

CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, AUGUST 20, 2019

REGULAR MEETING: 6:30 PM

Held in the City Council Chambers

A. CALL TO ORDER

A.1 ROLL CALL

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE

B. MINUTES

B.1 [Approve minutes of the July 16, 2019 Planning & Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

C.1 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-18, 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 site plan request of an approximately 0.2699-acre tract of land, legally known as Abstract 1552, Tract 2AA, Moses Townsend Survey, Tarrant County, Texas, being that all of the certain called 0.2699-acre tract of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property is generally described as 3812 Merrett Drive, Lake Worth, Tarrant County, Texas.](#)

C.2 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-19, 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 plan of an approximately 1.26-acre parcel of land, legally known as Block 4, Lot 2-R1, Broadview West Addition, Tarrant County, Texas, being that all of the certain called 1.26-acre parcel 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 6116 Lake Worth Blvd., Lake Worth, Tarrant County, Texas.

- C.3 Public Hearing to consider Planning & Zoning Case No. PZ-2019-20, a proposed preliminary plat being all of a 10.58-acre tract of land known as Abstract 188, Tract 2CC, John Breeding Survey, of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 2, Lot 1, Lakeview Estates Subdivision, which is generally described as 4426 Hodgkins Road, Lake Worth, Texas.
- C.4 Public Hearing to consider Planning & Zoning Case No. PZ-2019-21, regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a site plan for the Age Restricted Senior Living Community an approximately 10.58-acre tract of land, currently legally known as Abstract 188, Tract 2CC, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 10.58-acre parcel of land, which when platted will become Block 2, Lot 1, Lakeview Estates Subdivision 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 10.58-acre parcel of land located at 4426 Hodgkins Road, Lake Worth, Texas.

D. EXECUTIVE SESSION

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

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

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

E. ADJOURNMENT

All items on the agenda are for discussion and/or action.

Certification

I do hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on **Friday, August 16, 2019 at 7:00 pm.**

Suzanne Meason
Planning & Zoning Administrator

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

Lake Worth Planning and Zoning Commission Meeting – August 20, 2019

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the July 16, 2019 Planning & Zoning Commission meeting.

SUMMARY:

The minutes are approved by majority vote of the Commission at the Planning and Zoning Commission meeting.

The Planning and Development office prepares action minutes for each Planning and Zoning Commission meeting. The minutes for the previous meeting are placed on the agenda for review and approval by the Commission. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. July 16, 2019 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the July 16, 2019 Planning and Zoning Commission meeting.

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION OF THE
CITY OF LAKE WORTH, TEXAS
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB
TUESDAY, JULY 16, 2019**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

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

A.1 ROLL CALL.

Present:	Don Riley	Place 1
	Sherrie Kubala Watkins	Chair, Place 2
	Troy Jones	Place 5
	Diane Smith	Place 6

Absent:	Jeannie Turley	Vice Chair, Place 3
	Patty Biggers	Place 4
	Coy Pennington	Place 7

Staff:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Chair Sherrie Kubala Watkins gave the invocation and attendees recited the pledge of allegiance.

B. MINUTES

B.1 APPROVE MINUTES OF THE JUNE 18, 2019 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO

APPROVE THE MINUTES OF THE JUNE 18, 2019 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 4-0.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-17, A PROPOSED REPLAT BEING ALL OF A .42-ACRE PARCEL OF LAND KNOWN AS BLOCK 12, LOTS 3 AND 4, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 12, LOT 3R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 3008 HURON TRAIL, LAKE WORTH, TEXAS.

APPROVED

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

Ms. Meason presented the case to the Commission; explaining this was a replat of two properties owned by the same individual and that he wished to add on to his existing home, which currently went over the property lines. He was told he would have replat the lots to conform and then he could proceed with the addition.

Edward Bruce, property owner for 3008 Huron Trail was present to answer any questions.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:34 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-17 AS PRESENTED.

MOTION TO APPROVE CARRIED 4-0.

E. EXECUTIVE SESSION

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

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

There were no items listed in Executive Session.

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

There were no items listed in Executive Session.

F. ADJOURNMENT

Chair Sherrie Kubala-Watkins adjourned the meeting at 6:35 p.m.

APPROVED:

Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Lake Worth Planning & Zoning Commission Meeting – August 20, 2019

Agenda Item No. C.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-18, 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 site plan request of an approximately 0.2699-acre tract of land, legally known as Abstract 1552, Tract 2AA, Moses Townsend Survey, Tarrant County, Texas, being that all of the certain called 0.2699-acre tract of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property is generally described as 3812 Merrett Drive, Lake Worth, Tarrant County, Texas.

SUMMARY:

Property Description:

0.02699-acre parcel(s) of land, 3812 Merrett Drive

Property Owner(s):

Big Hearts Ltd, 1001 NW Tuscan Dr., Port Saint Lucie, FL 34986

Applicant:

Chue Moua, 5424 Canyon Lands Drive, Fort Worth, Texas 76137

Engineer/Architect/Surveyor:

n/a

Current Zoning:

PC-Planned Commercial

Current Use(s):

Vacant building that was a church previously

Proposed Zoning:

PC-Planned Commercial

Proposed Use(s):

Adult Day Care Facility

Existing Road(s):

Merrett Drive and Telephone Road

Agenda Item No. C.1

Surrounding Zoning:

North: The property to the north is currently zoned “PC” Planned Commercial. (Merrett Commercial Building)

South: The property to the south is currently zoned “SF1” Single Family Residential. (Residential Rental Property)

East: The property to the east is currently zoned “PC” Planned Commercial. (Commercial Law Office)

West: The property to the west is currently zoned “SF1” Single Family Residential. (Effie Morris Elementary School)

Summary:

Mr. Moua approached the property owner of the building located at 3812 Merrett Drive after his request at the 4300 Williams Spring Road location was denied. This property has been vacant for some time and is already zoned commercially, so he thought this might be a better fit to open the Adult Day Care Facility. Mr. Moua's business plan is attached for your information and review. He intends to provide services from **7:30 am – 5:30 pm; Monday – Friday** (excluding holidays), similar to that of a children’s day care facility. The facility will be required to meet all state and local rules and regulations pertaining to this business type, including how many occupants are allowed, number of employees required, days and hours clients attend, etc.

AREAS OF CONCERN

- Number of parking spaces provided vs. how many needed
- Flow of vehicular traffic in and out of the property

Staff will be working with Mr. Moua in order to try to remedy the concerns. More information to be provided at the meeting.

Public Input:

On Friday, August 9, 2019 as required by State law, the City mailed out ten (10) letters of Notification for Public Hearing to all property owners within two hundred (200’) feet of the subject site. Notice was also published in the City’s newspaper of record, the Fort Worth Star Telegram on Friday, August 2, 2019.

Staff had received no public comment forms regarding the request as of packet preparation date.

Fiscal Impact:

N/A

Attachments:

Agenda Item No. C.1

1. Ordinance
2. Site Plan Exhibit
3. Development Application
4. Owner Authorization Form
5. Adult Day Care Regulations/Business Plan
6. Interior Floor Plan
7. Public Hearing Notice
8. Public Hearing Notifications (within 200' of subject property)
9. Vicinity Map

Recommended Motion or Action:

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

ORDINANCE # XXXX

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 SITE PLAN OF AN APPROXIMATELY 0.2699-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2AA, MOSES TOWNSEND SURVEY, BEING THAT ALL OF THE CERTAIN CALLED 0.2699-ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 0.2699-ACRE PARCEL OF LAND LOCATED 3812 MERRETT DRIVE, LAKE WORTH, TARRANT COUNTY, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE, ALONG WITH A 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 0.2699-acre tract of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property for a land use

designation 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 August 20, 2019, and by the City Council of the City of Lake Worth on September 10, 2019, 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 the land use designation as “PC” – Planned Commercial for the use of an Adult Day Care Facility, along with a 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-2019-18

Owner: Big Hearts Ltd.
1001 NW Tuscany Drive
Port Saint Lucie, FL 34986

Applicant: Chue Moua
5424 Canyon Lands Drive
Fort Worth, Texas 76137

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

Property Address: 3812 Merrett Drive

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of an Adult Day Care
Facility, as more particularly shown on the Site
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 Plan attached hereto as Exhibit "A" in addition to all applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Lake Worth, Texas.

SECTION 4.

OFFICIAL ZONING MAP AMENDED

The City Secretary is hereby directed to amend the Official Zoning Map to reflect

the changes in classification approved herein.

SECTION 5.

CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of all other ordinances of the City of Lake Worth, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.

PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Lake Worth that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this

ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.

SAVINGS

All rights or remedies of the City of Lake Worth, Texas are expressly saved as to any and all violations of the provisions of any ordinance affecting zoning or land use, which have accrued at the time of the effective date of this Ordinance; and as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 9.

ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Lake Worth is hereby directed to engross and enroll this Ordinance by copying the caption, publication clause and effective date clause in the minutes of the City Council and by filing the Ordinance in the Ordinance Records of the City.

SECTION 10.

PUBLICATION

The City Secretary of the City of Lake Worth is hereby directed to publish in the official newspaper of the City of Lake Worth, the caption, the penalty clause, publication clause, and effective date clause of this ordinance two (2) days as authorized by Section 52.013 of the Local Government Code.

SECTION 11.

EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on the 10th day of September, 2019.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

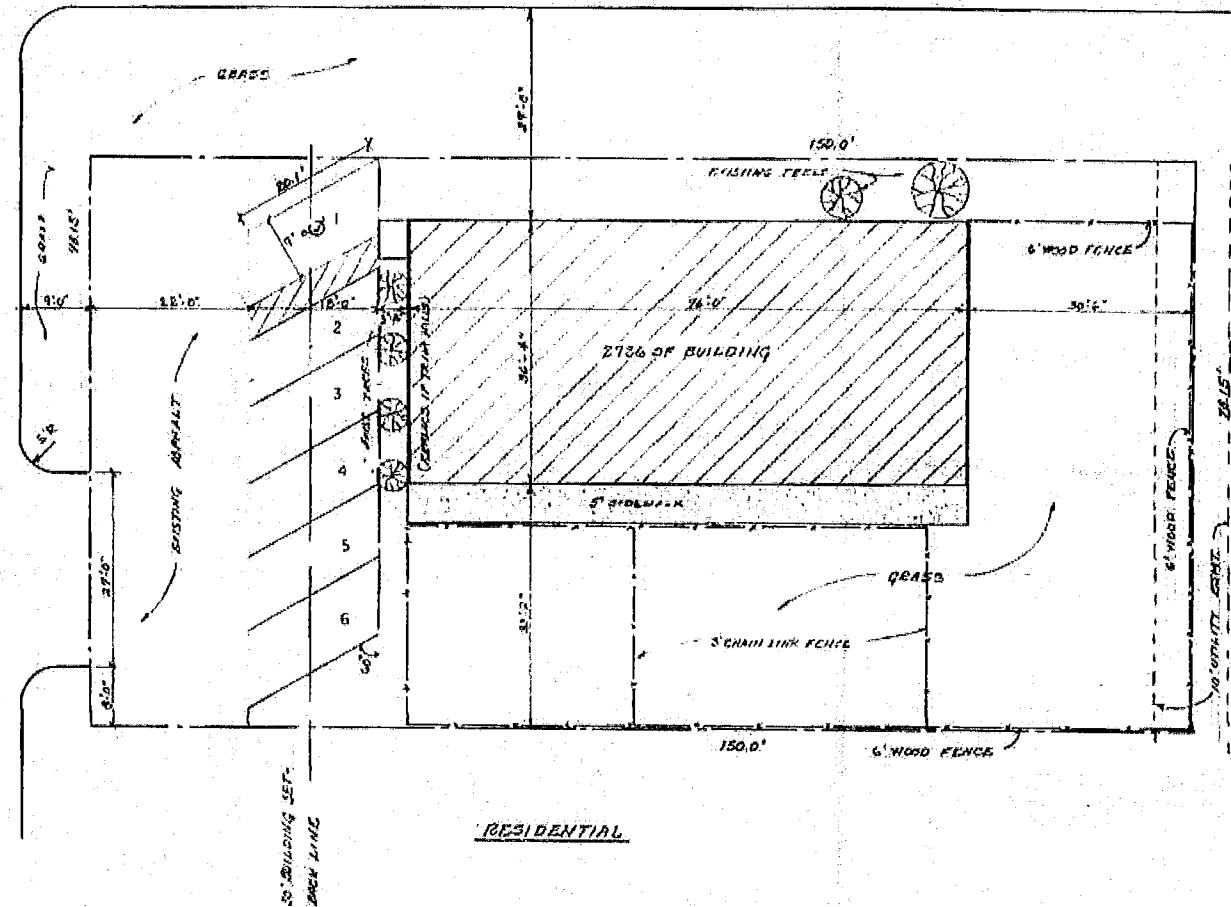
Drew Larkin, City Attorney

S.W. BELL TELEPHONE

TELEPHONE ROAD (280' ROW)

MERRETT ST. (50' ROW)

LARK NORTH ELEMENTARY SCHOOL



Plan Data:

Zoning:	PC-Planned Commercial
Proposed Use:	Adult Day Care
Building Area:	2,736 sq. ft.
Building Height:	14 ft.
Parking Required:	14 spaces
Parking Provided:	6 spaces (1 Handicapped)
Landscaping:	Not Required, Existing Building

LARK NORTH ELEMENTARY SCHOOL	
DATE: 10/1/80	BY: [Signature]
SCALE: 1" = 10'	PROJECT: [Blank]
SHEET: 1 OF 1	DATE: 10/1/80



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. 18-2019-18
Date Submitted: 7.15.19

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

☐ ZONING CHANGE ☒ LAND USE ☒ SITE PLAN ☐ SITE PLAN AMENDMENT

PROPERTY ADDRESS 3812 Merrett Dr.
CURRENT LEGAL DESCRIPTION Abstract 1552, Tract 2AA, Moses Townsend Survey
CURRENT ZONING CLASSIFICATION & LAND USE Commercial Building
PROPOSED ZONING CLASSIFICATION & LAND USE Adult Daycare
TOTAL ACRES 0.02699 # OF LOTS 1 Tract

APPLICANT/DEVELOPER INFORMATION

NAME CHIE Maya
ADDRESS 5424 Canyon Lands Dr. CITY Ft. Worth
STATE TX ZIP 76137 EMAIL maya_c@hotmail.com
PHONE 214-205-7764 FAX _____

PROPERTY OWNER INFORMATION

NAME Marc Nielson BigHearts Ltd
ADDRESS 1000 NW Tuscany Dr. CITY Port Saint Lucie
STATE Florida ZIP _____ EMAIL _____
PHONE 817-919-8450 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME NA
ADDRESS _____ 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.

[Signature]
SIGNATURE OF OWNER, AGENT, OR APPLICANT

must be original signature

Jul 14-2019
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@LAKEWORTH.TX.ORG

OFFICE USE ONLY

Fee: 550.00
Date Paid: 7-15-19
Receipt #: P19-0752
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 8-3-19
Public Hearing 200' Notification Deadline Date: 8-10-19
P&Z Commission Meeting Date: 8-20-19
City Council Meeting Date: 9-10-19

Approval Date: _____
Ordinance Number: _____
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: 7-8-19

Re: Land Use / Site Plan Application

I, Big Hearts Ltd., owner of the Property located at
3812 Merrett Drive do hereby certify that I have given my permission to
Chue Moua, 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 Chue Moua
(applicant)

Marc Nilsson
Print Name

Marc Nilsson
Signature of Owner

2106 Portwood Way Fort Worth, Tx
Address 76179

817-919-8450 Phone No. 7/8/19 Date

State of Texas §
County of Tarrant §

Before me, Suzanne Meason, a Notary Public in and for said County and State, on this day personally appeared Marc Nilsson 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)

Suzanne Meason
Notary

TEXAS

Overview

The Texas Department of Aging and Disability Services (DADS) licenses adult day care (ADC) facilities. When covered by Medicaid, ADC is called day activities and health services (DAHS). ADC providers can serve private pay participants and they can also enter into a contract with DADS to furnish DAHS to Medicaid-eligible individuals.

Medicaid covers DAHS under Star+Plus--an 1115 managed care waiver program--and under a 1915(c) waiver program.¹ Medicaid providers must be licensed.

Definitions

An **adult day care program** is a structured, comprehensive program designed to meet the needs of adults with functional impairments through an individual care plan by providing health, social, and related support services in a protective setting.

An **adult day care facility** provides services through an ADC program on a daily or regular basis, but not overnight, to four or more elderly persons or persons with disabilities who are not related by blood, marriage, or adoption to the owner of the facility.

Day activity and health services are provided under a contract with DADS to participants residing in the community as an alternative to living in a nursing facility or other institution. Services address physical, mental, medical, and social needs. ADC facilities must: (1) provide services at least 10 continuous hours each day, Monday through Friday, except for published holidays; (2) serve eligible participants, unless an ADC facility is at licensed capacity; and (3) participate in the Child and Adult Care Food Program.

Parameters for Who Can Be Served

Facilities may not admit or retain individuals whose needs it cannot meet.

