

**CITY OF LAKE WORTH**

**PLANNING AND ZONING COMMISSION AGENDA**

**3805 ADAM GRUBB  
LAKE WORTH, TEXAS 76135  
TUESDAY, JULY 18, 2017**

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**REGULAR MEETING: 6:30 PM**

Held in the City Council Chambers

**A. CALL TO ORDER**

**A.1 ROLL CALL**

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

**B. MINUTES**

**B.1 [Approve minutes of the June 20, 2017 Planning & Zoning Commission meeting.](#)**

**C. PUBLIC HEARINGS**

**C.1 [Public Hearing to consider Planning & Zoning Case No. PS17-05, a proposed preliminary plat being all of a .562 acre parcel of land known as Abstract 189, Tract 73, 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, Westbrook Addition, commonly known as 4539 Hodgkins Road, Lake Worth, Texas.](#)**

**C.2 [Public Hearing to consider Planning & Zoning Case No. PZ17-05, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of an approximately 0.612 acre tract of land, legally known as Block 1, Lot\(s\) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract\(s\) 2bbbb and 2XXX, John Breeding Survey, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.612 acre tract of land recorded in the deed records of Tarrant County, Texas, from a zoning district change and land use designation from "SF1" Single Family Residential \(vacant land\) and "PC" – Planned Commercial for the use of a Donut Shop to a zoning district change and land use designation of "PC" – Planned Commercial for the use of Retail Lease Space and Food Establishments, and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.612 acre tract of land located at 6932 and 7000 Foster Drive, Lake Worth, Texas.](#)**

**D. STAFF REPORT(S) / ANNOUNCEMENT(S)**

**D.1 PLANNING & ZONING ADMINISTRATOR REPORTS:  
1. COMMISSION REAPPLICATION(S)**

**E. EXECUTIVE SESSION**

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

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

**F. 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.

**G. 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 14 2017 at 6:30 p.m.

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Planning & Zoning Administrator

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

**REMOVED FROM  
POSTING BOARD**

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

BY: \_\_\_\_\_

**REMOVED FROM  
POSTING BOARD**

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

## Lake Worth Planning and Zoning Commission Meeting – July 18, 2017

### Agenda Item No. B.1

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

**ITEM:** Approve minutes of the June 20, 2017 Planning & Zoning 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 20, 2017 Planning and Zoning Commission meeting minutes

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the June 20, 2017 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 20, 2017**

**REGULAR MEETING: 6:30 PM**

**A. CALL TO ORDER.**

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

**A.1 ROLL CALL.**

Present:	Sue Wenger	Chair, Place 7
	Jeannie Turley	Vice Chair, Place 3
	Sherrie Kubala Watkins	Place 2
	Troy Jones	Place 5
	Dianne Smith	Place 6
Absent:	Becky Campbell	Place 1
	Patty Biggers	Place 4
Staff:	Stacey Almond	City Manager
	Barry Barber	Building Development Director
	Suzanne Meason	Planning and Zoning Administrator

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

Chair Wenger gave the invocation. Attendees recited the pledge of allegiance.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE MAY 23, 2017 PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**COMMISSIONER JONES MADE A MOTION, SECONDED BY COMMISSIONER SMITH, TO APPROVE THE MINUTES OF THE MAY 23, 2017 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.**

**MOTION TO APPROVE CARRIED 5-0.**

## **C. PUBLIC HEARINGS**

- C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ17-04, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CHANGE THE ZONING DESIGNATION OF AN APPROXIMATELY 0.2249 ACRE TRACT OF LAND, LEGALLY KNOWN AS BLOCK 5, LOT 18, BROADVIEW WEST, LAKE WORTH, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 0.2249 ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION CHANGE AND LAND USE APPROVAL FROM “SF-1” – SINGLE FAMILY RESIDENTIAL TO A ZONING DESIGNATION CHANGE AND LAND USE OF “MD” – MODERATE DENSITY FOR THE USE OF A DUPLEX DWELLING UNIT, AND BY AMENDING THE OFFICIAL ZONING MAP AND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE LAND USE PLAN TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED FOR RE-ZONING IS GENERALLY DESCRIBED AS A 0.2249 TRACT OF LAND LOCATED AT 6012 COWDEN STREET, LAKE WORTH, TEXAS.**

### **DENIED**

Chair Wenger opened the Public Hearing at 6:32 p.m.

Chair Wenger called on the applicant to present the item. Jason Jones, the applicant and property owner presented his case. The applicant is requesting a zoning district change and land use from “SF-1” – Single Family Residential to “MD” Moderate Density for the use of a Duplex Dwelling Unit. Mr. Jones advised that he purchased the property to use as a rental property with multiple dwelling units being rented and later found out that the property had actually been re-zoned to “SF-1” Single Family Residential and he was not able to do so. Mrs. Almond asked Mr. Jones to clarify his proposed use. He advised that he would like to use the front as a duplex unit and the back structure would be vacant at this time. Mr. Jones was available to answer any questions.

Chair Wenger asked what the square footage of the structures were. Mr. Jones advised that the front structure, Unit A was approximately 1142 square feet, Unit B was 798 square feet, and the Guest House was 810 square feet.

Commissioner Smith inquired about parking for the property. Mr. Jones stated that there are two (2) driveways on the property and that it could comfortably park four (4) cars off the street.

Mrs. Almond did clarify that the zoning being requested is “MD – Moderate Density and that it would not allow the back structure (guest house) to be used for a dwelling unit at all.

Chair Wenger asked about care and maintenance of the property. The applicant advised that he has a property management company in place to manage the property.

Commissioner Smith asked staff if there were any other Duplex Units in this vicinity. Mrs. Almond advised that the properties in the area were either Single Family or Commercial and that the future land use plan does not designate for the Moderate Density in that area, so if changed the future land use plan would have to be updated as well.

Chair Wenger called for anyone wishing to speak for or against the request to come forward.

There being no one else wishing to speak, Chair Wenger closed the public hearing at 6:44 p.m. and called for a motion.

Ms. Meason presented the case to the Commission on behalf of staff, and was available to answer any additional questions.

**COMMISSIONER JONES MADE A MOTION, SECONDED BY COMMISSIONER SMITH, TO DENY PLANNING & ZONING CASE #PZ17-04 AS PRESENTED.**

**MOTION TO DENY CARRIED 4-1.**

**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 are 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 are no items listed in Executive Session.

**F. ADJOURNMENT**

Chair Wenger adjourned the meeting at 6:54 p.m.

**APPROVED:**

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Sue Wenger, Chair  
Planning & Zoning Commission

**ATTEST:**

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Suzanne Meason  
Planning & Zoning Administrator



## Lake Worth Planning & Zoning Commission Meeting – July 18, 2017

### Agenda Item No. C.1

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PS17-05, a proposed preliminary plat being all of a .562 acre parcel of land known as Abstract 189, Tract 73, 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, Westbrook Addition, commonly known as 4539 Hodgkins Road, Lake Worth, Texas. .

