

CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, MARCH 20, 2018**

REGULAR MEETING: 6:30 PM

Held in the City Council Chambers

A. CALL TO ORDER

A.1 ROLL CALL

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE

B. MINUTES

B.1 [Approve minutes of the January 16, 2018 Planning & Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

C.1 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-01, an ordinance adopting the 2035 Comprehensive Plan and Future Land Use Map.](#)

C.2 [Public Hearing to consider Planning & Zoning Case No. PZ-2018-02, an Ordinance amending Ordinance No. 883, so as to change the zoning designation of an approximately 0.2875 acre tract of land, legally known as Abstract 1552, Tract 2E, Moses Townsend Survey, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.2875 acre tract of land recorded in the deed records of Tarrant County, Texas, from a zoning designation of "PC" – Planned Commercial for the use of a Church to a zoning designation of "PC" – Planned Commercial for the use of General Offices \(i.e....Doctor, Dentist, Clinics, Labs, Attorney, Insurance, Translation\), Graphic Design and Printing, Retail \(i.e. Antiques, Appliances, Dry Goods, Furniture, Food Products\), along with an amended site plan approval and by amending the Official Zoning Map to reflect such change. The property to be considered for re-zoning is generally described as a 0.2875 tract of land located 3701 Shawnee Trail, 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 & ZONING COMMISSION MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

No items for this category.

F. ADJOURNMENT

All items on the agenda are for discussion and/or action.

Certification

I do hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on **Friday, March 16, 2018 at 3:00 p.m.**

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 20, 2018

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the January 16, 2018 Planning & Zoning Commission meeting.

SUMMARY:

The minutes are approved by majority vote of the Commission at the Planning and Zoning Commission meeting.

The Planning and Development office prepares action minutes for each Planning and Zoning Commission meeting. The minutes for the previous meeting are placed on the agenda for review and approval by the Commission. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. January 16, 2018 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the January 16, 2018 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, JANUARY 16, 2018**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Sue Wenger 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	Place 2
	Jeannie Turley	Vice Chair, Place 3
	Patty Biggers	Place 4
	Dianne Smith	Place 6
	Sue Wenger	Chair, Place 7
Absent:	Troy Jones	Place 5
Staff:	Stacey Almond	City Manager
	Debbie Whitley	Assistant City Manager/Finance Director
	Barry Barber	Director of Building Development Services
	Suzanne Meason	Planning and Zoning Administrator
	Drew Larkin	City Attorney

A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.

Chair Wenger gave invocation and attendees recited the pledge of allegiance.

B. MINUTES

B.1 APPROVE MINUTES OF THE DECEMBER 19, 2017 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE THE MINUTES OF THE DECEMBER 19, 2017 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

Executive Session was moved up in the agenda.

E. EXECUTIVE SESSION

Chair Sue Wenger announced at 6:31 pm that the Planning & Zoning Commission would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.071: Consultation with City Attorney to seek legal advice on the posted subject matter of this Planning and Zoning Commission meeting. Executive Session began at 6:31 pm and concluded at 6:58 pm.

Chair Wenger reconvened into open session at 6:58 pm.

C. GENERAL ITEMS

- C.1 REQUEST FOR A WAIVER TO SECTION IV – ADMINISTRATION AND AMENDMENTS, B. WAIVERS FROM THE SUBDIVISION REGULATIONS AND DESIGN STANDARDS, J. REPLATS 1(A) TO ALLOW FOR A REPLAT OF A 0.56-ACRE PARCEL OF LAND KNOWN AS BLOCK 8, LOTS 31 (NORTH 37.5 FEET), 32, AND 33, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT’S NEW LEGAL DESCRIPTION WILL BE BLOCK 8, LOT 33R, INDIAN OAKS SUBDIVISION, COMMONLY KNOWN AS 3133 HURON TRAIL, LAKE WORTH, TEXAS TO ALLOW APPROVAL WITHOUT ALL PROPERTY OWNERS SIGNING AND ACKNOWLEDGING THE REPLAT.**

DENIED

Chair Sue Wenger called on Suzanne Meason to present the item.

Planning and Zoning Administrator Suzanne Meason presented the item. The applicant, Mr. Pettis approached the city several months ago wishing to construct an accessory building in the rear of his property, upon plan review it was determined that Mr. Pettis owned several (part of 31, all of 32, and all of 33) lots and that the proposed building would cross property lines, which is not allowed by ordinance. Mr. Pettis was instructed by staff that he would have to replat the multiple properties into one parcel in order to move forward with the building construction. Mr. Pettis hired a surveyor who drew up the replat document and submitted application for the replat approval. Upon staff review of the replat document it was discovered that lot 31 was partially (north 37.5') owned by Mr. Pettis and partially owned (south 12.5') by a Deirdre Kay Pope, according to records obtained by the Tarrant Appraisal District. Mr. Pettis was notified that the adjoining property owner would need to be involved in the replat process for it to meet city ordinance or that he may request a waiver to the Subdivision Regulations. Mr. Pettis made the request for a waiver from the Subdivision regulation in writing. Staff sent Ms. Deirdre Kay

Pope a letter informing her of the situation and requested her participation in the platting process. Staff received a letter from Linda Larned Pope, Deirdre Kay Pope's mother, advising us that Deirdre Pope was deceased. Ms. Larned Pope is disputing the property boundary of the shared lot.

The lot in question was illegally subdivided at some point in time. While the applicant is attempting to comply with the City's requirements for replatting the lot(s), the approval of a waiver and replat would create a legal non-conforming use. Further, according to the letter submitted by Ms. Linda Larned Pope the property boundary for a portion of the lot in question is under dispute. Staff mentioned that this item was postponed from the previous Planning and Zoning Commission meeting at the request of the property owner.

Property owner Raymond Pettis and his surveyor Curtis Yager were present. Mr. Pettis advised that when he purchased the property that it came with a survey, but he was not aware that a replat would be needed. He doesn't think he should be denied the ability to build what he wants on his property because the neighboring property owner will not participate.

Mr. Yager advised that he was hired to prepare the replat document and that the subdivision of property older subdivisions is not uncommon but doesn't feel that it should be Mr. Pettis' responsibility to fix the other portion of the lot that he doesn't own.

COMMISSIONER SHERRIE WATKINS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO DENY ITEM C.1, THE REQUESTED WAIVER FOR 3133 HURON TRAIL.

MOTION TO DENY CARRIED 6-0.

D. PUBLIC HEARINGS

D.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-09, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 0.612-ACRE TRACT OF LAND LEGALLY KNOWN AS BLOCK 1, LOT(S) 4, 5, & 6, LAKE WORTH ADDITION AND ABSTRACT 188, TRACT(S) 2BBBB AND 2XXX, JOHN BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, DJK FARM, COMMONLY KNOWN AS 7000 FOSTER DRIVE, LAKE WORTH, TEXAS.

APPROVED

Chair Wenger advised that the public hearing had been opened at the December 19, 2017 meeting, and this was a continuation of that hearing.

Jay Woo, representative of the property owner and Fahim Khan, architect was present to answer any questions. Mr. Woo advised that the owner had purchased several little properties and were platting them into one (1) single larger lot.

Ms. Meason advised that the preliminary plat item has met all the requirements and is ready for consideration.

An audience member asked where the property was located. Mrs. Meason advised that it was at the corner of Foster Drive and Lake Worth Blvd. (Jacksboro Hwy.).

There being no one else wishing to speak, Chair Wenger closed the public hearing at 7:11 pm and called for a motion.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER JEANNIE TURLEY, TO APPROVE AGENDA ITEM D.1, WHICH IS PLANNING AND ZONING CASE #PS17-09 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

D.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-10, A PROPOSED FINAL PLAT BEING ALL OF A 0.612-ACRE TRACT OF LAND LEGALLY KNOWN AS BLOCK 1, LOT(S) 4, 5, & 6, LAKE WORTH ADDITION AND ABSTRACT 188, TRACT(S) 2BBBB AND 2XXX, JOHN BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, DJK FARM, COMMONLY KNOWN AS 7000 FOSTER DRIVE, LAKE WORTH, TEXAS.

APPROVED

Chair Wenger advised that the public hearing had been opened at the December 19, 2017 meeting, and this was a continuation of that hearing.

There being no additional comments, Chair Wenger closed the public hearing at 7:12 pm and called for a motion.

COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE AGENDA ITEM D.2, WHICH IS PLANNING & ZONING CASE #PZ17-10 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

D.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-11, A PROPOSED REPLAT BEING ALL OF A 0.56-ACRE PARCEL OF LAND KNOWN AS BLOCK 8, LOTS 31 (NORTH 37.5 FEET), 32, AND 33, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 8, LOT 33R, INDIAN OAKS SUBDIVISION, COMMONLY KNOWN AS 3133 HURON TRAIL, LAKE WORTH, TEXAS.

DENIED

Chair Wenger advised that the public hearing had been opened at the December 19, 2017 meeting, and this was a continuation of that hearing.

There being no comments, Chair Wenger closed the public hearing at 7:15 pm and called for a motion.

COMMISSIONER SHERRIE WATKINS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO DENY AGENDA ITEM D.3, WHICH IS PLANNING AND ZONING CASE #PS17-11 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

D.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ17-11, AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE LAND USE PLAN FROM A ZONING DESIGNATION OF “LOW DENSITY RESIDENTIAL” TO A ZONING DISTRICT OF “MODERATE DENSITY RESIDENTIAL” FOR APPROXIMATELY 6.63 ACRES OF LAND, LEGALLY KNOWN AS BLOCK 13, LOTS 13-24, LAKE WORTH HEIGHTS SUBDIVISION; BLOCK 14, LOTS 1-18, LAKE WORTH HEIGHTS SUBDIVISION; AND BLOCK 16R, LOTS 39-43, LAKE WORTH HEIGHTS SUBDIVISION, LAKE WORTH, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 6.63 ACRES RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED FOR RE-ZONING IS GENERALLY DESCRIBED AS 6.63 ACRES OF LAND LOCATED AT 3900-4020 RENCH ROAD, 3900-3917 CARIBOU TRAIL, AND 3901 PUEBLO TRAIL, LAKE WORTH, TEXAS.

DENIED

Chair Wenger opened the Public Hearing at 7:17 p.m. for items D.4 and D.5 as they are related.

Mr. Harlan Smith, developer presented a proposed development plan. He advised that the current issue was that the lots had been sold off to individuals, but none of the infrastructure is in place making it difficult to develop the lots. He wishes to change the zoning from Single Family to Moderate Density, as this is the economically feasible option to develop the properties with having to install all the infrastructure. Mr. Smith had a PowerPoint presentation to show the size and layout of the homes being proposed. He was available to answer any questions.

Chair Sue Wenger asked if anyone in the audience would like to speak in reference to Items D.4 and D.5.

Justin Asher, 3921 Pueblo Trail, Lake Worth came forward. He is in opposition of the rezoning and development of the land. He doesn't want two story homes behind him and feels that as rental properties that they will not be maintained.

