

## CITY OF LAKE WORTH

### PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB  
LAKE WORTH, TEXAS 76135  
TUESDAY, SEPTEMBER 17, 2019**

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#### **REGULAR MEETING: 6:30 PM**

Held in the City Council Chambers

#### **A. CALL TO ORDER**

##### **A.1 ROLL CALL**

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

#### **B. MINUTES**

- B.1 [Approve minutes of the August 20, 2019 Planning & Zoning Commission meeting.](#)

#### **C. PUBLIC HEARINGS**

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

Abstract 188, Tract 2CC, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 10.58-acre parcel of land, which when platted will become Block 2, Lot 1, Lakeview Estates Subdivision recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 10.58-acre parcel of land located at 4426 Hodgkins Road, Lake Worth, Texas. (Tabled at the August 20, 2019 P&Z Meeting)

- C.3 Public Hearing to consider Planning & Zoning Case No. PZ-2019-22, a proposed replat being all of a .42-acre parcel of land known as Block 13, Lots 1 and 2, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 13, Lots 1R1, 1R2 and 2R, Indian Oaks Subdivision, which is generally described as 7513 Osage Trail (Lot 2R), 7517 Osage Trail (Lot 1R2), and 7521 Osage Trail (Lot 1R1), Lake Worth, Texas.
- C.4 Public Hearing to consider Planning & Zoning Case No. PZ-2019-23, a proposed replat being all of a .85-acre parcel of land known as Block 36, Lots 7 and 8, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 36, Lots 7R-1, 7R-2 and 8R, Indian Oaks Subdivision, which is generally described as 3116 and 3120 Caddo Trail, Lake Worth, Texas. Upon replatting the properties will be generally known as 3120 Caddo Trail (Lot 7R1), 3116 Caddo Trail (Lot 7R2), and 3112 Caddo Trail (Lot 8R).

## **D. EXECUTIVE SESSION**

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

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body

under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

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

**E. ADJOURNMENT**

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

Certification

I do hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on **Friday, September 13, 2019 at 3:00 pm.**

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Suzanne Meason  
Planning & Zoning Administrator

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

**Lake Worth Planning and Zoning Commission Meeting – September 17, 2019**

**Agenda Item No. B.1**

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

**ITEM:** Approve minutes of the August 20, 2019 Planning & Zoning Commission meeting.

**SUMMARY:**

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

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

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

1. August 20, 2019 Planning and Zoning Commission meeting minutes

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the August 20, 2019 Planning and Zoning Commission meeting.

**MINUTES OF THE REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION OF THE  
CITY OF LAKE WORTH, TEXAS  
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB  
TUESDAY, AUGUST 20, 2019**

**REGULAR MEETING: 6:30 PM**

**A. CALL TO ORDER.**

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

**A.1 ROLL CALL.**

Present:	Don Riley	Place 1
	Sherrie Kubala Watkins	Chair, Place 2
	Diane Smith	Place 6
	Coy Pennington	Place 7

Absent:	Jeannie Turley	Vice Chair, Place 3
	Patty Biggers	Place 4
	Troy Jones	Place 5

Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development
	Alicia Kreh	City Attorney's Office

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

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

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE JULY 16, 2019 PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH,**

**TO APPROVE THE MINUTES OF THE JULY 16, 2019 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.**

**MOTION TO APPROVE CARRIED 4-0.**

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

Chair Sherrie Kubala Watkins announced that the Planning & Zoning Commission would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.071: Consultation with City Attorney to seek legal advice on any item posted on the agenda. Executive Session began at 6:32 pm and concluded at 6:54 pm.

Chair Sherrie Kubala Watkins reconvened into open session at 6:54 pm.

**C. PUBLIC HEARINGS**

**C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-18, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND SITE PLAN REQUEST OF AN APPROXIMATELY 0.2699-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 1552, TRACT 2AA, MOSES TOWNSEND SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 0.2699-ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY IS GENERALLY DESCRIBED AS 3812 MERRETT DRIVE, LAKE WORTH, TARRANT COUNTY, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:55 pm.

Ms. Meason presented the case to the Commission. Mr. Moua is seeking to open an Adult Day Care Facility similar to that of children's daycare, with operation hours Monday – Friday, 7:30 am – 5:30 pm (excluding holidays). The facility will be required to meet all state and local guidelines pertaining to this type of business, which include occupant load, number of employees required, what days/times clients attend. Some areas of concern were how many parking spaces were being provided against how many may be needed and the flow of vehicular traffic. She advised that a revised site plan had been placed at the commissioner's seats prior to the meeting. Staff received no public comment forms back in reference to the project.

Chue Moua, applicant for the project addressed the commission. He advised that he and the property owner were willing to put in the additional parking and driveway.

Commission Member Jeannie Turley asked if he was going to purchase additional land off Telephone Road or had he talked to the school to see if he could park there. He advised that he had not, the parking would be on the current property.

Commission Member Diane Smith asked Mr. Moua what he was hoping his occupancy to be. He advised that would be based on the fire code and how many clients are eligible.

Chair Sherrie Kubala Watkins asked if he would be providing transportation. Mr. Moua advised that he would have transportation available.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:01 pm and called for a motion.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-18.**

**MOTION TO APPROVE CARRIED 4-0.**

**C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-19, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT PLAN OF AN APPROXIMATELY 1.26-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 4, LOT 2-R1, BROADVIEW WEST ADDITION, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 1.26-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS 6116 LAKE WORTH BLVD., LAKE WORTH, TARRANT COUNTY, TEXAS.**

**DENIED**

Chair Sherrie Kubala-Watkins opened the public hearing at 7:02 pm.

Ms. Meason presented the case to the Commission. She advised the Mr. Robert Petrie was seeking land use and development plan approval for a car wash facility on the property currently owned by Dr. Giles before he closes on the property. Some areas of concern for the project are the proposed ingress/egress on Lake Worth Blvd. with

TxDOT's proposed construction projects, vacuum stations abutting residential homes, and does this use compliment and harmonize with the Planned Mixed Use as set out in the City's Comprehensive Plan/Future Land Use Map. Staff received one (1) public comment for in favor of the request and one (1) against the request.

Robert Petrie, the applicant advised that he owned the property next door and he feels like the car wash would be a good fit in the area. He stated he was not aware of any concerns so he was not prepared, but that they would make any adjustments necessary to the approaches and the vacuums wouldn't make any more noise than the traffic in the area, but things can be adjusted. He advised the more they do, the more they learn and are using far superior equipment than before.

Commissioner Diane Smith asked if the in and out traffic were going to be coming off Azle Way or what the proposed curb cut on Jacksboro Highway was. Mr. Petrie approached the bench to show Mrs. Smith the layout. She asked if TxDOT had approved the ingress/egress yet. Mr. Petrie advised they had not requested it at this time. Commissioner Smith advised that was going to increase the congestion on Jacksboro Highway and Yearly Street and she didn't feel like it was a good fit in the residential area.

Commissioner Jeanie Turley stated that she was worried about stop and go traffic in rush hour and people turning off last minute for a carwash and causing an accident. She also mentioned about TxDOT's plan for Jacksboro Highway and about taking of property and how it would affect the location. Mr. Petrie advised that he owned a lot of land on Jacksboro Highway and he hadn't been informed of any intent to take land.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:13 pm and called for a motion.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO DENY PLANNING AND ZONING CASE #PZ-2019-19.**

**MOTION TO DENY CARRIED 4-0.**

**C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-20, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 10.58-ACRE TRACT OF LAND KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 2, LOT 1, LAKEVIEW ESTATES SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 4426 HODGKINS ROAD, LAKE WORTH, TEXAS.**

**TABLED**



Chair Sherrie Kubala-Watkins opened the public hearing at 7:15 pm.

