



## **CITY OF LAKE WORTH**

### **PLANNING AND ZONING COMMISSION AGENDA**

**3805 ADAM GRUBB  
LAKE WORTH, TEXAS 76135  
TUESDAY, FEBRUARY 18, 2020**

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#### **PLANNING AND ZONING COMMISSION: 6:30 PM**

Held in the City Council Chambers

#### **A. CALL TO ORDER**

##### **A.1 INVOCATION AND PLEDGE OF ALLEGIANCE**

##### **A.2 ROLL CALL**

##### **A.3 CITIZENS PRESENTATION / VISITOR COMMENTS**

The Planning and Zoning Commission is always pleased to have citizens attend its meetings and welcomes comments during the Citizen/Visitor Comments section of the meeting; however, pursuant to the Texas Open Meetings Act, Commission cannot deliberate or vote on issues not posted on the agenda. Therefore, those types of items must be posted 72 hours prior to the Planning and Zoning Commission meeting. If it is not posted, no deliberation between Commission members may occur; Commission may only respond with specific factual information or recite existing policy. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission. Negative or disparaging remarks about City personnel will not be tolerated. If you wish to address the Commission, speakers are requested to fill out a "Public Meeting Appearance Card" and present it to the City Secretary, prior to the presiding officer calling the meeting to order. Comments will be limited to three (3) minutes per speaker and (6) minutes for those with a translator.

#### **B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS**

B.1 Approve the minutes of the September 17, 2019 regular Planning and Zoning Commission meeting.

B.2 Approve the minutes of the October 15, 2019 regular Planning & Zoning Commission meeting.

B.3 Approve minutes of the November 12, 2019 City Council and Planning and Zoning

Commission Special Joint Meeting.

B.4 Approve the minutes of the November 19, 2019 regular Planning & Zoning Commission meeting.

B.5 Approve the minutes of the January 21, 2020 regular Planning & Zoning Commission meeting.

**C. PUBLIC HEARINGS**

C.1 Public Hearing to consider Planning & Zoning Case No. PZ-2020-02, a proposed replat being all of a 0.4178-acre parcel of land known as Block 3, Lots 1 and 2, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 3, Lots 1R and 2R, Indian Oaks Subdivision, which is generally described as 2836 Hiawatha Trail (Lot 1R) and 7709 Navajo Trail (Lot 2R), Lake Worth, Texas.

**D. GENERAL ITEMS**

D.1 Discuss and consider appointment of a Planning & Zoning Commission Vice Chair.

**E. STAFF REPORT(S) / ANNOUNCEMENT(S) - no items for this category**

**F. 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.

**G. EXECUTIVE SESSION ITEMS - THE PLANNING AND ZONING COMMISSION MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.**

**H. ADJOURNMENT**

Certification

I do hereby certify that the above notice of the meeting of the Lake Worth Planning and Zoning Commission 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, February 14, 2020 at 3:00 pm.

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City Secretary

**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 -  
February 18, 2020**

**Agenda Item No. B.1**

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**FROM:** Suzanne Meason, Planning & Zoning Administrator  
**ITEM:** Approve the minutes of the September 17, 2019 regular Planning and 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.

These minutes were approved at a prior meeting, but staff later noticed that they were incomplete, so attached is the complete and correct minutes for approval.

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

September 17, 2019 Planning & Zoning Commission Meeting Minutes

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the September 17, 2019 regular 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, SEPTEMBER 17, 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
	Diane Smith	Place 6
	Coy Pennington	Place 7

Absent: No members absent

Staff Present: Suzanne Meason Planning and Zoning Administrator

**A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.**

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

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE AUGUST 20, 2019 PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVE THE MINUTES OF THE AUGUST 20, 2019 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-2019-20, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 10.58-ACRE TRACT OF LAND KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 2, LOT 1, LAKEVIEW ESTATES SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 4426 HODGKINS ROAD, LAKE WORTH, TEXAS.**

**TABLED**

Chair Sherrie Kubala-Watkins announced that the public hearing as already open.

Ms. Suzanne Meason presented the case to the Commission explaining that the item was not ready to be heard by the Commission. She advised that staff had met with the developer, engineer, and contractor to work through the last few comments. Ms. Meason is confident that they can get those addressed and can be ready by the next meeting. Those property owners within two hundred (200') feet will be sent notice of the public hearing again along with a copy of the proposed site plan. Staff's recommendation was to table the item until the next regular Planning and Zoning Commission meeting, which is Tuesday, October 15, 2019.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion

**COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO TABLE THE PUBLIC HEARING FOR PLANNING AND ZONING CASE #PZ-2019-20 UNTIL THE TUESDAY, OCTOBER 15, 2019 MEETING.**

**MOTION TO TABLE CARRIED 7-0.**

**C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-21, REGARDING AN ORDINANCE AMENDING ORDINANCE No. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A SITE PLAN FOR THE AGE RESTRICTED SENIOR LIVING COMMUNITY AN APPROXIMATELY 10.58-ACRE TRACT OF LAND, CURRENTLY LEGALLY KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN**

**CALLED 10.58-ACRE PARCEL OF LAND, WHICH WHEN PLATTED WILL BECOME BLOCK 2, LOT 1, LAKEVIEW ESTATES SUBDIVISION 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 10.58-ACRE PARCEL OF LAND LOCATED AT 4426 HODGKINS ROAD, LAKE WORTH, TEXAS.**

**TABLED**

Chair Sherrie Kubala-Watkins announced again that the public hearing for this item was already open.

Ms. Suzanne Meason noted that this item goes with the previous agenda item and that staff is recommending that the item be tabled until the next regular Planning and Zoning Commission meeting as well.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO TABLE THE PUBLIC HEARING FOR PLANNING AND ZONING CASE #PZ-2019-21 UNTIL THE TUESDAY, OCTOBER 15, 2019 PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO TABLE CARRIED 7-0.**

**C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-22, A PROPOSED REPLAT BEING ALL OF A .42-ACRE PARCEL OF LAND KNOWN AS BLOCK 13, LOTS 1 AND 2, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 13, LOTS 1R1, 1R2 AND 2R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 7513 OSAGE TRAIL (LOT 2R), 7517 OSAGE TRAIL (LOT 1R2), AND 7521 OSAGE TRAIL (LOT 1R1), LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:38 pm and closed it at 6:40 pm.

Ms. Meason presented the case to the Commission. She explained this was the request of Gustavo Castaneda and Elizabeth Anderson to clean up some property boundary and layout issues on two (2) lots on Osage Trail, replatting them into three (3) lots. The replat

meets all state and local guidelines and staff received one (1) public comment forms back in favor of the case.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion.

**COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-22 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**

**C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-23, A PROPOSED REPLAT BEING ALL OF A .85-ACRE PARCEL OF LAND KNOWN AS BLOCK 36, LOTS 7 AND 8, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 36, LOTS 7R-1, 7R-2 AND 8R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 3116 AND 3120 CADDO TRAIL, LAKE WORTH, TEXAS. UPON REPLATTING THE PROPERTIES WILL BE GENERALLY KNOWN AS 3120 CADDO TRAIL (LOT 7R1), 3116 CADDO TRAIL (LOT 7R2), AND 3112 CADDO TRAIL (LOT 8R).**

#### **APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:41 pm and closed it at 6:43 pm.

Ms. Meason presented the case to the Commission. This is the request of property owner Elizabeth Anderson to divide two (2) lots she owns on Caddo Trail into three (3) lots in order to construct three (3) new homes. The replat meets all state and local guidelines and staff received one (1) public comment form back in favor of the request.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-23 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**

**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.**

**F. ADJOURNMENT**

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

**APPROVED:**

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Sherrie Kubala Watkins, Chair  
Planning & Zoning Commission

**ATTEST:**

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Suzanne Meason  
Planning & Zoning Administrator

**Lake Worth Planning and Zoning Commission Meeting -  
February 18, 2020**

**Agenda Item No. B.2**

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**FROM:** Suzanne Meason, Planning & Zoning Administrator  
**ITEM:** Approve the minutes of the October 15, 2019 regular 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:**

October 15, 2019 Planning & Zoning Commission Meeting Minutes

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the October 15, 2019 regular Planning & 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, OCTOBER 15, 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 INVOCATION AND PLEDGE OF ALLEGIANCE.**

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

**A.2 ROLL CALL.**

Present:	Don Riley	Place 1
	Sherrie Kubala Watkins	Chair, Place 2
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Diane Smith	Place 6
	Coy Pennington	Place 7

Absent:	Jeannie Turley	Vice Chair, Place 3
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Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development

**A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S).**

**1. PRESENTATION – ADMINISTER OATHS OF OFFICE TO REAPPOINTED  
PLANNING & ZONING COMMISSION MEMBERS, PLACES 1, 5 AND 7.**

Ms. Suzanne Meason administered the oath(s) of office for Place 1 – Don Riley, Place 5 – Troy Jones and Place 7 – Coy Pennington.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE SEPTEMBER 17, 2019 PLANNING AND ZONING  
COMMISSION MEETING.**

## **APPROVED**

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE THE MINUTES OF THE SEPTEMBER 17, 2019 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

### **C. PLANNING AND DEVELOPMENT**

#### **C.1 DISCUSS AND CONSIDER A WAIVER FROM ORDINANCE NO. 826, DESIGN CRITERIA AND CONSTRUCTION STANDARDS, SECTION XIII – DRAINAGE AND STORM SEWER, B. HYDROLOGY, 4. RUNOFF CALCULATIONS.**

COMMISSION MEMBER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO GRANT THE WAIVER TO ORDINANCE No. 826 DESIGN CRITERIA AND CONSTRUCTION STANDARDS, SECTION XIII - DRAINAGE AND STORM SEWER, B. HYDROLOGY, 4. RUNOFF CALCULATIONS FOR THE 10 ACRE AGE RESTRICTED (55 YEARS +) SENIOR LIVING COMMUNITY DEVELOPMENT LOCATED OFF HODGKINS ROAD.

