

**City of Lake Worth
Notice/Agenda for
Planning and Zoning Commission (P & Z)
Public Hearing/Regular Meeting
Tuesday, August 16, 2016
6:30 PM ~ Council Chambers
3805 Adam Grubb ~ Lake Worth, Texas**

- 1. Call to Order.**
- 2. Invocation and Pledge of Allegiance.**
- 3. Roll Call.**
- 4. Consent Agenda:**
 - a. Approval of minutes for the Planning and Zoning Commission Public Hearing/Regular Meeting on July 19, 2016.**
- 5. Public Hearing/Action Items:**
 - a. Planning & Zoning Case #PZ16-03:** Public Hearing/Action to consider an ordinance approving the use and operation of Retail Sales for an Ice/Water Dispensing Machine, a development plan, and site plan on Block C, Lot 11, Sansom Park Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 3020 Roberts Cut Off Road (Ice House will be 3022 Roberts Cut Off).
- 6. Staff Report(s):**
 - a. Accepting Applications for Boards/Commission.**
- 7. Adjourn.**

**CITY OF LAKE WORTH
Minutes for
Planning and Zoning Commission (P & Z)
Public Hearing/Regular Meeting
Tuesday, July 19, 2016
6:30 PM ~ Council Chambers
3805 Adam Grubb ~ Lake Worth, Texas**

1. Call to Order.

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

2. Invocation and Pledge of Allegiance.

Vice Chair Sue Wenger gave invocation and then led the attendees in the Pledge of Allegiance.

3. Roll Call.

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

City staff present were Suzanne Meason, Planning & Zoning Coordinator; Barry Barber, Building Official; and Brett McGuire, City Manager.

4. Consent Agenda.

a. Approval of minutes for the Planning and Zoning Commission Regular Meeting on June 21, 2016.

Sherrie Kubala Watkins made a motion, seconded by Patty Biggers, to approve the Consent Agenda as presented. All members present voting for; motion passes.

5. Public Hearing/Action Items:

Vice Chair Sue Wenger opened the Public Hearing at 6:32 p.m. and closed the Public Hearing at 6:34 p.m.

- a. Planning & Zoning Case #PZ15-10:** Public Hearing/Action to consider an ordinance approving a site plan for a Convenience Store with Fuel Station. The use and development plan for this property has already been approved via Ordinance #1057 on November 10, 2015 for Lot 1, Spurgeon-Walton Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 6781 Lake Worth Blvd.

John Vecchio with GreenbergFarrow was present to represent Murphy Oil, the property owner and answer any questions the Commission may have.

Member Campbell asked how long construction would take from start to finish. Mr. Vecchio advised that it was about a four (4) month process and that they planned to be complete before the end of the year.

Mrs. Smith asked about the sale of alcoholic beverages and open containers not being allowed. Mr. Vecchio advised that the permit would be for off-site consumption; all they would be doing is selling the products.

There was no one else wishing to speak in reference to this public hearing.

Becky Campbell made a motion, seconded by Sherry Kubala Watkins, to approve Planning & Zoning Case #PZ15-10 as presented. All members present voting for; motion passed.

6. Staff Reports:

- a. Accepting applications for Boards/Commissions.

Ms. Meason informed the commission that the City was currently accepting applications for the Board of Adjustment and Planning & Zoning Commission. Members whose terms are up this year are places 2, 4, and 6; they were mailed a reapplication of which are due back no later than September 1st.

7. Adjourn.

There being no further business to discuss Vice Chair Sue Wenger adjourned the meeting at 6:35 p.m.

APPROVED:

Jeanie Turley
Planning and Zoning Chair

ATTEST:

Suzanne Meason
Planning & Zoning Coordinator

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

Agenda Item: 5a

Originating Department: Planning & Zoning

Contact Person: Suzanne Meason

Meeting Date: August 16, 2016

Subject:

Public Hearing/Action to consider **Planning & Zoning Case #PZ16-03**, an ordinance approving the use and operation of Retail Sales for an Ice/Water Dispensing Machine, a development plan, and site plan on Block C, Lot 11, Sansom Park Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 3020 Roberts Cut Off Road (Ice House will be 3022 Roberts Cut Off).