Ms. Suzanne Meason presented the case to the Commission advising them that this was a request for a preliminary plat approval, but that the applicant was requesting the public hearing be pushed to the September Planning and Zoning Commission meeting, which would be September 17, 2019. As of the date of packet preparation staff had received four (4) public comment forms back against the plat request.

Chair Sherrie Kubala-Watkins advised that public comments would be heard at the next public hearing.

**COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO TABLE THE PUBLIC HEARING FOR PLANNING AND ZONING CASE #PZ-2019-20 UNTIL SEPTEMBER 17, 2019.**

**MOTION TO TABLE CARRIED 4-0.**

**C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-21, REGARDING AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A SITE PLAN FOR THE AGE RESTRICTED SENIOR LIVING COMMUNITY AN APPROXIMATELY 10.58-ACRE TRACT OF LAND, CURRENTLY LEGALLY KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 10.58-ACRE PARCEL OF LAND, WHICH WHEN PLATTED WILL BECOME BLOCK 2, LOT 1, LAKEVIEW ESTATES SUBDIVISION RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 10.58-ACRE PARCEL OF LAND LOCATED AT 4426 HODGKINS ROAD, LAKE WORTH, TEXAS.**

**TABLED**

Chair Sherrie Kubala-Watkins opened the public hearing at 7:19 pm.

Ms. Meason advised that this was a site plan request for the same ten (10) acres on Hodgkins and was for an age restricted senior living community. The applicant is requesting the public hearing for this item be tabled until the September Planning & Zoning Commission meeting as well. Staff had received one (1) public comment for in favor of the request and two (2) against the request.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO TABLE THE PUBLIC HEARING FOR PLANNING AND ZONING CASE #PZ-2019-21 UNTIL TUESDAY, SEPTEMBER 17, 2019.**

**MOTION TO TABLE CARRIED 4-0.**

Chair Sherrie Kubala Watkins advised that the public hearing would remain open until the September 17, 2019 meeting and public comments would be taken at that time.

Executive Session was held prior to item C.1.

**D. EXECUTIVE SESSION**

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

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

**F. ADJOURNMENT**

Chair Sherrie Kubala-Watkins adjourned the meeting at 7:21 p.m.

**APPROVED:**

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Sherrie Kubala Watkins, Chair  
Planning & Zoning Commission

**ATTEST:**

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Suzanne Meason  
Planning & Zoning Administrator

Agenda Item No. C.1

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

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

**SUMMARY:**

**Property Description:**

10.58-acre tract of land, 4426 Hodgkins

**Property Owner(s):**

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

**Applicant:**

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

**Engineer/Architect/Surveyor:**

Surveyor: Maki and Associates, Inc. PO Box 14293, Arlington, Texas 76094-1293  
Civil Engineer: Carrillo Engineering, 201 Commerce Street, Suite #1450, Fort Worth, Texas 76102

**Current Zoning:**

Planned Multi-Family

**Current Use(s):**

Vacant Land

**Existing Road(s):**

Hodgkins Road

**Surrounding Zoning:**

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

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

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

Agenda Item No. C.1

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

**Summary:**

Corell Development Group has made application on behalf of the property owner for approval of a preliminary plat for the 10-acre tract of land located off Hodgkins Road. At the August 20, 2019 Planning & Zoning Commission meeting the public hearing was opened and a motion made to table the public hearing until the September 17, 2019 Planning & Zoning as per applicant request. The applicant was still not able to get all of staff's comments addressed prior to the September 17, 2019 meeting. Staff has set a meeting with the applicant and their engineer to work through the outstanding comments.

Staff feels that the public hearing should be closed, and no action be taken on the item. The public hearing will be republished and re-noticed to those within two hundred foot (200') when all comments have been addressed.

**Public Input:**

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

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

**Fiscal Impact:**

N/A

**Attachments:**

1. Subdivision Application
2. Returned Public Comment Forms

**Recommended Motion or Action:**

Staff's recommendation at this time is that the public hearing be closed, and no action taken regarding the preliminary plat at this time.



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

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

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Lakeview Estates

CURRENT ZONING CLASSIFICATION PD-MF Age restricted

CURRENT LEGAL DESCRIPTION John Breeding Survey, A-188

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

### APPLICANT/DEVELOPER INFORMATION

NAME Corell Development Group

ADDRESS 2724 Twinflower Drive CITY Keller

STATE Texas ZIP 76244 EMAIL correen1989@gmail.com

PHONE 817-422-2290

FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME MEI Investments

ADDRESS 1911 E. Division Street CITY Arlington

STATE TX ZIP \_\_\_\_\_ EMAIL \_\_\_\_\_

PHONE \_\_\_\_\_ FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Carrillo Engineering

ADDRESS 201 Commerce, Suite 1450 CITY Fort Worth

STATE Texas ZIP \_\_\_\_\_ EMAIL \_\_\_\_\_

PHONE 817-896-0976 FAX \_\_\_\_\_

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

Conan C. Robertson

SIGNATURE OF OWNER, AGENT, OR APPLICANT

5-24-19

DATE

## GENERAL INFORMATION

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

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

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

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

## SUBMITTAL CHECKLIST

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

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

### OFFICE USE ONLY

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

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



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

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

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME Lakeview Estates

CURRENT LEGAL DESCRIPTION John Breeding Survey, A-188

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

### PROPERTY OWNER INFORMATION

NAME Corell Development Group

ADDRESS 2724 Twinflower Drive

CITY Keller

STATE Texas

ZIP 76244

EMAIL correen1989@gmail.com

PHONE 817-422-2290

FAX \_\_\_\_\_

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

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

Concetta C. Robertson

SIGNATURE OF OWNER, AGENT, OR APPLICANT

5-24-19

DATE



# AUTHORIZATION FORM

City of Lake Worth

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

Dated: 5/23/19

Re: \_\_\_\_\_

I, Sam Hussein, owner of the Property located at  
4426 Hodgkins Road do hereby certify that I have given my permission to  
Correen C. Robertson, to make this (check one):

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

Application for Cortell Development Group  
(applicant)

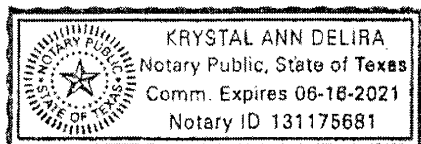
(Sam) Hussein Mahrova  
Print Name Signature of Owner

Address \_\_\_\_\_ Phone No. \_\_\_\_\_ / Date \_\_\_\_\_

State of Texas §  
County of Tarrant §

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

(Seal)



Krystal Ann Delira  
Notary





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

RECEIVED  
AUG 14 2019

## PUBLIC COMMENT FORM

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

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

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

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

Mailing Address: 6800 LAKESIDE DR

Phone: 817-237-5144 Email: \_\_\_\_\_

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

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

### COMMENTS:

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

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

### For Office Use Only

Property Address: 6800 Lakeside Drive

Legal Description: Lot 9, Lakeview Heights Addition

Received By: S Meason Date: 8.14.19



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

RECEIVED  
AUG 14 2019

## PUBLIC COMMENT FORM

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

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

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

Property Owner Name: Hilario Flores Sr  
(Please print)

Mailing Address: 4405 Lakeview Dr

Phone: 817 721 1295 Email: \_\_\_\_\_

Signature: Hilario Flores Sr. Date: Aug 14 2019

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

### COMMENTS:

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

*For Office Use Only*

Property Address: 4405 Lakeview

Legal Description: Blk 13, Lot 7, Crestridge Addition

Received By: S Meason Date: 8.14.19





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

RECEIVED  
AUG 15 2019

## PUBLIC COMMENT FORM

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

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

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

Property Owner Name: 4409 ~~Hodgkins Rd~~ Richard & Minnie Eiswald  
(Please print)

Mailing Address: 4409 Hodgkins Rd

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: Richard A. Eiswald Date: 8-15-19  
Minnie Eiswald

Property Address(s) (within 200' of subject property): 4409 Hodgkins Rd.

