

**City of Lake Worth
Notice/Agenda for
Planning and Zoning Commission (P & Z)
Public Hearing/Regular Meeting
Tuesday, May 17, 2016
6:30 PM ~ Council Chambers
3805 Adam Grubb ~ Lake Worth, Texas**

- 1. Call to Order.**
- 2. Invocation and Pledge of Allegiance.**
- 3. Roll Call.**
- 4. Consent Agenda:**
 - a. Approval of minutes for the Planning and Zoning Commission Regular Meeting on March 15, 2016.**
- 5. Public Hearing/Action Items:**
 - a. Planning & Zoning Case #PZ16-02:** Public Hearing/Action to consider an ordinance approving the use and operation of a Restaurant and a development plan and site plan on Block 1, Lot 15R, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 6010 Azle Avenue.
- 6. Adjourn.**

**CITY OF LAKE WORTH
Minutes 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 to Order.

Chair Jeannie Turley called the Planning and Zoning meeting to order at 6:31 p.m.

2. Roll Call.

Chair Jeannie Turley led the attendees in the Pledge of Allegiance and then roll was taken.

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

City staff present were Barry Barber, Building Official and Debbie Whitley, Assistant City Manager/Director of Finance.

3. Pledge of Allegiance.

This was done before Roll Call. Mrs. Turley then gave a brief invocation.

4. Consent Agenda.

a. Approval of the Planning & Zoning Commission Meeting Minutes from December 15, 2015.

Patty Biggers made a motion, seconded by Diane Smith, to approve the Planning & Zoning Commission meeting minutes from December 15, 2015 as presented. All members present voting for; motion passes.

5. Public Hearing/Action Items:

Chair Jeannie Turley opened the Public Hearing at 6:34 p.m. and closed the Public Hearing at 6:41 p.m.

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.

Mr. Craig Howell, resident at 4303 Boat Club Road asked what was going to be developed on the property in question and if it was just that one piece of property that was going to be commercial or the whole side of the street.

Mr. Barber advised that this was currently the only piece of property that is zoned commercial there, and that at this time approval of a preliminary/final plat is what is

being requested. The developer will have to come back to the City for approval of the use of the property.

Mrs. Turley asked Mr. Barber if the City knew what was going to be built, he advised that nothing had been requested at this time, but that on the coming soon sign at the property it showed a retail shopping center.

Mr. Howell advised that he was trying to sell his property and when potential buyers saw the coming soon sign for the retail center, they were no longer interested. He is concerned that his property value would go down with something commercial being built across from his home. He asked if there was anything he could do about it.

Jim Smith, resident and Councilmember, was in the audience and advised that he was on the Planning & Zoning Commission when this property was zoned commercially; it has been that for a long time and has just been sitting vacant.

Mr. Barber recommended that Mr. Howell come to the meeting pertaining to the site planning when it comes before the City for approval. He advised him that a separate notice would be sent out concerning that case when it came time.

Being no other persons in the audience wishing to speak in reference to this item a motion was entertained.

Diane Smith made a motion, seconded by Patty Bigger, to approve Planning & Zoning Case #PS16-02 as presented. All members present voting for; motion passed.

6. Adjourn:

There being no further business to discuss Chair Jeannie Turley adjourned the meeting at 6:41 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: 5a

Originating Department: Planning & Zoning

Contact Person: Suzanne Meason

Meeting Date: May 17, 2016

Subject:

Public Hearing/Action to consider **Planning & Zoning Case #PZ16-01**, an ordinance approving the use and operation of a Restaurant and a development plan and site plan on Block 1, Lot 15R, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 6010 Azle Avenue.

Item Summary: Taco Venture VII, LLC has the lot on Azle Avenue currently owned by Wendy's under contract. They are looking for approval for the use and operation of a restaurant, more specifically a Fuzzy's Taco Shop. Staff has reviewed the development, site, and civil construction plans and finds them to conform to all the City's requirements and the project is ready to be heard by the P & Z Commission. Staff received one (1) public comment form (see attached) back in favor of the request. Attached is a copy of the development plan, site plan, elevation drawing, and landscape plan for the Commission's reference.

Staff Recommendation:

Staff recommends the P & Z Commission approve Planning & Zoning Case #PZ16-01 as presented.

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

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



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case No. PZ16-01 – These public hearings are being held to consider an ordinance approving the use and operation of a Restaurant and a development plan and site plan on Block 1, Lot 15R, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 6010 Azle Avenue.