Tammy Thomas, 3824 Pueblo Trail, Lake Worth came forward. Ms. Thomas is a long time resident and she has visited with the majority of her neighbors and they are against the change in zoning as well. Her concern was with her elderly neighbors, if someone next to them built a two-story home that they could see down into their yard.

Terissa Contreras, 4013 Pueblo Trail, Lake Worth came forward. She likes that there is nothing behind her property and doesn't feel two story buildings are advisable, therefore she is against the change.

Maria Mendez, 7500 Foster Drive, Lake Worth came forward. She is against the development as she feels that it would increase the traffic and noise in the neighborhood.

Christine Bradley, 3813 Pueblo Trail, Lake Worth came forward. Ms. Bradley is opposed to multi-family development of any kind and does not want two story homes as well.

Mr. Smith, applicant readdressed the Commission about the two-story home comments. He advised that currently anyone can come in and build a two-story home at this time within the city.

Being no additional comments, Chair Wenger closed the public hearing for item D.4 and D.5 at 7:31 and entertained a motion for each item.

COMMISSIONER SHERRIE WATKINS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO DENY AGENDA ITEM D.4 AS PRESENTED.

MOTION TO DENY CARRIED 5-1.

D.5 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ17-12, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CHANGE THE ZONING DESIGNATION OF APPROXIMATELY 6.63 ACRES OF LAND, LEGALLY KNOWN AS BLOCK 13, LOTS 13-24, LAKE WORTH HEIGHTS SUBDIVISION; BLOCK 14, LOTS 1-18, LAKE WORTH HEIGHTS SUBDIVISION; AND BLOCK 16R, LOTS 39-43, LAKE WORTH HEIGHTS SUBDIVISION, LAKE WORTH, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 6.63 ACRES RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DISTRICT OF "SF1" SINGLE FAMILY RESIDENTIAL TO "MD" – MODERATE DENSITY AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED FOR RE-ZONING IS

GENERALLY DESCRIBED AS 6.63 ACRES OF LAND LOCATED AT 3900-4020 RENCH ROAD, 3900-3917 CARIBOU TRAIL, AND 3901 PUEBLO TRAIL, LAKE WORTH, TEXAS.

DENIED

The public hearing was opened, discussed, and closed with item D.4.

COMMISSIONER SHERRIE WATKINS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO DENY AGENDA ITEM D.4 AS PRESENTED.

MOTION TO DENY CARRIED 5-1.

E. EXECUTIVE SESSION

Executive Session took place after B.1 above.

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

No action required as a result of Executive Session.

G. ADJOURNMENT

Chair Sue Wenger adjourned the meeting at 7:35 p.m.

APPROVED:

Sue Wenger, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Lake Worth Planning and Zoning Meeting – March 20, 2018

Agenda Item No. C.1

From: Stacey Almond, City Manager

Item: Public Hearing to discuss and consider Planning and Zoning Case No. PZ-2018-01, an ordinance adopting the 2035 Comprehensive Plan and Future Land Use Map.

Summary:

The Comprehensive Land Use Plan is a planning process designed to implement the intent and desires, and to protect the health, safety and welfare of the present and future residents of Lake Worth. The plan addresses the types and intensities of land uses, roadway systems, community services, utilities, environmental concerns and urban design standards in a manner which is consistent with the City's objective of creating a community which builds on its existing quality commercial developments and residential character.

The plan addresses a multitude of issues and land use in terms of current knowledge and existing conditions, and therefore, as the plan is implemented, and new conditions arise, the plan may be reviewed and, if necessary, modified to reflect the City's informed response to the new circumstances.

The provisions of the plan are organized by subject and geographic area and will be used to guide the establishment regulations or any amendments thereto. Pursuant to Texas Local Government Code, Chapter 213, the comprehensive plan will be reviewed at public hearings, at which the public will be given the opportunity to give testimony. The Planning and Zoning Commission will provide the City Council with a recommendation and ensuring all the requirements of Section 213 have been met.

The current Comprehensive Plan was adopted in 1995 after proper public hearings and recommendations from the Planning and Zoning Commission. In May of 2017, the City Council hired Dunaway and Associates to perform a review and update of the Comprehensive Plan. Moving forward the plan should be reviewed and evaluated every five (5) years.

An Advisory Committee was selected and included members of the City Council, Planning Commission, local business owners, and stakeholders of Lake Worth.

In October of 2017 Dunaway and the Advisory Committee issued a community survey to gather information and feedback refereeing the Comprehensive Plan. Responses to the survey were helpful in the crafting of the document and content.

On February 27, 2018 Dunaway and the Advisory Committee held a meeting dedicated for the public, including residents and business owners, to provide input concerning the development and feedback of the Comprehensive plan and associated map. Feedback was received and addressed and the map and plan was updated to address the comments received.

Agenda Item No. C.1

Fiscal Impact:

N/A

Attachments:

1. Ordinance
2. 2035 Comprehensive Plan and Future Land Use Map

Recommended Motion or Action:

The recommendation forward to the City Council is at the discretion of the Planning and Zoning Commission.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LAKE WORTH, TEXAS, ADOPTING THE 2035 COMPREHENSIVE PLAN FOR THE CITY OF LAKE WORTH; PROVIDING FOR THE REPEAL OF ALL PROVISIONS OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING 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 213 of the Texas Local Government Code, a municipality may adopt or amend a comprehensive plan for the long-range development of the community in order to promote sound development; and

WHEREAS, an Advisory Committee was created to provide guidance and forward a recommendation to the City for a new Comprehensive Plan; and

WHEREAS, after careful study and consideration, the Comprehensive Land Use Plan Advisory Committee recommended approval of the new Comprehensive Plan on March 8, 2018; and

WHEREAS, the Planning and Zoning Commission has reviewed and studied the recommendations made by the Comprehensive Land Use Plan Advisory Committee; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on March 20, 2018, and after all persons were given an opportunity to present testimony, did consider and make recommendations to the City Council to adopt the 2035 Comprehensive Plan and Future Land Use Map; and

WHEREAS, the City Council has carefully reviewed and considered the merits of the 2035 Comprehensive Plan after having received citizen input and recommendations from the Planning and Zoning Commission and holding a public hearing on April 10, 2018; and

WHEREAS, the City Council has found and determined that all meetings were duly noticed and held in accordance with the law; and

WHEREAS, the City Council has determined that the adoption of the 2035 Comprehensive Plan and Future Land Use Map is necessary to promote sound development, public health, safety, and welfare of the City of Lake Worth.

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

**SECTION 1.
INCORPORATION OF PREMISES**

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

SECTION 2.

That the 2035 Comprehensive Plan attached hereto as Exhibit "A" is hereby adopted by the City Council of the City of Lake Worth as a long-range planning guide for the City, and it shall supersede any previously existing Comprehensive Plan or Future Land Use Plan.

SECTION 3.

That the Comprehensive Plan attached hereto as Exhibit "A" is intended to constitute the Comprehensive or Master Plan of the City of Lake Worth, Texas, for all matters related to long-range planning guidance relative to zoning decisions, land subdivision, thoroughfare construction, and growth management.

**SECTION 4.
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 5.
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 6.
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 this 10th day of April 2018.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

EXHIBIT A
2035 Comprehensive Plan

DRAFT - Comprehensive Plan

This is a printed version of a story map. Dynamic content such as videos and interactive maps is only available in the online version at <https://arcg.is/1bOCe8>



[I. Introduction](#)

[II. Community Engagement](#) (link available only in online story)

[III. Established Community](#) (link available only in online story)

[IV. Lake Worth in 2035](#) (link available only in online story)

[V. Recommendations](#) (link available only in online story)

[Appendix](#) (link available only in online story) - [Additional Documents](#)

I. Introduction

The City of Lake Worth is planning for its future with the update of its 1995 Comprehensive Land Use Plan. The 2018 Comprehensive Plan focuses on the future development pattern in the form of the Future Land Use Plan. The plan directs development for the next 15 years, approximately until the year 2035. However, given the projected growth within the region, the plan should be reviewed and updated every five (5) years. This plan supports the City motto – *Honoring Our Past with a Vision for the Future*.

Legal Authority

The Texas Local Government Code provides the legal authority for zoning decisions as based upon an adopted comprehensive plan. It is important to note that this plan is not a mandate. It is a guide for City Officials regarding development decisions within the City limits.

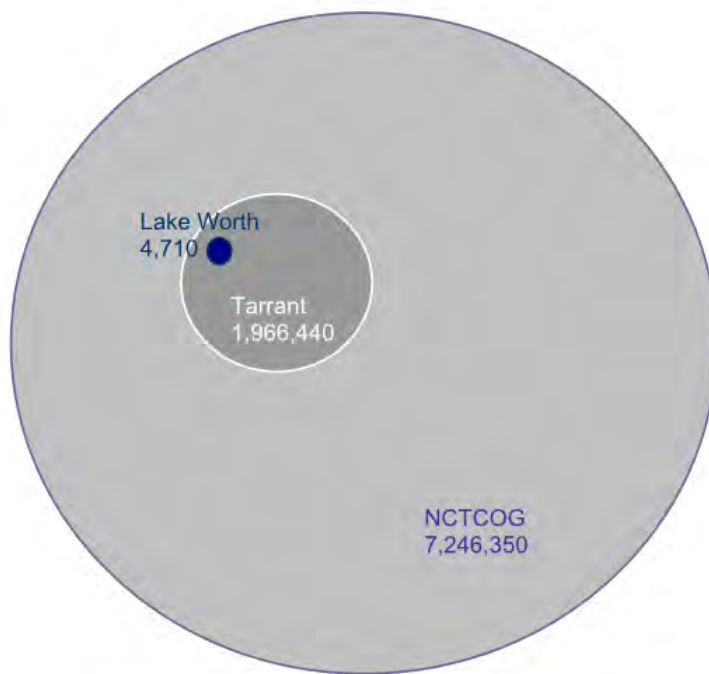
[Click here to go to Chapter 213.002](#)

[Click here to go to Chapter 211.004](#)

Context

The City is positioned on the west side of Fort Worth in the North Central Texas region which is projected to grow significantly over the next 20 years. The North Central Texas Council of Governments (NCTCOG) estimates that population in the region will increase by greater than 30 percent by 2030, especially in the urban counties, like Tarrant County. Lake Worth is located on the western edge of Tarrant County. The anticipated growth and associated demographic changes provide the City with great opportunities for both new development and redevelopment under the guidance of the Comprehensive Plan.

Current Population Estimates for NCTCOG Region, Tarrant County, and City of Lake Worth.



Instructions to use and read this document:

This is an interactive document which contains graphics and links to highlight information. Please scroll down to read the information in each section. The graphic to the right will change with each section. In addition, graphics that are embedded within the text may be enlarged by clicking on the upper right hand corner. Finally, each map on the right side of the page is also interactive and allows you to zoom in and out.

