

**CITY OF LAKE WORTH**

**PLANNING AND ZONING COMMISSION AGENDA**

**3805 ADAM GRUBB  
LAKE WORTH, TEXAS 76135  
TUESDAY, DECEMBER 19, 2017**

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**REGULAR MEETING: 6:30 PM**

Held in the City Council Chambers

**A. CALL TO ORDER**

**A.1 ROLL CALL**

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

**B. MINUTES**

B.1 [Approve minutes of the October 17, 2017 Planning & Zoning Commission meeting.](#)

**C. GENERAL ITEMS**

C.1 [Request for a waiver to Section IV – Administration and Amendments, B. Waivers from the Subdivision Regulations and Design Standards, J. Replats 1\(a\) to allow for a replat of a 0.56-acre parcel of land known as Block 8, Lots 31 \(north 37.5 feet\), 32, and 33, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 8, Lot 33R, Indian Oaks Subdivision, commonly known as 3133 Huron Trail, Lake Worth, Texas to allow approval without all property owners signing and acknowledging the replat.](#)

**D. PUBLIC HEARINGS**

D.1 [Public Hearing to consider Planning & Zoning Case No. PS17-09, a proposed preliminary plat being all of a 0.612-acre tract of land legally known as Block 1, Lot\(s\) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract\(s\) 2bbbb and 2XXX, John Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, DJK Farm, commonly known as 7000 Foster Drive, Lake Worth, Texas.](#)

D.2 [Public Hearing to consider Planning & Zoning Case No. PS17-10, a proposed final plat being all of a 0.612-acre tract of land legally known as Block 1, Lot\(s\) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract\(s\) 2bbbb and 2XXX, John Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new](#)

legal description will be Block 1, Lot 1, DJK Farm, commonly known as 7000 Foster Drive, Lake Worth, Texas.

- D.3 Public Hearing to consider Planning & Zoning Case No. PS17-11, a proposed replat being all of a 0.56-acre parcel of land known as Block 8, Lots 31 (north 37.5 feet), 32, and 33, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 8, Lot 33R, Indian Oaks Subdivision, commonly known as 3133 Huron Trail, Lake Worth, Texas.
- D.4 Public Hearing to consider Planning & Zoning Case No. PS17-12, a proposed replat being all of a 1.26-acre parcel of land known as Block 4, Lots 1R and 2R, Broadview West Addition of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 4, Lot 2-R1, Broadview West Addition, commonly known as 6116 Lake Worth Blvd., Lake Worth, Texas.
- D.5 Public Hearing to consider Planning & Zoning Case No. PZ17-09, 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. 800, for a site plan amendment to the existing Chick-fil-A Restaurant, legally known as Block 1, Lot 6R, Lake Worth Towne Crossing Addition, Lake Worth, Tarrant County, Texas. The property to be considered is generally described as a 1.2053-acre parcel of land located at 6556 Lake Worth Blvd., Lake Worth, Texas.

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

- E.1 PLANNING & ZONING ADMINISTRATOR REPORTS:  
1. Report on 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, December 15, 2017 at 12:30 p.m.

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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 – December 19, 2017**

**Agenda Item No. B.1**

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

**ITEM:** Approve minutes of the October 17, 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. October 17, 2017 Planning and Zoning Commission meeting minutes

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the October 17, 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, OCTOBER 17, 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:	Don Riley	Place 1
	Sherrie Kubala Watkins	Place 2
	Jeannie Turley	Vice Chair, Place 3
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Dianne Smith	Place 6
	Sue Wenger	Chair, Place 7

Staff:	Debbie Whitley	Assistant City Manager/Director of Finance
	Suzanne Meason	Planning and Zoning Administrator
	Joe Dickens	Building Inspector

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

Chair Wenger gave invocation and attendees recited the 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.**

Ms. Meason administered the oaths of office for Places 1, 3, 5, & 7.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE AUGUST 15, 2017 PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

COMMISSIONER TURLEY MADE A MOTION, SECONDED BY COMMISSIONER BIGGERS, TO APPROVE THE MINUTES OF THE AUGUST 15, 2017 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

**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.**

**APPROVED**

Chair Wenger opened the Public Hearing at 6:33 p.m. and closed it at 6:50 p.m.

Chair Wenger called on the applicant to present the item.

Brian Guenzel with POS Outdoor Media, representing the applicant was present to answer any questions. Mr. Raymond Rodriguez from POS Outdoor Media was present as well.

Commission Member Smith inquired about the placement of the signs and asked if this could be clarified and if the signs present a distraction for motorists in the center.

Mr. Guenzel pulled up a power point presentation to show the members exactly where the signs would be located. He advised that they would be located closer to the store front(s), away from the road way and perpendicular to the store fronts. He advised that they are not electronic, and they would be advertising products that patrons would find in the shopping center (ie..Gillette, Science Diet, Chobani, etc).

Mr. Martinez advised that the content of each sign might vary, and that they are solar powered and lit internally. The company is very concerned with situational awareness and not one (1) accident, customer, or tenant complaint has been registered.

Commissioner Jones asked how many signs were being proposed. Mr. Guenzel advised that five (5) signs in the specific noted locations were being requested.

Resident Jim Smith, asked if they already had interest or commitments to use the signage if allowed. Mr. Martinez stated that commitments for 2018 were already being made.

Mr. Martinez advised that they put out a quality product that will be well maintained.

**COMMISSIONER WATKINS MADE A MOTION, SECONDED BY COMMISSIONER BIGGERS, TO APPROVE PLANNING & ZONING CASE #PZ17-06 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**

**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.**

**APPROVED**

Chair Wenger opened the Public Hearing at 6:51 p.m. and closed it at 6:52 p.m.

Chair Wenger called on the applicant to present the item. There was not a representative present for the item.

Ms. Meason advised that this was the old Payless Shoe Store and since they have vacated the property the new tenant a dental office is seeking approval for their land use.

**COMMISSIONER SMITH MADE A MOTION, SECONDED BY COMMISSIONER RILEY, TO APPROVE PLANNING & ZONING CASE #PZ17-07 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**

#### **D. GENERAL ITEMS**

##### **D.1 DISCUSS AND CONSIDER APPOINTMENT OF PLANNING & ZONING COMMISSION CHAIR.**

Chair Wenger opened up the floor for nominations.

**COMMISSIONER SMITH MADE A MOTION TO NOMINATE SUE WENGER AS COMMISSION CHAIR, SECONDED BY COMMISSIONER BIGGERS. BEING NO OTHER NOMINATIONS A VOTE WAS TAKEN.**

**BY A VOTE OF 7-0, SUE WENGER WAS APPOINTED AS COMMISSION CHAIR.**

##### **D.2 DISCUSS AND CONSIDER APPOINTMENT OF PLANNING & ZONING COMMISSION VICE CHAIR.**

**COMMISSIONER SMITH MADE A MOTION TO NOMINATE JEANNIE TURLEY AS COMMISSION VICE CHAIR, SECONDED BY COMMISSIONER BIGGERS. BEING NO OTHER NOMINATIONS A VOTE WAS TAKEN.**

**BY A VOTE OF 7-0, JEANNIE TURLEY WAS APPOINTED AS COMMISSION VICE CHAIR.**

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

##### **E.1 PLANNING & ZONING ADMINISTRATOR REPORTS:**

**1. Announce date of Annual Employee Appreciation Banquet.**

Ms. Meason announced that the date for the annual Christmas Employee Appreciation Banquet would be on Saturday, December 9, 2017 at National Hall. Official invitations will be mailed out at a later date.

**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.

There are no items listed in Executive Session.

**G. 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.

**H. ADJOURNMENT**

Chair Sue Wenger adjourned the meeting at 6:58 p.m.

**APPROVED:**

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Sue Wenger, Chair  
Planning & Zoning Commission

**ATTEST:**

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Suzanne Meason  
Planning & Zoning Administrator

Agenda Item No. C.1

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

**Item:** Request for a waiver to Section IV – Administration and Amendments, B. Waivers from the Subdivision Regulations and Design Standards, J. Replats 1(a) to allow for a replat of a 0.56-acre parcel of land known as Block 8, Lots 31 (north 37.5 feet), 32, and 33, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 8, Lot 33R, Indian Oaks Subdivision, commonly known as 3133 Huron Trail, Lake Worth, Texas to allow approval without all property owners signing and acknowledging the replat.

**Property Description:**

0.56 acres of property, located at 3133 Huron Trail

**Property Owner(s):**

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

**Applicant:**

Raymond Pettis, Jr.

**Engineer/Surveyor:**

Surveyor: Barron, Stark & Swift, 6221 Southwest Blvd., Suite #100, Fort Worth, Texas 76132

**Current Zoning:**

"SF-1" – Single Family Residential

**Proposed Use:**

"SF-1" – Single Family Residential

**Existing Road(s):**

Huron Trail

**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 "SF-1" – Single Family Residential.

East: The property to the east is currently zoned "SF-1" – Single Family Residential.

West: The property to the west is currently zoned "SF-1" – Single Family Residential.

**Summary:**

Mr. Pettis came to the city several months ago wishing to construct an accessory building in the rear of his property, upon plan review it was determined that Mr. Pettis owned several (part of

Agenda Item No. C.1

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31, all of 32, and all of 33) lots and that the proposed building would end up crossing property lines, which is not allowed by ordinance. Mr. Pettis was instructed by staff that he would have to replat the multiple properties into one parcel in order to move forward with the building construction. Mr. Pettis hired a surveyor who drew up the replat document and submitted application for the replat approval. Upon staff review of the replat document it was discovered that lot 31 was partially (north 37.5') owned by Mr. Pettis and partially owned (south 12.5') by a Deirdre Kay Pope, according to Tarrant Appraisal District.

Mr. Pettis was notified that the other property owner would need to be involved in the replat process for it to meet city ordinance (which he advised she would not be in favor of) or that he may request a waiver to the Subdivision Regulations. Mr. Pettis made the request for the waiver in writing.

Staff sent Ms. Deirdre Kay Pope a letter informing her of the situation in reference to the plat. Staff received back a letter from Linda Larned Pope, Ms. Pope's mother advising staff Ms. Pope was deceased. To date staff has not had any other contact with Ms. Linda Larned Pope in reference to the replat.

Waivers of the Subdivision Regulations may be approved only if the City Council finds the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of the land; and
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
3. That the granting of the waiver will not be detrimental to the public health, safety, welfare, or injurious to other property in the area; and
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the adopted Comprehensive Land Use Plan and the provisions of these regulations; or
5. That the waiver is necessary as a result of the city engineer's determination regarding the rough proportionality of an exaction requirement.

The lot in question was illegally subdivided when purchased. While the applicant is attempting to comply with the City's requirements for replatting the lot(s), the approval of a waiver and replat would create a legal non-conforming use.

**Public Input:**

N/A

**Fiscal Impact:**

N/A

Agenda Item No. C.1

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**Attachments:**

1. Vicinity Map
2. Subdivision Regulations Excerpt (Section II)
3. Subdivision Regulations Excerpt (Section IV)

**Recommended Motion or Action:**

Staff recommends denial of Agenda Item C.3 as the waiver requested for a replat does not meet the requirements as set out in Section IV – Administration and Amendments; B.-Waivers from Subdivision Regulations and Design Standards (1-5).







## Section II

16. Final plans for required improvements specified in *Part II, Design Criteria and Construction Standards*.
17. Final plats circulated for review purposes shall bear the surveyor's name, registration number, and the registered surveyor designation.
18. The surveyor's certificate and seal with signature shall be placed on the mylar copies of the final plat, similar to the one shown below:

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

19. A certificate of approval by the City Council including the date of approval, similar to the one shown below:

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

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary

### J. Replats

1. A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:
  - a. Is signed and acknowledged by only the owners of the property being replatted;
  - b. Is approved by the City Council after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard;
  - c. Does not attempt to amend or remove any covenants or restrictions; and
  - d. Is in compliance, when applicable, with subsections 2, 3, and 4 below.
2. In addition to compliance with the above, a replat without vacating the preceding plat must conform to the requirements of this section if any of the proposed area to be re-subdivided or replatted was, within the immediate preceding five years, limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot, or if any lot in the preceding plat was limited by deed restriction to residential use for not more than two residential units per lot:

- a. Notice of the public hearing shall be given no less than 15 days prior to the day of the hearing in the following manner:
    - i) Publication of the hearing notice in the official newspaper or a newspaper of general circulation; and
    - ii) Written notice, with a copy of subsection (b) attached thereto, of the public hearing forwarded to the owners (as the ownerships appear on the last approved municipal tax roll) of all lots in the original subdivision and that are within 200 feet of the lots to be replatted. The notice may be served by depositing it properly addressed and postage paid in a post office or postal depository within the city.
  - b. If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive the affirmative vote of at least three-fourths of the members present of the Planning and Zoning Commission and City Council in order to be approved. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the Planning and Zoning Commission and City Council prior to the closing of the public hearing. In computing the percentage of land area under this section, the area of streets and alleys shall be included.
3. Compliance with subsection 2(b) is not required for approval of a replatting of a portion of a prior plat if the area to be replatted was designated or reserved for other than single or duplex-family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat.
  4. Replats shall be subject to a filing fee as approved on the City of Lake Worth Fee Schedule and shall be accompanied by certified copies of the entire subdivision plat and the deed restrictions and covenants.
  5. A preliminary plat shall be required in cases where a replat involves the reconfiguration of more than three lots.

#### **K. Amending / Correction Plats**

1. Notwithstanding any other provision of the above section H, the city is authorized to approve and issue an amending plat which is signed by the applicants only, and which is for one or more of the purposes set forth in the following subparagraphs (a) through (k), and such approval and issuance shall not require notice, hearing or approval of other lot owners. Amending/correction plats in accordance with the provisions of this section may be approved by the planning administrator if the sole purpose of the amending plat is to:
  - a. Correct an error in any course or distance shown on the prior plat;

## Section IV

### *Section III Blocks.*

7. Sidewalk standards are contained in *Part II Design Criteria and Construction Standards, Section VII Sidewalks.*
8. Lot standards are contained in *Part II Design Criteria and Construction Standards, Section IV Lots.*
9. Easement standards are contained in *Part II Design Criteria and Construction Standards, Section V Easements*".

### **C. Building Setback Lines**

Building setback lines which vary from the requirements of the zoning ordinance shall be shown on all lots intended for residential, institutional, commercial, or industrial use. Plats where the building setback line conforms to the zoning ordinance of the City of Lake Worth shall state such conformance on the face of the plat.

### **D. Developers Agreement**

1. Before construction starts on any private or public improvements in a subdivision, the subdivider shall execute a contract with the City providing for the installation of public improvements required by the development regulations of the City. This agreement, entitled "Developers Agreement," shall constitute a covenant which will run with the land and will be binding upon any assignee or owner in the chain of title. The Developers Agreement shall be in the form provided in *Appendix A of Section 1 of the City of Lake Worth Design Criteria and Construction Standards.*
2. After execution of the Developers Agreement by the subdivider and the City, any changes in the contract or the plans or specifications that alter the scope of the project must be recommended by the City engineer and approved by the city attorney and the City Council. Upon approval, an addendum to the Developers Agreement shall be executed by the subdivider and the City.

