



CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, OCTOBER 17, 2017**

REGULAR MEETING: 6:30 PM

Held in the City Council Chambers

A. CALL TO ORDER

A.1 ROLL CALL

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE

A.3 SPECIAL PRESENTATION(S)

- A.3.1 [Presentation – Administer Oaths of Office to appointed/reappointed Planning & Zoning Commission members, places 1, 3, 5, and 7.](#)

B. MINUTES

- B.1 [Approve minutes of the August 15, 2017 Planning & Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

- C.1 [Public Hearing to consider Planning & Zoning Case No. PZ17-06, an ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to amend the approved site plan, Ordinance No. 1036, for a portion of the Lake Worth Towne Crossing Shopping Center for the addition of standalone POS \(Point of Sale\) signage throughout the center, legally known as Block 1, Lot\(s\) 2 and 5R, Lake Worth Towne Crossing Addition, Lake Worth, Tarrant County, Texas. The property to be considered is generally described as 6.9459 \(Lot 5R\) acres and 18.9200 \(Lot 2\) acres of land located on Lake Worth Blvd., Lake Worth, Texas.](#)
- C.2 [Public Hearing to consider Planning & Zoning Case No. PZ17-07, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of an approximately 0.31 acre lot of land, legally known as Lot 1A, George A Joe Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.31 acre lot of land recorded in the deed records of Tarrant County, Texas, from a zoning designation](#)

[of “PC” – Planned Commercial for the use of a Retail Office for the sale of shoes to a zoning designation change and land use of “PC” – Planned Commercial for the use of a Dental Office, along with a development plan and site plan approval, and by amending the Official Zoning Map to reflect such change. The property to be considered for re-zoning is generally described as a 0.31 acre lot of land located 6532 Lake Worth Blvd., Lake Worth, Texas.](#)

D. GENERAL ITEMS

- D.1 [Discuss and consider appointment of Planning & Zoning Commission Chair.](#)
- D.2 [Discuss and consider appointment of Planning & Zoning Commission Vice Chair.](#)

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

- E.1 PLANNING & ZONING ADMINISTRATOR REPORTS:
1. Announce date of Annual Employee Appreciation Banquet.

F. 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.

G. 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.

H. 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, October 13, 2017 at 2:00 p.m.

Planning & Zoning Administrator

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

Lake Worth Planning and Zoning Commission Meeting – October 17, 2017

Agenda Item No. A.3.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Presentation – Administer Oaths of Office to appointed/reappointed Planning & Zoning Commission members, places 1, 3, 5, and 7.

SUMMARY:

At the September 12, 2017, City Council meeting, Council appointed/reappointed the following individuals to serve on the Planning and Zoning Commission.

- Don Riley Place 1 (new appointment)
- Jeannie Turley Place 3 (reappointment)
- Troy Jones Place 5 (reappointment)
- Sue Wenger Place 7 (reappointment)

The Oath of Office will be administered during the October 17, 2017 regular meeting. All terms will expire on October 1, 2019. The forms to be completed will be made available to these members at the meeting, the attached forms are only informational in nature.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Oath of Office
2. Statement of Officer

RECOMMENDED MOTION OR ACTION:

Necessary members will take the Oath of Office.

Form 2204 - Oath of Office (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

An Oath of Office that is required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office. The Oath of Office may be administered to you by a person authorized under the provisions of Chapter 602 of the Texas Government Code. Authorized persons commonly used to administer oaths include notaries public and judges.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569. If faxed, the original Oath should also be mailed to the appropriate address above.

Email: Scanned copies of the executed Oath may be sent to register@sos.texas.gov. If sent by email, the original Oath should also be mailed to the appropriate address above.

NOTE: *Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the “Anti-Bribery Statement”) with the Office of the Secretary of State.*

Commentary

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12.

Officers Required to File Oath of Office with the Secretary of State:

Gubernatorial appointees

District attorneys

Appellate and district court judges

Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas

Associate judges appointed under subchapter B or C, chapter 201 of the Texas Family Code

Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Texas Water Code, Sections 36.055(d) and 49.055(d)

Officers Not Required to File Oath of Office with the Secretary of State:

Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.

All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

As a general rule, city and county officials do not file their oath of office with the Secretary of State—these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.

The Office of the Secretary of State does NOT file Statements or Oaths from the following persons: Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges (*except County Court of Law Judges who file with the Elections Division*), County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD's). Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions.

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov't Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer's qualification so that the commission may be issued.

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.texas.gov.

Revised 9/2017

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334
FAX 512-463-5569
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, _____, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of _____ of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

Signature of Officer

Certification of Person Authorized to Administer Oath

State of _____

County of _____

Sworn to and subscribed before me on this _____ day of _____, 20____.

(Affix Notary Seal,
only if oath
administered by a
notary.)

Signature of Notary Public or
Signature of Other Person Authorized to Administer An
Oath

Printed or Typed Name

Form 2201 - Statement of Officer (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

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Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569.

Email: Scanned copies of the executed Statement may be sent to register@sos.texas.gov

NOTE: The Statement of Officer form, commonly referred to as the “Anti-Bribery Statement,” must be executed and filed with the Office of the Secretary of State before taking the Oath of Office (Form 2204).

Commentary

Article XVI, section 1 of the Texas Constitution requires all elected or appointed state and local officers to take the official oath of office found in section 1(a) and to subscribe to the anti-bribery statement found in section 1(b) before entering upon the duties of their offices.

Elected and appointed state-level officers required to file the anti-bribery statement with the Office of the Secretary of State include members of the Legislature, the Secretary of State, and all other officers whose jurisdiction is coextensive with the boundaries of the state or who immediately belong to one of the three branches of state government. Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions. For more information, see Op. Tex. Att’y Gen. No. JC-0575 (2002) (determining the meaning of “state officer” as it is used in Article XVI).

Effective September 1, 2017, Senate Bill 1329, which was enacted by the 85th Legislature, Regular Session, amended chapter 602 of the Government Code to require the following judicial officers and judicial appointees to file their oath and statement of officer with the secretary of state:

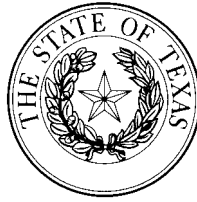
Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas; and
Associate judges appointed under Subchapter B or C, Chapter 201, Family Code.

Local officers must retain the signed anti-bribery statement with the official records of the office. *As a general rule, city and county officials do not file their oath of office with the Secretary of State—these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.* **The Office of the Secretary of State does NOT file Statements or Oaths from the following persons:** Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges (*except County Court of Law Judges who file with the Elections Division*), County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD’s).

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.texas.gov

Revised 09/2017

Form #2201 Rev. 09/2017
Submit to:
SECRETARY OF STATE
Government Filings
Section P O Box 12887
Austin, TX 78711-2887
512-463-6334
512-463-5569 - Fax
Filing Fee: None



STATEMENT OF OFFICER

Statement

I, _____, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Title of Position to Which Elected/Appointed: _____

Execution

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date: _____

Signature of Officer

Lake Worth Planning and Zoning Commission Meeting – October 17, 2017

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the August 15, 2017 Planning & Zoning 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 15, 2017 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the August 15, 2017 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 15, 2017**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

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

A.1 ROLL CALL.

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

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Attendees recited the pledge of allegiance.

B. MINUTES

B.1 APPROVE MINUTES OF THE JULY 18, 2017 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER SMITH MADE A MOTION, SECONDED BY COMMISSIONER BIGGERS, TO APPROVE THE MINUTES OF THE JULY 18, 2017 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-06, A PROPOSED FINAL PLAT BEING ALL OF A .562 ACRE PARCEL OF LAND KNOWN AS ABSTRACT 189, TRACT 73, N B BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, WESTBROOK ADDITION, COMMONLY KNOWN AS 4539 HODGKINS ROAD, LAKE WORTH, TEXAS.

APPROVED

Chair Wenger opened the Public Hearing at 6:31 p.m. and closed it at 6:34 p.m.

Chair Wenger called on the applicant to present the item.

Mr. Westbrook, 1205 Pepperidge Lane, Fort Worth, Texas 76131 the property owner advised that his intention is to build a residence at the property, but found out that the property was not a lot of record and required the platting before he can build. The preliminary plat was heard at last month's meeting and approved and now the final plat is being heard. Mr. Westbrook was available to answer any additional questions.