**Property Description:**

0.562 acres of property, located at 4539 Hodgkins Road

**Property Owner(s):**

Lee E Westbrook, 1205 Pepperidge Lane, Fort Worth, Texas 76131

**Applicant:**

Lee E Westbrook

**Engineer/Surveyor:**

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

Surveyor: Coombs Land Surveying, Inc., Ron Coombs, PO Box 11370, Fort Worth, Texas 76110

**Current Zoning:**

"SF-1" – Single Family Residential

**Proposed Use:**

"SF-1" – Single Family Residential

**Existing Road(s):**

Hodgkins Road

**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:**

Mr. Westbrook purchased the above mentioned vacant property in May 2016 with the intent to build a residence on the property. The property is still in abstract/tract form and requires platting

**Agenda Item No. C.1**

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in order for a structure to be built on the property. Therefore, Mr. Westbrook hired a surveyor to prepare a preliminary plat for approval, along with an engineer who has provided the utility layout and drainage study for the property. City utilities (water/sewer) are already in place and the property will just hook to the existing services upon construction. The preliminary plat and plans submitted comply with the City of Lake Worth requirements and are ready for approval. Once the preliminary plat has been approved by the Planning & Zoning Commission and City Council, a final plat will be prepared and brought back to the Commission/Council for final approval and then filing with Tarrant County. Once this has been done, a building permit for construction can be issued.

**Public Input:**

On Friday, June 30, 2017, as required by State law, the City mailed out twenty one (21) letters of Notification for a Public Hearing to all property owners within two hundred (200) feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, June 30, 2017. We have received the following in favor/opposition to the request:

1. FOR – no comment forms received.
2. AGAINST – One (1) comment form received, owner is against, advised not enough information given, but did not leave a contact number for staff to reach out.

**Fiscal Impact:**

N/A

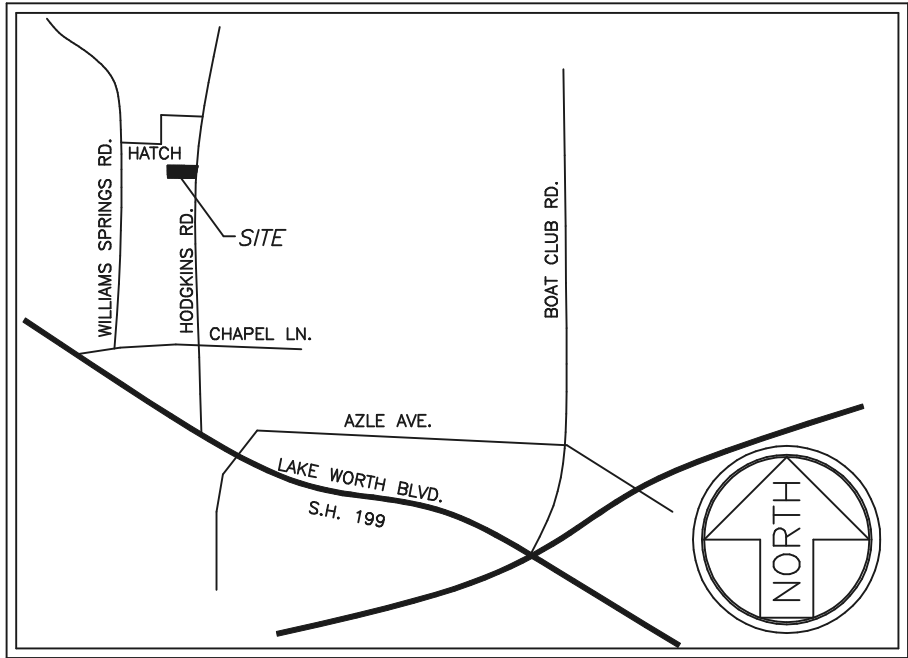
**Attachments:**

1. Preliminary Plat Application
2. Preliminary Plat/Water & Sanitary Sewer Layout/Drainage Study
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Returned Public Comment Forms

**Recommended Motion or Action:**

Staff recommends approval of Planning & Zoning Case No. PS17-05 as presented.

Fee: \$ 310.00		Date Paid: 5-2-17		Receipt #: P17-0360	
PZ #: PS17-05		Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
P & Z Meeting Date: 7.18.17		City Council Meeting Date: 8.8.17		Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO		Date Approved:		Date Plat Filed:	
Instrument #:		Instrument #:		Instrument #:	



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

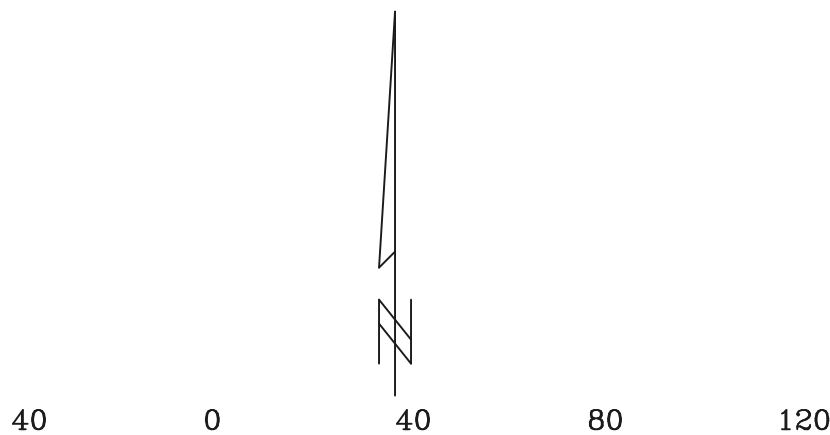
"ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER CROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY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

