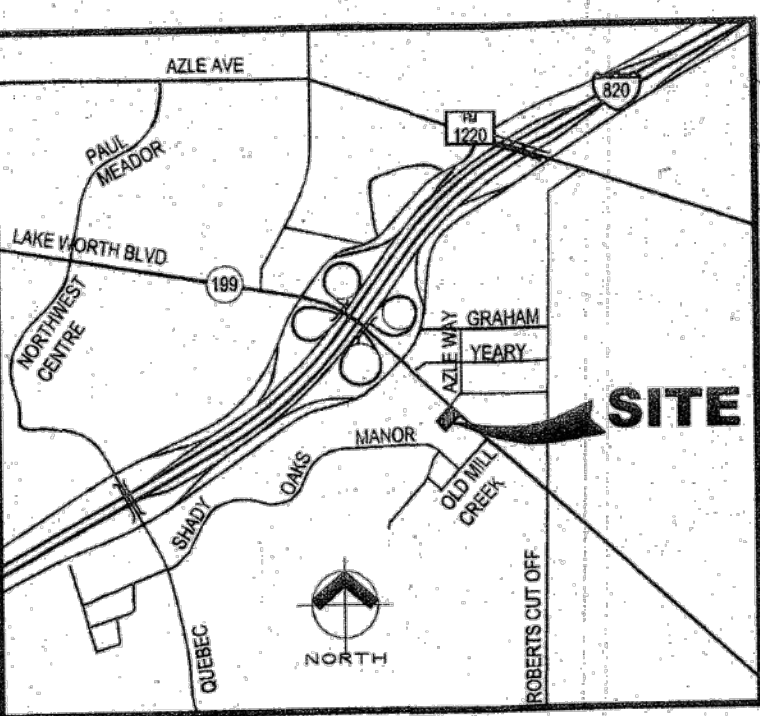
Walter Bowen, Mayor

Attest:

Monica Solko, TRMC
City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney



VICINITY MAP

MAPSCO 46R SCALE N.T.S.

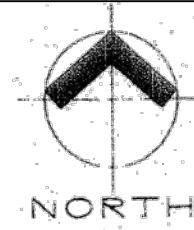
GORDON SWIFT TRUSTEE
LEGAL INSTRUMENT RECORDED
IN VOL. 7521, PAGE 311
LOT 1, BLOCK 9-A
SHADY OAKS MANOR
VOL. 388-95, PG. 49

LAKE WORTH CITY LIMITS
FORT WORTH CITY LIMITS

- GAS METER
- GAS VALVE
- TELEPHONE PEDISTAL
- POWER POLE
- DOWN GUY
- SANITARY SEWER MAN HOLE
- CLEAN OUT
- SIGN
- LIGHT POLE
- TREE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- BOLLARD

REF.:
DEICER SURVEYING CO., INC.

LOT 3, BLOCK 9
SHADY OAKS MANOR
GORDON II
LEGAL INSTRUMENT RECORDED
IN VOL. 7521, PAGE 311



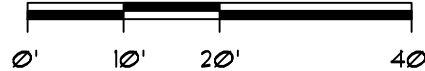
NORTH

JACKSBORO HWY. (ST. HWY. 199)
LAKE WORTH BLVD.

1

SITE PLAN

SCALE: 1"=20'



SITE DATA TABLE

EXISTING ZONING	PLANNED COMMERCIAL
PROPOSED USE	EXIST. RESTAURANT
LAND AREA	24,000 SF
BUILDING SIZE	2,518 SF EXIST.
LOT COVERAGE	10.49%
TOTAL PARKING REQUIRED 1 FOR EVERY 2 SEATS	86 TOTAL SEATS
TOTAL PARKING PROVIDED	43 SPACES
ACCESSIBLE PARKING REQUIRED/ PROVIDED	2 SPACES (INCL.)

ALL LANDSCAPING IS EXISTING AND TO REMAIN.