COMMISSIONER SMITH MADE A MOTION, SECONDED BY COMMISSIONER TURLEY, TO APPROVE PLANNING & ZONING CASE #PS17-06 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-07, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 0.338 ACRE PARCEL OF LAND KNOWN AS ABSTRACT 189, TRACT(S) 93 & 100A, N B BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, HODGKINS ADDITION, COMMONLY KNOWN AS 4552 HODGKINS ROAD, LAKE WORTH, TEXAS.

APPROVED

Chair Wenger opened the Public Hearing at 6:35 p.m. and closed it at 6:37 p.m.

Chair Wenger called on the applicant to present the item.

Mr. Johnny Munoz, husband of the property owner at 4552 Hodgkins Road, Lake Worth, Texas 76135 was present to answer any questions. He advised that they had purchased the property and wanted to install a swimming pool and found out that it was two (2) tracts of land and required platting in order to install the pool. They hired a surveyor to prepare the documents for review and approval and this is the preliminary plat portion.

COMMISSIONER WATKINS MADE A MOTION, SECONDED BY COMMISSIONER BIGGERS, TO APPROVE PLANNING & ZONING CASE #PS17-07 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-08, A PROPOSED FINAL PLAT BEING ALL OF A 0.338 ACRE PARCEL OF LAND KNOWN AS ABSTRACT 189, TRACT(S) 93 & 100A, N B BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, HODGKINS ADDITION, COMMONLY KNOWN AS 4552 HODGKINS ROAD, LAKE WORTH, TEXAS.

APPROVED

Chair Wenger opened the Public Hearing at 6:37 p.m. and closed it at 6:38 p.m.

Mr. Munoz had nothing additional to add.

COMMISSIONER TURLEY MADE A MOTION, SECONDED BY COMMISSIONER SMITH, TO APPROVE PLANNING & ZONING CASE #PS17-08 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

D. STAFF REPORT(S) / ANNOUNCEMENTS

D.1 PLANNING & ZONING ADMINISTRATOR REPORTS:

1. COMMISSION REAPPLICATION(S)

Ms. Meason advised that it is time to reapply for current commission position(s), for place(s) 1, 3, 5, and 7, which are Campbell, Turley, Jones, and Wenger. She has received all reapplications, but Mrs. Campbell's. Applications are due back by September 1, 2017.

E. EXECUTIVE SESSION

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

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

There are no items listed in Executive Session.

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

There are no items listed in Executive Session.

G. ADJOURNMENT

Chair Sue Wenger adjourned the meeting at 6:39 p.m.

APPROVED:

Sue Wenger, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Lake Worth Planning & Zoning Commission Meeting – October 17, 2017

Agenda Item No. C.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ17-06, an ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to amend the approved site plan, Ordinance No. 1036, for a portion of the Lake Worth Towne Crossing Shopping Center for the addition of standalone POS (Point of Sale) signage throughout the center, legally known as Block 1, Lot(s) 2 and 5R, Lake Worth Towne Crossing Addition, Lake Worth, Tarrant County, Texas. The property to be considered is generally described as 6.9459 (Lot 5R) acres and 18.9200 (Lot 2) acres of land located on Lake Worth Blvd., Lake Worth, Texas.

Property Description:

6.9459 (Lot 5R) and 18.9200 (Lot 2) acres of property, located at Lake Worth Blvd.

Property Owner(s):

RPAI Lake Worth Towne Crossing LP, 2021 Spring Road, Suite #200, Oak Brook, IL 60523

Applicant:

Point of Sale Outdoor Media, 2470 Dove Loop Road, Grapevine, Texas 76052

Engineer/Surveyor:

N/A

Current Zoning:

“PC” – Planned Commercial

Current Use:

“PC” – Planned Commercial for the use of a Shopping Center

Existing Road(s):

Lake Worth Blvd., Paul Meador, Azle Avenue

Surrounding Zoning:

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

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

East: The property to the east is currently zoned “PC” – Planned Commercial.

West: The property to the west is currently zoned “PC” – Planned Commercial.

Agenda Item No. C.1

Summary:

The property owner is requesting to place several standalone POS (point of sale) signs throughout the shopping center. An amended site plan is being submitted to show the proposed location of the sign(s). Attached are examples of what the signage would typically look like as well.

Public Input:

On Thursday, October, 2017, 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, September 29, 2017. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

Attachments:

1. Ordinance
2. Site Plan
3. Sign Details
4. Site Plan Amendment Application
5. Vicinity Map
6. Public Hearing Notice
7. Public Hearing Notifications (within 200' of subject property)
8. Public Comment Form(s)

Recommended Motion or Action:

Staff's recommendation is the site plan amendment is at the discretion of the Planning & Zoning Commission and City Council.

ORDINANCE #XXXX

AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, AND ORDINANCE NO. 1036, BY AMENDING THE APPROVED SITE PLAN FOR A PORTION OF THE LAKE WORTH TOWNE CROSSING SHOPPING CENTER FOR THE ADDITION OF STAND ALONE POS (POINT OF SALE) SIGNAGE THROUGHOUT THE CENTER, BEING GENERALLY DESCRIBED AS A 6.9459 (LOT 5R) AND A 18.9200 (LOT 2) ACRE TRACT OF LAND BEING ALL THAT CERTAIN BLOCK 1, LOT(S) 2 AND 5R, LAKE WORTH TOWNE CROSSING ADDITION, LOCATED IN THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 6.9459 and 18.9200 acre tract of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to amend the approved site plan; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the

City of Lake Worth on the October 17, 2017, and by the City Council of the City of Lake Worth on the November 14, 2017, with respect to the zoning described herein; and

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

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 500, and Ordinance No. 1036, as described herein.

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

ORDINANCE 500 AMENDED

Ordinance No. 500 and Ordinance No. 1036, is hereby amended by approving a site plan amendment for a portion of the Lake Worth Towne Crossing Shopping Center for the addition of standalone POS (Point of Sale) signage throughout the center and to reflect such change for the property hereinafter described below:

Zoning Case No. PZ17-06

Owner: RPAI Lake Worth Towne Crossing LP
2021 Spring Road, Suite #200
Oak Brook, IL 60523

Applicant: Point of Sale Outdoor Media
2470 Dove Loop Road
Grapevine, Texas 76051

Legal Description: Block 1, Lots 2 and 5R, Lake Worth Towne Crossing
Addition, Lake Worth, Tarrant County, Texas

Property Address: Lake Worth Blvd.

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation of a Shopping Center, as
more particularly shown on the Site Plan attached
hereto as Exhibit "A".

SECTION 3.

COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

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

SECTION 4.

CUMULATIVE CLAUSE

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

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

SECTION 5.

PENALTY CLAUSE

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

SECTION 6.

SEVERABILITY

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

SECTION 7.

SAVINGS

All rights or remedies of the City of Lake Worth, Texas are expressly saved as to any and all violations of the provisions of any ordinance affecting zoning or land use, which have accrued

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

SECTION 8.

ENGROSSMENT AND ENROLLMENT

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

SECTION 9.

PUBLICATION

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

SECTION 10.

EFFECTIVE DATE

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

PASSED AND APPROVED by a vote of ____ to ____ this 14th day of November, 2017.

