



CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, NOVEMBER 19, 2019**

PLANNING AND ZONING COMMISSION: 6:30 PM

Held in the City Council Chambers

A. CALL TO ORDER

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE

A.2 ROLL CALL

A.3 CITIZENS PRESENTATION / VISITOR COMMENTS

The Planning and Zoning Commission is always pleased to have citizens attend its meetings and welcomes comments during the Citizen/Visitor Comments section of the meeting; however, pursuant to the Texas Open Meetings Act, Commission cannot deliberate or vote on issues not posted on the agenda. Therefore, those types of items must be posted 72 hours prior to the Planning and Zoning Commission meeting. If it is not posted, no deliberation between Commission members may occur; Commission may only respond with specific factual information or recite existing policy. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission. Negative or disparaging remarks about City personnel will not be tolerated. If you wish to address the Commission, speakers are requested to fill out a "Public Meeting Appearance Card" and present it to the City Secretary, prior to the presiding officer calling the meeting to order. Comments will be limited to three (3) minutes per speaker and (6) minutes for those with a translator.

B. CONSENT AGENDA ITEMS - no items for this category.

C. PUBLIC HEARINGS

- C.1 Public Hearing to consider Ordinance No. XXXX, Planning and Zoning Case No. PZ-2019-31, changing the zoning district and use classification from Single Family Residential (SF1) and Planned Commercial (PC) to Mixed Use Planned Development (MU-PD) zoning district and use classification on approximately

seventy-one (71) acres of land, more commonly known as the area located north of Highway 199, West of the City Limit Line, South of Azle Avenue, and East of Interstate 820.

D. PLANNING AND DEVELOPMENT - no items for this category.

E. GENERAL ITEMS - no items for this category.

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

F.1 Discuss and Update on Planning & Zoning Commission Member appointments.

G. PLANNING & ZONING COMMISSION MEMBER ITEMS(S)

H. 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.

I. EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

J. ADJOURNMENT

Certification

I do hereby certify that the above notice of the meeting of the Lake Worth Planning and Zoning Commission 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, November 15, 2019 at 4:30 p.m.

City Secretary

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 -
November 19, 2019**

Agenda Item No. C.1

FROM: Suzanne Meason, Planning and Zoning Administrator

ITEM: Public Hearing to consider Ordinance No. XXXX, Planning and Zoning Case No. PZ-2019-31, changing the zoning district and use classification from Single Family Residential (SF1) and Planned Commercial (PC) to Mixed Use Planned Development (MU-PD) zoning district and use classification on approximately seventy-one (71) acres of land, more commonly known as the area located north of Highway 199, West of the City Limit Line, South of Azle Avenue, and East of Interstate 820.

SUMMARY:

The City is in the process of rezoning approximately 10% of the City's current zoning districts to replace older zoning districts with new Comprehensive Zoning Districts.

City staff, along with our consultant, developed new regulations and associated maps that were presented to the Lake Worth Planning and Zoning Commission and the City Council at the joint meeting on November 12, 2019 and were adopted.

The rezoning of the Broadview West Addition of the City is to clean up the current zoning of the properties in that area that are mixed throughout, and have it conform with the City's Future Land Use Plan which was adopted in April 2018.

The property owners of the Broadview West Addition of the City were sent a detailed letter along with the public hearing notice explaining the zoning change request.

On Monday, October 28, 2019 as required by State law, the city mailed out one hundred twenty-eight (128) letters of Notification for Public Hearing to all property owners within two hundred (200') feet of the subject sites. Notice was also published in the City's newspaper of record, the Fort Worth Star Telegram on Saturday, November 2, 2019.

Staff received 5 public comment forms back in favor (3 of those owning multiple properties) and 1 back in opposition of the rezoning as of the packet preparation date. Those forms have been attached for the commission's reference.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. XXXX

Exhibit "A"
Exhibit "B"
Property Owner Letter
Current Zoning Map
Public Hearing Notice
Returned Public Comment Form(s)
Development Application

RECOMMENDED MOTION OR ACTION:

Move to approve, Planning and Zoning Case No. PZ-2019-31, changing the zoning district and use classification from Single Family Residential (SF1) and Planned Commercial (PC) to Mixed Use Planned Development (MU-PD) zoning district and use classification on approximately seventy-one (71) acres of land, more commonly known as the area located north of Highway 199, West of the City Limit Line, South of Azle Avenue, and East of Interstate 820.

