

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

- 1. Call meeting to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance.**
- 4. Consent Agenda:**  
**Approval of the Planning and Zoning Commission Public Hearing/Regular Meeting Minutes from October 18, 2016.**
- 5. Public Hearing/Action Items:**
  - a. Planning & Zoning Case #PS16-03: These public hearings are held to consider a request by Francisco Ruben Martinez & Ariadna Salas for a replat of Block 38, Lots 2 (South 50') & 3 (North 50'), Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 38, Lot 3R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas. The property is commonly known as 2924 Caddo Trail & 2928 Caddo Trail (Property will be 2924 Caddo Trail after replat).**
- 6. Adjourn.**

**CITY OF LAKE WORTH**  
**Minutes for**  
**Planning and Zoning Commission (P & Z)**  
**Public Hearing/Regular Meeting**  
**Tuesday, October 18, 2016**  
**6:30 PM ~ Council Chambers**  
**3805 Adam Grubb ~ Lake Worth, Texas**

**1. Call to Order.**

Chair Jeannie Turley called the Planning and Zoning meeting to order at 6:30 p.m.

**2. Pledge of Allegiance.**

Attendees recited the Pledge of Allegiance.

**3. Roll Call.**

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

City staff present were Brett McGuire, City Manager; Debbie Whitley, Assistant City Manager/Director of Finance; and Suzanne Meason, Planning and Zoning Administrator.

**4. Perform Oath of Office for appointed/reappointed Planning and Zoning members for Places # 2, 4, & 6.**

Mrs. Meason led the reappointed commission members, Sherrie Kubala Watkins, Place 2; Patty Biggers, Place 4; and Diane Smith, Place 6 in their oaths of office.

**5. Discussion/Action Items:**

**a. Selection of a Commission Chair.**

Chair Jeannie Turley opened the floor for nominations.

Becky Campbell made a motion, seconded by Diane Smith to nominate Sue Wenger as the P & Z Commission Chair.

Being no other nominations, the Commission entertained a vote. Voting for Sue Wenger, were Becky Campbell, Sherrie Kubala Watkins, Jeannie Turley, Patty Biggers, Troy Jones, Diane Smith and Sue Wenger. By a unanimous vote of seven (7) for Wenger and zero (0) against, Sue Wenger was elected as P & Z Commission Chair.

**b. Selection of a Commission Vice-Chair.**

Newly elected Chair Sue Wenger opened the floor for nominations for Commission Vice-Chair.

Diane Smith made a motion, seconded by Troy Jones to nominate Jeannie Turley as the P & Z Commission Vice-Chair.

It was noted by City Manager, Brett McGuire that nominations did not require a motion and a second.

Jeannie Turley nominated Diane Smith as P & Z Commission Vice Chair.

Being no other nominations, the Commission entertained a vote. Voting for Jeannie Turley were, Sherrie Kubala Watkins, Patty Biggers, Troy Jones, Diane Smith, and Sue Wenger. Voting for Diane Smith were Becky Campbell and Jeannie Turley. By a vote of five (5) to two (2), Jeannie Turley was elected as P & Z Commission Vice-Chair.

**6. Consent Agenda.**

**a. Approval of minutes for the Planning & Zoning Commission Public Hearing/Regular Meeting on August 16, 2016.**

Patty Biggers made a motion, seconded by Diane Smith, to approve the Planning & Zoning Commission Public Hearing/Regular Meeting for August 16, 2016 as presented. All members present voting for; motion passes.

**7. Staff/Commission Reports:**

**a. Announce Annual Employee Christmas Banquet and Service Awards Date.**

Mrs. Meason announced that the annual City Christmas party would be held on Friday, December 9, 2016 at The Radisson Hotel Fort Worth North – Fossil Creek, off of Meacham Blvd. Doors opening at 7:00 pm. Please bring an item to benefit the patients at Cook Children's Hospital.

**9. Adjourn:**

There being no further business to discuss Chair Sue Wenger adjourned the meeting at 6:38 p.m.

