

CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, AUGUST 21, 2018

REGULAR MEETING: 6:30 PM

Held in the City Council Chambers

A. CALL TO ORDER

A.1 ROLL CALL

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE

A.3 SPECIAL PRESENTATION(S)

- A.3.1 [Presentation – Administer Oath of Office to appointed Planning & Zoning Commission member, place 7.](#)

B. MINUTES

- B.1 [Approve minutes of the July 17, 2018 Planning & Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

- C.1 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-13, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 1.032-acre parcel of land, legally known as Block 1, Lot 1, Sturgeon Addition – Lake Worth and generally described as 4300 Boat Club Road, Lake Worth, Texas.](#)

- C.2 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-14, a proposed replat being all of a 0.445-acre parcel of land known as Block 5, Lot A, Broadview West Addition of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 5, Lot\(s\) AR1 and AR2, Broadview West Addition, which is generally described as 3309 Roberts Cut Off Road \(Lot AR1\) and 3307 Roberts Cut Off Road \(Lot AR2\), Lake Worth, Texas.](#)
- C.3 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-15, an Ordinance, amending Ordinance No. 926, so as to consider a site plan amendment of an approximate 109.07-acre parcel of land, legally known as Block 1, Lot 1R, Ritchie Brothers Addition and generally described as 6050 Azle Avenue, Lake Worth, Texas.](#)
- C.4 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-16, an Ordinance, amending Ordinance No. 1037, so as to consider a site plan amendment of an approximate 0.642-acre parcel of land, legally known as Block 1, Lot 4R, Broadview West Addition and generally described as 6018 Graham Street, Lake Worth, Texas.](#)

D. EXECUTIVE SESSION

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

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

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

No items for this category.

F. ADJOURNMENT

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

Certification

I do hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on **Friday, August 17, 2018 at 11:00 a.m.**

Planning & Zoning Administrator

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

Lake Worth Planning & Zoning Commission Meeting – August 21, 2018

Agenda Item No. A.3.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Presentation – Administer Oath of Office to appointed Planning & Zoning Commission member, place 7.

SUMMARY:

At the August 14, 2018 City Council meeting, Council appointed the following individual to serve on the Planning and Zoning Commission.

- Coy Pennington Place 7 (new appointment, to fill vacancy)

The Oath of Office will be administered during the August 21, 2018 regular meeting. The term will expire on October 1, 2019. The forms to be completed will be made available to the member at the meeting.

FISCAL IMPACT:

N/A

ATTACHMENTS:

N/A

RECOMMENDED MOTION OR ACTION:

Necessary member will take the Oath of Office.

Lake Worth Planning and Zoning Commission Meeting – August 21, 2018

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the July 17, 2018 Planning & Zoning Commission meeting.

SUMMARY:

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

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

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. July 17, 2018 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the July 17, 2018 Planning and Zoning Commission meeting.

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION OF THE
CITY OF LAKE WORTH, TEXAS
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB
TUESDAY, JULY 17, 2018**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Commissioner Diane Smith called the Planning & Zoning Commission meeting to order at 6:30 p.m.

Prior to roll call, Mrs. Smith advised that the commission chair, Sue Wenger had resigned her position on the Planning & Zoning Commission due to being appointed to the City Council and that the vice-chair Jeannie Turley was on vacation, so Commissioner Smith was chairing the meeting.

A.1 ROLL CALL.

Present:	Don Riley	Place 1
	Sherrie Kubala Watkins	Place 2
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Dianne Smith	Place 6
	Vacant	Place 7
Absent:	Jeannie Turley	Vice Chair, Place 3
Staff:	Barry Barber	Director of Building Development
	Suzanne Meason	Planning and Zoning Administrator

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Commissioner Patty Biggers gave invocation and then attendees recited the pledge of allegiance.

B. MINUTES

B.1 APPROVE MINUTES OF THE JUNE 19, 2018 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE THE MINUTES OF THE JUNE 19, 2018 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2018-09, AN ORDINANCE AMENDING ORDINANCE No. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT AND SITE PLAN APPROVAL OF AN APPROXIMATELY 0.1728-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2T, MOSES TOWNSEND SURVEY, AND GENERALLY DESCRIBED AS 4005 MERRETT DRIVE, LAKE WORTH, TARRANT COUNTY, TEXAS.

APPROVED

Commissioner Diane Smith opened the public hearing at 6:33 pm.

Ms. Meason presented the case to the Commission. She advised that the applicant AJ Airfield Lighting wishes to use the property for an office (front building) and storage (rear building) for their business. She explained that the property is zoned PC-Planned Commercial but has never had a land use designation or development/site plan approved, therefore the request is being made at this time.

One property owner within two hundred feet (200') of the property turned in a public comment form expressing their opposition to the request.

Brenda Martinez with A J Airfield Lighting, LLC advised that they were currently located in the Town of Lakeside and were excited about moving closer into town. She advised that they would be remodeling the interior of the buildings to meet their needs.

There being no one else wishing to speak, Commissioner Diane Smith closed the public hearing at 6:38 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER SHERRIE KUBALA-WATKINS, TO APPROVE PLANNING AND ZONING CASE #PZ-2018-09 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2018-10, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 1.137-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 189, TRACT(S) 14, 2Q, AND 26, N B BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, KEEFER ADDITION, AND GENERALLY DESCRIBED AS 7012 LILAC LANE, LAKE WORTH, TEXAS.

APPROVED

Commissioner Diane Smith opened the public hearing at 6:39 pm.

Mrs. Meason presented the case to the Commission. She explained that Mr. Keefer and Ms. Campbell were the owners of the property and that Mr. Keefer approached the City about constructing a new garage on the property. Upon investigation it was discovered that the property had never been platted. Before the new structure could be allowed, the property must be platted. Mr. Keefer hired a surveyor and an engineer to prepare all the proper documents for submittal. Those have been reviewed by staff and meet the City's requirements and are ready to be heard. Ms. Meason did remind the Commission that platting is a ministerial duty by a municipality. She also noted that the property is zoned single family residential and that it will stay that way, they are not asking for a zoning change, only platting.

One property owner within two hundred feet (200') of the property turned in a public comment form which was for the request.

There being no questions or comments from the audience, Commissioner Diane Smith closed the public hearing at 6:41 pm and called for a motion.

COMMISSIONER SHERRIE KUBALA-WATKINS MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING & ZONING CASE #PZ-2018-10 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2018-11, A PROPOSED FINAL PLAT BEING ALL OF A 1.137-ACRE TRACT OF LAND LEGALLY KNOWN AS ABSTRACT 189, TRACT(S) 14, 2Q, AND 26, N B BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION

WILL BE BLOCK 1, LOT 1, KEEFER ADDITION, AND GENERALLY DESCRIBED AS 7012 LILAC LANE, LAKE WORTH, TEXAS.

APPROVED

Commissioner Diane Smith opened the public hearing at 6:42 pm.

Mrs. Meason advised that this was the final plat for the previous item and since the preliminary plat had been heard the final plat must now be heard.

Two property owner(s) within two hundred feet (200') of the property turned in a public comment form which was for the request.

There being no questions or comments from the audience, Commissioner Diane Smith closed the public hearing at 6:43 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER SHERRIE KUBALA-WATKINS, TO APPROVE PLANNING & ZONING CASE #PZ-2018-11 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2018-12, AN ORDINANCE AMENDING ORDINANCE NO. 683, SO AS TO CONSIDER A SITE PLAN AMENDMENT OF AN APPROXIMATELY 0.5509-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 9A, LOT 3RB, SHADY OAKS MANOR ADDITION, AND GENERALLY DESCRIBED AS 6059 LAKE WORTH BLVD., LAKE WORTH, TARRANT COUNTY, TEXAS.

APPROVED

Commissioner Diane Smith opened the public hearing at 6:44 pm.

Mrs. Meason presented the case to the Commission. This is a request by Randy Hatcher with Bosses Pizza for a cooler to be added at the back of the property. Due to the property being in the PC-Planned Commercial zoning district it requires the site plan to be amended to add the cooler to the site. The cooler will not be attached to the building but will be ten feet (10') away from the building as required by fire code, will have an enclosure around it for security and will be masonry to meet the ordinance requirements.

No public comments forms were received for or against the request.

Mr. Hatcher was present to answer any questions.

Member Smith asked if the cooler would take up any parking spaces.

Mr. Hatcher advised that it would take up one (1) parking space in the rear.

There being no questions or comments from the audience, Commissioner Diane Smith closed the public hearing at 6:46 pm and called for a motion.

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER SHERRIE KUBALA-WATKINS, TO APPROVE PLANNING & ZONING CASE #PZ-2018-12 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

D. EXECUTIVE SESSION

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

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

There were no items listed in Executive Session.

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

There were no items listed in Executive Session.

F. ADJOURNMENT

Member Diane Smith adjourned the meeting at 6:47 p.m.

APPROVED:

Jeannie Turley, Vice Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Lake Worth Planning & Zoning Commission Meeting – August 21, 2018

Agenda Item No. C.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2018-13, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 1.032-acre parcel of land, legally known as Block 1, Lot 1, Sturgeon Addition – Lake Worth and generally described as 4300 Boat Club Road, Lake Worth, Texas.

Property Description:

1.032-acre parcel of land, located at 4300 Boat Club Road

Property Owner(s):

Ron Sturgeon Real Estate, Ron Sturgeon, 5940 Eden Drive, Haltom City, Texas 76117

Applicant:

Keywinn Development, Steve Keys, 2625 8th Avenue, Fort Worth, Texas 76110

Engineer/Surveyor:

Architect: No. 10 Design Group, Terry Hawkins, 219 N Walnut Creek Drive, Mansfield, Texas 76063

Engineer: Bannister Engineering, 240 N. Mitchell Road, Mansfield, Texas 76063

Current Zoning:

“PC” – Planned Commercial

Proposed Use(s):

“PC” – Planned Commercial for the use of a Commercial Retail Center including Barber or Beauty Shops, Hair or Nail Salons, Spas, Office and Retail

Existing Road(s):

Boat Club 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 “PC” – Planned Commercial and “SF-1” – Single Family Residential (LW High School).

East: The property to the east is currently zoned “SF-1” – Single Family Residential (LW High School).

Agenda Item No. C.1

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

Summary:

The property owner is requesting a land use designation and site plan approval for the property located at 4300 Boat Club Road. This property has been zoned PC-Planned Commercial for some time but has not been used and/or developed as such to this point. Mr. Sturgeon has submitted civil construction plans for review and staff has reviewed them for compliance with all applicable codes and ordinances. He has also received approval from TxDOT for the shared access and driveway as required for the development of the property.

Public Input:

On Thursday, August 9, 2018 as required by State law, the City mailed out ten (10) letters of Notification for a Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, August 3, 2018. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

Attachments:

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

Recommended Motion or Action:

Staff's recommendation is the land use and development/site plan approval 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 AND SITE PLAN APPROVAL OF AN APPROXIMATELY 1.032-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 1, STURGEON ADDITION – LAKE WORTH, BEING THAT ALL OF THE CERTAIN CALLED 1.032-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.032-ACRE PARCEL OF LAND LOCATED 4300 BOAT CLUB ROAD, LAKE WORTH, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE, ALONG WITH A DEVELOPMENT PLAN AND SITE PLAN APPROVAL “EXHIBIT A”, AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 1.032-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property for a land use designation and

development and site plan approval; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on August 21, 2018, and by the City Council of the City of Lake Worth on September 11, 2018, with respect to the zoning described herein; and

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

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

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

ORDINANCE 500 AMENDED

Ordinance No. 500 is hereby amended by approving a land use designation as “PC” – Planned Commercial for the use of a Commercial Retail Center, along with a development and site plan approval and by amending the Official Zoning Map to reflect such change for the

property hereinafter described below:

Planning & Zoning Case No. PZ-2018-13

Owner:	Ron Sturgeon Real Estate 5940 Eden Drive Haltom City, Texas 76117
Applicant:	Keywinn Development Steve Keys 2625 8 th Avenue Fort Worth, Texas 76110
Legal Description:	Block 1, Lot 1, Sturgeon Addition – Lake Worth Lake Worth, Tarrant County, Texas
Property Address:	4300 Boat Club Road
Property Zoning:	PC-Planned Commercial
Permitted use:	The use and operation use of a Commercial Retail Center with Barber or Beauty Shops, Hair or Nail Salons, Spas, Office and Retail, as more particularly shown on the Site and Development Plan attached hereto as Exhibit “A”.

SECTION 3.

COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

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

SECTION 4.

OFFICIAL ZONING MAP AMENDED

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

SECTION 5.

CUMULATIVE CLAUSE

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

SECTION 6.

PENALTY CLAUSE

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

SECTION 7.

SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Lake Worth that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if

any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.

SAVINGS

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

SECTION 9.

ENGROSSMENT AND ENROLLMENT

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

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED by a vote of ____ to ____ this 11th day of September, 2018.

Approved:

Walter Bowen, Mayor

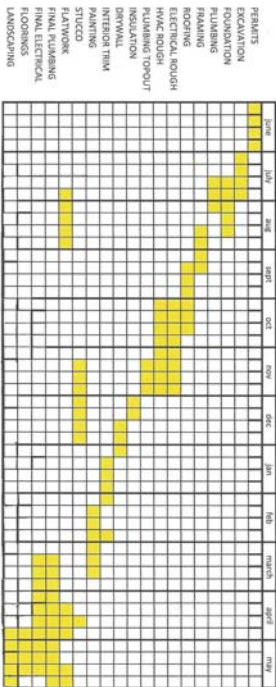
Attest:

Monica Solko, TRMC
City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

100' RIGHT-OF-WAY
DOCUMENT NUMBER D216098611
P.R.T.C.T.



CONSTRUCTION SCHEDULE 4300 BOAT CLUB ROAD



ZONING: SF-1
SINGLE-FAMILY DISTRICT

MIORI MATSUDA BIRD
VOLUME 5210, PAGE 974
D.R.T.C.T.

ZONING: P-1
PLANNED INDUSTRIAL

ZONING: SF-1
SINGLE-FAMILY DISTRICT

LOT 1, BLOCK 1
LAKE WORTH HIGH SCHOOL ADDITION
CABINET A, SLIDE 13105,
P.R.T.C.T.

ASPHALT
PAVEMENT

GRAPHIC SCALE

ZONING: SF-1
SINGLE-FAMILY DISTRICT

LOT 1, BLOCK 1
LAKE WORTH HIGH SCHOOL ADDITION
CABINET A, SLIDE 13105,
P.R.T.C.T.