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF LAKE WORTH, TEXAS, CHANGING THE ZONING DISTRICT AND USE CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (SF1) AND PLANNED COMMERCIAL (PC) TO MIXED USE PLANNED DEVELOPMENT (MU-PD) CLASSIFICATION, ON APPROXIMATELY 71 ACRES OF LAND, MORE COMMONLY KNOWN AS THE AREA LOCATED NORTH OF HIGHWAY 199, WEST OF THE CITY LIMIT LINE, SOUTH OF AZLE AVENUE, AND EAST OF INTERSTATE 820; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING SAVINGS; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake Worth is initiating a change in the zoning district and use classification from Single Family Residential (SF1) and Planned Commercial (PC) to Mixed Use Planned Development (MU-PD) zoning district and use classification on approximately 71 acres of land legally described in **Exhibit "A"** and generally depicted in the map in **Exhibit "B"**, both of which are attached hereto and incorporated herein by reference (hereinafter, "the Property"); and

WHEREAS, on November 19, 2019, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, after giving the requisite notices by publication and otherwise, and after holding a public hearing, has recommended approval X-X of the change in the zoning district and use classification for the Property; and

WHEREAS, on December 10, 2019, the City Council likewise conducted a public hearing as required by law and upon consideration, the City Council hereby finds that the request is consistent with the Lake Worth Comprehensive Land Use Plan, and state and local law; and

WHEREAS, the Planning and Zoning Commission and the City Council, in considering the change in the zoning district and use classification, have determined that the proposed change is in the best interest of the health, safety, and general welfare of the City of Lake Worth and its citizens; and

WHEREAS, the City Council of the City of Lake Worth finds that the change in zoning district and use classification should be granted as set forth herein.

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

SECTION 1.
INCORPORATION OF RECITALS

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

SECTION 2.

The zoning district and use classification for the Property is hereby changed from Single Family Residential (SF1) and Planned Commercial (PC) to Mixed Use Planned Development (MU-PD) zoning district and use classification.

SECTION 3.

The City's official zoning map is hereby amended to show the zoning district and use classification.

SECTION 4.
PENALTY

Any person, firm, or corporation violating any of the provisions of this Ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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.
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 invalid or unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 7.
SAVINGS**

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

**SECTION 8.
ENGROSS AND ENROLL**

That the City Secretary of the City of Lake Worth is hereby directed to engross and enroll this Ordinance by coping the exact caption and effective date in the minutes of the City Council of the City of Lake Worth and by filing this Ordinance in the Ordinance records of the City.

**SECTION 9.
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 this 10th day of December 2019.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

EXHIBIT A

BROADVIEW WEST
ZONING DISTRICT CHANGE
LEGAL DESCRIPTIONS

**EXHIBIT B
ZONING MAP**

**ROBERTS CUT OFF ROAD, GRAHAM STREET, YEARY STREET, COWDEN STREET
ZONING DISTRICT CHANGE
EXHIBIT "A"**

PROPERTY ADDRESS	BLOCK/ABSTRACT	LOT/TRACT	SUBDIVISION/SURVEY
3020 Roberts Cut Off Road	C	E	Sansom Park Addition
3020 Roberts Cut Off Road	C	9A, 10 & 11	Sansom Park Addition
3020 Roberts Cut Off Road	C	9B	Sansom Park Addition
3024 Roberts Cut Off Road	C	A & 12	Sansom Park Addition
3025 Roberts Cut Off Road	1	5R1	Lakeview Square Addition
3032 Roberts Cut Off Road	C	14	Sansom Park Addition
3100 Roberts Cut Off Road	C	16 & 17	Sansom Park Addition
3109 Roberts Cut Off Road	6	South 1/2 A	Broadview West Addition
3113 Roberts Cut Off Road	6	North 1/2 A	Broadview West Addition
3116 Roberts Cut Off Road	C	18	Sansom Park Addition
3200 Roberts Cut Off Road	C	19 & 20	Sansom Park Addition
3204 Roberts Cut Off Road	C	21 & 22	Sansom Park Addition
3300 Roberts Cut Off Road	C	30	Sansom Park Addition
3301 Roberts Cut Off Road	5	South 1/2 B	Broadview West Addition
3305 Roberts Cut Off Road	5	North 1/2 B	Broadview West Addition
3306 Roberts Cut Off Road	C	31, 32 & 33	Sansom Park Addition
3307 Roberts Cut Off Road	5	South 1/2 A	Broadview West Addition
3309 Roberts Cut Off Road	5	North 1/2 A	Broadview West Addition
3316 Roberts Cut Off Road	1786	2A & 2B	J C Donalson Survey
3316 Roberts Cut Off Road	1786	2M	J C Donalson Survey
3317 Roberts Cut Off Road	2	South 1/2 B	Broadview West Addition
3319 Roberts Cut Off Road	2	North 1/2 B	Broadview West Addition
3321 Roberts Cut Off Road	2	South 1/2 A	Broadview West Addition
3323 Roberts Cut Off Road	2	North 1/2 A	Broadview West Addition