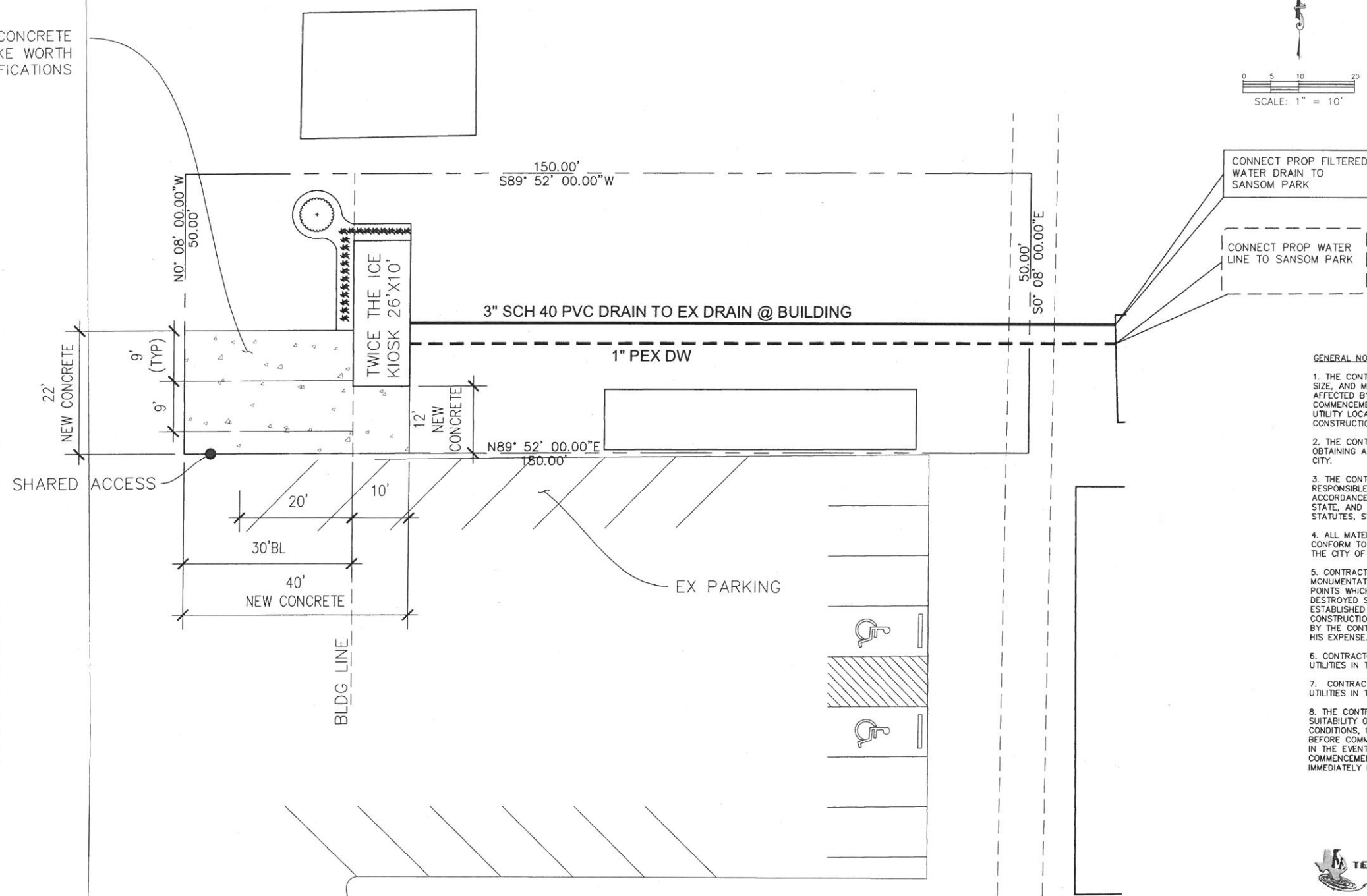
Item Summary: Texas Ice Express is proposing an unmanned ice/water dispensing building at the property mentioned above. The property belongs to Mr. Keith Stum (owner of the Olsen's Outdoor & Sporting Goods Store next door), and he has entered into a lease with the ice house owner for the construction and operation of the business. Utility Services (water/sewer) will be provided by and through the City of Sansom Park. Staff has reviewed the development and site plan and find them to conform to all the City's requirements and the project is ready to be heard by the P & Z Commission. Staff received one (1) public comment form (see attached) back in favor of the request. Attached is a copy of the development plan, site plan, elevation drawing, and landscape plan, for the Commission's reference. There is also a color picture so the Commission can see what the typical structure looks like (this not the actual one going on the site).