LAND USE NOTE

THE PROPOSED LAND USES INCLUDE: BARBER OR BEAUTY SHOP, HAIR OR NAIL SALON, SPA, AND OFFICE/RETAIL.

OWNER:

Ron Sturgeon Real Estate, L.P.
Ron Sturgeon
5940 Eden Drive
Haltom City, TX 76117
PH: 817-834-3625
FAX: 817-838-8477
EMAIL: rons@rdsinvestments.com

DEVELOPER:

Keywin Development
Steven A Keys
2625 8th Ave, Suite 100
Fort Worth, TX 76110
PH: 817-259-1605
FAX: 512-381-4821
EMAIL: skeys@keywin.com

BOAT CLUB ROAD RETAIL
4300 BOAT CLUB ROAD
LAKE WORTH, TEXAS

SITE PLAN



240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

No.	Date	Revision Description

PROJECT NO.: 024-16-09

PROJECT NO.: 024-16-09

SHEET NO

06/20/2018













C-2.1

100' RIGHT-OF-WAY
DOCUMENT NUMBER D216098611
P.R.T.C.T.



TOTAL LOT AREA:	44,038 SF (1.03 AC)
LANDSCAPE AREA REQUIRED: 20%	8,808 SF
LANDSCAPE AREA PROVIDED:	9,847 SF
LAWN AREA PROVIDED:	7,885 SF
FRONT YARD LANDSCAPE AREA REQD: 40%	3,593 SF
FRONT YARD LANDSCAPE AREA PROVIDED:	4,530SF (50%)
LANDSCAPE PLANT PROVIDED:	6 SHADE TREES 2 ORNAMENTAL TREES 112 SHRUBS



TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	NOTES
	3	Existing Tree To Remain				
	2	Chilopsis linearis / Desert Willow	30 GAL	3"	6'-8"	SYMMETRICAL MATCHING, FULL
	5	Pistocia chinensis / Chinese Pistochie	45 GAL	3"	10'-12'	SYMMETRICAL MATCHING, FULL
	1	Quercus virginiana / Southern Live Oak	45 GAL	3"	10'-12'	SYMMETRICAL MATCHING, FULL
	1	Quercus virginiana / Southern Live Oak	45 GAL	3"	10'-12'	SYMMETRICAL MATCHING, FULL
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES
	9	Hesperaloe parviflora / Red Yucca	3 GAL	24" HT.	36" O.C.	SYMMETRICAL MATCHING, FULL
	17	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	7 GAL	36" H.T.	48" O.C.	SYMMETRICAL MATCHING, FULL
	10	Leucophyllum frutescens/ Green Cloud Texas Rongier	3 GAL	24" HT.	36" O.C.	SYMMETRICAL MATCHING, FULL
	10	Muhlenbergia capillaris / Pink Muhly	3 GAL	24" HT.	36" O.C.	SYMMETRICAL MATCHING, FULL
	66	Nassella tenuistima / Texas Needle Grass	1 GAL	16 HT.	24" O.C.	SYMMETRICAL MATCHING, FULL
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	NOTES			
	PER PLAN	Bouteloua dactyloides / Buffalo Grass	SOD			
	PER PLAN	Decomposed Granite	4" COMPACTED WITH PERMEABLE WEED MAT			

LANDSCAPE PLAN



INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

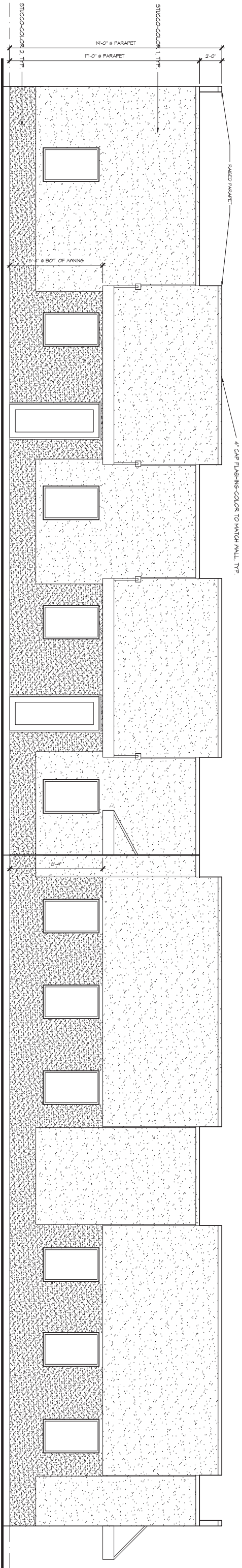


SHEET NO.

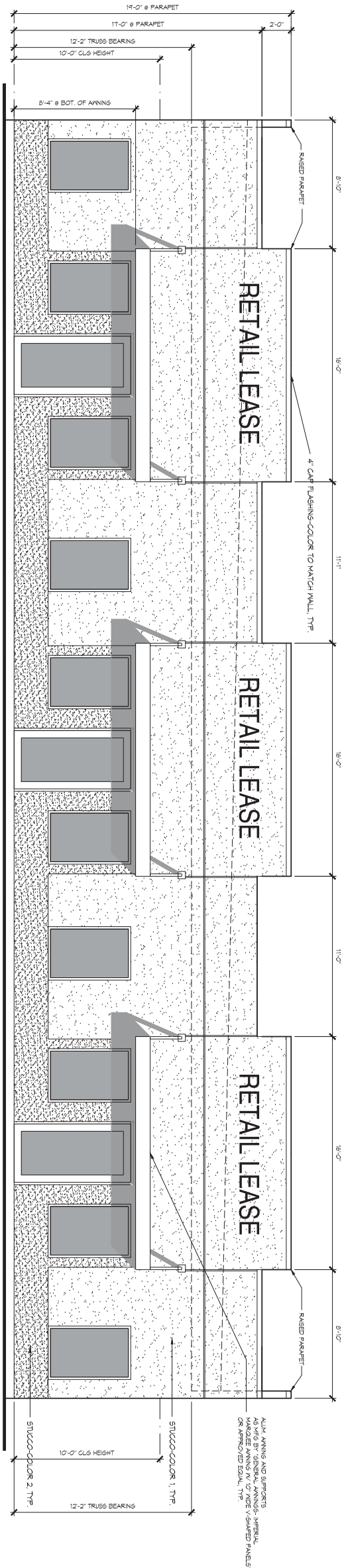
L-1.0

[illegible]

PROJECT NO.: 024-16-09



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS FROM LOT CORNER TO CORNER AND FROM LOT CORNER TO LOT CORNER. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
5. ALL ELEVATIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
6. ALL ELEVATIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
8. ALL ELEVATIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
9. ALL ELEVATIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
10. ALL ELEVATIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

DATE: 10-11-17 PDS

3-15-18

4300 BOAT CLUB RD.
LOT 10 BLOCK BLOCK
SUBDIVISION
LAKE WORTH, TEXAS
TARRANT COUNTY

SALON

161803

SHEET No.:

A2-1

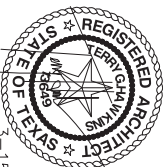


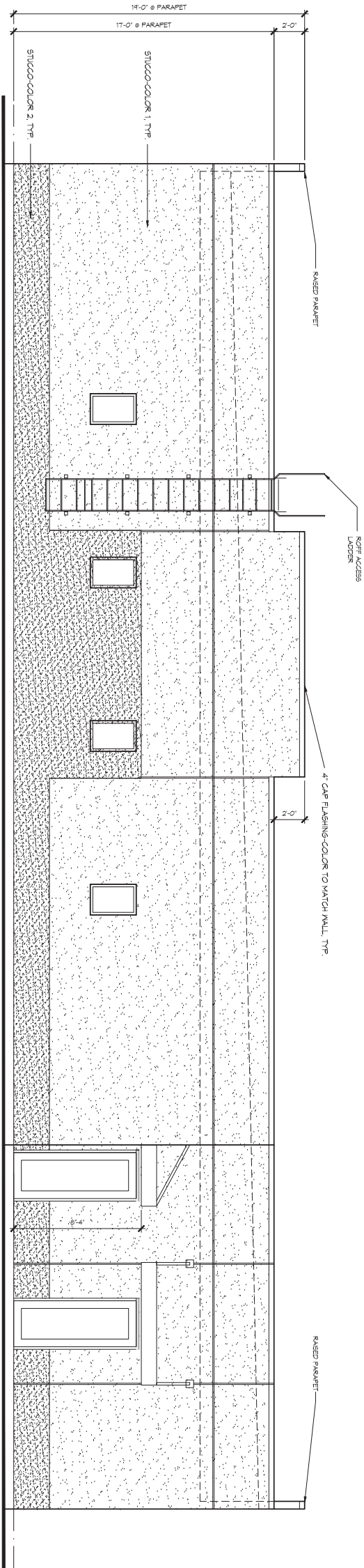
218 N. PALM CREEK DR. HANFELD TEXAS 79069
817.471.3249 FAX 817.471.3253 FAX
ARCHITECTS
© COPYRIGHT 2010 NO. 10 DESIGN GROUP

SHEET Title:

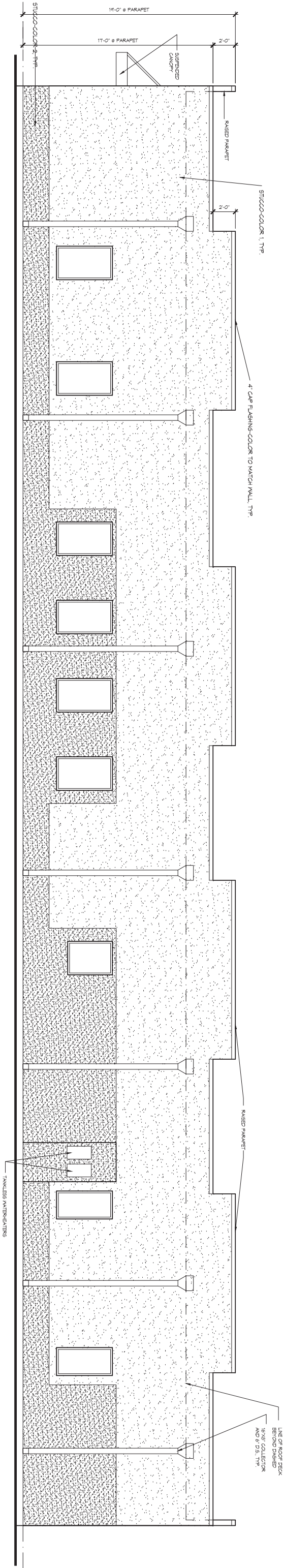
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•





REAR ELEVATION
1/4" = 10"



RIGHT ELEVATION
1/4" = 10"

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN ADVANCE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE STATE AND LOCAL CODES AND ORDINANCES.
2. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET AND INCHES.
3. ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
4. ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
5. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
6. FLASHING SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
7. FLASHING SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
8. FLASHING SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
9. FLASHING SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
10. FLASHING SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.

DATE: 10-11-17 PDS

3-15-18

4300 BOAT CLUB RD.
LOT LOT BLOCK BLOCK
SUBDIVISION
LAKE WORTH, TEXAS
TARRANT COUNTY

SALON

161803



3-15-18



218 N. PALM CREEK DR.
817-471-3225 FAX
ARCHITECTS
© COPYRIGHT 2010 NO. 10 DESIGN GROUP

SHEET TITLE:

•

SHEET No.:

A2-2



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

FOR OFFICE USE ONLY
Case No: 2018-13
Date Submitted: 4.5.18

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS 4300 Boat Club Rd

CURRENT LEGAL DESCRIPTION C Brown Survey Abstract No 157

CURRENT ZONING CLASSIFICATION & LAND USE Commercial

PROPOSED ZONING CLASSIFICATION & LAND USE _____

TOTAL ACRES .98 # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Steve Keys (Keywinn Development)

ADDRESS 2625 8th Ave CITY Fort Worth

STATE Tx ZIP 76110 EMAIL skeys@keywinn.com

PHONE 512.917.8088 FAX 512.314.5130

PROPERTY OWNER INFORMATION

NAME Ron Sturgeon Real Estate

ADDRESS 5940 Eden Drive CITY Haltom City

STATE Tx ZIP 76117 EMAIL rons@rdsinvestments.com

PHONE (817) 834-1385 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Terry Hawkins (Architect - No. 10 Design Group) and Bannister Engineering (Civil Eng)

ADDRESS 219 N Walnut Creek Dr CITY Mansfield

STATE Tx ZIP 76063 EMAIL tghawk@no10designgroup.com

PHONE (817) 477-1329 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.

Steve Keys

Digitally signed by Steve Keys
Date: 2018.04.04 15:20:28 -05'00'

4.4.18

SIGNATURE OF OWNER, AGENT, OR APPLICANT

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:

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

OFFICE USE ONLY

Fee: 5,550.00

Date Paid: 4.5.18

Receipt #: P18-0276

Ownership Verified:

☒ YES ☐ NO

Taxes Paid:

☒ YES ☐ NO

Liens Paid:

☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 8.4.18

Public Hearing 200' Notification Deadline Date: 8.11.18

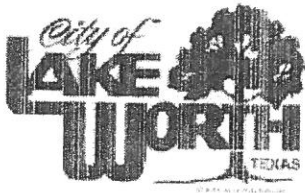
P&Z Commission Meeting Date: 8.21.18

City Council Meeting Date: 9.11.18

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: 4/30/18

Re: 4300 Boat Club

I, Ron Sturgeon, owner of the Property located at 4300 Boat Club Rd do hereby certify that I have given my permission to Steve Keys 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 [Signature]
(applicant)

Ron Sturgeon
Print Name

[Signature]
Signature of Owner

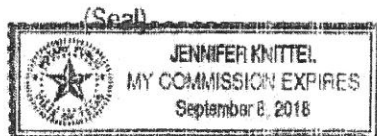
5940 Eden Dr
Address

817 834 3625
Phone No.

4/30/18
Date

State of Texas
County of Tarrant

Before me, Jennifer Knittel, a Notary Public in and for said County and State, on this day personally appeared Ron Sturgeon 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.



