



CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, MARCH 17, 2020**

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 minutes of the February 18, 2020 regular Planning & Zoning Commission meeting.

C. PUBLIC HEARINGS

C.1 Public Hearing to consider Planning & Zoning Case No. PZ-2020-03, 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 "PC" Planned Commercial to "HC" Highway Corridor, of an approximately 1.41-acre parcels of land, legally known as Block 9A, Lots 1A3B1, 1A3C and 1A4, Shady Oaks Manor Addition, Tarrant County, Texas, being that all of the certain called 1.41-acre parcels 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 6111 Lake Worth Blvd., Lake Worth, Tarrant County, Texas.

- C.2 Public Hearing to consider Planning & Zoning Case No. PZ-2020-04, an Ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider an ordinance requesting a Conditional Use Permit to operate an Express Car Wash in the Highway Corridor (HC) Zoning District on approximately 1.41 acres of land known as Block 9A, Lots 1A3B1, 1A3C and 1A4, Shady Oaks Manor Addition, or more commonly known as 6111 Lake Worth Blvd., Lake Worth, Texas and by amending the Official Zoning Map to reflect such change.
- C.3 Public Hearing to consider Planning & Zoning Case No. PZ-2020-05, a proposed replat being all of a 0.52-acre parcel of land known as Block 3, Lot 3, Lake Worth Addition and Lot 14R, Hodgkins Highlands of the records of Tarrant County, Texas. The proposed replat's new legal description will be Lot 14R, Hodgkins Highlands, which is generally described as 7412 Malta Drive, Lake Worth, Texas.

D. EXECUTIVE SESSION

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

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

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

F. 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, March 13, 2020 at 5:00 pm.

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 -
March 17, 2020**

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the February 18, 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:

February 18, 2020 Planning & Zoning Commission Meeting Minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the February 18, 2020 Planning & Zoning Commission Meeting Minutes.

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION OF THE
CITY OF LAKE WORTH, TEXAS
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB
TUESDAY, FEBRUARY 18, 2020**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Sherrie Kubala-Watkins called the Planning & Zoning Commission meeting to order at 6:32 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
	Jeannie Turley	Place 3
	Patty Biggers	Place 4
	Coy Pennington	Alternate Place 6
	Don Riley	Alternate Place 7

Absent:	Troy Jones	Place 5
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Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development

Chair Sherrie Kubala-Watkins made note that since regular Member Troy Jones was absent, that Alternate Place 6, Coy Pennington would be a voting member at this evening's meeting.

A.3 CITIZENS PRESENTATION / VISITOR COMMENTS.

There were no requests to speak from the public.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

- B.1 APPROVE MINUTES OF THE SEPTEMBER 17, 2019 REGULAR PLANNING AND ZONING COMMISSION MEETING.**
- B.2 APPROVE MINUTES OF THE OCTOBER 15, 2019 REGULAR PLANNING AND 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 MINUTES OF THE NOVEMBER 19, 2019 REGULAR PLANNING AND ZONING COMMISSION MEETING.**
- B.5 APPROVE MINUTES OF THE JANUARY 21, 2020 REGULAR PLANNING AND ZONING COMMISSION MEETING.**

APPROVED

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO APPROVE CONSENT AGENDA AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

- C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2020-02, 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, TARRANT COUNTY, TEXAS.**

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:36 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. She explained that the request was that of Jaime Tamez and Jackie Ramer owners of existing lots 1 and 2, block 3, Indian Oaks Subdivision. Mr. Tamez came to the city inquiring about building on the

vacant lot which he owns, and it was discovered that the lots 1 and 2 had been illegally subdivided at some point. Mr. Tamez hired a surveyor to prepare a replat document, upon staff review it was revealed that Ms. Ramer's existing structure on her property did not meet the city's setback requirement for a corner lot. Ms. Ramer was then required to request a waiver before the Board of Adjustment for a 12.8' side setback on the Navajo Trail side instead of the required twenty (20') foot setback. The Board of Adjustment approved the 12.8' side setback on the Navajo Trail side at their January 7, 2020 meeting. Staff has reviewed the replat document and finds it to comply with state and local requirements, with the waiver granted being noted. Staff received no public comment forms back in reference to the case.

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 DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVE PLANNING AND ZONING CASE #PZ-2020-02 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

D. GENERAL ITEMS

D.1 DISCUSS AND CONSIDER APPOINTMENT OF A PLANNING AND ZONING COMMISSION VICE CHAIR.

Chair Sherrie Kubala-Watkins called for nominations for the position of Planning & Zoning Commission Vice Chair.

Commission Member Patty Biggers make a motion, seconded by Commission Member Jeannie Turley to nominate Diane Smith as Planning & Zoning Commission Vice Chair.

Being no other nominations, a vote was taken.

By a vote of 4-0-1, with Member Smith voting in abstention, Commission Member Diane Smith was appointed as Planning and 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.

No items for this category.

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

No items for this category.

H. ADJOURNMENT

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

APPROVED:

Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

**Lake Worth Planning and Zoning Commission Meeting -
March 17, 2020**

Agenda Item No. C.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-03, 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 "PC" Planned Commercial to "HC" Highway Corridor, of an approximately 1.41-acre parcels of land, legally known as Block 9A, Lots 1A3B1, 1A3C and 1A4, Shady Oaks Manor Addition, Tarrant County, Texas, being that all of the certain called 1.41-acre parcels 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 6111 Lake Worth Blvd., Lake Worth, Tarrant County, Texas.

SUMMARY:

Property Description:

1.41 parcels of land, located at 6111 Lake Worth Blvd.

Property Owner(s):

Wells Fargo Bank, 333 Market Fl 10th Street, San Francisco, CA 94105-2101

Applicant:

Wells Fargo CPG, Jeffrey S. Vance, Vice President, 1525 West W.T. Harris Blvd., Charlotte, NC 28262

Engineer/Architect/Surveyor:

Allan Caviness Land Surveyor, 1420 Terry Drive, Aledo, Texas 76008

Current Zoning:

"PC" Planned Commercial

Current Use(s):

Vacant Commercial Building (Old Wells Fargo Bank)

Proposed Zoning:

"HC" Highway Corridor

Existing Road(s):

Lake Worth Blvd.

Surrounding Zoning:

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

South: The property to the south is currently zoned "PC" Planned Commercial.

East: The property to the east is currently zoned "PC" Planned Commercial and "M-PD", Mixed Planned Development.

West: The property to the west is in City of Fort Worth city limits.

Summary:

The property at 6111 Lake Worth Blvd. is the old Wells Fargo Bank site and is currently zoned "PC" Planned Commercial and the property owner is requesting that the property be changed to the "HC" Highway Corridor zoning district in order for the existing property to conform with the City's most recently adopted Zoning Ordinance and Map.

Public Input:

On March 4, 2020 as required by State law, the City mailed out seven (7) 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 March 1, 2020.

Staff had not received any public comment forms as of packet preparation date.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Ordinance No. XXXX
- Development Application
- Property Survey
- Public Hearing Notice
- Public Hearing Notification (within 200' of subject property)
- 200' Notification Map

RECOMMENDED MOTION OR ACTION:

Staff's recommendation is that zoning changes are at the discretion of the Planning & Zoning Commission and City Council.

ORDINANCE # XXXX

AN ORDINANCE AMENDING ORDINANCE NO. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 1.41 ACRES OF LAND DESCRIBED HEREIN AS BLOCK 9A, LOTS 1A3B1, 1A3C AND 1A4, SHADY OAKS MANOR ADDITION, BEING THAT ALL OF THE CERTAIN CALLED 1.41-ACRE PARCELS OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "PC" PLANNED COMMERCIAL TO A ZONING DESIGNATION OF "HC" HIGHWAY CORRIDOR, GENERALLY DESCRIBED AS 6111 LAKE WORTH BLVD., LAKE WORTH, TARRANT COUNTY, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE;; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 1.41-acre parcels of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to re-zone same; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on March 17, 2020, and by the City Council of the City of Lake Worth on April 14, 2020, with respect to the zoning described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 1169, and to amend the Official Zoning Map of the City, as described herein.

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

ORDINANCE 1169 AMENDED

Ordinance No. 1169 is hereby amended by approving a change to the zoning designation from “PC” Planned Commercial to a zoning designation change of “HC” Highway Corridor, by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Planning & Zoning Case No. PZ-2020-03

Owner: Wells Fargo Bank
333 Market Fl 10th Street
San Francisco, CA 94105-2101

Applicant: Wells Fargo Bank
Jeffrey S Vance, Vice President
1525 West W.T. Harris Blvd.
Charlotte, NC 28262

Legal Description: Block 9A, Lots 1A3B1, 1A3C and 1A4,
Shady Oaks Manor Addition
Lake Worth, Tarrant County, Texas

Property Address: 6111 Lake Worth Blvd.

