

**City of Lake Worth
Notice/Agenda for
Planning and Zoning Commission (P & Z)
Public Hearing/Regular Meeting
Tuesday, February 21, 2017
6:30 PM ~ Council Chambers
3805 Adam Grubb ~ Lake Worth, Texas**

- 1. Call meeting to Order.**
- 2. Invocation and Pledge of Allegiance.**
- 3. Roll Call.**
- 4. Consent Agenda:**
 - a. Approval of the Planning and Zoning Commission Public Hearing/Regular Meeting Minutes from December 20, 2016.**
- 5. Public Hearing/Action Items:**
 - a. Planning & Zoning Case #PS17-01:** This public hearing is held to consider a request by Frederico Herrera for a replat of Block 1, Lots (South 1/2') 16 & All 17, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 1, Lot 17R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas. The property is commonly known as 3337 Hiawatha Trail.
- 6. Adjourn.**

CITY OF LAKE WORTH
Minutes for
Planning and Zoning Commission (P & Z)
Public Hearing/Regular Meeting
Tuesday, December 20, 2016
6:30 PM ~ Council Chambers
3805 Adam Grubb ~ Lake Worth, Texas

1. Call to Order.

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

2. Invocation and Pledge of Allegiance.

Chair Sue Wenger did roll call before the invocation and pledge of allegiance.

Members present were Sherrie Kubala Watkins, Jeannie Turley, Patty Biggers, Troy Jones, Diane Smith, and Sue Wenger. Member Becky Campbell was absent.

City staff present were Brett McGuire, City Manager; Debbie Whitley, Assistant City Manager/Director of Finance; Suzanne Meason, Planning and Zoning Administrator; Barry Barber, Building Official, Stacey Almond; and Drew Larkin, City Attorney.

3. Roll Call.

Chair Sue Wenger gave a short invocation and attendees recited the Pledge of Allegiance after the roll call.

4. Consent Agenda.

a. Approval of the Planning & Zoning Commission Public Hearing/Regular Meeting Minutes from November 15, 2016.

Chair Sue Wenger noted that in the minutes it reflected that Jeannie Turley was present at the meeting when she was actually not. Mrs. Wenger entertained a motion to approve the minutes with the change to Mrs. Turley's absence. Jeannie Turley made a motion, seconded by Patty Biggers, to approve the Planning & Zoning Commission Public Hearing/Regular Meeting Minutes for November 15, 2016 with the noted changes. All members present voting for; motion passes.

5. Public Hearing/Action Items:

Chair Sue Wenger opened the Public Hearing at 6:32 p.m. and closed the Public Hearing at 6:34 p.m.

- a. Planning & Zoning Case #PS16-04:** This public hearing is held to consider a request by Landon Banks Enterprises, LLP and Will-Russ Properties, Ltd. for a replat of Block 11, Lot(s) 10R-1 and 13-R2, Boat Club Estates, Lake Worth, Tarrant County, Texas to Block 11, Lot(s) 10R-1R and 13-2R2, Boat Club Estates, Lake Worth, Tarrant County, Texas. The properties are commonly known as 6312 & 6316 Azle Avenue.

Mr. Landon Banks, a representative was present to answer any questions the Commission may have.

Mrs. Wenger asked Mr. Banks to please sign in.

Mrs. Kubala-Watkins asked Mr. Banks if he was going to be the one constructing the building. Mr. Banks advised that he was. She then went to ask a question about the fencing on the property, but Mrs. Meason informed her that this particular item was in reference to the replat document and that the fencing might be better addressed in the following item pertaining to the site planning.

There were no persons in the audience wishing to speak in reference to this item. The Chair entertained a motion.

Diane Smith made a motion, seconded by Troy Jones, to approve Planning & Zoning Case #PS16-04 as presented. All members present voting for; motion passes.

Chair Sue Wenger opened the Public Hearing at 6:35 p.m. and closed the Public Hearing at 6:39 p.m.

