

CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, SEPTEMBER 18, 2018

REGULAR MEETING: 6:30 PM

Held in the City Council Chambers

A. CALL TO ORDER

A.1 ROLL CALL

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE

B. MINUTES

B.1 [Approve minutes of the August 21, 2018 Planning & Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

C.1 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-17, a proposed replat being all of a 0.628-acre parcel of land known as Block 13, Lot\(s\) 8, 9, and 10, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 13, Lot\(s\) 8-R, and 10-R, Indian Oaks Subdivision, which is generally described as 3132 Huron Trail \(Lot 8-R\) and 3128 Huron Trail \(Lot 10-R\), Lake Worth, Texas.](#)

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

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

E. EXECUTIVE SESSION

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

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

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

No items for this category.

F. ADJOURNMENT

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

Certification

I do hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on **Friday, September 14, 2018 at 1:30 pm.**

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 18, 2018

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the August 21, 2018 Planning & Zoning Commission meeting.

SUMMARY:

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

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

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. August 21, 2018 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the August 21, 2018 Planning and Zoning Commission meeting.

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION OF THE
CITY OF LAKE WORTH, TEXAS
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB
TUESDAY, AUGUST 21, 2018**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Vice-Chair Jeannie Turley called the Planning & Zoning Commission meeting to order at 6:30 p.m.

A.1 ROLL CALL.

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

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Vice Chair Jeannie Turley gave invocation and then attendees recited the pledge of allegiance.

A.3 SPECIAL PRESENTATION(S)

**A.3.1 PRESENTATION – ADMINISTER OATH OF OFFICE TO APPOINTED
PLANNING & ZONING COMMISSION MEMBER, PLACE 7.**

Ms. Meason administered the oath of office for Coy Pennington, Place 7.

B. MINUTES

B.1 APPROVE MINUTES OF THE JULY 17, 2018 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE THE MINUTES OF THE JULY 17, 2018 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2018-13, AN ORDINANCE AMENDING ORDINANCE No. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT AND SITE PLAN APPROVAL OF AN APPROXIMATELY 1.032-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 1, STURGEON ADDITION – LAKE WORTH AND GENERALLY DESCRIBED AS 4300 BOAT CLUB ROAD, LAKE WORTH, TEXAS.

APPROVED

Vice-Chair Jeannie Turley opened the public hearing at 6:33 pm.

Ms. Meason presented the case to the Commission. She explained that this was the land use designation and development and site plan request for the property at 4300 Boat Club Road. The property owner is requesting a retail strip center at the property.

Mrs. Smith asked if there was only one (1) entrance/exit drive to the property.

Mr. John Henderson, Civil Engineer for the project advised that there were essentially two exits for the property. The entrance/exit off Boat Club Road and then the exit onto the school drive, which is an exit only.

Ms. Meason explained that Boat Club Road was a TxDOT regulated roadway and that they were only allowing so many entrances/exits off the roadway for safety reasons and that all future development along the roadway would have shared drives and cross access.

There being no one else wishing to speak, Vice-Chair Jeannie Turley closed the public hearing at 6:38 pm and called for a motion.

COMMISSIONER SHERRIE KUBALA-WATKINS MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2018-13 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2018-14, A PROPOSED REPLAT BEING ALL OF A 0.445-ACRE PARCEL OF LAND KNOWN AS BLOCK 5, LOT A, BROADVIEW WEST ADDITION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 5, LOT(S) AR1 AND AR2, BROADVIEW WEST ADDITION, WHICH IS GENERALLY DESCRIBED AS 3309 ROBERTS CUT OFF ROAD (LOT AR1) AND 3307 ROBERTS CUT OFF ROAD (LOT AR2), LAKE WORTH, TEXAS.

APPROVED

Vice-Chair Jeannie Turley opened the public hearing at 6:41 pm.