MOTION TO APPROVE CARRIED 6-0.

### **D. PUBLIC HEARINGS**

#### **D.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-20, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 10.58-ACRE TRACT OF LAND KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 2, LOT 1, LAKEVIEW ESTATES SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 4426 HODGKINS ROAD, LAKE WORTH, TEXAS.**

## **APPROVED**

Chair Sherrie Kubala-Watkins announced that the public hearing was already open, and it was closed at 6:42 pm.

Ms. Suzanne Meason presented the case to the Commission explaining that the item had been tabled at the previous meeting but was ready to be heard by the Commission at this time. She advised that staff had met with the developer, engineer, and contractor and



worked through the last few comments. Those property owners within two hundred (200') feet were sent notice of the public hearing again as well.

Correen Robertson with Cortell Development representing the owner of the property was present to answer any questions.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion.

**COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-20 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-21, REGARDING AN ORDINANCE AMENDING ORDINANCE No. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A SITE PLAN FOR THE AGE RESTRICTED SENIOR LIVING COMMUNITY AN APPROXIMATELY 10.58-ACRE TRACT OF LAND, CURRENTLY LEGALLY KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 10.58-ACRE PARCEL OF LAND, WHICH WHEN PLATTED WILL BECOME BLOCK 2, LOT 1, LAKEVIEW ESTATES SUBDIVISION 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 10.58-ACRE PARCEL OF LAND LOCATED AT 4426 HODGKINS ROAD, LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins announced that the public hearing was already open, and it was closed at 6:51 pm.

Ms. Suzanne Meason presented the case to the Planning & Zoning Commission.

Correen Robertson with Cortell Development representing the owner of the property was again present to answer any questions regarding the project.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-21 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.3 PUBLIC HEARING TO CONSIDER PLANNING AND ZONING CASE No. PZ-2019-24, AN ORDINANCE, AMENDING ORDINANCE No. 802, SO AS TO CONSIDER A SITE PLAN AMENDMENT OF AN APPROXIMATE 1.45-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 8, LAKE WORTH TOWNE CROSSING ADDITION, LAKE WORTH, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 1.45-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.45-ACRE PARCEL OF LAND LOCATED 6632 LAKE WORTH BLVD., LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:52 pm and closed it at 6:54 pm.

Ms. Meason presented the case to the Commission. She advised that this was the request of Wells Fargo Bank for a site plan amendment to add an additional ATM kiosk at the rear of the site due to increased traffic flow at this location, being that the location at 6111 Lake Worth Blvd. closed. Staff does not feel that there should be any additional traffic flow issues created by the addition of the ATM.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion.

**COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-24 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-25, AN ORDINANCE AMENDING ORDINANCE No. 849, SO AS TO CONSIDER A SITE PLAN AMENDMENT OF AN APPROXIMATE 12.33-ACRE PARCEL OF LAND, LEGALLY KNOWN AS LOT 1, HOME DEPOT LAKE WORTH ADDITION, LAKE WORTH, TARRANT COUNTY, TEXAS, BEING**

**THAT ALL OF THE CERTAIN CALLED 12.33-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 12.33-ACRE PARCEL OF LAND LOCATED 3950 JIM WRIGHT FREEWAY, LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:55 pm and closed it at 6:58 pm.

Ms. Meason presented the case to the Commission. This request is from the Home Depot, who is adding a tool/equipment rental service to their existing store, which will have some outside display as well. They will be adding a fenced in area where the lumber pick is currently as well as display area in a portion of the parking lot.

Commissioner Diane Smith asked about screening. Ms. Meason advised that the areas would be screened.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-25 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.5 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-26, 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 PLAN OF AN APPROXIMATELY 1.26-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 4, LOT 2-R1, BROADVIEW WEST ADDITION, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 1.26-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 1.26-ACRE PARCEL OF LAND LOCATED  
AT 6116 LAKE WORTH BLVD., LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:59 pm and closed it at 7:05 pm.

Ms. Meason presented the case to the Commission explaining this was the request of Robert Petrie who has the property under contract to purchase and would like for the use of a Commercial/Retail Shopping Center to be approved prior to purchasing the property. Mr. Petrie feels that this use is more conducive to the city's Comprehensive Land Use Plan and for redevelopment in that area. The request does include the sale/consumption of alcohol at the location. Staff had received one (1) public comment form back in favor of the request and two (2) forms back in opposition to the request.

Chair Sherrie Kubala-Watkins asked if there was anyone else in the audience wishing to speak. Being no comments, she entertained a motion.

**COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-26 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**E. GENERAL ITEMS**

**E.1 DISCUSS AND CONSIDER APPOINTMENT OF A PLANNING & ZONING COMMISSION CHAIR.**

**COMMISSIONER DIANE SMITH MADE A MOTION TO NOMINATE SHERRIE KUBALA-WATKINS AS COMMISSION CHAIR, SECONDED BY COMMISSIONER TROY JONES, ALL VOTED IN FAVOR OF MS. WATKINS AS COMMISSION CHAIR.**

**E.2 DISCUSS AND CONSIDER APPOINTMENT OF A PLANNING & ZONING COMMISSION VICE CHAIR.**

**COMMISSIONER TROY JONES MADE A MOTION TO NOMINATE COY PENNINGTON AS COMMISSION VICE CHAIR, SECONDED BY COMMISSIONER PATTY BIGGERS, ALL VOTED IN FAVOR OF MR. PENNINGTON AS COMMISSION VICE CHAIR.**

**E.3 DISCUSS AND CONSIDER A UTILITIES AND STORMWATER FACILITIES MAINTENANCE AGREEMENT WITH CORTELL DEVELOPMENT GROUP FOR THE LAKEVIEW HEIGHTS ADDITION.**

Ms. Meason presented the item to the Commission.

**COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE THE UTILITIES AND STORMWATER FACILITIES MAINTENANCE AGREEMENT WITH CORTELL DEVELOPMENT GROUP FOR THE LAKEVIEW HEIGHTS ADDITION AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**F. STAFF REPORT(S) / ANNOUNCEMENT(S)**

There were no staff reports.

**G. 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 was no executive session.

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

**I. ADJOURNMENT**

Chair Sherrie Kubala-Watkins adjourned the meeting at 7:12 p.m.

**APPROVED:**

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Sherrie Kubala Watkins, Chair  
Planning & Zoning Commission

**ATTEST:**

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Suzanne Meason  
Planning & Zoning Administrator

**Lake Worth Planning and Zoning Commission Meeting -  
February 18, 2020**

**Agenda Item No. B.3**

---

**FROM:** Suzanne Meason, Planning and Zoning Administrator

**ITEM:** Approve minutes of the November 12, 2019 City Council and Planning and Zoning Commission Special Joint 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.

The minutes for this special meeting were prepared by the City Secretary, approved by Council and signed by the Mayor; but staff would like to have record of the Planning & Zoning Commission approving the minutes as well.

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Minutes of the November 12, 2019 City Council and Planning & Zoning Commission Special Joint Meeting

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the November 12, 2019 City Council and Planning and Zoning Commission Special Joint Meeting.

**MINUTES OF THE SPECIAL JOINT MEETING  
OF THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
OF THE CITY OF LAKE WORTH, TEXAS  
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB  
TUESDAY, NOVEMBER 12, 2019  
SPECIAL JOINT MEETING: 6:30 PM**

**A. CALL TO ORDER.**

Planning and Zoning Chair Sherrie Watkins and Mayor Walter Bowen called the joint meeting to order at 6:30 p.m.

**A.1 INVOCATION AND PLEDGE OF ALLEGIANCE.**

Pastor Zac Hatton with Lake Worth Baptist Church gave the invocation. Attendees recited the pledge of allegiance.

**A.2 ROLL CALL.**

Present:	Walter Bowen	Mayor
	Jim Smith	Mayor Pro Tem, Place 1
	Geoffrey White	Council, Place 2
	Sue Wenger	Council, Place 3
	Ronny Parsley	Council, Place 4
	Pat O. Hill	Council, Place 5
	Gary Stuard	Council, Place 6
	Clint Narmore	Council, Place 12
	Sherrie Kubala Watkins	P&Z Commission Chair, Place 2
	Coy Pennington	P&Z Commission, Vice Chair, Place 7.
	Don Riley	P&Z Commission, Place 1
	Jeannie Turley	P&Z Commission, Place 3
	Patty Biggers	P&Z Commission, Place 4
	Troy Jones	P&Z Commission, Place 5
	Diane Smith	P&Z Commission, Place 6
Staff:	Stacey Almond	City Manager
	Debbie Whitley	Assistant City Manager/Finance Director
	Drew Larkin	City Attorney
	Monica Solko	City Secretary
	Barry Barber	Planning and Development Director
	Suzanne Meason	Planning & Zoning Administrator



### **A.3 CITIZEN PRESENTATION / VISITOR COMMENTS**

There were no requests to speak from the public.