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

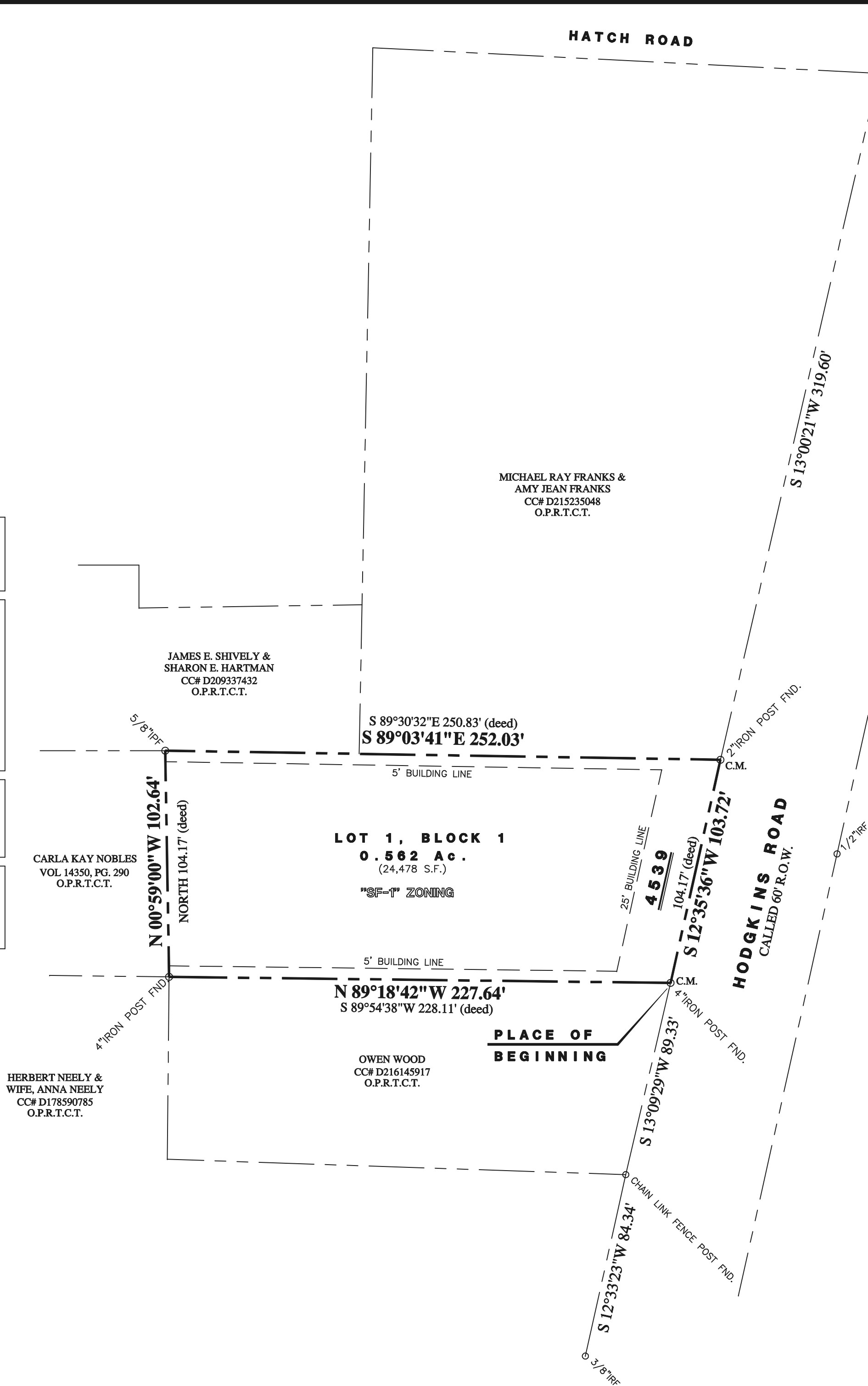
RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS

"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."



GRAPHIC SCALE - FEET

SCALE: 1" = 40'



IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/ORANGE PLASTIC CAP STAMPED  
"R. W. COOMBS RPLS 5294"

C.M. DENOTES CONTROLLING MONUMENT

BASIS OF BEARINGS: WEST RIGHT-OF-WAY LINE OF  
HODGKINS ROAD ACCORDING TO DEED RECORDED  
IN CKERK'S FILE No. D216116985, O.P.R.T.C.T.



**Coombs Land Surveying, Inc.**

P. O. Box 11370 Fort Worth, Texas 76110

(817) 920-7600 (817) 920-7617 FAX

T.B.P.L.S. FIRM No. 101110880

CLS JOB No. 17-0057

\*NOTE\*  
ALL SUBJECT PROPERTY BOUNDARY  
LINE BEARINGS AND DISTANCES ARE  
DEED & ACTUAL UNLESS OTHERWISE  
NOTED HEREON.

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, LEE E. WESTBROOK is the sole owner of that certain tract of land located in the N. B. BREEDING SURVEY, ABSTRACT No. 189, City of Lake Worth, Tarrant County, Texas according to the deed recorded in Clerk's File No. D216116985 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 4-inch iron post found at the Southeast corner of said Westbrook Tract, being the Northeast corner of that certain tract of land described in deed to Owen Wood recorded in Clerk's File No. D216145917 OF THE Official Public Records of Tarrant County, Texas and lying in the West right-Of-way line of Hodgkins Road (a called 60-foot wide right-of-way);

THENCE N 89° 18' 42" W, 227.64 feet along the common boundary line between said Westbrook Tract and said Wood Tract to a 4-inch iron post found at the Southwest corner of said Westbrook Tract, BEING THE Southeast corner of that certain tract of land described in deed to Carla Kay Nobles recorded in Volume 14350, Page 290 of the Deed Records of Tarrant County, Texas;

THENCE N 00° 59' 00" W, 102.64 feet along the common boundary line between said Westbrook Tract and said Nobles Tract to a 5/8-inch iron pipe found at the Northwest corner of said Westbrook Tract, lying in the South boundary line of that certain tract of land described in deed to James E. Shively and Sharon E. Hartman recorded in Clerk's File NO. D209337432 of the Official Public Records of Tarrant County, Texas;

THENCE S 89° 03' 41" E, 252.03 feet along the North boundary line of said Westbrook Tract to a 2-inch iron post found at the Northeast corner thereof, being the Southeast corner of that certain tract of land described in deed to Michael Ray Franks and Amy Jean Franks recorded in Clerk's File No. D215235048 of the Official Public Records of Tarrant County, Texas and lying in the aforesaid West right-of-way line of Hodgkins Road;

THENCE S 12° 35' 36" W, 103.72 feet along the East boundary line of said Westbrook Tract with the said West right-of-way line of Hodgkins Road to the PLACE OF BEGINNING, containing 0.562 acre (24,478 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LEE E. WESTBROOK does hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, WESTBROOK ADDITION to the City of Lake Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

LEE E. WESTBROOK

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared LEE E. WESTBROOK, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC

STATE OF TEXAS

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.

Texas Registration No. 5294



PRELIMINARY PLAT

**LOT 1, BLOCK 1  
WESTBROOK ADDITION**

TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS

BEING 0.562 ACRE OF LAND LOCATED IN THE

N. B. BREEDING SURVEY, ABSTRACT No. 189,

CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS

SURVEYOR:

COOMBS LAND SURVEYING, INC.  
P.O. BOX 11370

FORT WORTH, TEXAS 76110

(817) 920-7600

(831) 920-7617 FAX

e-mail: ron.coombs@sbcglobal.net

OWNER:

LEE E. WESTBROOK  
1205 PEPPERIDGE LANE

FORT WORTH, TEXAS 76131

(817) 781-6627

e-mail: leewestbrook@yahoo.com

CC# D216116985, O.P.R.T.C.T.