APPROVED:

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Sue Wenger

ATTEST:

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Suzanne Meason  
Planning & Zoning Administrator

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

**Agenda Item: 5a**

**Originating Department:** Planning & Zoning

**Contact Person:** Suzanne Meason

**Meeting Date:** November 15, 2016

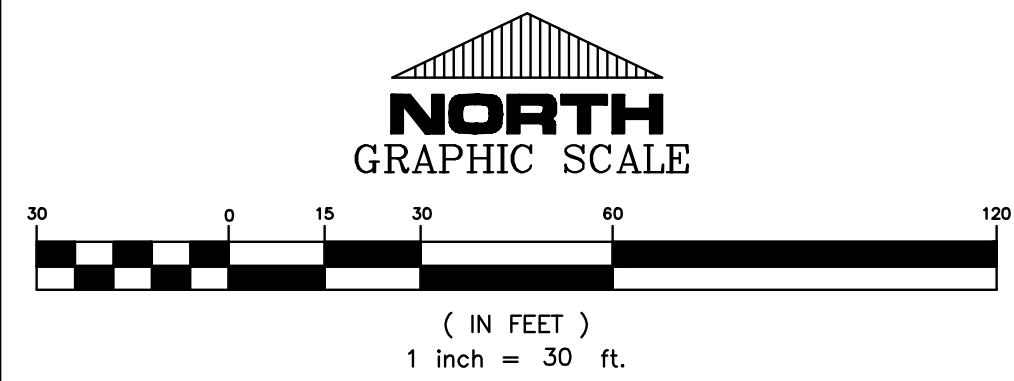
**Subject:**

Public Hearing/Action to consider **Planning & Zoning Case #PS16-03**, a request by Francisco Ruben Martinez & Ariadna Salas for a replat of Block 38, Lots 2 (South 50') & 3 (North 50'), Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 38, Lot 3R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas. The property is commonly known as 2924 Caddo Trail & 2928 Caddo Trail (Property will be 2924 Caddo Trail after replat).

**Item Summary:** Mr. Martinez & Mrs. Salas own the property at 2924 Caddo Trail and they purchased the property located at 2928 Caddo Trail. The property at 2928 Caddo Trail had a small residence on it, which they demolished and now they wish to make the property all one big lot. This replat will also remedy a division of property which was made that did not have proper platting performed, as TAD shows a lot 3A & 2B, which aren't properly subdivided. The replat document submitted conforms to all the City's requirements and is ready for approval by the P & Z Commission at this time. Staff received one (1) public comment form back, which was against the case. Attached is a copy of the replat document for the Commission's reference.

**Staff Recommendation:**

Staff recommends the P & Z Commission approve Planning & Zoning Case #PS16-03 as presented.