## **Section IV – Administration and Amendments**

### **A. Building Permits**

1. The city shall withhold all city improvements and services, including the furnishing of sewerage facilities and water service, and all franchise service under control of the city, from subdivisions which have not been approved in accordance with these regulations and *Part II Design Criteria and Construction Standards.*
2. A building permit may be issued after completion of water and sewer improvements, and installation of curb and gutter, when the developer elects to provide cash or an

irrevocable letter of credit to cover the remaining cost of the community facilities not completed at the time building permits are issued. Should a developer not provide this security, he will be issued building permits only upon final completion and acceptance of all community facilities by the city.

3. In the C, I, P-C, P-I, and M-PD zoning districts, a building permit may be issued after the engineering plans have been approved by the city engineer, and the Developers Agreement has been executed and upon the posting of security, as specified in *Appendix A of Section 1 of the City of Lake Worth Design Criteria and Construction Standards*. This provision applies only when there is to be no street construction or street improvements. (Street construction or street improvements fall under the provisions of paragraph 2 above).
4. No occupancy permits shall be issued for any structure or building on any lot, tract or parcel, and no structure or building shall be occupied, unless and until the required public improvements are installed, connected, and are functioning properly and have been accepted by the city.

#### **B. Waivers from Subdivision Regulations and Design Standards**

Waivers from *Part I Subdivision and Development* and *Part II Design Criteria and Construction Standards* may be approved as follows:

The City Council of the City of Lake Worth, after recommendation by the Planning and Zoning Commission, shall have the ultimate power to grant or reject waivers to the Subdivision and Development Regulations and Design Criteria and Construction Standards. The City Council may authorize a waiver from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the City Council shall prescribe only conditions that it deems necessary or desirable to protect the public interest. In making the findings hereinbelow required, the City Council shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. No waiver shall be granted unless the City Council finds:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of these regulations would deprive the applicant of the reasonable use of the land; and
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
3. That the granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area; and
4. That the granting of the waiver will not have the effect of preventing the orderly

subdivision of other land in the area in accordance with the adopted Comprehensive Land Use Plan and the provisions of these regulations; or

5. That the waiver is necessary as a result of the city engineer's determination regarding the rough proportionality of an exaction requirement.

Such findings, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the City Council meeting at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of the adopted Comprehensive Land Use Plan and these regulations so that the public health, safety and welfare may be secured and substantial justice done. Waivers of regulations contained in *Part II, Design Criteria and Construction Standards* may only be granted based on the showing by the developer's engineer that the alternative standards provide the same degree of protection that the original standards would provide. Pecuniary hardship standing alone shall not be deemed to constitute undue hardship.

### **C. Amendments**

1. Amendments to *Part I Subdivision and Development* shall be adopted by official action of the City Council after recommendation from the Planning and Zoning Commission.
2. Amendments to *Part II Design Criteria and Construction Standards* shall be adopted by official action of the City Council after recommendation from the Planning and Zoning Commission except that if amendment of a design standard is required due to a change in federal or state law, or a finding by the director of public works, in consultation with the city engineer, or other affected city department director, that the amendment is necessary due to changes in generally accepted engineering principles or Best Management practices, the director of public works may recommend, and the city manager may approve, such amendments that satisfy one or more of these criteria. A person aggrieved by such an amendment may appeal the adoption of the amendment to the City Council within 30 days of its adoption.

### **D. Determination of Rough Proportionality**

Prior to a decision for a plat, plan for development or other permit for which an exaction requirement is imposed as a condition of approval, the city engineer shall prepare a written statement affirming that each exaction requirement to be imposed as a condition of approval is roughly proportionate to the demand created by the subdivision or development on the applicable public facilities system of the city, taking into consideration the nature and extent of the development proposed. In making this determination, the city engineer may consider:

1. categorical findings and recommendations of the North Central Texas Council of Governments in developing standard specifications for public infrastructure

Agenda Item No. D.1

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PS17-09, a proposed preliminary plat being all of a 0.612-acre tract of land legally known as Block 1, Lot(s) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract(s) 2bbbb and 2XXX, John Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, DJK Farm, commonly known as 7000 Foster Drive, Lake Worth, Texas.

**Property Description:**

0.612 acres of property, located at 6932 and 7000 Foster Drive

**Property Owner(s):**

Do Jung Kwon and Mi Yeun Jeong, 8709 Vista Royale Drive, Fort Worth, Texas 76108

**Applicant:**

Do Jung Kwon

**Engineer/Surveyor:**

Surveyor: Peiser & Mankin Surveying, LLC, 623 E. Dallas Road, Grapevine, Texas 76051

**Current Zoning:**

"PC" – Planned Commercial

**Proposed Use:**

"PC" – Planned Commercial for the use of Retail Lease Space and Food Establishments

**Existing Road(s):**

Foster Drive and Lake Worth Blvd. (State Highway 199/Jacksboro Hwy.)

**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 Lake Worth Blvd. (State Highway 199/Jacksboro Hwy.)

West: The property to the west is currently zoned "SF-1" – Single Family Residential.

**Summary:**

Mr. Kwon owns the above-mentioned properties on which a Retail Center has been approved, but the multiple properties must be replatted into one large lot prior to construction. This is the preliminary plat which must be approved and then the final plat will be heard as well.

**Agenda Item No. D.1**

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At this time the item will need to be postponed to the Planning & Zoning Commission Meeting held on January 16, 2018 at 6:30 pm in the City Council Chambers as the Fort Worth Telegram inadvertently left the public hearing notification off their list of publications and it was not published, so it does not meet the public hearing notice requirement as required by ordinance.

**Public Input:**

On Friday, December 8, 2017, as required by State law, the City mailed out fourteen (14) letters of Notification for a Public Hearing to all property owners within two hundred (200) feet of the subject site. Notice was also supposed to be published in the City's paper of record, the Fort Worth Star Telegram on Friday, December 1, 2017, but was inadvertently left off their list of publications. 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. Preliminary Plat Application
2. Preliminary Plat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)

**Recommended Motion or Action:**

Staff recommends that due to the publication requirement not being met, that Planning & Zoning Case No. PS17-09 be postponed to the Planning & Zoning Commission Meeting held on January 16, 2018 at 6:30 pm in the City Council Chambers.



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



## PRELIMINARY PLAT APPLICATION

### PROPERTY OWNER/DEVELOPER INFORMATION

Company Name:		Contact Person:	
Address: 8707 Visa Royale Dr		Do Jung Kwon	
City: Fort Worth	State: TX	Zip: 76108	
Phone: 817-917-1734	Fax:	Email: kdjoo@yahoo.com	

### SURVEYOR INFORMATION

Company Name: Peiser and Mankin Surveying		Contact Person: Tim Mankin	
Address: 623 E. Dallas Road		Grapevine	
City: Grapevine	State: TX	Zip: 76051	
Phone: 817-481-1806	Fax: 817-481-1809	Email: tmankin@peisersurveying.com	

### PROPERTY INFORMATION

Current Legal Description	Block/Abstract: 1	Lot/Tract: 4-6	Addition/Survey: Lake Worth Addition
Proposed Legal Description	Block(s): 1	Lot(s): 1	Addition: DSK FARM
Current Zoning: Single Family Residential	Will a Zoning Change be requested? <input type="checkbox"/> YES <input type="checkbox"/> NO		
If Zoning Change requested what will be proposed zoning?	Type of Development being proposed? <input type="checkbox"/> SF <input type="checkbox"/> MF <input type="checkbox"/> C <input type="checkbox"/> I <input type="checkbox"/> Other		
Any Ordinance Waivers/ Variance Requests? (provide letter of request(s)) <input type="checkbox"/> YES <input type="checkbox"/> NO	Easement Required? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Total number of acres in plat: 0.612	Total numbers of parcels in plat: 1		

I understand that I must provide four (4) folded hard copies of the plat document (18" x 24"), a copy in electronic format (pdf, tif, etc.), the preliminary plat 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: 7-25-17
Printed Name: Do Jung Kwon	Title: Owner

### OFFICE USE ONLY

Fee: \$ 320.00	Date Paid: 7.26.17	Receipt #: P17-0624
PZ #: PS17-09	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date:	City Council Meeting Date:	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Plat 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"/>	Date Plat Filed: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Instrument #:		









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

**PRELIMINARY PLAT REQUEST  
PLANNING & ZONING CASE #PS17-09**

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 preliminary plat approval. 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, December 19, 2017**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the proposed preliminary plat being all of a 0.612 acre tract of land legally known as Block 1, Lot(s) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract(s) 2bbbb and 2XXX, John Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, DJK Farm, commonly known as 7000 Foster Drive, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, January 9, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Kwon Do Jung & Jeong Mi Yeun  
8709 Vista Royale Drive  
Fort Worth, Texas 76108

Murphy USA Real Est Lke #12 LP  
PO Box 7300  
El Dorado, AR 71731

Hung Le  
8945 Waterchase Circle  
Fort Worth, Texas 76120

Michael R Launi  
7017 Edgemere Place  
Lake Worth, Texas 76135

Mark/Barry Edwards  
4821 SE 45<sup>th</sup> Street  
Oklahoma City, OK 73135-3130

Harry A/Jonnie R Beason  
4025 Dakota Trail  
Lake Worth, Texas 76135

Michael R Launi  
5211 Forest Lane, Suite #101  
Dallas, Texas 75244-8003

Harold D/Shirley Sellers  
4028 Tejas Trail  
Lake Worth, Texas 76135

Harry Huston Gilliam  
7019 Edgemere Place  
Lake Worth, Texas 76135

M S Jackson & J S Seiler  
4033 Dakota Trail  
Lake Worth, Texas 76135

William L Cowden Real Est LLC  
5760 Popken Drive  
Fort Worth, Texas 76114

Tony & Tonie Brown  
4032 Tejas Trail  
Lake Worth, Texas 76135

Fellowship of Lake Worth  
4024 Dakota Trail  
Lake Worth, Texas 76135

Crabtree Holdings LLC  
6921 Foster Drive  
Lake Worth, Texas 76135

## Lake Worth Planning & Zoning Commission Meeting – December 19, 2017

### Agenda Item No. D.2

---

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PS17-10, a proposed final plat being all of a 0.612-acre tract of land legally known as Block 1, Lot(s) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract(s) 2bbbb and 2XXX, John Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, DJK Farm, commonly known as 7000 Foster Drive, Lake Worth, Texas.

**Property Description:**

0.612 acres of property, located at 6932 and 7000 Foster Drive

**Property Owner(s):**

Do Jung Kwon and Mi Yeun Jeong, 8709 Vista Royale Drive, Fort Worth, Texas 76108

**Applicant:**

Do Jung Kwon

**Engineer/Surveyor:**

Surveyor: Peiser & Mankin Surveying, LLC, 623 E. Dallas Road, Grapevine, Texas 76051

**Current Zoning:**

"PC" – Planned Commercial

**Proposed Use:**

"PC" – Planned Commercial for the use of Retail Lease Space and Food Establishments

**Existing Road(s):**

Foster Drive and Lake Worth Blvd. (State Highway 199/Jacksboro Hwy.)

**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 Lake Worth Blvd. (State Highway 199/Jacksboro Hwy.)

West: The property to the west is currently zoned "SF-1" – Single Family Residential.

**Summary:**

This is the final plat for the previous agenda item (D.1), which was postponed. This item too must be postponed as the Commission cannot act on a final plat without first approving the preliminary plat.

**Agenda Item No. D.2**

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At this time the item will need to be postponed to the Planning & Zoning Commission Meeting held on January 16, 2018 at 6:30 pm in the City Council Chambers.

**Public Input:**

On Friday, December 8, 2017, as required by State law, the City mailed out fourteen (14) 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, December 1, 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. Final Plat Application
2. Final Plat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)

**Recommended Motion or Action:**

Staff recommends that due to the preliminary plat being postponed the final plat, Planning & Zoning Case No. PS17-10 will need to be postponed to the Planning & Zoning Commission Meeting held on January 16, 2018 at 6:30 pm in the City Council Chambers as well.

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



# PRELIMINARY PLAT APPLICATION FINAL

## PROPERTY OWNER/DEVELOPER INFORMATION

Company Name:		Contact Person:	
Address: 8707 Visa Royale Dr		Do Sung Kwon	
City: Fort Worth	State: TX	Zip: 76108	
Phone: 817-917-1734	Fax:	Email: kdjaa@kaho.com	

## SURVEYOR INFORMATION

Company Name: Peiser and Mankin Surveying		Contact Person: Tim Mankin	
Address: 623 E. Dallas Road		City: Grapevine	
State: TX	Zip: 76051		
Phone: 817-481-1806	Fax: 817-481-1809	Email: tmankin@peisersurveying.com	

## PROPERTY INFORMATION

Current Legal Description	Block/Abstract: 1	Lot/Tract: 4-6	Addition/Survey: Lake Worth Addition
Proposed Legal Description	Block(s): 1	Lot(s): 1	Addition: DSK FARM
Current Zoning: Single Family Residential		Will a Zoning Change be requested? <input type="checkbox"/> YES <input type="checkbox"/> NO	
If Zoning Change requested what will be proposed zoning?		Type of Development being proposed? <input type="checkbox"/> SF <input type="checkbox"/> MF <input type="checkbox"/> C <input type="checkbox"/> I <input type="checkbox"/> Other	
Any Ordinance Waivers/ Variance Requests? (provide letter of request(s)) <input type="checkbox"/> YES <input type="checkbox"/> NO		Easement Required? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Total number of acres in plat? 0.612		Total numbers of parcels in plat? 1	

I understand that I must provide four (4) folded hard copies of the plat document (18" x 24"), a copy in electronic format (pdf, tif, etc.), the preliminary plat 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: 7-25-17
Printed Name: Do Sung Kwon	Title: Owner