[Signature]
Notary

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

**ZONING DISTRICT LAND USE DESIGNATION/DEVELOPMENT & SITE PLAN APPROVAL
PLANNING & ZONING CASE #PZ-2018-13**

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 21, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 1.032-acre parcel of land, legally known as Block 1, Lot 1, Sturgeon Addition – Lake Worth, Lake Worth, Tarrant County, Texas, being that all of the certain called 1.032-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 1.032-acre parcel of land located at 4300 Boat Club Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, September 11, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed land use designation and development and site plan approval for the above listed property. All interested parties are encouraged to attend.

Ron Sturgeon Real Estate LP
5940 Eden Drive
Haltom City, Texas 76117-6121

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

Lake Worth ISD
Attn: Superintendent
6805 Telephone Road
Lake Worth, Texas 76135

Fred R & Providence Loudon
4312 Boat Club Road
Lake Worth, Texas 76135

Betty Lou Humphries
4312 Boat Club Road
Lake Worth, Texas 76135

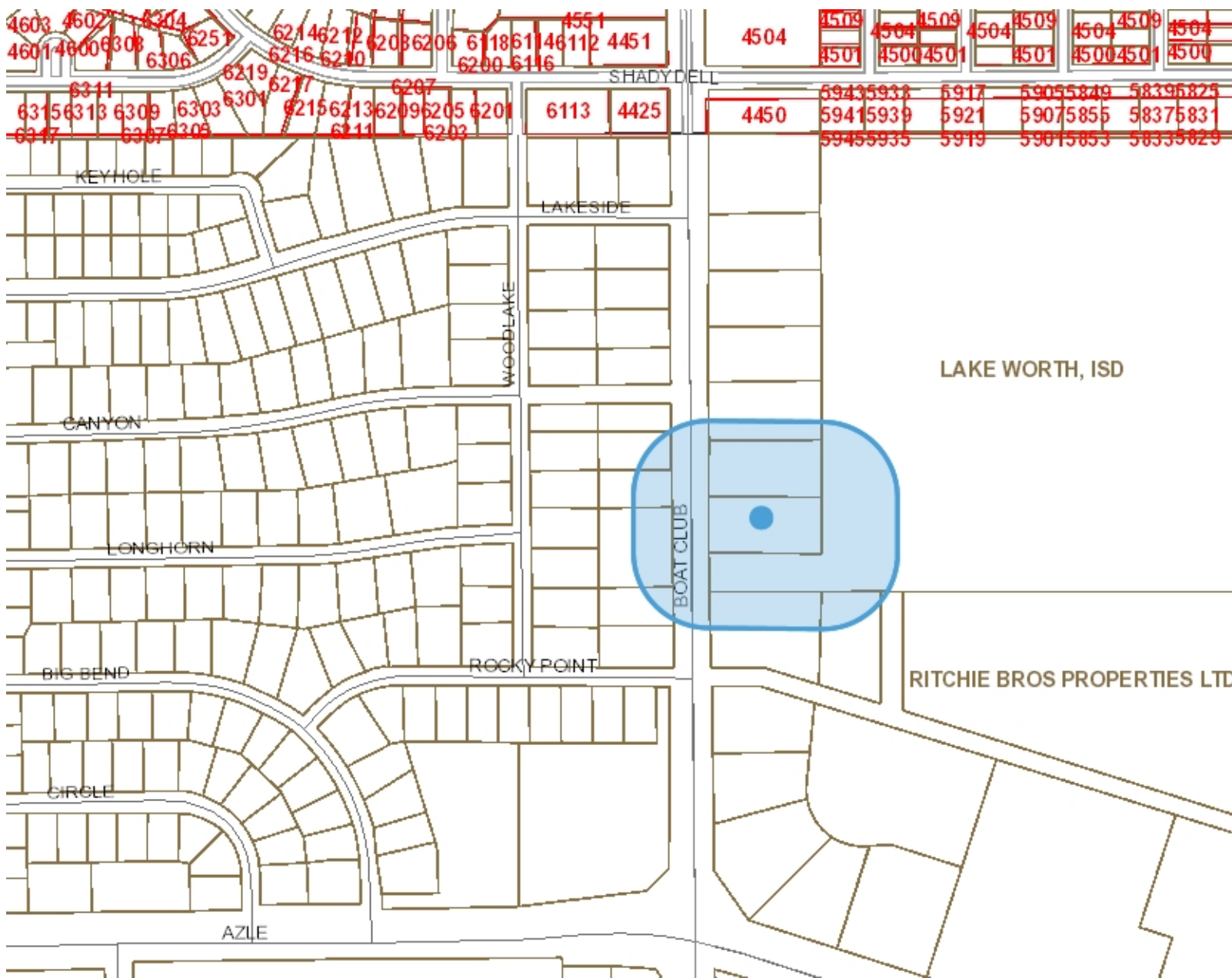
Don & Gabriele St John
4309 Boat Club Road
Lake Worth, Texas 76135

David A & Annabelle E Wilson
4303 Boat Club Road
Lake Worth, Texas 76135

Leo Montgomery & Martha Riggs
8228 Woodvale Road
Fort Worth, Texas 76135

Stum Properties LLC
135 Park Canyon Drive
Fort Worth, Texas 76108

Midori Matsuda Bird
4540 Idledell Drive
Fort Worth, Texas 76116-7688



Legend

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



8/8/18 4:28 PM

1: 4,695



0.1 0 0.07 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 21, 2018

Agenda Item No. C.2

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2018-14, a proposed replat being all of a 0.445-acre parcel of land known as Block 5, Lot A, Broadview West Addition of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 5, Lot(s) AR1 and AR2, Broadview West Addition, which is generally described as 3309 Roberts Cut Off Road (Lot AR1) and 3307 Roberts Cut Off Road (Lot AR2), Lake Worth, Texas.

Property Description:

0.445-acre parcel(s) of land, located at 3307 & 3309 Roberts Cut Off Road

Property Owner(s):

Francisco Munoz, 2713 Prairie Avenue, Fort Worth, Texas 76164

Jimmy Ray & Tonie R. Wright, 3309 Roberts Cut Off Road, Fort Worth, Texas 76114

Applicant:

Francisco Munoz, 2713 Prairie Avenue, Fort Worth, Texas 76164

Jimmy Ray & Tonie R. Wright, 3309 Roberts Cut Off Road, Fort Worth, Texas 76114

Engineer/Surveyor:

Lloyd Bransom Surveyors, Charles B. Hooks, Jr., 1028 N Sylvania, Fort Worth, Texas 76111

Current Zoning:

"PC" – Planned Commercial

Current Use(s):

Single Family Residences

Existing Road(s):

Yeary Street, Roberts Cut Off Road, and Cowden Street

Surrounding Zoning:

North: The property to the north is currently zoned PC-Planned Commercial.

South: The property to the south is currently zoned PC-Planned Commercial.

East: The property to the east is currently zoned PC-Planned Commercial.

West: The property to the west is currently zoned PC-Planned Commercial.

Agenda Item No. C.2

Summary:

Mr. Munoz, owner of the property at 3307 Roberts Cut Off had a house fire some time back. He was originally just supposed to repair the fire damage to the existing house, but instead he tore the house down completely to the slab, in doing so he had to apply for a new construction permit. When he applied for the permit, it was discovered that Mr. Munoz lot was never properly subdivided from his neighbors' lot. Mr. Munoz hired a surveyor to prepare a replat document him and his neighbor, Mr. & Mrs. Wright applied for a replat to properly subdivide the properties, so that Mr. Munoz could rebuild the house. Staff has reviewed the document and finds it to comply with state and local requirements. The replat document is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

Public Input:

On Thursday, August 9, 2018 as required by State law, the City mailed out twenty (20) 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, August 3, 2018. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

Attachments:

1. Subdivision Application/30 Day Waiver of Action Form
2. Replat Document
3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map

Recommended Motion or Action:

Staff's recommends approval of Agenda Item C.2 as presented.



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

FOR OFFICE USE ONLY
Case No P2-2018-14
Date Submitted: 7.6.18

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME BROADVIEW WEST

CURRENT ZONING CLASSIFICATION MIXED PLANNED DEV

CURRENT LEGAL DESCRIPTION S 1/2 of LOT A BLOCK 5

TOTAL ACRES 0.445 AC # OF LOTS 2 PROPOSED USE RESIDENTIAL

APPLICANT/DEVELOPER INFORMATION

NAME FRANCISCO MUNOZ

ADDRESS 2713 PRAIRIE AV CITY FW

STATE TX ZIP 76164 EMAIL _____

PHONE 817.683.7596 FAX _____

PROPERTY OWNER INFORMATION

NAME SAME AS APPLICANT

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME CHARLES B. HOOKS, JR LOYD BRANSON SURVEYORS

ADDRESS 1028 N. SYLVANIA CITY FW

STATE TX ZIP 76111 EMAIL SURVEY1968@SWBEL.NET

PHONE 817.834.3477 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.

Francisco Munoz
SIGNATURE OF OWNER, AGENT, OR APPLICANT

6 27 18
DATE

GENERAL INFORMATION

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

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: 370.00
Date Paid: 7-6-18
Receipt #: P18-560
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 8-4-18
Public Hearing 200' Notification Deadline Date: 8-11-18
P&Z Commission Meeting Date: 8-21-18
City Council Meeting Date: 9-11-18
Plat Approval Date: _____
Plat File Date: _____
Instrument #: _____



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

FOR OFFICE USE ONLY
Case No. P22018-14
Date Submitted: 7-6-18
Accepted By: Smeason

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME BROADVIEW WEST

CURRENT LEGAL DESCRIPTION 5 1/2 of LOT A Block 5

TOTAL ACRES 0.445 AC # OF LOTS 2 PROPOSED USE RESIDENTIAL

PROPERTY OWNER INFORMATION

NAME FRANCISCO MUNOZ

ADDRESS 2713 PRAIRIE CITY FW

STATE TX ZIP 76164 EMAIL _____

PHONE 817.683.7896 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.

Francisco Munoz
SIGNATURE OF OWNER, AGENT, OR APPLICANT

6 27 18
DATE



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

FOR OFFICE USE ONLY
Case No: PZ-2018-14
Date Submitted: 7.6.18

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME BROADVIEW WEST

CURRENT ZONING CLASSIFICATION MIXED PLANNED DEV

CURRENT LEGAL DESCRIPTION N¹/₂ OF LOT A BLOCK 5

TOTAL ACRES 0.445 # OF LOTS 2 PROPOSED USE RESIDENTIAL

APPLICANT/DEVELOPER INFORMATION

NAME JIMMY RAY & DONNA R. WRIGHT

ADDRESS 3309 ROBERTS COT OFF CITY LAKE WORTH

STATE TX ZIP 76135 EMAIL _____

PHONE _____ FAX _____

PROPERTY OWNER INFORMATION

NAME SAME AS APPLICANT

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME CHARLES D. HOOKS, JR LOYP BRADSON SURVEYORS

ADDRESS 1028 N. SYLVANIA CITY FW

STATE TX ZIP 76111 EMAIL SURVEY1968@SWBELLE.NET

PHONE 817-934-3477 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.

Jimmy Wright
SIGNATURE OF OWNER, AGENT, OR APPLICANT

6-27-18
DATE



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

FOR OFFICE USE ONLY
Case No: PZ-2018-14
Date Submitted: 7.6.18
Accepted By: 8Messa

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME BROADVIEW WEST

CURRENT LEGAL DESCRIPTION N¹/₂ LOT A Block 5

TOTAL ACRES 0.445 AC # OF LOTS 2 PROPOSED USE RESIDENTIAL

PROPERTY OWNER INFORMATION

NAME JIMMY RAY & DONIE R. WRIGHT

ADDRESS 3309 ROBERTS CUT OFF CITY LAKE WORTH

STATE TX ZIP 76135 EMAIL _____

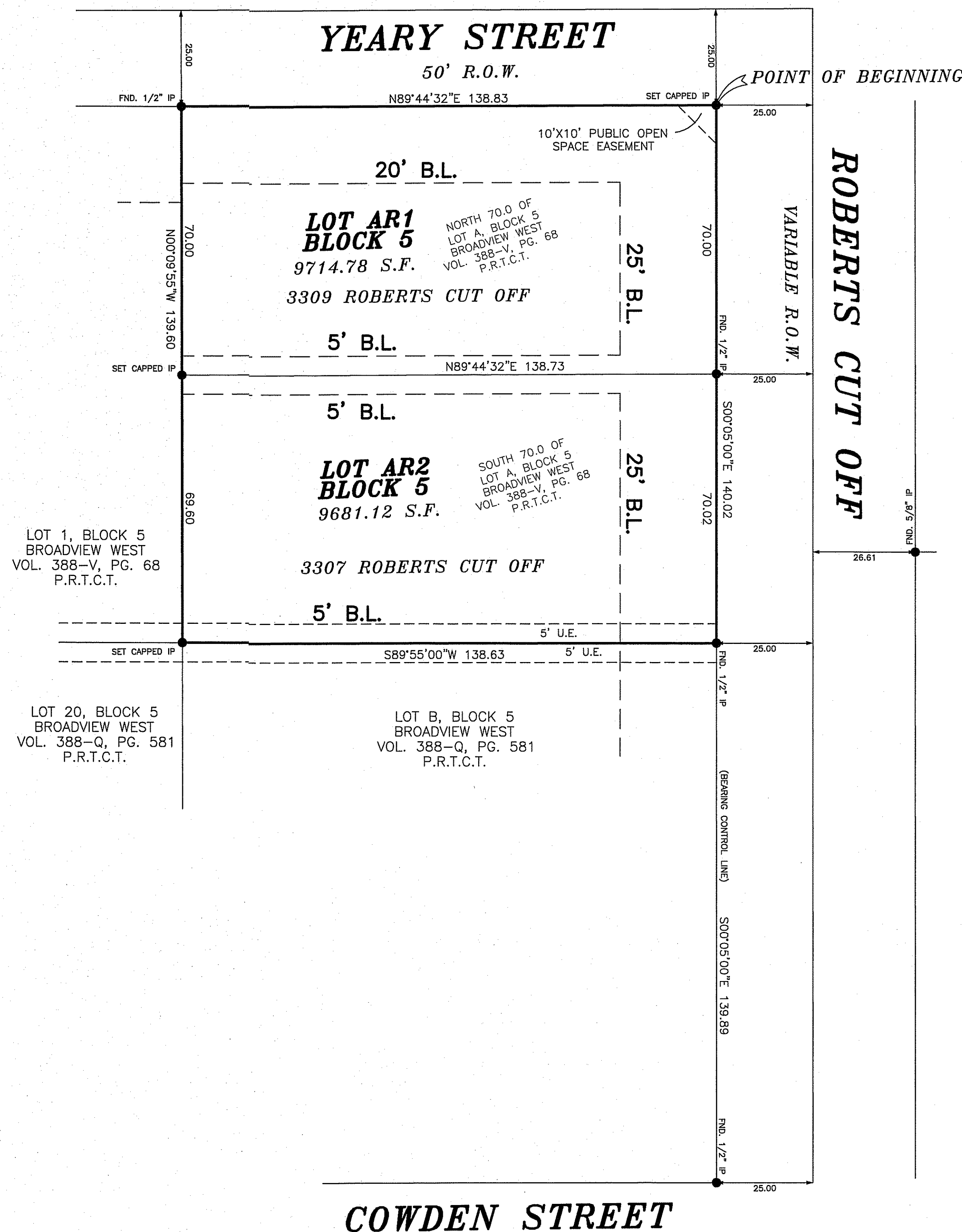
PHONE _____ FAX _____

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.