### COMMENTS:

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

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

For Office Use Only

Property Address: 4409 Hodgkins Rd

Legal Description: Abs 188, Tract 2R, John Breeding Survey

Received By: S Meason Date: 8.15.19



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

RECEIVED  
AUG 15 2019

## PUBLIC COMMENT FORM

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

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

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

Property Owner Name: TERESA BERNARD  
(Please print)

Mailing Address: 4401 LAKEVIEW DR. LAKEWORTH TX. 76135

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

Signature: Teresa Bernard Date: 08-15-2019

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

### COMMENTS:

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

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

For Office Use Only

Property Address: 4401 Lakeview Drive

Legal Description: BLK 13, Lot 8, Crestridge Addition

Received By: S Meason Date: 8.15.19

Listed Property Owner: Earl A Bernard, Jr

Agenda Item No. C.2

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

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

**SUMMARY:**

**Property Description:**

10.58-acre tract of land, 4426 Hodgkins

**Property Owner(s):**

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

**Applicant:**

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

**Engineer/Architect/Surveyor:**

Surveyor: Maki and Associates, Inc. PO Box 14293, Arlington, Texas 76094-1293  
Civil Engineer: Carrillo Engineering, 201 Commerce Street, Suite #1450, Fort Worth, Texas 76102

**Current Zoning:**

Planned Multi-Family

**Current Approved Use:**

Age Restricted Senior Living

**Existing Road(s):**

Hodgkins Road

**Surrounding Zoning:**

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

Agenda Item No. C.2

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

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

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

**Summary:**

Corell Development Group made application on behalf of the property owner for approval of a site plan for the 10-acre tract of land located off Hodgkins Road. At the August 20, 2019 Planning & Zoning Commission meeting the public hearing was opened and a motion made to table the public hearing until the September 17, 2019 Planning & Zoning as per applicant request. The applicant was still not able to get all of staff's comments addressed prior to the September 17, 2019 meeting. Staff has set a meeting with the applicant and their engineer to work through the outstanding comments.

Staff feels that the public hearing should be closed, and no action be taken on the item. The public hearing will be republished and re-noticed to those within two hundred foot (200') when all comments have been addressed.

**Public Input:**

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

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

**Fiscal Impact:**

N/A

**Attachments:**

1. Development Application
2. Returned Public Comment Forms

**Recommended Motion or Action:**

Staff's recommendation at this time is that the public hearing be closed and no action taken regarding the site plan at this time.





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

FOR OFFICE USE ONLY  
Case No: \_\_\_\_\_  
Date Submitted: \_\_\_\_\_

## APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS 4426 Hodgkins Road

CURRENT LEGAL DESCRIPTION Lot 1, Block 2 Lakeview Heights Subdivision

CURRENT ZONING CLASSIFICATION & LAND USE Multi-Family

PROPOSED ZONING CLASSIFICATION & LAND USE Multi-Family

TOTAL ACRES 10.58 # OF LOTS 1

### APPLICANT/DEVELOPER INFORMATION

NAME Cortell Development Group

ADDRESS 4532 Lodestone Lane

CITY Fort Worth

STATE Texas

ZIP 76123

EMAIL correen1989@gmail.com

PHONE 817-422-2290

FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME MEI Investments

ADDRESS 1911 E. Division

CITY Arlington

STATE Texas

ZIP 76123

EMAIL sam@automax4u.com

PHONE \_\_\_\_\_

FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Carrillo Engineering

ADDRESS 201 Main Street

CITY Fort Worth

STATE Texas

ZIP \_\_\_\_\_

EMAIL anna.blackwell@carrilloengineering.com

PHONE 817-456-9586

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.

Conceal C. Robertson

must be original signature

SIGNATURE OF OWNER, AGENT, OR APPLICANT

7/18/2019

DATE

## GENERAL INFORMATION

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

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

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

## SUBMITTAL CHECKLIST

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

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

### OFFICE USE ONLY

Fee: 5,550.00  
Date Paid: 5-24-19  
Receipt #: P19-0574  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☒ YES ☐ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: \_\_\_\_\_  
Public Hearing 200' Notification Deadline Date: \_\_\_\_\_  
P&Z Commission Meeting Date: \_\_\_\_\_  
City Council Meeting Date: \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
Ordinance Number: \_\_\_\_\_  
Instrument #: \_\_\_\_\_





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

RECEIVED  
AUG 14 2019

## PUBLIC COMMENT FORM

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



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



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

Property Owner Name: Charles Underwood  
(Please print)

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

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

Signature: Chas Underwood Date: 8/14/2019

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

### COMMENTS:

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

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

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

For Office Use Only

Property Address: 4309 Lakeview Drive

Legal Description: Blk 15, Lot 1, Crestridge Addition

Received By: S Meason Date: 8.14.19



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

RECEIVED  
AUG 15 2019

## PUBLIC COMMENT FORM

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

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

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

Property Owner Name: EARL BERNARD  
(Please print)

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

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

Signature: Earl Bernard Date: 08-15-2019

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

### COMMENTS:

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

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

For Office Use Only

Property Address: 4401 Lakeview Drive

Legal Description: BLK 13, Lot 8, Crestridge Addition

Received By: S Meason Date: 8.15.19





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

RECEIVED

AUG 14 2019

## PUBLIC COMMENT FORM

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

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

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

Property Owner Name: PAT CUMMINGS  
(Please print)

Mailing Address: 4324 WILLIAMS SPRINGS Rd.

Phone: 817 2374044 Email: \_\_\_\_\_

Signature: Pat Cummings Date: 8-14-19

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

### COMMENTS:

against site plan

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

### For Office Use Only

Property Address: 4324 Williams Spring Road

Legal Description: Abs. 188, Tracts 2R1, 2R2, 2R3, 2T7, John Breeding Survey

Received By: S Meason Date: 8.14.19

## Lake Worth Planning & Zoning Commission Meeting – September 17, 2019

### Agenda Item No. C.3

---

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-22, a proposed replat being all proposed replat being all of a .42-acre parcel of land known as Block 13, Lots 1 and 2, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 13, Lots 1R1, 1R2 and 2R, Indian Oaks Subdivision, which is generally described as 7513 Osage Trail (Lot 2R), 7517 Osage Trail (Lot 1R2), and 7521 Osage Trail (Lot 1R1), Lake Worth, Texas.

**Property Description:**

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

**Property Owner(s):**

Elizabeth Anderson, 7932 Kay Lea Dawn Court, Fort Worth, Texas 76135  
Gustavo Castaneda, 6316 Timberwolf Lane, Fort Worth, Texas 76135

**Applicant:**

Elizabeth Anderson, 7932 Kay Lea Dawn Court, Fort Worth, Texas 76135  
Gustavo Castaneda, 6316 Timberwolf Lane, Fort Worth, Texas 76135

**Engineer/Surveyor:**

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

**Current Zoning:**

"SF1" Single Family Residential

**Current Use(s):**

Vacant Lots

**Existing Road(s):** Osage Trail and Huron Trail

**Surrounding Zoning:**

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

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

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

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

**Summary:**

Property owners Gustavo Castaneda and Elizabeth Anderson both own portions of Lot 1 and Lot 2, Block 13, Indian Oaks Subdivision. The properties were sold by metes and bounds description but were never properly subdivided. The owners wish to develop the lots with single family homes and must replat the lots properly in order to do so.