### **B. PUBLIC HEARINGS**

*Mayor Bowen announced the meeting format would be different, as the Planning & Zoning Commission would open each of the public hearings on Items B.1 through B.3, take public comment, close the public hearings and vote on their recommendation to Council. Then the City Council would follow and do the same.*

#### **B.1 PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1169, PLANNING AND ZONING CASE NO. PZ-2019-28, REPEALING AND REPLACING THE CURRENT COMPREHENSIVE ZONING ORDINANCE AND ADOPTING A NEW COMPREHENSIVE ZONING ORDINANCE AND AUTHORIZE THE CITY MANAGER TO MAKE MINOR GRAMMATICAL, CLERICAL, AND NUMBERING CHANGES.**

#### **PLANNING AND ZONING COMMISSION APPROVED**

Chair Watkins opened the public hearing at 6:33 p.m. and called on Stacey Almond to present the item.

City Manager Stacey Almond introduced Jennifer Reiner with Dunaway and Associates. Ms. Reiner requested to present both items B.1 and B.4 together. Ms. Reiner summarized the items presented a power point presentation.

#### Chapter 10, Subdivision Regulations

The goal is to format coordination between regulations and appendices for plat process and requirements, construction documents and standards, and facilitate administration of regulations. The purpose of the regulations is a) to protect, promote, improve and provide for public health, safety, and general welfare of the citizens of the City of Lake Worth through minimum standards which provide: equitable, harmonious, and efficient development and distribution of population and land uses; effective transportation system providing facilities for efficient circulation for all modes of transportation-pedestrian, bicycle and vehicular modes; adequate public facilities – communication, transportation, drainage, water, wastewater, schools, parks, public safety and recreational facilities and other public facilities and services; and protection and preservation of places of historical, cultural, natural or architectural importance and significance to the community; b) to ensure and keep record of the safety, orderly and efficient development and expansion of the city, in accordance with and pursuant to its plans and ordinances; and c) to encourage economic development in a stable, prospering business environment. The general update will be to repeal and replace, format, define, and conform to new state laws. There are four articles consisting of Article 10.100 General Provisions, Article 10.200 Definitions, Article 10.300 Plat Process which correlates with Appendix A-Plan and Plat Documents and Article 10.400 Policy and Process which correlates with

Appendix B-Standards and Details (design criteria and construction standards). The Comprehensive Plan was updated and adopted in April 2018. These changes are directions from the plan.

Chapter 14, Zoning Regulations:

The chapter is an update that correlates with the zoning map, which will make some of the zoning districts obsolete and will create new classifications. Again, this will be a repeal and replace, with formatting, definitions and new and updated regulations.

Article 14.100 General Provision enabling legislation and authority of the city. Section 14.103 Purpose is established in accordance with the adopted Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the city. Section 14.200 Administration which establish city zoning authority, guidelines and responsibilities for appointed officials and expands certificate of occupancy. The biggest change to the section is the Planning and Zoning Commission is now comprised for 5 members and two alternates. Section 14.300 Definition which removes obsolete definitions, updates and adds new districts and coordinates with Land Use Table (Article 14.400). Article 14.500 is the new and updated zoning districts and Article 14.600 is new and updated supplemental districts and different land uses such as accessory buildings, bufferyards, vehicle parking and loading requirements.

Chair Watkins called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Chair Watkins closed the public hearing at 6:46 p.m. and called for the motion.

**A MOTION WAS MADE BY COMMISSION MEMBER JONES, SECONDED BY COMMISSION MEMBER SMITH TO APPROVE PLANNING AND ZONING CASE No. 2019-28 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**

**CITY COUNCIL  
APPROVED**

Mayor Bowen opened the public hearing at 6:47 p.m. and announced that the item was presented during the Planning and Zoning portion of the meeting.

Mayor Bowen called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Mayor Bowen closed the public hearing at 6:47 p.m. and called for the motion.

**A MOTION WAS MADE BY COUNCIL MEMBER NARMORE, SECONDED BY MAYOR PRO TEM SMITH TO APPROVE ORDINANCE No. 1169, PZ 2019-28, REPEALING AND REPLACING THE CURRENT COMPREHENSIVE ZONING ORDINANCE AND ADOPTING THE NEW COMPREHENSIVE ZONING ORDINANCE AND AUTHORIZE THE CITY MANAGER TO MAKE MINOR GRAMMATICAL, CLERICAL, AND NUMBERING CHANGES.**

**MOTION TO APPROVE CARRIED 7-0.**

**B.2 PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1171, PLANNING AND ZONING CASE NO. PZ-2019-29, CHANGING THE ZONING DISTRICT AND USE CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (SF1), COMMERCIAL (C), PLANNED COMMERCIAL (PC) AND PLANNED INDUSTRIAL (PI) TO PUBLIC FACILITIES (PF) ZONING DISTRICT AND USE CLASSIFICATION ON APPROXIMATELY SEVENTY-SIX (76) AREAS OF LAND, COMMONLY KNOWN AS THE CITY OF LAKE WORTH MUNICIPAL FACILITIES, LIBRARY, FIRE STATION, PUBLIC PARKS, WELL SITES, AND LIFT STATIONS.**

**PLANNING AND ZONING COMMISSION  
APPROVED**

Chair Watkins opened the public hearing at 6:48 p.m. and called on Ms. Meason to present the item.

Planning and Zoning Administrator Suzanne Meason summarized the item. The City is in the process of rezoning approximately 10% of the City's current zoning districts to replace older zoning districts with new Comprehensive Zoning Districts. City staff, along with our consultant, developed draft regulations and associated maps containing recommended changes that were presented to the Lake Worth Planning and Zoning Commission and the City Council for review in June of 2019. Changes provided by the boards at the joint meeting were provided for on the proposed map and proposed regulations and were presented to the public at a town forum held in August 2019.

City of Lake Worth property to be rezoned to Public Facilities (PF) is approximately 76 acres or 4.2% of City. All the uses that are currently on the property will not change. This request is only for city owned property.

Chair Watkins called for anyone wishing to speak for or against the request to come forward.

Alan Hill, 3608 Mohawk Trail, came forward. He commented he did not receive his notice of the zoning request until today. He did not get an opportunity to study the request and asked what it meant for the city and what will it mean after. Building and Development Director, Barry Barber responded that the changes being made were to city owned property/facilities and they would all be changed to the category designation of public facility. Ms. Meason added that the property in question is all city owned property, the letters that were sent out to residents were to inform them that a zoning change was being

requested and they are within the 200-foot boundaries. By law, the city is required to let citizens know if there is a zoning request within the 200-foot radius of that property. The city is not changing your zoning only changing the zoning on city owned property.

Cynthia Ann Landers, 7509 Malaga Drive, came forward. She inquired about vacant city property and asked if it would remain vacant or with the zoning change would allow the city to build a fire station, apartments, etc. Ms. Meason gave the example of 7500 Telephone Road, which is currently vacant city property. This property has been deemed as future parkland. If the city decided to change the property use, the process to change would go back before the public and Council for approval on the change.

Ken Sanderson, 3700 Pueblo Trail, came forward. He was concerned with the property at 7500 Telephone Road, as it is deemed a park would it have bright lights facing towards his home or his neighbor's home. Mr. Barber explained to him that this was a future park and no plans have been made for it, so could not answer the question.

There being no one else wishing to speak, Chair Watkins closed the public hearing at 6:59 p.m. and called for the motion.

**A MOTION WAS MADE BY COMMISSION MEMBER DIANE SMITH, SECONDED BY COMMISSION MEMBER BIGGERS RECOMMENDING APPROVAL PZ 2019-29 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 5-0-2, WITH COMMISSION MEMBERS RILEY, SMITH, TURLEY, BIGGERS AND CHAIR WATKINS VOTING IN FAVOR AND COMMISSION MEMBERS PENNINGTON AND JONES ABSTAINING.**

*An affidavit of disqualification has been completed by Commission members Pennington and Jones and filed with the City Secretary stating the nature of the interest was property owner in the 200' notification zone.*

### **CITY COUNCIL APPROVED**

Mayor Bowen opened the public hearing at 7:01 p.m. and announced that the item was presented during the Planning and Zoning portion of the meeting.

Mayor Bowen called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Mayor Bowen closed the public hearing at 7:01 p.m. and called for the motion.