Property Zoning: "HC" Highway Corridor

SECTION 3.

COMPLIANCE WITH COMPREHENSIVE ZONING ORDINANCE

The use and development of the property shall be subject to all applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Lake Worth, Texas.

SECTION 4.

OFFICIAL ZONING MAP AMENDED

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

SECTION 5.

CUMULATIVE CLAUSE

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

SECTION 6.

PENALTY CLAUSE

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

SECTION 7.

SEVERABILITY

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

SECTION 8.

SAVINGS

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

SECTION 9.

ENGROSSMENT AND ENROLLMENT

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

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED on the 14th day of April, 2020.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney



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

FOR OFFICE USE ONLY
 Case No: PZ-2020-03
 Date Submitted: 2-5-2020

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

ZONING CHANGE LAND USE SITE PLAN SITE PLAN AMENDMENT

PROPERTY ADDRESS 6111 Lake Worth Blvd, Lake Worth, Texas

CURRENT LEGAL DESCRIPTION SHADY OAKS MANOR Block 9A; Lot 1A3B1 1A3C & 1A4

CURRENT ZONING CLASSIFICATION & LAND USE Mixed - Planned Development

PROPOSED ZONING CLASSIFICATION & LAND USE Car Wash

TOTAL ACRES 1.229 # OF LOTS 3

APPLICANT/DEVELOPER INFORMATION

NAME Katie's Express Car Wash (Robert Petrie)

ADDRESS 1924 Jacksboro Hwy CITY Fort Worth

STATE TX ZIP 76114 EMAIL pmc1300@aol.com

PHONE 817-401-1617 FAX _____

PROPERTY OWNER INFORMATION

NAME Wells Fargo CPG

ADDRESS 1525 West W.T. Harris Blvd. CITY Charlotte

STATE NC ZIP 28262 EMAIL propertyadmin@wellsfargo

PHONE 704-590-0436 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Donnie Tucker

ADDRESS _____ CITY Fort Worth

STATE Texas ZIP _____ EMAIL tucker@txsurveyors.com

PHONE 817-239-9347 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.

 must be original signature

SIGNATURE OF OWNER, AGENT, OR APPLICANT

JAN 8, 2020
 DATE

Jeffrey S. Vance
 Vice President

GENERAL INFORMATION

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: 750.00

Date Paid: 2-5-2020

Receipt #: P20-0144

Ownership Verified:

YES NO

Taxes Paid:

YES NO

Liens Paid:

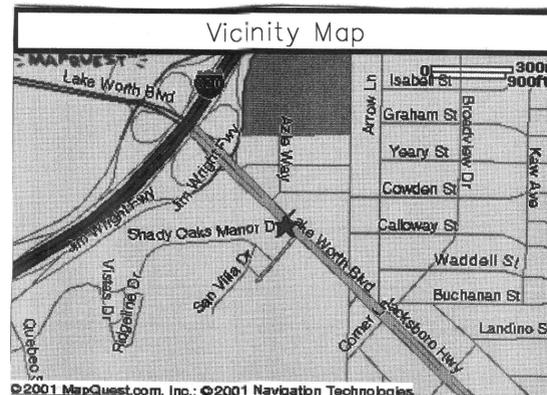
YES NO

Statement of Encroachments

Visible apparent encroachments are shown hereon.

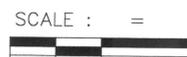
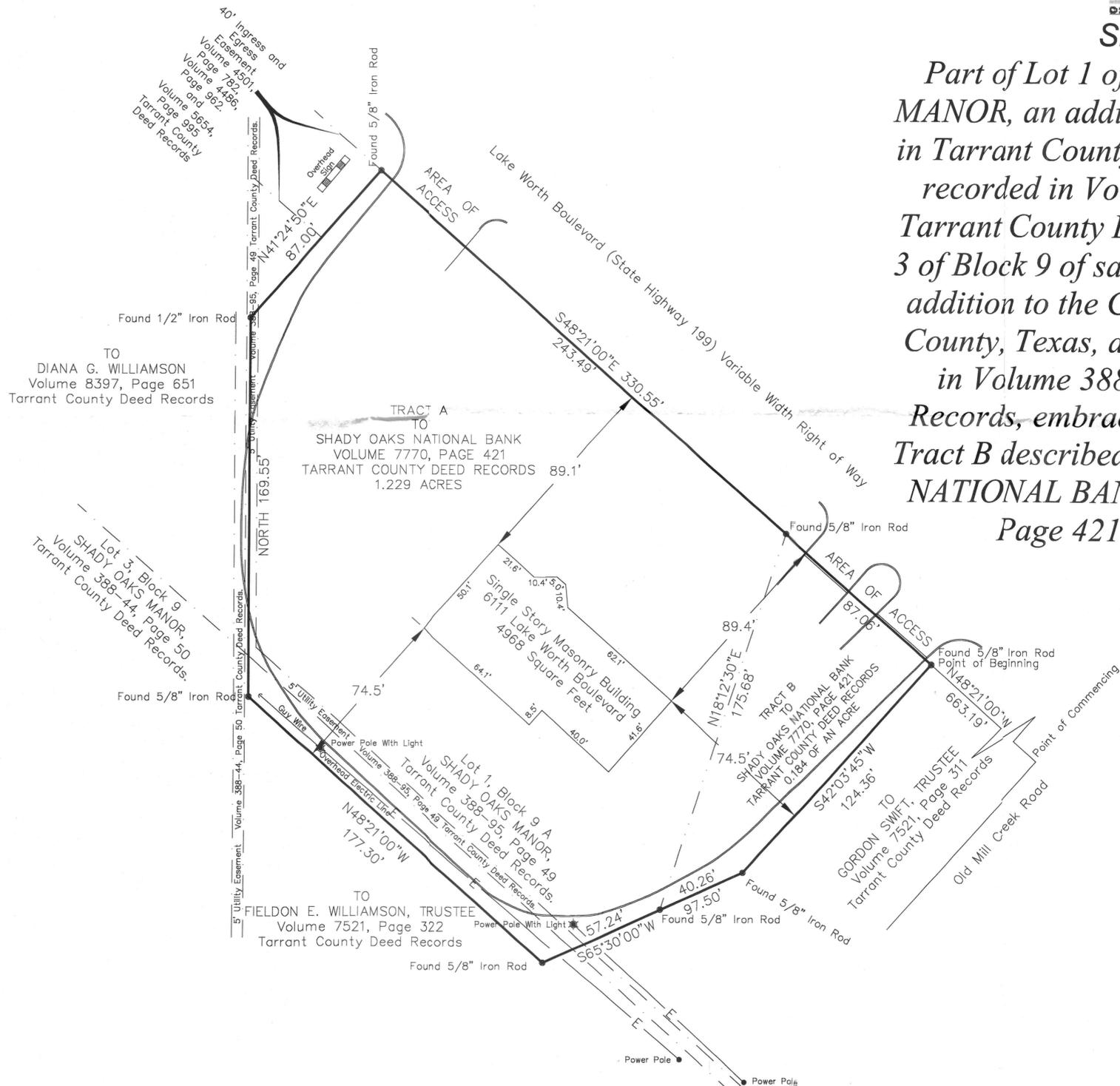
Notes Corresponding to Schedule B

Item 9B, a Controlled Access Highway Facility is Located within the right of way of Interstate Highway Number Loop 820, and does not appear to affect this property.



Sketch showing

Part of Lot 1 of Block 9A of SHADY OAKS MANOR, an addition to the City of Lake Worth, in Tarrant County, Texas, as shown on the plat recorded in Volume 388-95, Page 49 of the Tarrant County Deed Records, and part of Lot 3 of Block 9 of said SHADY OAKS MANOR, an addition to the City of Fort Worth, in Tarrant County, Texas, as shown on the plat recorded in Volume 388-44, Page 50 of said Deed Records, embracing all of Tract A, and all of Tract B described in the deed to SHADY OAKS NATIONAL BANK recorded in Volume 7770, Page 421 of said Deed Records.



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Legal Description

Part of Lot 1 of Block 9A of SHADY OAKS MANOR, an addition to the City of Lake Worth, in Tarrant County, Texas, as shown on the plat recorded in Volume 388-95, Page 49 of the Tarrant County Deed Records, and part of Lot 3 of Block 9 of said SHADY OAKS MANOR, an addition to the City of Fort Worth, in Tarrant County, Texas, as shown on the plat recorded in Volume 388-44, Page 50 of said Deed Records, embracing all of Tract A, and all of Tract B described in the deed to SHADY OAKS NATIONAL BANK recorded in Volume 7770, Page 421 of said Deed Records, being bounded on the northeast by Lake Worth Boulevard (State Highway Number 199), a variable width public right of way.