ROBERTS CUT OFF ROAD, GRAHAM STREET, YEARY STREET, COWDEN STREET
ZONING DISTRICT CHANGE
EXHIBIT "A"

PROPERTY ADDRESS	BLOCK/ABSTRACT	LOT/TRACT	SUBDIVISION/SURVEY
3401 Roberts Cut Off Road	1	South 1/2 A	Broadview West Addition
3403 Roberts Cut Off Road	1	North 1/2 A	Broadview West Addition
3412 Roberts Cut Off Road	1786	2E	J C Donalson Survey
3416 Roberts Cut Off Road	1786	2G	J C Donalson Survey
3420 Roberts Cut Off Road	1786	2N	J C Donalson Survey
3500 Roberts Cut Off Road	1786	2H	J C Donalson Survey
3504 Roberts Cut Off Road	1786	2S	J C Donalson Survey
3508 Roberts Cut Off Road	1786	2R	J C Donalson Survey
3510 Roberts Cut Off Road	1786	2Q	J C Donalson Survey
3514 Roberts Cut Off Road	1786	2C & 2L	J C Donalson Survey
3600 Roberts Cut Off Road	4	1	Bridgeman Addition
3604 Roberts Cut Off Road	4	2	Bridgeman Addition
3605 Roberts Cut Off Road	1	1	Circle A Addition
3608 Roberts Cut Off Road	4	3	Bridgeman Addition
3612 Roberts Cut Off Road	4	4	Bridgeman Addition
3616 Roberts Cut Off Road	4	5	Bridgeman Addition
3620 Roberts Cut Off Road	2	1R	Circle A Addition
6004 Graham Street	1	1	Broadview West Addition
6005 Graham Street	2	1	Broadview West Addition
6009 Graham Street	2	2	Broadview West Addition
6012 Graham Street	1	2	Broadview West Addition
6013 Graham Street	2	3	Broadview West Addition
6014 Graham Street	1	3	Broadview West Addition
6017 Graham Street	2	4	Broadview West Addition
6018 Graham Street	1	4R	Broadview West Addition
6021 Graham Street	2	5	Broadview West Addition
6025 Graham Street	2	6	Broadview West Addition

ROBERTS CUT OFF ROAD, GRAHAM STREET, YEARY STREET, COWDEN STREET
ZONING DISTRICT CHANGE
EXHIBIT "A"