## **Lake Worth Planning & Zoning Commission Meeting – September 17, 2019**

### **Agenda Item No. C.3**

---

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 Wednesday, September 4, 2019 as required by State law, the City mailed out twenty-six (26) 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 30, 2019.

There was one (1) public comment form (see attached) turned in that was against the request as of the packet preparation date.

#### **Fiscal Impact:**

N/A

#### **Attachments:**

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

#### **Recommended Motion or Action:**

Staff's recommends approval of Agenda Item C.3 as presented.



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-22  
Date Submitted: 7-23-19

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME INDIAN OAKS

CURRENT ZONING CLASSIFICATION SF1

CURRENT LEGAL DESCRIPTION EAST 62 FEET OF LOTS 1 & 2, BLOCK 13 Indian Oaks

TOTAL ACRES 0.42 # OF LOTS 2 PROPOSED USE RESIDENTIAL

### APPLICANT/DEVELOPER INFORMATION

NAME GUSTAVO CASTANEDA

ADDRESS 6316 TIMBERWOLFE LANE CITY FORT WORTH

STATE TX ZIP 76135 EMAIL gustavo.castaneda27@yahoo.com

PHONE 817-919-8505

FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME GUSTAVO CASTANEDA

ADDRESS 6316 TIMBERWOLFE LANE CITY FORT WORTH

STATE TX ZIP 76135 EMAIL gustavo.castaneda27@yahoo.com

PHONE 817-919-8505

FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME DELTA SURVEYING

ADDRESS 116 LOCUST STREET CITY AZLE

STATE TX ZIP 76020 EMAIL delta76108@charter.net

PHONE 817-246-7766

FAX \_\_\_\_\_

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

[Signature]  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

June 14 / 19  
DATE

## GENERAL INFORMATION

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

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

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

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

## SUBMITTAL CHECKLIST

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

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

### OFFICE USE ONLY

Fee: 190.00

Date Paid: 7-23-19

Receipt #: P19-0792

Ownership Verified:

☒ YES ☐ NO

Taxes Paid:

☒ YES ☐ NO

Liens Paid:

☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: \_\_\_\_\_

Public Hearing 200' Notification Deadline Date: \_\_\_\_\_

P&Z Commission Meeting Date: 9-17-19

City Council Meeting Date: 10-8-19

Plat Approval Date: \_\_\_\_\_

Plat File Date: \_\_\_\_\_

Instrument #: \_\_\_\_\_





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

FOR OFFICE USE ONLY  
Case No: PZ-2019-22  
Date Submitted: 7-23-19  
Accepted By: SMEASON

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME INDIAN OAKS

CURRENT LEGAL DESCRIPTION EAST 62 FEET OF LOTS 1 AND 2, BLOCK 13

TOTAL ACRES 0.42 # OF LOTS 2 PROPOSED USE RESIDENTIAL

### PROPERTY OWNER INFORMATION

NAME GUSTAVO CASTANEDA

ADDRESS 6316 TIMBERWOLFE LANE CITY FORT WORTH

STATE TX ZIP 76135 EMAIL gustavo.castaneda27@yahoo.com

PHONE 817-919-8505 FAX \_\_\_\_\_

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

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

  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

JUNE/14/19.  
DATE





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

FOR OFFICE USE ONLY  
Case No: PZ-2019-22  
Date Submitted: 7-23-19

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Indian Oaks Subdivision  
CURRENT ZONING CLASSIFICATION SF-1 Single Family Residential  
CURRENT LEGAL DESCRIPTION Block 13, Lots 1 + 2, Indians Oaks  
TOTAL ACRES .42 # OF LOTS 2 PROPOSED USE Residential

### APPLICANT/DEVELOPER INFORMATION

NAME Elizabeth Anderson  
ADDRESS 7932 Key Lea Dawn Ct. CITY Fort Worth  
STATE TX ZIP 76135 EMAIL bethleaanderson@yahoo.com  
PHONE 817-456-6816 FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME Elizabeth Anderson  
ADDRESS 7932 Key Lea Dawn Ct CITY Ft. Worth  
STATE TX ZIP 76135 EMAIL \_\_\_\_\_  
PHONE 817-456-6816 FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME TRI Counties Surveying  
ADDRESS 116 Locust St. CITY Azle, TX  
STATE TX ZIP 76020 EMAIL \_\_\_\_\_  
PHONE 817-444-2355 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.

Elizabeth Anderson  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

7-23-2019  
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](mailto:SMEASON@LAKEWORTHTX.ORG)
- ☐ FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

### OFFICE USE ONLY

Fee: 190.00  
Date Paid: 7-23-19  
Receipt #: P19-0793  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☒ YES ☐ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: \_\_\_\_\_  
Public Hearing 200' Notification Deadline Date: \_\_\_\_\_  
P&Z Commission Meeting Date: 9-17-19  
City Council Meeting Date: 10-8-19  
Plat Approval Date: \_\_\_\_\_  
Plat File Date: \_\_\_\_\_  
Instrument #: \_\_\_\_\_





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

FOR OFFICE USE ONLY  
Case No: PZ-2019-22  
Date Submitted: 7-23-19  
Accepted By: Smeason

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME Indian Oaks Subdivision  
CURRENT LEGAL DESCRIPTION Block 13, Lots 1 + 2 Indian Oaks  
TOTAL ACRES .42 # OF LOTS 2 PROPOSED USE Single Family

### PROPERTY OWNER INFORMATION

NAME Elizabeth Anderson  
ADDRESS 7932 Roy Lee Dawn Ct. CITY Ft. Worth  
STATE TX ZIP 76135 EMAIL bethleeanderson@plc.com  
PHONE 817-456-6816 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.

Elizabeth Anderson  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

7-23-19  
DATE



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

REPLAT REQUEST  
PLANNING & ZONING CASE #PZ-2019-22

You may own property within two hundred feet (200') of the property described in the notice below. The owner/owners of the lot or lot(s) has made application for a replat. Attached you will find a copy of the requested replat for the location. You are invited to attend and participate in the following public hearing(s) 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, September 17, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendation to the City Council regarding a proposed replat being all of a .42-acre parcel of land known as Block 13, Lots 1 and 2, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 13, Lots 1R1, 1R2 and 2R, Indian Oaks Subdivision, which is generally described as 7513 Osage Trail (Lot 2R), 7517 Osage Trail (Lot 1R2), and 7521 Osage Trail (Lot 1R1), Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, October 8, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Elizabeth Mayfield Anderson  
7932 Kay Lea Dawn Court  
Fort Worth, Texas 76135-4487