Commencing at the intersection of the southwest line of said Lake Worth Boulevard (State Highway Number 199) with the northwest line of Old Mill Creek Road for the most easterly corner of said Lot 1.

Thence North 48 degrees 21 minutes 00 seconds West, along the southwest line of said Lake Worth Boulevard and the northeast line of said Lot 1, a distance of 663.19 feet to a 5/8 inch iron rod found for the most easterly corner of said Tract B and the point of beginning of the herein described tract.

Thence South 42 degrees 03 minutes 45 seconds West, along the southeast line of said Tract A, a distance of 124.36 feet to a 5/8 inch iron rod found for a corner.

Thence South 65 degrees 30 minutes 00 seconds West, along the southeast line of said Tract B, at a distance of 40.26 feet pass a 5/8 inch iron rod found for the most westerly corner of said Tract B and a reentrant corner of said Tract A, and continuing along the southeast line of said Tract A, an additional distance of 57.24 feet for a total distance of 97.50 feet to a 5/8 inch iron rod found for the most southerly corner of said Tract A.

Thence North 48 degrees 21 minutes 00 seconds West, along the southwest line of said Tract A, a distance of 177.30 feet to a 5/8 inch iron rod found for the most northerly southwest corner of said Tract A.

Thence North, along the west line of said Tract A, a distance of 169.55 feet to a 1/2 inch iron rod found for the most southerly northwest corner of said Tract A.

Thence North 41 degrees 24 minutes 50 seconds East, a distance of 87.00 feet to a 5/8 inch iron rod found in the southeast line of said Lake Worth Boulevard and the northwest line of said Lot 1, for the most northerly corner of said Tract A.

Thence South 48 degrees 21 minutes 00 seconds East, along the southwest line of said Lake Worth Boulevard and the northeast line of said Lot 1 and said Tract A, at a distance of 243.49 feet pass a 5/8 inch iron rod found for the most easterly corner of said Tract A and the most northerly corner of said Tract B, and continuing along the southwest line of said Lake Worth Boulevard and the northeast line of said Lot 1 and said Tract B, an additional distance of 87.06 feet, for a total distance of 330.55 feet to the point of beginning and containing 61,549 square feet or 1.413 acres of land.

The Basis of course for the survey is the southwest line of said Lake Worth Boulevard (State Highway Number 199).

ASSURANCE NOTE

This description and sketch, and the survey on which they are based embrace the same property insured by First American Title Insurance Company Commitment for Title Insurance Number GF84-130-B/me, Effective March 14, 1984.

CERTIFIED BOUNDARY SURVEY

for
Marquette Bank Project Site No. 71
6111 Lake Worth Blvd.
Lake Worth, TX 76135

Surveyor's Certification

To: Marquette Bank, N.A. and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Volume 7770, and Page Number 421 of the Deed Records of Tarrant County, Texas, and was made (i) in accordance with "Minimum Standard Detail Requirements for Boundary surveys within the State of Texas"; (ii) in accordance with the "AGREEMENT and Survey Requirements for Marquette Bank Surveys dated 10/12/01", and (iii) there are no gaps, gores or overlaps with any adjoining land owners except as shown and noted hereon.

Allan Caviness
Allan Caviness, RPLS
Registration Number 4365
In the State of Texas
Date of Survey: November 13, 2001
Date of Last Revision: December 1, 2001
Network Project No. 20010734-71

Survey Prepared By
Allan Caviness Land Surveyor
1420 Terry Drive
Aledo, TX 76008
Phone: 817-441-6505
Fax: 817-441-6626
ACLS Project No. BC020



Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) SURVEYS, Fax: (330) 666-3608 www.1800surveys.com

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

ZONING DISTRICT CLASSIFICATION CHANGE REQUEST
PLANNING & ZONING CASE #PZ-2020-03

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 zoning district change. 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, March 17, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the Planning & Zoning Commission regarding an Ordinance changing the zoning district classification from Planned Commercial (PC) to the Highway Corridor (HC) zoning district classification on approximately 1.41 acres of land known as Block 9A, Lots 1A3B1, 1A3C and 1A4, Shady Oaks Manor Addition, or more commonly known as 6111 Lake Worth Blvd., Lake Worth, Texas and by amending the Official Zoning Map to reflect such change. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, April 14, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider an Ordinance changing the zoning district classification from Planned Commercial (PC) to the Highway Corridor (HC) zoning district classification on approximately 1.41 acres of land known as Block 9A, Lots 1A3B1, 1A3C and 1A4, Shady Oaks Manor Addition, or more commonly known as 6111 Lake Worth Blvd., Lake Worth, Texas. All interested parties are encouraged to attend.

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

Wells Fargo Bank
333 Market FL 10th Street
San Francisco, CA 94105-2101

Abdul M Hadwani
1508 Royal Lane
Colleyville, Texas 76034-5584

BAP Hospitality LLC
624 Boyd Road
Azle, Texas 76020

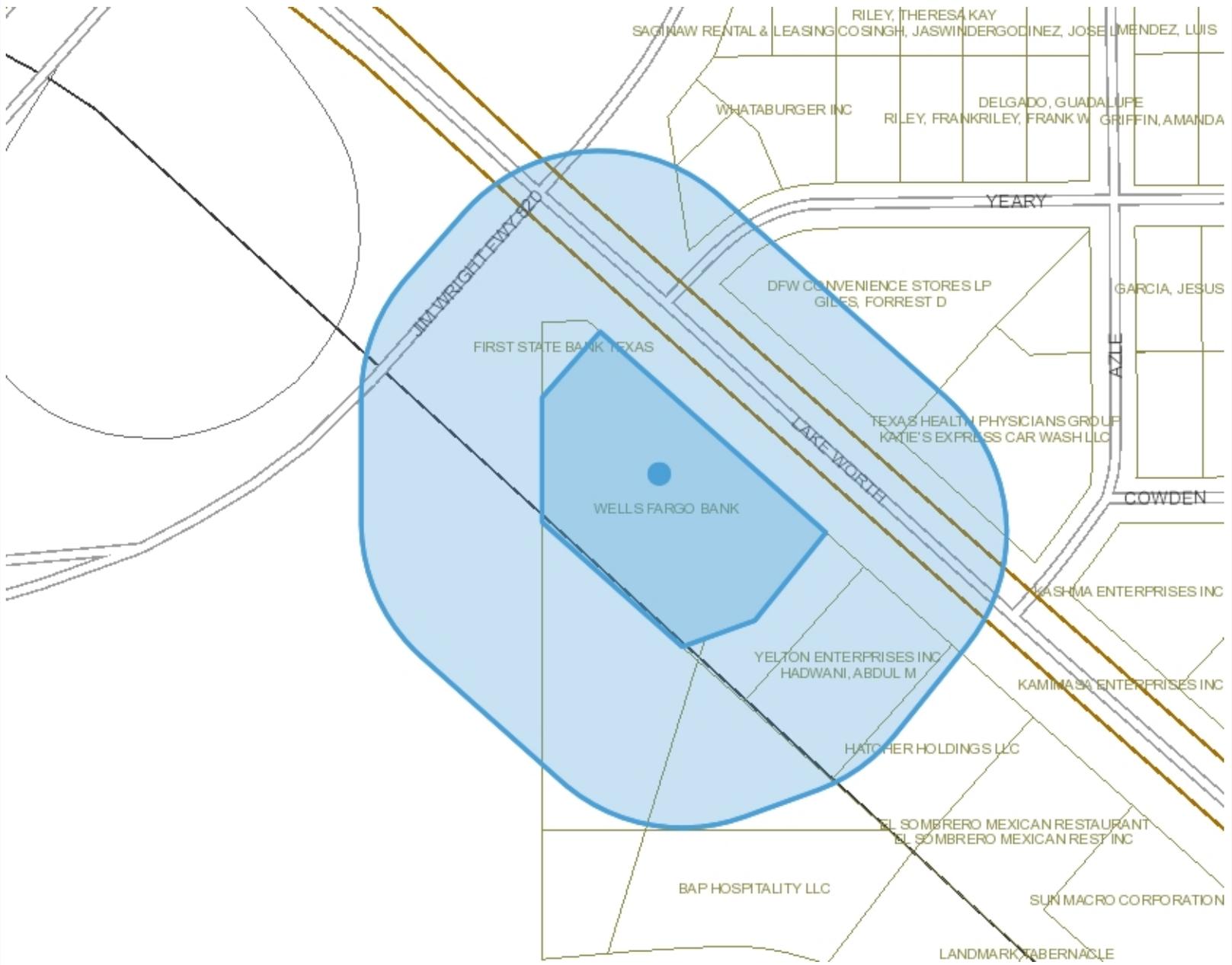
Katie's Express Car Wash
1924 Jacksboro Hwy.
Fort Worth, Texas 76114-2315

Forrest D & Nelda Giles
152 McVoid Road
Springtown, Texas 76082-5929

Whataburger Inc.
14301 S Padre Island Drive
Corpus Christi, Texas 78418-6032

First State Bank Texas
9001 Airport Freeway, Suite #850
North Richland Hills, Texas 76180

6116 Lake Worth Blvd.

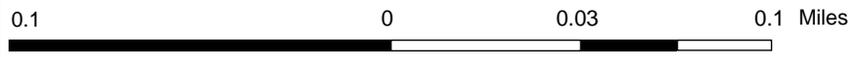


Legend

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



3/3/20 2:10 PM



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

1: 1,930



**Lake Worth Planning and Zoning Commission Meeting -
March 17, 2020**

Agenda Item No. C.2

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-04, an Ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider an ordinance requesting a Conditional Use Permit to operate an Express Car Wash in the Highway Corridor (HC) Zoning District on approximately 1.41 acres of land known as Block 9A, Lots 1A3B1, 1A3C and 1A4, Shady Oaks Manor Addition, or more commonly known as 6111 Lake Worth Blvd., Lake Worth, Texas and by amending the Official Zoning Map to reflect such change.

