

CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

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

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 February 19, 2019 Planning & Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

C.1 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-02, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 0.940-acre parcel of land, legally known as Block B, Lot 1, Northwest Regional Mall Addition, Lake Worth, Tarrant County, Texas. Property is commonly known as 6401 Lake Worth Blvd.](#)

C.2 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-03, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 1.1019-acre parcel of land, legally known as Lot 3F,](#)

Gary Addition – Lake Worth, Lake Worth, Tarrant County, Texas.
Property is commonly known as 3925 Telephone Road.

- C.3 Public Hearing to consider Planning & Zoning Case No. PZ-2019-04, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 0.530-acre tracts of land, legally known as Abstract 1786, Tract(s) 2C & 2L, J C Donalson Survey, Lake Worth, Tarrant County, Texas. Property is commonly known as 3514 Roberts Cut Off Road.
- C.4 Public Hearing to consider Planning & Zoning Case No. PZ-2019-05, a proposed replat being all of a 0.66-acre parcel of land known as Block 2, Lot 7, Hodgkins Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 2, Lot(s) 7R-1, 7R-2 and 7R-3, Hodgkins Subdivision, which is generally described as 7009 Alice Road currently and will become 7009 Alice (Lot 7R-1), 7013 Alice Road (Lot 7R-2), and 7017 Alice Road (Lot 7R-3), Lake Worth, Texas.
- C.5 Public Hearing to consider Planning & Zoning Case No. PZ-2019-06, a proposed replat being all of a 0.41-acre parcel of land known as Block 9, Lots 21 and 22, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 9, Lot(s) 21R and 22R, Indian Oaks Subdivision, which is generally described as 2901 Huron Trail currently and will become 2901 Huron Trail (Lot 22R) and 7600 Navajo Trail (Lot 21R), Lake Worth, Texas.

D. 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.

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

E. 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, March 15, 2019 at 11:00 am.**

A handwritten signature in cursive script that reads "Kimberly Davis".

Kimberly Davis for Suzanne Meason/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 – March 19, 2019

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the February 19, 2019 Planning & Zoning Commission 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. February 19, 2019 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the February 19, 2019 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, FEBRUARY 19, 2019**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Sherrie Kubala-Watkins 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	Chair, Place 2
	Jeannie Turley	Vice Chair, Place 3
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Dianne Smith	Place 6
	Coy Pennington	Place 7
Staff:	Suzanne Meason	Planning and Zoning Administrator

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Commissioner Patty Biggers gave the invocation and attendees recited the pledge of allegiance.

B. MINUTES

B.1 APPROVE MINUTES OF THE OCTOBER 16, 2018 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE THE MINUTES OF THE OCTOBER 16, 2018 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. PZ-2019-01, AN ORDINANCE AMENDING ORDINANCE NO. 530, SO AS TO CONSIDER A CHANGE IN THE ALLOWABLE LAND USE(S) AND A SITE PLAN AMENDMENT OF AN APPROXIMATE 3.474-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 2, MARINE CREEK PARK ADDITION- LAKE WORTH, LAKE WORTH, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 3.474-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND GENERALLY DESCRIBED AS 3501-3539 NW LOOP 820/JIM WRIGHT FRWY., LAKE WORTH, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:33 pm.

Ms. Meason presented the case to the Commission. She advised that the owner of the business park wants to lease to a tenant that was not an approved land use on the existing site plan ordinance so they were told they would have to go for an amendment. In doing so they are cleaning up the ordinance as well to include current day uses. She did advise that the new tenant will be there normally in the evening and on weekends so parking should not be an issue and that the center meets the parking requirements.

Commissioner Troy Jones asked what the occupancy would be for the events/meeting tenant. Ms. Meason advised that would be based on occupant type and lease space square footage.

Commissioner Smith asked if they would be allowed to serve alcohol if they had like parties and such. Ms. Meason informed her that they would have to get the proper permits, but that she doesn't feel that they would meet the distance requirements from a church, since there one in a lease space at the end of the building.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:41 pm and called for a motion.

COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER JEANIE TURLEY, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-01 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

E. EXECUTIVE SESSION

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

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

There were no items listed in Executive Session.

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

There were no items listed in Executive Session.

F. ADJOURNMENT

Chair Sherrie Kubala-Watkins adjourned the meeting at 6:43 p.m.

APPROVED:

Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Lake Worth Planning & Zoning Commission Meeting – March 19, 2019

Agenda Item No. C.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-02, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 0.940-acre parcel of land, legally known as Block B, Lot 1, Northwest Regional Mall Addition, Lake Worth, Tarrant County, Texas. Property is commonly known as 6401 Lake Worth Blvd.

Property Description:

.940-acre parcel(s) of land, 6401 Lake Worth Blvd.

Property Owner(s):

Retail Buildings, Inc., PO Box 702377, Tulsa, OK 74170

Applicant:

Braum's Ice Cream & Dairy Store, 3000 NW 63rd Street, Oklahoma City, OK 73125

Engineer/Architect/Surveyor:

Grubbs Consulting LLC, 1819 S. Morgan Road, Oklahoma City, OK 73128

Current Zoning:

"PC" – Planned Commercial

Current Use(s):

Braum's Ice Cream & Dairy Store

Existing Road(s):

Lake Worth Boulevard & NW Centre Drive

Surrounding Zoning:

North: The property to the north is currently zoned "PC"-Planned Commercial.

South: The property to the south is in Fort Worth city limits.

East: The property to the east is TXDot ROW.

West: The property to the west is currently zoned "PC"-Planned Commercial.

Summary:

Braum's Ice Cream is currently existing on this property. They are proposing an expansion at the location which adds square footage to the building therefore requiring site planning.

Agenda Item No. C.1

Staff has reviewed the site plan and finds it to comply with all city requirements and it is ready to be heard by the Planning & Zoning Commission, for recommendation to the City Council.

Public Input:

On Tuesday, March 5, 2019 as required by State law, the City mailed out six (6) 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, March 2, 2019. 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. Development Application/Owner Authorization Form
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Vicinity Map

Recommended Motion or Action:

Staff's recommendation is the land use and development/site plan are at the discretion of the Planning & Zoning Commission and City Council.

ORDINANCE # XXXX

AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT AND SITE PLAN APPROVAL OF AN APPROXIMATELY 0.940-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK B, LOT 1, NORTHWEST REGIONAL MALL ADDITION, BEING THAT ALL OF THE CERTAIN CALLED 0.940-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 0.940-ACRE PARCEL OF LAND LOCATED 6401 LAKE WORTH BLVD., LAKE WORTH, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE, ALONG WITH A DEVELOPMENT PLAN AND SITE PLAN APPROVAL "EXHIBIT A", AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 0.940-acre parcel of land located in Lake Worth, Texas,

has initiated an application on the hereinafter described property for a land use designation and development and site plan approval; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on March 19, 2019, and by the City Council of the City of Lake Worth on April 9, 2019, 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 to amend the Official Zoning Map of the City, as described herein.

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

ORDINANCE 500 AMENDED

Ordinance No. 500 is hereby amended by approving a land use designation as “PC” – Planned Commercial for the use of a Restaurant and Grocery Store, along with a development and site plan approval and by amending the Official Zoning Map to reflect

such change for the property hereinafter described below:

Planning & Zoning Case No. PZ-2019-02

Owner: Retail Buildings, Inc.
PO Box 702377
Tulsa, OK 74170

Applicant: Braum's Ice Cream & Dairy Store
3000 NE 63rd Street
Oklahoma City, OK 73125

Legal Description: Block B, Lot 1, Northwest Regional Mall
Addition Lake Worth, Tarrant County, Texas

Property Address: 6401 Lake Worth Boulevard

Property Zoning: PC-Planned Commercial

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

SECTION 3.

COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

The use and development of the property shall be subject to all terms and conditions set forth in the Site and Development 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.

OFFICIAL ZONING MAP AMENDED

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

SECTION 5.

CUMULATIVE CLAUSE

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

SECTION 6.

PENALTY CLAUSE

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

SECTION 7.

SEVERABILITY

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

the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.

SAVINGS

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

SECTION 9.

ENGROSSMENT AND ENROLLMENT

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

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED on the 9th day of April, 2019.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney



BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-02
Date Submitted: 1-25-19

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS 6401 Lake Worth Blvd

CURRENT LEGAL DESCRIPTION Lot 1, Block B, Northwest Regional Mall Addition

CURRENT ZONING CLASSIFICATION & LAND USE Planned Commercial/Retail

PROPOSED ZONING CLASSIFICATION & LAND USE Planned Commercial/Retail

TOTAL ACRES 0.94 # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Grubbs Consulting, LLC

ADDRESS 1819 S. Morgan Rd CITY Oklahoma City

STATE OK ZIP 73128 EMAIL sbolton@gc-okc.com

PHONE (405) 265-0641

FAX _____

PROPERTY OWNER INFORMATION

NAME Retail Buildings, Inc.

ADDRESS 3000 N.E. 63rd St CITY Oklahoma City

STATE OK ZIP 73121 EMAIL hwilson@braum's.com

PHONE (405) 478-1656

FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Grubbs Consulting, LLC

ADDRESS 1819 S. Morgan Rd CITY Oklahoma City

STATE OK ZIP 73128 EMAIL sbolton@gc-okc.com

PHONE (405) 265-0641

FAX _____

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


SIGNATURE OF OWNER, AGENT, OR APPLICANT

must be original signature

3/1/19
DATE

GENERAL INFORMATION

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

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

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

SUBMITTAL CHECKLIST

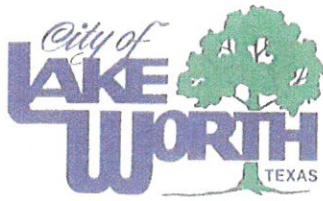
The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

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

OFFICE USE ONLY

Fee: \$5,550.00
Date Paid: 7-25-19
Receipt #: P19-0071
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 3-4-19
Public Hearing 200' Notification Deadline Date: 3-9-19
P&Z Commission Meeting Date: 3-19-19
City Council Meeting Date: 4-9-19
Approval Date: _____
Ordinance Number: _____
Instrument #: _____



AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 1/17/2019

Re: Braum's Ice Cream & Dairy Store remodel

I, Elaine Braum, owner of the Property located at
6401 Lake Worth Blvd.
Grubbs Consulting LLC do hereby certify that I have given my permission to
to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☐ Land Use Designation
- ☐ Comprehensive Land Use Plan Amendment
- ☒ Site Plan Application/Amendment

Application for Braum's Ice Cream and Dairy Store
(applicant)

Elaine Braum
Print Name

Elaine Braum
Signature of Owner

3000 NE 63rd St
Address
OKC, OK 73121

405-478-1656
Phone No.

1/17/2019
Date

State of ~~Texas~~ Oklahoma §
County of Oklahoma §

Before me, Shelly Pittman, a Notary Public in and for said County and
State, on this day personally appeared Elaine Braum known to me
to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she
executed the same for the purposes and consideration therein expressed.



Shelly Pittman
Notary

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

LAND USE DESIGNATION/DEVELOPMENT & SITE PLAN APPROVAL
PLANNING & ZONING CASE #PZ-2019-02

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, March 19, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 0.940-acre parcel of land, legally known as Block B, Lot 1, Northwest Regional Mall Addition, Tarrant County, Texas, being that all of the certain called 0.940-acre parcel of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 0.940-acre parcel of land located at 6401 Lake Worth Blvd., Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, April 9, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed land use designation and development and site plan approval for the above listed property. All interested parties are encouraged to attend.