Jimmy Wright
SIGNATURE OF OWNER, AGENT, OR APPLICANT

6-27-18
DATE



THIS PLAT FILED IN INSTRUMENT NO. _____ DATED _____

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

REPLAT REQUEST
PLANNING & ZONING CASE #PZ-2018-14

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 21, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding a proposed replat being all of a 0.445-acre parcel of land known as Block 5, Lot A, Broadview West Addition of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 5, Lot(s) AR1 and AR2, Broadview West Addition, which is generally described as 3309 Roberts Cut Off Road (Lot AR1) and 3307 Roberts Cut Off Road (Lot AR2), Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, September 11, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Ralph B Gonzalez
3323 Roberts Cut Off Road
Fort Worth, Texas 76114-1063

Maria & Veronica Morales
6004 Cowden Street
Lake Worth, Texas 76135-3302

Yeary Land Trust
PO Box 137556
Fort Worth, Texas 76136-1556

Mary J McCallie
6008 Cowden Street
Lake Worth, Texas 76135

Jimmy Ray & Tonie R Wright
3309 Roberts Cut Off Road
Fort Worth, Texas 76114

Venkata R Seelam
5125 Fresno Avenue
Richmond, CA 94804

Francisco Munoz
2713 Prairie Avenue
Fort Worth, Texas 76164-6819

Edward L Stevens
10709 San Simeon Lane
Fort Worth, Texas 76179-6838

Czech Lodge #92
3316 Roberts Cut Off Road
Fort Worth, Texas 76114-1035

Zonia Milan
6009 Yeary Street
Lake Worth, Texas 76135-3307

Precious Faith Temple
6121 Greenfield Road
Fort Worth, Texas 76135-1306

Terri W Hardaway
6013 Yeary Street
Lake Worth, Texas 76135-3307

Janet L Lovell
3305 Robert Cut Off Road
Fort Worth, Texas 76114

Lorena Valverde
6004 Yeary Street
Lake Worth, Texas 76135

Toma Adcox
3301 Roberts Cut Off Road
Fort Worth, Texas 76114-1034

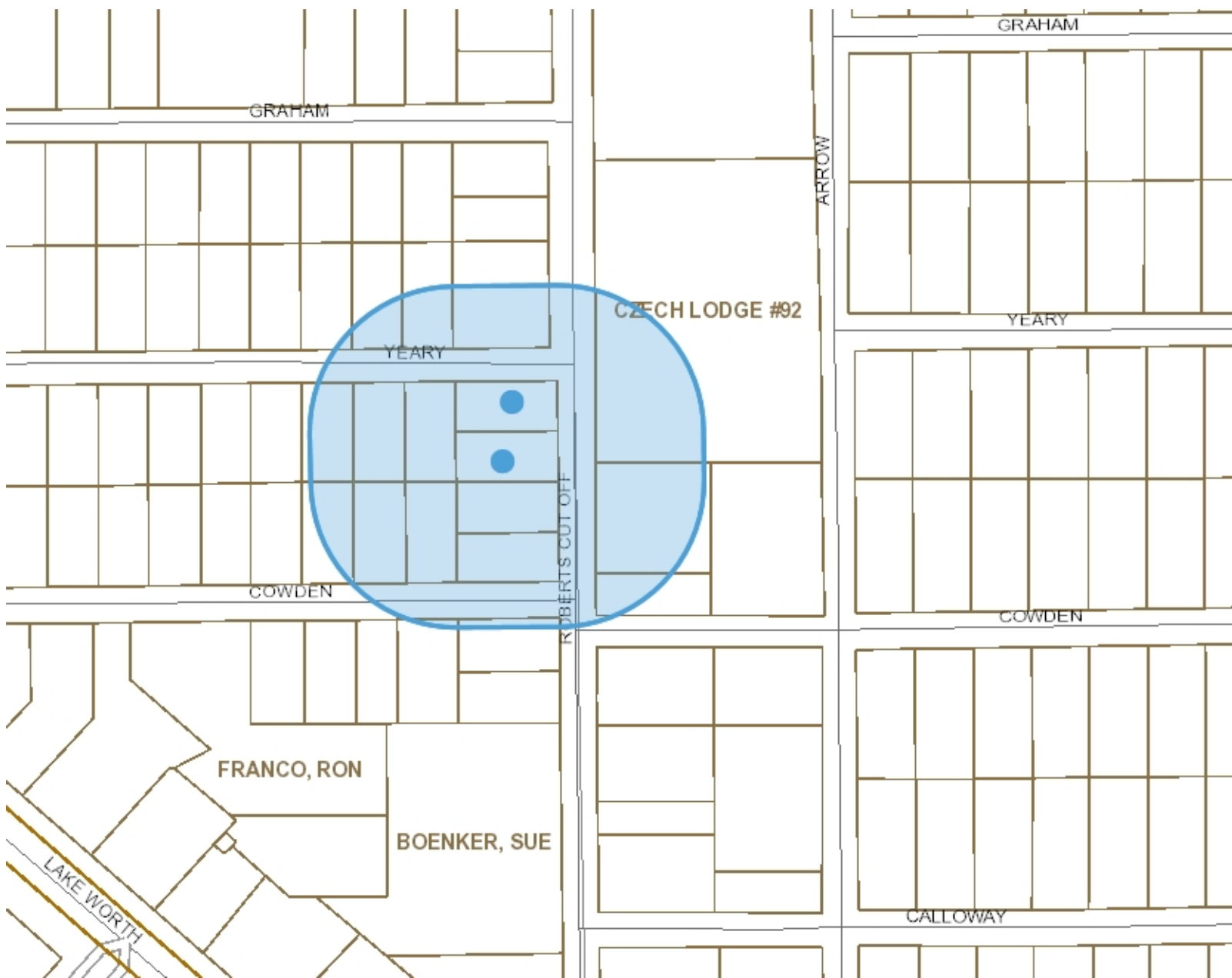
Roberto & Cleopatra Alvarez
141 Roberts Drive
Saginaw, Texas 76179

Boenker Properties Inc.
6030 Lake Worth Blvd.
Lake Worth, Texas 76135

Theresa K Riley
6704 Azle Avenue
Lake Worth, Texas 76135

Colin Hermilio Lopez
6005 Cowden Street
Lake Worth, Texas 76135

Sandra Bush
6012 Yeary Street
Lake Worth, Texas 76135



Legend

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



8/9/18 8:05 AM

0.1 0 0.04 0.1 Miles

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

NCTCOG ORTHOPHOTOGRAPHY

1:2,433



Lake Worth Planning & Zoning Commission Meeting – August 21, 2018

Agenda Item No. C.3

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2018-15, an Ordinance, amending Ordinance No. 926, so as to consider a site plan amendment of an approximate 109.07-acre parcel of land, legally known as Block 1, Lot 1R, Ritchie Brothers Addition and generally described as 6050 Azle Avenue, Lake Worth, Texas.

Property Description:

109.07-acre parcel of land, located at 6050 Azle Avenue

Property Owner(s):

Ritchie Bros Properties Ltd, 9500 Glenlyon Pkwy., British Columbia, Canada V5J0C6

Applicant:

Rogers-Ford, L.C., Pat Ford, 2777 N. Stemmons Freeway, Suite #1375, Dallas, Texas 75207

Engineer/Surveyor:

Rogers-Ford, L.C., Pat Ford, 2777 N. Stemmons Freeway, Suite #1375, Dallas, Texas 75207

Current Zoning:

“PI” – Planned Industrial

Proposed Use(s):

“PI” – Planned Industrial for Ritchie Brothers Auctioneers

Existing Road(s):

Azle Avenue & Loop 820 Service Road

Surrounding Zoning:

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

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

East: The property to the east is in the City of Fort Worth.

West: The property to the west is currently zoned “SF-1” – Single Family Residential. (LW ISD) and “PC” – Planned Commercial.

Summary:

Ritchie Brothers Auctioneers has made application for a site plan amendment at their existing location at 6050 Azle Avenue. They are requesting an amendment to construct a 1,096 square foot storage building with locker rooms. This particular building will house the facilities golf carts

Agenda Item No. C.3

and will have locker rooms for worker and driver clean up. The site will keep all their previously approved uses and variances as laid out in the original ordinance and carried through with all amendments to that ordinance.

Public Input:

On Thursday, August 9, 2018 as required by State law, the City mailed out seven (7) letters of Notification for a Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, August 3, 2018. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

Attachments:

1. Ordinance
2. Amended Development Site Plan & Site Plan (Exhibit A & Exhibit B)
3. Development Application/Owner Authorization Form
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Vicinity Map

Recommended Motion or Action:

Staff recommends approval of agenda item C.3 as presented.

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING ORDINANCE NO. 926, SO AS TO CONSIDER A SITE PLAN AMENDMENT, ATTACHED HERETO AS “EXHIBIT A” AND “EXHIBIT B” OF AN APPROXIMATELY 109.07-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 1R, RITCHIE BROTHERS ADDITION, AND GENERALLY DESCRIBED AS 6050 AZLE AVENUE, LAKE WORTH, TARRANT COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 109.07-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to request a site plan amendment; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on August 21, 2018, and by the City Council of the City of Lake Worth

September 11, 2018, with respect to the zoning described herein; and

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

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 926, 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 926 AMENDED

Ordinance No. 926 is hereby amended by approving a site plan amendment and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Zoning Case No. PZ-2018-15

Owner: Ritchie Bros Properties Ltd
9500 Glenlyon Pkwy.

British Columbia, Canada V5J0C6

Applicant: Rogers-Ford, L.C.
Pat Ford
2777 N. Stemmons Freeway, Suite #1375
Dallas, Texas 75207

Legal Description: Block 1, Lot 1R, Ritchie Brothers Addition
Lake Worth, Tarrant County, Texas

Property Address: 6050 Azle Avenue

Property Zoning: PI-Planned Industrial

Permitted use: The use and operation use of a Ritchie Brothers Auctioneers,
including the following specific uses:

- 1) Administrative offices
- 2) Contractor plant or storage yard
- 3) Heavy equipment sales and auction yard
- 4) Heavy equipment blasting and painting operations
- 5) Heavy equipment washing facilities
- 6) Lumber yard
- 7) Pattern shop
- 8) Printing, lithography, book binding, newspaper publishing
- 9) Terminal – motor freight – such use requires approval of the Building Official, upon recommendation by the City traffic engineer, and provided that such motor freight terminals shall meet the following requirements:
 - a) A traffic flow plan approved by the City traffic engineer, based on an accurate plot plan drawn to scale. The applicant shall prepare and submit the plot plan to the City traffic engineer.
 - b) Loading, parking, and maneuvering space shall be entirely on private property.
 - c) The on-site operation of any such motor freight terminal shall be no less than two

hundred feet (200') from the property zoned SF-1, MD, MH, C or PC.

- 10) Outdoor merchandise display for periodic auction functions
- 11) Overflow customer parking for periodic auction functions
- 12) Storage facilities
- 13) Check-In/Guard facilities as accessory to primary industrial use;

as more particularly shown on the Amended Development Site Plan attached hereto as Exhibit "A" and Site Plan attached hereto as Exhibit "B". The use of the Property shall further be subject to the following requirements and limitations:

- 1) A variance for the parking space requirement has been granted as follows: a portion of the required parking for the auction facility is permitted to be located in the nearby customer parking lot, with use of a shuttle service provided by Ritchie Brothers;
- 2) A variance for the parking general design criteria and proper striping for the customer parking lot (1408 spaces), refurb parking area, and check-in parking area has been granted as follows: these areas are permitted to be gravel base, without concrete paving or curbing;
- 3) A variance to the required landscaping requirements has been granted as follows: the total site area required to be landscaped has been reduced from the required twenty (20) percent of the total lot area to fifteen (15) percent of the total lot area; and the forty (40) percent requirement in the front yard has been eliminated as the property is addressed off of Azle Avenue, but no portion of the property fronts Azle Avenue any longer;
- 4) A variance for the pole sign's electronic or message board area has been granted as follows: maximum area allowed for an electronic or message board on a sign is increased from twenty-four (24) square feet of the area of the sign face to an area of not more

- than one hundred (100) square feet of the area of the sign face;
- 5) No building on the property may exceed three (3) stories or forty-five (45) feet in height, however a variance is granted to allow for heavy equipment to be auctioned to exceed the maximum height restriction during periodic auction sales, but for no longer than seven (7) days prior and seven (7) days after the advertised sale dates;

SECTION 3.

COMPLIANCE WITH SITE PLAN AND ORDINANCES

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

SECTION 4.

OFFICIAL ZONING MAP AMENDED

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

SECTION 5.

CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of all other ordinances of the City of Lake Worth, Texas except where the provisions of this Ordinance are in direct conflict with the

provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.

PENALTY CLAUSE

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

SECTION 7.

SEVERABILITY

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

SECTION 8.

SAVINGS

All rights or remedies of the City of Lake Worth, Texas are expressly saved as to any and

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

SECTION 9.

ENGROSSMENT AND ENROLLMENT

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

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED by a vote of ____ to ____ this 11th day of September, 2018.