SUMMARY:

Property Description:

1.41 parcels of land, located at 6111 Lake Worth Blvd.

Property Owner(s):

Wells Fargo Bank, 333 Market FI 10th Street, San Francisco, CA 94105-2101

Applicant:

Wells Fargo CPG, Jeffrey S. Vance, Vice President, 1525 West W.T. Harris Blvd., Charlotte, NC 28262

Engineer/Architect/Surveyor:

Taller Tres Design Studio, Armando Garcia, Texas

Current Zoning:

"PC" Planned Commercial

Current Use(s):

Vacant Commercial Building (Old Wells Fargo Bank)

Proposed Zoning:

"HC" Highway Corridor

Existing Road(s):

Lake Worth Blvd.

Surrounding Zoning:

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

South: The property to the south is currently zoned "PC" Planned Commercial.

East: The property to the east is currently zoned "PC" Planned Commercial and "M-PD", Mixed Planned Development.

West: The property to the west is in City of Fort Worth city limits.

Summary:

The property at 6111 Lake Worth Blvd. (old Wells Fargo Bank site) in the previous agenda item it was requested to change the zoning of the property from "PC" Planned Commercial to the "HC" Highway Corridor zoning district in order for the existing property to conform with the City's most recently adopted Zoning Ordinance and Map. The property owner is now requesting a Conditional Use Permit approval on behalf of applicant Robert Petrie for an Express Car Wash to be allowed on the property.

The City's existing Land Use Table does not allow for an Express Car Wash as a use in this zoning district, but does allow for an application to be made for a Conditional Use Permit to be considered by the Planning & Zoning Commission and City Council for approval.

Public Input:

On March 4, 2020 as required by State law, the City mailed out seven (7) 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 March 1, 2020.

Staff had not received any public comment forms as of packet preparation date.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. XXXX

CUP Plan

Conditional Use Permit (CUP) Application

Public Hearing Notice

Public Hearing Notifications (within 200' of subject property)

200' Notification Map

RECOMMENDED MOTION OR ACTION:

Conditional Use Permits are at the discretion of the Planning & Zoning Commission and City Council.

ORDINANCE # XXXX

AN ORDINANCE OF THE CITY OF LAKE WORTH, BY GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN EXPRESS CAR WASH LOCATED AT 6111 LAKE WORTH BLVD., LAKE WORTH, TARRANT COUNTY, TEXAS. PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

WHEREAS, the City possesses all the rights, powers, and authorities possessed by all home rule municipalities, including the authority to regulate land uses under Chapter 211 of the Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission of the City of Lake Worth and by the City Council of the City of Lake Worth, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Lake Worth is of the opinion that said zoning ordinance should be amended as provided herein.

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

SECTION 1.

CUP GRANTED

The Zoning Ordinance for the City of Lake Worth, as amended is hereby amended by granting a Conditional Use Permit (CUP) to allow for the use and operation of an Express Car Wash located at 6111 Lake Worth Blvd., Lake Worth, Texas. The official zoning map of the City of Lake Worth, Texas shall be amended to reflect the CUP granted by this Ordinance with the following conditions:

SECTION 2.

SEVERABILITY

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

SECTION 3.

SAVINGS

All rights or remedies of the City of Lake Worth, Texas are expressly saved as to
Ordinance No. XXXX - Page 2 of 4

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

SECTION 4.

PENALTY CLAUSE

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

SECTION 5.

CUMULATIVE CLAUSE

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

SECTION 6.

PUBLICATION

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

52.013 of the Local Government Code.

SECTION 7

EFFECTIVE DATE

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

PASSED AND APPROVED on the 14th day of April, 2020.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

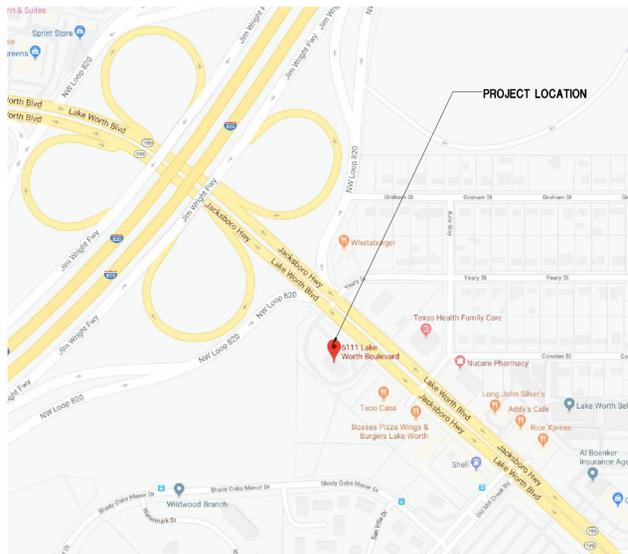
Drew Larkin, City Attorney

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
- DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF LAKE WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF LAKE WORTH.
- A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
- VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITES TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH LAKE WORTH MUNICIPAL CODE.
- ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE AND THE FORT WORTH MUNICIPAL CODE.
- ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE.
- HOURS OF OPERATION:
CAR WASH - 7 DAYS A WEEK, 7:00 AM TO 8:00 PM
- PARKING - THREE (3) EMPLOYEE PARKING STALLS, 1 HANDICAP STALL, AND 28 VACUUM STALLS - 31 TOTAL PARKING SPACES.
- BUILDING NOT TO EXCEED 25'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
- EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT-FACED CMU BLOCK, TRANSLUCENT WINDOW PANELS AND STOREFRONT MATERIALS.
- ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2"
- APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATNAL BUILDING CODES.
- TOWERS ATTACHED TO CAR WASH TUNNEL SHALL HAVE SIGNAGE.
- BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANINES ABOVE STORAGE AREA AND OFFICE.
- CAR WASH SHALL HAVE 4 TO 5 MENU SIGNS.
- ALL PAVING ON SITE SHALL BE 6-INCH 3,600 PSI AS REQUIRED BY CITY OF LAKE WORTH ORDINANCE.
- AN RPZ WILL BE REQUIRED ON THE WATER SERVICE LINE AT THE ENTRANCE OF THE BUILDING AND A DOUBLE CHECK DEVICE SHALL BE REQUIRED AT THE IRRIGATION METER.