II. Community Engagement



CITY OF LAKE WORTH
2018 COMPREHENSIVE PLAN UPDATE

Project Team

Walter Bowen	Mayor
Clint Narmore	City Council
Sue Wenger	Planning and Zoning Commission
Jeannie Turley	Planning and Zoning Commission
John Hebert	Lake Worth ISD Superintendent
Mike Tipton	Chick-fil-A Business Owner
Zac Hatton	Lake Worth Baptist Church Pastor
Ben Beasley	Ritchie Brothers - Manager
Marcus Foote	Chamber of Commerce - Past Chair
Jeremy Gregory	Chamber of Commerce - Board Chair
Alex Krus	Chamber of Commerce - Chair Elect

Project Team

Stacey Almond	City Manager
Barry Barber	Director of Building Development
Suzanne Meason	Planning and Zoning Administrator

Consultant Staff
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Jenifer Reiner, AICP	Barry Hudson, AICP, Associate
Chance LeBlanc, Planner	Edgardo Sandoval, GIS

Urbex Solutions
Felix Landry, AICP
Fort Worth, TX 76133
Felixalandry@gmail.com

Acknowledgements
City of Lake Worth, Director of Library and Community Services
City of Lake Worth, Community Activities Coordinator
Northwest Tarrant Chamber of Commerce, Administrative Assistant
Lake Worth ISD, Webmaster
NAS FW JRB, Community Liaison
<http://rdc.nctcog.org/contactus.aspx>
Rebekah Hernandez, Communications Supervisor
<http://www.nctcog.org/trans/aviation/ilus/>

Lara Strother
Cheryl Vess
Ashley Rosales
Luke Schmidt
Mike Branum
NCTCOG Regional Data Center
NCTCOG Joint Land Use Study

Four methods were used to garner community input and include land use analysis in the creation of the draft Future Land Use Plan:

- **Advisory Committee**
- **Community Survey** ([link available only in online story](#))
- **Land Use/Fiscal Analysis** ([link available only in online story](#))
- **Town Hall Meeting** ([link available only in online story](#))

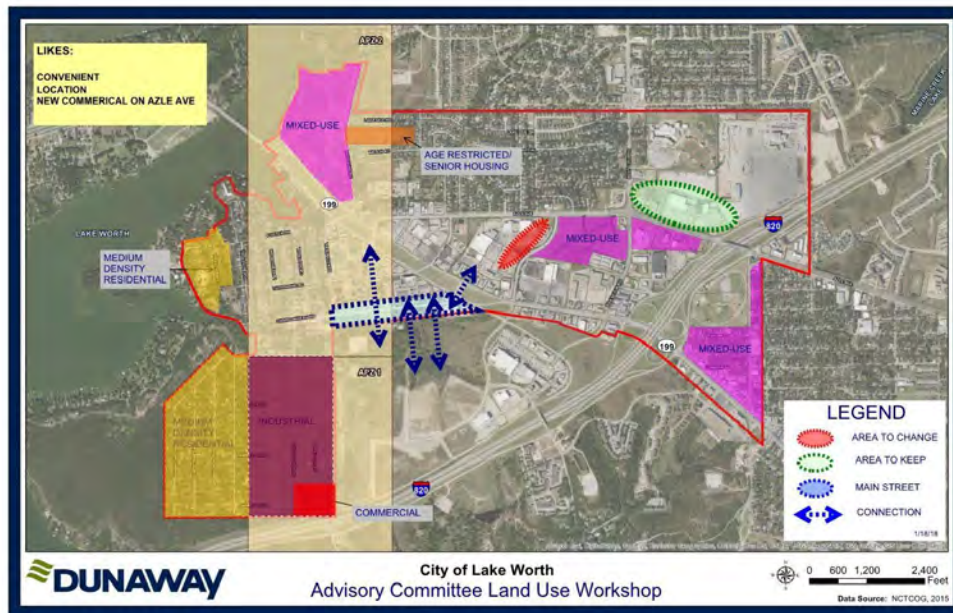
Advisory Committee:

A committee was formed and consisted of local stakeholders, including representatives from the City Council, the Planning and Zoning Commission, the Northwest Tarrant Chamber of Commerce, Lake Worth Independent School District, and local business owners. Using the Lake Worth vision statement – *Honoring our Past with a Vision for the Future* – the committee reviewed existing land uses, transportation issues, and considered future uses. The Advisory Committee met several times between October 2017 and January 2018 to discuss land use categories; existing conditions and concerns, as well as, opportunities for development. On January 18, 2018, the committee broke into two (2) groups and created the graphics in the links below. Each depicts the thoughts and hopes for future development and redevelopment within the City.

[Group 1 Advisory Committee Map](#)

[Group 2 Advisory Committee Map](#)

The map below is created combining the ideas from both groups into a single graphic. To highlight a few elements of the plan, the committee identified areas of the City that they prefer ("Area to Keep") as well as areas they would think redevelopment is needed ("Area to Change"). In addition, a new land use category was added and recommended for three distinct areas, each with its own type and mixture of uses. Charbonneau Road was also selected to become a new "Main Street" with new small-scale commercial uses. The committee suggested that Charbonneau Road could be used for a Fourth of July parade in the future and help the City maintain its sense of community.



A couple common themes were identified as a result of the meetings that are shown on the maps:

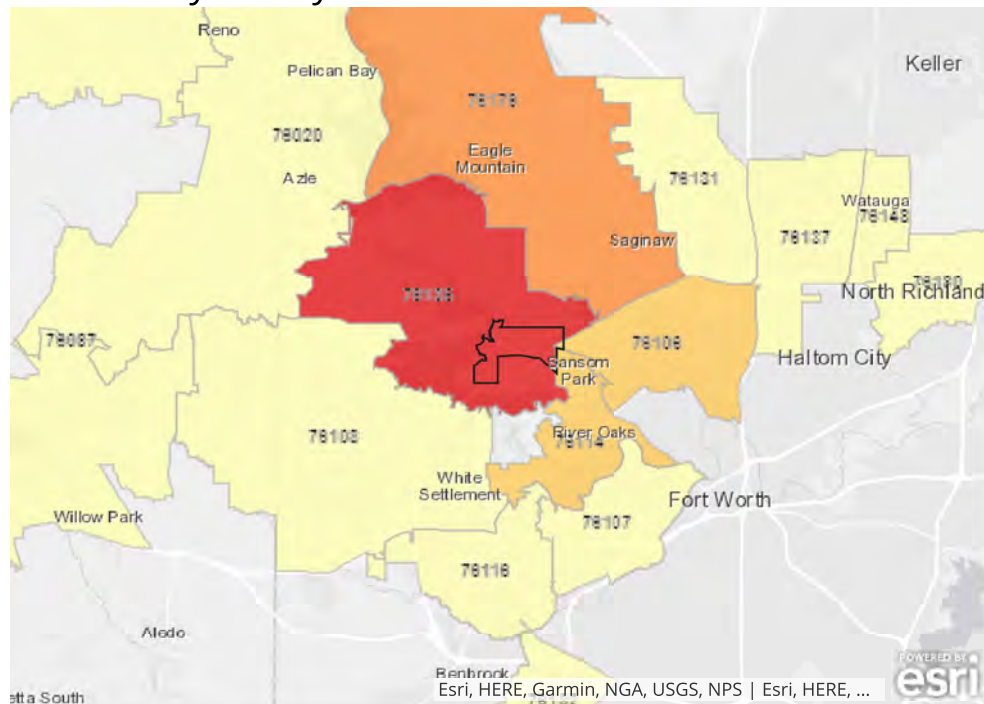
Theme 1 - Lake Worth is a stable community

- Single-Family homes are both the desired and predominant residential type of development.
- The major transportation arterial provide both local and regional access.
- Existing commercial and industrial uses provide strong economic benefit.

Theme 2 - Future development should sustain and promote Lake Worth

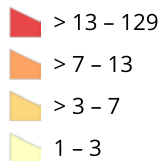
- Mixed-Use development is a way to provide new commercial development, as well as, promote areas that are in transition from residential to commercial uses.
- Existing commercial centers should be improved and updated.
- Promote proximity to the lake and parks through branding and streetscape improvements.
- Connect to regional veloweb.
- Enhance major transportation arterial and local collectors with landscaping, sidewalks, and streetscape amenities.

Community Survey



Surveyed Zip Codes - Polygons

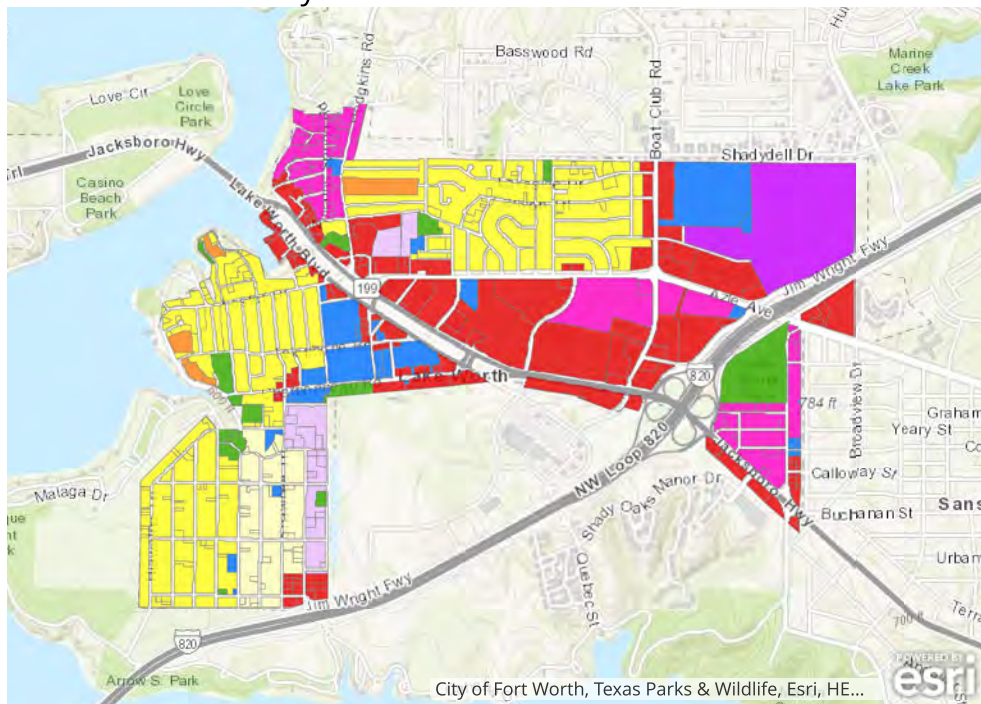
Survey_Count



An online community survey was used to gather opinions and ideas from community stakeholders. The survey was available from December 2017 through January 2018 and was distributed through several outlets – website, social media, automated calling and in person. The attached synopsis of the community survey outlines the 180 responses to the survey. [Click here for the Synopsis of Community Survey.](#)

The map to the right shows the zip codes of the respondents. The majority of the respondents live in the 76135 zip code, meaning that the majority of the respondents area connected to Lake Worth. They live, work, shop and dine in the city.