PROPERTY ADDRESS	BLOCK/ABSTRACT	LOT/TRACT	SUBDIVISION/SURVEY
6028 Graham Street	1	7	Broadview West Addition
6029 Graham Street	2	7	Broadview West Addition
6032 Graham Street	1	8	Broadview West Addition
6033 Graham Street	2	8	Broadview West Addition
6036 Graham Street	1	9	Broadview West Addition
6037 Graham Street	2	9	Broadview West Addition
6040 Graham Street	1	10	Broadview West Addition
6041 Graham Street	2	10	Broadview West Addition
6044 Graham Street	1	11	Broadview West Addition
6100 Graham Street	1	12	Broadview West Addition
6101 Graham Street	3	1	Broadview West Addition
6104 Graham Street	1	13	Broadview West Addition
6105 Graham Street	3	2	Broadview West Addition
6108 Graham Street	1	14	Broadview West Addition
6109 Graham Street	3	3	Broadview West Addition
6112 Graham Street	1	15	Broadview West Addition
6113 Graham Street	3	4	Broadview West Addition
6116 Graham Street	1	16	Broadview West Addition
6117 Graham Street	3	5	Broadview West Addition
6004 Yearly Street	2	20	Broadview West Addition
6005 Yearly Street	5	1	Broadview West Addition
6008 Yearly Street	2	19	Broadview West Addition
6009 Yearly Street	5	2	Broadview West Addition
6012 Yearly Street	2	18	Broadview West Addition
6013 Yearly Street	5	3	Broadview West Addition
6016 Yearly Street	2	17	Broadview West Addition
6017 Yearly Street	5	4	Broadview West Addition

ROBERTS CUT OFF ROAD, GRAHAM STREET, YEARY STREET, COWDEN STREET**ZONING DISTRICT CHANGE****EXHIBIT "A"**

PROPERTY ADDRESS	BLOCK/ABSTRACT	LOT/TRACT	SUBDIVISION/SURVEY
6020 Yearly Street	2	16	Broadview West Addition
6021 Yearly Street	5	5	Broadview West Addition
6024 Yearly Street	2	15	Broadview West Addition
6025 Yearly Street	5	6	Broadview West Addition
6028 Yearly Street	2	14	Broadview West Addition
6029 Yearly Street	5	7	Broadview West Addition
6032 Yearly Street	2	13	Broadview West Addition
6033 Yearly Street	5	8	Broadview West Addition
6036 Yearly Street	2	12	Broadview West Addition
6037 Yearly Street	5	9	Broadview West Addition
6040 Yearly Street	2	11	Broadview West Addition
6041 Yearly Street	5	10	Broadview West Addition
6100 Yearly Street	3	12	Broadview West Addition
6104 Yearly Street	3	11	Broadview West Addition
6108 Yearly Street	3	10	Broadview West Addition
6112 Yearly Street	3	9	Broadview West Addition
6004 Cowden Street	5	20	Broadview West Addition
6005 Cowden Street	6	1	Broadview West Addition
6008 Cowden Street	5	19	Broadview West Addition
6009 Cowden Street	6	2	Broadview West Addition
6012 Cowden Street	5	18	Broadview West Addition
6013 Cowden Street	6	3	Broadview West Addition
6017 Cowden Street	5	17	Broadview West Addition
6020 Cowden Street	5	16	Broadview West Addition
6024 Cowden Street	5	15	Broadview West Addition
6028 Cowden Street	5	14	Broadview West Addition
6032 Cowden Street	5	13	Broadview West Addition
6036 Cowden Street	5	12	Broadview West Addition
6040 Cowden Street	5	11	Broadview West Addition

Marine Creek
Reservoir

CLARENCE

CLARENCE

CLARENCE

199

PORT CLARENCE

Lake Worth

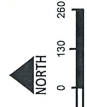
City of Lake Worth Proposed Zoning Map June 2019

LEGEND

- Lake Worth
- Accidental Potential Zones

Zoning

- Mixed Use Planned Development MU-PD
- Single Family Residential
- Commercial
- Industrial
- Manufactured Housing
- Mixed Planned Development
- Planned Multi-Family
- Planned Commercial
- Planned Industrial





3805 Adam Grubb
Lake Worth, TX 76135-3509
Phone: 817-237-1211
Fax: 817-237-1333

October 28, 2019

Property Owner

Broadview West Addition

Lake Worth, Texas 76135

RE: ZONING OF THE ROBERTS CUT OFF AREA FROM SINGLE FAMILY RESIDENTIAL (SF1) AND PLANNED COMMERCIAL (PC) TO MIXED USE PLANNED DEVELOPMENT (MU-PD).

Dear Property Owner,

The City of Lake Worth is initiating a zoning change over the residential and commercial areas of the Roberts-Cut Off community, located north of Hwy 199, west of the city limit line, south of Azle Avenue and east of I-820, from Single Family Residential (SF1) and Planned Commercial (PC) to Mixed Use Planned Development (MU-PD). This letter is intended to help you better understand the city's zoning process.