Approved:

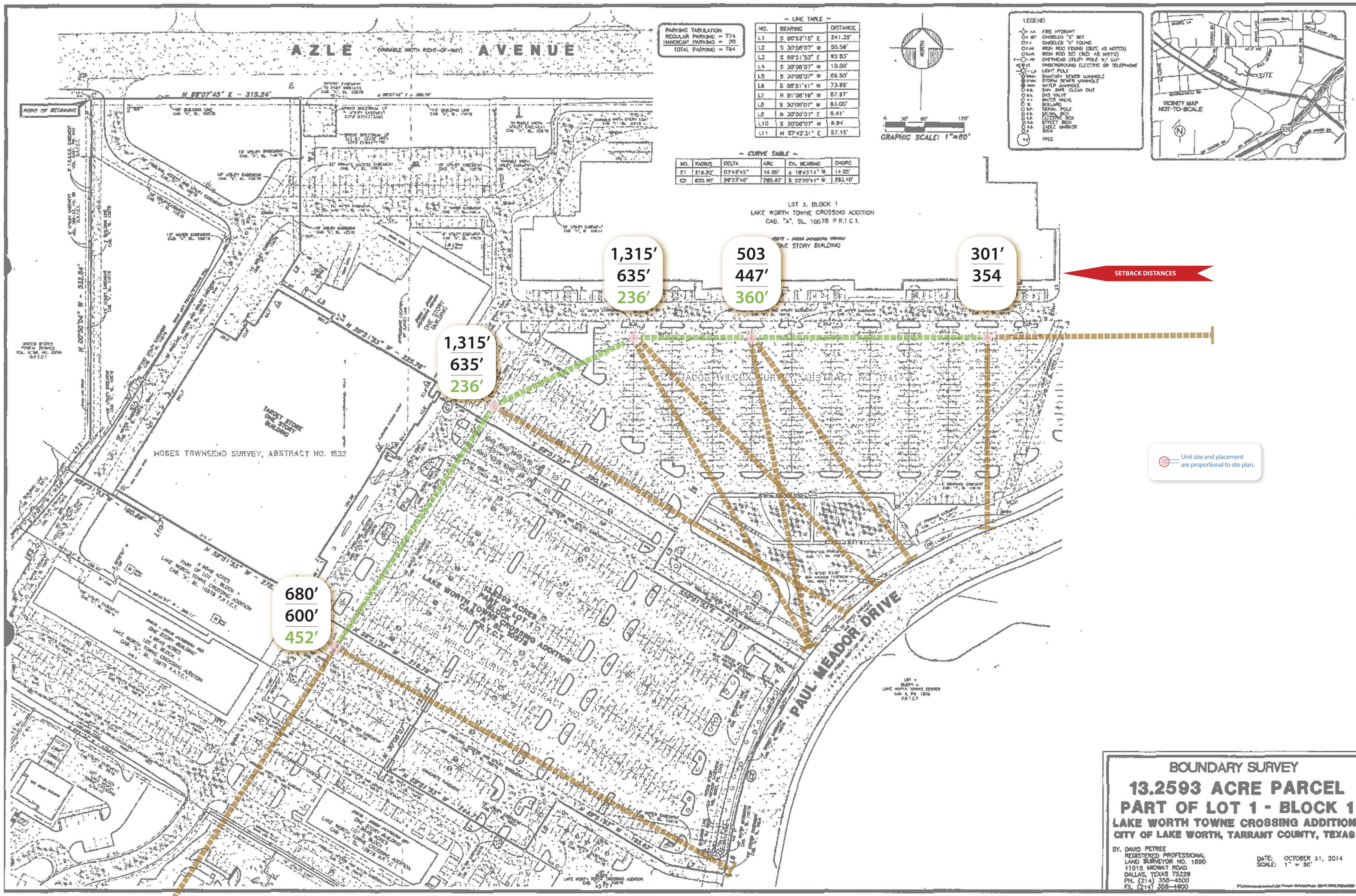
Walter Bowen, Mayor

Attest:

Monica Solko, TRMC
City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney



PARKING TABULATION

REGULAR PARKING	= 774
HANDICAP PARKING	= 20
TOTAL PARKING	= 794

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 00°02'15" E	241.35'
L2	S 30°08'07" W	55.58'
L3	S 99°51'33" E	92.03'
L4	S 30°08'07" W	10.00'
L5	S 30°08'07" W	69.50'
L6	S 08°51'41" W	73.85'
L7	N 01°08'19" W	67.87'
L8	S 30°08'07" W	63.00'
L9	N 30°08'07" E	0.41'
L10	S 30°08'07" W	9.84'
L11	N 57°42'31" E	57.15'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	518.82'	05°42'45"	14.05'	S 18°43'14" W	14.05'
C2	620.00'	38°23'40"	285.87'	S 22°20'51" W	283.10'

- LEGEND
- PIPE HYDRANT
 - CHEELED "X" SET
 - IRON ROD FOUND (SIZE AS NOTED)
 - IRON ROD SET (SIZE AS NOTED)
 - OVERHEAD UTILITY POLE W/ CUY
 - UNDERGROUND ELECTRIC OR TELEPHONE
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - WATER MANHOLE
 - SAFETY CLEAN OUT
 - DAS VALVE
 - WATER VALVE
 - WELL
 - SEWER POLE
 - SEWER BOY
 - ELECTRIC BOX
 - STREET SIGN
 - PALE MARKER
 - IRON
 - PIPE



1,315'
635'
236'

503
447'
360'

301'
354'

1,315'
635'
236'

680'
600'
452'

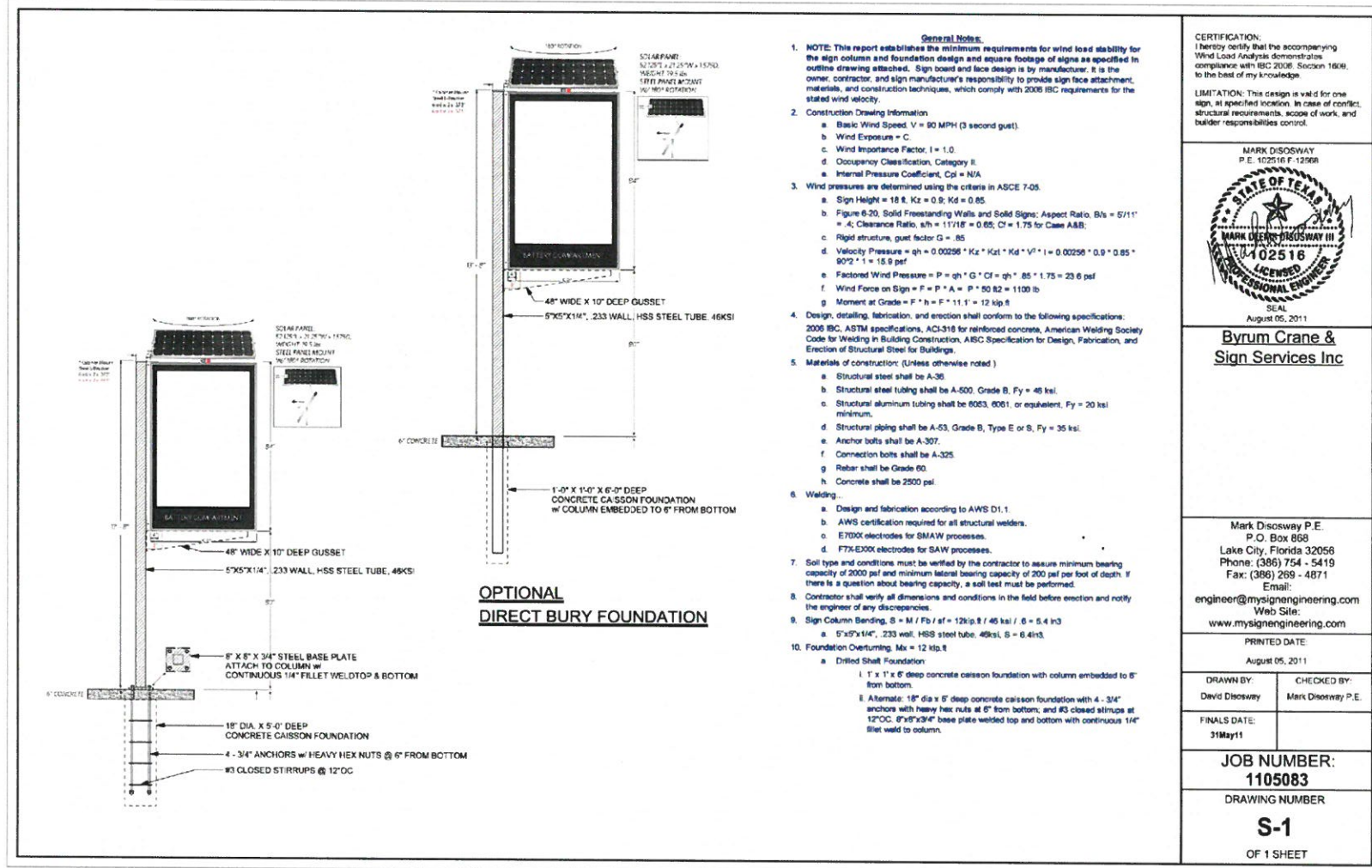
SETBACK DISTANCES

Unit size and placement are proportional to site plan.