PROJECT TIMELINE

WALK IN COOLER ASSEMBLY	3 DAYS
ELECTRICAL HOOK UP & REFRIGERATION	3 DAYS
FENCE CONSTRUCTION	3 DAYS
TOTAL PROJECT TIMELINE ESTIMATION IS 10-14 DAYS ONCE APPROVED BY CITY COUNCIL	

OWNER:
ABDUL HADIWANI
P.O. BOX 306
COLLEYVILLE, TEXAS 76034

TENANT:
RANDY HATCHER
6059 LAKE WORTH BLVD.
LAKE WORTH, TEXAS 76135
PHONE: 817-504-4364
EMAIL: randyhatcher@hotmail.com

NOTE TO BIDDERS

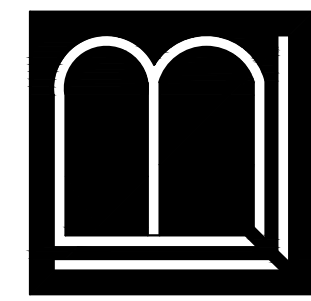
THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT
A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL
BE RESPONSIBLE FOR PROVIDING AND INSTALLING
ALL COMPONENTS NECESSARY TO PROVIDE A
COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT
SHOWN ON THE DRAWINGS.



6/13/2018

BOSSER PIZZA
6059 LAKE WORTH BLVD.
LAKE WORTH, TEXAS 76135

LARRY L. BLACKMON INC.
ENGINEERING & BUILDING DESIGN
6716 AZLE AVENUE
FORT WORTH, TEXAS 76135
REGISTRATION #: F-002382
EMAIL: larry@blackmonconsultingengineers.com PHONE: 817-236-9801



SITE PLAN

SHEET:
S-1

DATE:
5/17/2018

DRAWN BY:
RLK

DESIGN BY:
LLB



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-2018-12
Date Submitted: 5-21-18

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

 ZONING CHANGE

 X LAND USE

 SITE PLAN

 X SITE PLAN AMENDMENT

PROPERTY ADDRESS 6059 Lake Worth Blvd, Lake Worth, TX 76135
CURRENT LEGAL DESCRIPTION Block 9A, Lot 3RB, Shady Oaks Manor Add
CURRENT ZONING CLASSIFICATION & LAND USE PC Planned Commercial
PROPOSED ZONING CLASSIFICATION & LAND USE PC Planned Commercial - Restaurant
TOTAL ACRES .5509 # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Randy Hatcher - Hatcher Holdings LLC dba Bosses Pizza
ADDRESS 1701 Egret LN CITY Southlake
STATE Texas ZIP 76092 EMAIL randy.hatcher@hotmail.com
PHONE 817-501-4364 FAX

PROPERTY OWNER INFORMATION

NAME Abdul Hadwari
ADDRESS PO Box 906 CITY Colleyville
STATE Texas ZIP 76034 EMAIL
PHONE 972-839-8394 FAX

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Larry Blackmon Inc
ADDRESS 6716 Azle Avenue CITY Fort Worth
STATE Texas ZIP 76135 EMAIL larry@blackmonconsultingengineers.com
PHONE 817-238-9801 FAX

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

Abdul Hadwari
SIGNATURE OF OWNER, AGENT, OR APPLICANT

5/21/18
DATE

GENERAL INFORMATION

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: 275.00
Date Paid: 5-21-18
Receipt #: P18-0412
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 6-30-18
Public Hearing 200' Notification Deadline Date: 7-7-18
P&Z Commission Meeting Date: 7-17-18
City Council Meeting Date: 8-14-18
Approval Date: _____
Ordinance Number: _____
Instrument #: _____

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

**SITE PLAN AMENDMENT
PLANNING & ZONING CASE #PZ-2018-12**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a site plan amendment. Attached you will find a copy of the site plan document for reference. 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 17, 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. 683, so as to consider a site plan amendment of an approximately 0.5509 acre parcel of land, legally known as Block 9A, Lot 3RB, Shady Oaks Manor Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.5509 acre parcel of land recorded in the deed records of Tarrant County, Texas. The property to be considered is generally described as a 0.5509-acre parcel of land located 6059 Lake Worth Blvd., Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, August 14, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed site plan amendment 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 with any questions or concerns.

(See reverse for copy of Site Plan Document)

Katie's Express Car Wash LLC
1924 Jacksboro Highway
Fort Worth, Texas 76114-2315

Kamimasa Enterprises Inc.
6823 Green Oaks Road, Suite C
Fort Worth, Texas 76116-1732

Quik-Way Retail Assoc II Ltd.
8350 N. Central Expwy., Ste #M2185
Dallas, Texas 75206-1617

El Sombrero Mexican Rest Inc.
316 S Saginaw Blvd.
Saginaw, Texas 76179

Abdul M Hadwani
1508 Royal Lane
Colleyville, Texas 76034-5584

BAP Hospitality LLC
624 Boyd Road
Azle, Texas 76020

Wells Fargo Bank
333 Market FI 10th St
San Francisco, CA 94105-2101