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case No. PZ16-01 – These public hearings are being held to consider an ordinance approving the use and operation of a Restaurant and a development plan and site plan on Block 1, Lot 15R, Ritchie Brothers Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 6010 Azle Avenue.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, May 17, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, June 14, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: William E Stonaker
(Please print)

Mailing Address: PO Box 93898
Southlake TX 76092

Signature: William E Stonaker

Date: 5/8/16

Property Address(s): 10014 Azle Avenue
Lake Worth, TX

RECEIVED

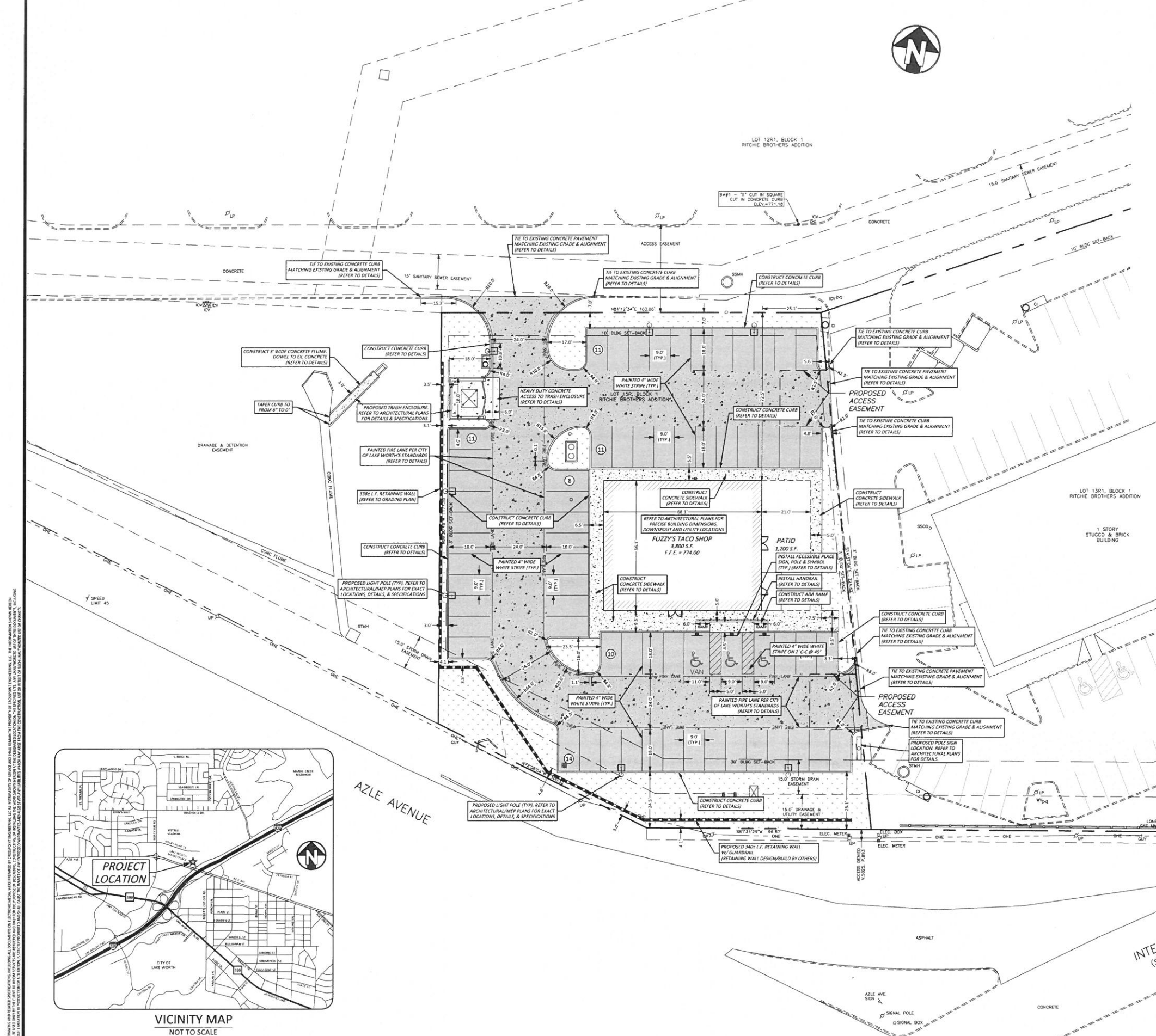
MAY 09 2016

sm

COMMENTS:

A further concentration of Restaurant uses
will help support the immediate area
& tax base!