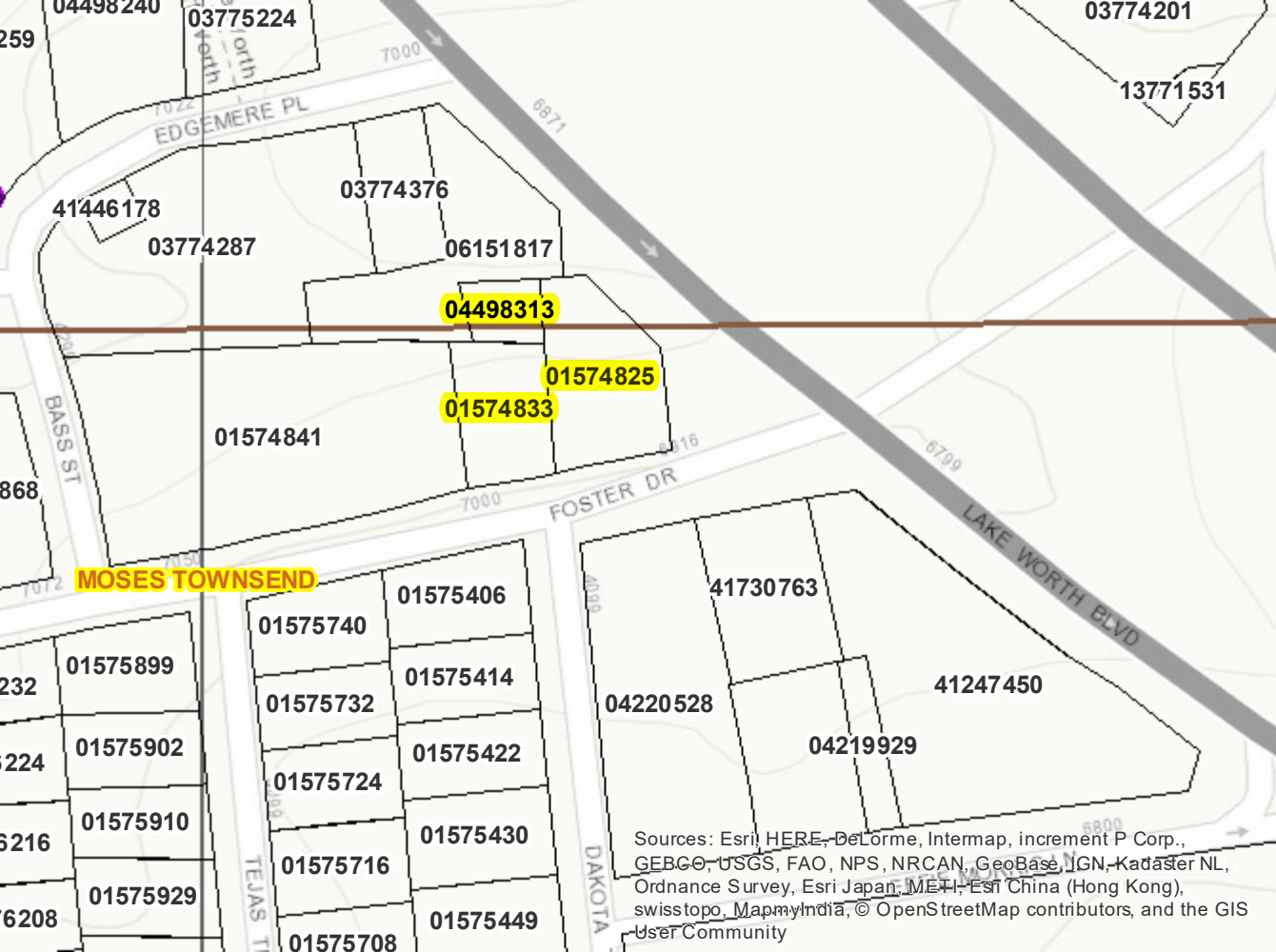
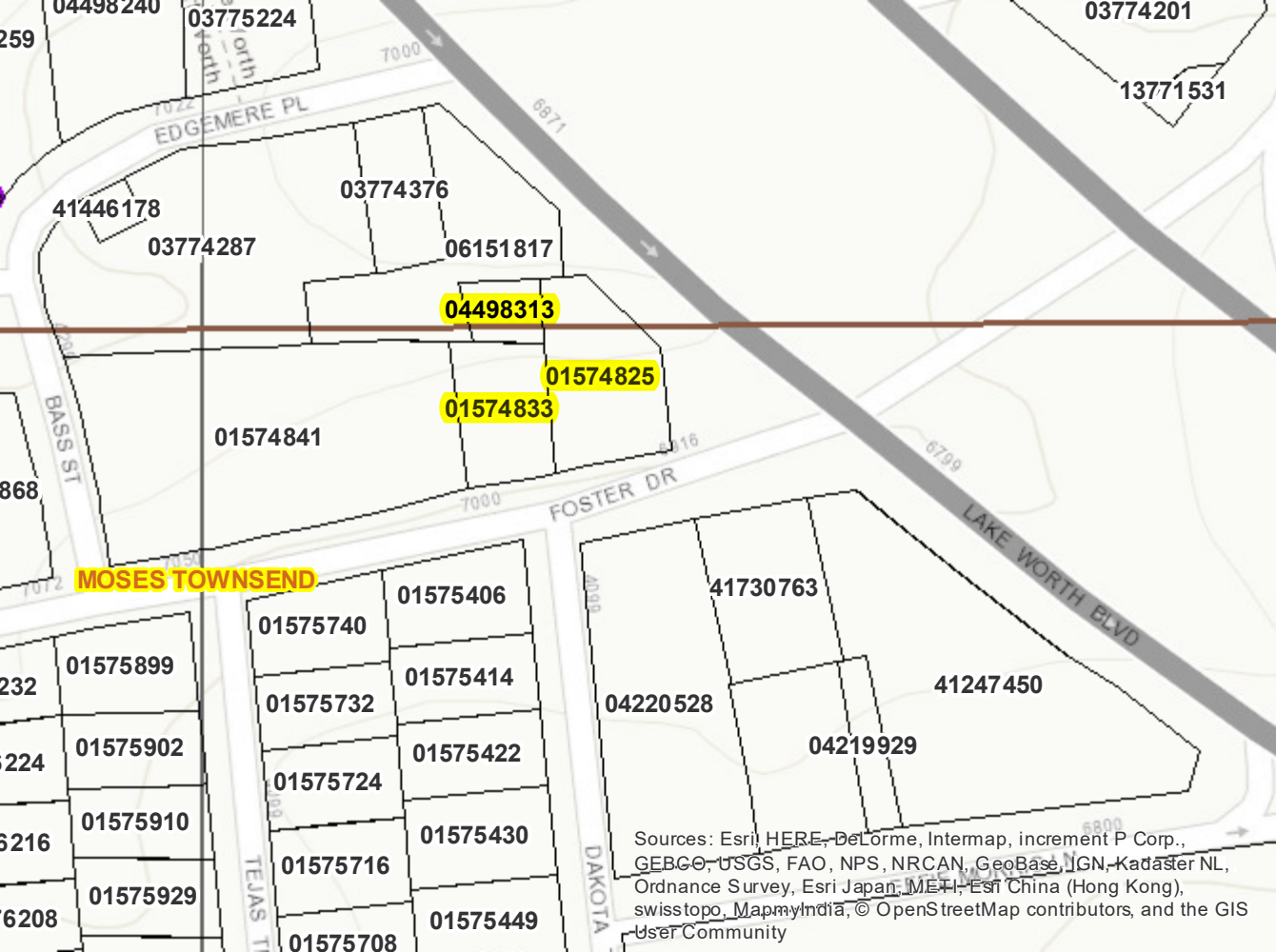
## OFFICE USE ONLY

Fee: \$ 320.00	Date Paid: 7-26-17	Receipt #: P17-0624	
PZ #: PS17-09	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date:		City Council Meeting Date:	
Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date Approved: [ ]/[ ]/[ ]	Date Plat Filed: [ ]/[ ]/[ ]	Instrument #:









Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,  
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,  
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),  
swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS  
User Community

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

**FINAL PLAT REQUEST  
PLANNING & ZONING CASE #PS17-10**

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 final plat approval. 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, December 19, 2017**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the proposed final plat being all of a 0.612 acre tract of land legally known as Block 1, Lot(s) 4, 5, & 6, Lake Worth Addition and Abstract 188, Tract(s) 2bbbb and 2XXX, John Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, DJK Farm, commonly known as 7000 Foster Drive, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, January 9, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Kwon Do Jung & Jeong Mi Yeun  
8709 Vista Royale Drive  
Fort Worth, Texas 76108

Murphy USA Real Est Lke #12 LP  
PO Box 7300  
El Dorado, AR 71731

Hung Le  
8945 Waterchase Circle  
Fort Worth, Texas 76120

Michael R Launi  
7017 Edgemere Place  
Lake Worth, Texas 76135

Mark/Barry Edwards  
4821 SE 45<sup>th</sup> Street  
Oklahoma City, OK 73135-3130

Harry A/Jonnie R Beason  
4025 Dakota Trail  
Lake Worth, Texas 76135

Michael R Launi  
5211 Forest Lane, Suite #101  
Dallas, Texas 75244-8003

Harold D/Shirley Sellers  
4028 Tejas Trail  
Lake Worth, Texas 76135

Harry Huston Gilliam  
7019 Edgemere Place  
Lake Worth, Texas 76135

M S Jackson & J S Seiler  
4033 Dakota Trail  
Lake Worth, Texas 76135

William L Cowden Real Est LLC  
5760 Popken Drive  
Fort Worth, Texas 76114

Tony & Tonie Brown  
4032 Tejas Trail  
Lake Worth, Texas 76135

Fellowship of Lake Worth  
4024 Dakota Trail  
Lake Worth, Texas 76135

Crabtree Holdings LLC  
6921 Foster Drive  
Lake Worth, Texas 76135

**Lake Worth Planning & Zoning Commission Meeting – December 19, 2017**

**Agenda Item No. D.3**

---

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PS17-11, a proposed replat being all of a 0.56-acre parcel of land known as Block 8, Lots 31 (north 37.5 feet), 32, and 33, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 8, Lot 33R, Indian Oaks Subdivision, commonly known as 3133 Huron Trail, Lake Worth, Texas.

**Property Description:**

0.56 acres of property, located at 3133 Huron Trail

**Property Owner(s):**

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

**Applicant:**

Raymond Pettis, Jr.

**Engineer/Surveyor:**

Surveyor: Barron, Stark & Swift, 6221 Southwest Blvd., Suite #100, Fort Worth, Texas 76132

**Current Zoning:**

"SF-1" – Single Family Residential

**Proposed Use:**

"SF-1" – Single Family Residential

**Existing Road(s):**

Huron Trail

**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 "SF-1" – Single Family Residential.

East: The property to the east is currently zoned "SF-1" – Single Family Residential.

West: The property to the west is currently zoned "SF-1" – Single Family Residential.

**Summary:**

This is the replat item for Mr. Raymond Pettis. The only way that the replat can be approved is if the waiver is granted per Agenda Item C.1 as requested.

Agenda Item No. D.3

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**Public Input:**

On Friday, December 8, 2017, as required by State law, the City mailed out twenty-two (22) letters of Notification for a Public Hearing to all property owners within two hundred (200) feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, December 1, 2017. We have received the following in favor/opposition to the request:

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

N/A

**Fiscal Impact:**

N/A

**Attachments:**

1. Replat Application
2. Replat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)

**Recommended Motion or Action:**

Staff recommends denial of Agenda Item D.3 unless waiver is granted per Agenda Item C.1.

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



## REPLAT APPLICATION

### PROPERTY OWNER/DEVELOPER INFORMATION

Company Name: <u>Raymond O. Pettis, Jr</u>		Contact Person: <u>Ruy</u>	
Address: <u>3133 Huron Trail</u>	City: <u>LAKE WORTH</u>	State: <u>TX</u>	Zip: <u>76135</u>
Phone: <u>(817) 822-6848</u>	Fax: <u>(817) 238-2144</u>	Email: <u>PETTIS0773@ymhoo.com</u> <u>pettis0773</u>	

### SURVEYOR INFORMATION

Company Name: <u>BARRON STARK &amp; SWIFT Consulting Engineers</u>		Contact Person: <u>Curtis Yarger</u>	
Address: <u>6221 Southwest Blvd.</u>	City: <u>FT. WORTH</u>	State: <u>TX</u>	Zip: <u>76132</u>
Phone: <u>817-231-8100</u>	Fax: <u>817-231-8144</u>	Email: <u>cyarger@barronstark.com</u>	

### PROPERTY INFORMATION

Current Legal Description	Block/Abstract: <u>8185</u>	Lot/Tract: <u>N 87.5° E 31' X 30'</u>	Addition/Survey: <u>Jose Maria Basquis Survey</u>
Proposed Legal Description	Block(s): <u>8</u>	Lot(s):	Addition: <u>Indian Oaks</u>
Current Zoning: <u>SF-1 Proposed SF-4</u>	Proposed Use: <u>Residential</u>		
Total number of acres in plat: <u>0.56 Acres</u>		Total numbers of parcels in plat: <u>1</u>	

I understand that I must provide four (4) folded hard copies of the plat (18" x 24"), a copy of the replat document in electronic format (pdf, tif, etc.), the replat 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 Planning & Zoning Commission and the City Council for final approval.

Property Owner Signature: <u>[Signature]</u>	Date: <u>10/13/17</u>
Printed Name: <u>Raymond O. Pettis, Jr</u>	Title:

### OFFICE USE ONLY

Fee: <u>360.00</u>	Date Paid: <u>10.13.17</u>	Receipt #: <u>P17-0887</u>
PZ #: <u>PS17-11</u>	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: <u>12.19.17</u>	City Council Meeting Date: <u>1.9.18</u>	Liens Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO
Plat 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"/>	Date Plat Filed: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Instrument #:



LOT 6, BLOCK 8  
NATHAN G DAVIS  
INSTRUMENT NUMBER: D215141521  
C.C.R.T.C.T.

LOT 6

LOT 7, BLOCK 8  
HARVESTER LAND COMPANY INC.  
INSTRUMENT NUMBER: D216019341  
C.C.R.T.C.T.

LOT 7

LOT 8  
LOTS 8 & 9, BLOCK 8  
MICKEY G BLEAU  
INSTRUMENT NUMBER:  
D207232465  
C.C.R.T.C.T.

LOT 8

LOT 9

LOT 10, BLOCK 8.  
ROBERT NORMAN  
INSTRUMENT NUMBER:  
00104420002384  
C.C.R.T.C.T.

LOT 10

LOT 11, BLOCK 8.  
JAMES M LYONS  
INSTRUMENT NUMBER:  
D215167573  
C.C.R.T.C.T.

LOT 11

LOT 12, BLOCK 8.  
ALEXIZ NICOLE RAMIREZ  
INSTRUMENT NUMBER:  
D213273971  
C.C.R.T.C.T.

LOT 12

LOT 35

LOTS 34 & 35, BLOCK 8  
BILLY W SCHEETS  
INSTRUMENT NUMBER: D217026895  
C.C.R.T.C.T.