Wal-Mart Real Estate Bus Trust
PO Box 8050
Bentonville, AR 72712-8055

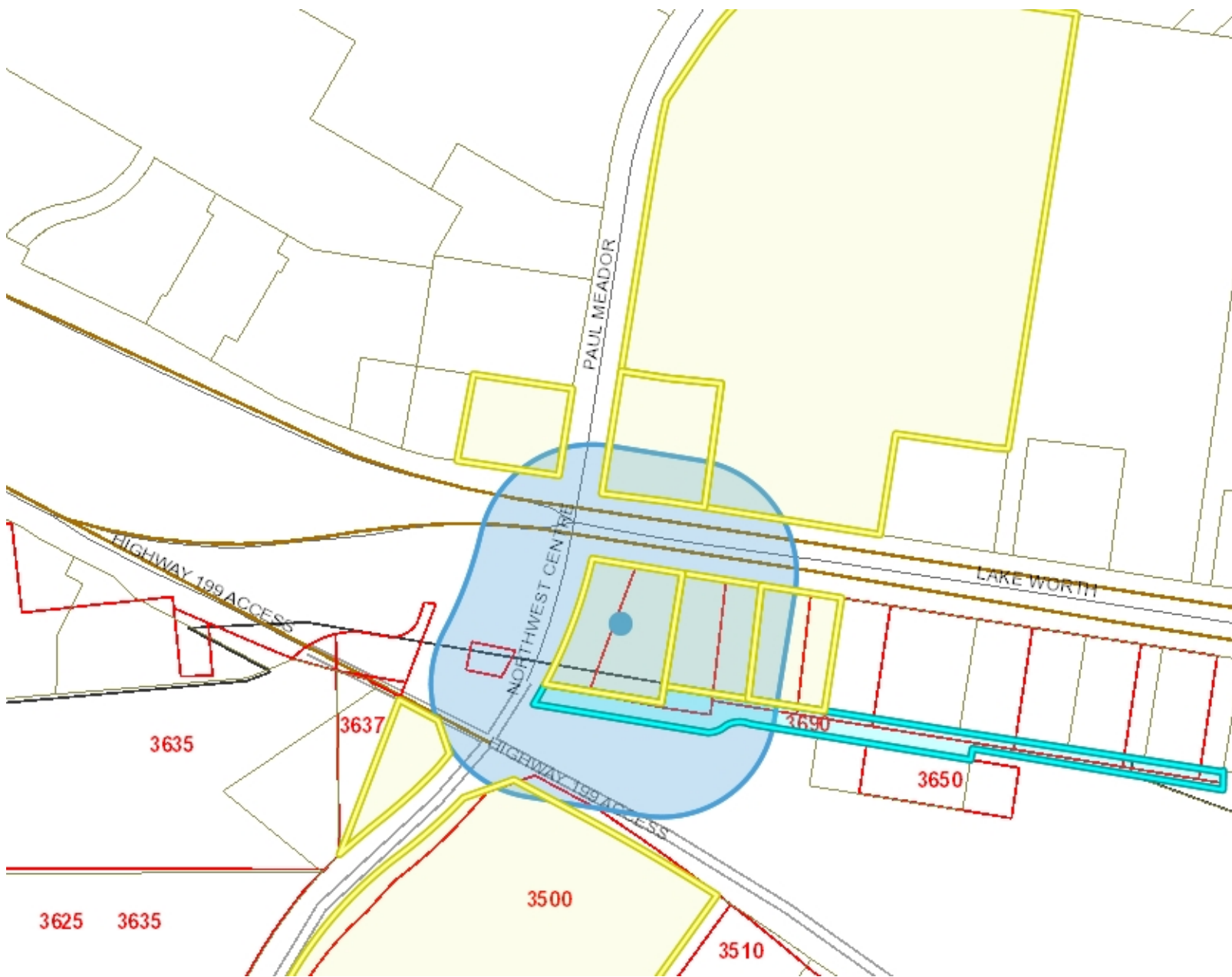
Retail Buildings Inc.
3000 NE 63rd Street
Oklahoma City, OK 73121

Trinity SGL I LP
6353 Lake Worth Blvd.
Lake Worth, Texas 76135

O'Reilly Auto Enterprises LLC
PO Box 9167
Springfield, MO 65801

Fast Vineyard LLC
108 Town Park Dr NW
Kennesaw, GA 30144

Moore Living Trust
4425 W Airport Frwy. #475
Irving, Texas 75062



Legend

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



3/1/19 2:56 PM

1: 3,096



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

Lake Worth Planning & Zoning Commission Meeting – March 19, 2019

Agenda Item No. C.2

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-03, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 1.1019-acre parcel of land, legally known as Lot 3F, Gary Addition – Lake Worth, Lake Worth, Tarrant County, Texas. Property is commonly known as 3925 Telephone Road.

Property Description:

1.1019-acre parcel(s) of land, 3925 Telephone Road

Property Owner(s):

3925 Telephone Road LLC, 5760 Popken Drive, Fort Worth, Texas 76114

Applicant:

3925 Telephone Road LLC, Lane Cowden, 5760 Popken Drive, Fort Worth, Texas 76114

Engineer/Architect/Surveyor:

Harlan Land Surveying Inc., 106 Eureka Street, Weatherford, Texas 76086

Current Zoning:

“PC” – Planned Commercial

Current Use(s):

Commercial/Retail Shopping Center

Existing Road(s):

Lake Worth Blvd. & Telephone Road

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.

Summary:

This shopping center is one that was developed a long time ago and does not have an official land use designation and site plan approved. The property owner was advised that they

Agenda Item No. C.2

needed to get one approved before any new tenants would be allowed to move into the center. The property owner had a site plan prepared and submitted to the City.

Staff has reviewed the site plan and finds it to comply with city requirements and it is ready to be heard by the Planning & Zoning Commission, for recommendation to the City Council.

Public Input:

On Tuesday, March 5, 2019 as required by State law, the City mailed out eight (8) 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, March 2, 2019. 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. Development Application
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Vicinity Map

Recommended Motion or Action:

Staff's recommendation is the land use and development/site plan are at the discretion of the Planning & Zoning Commission and City Council.

ORDINANCE # XXXX

AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT AND SITE PLAN APPROVAL OF AN APPROXIMATELY 1.1019-ACRE PARCEL OF LAND, LEGALLY KNOWN AS LOT 3F, GARY ADDITION LAKE WORTH, BEING THAT ALL OF THE CERTAIN CALLED 1.1019-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.1019 PARCEL OF LAND LOCATED 3925 TELEPHONE, LAKE WORTH, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE, ALONG WITH A DEVELOPMENT PLAN AND SITE PLAN APPROVAL "EXHIBIT A", AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 1.1019-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property for a land use

designation and development and site plan approval; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on March 19, 2019, and by the City Council of the City of Lake Worth on April 9, 2019, 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 to amend the Official Zoning Map of the City, as described herein.

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

ORDINANCE 500 AMENDED

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

Planning & Zoning Case No. PZ-2019-03

Owner: 3925 Telephone Road
5760 Popken Drive
Fort Worth, Texas 76114

Applicant: 3925 Telephone Road
Lane Cowden
5760 Popken Drive
Fort Worth, Texas 76114

Legal Description: Lot 3F, Gary Addition – Lake Worth
Lake Worth, Tarrant County, Texas

Property Address: 3925 Telephone Road

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of a Commercial/Retail Shopping Center with the following allowable uses: Antique Shops, Appliance Stores, Bakeries, Bank, Business Colleges, or Private Schools Operated as a Commercial Enterprise, Churches, Confectionery Stores, Credit Union, or Other Businesses offering Financial Services, Barber or Beauty Shops, Bicycle and Bicycle Repair Shops, Book, Stationery Stores, or Newsstands, Cafeterias, Caterer and Wedding Services, Cigar or Tobacco Stores, Cleaning, Pressing, and Laundry Collection Services and Offices, Copy/Blueprinting, Dancing Schools, Day Nursery, Delicatessens, Department Stores, Doctor's or Dentist's Offices, Clinics, or Medical, Surgical or Dental Laboratories, Drive Thru Businesses, Cafes, Restaurants, Food Stores, Cleaning Services and Similar Activities, Drug Stores, Dry Goods, Electronics Store, Flooring and Carpet Stores, Florist or Gift Shops, Grocery Store, Hardware Store, Hair/Nail Salons, Household/Office Furniture, Jewelry Stores, Massage/Health Treatments, Offices, Optical Stores, Pet Shops, Photography, Portrait, or Camera Shops and Photo Finishing, Piano/Music Stores, Radio and Television Sales and Services, Restaurants, Tea Rooms, Retail Stores, Tailor, Clothing or Wearing Apparel Shops, Tanning Salons, Tax Services, Variety Stores, and

Vet/Dog/Cat Hospital, as more particularly shown on the Site and Development Plan attached hereto as Exhibit "A".

SECTION 3.

COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

The use and development of the property shall be subject to all terms and conditions set forth in the Site and Development 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.

OFFICIAL ZONING MAP AMENDED

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

SECTION 5.

CUMULATIVE CLAUSE

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

SECTION 6.

PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance

shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

SEVERABILITY

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

SECTION 8.

SAVINGS

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

SECTION 9.

ENGROSSMENT AND ENROLLMENT

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

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED on the 9th day of April, 2019.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

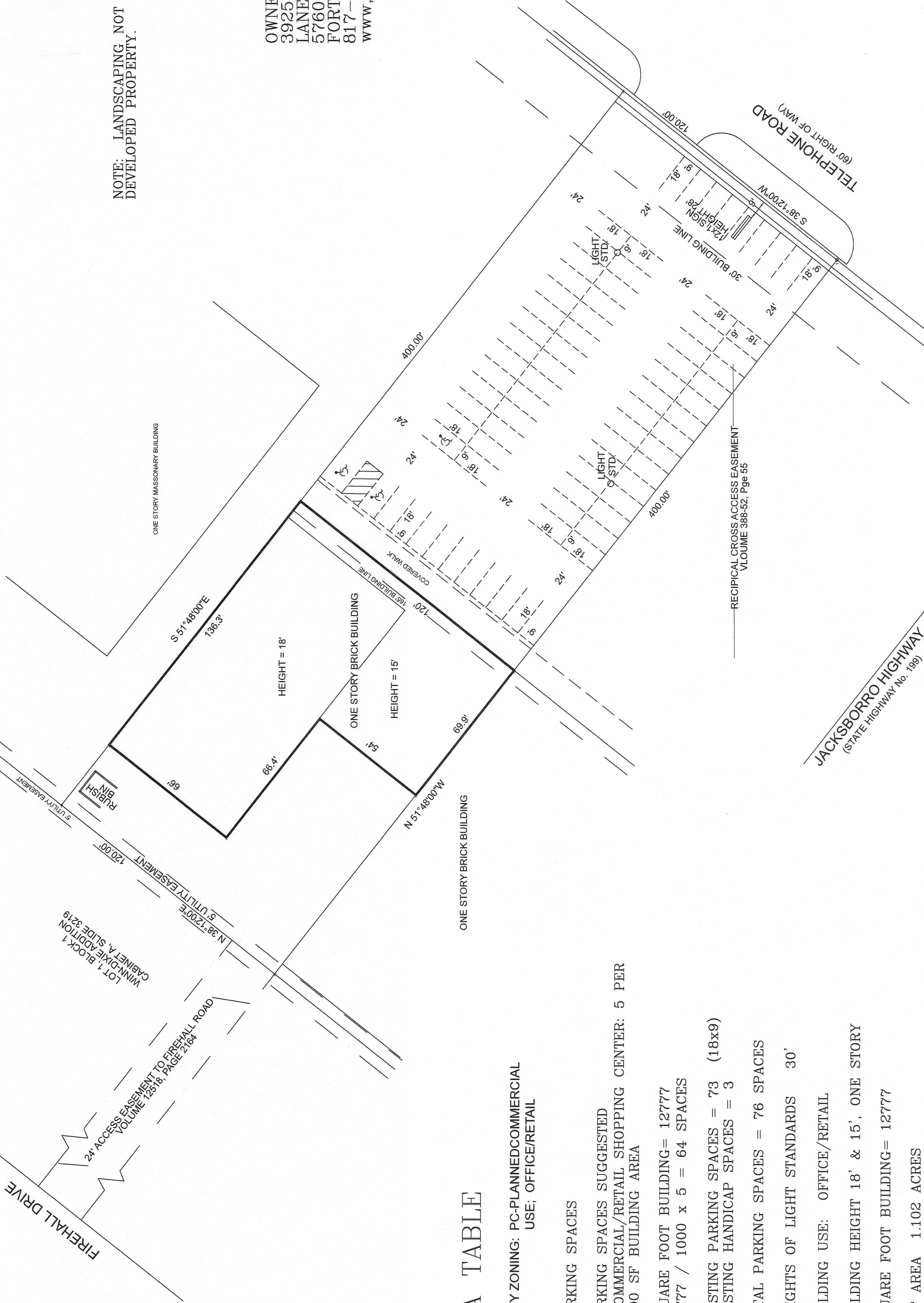
Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMERCIAL/RETAIL FLOOD HAZARD ZONE XXXX E. EFFECTIVE DATE: SEPTEMBER 26, 2008
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