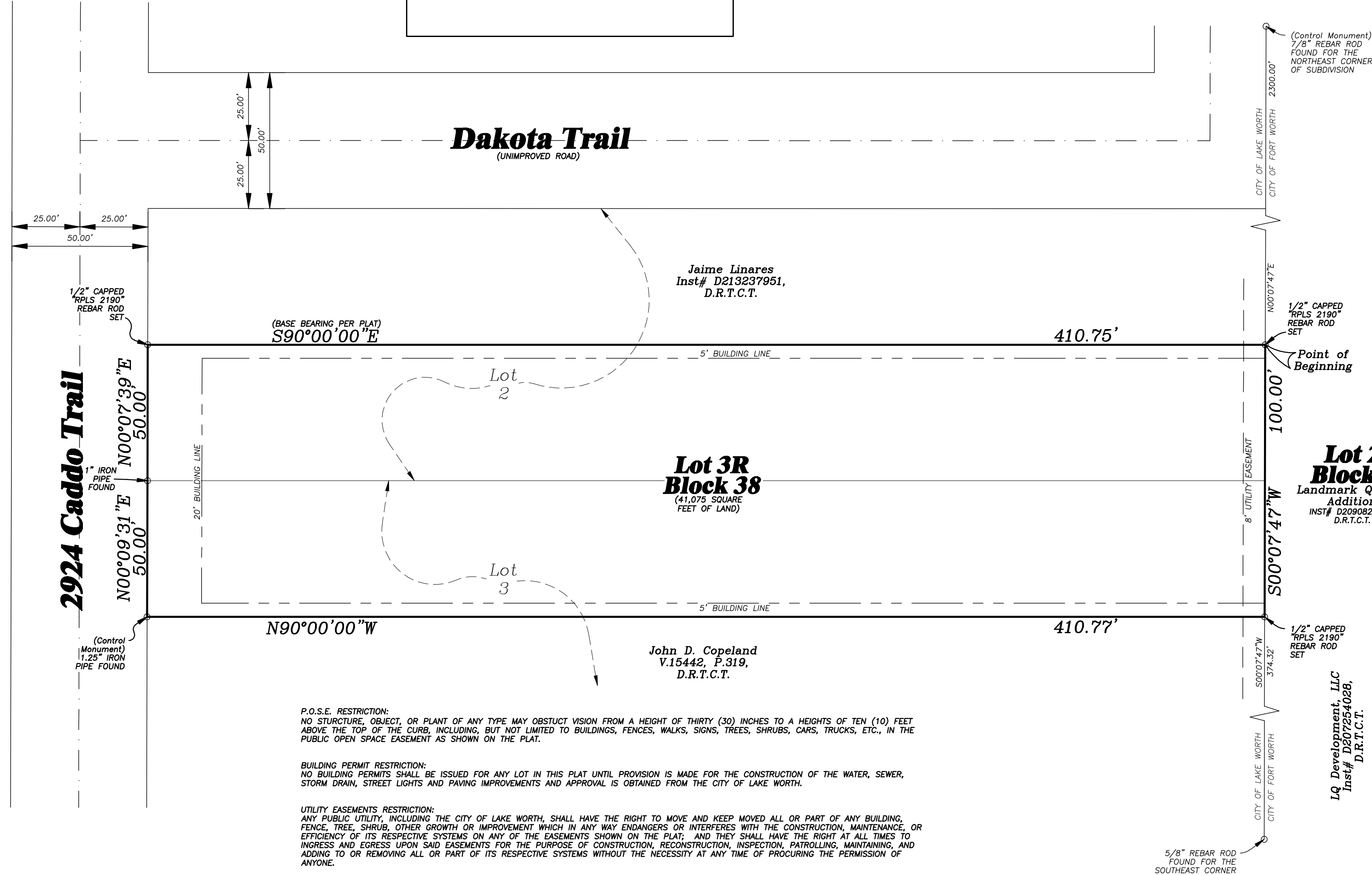
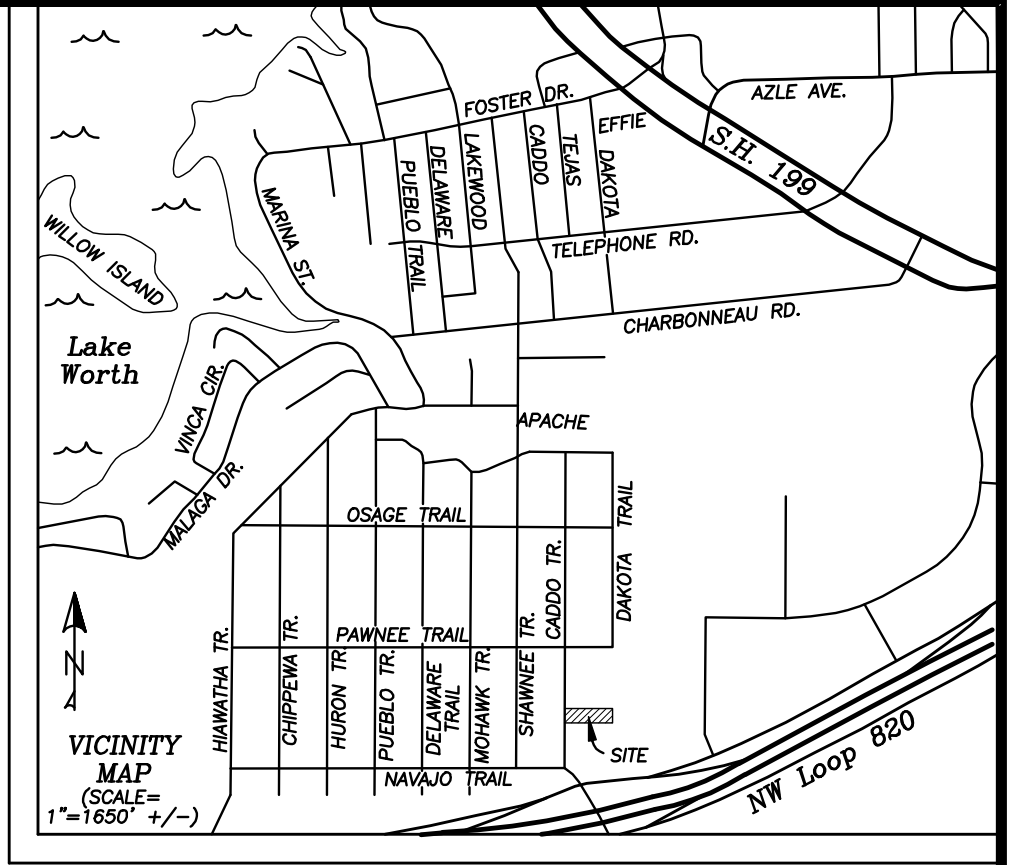
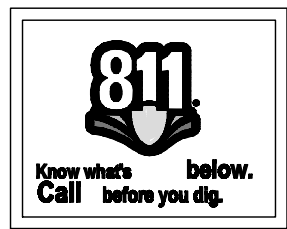
CITY OF LAKE WORTH