1 LOT

0.562 ACRE

JUNE 20, 2017



JAMES E. SHIVELY &  
SHARON E. HARTMAN  
CC# D209337432  
O.P.R.T.C.T.

FULL DEPTH PAVEMENT SAW CUT FOR PROPOSED DRIVEWAY  
CONNECTION AND STREET CURB AND GUTTER REPAIR.  
(FINAL DWY LOCATION PER BLDG PLANS)

PROPOSED 3/4 INCH WATER METER AND SERVICE

S 89°03'41" E 252.03'

CARLA KAY NOBLES  
VOL 14350, PG. 290  
O.P.R.T.C.T.

LOT 1, BLOCK 1  
WESTBROOK ADDITION  
0.562 ACRES (24,478 S.F.)  
"SF-1" ZONING

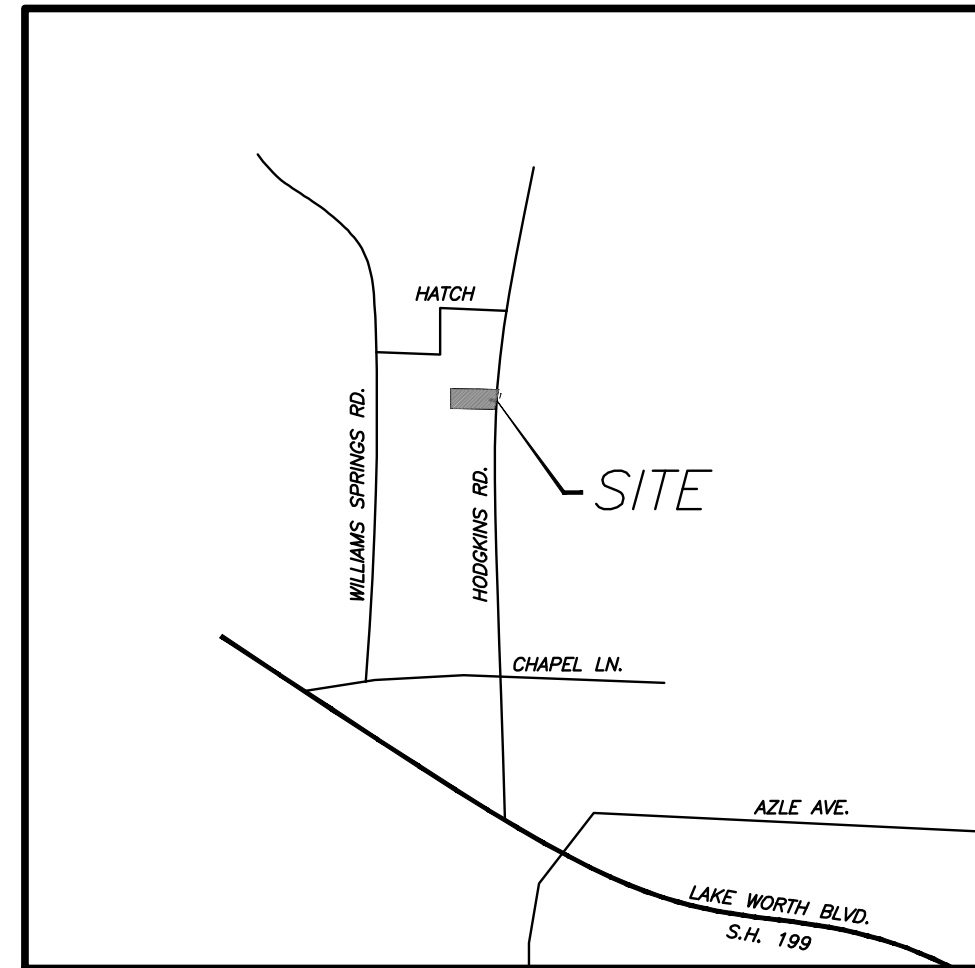
PROPOSED  
2,775 S.F.  
RESIDENCE

4539 HODGKINS ROAD  
(60' R.O.W. / CONCRETE STREET)

N 89°18'42" W 227.64'

PROPOSED 4 INCH DIA. SDR 26 SS SERVICE • MINIMUM 2% GRADE

P.O.B.



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
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CEMENT TREATED FLEX BASE PAVEMENT
	PROPOSED GRAVEL AREA
	PROPOSED CONCRETE SIDEWALK

HUFFMAN CONSULTING ENGINEERS		PROJECT ID: ###
TEXAS REGISTERED ENGINEERING FIRM P-12488		###
6716 AZLE AVENUE		###
FORT WORTH, TEXAS 76155		###
Phone: (817) 357-5354		###
Fax: (817) 887-1940		###
Email: JHUFFMAN@H-C-ENG		###
REVISIONS		NUMBER
0	6	1
1	2	2
2	3	3
3	4	4
4	5	5
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6716 Azle Avenue  
Fort Worth, TX 76135  
Phone: 817.357.5354  
Fax: 817.887.1940  
E-mail: [jhuffman@h-c-e.net](mailto:jhuffman@h-c-e.net)

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**Comment Responses for**  
**Plans 1<sup>st</sup> Review – 06/08/17**

Date: 170620

Project Name: Westbrook Residence – Lot 1, Blk 1 – Westbrook Addition / Lake Worth, Texas

Public Works Review Comments:

1. Proposed water meter and service revised to show  $\frac{3}{4}$ ".

Kimley-Horn Review Comments

1. Proposed driveway saw cut and pavement repair labelled on sheet C1. City detail for residential driveway construction shown on sheet C1.
2. A weighted coefficient "C" was created for DA1 to reflect the existing open space (0.30) for the Westbrook lot and the pre-development calcs were revised. The post-development "TC" values for DA1B and DA1C were adjusted to be the same as DA1. A note regarding the storm water management for the proposed development is shown. All changes are shown on sheet C2.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jace Y. Huffman', is written in a cursive style.

**Jace Y. Huffman, P.E.**



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



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

**PRELIMINARY PLAT REQUEST  
PLANNING & ZONING CASE #PS17-05**

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 18, 2017**, 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 the proposed preliminary plat being all of a .562 acre parcel of land known as Abstract 189, Tract 73, 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, Westbrook Addition, commonly known as 4539 Hodgkins Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, August 8, 2017**, 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.