DATA TABLE

PROPERTY ZONING: PC-PLANNED COMMERCIAL
USE: OFFICE/RETAIL

PARKING SPACES

PARKING SPACES SUGGESTED
- COMMERCIAL/RETAIL SHOPPING CENTER: 5 PER
1000 SF BUILDING AREA

SQUARE FOOT BUILDING= 12777

12777 / 1000 x 5 = 64 SPACES

EXISTING PARKING SPACES = 73 (18x9)

EXISTING HANDICAP SPACES = 3

TOTAL PARKING SPACES = 76 SPACES

HEIGHTS OF LIGHT STANDARDS 30'

BUILDING USE: OFFICE/RETAIL

BUILDING HEIGHT 18' & 15', ONE STORY

SQUARE FOOT BUILDING= 12777

LOT AREA 1.102 ACRES

(48000 SQUARE FEET)

LAND USE: The use and operation of a Commercial/Retail Shopping Center with the following allowable uses: Antique Shops, Appliance Stores, Bakeries, Bank, Business Colleges, or Private Schools Operated as a Commercial Enterprise, Churches, Confectionery Stores, Credit Union, or Other Businesses offering Financial Services, Barber or Beauty Shops, Bicycle and Bicycle Repair Shops, Book, Stationery Stores, or Newsstands, Cafeterias, Caterer and Wedding Services, Cigar or Tobacco Stores, Cleaning, Pressing, and Laundry Collection Services, Copy/Blueprinting, Dancing Schools, Day Nursery, Delicatessens, Department Stores, Doctor's or Dentist's Offices, Clinics, or Medical, Surgical or Dental Laboratories, Drive Thru Businesses, Cafes, Restaurants, Food Stores, Cleaning Services and Similar Activities, Drug Stores, Dry Goods, Electronics Store, Flooring and Carpet Stores, Florist or Gift Shops, Grocery Store, Hardware Store, Hair/Nail Salons, Household/Office Furniture, Jewelry Stores, Massage/Health Treatments, Offices, Optical Stores, Pet Shops, Photography, Portrait, or Camera Shops and Photo Finishing, Piano/Music Stores, Radio and Television Sales and Services, Tea Rooms, Retail Stores, Tailor, Clothing or Wearing Apparel Shops, Tanning Salons, Tax Services, Variety Stores, and Vet/Dog/Cat Hospital

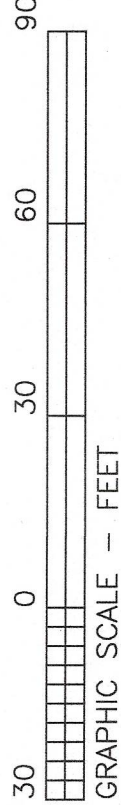
NOTE: LANDSCAPING NOT REQUIRED AS IS EXISTING DEVELOPED PROPERTY.

OWNER
3925 TELEPHONE ROAD, LLC
LANE COWDEN DRIVE
5760 POPKEN DRIVE
FORT WORTH, TEXAS 76114
817-996-9099
www.cowden realestate.com

THE SITE PLAN HEREON WAS COMPILED FROM EXHIBITS,
SURVEY DATA, AND OTHERS AND ENGINEERING PLANS SUPPLIED
BY DEVELOPER

DAVID HARLAN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2074
FEBRUARY 05, 2018

REVISIONS
APRIL 04, 2018



SCALE: 1" = 30'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 75086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 1008500

SITE PLAN 3925 TELEPHONE ROAD
BEING A PORTION OF TRACT 3F, GARY ADDITION, AN ADDITION TO THE
CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN VOLUME 388-52, PAGE 55, PLAT RECORDS,
TARRANT COUNTY, TEXAS





BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-03
Date Submitted: 2.20.19

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS 3925 Telephone Road

CURRENT LEGAL DESCRIPTION Gary Addition - Lake Worth 3F

CURRENT ZONING CLASSIFICATION & LAND USE C.

PROPOSED ZONING CLASSIFICATION & LAND USE _____

TOTAL ACRES 1.019 # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Lane Cowden
ADDRESS 5760 Popken Drive CITY Ft. Worth
STATE TX ZIP 76114 EMAIL lane@cowdenrealestate.com
PHONE 817-996-9099 FAX _____

PROPERTY OWNER INFORMATION

NAME 3925 Telephone Road, LLC
ADDRESS 5760 Popken Drive CITY Ft. Worth
STATE TX ZIP 76114 EMAIL lane@cowdenrealestate.com
PHONE 817-996-9099 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Harlan Land Surveying, Inc.
ADDRESS 106 Eureka St. CITY Weatherford
STATE TX ZIP 76086 EMAIL harlanland@yahoo.com
PHONE 817-596-9700 FAX _____

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

John K
SIGNATURE OF OWNER, AGENT, OR APPLICANT

1/29/19
DATE

GENERAL INFORMATION

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: 550.00
Date Paid: 2.20.19
Receipt #: P19-0157
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 3.4.19
Public Hearing 200' Notification Deadline Date: 3.9.19
P&Z Commission Meeting Date: 3.19.19
City Council Meeting Date: 4.9.19
Approval Date: _____
Ordinance Number: _____
Instrument #: _____

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

LAND USE DESIGNATION/DEVELOPMENT & SITE PLAN APPROVAL
PLANNING & ZONING CASE #PZ-2019-03

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, March 19, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 1.1019-acre parcel of land, legally known as Lot 3F, Gary Addition – Lake Worth, Tarrant County, Texas, being that all of the certain called 1.1019-acre parcel of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 1.1019-acre parcel of land located at 3925 Telephone Road (TAD Records) (Center Addresses are 3907 – 3917 Telephone Road), Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, April 9, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed land use designation and development and site plan approval for the above listed property. All interested parties are encouraged to attend.

3925 Telephone Road LLC
5760 Popken Drive
Fort Worth, Texas 76114

Pasan LLC
185 NW Spanish River Blvd.
Boca Raton, FL 33431

Dadre Lake Worth LLC
5500 Preston Road, Suite #250
Dallas, Texas 75205

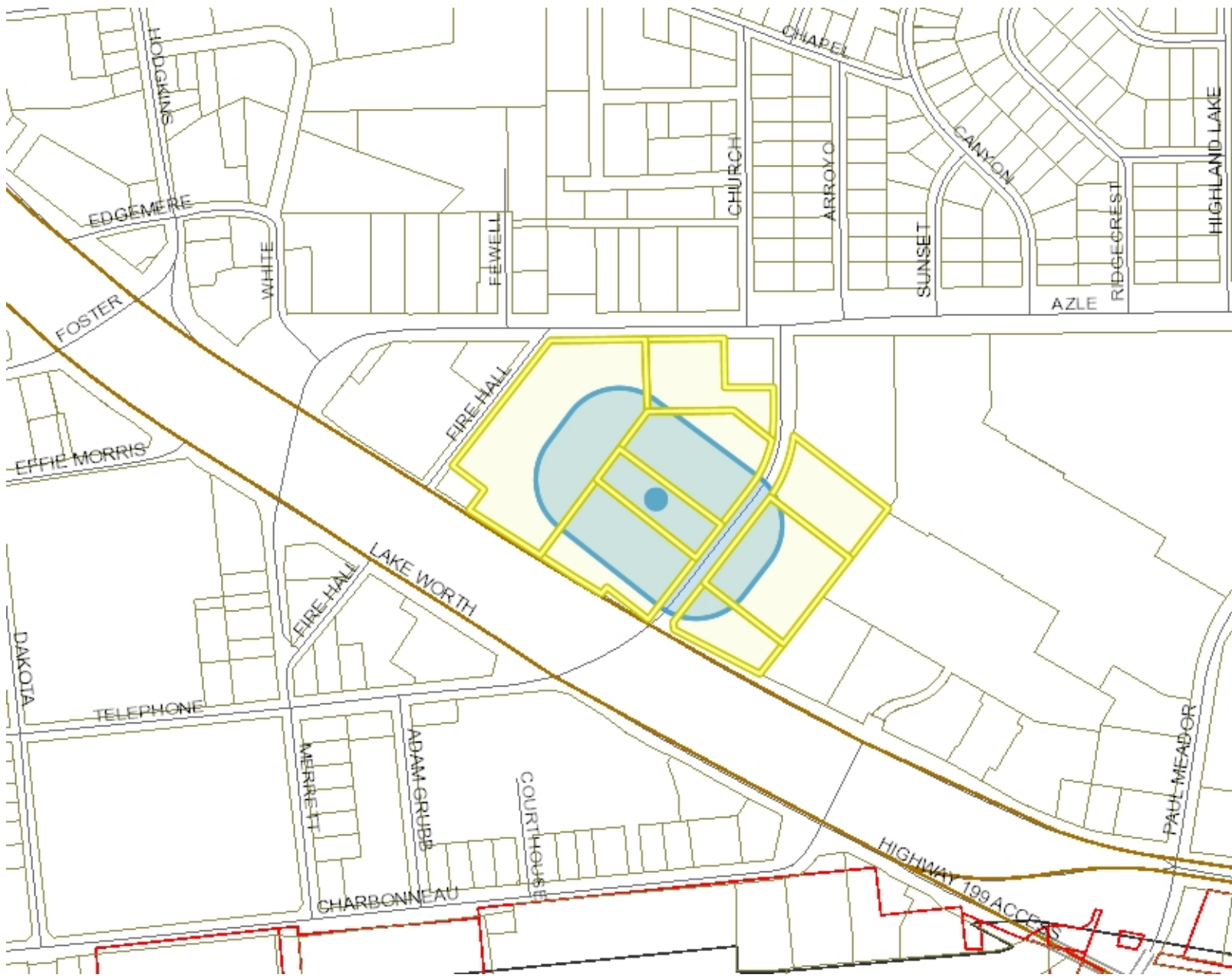
DP Brody LLC
1609 Golden Oak Drive
Las Vegas, NV 89117

J C Pace Ltd
420 Throckmorton St., Ste #710
Fort Worth, Texas 76102

Spirit Amaster Funding LLA
16767 Master Funding IV, LLC
Stottsdale, AR 85260

Worth National Bank
PO Box 2300
Tulsa, OK 74192

3900 Telephone Road LLC
1326 Regency Court
Southlake, Texas 76092

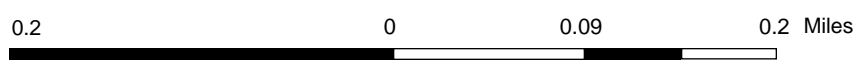


Legend

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



3/1/19 3:31 PM



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

1:5,810



Lake Worth Planning & Zoning Commission Meeting – March 19, 2019

Agenda Item No. C.3

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-04, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 0.530-acre tracts of land, legally known as Abstract 1786, Tract(s) 2C & 2L, J C Donalson Survey, Lake Worth, Tarrant County, Texas. Property is commonly known as 3514 Roberts Cut Off Road.