- b. Planning & Zoning Case #PZ16-04:** This public hearing is being held to consider an ordinance approving a land use designation, development plan and site plan on Block 11, Lot 10R-1R, Boat Club Estates, Lake Worth, Tarrant County, Texas and more commonly known as 6312 Azle Avenue. The proposed land use is a General Office/Retail/Commercial Shopping Center with the following uses: Bakeries, Bank, Credit Union, or Other Businesses offering Financial Services, Barber or Beauty Shops, Bicycle and Bicycle Repair Shops, Book Store, Stationery Stores, or Newsstands, Caterer and

Wedding Services, Cigar or Tobacco Stores, Cleaning, Pressing, and Laundry Collection Services, Copy/Blueprinting, Dancing Schools, Department Stores, Doctor's or Dentist's Offices, Clinics, or Medical, Surgical or Dental Laboratories, Cleaning Services and Similar Activities, Drug Stores, Dry Goods, Electronic Store, Flooring and Carpet Stores, Florist or Gift Shops, Grocery Store, Hardware Store, Hair/Nail Salons, Household/Office Furniture, Jewelry Stores, Massage/Health Treatments, Offices, Optical Stores, Pet Shops, Photography, Portrait, or Camera Shops and Photo Finishing, Piano/Music Stores, Radio and Television Sales and Services, Retail Stores, Tailor, Clothing or Wearing Apparel Shops, Tanning Salons, Tax Services, Variety Stores, and Vet/Dog/Cat Hospital.

Mr. Banks again was present to answer any questions pertaining to this project.

Mrs. Kubala-Watkins asked if the fencing that was going to be extended would match the existing white vinyl fence. Mrs. Meason noted that the site plan showed a six foot (6') wooden fence, but Mr. Banks noted that he believed the developer had decided to match the existing fencing. Mrs. Kubala-Watkins also inquired about trees on the property. Mr. Banks advised that there were not trees on the property currently, but that they had been clearing some brush. Mrs. Kubala-Watkins asked about drainage and Mr. Banks advised that all drainage from the property would be contained within the parking lot of the property.

Mrs. Turley asked who the existing concrete on the property belonged to and Mr. Banks advised that he was the one that had poured it. Mrs. Turley asked which property it was actually on. A portion of it is on Mr. Banks property and a portion of it is on Dr. Pendleton's property. Mr. Banks noted that he wasn't sure if it would be staying or if it would end up having to be re-poured with the project. Mrs. Turley stated that the parking lot was always full and Mr. Banks advised that he had retained a portion of the other property to accommodate more parking places for that property.

Jeannie Turley made a motion, seconded by Sherrie Kubala-Watkins, to approve Planning & Zoning Case #PZ16-04 as presented. All members present voting for; motion passes.

Chair Sue Wenger opened the Public Hearing at 6:39 p.m. and closed the Public Hearing at 6:43 p.m.

- c. **Planning & Zoning Case #PZ16-05:** This public hearing is being held to consider an ordinance changing the zoning of certain properties within the PC-Planned Commercial and M-PD Mixed Planned Development to PC – Planned Commercial District; approving the use and operation of a Grocery Store and a development plan and site plan on 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey which is at the corner of Paul Meador Drive & Azle Avenue.

Sarah Williamson with Kimley-Horn & Associates was present on behalf of the applicant for any questions.

Mrs. Smith asked who the grocer was or what type of grocery store it was and if it had fuel. Mrs. Williamson advised that she was not at liberty to disclose the name of the grocer, however noted that the name was shown on the elevation drawings in their packets. Mr. McGuire advised that a lot of times consultants are not allowed to disclose who their clients are in public. He did advise that it was noted in the packet who the grocer was and that there would not be fuel service.

Mr. Banks asked where exactly the location of the grocer was on Paul Meador. Mrs. Wenger advised it was on the east corner of Paul Meador.

Troy Jones made a motion, seconded by Jeannie Turley, to approve Planning & Zoning Case #PZ16-05 as presented. All members present voting for; motion passes.

6. Discussion/Action Items:

- a. **Discussion/Action to consider a request by North Corridor Realty, Ltd. for a Preliminary Plat of 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey, Lake Worth, Tarrant County, Texas to Block A, Lot 1, Azle Addition, Lake Worth, Tarrant County, Texas. The property will be commonly known as 4040 Paul Meador Drive upon platting.**

There was no discussion regarding this item.

Jeannie Turley made a motion, seconded by Patty Biggers, to approve the preliminary plat of 4.722 acres of Abstract 1741, Tract 1, Jacob Wilcox Survey as presented. All members present voting for; motion passes.

- b. Discussion/Action to consider a request by North Corridor Realty, Ltd. for a Final Plat of 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey, Lake Worth, Tarrant County, Texas to Block A, Lot 1, Azle Addition, Lake Worth, Tarrant County, Texas. The property will be commonly known as 4040 Paul Meador Drive upon platting.**

There was no discussion regarding this item.