LOT 34

LOT 33

3133 HURON TRAIL

BLOCK 8  
LOT 33R

LOT 32

0.56 ACRES  
24,394 SQ. FT.

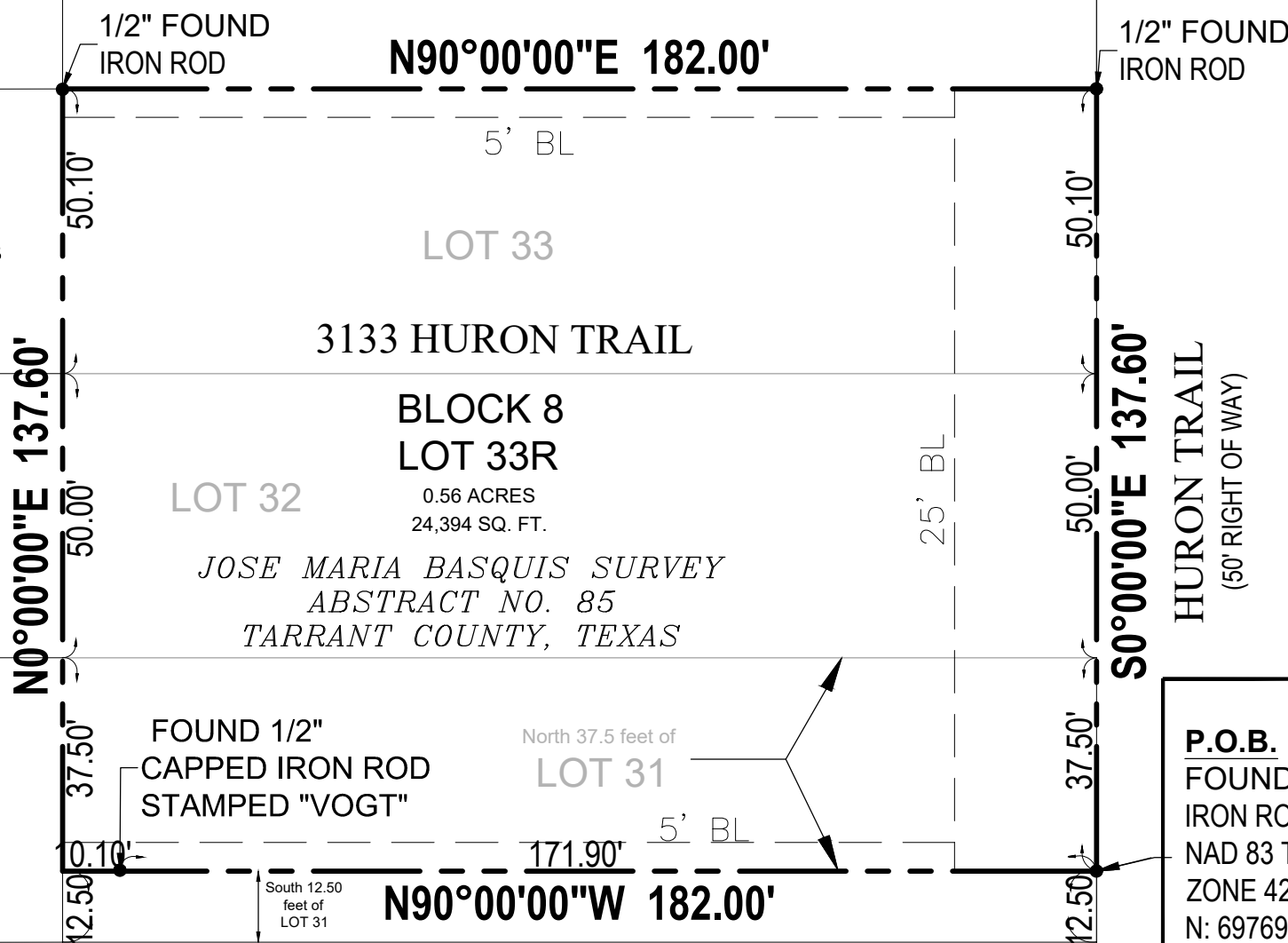
JOSE MARIA BASQUIS SURVEY  
ABSTRACT NO. 85  
TARRANT COUNTY, TEXAS

LOT 31

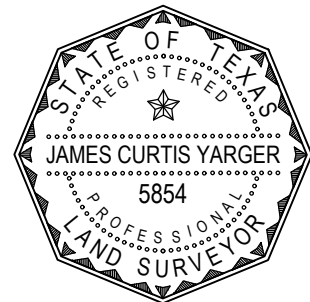
LOT 30

SOUTH 12.5 FEET OF LOT 31,  
AND LOTS 30-28, BLOCK 8  
KAY DEIRDRE POPE  
INSTRUMENT NUMBER:  
D213037159  
C.C.R.T.C.T.

LOT 29



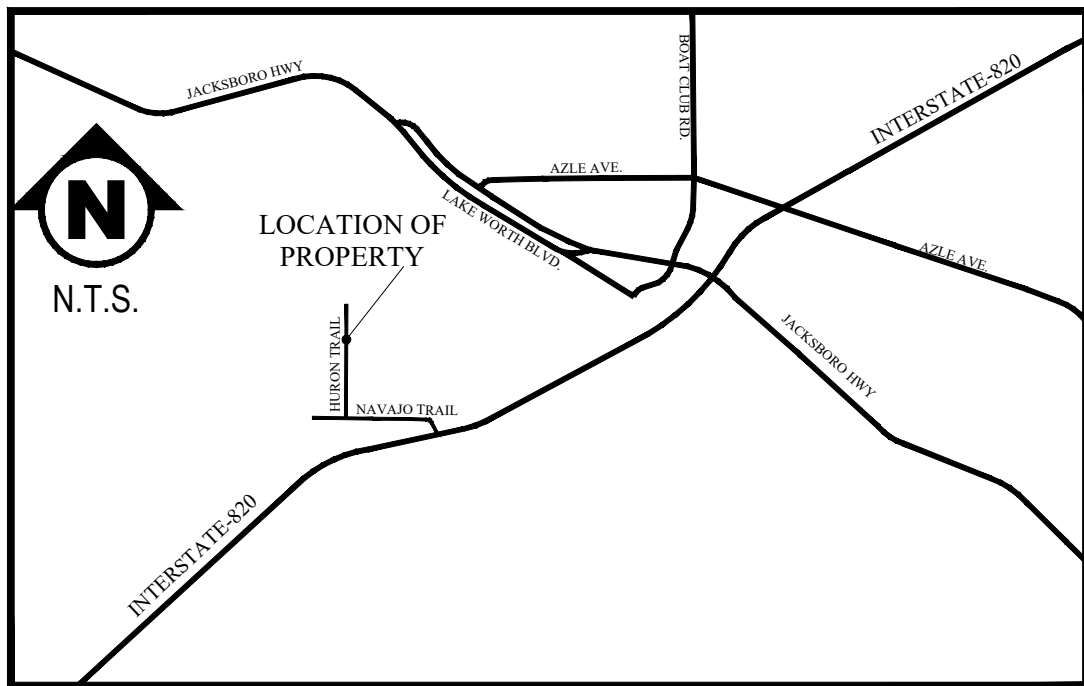
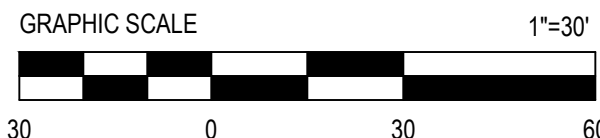
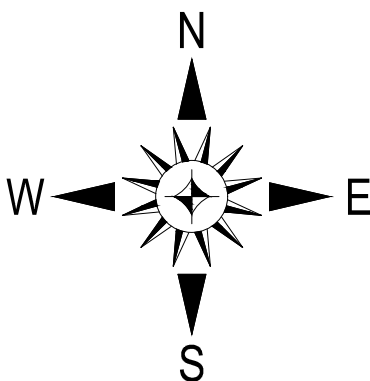
**P.O.B.**  
FOUND 1/2\"/>



KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, James Curtis Yarger, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

JAMES CURTIS YARGER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS #5854



LOCATION MAP "NOT TO SCALE"

## REPLAT

LOT 33R, BLOCK 8

## INDIAN OAKS

BEING A REPLAT OF THE NORTH 37.5 FEET OF LOT 31, AND  
ALL OF LOTS 32 AND 33, BLOCK 8,  
INDIAN OAKS,  
ACCORDING TO THE PLAT RECORDED  
IN VOLUME 204A, PAGE 177  
DEED RECORDS, TARRANT COUNTY, TEXAS  
AN ADDITION TO THE CITY OF LAKE WORTH  
TARRANT COUNTY, TEXAS

BEING 0.56 ACRES SITUATED IN THE  
JOSE MARIA BASQUIS SURVEY  
ABSTRACT NO. 85  
CITY OF LAKE WORTH  
TARRANT COUNTY, TEXAS

OCTOBER 2017

**B**  
**Barron•Stark•Swift**  
Consulting Engineers  
Together.

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10194060  
www.barronstark.com

**OWNER:**  
RAYMOND O. PETTIS JR AND  
SHIRLEY D. PETTIS  
3133 HURON TRAIL  
LAKE WORTH, TEXAS 76135

FILED FOR RECORD  
TARRANT COUNTY, TEXAS PLAT RECORD  
COUNTY CLERKS NUMBER D-\_\_\_\_\_  
DATE \_\_\_\_\_

Indian Oaks  
Replat

REV 1  
NOV. 29, 2017

SHEET 1 of 2



DEDICATION

STATE OF TEXAS  
COUNTY OF TARRANT

Whereas, Raymond O. Pettis Jr. and Shirley D. Pettis, owners of the North 37.5 feet of Lots 31, and all of Lots 32 and 33, Block 8, Indian Oaks, an addition to the City of Lake Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204A, Page 177, Deed Records of Tarrant County, Texas, and being the owner of the herein described property to wit:

Being a called 0.56 acre tract, also known as the North 37.5 feet of Lots 31, and all of Lots 32 and 33, in Block 8. Being more particularly described in a General Warranty Deed, dated September 17, 2013, from George D Hollis, (Grantor) to Raymond O Pettis, Jr. and Shirley D. Pettis, (Grantee's), recorded in Tarrant County Clerk's File No. D213246071, Tarrant County, Texas and being more fully described in Metes and bounds as follows:

BEGINNING at a capped1/2 inch iron rod found stamped "Vogt", at the southwest corner of the herein described tract and also being the Northeast corner of a tract conveyed to Kay Deidre Pope, and being further described in instrument number D213037159 County Clerk's Records, Tarrant County, Texas. Said rod also being on the west right of way of Huron Trail, (50' Right of Way), for the said POINT OF BEGINNING from which the original southeast corner of Lot 31, Block 8, Indian Oaks bears South 0°00'00" East, a distance of 12.50 feet, For reference;

THENCE North 90°00'00" West, with the south line of the herein described tract. Passing at a distance of 171.90 feet, a capped1/2 inch iron rod found stamped "Vogt", for reference. Continuing a distance of 10.10 feet to the southwest corner of the herein described Tract;

THENCE North 0°00'00" East, along the West Line of the North 37.5 feet of Lot 31 and Lots 32 and 33, a distance of 137.60 feet to a found 1/2 inch iron rod for the Northwest corner of the herein described tract. Said rod also being the northwest corner of said Lot 33 and the southwest corner of said Lot 34;

THENCE North 90°00'00" East, along the North line of the herein described Tract and Lot 33 and south line of Lot 34, Block 8, Indian Oaks, a distance of 182.00 feet to a found 1/2 inch iron rod at the northeast corner of the herein described tract and also being the northeast corner of Lot 33 and the southeast corner of Lot 34 in the west right of way line of Huron Trail;

THENCE South 0°00'00" East, with the east line of Lots 33, 32 and the north 37.5 feet of Lot 31, along the East line of Huron Lane, a distance of 137.60 feet to the POINT OF BEGINNING and containing 0.56 acres, 24,394 square feet of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS, THAT WE, RAYMOND O. PETTIS JR. AND SHIRLEY D. PETTIS, do hereby dedicate same to be known as Lot 33R, Block 8, INDIAN OAKS, an addition to Tarrant County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all easements as shown on this

Witness Our Hands This The Day of , 2017.

Printed Name: Raymond O. Pettis Jr.

Printed Name: Shirley D. Pettis

STATE OF TEXAS:  
COUNTY OF TARRANT:

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Raymond Pettis Jr., known by me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of ,2017

Notary Public in and for the State of Texas

Date:

STATE OF TEXAS:  
COUNTY OF TARRANT:

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Shirley Pettis, known by me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of ,2017

Notary Public in and for the State of Texas

Date:

"THE CITY OF LAKE WORTH RESERVES THE RIGHT TO REQUIRE ADDITIONAL MINIMUM FINISHED FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE."

ZONING CLASSICATION

SF-1 - SINGLE FAMILY RESIDENTIAL

GENERAL NOTES:

- ALL PROPERTY CORNERS ARE FOUND 1/2" IRON RODS
- FRONT YARD SETBACK LINE IS 25' AND SIDE YARD SETBACK IS 5' PER CITY OF LAKE WORTH
- NUMBER OF RESIDENTIAL LOTS = 1
- THE BASE BEARING FOR THIS SURVEY ORIGINATED FROM TEXAS NORTH CENTRAL ZONE 4202 NAD 83.
- WATER & SANITARY SEWER SERVED BY CITY OF LAKE WORTH
- PROPERTY ZONED SF-1

NOTE:  
HURON TRAIL IS AN EXISTING CITY RIGHT OF WAY DESIGNED AND CONSTRUCTED TO CITY OF LAKE WORTH STANDARDS AND LAND USE REGULATIONS

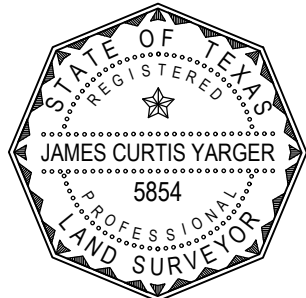
FEMA NOTE:  
ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED SEPTEMBER 25, 2009, MAP NO. 48439C0165K, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS ON  
THIS DAY OF , .

ATTEST:

BY:  
MAYOR

BY:  
CITY SECRETARY



KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, James Curtis Yarger, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

JAMES CURTIS YARGER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS #5854

REPLAT

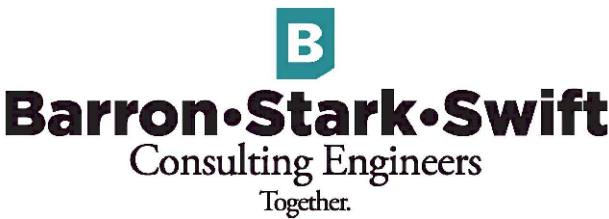
LOT 33R, BLOCK 8

INDIAN OAKS

BEING A REPLAT OF THE NORTH 37.5 FEET OF LOT 31, AND ALL OF LOTS 32 AND 33, BLOCK 8, INDIAN OAKS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204A, PAGE 177 DEED RECORDS, TARRANT COUNTY, TEXAS AN ADDITION TO THE CITY OF LAKE WORTH TARRANT COUNTY, TEXAS

BEING 0.56 ACRES SITUATED IN THE JOSE MARIA BASQUIS SURVEY ABSTRACT NO. 85 CITY OF LAKE WORTH TARRANT COUNTY, TEXAS

OCTOBER 2017



6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10194060  
www.barronstark.com