Approved:

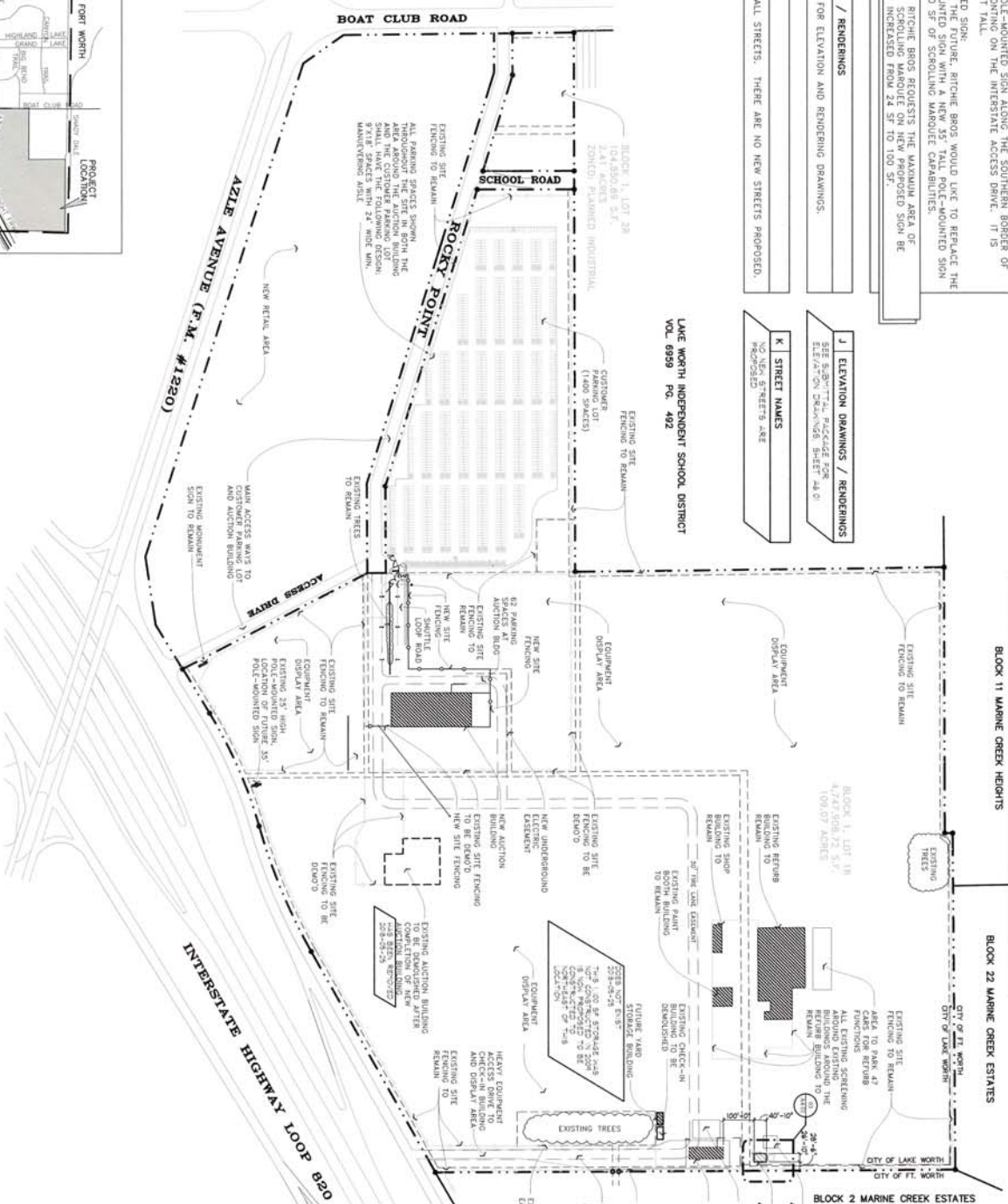
Walter Bowen, Mayor

Attest:

Monica Solko, TRMC
City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney



0 LANDSCAPE PLAN

SITE LANDSCAPE PLANS FOR ALL PROPOSED LANDSCAPING AT AUCTION BUILDING

EXCEPT FOR AREAS AROUND THE EXISTING AUCTION BUILDING WHICH SHALL REMAIN ALONG WITH ALL ADJACENT LANDSCAPING, THE SITE SHALL BE REDESIGNED TO ACCOMMODATE THE PROPOSED AUCTION BUILDING.

VARIANCE REQUEST #1: RITCHIE BROOS REQUESTS THE FOLLOWING REDUCTIONS IN THE 20% OF ALL SITE AREA REQUIRED TO BE LANDSCAPED: CHANGE 20% REQ. TO 15% REQ.

VARIANCE REQUEST #2: RITCHIE BROOS REQUESTS A 10% REDUCTION IN THE HORIZON OF ALL LANDSCAPE AREA REQUIRED TO BE IN THE FRONT YARD SETBACK, SO THAT ONLY ONE TREE BE REQUIRED. SINCE RITCHIE BROOS ADDRESS IS ALE 10000, THE 20% OF ALL SITE AREA REQUIRED TO BE LANDSCAPED SHALL BE IN THE FRONT YARD SETBACK, AND NOT PART OF RITCHIE BROOS PROPERTY FRONTS ALE AVENUE ANY LONGER.

<p>g LANDSCAPE PLAN</p> <p>NO CHANGE TO THE LANDSCAPE PLAN</p>	
<p>h LOCATION OF ALL MAJOR TREES</p> <p>NO CHANGE TO LOCATION OF MAJOR TREES</p>	

L	WATER, SEWERTREAT, STORM SEWER, GRADING, DRAINAGE, ETC.
PLEASE SEE CIVIL DRAWINGS PLAN FOR ALL INFORMATION.	
M	IMPROVEMENTS DEDICATED TO THE CITY
THERE ARE NO PROPOSED IMPROVEMENTS TO BE DEDICATED TO THE CITY.	
N	UTILITY AND DRAINAGE EASEMENTS
THERE WILL BE AN UNDERGROUND ELECTRIC EASEMENT TO PROVIDE FOR THE PROPOSED TRANSFORMER. THE EASEMENT IS LOCATED NEAR THE EXISTING BUILDING. PLEASE SEE PLAN FOR LOCATION.	
A	LOCATION OF ALL BUILDINGS
EXISTING BUILDINGS:	
	AUCTION BUILDING (TO BE DEMOLISHED)
	CHECK-IN BUILDING (TO BE DEMOLISHED)
	PLANT BUILDING
	REPAIR SHOP
	RETURN SHOP
	NEW AUCTION BUILDING
	NEW CHECK-IN BUILDING
	TANK STORAGE BUILDING
	29.1554'
	5.9055'
	2.7005'
	29.8105'
	2.7005'
	50.051'

L	WATER, WASTEWATER, STORM SEWER, GRADING, DRAINAGE, ETC.
M	IMPROVEMENTS DEDICATED TO THE CITY TO NEW CITY IMPROVEMENTS
N	UTILITY AND DRAINAGE EASEMENTS NO CHANGES TO UTILITY AND DRAINAGE EASEMENTS
A	LOCATION OF ALL BUILDINGS FOOTED NEW STORAGE BUILDING AND BR
B	LOCATION OF ALL FENCING / SCREENING NO NEW FENCING

1 LOCATION AND TYPE OF ALL SITE SIGNAGE
<p>EXISTING MONUMENT SIGN: THERE EXISTS A MONUMENT SIGN FRONTING THE ACCESS DRIVE.</p> <p>EXISTING POLE-MOUNTED SIGN ALONG THE SOUTHERN BORDER OF THE PROPERTY FRONTING ON THE INTERSTATE ACCESS DRIVE. IT IS CURRENTLY 25 FEET TALL.</p> <p>PROPOSED POLE-MOUNTED SIGN: AT SOME POINT IN THE FUTURE, RITCHIE BROS. WOULD LIKE TO REPLACE THE EXISTING POLE-MOUNTED SIGN WITH A SIGN WITH 100 SF OF SCROLLING MARQUEE CAPABILITIES.</p> <p>VARIANCE REQUEST #3: RITCHIE BROS. REQUESTS THE MINIMUM 250 SF SCROLLING MARQUEE SIGN BE REPLACED WITH A POLE-MOUNTED SIGN INCREASED FROM 24 SF TO 100 SF.</p>

J	ELEVATION DRAWINGS / RENDERINGS
SEE SUBMITTAL PACKET FOR ELEVATION AND RENDERING DRAWINGS.	
K	STREET NAMES
PLEASE SEE PLAN FOR ALL STREETS. THERE ARE NO NEW STREETS PROPOSED.	

I	LOCATION AND TYPE OF ALL SITE SIGNAGE
	NO CHANGE TO LOCATION OR TYPE OF SITE SIGNAGE

J	ELEVATION DRAWINGS / RENDERINGS
SEE SUBMITTAL PACKAGE FOR ELEVATION DRAWING SHEET A6.0	
K	STREET NAMES
NO NEW STREETS ARE PROPOSED	

B LOCATION OF ALL FENCING / SCREENING

SEE PLAN FOR ALL FENCING, SETBACKS AND REQUIRED SCREENS. ALL NEW FENCING ON SITE SHALL MATCH EXISTING TO REMAIN AND SHALL BE 6" HIGH CHAIN LINK FENCE WITH 3 STRAITS BARS ABOVE. ALL EXISTING SCREENING AROUND EXISTING BUILDINGS AROUND THE REFURB BUILDING SHALL REMAIN.

B	LOCATION OF ALL FENCING / SCREENING
NO NEW FENCING	

C	SECTION OF INTEREST / EGRESS
	<p>ADDITIONAL FUNCTIONS:</p> <p>ACCESS TO AUCTION ROOM BUILDING SHALL BE FROM RICHIE DRIVE. SIMILAR TO EXISTING CONDITIONS, DURING SALES, CUSTOMERS WILL PARK IN CUSTOMER PARKING LOT AND USE SHELITE SERVICE TO AUCTION BUILDING. NO HEAVY EQUIPMENT WILL BE ACCESSING THE SITE FROM RICHIE DRIVE.</p> <p>HEAVY EQUIPMENT FUNCTIONS:</p> <p>EQUIPMENT SHALL BE FROM INTERSTATE ACCESS ROAD. SIMILAR TO EXISTING CONDITIONS AND SHALL HAVE CONTROLLED ACCESS AT THE CHECK-IN BUILDING. THERE SHALL BE OVER 800 FEET OF OPENING FOR EQUIPMENT TO ENTER THROUGH THE CHECK-IN BUILDING.</p>

D PARKING CALCULATION			
	AREA	NO. OF VEHICLES	OCCUPANTS
1. MAIN STORAGE BUILDING			
2. SIDEWALK			
3. DRIVEWAY			
4. LOADER BAYS	622.8 SF	200	4.27
5. TOTAL	270.8 SF	50	5.42
6. TOTAL	1,296.6 SF		9.69
7. TOTAL			10

SITE ON 4/23/07 | MARKED SPACES FROM BLDG 2 EMPLOYEES
 REQ'D FOR PARKING 5, PROVIDED 10
 NO CHANGE IN OTHER EXISTING PARKING

OCCUPANCY CODE:	(13,320 SF)	REQUIRED TO EXCLUDE REGISTRATION AREA
50' MAX HEIGHT:	7' 6"	TO BE MAINTAINED; SEE PLAN FOR SIGNAGE
RECEIVED BY:	2990 SF	REDUCED BY 2990 SF.
ACTUAL OFFICE SQUARE FOOTAGE =	10,850	SHELF AND DIRECTION.
OFFICE PARKING REQUIRED:	OFFICE @ 5/1000 = 55 SPACES	
OFFICE PARKING PROVIDED:	62 SPACES	
CHECK-IN BUILDING:	OFFICE OCC. (2,700 SF)	
CHECK-IN PARKING REQUIRED:	OFFICE @ 5/1000 = 14 SPACES	
CHECK-IN PARKING PROVIDED:	14 SPACES	
YARD STORAGE BUILDING:	STORAGE OCC. (900 SF)	
CHECK-IN PARKING REQUIRED:	STORAGE @ 1/1000 = 1 SPACES	
CHECK-IN PARKING PROVIDED:	1 SPACES	
REPAIR BUILDING:	MANUFACTURING OCC. (19,155 SF)	
CHECK-IN PARKING REQUIRED:	MAINT. @ 1/1000 = 40 SPACES	
CHECK-IN PARKING PROVIDED:	40 SPACES	
PAINT BOOTH BUILDING:	MANUFACTURING OCC. (3,500 SF)	
CHECK-IN PARKING REQUIRED:	MAINT. @ 1/1000 = 4 SPACES	
CHECK-IN PARKING PROVIDED:	4 SPACES	
REPAIR SHOP BUILDING:	MANUFACTURING OCC. (2,700 SF)	
CHECK-IN PARKING REQUIRED:	MAINT. @ 1/1000 = 3 SPACES	
CHECK-IN PARKING PROVIDED:	3 SPACES	
TOTAL PARKING REQUIRED / PROVIDED:	357 (TOTAL OF ALL USES LISTED ABOVE)	
TOTAL PARKING PROVIDED:	357	
TOTAL PARKING REQUIRED:	\$2 AT BUILDING	
ACTION BUILDING:	1,408 IN CUSTOMER LOT (NOT PAID OR CURED)	
REPAIR BUILDING:	1,408 IN CUSTOMER LOT (NOT PAID OR CURED)	
CHECK-IN BUILDING:	AREA FOR 15 SPACES (NOT PAID ON CURBED)	
TOTAL OF 1,553 SPACES ON SITE		
PARKING SPACES PROVIDED	1,145 SPACES PROVIDED IN EXCESS OF REQUIRED	
VARIANCE REQUEST #1:	ALL RICHIE ROADS PROPERTIES THAT A PORTION OF THE REQUIRED PAVING FOR THE AUCTION FACILITY BE PERMITTED TO BE LOCATED IN THE NEARBY CUSTOMER PARKING LOT RATHER THAN IMMEDIATELY ADJACENT TO THE BUILDING. SEE A DESCRIPTION OF THE USE OF SHUTTLE ABOVE.	
VARIANCE REQUEST #2:	RICHIE ROADS REQUESTS THAT THE CUSTOMER PARKING LOT (1,480 SPACES), REPAIR PARKING AREA, AND CHECK-IN PARKING AREA BE PERMITTED TO BE GRAVEL BASE, WITHOUT CONCRETE PAVING OR CURBING.	