Staff Recommendation:

Staff recommends the P & Z Commission approve Planning & Zoning Case #PZ16-03 as presented.

PROP 6" CONCRETE
PER CITY OF LAKE WORTH
SPECIFICATIONS

ROBERTS CUT OFF RD.



GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE CITY OF LAKE WORTH, TX.
5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
7. CONTRACTOR SHALL PROTECT ALL EX. PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.



ADDRESS
3022 ROBERTS CUT OFF
LAKE WORTH, TEXAS

LEGAL DESCRIPTION
LOT 11 BLOCK C
SANSOM PARK ADDITION TO FORT WORTH, TEXAS
RECORDED IN VOLUME 388-A, PAGE 116
PLAT RECORDS TARRANT COUNTY, TEXAS

TENANT
ELIZABETH LEONARD (ICE HOUSE OWNER)
101 SUMMIT AVE. STE 312
FORT WORTH, TX 76102

OWNER
RICHARD KEITH STUM
12610 BRIAR RD.
AZLE, TX 76020

Construction Schedule

Approximate Time Frame: 8 Weeks, from Sept 15, 2016--November 5, 2016

Phase One: Prep for foundation and plumbing rough. Plumbing underground, electrical underground. Schedule and pass required inspections. (1--2 weeks)

Phase Two: Pour concrete and set patio anchors. Deliver lumber. Deliver machine. (1 week)

Phase Three: Plumbing top-out, electrical top-out, meter base, and framing. Pass all required inspections. (3 weeks)

Phase Four: Sheathing, siding, wall-cap, stone and brick. (1 week)

Phase Five: Landscape (weather permitting). (1 week)

SITE PLAN

DATA TABLE	
BUILDING HEIGHT:	15ft. 4in.
BUILDING AREA:	260s.f.
LOT AREA:	7500s.f. 0.172ac.

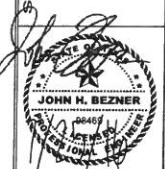
3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBE Firm #: 9723

CIVIL POINT
ENGINEERS

PROJECT NAME:
TWICE THE ICE
3022 ROBERTS CUT OFF
LAKE WORTH, TEXAS

DEVELOPMENT PLAN

SHEET TITLE



DATE 7-25-16
SCALE 1" = 10'
SHEET 2
OF 13

INDEX of SHEETS

Sheet No.	Title
2	SITE PLAN
3	LANDSCAPE PLAN
S0	CODE REVIEW AND GEN INFORMATION
S1	BUILDING ELEVATIONS & DETAILS
S2	STRUCTURAL ELEVATIONS
S3	PARAPET SECTIONS AND DETAILS
S4	STRUCTURAL PLANS
S5	ICE BOX STRUCTURAL PLANS AND DETAILS
D1	FOUNDATION DETAILS
P1	PLUMBING LAYOUT AND DETAILS
E1	ELECTRICAL PLANS AND DETAILS
E2	ELECTRICAL SPECIFICATIONS
F1	FINISHED ELEVATION
F2	FINISHED ICE HOUSE

CIVIL CONSTRUCTION PLANS

for

Texas Ice Express

Lake Worth, Texas

GENERAL NOTES:

1. CODE INFORMATION: 2012 IBC 2011 NEC
2. BUILDING CONSTRUCTION TYPE: (ICE HOUSE) V-B 2012 IBC
3. OCCUPANT CLASSIFICATION: M
4. OCCUPANT LOAD CLASSIFICATION: UNMANNED BUILDING
5. PROPOSED BUILDING USE: RETAIL SALES FOR ICE AND WATER
6. ZONING: PC - PLANNED COMMERCIAL
7. TDLR #: NOT APPLICABLE - PROJECT UNDER \$50,000



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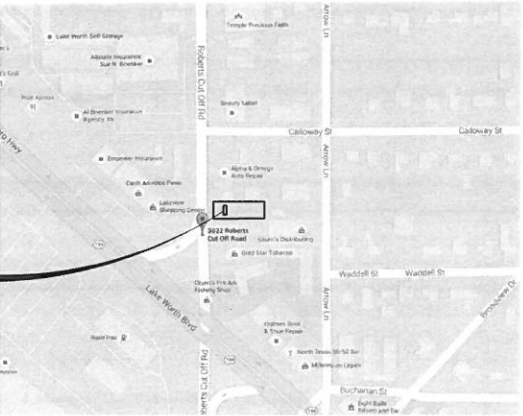
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OWNER