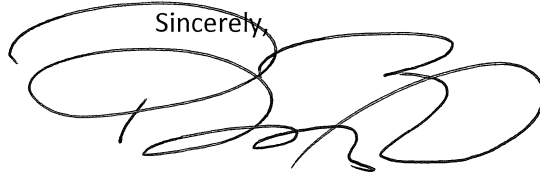
The City is in the process of rezoning approximately 10% of the City's current zoning districts to replace older zoning districts with new Comprehensive Zoning Districts. City staff, along with their consultant, developed draft regulations and associated maps containing recommended changes that were presented to the Lake Worth Planning and Zoning Commission and the City Council for review in June of 2019. Changes provided by the boards at the joint meeting were provided for on the proposed map and draft regulations and were presented to the public at a town forum held in August 2019. The below listed meetings will be the final opportunity for the public to comment on the rezoning before the City Council takes action.

Please note no action is required by the property owners when receiving this notice. The proposed zoning change will be considered by the Planning and Zoning Commission at a Public Hearing scheduled for **Tuesday, November 19th at 6:30 p.m.** in the Council Chambers of the Lake Worth City Hall, located at 3805 Adam Grubb Road. The City Council will consider the rezoning at a Public Hearing scheduled for **Tuesday, December 10th at 6:30 p.m.** in the Council Chambers of the Lake Worth City Hall, located at 3805 Adam Grubb Road. The purpose of these Public Hearings is to receive and consider comments related to the proposed amendments to the City's Zoning Ordinance and Map. The public may also submit written comments to the Planning and Zoning Administrator prior to the meeting dates listed above.

Visit us at lakeworthtx.org

If you have questions or would like to state an opinion regarding this rezoning please contact staff by phone, e-mail or attend the public meetings listed above. Should you have questions you can reach Suzanne Meason, Planning and Zoning Administrator via e-mail, smeason@lakeworthtx.org or by phone at 817.237.1211 Ext 111. Additional information about the city's Zoning and Subdivision efforts can also be accessed via our website at www.lakeworthtx.org.

Sincerely,

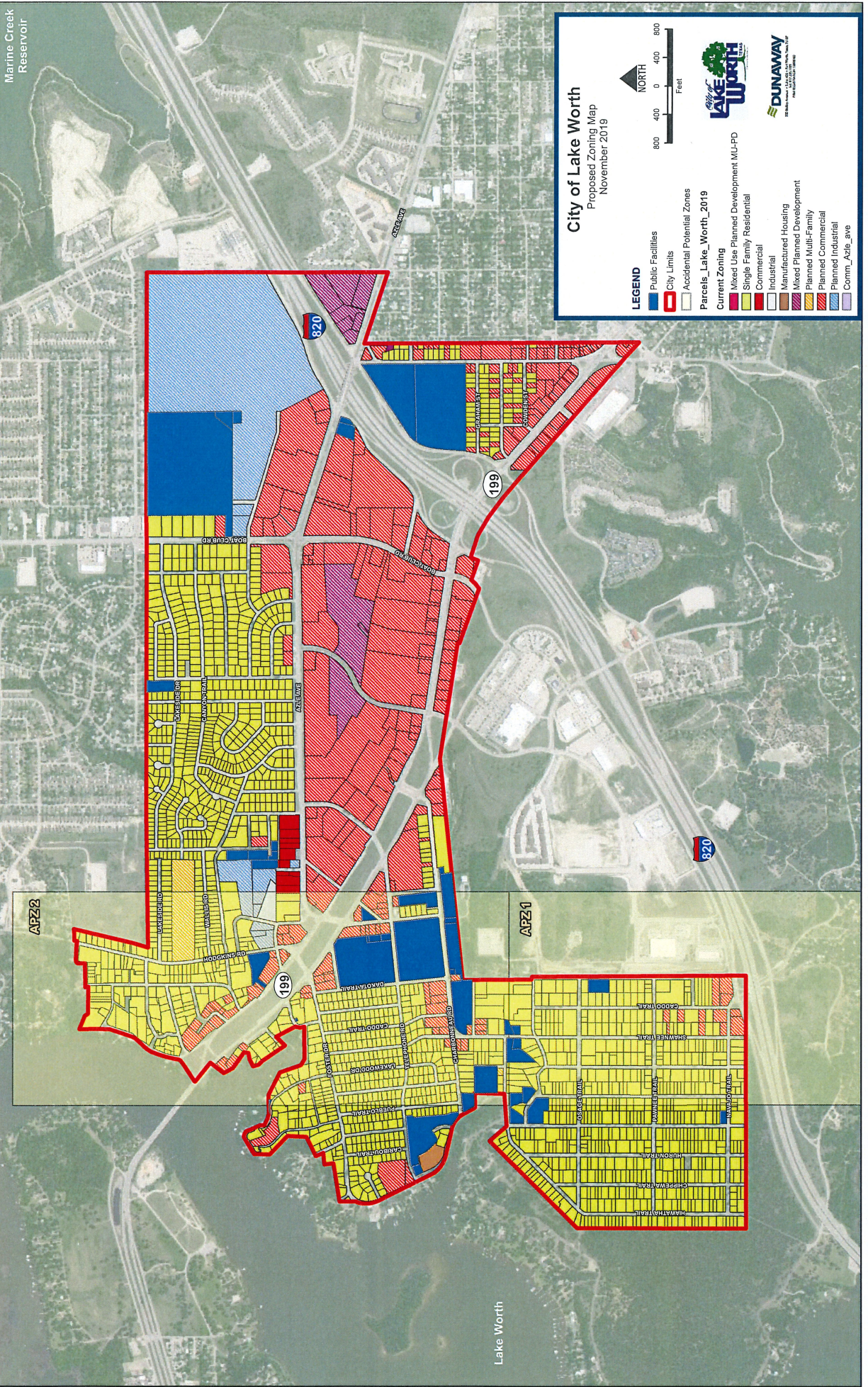
A handwritten signature in dark ink, appearing to be 'Barry Barber', written in a cursive style.