¹ DADS provides DAHS as a Medicaid State Plan service. On September 1, 2014, most of the individuals receiving Medicaid-funded DAHS from DADS began receiving this service from the Health and Human Service Commission's 1115 managed care waiver program--Star+Plus. DADS continues serve some Medicaid recipients under the State Plan who are not mandatory enrollees in managed care, such as persons with intellectual and other development disabilities, and individuals who for various reasons do not consistently remain eligible for Medicaid.

Medication Provisions

Self-Administration. Participants who self-administer their own medications must be counseled at least once a month by licensed nursing staff to ascertain if they continue to be capable of self-administering their medications.

Assistance with Self-Administration. Assistance with self-administration of participants' medication regimen by licensed nursing staff may be provided to participants who are incapable of self-administering without assistance. Assistance with self-medication includes and is limited to: (1) reminders to take their medications at the prescribed time; (2) opening containers or packages and replacing lids; (3) pouring prescribed dosage according to medication profile record; (4) returning medications to the proper locked areas; (5) obtaining medications from a pharmacy; and (6) listing on an individual participant's medication profile record the medication name, strength, dosage, amount received, directions for use, route of administration, prescription number, pharmacy name, and the date each medication was issued by the pharmacy.

Administration. Participants who choose not to or cannot self-administer their medications must have their medications administered by a person who holds a current license under state law that authorizes the licensee to administer medications.

Staffing Requirements

Type of Staff. The *director* is responsible for the overall operation of the facility, including managing the ADC program and the facility and training and supervising facility staff. The *activities director* is responsible for planning and directing the daily program of activities, including physical fitness exercises or other recreational activities, and may fulfill the function of facility director if he/she meets the qualifications for this position.

The *facility nurse* must be a registered nurse (RN) or a licensed vocational nurse (LVN), with a current Texas license. If a nurse serving as director leaves the facility to perform other duties related to the provisions of the ADC program, an LVN or another RN must fulfill the duties of the facility nurse. One person may not serve as facility nurse, activities director, and facility director, regardless of qualifications. A professional staff person must be at the facility when participants are present.

In facilities where the nurse employed is a LVN, a *registered nurse consultant* must provide on-site consultation 4 hours per week. The RN consultant must provide the consultation during the time when participants are present in the facility and document the consultation provided. The RN consultant may provide the following types of assistance: (1) reviewing care plans and suggesting changes, if appropriate; (2) assessing participants' health conditions; (3) consulting with the LVN in solving

problems involving participant care and service planning; (4) counseling participants on their health needs; (5) training, consulting, and assisting the LVN in maintaining proper medical records; and (6) providing in-service training for direct services staff.

Attendants provide personal care services (assistance with activities of daily living) and protective supervision (observation and monitoring), as well as assisting the activities director with recreational activities.

The facility must receive consultation at least 4 hours each month from a *dietitian consultant*, whether or not the facility has meals delivered from another facility with its own dietitian consultant. A consultant may provide consultation to several facilities as long as each facility receives at least 4 hours a month. The 4 hours cannot be "shared" by several facilities.

Staffing Ratios. Sufficient staff must be on duty at all times to meet participants' needs. The facility must ensure that the ratio of direct services staff to participants is at least 1:8 during the provision of all covered services except during facility-provided transportation.

At a minimum, one RN or LVN must be working on-site, 8 hours per day. The facility may schedule nursing hours according to participant needs. Sufficient licensed nursing staff must be on site to meet participants' nursing needs.

The facility director works a minimum of 40 hours per week performing duties relating to ADC services provision, and the activities director works 40 hours a week.

Training Requirements

The director must show evidence of 12 contact hours of annual continuing education in at least two of the following areas: (1) individual and provider rights and responsibilities; abuse, neglect, and confidentiality; (2) basic principles of supervision; (3) skills for working with individuals, families, and other professional service providers; (4) individual characteristics and needs; (5) community resources; (6) basic emergency first-aid, such as cardiovascular pulmonary resuscitation (CPR) or choking; or (7) federal laws, such as Americans with Disabilities Act, Civil Rights Act of 1991, the Rehabilitation Act of 1993, and the Family and Medical Leave Act of 1993.

Initial Training. The facility must provide all staff with training in fire, disaster, and evacuation procedures within 3 work days of employment. The facility must also provide direct services staff a minimum of 18 hours of training during the first 3 months of employment. Training must include: (1) any nationally or locally recognized adult CPR course/certification; (2) first-aid; and (3) orientation to health care delivery, including the following components:

- Safe body function and mechanics;

problems involving participant care and service planning; (4) counseling participants on their health needs; (5) training, consulting, and assisting the LVN in maintaining proper medical records; and (6) providing in-service training for direct services staff.

Attendants provide personal care services (assistance with activities of daily living) and protective supervision (observation and monitoring), as well as assisting the activities director with recreational activities.

The facility must receive consultation at least 4 hours each month from a *dietitian consultant*, whether or not the facility has meals delivered from another facility with its own dietitian consultant. A consultant may provide consultation to several facilities as long as each facility receives at least 4 hours a month. The 4 hours cannot be "shared" by several facilities.

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- Safe body function and mechanics;

- Personal care techniques and procedures;
- Overview of the population served at the facility; and
- Identification and reporting of abuse, neglect, or exploitation.

Staff employed as substitutes on an infrequent and irregular basis are not required to have 18 hours of initial training. Substitute and consultant staff must receive a minimum of 3 hours of orientation. Substitutes for direct services staff used by a facility on a regular basis must meet all training requirements as specified above.

Ongoing Training. The facility must provide a minimum of 3 hours of ongoing training to direct services staff quarterly and must ensure that they maintain current certification in CPR.

Location of Licensing, Certification, or Other Requirements

Texas Administrative Code, Title 40, Chapter 98: Adult Day Care and Day Activity and Health Services Requirements. Department of Aging and Disability Services. [Various dates, the latest being May 1, 2013]

[http://info.sos.state.tx.us/pls/pub/readtac\\$ext.ViewTAC?tac_view=4&ti=40&pt=1&ch=98](http://info.sos.state.tx.us/pls/pub/readtac$ext.ViewTAC?tac_view=4&ti=40&pt=1&ch=98)

STAR+PLUS Handbook. Texas Health and Human Services Commission. [March 4, 2014]

<http://www.dads.state.tx.us/handbooks/sph/index.htm>

Day Activity and Health Services Provider Manual. Department of Aging and Disability Services. [February 28, 2005]

<http://www.dads.state.tx.us/handbooks/dahs/>

Information Sources

Lorraine Brady
Program Specialist
Assisted Living Facilities, Adult Day Care
Texas Department on Aging and Disability Services
Regulatory Services

Armando Delgado
Program Specialist
Long-Term Services and Supports
Center for Policy and Innovation
Texas Department on Aging and Disability Services

Troy Carter
President
Adult Day Care Association of Texas

Business Plan Proposal

3812 Merrett Dive

Lake Worth, TX 76135

Ref: Adult Day Care Center

Business Structure

The structure of the business is designed to suit an Adult Day Care facility. The facility is constructed of six (6) service rooms listed as follows: Entertain Area, two Sleeping/Resting rooms, Game Room, Exercise Room, 2 restrooms and a Shower Room.

Mission

Our business is to construct an Adult Day Care center. The goal is to provide these adults with a connection and a relationship to meet their needs. Our mission is to provide the service for our community with an environmental support and tools such as to bring those resources, nutrition, and keeping them to bond within the community as well as their cultural activities. Also to promoted for better health for physical and psychological needs. Our vision is to reduce their stress and to refresh their minds to prevent from mental illnesses.

Services

We are dedicating to provide our clients the environmental support and tools to achieving and overall improvement in their quality of life through our daily services as follows:

- Social activities, art and crafts, games, music, parties, and celebrations.
- Interactive exercise
- Touring/visiting point of interested (quarterly)
- Entertainment and special events
- Hot morning and afternoon snack
- Hot nutrition lunch
- Nursing care and supervision.

Employees

The goal is to employment for seven (7) paid full-time employees at a minimum of \$11.50 per hour and a part-time contract nurse. As a business partners and spouses, we are dedicated ourselves to work as unpaid employees until we reached our client capacity and goal.

Leadership Teams:

Name: Joshua Xiong
Chue Moua

Position: Owners

Joshua Xiong - MA of Urban And Regional Studies and have 16 years of Client Service and Counseling experience helping Low Income families to reach their self-sufficient goal as well as working as a Manager for an Adult Day Care in St Paul, Minnesota.

Chue Moua - BA of Management Information Systems/Business Management. Currently held over 30 years of Computer Information Management position with Exxon/Mobil, and previous owner of Jimmy's Big Burgers in Lake Worth.

Financial

Currently we are not anticipated to take any loan or finance from any financial Loan Business.

Outcome and Projections

Please see Budget A.

Please see Income A.

Target Market and Trend

The goal of the Adult Day Care is to serve 50 clients, but that depended the fire code approval for the facility capacity.