Mrs. Meason presented the case to the Commission. Mr. Munoz the owner of the property at 3307 Roberts Cut Off Road had a fire at the property and he tore the house completely down; upon applying for a building permit it was discovered that Mr. Munoz and his neighbor's property had never been properly subdivided. Mr. Munoz hired a surveyor to prepare a replat document for the properties. Staff has reviewed the document and it meets all requirements. Mrs. Meason advised that there were no public comment forms turned in regarding the case.

Ms. Terri Hardaway residing at 6013 Yeary Street came to the meeting to find out exactly what was occurring for the property owner at 3309 Roberts Cut Off Road.

Ms. Meason advised that Mr. Munoz was not taking away any of the Wright's property, but that he had hired a surveyor to provide a replat document, so that the properties could be properly subdivided. She advised that this is helping the Wrights get into conformance and was at no cost to them.

There being no questions or comments from the audience, Vice-Chair Jeannie Turley closed the public hearing at 6:46 pm and called for a motion.

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE PLANNING & ZONING CASE #PZ-2018-14 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2018-15, AN ORDINANCE, AMENDING ORDINANCE No. 926, SO AS TO CONSIDER A SITE PLAN AMENDMENT OF AN APPROXIMATE 109.07-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 1R, RITCHIE BROTHERS ADDITION AND GENERALLY DESCRIBED AS 6050 AZLE AVENUE, LAKE WORTH, TEXAS.

APPROVED

Vice-Chair Jeannie Turley opened the public hearing at 6:47pm.

Mrs. Meason presented the case to the Commission. Mrs. Meason advised that this was a request of Ritchie Brothers Auctioneers for an amendment to their existing site plan for the addition of a 1,096 square foot storage building. There were no public comments form turned in for or against the request.

Pat Ford, Architect for the project was present to answer any questions.

There being no questions or comments from the audience, Vice-Chair Jeannie Turley closed the public hearing at 6:49 pm and called for a motion.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER SHERRIE KUBALA-WATKINS, TO APPROVE PLANNING & ZONING CASE #PZ-2018-15 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2018-16, AN ORDINANCE, AMENDING ORDINANCE No. 1037, SO AS TO CONSIDER A SITE PLAN AMENDMENT OF AN APPROXIMATE 0.642-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 4R, BROADVIEW WEST ADDITION AND GENERALLY DESCRIBED AS 6018 GRAHAM STREET, LAKE WORTH, TEXAS.

APPROVED

Vice-Chair Jeannie Turley opened the public hearing at 6:50 pm.

Mrs. Meason presented the case to the Commission. This is the request from Heather's Old Skool Village for an amendment to the existing site plan to add a new building to the

site. This building will allow for more room for the school's activities. No public comments forms were received for or against the request.

Ms. Ornelas was present to answer any questions.

There being no questions or comments from the audience, Vice-Chair Jeannie Turley closed the public hearing at 6:53 pm and called for a motion.

COMMISSIONER SHERRIE KUBALA-WATKINS MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING & ZONING CASE #PZ-2018-16 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

D. EXECUTIVE SESSION

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

There were no items listed in Executive Session.

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

There were no items listed in Executive Session.

F. ADJOURNMENT

Vice-Chair Jeannie Turley adjourned the meeting at 6:54 p.m.

APPROVED:

Jeannie Turley, Vice Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Lake Worth Planning and Zoning Commission Meeting – September 18, 2018

Agenda Item No. C.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2018-17, a proposed replat being all of a 0.628-acre parcel of land known as Block 13, Lot(s) 8, 9, and 10, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 13, Lot(s) 8-R, and 10-R, Indian Oaks Subdivision, which is generally described as 3132 Huron Trail (Lot 8-R) and 3128 Huron Trail (Lot 10-R), Lake Worth, Texas.

Property Description:

0.0628-acre parcel(s) of land, located at 3132 & 3128 Huron Trail

Property Owner(s):

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

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

Applicant:

Jo & Harry Peterson, 3128 Huron Trail, Lake Worth, Texas 76135

Jim McNally, 1640 Palisades Drive, Carrollton, Texas 75007

Engineer/Surveyor:

Rick DeFalco – Surveyor, 201 Carolyn Drive, Hurst, Texas 76054

Current Zoning:

"SF1" – Single Family Residential

Current Use(s):

Single Family Residences

Existing Road(s):

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.