Please complete and return this form no later than May11, 2016.



SITE PLAN INFORMATION

OWNER:	TV REAL ESTATE LLC	CONTACT:	CLINT BIKER
ADDRESS:	3104 BEAVER CREEK DR	PHONE:	214-392-5755
E-MAIL:	CLINT.BIKER@TECF0005LLC.COM		
TITLE:	TACO VENTURE XIV LLC	CONTACT:	CLINT BIKER
ADDRESS:	3104 BEAVER CREEK DR	PHONE:	214-392-5755
E-MAIL:	CLINT.BIKER@TECF0005LLC.COM		

LEGEND

EXISTING	PROPOSED	DESCRIPTION
WM	WM	WATER METER
WV	WV	WATER VALVE
FD	FD	FIRE HYDRANT
GM	GM	GAS METER
SSMH	SSMH	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
UP	UP	UTILITY POLE
LP	LP	SITE LIGHTING POLE
SMH	SMH	STORM MANHOLE
JB	JB	STORM JUNCTION BOX
CI	CI	CURB INLET
GI	GI	GRATE INLET
ONE	ONE	EXISTING OVERHEAD ELECTRIC LINE
PC	PC	PROPOSED CONCRETE CURB
FL	FL	PROPOSED FIRE LANE
SS	SS	PROPOSED CONCRETE SIDEWALK (REFER TO DETAILS)
SP	SP	PROPOSED STANDARD DUTY PAVEMENT (REFER TO DETAILS)
HP	HP	PROPOSED HEAVY DUTY PAVEMENT (REFER TO DETAILS)
ONE	ONE	EXISTING OVERHEAD ELECTRIC LINE
PC	PC	PROPOSED CONCRETE CURB
FL	FL	PROPOSED FIRE LANE
SS	SS	PROPOSED CONCRETE SIDEWALK (REFER TO DETAILS)
SP	SP	PROPOSED STANDARD DUTY PAVEMENT (REFER TO DETAILS)
HP	HP	PROPOSED HEAVY DUTY PAVEMENT (REFER TO DETAILS)

CONSTRUCTION SCHEDULE

ESTIMATED START DATE: JULY 2016*

ESTIMATED COMPLETION DATE: NOVEMBER 2016*

* DATES ARE SUBJECT TO CHANGE

FLOOD HAZARD DESIGNATION

NO PART OF THIS SITE LIES WITHIN THE ESTABLISHED AREA OF SPECIAL FLOOD HAZARD AS ESTABLISHED BY THE CURRENT FLOOD INSURANCE STUDY FLOOD HAZARD BOUNDARY MAP, 48439C02, DATED SEPTEMBER 25, 2009.

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SITE WORK SPECIFICATIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOORS, PRICES BUILDING ENTRANCES, AND EXISTING BUILDING ENTRANCES.
- CONTRACTOR SHALL REFER TO MAP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS AND EXISTING BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING DAMAGE DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, SLOPED CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR IS REQUIRED TO REMOVAL OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENTS/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CONSIDERS PROPERTY CONSIDERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE LATEST EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- FIRE LANES ARE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO LOCAL CITY REQUIREMENTS FOR EXACT LOCATION.

ACCESSIBILITY NOTES

- PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
- ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT 1" PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
- ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.
- ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
- ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.3% (1:12).
- RAMP RUNS WITH A R/S GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
- SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE SURFACE OF ACCESSIBLE ROUTES AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
- THE RISE OF ANY RAMP SHALL BE 30 INCHES MAXIMUM.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBMITTAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

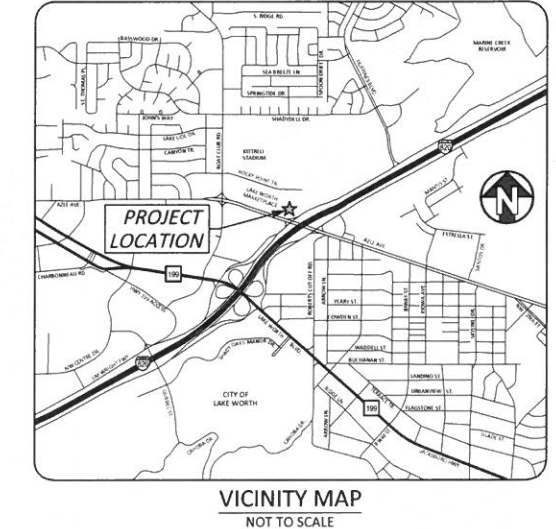
TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY WINNEMAN & ASSOCIATES, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