Land Use/Fiscal Analysis



Three (3) areas have been identified for further analysis to review the potential future economic benefit of the different types of land uses. Each of these scenarios was used to create the FLUP, as well as, to show how mixed-use development could offset the effects of the SH 199 improvements and the NAS Overlay. In addition, these scenarios estimate the benefit to city revenue with the provision of dense development, including other residential options.

- Industrial in the Oaks Addition:** (link available only in online story) Records at the Tarrant County Clerk indicate that development within The Indian Oaks Addition began at the same time as operations began at the airfield, and ultimately, the air station. Local historical records show that residences were built as early as the 1920s. This area of Lake Worth that has been a residential area since the early 20th century, and, more than half of it was identified in 2008 as within the APZ I overlay associated with the Naval Air Station FW Joint Reserve Base. To balance the competing interests of the base and the residents, both light industrial and large-lot, low density single-family residential uses are considered appropriate.
- Mixed-Use in the Robert's Cut Off Area:** (link available only in online story) The area north of SH 199, along Robert's Cut Off Road, east of Loop 820 and south of Azle Avenue is an area in transition with several dated commercial buildings and commercial activities within residential structures. Adjacent to the large City Park and major thoroughfares, this area is a strong candidate for mixed-use development which allows for high-density residential and commercial structures of 1-2 stories.
- Mixed-Use in the Downtown Core:** (link available only in online story) Mixed-use south of Azle Avenue will further this commercial area as a regional commercial node, as well as, provide residential options other than single-family housing. Proximate to Loop 820, this area is also a prime opportunity for a 7-story hotel and/or convention center and 2-3-story commercial structures with office and retail uses. Including an area within the development for high-density single-family residential, such as town homes, will provide the mixture of uses as well as promote a pedestrian-friendly built environment.

LAND USE SCENARIOS – ECONOMIC ANALYSIS					
Location	Current Value	Current Rev (SqFt)	Area (SqFt)	FLUP Revenue	FLUP Rev SqFt
The Oaks Addition (Light Industrial)	\$21,396.20	\$0.009	2,352,350	\$164,664.50	\$0.07
Robert's Cutoff (Planned Mixed Use)	\$51,430.64	\$0.028	1,838,211	\$2,833,849.60	\$1.54
Downtown Core (Planned Mixed Use)	\$4,339.87	\$0.002	2,031,163	\$3,131,311.88	\$1.54
Totals	\$77,166.71	\$0.012	6,221,724	\$6,129,825.98	\$0.99

February 27 - Town Hall Meeting





CITY OF LAKE WORTH COMPREHENSIVE PLAN UPDATE

YOU ARE INVITED TO ATTEND OUR TOWN HALL MEETING

TUESDAY, FEBRUARY 27, 2018 @ 6:00 PM

LAKE WORTH MULTI-PURPOSE FACILITY
7005 CHARBONNEAU ROAD, LAKE WORTH, TEXAS 76135

WHY SHOULD I ATTEND???

Citizen input is important to a Comprehensive Plan update's success. Please join us as the draft Comprehensive Plan is presented and staff considers citizen input that will guide the community towards a desired future for the City.

FOR MORE INFORMATION VISIT: WWW.LAKEWORTHTX.ORG OR CONTACT
STACEY ALMOND, CITY MANAGER AT 817-237-1211
SALMOND@LAKEWORTHTX.ORG

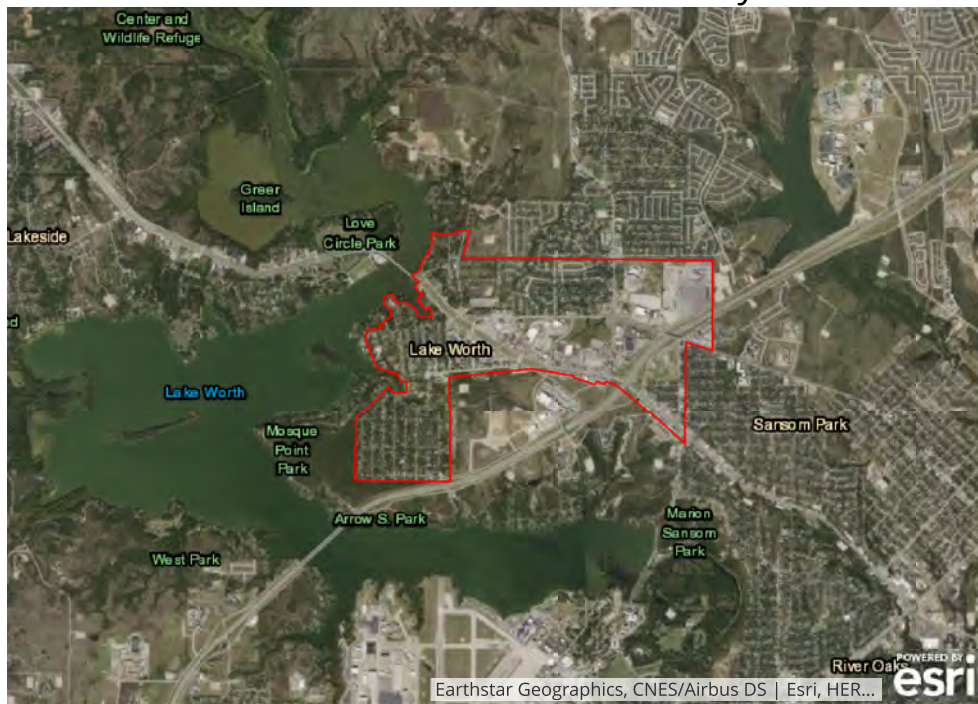
THIS MEETING IS OPEN TO THE PUBLIC

Community Engagement Summary

The engagement process contemplated future land uses which all relate to the over-arching principles of economic sustainability and community identity. The purpose of both the public participation process and the plan itself is two-fold - maintain, as well as, build upon the characteristics that make Lake Worth unique, which are:

- Proximity to large outdoor recreational venues,
- Access to two regional transportation arterials,
- Strong local and regional business activities, and
- Traditional single-family neighborhoods.

III. Lake Worth is an Established Community

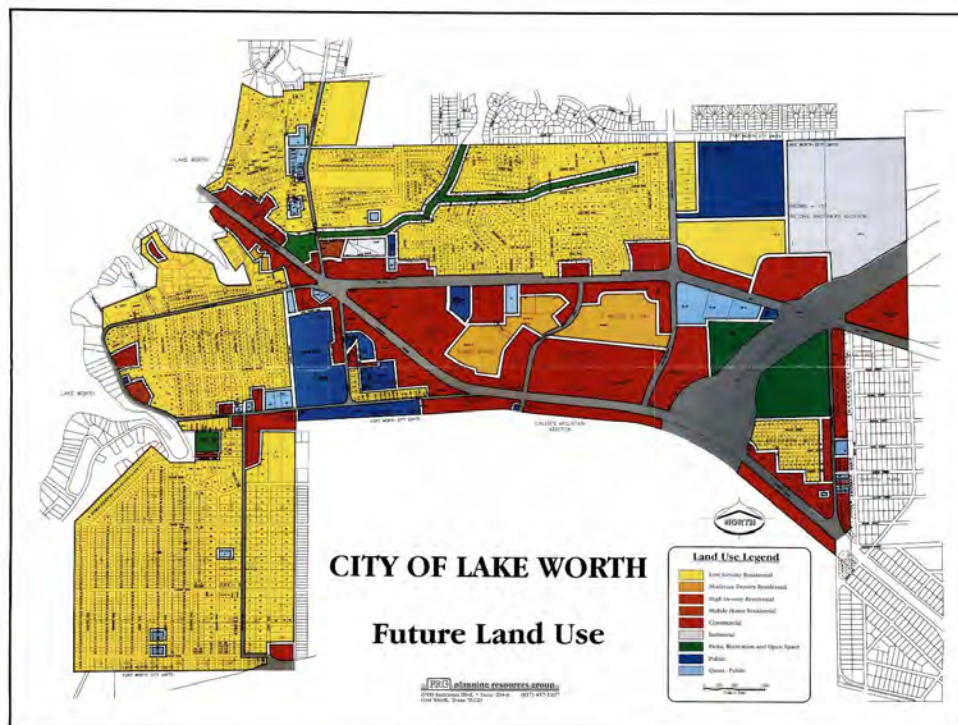


- [1995 Comprehensive Plan \(link available only in online story\)](#)
- [Demographic Information \(link available only in online story\)](#)
- [Regional Context \(link available only in online story\)](#)
- [Natural Context \(link available only in online story\)](#)
- [2015 Existing Land Use \(link available only in online story\)](#)
- [Special Land Use Consideration \(link available only in online story\)s](#)

Major Features

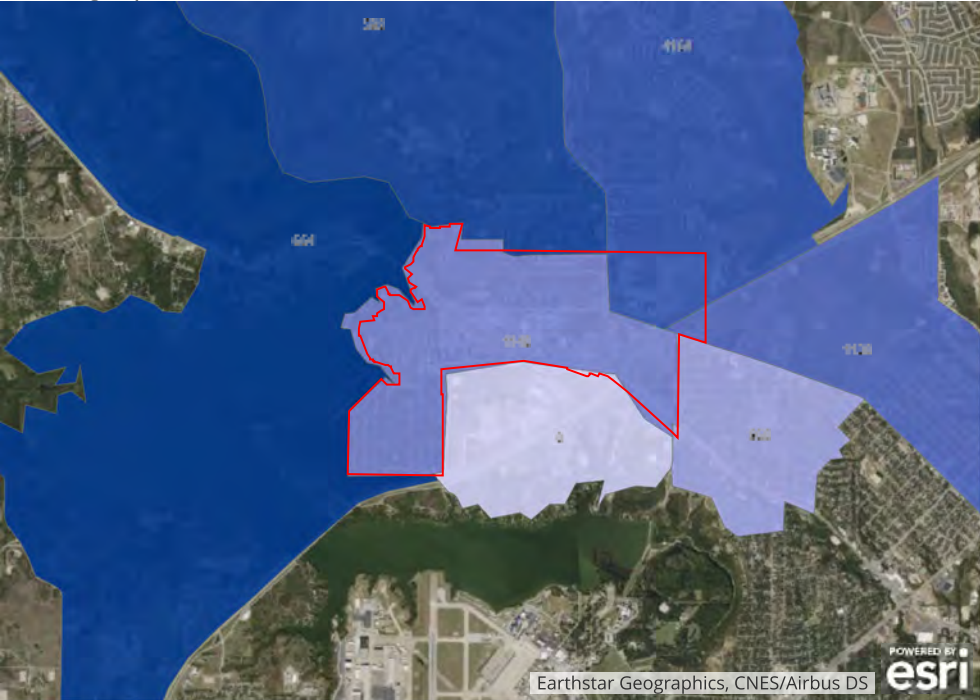
The city of Lake Worth is a stable community and has been for several decades. Incorporated in 1949, the City has enjoyed access and proximity to major regional features which are visible on the aerial map. Lake Worth was built as a regional reservoir and recreational lake in 1914. State Highway 199 (SH 199), the arterial which serves as the commercial spine of the city, received its state highway designation in 1939 by the Texas Department of Transportation (TXDOT). Much of the residential development occurred during the 1940s and 50s, simultaneous with the construction and expanded operations of Carswell Air Base (now NAS FW JRB). Finally, conceived in the late 1940s, construction of Interstate Loop 820 took several decades to build, and provides access to the city as well as easy access for its residents to region. It has provided access to the regional transportation system to the City for decades. North Central Texas Council of Governments (NCTCOG) provides a historical view of development on an aerial map. Click on the [link](#) and type in *Lake Worth, TX* in the search box in the upper right corner to view the map which shows aeriels from 1968 on the left side of the window and 2015 on the right side of the window. The bar in the middle can be moved to the right or left to modify the view.