The geographical shown the nearest Adult Day Care in Lake Worth are Northside and Southside Adult Daycare and they are about 7 miles to 17 miles away. We believed that the best services will win the competition. Our goal is to provide the best service to our community in Lake Worth area. There will be an ads monthly on local newspaper about our service as long as we needed. Most importantly, we are heavily depending on hospital, churches, community organizations, Senior homes and from other Adult Day Care. Others are: Word of mouth, distribute flyers to all surrounding senior living center, and friends' referral as etc...

Operation and Detail

Business will be open 7:30 am - 5:30 pm

8:00 am - 11:45 am are Breakfast and social gathering

1:00 pm - 5:00 pm are entertainment, exercise, and games.

Holidays and Closing

● Christmas Eve at noon ● Christmas Day ● July 4th ● Labor Day ● Memorial Day ● New Year's Day ● Thanksgiving Day and day after.

Admission

Age of 18 or older Able to participate on behalf of his or her own physical strength and no harmful to self or others.

Volunteer

We are open and welcome all levels of volunteers. It is a good opportunity for our clients and volunteers to interact their culture and social life to each other.

Contents

Golden Years Adult Day Care Center

Table of Contents

- I. Executive Summary**
- II. Introduction**
- III. Industry Analysis**
- IV. Organization**
- V. Management/Human Resources**
- VI. Operations**
- VII. Marketing**
- VIII. Assumption Page**
- IX. Financial Documents**
- X. Supporting Documents**

Market Overview

As home and community based solutions for senior living evolve, Adult Day Care services is experiencing rapid growth across the United States. According to a new study by MetLife Mature Market Institute, the number of Adult Day Services centers have increased 35% since 2002. The study estimates that these centers serve hundreds of thousands of people people versus...
(approximation of population served according to various needs)

Some of the findings include...
(bulleted list of facility services provided by percentage)

Adult daycare centers began in England in the 1950s and have existed in various forms in the United States since the 1970s. The National Institute on Adult Daycare defined adult daycare as "a community-based program designed to meet the needs of minimally impaired adults through an individualized plan of care for part of a 24-hour day."

Executive Summary

Adult day care programs have existed in various forms since the 1970s. They are defined as "a community-based program designed to meet the needs of minimally impaired adults through an individualized plan of care for part of the 24-hour day." According to the 2002 census, there are 3,407 adult day care centers operating in the United States, serving primarily people with dementia (including Alzheimer's disease) and the frail elderly who do not have dementia. But experts suggest that ... (Includes several paragraphs proving demand for services)

Mission Statement

Our Golden Years Adult Day Care Services Centers objective and mission is to provide a program of social, recreational, and health activities and services in a group setting that... (Includes several paragraphs explaining the mission and objectives of the adult day care service center as a whole, facility, service provider and individual staff member.)

Business Process

(Includes several paragraphs explaining the process of doing business with vendors, agents, consultants, medical services, payroll, billing, human resources, facility maintenance, service providers and salaried and non-exempt hour worker.)

Service Process

(Includes several paragraphs explaining the process of performing services provided by vendors, agents, medical professionals, consultants, human resources, facility maintenance, medical and health service providers and staff.)

Marketing Plan

(Includes several paragraphs explaining how market penetration will be obtained. Note these are strategies that have been research, documented and used in real trails and so proven to help you meet your business objectives.)

Marketing Budget

(Includes an itemized list of marketing services, materials and associated costs.)

Management/Human Resources

(Includes breakdown of personnel and associated duties.)

Business Development

- (a Long-Term Goals, Short-Term Goals.)
- (b. Objectives for Achieving Goals.)

Operations

(Includes details of daily facility operations in all departments.)

Responsibilities

(Includes details responsibilities of all staff members and volunteers in all departments.)

Financial Statement

(Includes financial statement.)

Financial Summary

(Includes several paragraphs outlining profitability.)

This Business Plan Also Includes The Following:

Lesson Plan

Equipment and Supplies Checklist

Daycare Center Rates

Estimated Monthly Expenses

Estimated Monthly Income

Activity Room Breakdown

Marketing Budget

Income Projection - Schedule A

Income and Payment per Client & per Unit

Week One

Clients	Status	Eligible Unit Hours	Days Attendance	Weekly Hrs Total	Payment Per Unit	Weekly Charge
A	FT	8	4	32	23	736
B	FT	8	5	40	23	920
C	FT	8	4	32	23	736
D	FT	8	5	40	23	920
E	PT	5	5	25	23	575
F	FT	8	5	40	23	920
G	PT	6	5	30	23	690
H	FT	8	5	40	23	920
I	FT	8	5	40	23	920
J	PT	5	5	25	23	575

Total Charge: 7912

Week Two

Clients	Status	Eligible Unit Hours	Days Attendance	Weekly Hrs Total	Payment Per Unit	Weekly Charge
A	FT	8	5	40	23	920
B	FT	8	5	40	23	920
C	FT	8	5	40	23	920
D	FT	8	5	40	23	920
E	PT	5	5	25	23	575
F	FT	8	5	40	23	920
G	PT	6	5	30	23	690
H	FT	8	5	40	23	920
I	FT	8	5	40	23	920
J	PT	5	5	25	23	575

Total Charge: 8280

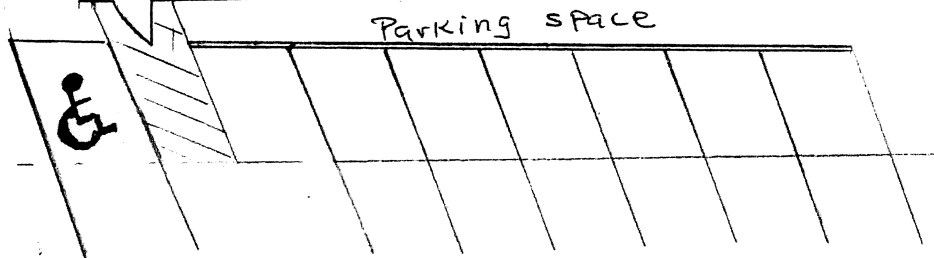
FT = Full Time

PT = Part Time

Payment per Unit = Dollar per Hour

Telephone Rd

3812 Merritt St. Site Plan



Parking space

Merritt St.

- 1. 53' X 35' - Entertain Area
- 2. 98' X 176' - Reception Area
- 3. 58' X 68' - Storage-Supplies Room
- 4. 60' X 15' - men & women Rest Room
- 5. 232' X 237' - Possible Game Room
- 6. 113' X 119' - Kitchen
- 7. 6' X 9.4' - Utility Room
- 8. 10' X 6.9' - Handicap Bi-sex Rest Room
- 9. 13' X 3' - Exercise Room
- 10. 56' X 64' - Breaker Room

11. X - Emergency Exit Doors

Fence

Residential

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

LAND USE DESIGNATION & SITE PLAN REQUEST
PLANNING & ZONING CASE #PZ-2019-18

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the property has made application for a Land Use Designation (Adult Day Care Facility) and Site Plan. Attached you will find a copy of the requested site plan for the location. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at 6:30 p.m. on Tuesday, August 20, 2019, 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 site plan request of an approximately 0.2699-acre tract of land, legally known as Abstract 1552, Tract 2AA, Moses Townsend Survey, Tarrant County, Texas, being that all of the certain called 0.2699-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 0.2699-acre tract of land located at 3812 Merrett Drive, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, September 10, 2019, 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 site plan for the above listed property. All interested parties are encouraged to attend.

Big Hearts Ltd
1001 NW Tuscany Drive
Port Saint Lucie, FL 34986

Alan Douglas Brundrett, Jr.
928 Sportsman Park Road
Azle, Texas 76020-2267

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

Carroll Family Inv #2 Ltd
2340 Interstate 20 W Ste 100
Arlington, Texas 76017-7601

Lake Worth ISD
Office of the Superintendent
6805 Telephone Road
Lake Worth, Texas 76135