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

Michael Ray & Amy Jean Franks  
1527 Grand Avenue  
San Diego, CA 92109

Terry D Boyd  
4548 Hodgkins Road  
Lake Worth, Texas 76135

Daniel B Hudgens  
4520 Williams Spring Road  
Lake Worth, Texas 76135

Lee E Westbrook  
1205 Pepperidge Lane  
Fort Worth, Texas 76131

Herbert Neely  
4524 Williams Spring Road  
Lake Worth, Texas 76135

Owen Wood  
4529 Hodgkins Road  
Lake Worth, Texas 76135

Carla Kay Nobles Estate  
4604 Williams Spring Road  
Lake Worth, Texas 76135

JJ & Antonia Martinez  
4525 Hodgkins Road  
Lake Worth, Texas 76135

Marshall D Looney  
4608 Williams Spring Road  
Lake Worth, Texas 76135

Jerry & Susan Flippen  
J & S Flippen Trust  
1549 Flying Jib Drive  
Azle, Texas 76020-4973

James Shively & S E Hartman  
4917 Mandevilla Drive  
Austin, Texas 78739

Joseph Douglas Quiroga  
4528 Hodgkins Road  
Lake Worth, Texas 76135

Lauriva Day  
4113 German Pointer Way  
Fort Worth, Texas 76123-3553

Judy Pack  
4532 Hodgkins Road  
Lake Worth, Texas 76135

Tracy L Elliott  
6933 Hatch Road  
Lake Worth, Texas 76135

Michele & Danny Pruitt  
4536 Hodgkins Road  
Lake Worth, Texas 76135

Juan Lopez  
710 N Ector Drive  
Euless, Texas 76039-3236

Don Stuart  
4540 Hodgkins Road  
Lake Worth, Texas 76135

Deborah K Lasater  
4836 Williams Spring Road  
Fort Worth, Texas 76135-1622

Mark Shields  
4544 Hodgkins Road  
Lake Worth, Texas 76135

**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 #PS17-05.
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PS17-05.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, July 18, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, August 8, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: JERRY M. FLIPPEN  
(Please print)

Mailing Address: 1549 FLYING JIB DR.  
AZLE, TX. 76020

Signature: [Handwritten Signature]

Date: July 4, 2017

Property Address(s): 4521 HODGKINS RD.

COMMENTS:

See ATTACHED FOR COMMENTS

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**WEDNESDAY, JULY 12, 2017** TO BE INCLUDED IN THE AGENDA PACKET

**RECEIVED**  
**JUL 07 2017**

July 4, 2017

City of Lake Worth

Planning & Zoning Dept.

RE: Zoning Case #PS17-05

Gentlemen,

I am against the proposed zoning change for the simple fact that you don't go far enough to explain the need for the change. To say that you simply want to change a parcel of land presently known as Abstract 189, Tract 73, N.B. Breeding survey to Lot 1, Blk. 1, Westbrook Addition is not enough. What will this property be used for? Commercial? Multifamily? Apartment complex or Condos? HUD Section 8 housing such as that crap they are building at the top of the hill in Lake Worth. I know that is city of Ft. Worth property and out of your control but do you realize how many indigents that will bring to your city. What will it do to your crime rate?

You tell me why this change is necessary. My family has owned the property at 4521 Hodgkins Rd. since 1944. I moved there when I was four years old. I grew up there and my son currently lives there. Hodgkins Rd. has always been part of the N.B. Breeding survey and a nice quiet neighborhood to raise a family. I don't want to see that change!



Jerry M. Flippen

1549 Flying Jib Dr.

Azle, TX. 76020

## Lake Worth Planning & Zoning Commission Meeting – July 18, 2017

### Agenda Item No. C.2

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ17-05, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of an approximately 0.612 acre tract of land, legally known as Block 1, Lot(s) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract(s) 2bbbb and 2XXX, John Breeding Survey, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.612 acre tract of land recorded in the deed records of Tarrant County, Texas, from a zoning district change and land use designation from “SF1” Single Family Residential (vacant land) and “PC” – Planned Commercial for the use of a Donut Shop to a zoning district change and land use designation of “PC” – Planned Commercial for the use of Retail Lease Space and Food Establishments, and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.612 acre tract of land located at 6932 and 7000 Foster Drive, Lake Worth, Texas.

**Property Description:**

0.612 acres of property, located at 6932 and 7000 Foster Drive

**Property Owner(s):**

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

**Applicant:**

Rouum Design & Build/JNF Associates, Jay Woo, 12200 Ford Road, #A270, Dallas, Texas 75234

**Engineer/Surveyor:**

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

**Current Zoning:**

“SF-1” – Single Family Residential & “PC” – Planned Commercial

**Proposed Use:**

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

**Existing Road(s):**

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

**Surrounding Zoning:**

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

Agenda Item No. C.2

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

East: The property to the east is state highway.

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

**Summary:**

The above mentioned properties were purchased by Do Jung Kwon & Mi Yeun Jeong in December 2015 and February 2017, with the intent to develop the property commercially with a retail lease center with food establishments as well. The property is currently three (3) platted lots, and two (2) tracts of land, which total the 0.612 acres of land to be developed. Lot 6 and Tract 2bbb are currently zoned “SF-1” Single Family Residential and Lots 4 & 5 and Tract 2XXX are zoned “PC” Planned Commercial, but only for the use of a Donut Shop as was previously approved for a different property owner. This request is to change the zoning of all the properties in question to “PC” Planned Commercial and approve the land use designation of Retail Lease Space and Food Establishment(s) on the property. A development plan is being submitted with the Zoning Change and Land Use Designation Ordinance, to show a general layout for the development of the property. However, the properties will have to come back to the Planning & Zoning Commission and City Council for approval of a Preliminary & Final Plat to plat all the land into one (1) large lot and also come back for approval of the site plan and civil construction plans prior to construction being allowed.

**Public Input:**

On Friday, June 30, 2017, as required by State law, the City mailed out twelve (12) letters of Notification for a Public Hearing to all property owners within two hundred (200) feet of the subject site. Notice was also published in the City’s paper of record, the Fort Worth Star Telegram on Friday, June 30, 2017. We have received the following in favor/opposition to the request:

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

**Fiscal Impact:**

N/A

**Attachments:**

1. Ordinance
2. Development Plan
3. Zoning Change Application
4. Vicinity Map
5. Public Hearing Notice
6. Public Hearing Notifications (within 200’ of subject property)

## Lake Worth Planning & Zoning Commission Meeting – July 18, 2017

### Agenda Item No. C.2

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**Recommended Motion or Action:**