BENCHMARK

IF THE CONTRACTOR RELOCATES REFERENCE MARKERS WITH A NEW REFERENCE MARKER, IT SHALL BE LOCATED WITHIN 4 HORIZONTAL AND VERTICAL TOLERANCE OF 0.12

B.M. 1 "X" CUT IN SQUARE CUT IN CONCRETE CURB ELEVATION = 771.18



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/15/16
2	ISSUED FOR PERMIT	04/15/16
3	ISSUED FOR PERMIT	04/15/16
4	ISSUED FOR PERMIT	04/15/16
5	ISSUED FOR PERMIT	04/15/16
6	ISSUED FOR PERMIT	04/15/16
7	ISSUED FOR PERMIT	04/15/16
8	ISSUED FOR PERMIT	04/15/16
9	ISSUED FOR PERMIT	04/15/16
10	ISSUED FOR PERMIT	04/15/16

crosspoint engineering

5020 Old Bullard Road, Suite 130 | Tyler, Texas 75703
903 706 4416 | TBPE Firm Reg. No. 16245

PROJECT LOCATION

16-1562-01

04/15/16

83947

04/15/16

1" = 20'

811

Know what's below. Call before you dig.

C2.0

- 1/ PARAPET
ELEV. + 20'-0"
- 1/ PILASTER
ELEV. + 18'-0"
- 8/ CANOPY
ELEV. + 10'-0"
- 1/ STOREFRONT
ELEV. + 8'-0"
- 1/ SILL
ELEV. + 3'-0"
- 1/ SLAB
ELEV. + 0'-0"



1 - WEST ELEVATION(BACK) SCALE 1/8" = 1'-0"



1 - WEST ELEVATION(BACK) SCALE 1/8" = 1'-0"

- 1/ PARAPET
ELEV. + 20'-0"
- 1/ PILASTER
ELEV. + 18'-0"
- 8/ CANOPY
ELEV. + 10'-0"
- 1/ STOREFRONT
ELEV. + 8'-0"
- 1/ SILL
ELEV. + 3'-0"
- 1/ SLAB
ELEV. + 0'-0"

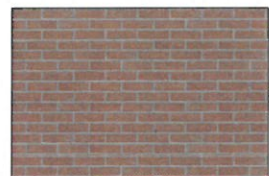


1 - WEST ELEVATION(BACK) SCALE 1/8" = 1'-0"

- 1/ TOWER
ELEV. + 24'-0"
- 1/ ACCENT
ELEV. + 22'-0"
- 1/ PARAPET
ELEV. + 20'-0"
- 8/ CANOPY
ELEV. + 18'-0"
- 8/ CANOPY
ELEV. + 10'-0"
- 1/ STOREFRONT
ELEV. + 8'-0"
- 1/ SILL
ELEV. + 3'-0"
- 1/ SLAB
ELEV. + 0'-0"



1 - WEST ELEVATION(BACK) SCALE 1/8" = 1'-0"



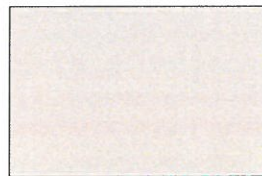
CINNEBAR
ACME BRICK



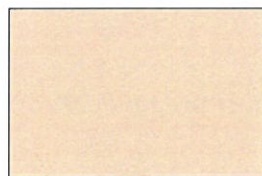
COUNTRY RUBBLE GRAY
CORONADO STONE



WOOD LOOK CERAMIC TILE
LOCALLY SOURCED



SW6077 EVERYDAY WHITE
STUCCO

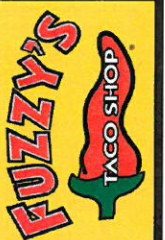


SW6113 INTERACTIVE CREAM
STUCCO

PRELIMINARY
DESIGN



5134 ANN STREET, SUITE 310
FORT WORTH, TEXAS 76102
817.809.1433 or 817.705.9197



PROJECT NAME	FUZZY'S TACO SHOP	DESCRIPTION	NEW STAND ALONE RESTAURANT	ROGUE ARCHITECTS	REVIEWED COL	FIRST ISSUE DATE 04/14/2016
				1010 AZLE AVENUE, LAKE WORTH, TX 76135		

EL.1



LANDSCAPE TABULATIONS for Lake Worth, TX

CITY OF LAKE WORTH INSTALLATION AND MAINTENANCE NOTES:

