

**City of Lake Worth
Notice/Agenda for
Planning and Zoning Commission (P & Z)
Public Hearing/Regular Meeting
Tuesday, March 15, 2016
6:30 PM ~ Council Chambers
3805 Adam Grubb ~ Lake Worth, Texas**

- 1. Call meeting to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance.**
- 4. Consent Agenda:**
Approval of the Planning and Zoning Commission Meeting Minutes from December 15, 2015.
- 5. Public Hearing/Action Items:**
 - a. Planning & Zoning Case #PS16-02: Public Hearing/Action to consider a request by Ron Sturgeon Real Estate LP for a preliminary/final plat of Abstract 157, Tract 1P, Crawford Brown Survey, Lake Worth, Tarrant County, Texas to Block 1, Lot 1, Sturgeon Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 4300 Boat Club Road.**
- 6. Adjourn.**

CITY OF LAKE WORTH
Minutes for
Planning and Zoning Commission (P & Z)
Public Hearing/Regular Meeting
Tuesday, December 15, 2015
6:30 PM ~ Council Chambers
3805 Adam Grubb ~ Lake Worth, Texas

1. Call to Order.

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

2. Pledge of Allegiance.

Member Wenger gave invocation and attendees recited the Pledge of Allegiance.

3. Roll Call.

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

City staff present were Barry Barber, Building Official and Brett McGuire, City Manager.

4. Consent Agenda.

a. Approval of the Planning & Zoning Commission Meeting Minutes from October 20, 2015.

Patty Biggers made a motion, seconded by Diane Smith, to approve the Planning & Zoning Commission meeting minutes from October 20, 2015 as presented. All members present voting for; motion passes.

5. Public Hearing/Action Items:

Vice Chair Sue Wenger opened the Public Hearing at 6:32 p.m. and closed the Public Hearing at 6:45 p.m.

- a. Planning & Zoning Case #PZ15-11:** Public Hearing/Action to consider an ordinance changing the zoning of certain properties within the PC – Planned Commercial Zoning District; approving the use and operation of a Parking Lot for the Adjacent Retail Use and Outside Sales/Display Area for the Adjacent Retail Use and a development plan and site plan on Block AR, Lot 1R, Shady Oaks Manor Addition. The property is commonly known as 6001 Lake Worth Blvd.

Mr. Ward Rabb with Rabb Construction was present to answer any questions on behalf of Atwoods Home & Ranch. He advised that Atwoods has outside display items such as fencing materials, greenhouse/planting, small farm equipment, etc., which would be in the parking lot area of the property (Lake Worth limits) and that the building itself was in Fort Worth limits.

Mrs. Biggers asked if everything would be visible from the street that was displayed outdoors. Mr. Rabb advised that all the outside display area would be visible from the street and would include fencing materials, brush hogs, greenhouse materials/plants, small equipment, etc.

Mrs. Smith asked how much of the parking lot area the outside display area would consume. Mr. Rabb advised that the areas were marked on the site plan that was submitted. Mr. Barber explained the areas marked on the site plan document to the Commission.

Ms. Wenger asked if there was going to be any landscaping. Mr. Rabb advised that there was as the City of Fort Worth has requested some additional. Mr. Barber advised that they would be required to meet whatever landscape requirements there were.

Mr. Barber asked if the existing parking lot was going to be repaved, because it is in bad shape. Mr. Rabb advised that it would be completely ripped up and repaved.

Mr. Jones asked if we would be getting sales tax on any of the outside display item sales. Mr. McGuire advised that unless they set up a cash register in the parking lot that all sales tax would be collected through the City of Fort Worth.

Mrs. Biggers was concerned about the aesthetics of the outside display area.

Mr. McGuire advised that it would be comparable to that of the existing Tractor Supply, only on a little larger scale.

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

Troy Jones made a motion, seconded by Becky Campbell, to approve Planning & Zoning Case #PZ15-11 as presented. All members present voting for; motion passes.

6. Adjourn:

There being no further business to discuss Vice Chair Sue Wenger adjourned the meeting at 6:48 p.m.