Staff's recommendation is zoning is 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, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 0.612 ACRES, BEING GENERALLY DESCRIBED AS A 0.612 ACRE TRACT OF LAND BEING ALL THAT CERTAIN TRACT DESCRIBED AS BLOCK 1, LOTS 4, 5, & 6, LAKE WORTH ADDITION AND ABSTRACT 188, TRACTS 2bbb & 2XXX, JOHN BREEDING SURVEY, LOCATED IN THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "SF-1" SINGLE FAMILY RESIDENTIAL AND "PC" PLANNED COMMERCIAL, TO A ZONING DESIGNATION OF "PC" PLANNED COMMERCIAL FOR THE USE OF RETAIL LEASE SPACE AND FOOD ESTABLISHMENTS, AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; AND BY FURTHER AMENDING THE FUTURE LAND USE MAP OF THE CITY OF LAKE WORTH TO REFLECT A CHANGE IN ZONING FOR THE 0.612 ACRE TRACT DESCRIBED HEREIN FROM "LOW DENSITY RESIDENTIAL", TO A ZONING DESIGNATION OF "COMMERCIAL"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the owner of a 0.612 acre tract of land located in Lake Worth, Texas, has



initiated an application on the hereinafter described property to re-zone same; and

**WHEREAS**, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on July 18, 2017, and by the City Council of the City of Lake Worth on August 8, 2017, 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, as amended, and to amend the Official Zoning Map of the City, and to also amend the Future Land Use Map of the Lake Worth Comprehensive Plan, 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, as amended, is hereby amended by approving a change to the zoning designation from "SF-1" – Single Family Residential and "PC" - Planned Commercial to a zoning designation change and land use of ""PC" - Planned Commercial for the use of Retail Lease Space

and Food Establishment(s) and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change for the property hereinafter described below:

Zoning Case No. PZ17-05

Owner:	Do Jung Kwon & Mi Yeun Jeong, 8709 Vista Royale Drive Fort Worth, Texas 76108
Applicant:	Do Jung Kwon & Mi Yeun Jeong 8709 Vista Royale Drive Fort Worth, Texas 76108
Legal Description:	Block 1, Lot(s) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract(s) 2bbbb and 2XXX, John Breeding Survey Lake Worth, Tarrant County, Texas
Property Address:	6932 & 7000 Foster Drive
Property Zoning:	“PC” Planned Commercial
Permitted Use:	Retail Lease Space & Food Establishments

**SECTION 3.**

**COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES**

The use and development of the property shall be subject to all applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Lake Worth, Texas.

**SECTION 4.**

## **OFFICIAL ZONING MAP AMENDED**

The City Secretary is hereby directed to amend the Official Zoning Map to reflect the changes in classification approved herein.

### **SECTION 5.**

## **FUTURE LAND USE MAP OF LAKE WORTH COMPREHESIVE PLAN AMENDED**

The City Secretary is hereby directed to amend the Future Land Use Map to reflect the changes in classification approved herein from Low Density Residential to Commercial.

### **SECTION 6.**

## **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 7.**

## **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 8.**

## **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 9.**

##### **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 10.**

##### **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 11.**

## **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 12.**

### **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 8<sup>th</sup> day of August, 2017.**

Approved:

\_\_\_\_\_  
Walter Bowen, Mayor

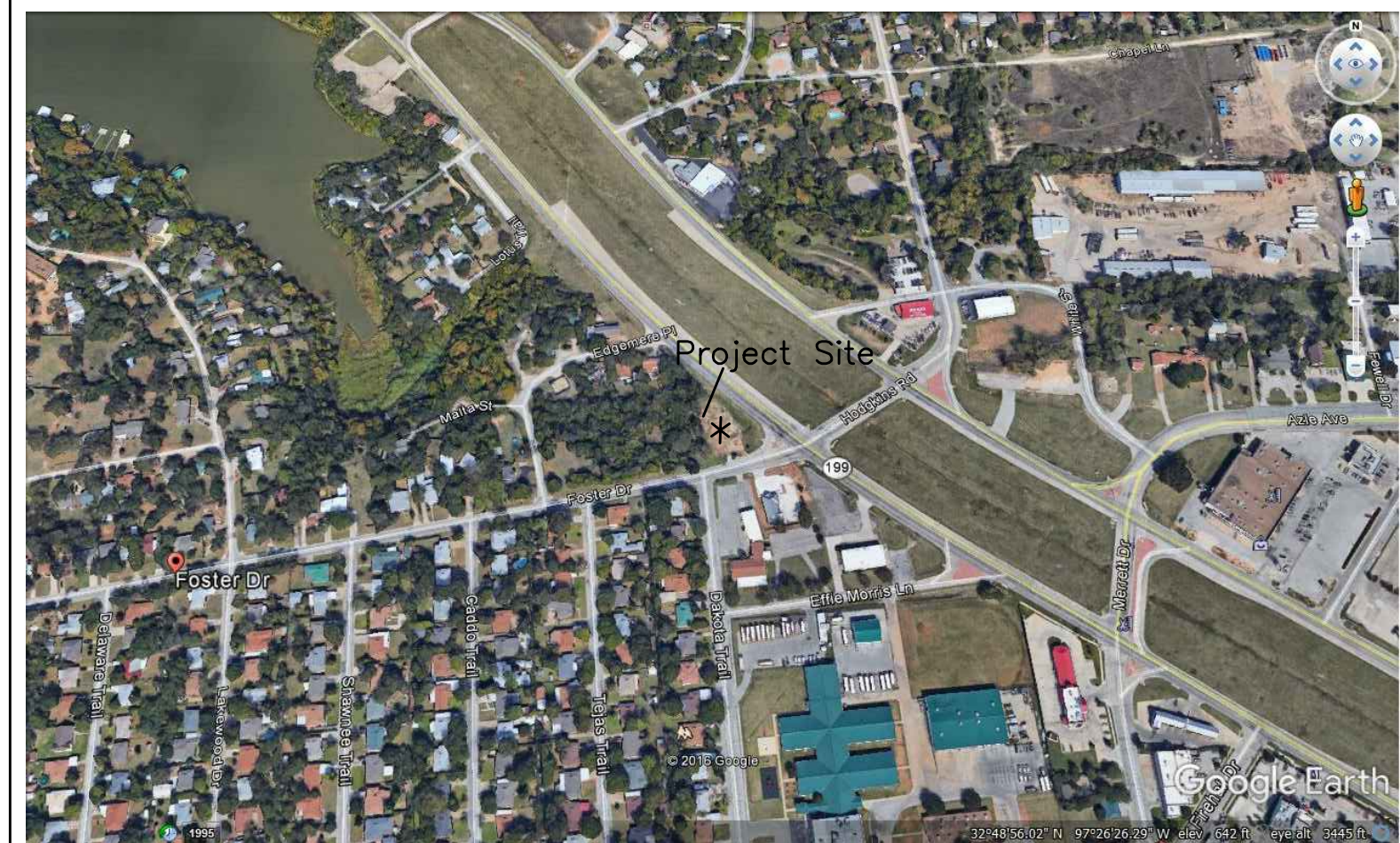
Attest:

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

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
City Attorney





DEVELOPER/OWNER  
& APPLICANT  
DO JUNG KWON  
8707 VISTA ROYLE DRIVE  
FORT WORTH, TEXAS 76108  
PH: 817 917 7314

**DESIGNER**  
**ROUUM DESIGN & BUILD**  
**CONTACT: JAY WOO**  
**2964 LBJ FRWY, SUITE 302**  
**DALLAS, TEXAS 75234**  
**PH. 214 908 1139 (C)**  
**E-MAIL: cayreer@gmail.com**

ARCHITECT  
FK DESIGN  
CONTACT: FAHIM KHAN, RA, LEED AP  
400 CHISHOLM PLACE, SUITE 410  
PLANO, TEXAS 75075  
PH. 972 424 1325 (W)  
469 258 9322 (C)  
E-MAIL: fahim2582@aol.com  
WEB: fk-architects.com

WATER & SANITARY SEWER NOTE:

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

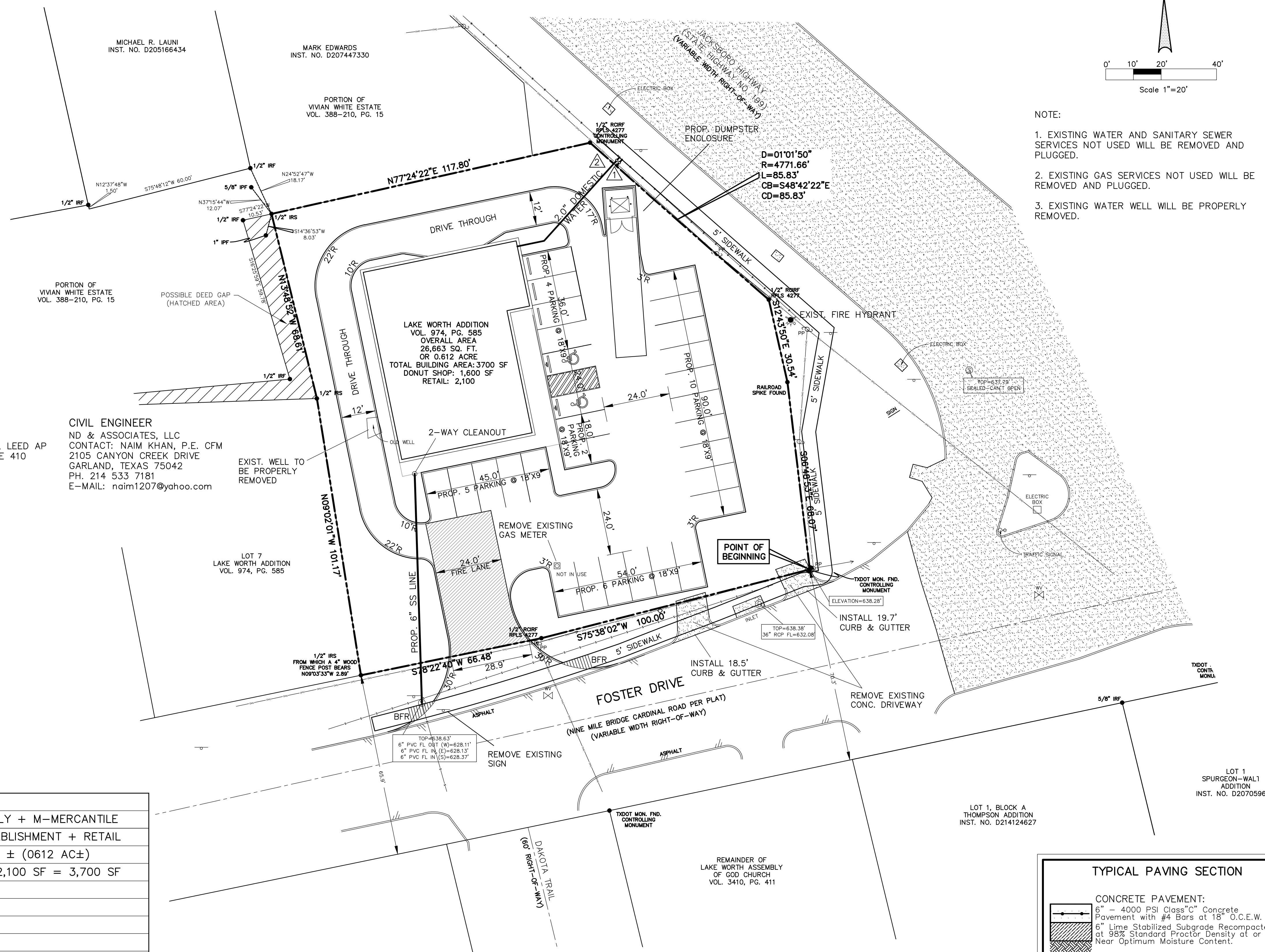
CURRENT ZONING	PC*
BUILDING TYPE	A-ASSEMBLY + M-MERCANTILE
PROPOSED LAND USE	FOOD ESTABLISHMENT + RETAIL
LOT AREA (square feet & acres)	26,663 SF ± (0612 AC±)
BUILDING AREA (square feet & acres)	1,600 SF + 2,100 SF = 3,700 SF
STORY	1
MAXIMUM HEIGHT	24 feet
PARKING:	
PARKING RATIO (from general development ordinance)	
FOR DONUT SHOP	1 PARKING SPACE PER 100 SF
FOR RETAIL	5 PARKING SPACE PER 1000 SF
REQUIRED PARKING (# SPACES)	
FOR DONUT SHOP	1600/100*1 = 16 SPACES
FOR RETAIL	2100/1000*5 = 11 SPACES
TOTAL PARKING SPACE REQUIRED	27
TOTAL PARKING SPACE PROVIDED	29
TOTAL HC PARKING SPACE PROVIDED	2

DUMPSTER GENERAL NOTE:

1. DUMPSTER TO BE SCREENED BY EIGHT-FOOT MASONRY WALL TO MATCH BUILDING WITH EIGHT-FOOT SOLID METAL GATE PER CITY DETAIL.
2. GREASE RECYCLING CONTAINER CAN NOT BE STORED INSIDE DUMPSTER ENCLOSURE WITHOUT ADDING TO THE ENCLOSURE SIZE.

GENERAL NOTE:

1. NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENT AND RIGHT OF WAY.
2. PUBLIC RIGHT OF WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED W/PERENNIAL VEGETATION COVER, FULLY ESTABLISHED W/70% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.



### TYPICAL PAVING SECTION

**CONCRETE PAVEMENT:**

- 6" - 4000 PSI Class "C" Concrete
- Pavement with #4 Bars at 18" O.C.E.W.
- 6" Lime Stabilized Subgrade Recompact at 98% Standard Proctor Density at or Near Optimum Moisture Content.