Property Description:

0.530-acre tract(s) of land, 3512-3522 Roberts Cut Off Road (center addresses)

Property Owner(s):

Anjo Casa LLC, 3516 Roberts Cut Off Road, Fort Worth, Texas 76114

Applicant:

Anjo Casa LLC, Joy Ramage, 3516 Roberts Cut Off Road, Fort Worth, Texas 76114

Engineer/Architect/Surveyor:

NRB Land Surveying, 905 E Hwy 199, Unit B, Springtown, Texas 76082

Current Zoning:

“PC” – Planned Commercial

Current Use(s):

Commercial/Retail Shopping Center

Existing Road(s):

Roberts Cut Off Road & Helms Street

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 “SF”-Single Family Residential (City Park).

Summary:

This shopping center is one that was developed a long time ago and does not have an official land use designation and site plan approved. The property owner was advised that they

Agenda Item No. C.3

needed to get one approved before any new tenants would be allowed to move into the center. The property owner submitted a site plan and submitted to the City.

Staff has reviewed the site plan and finds it to comply with city requirements and it is ready to be heard by the Planning & Zoning Commission, for recommendation to the City Council.

Public Input:

On Tuesday, March 5, 2019 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 Saturday, March 2, 2019. 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. Development Application
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Vicinity Map

Recommended Motion or Action:

Staff's recommendation is the land use and development/site plan are at the discretion of the Planning & Zoning Commission and City Council.

ORDINANCE # XXXX

AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT AND SITE PLAN APPROVAL OF AN APPROXIMATELY 0.530-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 1786, TRACT(S) 2C & 2L, J C DONALSON SRUVEY, BEING THAT ALL OF THE CERTAIN CALLED 0.530-ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 0.530-ACRE TRACT LOCATED AT 3514 ROBERTS CUT OFF ROAD, LAKE WORTH, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE, ALONG WITH A DEVELOPMENT PLAN AND SITE PLAN APPROVAL "EXHIBIT A", AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 0.530-acre tract of land located in Lake Worth, Texas,

has initiated an application on the hereinafter described property for a land use designation and development and site plan approval; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on March 19, 2019, and by the City Council of the City of Lake Worth on April 9, 2019, 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 to amend the Official Zoning Map of the City, as described herein.

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

ORDINANCE 500 AMENDED

Ordinance No. 500 is hereby amended by approving a land use designation as “PC” – Planned Commercial for the use of a Commercial/Retail Shopping Center, along with a development and site plan approval and by amending the Official Zoning Map to

reflect such change for the property hereinafter described below:

Planning & Zoning Case No. PZ-2019-04

Owner: Anjo Casa LLC
3516 Roberts Cut Off Road
Fort Worth, Texas 76114

Applicant: Anjo Casa LLC
Joy Ramage
3516 Roberts Cut Off Road
Fort Worth, Texas 76114

Legal Description: Abstract 1786, Tract(s) 2C & 2L, J C Donalson Survey
Lake Worth, Tarrant County, Texas

Property Address: 3514 Roberts Cut Off Road (Center Addresses 3512-3522)

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of a Commercial/Retail Shopping Center with the following allowable uses: Antique Shops, Appliance Stores, Bakeries, Bank, Credit Union, or Other Businesses offering Financial Services, Barber or Beauty Shops, Bicycle and Bicycle Repair Shops, Book, Stationery Stores, or Newsstands, Caterer and Wedding Services, Cleaning, Pressing, and Laundry Collection Services and Offices, Convenience Store, Copy/Blueprinting, Dancing Schools, Day Nursery, Delicatessens, Doctor's or Dentist's Offices, Clinics, or Medical, Surgical or Dental Laboratories, Cleaning Services and Similar Activities, Dry Goods, Electronics Store, Flooring and Carpet Stores, Florist or Gift Shops, Grocery Store, Hardware Store, Hair/Nail Salons, Household/Office Furniture, Jewelry Stores, Massage/Health Treatments, Offices, Optical Stores, Pet Shops, Photography, Portrait, or Camera Shops and Photo Finishing, Piano/Music Stores, Private School, Radio and Television Sales and Services, Restaurants, Tea Rooms, Cafeterias, of Cafes, Retail Stores, Tailor, Clothing or Wearing Apparel Shops, Tanning Salons, Tax Services, Variety Stores, as more particularly shown on the Site and Development Plan attached hereto as

Exhibit "A".

SECTION 3.

COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

The use and development of the property shall be subject to all terms and conditions set forth in the Site and Development 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.

OFFICIAL ZONING MAP AMENDED

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

SECTION 5.

CUMULATIVE CLAUSE

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

SECTION 6.

PENALTY CLAUSE

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

day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

SEVERABILITY

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

SECTION 8.

SAVINGS

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

SECTION 9.

ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Lake Worth is hereby directed to engross and

enroll this Ordinance by copying the caption, publication clause and effective date clause in the minutes of the City Council and by filing the Ordinance in the Ordinance Records of the City.

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED on the 9th day of April, 2019.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney



BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-04
Date Submitted: 2-14-19

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS 3512 - 3522 Roberts Cut Off Road, Fort Worth TX 76114

CURRENT LEGAL DESCRIPTION Retail Strip Center

CURRENT ZONING CLASSIFICATION & LAND USE Planned Commercial

PROPOSED ZONING CLASSIFICATION & LAND USE Planned Commercial / Retail Strip Center

TOTAL ACRES 0.53 # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Joy Ramage - Anjo Casa LLC

ADDRESS 3516 Roberts Cut Off Road CITY Fort Worth

STATE Texas ZIP 76114 EMAIL joyramage@hotmail.com/joy@alchemyofengland.com

PHONE 817.939.2837 / 800.578.1065 FAX 817.236.3148

PROPERTY OWNER INFORMATION

NAME Joy Ramage - Anjo Casa LLC

ADDRESS 3516 Roberts Cut Off Road CITY Fort Worth

STATE Texas ZIP 76114 EMAIL joyramage@hotmail.com/joy@alchemyofengland.com

PHONE 817.939.2837 / 800.578.1065 FAX 817.236.3148

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME DOUG BERT - NRB Land Surveying

ADDRESS 905 E Hwy 199, Unit B CITY Springtown

STATE TX ZIP 76082 EMAIL surveyrequest@nrbsurveying.com

PHONE (817) 584-9027 FAX _____

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


SIGNATURE OF OWNER, AGENT, OR APPLICANT

must be original signature

02.13.2019

DATE

GENERAL INFORMATION

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: 550.00
Date Paid: 2.14.19
Receipt #: 19-0141
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 3.4.19
Public Hearing 200' Notification Deadline Date: 3.9.19
P&Z Commission Meeting Date: 3.19.19
City Council Meeting Date: 4.9.19
Approval Date: _____
Ordinance Number: _____
Instrument #: _____

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

LAND USE DESIGNATION/DEVELOPMENT & SITE PLAN APPROVAL
PLANNING & ZONING CASE #PZ-2019-04

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, March 19, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 0.530-acre tracts of land, legally known as Abstract 1786, Tract(s) 2C & 2L, J C Donalson Survey, Tarrant County, Texas, being that all of the certain called 0.530-acre tracts of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as 0.530-acre tracts of land located at 3514 Roberts Cut Off Road (TAD Records) (Center Addresses are 3512 – 3522 Roberts Cut Off Road), Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, April 9, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed land use designation and development and site plan approval for the above listed property. All interested parties are encouraged to attend.

Anjo Casa LLC
3520 Roberts Cut Off Road
Fort Worth, Texas 76114

Emmanuel Herrera
3504 Roberts Cut Off Road
Fort Worth, Texas 76114

Arnold & Sheri Hammett
3616 Roberts Cut Off Road
Fort Worth, Texas 76114

Victor Moreno-Miranda
3513 Arrow Lane
Fort Worth, Texas 76114

Stephen M Williams
3604 Roberts Cut Off Road
Fort Worth, Texas 76114

Clyde O Cope Estate
3511 Arrow Lane
Fort Worth, Texas 76114

Coy D & Jackie Pennington
3608 Roberts Cut Off Road
Fort Worth, Texas 76114

Lucio Flores Jr. & Maria G Flores
3509 Arrow Lane
Fort Worth, Texas 76114

Maria & Erika Garcia
5904 Helms Street
Fort Worth, Texas 76114

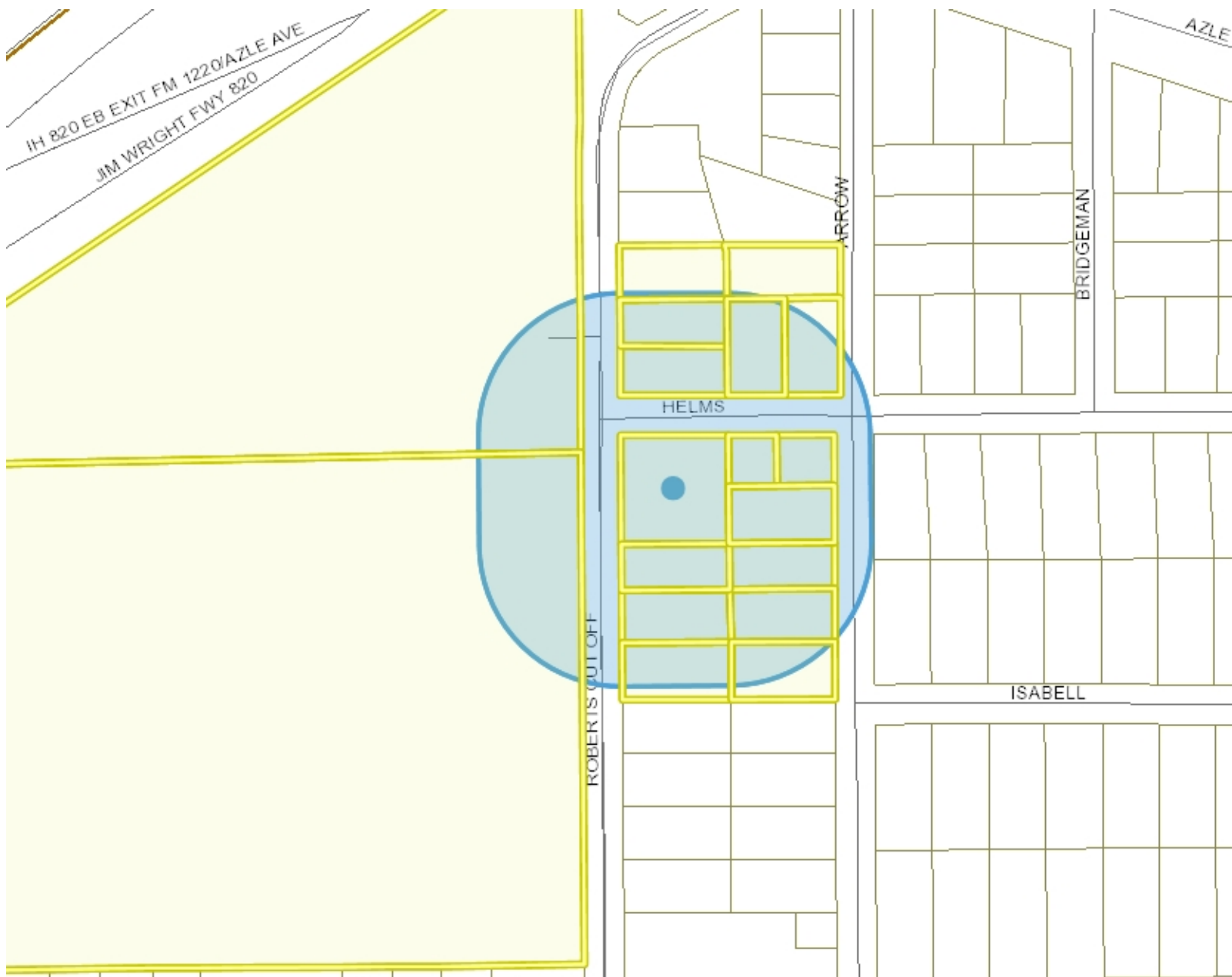
Trinity Home Investments LLC
2413 Clairborne Drive
Fort Worth, Texas 76177