**A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY MAYOR PRO TEM SMITH TO APPROVE ORDINANCE No. 1171, PZ 2019-29, FROM SINGLE FAMILY RESIDENTIAL (SF1), COMMERCIAL (C) AND PLANNED COMMERCIAL (PC) AND PLANNED INDUSTRIAL (PI) TO PUBLIC FACILITIES (PF) ZONING DISTRICT AND USE CLASSIFICATION ON APPROXIMATELY SEVENTY-SIX (76) AREAS OF LAND, COMMONLY KNOWN AS THE CITY OF LAKE WORTH MUNICIPAL FACILITIES, LIBRARY, FIRE STATION, PUBLIC PARKS , WELL SITES, AND LIFT STATIONS.**

**MOTION TO APPROVE CARRIED 6-0-1, COUNCIL MEMBERS WHITE, WENGER, PARSLEY, STUARD, NARMORE AND MAYOR PRO TEM SMITH VOTING IN FAVOR AND COUNCIL MEMBER HILL ABSTAINING.**

*An affidavit of disqualification has been completed by Council member Hill and filed with the City Secretary stating the nature of the interest was property owner in the 200' notification zone.*

**B.3 PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1172, PLANNING AND ZONING CASE NO. PZ-2019-30, CHANGING THE ZONING DISTRICT AND USE CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (SF1) TO PUBLIC FACILITIES (PF) ZONING DISTRICT ON APPROXIMATELY EIGHTY - TWO (82) ACRES OF LAND MORE COMMONLY KNOWN AS THE LAKE WORTH HIGH SCHOOL, EFFIE MORRIS ELEMENTARY SCHOOL, LAKE WORTH ADMINISTRATION BUILDING, N.A. HOWRY MIDDLE SCHOOL, AND LAKE WORTH AGRICULTURAL SITE.**

**PLANNING AND ZONING COMMISSION  
APPROVED**

Chair Watkins opened the public hearing at 7:03 p.m. and called on Suzanne Meason to present the item.

Planning and Zoning Administrator Suzanne Meason summarized the item. The City is in the process of rezoning approximately 10% of the City's current zoning districts to replace older zoning districts with new Comprehensive Zoning Districts. City staff, along with our consultant, developed draft regulations and associated maps containing recommended changes that were presented to the Lake Worth Planning and Zoning Commission and the City Council for review in June of 2019. Changes provided by the boards at the joint meeting were provided for on the proposed map and proposed regulations and were presented to the public at a town forum held in August 2019.

Lake Worth ISD property to be rezoned to Public Facilities (PF) is approximately 82 acres or 1.2 % of City. These properties are more commonly known as Lake Worth High School, Effie Morris Elementary School, Lake Worth Administration building, N.A. Howry Intermediate School and the Lake Worth Agricultural site. All uses that are currently on the property will not change.

Chair Watkins called for anyone wishing to speak for or against the request to come forward.

Teresa Gonzlaes, 4009 Dakota, came forward. She asked how changing the zoning benefited the school district. Ms. Meason explained that the city was trying to make all the school property the same designation. It would not change the school zone nor affect the use of the property.

Teresa Riley, 7108 Liliac Lane, came forward. She expressed her concern that if the city changed the school and city facilities to the designation of Public Facility how could you tell what is what by looking at the map. Ms. Meason stated that currently Lake Worth High School was zoned single family residence and it was not a residence. It will now be changed to public facility to reflect the use better. Mr. Barber added once the zoning is complete it will actually clean up the zoning map and you will be able to tell if it is a school facility or city facility by the new designation.

Melissa Killian, 4220 Lakewood Drive, came forward. She inquired about the city property that is next to her, if the city could change the vacant property to something else. Ms. Meason responded, the city technically could but it would have to go through the process to change the designation. Ms. Killian asked since she lives in Fort Worth would that change her to be in Lake Worth now. Ms. Meson stated it would not affect her property in that way.

There being no one wishing to speak, Chair Watkins closed the public hearing at 7:14 p.m. and called for the motion.

**A MOTION WAS MADE BY COMMISSION MEMBER PENNINGTON, SECONDED BY COMMISSION MEMBER RILEY RECOMMENDING APPROVAL PZ2019-30, AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0-1, WITH COMMISSION MEMBERS RILEY, SMITH, TURLEY, BIGGERS, PENNINGTON AND CHAIR WATKINS VOTING IN FAVOR AND COMMISSION MEMBER JONES ABSTAINING.**

*An affidavit of disqualification has been completed by Board member Jones and filed with the City Secretary stating the nature of the interest was property owner in the 200' notification zone.*

**CITY COUNCIL  
APPROVED**

Mayor Bowen opened the public hearing at 7:15 p.m. and announced that the item was presented during the Planning and Zoning portion of the meeting.

Mayor Bowen called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Mayor Bowen closed the public hearing at 7:17 p.m. and called for the motion.

**A MOTION WAS MADE BY MAYOR PRO TEM SMITH, SECONDED BY COUNCIL MEMBER STUARD TO APPROVE PZ 2019-30, ORDINANCE NO. 1172, AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**

**B.4 PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1170, REPEALING AND REPLACING THE CURRENT SUBDIVISION REGULATIONS AND DESIGN CRITERIA AND CONSTRUCTION STANDARDS (DCCS) ORDINANCE AND ADOPTING A NEW SUBDIVISION REGULATIONS AND DESIGN CRITERIA AND CONSTRUCTION STANDARDS (DCCS) ORDINANCE AND AUTHORIZE THE CITY MANAGER TO MAKE MINOR GRAMMATICAL, CLERICAL, AND NUMBERING CHANGES.**

**APPROVED**

Mayor Bowen opened the public hearing at 7:18 p.m. and announced that the item was presented with item B.1

Mayor Bowen called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Mayor Bowen closed the public hearing at 7:18 p.m. and called for the motion.

**A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY MAYOR PRO TEM SMITH TO APPROVE ITEM B.4, ORDINANCE NO. 1170, AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**

**C. EXECUTIVE SESSION**

No items for this category.

**D. EXECUTIVE SESSION ITEMS – CITY COUNCIL AND PLANNING AND ZONING COMMISSION MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.**

No item for this category.

**E. ADJOURNMENT**

Chair Sherrie Watkins and Mayor Walter Bowen adjourned the meeting at 7:19 p.m.

**APPROVED**

By: \_\_\_\_\_  
Walter Bowen, Mayor

**ATTEST:**

\_\_\_\_\_  
Monica Solko, City Secretary

**Lake Worth Planning and Zoning Commission Meeting -  
February 18, 2020**

**Agenda Item No. B.4**

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**FROM:** Suzanne Meason, Planning and Zoning Administrator  
**ITEM:** Approve the minutes of the November 19, 2019 regular 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:**

Minutes of the November 19, 2019 Planning and Zoning Commission Regular Meeting

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the November 19, 2019 Planning and Zoning Commission Regular 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, NOVEMBER 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 INVOCATION AND PLEDGE OF ALLEGIANCE.**

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

**A.2 ROLL CALL.**

Present:	Don Riley	Place 1
	Sherrie Kubala Watkins	Chair, Place 2
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Diane Smith	Place 6
	Coy Pennington	Place 7

Absent:	Jeannie Turley	Vice Chair, Place 3
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Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development

**A.3 CITIZENS PRESENTATION/ VISITOR COMMENTS.**

There were no requests to speak from the public.

**B. CONSENT AGENDA ITEMS**

There were no items for this category.

## **C. PUBLIC HEARINGS**

### **C.1 PUBLIC HEARING TO CONSIDER ORDINANCE NO. XXXX, PLANNING AND ZONING CASE NO. PZ-2019-31, CHANGING THE ZONING DISTRICT AND USE CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (SF1) AND PLANNED COMMERCIAL (PC) TO MIXED USE PLANNED DEVELOPMENT (MU-PD) ZONING DISTRICT AND USE CLASSIFICATION ON APPROXIMATELY SEVENTY-ONE (71) ACRES OF LAND, MORE COMMONLY KNOWN AS THE AREA LOCATED NORTH OF HIGHWAY 199, WEST OF THE CITY LIMIT LINE, SOUTH OF AZLE AVENUE, AND EAST OF INTERSTATE 820.**

#### **APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:33 pm and called on staff to present the item.

Ms. Suzanne Meason presented the case to the Commission. She explained that this was a city initiated zoning district change for the entire area of Roberts Cut Off, Graham Street, Yeary Street, and Cowden Street to change the properties from SF1 – Single Family Residential and PC – Planned Commercial zoning to MU-PD – Mixed Use Planned Development in order for all the properties to be consistent in the zoning classification and to conform with the city's adopted Comprehensive Land Use Plan. Staff had received five (5) public comment forms back in favor of the request and one (1) in opposition of the request.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak in favor or opposition of the request.

Cheryl Estes, 6009 Graham Street, inquired as to how this zoning change to Mixed Use Development would affect the properties now if at all.

Ms. Meason advised that the change in zoning would not change anything with the properties currently and wouldn't unless initiated by the property owner themselves sometime down the road.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:39 pm and called for a motion.

**COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-31.**

**MOTION TO APPROVE CARRIED 5-0-1, WITH COMMISSIONERS DON RILEY, PATTY BIGGERS, TROY JONES, DIANE SMITH AND CHAIR SHERRIE KUBALA-WATKINS VOTING IN FAVOR AND COMMISSIONER COY PENNINGTON ABSTAINING.**

*An affidavit of disqualification has been completed by Commission Member Pennington and filed with the City Secretary stating the nature of the interest was property owner within the 200' notification zone.*

**D. PLANNING AND DEVELOPMENT**

There were no items for this category.

**E. GENERAL ITEMS**

There were no items for this category.

**F. STAFF REPORT(S) / ANNOUNCEMENT (S)**

**F.1 DISCUSS AND UPDATE ON PLANNING & ZONING COMMISSION MEMBER APPOINTMENTS**

Ms. Meason updated the Commission on their appointments, letting them know that at the regular Council on November 12, 2019 the council decided to postpone the appointments and if any member would like to be considered for the reappointments to please fill out an application.

**G. PLANNING & ZONING COMMISSION MEMBER ITEM(S)**

There were no items for this category.