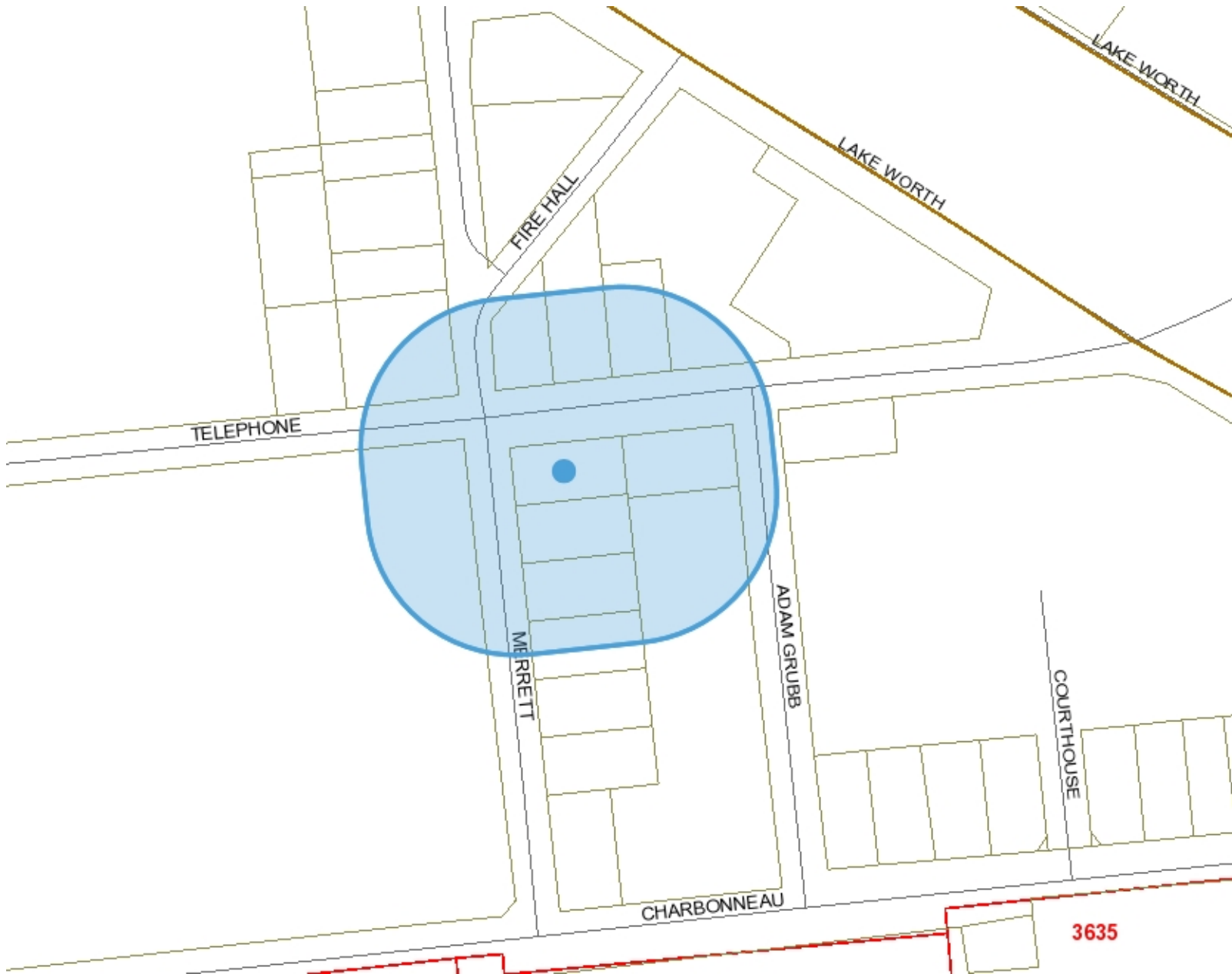
Marc A Nilsson
808 Longhorn Road
Saginaw, Texas 76179-2309

Maria A Alvarez
3800 Merrett Drive
Lake Worth, Texas 76135-3506

George Shaw
6723 Telephone Road
Lake Worth, Texas 76135

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

3812 Merrett Drive - 200' Notification Map



Legend

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



8/9/19 11:24 AM

1:2,372



0.1 0 0.04 0.1 Miles

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

NCTCOG ORTHOPHOTOGRAPHY

Lake Worth Planning & Zoning Commission Meeting – August 20, 2019

Agenda Item No. C.2

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-19, 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 plan of an approximately 1.26-acre parcel of land, legally known as Block 4, Lot 2-R1, Broadview West Addition, Tarrant County, Texas, being that all of the certain called 1.26-acre parcel 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 6116 Lake Worth Blvd., Lake Worth, Tarrant County, Texas.

SUMMARY:

Property Description:

1.26-acre parcel of land, 6116 Lake Worth Blvd.

Property Owner(s):

Forrest D and Nelda Giles, 152 McVoid Road, Springtown, Texas 76082-5929

Applicant:

Katie's Express Car Wash, Robert Petrie, 1924 Jacksboro Highway, Fort Worth, Texas 76114

Engineer/Architect/Surveyor:

Taller Tres Design Studio, 103 N Greenstone Lane, Dallas, Texas 75116

Current Zoning:

PC-Planned Commercial

Current Use(s):

Vacant Property

Proposed Zoning:

PC-Planned Commercial

Proposed Use(s):

Car Wash

Existing Road(s):

Lake Worth Blvd., Yeary Street, Azle Way

Agenda Item No. C.2

Surrounding Zoning:

North: The property to the north is currently zoned “PC” Planned Commercial and “SF1” Single Family Residential. (Residences that are a mix of commercial and single-family zoning districts)

South: The property to the south is currently zoned “PC” Planned Commercial. (Commercial businesses across Lake Worth Blvd.)

East: The property to the east is currently zoned “SF1” Single Family Residential. (Residence)

West: The property to the west is currently zoned “PC” Planned Commercial. (Commercial businesses across Lake Worth Blvd.)

Summary:

Robert Petrie – Katie’s Express Car Wash currently has the property under contract with Dr. Giles. Mr. Petrie is seeking a land use designation and development plan approval to construct a car wash facility such as the one located at 4200 Boat Club Road. Prior to closing on the property Mr. Petrie wants to make sure that he can get his specific use approved. Attached you will find the development plan for the property.

Areas of Concern

- Proposed driveways off of Jacksboro Highway due to highway reconstruction
- Vacuum stations abutting single family residences
- Does this use compliment/harmonize in the proposed Planned Mixed-Use designated area

Public Input:

On Friday, August 9, 2019 as required by State law, the City mailed out twenty-four (24) letters of Notification for Public Hearing to all property owners within two hundred (200’) feet of the subject site. Notice was also published in the City’s newspaper of record, the Fort Worth Star Telegram on Friday, August 2, 2019.

Staff had received one (1) public comment form (see attached) in favor of the request as of the packet preparation date.

Fiscal Impact:

N/A

Attachments:

1. Ordinance
2. Development Plan Exhibit
3. Development Application

Agenda Item No. C.2

4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Vicinity Map
7. Returned Public Comment Form

Recommended Motion or Action:

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

ORDINANCE # XXXX

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 PLAN OF AN APPROXIMATELY 1.26-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 4, LOT 2-R1, BROADVIEW WEST ADDITION, BEING THAT ALL OF THE CERTAIN CALLED 1.26-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.26-ACRE PARCEL OF LAND LOCATED 6116 LAKE WORTH BLVD., LAKE WORTH, TARRANT COUNTY, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE, ALONG WITH A DEVELOPMENT 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 1.26-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 plan approval; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on August 20, 2019, and by the City Council of the City of Lake Worth on September 10, 2019, 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 the land use designation as “PC” – Planned Commercial for the use of Car Wash, along with a development plan approval and by amending the Official Zoning Map to reflect such change for the property

hereinafter described below:

Planning & Zoning Case No. PZ-2019-19

Owner: Forrest D & Nelda Giles
152 McVoid Road
Springtown, Texas 76082

Applicant: Robert Petrie – Katie’s Express Car Wash
1924 Jacksboro Hwy.
Fort Worth, Texas 76114

Legal Description: Block 4, Lot 2-R1, Broadview West Addition
Lake Worth, Tarrant County, Texas

Property Address: 6116 Lake Worth Blvd.

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of Car Wash, as
more particularly shown on the 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 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 on the 10th day of September, 2019.