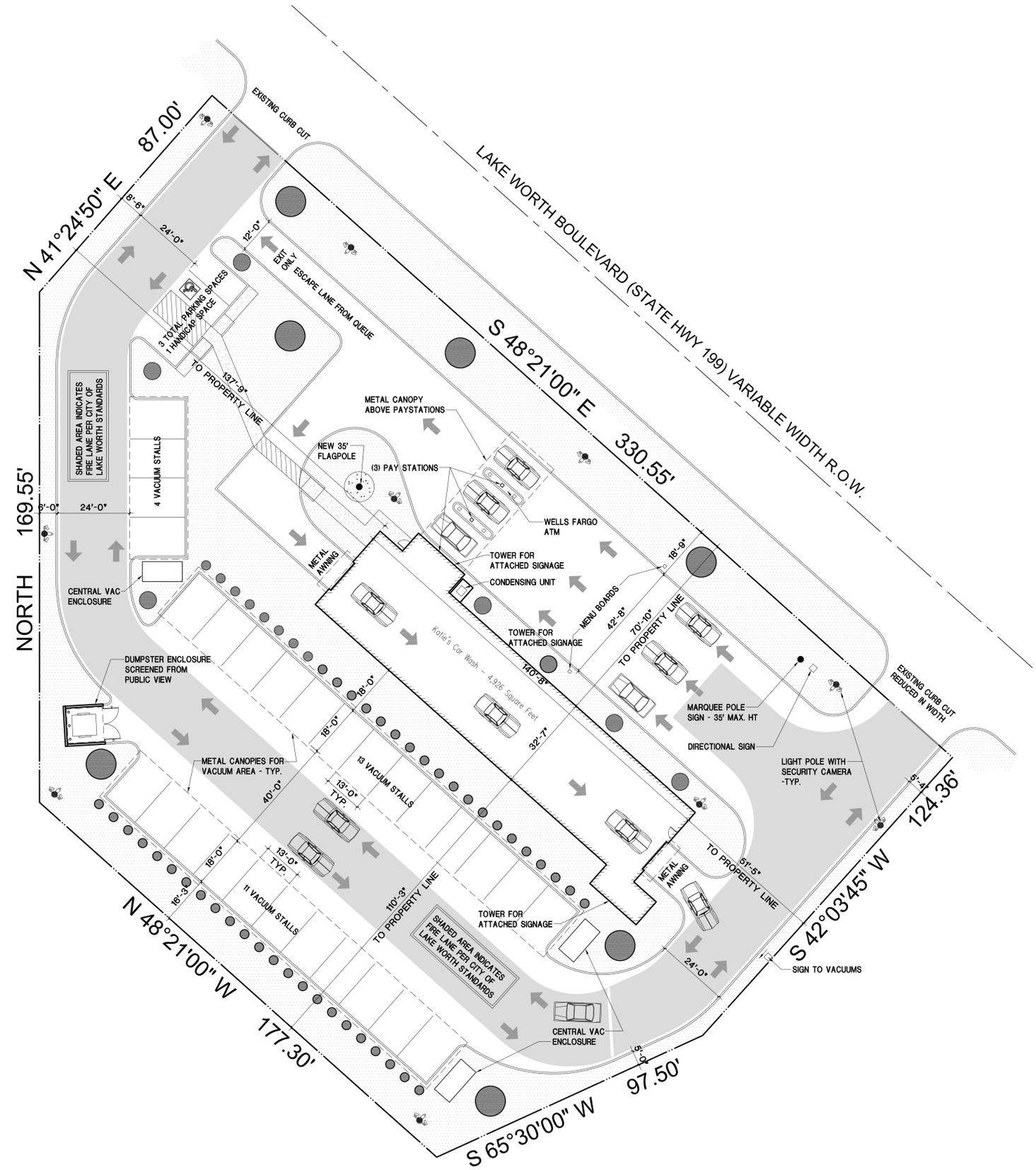
PARKING CALCULATIONS

Parking spaces required - Retail/Other: 5 Spaces per 1,000 square feet of building area.
Total Square Footage - 4,292 ft/1000 x 5 = 22
Total required parking: 22 parking spaces of which 1 parking space must be handicapped (at least 1 van accessible)
Parking spaces provided: 28 Vacuum stalls and 3 employee parking stalls 1 handicapped parking spaces (van accessible)
Total parking spaces provided - 31



02 VICINITY MAP
NOT TO SCALE

01 SITE PLAN
SCALE: 1" = 20'-0"



DATE: 02.05.2020
JOB NO: 19.04RP
DRAWN: STAFF
CHECKED: AG



PRELIMINARY SITE PLAN
KATIE'S EXPRESS CAR WASH
6111 LAKE WORTH BLVD.
LAKE WORTH, TEXAS

REVISIONS

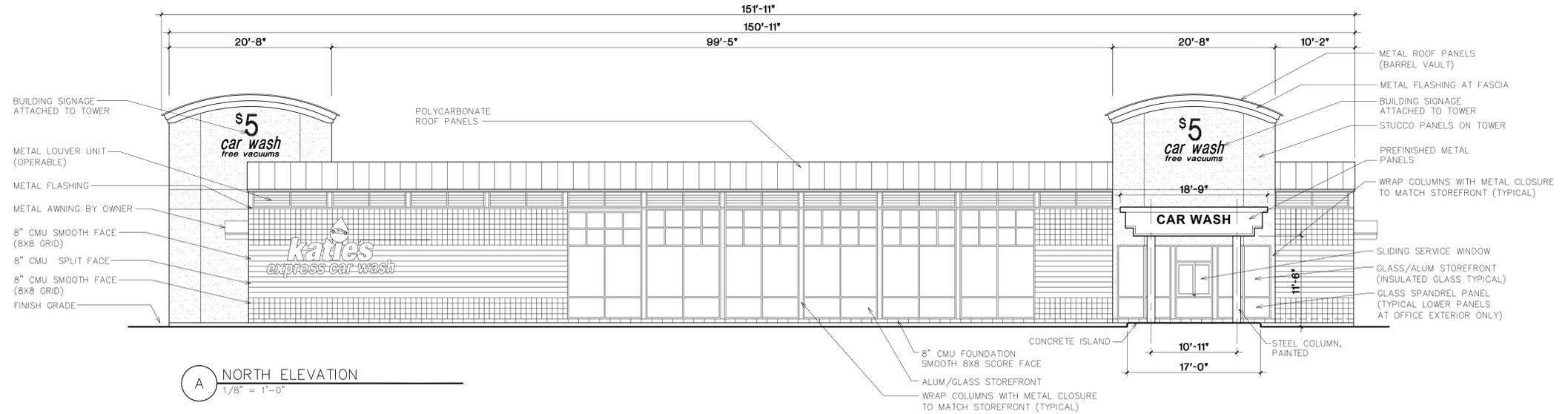
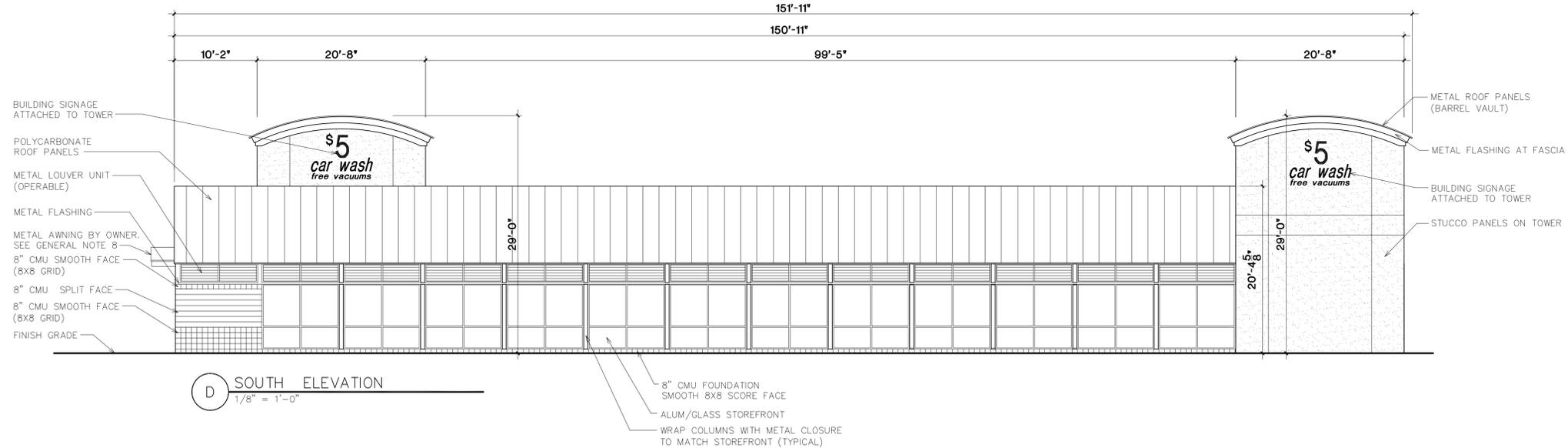
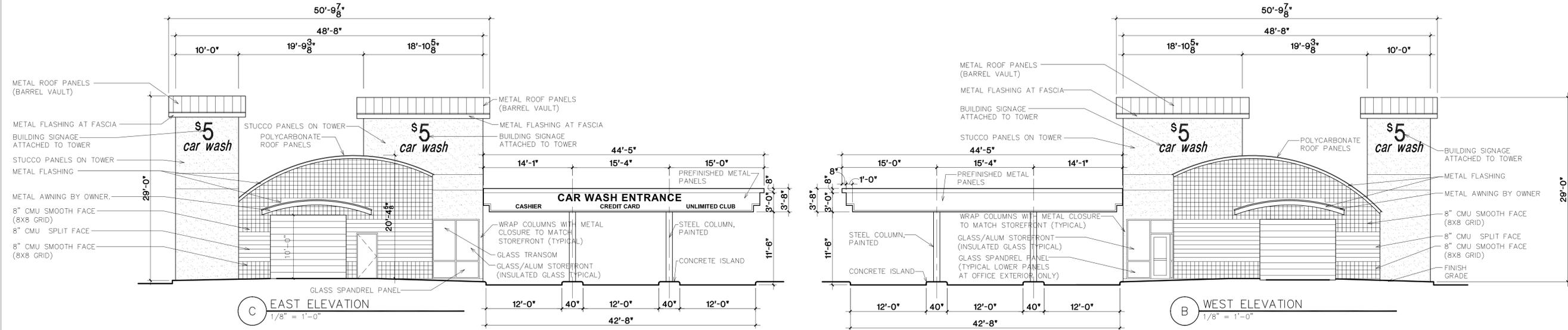
SITE PLAN

SHEET NUMBER

A1.00



PRELIMINARY SITE PLAN
 KATIE'S EXPRESS CAR WASH
 6111 LAKE WORTH BLVD.
 LAKE WORTH, TEXAS



REVISIONS

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.00

City of Lake Worth

Application for Conditional Use Permit

All applications must be submitted in accordance with the Submission Schedule attached hereto. Please complete the attached checklist. A site plan application must be submitted with all Conditional Use Permit Applications.