BOUNDARY SURVEY
13.2593 ACRE PARCEL
PART OF LOT 1 - BLOCK 1
LAKE WORTH TOWNE CROSSING ADDITION
CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS
BY: DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 18590
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PH: (214) 355-4500
FX: (214) 355-4800
DATE: OCTOBER 31, 2014
SCALE: 1" = 50'

Section B :

Engineering Drawing



City of Lake Worth
P & Z Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-237-1211 X 111 Fax 817-237-1333



SITE PLAN AMENDMENT APPLICATION

APPLICANT INFORMATION

Company Name: Point of Sale Outdoor Media		Contact Person: Raymond Rodriguez	
Address: 2410 DOVE LOOP RD	City: GRAPEVINE	State: TX	Zip: 76051
Phone: 817-488-7711	Fax:	Email: raymond@posoutdoor.com	

PROPERTY OWNER INFORMATION

Company Name: RPAI		Contact Person: Daniel Upton	
Address: 1560 E. SOUTHLAKE BLVD	City: Southlake	State: TX	Zip: 76092
Phone: 972-801-6024	Fax:	Email: chase@rpai.com	

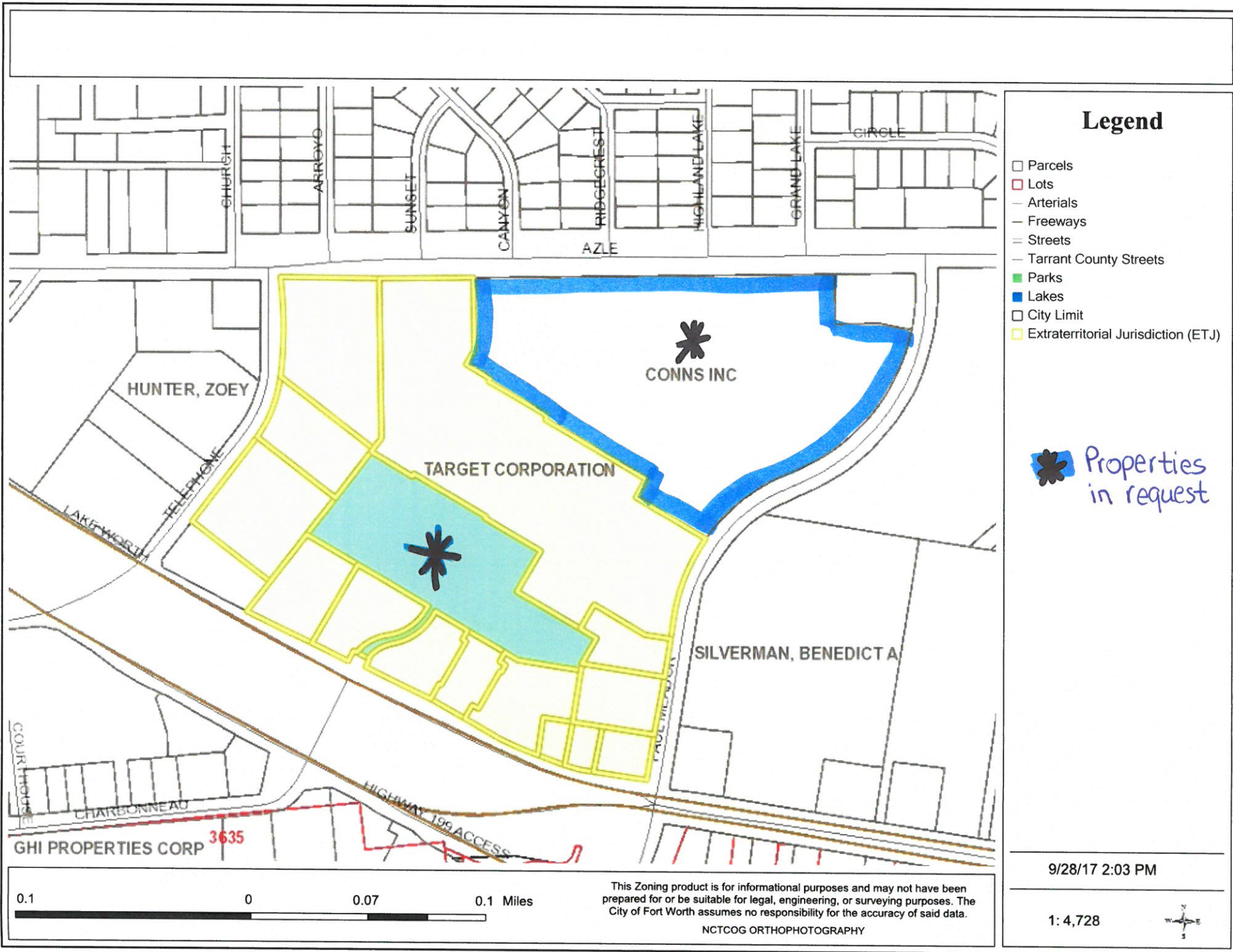
PROPERTY INFORMATION

Street Address of Property: 6580 Azle Avenue			
Legal Description:	Block/Abstract:	Lot/Tract:	Addition/Survey:
Lake Worth Towne Crossing Addition, please see attached for Property Description Details			
Current Zoning: Planned Commercial		Approved Land Use: Shopping Center	
Brief Description of Requested Site Plan Change: To allow for additional signs to be located in the parking lot.			

I understand that I must provide four (4) hard copies of the amended site plan sheet, a copy in electronic format (pdf, tif, etc.), the application, and the required fee (verify with P & Z Coordinator). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the P & Z Commission and the City Council for final approval.

Property Owner Signature: [Signature]	Date: 8/21/17
Printed Name: Daniel Upton	Title: VP Property Management

OFFICE USE ONLY			
Fee: \$275.00	Date Paid: 8.22.17	Receipt #: P17-0707	
PZ #: P217-06	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: 10.17.17	City Council Meeting Date: 11.14.17		
Ordinance #:	Site Plan Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Any Stipulations? (please attach description)



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

SITE PLAN AMENDMENT

You may own property within two hundred feet (200') of the property described in the notice below. The owner is requesting to amend the approved site plan, Ordinance No. 1036, for a portion of the Lake Worth Towne Crossing Shopping Center for the addition of standalone POS (Point of Sale) signage throughout the center, legally known as Block 1, Lot(s) 2 and 5R, Lake Worth Towne Crossing Addition, Lake Worth, Tarrant County, Texas. Attached you will find a map of the general location of the request. 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, October 17, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to amend the approved site plan, Ordinance No. 1036, for a portion of the Lake Worth Towne Crossing Shopping Center for the addition of standalone POS (Point of Sale) signage throughout the center, legally known as Block 1, Lot(s) 2 and 5R, Lake Worth Towne Crossing Addition, Lake Worth, Tarrant County, Texas. The property to be considered is generally described as 6.9459 (Lot 5R) acres and 18.9200 (Lot 2) acres of land located on Lake Worth Blvd., Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, November 14, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning change for the above listed property. All interested parties are encouraged to attend.