James Freeman  
7516 Osage Trail  
Lake Worth, Texas 76135

Eugenio Canales  
7509 Osage Trail  
Lake Worth, Texas 76135-3840

Gustavo Castaneda  
6316 Timberwolf Lane  
Fort Worth, Texas 76135

Maria I Arriaga-Reyes  
7512 Osage Trail  
Lake Worth, Texas 76135

Christine Martin  
3225 Pueblo Trail  
Lake Worth, Texas 76135-3854

Katherine A Franklin Bourland  
3305 Huron Trail  
Lake Worth, Texas 76135-3835

Ronald Roy Gouyton  
3212 Huron Trail  
Lake Worth, Texas 76135-3834

Mike Costanza  
9366 Tranquil Acres Road  
Fort Worth, Texas 76179-3203

David E Borg, Jr.  
3303 Huron Trail  
Lake Worth, Texas 76135-3835

Simon & Santos Najera  
3208 Huron Trail  
Lake Worth, Texas 76135-3834

Mike & Mary Costanza  
9366 Tranquil Acres Road  
Fort Worth, Texas 76179-3203

Rita W Simmons  
516 Roberts Cut Off Road  
River Oaks, Texas 76114-3357

Katie Shannon  
3204 Huron Trail  
Lake Worth, Texas 76135

Agnes R Owen  
3209 Pueblo Trail  
Lake Worth, Texas 76135-3854

Sherrie D Wells  
3213 Huron Trail  
Lake Worth, Texas 76135-3833

Corey & Melanie S Woolard  
3200 Huron Trail  
Lake Worth, Texas 76135

Jerry Nettles  
3201 Pueblo Trail  
Lake Worth, Texas 76135-3854

Brenda M Mauricio & Joel Esparza  
3209 Huron Trail  
Lake Worth, Texas 76135

Francisco Mercado  
3136 Huron Trail  
Lake Worth, Texas 76135

Billy W Scheets  
3201 Huron Trail  
Lake Worth, Texas 76135

Burl Pittillo  
3313 Pueblo Trail  
Lake Worth, Texas 76135-3441

Rafael A Navarro  
3308 Huron Trail  
Lake Worth, Texas 76135-3836

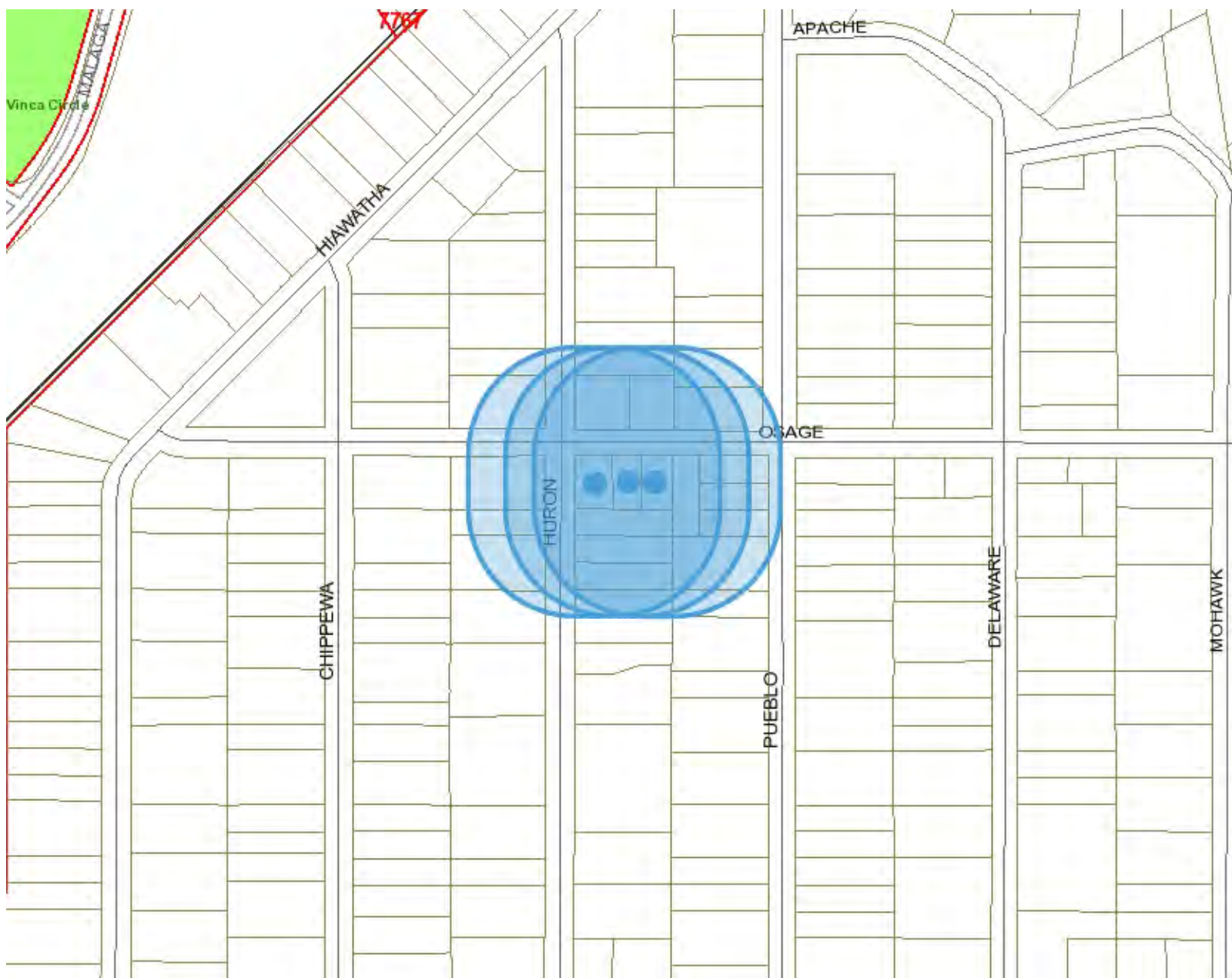
Kevin & Laura Beale  
7828 Vinca Circle  
Fort Worth, Texas 76135-4429

Charles David Trotter  
7844 Vinca Circle  
Fort Worth, Texas 76135-4429

Alma Arriaga  
3301 Pueblo Trail  
Lake Worth, Texas 76135



# 7513, 7517, 7521 Osage Trail - 200' Notification Map



## Legend

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



8/29/19 9:37 AM

0.1 0 0.05 0.1 Miles

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

NCTCOG ORTHOPHOTOGRAPHY

1:3,308





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

RECEIVED  
(DATE STAMP)

SEP 09 2019

## PUBLIC COMMENT FORM

RECEIVED

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



I am **FOR** the proposed replat as explained on the attached public notice for Case #PZ-2019-22 (Anderson/Castaneda Replat – Osage Trail).



I am **AGAINST** the proposed replat as explained on the attached public notice for Case #PZ-2019-22 (Anderson/Castaneda Replat – Osage Trail).

Property Owner Name:

Katherine A Franklin Bourland

*(Please print)*

Mailing Address:

3305 Huron Trail Lake Worth Tx 76135

Phone:

817-487-9516

Email:

jmcclurkin@yahoo.com

Signature:

Katherine A Franklin Bourland

Date:

Sept-8th/2019

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

### COMMENTS:

PUBLIC COMMENT FORMS MAY BE TURNED IN AT ANYTIME UP TO AND INCLUDING THE PUBLIC HEARING, HOWEVER ONLY FORMS TURNED IN BY AGENDA PACKET PREPARATION WILL MAKE IT INTO THE PACKET.



## Lake Worth Planning & Zoning Commission Meeting – September 17, 2019

### Agenda Item No. C.4

---

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-23, a proposed replat being all of a .85-acre parcel of land known as Block 36, Lots 7 and 8, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 36, Lots 7R-1, 7R-2 and 8R, Indian Oaks Subdivision, which is generally described as 3116 and 3120 Caddo Trail, Lake Worth, Texas. Upon replatting the properties will be generally known as 3120 Caddo Trail (Lot 7R1), 3116 Caddo Trail (Lot 7R2), and 3112 Caddo Trail (Lot 8R).