OWNER:  
RAYMOND O. PETTIS JR AND  
SHIRLEY D. PETTIS  
3133 HURON TRAIL  
LAKE WORTH, TEXAS 76135

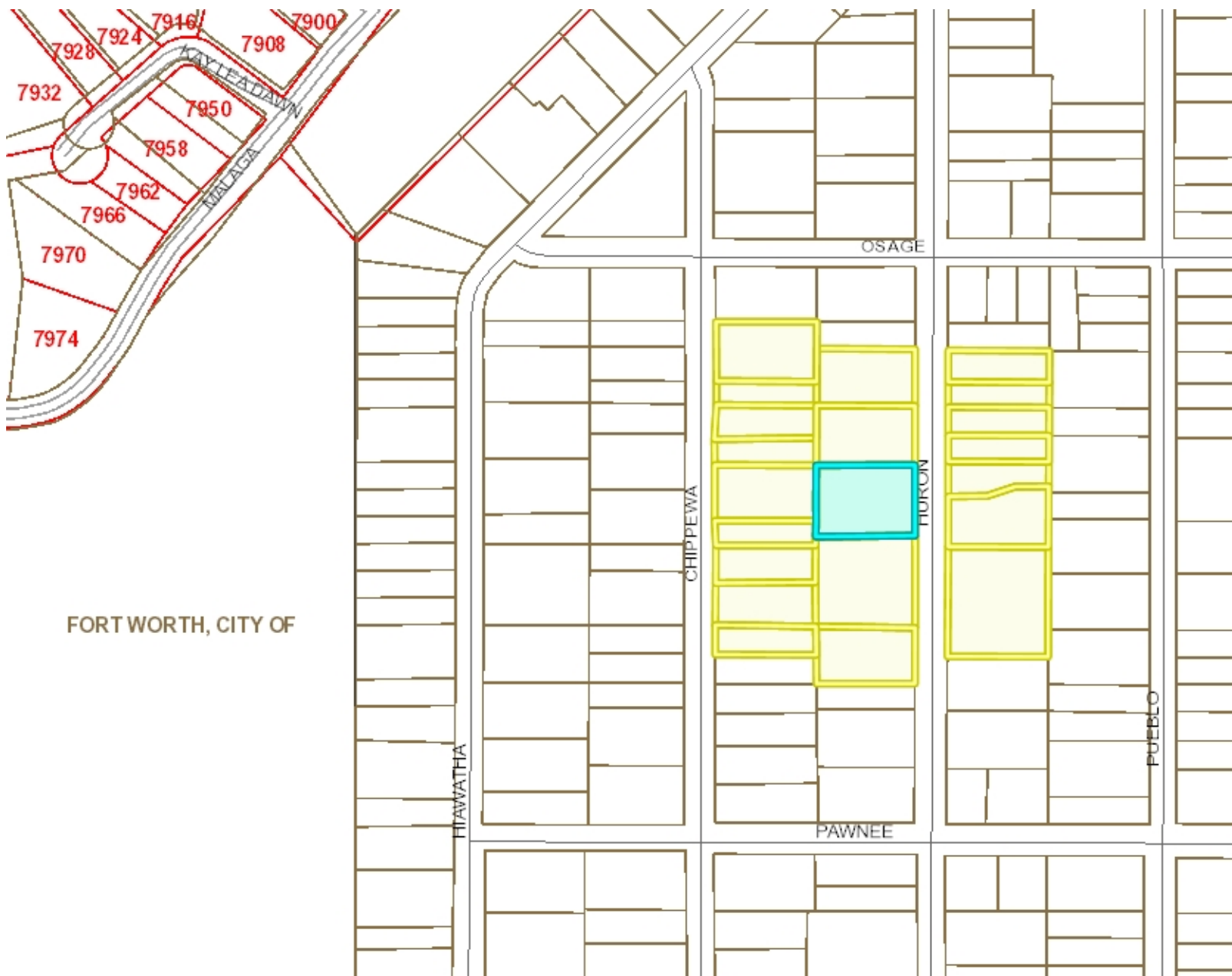
FILED FOR RECORD  
TARRANT COUNTY, TEXAS PLAT RECORD  
COUNTY CLERKS NUMBER D-  
DATE

Indian Oaks  
Replat

REV 1  
NOV. 29, 2017

SHEET 2 of 2

1079 - 5648



## Legend

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



12/8/17 4:17 PM

0.1 0 0.05 0.1 Miles

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

NCTCOG ORTHOPHOTOGRAPHY

1:3,170



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

**REPLAT REQUEST  
PLANNING & ZONING CASE #PS17-11**

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 replat approval. 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, December 19, 2017**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the proposed replat being all of a 0.56 acre parcel of land known as Block 8, Lots 31 (north 37.5 feet), 32, and 33, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 8, Lot 33R, Indian Oaks Subdivision, commonly known as 3133 Huron Trail, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, January 9, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

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

Michael Wiens  
3216 Chippewa Trail  
Lake Worth, Texas 76135

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

David F/Dora D Young  
PO Box 137557  
Lake Worth, Texas 76136

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

Francisco Mercado  
3136 Huron Trail  
Lake Worth, Texas 76135

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

Robert L Walls  
11755 FM 730 N  
Azle, Texas 76020

Alexiz Nicole Ramirez  
3128 Chippewa Trail  
Lake Worth, Texas 76135

James M Lyons  
3132 Chippewa Trail  
Lake Worth, Texas 76135

Jim McNally  
1640 Palisades Drive  
Carrollton, Texas 75007

Edward J Ziglar  
3124 Chippewa Trail  
Lake Worth, Texas 76135

Deirdre Kay Pope  
3125 Huron Trail  
Lake Worth, Texas 76135

Robert/Judy Norman  
3920 Shawnee Trail  
Lake Worth, Texas 76135

Sharon L Mitchell  
3204 Chippewa Trail  
Lake Worth, Texas 76135

Nathan G/Megan J Davis  
3212 Chippewa Trail  
Lake Worth, Texas 76135

Shannon/Mickey G Bleau  
3216 Whisperwood Court  
Bedford, Texas 76021

Billy W Scheets  
3201 Huron Trail  
Lake Worth, Texas 76135

Harvest Land Company, Inc.  
2390 Tower Drive  
Monroe, LA 71201

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

Diane Teague  
3117 Huron Trail  
Lake Worth, Texas 76135

Ashley L Ewell  
3909 Anewby Wayl  
Fort Worth, Texas 76133

**Lake Worth Planning & Zoning Commission Meeting – December 19, 2017**

**Agenda Item No. D.4**

---

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PS17-12, a proposed replat being all of a 1.26-acre parcel of land known as Block 4, Lots 1R and 2R, Broadview West Addition of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 4, Lot 2-R1, Broadview West Addition, commonly known as 6116 Lake Worth Blvd., Lake Worth, Texas.

**Property Description:**

1.26 acre parcel of land, located at 6116 Lake Worth Blvd.

**Property Owner(s):**

Forrest D. and Nelda Giles

**Applicant:**

Forrest D. Giles

**Engineer/Surveyor:**

Surveyor: NRB Surveying, PLLC, PO Box 454, Springtown, Texas 76082

**Current Zoning:**

"PC" – Planned Commercial

**Proposed Use:**

"PC" – Planned Commercial

**Existing Road(s):**

Lake Worth Blvd & 820 Service Road

**Surrounding Zoning:**

North: The property to the north is currently zoned "SF-1" – Single Family Residential and "PC"-Planned Commercial.

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

East: The property to the north is currently zoned "SF-1" – Single Family Residential and "PC"-Planned Commercial.

West: The property to the north is currently zoned "SF-1" – Single Family Residential and "PC"-Planned Commercial.

Agenda Item No. D.4

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**Summary:**

Dr. Forrest Giles owns the above-mentioned properties, which was the old Chevron/7-11 building which was recently demolished. Dr. Giles has the property currently up for sale and the potential buyer wants the properties platted into one (1) large lot prior to purchasing. Dr. Giles has made application for the replat and is awaiting approval.

This is a standard replat and meets all of the City's requirements for replatting.

**Public Input:**

On Friday, December 8, 2017, as required by State law, the City mailed out twenty-four (24) 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, December 1, 2017. We have received the following in favor/opposition to the request:

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

N/A

**Fiscal Impact:**

N/A

**Attachments:**

1. Replat Application
2. Replat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)

**Recommended Motion or Action:**

Staff recommends approval of Agenda Item D.4 as presented.

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



## REPLAT APPLICATION

### PROPERTY OWNER/DEVELOPER INFORMATION

<b>Company Name:</b> FORREST D. GILES		<b>Contact Person:</b> FORREST D. GILES	
<b>Address:</b> 152 McVOID ROAD	<b>City:</b> SPRINGTOWN	<b>State:</b> TX	<b>Zip:</b> 76082
<b>Phone:</b> 817-677-3043	<b>Fax:</b>	<b>Email:</b>	

### SURVEYOR INFORMATION

<b>Company Name:</b> NRB SURVEYING PLLC		<b>Contact Person:</b> NICK ROBERTSON	
<b>Address:</b> P.O. Box 454	<b>City:</b> SPRINGTOWN	<b>State:</b> TX	<b>Zip:</b> 76082
<b>Phone:</b> 817-584-9027	<b>Fax:</b>	<b>Email:</b> surveyrequest@nrbsurveying.com	

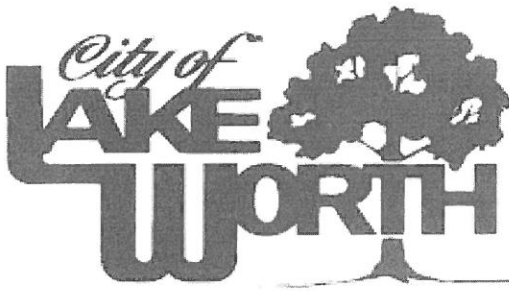
### PROPERTY INFORMATION

<b>Current Legal Description</b>	<b>Block/Abstract:</b> 4	<b>Lot/Tract:</b> LOT 1-R + LOT 2-R	<b>Addition/Survey:</b> BROADVIEW WEST ADDITION
<b>Proposed Legal Description</b>	<b>Block(s):</b> 4	<b>Lot(s):</b> LOT 2-R1	<b>Addition:</b> BROADVIEW WEST ADDITION
<b>Current Zoning:</b> PLANNED COMMERCIAL			<b>Proposed Use:</b>
<b>Total number of acres in plat:</b> 1.26 AC.			<b>Total numbers of parcels in plat:</b> 1

I understand that I must provide three (3) folded hard copies of the plat (18" x 24"), a copy of the replat document in electronic format (pdf, tif, etc.), the replat application, and the required fee (verify with P & Z Administrator). 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 Planning & Zoning Commission and the City Council for final approval.

<b>Property Owner Signature:</b> <i>Forrest D. Giles</i>		<b>Date:</b>	
<b>Printed Name:</b> Forrest D. Giles		<b>Title:</b>	
<b>OFFICE USE ONLY</b>			
<b>Fee:</b> 390.00	<b>Date Paid:</b> 10.20.17	<b>Receipt #:</b> P17-0905	
<b>PZ #:</b> P517-12	<b>Ownership Verified:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<b>Taxes Paid:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>Liens Paid:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>P &amp; Z Meeting Date:</b> 12.19.17		<b>City Council Meeting Date:</b> 1.9.18	
<b>Plat Approved:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>Date Approved:</b> □□/□□/□□	<b>Date Plat Filed:</b> □□/□□/□□	<b>Instrument #:</b>





Planning & Zoning Department  
3805 Adam Grubb  
Lake Worth, Texas 76135-3509  
Phone: 817-237-1211 x 111  
Fax: 817-237-1333  
Website: [www.lakeworthtx.org](http://www.lakeworthtx.org)  
Email: [smeason@lakeworthtx.org](mailto:smeason@lakeworthtx.org)

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

### PROPERTY OWNER INFORMATION

<b>Name:</b> Forrest D. Giles		<b>Contact:</b> 817-677-3043	
<b>Address:</b> 152 McVoid Road	<b>City:</b> Springtown	<b>State:</b> TX	<b>Zip:</b> 76082
<b>Phone:</b> 817-677-3043	<b>Fax:</b>	<b>Email:</b>	

### PROPERTY INFORMATION

<b>Current Legal Description:</b>	<b>Block/Abstract:</b> Block A	<b>Lot/Tract:</b> Lot 1-R + Lot 2-R	<b>Addition/Survey:</b> BROADVIEW WEST ADDITION
<b>Proposed Legal Description:</b>	<b>Block/Abstract:</b> Block A	<b>Lot/Tract:</b> Lot 2-R1	<b>Addition/Survey:</b> BROADVIEW WEST ADDITION
<b>Total number of acres in plat?</b> 1.26 AC		<b>Total numbers of parcels in plat?</b> 1	

### APPLICANT STATEMENT

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

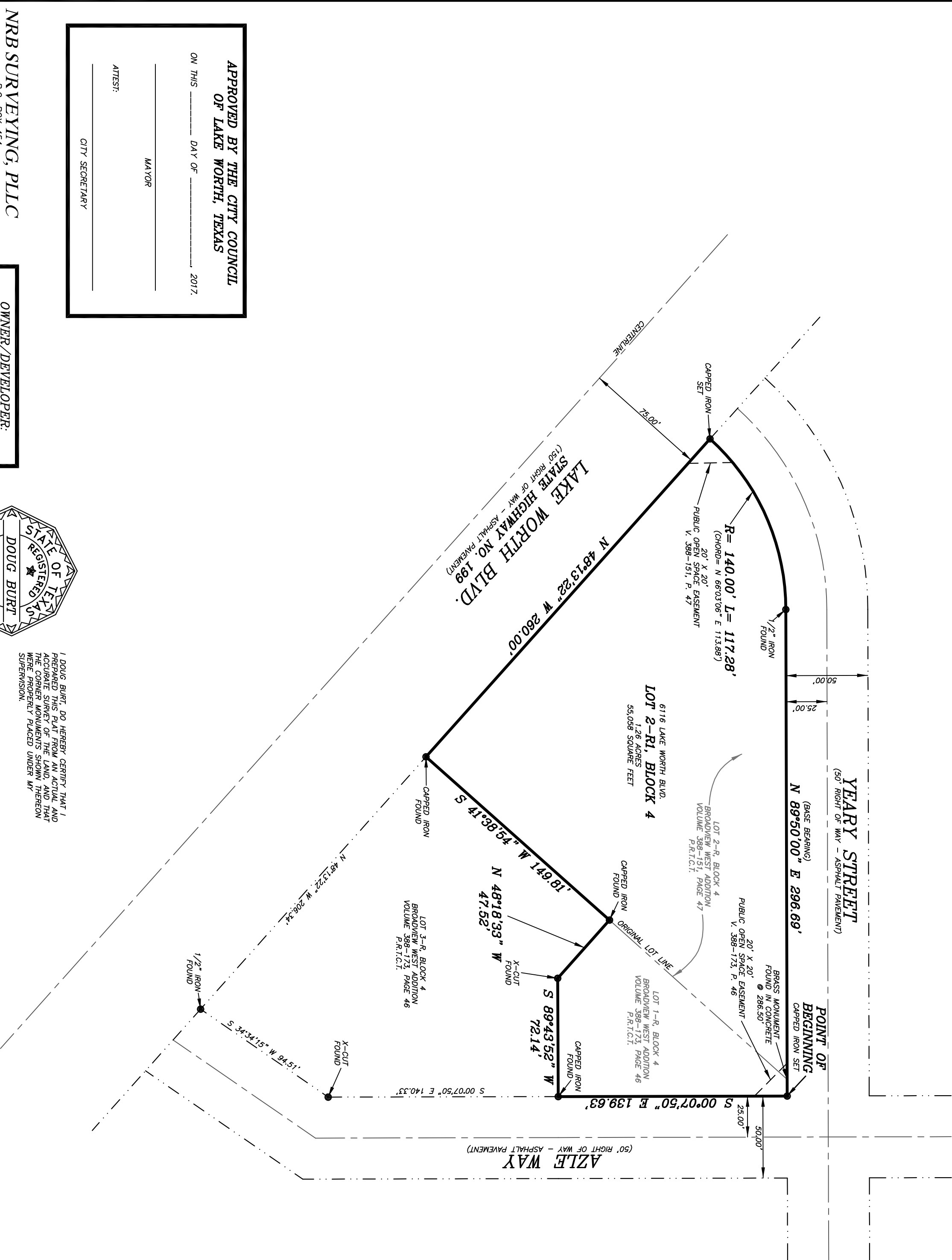
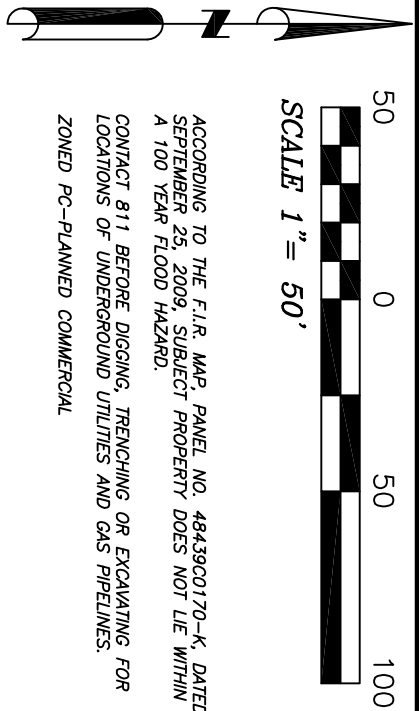
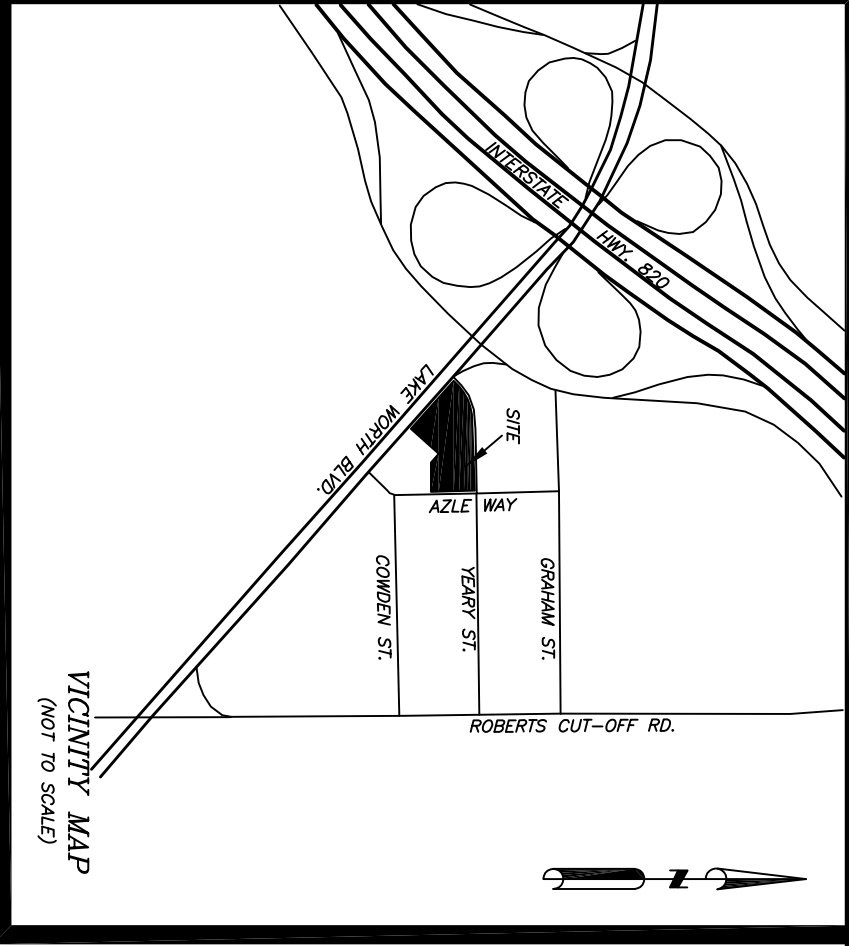
Forrest D. Giles  
Signature