(MAP ON REVERSE)

**United States Postal Service
PO Box 667160
Dallas, Texas 75266-7160**

**Pizza Hut of America, Inc.
7100 Corporate Drive
Plano, Texas 75024-4100**

**Clifford & Cassandra Weaver
4101 Ridgecrest Circle
Fort Worth, Texas 76135**

**3900 Telephone Road LLC
1326 Regency Court
Southlake, Texas 76092**

**Fast Vineyard, LLC
5300 Camp Bowie Blvd.
Fort Worth, Texas 76107-4840**

**Mindy Massey
4100 Ridgecrest Circle
Fort Worth, Texas 76135**

**Worth National Bank
PO Box 2300
Tulsa, OK 74192**

**Manisse K Newell
100 Baywood Avenue
Hillsborough, CA 94010-6904**

**Erasmo Carrillo
4101 Highland Lake Drive
Fort Worth, Texas 76135**

**Spirit Master Funding IV, LLC
16767 N Perimeter Dr, Ste 210
Scottsdale, AZ 85260**

**North Corridor Realty Ltd
305 Spring Vlg Cr Ste 518
Dallas, Texas 75248**

**Joy Sandra Butler
4100 Highland Lake Drive
Fort Worth, Texas 76135**

**RPAI Lake Worth Towne Crossing LP
2021 Spring Road, Suite #200
Oak Brook, IL 60523**

**Benedict A Silverman
300 71st St Ste 448
Miami, FL 33141**

**Martha M Stewart Est
4101 Grand Lake Drive
Fort Worth, Texas 76135**

**Wachovia Bank NA
333 Market Fl 10th St
San Francisco, CA 94105**

**Lotquest LP
501 Audra Lane
Savannah, Texas 76227**

**Phillip & Peggy Mickelson
4100 Grand Lake Drive
Lake Worth, Texas 76135**

**Target Corporation
PO Box 9456
Minneapolis, MN 55440-9456**

**Landon Banks Enterprises LLP
6316 Azle Ave Ste 100
Fort Worth, Texas 76135**

**Chick-fil-A Inc.
5200 Buffington Road
Atlanta, GA 30349**

**Concepcion G Clement
4100 Sunset Trail
Lake Worth, Texas 76135**

**Texas Taco Cabana LP
8918 Tesoro Dr, Ste 200
San Antonio, Teas 78217**

**Charlotte Ann Nadin
4104 Canyon Trail
Fort Worth, Texas 76135**

**Egg Drop, LLC
10935 Covered Bridge Street
Houston, Texas 77075**

**Jack Edward Watson
5645 Creekside Circle
Fort Worth, Texas 76106**

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 #PZ17-06.



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-06.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, October 17, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, November 14, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: CHI PROPERTIES CORP.
(Please print)

Mailing Address: BOX 210995
BEDFORD TX 76095

Signature: Michael Gout, AGENT

Date: 10-12-17

Property Address(s): _____

COMMENTS:

RECEIVED

OCT 12 2017

sm

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, OCTOBER 12, 2017 TO BE INCLUDED IN THE AGENDA PACKET

Agenda Item No. C.2

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ17-07, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of an approximately 0.31 acre lot of land, legally known as Lot 1A, George A Joe Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.31 acre lot of land recorded in the deed records of Tarrant County, Texas, from a zoning designation of “PC” – Planned Commercial for the use of a Retail Office for the sale of shoes to a zoning designation change and land use of “PC” – Planned Commercial for the use of a Dental Office, along with a development plan and site plan approval, and by amending the Official Zoning Map to reflect such change. The property to be considered for re-zoning is generally described as a 0.31 acre lot of land located 6532 Lake Worth Blvd., Lake Worth, Texas.

Property Description:

0.31 acres of property, located at 6532 Lake Worth Blvd. (old Payless Shoe building)

Property Owner(s):

Egg Drop, LLC, 10935 Covered Bridge Street, Houston, Texas 77075

Applicant:

Egg Drop, LLC, 10935 Covered Bridge Street, Houston, Texas 77075

Engineer/Surveyor:

N/A

Current Zoning/Land Use:

“PC” – Planned Commercial for the use of a Retail Office for the sale of shoes

Proposed Zoning/Land Use:

“PC” – Planned Commercial for the use of a Dental Office

Existing Road(s):

6532 Lake Worth Blvd.

Surrounding Zoning:

North: The property to the north is currently zoned “PC” – Planned Commercial.

South: The property to the south is State Highway 199 (Jacksboro Hwy.).

East: The property to the east is currently zoned “PC” – Planned Commercial.

Agenda Item No. C.2

West: The property to the west is currently zoned “PC” – Planned Commercial.

Summary:

The previous tenant, Payless Shoes went out of business several months ago, and the property owner was seeking a new tenant for the location. They were approached by a Dental Office, since the property was specifically approved as a shoe store, the use had to go back before the Planning & Zoning Commission and City Council for approval. Attached you will find a development and site plan for the property with the new use requested.

Public Input:

On Thursday, October, 2017, as required by State law, the City mailed out five (5) 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, September 29, 2017. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

Attachments:

1. Ordinance
2. Development Plan
3. Site Plan
4. Land Use/Development/Site Plan Application
5. Vicinity Map
6. Public Hearing Notice
7. Public Hearing Notifications (within 200’ of subject property)

Recommended Motion or Action:

Staff’s recommendation is zoning changes are at the discretion of the Planning & Zoning Commission and City Council.

ORDINANCE #XXXX

AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, AND ORDINANCE NO. 521, BY CHANGING THE ZONING DESIGNATION OF APPROXIMETLY 0.31 ACRES OF LAND, BEING GENERALLY DESCRIBED AS A 0.31 ACRE TRACT OF LAND BEING ALL THAT CERTAIN LOT 1A, GEORGE A JOE SUBDIVISION, LOCATED IN THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "PC" PLANNED COMMERCIAL FOR THE USE OF A RETAIL OFFICE FOR THE SALE OF SHOES, TO A ZONING DESIGNATION OF "PC" – PLANNED COMMERCIAL FOR THE USE OF A DENTAL OFFICE, ALONG WITH A DEVELOPMENT PLAN "EXHIBIT A" AND SITE PLAN APPROVAL "EXHIBIT B", AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 0.31 acre tract of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to re-zone same; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the

City of Lake Worth on the October 17, 2017, and by the City Council of the City of Lake Worth on the November 14, 2017, with respect to the zoning described herein; and

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

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 500, and Ordinance No. 521, and to amend the Official Zoning Map of the City, as described herein.

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

ORDINANCE 500 AMENDED

Ordinance No. 500 and Ordinance No. 521, is hereby amended by approving a change to the zoning designation from “PC” – Planned Commercial for the use of a Retail Office for the sale of shoes to a zoning designation change and land use of “PC” – Planned Commercial for the use of a Dental Office, along with a development plan and site plan approval and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Zoning Case No. PZ17-07

Owner: Egg Drop, LLC
10935 Covered Bridge
Houston, Texas 77075

Applicant: Edmond Joe
Egg Drop, LLC
10935 Covered Bridge
Houston, Texas 77075

Legal Description: Lot 1A, George A Joe Subdivision, Lake Worth,
Tarrant County, Texas

Property Address: 6532 Lake Worth Blvd.

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation of a Dental Office, as more
particularly shown on the Development Plan
attached hereto as Exhibit "A" and Site Plan
attached hereto as Exhibit "B".

SECTION 3.

COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

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

SECTION 4.

OFFICIAL ZONING MAP AMENDED

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

SECTION 5.

CUMULATIVE CLAUSE

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

SECTION 6.

PENALTY CLAUSE

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

SECTION 7.

SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Lake Worth that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City

Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.

SAVINGS

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

SECTION 9.

ENGROSSMENT AND ENROLLMENT

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

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED by a vote of ____ to ____ this 14th day of November, 2017.

Approved:

Walter Bowen, Mayor

Attest:

Monica Solko, TRMC
City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

NOT-A-PART (RETAINING WALL ON OTHER PROPERTY)

PROPERTY LINE 100'

RETAINING WALL

58'-10"

10'-8"

CHAIN LINK FENCE SCREEN

26'-8"

27'-10"

4'-2"

BACK DOOR

HVAC UNITS

ONE STORY BLDG AREA
3,073 SQ. FT.

BUILDING HEIGHT: 16'-6"

FRONT DOOR

50'-8"

SIDEWALK

H.C.

PAINTED STRIPING

RAMP

GRASS

LANDSCAPING

18'-6"

4

L.P.

4) 8' X 18'-6" STALLS

CONCRETE PARKING LOT

17 PARKING SPACES

10) 10' X 18'-6" STALLS

18'-6"

20'-8"

L.P.

RETAINING WALL

GRASS

SIDEWALK

GRASS

40'

40' CURB CUT

GRASS

SIDEWALK

GRASS

EXISTING 6' X 8' POLE SIGN APPROX. 40' HT.