Mary L Trifovesti
1701 E Pioneer Drive
Irving, Texas 75061

Hermilo & Maria Castillo
3515 Arrow Lane
Fort Worth, Texas 76114

Felipe & Aurora Gallegos
3510 Roberts Cut Off Road
Fort Worth, Texas 76114

Jason Ho
PO Box 136547
Fort Worth, Texas 76136-0547



Legend

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



3/1/19 3:42 PM

1: 2,493



0.1 0 0.04 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

Lake Worth Planning & Zoning Commission Meeting – March 19, 2019

Agenda Item No. C.4

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-05, a proposed replat being all of a 0.66-acre parcel of land known as Block 2, Lot 7, Hodgkins Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 2, Lot(s) 7R-1, 7R-2 and 7R-3, Hodgkins Subdivision, which is generally described as 7009 Alice Road currently and will become 7009 Alice (Lot 7R-1), 7013 Alice Road (Lot 7R-2), and 7017 Alice Road (Lot 7R-3), Lake Worth, Texas.

Property Description:

0.66-acre parcel(s) of land, located at 7009 Alice Road

Property Owner(s):

William Abshire, PO Box 676, Azle, Texas 76020

Applicant:

William Abshire, 249 Timberlake Drive, Azle, Texas 76020

Engineer/Surveyor:

Tri-Counties Surveying, Inc., 116 Locust Street, Azle, Texas 76020

Current Zoning:

"SF1" Single Family Residential

Current Use(s):

Single Family Residence/Vacant

Existing Road(s):

Alice Road & Williams Spring Road

Surrounding Zoning:

North: The property to the north is currently zoned SF1-Single Family Residential.

South: The property to the south is currently zoned SF1-Single Family Residential and PC-Planned Commercial.

East: The property to the east is currently zoned SF1-Single Family Residential.

West: The property to the west is currently zoned PC-Planned Commercial.

Agenda Item No. C.4

Summary:

Mr. Abshire would like to replat his one lot off Alice Road into 3 separate lots. Staff has reviewed the document and finds it to comply with state and local requirements. The replat document is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

Public Input:

On Tuesday, March 5, 2019 as required by State law, the City mailed out nineteen (19) 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, March 2, 2019. We have received the following in favor/opposition to the request:

1. FOR – two (2) comment forms received.
2. AGAINST – two (2) comment forms received.

Fiscal Impact:

N/A

Attachments:

1. Subdivision Application/30 Day Waiver of Action Form
2. Replat Document
3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map
6. Returned Public Comment Forms

Recommended Motion or Action:

Staff's recommends approval of Agenda Item C.4 as presented.



BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTH.TX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-05
Date Submitted: 2-12-19

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

☐ PRELIMINARY PLAT ☐ FINAL PLAT ☒ REPLAT ☐ AMENDING/CORRECTION PLAT

PROPOSED SUBDIVISION NAME Block 2, Lots TR-1, TR-2, TR-3 Hodgkin Subdivision

CURRENT ZONING CLASSIFICATION SF-1 Single Family Residential

CURRENT LEGAL DESCRIPTION Block 2, Lot 7, Hodgkins Subdivision

TOTAL ACRES 0.66 # OF LOTS 3 PROPOSED USE House SF-1

APPLICANT/DEVELOPER INFORMATION

NAME William + Pamela Abshire
ADDRESS 249 Timber Lake Dr PO Box 676 CITY Arle
STATE TX ZIP 76020 EMAIL _____
PHONE 817-237-0949 FAX 817-237-0949 call first

PROPERTY OWNER INFORMATION

NAME William + Pamela Abshire
ADDRESS 249 Timber Lake Dr PO Box 676 CITY Arle
STATE TX ZIP 76020 EMAIL _____
PHONE 817-237-0949 FAX 817-237-0949 call first

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Tri Counties Surveying Inc
ADDRESS 116 Locust Street CITY _____
STATE Arle TX ZIP 76020 EMAIL _____
PHONE 817-444-2355 FAX _____

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

X Wm C Abshire
SIGNATURE OF OWNER, AGENT, OR APPLICANT

2-11-19
DATE

GENERAL INFORMATION

A plat is intended to serve as the official recorded map of the property to be developed, showing thereon the boundaries, lots, public streets and easements and other significant public facilities and features which are necessary to serve the development. All plats shall conform to the Lake Worth Subdivision and Development Ordinance and Design Criteria and Construction Standards.

Owner signature: The plat application is required to be signed by the **current property owner**. If the property owner is not available to sign the application, then an owner authorization form (City provided) from the property owner is required to be submitted which empowers a designee to sign for the property owner.

Waiver from Section 212.009: The Texas Local Government Code requires that the municipal authority responsible for approving plats must take action on a plat within thirty (30) days of the plat application being accepted. A plat is considered approved by the municipal authority unless it is disapproved within that period. Because thirty (30) days is generally not enough time for a plat to be processed by City Staff and forwarded to the Planning and Zoning Commission and City Council for approval, a waiver of action form must be signed. **If the waiver of action form is not signed and submitted, then it is likely that the plat will be forwarded to the Planning and Zoning Commission with a staff recommendation of denial within thirty (30) days of the application being accepted. The waiver must be signed by the property owner or by the property owner's designee as noted on the owner authorization form.**

Acceptance of plat application: All plat applications will be reviewed for completeness in accordance with this checklist before they are accepted by City Staff. Failure of applicant to provide the required information constitutes grounds for refusal of plat acceptance for processing; or staff recommendation of denial when application is scheduled for consideration.

SUBMITTAL CHECKLIST

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

- ☒ SUBDIVISION PLAT APPLICATION
- ☒ OWNER AUTHORIZATION FORM (IF APPLICABLE)
- ☒ SIGNED WAIVER OF 30 DAY ACTION FORM
- ☒ APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR)
- ☒ FOUR (4) HARD COPIES OF SUBDIVISION PLAT DOCUMENT (SIZE 24 x 36 FOLDED INTO 8½ x 11)
- ☒ ELECTRONIC VERSION (.pdf) OF THE SUBDIVISION PLAT DOCUMENT EMAILED TO SMEASON@LAKEWORTH.TX.ORG
- ☐ FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

OFFICE USE ONLY

Fee: 380.00
Date Paid: 2-12-19
Receipt #: P19-0131

Ownership Verified:
☒ YES ☐ NO

Taxes Paid:
☐ YES ☒ NO

Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 3-4-19
Public Hearing 200' Notification Deadline Date: 3-9-19
P&Z Commission Meeting Date: 3-19-19
City Council Meeting Date: 4-9-19

Plat Approval Date: _____
Plat File Date: _____
Instrument #: _____



BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-05
Date Submitted: 2-12-19
Accepted By: SMEASON

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

☐ PRELIMINARY PLAT ☐ FINAL PLAT ☒ REPLAT ☐ AMENDING/CORRECTION PLAT

PROPOSED SUBDIVISION NAME Hodgkins Sub Division

CURRENT LEGAL DESCRIPTION Blk 2 lot 7 of Hodgkins

TOTAL ACRES .66 # OF LOTS 3 PROPOSED USE House

PROPERTY OWNER INFORMATION

NAME William & Pamela Abshire

ADDRESS 249 Timberlake Dr. CITY Azle

STATE TX ZIP 76020 EMAIL _____

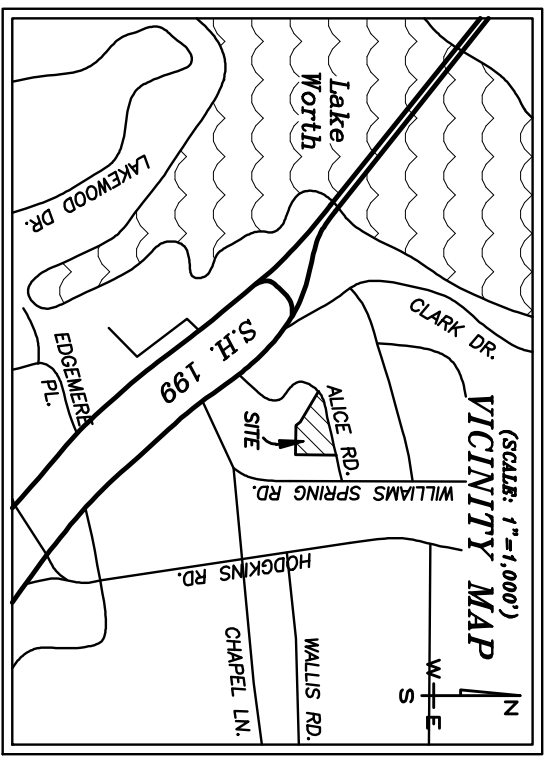
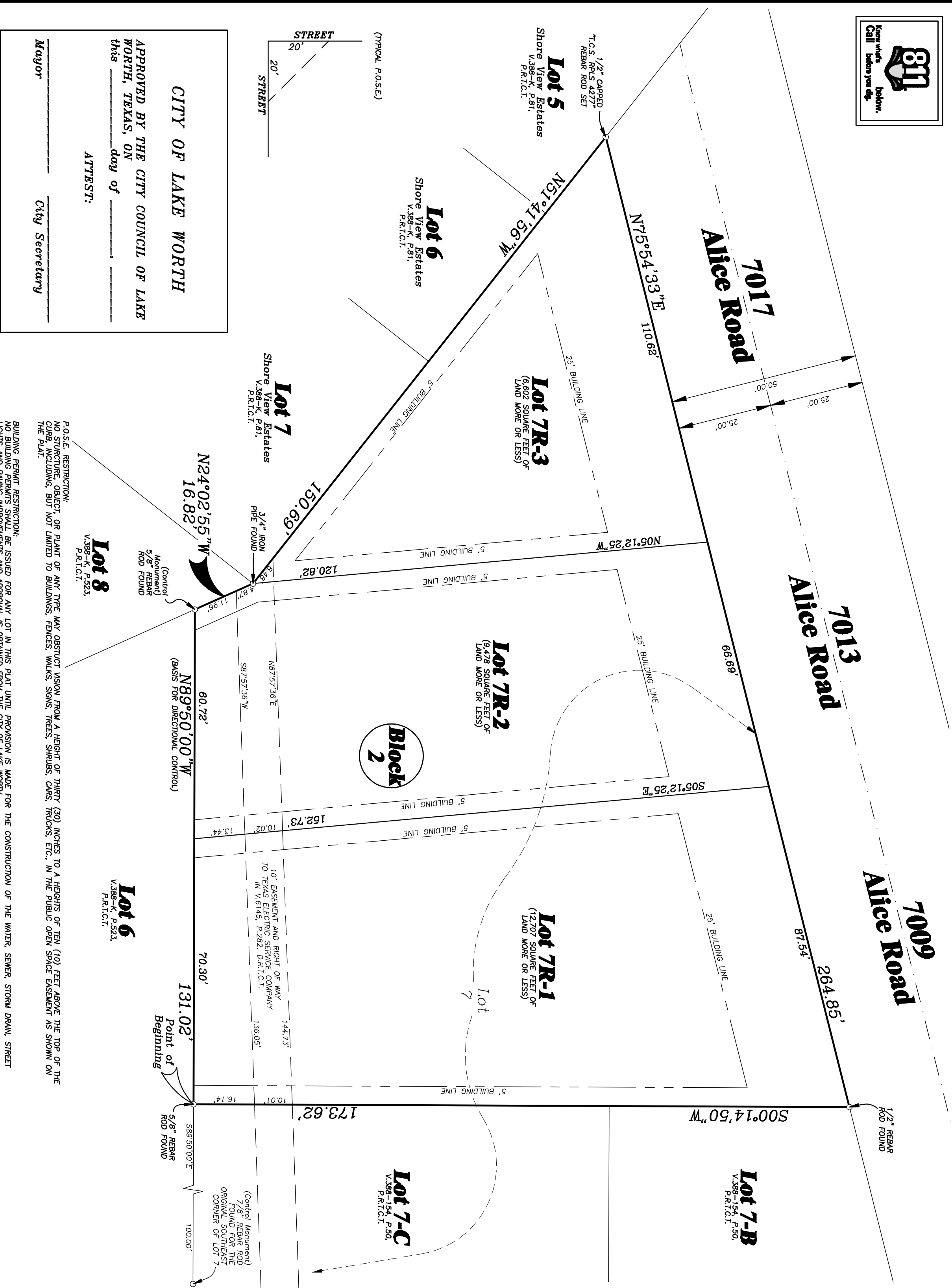
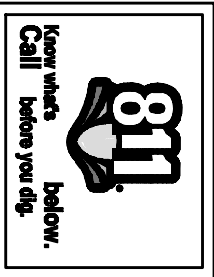
PHONE 817-2370949 FAX _____