Troy Jones made a motion, seconded by Sherrie Kubala-Watkins, to approve the final plat of 4.722 acres of Abstract 1741, Tract 1, Jacob Wilcox Survey as presented. All members present voting for; motion passes.

There was no executive session.

7. Executive Session:

As authorized by Chapter 551 of the Texas Government Code, the City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss the following:

- a.** Pursuant to Section 551.071 – Consultation with Attorney with regard to any item posted on the agenda or pending or contemplated litigation, settlement offers and/or claims.

8. Reconvene into Regular Session:

- a.** Take any action necessary pursuant to Executive Session Item(s) as listed above.

9. Adjourn.

There being no further business to discuss Chair Sue Wenger adjourned the meeting at 6:49 p.m.

APPROVED:

Sue Wenger
Planning and Zoning Chair

ATTEST:

Suzanne Meason
Planning & Zoning Administrator



City of Lake Worth Planning & Zoning Commission Agenda Item Summary

Agenda Item: 5-a

Originating Department: Building Development Services, Planning & Zoning Division
Contact Person: Suzanne Meason, Planning & Zoning Administrator

Meeting Date: February 21, 2017

Subject:

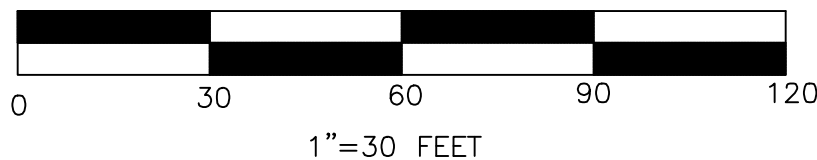
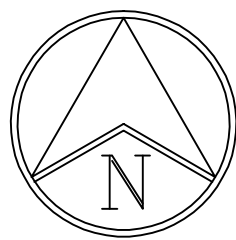
Planning & Zoning Case #PS17-01, public hearing to consider a request by Federico Herrera for a replat of Block 1, Lots (south ½) 16 and 17, Indian Oaks Subdivision to Block 1, Lot 17R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas. The property is commonly known as 3337 Hiawatha Trail.

Item Summary:

This is an application for a replat of a portion of a lot (1/2 of lot 16) and an entire lot (lot 17) into one (1) larger lot in order to construct a new residential home. The current owner is just trying to get the lots into compliance as required by ordinance. Staff received no public comment forms back in reference to the case. Attached for the Commission's reference is the replat document. The document submitted meets all the city's requirements and approval is considered a ministerial duty.

Staff Recommendation:

Staff recommends approval of Planning & Zoning Case #PS17-01, which is a replat to Block 1, Lot 17R, Indian Oaks Subdivision, commonly known as 3337 Hiawatha Trail.



LEGEND

o 1/2" IRS	1/2" IRON ROD SET
o 1/2" FIR	1/2" IRON ROD FOUND
o RR SPIKE	RAILROAD SPIKE FOUND
* X * CUT	X CUT IN CONCRETE
* X * FOUND	X FOUND CUT IN CONCRETE
O SSMH	SANITARY SEWER MANHOLE
U/G	UNDERGROUND LINES I.E. ELECTRIC
O/H	OVERHEAD LINES I.E. TELEPHONE
F.H.	FIRE HYDRANT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
P.O.B	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
WM	WATER METER
WV	WATER VALVE
F.C.	FENCE CORNER
X	FENCE LINE
P.P.	POWER POLE

CITY OF LAKE WORTH

APPROVED BY THE CITY COUNCIL LAKE
WORTH, TEXAS ON

THIS ____ DAY OF _____ 2017

ATTEST:

MAYOR

CITY SECRETARY

P.O.S.E RESTRICTION:
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY
OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO
A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB
INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS,
SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC
OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

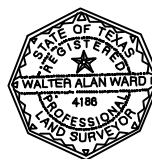
BUILDING PERMIT RESTRICTION:
NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN
THIS PLAT UNTIL PROVISION IS MADE FOR THE
CONSTRUCTION OF WATER, SEWER, OR STORM DRAIN, STREET
LIGHTS AND PAVING IMPROVEMENTS AND APPROVAL IS
OBTAINED FROM THE CITY OF LAKE WORTH.

UTILITY EASEMENT 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 SHOWN ON THE PLAT; AND SHALL HAVE THE
RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID
EASEMENT FOR THE PURPOSE OF CONSTRUCTION,
RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND
ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE
SYSTEM 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%
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.