CITY OF LAKE WORTH

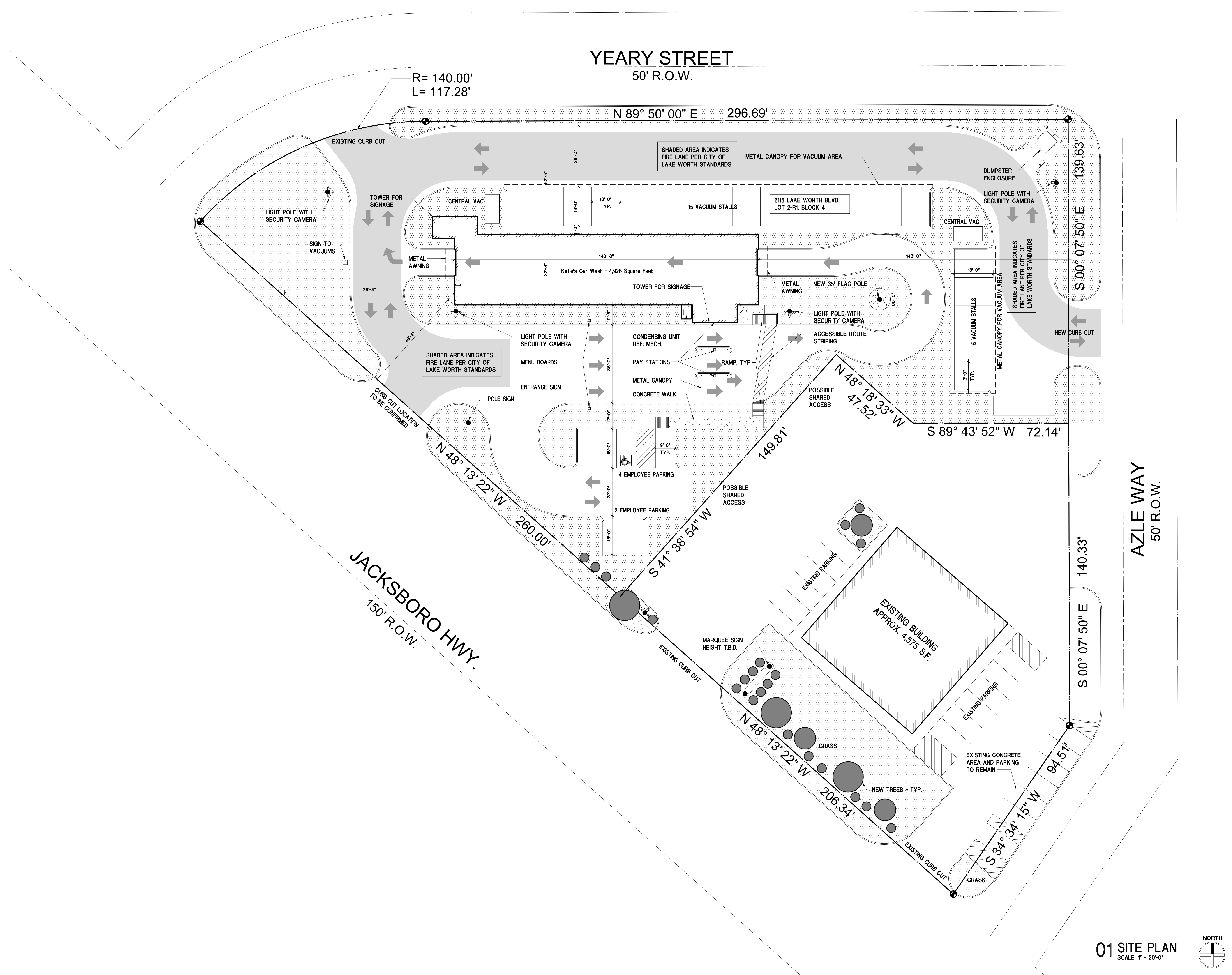
By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney



DATE: 07.12.19

JOB NO: 19.02RP

DRAWN: STAFF

CHECKED: AG



103 N. GREENSTONE LN.
DUNCANVILLE, TX 75116
PH: (214) 766-5905

PRELIMINARY SITE PLAN
KATIE'S EXPRESS CAR WASH
JACKSBORO HWY. AND AZLE WAY
LAKE WORTH, TEXAS

REVISIONS

SITE PLAN

SHEET NUMBER

A1.00

01 SITE PLAN
SCALE: 1" = 20'-0"





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: P7-2019-19
Date Submitted: 7.15.19

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

 ZONING CHANGE X LAND USE SITE PLAN SITE PLAN AMENDMENT

PROPERTY ADDRESS 6116 Lake Worth Blvd. Lake Worth, Tarrant Co, TX 76135

CURRENT LEGAL DESCRIPTION Block 4, Lot 2-1R, Broadview West Addition

CURRENT ZONING CLASSIFICATION & LAND USE Planned Commercial

PROPOSED ZONING CLASSIFICATION & LAND USE Planned Commercial

TOTAL ACRES 1.26 # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Robert Petrie, Jack 2199, Inc. and/or assignee

ADDRESS 1924 Jacksboro Hwy CITY Fort Worth

STATE TX ZIP 76114 EMAIL pmc1300@aol.com

PHONE 817-401-1617 FAX

PROPERTY OWNER INFORMATION

NAME Forrest D. Giles

ADDRESS 152 McVoid Road CITY Springtown

STATE TX ZIP 76082 EMAIL

PHONE 817-677-3043 FAX

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME NRB Surveying, PLLC

ADDRESS PO Box 454 CITY Springtown

STATE TX ZIP 76082 EMAIL nrbsurvey@yahoo.com

PHONE 817-584-9037 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.

Forrest D. Giles must be original signature
SIGNATURE OF OWNER, AGENT, OR APPLICANT

07-08-2019
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
- NA 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@LAKEWORTH.TX.ORG

OFFICE USE ONLY

Fee: 550.00
Date Paid: 7-15-19
Receipt #: P19-0755
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 8-3-19
Public Hearing 200' Notification Deadline Date: 8-10-19
P&Z Commission Meeting Date: 8-20-19
City Council Meeting Date: 9-10-19
Approval Date: _____
Ordinance Number: _____
Instrument #: _____

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

LAND USE DESIGNATION/DEVELOPMENT PLAN
PLANNING & ZONING CASE #PZ-2019-19

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the property has made application for a Land Use Designation (Katie's Express Car Wash) and Development Plan. Attached you will find a copy of the requested site plan for the location. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at 6:30 p.m. on Tuesday, August 20, 2019, 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 plan of an approximately 1.26-acre parcel of land, legally known as Block 4, Lot 2-R1, Broadview West Addition, Tarrant County, Texas, being that all of the certain called 1.26-acre parcel 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 1.26-acre parcel of land located at 6116 Lake Worth Blvd., Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, September 10, 2019, 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 plan for the above listed property. All interested parties are encouraged to attend.

Abner & Janis Skinner, Jr.
8104 Tumbleweed Trail
Fort Worth, Texas 76108

Forrest D & Nelda Giles
152 McVoid Road
Springtown, Texas 76082-5929

BAP Hospitality LLC
624 Boyd Road
Azle, Texas 76020

Maria R & Rafael Chavez
6032 Cowden Street
Lake Worth, Texas 76135-3302

Saginaw Rental & Leasing Co
6704 Azle Avenue
Fort Worth, Texas 76135-2223

Wells Fargo Bank
333 Market Fl 10th Street
San Francisco, CA 94105-2101

Kamimasa Enterprises Inc.
6823 Green Oaks Rd Ste C
Fort Worth, Texas 76116-1732

Theresa Kay Riley
7108 Lilac Lane
Fort Worth, Texas 76135-2223

First State Bank Texas
9001 Airport Fwy Ste 850
North Richland Hills, Texas 76180-9198