1995 Comprehensive Plan



From the 1950s to the 1970s, the population of Lake Worth grew significantly, from approximately 2,300 in 1950 to 5,000 during the 1970s. But it was not until 1995 that the city created its first, and only, Comprehensive Land Use Plan to provide guidance for further commercial development along the major corridors and expanded residential neighborhoods within the city limits. Review of the Future Land Use Plan (FLUP) map further supports the fact that both the residential and commercial uses have developed as planned.

Demographic Information



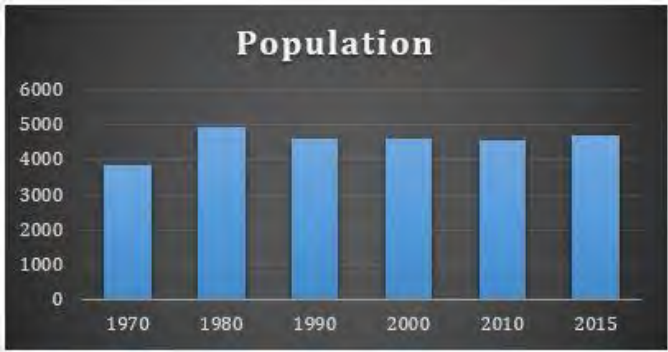
Number of Owner Occupied Housing Units by Census Tract



Census data shows that the number of residents increased significantly from the 1940's to the 1970's, yet the population of the city has been consistently at approximately 5,000 people since then. North Central Council of Governments (NCTCOG) estimates the City of Lake Worth will be a city of approximately 6,000 people in 2035, the horizon year of this plan. The map to the right depicts a high rate of home ownership within the City. According to the 2016 American Community Survey, there were a total of 1,633 housing units in the City in 2016. Of those units, 1,140 were owner-occupied.

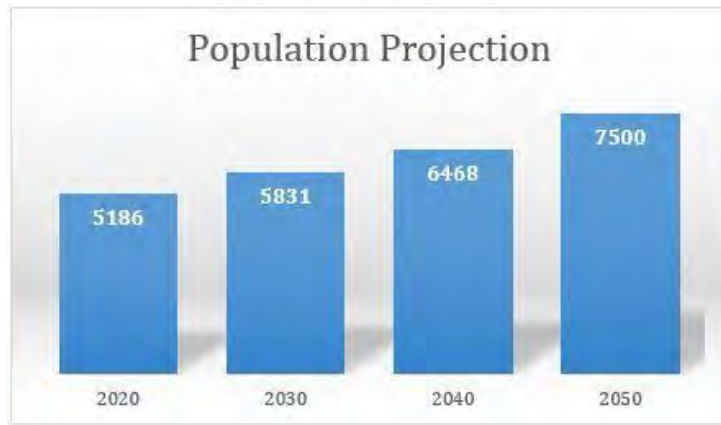
Data for the graph below was compiled from the U.S. Census and the American Community Survey.

Historic Population Counts:



American Community Survey

Population Projections (NCTCOG):



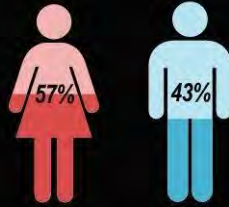
Census data also calculates the median age of city residents in 2015 as 42.8 years. This high median age may indicate that a large portion of the population has lived in Lake Worth for many years. The community survey for the creation of this plan also supports this indicator, as 25 percent of 140 respondents were 65 years or older. In comparison, the median ages in Tarrant County and Sansom Park are 34.1 and 30.5, respectively.

The *Lake Worth at a Glance* brochure depicts additional demographic statistics that also provide evidence of the stability of the city. Eighty percent (80%) of the population has a high school degree or additional higher education. Home ownership is also high - 70% of the occupied housing units are owner occupied. Additional data is available from [NCTCOG Regional Data Center](#) and [American Community Survey](#).

LAKE WORTH AT A GLANCE

POPULATION

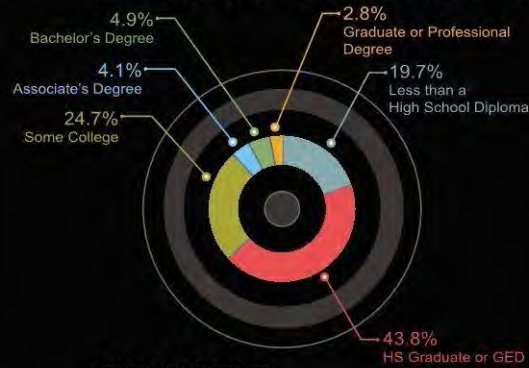
Population: **4,718**



Population Under 18 Years: **1,062**

Median Age: **42.8**

EDUCATION



HOUSING

Occupied Housing Units: **1,787**



Owner Occupied



Rental

Median Home Value: **\$90,400**

Median Monthly Rent: **\$932**

Median Monthly Mortgage: **\$1,119**

EMPLOYMENT

Civilian employed population 16 years & over: **2,190**



Employed



Not in labor force



Unemployed

Median Household Income: **\$46,827**

Poverty Rate: **11.7%**

OCCUPATION



Sales &
Office Occupations



Management, Business,
Arts & Sciences



Production, Transportation
& Material Moving
Occupations



Service
Occupations



Natural Resources,
Construction &
Maintenance Occupations

INDUSTRY

Top 5 Industries:



Retail Trade



Educational Services,
Health Care & Social Assistance



Construction

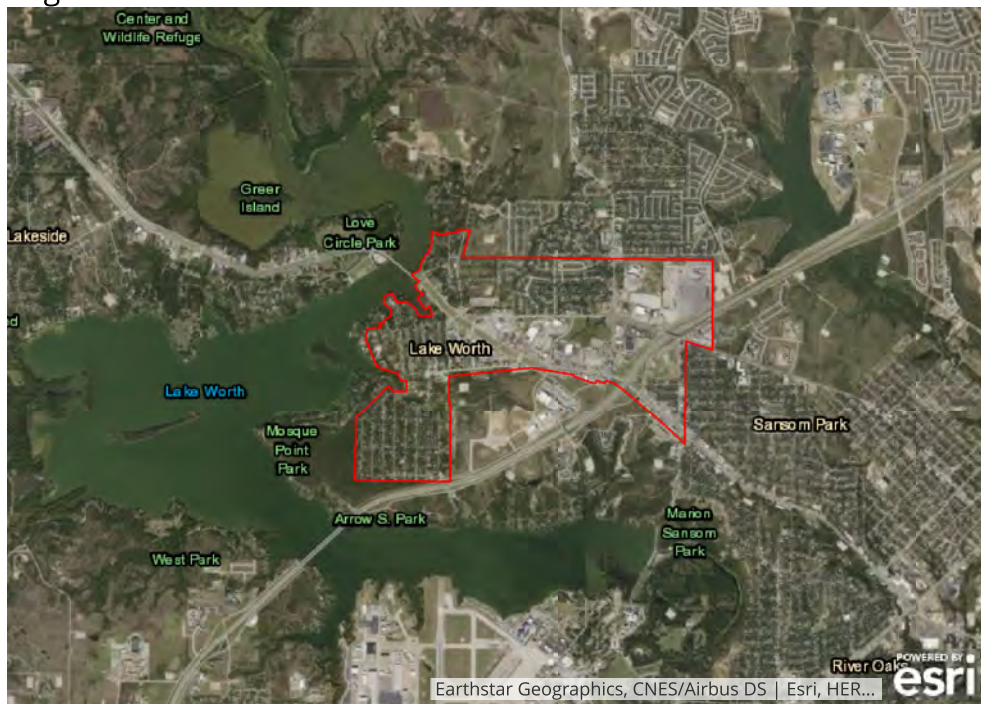


Manufacturing



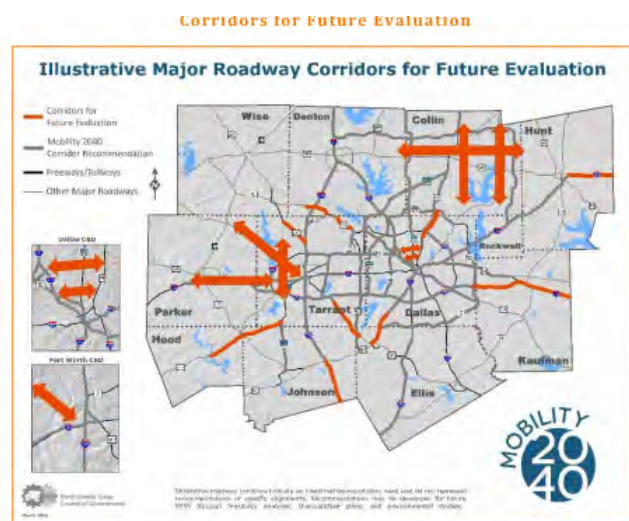
Arts, Entertainment,
Recreation, Accommodation
& Food Service

Regional Context



No legend

Located on the west side of Tarrant County, Lake Worth has benefited from its location at the crossroads of Loop 820 and State Highway 199 and large regional employment centers, such as Fort Worth and Arlington. NCTCOG projects that the region will grow to over 10 million people by 2040, and increase of 48 percent. Therefore, the demographics of the city are expected to change along with the projected growth of the entire region. Refer to [Exhibit 3-2](#) in the NCTCOG Mobility 2040 plan. The exhibit below from the same plan clearly shows the importance of the major transportation corridors at Lake Worth.



NCTCOG also conducts traffic counts. In 2012, the intersection of Boat Club Road and Azle Avenue carried approximately 30,000 daily vehicle trips. And, each day, more than 20,000 vehicles drove the segment of SH199 east of Loop 820 which goes right through the middle of the City as shown in the graph below. An [interactive historical traffic count map](#) is available on the NCTCOG website.