Agenda Item No. C.1

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

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

Summary:

Mr. & Mrs. Peterson owner of the property at 3128 Huron Trail wished to add on to their existing home. When they applied for the building permit, it was discovered that their lot was never properly subdivided from their neighbors' lot and that the current structure was straddling lot(s) 9 and 10. The Petersons hired a surveyor to prepare a replat document for them and their neighbor, Mr. McNally so that the lots could be properly subdivided and remove the issue with the non-conforming structure so that they could add on. 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, 2018 as required by State law, the City mailed out twenty-one (21) letters of Notification for a Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Saturday, September 1, 2018. We have received the following in favor/opposition to the request:

1. FOR – one (1) comment forms received. See attached.
2. AGAINST – no comment forms received.

Fiscal Impact:

N/A

Attachments:

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

Recommended Motion or Action:

Staff's recommends approval of Agenda Item C.1 as presented.



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

FOR OFFICE USE ONLY
Case No: PZ-2018-17
Date Submitted: 8.8.18

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Lots 8-R and 10-R, Indian Oaks Subdivision
CURRENT ZONING CLASSIFICATION Single Family Residential
CURRENT LEGAL DESCRIPTION Lots 8, 9, and 10, Indian Oaks Subdivision
TOTAL ACRES 0.628 # OF LOTS 2 PROPOSED USE Single Family Residential

APPLICANT/DEVELOPER INFORMATION

NAME Jo Ann Peterson
ADDRESS 3128 Huron Trail CITY Lake Worth
STATE TX ZIP 76135 EMAIL Jopeterson88@yahoo.com
PHONE 817-441-0271 FAX _____

PROPERTY OWNER INFORMATION

NAME Jo Ann Peterson
ADDRESS 3128 Huron Trail CITY Lake Worth
STATE Texas ZIP 76135 EMAIL Jopeterson88@yahoo.com
PHONE 817-441-0271 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Rick DeFalco R.P.L.S., P.E.
ADDRESS 201 Carolyn Drive CITY Hurst
STATE Hurst, TX ZIP 76054 EMAIL rickdefalco@sbcglobal.net
PHONE 817-913-1636 FAX 817-428-0155

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.

Jo Peterson
SIGNATURE OF OWNER, AGENT, OR APPLICANT

7-28-18
DATE

GENERAL INFORMATION

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

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: 370.00
Date Paid: 8-8-18
Receipt #: P18-0653

Ownership Verified:
☒ YES ☐ NO

Taxes Paid:
☒ YES ☐ NO

Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 9-1-18
Public Hearing 200' Notification Deadline Date: 9-8-18
P&Z Commission Meeting Date: 9-18-18
City Council Meeting Date: 10-9-18

Plat Approval Date: _____
Plat File Date: _____
Instrument #: _____



BUILDING DEVELOPMENT SERVICES
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Case No: PZ-2018-17
Date Submitted: 8.8.18

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Lots 8-R and 10-R, Indian Oaks Subdivision

CURRENT ZONING CLASSIFICATION Single Family Residential

CURRENT LEGAL DESCRIPTION Block 13, Lots 8A and 9B, Indian Oaks Subdivision

TOTAL ACRES 0.222 # OF LOTS 1 PROPOSED USE Single Family Residential

APPLICANT/DEVELOPER INFORMATION

NAME Jim McNally

ADDRESS 1640 Palisades Drive CITY Carrollton

STATE TX ZIP 75007 EMAIL jm-nicholsonmetal@sbcglobal.net

PHONE 214-995-6546 FAX _____

PROPERTY OWNER INFORMATION

NAME Jim McNally

ADDRESS 1640 Palisades Drive CITY Carrollton

STATE TX ZIP 75007 EMAIL jm-nicholsonmetal@sbcglobal.net

PHONE 214-995-6546 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Rick DeFalco

ADDRESS 201 Carolyn Drive CITY Hurst

STATE TX ZIP 76054 EMAIL rickdefalco@sbcglobal.net

PHONE 817-913-1636 FAX 817-428-0155

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.

Jim McNally
SIGNATURE OF OWNER, AGENT, OR APPLICANT

8/7/18
DATE



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

FOR OFFICE USE ONLY
Case No: PZ-2018-17
Date Submitted: 8.8.18
Accepted By: Smeason

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME Lots 8-R and 10-R, Indian Oaks Subdivision

CURRENT LEGAL DESCRIPTION Lots 8, 9, and 10, Indian Oaks Subdivision

TOTAL ACRES 0.628 # OF LOTS 2 PROPOSED USE Single Family Residential

PROPERTY OWNER INFORMATION

NAME Jo Ann Peterson
ADDRESS 3128 Huron Trail CITY Lake Worth
STATE TX ZIP 76135 EMAIL jopeterson88@yahoo.com
PHONE 817-298-7452 FAX 817-441-0271

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.

Jo Peterson
SIGNATURE OF OWNER, AGENT, OR APPLICANT

7-28-18
DATE



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

FOR OFFICE USE ONLY
Case No: PZ-2018-17
Date Submitted: 8.8.18
Accepted By: Smeason

WAIVER OF 30DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME Lots 8-R and 10-R, Block 13, Indian Oaks Subdivision

CURRENT LEGAL DESCRIPTION Lots 8A and 9B, Block 13, Indian Oaks Subdivision

TOTAL ACRES 0.222 # OF LOTS 1 PROPOSED USE Single Family Residential

PROPERTY OWNER INFORMATION

NAME Jim McNally

ADDRESS 1640 Pallisades Drive

CITY Carrollton

STATE TX

ZIP 75007

EMAIL jm-nicholsonmetal@sbcglobal.net

PHONE 214-995-6540

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.

Jim McNally
SIGNATURE OF OWNER, AGENT, OR APPLICANT

8/7/18
DATE

STATE OF TEXAS
OWNER'S ACKNOWLEDGEMENT AND DEDICATION
COUNTY OF TARRANT

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

A 0.628 acre tract located on Huron Trail, Lake Worth, Tarant County, Texas, owned by Jo Peterson and Harry Peterson, as recorded in document D208121337, and by Jim McNally, recorded in document D208147257, Deed Records of Tarrant County, Texas, being all of Lots 8 and 9 and 10, Block 13, of "Indian Oaks Subdivision", as reorded in Volume 204-A, Page 177, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" IR (fnd) for the NW corner of this tract and the NW corner of aforesaid Lot 8, being the SW corner of land of Francisco Mercado, Lot 7, Blk 13 of said "Indian Oaks Subdivision", and being in the East line of Huron Trail, a 50' r.o.w.;

Thence S 89°58'28" E, by the South line of aforesaid Lot 7, Blk 13, a distance of 181.26' to a 2" metal post (fnd);

Thence S 00°15'47" E, by the West line of land of Jerry Nettles, Lots 33 & 34, Blk 13, "Indian Oaks Subdivision", a distance of 41.92' to a 5/8" IR (fnd);

Thence S 00°23'41" E, by the West line of land of said Jerry Nettles, by the West line of land of Diane Houston, Lot 32, Blk 13, "Indian Oaks Subdivision" and by the West line of land of Felipe Valles Est., Lots 30 & 31, Blk 13, "Indian Oaks Subdivision", a distance of 109.17' to a point from which a 2" metal post (fnd) bears N 89° 37' 54" W 2.62';

Thence N 89°37'54" W, by the North line of land of David Young, Lots 11 & 12, Blk 13, "Indian Oaks Subdivision", a distance of 182.21' to a point in the East line of Huron Trail, from which a 2" metal post (fnd) bears N 89° 37' 54" W 2.62';