RICHARD KEITH STUM
12610 BRIAR RD.
AZLE, TX 76020

PROJECT SITE



LOCATION MAP

1" = 250'

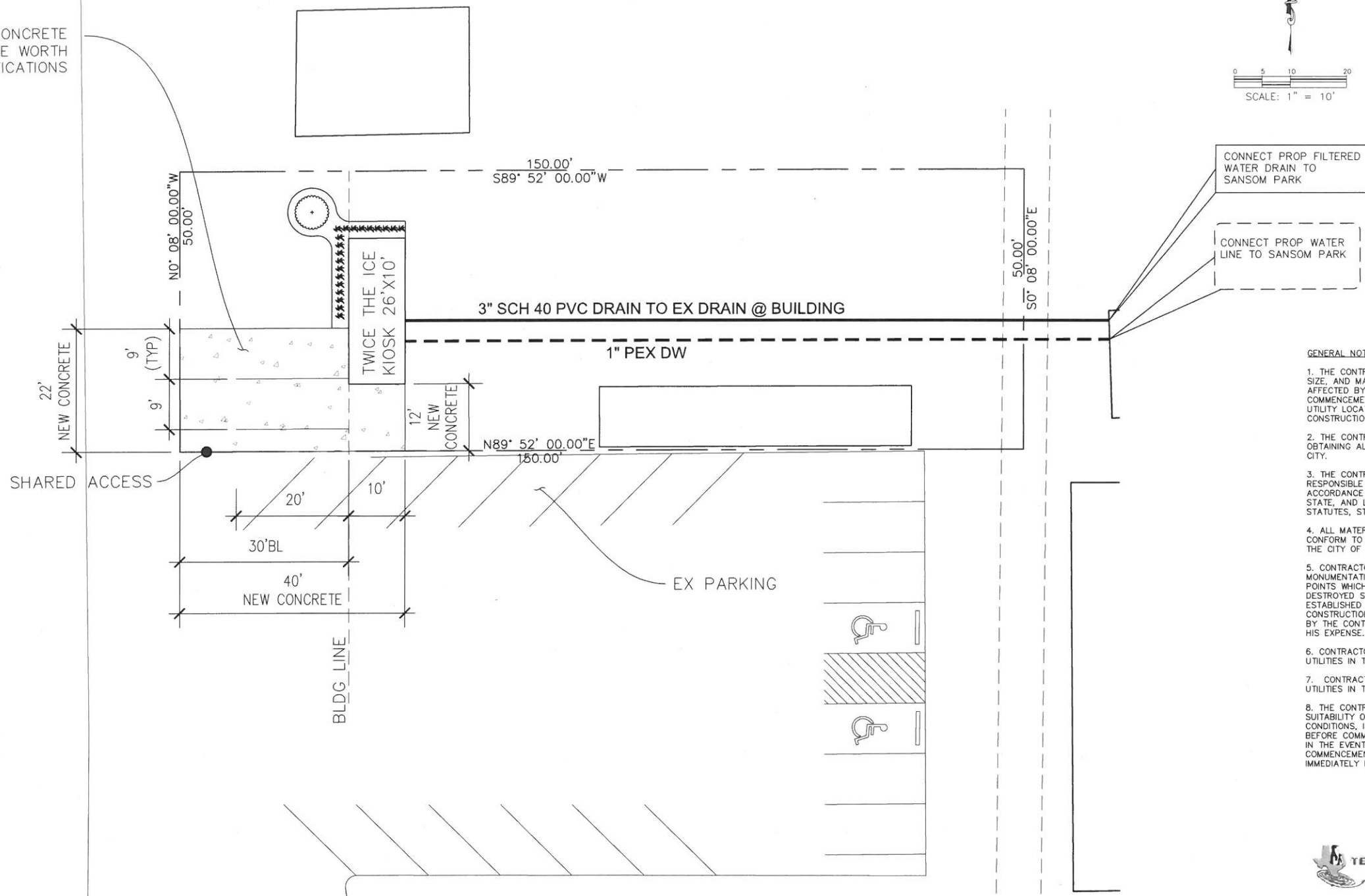
JULY 2016



3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1100 (OFFICE)
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TBPE Firm #: 9723