**H. 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 for this category.

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

There were no items for this category.

**F. ADJOURNMENT**

Chair Sherrie Kubala-Watkins adjourned the meeting at 6:41 p.m.

**APPROVED:**

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Sherrie Kubala Watkins, Chair  
Planning & Zoning Commission

**ATTEST:**

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Suzanne Meason  
Planning & Zoning Administrator

**Lake Worth Planning and Zoning Commission Meeting -  
February 18, 2020**

**Agenda Item No. B.5**

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**FROM:** Suzanne Meason, Planning & Zoning Administrator

**ITEM:** Approve the minutes of the January 21, 2020 regular 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:**

January 21, 2020 Planning & Zoning Commission Meeting Minutes

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the January 21, 2020 Planning and Zoning Commission Regular 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, JANUARY 21, 2020**

**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 INVOCATION AND PLEDGE OF ALLEGIANCE.**

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

**A.2 ROLL CALL.**

Present:	Diane Smith	Place 1
	Sherrie Kubala Watkins	Chair, Place 2
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Don Riley	Alternate Place 7
Absent:	Jeannie Turley	Place 3
	Coy Pennington	Alternate Place 6
Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development

Chair Sherrie Kubala-Watkins made note that since regular Member Jeannie Turley was absent, that Alternate Place 7, Don Riley would be a voting member at this evening's meeting.

**B. PUBLIC HEARINGS**

**B.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-32, A PROPOSED REPLAT BEING ALL OF A 0.418-ACRE PARCEL OF LAND KNOWN AS BLOCK 8, LOTS 23 AND 24, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY,**

**TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 8, LOT 23R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 3109 HURON TRAIL, LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:35 pm.

Ms. Meason presented the case to the Commission. She explained that this was a request of Loretta Cash the property owner, who wishes to combine her two lots, Lot 23 and Lot 34, Block 8, Indian Oaks Subdivision. There was a structure on the properties which she tore down and would now like to combine the two lots to make one large lot (100' x 180') in order to build her a single-family residence. Staff noted that the replat met all state and local guidelines for platting and is ready to be heard by the Planning and Zoning Commission. Staff had received two (2) public comment forms back in favor of the case as of the packet preparation date.

Joshua Anderson with Texas Surveying, Inc., 104 S. Walnut St., Weatherford, Texas 76086; representing the applicant was present to answer any questions.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:38 pm and called for a motion.

**COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-32.**

**MOTION TO APPROVE CARRIED 5-0-0.**

**B.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-33, AN ORDINANCE AMENDING ORDINANCE No. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A ZONING DISTRICT CHANGE FROM "SF1" SINGLE FAMILY RESIDENTIAL TO "C" COMMERCIAL, OF AN APPROXIMATELY 1.033-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 157, TRACT 1D, CRAWFORD BROWN SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 1.033-ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY IS GENERALLY DESCRIBED AS 4332 BOAT CLUB ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:41 pm.

Ms. Meason presented the item to the Commission. This is the request of Mr. Meinecke, property owner of 4332 Boat Club Road, which is Abstract 157, Tract 1D, Crawford Brown Survey from SF1 - Single Family Residential to the C Commercial zoning district. Staff noted that the request for zoning district change was in compliance with the city's Future Land Use Map, which shows future development of Boat Club Road as commercial. Staff had received one (1) public comment form back in favor of the request as of the packet preparation date and one additional in favor of the request from Mrs. Yvonne Ammick, 4325 Boat Club Road.

Commission Member Smith inquired if it was just the one single family parcel of land that was in question at this time.

Ms. Meason advised that was correct.

Caitlin Atkins with Vaquero Ventures, 2900 Wingate Street, Fort Worth, Texas, representing the applicant was there to answer any questions.

Commission Member Diane Smith asked what type of establishment was being proposed and if it was just one way in, one way out and if TxDOT had approved that. drive.

Ms. Atkins answered that a retail store was proposed and yes it was one way in and out.

Barry Barber, Director of Building Development advised that as the properties get developed commercially, they will be required common or shared access drives by TxDOT.

Commissioner Smith asked if it would be a single retailer or a multiple tenant strip center.

Ms. Atkins advised that it would be a single retailer.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:46 pm and called for a motion.

**COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-33.**

**MOTION TO APPROVE CARRIED 4-1-0, WITH KUBALA-WATKINS, BIGGERS, JONES, RILEY VOTING FOR, SMITH VOTING AGAINST.**

**B.3 PLANNING AND ZONING CASE #PZ-2020-01, AN ORDINANCE AMENDING ORDINANCE NO. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, TO AMEND ARTICLE 14.500, SECTION 14.502, SF 7.5, C. AREA AND HEIGHT**



**REGULATIONS, SETBACKS; TO PROVIDE FOR A REDUCTION IN THE REAR YARD SETBACK FROM TWENTY-FIVE (25') FEET TO TEN (10') FEET.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:49 pm.

Ms. Meason presented the case to the Commission. She advised that the amendment is to change the required rear yard setback from twenty-five (25') feet to ten (10') feet in the SF 7.5 Zoning District. After reviewing several cases/plans for permitting, staff felt that the twenty-five (25') feet was too stringent and needed to be amended. Staff advised that it was published in the Fort Worth Star Telegram as required for zoning ordinance changes.

Ms. Ammick, 4325 Boat Club Road, asked if utility easements in the back make a difference.

Mr. Barber advised that it did not make a difference in that, it was just for the required back yard.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:52 pm and called for a motion.

**COMMISSIONER DON RILEY MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE PLANNING AND ZONING CASE #PZ-2020-01.**

**MOTION TO APPROVE CARRIED 5-0-0.**

**C. 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.

**D. 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.

**E. ADJOURNMENT**

Chair Sherrie Kubala-Watkins adjourned the meeting at 6:54 p.m.

**APPROVED:**

---

Sherrie Kubala Watkins, Chair  
Planning & Zoning Commission

**ATTEST:**

---

Suzanne Meason  
Planning & Zoning Administrator

**Lake Worth Planning and Zoning Commission Meeting -  
February 18, 2020**

**Agenda Item No. C.1**

---

**FROM:** Suzanne Meason, Planning & Zoning Administrator

**ITEM:** Public Hearing to consider Planning & Zoning Case No. PZ-2020-02, a proposed replat being all of a 0.4178-acre parcel of land known as Block 3, Lots 1 and 2, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 3, Lots 1R and 2R, Indian Oaks Subdivision, which is generally described as 2836 Hiawatha Trail (Lot 1R) and 7709 Navajo Trail (Lot 2R), Lake Worth, Texas.

**SUMMARY:**

**Property Description:**

0.4178-acre parcel(s) of land, located at 2836 Hiawatha Trail and 7709 Navajo Trail

**Property Owner(s):**

Jaime Tamez, 1729 Globe Avenue, Blue Mound, Texas 76131  
Jackie Ramer, 2836 Hiawatha Trail, Lake Worth, Texas 76135

**Applicant:**

Jaime Tamez, 1729 Globe Avenue, Blue Mound, Texas 76131  
Jackie Ramer, 2836 Hiawatha Trail, Lake Worth, Texas 76135

**Engineer/Surveyor:**

Grant Engineering, Inc., 3244 Hemphill Street, Fort Worth, Texas 76110

**Current Zoning:**

"SF1" Single Family Residential

**Current Use(s):**

Lot 1R has existing residential structure and Lot 2R is a vacant lot

**Proposed Use:**

Single Family Residence

**Existing Road(s):**

Hiawatha Trail and 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.

**Summary:**

Property owner Jaime Tamez inquired with the city what was required to build a new residence on the vacant lot he owned at 7709 Navajo Trail. It was discovered through Mr. Tamez's survey of the property along with his adjoining neighbor's survey as well that the properties had been illegally subdivided at some point and would require a proper replatting of the properties before any construction could be approved. In the review phase of the platting it was noticed that the existing structure on what would be Lot 1R was built nearer to the property line than was allowed. So Ms. Ramer had to go before the Board of Adjustment to request a waiver to the side setback on a corner lot from the required 20' to 12.8'. The Board of Adjustment granted the waiver on January 7, 2020. The replat review was then able to continue.

Staff has reviewed the replat document and finds it to comply with state and local requirements, with the waiver granted being noted on the replat document.

**Public Input:**

On February 4, 2020 as required by State law, the City mailed out nineteen (19) letters of Notification of the 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 February 5, 2020.

Staff had received no public comment forms back as of the packet preparation date.

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Subdivision Application(s)

Replat Document

Public Hearing Notice

200' Notification Map

Public Hearing Notifications (properties within 200' of subject property)

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval of Planning and Zoning Case #PZ-2020-02 as presented.