Barry Barber
Director of Building Development

Enclosures:

- City of Lake Worth Proposed Zoning Map – Roberts Cut Off
- Notice of Public Hearing, P&Z and CC
- Comprehensive Land Use Plan Map – Adopted April 2018

Marine Creek
Reservoir



Lake Worth

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

ZONING DISTRICT AND USE CLASSIFICATION CHANGE REQUEST
PLANNING & ZONING CASE #PZ-2019-31

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, November 19, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider an Ordinance changing the zoning district and use classifications from Single Family Residential (SF1) and Planned Commercial (PC) to Mixed Use Planned Development (MU-PD) zoning district and use classification on approximately seventy-one (71) acres of land, more commonly known as the area located north of Highway 199, West of the City Limit Line, South of Azle Avenue, and East of Interstate 820; by amending the Official Zoning Map to reflect such change. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, December 10, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider an Ordinance changing the zoning district and use classifications from Single Family Residential (SF1) and Planned Commercial (PC) to Mixed Use Planned Development (MU-PD) zoning district and use classification on approximately seventy-one (71) acres of land, more commonly known as the area located north of Highway 199, West of the City Limit Line, South of Azle Avenue, and East of Interstate 820. All interested parties are encouraged to attend.



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



PUBLIC COMMENT FORM

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

☒ I am **FOR** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).

☐ I am **AGAINST** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).

Property Owner Name: _____
(Please print)

Mailing Address: 6025 YEAPY LAKE WORTH TEXAS 76135

Phone: 817-2379526 Email: larryarborough43@sbcglobal.net

Signature: Lee Roy Yarbrough Date: 11-9-19

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

COMMENTS:

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



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

RECEIVED
(DATE STAMP)

NOV 12 2019

RECEIVED

PUBLIC COMMENT FORM

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



I am **FOR** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).



I am **AGAINST** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).

Property Owner Name: SANDRA BUSH
(Please print)

Mailing Address: 6012 YEARY ST LAKE WORTH TEX

Phone: 817-237-5042 Email: _____

Signature: Sandra Bush Date: Nov 12, 19

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

6012 yeary st Lake Worth Tex
76135

COMMENTS:

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Building Development Services
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3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
(DATE STAMP)
RECEIVED

NOV 04 2019

PUBLIC COMMENT FORM

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



I am **FOR** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).



I am **AGAINST** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).

Property Owner Name: Sagunow Rental + Leasing
(Please print)

Mailing Address: 6704 Azle Ave

Phone: 817-237-8104 Email: RPM4221@AOL.com

Signature: [Signature] Date: 11-1-19

Property Address(s) (within 200' of subject property): 6113 Graham St

6116 Graham St

6117 Graham St

COMMENTS:

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Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
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RECEIVED
(DATE STAMP)
NOV 04 2019

PUBLIC COMMENT FORM

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I am **FOR** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).



I am **AGAINST** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).

Property Owner Name: Theresa Riley
(Please print)

Mailing Address: 6704 Azle Ave

Phone: 817-994-2830 Email: TKparrs@yahoo.com

Signature: Theresa Riley Date: 11-1-19

Property Address(s) (within 200' of subject property): 6044 Greka St

6109 Graham St

6008 Yeary

COMMENTS:

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817-255-7922 or smeason@lakeworthtx.org



PUBLIC COMMENT FORM

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



I am **FOR** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).



I am **AGAINST** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).

Property Owner Name: Frank Riley
(Please print)

Mailing Address: 6704 Azle Ave

Phone: 817-991-6979 Email: RPM4221@Aol.com

Signature: [Signature] Date: 11-1-19

Property Address(s) (within 200' of subject property): 6040 Graham

6044 Graham

6100 Graham

6108 Graham

COMMENTS:

6112 Graham

6104 Yearly

6108 Yearly

6112 Yearly

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



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

RECEIVED
(DATE STAMP)
RECEIVED

NOV 15 2019

PUBLIC COMMENT FORM

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

☐ I am **FOR** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).

☒ I am **AGAINST** the proposed rezoning as explained on the attached public notice for Case #PZ-2019-31 (Broadview West Addition Rezoning).

Property Owner Name: Guadalupe Delgado
(Please print)

Mailing Address: 6100 Yearly St

Phone: 817 629 8963 Email: _____

Signature: Guadalupe Delgado Date: 11/13/19

Property Address(s) (within 200' of subject property): 6100 Yearly St Lake Worth, TX
76135

COMMENTS:

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



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-2019-31
Date Submitted: 9-16-2019

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS Multiple Addresses (Graham Street, Cowden Street, Yearly Street, Roberts Cut Off Road)

CURRENT LEGAL DESCRIPTION Multiple Legal Descriptions (Exhibit Attached)

CURRENT ZONING CLASSIFICATION & LAND USE SF1- Single Family Residential & PC-Planned Commercial

PROPOSED ZONING CLASSIFICATION & LAND USE MU-PD- Mixed Use Planned Development

TOTAL ACRES 71 # OF LOTS multiple

APPLICANT/DEVELOPER INFORMATION

NAME City of Lake Worth - Stacey Almond, City Manager

ADDRESS 3805 Adam Grubb CITY Lake Worth

STATE Texas ZIP 76135 EMAIL salmond@lakeworthtx.org

PHONE 817-231-1211 x 100 FAX 817-237-1333

PROPERTY OWNER INFORMATION

NAME Multiple Property Owners, Rezoning Initiated By City of Lake Worth

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME N/A

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

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


SIGNATURE OF OWNER, AGENT, OR APPLICANT

9-16-19

DATE

ON BEHALF OF COLW

GENERAL INFORMATION

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: N/A _____

Date Paid: N/A _____

Receipt #: N/A _____

Ownership Verified:

☒ YES ☐ NO

Taxes Paid:

☒ YES ☐ NO

Liens Paid:

☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: _____

Public Hearing 200' Notification Deadline Date: _____

P&Z Commission Meeting Date: 11-19-2019 _____

City Council Meeting Date: 12-10-2019 _____

Approval Date: _____

Ordinance Number: _____

Instrument #: _____

**Lake Worth Planning and Zoning Commission Meeting -
November 19, 2019**

Agenda Item No. F.1

FROM: Suzanne Meason, Planning and Zoning Administrator

ITEM: Discuss and Update on Planning & Zoning Commission Member appointments.

SUMMARY:

Staff will give an update on P&Z Commission member appointments.

FISCAL IMPACT:

N/A

RECOMMENDED MOTION OR ACTION:

No Action Required.