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972-554-1100 (Office)
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TRPE Firm #: 9723

CIVIL POINT
ENGINEERS

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3022 ROBERTS CUT OFF
LAKE WORTH, TEXAS

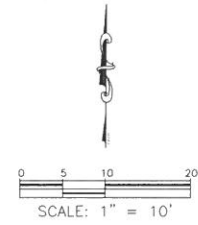
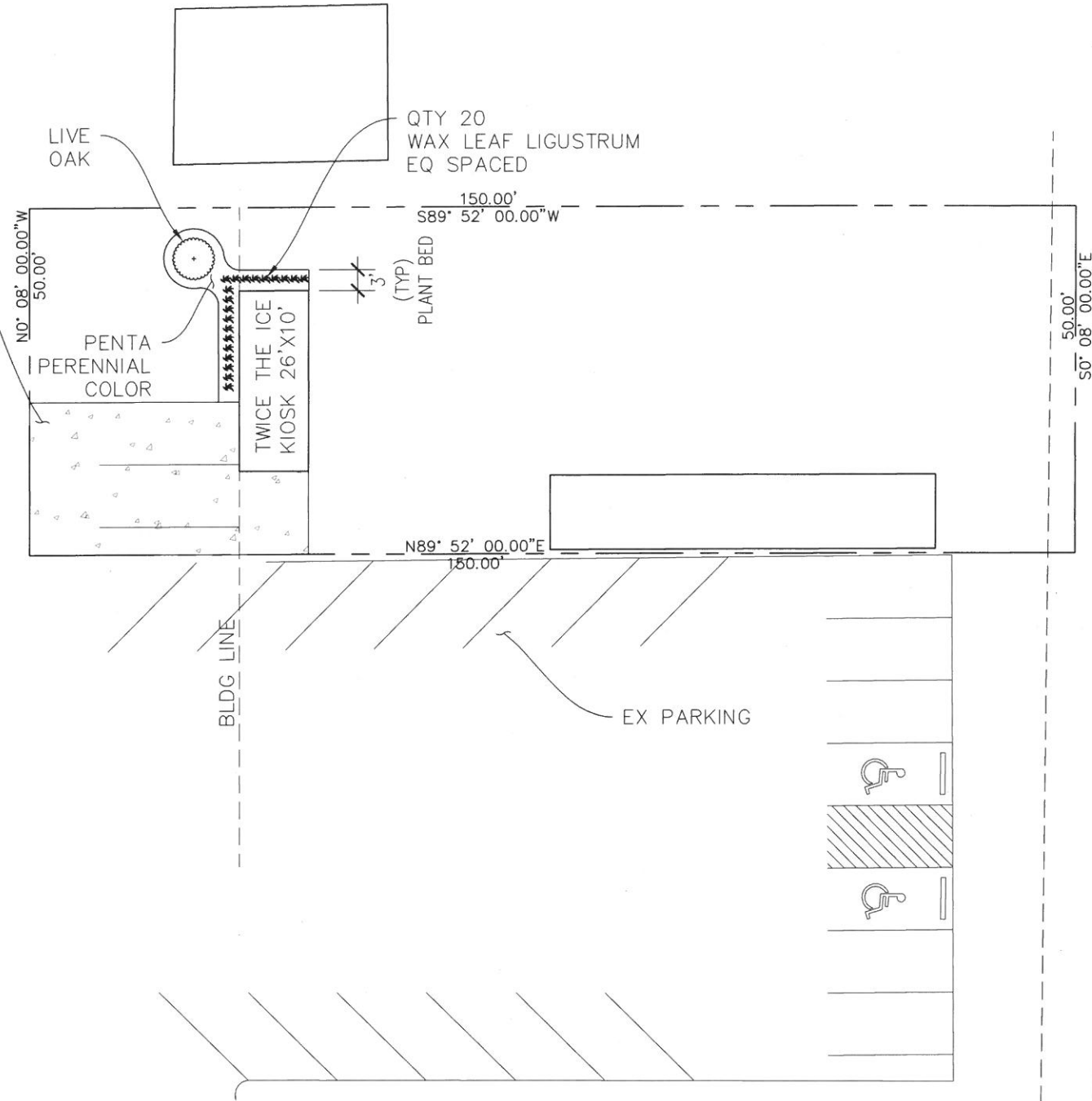
SHEET TITLE
SITE PLAN

SHEET TITLE

DATE 7-25-16
SCALE 1" = 10'
SHEET **2**
OF **13**

PROP 6" CONCRETE
PER CITY OF LAKE WORTH
SPECIFICATIONS

ROBERTS CUT OFF RD.