Applicant (Owner or Agent, Specify): Robert Petrie

Mailing Address: 1924 Jacksboro Hwy

Phone: 817-401-1617 Fax: _____

Email Address*: pmc1300@aol.com
(*This will be the primary method of communication)

Owner's Name(s) if different¹: Wells Fargo CPG

Owner's Address: 1525 West W.T. Harris Blvd, NC 28262

Phone: 704-590-0436 Fax: _____

General Location of Property: 6111 Lake Worth Blvd

Current Zoning: PC - Planned Commercial

Legal Description of Property: Shady Oaks Manor Addition Block 9A; Lot 1A3 B1 1A3C
(Attach Complete Metes and Bounds Description)

Use being requested (In accordance with Section 14.403: Table of Land Uses, of the City of Lake Worth's Comprehensive Zoning Ordinance): Car Wash

I hereby certify that the information concerning this proposed zoning change is true and correct and that I am the owner of record or the authorized for the owner of the above described property.

[Signature]
Signature of Applicant/Owner

1/29/2020
Date

STAFF USE ONLY:	
Date Submitted: <u>2-5-2020</u>	Fee Paid: <u>\$400.00</u>
Accepted By: <u>S Meason</u>	Check No.: <u>NA</u>
P & Z Public Hearing: <u>3-17-2020</u>	Metes & Bounds Attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Council Public Hearing: <u>4-14-2020</u>	Notarized Statement: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

¹ A NOTARIZED statement that authorizes the agent to represent the owner(s) in this matter must be attached to this application.

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

CONDITIONAL USE PERMIT REQUEST
PLANNING & ZONING CASE #PZ-2020-04

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 Conditional Use Permit. 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, March 17, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the Planning & Zoning Commission regarding an Ordinance requesting a Conditional Use Permit to operate an Express Car Wash in the Highway Corridor (HC) Zoning District on approximately 1.41 acres of land known as Block 9A, Lots 1A3B1, 1A3C and 1A4, Shady Oaks Manor Addition, or more commonly known as 6111 Lake Worth Blvd., Lake Worth, Texas and by amending the Official Zoning Map to reflect such change. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, April 14, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider an Ordinance requesting a Conditional Use Permit to operate an Express Car Wash in the Highway Corridor (HC) Zoning District on approximately 1.41 acres of land known as Block 9A, Lots 1A3B1, 1A3C and 1A4, Shady Oaks Manor Addition, or more commonly known as 6111 Lake Worth Blvd., Lake Worth, Texas. All interested parties are encouraged to attend.

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

Wells Fargo Bank
333 Market FL 10th Street
San Francisco, CA 94105-2101

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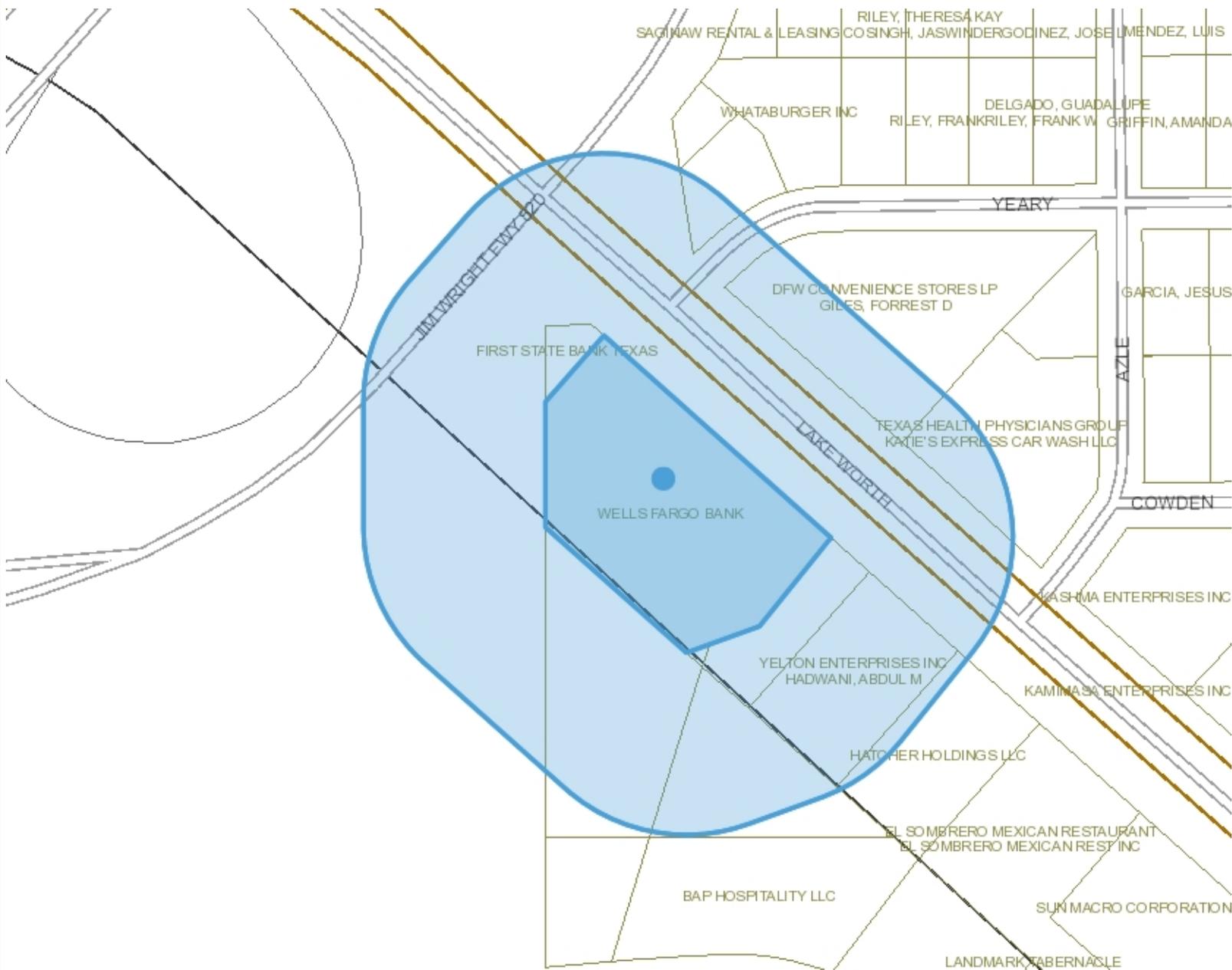
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Fort Worth, Texas 76114-2315

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Springtown, Texas 76082-5929

Whataburger Inc.
14301 S Padre Island Drive
Corpus Christi, Texas 78418-6032

First State Bank Texas
9001 Airport Freeway, Suite #850
North Richland Hills, Texas 76180

6116 Lake Worth Blvd.



Legend

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



3/3/20 2:10 PM

0.1 0 0.03 0.1 Miles



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

1: 1,930



**Lake Worth Planning and Zoning Commission Meeting -
March 17, 2020**

Agenda Item No. C.3

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-05, a proposed replat being all of a 0.52-acre parcel of land known as Block 3, Lot 3, Lake Worth Addition and Lot 14R, Hodgkins Highlands of the records of Tarrant County, Texas. The proposed replat's new legal description will be Lot 14R, Hodgkins Highlands, which is generally described as 7412 Malta Drive, Lake Worth, Texas.