Location ID: 44368 Longitude: -97.438126 Latitude: 32.815333

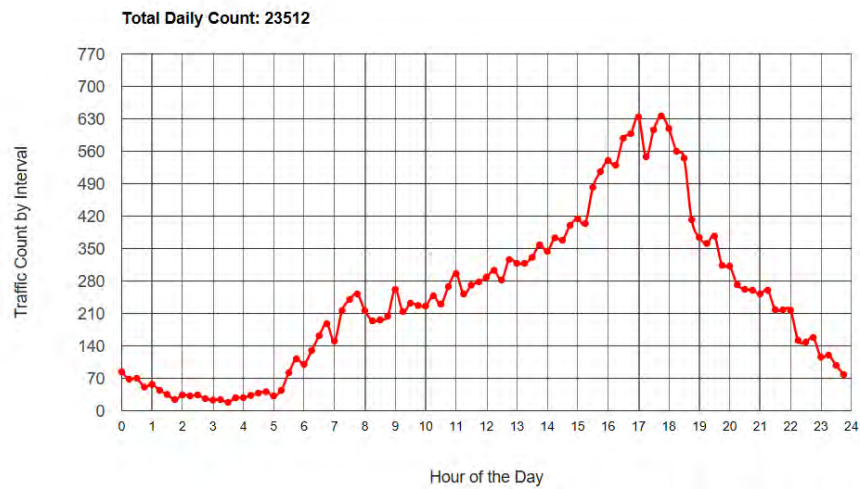
Roadway: US 199 Between: AZLE And: HODGKINS City: Lake Worth County: Tarrant

Direction: W

Date of Traffic Count: Thursday, May 17, 2012

[Show Historical Traffic Counts](#)

Source: Regional Traffic Signal Retiming Program (RTSRP)



Traffic Counts by Time of Day

Kimley-Horn, the consultant City Engineer, has conducted recent traffic counts, which will be included in the Lake Worth Thoroughfare Plan. The update process will be posted on the City website. www.lakeworthtx.org

Natural Context



Highest Points



City of Lake Worth
Elevation Contours

- 600
- 610
- 620
- 630
- 640
- 650
- 660
- 670
- 680
- 690
- 700
- 710
- 720
- 730
- 740
- 750
- 760
- 770
- 780

NFHL (click to expand)

- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions
 - 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee

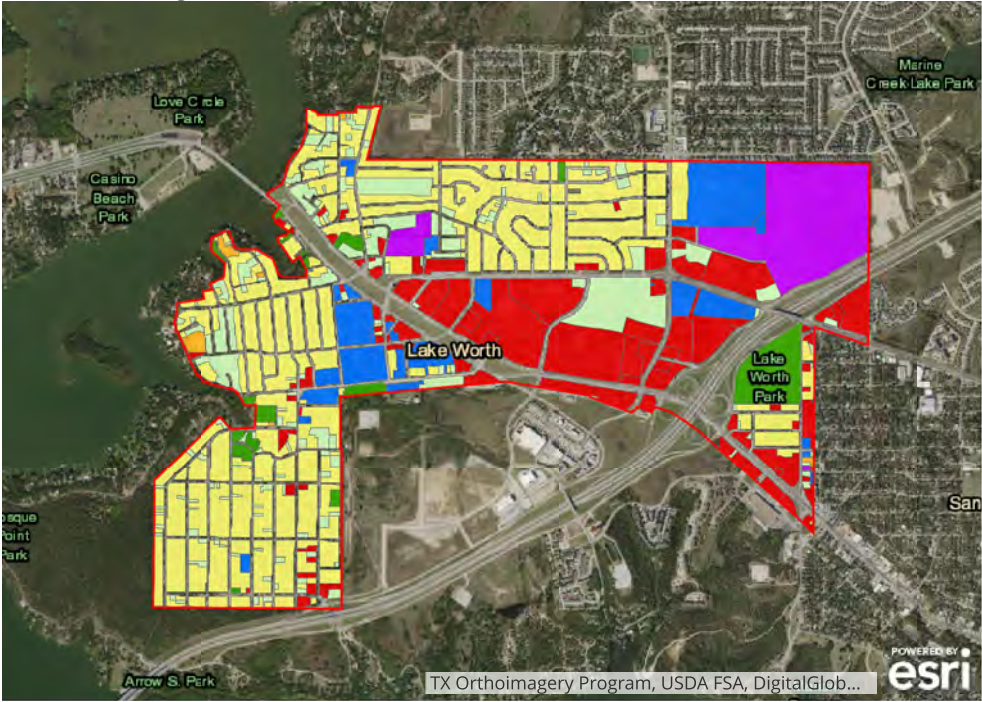
Topography:

Rolling hills are the predominant natural topographical feature. The highest points in the City occur at the northeast corner adjacent to Loop 820 along Azle Avenue.

Floodplain:

Although the city is located so close to Lake Worth, there is not much floodplain within the city limits, only approximately 28.7 acres. In addition, there are very few existing structures with the special flood hazard area (SFHA). Refer to [fema.gov](https://www.fema.gov) for further detailed information.

2015 Existing Land Use



City of Lake Worth - Existing Land Use Table
Date: November 10, 2017 Data Source: NCTCOG, 2015
Total Acreages: +/- 1590.5 AC

Category	Area	Percent
Agricultural/Undeveloped Tracts	146.987	9.2%
Single-Family	513.990	32.3%
Multi-Family	6.730	0.4%
Commercial	266.546	16.8%
Industrial	119.452	7.5%
Institutional/Public	115.493	7.3%
Parks/Recreation	53.488	3.4%
Streets/Right-of-Way	367.810	23.1%
Total	1590.50	100.0%

The map to the right documents the existing land use for each parcel of land in the City. The chart above provides a breakdown of each category by acreage and percentage of that use in the City. It is immediately evident that the 1995 Comprehensive Land Use Plan well documented how the City would grow since then. Much of the City is single-family residential uses with a commercial core along SH 199. It is noteworthy to point out that there still is vacant land available for development, as depicted by the light green parcels on the map.

Special Land Use Considerations



NCTCOG Noise Contours

- 60 dB
- 65 dB
- 70 dB
- 75 dB
- 80 dB
- 85 dB

APZ I



APZ II



The Naval Air Station Fort Worth Joint Reserve Base (NAS FW JRB)

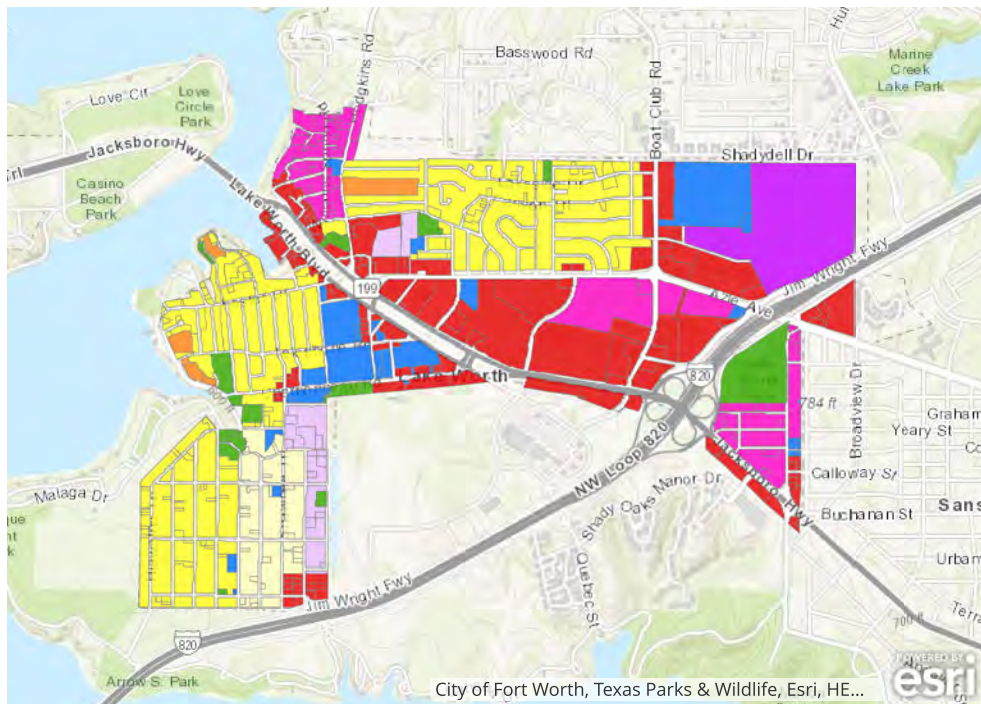
The Naval Air Station Fort Worth Joint Reserve Base (NAS FW JRB) is to the south of the City, which lies beneath the northern approach zone. Ten years ago, the NAS FW JRB partnered with NCTCOG to study land use compatibility around the installation. As a result, much of the City of Lake Worth is within the Accident Potential Zones I and II (APZ I and APZ II). Approximately, 138.4 acres are within the APZ I and 238.2 acres are in APZ II for a total of 466.6 acres of 29.3 percent of the City. The Navy recommends land uses which will minimize the loss of life in the event of an operational accident. Residential and assembly uses are not recommended. In addition, noise contours from operations of the installation are mapped as AICUZ - Air Installation Compatibility Use Zones, and the Navy recommendations include extra sound attenuation measures installed with new construction and when remodeling any habitable structures. Additional information is available from the Community Liaison at NAS FW JRB.

Planning for Livable Military Communities (PLMC) is the 2013 NCTCOG project that built upon the 2008 Joint Land Use Study (JLUS). The [compatibility brochure](#) provides an overview of the efforts. The PLMC plan addresses land uses and sustained operations of the NAS FW JRB. A link is provided in the [Appendix](#). (link available only in online story)

State Highway 199

State Highway 199 has long been identified by TxDOT as a major regional arterial. Originally anticipated to be a freeway, much of the dedicated right-of-way east of Loop 820 is 120 feet to 150 feet wide. Improvements along this corridor include a 120-foot wide boulevard and a 150-foot wide parkway, with very little additional right-of-way needed. The segment that runs west of Loop 820 is approximately 1.5 miles long. The existing right-of-way is approximately 350 feet wide, including the existing frontage roads which were constructed in 2001. Currently, TxDOT is studying this segment for improvements to the main lanes of Loop 820 and interchange improvements for the transition from the main lanes to SH199 through the City of Lake Worth. Additional information is available at www.txdot.gov. Follow the development of the project (TxDOT project id 017105068) through the TxDOT project tracker webpage at http://apps.dot.state.tx.us/apps-cq/project_tracker/. Currently, in the design process, TxDOT anticipates that the public meetings will be held in Spring 2018 and Summer 2019. Construction is tentatively scheduled to begin in 2024.