11/22/2017  
Date

Suzanne Meason  
Accepted by the City of Lake Worth

11.22.17  
Date





STATE OF TEXAS }  
COUNTY OF TARRANT }  
KNOW ALL MEN BY THESE PRESENTS, That Forrest Duane Giles, is the owner of the following described real property to wit:

Description for Lot 1-R, Block 4, BROADVIEW WEST ADDITION, on addition to the City of Lake Worth, Tarrant County, Texas according to the plat recorded in Volume 388-173, Page 46, Plat Records, Tarrant County, Texas and being Lot 1-R, Block 4, BROADVIEW WEST ADDITION, on addition to the City of Lake Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-173, Page 46, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a capped iron set at the Northeast corner of said Lot 1-R, Block 4, at the Southwest intersection of Yearly Street and Azle Way;

THENCE S 00°07'50" E, along the West line of said Azle Way, 139.63 feet to a capped iron found at the Northeast corner of Lot 2-R, Block 4, BROADVIEW WEST ADDITION, on addition to the City of Lake Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-173, Page 46, Plat Records, Tarrant County, Texas;

THENCE S 89°43'52" W, along the common line of said Lot 1-R, Block 4 and said Lot 3-R, Block 4, 72.14 feet to on x cut found;

THENCE N 48°18'33" W, along the common line of said Lot 1-R, Block 4 and said Lot 3-R, Block 4, 47.52 feet to a capped iron found in the East line of said Lot 2-R, Block 4;

THENCE S 41°38'54" W, along the common line of said common line of said Lot 2-R, Block 4 and said Lot 3-R, Block 4, 149.81 feet to a capped iron found in the North line of Lake Worth Boulevard;

THENCE N 48°13'22" W, along the North line of said Lake Worth Boulevard, 260.00 feet to a capped iron set in the South line of Yearly Street at the beginning of a curve to the right whose radius is 140.00 feet and whose chord bears N 66°03'06" E, 113.88 feet;

THENCE along said curve in a Northeasterly direction and along the South line of said Yearly Street through a central angle of 47°59'48" a distance of 117.28 feet to a 1/2" iron found;

THENCE N 89°50'00" E, along the South line of said Yearly Street, 286.50 feet passing a brass monument found in concrete, continuing in all, 296.69 feet to the POINT OF BEGINNING and containing 1.28 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Forrest Duane Giles, acting by and thru the undersigned duly authorized agent, does hereby adopt this plat of the hereinabove described real property as.....

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Forrest Duane Giles

STATE OF TEXAS }  
COUNTY OF TARRANT }  
BEFORE ME, the undersigned authority, on this day personally appeared Forrest Duane Giles, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public State of Texas

REPLAT  
Lot 2-R1, Block 4,  
BROADVIEW WEST ADDITION,  
AN ADDITION TO THE CITY OF LAKE WORTH,  
TARRANT COUNTY, TEXAS.

APPROVED BY THE CITY COUNCIL  
OF LAKE WORTH, TEXAS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

NRB SURVEYING, PLLC  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
817-584-9027  
nbsurvey@ohio.com  
FIRM NO. 10186800

OWNER/DEVELOPER:  
FOREST DUANE GILES  
132 MEADOW ROAD  
SPRINGTOWN, TEXAS, 76082



I, DOUG BURT, DO HEREBY CERTIFY THAT I  
PREPARED THIS PLAT FROM AN ACTUAL AND  
ACCURATE SURVEY OF THE LAND, AND THAT  
THE CORNER MONUMENTS SHOWN THEREON  
WERE PROPERLY PLACED UNDER MY  
SUPERVISION.

DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OCTOBER 12, 2017



00298859

00298875

00298891

00298689

00298719

04293711

**BROADVIEW WEST**

YEARLY ST

YEARLY ST

04836340

04959302

00299065

00299049

00299022

04959310

00299073

00299103

00299103

COWDEN ST

11247231

11688734

01566008

05689422

05689449

11247207

05303362

**SHADY OAKS MANOR ADDITION**

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,

GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),

Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS

User Community

01566059

13724452

05303338

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

**REPLAT REQUEST  
PLANNING & ZONING CASE #PS17-12**

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 replat approval. 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, December 19, 2017**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the proposed replat being all of a 1.26-acre parcel of land known as Block 4, Lots 1R and 2R, Broadview West Addition of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 4, Lot 2-R1, Broadview West Addition, commonly known as 6116 Lake Worth Blvd., Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, January 9, 2018**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Abner Jr./Janis Skinner  
8104 Tumbleweed Trail  
Fort Worth, Texas 76108

First State Bank Texas  
9001 Airport Freeway, Suite #850  
North Richland Hills, Texas 76180

Kamimasa Enterprises, Inc.  
6832 Green Oaks Road, Suite #C  
Fort Worth, Texas 76116

Jaswinder Singh  
PO Box 137297  
Fort Worth, Texas 76136

Dorothy B McLeod  
6040 Yearly Street  
Lake Worth, Texas 76135

Gene A Martino  
6032 Yearly Street  
Lake Worth, Texas 76135

Bonny W/Frances Horton  
6033 Yearly Street  
Lake Worth, Texas 76135

Lake Worth One Partners LP  
6100 Lake Worth Blvd.  
Lake Worth, Texas 76135

Frank W Riley, Jr.  
7104 Lilac Lane  
Lake Worth, Texas 76135

BAP Hospitality, LLC  
624 Boyd Road  
Azle, Texas 76020

Clancy Brizuela  
6040 Cowden Street  
Lake Worth, Texas 76135

Maria R/Rafael Chavez  
6032 Cowden Street  
Lake Worth, Texas 76135

Whataburger, Inc.  
14301 S Padre Island Drive  
Corpus Christi, Texas 78418

Wells Fargo Bank  
333 Market Fl 10<sup>th</sup> Street  
San Francisco, CA 94105

Guadalupe/Eugenia Delgado  
6100 Yearly Street  
Lake Worth, Texas 76135

Saginaw Rental & Leasing Co.  
6704 Azle Avenue  
Lake Worth, Texas 76135

Abdul M Hadwani  
1508 Royal Lane  
Colleyville, Texas 76034

Forrest D/Nelda Giles  
152 McVoid Road  
Springtown, Texas 76082

Jose L/Maria Godinez  
6101 Graham Street  
Lake Worth, Texas 76135

Lavys Properties, Inc.  
18208 Preston Road, Suite #D9391  
Dallas, Texas 75252

Ruth B Jarrell  
6036 Yearly Street  
Lake Worth, Texas 76135

Luis/Blanca Barron Mendez  
6041 Graham Street  
Lake Worth, Texas 76135

Frank Riley  
6704 Azle Avenue  
Lake Worth, Texas 76135

Jesus/Laura Garcia  
6041 Yearly Street  
Lake Worth, Texas 76135

Agenda Item No. D.5

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ17-09, 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. 800, for a site plan amendment to the existing Chick-fil-A Restaurant, legally known as Block 1, Lot 6R, Lake Worth Towne Crossing Addition, Lake Worth, Tarrant County, Texas. The property to be considered is generally described as a 1.2053-acre parcel of land located at 6556 Lake Worth Blvd., Lake Worth, Texas.

**Property Description:**

1.2053 acre parcel of property, located at 6556 Lake Worth Blvd.

**Property Owner(s):**

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

**Applicant:**

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

**Engineer/Surveyor:**

Burger Engineering, LLC, 17103 Preston Road, Suite #180N, Dallas, Texas 75248

**Current Zoning:**

“PC” – Planned Commercial

**Current Use:**

“PC” – Planned Commercial for the use and Operation of a Chick-fil-A Restaurant

**Existing Road(s):**

Lake Worth Blvd.

**Surrounding Zoning:**

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

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. D.5

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**Summary:**

Chick-fil-A desires to add approximately five hundred thirteen (513) square feet onto the rear of the existing building to reconfigure their kitchen, remodel the store, and reconfigure the existing drive-thru lane to from one (1) to two (2) lanes to expedite customer service. The fire department has reviewed the amended layout and has no concerns. The amended site plan sheet is attached for your reference.

The original site plan was approved with a waiver to the parking lot concrete thickness from six (6") inch 3600 PSI to five (5") inch 4000 PSI, parking stall maneuverability from twenty (20') feet to eighteen (18') feet, and for the number of parking spaces provided to be fifty-nine (59). With the amendment they would ask that the same request remain in effect with the exception that the parking would now be forty-eight (48) parking spaces. This is due to the removal of the parking stalls on the side of the building which back up directly into the existing drive thru lane, rendering them essentially useless due to the high volume of drive-thru traffic at the location. The restaurant owner, Mike Tipton had a stair case installed at the rear of the property earlier in the year so that restaurant management and employees can park at the shopping center parking lot (permission granted) so as to free up those spaces for patron parking.

**Public Input:**

On Friday, December 8, 2017 as required by State law, the City mailed out four (4) letters of Notification for a Public Hearing to all property owners within two hundred (200) feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Saturday, December 2, 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. Site Plan
3. Site Plan Amendment Application
4. Vicinity Map
5. Public Hearing Notice
6. Public Hearing Notifications (within 200' of subject property)

**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. 800, BY AMENDING THE APPROVED SITE PLAN FOR THE EXISTING CHICK-FIL-A RESTAURANT, LEGALLY KNOWN AS BLOCK 1, LOT 6R, LAKE WORTH TOWNE CROSSING ADDITION, LAKE WORTH, TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.2053-ACRE PARCEL OF LAND LOCATED AT 6556 LAKE WORTH BLVD., LAKE WORTH, TEXAS 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 1.2053-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 December 19, 2017, and by the City Council of the City of Lake Worth on the January 9, 2018, 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. 800, 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. 800, is hereby amended by approving a site plan amendment for the existing Chick-fil-A Restaurant located at 6556 Lake Worth Blvd. and to reflect such change for the property hereinafter described below:

Zoning Case No. PZ17-09

Owner:	Chick-fil-A, Inc. 5200 Buffington Road
--------	---

Atlanta, GA 30349

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

Legal Description: Block 1, Lot 6R, Lake Worth Towne Crossing  
Addition, Lake Worth, Tarrant County, Texas

Property Address: 6556 Lake Worth Blvd.

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation of a Chick-fil-A Restaurant, as  
more particularly shown on the amended Site Plan  
attached hereto as Exhibit "A".

The site is further granted the following waivers as  
requested:

- Parking lot concrete thickness from six (6")  
inch 3600 PSI to five (5") inch 4000 PSI.
- Parking stall maneuverability from twenty  
(20') feet to eighteen (18') feet.
- Forty-eight (48) parking spaces for the site.