Abdul Hadwani
1508 Royal Lane
Colleyville, Texas 76034-5584

Jaswinder Singh
PO Box 137297
Fort Worth, Texas 76136-1297

Ruth B Jarrell
6036 Yearly Street
Fort Worth, Texas 76135-3308

Jose L & Maria Godinez
6101 Graham Street
Lake Worth, Texas 76135

Whataburger Inc
14301 S Padre Island Drive
Corpus Christi, Texas 78418-6032

Luis & Blanca Barron Mendez
6041 Graham Street
Lake Worth, Texas 76135-3303

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

Amanda Griffin
6040 Yearly Street
Lake Worth, Texas 76135

Jesus & Laura Garcia
6041 Yearly Street
Lake Worth, Texas 76135-3307

Guadalupe & Eugenia Delgado
6100 Yearly Street
Lake Worth, Texas 76135

Levys Properties Inc
PO Box 150277
Fort Worth, Texas 76108

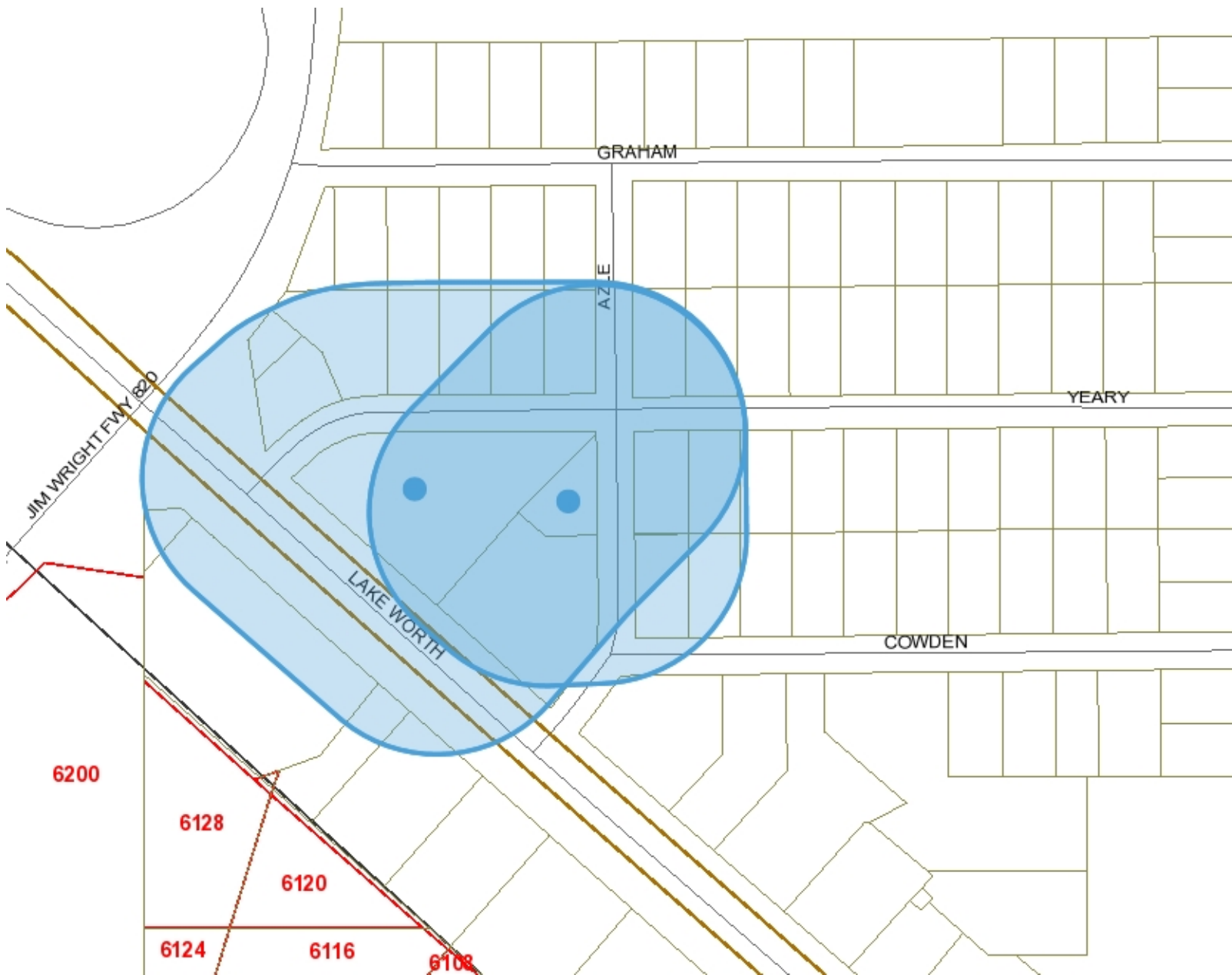
Frank W Riley, Jr.
7104 Lilac Lane
Lake Worth, Texas 76135-2121

Bonny W & Frances Horton
6033 Yearly Street
Lake Worth, Texas 76135-3307

Frank W Riley, Jr.
6704 Azle Avenue
Lake Worth, Texas 76135-2121

Clancy Brizuela
6040 Cowden Street
Lake Worth, Texas 76135-3302

6116 Lake Worth Blvd. - 200' Notification Map



Legend

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



8/9/19 12:21 PM

1:2,372



0.1 0 0.04 0.1 Miles

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

NCTCOG ORTHOPHOTOGRAPHY



Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED

AUG 14 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case. (Phone numbers and emails will be redacted for privacy.)

☒ I am **FOR** the proposed replat as explained on the attached public notice for Case #PZ-2019-19 (Katie's Express Car Wash – 6116 Lake Worth Blvd.).

☐ I am **AGAINST** the proposed replat as explained on the attached public notice for Case #PZ-2019-19 (Katie's Express Car Wash – 6116 Lake Worth Blvd.).

Property Owner Name: Robert Petrie
(Please print)

Mailing Address: 1924 Jacksboro Hwy, Ft. Worth TX 76114

Phone: 817-401-1617 Email: pmc1300@aol.com

Signature: Robert Petrie Date: 8-14-19

Property Address(s) (within 200' of subject property): 6100 Lake Worth Blvd

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 6100 Lake Worth Blvd.

Legal Description: BLK 4, Lot 3R, Broadview West

Received By: SM Meason Date: 8.14.19

Lake Worth Planning & Zoning Commission Meeting – August 20, 2019

Agenda Item No. C.3

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-20, a proposed preliminary plat being all of a 10.58-acre tract of land known as Abstract 188, Tract 2CC, John Breeding Survey, of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 2, Lot 1, Lakeview Estates Subdivision, which is generally described as 4426 Hodgkins Road, Lake Worth, Texas.

SUMMARY:

Property Description:

10.58-acre tract of land, 4426 Hodgkins

Property Owner(s):

MEI Investments, LP, 1911 E. Division Street, Arlington, Texas 76011

Applicant:

Corell Development Group, 2724 Twinflower Drive, Keller, Texas 76244

Engineer/Architect/Surveyor:

Surveyor: Maki and Associates, Inc. PO Box 14293, Arlington, Texas 76094-1293

Civil Engineer: Carrillo Engineering, 201 Commerce Street, Suite #1450, Fort Worth, Texas 76102

Current Zoning:

Planned Multi-Family

Current Use(s):

Vacant Land

Existing Road(s):

Hodgkins Road

Surrounding Zoning:

North: The property to the north is currently zoned "SF1" Single Family Residential. (Residences)

South: The property to the south is currently zoned "SF1" Single Family Residential. (Residences)

Agenda Item No. C.3

East: The property to the east is currently zoned “SF1” Single Family Residential. (Residences)

West: The property to the west is currently zoned “SF1” Single Family Residential. (Residences)

Summary:

Corell Development Group has made application on behalf of the property owner for approval of a preliminary plat for the 10-acre tract of land located off Hodgkins Road. At this time the applicant is requesting that the public hearing be tabled and continued at the next scheduled Planning & Zoning meeting on September 17, 2019.

Public Input:

On Friday, August 9, 2019 as required by State law, the City mailed out eighty-four (84) letters of Notification for Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's newspaper of record, the Fort Worth Star Telegram on Saturday, August 3, 2019.

There were four (4) public comment forms (see attached) that were against the request as of the packet preparation date.

Fiscal Impact:

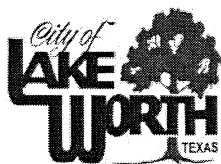
N/A

Attachments:

1. Subdivision Application
2. Returned Public Comment Forms

Recommended Motion or Action:

Staff's recommendation is that the preliminary plat public hearing be tabled and continued at the Tuesday, September 17, 2019 Planning & Zoning Commission meeting at 6:30 pm, located in the City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas at the request of the developer.



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

FOR OFFICE USE ONLY
Case No: PZ-2019-20
Date Submitted: 5-24-19

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Lakeview Estates

CURRENT ZONING CLASSIFICATION PD-MF Age restricted

CURRENT LEGAL DESCRIPTION John Breeding Survey, A-188

TOTAL ACRES 10.58 # OF LOTS 1 PROPOSED USE Multi-Family

APPLICANT/DEVELOPER INFORMATION

NAME Corell Development Group

ADDRESS 2724 Twinflower Drive CITY Keller

STATE Texas ZIP 76244 EMAIL correen1989@gmail.com

PHONE 817-422-2290

FAX _____

PROPERTY OWNER INFORMATION

NAME MEI Investments

ADDRESS 1911 E. Division Street CITY Arlington

STATE TX ZIP _____ EMAIL _____

PHONE _____ FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Carrillo Engineering

ADDRESS 201 Commerce, Suite 1450 CITY Fort Worth

STATE Texas ZIP _____ EMAIL _____

PHONE 817-896-0976 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.

Coreen C. Robertson

SIGNATURE OF OWNER, AGENT, OR APPLICANT

5-24-19

DATE

GENERAL INFORMATION

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

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: 400.00
Date Paid: 5-24-19
Receipt #: P19-0574
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 8-9-19
Public Hearing 200' Notification Deadline Date: 8-3-19
P&Z Commission Meeting Date: 8-20-19
City Council Meeting Date: 9-10-19
Plat Approval Date: _____
Plat File Date: _____
Instrument #: _____



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

FOR OFFICE USE ONLY
Case No: PZ-2019-20
Date Submitted: 5-24-19
Accepted By: Smeason

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME Lakeview Estates

CURRENT LEGAL DESCRIPTION John Breeding Survey, A-188

TOTAL ACRES 10.58 # OF LOTS 1 PROPOSED USE Multi-Family

PROPERTY OWNER INFORMATION

NAME Corell Development Group

ADDRESS 2724 Twinflower Drive CITY Keller

STATE Texas ZIP 76244 EMAIL correen1989@gmail.com

PHONE 817-422-2290 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.