Lake Worth in 2035



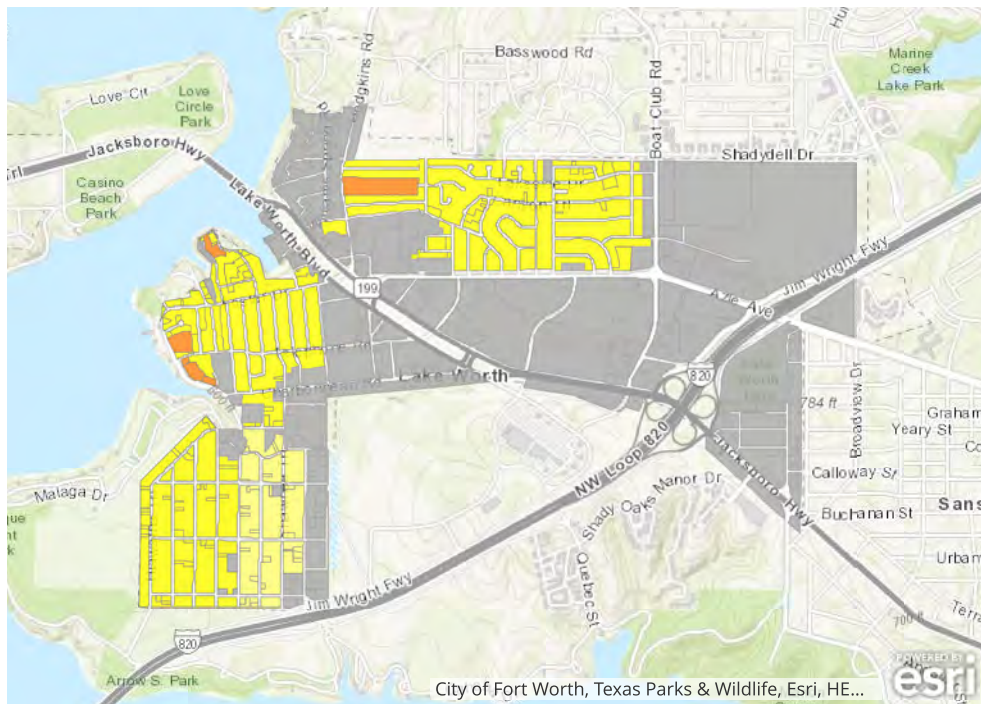
Future Land Use

- Commercial
- Light Industrial
- Industrial
- Planned Mixed-Use
- Parks
- Public
- Single Family Residential: Large Lot
- Single Family Residential
- Single Family Attached/Multi-Family





Future Land Use Plan (FLUP)

The final (draft) map of the future development pattern anticipated for 2035 is a graphic representation of the City motto – *Honoring our Past with a Vision for the Future*. On initial glance, the future land uses appear unchanged from the 1995 plan and existing land uses. Upon closer look, you will see that the 2035 Future Land Use Plan contains two new categories of land use (Panned Mixed-Use and Light Industrial) as well as, addresses the two operations with the greatest impact on the city - NAS FW JRB and SH 199. The recommendations from the Navy are clear about what kind of development is preferred in the APZs. This plan acknowledges the APZ and includes a long-term strategy to address the air station operations. On the other hand, the design for the SH 199 and Loop 820 interchange improvements are only conceptual at this time. The plan seeks to provide additional land use options which will promote and sustain the economy of the city, thereby enabling the City to both influence and adapt to the final design of the interchange. The essentials of each land use category are discussed below.

Residential



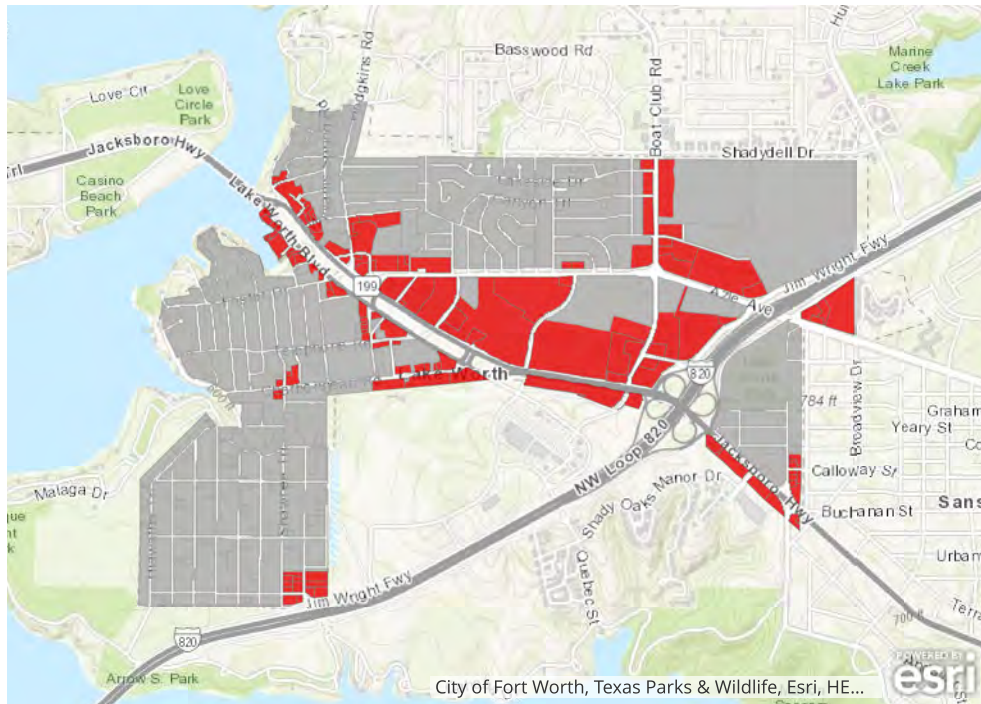
All Residential

-  Single Family Residential: Large Lot
-  Single Family Residential
-  Single Family Attached/Multi-Family
-  Other

There are three (3) categories, and associated densities, of residential development.

- **Single Family: Low Density:** (link available only in online story) This use could also be referred to as “large lot SFR.” Situated under APZ I, there are approximately 69.38 acres of low density residential planned with a maximum of 2 dwelling units per acre. Existing lots may be assembled and replatted to create a single larger residential lot.
- **Single Family Residential:** (link available only in online story) Medium density is the typical existing residential use within the city. This use covers approximately 383.98 acres within the city and will continue as the predominant residential use with an average of 4-8 dwelling units per acre.
- **Single Family High Density/Multi-Family:** (link available only in online story) New multi-family and high-density residential will provide both affordable housing, as well as, the opportunity for the aging population to age in place with the provision of age-restricted and/or senior living housing. Currently, there are approximately 7 acres of multi-family development within this city, and the 2035 FLUP adds 10.54 acres along Hodgkins Road. Dwelling units per acre can vary widely depending on layout and open space associated with the development. A minimum of 8-16 dwelling units per acre would be suitable.

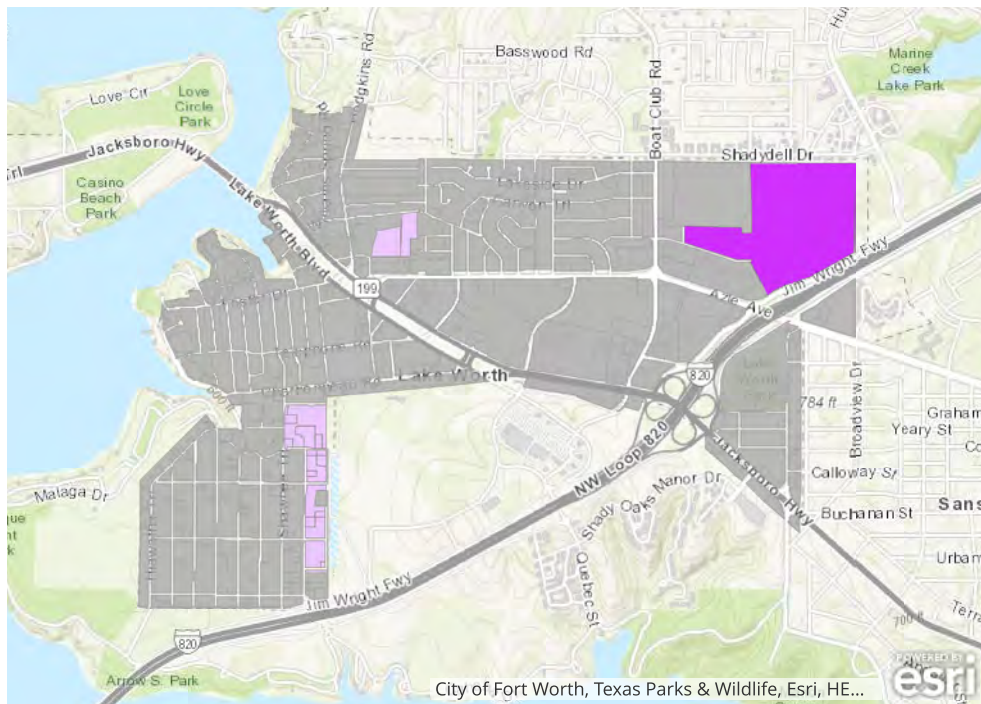
Commercial Use



Typical commercial land uses offer a variety of goods or services to both residents and visitors. Lake Worth commercial uses serve both the local and the regional population through the offering of local businesses and national chains. Future commercial land uses include restaurants, places to shop, entertainment venues, small or large businesses, and professional offices. The 2035 FLUP advocates for expanded commercial uses along specific roads and at strategic intersections - like Azle Avenue and Charbonneau Road. A total of 313.83 acres of commercial land use is shown on the plan. New or expanded commercial areas are outlined below:

- **Charbonneau Road:** (link available only in online story) Commercial uses close to the street, wide sidewalks, street trees, on street parking, and street lights that will create a main street environment.
- **SH 199:** (link available only in online story) 155.70 acres of additional commercial uses will complete and complement the existing business activity available to both local and regional customers.
- **Downtown Core:** (link available only in online story) The downtown core is between Azle Avenue and SH 199. Both infill redevelopment and new development with community gathering spaces, such as a plaza, will assist in creating a sense of place for the community. Aesthetic and functional amenities, such as nautical-themed street lights, will help create promote the community character.
- **Shawnee Trail/Navajo Trail:** (link available only in online story) Almost 8 acres of a new and redeveloped commercial node expands upon business activity that has already located in this area with access to Loop 820.