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

ATTEST:

\_\_\_\_\_  
Mayor

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



STATE OF TEXAS  
COUNTY OF TARRANT

Whereas We, Francisco Ruben Martinez and Arladna Salas, being the owners of Block 38, the South 50 feet of Lot 2, and the North 50 feet of Lot 3, 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 1013, Page 279, Deed Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "RPLS 2190" rebar rod set for the northeast corner of herein described tract, same being in the west line of Lot 2, Block 3, Landmark Quebec Addition, recorded in Instrument Number D209082510, Deed Records, Tarrant County, Texas, and being S00°07'47"W, 50.00 feet from the northeast corner of Lot 2, and from which a 7/8" rebar rod found (Control Monument) for the northeast corner of the subdivision bears N00°07'47"E, 2300.00 feet;

Thence S00°07'47"W, at 50.00 feet passing the southeast corner of said Lot 2, same being the northeast corner of Lot 3, in all, 100.00 feet to a 1/2" capped "RPLS 2190" rebar rod set for the southeast corner of herein described tract, and from which a 5/8" rebar rod found for the southeast corner of Block 38 bears S00°07'47"W, 374.32 feet;

Thence N90°00'00"W, 410.77 feet through said Lot 3 to a 1.25" iron pipe found (Control Monument) in the east line of Caddo Trail, an existing 50 feet wide right of way, for the southwest corner of herein described tract;

Thence N00°09'31"E, 50.00 feet along the east line of said Caddo Trail to a 1" iron pipe found for the northwest corner of said Lot 3, same being the southwest corner of said Lot 2;

Thence N00°07'39"E, 50.00 feet along the east line of said Caddo Trail to a 1/2" capped "RPLS 2190" rebar rod set for the northwest corner of herein described tract;

Thence S90°00'00"E, 410.75 feet through said Lot 2 to the point of beginning and containing 41,075 square feet of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, Francisco Ruben Martinez and Arladna Salas, do hereby adopt this plat designating the herein described real property as Block 38, Lot 3R, 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 \_\_\_\_\_, 2016.

Francisco Ruben Martinez

Arladna Salas

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 Francisco Ruben Martinez and Arladna Salas, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 \_\_\_\_\_, 2016.

Notary Public

My Commission Expires

**Ownership:**  
**Francisco Ruben Martinez**  
**Arladna Salas**  
**2924 Caddo Trail**  
**Lake Worth, TX 76135**

SINCE 1976  
**RIVERS SURVEYING, INC.**  
LAND SURVEYORS  
P.O. BOX 1447  
MINERAL WELLS, TEXAS 76068  
OFFICE: 940-325-8613  
FIRM# 10012400

I, Bill Rivers, 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.

09-04-2016

**RE-PLAT SHOWING  
BLOCK 38, LOT 3R,  
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 38, the South 50 feet of Lot 2, and the North 50 feet of Lot 3, Indian Oaks, according to the plat recorded in Volume 1013, Page 279, Deed Records, Tarrant County, Texas, and containing 41,075 square feet of land more or less.

THIS PLAT FILED FOR RECORD IN INSTRUMENT# \_\_\_\_\_, DATE \_\_\_\_\_

**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. PS16-03 – These public hearings are held to consider a request by Francisco Ruben Martinez & Ariadna Salas for a replat of Block 38, Lots 2 (South 50') & 3 (North 50'), Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 38, Lot 3R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas. The property is commonly known as 2924 Caddo Trail & 2928 Caddo Trail (Property will be 2924 Caddo Trail after replat).

☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case No. PS16-03 – These public hearings are held to consider a request by Francisco Ruben Martinez & Ariadna Salas for a replat of Block 38, Lots 2 (South 50') & 3 (North 50'), Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 38, Lot 3R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas. The property is commonly known as 2924 Caddo Trail & 2928 Caddo Trail (Property will be 2924 Caddo Trail after replat).

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, November 15, 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, December 13, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: ERNEST E. SPARKS  
(Please print)

Mailing Address: 260 CR 3252  
LADONIA, TX 75449

Signature: Ernest E. Sparks

Date: 11-8-2016

Property Address(s): 2928 SHAWNEE TR  
LAKE WORTH, TX 76135



**COMMENTS:**

NO REASON GIVEN. IF IT ANT  
BROKE !!!

**Please complete and return this form no later than November 11, 2016.**