APPROVED:

Jeanie Turley
Planning and Zoning Chair

ATTEST:

Suzanne Meason
Planning & Zoning Coordinator

**City of Lake Worth
Planning & Zoning Commission
Agenda Item Summary**

Agenda Item: 5b

Originating Department: Planning & Zoning

Contact Person: Suzanne Meason

Meeting Date: March 15, 2016

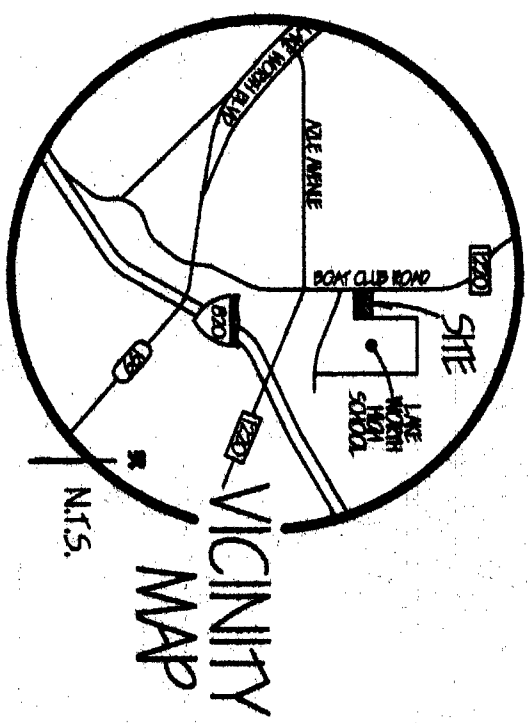
Subject:

Public Hearing/Action to consider **Planning & Zoning Case #PS16-02**, a request by Ron Sturgeon Real Estate LP for a preliminary/final plat of Abstract 157, Tract 1P, Crawford Brown Survey, Lake Worth, Tarrant County, Texas to Block 1, Lot 1, Sturgeon Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 4300 Boat Club Road.

Item Summary: Mr. Ron Sturgeon has purchased the property located at 4300 Boat Club Road from Matthew Hicks. Mr. Sturgeon is trying to get the property ready to go before the P&Z Commission and City Council for approval of a retail strip center, but the property has not been platted and he wishes to take care of that portion first. The preliminary/final plat document submitted conforms to all the City's requirements and is ready for approval by the P & Z Commission at this time. Staff received no public comment forms back in reference to this case. Attached is a copy of the preliminary/final plat document for the Commission's reference.

Staff Recommendation:

Staff recommends the P & Z Commission approve Planning & Zoning Case #PS16-02 as presented.



NOTES:

△ DENOTES MONUMENTS USED FOR BASIS OF BEARING.

BASES OF BEARING IS THE DEED RECORDED IN COUNTY CLERK'S OFF. NO. 0215163390, DEED RECORDS, TARRANT COUNTY, TEXAS.

OVERALL AREA: 1.032 ACRES

ACCORDING TO THE U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, THE FOLLOWING ARE THE CORNER MONUMENTS USED FOR BASIS OF BEARING:

UTILITY EASEMENTS

ANY PUBLIC PLANNED UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT TO MOVE AND RELOCATE ALL OR PART OF ANY UTILITY, PIPE, CABLE, OR CONDUIT, OR ANY OTHER UTILITY, IN ANY MANNER, WITHOUT THE NECESSITY OF OBTAINING THE APPROVAL OF THE SURVEYOR, PROVIDED THAT THE UTILITY IS RELOCATED WITHIN THE UTILITY EASEMENT OF ANY TYPE.

CONSTRUCTION OF MONUMENTS, OR EASEMENTS, SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