SUMMARY:

Property Description:

0.52-acre parcel(s) of land, located at 7412 Malta Drive

Property Owner(s):

Felipe Eduardo Valles Acosta
Julia Marcela Snachez-Valles

Applicant:

Felipe Eduardo Valles Acosta, 4025 Lakewood Drive, Lake Worth, Texas 76135

Engineer/Surveyor:

TriCounties Surveying, Lonnie Reed, 116 Locust Street, Azle, Texas 76116

Current Zoning:

"SF1" Single Family Residential

Current Use(s):

Lot 3 and Lot 14 are both vacant residential lots

Proposed Use:

Single Family Residence

Existing Road(s):

Malta Drive

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:

Mr. Valles purchased the above mentioned property in August 2018 and now wishes to construct a residence. He first approached staff to see if both lots could be used to construct a residence on each lot, with access to the back lot being through the front lot, but was told that was not allowed. He then inquired if the lot could be subdivided vertically, but was informed that there was not enough width to make two (2) at minimum sixty (60') foot wide lots as required by zoning regulations. He then presented that he would just like to replat the two (2) lots into one (1) larger lot for the residence.

Staff has reviewed the replat document and finds it to comply with state and local requirements at this time. It is now ready to be heard by the Planning & Zoning Commission for recommendation to the City Council.

Public Input:

On March 4, 2020 as required by State law, the City mailed out twenty-seven (27) 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 March 1, 2020.

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

FISCAL IMPACT:

N/A

ATTACHMENTS:

Subdivision Application

Replat Document

Public Hearing Notice

200' Notification Map

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

RECOMMENDED MOTION OR ACTION:

Staff recommendation is to approve Planning & Zoning Case #PZ-2020-05 or Agenda Item C.3 as presented.



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

FOR OFFICE USE ONLY
 Case No: 2020-05
 Date Submitted: 2-12-2020

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

PRELIMINARY PLAT FINAL PLAT REPLAT AMENDING/CORRECTION PLAT

PROPOSED SUBDIVISION NAME Hodgkins Highlands

CURRENT ZONING CLASSIFICATION Single Family Residential

CURRENT LEGAL DESCRIPTION Lot 3, Block 3, Lake Worth Addition and Lot 14, Hogdkins Highlands

TOTAL ACRES 0.52 # OF LOTS 1 PROPOSED USE Residential

APPLICANT/DEVELOPER INFORMATION

NAME Felipe Valles
 ADDRESS 4025 Lakewood Drive CITY Lake Worth
 STATE TX ZIP 76135 EMAIL julia.msanchez@yahoo.com
 PHONE 817-528-9494 FAX _____

PROPERTY OWNER INFORMATION

NAME Felipe Eduardo Valles Acosta & Julia Marcela Sanchez-Valles
 ADDRESS 4025 Lakewood Drive CITY Lake Worth
 STATE TX ZIP 76135 EMAIL julia.msanchez@yahoo.com
 PHONE 817-528-9494 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Tri Counties Surveying - Lonnie Reed RPLS# 4277
 ADDRESS 116 Locust Street CITY Azle
 STATE TX ZIP 76116 EMAIL tcs4277@tricounties.org
 PHONE 817-444-2355 FAX _____

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

Felipe Valles
 SIGNATURE OF OWNER, AGENT, OR APPLICANT

02/12/2020
 DATE

GENERAL INFORMATION

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

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: \$400.00
Date Paid: 2-12-2020
Receipt #: P20-0174

Ownership Verified:

YES NO

Taxes Paid:

YES NO

Liens Paid:

YES NO

CITY OF LAKE WORTH

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS, ON this _____ day of _____, 2020

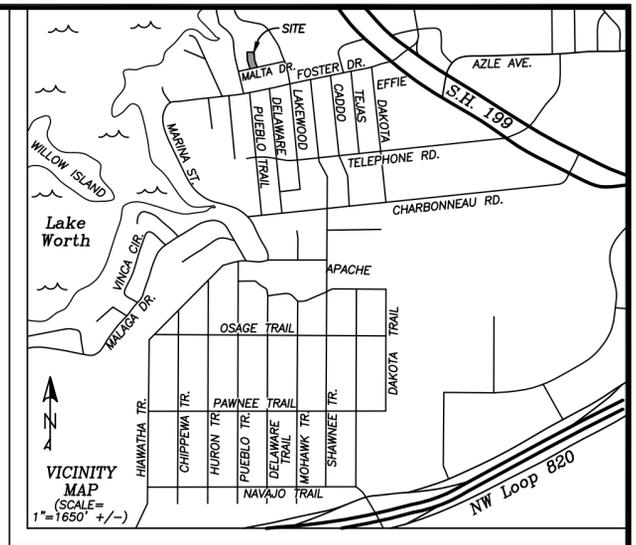
ATTEST:

Mayor _____ City Secretary _____

APPROVED BY THE PLANNING AND ZONING CHAIR OF LAKE WORTH, TEXAS, ON this _____ day of _____, 2020

ATTEST:

P&Z Chair _____



Jason Gallagher and wife, Cristina Gallagher
Inst# D217091247, D.R.T.C.T.

Lot 15
Hodgkins Highlands
V.204, P.90, P.R.T.C.T.

Lot 32
Hodgkins Highlands
V.204, P.90, P.R.T.C.T.

Danny M. Gallagher
Inst# D205163974, D.R.T.C.T.

Lot 33
Hodgkins Highlands
V.204, P.90, P.R.T.C.T.

Lot 14
Hodgkins Highlands
V.204, P.90, P.R.T.C.T.

Lot 13
Hodgkins Highlands
V.204, P.90, P.R.T.C.T.

Lot 14R
Felipe Eduardo Valles Acosta and wife, Julia Marcela Sanchez-Valles
Inst# D218186002, D.R.T.C.T.
(0.52 OF AN ACRE OF LAND MORE OR LESS)

Samantha Jackson
Inst# D208207055, D.R.T.C.T.

Jay Friddle
Inst# D219015210, D.R.T.C.T.

Lot 3
Block 3
Lake Worth Addition
V.974, P.583, D.R.T.C.T.

Lot 2
Block 3
Lake Worth Addition
V.974, P.583, D.R.T.C.T.

Lot 4
Block 3
Lake Worth Addition
V.974, P.583, D.R.T.C.T.

Joshua Gallagher
Inst# D217088557, D.R.T.C.T.

Point of Beginning

7412 Malta Drive

Malta Drive

S80°16'16"W

(Control Monument)
1/2" CAPPED
"1983" REBAR
ROD FOUND

1/2" CAPPED
"1983" REBAR
ROD FOUND



(IN FEET)
1 inch = 20 ft.

Owner
Felipe Eduardo Valles Acosta
Julia Marcela Sanchez-Valles
4025 Lakewood Drive
Lake Worth, TX 76135



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

Lonnie Reed

02-10-2020

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

STATE OF TEXAS
COUNTY OF TARRANT

Whereas We, Felipe Eduardo Valles Acosta and Julia Marcela Sanchez-Valles, being the owners of Lot 14, Hodgkins Highlands, situated in the John Breeding Survey, Abstract Number 188, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 90, Plat Records, Tarrant County, Texas and Block 3, Lot 3, Lake Worth Addition, situated in the Moses Townsend Survey, Abstract Number 1552, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat recorded in Volume 974, Page 573, Deed Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped "1983" rebar rod found (Control Monument) in the north line of Malta Drive, an existing 50 feet wide right of way, for the southwest corner of Lot 3, Lake Worth Addition, same being the southeast corner of Lot 4, Lake Worth Addition;

Thence N05°58'47"W. (PLAT=N05°30'W), 93.86 feet (PLAT=94') along the common line of Lot 3 and Lot 4, Lake Worth Addition to a 1/2" capped "1983" rebar rod found for the northwest corner of Lot 3, Lake Worth Addition, same being the northeast corner of Lot 4, Lake Worth Addition, same being the southeast corner of Lot 33, Hodgkins Highlands, and same being the southwest corner of Lot 14, Hodgkins Highlands;

Thence N03°56'00"W. (BASIS FOR DIRECTIONAL CONTROL), 139.80 feet along the common line of Lot 14, Hodgkins Highlands, Lot 33, Hodgkins Highlands, and Lot 32, Hodgkins Highlands to a 60d nail found in the base of a hackberry tree for the northwest corner of Lot 14, same being the southwest corner of Lot 15, Hodgkins Highlands;

Thence S85°34'00"E, 107.00 feet along the common line of Lot 14 and Lot 15 to a 1/2" capped "1983" rebar rod found for the northeast corner of Lot 14, same being the northwest corner of Lot 13, Hodgkins Highlands;

Thence S02°20'37"E, 132.20 feet along the common line of Lot 14, Hodgkins Highlands and Lot 13, Hodgkins Highlands to a 1/2" rebar rod found for the southeast corner of Lot 14, same being the southwest corner of Lot 13, same being the northwest corner of Lot 2, Lake Worth Addition, and same being the northeast corner of Lot 3, Lake Worth Addition;

Thence S05°33'52"E. (PLAT=S04°E), 75.65 feet (PLAT=76') along the common line of Lots 2 and 3, Lake Worth Addition to a 1/2" capped "RPLS 1983" rebar rod found in the north line of Malta Drive for the southeast corner of Lot 3, Lake Worth Addition

Thence S80°16'16"W, 101.51 feet along the north line of Malta Drive to the POINT OF BEGINNING and containing 0.52 of an acre of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, Felipe Eduardo Valles Acosta and Julia Marcela Sanchez-Valles, do hereby adopt this plat designating the herein described real property as Lot 14R, Hodgkins Highlands, an addition to the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

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

Felipe Eduardo Valles Acosta

Julia Marcela Sanchez-Valles

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 Felipe Eduardo Valles Acosta and Julia Marcela Sanchez-Valles, 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 _____, 20____.