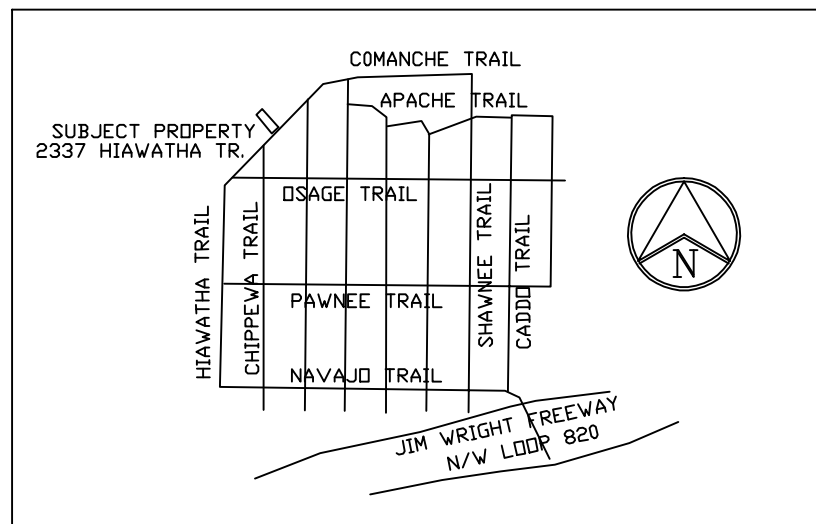
ZONING FOR THIS LOT IS SF-1 (SINGLE FAMILY RESIDENTAL).



I WALTER ALAN WARD DO HEREBY CERTIFY THAT I PREPARED
THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY MADE
ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE
MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY
SUPERVISION.

OWNER:
FEDERICO HERRERA
2225 PROSPECT AVE.
FORT WORTH, TEXAS 76164

CELL: 817-8456708



VICINITY MAP

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS I, FEDERICO HERRERA BEING THE SOLE OWNER OF BLOCK 1 LOT 17 AND THE
SOUTH 1/2 OF BLOCK 1 LOT 16, 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 204-A, PAGE 177, PLAT
RECORDS, TARRANT COUNTY, TEXAS, AND DESCRIBED IN A WARRANTY DEED RECORDED IN
COUNTY CLERK'S FILE D216239350 D.R.T.C.T. SAID TRACT BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 5/8" FOUND IRON ROD IN THE NORTHWEST RIGHT-OF-WAY LINE OF
HIAWATHA TRAIL (50' RIGHT OF WAY) AND BEING THE SOUTHWEST CORNER OF BLOCK 1 LOT
17 INDIAN OAKS ABOVE REFERENCED;

THENCE: N 45°00'00" W 182.00 FEET ALONG THE SOUTH PROPERTY LINE OF THE ABOVE
REFERENCED LOT 17 TO A 1/2" "AW" CAPPED IRON ROD SET FOR CORNER;

THENCE: N 45°00'00" E 75.41 FEET TO A 1/2" "AW" CAPPED IRON ROD SET FOR CORNER;

THENCE: S 45°00'00" E 182.00 FEET TO A 2" IRON PIPE FOUND AT A FENCE CORNER IN
SAID HIAWATHA TRAIL RIGHT OF WAY FOR A CORNER;

THENCE: S 45°00'00" W 75.41 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF
BEGINNING, AND CONTAINING 1372 SQUARE FEET OR 0.315 ACRES OF LAND.

NOW THEREFORE ALL MEN KNOW BY THESE PRESENTS

THAT I, FEDERICO HERRERA, DO HEREBY ADOPT THIS PLAT DESIGNATING THIS HEREIN
DESCRIBED PROPERTY AS BLOCK 1 LOT 17R, 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 _____ 2017.

FEDERICO HERRERA

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 FEDERICO HERRERA, KNOWN 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.

_____, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES

ALAN WARD SURVEYING CO.

P.O. BOX 7378 OFF. 817-8340897

FT. WORTH, TX. 76111 FAX 817-8340940

EMAIL ADDRESS: alsurvco@flash.net

FIRM NAME: ALAN WARD COMPANY FIRM NO. 1015100

SIGNATURE

DATE

RE-PLAT SHOWING
LOT 17R BLOCK 1
INDIAN OAKS
AN ADDITION TO THE
CITY OF LAKE WORTH,
RECORDED IN VOLUME 204A PAGE 177
PLAT RECORDS, TARRANT COUNTY, TEXAS

THIS PLAT FILED FOR RECORD# _____ DATE _____