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

FOR OFFICE USE ONLY  
Case No: PZ-2020-02  
Date Submitted: 9.20.19

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

       PRELIMINARY PLAT             FINAL PLAT        X   REPLAT             AMENDING/CORRECTION PLAT  
Block 3, Lot 2R, Indian Oaks  
PROPOSED SUBDIVISION NAME 7709 Navajo Trail  
Single family Residential  
CURRENT ZONING CLASSIFICATION 1A12A/3 Indian Oaks  
CURRENT LEGAL DESCRIPTION Block 3, Eastern 91' of Lots 1 & 2 Indian Oaks  
Vacant  
TOTAL ACRES 0.2    # OF LOTS 1    PROPOSED USE SF

### APPLICANT/DEVELOPER INFORMATION

NAME Jaime Tamez  
ADDRESS 1729 Globe Ave    CITY Blue Mound  
STATE Tx    ZIP 76131    EMAIL Jaime.tamez69@hotmail.com  
PHONE 817-320-5761    FAX       

### PROPERTY OWNER INFORMATION

NAME Jaime Tamez  
ADDRESS 1729 Globe Ave    CITY Blue Mound  
STATE Tx    ZIP 76131    EMAIL jaimetamez69@hotmail.com  
PHONE 817-320-5761    FAX       

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Grant Engineering Inc  
ADDRESS 3244 Hemphill St.    CITY Fort Worth  
STATE TX    ZIP 76110    EMAIL jagrants@aol.com  
PHONE 817-923-3131    X1    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.

Jaime Tamez  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

09/19/2019  
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.

**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)
- ☒ APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR)
- ☒ THREE (3) HARD COPIES OF SUBDIVISION PLAT DOCUMENT (SIZE 24 x 36)
- ☒ ELECTRONIC VERSION (.pdf) OF THE SUBDIVISION PLAT DOCUMENT EMAILED TO [SMEASON@LAKEWORTHTX.ORG](mailto:SMEASON@LAKEWORTHTX.ORG)
- ☒ THREE (3) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

---

### OFFICE USE ONLY

Fee: 370.00

Date Paid: 9-19-19

Receipt #: PI9-0977

Ownership Verified:

☒ YES ☐ NO

Taxes Paid:

☒ YES ☐ NO

Liens Paid:

☒ YES ☐ NO

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](mailto:SMEASON@LAKEWORTHTX.ORG)

FOR OFFICE USE ONLY  
Case No: PZ-2020-02  
Date Submitted: 9.20.19

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Block 3, Lot 1R, Indian Oaks

CURRENT ZONING CLASSIFICATION 2836 Hiawatha Trail  
Single Family Residential  
1B + 2B / 3 Indian Oaks

CURRENT LEGAL DESCRIPTION Block 3, Western 91' SF of Lots 1 + 2, Indian Oaks

TOTAL ACRES 0.2 # OF LOTS 1 PROPOSED USE SF

### APPLICANT/DEVELOPER INFORMATION

NAME Jackie DeLynn Ramer

ADDRESS 2836 Hiawatha Trail CITY LAKE WORTH

STATE TX ZIP 76135 EMAIL \_\_\_\_\_

PHONE \_\_\_\_\_ FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME Same

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP \_\_\_\_\_ EMAIL \_\_\_\_\_

PHONE \_\_\_\_\_ FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Grant Engineering Inc

ADDRESS 3244 Hemphill St CITY FT, WORTH

STATE TX ZIP 76110 EMAIL Jagrnt3@aol.com

PHONE 817-923-3131 EXT 1 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]  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

09/19/2019  
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

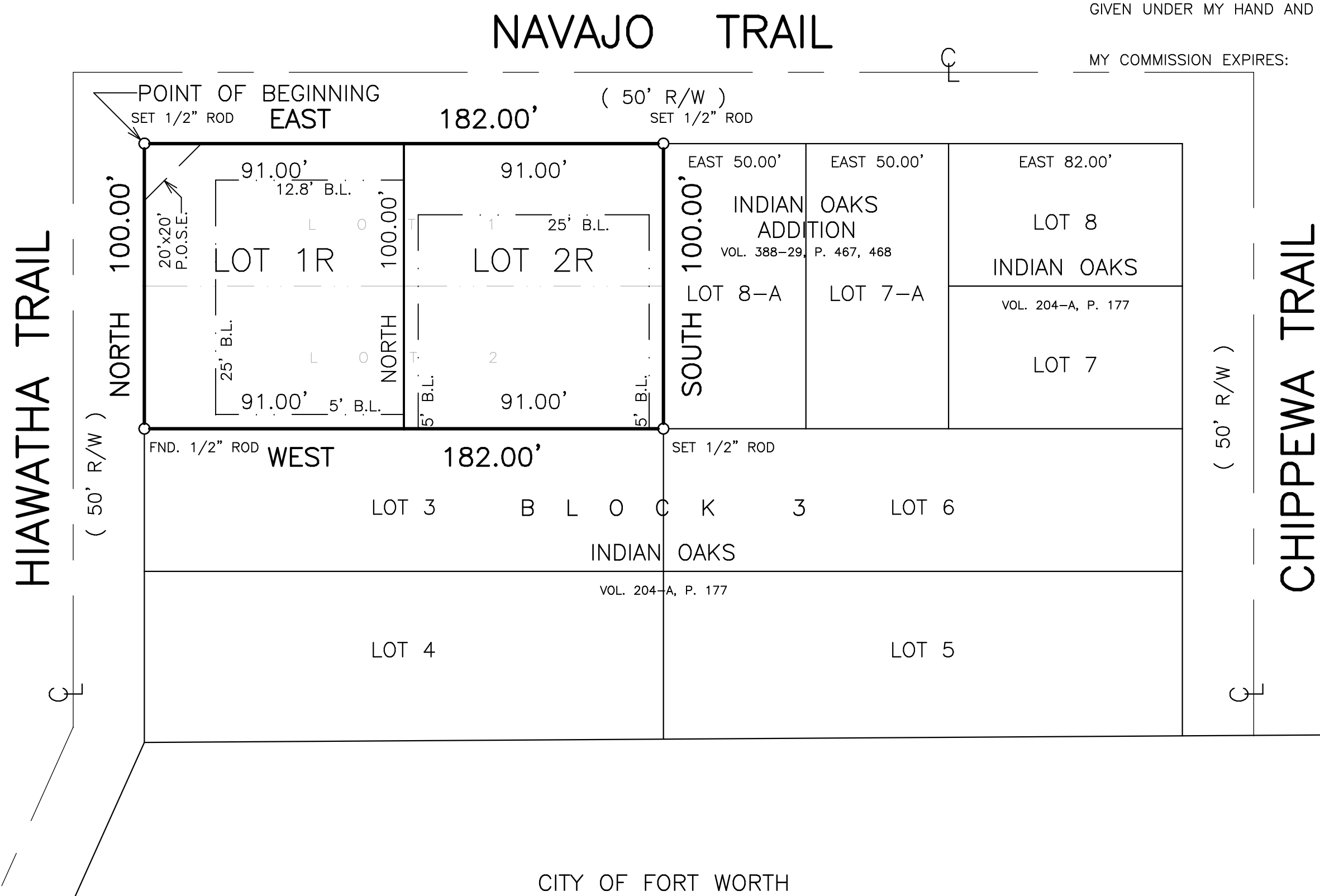
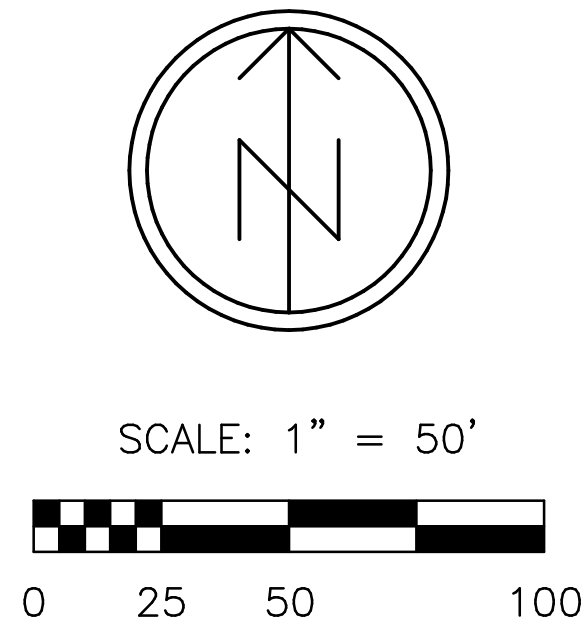
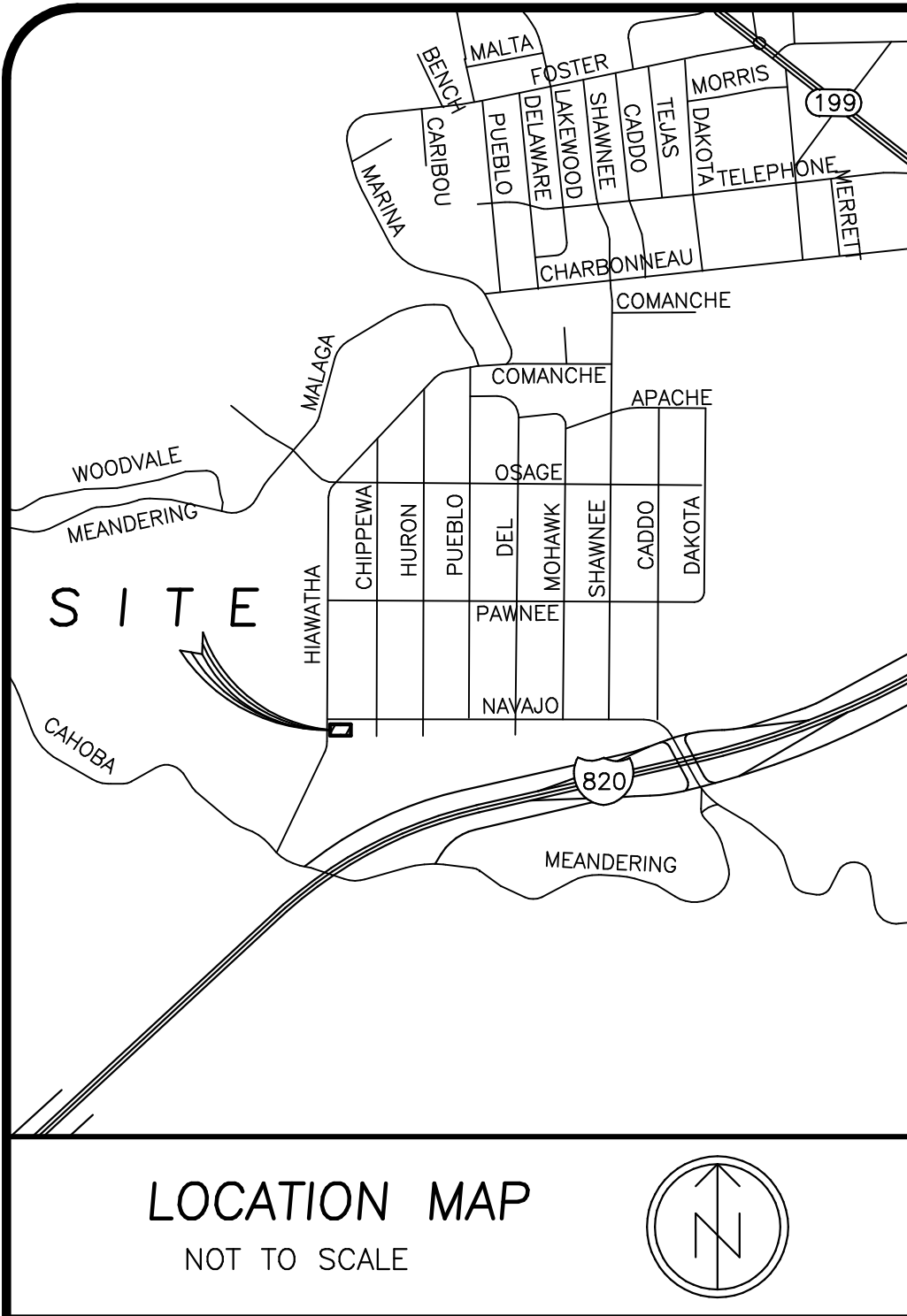
The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