### **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 9<sup>th</sup> day of January, 2018.**

Approved:

---

Walter Bowen, Mayor

Attest:

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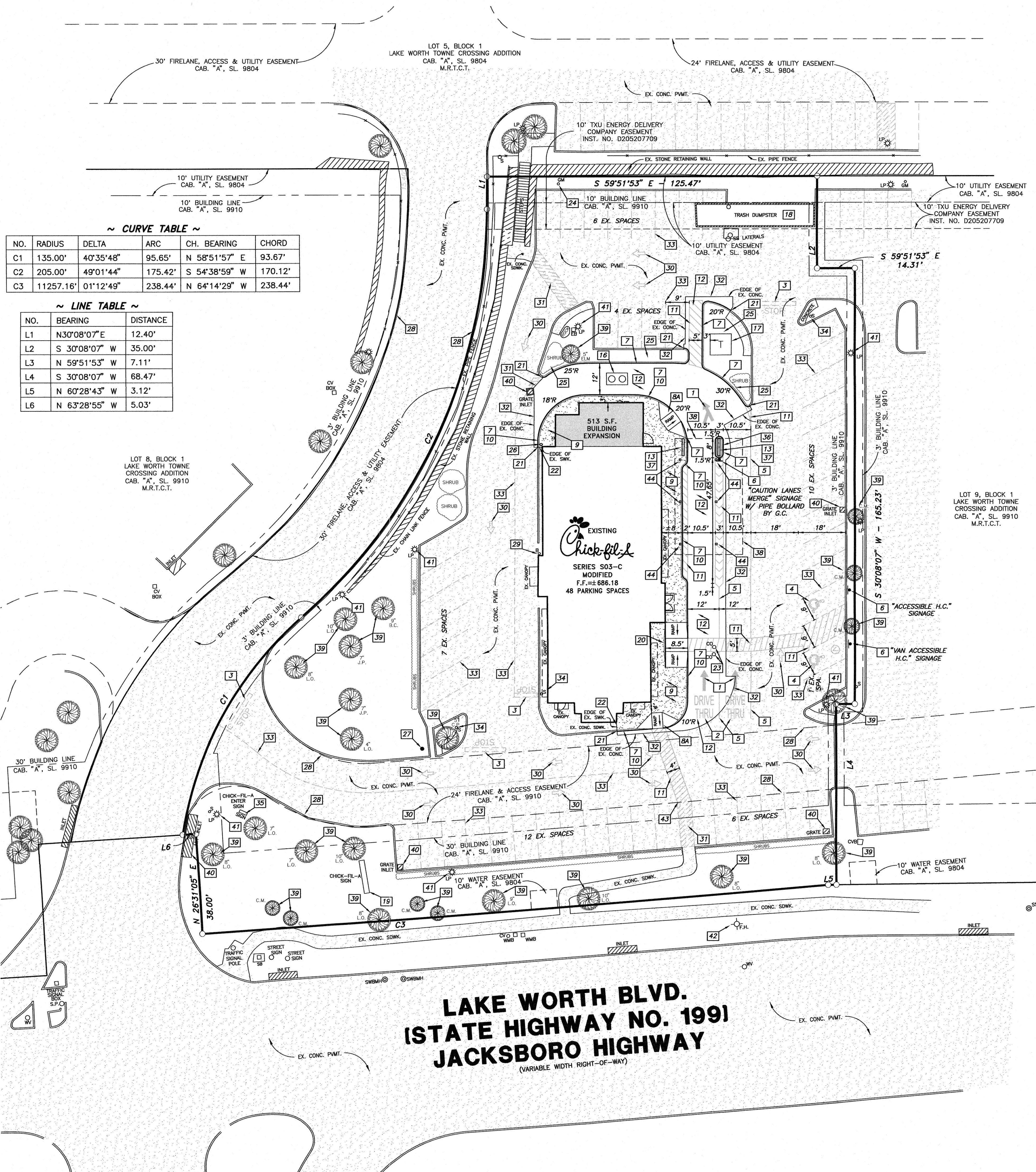
Monica Solko, TRMC  
City Secretary

APPROVED AS TO FORM AND LEGALITY:

---

City Attorney





~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	135.00'	40°35'48"	95.65'	N 58°51'57" E	93.67'
C2	205.00'	49°01'44"	175.42'	S 54°38'59" W	170.12'
C3	11257.16'	01°12'49"	238.44'	N 64°14'29" W	238.44'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
L1	N30°08'07" E	12.40'
L2	S 30°08'07" W	35.00'
L3	N 59°51'53" W	7.11'
L4	S 30°08'07" W	68.47'
L5	N 60°28'43" W	3.12'
L6	N 63°28'55" W	5.03'

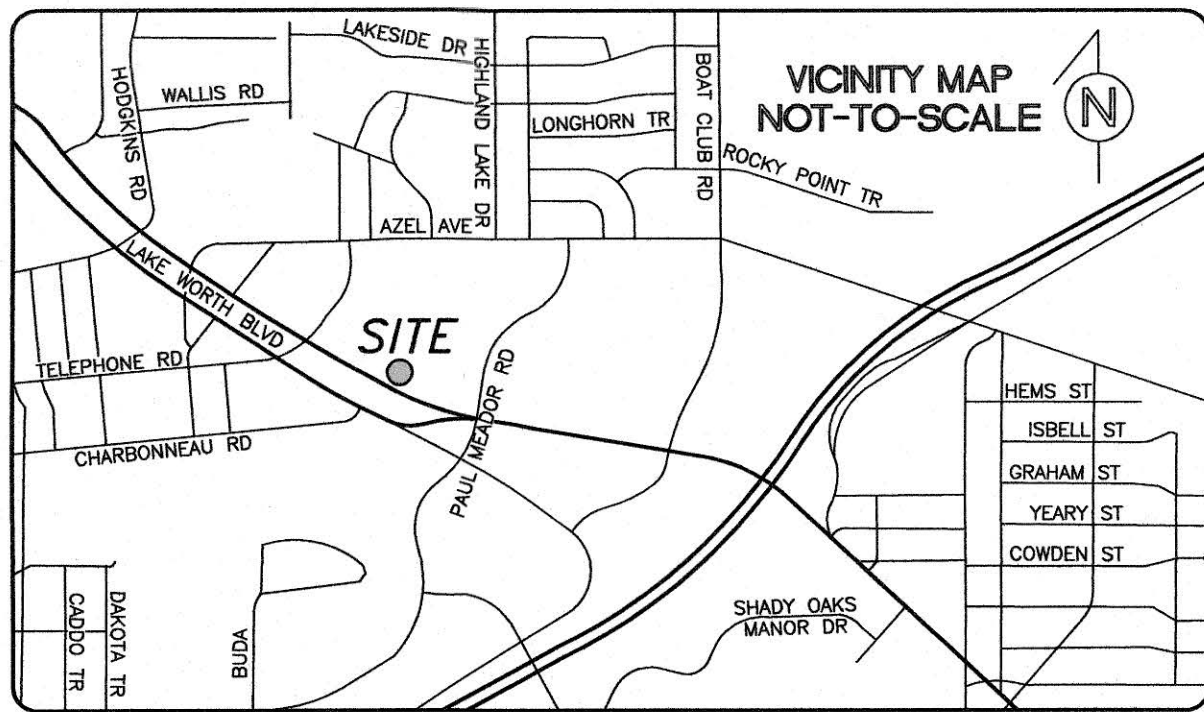
- LEGEND
- F.H. FIRE HYDRANT
  - X SET CHISELED "X" SET
  - F.X. CHISELED "X" FOUND
  - F.I.R. IRON ROD FOUND (SIZE AS NOTED)
  - S.I.R. IRON ROD SET (SIZE AS NOTED)
  - U.D.U.T. OVERHEAD UTILITY POLE W/ GUY
  - L.P. UNDERGROUND ELECTRIC OR TELEPHONE
  - S.S.M.H. SANITARY SEWER MANHOLE
  - C.O. SAN. SWR. CLEAN OUT
  - G.V. GAS VALVE
  - W.V. WATER VALVE
  - T.T. TREE
  - M.H. MANHOLE (TYPE AS NOTED)
  - S.B. BOX TRAFFIC SIGNAL BOX
  - T.W. TRANS. ELECTRIC TRANSFORMER BOX
  - T.W. TOWER ELECTRIC TRANSMISSION STEEL TOWER
  - C.B. CABLE UNDERGROUND CABLE MARKER
  - T.B. TRAFFIC BOX
  - E.M. ELECTRIC METER
  - G.M. GAS METER
  - FIRE LANE

SITE DATA	
ZONING:	P-C (PLANNED COMMERCIAL DISTRICT)
LOT AREA:	1.2053 ACRES (52,503 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
EX. BUILDING AREA:	4,237 S.F.
BUILDING EXPANSION AREA:	513 S.F.
TOTAL BUILDING AREA:	4,750 S.F.
F.A.R.:	0.08/1
PARKING REQUIRED:	1 SPACE FOR EVERY 2 SEATS
	154/2 = 77 SPACES
PARKING PROVIDED:	48 SPACES (2 H.C.)
BUILDING HEIGHT:	25' (1 STORY)
PROPOSED LANDSCAPE AREA:	12,584 S.F. (23.97%)
PROPOSED IMPERVIOUS AREA:	39,919 S.F. (76.03%)

WAIVERS BEING REQUESTED AS PART OF THE SITE PLAN APPROVAL ARE TO REDUCE THE NUMBER OF PARKING REQUIRED FROM 77 SPACES TO 48 SPACES, REDUCE THE ONE-WAY 60' PARKING DRIVEWAY WIDTH FROM 20' TO 18' AND REDUCE THE PAVING REQUIREMENT IN THE PARKING LOT AREA FROM 6" 3,600 P.S.I. TO 5" 4,000 P.S.I. CONC.

#### NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.



#### LAYOUT NOTES

- PAINTED TRAFFIC ARROW
- DRIVE THRU STRIPING
- EX. STOP BAR
- PAINTED HANDICAP PARKING SYMBOL
- PARKING STALLS / 4" PAINTED STRIPE (YELLOW - 2 COATS)
- DIRECTIONAL SIGNAGE
- INTEGRAL CONCRETE CURB
- CURED RAMP "A" FLARED SIDES  
"B" SHORT FLARED SIDES
- TYPICAL SIDEWALK DETAIL
- SIDEWALK ADJACENT TO CURB
- STRIPING
- CONCRETE PAVEMENT
- MENU BOARD ORDERING STATION
- CONSTRUCTION JOINT (SEE SHEET C-6)
- CONSTRUCTION JOINT (SEE SHEET C-6)
- GREASE TRAP
- PAD MOUNTED TRANSFORMER
- EX. DUMPSTER / STORAGE AREA W/SCREENING
- EX. MONUMENT SIGN
- CHICK-FIL-A MAIN ENTRY RAMP
- MATCH LOCATION & ELEVATION OF EX. CONCRETE CURB
- MATCH EX. CONCRETE SIDEWALK
- ADJUST EX. CLEANOUTS TO PROP. GRADE
- EX. GAS METER
- ADJUST EX. LANDSCAPING & IRRIGATION
- PIPE BOLLARD
- RELOCATED FLAG POLE
- EX. FIRE LANE STRIPING
- EX. BOLLARD
- EX. TRAFFIC ARROW
- EX. STRIPING
- MATCH EX. CONCRETE PAVEMENT
- EX. PAINTED STRIPE
- EX. DIRECTIONAL SIGNAGE
- EX. CHICK-FIL-A ENTER/EXIT SIGN
- DRIVE THRU ORDER POINT ISLAND CURB
- MENU BOARD LAYOUT DETAIL
- DRIVE THRU ORDERING CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
- EX. TREE TO REMAIN
- EX. INLET
- EX. LIGHT POLE
- EX. FIRE HYDRANT
- MATCH EX. STRIPING
- CANOPY COLUMN (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)

**APPLICANT:**  
CHICK-FIL-A, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GEORGIA 30349  
PHONE: (404) 765-8000  
CONTACT: TODD WILLIAMS

**ENGINEER:**  
BURGER ENGINEERING, LLC  
17103 PRESTON ROAD, SUITE 180N  
TEXAS REGISTERED ENGINEERING FIRM F-12997  
DALLAS, TEXAS 75248  
PHONE: (972) 630-3360  
CONTACT: BRYAN M. BURGER, P.E.

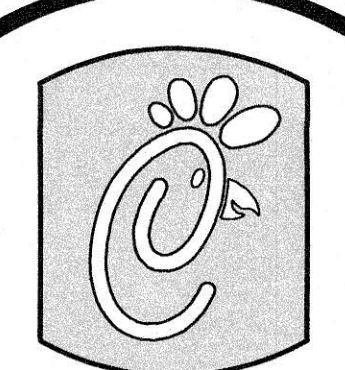
**BENCHMARK NO. 1:**  
CENTER OF SOUTHWESTERN BELL MANHOLE LOCATED IN THE NORTH SIDE OF THE JACKSBORO HIGHWAY RIGHT-OF-WAY, 71.5 FEET, SOUTH 45° EAST OF THE SOUTHWEST PROPERTY CORNER.  
ELEVATION: 678.58'

**BENCHMARK NO. 2:**  
CENTER OF SANITARY SEWER MANHOLE LID LOCATED 73.5 FEET SOUTH 52° EAST OF THE SOUTHWEST PROPERTY CORNER.  
ELEVATION: 679.05'