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

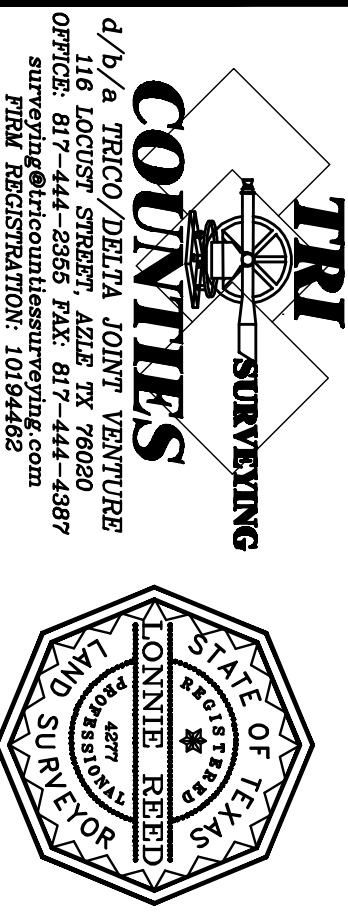
IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

X [Signature]
SIGNATURE OF OWNER, AGENT, OR APPLICANT

2-11-19
DATE



A north arrow pointing upwards, labeled "NORTH" in large, bold, black capital letters. Below the arrow is a graphic scale bar with alternating black and white segments. The scale is marked with numbers 0, 10, 20, and 40. Below the scale bar, the text "(IN FEET)" is written in parentheses. To the right of the scale bar, the text "1 inch = 20 ft." is written.



I, Lonnie Reed, 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.

NOTES:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C 0155 K, DATED SEPTEMBER 25, 2009, THIS PLOT IS IN ZONE "X", WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.
THIS REPLY DOES NOT WAIVE THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
ZONING FOR THIS LOT IS SF-1 (SINGLE FAMILY RESIDENTIAL).
PROPERTY CORNERS ARE 1/2" GAPPED "I.C.S. RULE 4277" REBAR RODS SET UNLESS OTHERWISE NOTED.

Owner
William C. Abshire
P.O. Box 676
Azle, TX 76098

02-06-2019

THIS PLAT FILED FOR RECORD IN INSTRUMENT# _____, DATE _____

RE-PLAT SHOWING
BLOCK 2, LOTS 7R-1, 7R-2, AND 7R-3,
Hodgkins Subdivision

Situated in the John Breeding Survey, Abstract Number 188, Tarrant County, Texas, and being an addition to the City of Lake Worth, Tarrant County, Texas, being a re-plat of a portion of Block 2, Lot 7, Hodgkins Subdivision, according to the plat recorded in Volume 388-K, Page 523, Plat Records, Tarrant County, Texas, and containing 28,788 square feet of land more or less.

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

REPLAT REQUEST
PLANNING & ZONING CASE #PZ-2019-05

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, March 19, 2019, 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 a proposed replat being all of a 0.66-acre parcel of land known as Block 2, Lot 7, Hodgkins Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 2, Lot(s) 7R-1, 7R-2 and 7R-3, Hodgkins Subdivision, which is generally described as 7009 Alice Road currently and will become 7009 Alice (Lot 7R-1), 7013 Alice Road (Lot 7R-2), and 7017 Alice Road (Lot 7R-3), Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, April 9, 2019, 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.

William C Abshire
PO Box 676
Azle, Texas 76098-0676

Aaron T Buckner or Ali Gean Majeed
1826 College Avenue
Fort Worth, Texas 76110

Tammy S Allcock
4325 Williams Spring Road
Lake Worth, Texas 76135

Roy Edward & Cynthia Arnell
7025 Greenbriar Crescent
Fort Worth, Texas 76135

Margarita Juarez
4321 Williams Spring Road
Lake Worth, Texas 76135

William C & Pamela Abshire
PO Box 676
Azle, Texas 76098-0676

Crystal Creamer
4225 Williams Spring Road
Lake Worth, Texas 76135

Dorothy W Hodgkins
19817 Deer Hollow Lane
Lutz, FL 33548-7402

Robert M & Crystal R Creamer
4225 Williams Spring Road
Lake Worth, Texas 76135

Julie K Ford
7024 Edgemere Place
Fort Worth, Texas 76135

Robert Franklin Riley
7024 Clarke Drive
Fort Worth, Texas 76135

Michael David Creamer
512 Harbor Drive S
Azle, Texas 76020

Fun on the Run Inc
2621 Roberts Cut Off Road
Fort Worth, Texas 76114

Lake Worth Baptist Church
4445 Hodgkins Road
Lake Worth, Texas 76135

Samuel K & Gilda Brawley
1155 Scotland Avenue
Azle, Texas 76020

Patrick Joseph Cummings
4324 Williams Spring Road
Lake Worth, Texas 76135

B C Adams
6451 NW Loop 820
Fort Worth, Texas 76135

Chaos Shaw
441 Harvey Trail
Azle, Texas 76020-1713

Agreement Prtnrs Properties LP
PO Box 579
Newark, Texas 76071



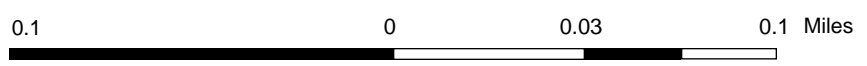
Legend

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



3/1/19 2:34 PM

1:2,006



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

**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 #PZ-2019-05 (Replat of Block 2, Lot 7, Hodgkins Subdivision aka 7009 Alice Road).
- ☐ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning # PZ-2019-05 (Replat of Block 2, Lot 7, Hodgkins Subdivision aka 7009 Alice Road).

Property Owner Name: William & Pamela Abshire
(Please print)

Mailing Address: PO Box 676 Azle TX 76098

Signature: Wm C. Abshire

Date: 3-13-19

Property Address(s): 7016 Alice
Ft. Worth TX 76135

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, MARCH 14, 2019 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 7009 Alice Legal Description: BLK 2, Lot 7 Hodgkins Subdivision
Received By: K Davis Date: 3-14-19

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 #PZ-2019-05 (Replat of Block 2, Lot 7, Hodgkins Subdivision aka 7009 Alice Road).
- ☐ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning # PZ-2019-05 (Replat of Block 2, Lot 7, Hodgkins Subdivision aka 7009 Alice Road).

Property Owner Name: William + Pamela Abshire
(Please print)

Mailing Address: PO Box 676 Ft Worth TX.
76135

Signature: Wm C A

Date: 3-14-19

Property Address(s): 7009 Alice Ft. Worth
76135

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, MARCH 14, 2019 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 7009 Alice Legal Description: Blk 2, Lot 7 Hodgkins Subdivision

Received By: K Davis Date: 3-14-19

**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 #PZ-2019-05 (Replat of Block 2, Lot 7, Hodgkins Subdivision aka 7009 Alice Road).
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning # PZ-2019-05 (Replat of Block 2, Lot 7, Hodgkins Subdivision aka 7009 Alice Road).

Property Owner Name: Crystal Creamer
(Please print)

Mailing Address: 4225 Williams Springs
Ft Worth TX 76135

Signature: Crystal Creamer

Date: 3/12/19

Property Address(s): 4225 Williams Springs
4317 Williams Springs
4232 Karen Lane

COMMENTS: AGAINST

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, MARCH 14, 2019 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 7009 Alice Rd. Legal Description: Blk 2, Lot 7 Hodgkins Subdivision

Received By: K Davis Date: 3-14-19

**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 #PZ-2019-05 (Replat of Block 2, Lot 7, Hodgkins Subdivision aka 7009 Alice Road).
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning # PZ-2019-05 (Replat of Block 2, Lot 7, Hodgkins Subdivision aka 7009 Alice Road).

Property Owner Name: Fun on the Run Inc.
(Please print)

Mailing Address: 2621 Roberts Cut off Rd
Ft. Worth, TX 76114

Signature: Crystal Clear

Date: 3/12/19

Property Address(s): 4224 Karen Lane

COMMENTS:

AGAINST

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, MARCH 14, 2019 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 7009 Alice Rd. Legal Description: Blk 2, Lot 7 Hodgkins Subdivision

Received By: LDavis Date: 3-14-19

Lake Worth Planning & Zoning Commission Meeting – March 19, 2019

Agenda Item No. C.5

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2019-06, a proposed replat being all of a 0.41-acre parcel of land known as Block 9, Lots 21 and 22, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 9, Lot(s) 21R and 22R, Indian Oaks Subdivision, which is generally described as 2901 Huron Trail currently and will become 2901 Huron Trail (Lot 22R) and 7600 Navajo Trail (Lot 21R), Lake Worth, Texas.

Property Description:

0.41-acre parcel(s) of land, located at 2901 Huron Trail

Property Owner(s):

Sue C Harenchar, 8525 Woodlake Circle, Fort Worth, Texas 76135

Applicant:

Sue C Harenchar, 8525 Woodlake Circle, Fort Worth, Texas 76135

Engineer/Surveyor:

Tri-Counties Surveying, Inc., 116 Locust Street, Azle, Texas 76020

Current Zoning:

"SF1" Single Family Residential

Current Use(s):

Single Family Residence/Vacant

Existing Road(s):

Huron Trail & Navajo Trail

Surrounding Zoning:

North: The property to the north is currently zoned SF1-Single Family Residential.

South: The property to the south is currently zoned SF1-Single Family Residential.

East: The property to the east is currently zoned SF1-Single Family Residential.

West: The property to the west is currently zoned SF1-Single Family Residential.

Agenda Item No. C.5

Summary:

Ms. Harenchar would like to replat her existing two (2) lots into two (2) lots configured differently than the existing. Staff has reviewed the document and finds it to comply with state and local requirements. The replat document is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

Public Input:

On Tuesday, March 5, 2019 as required by State law, the City mailed out seventeen (17) 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, March 2, 2019. We have received the following in favor/opposition to the request:

1. FOR – one (1) comment form received.
2. AGAINST – no comment forms received.

Fiscal Impact:

N/A

Attachments:

1. Subdivision Application/30 Day Waiver of Action Form
2. Replat Document
3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map
6. Returned Public Comment Forms

Recommended Motion or Action:

Staff's recommends approval of Agenda Item C.5 as presented.



BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-06
Date Submitted: 2.13.19

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

☐ PRELIMINARY PLAT ☐ FINAL PLAT ☒ REPLAT ☐ AMENDING/CORRECTION PLAT

PROPOSED SUBDIVISION NAME Indian Oaks

CURRENT ZONING CLASSIFICATION SF-1 Single Family Residential

CURRENT LEGAL DESCRIPTION Block 9, Lots 21+22, Indian Oaks

TOTAL ACRES .42 # OF LOTS 2 PROPOSED USE Residential

APPLICANT/DEVELOPER INFORMATION

NAME Dee C. Harenchar
ADDRESS 8525 Woodlake Circle CITY Ft Worth
STATE Texas ZIP 76179 EMAIL deeharenchar242@gmail.com
PHONE 817-236-1200 FAX N/A

PROPERTY OWNER INFORMATION

NAME Same
ADDRESS _____ CITY _____
STATE _____ ZIP _____ EMAIL _____
PHONE _____ FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Tri County Surveying
ADDRESS 116 Locust Street CITY Osle
STATE Texas ZIP 76020 EMAIL surveying@tricountysurveying.com
PHONE 817-444-2355 FAX 817-444-4367

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

Dee C. Harenchar
SIGNATURE OF OWNER, AGENT, OR APPLICANT

Feb 13, 2019
DATE

GENERAL INFORMATION

A plat is intended to serve as the official recorded map of the property to be developed, showing thereon the boundaries, lots, public streets and easements and other significant public facilities and features which are necessary to serve the development. All plats shall conform to the Lake Worth Subdivision and Development Ordinance and Design Criteria and Construction Standards.

Owner signature: The plat application is required to be signed by the **current property owner**. If the property owner is not available to sign the application, then an owner authorization form (City provided) from the property owner is required to be submitted which empowers a designee to sign for the property owner.

Waiver from Section 212.009: The Texas Local Government Code requires that the municipal authority responsible for approving plats must take action on a plat within thirty (30) days of the plat application being accepted. A plat is considered approved by the municipal authority unless it is disapproved within that period. Because thirty (30) days is generally not enough time for a plat to be processed by City Staff and forwarded to the Planning and Zoning Commission and City Council for approval, a waiver of action form must be signed. **If the waiver of action form is not signed and submitted, then it is likely that the plat will be forwarded to the Planning and Zoning Commission with a staff recommendation of denial within thirty (30) days of the application being accepted. The waiver must be signed by the property owner or by the property owner's designee as noted on the owner authorization form.**

Acceptance of plat application: All plat applications will be reviewed for completeness in accordance with this checklist before they are accepted by City Staff. Failure of applicant to provide the required information constitutes grounds for refusal of plat acceptance for processing; or staff recommendation of denial when application is scheduled for consideration.

SUBMITTAL CHECKLIST

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

- ☒ SUBDIVISION PLAT APPLICATION
- ☐ OWNER AUTHORIZATION FORM (IF APPLICABLE)
- ☒ SIGNED WAIVER OF 30 DAY ACTION FORM
- ☐ APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR)
- ☒ FOUR (4) HARD COPIES OF SUBDIVISION PLAT DOCUMENT (SIZE 24 x 36 FOLDED INTO 8½ x 11)
- ☐ ELECTRONIC VERSION (.pdf) OF THE SUBDIVISION PLAT DOCUMENT EMAILED TO SMEASON@LAKEWORTHTX.ORG
- ☐ FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

OFFICE USE ONLY

Fee: 370.00

Date Paid: 2-13-19

Receipt #: P19-0137

Ownership Verified:

☒ YES ☐ NO

Taxes Paid:

☒ YES ☐ NO

Liens Paid:

☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 3-4-19

Public Hearing 200' Notification Deadline Date: 3-9-19

P&Z Commission Meeting Date: 3-19-19

City Council Meeting Date: 4-9-19

Plat Approval Date: _____

Plat File Date: _____

Instrument #: _____



BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-06
Date Submitted: 2-13-19
Accepted By: Smeason

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

☐ PRELIMINARY PLAT ☐ FINAL PLAT ☒ REPLAT ☐ AMENDING/CORRECTION PLAT

PROPOSED SUBDIVISION NAME Indian Oaks

CURRENT LEGAL DESCRIPTION Block 9, Lot 21+22, Indian Oaks

TOTAL ACRES 0.42 # OF LOTS 2 PROPOSED USE Residential

PROPERTY OWNER INFORMATION

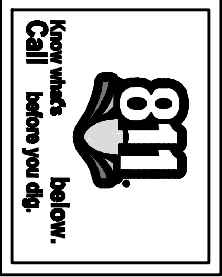
NAME Sue C. Harenchar
ADDRESS 8525 Woodlake Circle CITY Ft Worth
STATE Texas ZIP 76179 EMAIL sueharenchar242@gmail.com
PHONE 817-236-1200 FAX _____

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

IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

Sue C. Harenchar
SIGNATURE OF OWNER, AGENT, OR APPLICANT

Feb-13, 2019
DATE



Lot 18
Indian Oaks
V204-A, P.177,
P.177.

CITY OF LAKE WORTH
APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS, ON
this _____ day of _____,
ATTEST:

Mayor _____ **City Secretary** _____

Lot 19
Indian Oaks
V204-A, P.177,
P.177.

1/2" CAPPED
T.C.S. RPLS 4277
REBAR ROD SET

[N90°00'00"E]

1/2" CAPPED
T.C.S. RPLS 4277
REBAR ROD SET

Lot 23
Indian Oaks
V204-A, P.177,
P.177.

1/2" CAPPED
T.C.S. RPLS 4277
REBAR ROD SET
@ 95.00'

5' BUILDING LINE

1/2" CAPPED
T.C.S. RPLS 4277
REBAR ROD SET

Lot 22R
Block 9
(10,700 SQUARE FEET OF
LAND MORE OR LESS)
ORIGINAL LOT LINE

25' BUILDING LINE

2901
Huron Trail

(Control Monument)
2" BRASS MONUMENT
STAMPED "LAKE WORTH
BOUNDARY SURVEY" FOUND
ON 6" CONCRETE BASE

Lot 20
Indian Oaks
V204-A, P.177,
P.177.

(BASIS FOR
DIRECTIONAL CONTROL)
NORTH
[N00°00'00"E]

25' BUILDING LINE

Lot 21

NORTH [N00°00'00"E]

15' BUILDING LINE

SOUTH
[S00°00'00"W]

1/2" CAPPED
T.C.S. RPLS 4277
REBAR ROD FOUND

WEST
[S90°00'00"W]
Point of Beginning

7600

Navajo Trail

1/2" CAPPED
T.C.S. RPLS 4277
REBAR ROD SET

15' BUILDING LINE

1/2" REBAR
ROD FOUND

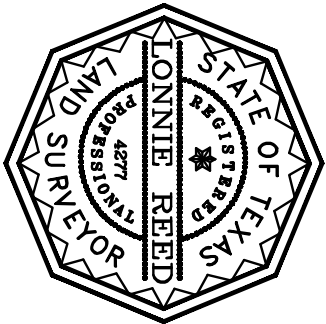
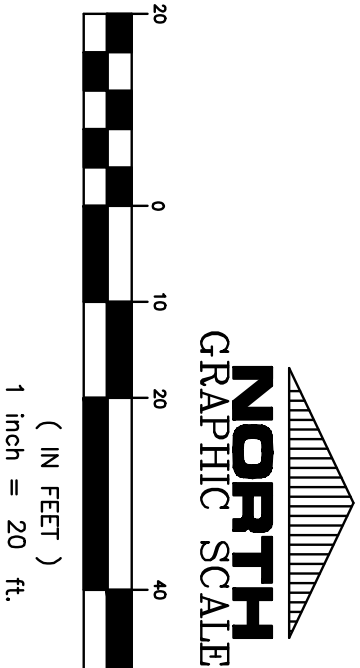
(Control Monument)
2" BRASS MONUMENT
STAMPED "LAKE WORTH
BOUNDARY SURVEY" FOUND
ON 6" CONCRETE BASE

P.O.S.E. RESTRICTION:
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF
THIRTY (30) FEET TO BUILDINGS TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING,
BUT NOT LIMITED TO, BUILDINGS, TREES, SHEDS, SHEDS, SHEDS, SHEDS, SHEDS, ETC., IN
THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT.

BUILDING PERMIT RESTRICTION:
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE
FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PAVING
IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF LAKE WORTH.

UTILITY EASEMENTS RESTRICTION:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT TO MOVE AND
KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR
IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION,
MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN
HEREON. THE CITY OF LAKE WORTH SHALL HAVE THE RIGHT TO REMOVE AND REPAIR ANY
SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION,
PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE
SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

NOTES:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND
INCORPORATED AREAS, COMMUNITY PANEL NO. 48438C 0165 K, DATED SEPTEMBER 25, 2009, THIS
TRACT IS IN ZONE X, WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.
THIS REBAR DOES NOT VACATE THE PREVIOUS PLAT OF RECORD GOVERNING THE REMAINDER OF
THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
ZONING FOR THIS LOT IS SF-1 (SINGLE FAMILY RESIDENTIAL).

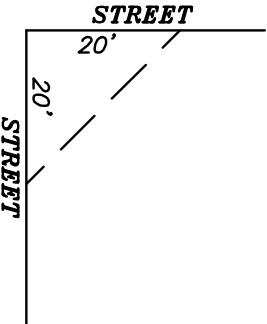


I, Lonnie Reed, do hereby certify that I prepared
this plat from an actual and accurate survey of
the land, and that the corner monuments shown
thereon were properly placed under my
supervision.

02-06-2019

Owner
Sue C. Harenchar
8525 Woodlake Circle
Fort Worth, TX 76179

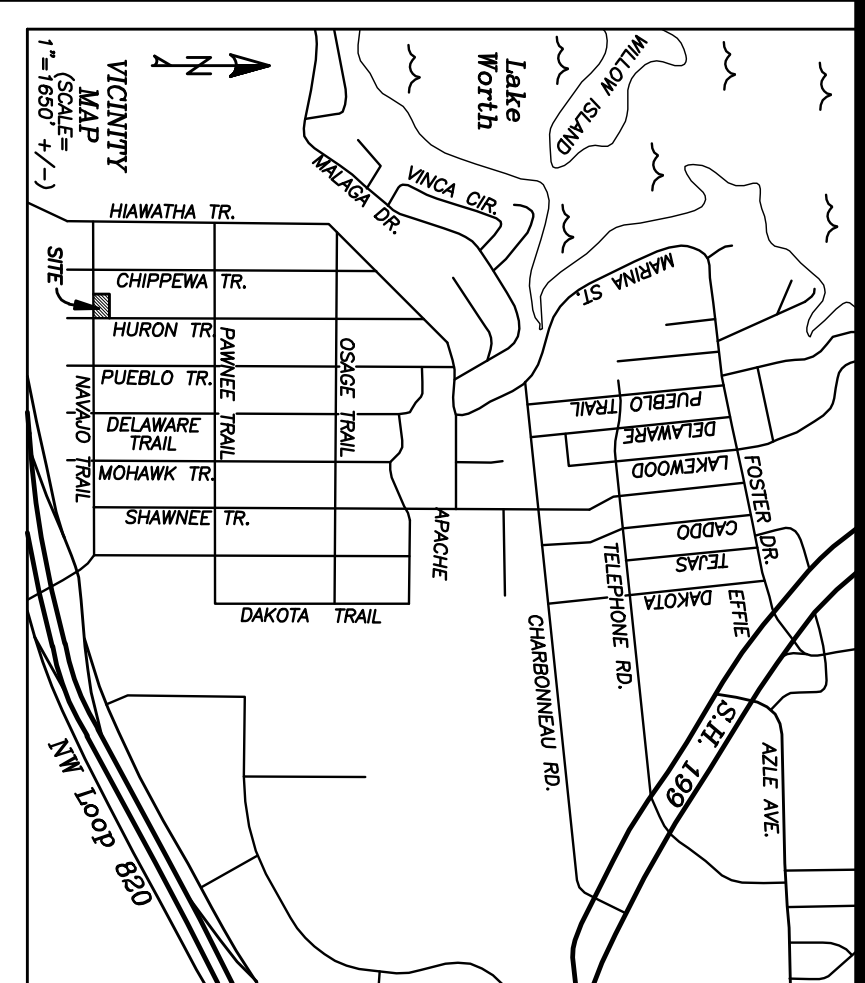
(TYPICAL P.O.S.E.)