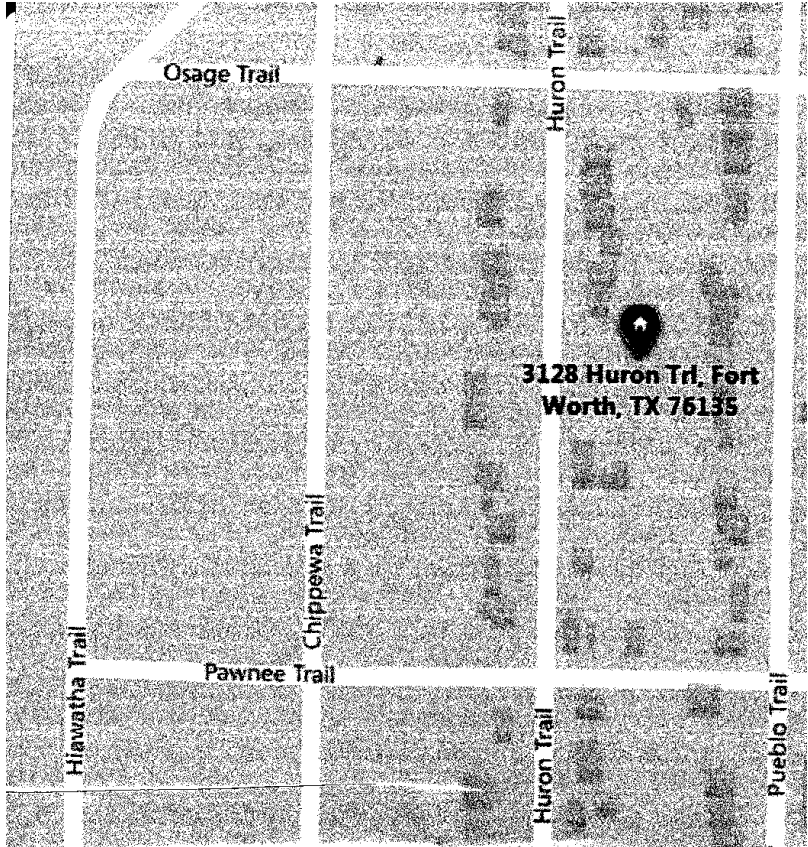
Thence N 00°00'00" E, by the East line of Huron Trail, at 86.00' passing a 5/8" IR (fnd) and continuing for a total distance of 150.00' to the 1/2" IR at the Point of Beginning, said parcel being 27353.98 SqFt or 0.628 acres.

and designated herein as Lots 8 - R and 10 - R, Block 13, "Indian Oaks Subdivision", and whose names are suscribed hereto, hereby dedicate to the public forever all streets, alleys, rights-of-way, parks, school sites, and any other public areas shown on the Plat.

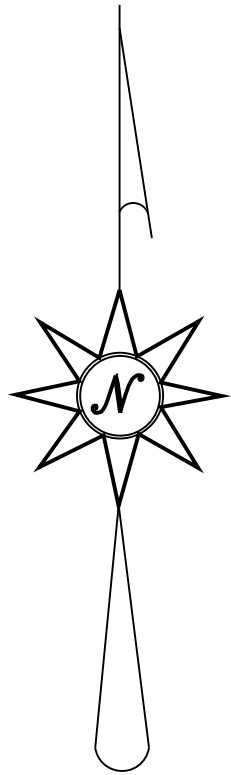
OWNERS: Jim McNally (Lot 8-R) _____
Jo Peterson (Lot 10-R) _____
Harry Peterson (Lot 10-R) _____

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS,
ON THIS _____ DAY OF _____, 2018
ATTEST:

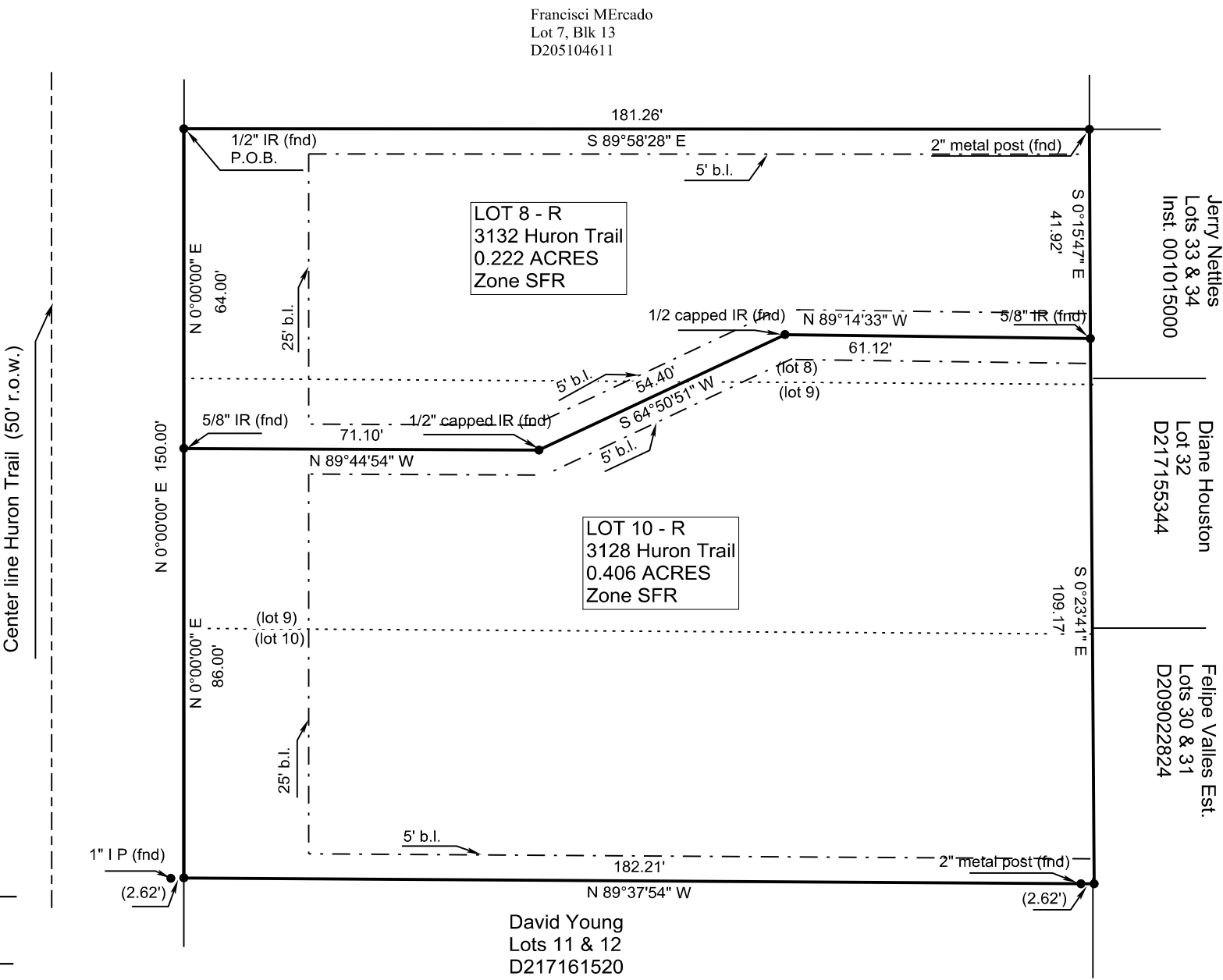
MAYOR CITY SECRETARY



Vicinity map
(not to scale)



SCALE: 1" = 30'
0 30'



STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jim McNally, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jo Peterson, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

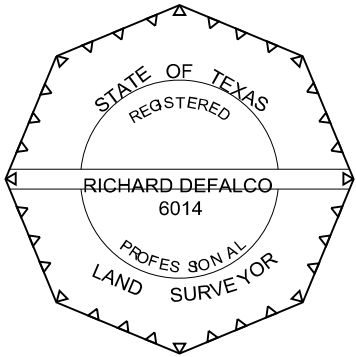
Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Harry Peterson, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____

Notary Public in and for the State of Texas

I, Richard DeFalco, do 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.