Notary Public

My Commission Expires _____

SPECIAL NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

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

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

NOTES:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C 0155 K, DATED SEPTEMBER 25, 2009, THIS TRACT IS IN ZONE X, WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

ZONING FOR THIS LOT IS SF-1 (SINGLE FAMILY RESIDENTIAL).

RE-PLAT SHOWING
LOT 14R,

Hodgkins Highlands

Situated in the John Breeding Survey, Abstract Number 188, Tarrant County, Texas and the Moses Townsend Survey, Abstract Number 1552, Tarrant County, Texas, and being an addition to the City of Lake Worth, Tarrant County, Texas, being a re-plat of Lot 14, Hodgkins Highlands, according to the plat recorded in Volume 204, Page 90, Plat Records, Tarrant County, Texas, and Block 3, Lot 3, Lake Worth Addition, according to the plat recorded in Volume 974, Page 573, Deed Records, Tarrant County, Texas, and containing 0.52 of an acre of land more or less.



d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
surveying@tricotiessurveying.com
FIRM REGISTRATION: 10194462

JOB# 20010031

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

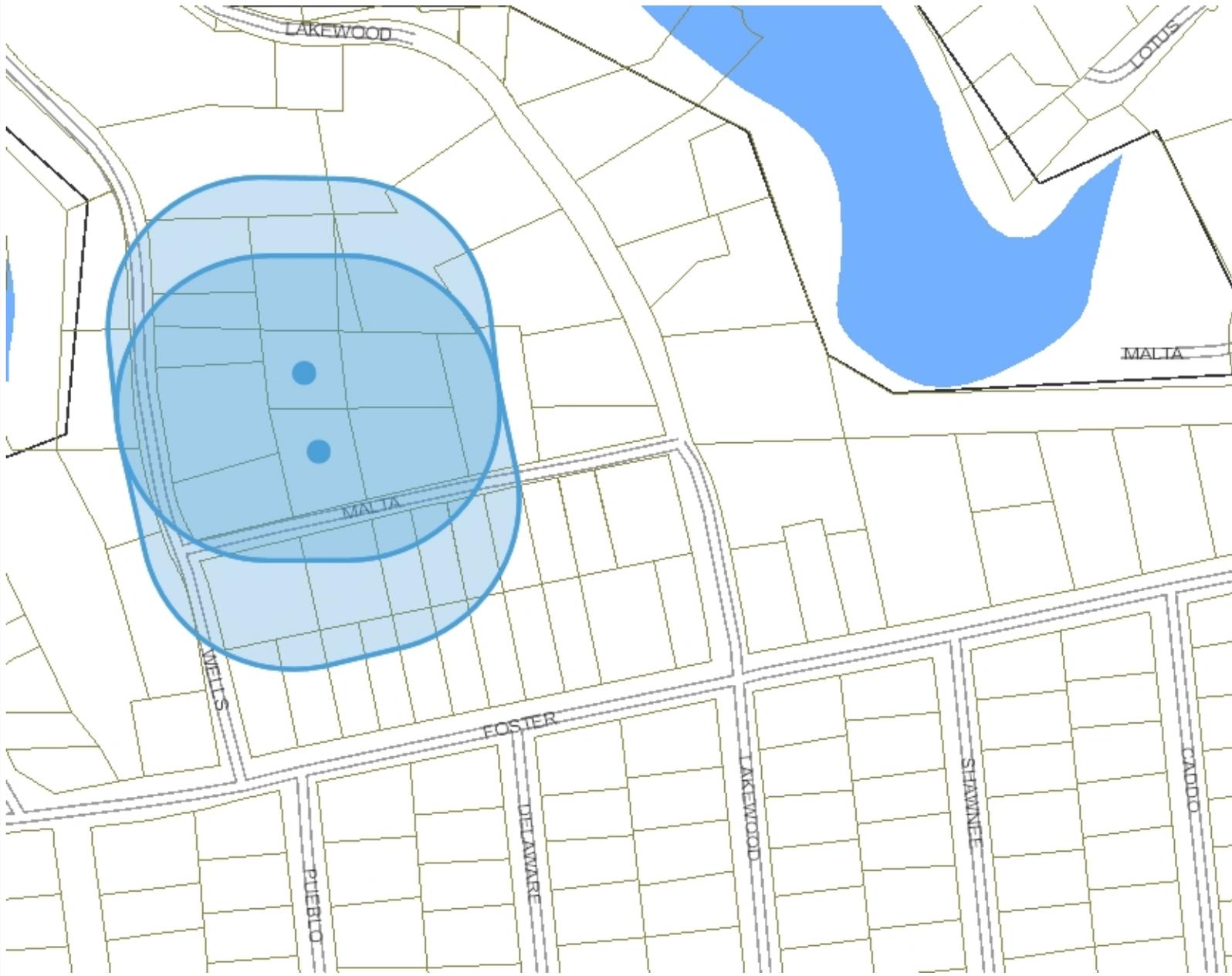
REPLAT REQUEST
PLANNING & ZONING CASE #PZ-2020-05

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, March 17, 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 0.52-acre parcel of land known as Block 3, Lot 3, Lake Worth Addition and Lot 14R, Hodgkins Highlands of the records of Tarrant County, Texas. The proposed replat's new legal description will be Lot 14R, Hodgkins Highlands, which is generally described as 7412 Malta Drive, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, April 14, 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 with any questions or for further information.

7412 Malta Drive - 200' Notification Map



Legend

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



3/3/20 4:36 PM

0.1 0 0.04 0.1 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

1: 2,321



Julia Marcela Sanchez-Valles
Felipe Eduardo Acosta Valles
4025 Lakewood Drive
Lake Worth, Texas 76135

Frances A Little Torres
4140 Lakewood Drive
Lake Worth, Texas 76135-2721

Abelardo Najera
225 Westfork Drive
Fort Worth, Texas 76114-4332

Ronald B Rogers
4155 Lakewood Drive
Lake Worth, Texas 76135-2720

Teresa Jennings
4137 Lakewood Drive
Fort Worth, Texas 76135

John & April Grantham
7801 Landers Lane
Fort Worth, Texas 76135

Luther Shilling
4220 Wells Drive
Lake Worth, Texas 76135-2712

Cherie Fritzler
7312 Malta Drive
Lake Worth, Texas 76135-2706

Steven Shafer, Michelle Shockley,
April Morrow Grantham
7404 Foster Drive
Lake Worth, Texas 76135

Kerry Gail Gallagher Estate
4140 Wells Drive
Lake Worth, Texas 76135-2723

Linda Williams
4137 Wells Drive
Lake Worth, Texas 76135-2710

Carlus & Elaine Nabors
PO Box 136413
Lake Worth, Texas 76136-0413

Jason & Cristina Gallagher
4132 Wells Drive
Lake Worth, Texas 76135-2723

Feliberto Alegria
1605 Gill Street
Blue Mound, Texas 76131-1013

Tommy Summers
7412 Foster Drive
Lake Worth, Texas 76135-2824

Danny M Gallagher
4140 Wells Drive
Lake Worth, Texas 76135-2723

Barry D Roper
4121 Wells Drive
Lake Worth, Texas 76135-2710

Allen W Collins
7416 Foster Drive
Lake Worth, Texas 76135-2824

Jay Friddle
4128 Wells Drive
Lake Worth, Texas 76135

Grasiela A & Rudel Sanchez
7417 Malta Drive
Lake Worth, Texas 76135

William R Schneider
7420 Foster Drive
Lake Worth, Texas 76135

Joshua Gallagher
4136 Wells Drive
Lake Worth, Texas 76135

Jose Luis & Antonio Sandoval
3705 Laughton Street
Fort Worth, Texas 76110

Danny Gallagher
Kerry Gai1 Gallagher Estate
4140 Wells Drive
Lake Worth, Texas 76135-2723

Elizabeth L Anderson
7932 Kay Lea Dawn Court
Fort Worth, Texas 76135-4487

Samantha Jackson
104 Bosque Court
Azle, Texas 76020

Paul D Williams
7317 Malta Drive
Lake Worth, Texas 76135-2705