F	PROPOSED USES OF ALL BUILDINGS AND SITE
EXISTING BUILDINGS:	AUCTION BUILDING (TO BE DEMOL) AUCTION BUILDING (TO BE DEMOL) REFURB BUILDING PAINT ABOUT EQUIPMENT REFRESHING AND REPAIR HEAVY EQUIPMENT REFRESHING AND PAINTING REFURB SHOP ACCESSORY USE TO REFURB BUILDING. REPAIR TOOLS AND PARTS FOR REFURB USE
PROPOSED BUILDINGS:	NEW AUCTION BUILDING SUPPORT OFFICES FOR AUCTION FUNCTION NEW CHECK-IN BUILDING NEW PROCESSING BUILDING NEW OFF-LOADING AND ON-GOING HEAVY EQUIPMENT YARD OUT-BUILDING FOR STORAGE OF YARD EQUIPMENT BULK OF SITE TO BE USED FOR HEAVY EQUIPMENT DISPLAY AREAS.

USERS LISTED IN EXISTING ORDNANCE:

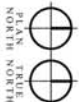
- ADMINISTRATIVE OFFICE
- ARMED GUARD POST
- STORAGE YARD
- HEAVY EQUIPMENT SALES AND AUCTION YARD
- HEAVY EQUIPMENT BUSTING AND PAINTING OPERATION
- PAINT SHOP
- WASHING FACILITY
- LUMBER YARD
- PATTERN SHOP
- GEOPHYSICAL ROCK BINDING
- NEWSPAPER PUBLISHING
- TERMINAL, MOTOR FREIGHT - SUBJECT TO REVIEW OF TRAFFIC ENGINEER

USERS PROPOSED FOR NEW ORDNANCE:

- OUTDOOR MERCHANTS DISPLAY FOR PERIODIC AUCTION FUNCTIONS
- OVERLAP CUSTOMER PARKING FOR PERIODIC AUCTION FUNCTIONS
- CHECK-IN, GROUND SHACK FACILITIES, ACCESSORY TO PRIMARY MD. USE

E. HEIGHT OF ALL BUILDINGS	NEW STORAGE LOCKER ROOM BUILDING 12-3
PROPOSED USES OF ALL BUILDINGS AND SITE	STORAGE OF 60-2 CARTS LOCKER ROOMS / WORKER CLAY, AL

F	PROPOSED USES OF ALL BUILDINGS AND SITE
	STORAGE OF GOLF CARTS LOCKER ROOMS / WORKER / DRIVER CLEAN UP





DEVELOPMENT CONSTRUCTION SCHEDULE:	
SEPTEMBER 11, 2018 THRU DECEMBER 11, 2018	CONSTRUCTION OF CHECK-IN GARAGE



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

FOR OFFICE USE ONLY
Case No. 2018-15
Date Submitted: 6-14-18

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS 6050 AZLE AVENUE
CURRENT LEGAL DESCRIPTION BLOCK 1, LOT 1 & 2; RITCHIE BROTHERS ADDITION
CURRENT ZONING CLASSIFICATION & LAND USE PLANNED INDUSTRIAL
PROPOSED ZONING CLASSIFICATION & LAND USE PLANNED INDUSTRIAL
TOTAL ACRES 109.07 # OF LOTS 2

APPLICANT/DEVELOPER INFORMATION

NAME PAT FORD; ROYERS - FORD, L.C.
ADDRESS 2777 N. STEMMONS FREEWAY, #1375 CITY DALLAS
STATE TEXAS ZIP 75207 EMAIL PATRICK@ROYERS-FORD.COM
PHONE 214 871 9388 FAX 214 871-3155

PROPERTY OWNER INFORMATION

NAME RITCHIE BROTHERS; TIM KANDER
ADDRESS 9500 GLENLYON PARKWAY CITY BURNABY
CANADA → STATE British Columbia ZIP V5L 0C6 EMAIL TKANDER@RBAUCTION.COM
PHONE 863 547 3225 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME PAT FORD; SEE ABOVE
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 OF OWNER, AGENT, OR APPLICANT

2018.06.01
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

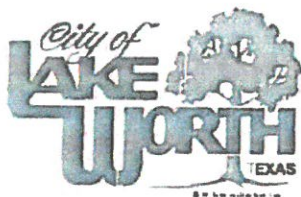
The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

- ☒ DEVELOPMENT APPLICATION
- ☒ OWNER AUTHORIZATION FORM (IF APPLICABLE) \$
- ☒ APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR) 275.00
- ☒ 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 → TURN IN DRIVE ALSO ATTACHED

OFFICE USE ONLY

Fee: 275.00
Date Paid: 6-14-18
Receipt #: P18-0504
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 8-4-18
Public Hearing 200' Notification Deadline Date: 8-11-18
P&Z Commission Meeting Date: 8-21-18
City Council Meeting Date: 9-11-18
Approval Date: _____
Ordinance Number: _____
Instrument #: _____



City of Lake Worth

AUTHORIZATION FORM

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

Dated: 2018.06.01

Re: SITE PLAN AMENDMENT

I, TIMOTHY KANDER, owner of the Property located at 6050 AZLE AVENUE do hereby certify that I have given my permission to DAT FORD 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 RITCHIE. BROTHENS
(applicant)

Print Name

TIMOTHY KANDER
4000 PINE LAKE RD
LINCOLN NE. 68512

Address

Signature of Owner

404-310-3824

Phone No.

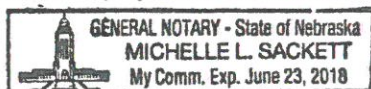
16-5-2018

Date

State of Nebraska §
County of Lincoln §

Before me, Michelle Sackett, a Notary Public in and for said County and State, on this day personally appeared Timothy Kander 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)



Michelle L. Sackett
Notary

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

**SITE PLAN AMENDMENT
PLANNING & ZONING CASE #PZ-2018-15**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for a site plan amendment. 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 21, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance, amending Ordinance No. 926, so as to consider a site plan amendment of an approximate 109.07-acre parcel of land, legally known as Block 1, Lot 1R, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 109.07-acre parcel of land recorded in the deed records of Tarrant County, Texas. The property to be considered is generally described as a 109.07-acre parcel of land located 6050 Azle Avenue, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, September 11, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed site plan amendment for the above listed property. All interested parties are encouraged to attend.

Lake Worth 13R1 LLC
PO Box 93898
Southlake, Texas 76092-0118

6034 Azle Avenue LLC
801 Grand Avenue
Des Moines, IA 50392-0001

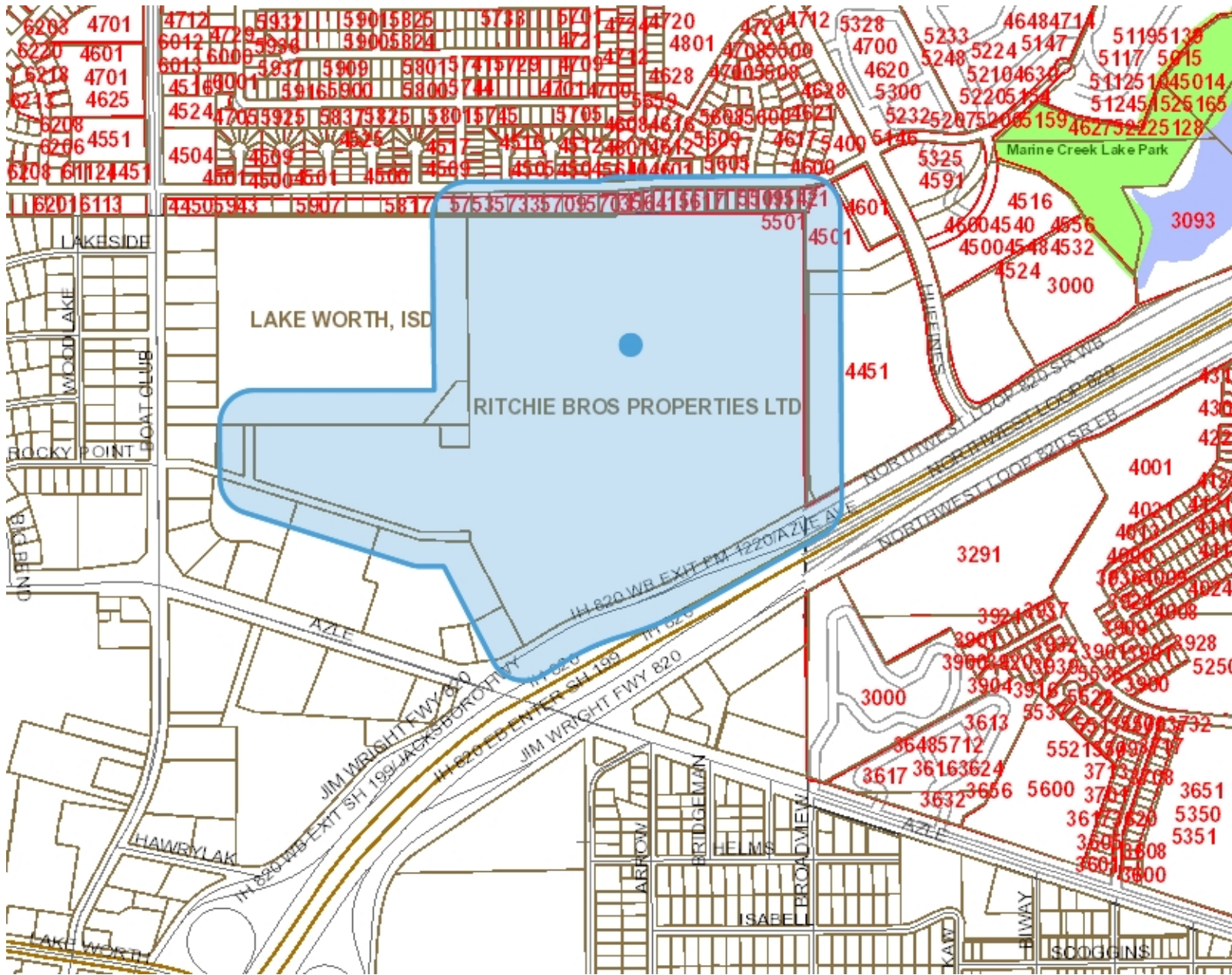
6034 Azle Avenue LLC
PO Box 2148
Milwaukee, WI 53201-2148

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

Lake Worth ISD
Attn: Superintendent
6805 Telephone Road
Lake Worth, Texas 76135

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

Ritchie Bros Properties Ltd
9500 Glenlyon Pkwy
V5JOC6



Legend

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



8/9/18 10:34 AM

0.3 0 0.16 0.3 Miles

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

NCTCOG ORTHOPHOTOGRAPHY

1: 10,236



Lake Worth Planning & Zoning Commission Meeting – August 21, 2018

Agenda Item No. C.4

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2018-16, an Ordinance, amending Ordinance No. 1037, so as to consider a site plan amendment of an approximate 0.642-acre parcel of land, legally known as Block 1, Lot 4R, Broadview West Addition and generally described as 6018 Graham Street, Lake Worth, Texas.

Property Description:

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

Property Owner(s):

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

Applicant:

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

Engineer/Architect/Surveyor:

CHS Architects, Inc., 2500 N.E. Green Oaks Blvd., Suite #200, Arlington, Texas 76006

Current Zoning:

“PC” – Planned Commercial

Current Use(s):

Private School Facility

Existing Road(s):

Graham Street

Surrounding Zoning:

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

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

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

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

Summary:

Ms. Brenda Ornelas owns the above-mentioned property where she currently operates Heather's Old Skool Village (a life skills school for students with special needs). The property was recently replatted into one large lot. The property has existing structures and the site plan amendment is to add a 2,925 square foot building to the property to better accommodate the facilities needs. Staff has reviewed the site plan for compliance and finds it to meet the City's requirements and

Agenda Item No. C.4

it is ready to be heard by the Planning & Zoning Commission, for recommendation to the City Council.

Public Input:

On Thursday, August 9, 2018 as required by State law, the City mailed out twenty-three (23) letters of Notification for a Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, August 3, 2018. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

Attachments:

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

Recommended Motion or Action:

Staff's recommends approval of Agenda Item C.4 as presented.

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING ORDINANCE NO. 1037, SO AS TO CONSIDER A SITE PLAN AMENDMENT, ATTACHED HERETO AS “EXHIBIT A” OF AN APPROXIMATELY 0.642-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 4R, BROADVIEW WEST ADDITION, AND GENERALLY DESCRIBED AS 6018 GRAHAM STREET, LAKE WORTH, TARRANT COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 0.642-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to request a site plan amendment; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on August 21, 2018, and by the City Council of the City of Lake Worth

September 11, 2018, with respect to the zoning described herein; and

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

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 1037, 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 1037 AMENDED

Ordinance No. 1037 is hereby amended by approving a site plan amendment and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Zoning Case No. PZ-2018-16

Owner: Brenda Ornelas
6316 Circle Trail

Lake Worth, Texas 76135

Applicant: Brenda Ornelas
Heather's Old Skool Village
6018 Graham Street
Lake Worth, Texas 76135

Legal Description: Block 1, Lot 4R, Broadview West Addition
Lake Worth, Tarrant County, Texas

Property Address: 6018 Graham Street

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of a Private School Facility

SECTION 3.

COMPLIANCE WITH SITE PLAN AND ORDINANCES

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

SECTION 4.

OFFICIAL ZONING MAP AMENDED

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

SECTION 5.

CUMULATIVE CLAUSE

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

SECTION 6.

PENALTY CLAUSE

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

SECTION 7.

SEVERABILITY

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

SECTION 8.

SAVINGS

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

SECTION 9.

ENGROSSMENT AND ENROLLMENT

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

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED by a vote of ____ to ____ this 11th day of September, 2018.