07/18/ 2018



R. F. DeFalco

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX 76054
817-428-0155
Date: 07/27/2018
Updated: 08/28/2018

This Plat filed:
Instrument No. _____
Date: _____

OWNERS:
Harry Peterson
Jo Peterson
3128 Huron Trail
Lake Worth, TX
817-441-0271
Jim McNally
1640 Palisades Drive
Carrollton, TX. 75007
214-995-6540

REPLAT

Lots 8 - R and 10- R , Block 13, a 0.628 acre tract in Indian Oaks Subdivision, being a REPLAT of Lots 8 and 9 and 10, Indian Oaks Subdivision, recorded in Volume 204-A, Page 177, Plat Records of Tarrant County, Texas.

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

**REPLAT REQUEST
PLANNING & ZONING CASE #PZ-2018-17**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for a 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 hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at **6:30 p.m. on Tuesday, September 18, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding a proposed replat being all of a 0.628-acre parcel of land known as Block 13, Lot(s) 8, 9, and 10, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 13, Lot(s) 8-R and 10-R, Indian Oaks Subdivision, which is generally described as 3132 Huron Trail (Lot 8-R) and 3128 Huron Trail (Lot 10-R), Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, October 9, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Platting is a ministerial duty of the municipality. Platting is not a zoning change request and does not involve any properties except for the one(s) specifically called out on the plat document. Any property owner located within two hundred feet (200') of the property making application is required to be notified of the property owner's intent.

Please contact the Planning & Zoning Administrator at 817-255-7922 or smeason@lakeworthtx.org with any questions or concerns.