**Property Description:**

0.85-acre parcel(s) of land, located on Caddo Trail

**Property Owner(s):**

Elizabeth Anderson, 7932 Kay Lea Dawn Court, Fort Worth, Texas 76135

**Applicant:**

Elizabeth Anderson, 7932 Kay Lea Dawn Court, Fort Worth, Texas 76135

**Engineer/Surveyor:**

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

**Current Zoning:**

"SF1" Single Family Residential

**Current Use(s):**

Vacant Lots

**Existing Road(s):** Caddo Trail

**Surrounding Zoning:**

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

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

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

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

**Summary:**

Property owner Elizabeth Anderson owns Lot 7 and Lot 8, Block 36, Indian Oaks Subdivision. She wishes to divide the two lots (200' x 185' total) into three 66.66' x 185' lots and develop them with single family homes.

**Agenda Item No. C.4**

---

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 Wednesday, September 5, 2019 as required by State law, the City mailed out twenty-two (22) 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 30, 2019.

There were no public comment forms turned in as of the packet preparation date.

**Fiscal Impact:**

N/A

**Attachments:**

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

**Recommended Motion or Action:**

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



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-23  
Date Submitted: 7-23-19

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Indian Oaks Subdivision  
CURRENT ZONING CLASSIFICATION SF1 Single Family Residential  
CURRENT LEGAL DESCRIPTION Block 36, Lots 7 and 8, Indian Oaks  
TOTAL ACRES .85 # OF LOTS 2 PROPOSED USE Single Family

### APPLICANT/DEVELOPER INFORMATION

NAME Elizabeth Anderson  
ADDRESS 7932 Koy Lee Down Ct. CITY Ft. Worth  
STATE TX ZIP 76135 EMAIL bethleaanderson@pho.com  
PHONE 817-456-6816 FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME Elizabeth Anderson  
ADDRESS 7932 Koy Lee Down Ct. CITY Ft. Worth  
STATE TX ZIP 76135 EMAIL bethleaanderson@pho.com  
PHONE 817-456-6816 FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Tri Counties Surveying  
ADDRESS 116 Locust CITY Azle  
STATE TX ZIP 76020 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.

Elizabeth Anderson  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

7-23-19  
DATE



## GENERAL INFORMATION

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

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

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**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](mailto:SMEASON@LAKEWORTHTX.ORG)
- \_\_\_ FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

### OFFICE USE ONLY

Fee: 380.00  
Date Paid: 7.23.19  
Receipt #: P19-0794  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☒ YES ☐ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: \_\_\_\_\_  
Public Hearing 200' Notification Deadline Date: \_\_\_\_\_  
P&Z Commission Meeting Date: 9.17.19  
City Council Meeting Date: \_\_\_\_\_  
Plat Approval Date: \_\_\_\_\_  
Plat File Date: \_\_\_\_\_  
Instrument #: \_\_\_\_\_



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

FOR OFFICE USE ONLY  
Case No: P7-2019-23  
Date Submitted: 7-23-19  
Accepted By: Smeason

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME Indian Oaks Subdivision

CURRENT LEGAL DESCRIPTION Block 36, Lots 7+8, Indian Oaks

TOTAL ACRES .85 # OF LOTS 2 PROPOSED USE Single Family

### PROPERTY OWNER INFORMATION

NAME Elizabeth Anderson  
ADDRESS 7932 Roy Lee Down Ct. CITY Ft. Worth  
STATE TX ZIP 76135 EMAIL bethkanderson@yahoo.com  
PHONE 817-456-6816 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.

Elizabeth Anderson  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

7-23-19  
DATE





( IN FEET )  
1 inch = 20 ft.

NOTE:  
ALL CORNERS ARE 1/2" CAPPED  
STAMPED "TCS RPLS 4277" REBAR  
RODS SET UNLESS NOTED OTHERWISE.

BUILDING PERMIT RESTRICTION:  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT  
IN THIS PLAT UNTIL PROVISION IS MADE FOR THE  
CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN,  
STREET LIGHTS AND PAVING IMPROVEMENTS AND  
APPROVAL IS OBTAINED FROM THE CITY OF LAKE  
WORTH.

UTILITY EASEMENTS RESTRICTION:  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE  
WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP  
MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE,  
SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN  
ANY WAY ENDANGERS OR INTERFERES WITH THE  
CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS  
RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS  
ESTABLISHED BY THIS PLAT; AND THEY SHALL HAVE  
THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS  
UPON SAID EASEMENTS FOR THE PURPOSE OF  
CONSTRUCTION, RECONSTRUCTION, INSPECTION,  
PATROLLING, MAINTAINING, AND ADDING TO OR  
REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS  
WITHOUT THE NECESSITY AT ANY TIME OF PROCURING  
THE PERMISSION OF ANYONE.

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

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

ZONING FOR THESE LOTS IS SF-1 (SINGLE FAMILY  
RESIDENTIAL).

## CITY OF LAKE WORTH

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

ATTEST:

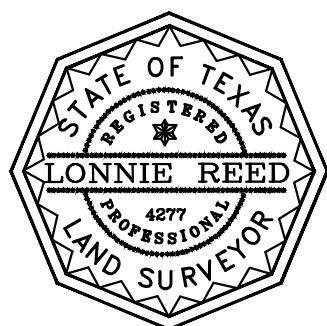
Mayor

City Secretary



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

JOB# 19040100



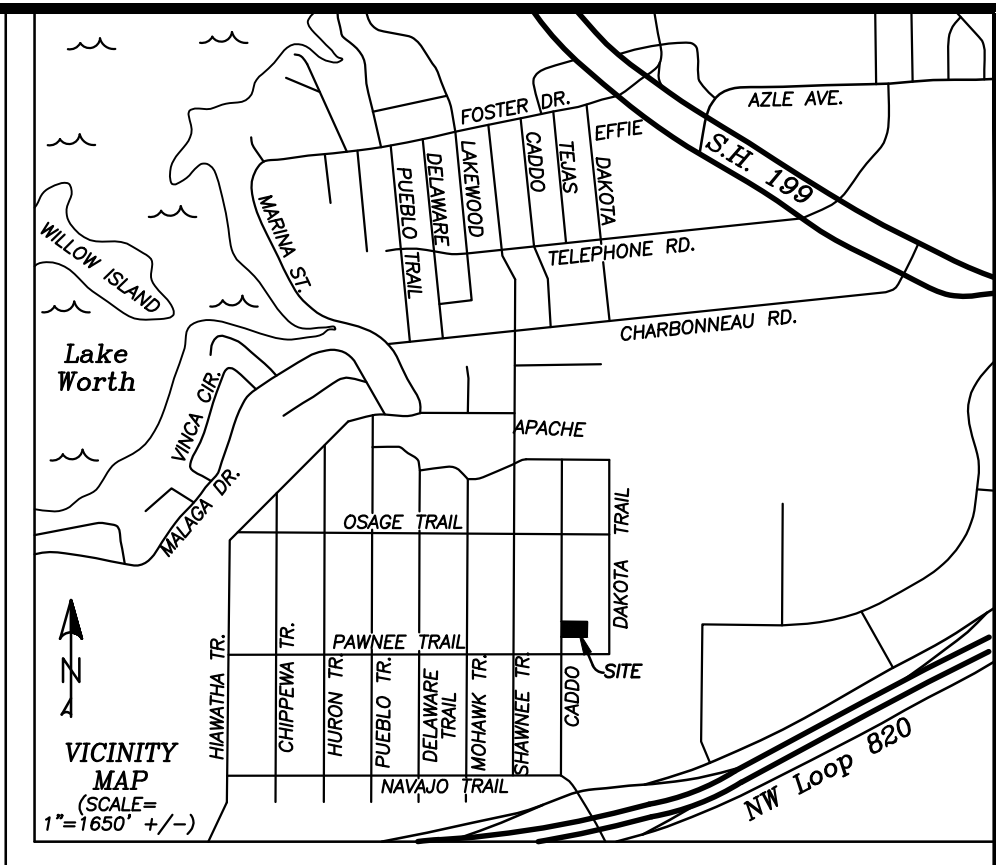
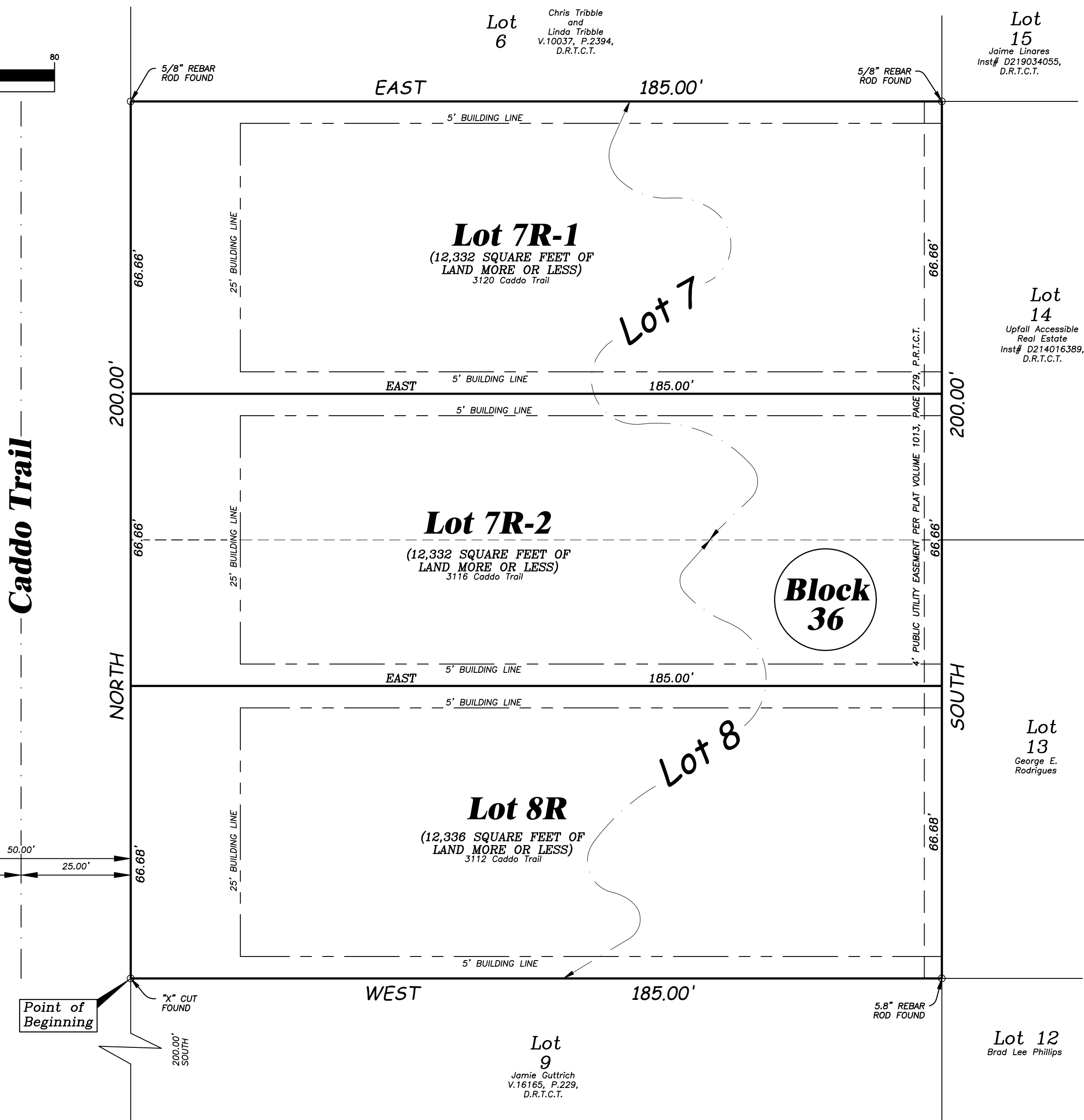
I, Lonnie Reed, do hereby certify that I prepared  
this plat from an actual and accurate survey of  
the land, and that the corner monuments shown  
thereon were properly placed under my  
supervision.

*Lonnie Reed*

05-02-2019

Owner

Elizabeth L. Anderson  
7932 Kay Lea Dawn Ct.  
Fort Worth, TX 76135



STATE OF TEXAS  
COUNTY OF TARRANT

Whereas I, Elizabeth L. Anderson, being the owner of Lots 7, and 8, Block 36, Indian Oaks,  
situated in the Jose Maria Basquis Survey, Abstract Number 85, an addition to the City of Lake  
Worth, Tarrant County, Texas, according to the plat recorded in Volume 1013, Page 279, Deed  
Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod found, (CONTROL MONUMENT), in the east line of Caddo Trail, an  
existing 50 feet wide right of way, for the southwest corner of said Lot 8 same being the  
northwest corner of Lot 9, of said Block 36, Indian Oaks Addition and being situated North, 200.00  
feet from at 1/2" Rebar Rod found, (CONTROL MONUMENT), at the intersection of the north line  
of Pawnee Trail an existing 50 feet wide right of way and the east line of said Caddo Trail;

Thence NORTH, (BASIS FOR DIRECTIONAL CONTROL), 200.00 feet along the east line of said Caddo  
Trail and the west line of said Lots 7 and 8, to a 1/2" Rebar Rod found for the northwest  
corner of said Lot 7 same being the southwest corner of Lot 6 in said Block 36;

Thence EAST, 185.00 feet along the common line between Lots 7 and 6, of said Block 36 to a  
1/2" rebar rod found at the common east corner of said Lot 6 and 7, also being the common  
west corner of Lots 15 and 14 of said Block 36;

Thence SOUTH, 200.00 feet along the common line between Lots 7 and 14 and Lots 8 and 15 to  
a 1/2" Rebar Rod found at the common east corner of said Lots 8 and 9 of said Block 36, also  
being the common west line of Lots 13 and 12 of said Block 36;

Thence WEST, 185.00 feet along the common line between Lots 8 and 9 of said Block 36, to the  
point of beginning and containing 37,000 square feet or 0.85 of an Acre of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Elizabeth L. Anderson, do hereby adopt this plat designating the herein described real  
property as Lots 7R-1, 7R-2 and 8R, Block 36, Indian Oaks, an addition to the City of Lake  
Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements  
and streets shown hereon.

Witness my hand in Tarrant County, Texas, the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

Elizabeth L. Anderson

STATE OF TEXAS  
COUNTY OF TARRANT  
Before me the undersigned authority, a Notary Public in and for said County and State, on this  
day personally appeared Elizabeth L. Anderson, known to me to be the person whose name is  
subscribed to the foregoing instrument and acknowledged to me that they executed the same for  
the purposes and considerations therein expressed and in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

My Commission Expires



Know what's  
Call before you dig.