LAKE WORTH BLVD. (STATE HWY. 199)



NORTH

ZONING DESIGNATION: PC - PLANNED COMMERCIAL
PROPOSED USE: DENTAL OFFICE

REVISIONS:

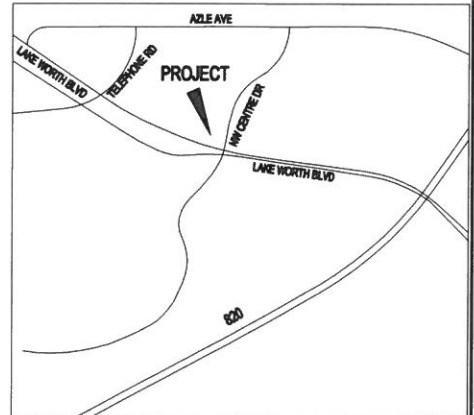
LEGAL DESCRIPTION OF PREMISES

Lot 1, of GEORGE W. JOE SUBDIVISION, an addition to the City of Lake Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-151, Page 21, Map Records, Tarrant County, Texas, and being more particularly described as follows: BEGINNING at a 5/8" iron rod set for the Southwest corner of said Lot 1, said 5/8" iron rod being in the Northwesterly right-of-way line of State Highway No. 199 (Jardarow Highway), and also being the Southwest corner of a 0.698 acre tract of land donated to Bob D. Walker, as recorded in Volume 6714, Page 2152, of the Deed Records of Tarrant County, Texas; THENCE North 09 degrees 13 minutes 00 seconds East, with the East line of said 0.698 acre tract of land, a distance of 150.00 feet to a 5/8" iron rod set for the Northeast corner of said Lot 1; THENCE South 80 degrees 47 minutes 00 seconds East, a distance of 100.00 feet to a found "X" set in concrete for the Northeast corner of said Lot 1; THENCE South 09 degrees 13 minutes 00 seconds West, a distance of 150.00 feet to a 5/8" iron rod set for the Southwest corner of said Lot 1, said 5/8" iron rod also being in the Northwesterly right-of-way line of said State Highway No. 199; THENCE North 09 degrees 47 minutes 00 seconds East, a distance of 100.00 feet to the POINT OF BEGINNING and containing 15,000 square feet or 0.344 acres of land, more or less.

LESSS AND HAVE AND EXCEPT:

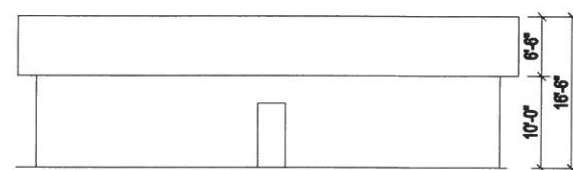
Being 1,270 feet of land, more or less, out of Lot 1, George W. Joe Subdivision to the City of Lake Worth, Tarrant County, Texas, according to a map of Plat of said subdivision recorded in Volume 388-151, Page 21 of the Deed Records of Tarrant County, Texas, and being a part of a tract which was conveyed to Investment Resources Services, Inc. by deed dated October 18, 1986 and recorded in Volume 12137, Page 1938 of the Deed Records of Tarrant County, Texas, of which 1,270 square feet of land, more or less, are more particularly described as follows: BEGINNING at a right of way marker set at the intersection of the proposed Northwesterly right of way line of Interstate Highway 199 and the West line of said Lot 1, said marker being South 09° 46' 40" East, a distance of 127.28 feet from a found 1/2 inch iron pin at the Northwest corner of said Lot 1, said marker also being 194.00 feet Northwesterly of and at right angles to centerline survey station 10130+06.06 of said Highway, said marker also being in a curve to the left whose center bears North 21° 08' 18" East; THENCE in a Southeasterly direction along said proposed Northwesterly right-of-way line and along said curve to the left, same having a radius of 1,412.50 feet and a central angle of 04° 08' 58", a distance of 101.00 feet to a set right-of-way marker in the East line of said Lot 1; THENCE South 09° 07' 35" West (called South 09° 52' 33" West) along said East line, same being the West line of a tract of land as described in Volume 1924, Page 2281 of said Deed Records, a distance of 5.65 feet to a found 1/2 inch iron pin at the Southwest corner of said Lot 1, same being in the existing Northwesterly right-of-way line of State Highway 199; THENCE North 09° 08' 47" West (called North 09° 47' West) along said existing Northwesterly right-of-way line, a distance of 88.78 feet (called 106.00 feet) to a found 1 inch iron pin at the Southwest corner of said Lot 1; THENCE North 09° 35' 40" East (called North 09° 13' East) along the West line of said Lot 1, same being the East line of a tract of land as described in Volume 11777, Page 430 of said Deed Records, a distance of 23.08 feet to the POINT OF BEGINNING.

LOT SIZE: 13,621 SQ. FT.
0.31 ACRES



LOCATION MAP

DEVELOPMENT SCHEDULE: 11/15/17 - 3/15/18



ELEVATION

<p>SHEET:</p> <p>A-1</p>	<p>TITLE:</p> <p>DEVELOPMENT PLAN</p> <p>SCALE: 1" = 20'</p> <p>(when printed on 8.5X11 paper)</p> <p>DATE: 9/20/17</p> <p>REVISION: 2A</p>	<p>PROJECT:</p> <p>6532 LAKE WORTH BLVD.</p> <p>(STATE HWY 199)</p> <p>LAKE WORTH, TX</p>	<p>Chuck Lobb - Space Planning & Design</p> <p>4300 Alpha Road, Building 1 - Suite 100</p> <p>Dallas, Texas 75244</p> <p>As-Built Tenant Finish-Out Site Plans</p> <p>(972) 333-3933 Office (972) 333-6591 Fax chuck.lobb@vorticon.net</p>	<p>CLIENT:</p> <p>Owner contact: Egg Drop, LLC attn: Stanley Joe 10050 Covered Bridge Street, Houston, Texas 77075 (703) 772-4791 spc001@yahoo.com</p> <p>Tenant contact: Brandon Webb Pacific Dental Services 2544 California Ave, Corona, CA 92681 (951) 582-5788 webb@pdsdental.com</p>
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NOT-A-PART (RETAINING WALL ON OTHER PROPERTY)

LEGAL DESCRIPTION OF PREMISES

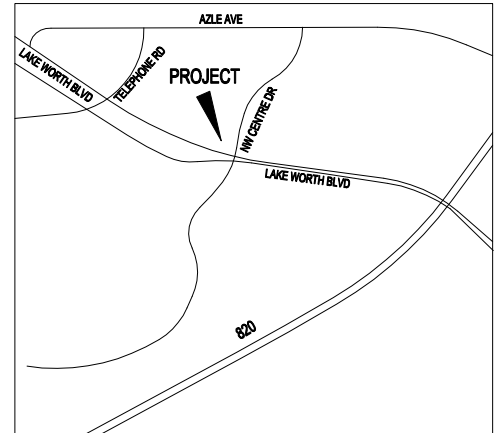
Lot 1, of GEORGE W. JOE SUBDIVISION, an addition to the City of Lake Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-151, Page 21, Map Records, Tarrant County, Texas, and being more particularly described as follows: BEGINNING at a 5/8" iron rod set for the Southwest corner of said Lot 1, said 5/8" iron rod being in the Northern right-of-way line of State Highway No. 199 (Jackboro Highway), and also being the Southeast corner of a 0.888 acre tract of land deeded to Bob O. Walker, as recorded in Volume 8716, Page 2132, of the Deed Records of Tarrant County, Texas; THENCE North 08 degrees 13 minutes 00 seconds East, with the East line of said 0.888 acre tract of land, a distance of 150.00 feet to a 5/8" iron rod set for the Northwest corner of said Lot 1; THENCE South 80 degrees 47 minutes 00 seconds East, a distance of 100.00 feet to a found "x" cut in concrete for the Northeast corner of said Lot 1; THENCE South 09 degrees 13 minutes 00 seconds West, a distance of 150.00 feet to a 5/8" iron rod set for the Southeast corner of said Lot 1, said 5/8" iron rod also being in the Northern right-of-way line of said State Highway No. 199; THENCE North 80 degrees 47 minutes 00 seconds East, a distance of 100.00 feet to the POINT OF BEGINNING and containing 15,000 square feet or 0.344 acres of land, more or less.