Approved:

Walter Bowen, Mayor

Attest:

Monica Solko, TRMC
City Secretary

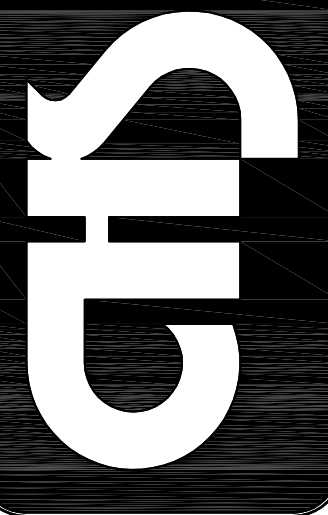
APPROVED AS TO FORM AND LEGALITY:

City Attorney



CHS ARCHITECTS, INC.
ARCHITECTURE / INTERIOR DESIGN
MASTER PLANNING / FEASIBILITY STUDIES

2500 N.E. GREEN OAKS BLVD. - SUITE 200
ARLINGTON, TEXAS 76006
(817) 649-0885 / METRO 640-3199



**HEATHER'S OLD
SKOOL VILLAGE**

PROJECT LOCATION:
6018 GRAHAM STREET
LAKE WORTH, TX

REVISIONS:
1 REVISED PER
CITY COMMENTS
7-25-18

DRAWN BY: TH

SHEET NUMBER

A1.01

NOTES:

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48439C 0170 K, DATED SEPTEMBER 25, 2009, THESE LOTS ARE IN ZONE X, WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.
2. NO PARKING LOT LIGHTING ON SITE.
3. NO FREESTANDING SIGNAGE ON SITE.
4. TRASH SERVICE WILL BE CURBSIDE PICK UP.
5. ALL STRUCTURES, BUILDINGS, FENCES, PAVING, ETC. ARE EXISTING UNLESS NOTED OTHERWISE.
6. DEVELOPMENT SCHEDULE. START DATE: SEPT. 24, 2018; COMPLETION DATE: SEPT. 30, 2019
7. LANDSCAPE PLAN NOT REQUIRED SINCE SITE IS EXISTING.

SITE DATA:

LOT AREA.....27,995 SF (0.64 ACRES)

ZONED.....PC-PLANNED COMMERCIAL

LAND USE.....PRIVATE SCHOOL

EXISTING BUILDING:
SQUARE FOOTAGE.....1,419 SF
STORIES.....ONE STORY
HEIGHT.....18'-6" FT (HIGHEST ROOF RIDGE)

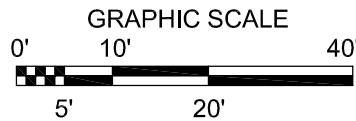
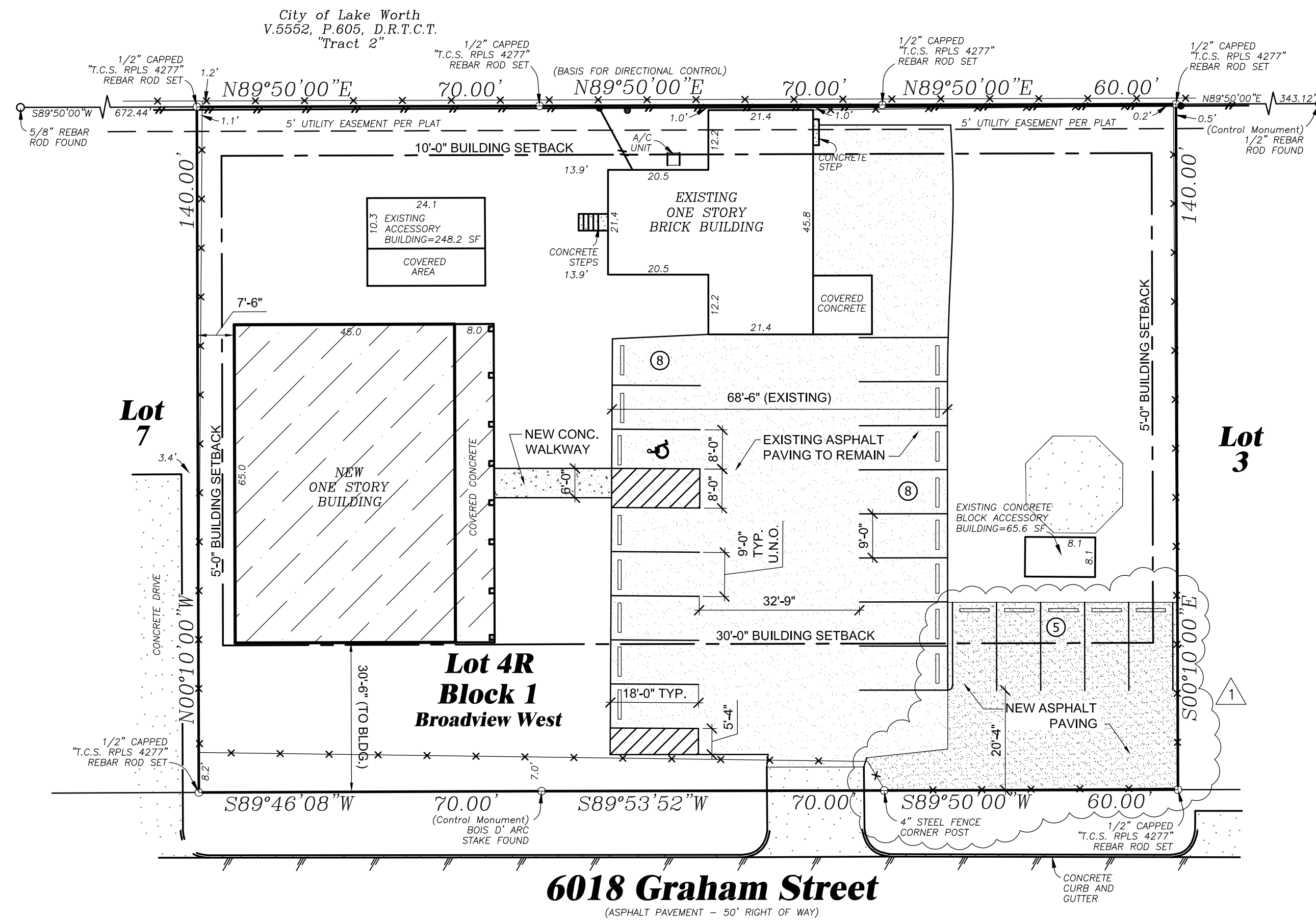
NEW BUILDING:
SQUARE FOOTAGE.....2,925 SF
STORIES.....ONE STORY
HEIGHT.....27'-10" FT (HIGHEST ROOF RIDGE, REF. ELEV.)

TOTAL BLDG AREA (1,419 SF + 2,925 SF).....4,344 SF

PARKING CALCULATIONS:
REQUIRED PARKING:
(5 PER 1000 S.F.).....21 SPACES

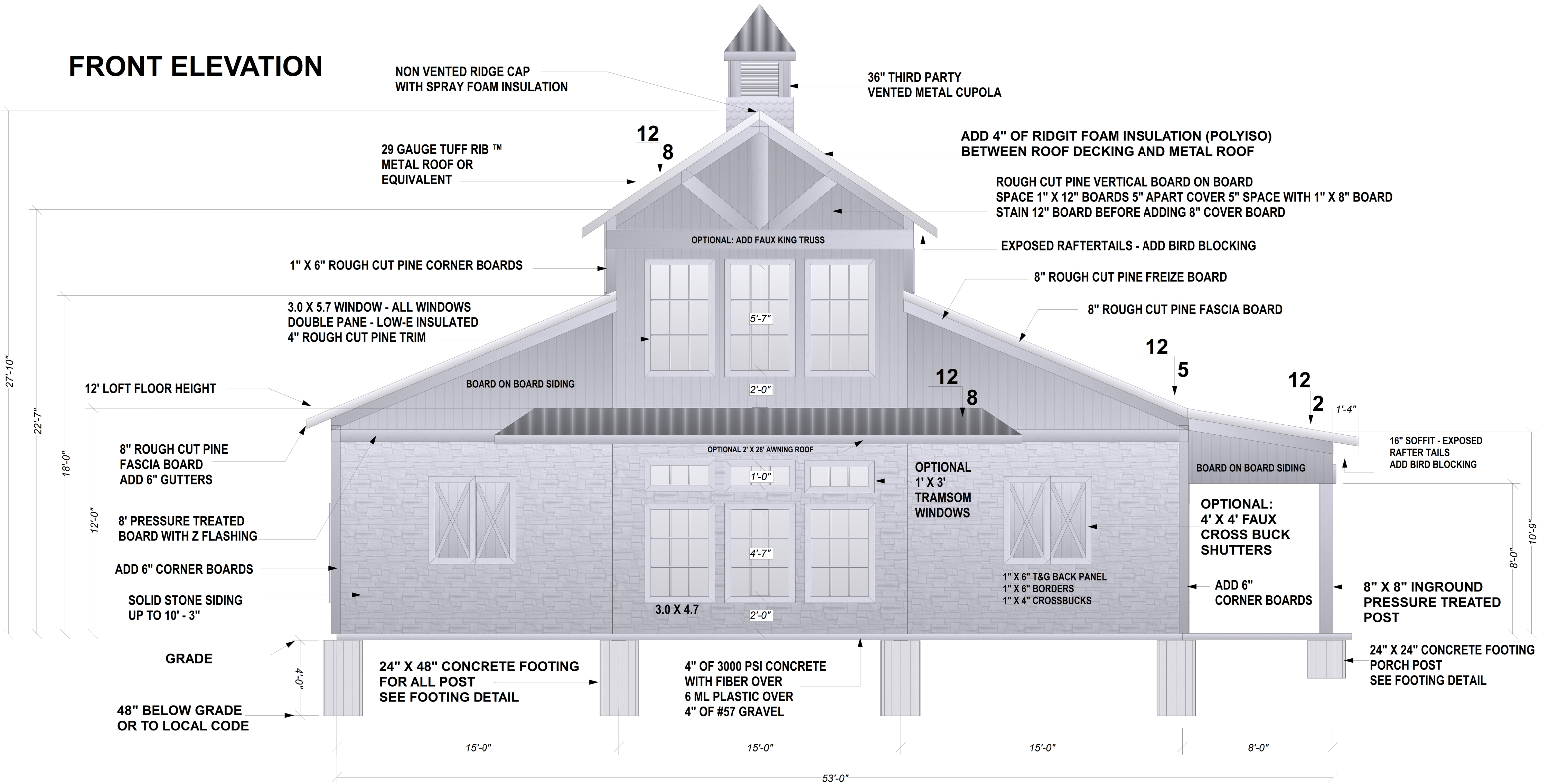
PROVIDED PARKING:
(21 STANDARD + 1 VAN ACCESSIBLE).....21 SPACES

OWNER: BRENDA L. ORNELAS bomelas@charter.net
6316 CIRCLE TRAIL, LAKE WORTH, TX 76135
817-236-8275 / 817-994-3097

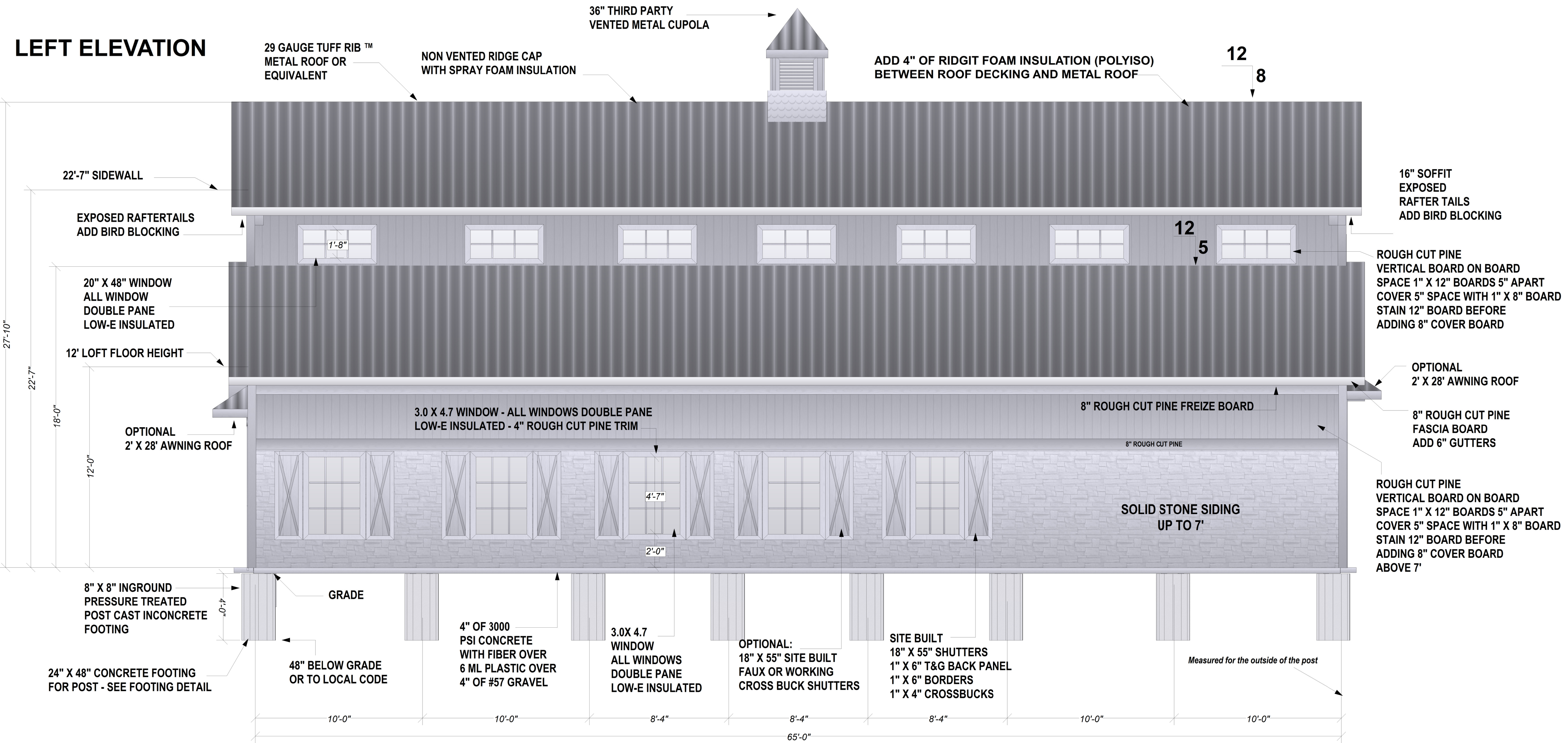


NORTH
1 SITE PLAN
1" = 20'-0"