- \_\_\_ 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](mailto:SMEASON@LAKEWORTHTX.ORG)
- \_\_\_ FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

### OFFICE USE ONLY

Fee: NA  
Date Paid: NA  
Receipt #: NA  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☒ YES ☐ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date:         
Public Hearing 200' Notification Deadline Date:         
P&Z Commission Meeting Date: 2-18-2020  
City Council Meeting Date: 3-10-2020  
Plat Approval Date:         
Plat File Date:         
Instrument #:



OWNER:

AS TO LOT 2R:  
JAIME TAMEZ  
1729 GLOBE AVENUE  
BLUE MOUND, TEXAS 76131  
817-320-5761 VOICE

OWNER:

AS TO LOT 1R:  
JACKIE DELYNN RAMER  
2836 HIAWATHA TRAIL  
LAKE WORTH, TEXAS 76135

SURVEYOR:

GRANT ENGINEERING, INC.  
3244 HEMPHILL STREET  
FORT WORTH, TEXAS 76110-4014  
817-923-3131 VOICE  
817-923-4141 FAX  
jagrant3@aol.com

ADDRESSES:

LOT 1R: 2836 HIAWATHA TRAIL  
LOT 2R: 7709 NAVAJO TRAIL

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT WE, JAIME TAMEZ AND JACKIE DELYNN RAMER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 2, BLOCK 3, INDIAN OAKS, AN ADDITION TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204-A, PAGE 277, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF SAID LOT 1, AND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NAVAJO TRAIL, A 50 FEET WIDE PUBLIC STREET WITH THE EAST RIGHT-OF-WAY LINE OF HIAWATHA TRAIL, A 50 FEET WIDE PUBLIC STREET;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID NAVAJO TRAIL, 182.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF LOT 8-A, BLOCK 3, OF SAID INDIAN OAKS ADDITION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 1 AND 2 AND THE WEST LINE OF SAID LOT 8-A, 100.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHEAST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID LOT 8-A, THE NORTHWEST CORNER OF LOT 3, BLOCK 3, AND THE NORTHWEST CORNER OF LOT 6, BLOCK 3, OF SAID INDIAN OAKS ADDITION;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID LOT 3, 182.00 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 2, THE NORTHWEST CORNER OF SAID LOT 3, AND IN THE EAST RIGHT-OF-WAY LINE OF SAID HIAWATHA TRAIL;

THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 2 AND 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID HIAWATHA TRAIL, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4178 ACRES (18,200 SQUARE FEET) OF LAND, MORE OR LESS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 1R AND 2R, BLOCK 3  
INDIAN OAKS  
AN ADDITION TO THE  
CITY OF LAKE WORTH  
TARRANT COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, WE HEREBY SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

JAMIE TAMEZ

JACKIE DELYNN RAMER

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAIME TAMEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
STATE OF TEXAS

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACKIE DELYNN RAMER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
STATE OF TEXAS

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

Mayor

City Secretary

PLAT RECORDED BY

INSTRUMENT NO. \_\_\_\_\_

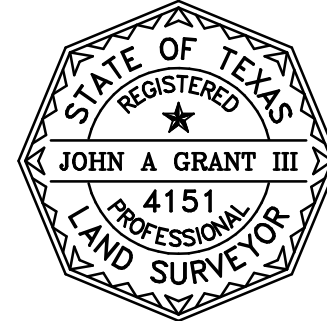
DATE \_\_\_\_\_

# Grant Engineering, Inc.

Engineers Surveyors Planners  
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131  
Firm Registration No. 100919-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN APRIL, 2019, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151

FLOODPLAIN STATEMENT:  
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480605, PANEL 0165-K, EFF. DATE 9-25-09

CONTROLLING MONUMENTS:  
3/8" STEEL ROD AT NW CORNER OF LOT 7-A, BLK. 3, V. 388-29, P. 467  
1/2" STEEL ROD AT NW CORNER OF LOT 3, BLK. 3, V. 204-A, P. 177

THE BASIS OF BEARINGS USED TO PREPARE THIS SURVEY IS AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH LINE OF NAVAJO TRAIL

VARIANCE TO THE CORNER SIDE SETBACK WAS APPROVED BY THE BOARD OF ADJUSTMENT ON JANUARY 7, 2020

REPLAT  
LOTS 1R & 2R, BLOCK 3  
INDIAN OAKS  
AN ADDITION TO THE  
CITY OF LAKE WORTH  
TARRANT COUNTY, TEXAS  
A REVISION OF  
LOTS 1 & 2, BLOCK 3, INDIAN OAKS  
AS RECORDED IN VOLUME 204-A, PAGE 177  
PLAT RECORDS, TARRANT COUNTY, TEXAS