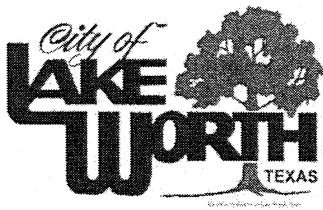
IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

Concetta C. Robertson

SIGNATURE OF OWNER, AGENT, OR APPLICANT

5-24-19

DATE



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: 5/23/19

Re: _____

I, Sam Hussein, owner of the Property located at 4426 Hodgkins Road do hereby certify that I have given my permission to Correen C. Robertson, 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 Cortell Development Group
(applicant)

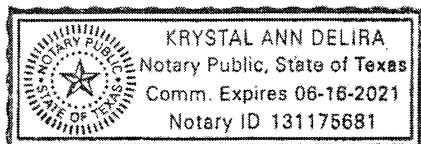
(Sam) Hussein Mahrova
Print Name Signature of Owner

Address _____ Phone No. _____ Date _____

State of Texas §
County of Tarrant §

Before me, Krystal Delira, a Notary Public in and for said County and State, on this day personally appeared Sam Hussein 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)



Krystal Ann Delira
Notary



Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 14 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case. (Phone numbers and emails will be redacted for privacy.)

☐ I am **FOR** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

☒ I am **AGAINST** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

Property Owner Name: CHARLA D. CHAKARLISS
(Please print)

Mailing Address: 6800 LAKESIDE DR

Phone: 817-237-5144 Email: _____

Signature: [Signature] Date: 8-14-19

Property Address(s) (within 200' of subject property): 6800 LAKESIDE DR

COMMENTS:

we do not want their grand kids living with
them & roaming our neighborhood road. I am
against it!!

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 6800 Lakeside Drive

Legal Description: Lot 9, Lakeview Heights Addition

Received By: S Meason Date: 8.14.19



Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 14 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case. (Phone numbers and emails will be redacted for privacy.)

☐ I am **FOR** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

☒ I am **AGAINST** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

Property Owner Name: Hilario Flores Sr
(Please print)

Mailing Address: 4405 Lakeview Dr

Phone: 817 721 1295 Email: _____

Signature: Hilario Flores Sr. Date: Aug 14 2019

Property Address(s) (within 200' of subject property): 4405 Lakeview Dr

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 4405 Lakeview

Legal Description: Blk 13, Lot 7, Crestridge Addition

Received By: SMearson Date: 8.14.19



Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 15 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case. (Phone numbers and emails will be redacted for privacy.)

☐ I am **FOR** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

☒ I am **AGAINST** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

Property Owner Name: _____

(Please print)

Mailing Address: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

Property Address(s) (within 200' of subject property): _____

COMMENTS:

It will bring down our property value! The traffic on Hodgkins Road is already bad and this will make it worse!

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: _____

Legal Description: _____

Received By: _____

Date: _____



Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 15 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case. (Phone numbers and emails will be redacted for privacy.)

☐ I am **FOR** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

☒ I am **AGAINST** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

Property Owner Name: TERESA BERNARD
(Please print)

Mailing Address: 4401 LAKEVIEW DR. LAKEWORTH TX. 76135

Phone: 817-360-6743 Email: TERESA BERNARD07@YAHOO.COM

Signature: Teresa Bernard Date: 08-15-2019

Property Address(s) (within 200' of subject property): 4401 LAKEVIEW DR.

COMMENTS:

TO MUCH TRAFFIC IN AREA, NARROW ROADS, NOISE, COULDN'T
PACK OUT OF OUR DRIVEWAY, ETC.

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN THURSDAY, AUGUST 15, 2019 @ NOON TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 4401 Lakeview Drive

Legal Description: BLK 13, Lot 8, Crestridge Addition

Received By: S Meason Date: 8.15.19

Listed Property Owner: Earl A Bernard Jr

Agenda Item No. C.4

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-21, regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a site plan for the Age Restricted Senior Living Community an approximately 10.58-acre tract of land, currently legally known as Abstract 188, Tract 2CC, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 10.58-acre parcel of land, which when platted will become Block 2, Lot 1, Lakeview Estates Subdivision 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 10.58-acre parcel of land located at 4426 Hodgkins Road, Lake Worth, Texas.

SUMMARY:

Property Description:

10.58-acre tract of land, 4426 Hodgkins

Property Owner(s):

MEI Investments, LP, 1911 E. Division Street, Arlington, Texas 76011

Applicant:

Corell Development Group, 2724 Twinflower Drive, Keller, Texas 76244

Engineer/Architect/Surveyor:

Surveyor: Maki and Associates, Inc. PO Box 14293, Arlington, Texas 76094-1293

Civil Engineer: Carrillo Engineering, 201 Commerce Street, Suite #1450, Fort Worth, Texas 76102

Current Zoning:

Planned Multi-Family

Current Approved Use:

Age Restricted Senior Living

Existing Road(s):

Hodgkins Road

Surrounding Zoning:

North: The property to the north is currently zoned "SF1" Single Family Residential. (Residences)

Agenda Item No. C.4

South: The property to the south is currently zoned “SF1” Single Family Residential. (Residences)

East: The property to the east is currently zoned “SF1” Single Family Residential. (Residences)

West: The property to the west is currently zoned “SF1” Single Family Residential. (Residences)

Summary:

Corell Development Group made application on behalf of the property owner for approval of a site plan for the 10-acre tract of land located off Hodgkins Road. At this time the applicant is requesting that the public hearing be tabled and continued at the next scheduled Planning & Zoning meeting on September 17, 2019.

Public Input:

On Friday, August 9, 2019 as required by State law, the City mailed out eighty-four (84) letters of Notification for Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's newspaper of record, the Fort Worth Star Telegram on Saturday, August 3, 2019.

There was one (1) public comment form returned FOR the request and two (2) public comment forms (see attached) returned AGAINST the request as of the packet preparation date.

Fiscal Impact:

N/A

Attachments:

1. Returned Public Comment Forms

Recommended Motion or Action:

Staff's recommendation is that the preliminary plat public hearing be tabled and continued at the Tuesday, September 17, 2019 Planning & Zoning Commission meeting at 6:30 pm, located in the City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas at the request of the developer.



Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 14 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case. (Phone numbers and emails will be redacted for privacy.)



I am **FOR** the proposed Site Plan as explained on the attached public notice for Case #PZ-2019-21 (Site Plan - 4426 Hodgkins Road).



I am **AGAINST** the proposed Site Plan as explained on the attached public notice for Case #PZ-2019-21 (Site Plan - 4426 Hodgkins Road).

Property Owner Name: Charles Underwood
(Please print)

Mailing Address: 4309 Lakeview, Dr. Lake Worth TX 76135

Phone: 817-781-9720 Email: woody-su@hotmail.com

Signature: Chad Underwood ^{underscores} Date: 8/14/2019

Property Address(s) (within 200' of subject property): 4309 Lakeview Dr.

COMMENTS:

The notice that came with this did not state what was planned (to be built) on the land other than it being an "age restricted senior living" area.

I am for any building on the property other than mobile (manufactured) homes.

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 4309 Lakeview Drive

Legal Description: Blk 15, Lot 1, Crestridge Addition

Received By: S Meason Date: 8.14.19



Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 15 2019

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☒ I am **AGAINST** the proposed Site Plan as explained on the attached public notice for Case #PZ-2019-21 (Site Plan - 4426 Hodgkins Road).

Property Owner Name: EARL BERNARD
(Please print)

Mailing Address: 4401 LAKEVIEW DR. LAKE WORTH TX. 76135

Phone: 817-360-3859 Email: EMAB522@GMAIL.COM

Signature: Earl Bernard Date: 08-15-2019

Property Address(s) (within 200' of subject property): 4401 LAKEVIEW DR.

COMMENTS:

TO MUCH TRAFFIC IN AREA. CARS, FOOD TRUCKS, ETC.

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For Office Use Only

Property Address: 4401 Lakeview Drive

Legal Description: BLK 13, Lot 8, Crestridge Addition

Received By: S Meason Date: 8.15.19



Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED

AUG 14 2019

PUBLIC COMMENT FORM

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☒ I am **AGAINST** the proposed Site Plan as explained on the attached public notice for Case #PZ-2019-21 (Site Plan - 4426 Hodgkins Road).

Property Owner Name: PAT CUMMINGS
(Please print)

Mailing Address: 4324 WILLIAMS SPRINGS Rd.

Phone: 817 2374044 Email: _____

Signature: Pat Cummings Date: 8-14-19

Property Address(s) (within 200' of subject property): 4324 Williams sp. Rd.

COMMENTS:

against site plan

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 4324 Williams Spring Road

Legal Description: Abs. 188, Tracts 2R1, 2R2, 2R3, 2TT, John Breeding Survey

Received By: S Meason Date: 8.14.19