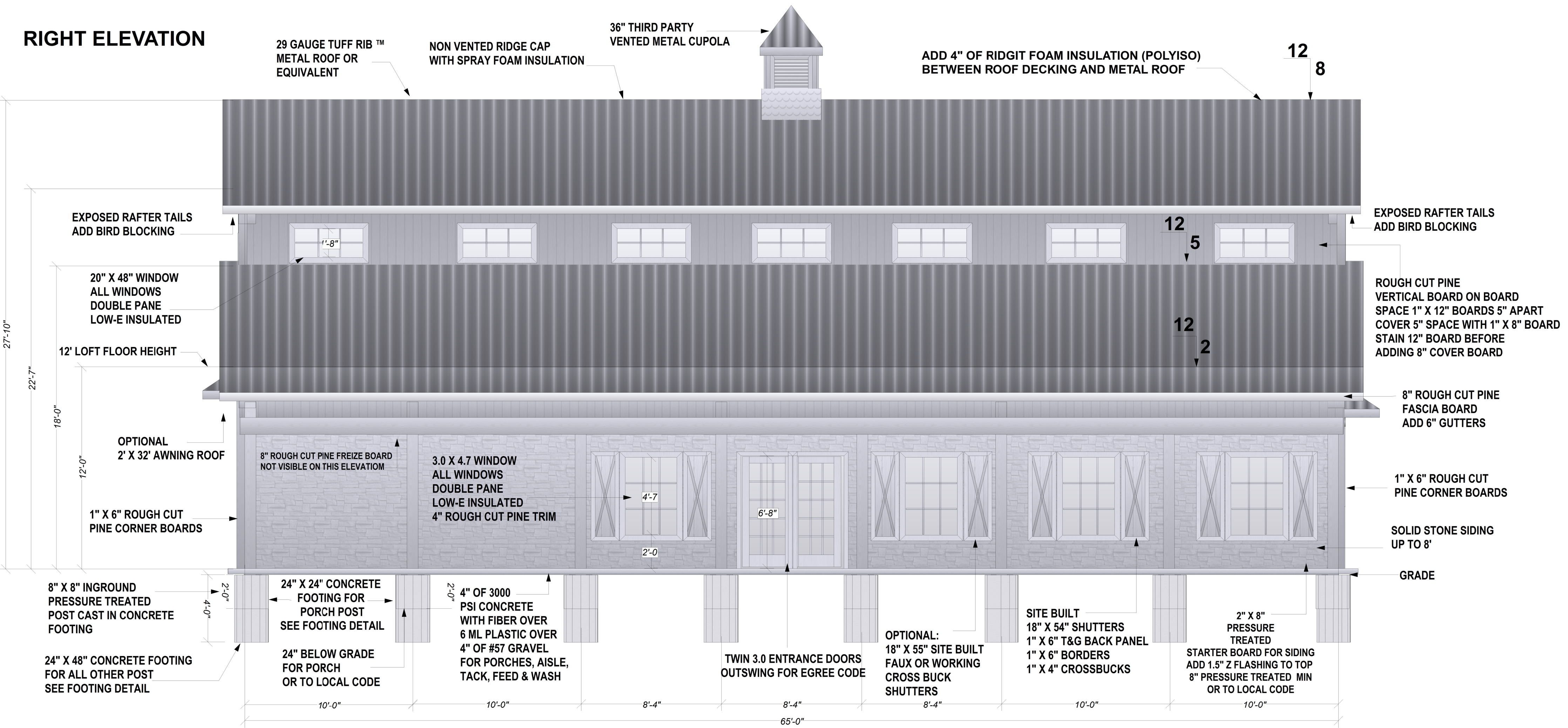
FRONT ELEVATION



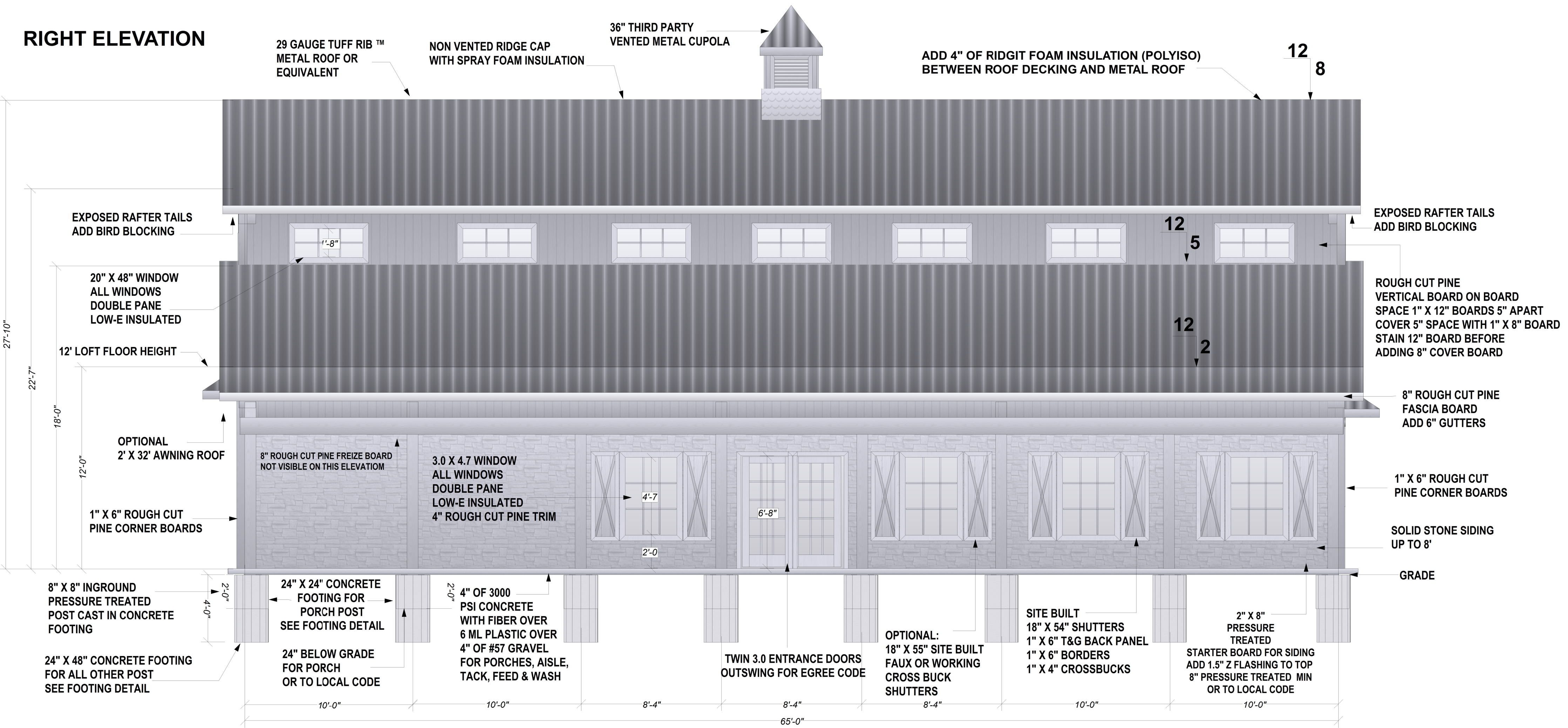
LEFT ELEVATION

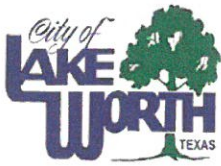


RIGHT ELEVATION



RIGHT ELEVATION





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

FOR OFFICE USE ONLY
Case No: PZ-2018-16
Date Submitted: 4-2-18

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS 6018 Graham ST. Lake Worth, Tx 76135

CURRENT LEGAL DESCRIPTION Broadview West Block 1 Lot 4 thru 6

CURRENT ZONING CLASSIFICATION & LAND USE PC planned commercial

PROPOSED ZONING CLASSIFICATION & LAND USE _____

TOTAL ACRES .6758 # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Brenda Ornelas

ADDRESS 6018 Graham St. CITY Lake Worth

STATE TX ZIP 76135 EMAIL blornelas@charter.net

PHONE 817-236-8275 FAX 817-236-8275

PROPERTY OWNER INFORMATION

NAME Brenda Ornelas

ADDRESS 6018 Graham St. CITY Lake Worth

STATE TX ZIP 76135 EMAIL blornelas@charter.net

PHONE 817-236-8275 FAX 817-236-8275

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Tri-Counties Survey

ADDRESS 116 Locust St. CITY Azle

STATE TX ZIP 76020 EMAIL ericw@tricounties.prg

PHONE 817-444-2355 FAX 817-444-4387

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

Brenda Ornelas
SIGNATURE OF OWNER, AGENT, OR APPLICANT

4-2-18
DATE

GENERAL INFORMATION

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: 275.00

Date Paid: 4-2-18

Receipt #: P18-0261

Ownership Verified:

☒ YES ☐ NO

Taxes Paid:

☒ YES ☐ NO

Liens Paid:

☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 8-4-18

Public Hearing 200' Notification Deadline Date: 8-11-18

P&Z Commission Meeting Date: 8-21-18

City Council Meeting Date: 9-11-18

Approval Date: _____

Ordinance Number: _____

Instrument #: _____

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

**SITE PLAN AMENDMENT
PLANNING & ZONING CASE #PZ-2018-16**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for a site plan amendment. 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 21, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance, amending Ordinance No. 1037, so as to consider a site plan amendment of an approximate 0.642-acre parcel of land, legally known as Block 1, Lot 4R, Broadview West Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.642-acre parcel of land recorded in the deed records of Tarrant County, Texas. The property to be considered is generally described as a 0.642-acre parcel of land located 6018 Graham Street, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, September 11, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed site plan amendment for the above listed property. All interested parties are encouraged to attend.

(See reverse for copy of Site Plan)

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

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

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

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

Welcome Home Holdings
3600 Roberts Cut Off Road
Fort Worth, Texas 76114

Travis Tallant
6024 Yearly Street
Lake Worth, Texas 76135

Rose Abraham
PO Box 394
Hurst, Texas 76053-0394

Juan J Muniz
6017 Graham Street
Lake Worth, Texas 76135

Scott & Christianna Taylor
6028 Yearly Street
Lake Worth, Texas 76135

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

Ermellinda Font
6013 Graham Street
Lake Worth, Texas 76135

Perez J Cruz
6028 Graham Street
Lake Worth, Texas 76135

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

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

Roberto & Cleopatra Alvarez
141 Roberts Drive
Saginaw, Texas 76179

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

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

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

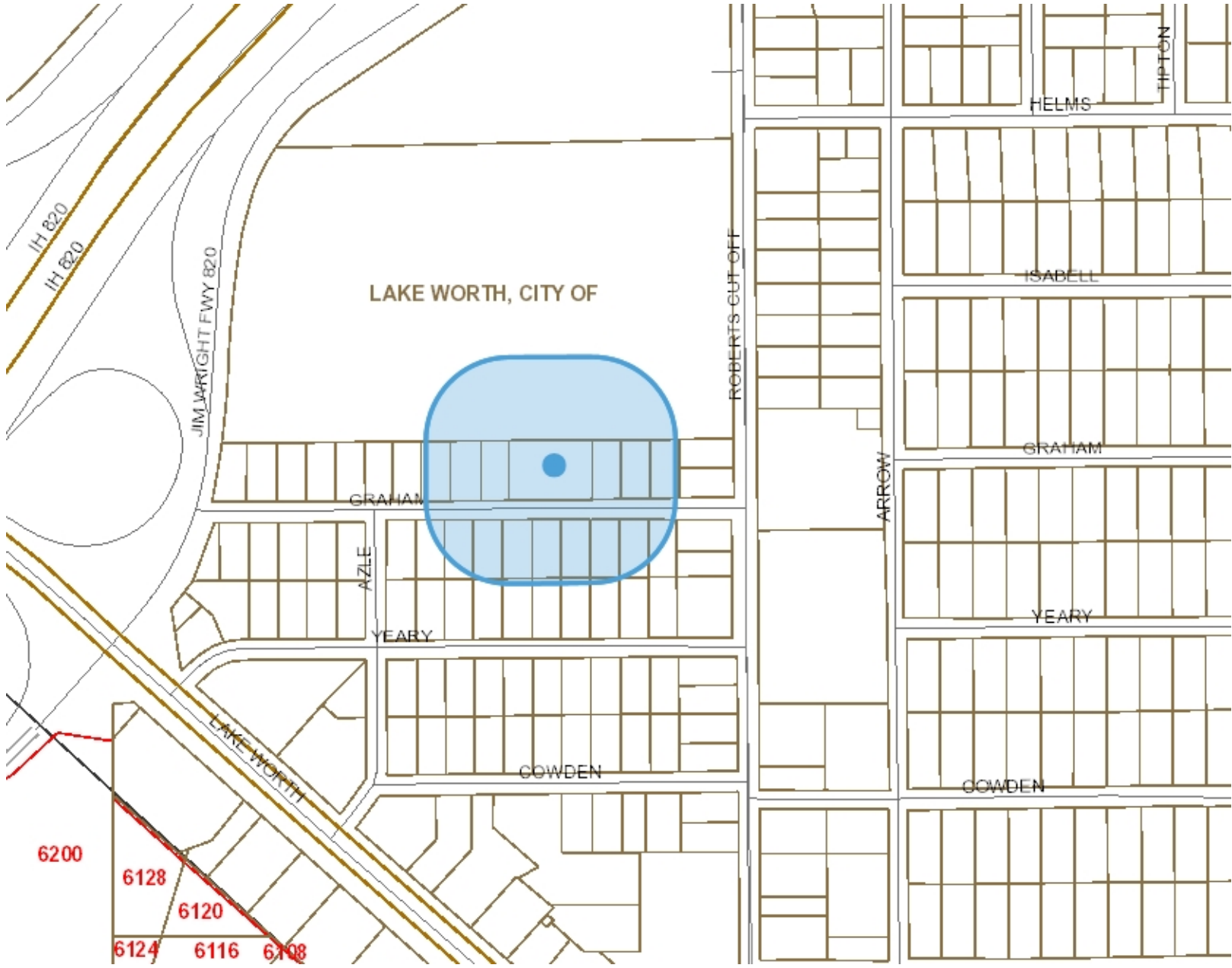
Theresa K Riley
6704 Azle Avenue
Lake Worth, Texas 76135

Delores Faye Smith
6033 Graham Street
Lake Worth, Texas 76135

Sandra Bush
6012 Yearly Street
Lake Worth, Texas 76135

Jack Brown
PO Box 26782
Benbrook, Texas 76126

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

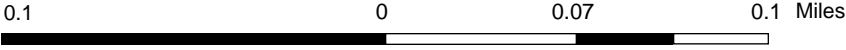


Legend

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



8/9/18 11:06 AM



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NCTCOG ORTHOPHOTOGRAPHY

1: 4,218