Jo & Harry Peterson
3128 Huron Trail
Lake Worth, Texas 76135

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

Nicholas Salazar
1932 N Fork Road
Saginaw, Texas 76179

Jim McNally
1640 Palisades Drive
Carrollton, Texas 75007

Francisco Mercado
3136 Huron Trail
Lake Worth, Texas 76135

Steve C & Sharon A Branon
3125 Pueblo Trail
Lake Worth, Texas 76135

David F Young
PO Box 137557
Lake Worth, Texas 76136

Diane Houston
3133 Pueblo Trail
Lake Worth, Texas 76135

Deirdre Kay Pope Estate
3125 Huron Trail
Lake Worth, Texas 76135

Jerry Nettles
3201 Pueblo Trail
Lake Worth, Texas 76135

Raymond Pettis Jr. & Shirley Pettis
PO Box 136702
Lake Worth, Texas 76136

Agnes R Own
3209 Pueblo Trail
Lake Worth, Texas 76135

Billy W Scheets
3201 Huron Trail
Lake Worth, Texas 76135

Eugenio Canales
7509 Osage Trail
Lake Worth, Texas 76135

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

Ronald Roy Gouyton
3212 Huron Trail
Lake Worth, Texas 76135

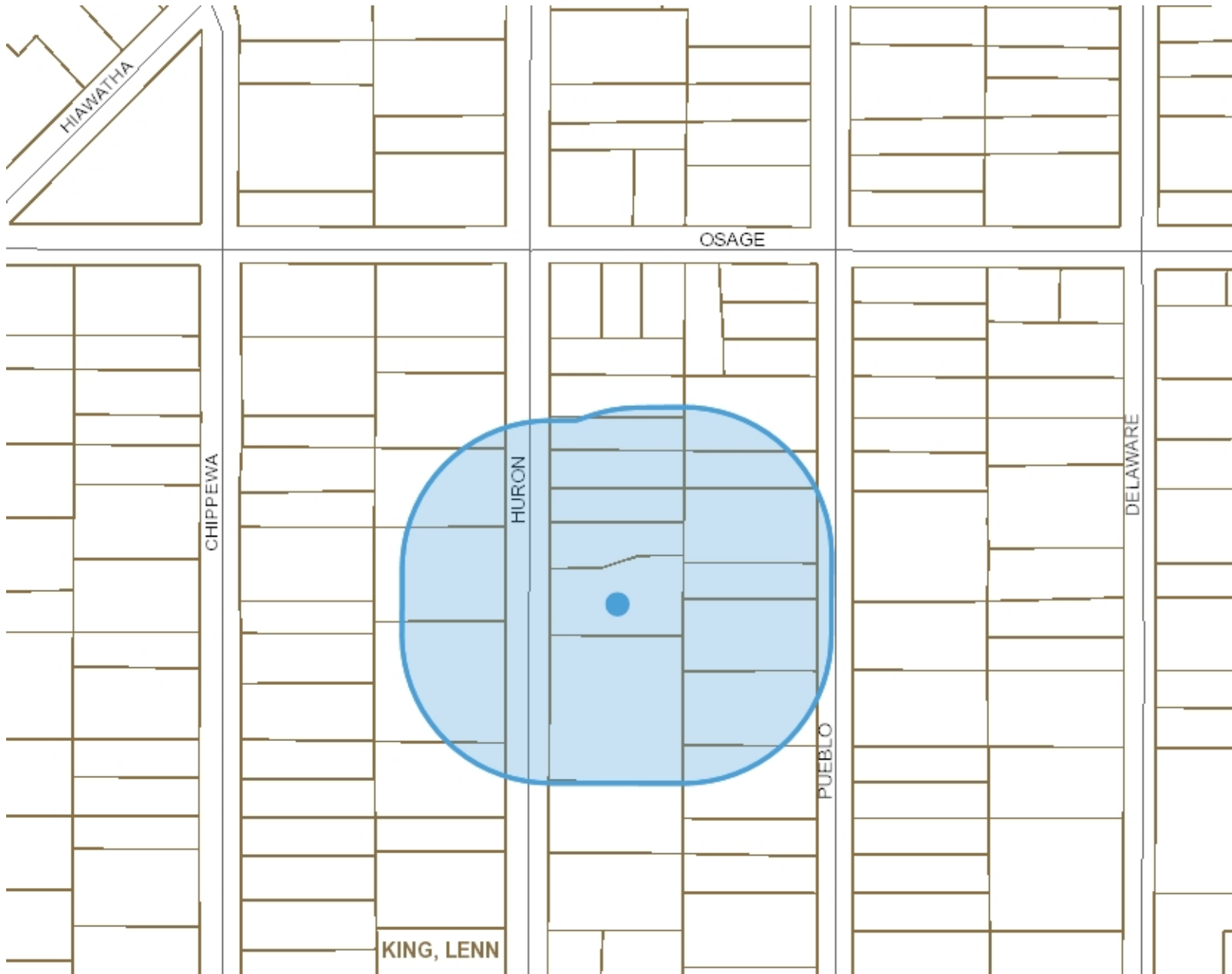
Diane Teague
3117 Huron Trail
Lake Worth, Texas 76135

Simon/Santos Najera
3208 Huron Trail
Lake Worth, Texas 76135

Blanca Estella Valles
3129 Pueblo Trail
Lake Worth, Texas 76135

Vested Asset 12 LLC
PO Box 163643
Fort Worth, Texas 76161

Luis & Maria Rodriguez
4005 Lakewood Drive
Lake Worth, Texas 76135



Legend

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



9/4/18 2:15 PM

0.1 0 0.04 0.1 Miles

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

NCTCOG ORTHOPHOTOGRAPHY

1: 2,392



**CITY OF LAKE WORTH
PUBLIC COMMENT FORM
(Please type or use black ink)**

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135




I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2018-17 (Peterson/McNally Replat – 3128 & 3132 Huron Trail).



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2018-17 (Peterson/McNally Replat – 3128 & 3132 Huron Trail).

Property Owner Name: JEAN McNALLY
(Please print)

Mailing Address: 1410 PALMSADES
CARROLLTON, TX 75007

Signature: 

Date: 9/10/18

Property Address(s): 3132 HURON TRAIL

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, SEPTEMBER 13, 2018 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Legal Description: BLK 13, Lots 8 & 9, Indian Oaks Subdivision

Received By: S Meason Date: 9.12.18