## RE-PLAT SHOWING LOTS 7R-1, 7R-2, AND 8R, BLOCK 36 Indian Oaks Subdivision

Situated in the Jose Maria Basque Survey, Abstract Number 85, Tarrant County,  
Texas, and being an addition to the City of Lake Worth, Tarrant County, Texas,  
being a re-plat of , Lots 7 and 8, Block 36 Indian Oaks, according to the  
plat recorded in Volume 1013, Page 279, Deed Records, Tarrant County, Texas,  
and containing 37,000 square feet of land more or less.

THIS PLAT FILED FOR RECORD IN INSTRUMENT# \_\_\_\_\_ , DATE \_\_\_\_\_

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

REPLAT REQUEST  
PLANNING & ZONING CASE #PZ-2019-23

You may own property within two hundred feet (200') of the property described in the notice below. The owner/owners of the lot or lot(s) has made application for a replat. Attached you will find a copy of the requested replat for the location. You are invited to attend and participate in the following public hearing(s) 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, September 17, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendation to the City Council regarding a proposed replat being all of a .85-acre parcel of land known as Block 36, Lots 7 and 8, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 36, Lots 7R-1, 7R-2 and 8R, Indian Oaks Subdivision, which is generally described as 3116 and 3120 Caddo Trail, Lake Worth, Texas. Upon replatting the properties will be generally known as 3120 Caddo Trail (Lot 7R1), 3116 Caddo Trail (Lot 7R2), and 3112 Caddo Trail (Lot 8R). The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, October 8, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Elizabeth Mayfield Anderson  
7932 Kay Lea Dawn Court  
Fort Worth, Texas 76135-4487

Chris & Linda Tribble  
3200 Caddo Trail  
Lake Worth, Texas 76135-3910

Roland G Cordero  
7004 Pawnee Trail  
Lake Worth, Texas 76135-3954

Baron J & Morgan B Smith  
3217 Caddo Trail  
Lake Worth, Texas 76135-3909

Jamie Guttrich  
3108 Caddo Trail  
Lake Worth, Texas 76135-3908

Dustin M Stoff  
7000 Pawnee Trail  
Lake Worth, Texas 76135-3954

C & C Residential Properties Inc  
13465 Midway Road, Suite #102  
Farmers Branch, Texas 75244

Juanita R Godby  
3104 Caddo Trail  
Lake Worth, Texas 76135-3908

Welborn Lee Tyler  
3201 Caddo Trail  
Lake Worth, Texas 76135-3909

City of Lake Worth  
3805 Adam Grubb  
Lake Worth, Texas 76135-3509

Benjamin Lopez  
304 Grace Avenue  
Fort Worth, Texas 76111-2325

Salvador Luna  
3021 Dakota Trail  
Lake Worth, Texas 76135

Testudo Residential LLC  
101 W Glade Road, Suite #109  
Euless, Texas 76039

Jaime Linares  
2513 Refugio Avenue  
Fort Worth, Texas 76164

JMG Rentals LLC  
801 Kings Gate Road  
Weatherford, Texas 76087

Upfall Accessible Real Estate  
PO Box 151714  
Fort Worth, Texas 76108-5714

James & Karey Bennett  
7100 Pawnee Trail  
Lake Worth, Texas 76135-3921

George E Rodrigues  
3117 Dakota Trail  
Lake Worth, Texas 76135-4002

Mary Lucinda Salazar  
3216 Caddo Trail  
Lake Worth, Texas 76135-3910

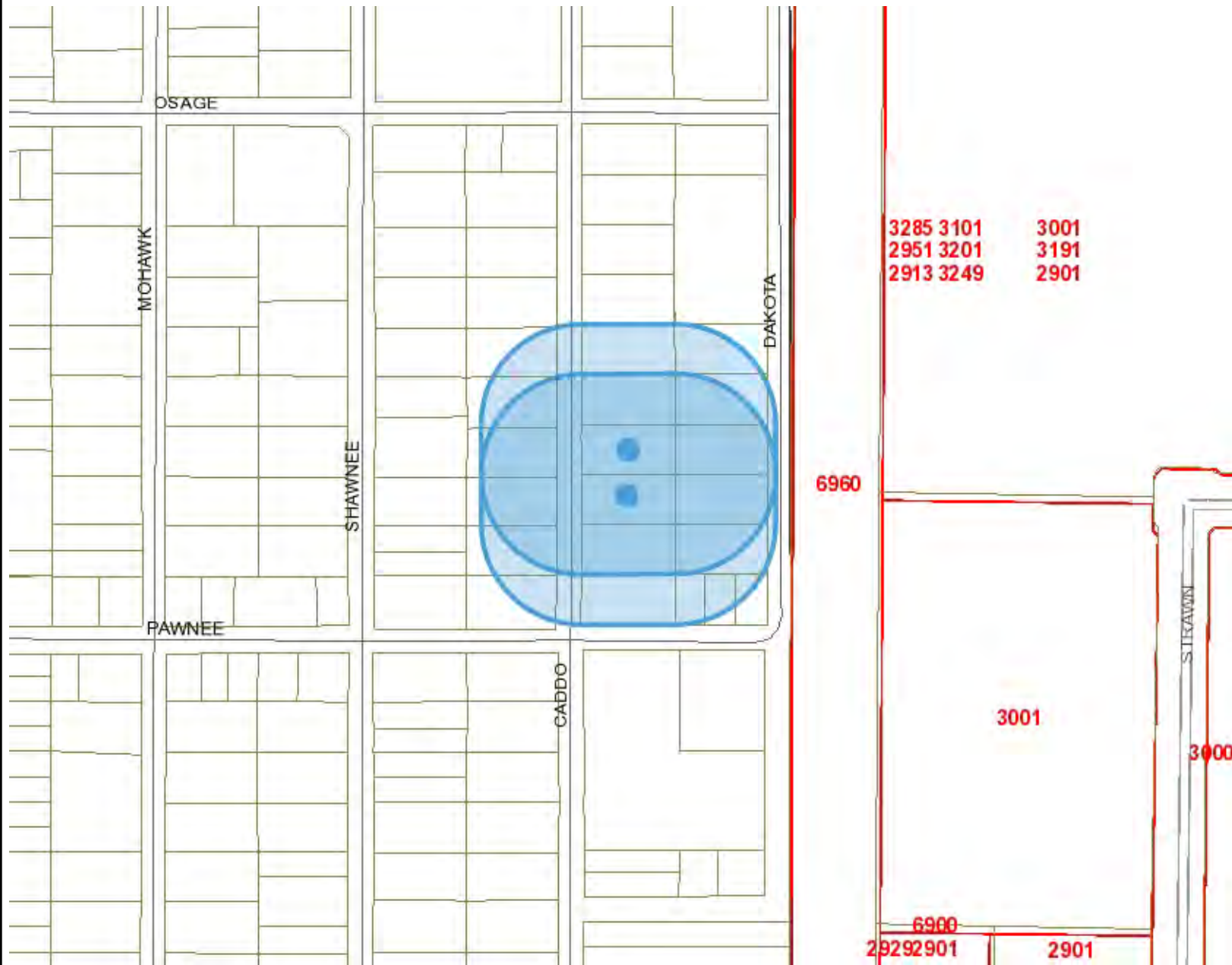
Brad Lee Phillips  
3105 Dakota Trail  
Lake Worth, Texas 76135-4002

Leonardo Sosa Sr. & M Sosa  
3208 Caddo Trail  
Lake Worth, Texas 76135-3910

Joel Morales  
7008 Pawnee Trail  
Lake Worth, Texas 76135-3954



# 3116 & 3120 Caddo Trail 200' Notification Map



## Legend

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



9/5/19 10:30 AM

1:3,500



0.1 0 0.06 0.1 Miles



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

NCTCOG ORTHOPHOTOGRAPHY