LESS AND SAVE AND EXCEPT:

Being 1,370 feet of land, more or less, out of Lot 1, George W. Joe Subdivision to the City of Lake Worth, Tarrant County, Texas, according to a map of Plat of said subdivision recorded in Volume 388-151, Page 21 of the Deed Records of Tarrant County, Texas, and being a part of a tract which was conveyed to Investment Resource Services, Inc. by deed dated October 16, 1995 and recorded in Volume 12137, Page 1638 of the Deed Records of Tarrant County, Texas, of which 1,370 square feet of land, more or less, are more particularly described as follows:

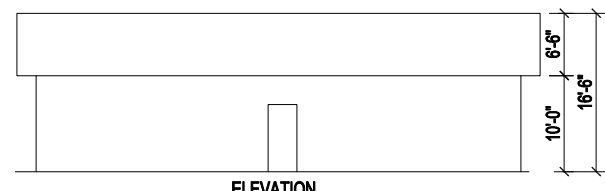
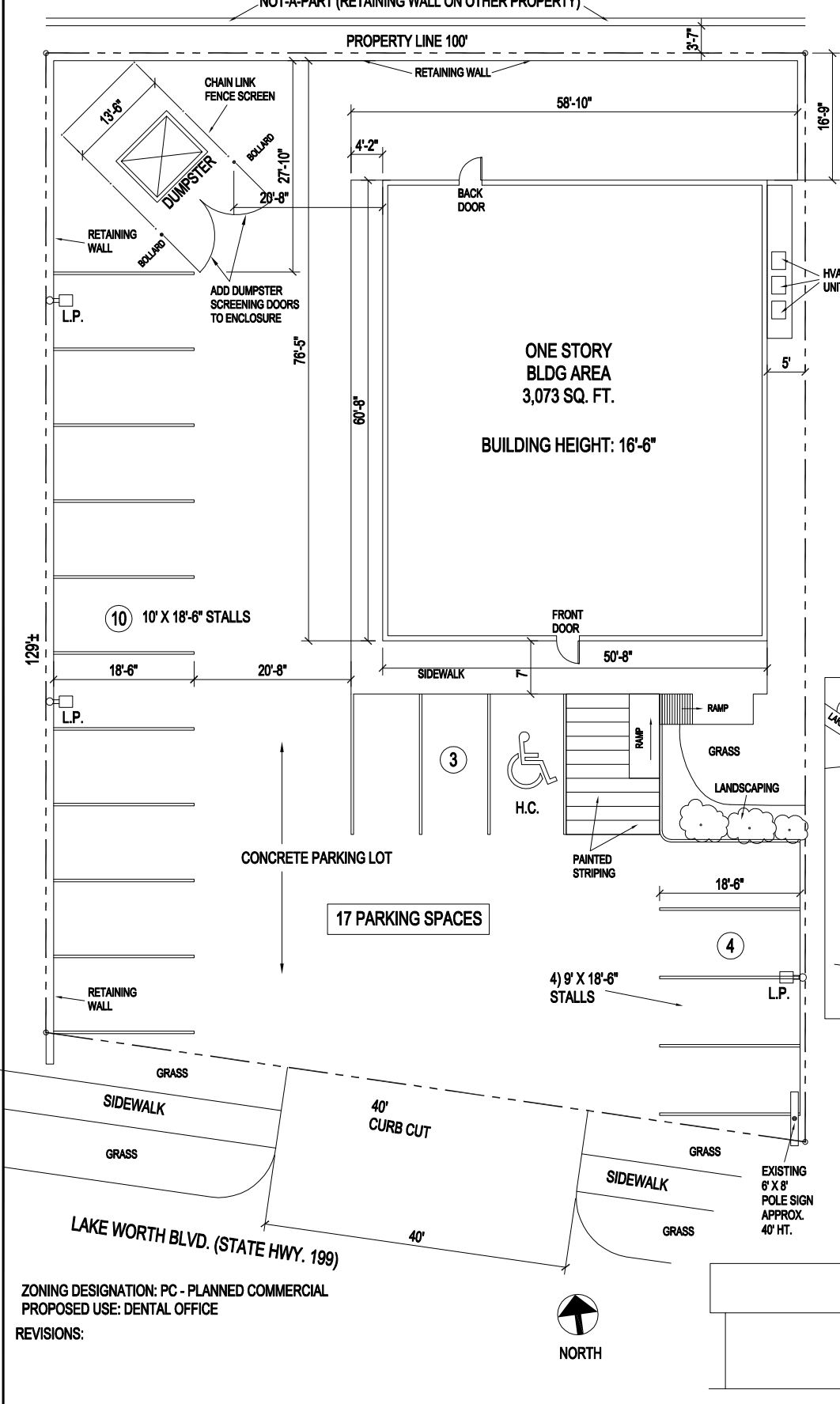
BEGINNING at a right of way marker set at the intersection of the proposed Northern right of way line of Interstate Highway 199 and the West line of said Lot 1, said marker being South 09° 45' 40" West, a distance of 127.28 feet from a found 1/2 inch iron pin at the Northwest corner of said Lot 1, said marker also being 194.08 feet Northern of and at right angles to centerline survey station 10139+05.05 of said highway, said marker also being in a curve to the left whose center bears North 21° 06' 16" East; THENCE in a Southeasterly direction along said proposed Northern right-of-way line and along said curve to the left, same having a radius of 1,412.39 feet and a central angle of 04° 05' 58", a distance of 101.06 feet to a set right-of-way marker in the East line of said Lot 1; THENCE South 09° 00' 35" West (called South 08° 52' 33" West) along said East line, same being the West line of a tract of land as described in Volume 9924, Page 2281 of said Deed Records, a distance of 5.63 feet to a found 1/2 inch iron pin at the Southeast corner of said Lot 1, same being in the existing Northern right-of-way line of State Highway 199; THENCE North 80° 53' 15" West (called North 80° 47' West) along said existing North right-of-way line, a distance of 99.73 feet (called 100.00 feet) to a found 1 inch iron pin at the Southwest corner of said Lot 1; THENCE North 09° 35' 40" East (called North 09° 13' East) along the West line of said Lot 1, same being the East line of a tract of land as described in Volume 11777, Page 439 of said Deed Records, a distance of 23.08 feet to the POINT OF BEGINNING.

LOT SIZE: 13,621 SQ. FT.
0.31 ACRES



LOCATION MAP

DEVELOPMENT SCHEDULE: 11/15/17 - 3/15/18



<p>SHEET:</p> <p>A-1</p>	<p>TITLE:</p> <p>SITE PLAN</p> <p>SCALE: 1" = 20'</p> <p>(when printed on 8.5X11 paper)</p> <p>DATE: 9/20/17</p> <p>REVISION: 2A</p>	<p>PROJECT:</p> <p>6532 LAKE WORTH BLVD.</p> <p>(STATE HWY 199)</p> <p>LAKE WORTH, TX</p>	<p>Chuck Lobb - Space Planning & Design</p> <p>4300 Alpha Road, Building 1 - Suite 100</p> <p>Dallas, Texas 75244</p> <p>As-Built Tenant Finish-Out Site Plans</p> <p>(972) 233-3333 Office (972) 233-1501 Fax chucklobb@verizon.net</p>	<p>Owners contact:</p> <p>Egg Drop, LLC attn: Stanley Joe</p> <p>10635 Covered Bridge Street, Houston, Texas 77075</p> <p>(703) 772-9791</p> <p>sjoe88@yahoo.com</p> <p>Tenant contact:</p> <p>Brandon Webb</p> <p>Pacific Dental Services</p> <p>2044 California Ave, Corona, CA 92881</p> <p>951.582.5758</p> <p>webb@pacden.com</p> <p>CLIENT:</p>
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City of Lake Worth
P & Z Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-237-1211 X 111 Fax 817-237-1333



LAND USE/DEVELOPMENT PLAN/SITE PLAN APPROVAL APPLICATION

APPLICANT INFORMATION

Company Name: EGG DROP LLC		Contact Person: EDMOND JOE	
Address: 7822 FREEHOLLOW DR.	City:	State:	Zip:
Phone: 703-772-9791	Fax: N/A	Email: edmond.j.joe@gmail.com	

PROPERTY OWNER INFORMATION

Company Name: EGG DROP LLC		Contact Person: STANLEY JOE	
Address: 10935 COVERED BRIDGE	City: HOUSTON	State: TX	Zip: 77075
Phone: 713-991-1562	Fax: N/A	Email: sjoe88@yahoo.com	