LEGEND

- LIVE OAK
- ✱ WAX LEAF LIGUSTRUM



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LANDSCAPE PLAN

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1-866-682-8129 (Fax)
TRPE Firm #: 9723

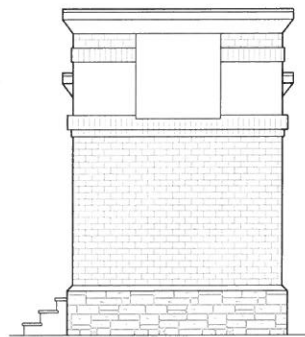
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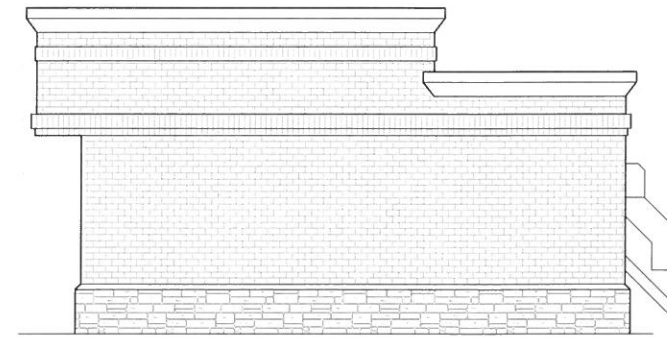
SHEET TITLE
LANDSCAPE PLAN

DATE: 7-25-16
SCALE: 1" = 10'
SHEET: **3**
OF: **13**

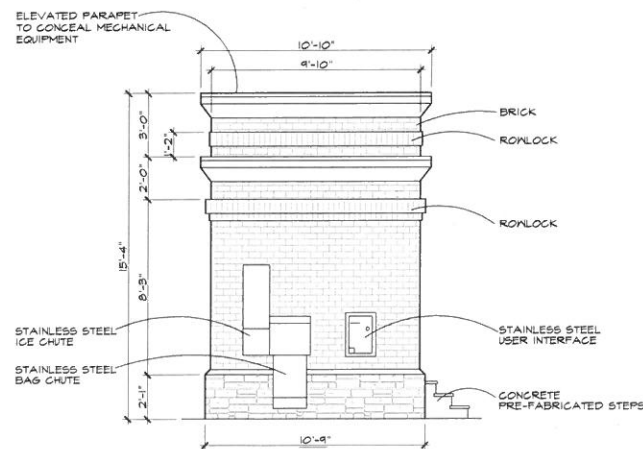
JOHN H. BEZNER
Professional Engineer
No. 26847
State of Texas



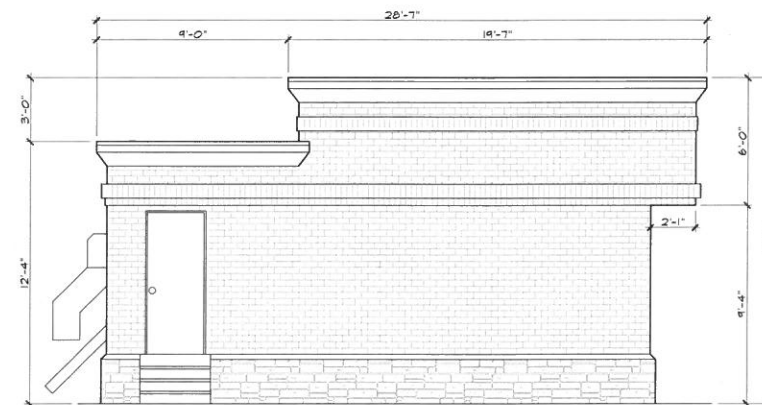
REAR ELEV.
SCALE 1/4" = 1'-0"



LEFT SIDE ELEV.
SCALE 1/4" = 1'-0"