JANUARY, 2020

0.4178 ACRES

2 SINGLE FAMILY RESIDENTIAL LOTS

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

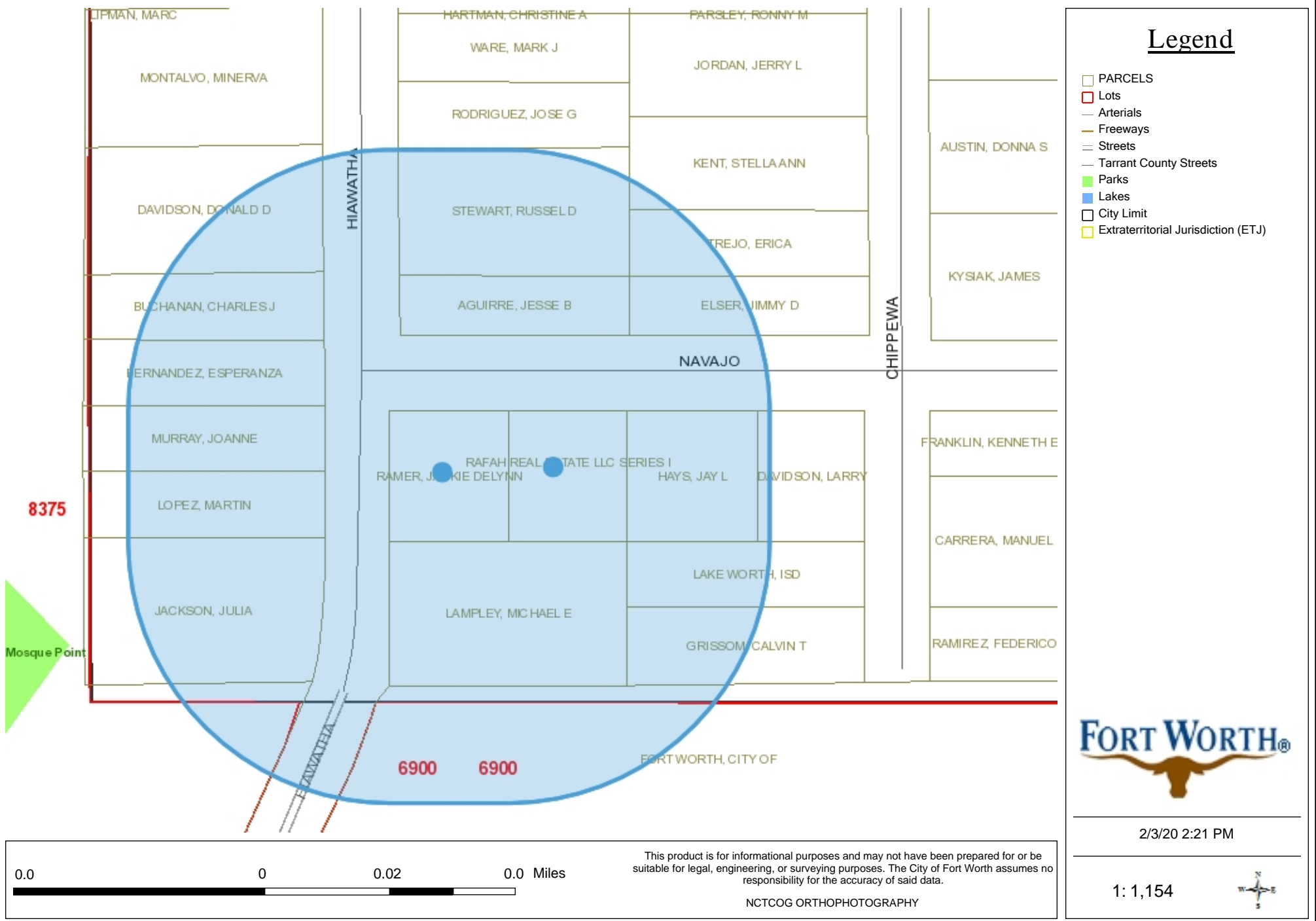
REPLAT REQUEST  
PLANNING & ZONING CASE #PZ-2020-02

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot(s) has made application for a replat. Attached you will find a map of the general location of the request. You are invited to attend and participate in the following public hearings regarding this application:

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, February 18, 2020, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendation to the City Council regarding a proposed replat being all of a 0.4178-acre parcel of land known as Block 3, Lots 1 and 2, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 3, Lots 1R and 2R, Indian Oaks Subdivision, which is generally described as 2836 Hiawatha Trail (Lot 1R) and 7709 Navajo Trail (Lot 2R), Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, March 10, 2020, 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.

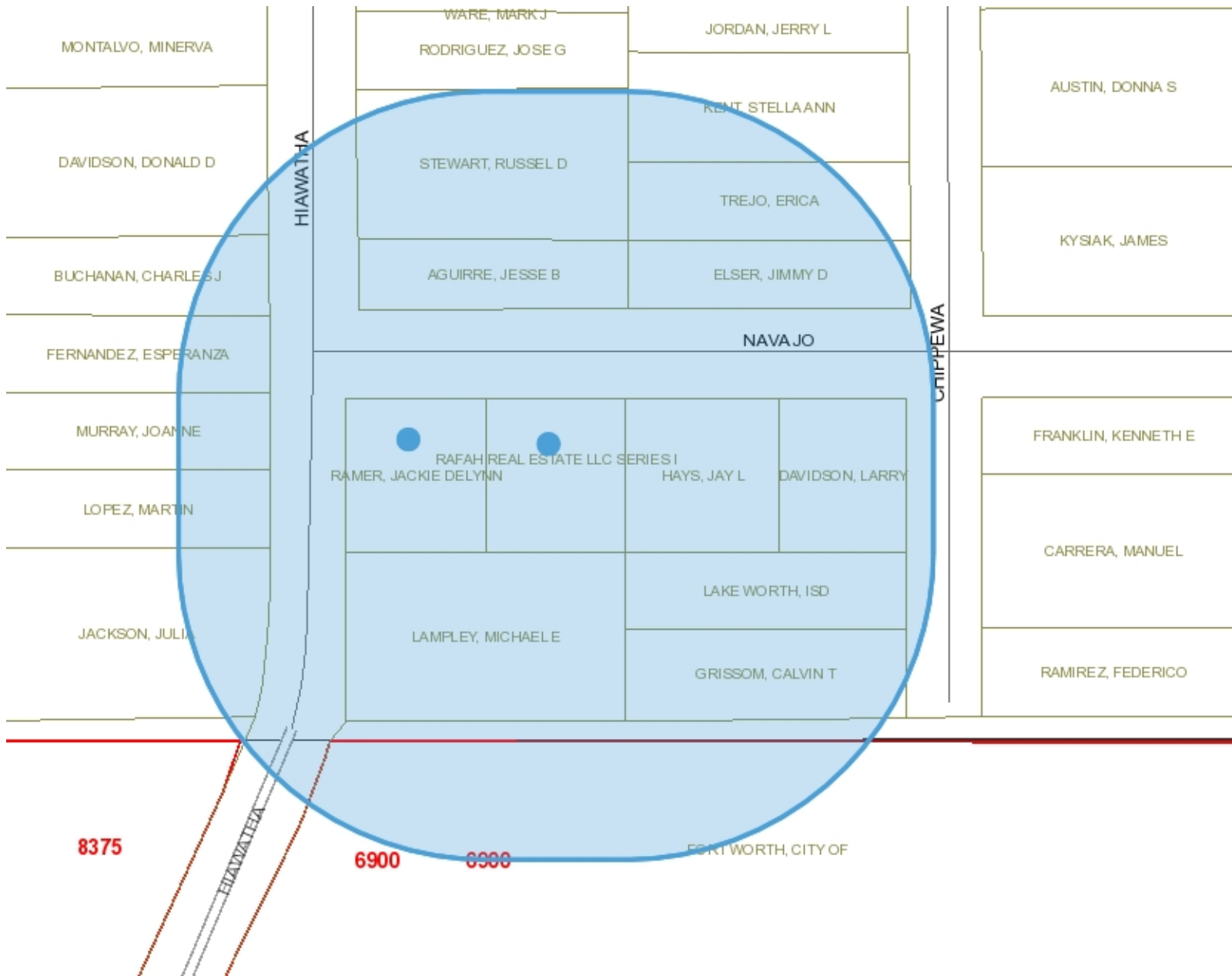
Please contact Suzanne Meason, Planning & Zoning Administrator at 817-255-7922 or [smeason@lakeworthtx.org](mailto:smeason@lakeworthtx.org) with any questions or for further information.

# 2836 Hiawatha Trail - 200' Map





# 7709 Navajo Trail - 200' Map



## Legend

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



2/3/20 2:25 PM

0.0 0 0.02 0.0 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

1: 1,154



Jackie Delynn Ramer  
2836 Hiawatha Trail  
Lake Worth, Texas 76135

Joanne Murray  
2833 Hiawatha Trail  
Lake Worth, Texas 76135

Donald D Davidson  
2905 Hiawatha Trail  
Lake Worth, Texas 76135

Stella Ann Kent  
2909 Chippewa Trail  
Lake Worth, Texas 76135-3803

Charles K Buchanan  
2901 Hiawatha Trail  
Lake Worth, Texas 76135

Erica & Isaias Trejo  
2905 Chippewa Trail  
Lake Worth, Texas 76135-3803

Esperanza Fernandez  
1223 Cambridge Street  
River Oaks, Texas 76114-2511

Jimmy D Elser  
7700 Navajo Trail  
Lake Worth, Texas 76135-3839

Martin Lopez  
2829 Hiawatha Trail  
Lake Worth, Texas 76135

G J Hester, Sr. & G J Hester, Jr.  
7705 Navajo Trail  
Lake Worth, Texas 76135

Julia L Jackson  
2825 Hiawatha Trail  
Lake Worth, Texas 76135

Larry & Lorraine Davidson  
2833 Chippewa Trail  
Lake Worth, Texas 76135-3801

Jose G Rodriguez  
2908 Hiawatha Trail  
Lake Worth, Texas 76135-3858

Lake Worth ISD  
Office of the Superintendent  
6805 Telephone Road  
Lake Worth, Texas 76135-2855

Russel D Stewart  
312 Ralph Street  
Fort Worth, Texas 76108-1707

Calvin T & Rosie L Grissom  
2821 Chippewa Trail  
Lake Worth, Texas 76135-3801

Jesse B Aguirre  
3109 NW 28<sup>th</sup> Street  
Fort Worth, Texas 76106-4950

Jaime Tamez  
1729 Globe Avenue  
Fort Worth, Texas 76131

Michael E & Chrissy M Lampley  
2832 Hiawatha Trail  
Lake Worth, Texas 76135-3814

**Lake Worth Planning and Zoning Commission Meeting -  
February 18, 2020**

**Agenda Item No. D.1**

---

**FROM:** Suzanne Meason, Planning & Zoning Administrator

**ITEM:** Discuss and consider appointment of a Planning & Zoning Commission Vice Chair.

**SUMMARY:**

The purpose of this item is to appoint a member of the Planning and Zoning Commission to serve as the Commission Vice Chair since the prior Vice Chair is now an alternate Commission member and not eligible to serve in this capacity.

The Vice Chair shall conduct meetings in the absence of the chair.

Current Commission members eligible to serve as Commission Vice Chair are Patty Biggers, Troy Jones, Diane Smith, and Jeannie Turley.

**FISCAL IMPACT:**

N/A

**RECOMMENDED MOTION OR ACTION:**

Take nominations and appoint a member of the Planning & Zoning Commission to serve as Commission Vice Chair.