PROPERTY INFORMATION

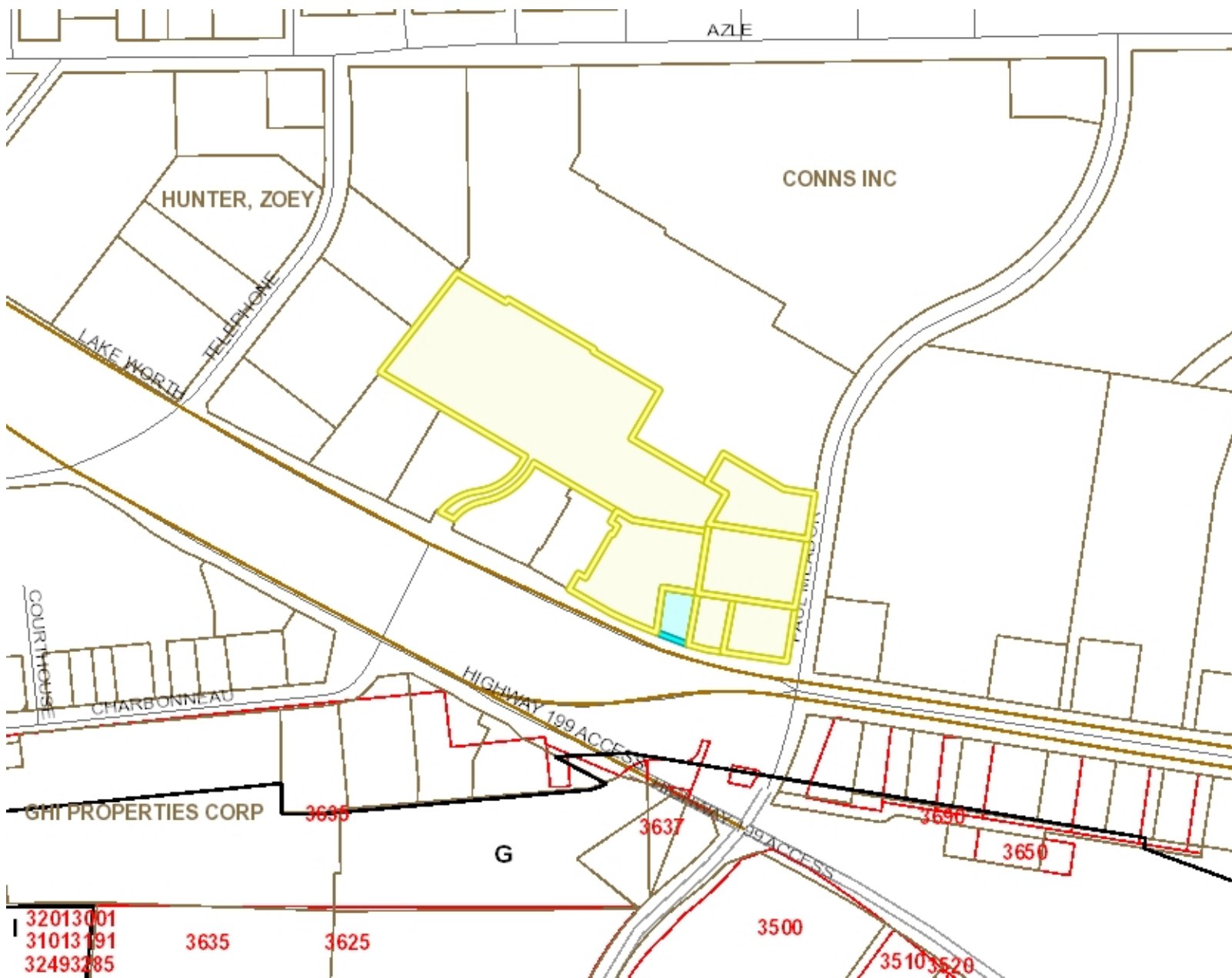
Street Address of Property: 6532 LAKE WORTH Blvd., LAKE WORTH, TX			
Legal Description: GEORGE W. JOE	Block/Abstract:	Lot/Tract: LOT 1	Addition/Survey:
Zoning: PLAN SUBDIVISION COMMERCIAL		Land Use: DENTAL	
Any Ordinance Waivers/ Variance Requests? (provide letter of request(s)) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Easement Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

I understand that I must provide four (4) hard copies of the development, site plan & civil plans, a copy in electronic format (pdf, tif, etc.), the application, and the required fee (verify with P & Z Coordinator). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the P & Z Commission and the City Council for final approval.

Property Owner Signature:	Date: 8/24/17
Printed Name: EDMOND JOE	Title: MANAGER

OFFICE USE ONLY

Fee: \$ 550.00	Date Paid: 8.25.17	Receipt #: P17-0725
PZ #: P217-07	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: 10.17.17	City Council Meeting Date: 11.14.17	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Ordinance #:	Site Plan Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Any Stipulations? (please attach description)		



Legend

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

10/5/17 10:07 AM

1: 4,964



This Zoning 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

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

**ZONING DISTRICT CHANGE WITH LAND USE DESIGNATION/
DEVELOPMENT PLAN & SITE PLAN APPROVAL**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a zoning district change and land use designation from a zoning designation of "PC" – Planned Commercial for the use of a Retail Office for the sale of shoes to a zoning designation change and land use of "PC" – Planned Commercial for the use of a Dental Office. Attached you will find a map of the general location of the request. 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, October 17, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of an approximately 0.31 acre lot of land, legally known as Lot 1A, George A Joe Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.31 acre lot of land recorded in the deed records of Tarrant County, Texas, from a zoning designation of "PC" – Planned Commercial for the use of a Retail Office for the sale of shoes to a zoning designation change and land use of "PC" – Planned Commercial for the use of a Dental Office, along with a development plan and site plan approval, and by amending the Official Zoning Map to reflect such change. The property to be considered for re-zoning is generally described as a 0.31 acre lot of land located 6532 Lake Worth Blvd., Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, November 14, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning change for the above listed property. All interested parties are encouraged to attend.

Fast Vineyard, LLC
5300 Camp Bowie Blvd.
Fort Worth, Texas 76107-4840

Pizza Hut of America, Inc.
7100 Corporate Drive
Plano, Texas 75024-4100

Egg Drop, LLC
10935 Covered Bridge Street
Houston, Texas 77075

RPAI Lake Worth Towne Crossing LP
2021 Spring Road, Suite #200
Oak Brook, IL 60523

Manisse K Newell
100 Baywood Avenue
Hillsborough, CA 94010-6904

Lake Worth Planning and Zoning Commission Meeting – October 17, 2017

Agenda Item No. D.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Discuss and consider appointment of Planning & Zoning Commission Chair.

SUMMARY:

The purpose of this item is to appoint a member of the Planning and Zoning Commission to serve as the Commission Chair for a term of one year.

Pursuant to Section 14.701 (d) (1) of the Lake Worth Code of Ordinances the commission shall hold an organizational meeting in October of each year and shall elect a chairperson and vice-chairperson from among its members.

Current Commission members are Don Riley, Sherrie Kubala-Watkins, Jeannie Turley, Patty Biggers, Troy Jones, Diane Smith, and Sue Wenger.

FISCAL IMPACT:

N/A

ATTACHMENTS:

N/A

RECOMMENDED MOTION OR ACTION:

Take nominations and appoint a member of the Planning & Zoning Commission to serve as Commission Chair for a one year term.

Lake Worth Planning and Zoning Commission Meeting – October 17, 2017

Agenda Item No. D.2

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Discuss and consider appointment of Planning & Zoning Commission Vice Chair.

SUMMARY:

The purpose of this item is to appoint a member of the Planning and Zoning Commission to serve as the Commission Vice Chair for a term of one year.

Pursuant to Section 14.701 (d) (1) of the Lake Worth Code of Ordinances the commission shall hold an organizational meeting in October of each year and shall elect a chairperson and vice-chairperson from among its members.

The Vice Chair shall conduct meetings in the absence of the chair.

FISCAL IMPACT:

N/A

ATTACHMENTS:

N/A

RECOMMENDED MOTION OR ACTION:

Take nominations and appoint a member of the Planning & Zoning Commission to serve as Commission Vice Chair for a one year term.