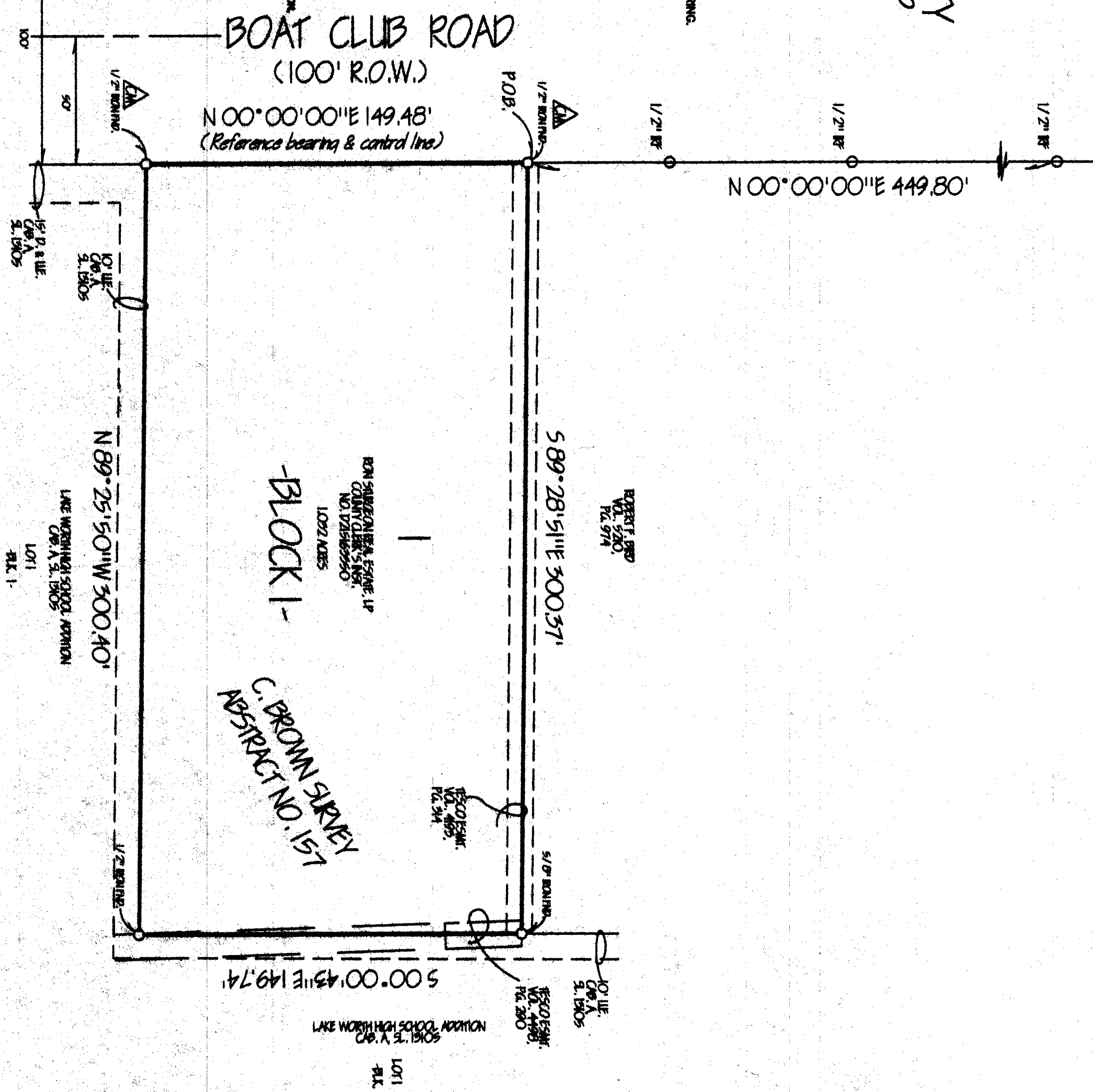
THE SURVEYOR DOES NOT GUARANTEE THE PRECISION, TRUTH OR ACCURACY OF ANY MEASUREMENTS OR CALCULATIONS, OR THE CORRECTNESS OF ANY BEARING OR DISTANCE, OR THE CORRECTNESS OF ANY OTHER UTILITY EASEMENT OF ANY TYPE.

BEARING EVIDENCE

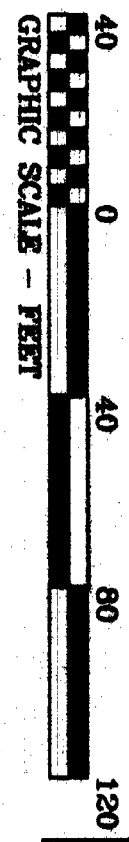
NO BEARING EVIDENCE SHALL BE REQUIRED FOR ANY LOT IN THIS SURVEY, UNLESS THE CITY OF LAKE WORTH, TEXAS, OR ANY OTHER PUBLIC ENTITY, SHALL REQUIRE IT. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION, SIZE, AND SHAPE OF ANY APPLICABLE WATER, SEWER, STREET, PARK, STREET LIGHTS, SIGNALS OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF LAKE WORTH.