RE-PLAT SHOWING
BLOCK 9, LOTS 21R AND 22R,
Indian Oaks

Situated in the Jose Maria Basquis Survey, Abstract Number 85, Tarrant
County, Texas, and being an addition to the City of Lake Worth, Tarrant
County, Texas, being a re-plat of Block 9, Lots 21, and 22, Indian Oaks,
according to the plat recorded in Volume 204-A, Page 177, Plat Records,
Tarrant County, Texas, and containing 18,200 square feet of land more or less.

THIS PLAT FILED FOR RECORD IN INSTRUMENT# _____, DATE _____



STATE OF TEXAS
COUNTY OF TARRANT

Whereas I, Sue C. Harenchar, being the owner of Block 9, Lots 21, and 22, Indian Oaks, situated
in the Jose Maria Basquis Survey, Abstract Number 85, an addition to the City of Lake Worth,
Tarrant County, Texas, according to the plat recorded in Volume 204-A, Page 177, Plat Records,
Tarrant County, Texas, being more particularly described by notes and bounds as follows:

Beginning at a 1/2" capped T.C.S. RPLS 4277" rebar rod set in the north line of Navajo Trail, on
existing 50 feet wide right of way, for the southwest corner of Lot 21, same being the southeast
corner of Lot 20, and from which a 2" brass monument stamped "LAKE WORTH BOUNDARY
SURVEY" found on a 6" concrete base (Control Monument) bears WEST, 828.00 feet and SOUTH,
56.24 feet, and a 2" brass monument stamped "LAKE WORTH BOUNDARY SURVEY" found on a 6"
concrete base (Control Monument) bears WEST, 828.00 feet and NORTH, 2093.76 feet;

Thence NORTH [N00°00'00"E], (BASIS FOR DIRECTIONAL CONTROL), 100.00 feet along the common
lines of Lot 20, 21, 19, and Lot 22 to a 1/2" capped T.C.S. RPLS 4277" rebar rod set for the
northwest corner of Lot 22 some being the northeast corner of Lot 19, same being the southwest
corner of Lot 18, and same being the southwest corner of Lot 23;

Thence EAST [N90°00'00"E], 182.00 feet to a 1/2" capped T.C.S. RPLS 4277" rebar rod set in
the west line of Huron Trail, on existing 50 feet wide right of way, for the northeast corner of Lot
22, same being the southeast corner of Lot 23;

Thence SOUTH [S00°00'00"W], 100.00 feet along the west line of Huron Trail to a 1/2" rebar rod
set in the west line of Navajo Trail, on existing 50 feet wide right of way, for the southwest corner
of Lot 21, being at the intersection of the west line of Huron Trail,
and the north line of Navajo Trail;

Thence WEST [S90°00'00"W], 182.00 feet along the north line of Navajo Trail to the point of
beginning and containing 18,200 square feet of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Sue C. Harenchar, do hereby adopt this plat designating the herein described real property,
as Block 9, Lots 21R and 22R, Indian Oaks, an addition to the City of Lake Worth, Tarrant County,
Texas, and do hereby dedicate to the public's use forever the easements and streets shown
hereon.

Witness my hand in Tarrant County, Texas, the _____ day of _____, 20__.

Sue C. Harenchar

STATE OF TEXAS
COUNTY OF TARRANT
Before me the undersigned authority, a Notary Public in and for said County and State, on this
day personally appeared Sue C. Harenchar, known to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that she executed the same for
the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this _____ day of _____, 20__.

Notary Public _____ My Commission Expires _____

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

REPLAT REQUEST
PLANNING & ZONING CASE #PZ-2019-06

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, March 19, 2019, 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 a proposed replat being all of a 0.41-acre parcel of land known as Block 9, Lots 21 and 22, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 9, Lot(s) 21R and 22R, Indian Oaks Subdivision, which is generally described as 2901 Huron Trail currently and will become 2901 Huron Trail (Lot 22R) and 7600 Navajo Trail (Lot 21R), Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, April 9, 2019, 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.

Sue C Harenchar
8525 Woodlake Circle
Fort Worth, Texas 76179

Steven W & Stacy R Beeson
2833 Huron Trail
Lake Worth, Texas 76135

Judy A Keith, Cindy Landers, Buddy A
White, Hallie Herling, Thomas White,
Mildred White, John J White
2909 Huron Trail
Lake Worth, Texas 76135

Fred K Johnston
2832 Huron Trail
Lake Worth, Texas 76135

Cody B & Rebecca O Barnett
2913 Huron Trail
Lake Worth, Texas 76135

William Logan Scoggins
6006 Greenfield Road
Fort Worth, Texas 76135

James S & Marlo F Kysiak
2900 Chippewa Trail
Lake Worth, Texas 76135

Jo Ann Mitchell
2824 Huron Trail
Lake Worth, Texas 76135

Donna S Austin
2912 Chippewa Trail
Lake Worth, Texas 76135

Ethard Graham & Wilma Deloris
Long
2917 Huron Trail
Lake Worth, Texas 76135

Mark & 7 Joanna Kim Ware
4004 Tortoise Lane
Fort Worth, Texas 76135

Kenneth E Franklin
2832 Chippewa Trail
Lake Worth, Texas 76135

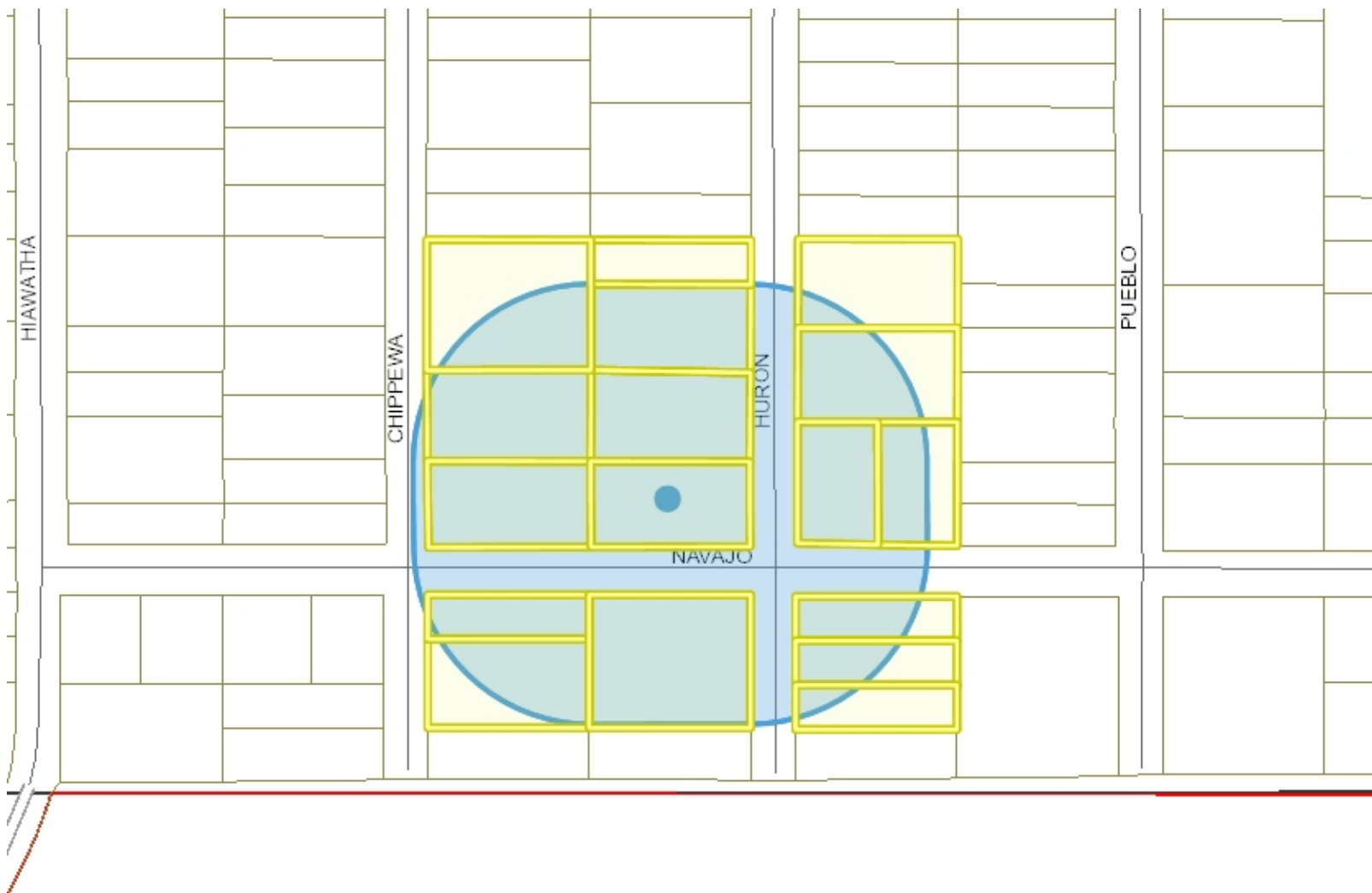
Phylis A Hatley
7512 Navajo Trail
Lake Worth, Texas 76135

Manuel Carrera & Osbaldo Carrera
Valtierra
4112 Highland Lake Drive
Lake Worth, Texas 76135

Judy & Denton Brooks
7508 Navajo Trail
Lake Worth, Texas 76135

Abdul Lateef
3801 Park Flower Court
Arlington, Texas 76017

Charles Calvin Miller
2912 Huron Trail
Lake Worth, Texas 76135



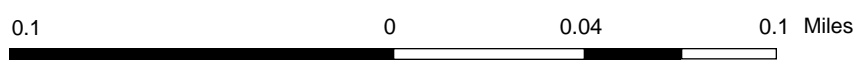
6900

Legend

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



3/1/19 2:30 PM



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

1:2,219



**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 #PZ-2019-06 (Replat of Block 9, Lots 21 & 22, Indian Oaks Subdivision aka 2901 Huron Trail).
- ☐ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-06 (Replat of Block 9, Lots 21 & 22, Indian Oaks Subdivision aka 2901 Huron Trail).

Property Owner Name: SUE HARENCHAR
(Please print)

Mailing Address: 8525 WOODLAKE CIRCLE
FT WORTH, TX 76179

Signature: Sue Harenchar

Date: Mar 9, 2019

Property Address(s): 2901 Huron Trail (7600 Navajo Trail)
Lake Worth, TX 76135

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN
THURSDAY, MARCH 14, 2019 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 2901 Huron Tr. Legal Description: Blk 9 Lots 21 & 22 Indian Oaks Subdivision

Received By: K Davis Date: 3-11-19