**BURGER ENGINEERING**  
Civil Consultants

17103 Preston Road, Suite 180N  
Dallas, Texas 75248  
Office: 972.630.3360 Fax: 972.630.3380  
TBPE F-12997



**Chick-fil-A**

5200 Buffington Rd.  
Atlanta, Georgia,  
30349-2998

#### Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△



6556 LAKE WORTH BOULEVARD  
LOT 6R, BLOCK 1  
LAKE WORTH TOWNE CROSSING  
LAKE WORTH, TEXAS

STORE  
SERIES  
S03-C  
MODIFIED

#### SHEET TITLE

**SITE PLAN**

☒ For Permit  
☐ For Bid  
☐ For Construction

Job No. : 013-236

Store : 01736

Date : 07/25/17

Drawn By : RMP

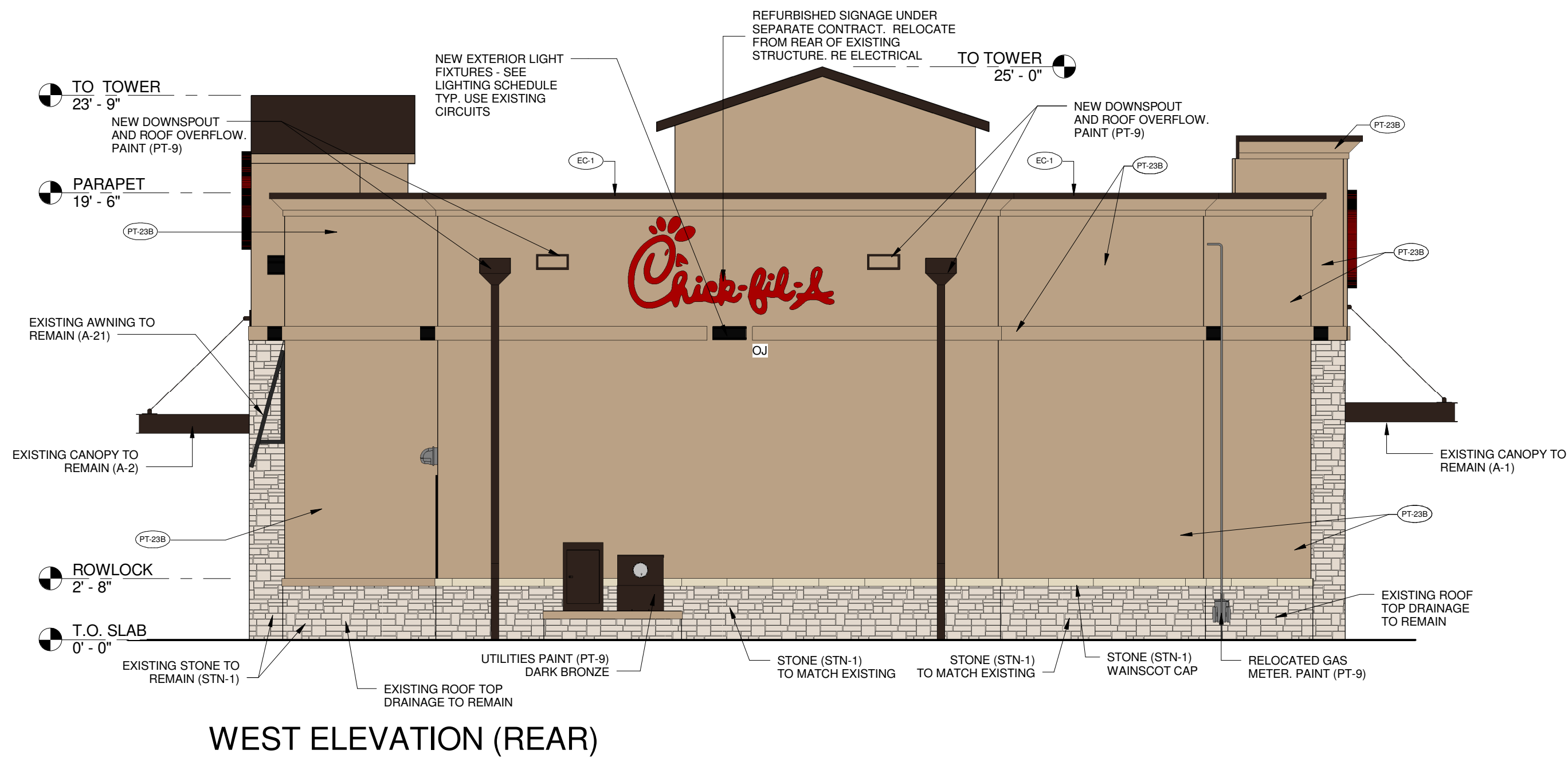
Checked By: BMB

Sheet

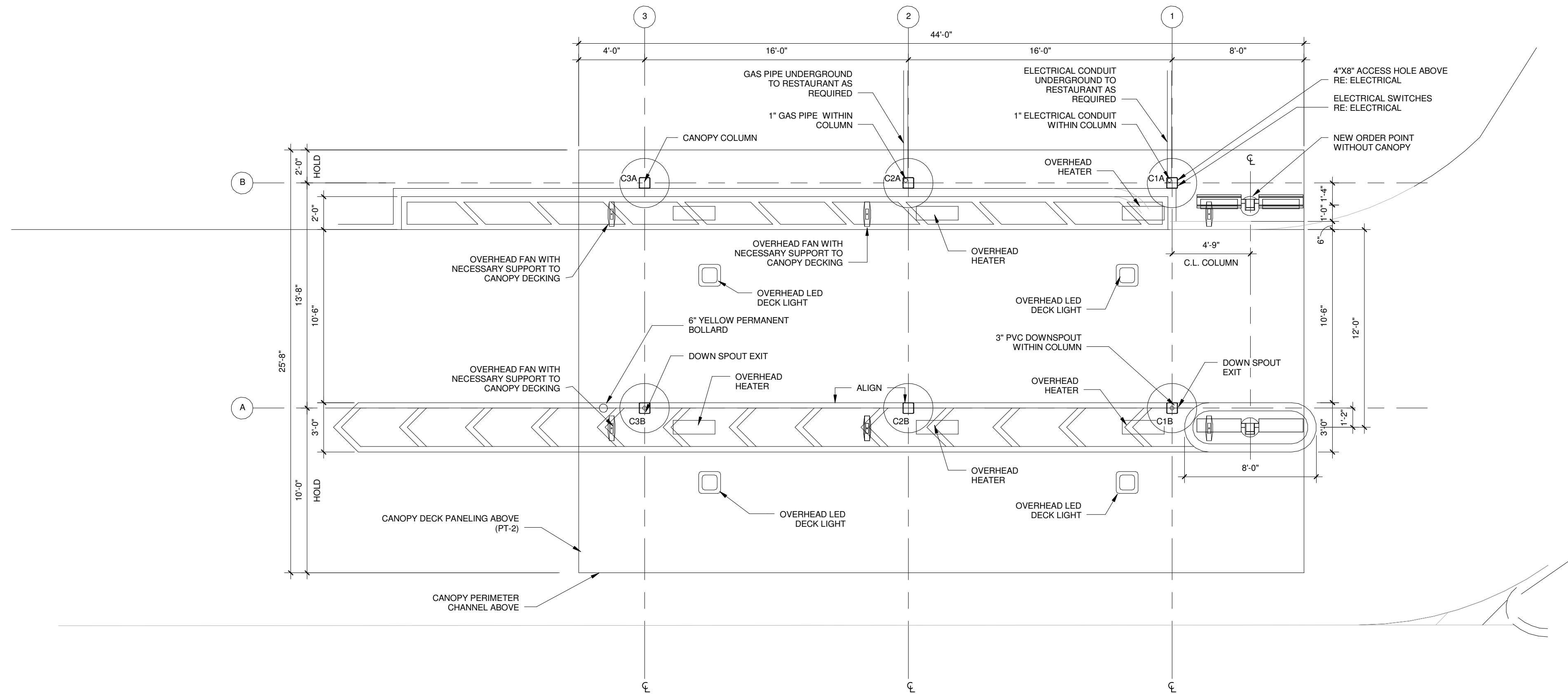
**C-3**



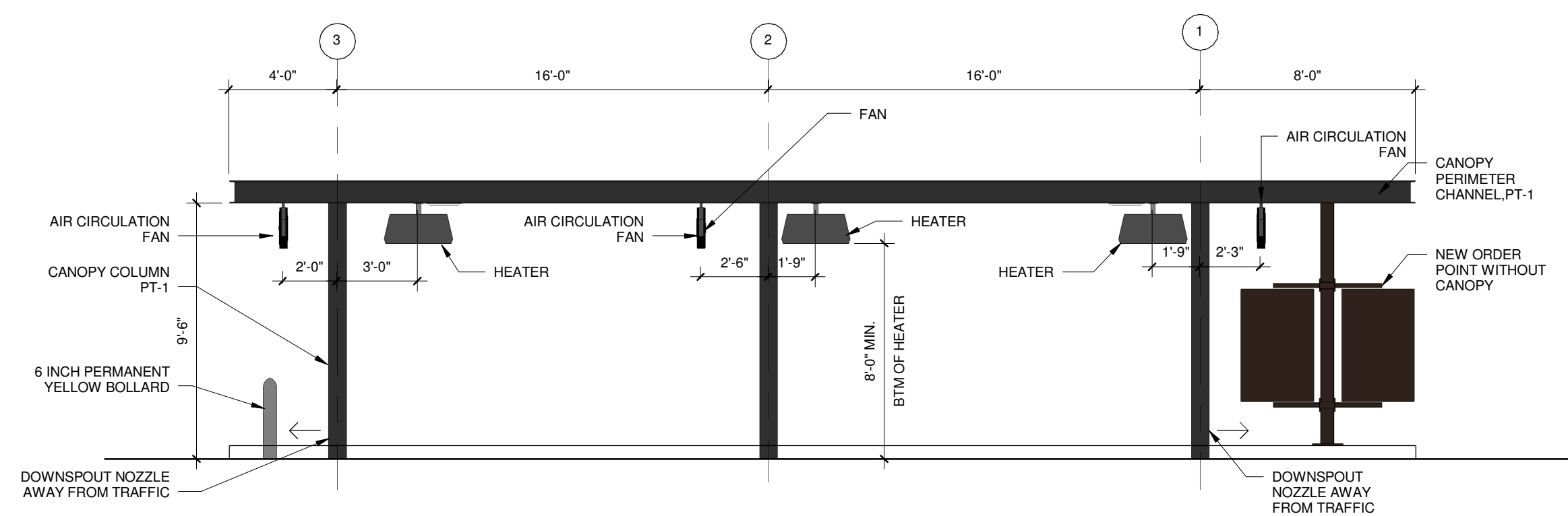
3 EXTERIOR FINISH SCHEDULE			
(STN-1)	STONE #1 EL DORADO STONE VENEER COLOR: SAWTOOTH "RUSTIC LEDGE"	(PT-9)	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH
(BR-2)	NOT USED	(PT-21)	EXTERIOR PAINT FOR SITE METALS SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6258 / TRICORN BLACK, USED WITH SW PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER.
(EC-1)	NEW PARAPET WALL COPING AS REQUIRED FOR NEW LOCATIONS DUROLAST/ EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE)	(PT-23B)	EXTERIOR PAINT FOR E.I.F.S. SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6108 / LATTE, MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER
(MP-1)	ALUMINUM FASCIA DUROLAST/ EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE)	(AW-21)	AWNING FABRIC SUNBRELLA 4684-000 / SLATE
(MP-2)	ALUMINUM FASCIA DUROLAST/ EXCEPTIONAL METALS COLOR - BROWNSTONE (MATTE)	(A-1)	ALUMINUM AWNING - COVERED COLOR - BLACK SIZE - VERIFY IN FIELD
(PT-7)	EXTERIOR PAINT REFUSE ENCLOSURE SHERWIN WILLIAMS, #SW2807 "ROCKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS	(A-2)	ALUMINUM AWNING - COVERED COLOR - BLACK SIZE - VERIFY IN FIELD
EXTERIOR FINISH NOTES: 1. FINISHES LISTED IN THIS SCHEDULE DO NOT REPRESENT ORIGINAL PROTOTYPE FINISHES. CONFIRM ACTUAL FINISHES TO MATCH ON SITE. 2. REFER TO SHETS A2.1 & A2.2 FOR AWNING TYPES AND CORRESPONDING FINISH.			



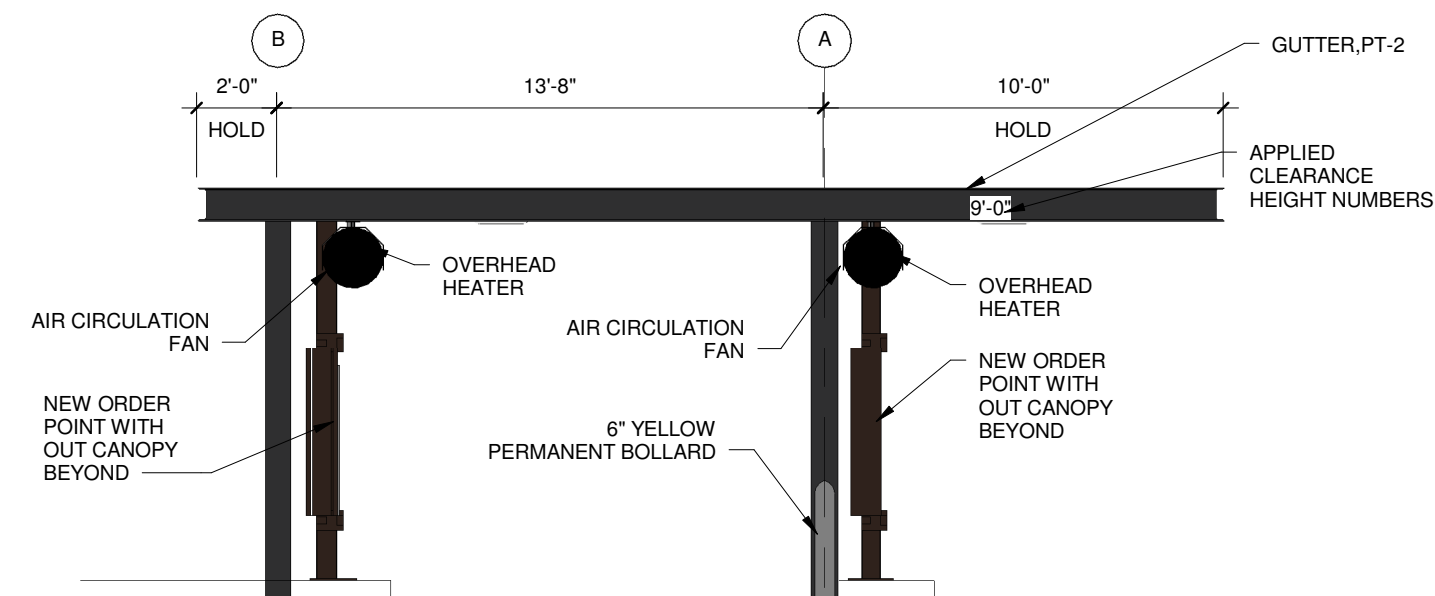




① TIER 3 ORDER POINT CANOPY PLAN  
1/4" = 1'-0"



② TIER 3 ORDER POINT CANOPY SIDE  
1/4" = 1'-0"



③ TIER 3 ORDER POINT CANOPY REAR  
1/4" = 1'-0"





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 / LAND USE AMENDMENT APPLICATION

### APPLICANT INFORMATION

<b>Name:</b> Burger Engineering, LLC		<b>Contact Person:</b> Bryan M. Burger, P.E.	
<b>Address:</b> 17103 Preston Road, Suite 180N	<b>City:</b> Dallas	<b>State:</b> TX	<b>Zip:</b> 75248
<b>Phone:</b> 972-630-3360	<b>Fax:</b> 972-630-3380	<b>Email:</b> bburger@burgerengineering.com	

### PROPERTY OWNER INFORMATION

<b>Name:</b> Chick-fil-A, Inc.		<b>Contact Person:</b> Todd Williams	
<b>Address:</b> 5200 Buffington Road	<b>City:</b> Atlanta	<b>State:</b> GA	<b>Zip:</b> 30349
<b>Phone:</b> 404-765-8000	<b>Fax:</b>	<b>Email:</b> todd.williams@cfacorp.com	

### PROPERTY INFORMATION

<b>Street Address of Property:</b> 6556 Lake Worth Blvd.			
<b>Legal Description:</b>	<b>Block/Abstract:</b> 1	<b>Lot/Tract:</b> 6R	<b>Addition/Survey:</b> Lake Worth Towne Crossing
<b>Zoning:</b> PC (Planned Commercial District)		<b>Original Site Plan Approval Date:</b> 7/12/2005	
<b>Land Use Approved:</b> Dine-in/Drive-Through Restaurant		<b>Original Site Plan Ordinance No:</b> 800	
<b>Any Ordinance Waivers/ Variance Requests?</b> (provide letter of request(s)) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<b>Type of Amendment Requested:</b> Building expansion, multi-lane order point, parking lot modifications, and drive-through canopy.	

I understand that I must provide eight (8) hard copies of the site plan and any other plans affected by the amendment, a copy in electronic format (pdf, tif, etc.), the site plan/land use amendment 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.

<b>Property Owner Signature:</b> <i>Todd Williams</i>	<b>Date:</b> <i>10-25-17</i>
<b>Printed Name:</b> Todd Williams	<b>Title:</b> Project Manager

### OFFICE USE ONLY

<b>Fee:</b> \$275.00	<b>Date Paid:</b> <i>11.14.17</i>	<b>Receipt #:</b> <i>P17-0994</i>
<b>PZ #:</b> <i>17-09</i>	<b>Ownership Verified:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<b>Taxes Paid:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>P &amp; Z Meeting Date:</b> <i>12.19.17</i>	<b>City Council Meeting Date:</b> <i>1.9.18</i>	<b>Liens Paid:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>Ordinance #:</b>	<b>Site Plan Approved:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>Date Approved:</b> □□/□□/□□
<b>Any Stipulations?</b> (please attach description)		

# Legend

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



12/8/17 3:50 PM

1:4,182



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

NCTCOG ORTHOPHOTOGRAPHY

0.1 Miles

0.07

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

**SITE PLAN AMENDMENT  
PLANNING & ZONING CASE #PZ17-09**

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 site plan amendment. 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, December 19, 2017**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding 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. 800, for a site plan amendment to the existing Chick-fil-A Restaurant, legally known as Block 1, Lot 6R, Lake Worth Towne Crossing Addition, Lake Worth, Tarrant County, Texas. The property to be considered is generally described as a 1.2053-acre parcel of land located at 6556 Lake Worth Blvd., Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, January 9, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed site plan amendment for the above listed property. All interested parties are encouraged to attend.

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

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

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

Wachovia Bank NA  
333 Market Fl 10<sup>th</sup> St  
San Francisco, CA 94105