PROPERTY ZONED P-C PLANNED CONSERVATION.

NO BEARING EVIDENCE LINES ARE REQUIRED FOR THIS PROPERTY AT THE TIME OF PLATING.



SCALE: 1" = 40'

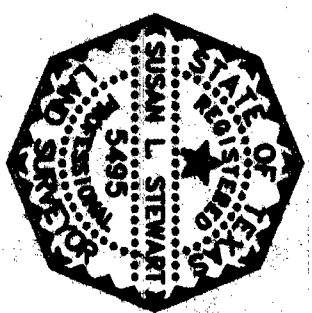


APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS, on this _____ day of _____, 2016.

Mayor

City Secretary

ATTEST:



I, Susan L. Stewart, 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

OWNER:
RON STURGEON REAL ESTATE, L.P.
5640 EDEN DR.
HALTOM CITY, TX 76117-6121

SURVEYOR:
SUSAN L. STEWART, R.P.L.S.
PLATON SURVEYING, INC.
115 ST. LOUIS AVENUE
FORT WORTH, TEXAS 76104
817-355-3625 OFFICE
lifestewart@platon.net

STATE OF TEXAS,
COUNTY OF TARRANT:

WHEREAS Ron Sturgeon Real Estate, L.P. is the sole owner of 1.032 acres of land situated in the C. BROWN SURVEY, ABSTRACT NO. 157, City of Lake Worth, Tarrant County, Texas, being all that certain tract of land conveyed to Ron Sturgeon Real Estate, L.P. by deed recorded in County Clerk's Instrument No. 0215163390, Deed Records, Tarrant County, Texas, said 1.032 acres being more particularly described by notes and hands as follows:

BEGANNING at 1/2" from the Northwest corner of said Sturgeon tract, and the Southwest corner of a tract of land conveyed to Robert F. Byrd by deed recorded in Volume 5210, Page 974, Deed Records, Tarrant County, Texas, said tract being in the East line of Boat Club Road (100' R.O.W.);

THENCE S 89° 28' 51" E, along the common line of said Sturgeon and Byrd tract, 300.37 feet to a 5/8" iron found at the Northeast corner of said Sturgeon tract, in the West line of Lot 1, LAKE WORTH HIGH SCHOOL ADDITION, an Addition to the City of Lake Worth, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Sheet 13105, Plat Records, Tarrant County, Texas;

THENCE along the common line of said Sturgeon tract and said Lot 1 as follows:
S 00° 00' 43" E, 149.74 feet to a 1/2" iron found;
N 89° 25' 50" W, 300.40 feet to a 1/2" iron found in the East line of said Boat Club Road;

THENCE N 00° 00' 00" E, along the East line of said Boat Club Road, 149.48 feet to the POINT OF BEGINNING and containing 1.032 acres of land.

NOW, THEREFORE, RONALD AL MENBY THESE PRESENTS:
THAT, Ron Sturgeon Real Estate, L.P. does hereby adopt this plat designating the hereafter described property as Block 1, Lot 1, STURGEON ADDITION, an Addition to the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys and easements shown hereon.

WITNESSE OUR HANDS at Lake Worth, Tarrant County, Texas this _____ day of _____, 2016.

Ron Sturgeon

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Ron Sturgeon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for
The State of Texas
My Commission Expires: _____

FINAL PLAT

4300 Boat Club Road
Block 1, Lot 1
STURGEON ADDITION
1.032 Acres
Situated in the
C. BROWN SURVEY
ABSTRACT NO. 157
City of Lake Worth
Tarrant County, Texas

PLAT FILED
INSTRUMENT NO. _____, 2016
TARRANT COUNTY PLAT RECORDS

FILED TON SURVEYING, INC.
115 ST. LOUIS AVENUE
FORT WORTH, TEXAS 76104
(817) 355-3625
TX. PLAT REG. A.L.C. NO. 00055600
#042647LMT