**DUMPSTER:**

- 7" - 4000 PSI Class "C" Concrete
- Pavement with #4 Bars at 18" O.C.E.W.
- 6" Lime Stabilized Subgrade Recompact at 98% Standard Proctor Density at or Near Optimum Moisture Content.

ALL CONCRETE FOR PAVEMENT SHALL BE 4000 PSI FOR MACHINE FINISH AND 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.

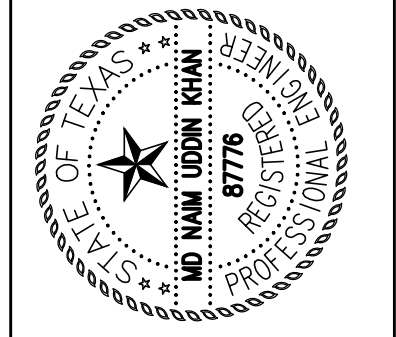
	4		
	3		
		6/24/17	
	2		SUBMITTAL
	1	5/24/17	SUBMITTAL
	No.	DATE	REVISION/REVISION

6-23-2017

*Wd. Naimuddin Khan*

**Wd. Naim Uddin Khan**

ENGINEER NO. 877776. THESE PLANS WERE  
PREPARED UNDER THE RESPONSIBLE SUPERVISION  
OF MD. NAIM UDDIN KHAN REGISTERED  
PROFESSIONAL ENGINEER  
REGISTERED NO. 877776. THIS DOCUMENT WAS  
AUTHORIZED BY MD. NAIM UDDIN KHAN P.E.  
#877776

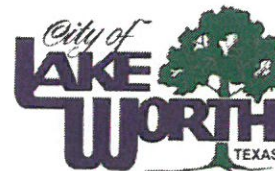


## DEVELOPMENT PLAN

DATE: <b>6/23/17</b>	SCALE: <b>1"=20'</b>
DRAWN: <b>NDA</b>	CHECKED BY: <b>NDA</b>
PROJECT # <b>817-Lake-17</b>	
SHEET NO: <b>1</b>	



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



## ZONING DISTRICT CHANGE APPLICATION

### PROPERTY OWNER INFORMATION

Name: Do Jung Kwon & Miyeun Jeong		Contact Person:	
Address: 8707 Vista Royale Dr	City: Fort Worth	State: TX	Zip: 76108
Phone: 817-917-7314	Fax:	Email: kdjaa@yahoo.co.kr	

### APPLICANT/DEVELOPER INFORMATION

Name: Jay Woo (JNF Associates)		Contact Person: Jay Woo	
Address: 12200 Ford Rd #A270	City: Dallas	State: TX	Zip: 75234
Phone: 214-908-1139	Fax:	Email: cayeer@gmail.com	

### PROPERTY INFORMATION

Street Address of Property: Foster Dr & Jacksboro Hwy - 6932 Foster			
Legal Description	Block/Abstract:	Lot/Tract: 4, 5, 6	Addition/Survey:
Current Zoning: single family Residential		Proposed Zoning: PC	
Type of Development being proposed? <input checked="" type="checkbox"/> C <input type="checkbox"/> I <input type="checkbox"/> MH <input type="checkbox"/> MPD <input type="checkbox"/> PMR <input checked="" type="checkbox"/> PC <input type="checkbox"/> PI		All Items Attached As Required? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

I understand that I must provide eight (8) hard copies and a copy in electronic format (pdf, tif, etc.) of: a detailed letter requesting the zoning change and the reason for the request, a survey of the property, a development plan, a development schedule, the zoning change application, and the required fee (verify fee with Zoning Coordinator). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this request will not be scheduled until the application fee has been paid and the application and supporting documentation has been reviewed and accepted by City staff, before it will go before the P & Z Commission and the City Council for final approval.

Property Owner Signature: [Signature]	Date: 5-23-17
Printed Name: Do Jung Kwon	Title: Owner

### OFFICE USE ONLY

Fee: \$500.00	Date Paid: 5-24-17	Receipt #: P17-0439	
PZ #: PZ17-05	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: 7.18.17	City Council Meeting Date: 8.8.17		
Zoning Change Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Ordinance #:	Date Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

## **A letter of Zoning change Request for the Lake Worth Addition**

I am the property owner of the corner of Forster Rd & Jacksboro Hwy (Lake Worth Addition Vol. 974, PG. 585,) a present zoning district (Single Family Residential) 1 of the 2 properties that reflect the present zoning label of the area.

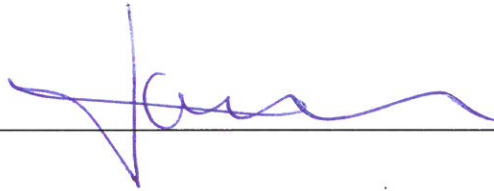
I, with this letter, am requesting amending the City Zoning Ordinance to change the current zoning(Single Family Residential) to Planned Commercial district (PC) to better reflect the existing land use of the area by develop retail space and commercial uses.

Do Jung Kwon

Owner

8707 Vista Royale Dr Fort Worth TX

817-917-7314



5-23-17





Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

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

**ZONING DISTRICT CHANGE WITH LAND USE DESIGNATION  
PLANNING & ZONING CASE #PZ17-05**

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 zoning district change and land use designation from "SF1" Single Family Residential (vacant land) and "PC" – Planned Commercial for the use of a Donut Shop to a zoning district change and land use designation of "PC" – Planned Commercial for the use of Retail Lease Space and Food Establishment approval. Attached you will find a map of the general location of the request. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at **6:30 p.m. on Tuesday, July 18, 2017**, 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 change the zoning designation of an approximately 0.612 acre tract of land, legally known as Block 1, Lot(s) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract(s) 2b bbb and 2XXX, John Breeding Survey, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.612 acre tract of land recorded in the deed records of Tarrant County, Texas, from a zoning district change and land use designation from "SF1" Single Family Residential (vacant land) and "PC" – Planned Commercial for the use of a Donut Shop to a zoning district change and land use designation of "PC" – Planned Commercial for the use of Retail Lease Space and Food Establishments, and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.612 acre tract of land located 6932 and 7000 Foster Drive, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, August 8, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning change for the above listed property. All interested parties are encouraged to attend.

Harry Huston Gilliam  
7019 Edgemere Place  
Lake Worth, Texas 76135

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

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

Michael R Launi  
7017 Edgemere Place  
Lake Worth, Texas 76135

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

Le Hung  
8945 Waterchase Circle  
Fort Worth, Texas 76120

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

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

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

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

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

Crabtree Holdings LLC  
6921 Foster Drive  
Lake Worth, Texas 76135