FRONT ELEV.
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEV.
SCALE 1/4" = 1'-0"

FINISH LEGEND	
MATERIALS	COLOR
Brick	Acme clay fired "Prairie Land"
Stone	Austin Stone
Crown	Sandstone
Coping	2x2 Metal edge and TPO
Chutes and user interface	STAINLESS STEEL

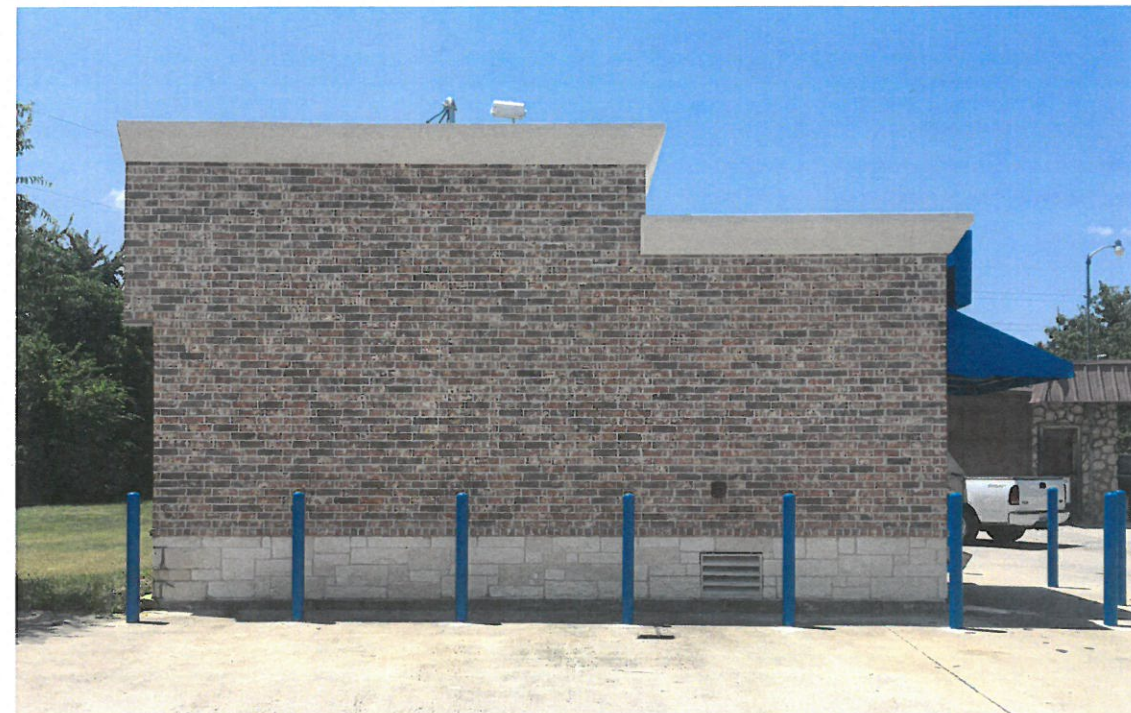
TWICE THE ICE
3022 Roberts Cut Off
Lake Worth Texas

— — —

REI Construction
Ray Ibarra
214-869-4161



Rear Elevation



Left Elevation



Front Elevation



Right-Side Elevation

FOR INFORMATION ONLY

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

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



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case No. PZ16-03– These public hearings are held to consider an ordinance approving the use and operation of Retail Sales for an Ice/Water Dispensing Machine, a development plan, and site plan on Block C, Lot 11, Sansom Park Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 3020 Roberts Cut Off Road (Ice House will be 3022 Roberts Cut Off).



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case No. PZ16-03– These public hearings are held to consider an ordinance approving the use and operation of Retail Sales for an Ice/Water Dispensing Machine, a development plan, and site plan on Block C, Lot 11, Sansom Park Addition, Lake Worth, Tarrant County, Texas. The property is commonly known as 3020 Roberts Cut Off Road (Ice House will be 3022 Roberts Cut Off).

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, August 16, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, September 13, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Richard Stum
(Please print)

Mailing Address: 12610 Briar Rd, Azle, TX 76020

Signature: 

Date: 08/09/16

Property Address(s): 3020 Roberts Cut Off Rd

COMMENTS:

Please complete and return this form no later than August 10, 2016.

RECEIVED
AUG 09 2016
SM