Industrial



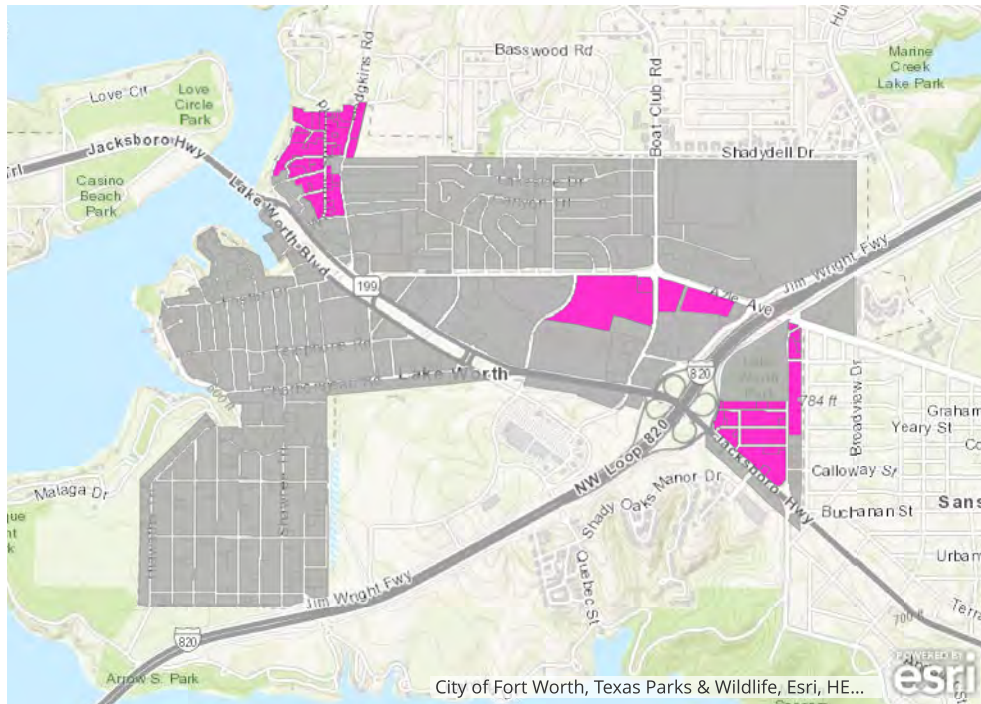
[Industrial](#) (link available only in online story)

Industrial uses continue to be major contributor to the City economy. Ritchie Brothers is the largest industrial use and its operations are highly visible from Loop 820. Situated on larger lots, manufacturing, warehousing and shipping are typical uses in an industrial district. Often operations also include loading docks and parking for trucks and equipment.

[Light Industrial](#) (link available only in online story)

The 2035 FLUP includes a new category of industrial use - Light Industrial, which includes less smaller scale manufacturing uses on smaller lots, such as advertising, packaging and storage. Approximately 42.09 acres of light industrial is designated in two areas on the plan - a new area east of Caddo Trail and expansion of an existing area east of Hodgkins Road. The area east of Caddo Trail is adjacent to the new industrial development in Fort Worth and with easy access to Loop 820. Buildings facades and massing along Caddo Trail need to be appropriately scaled to the residential development across the street. Industrial buildings may be close to the street with a setback similar to that of the planned low-density residential use. In addition, the building mass along Caddo Trail should have a maximum height that matches the single family; however, the buildings may be taller to the rear of the lot adjacent to the City Limits. Parking shall be located behind the buildings, and not permitted along Caddo Trail frontage. However, on-street parallel parking along Caddo Trail may act as a buffer between the residential and industrial uses. In addition, Caddo Trail should be improved with curb and gutter, sidewalks adjacent to the industrial uses, and street trees.

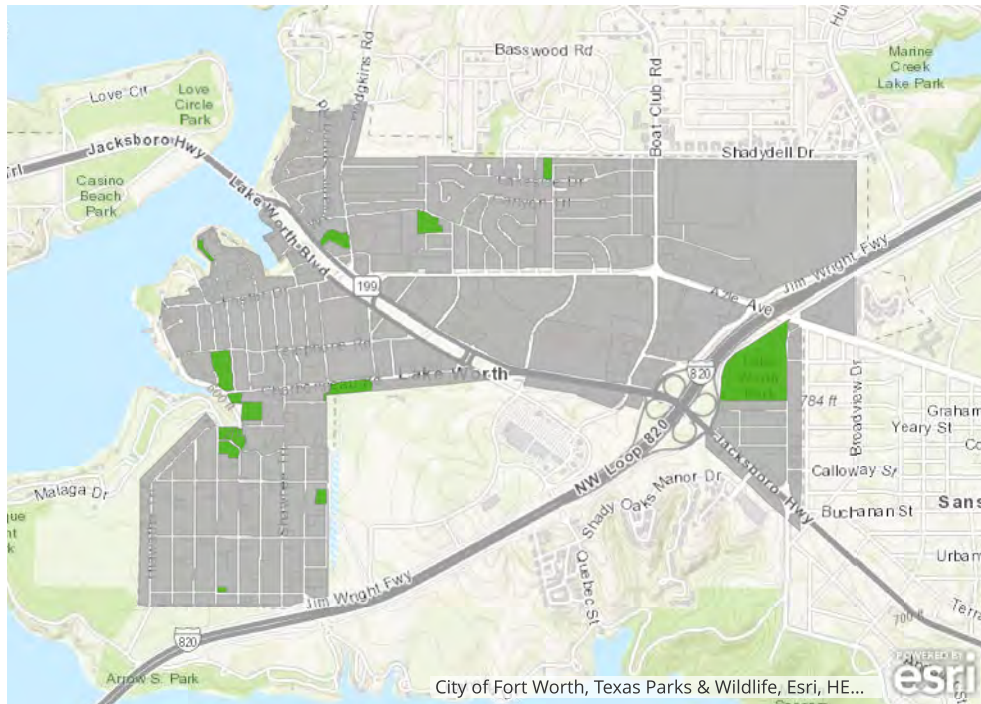
Planned Mixed-Use



There are 3 areas designated for Planned Mixed-Use, each with its own characteristics based on the location within the City and existing adjacent uses. Each Planned Mixed-Use development shall require review and approval by City officials.

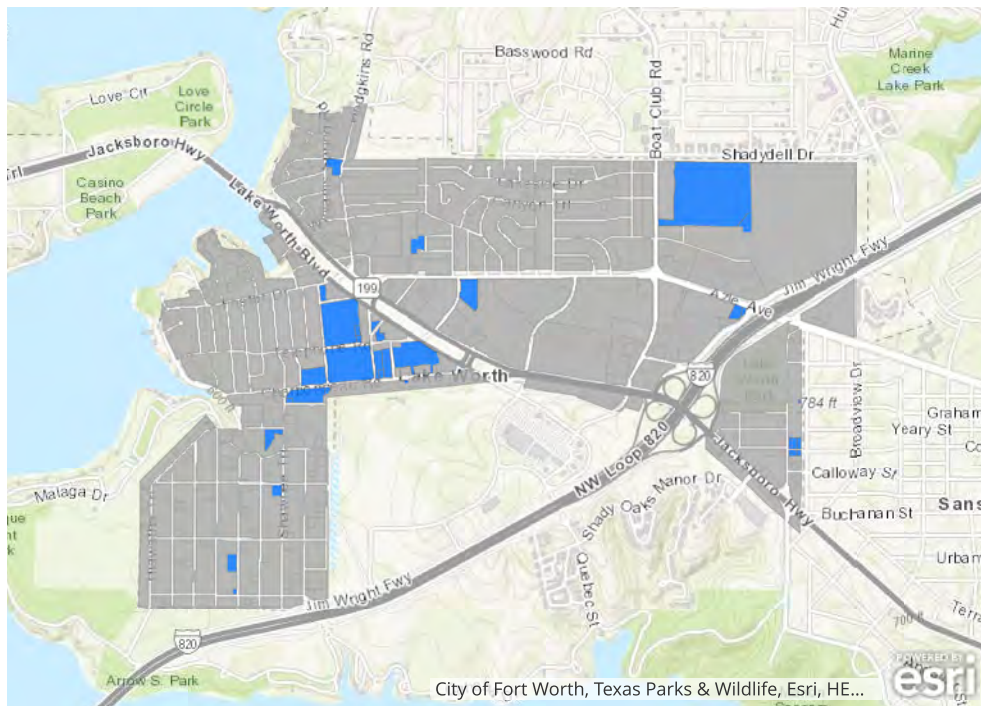
- **Lake View:** (link available only in online story) An area located north of SH 199 and west of Hodgkin Road, the mixture of uses is proposed for low density residential and outdoor recreational and/or entertainment uses. Depending on the height and placement of the structure or use, these activities may enjoy a visual connection to the lake. Vertical mixed-use, including multi-family or hotel uses, are not appropriate for this area under APZ II.
- **Downtown Core:** (link available only in online story) The downtown area could be defined as the area between Azle Avenue and SH 199. A prime location along these major corridors, vertical mixed-use developments may include 5 story buildings with ground floor retail and office or residential above. This area is also suitable for a 7-10 story hotel/convention center.
- **SH 199/Robert's Cut Off:** (link available only in online story) East off Loop 820, the commercial frontage may be improved or redeveloped. Horizontal mixed uses may include a transition of commercial uses along SH 199 and Robert's Cut Off to high density multi-family, senior living facility, or additional commercial activities.

Parks



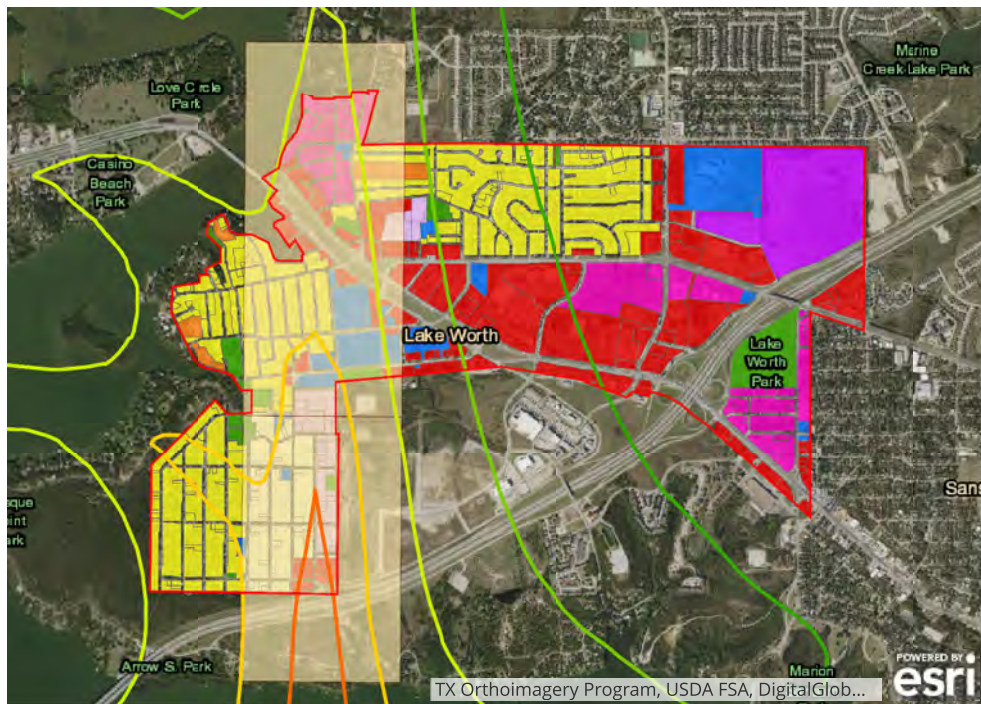
There are 60.29 acres of parks and open space (drainage or floodplain). This plan does not call for the expansion of parkland as there is more than 10 acres of existing and planned parkland per 1,000 persons in the City. This is the national standard promoted by the [National Park and Recreation Association](#), as well as an indicator of community sustainability according to [Housing and Urban Development](#) standards.

Public



The plan shows 103.08 acres of existing and future public uses. Examples of institutional uses include school, libraries, hospitals, community centers, police and fire facilities, cultural centers and churches/places of worship.

Recommendations

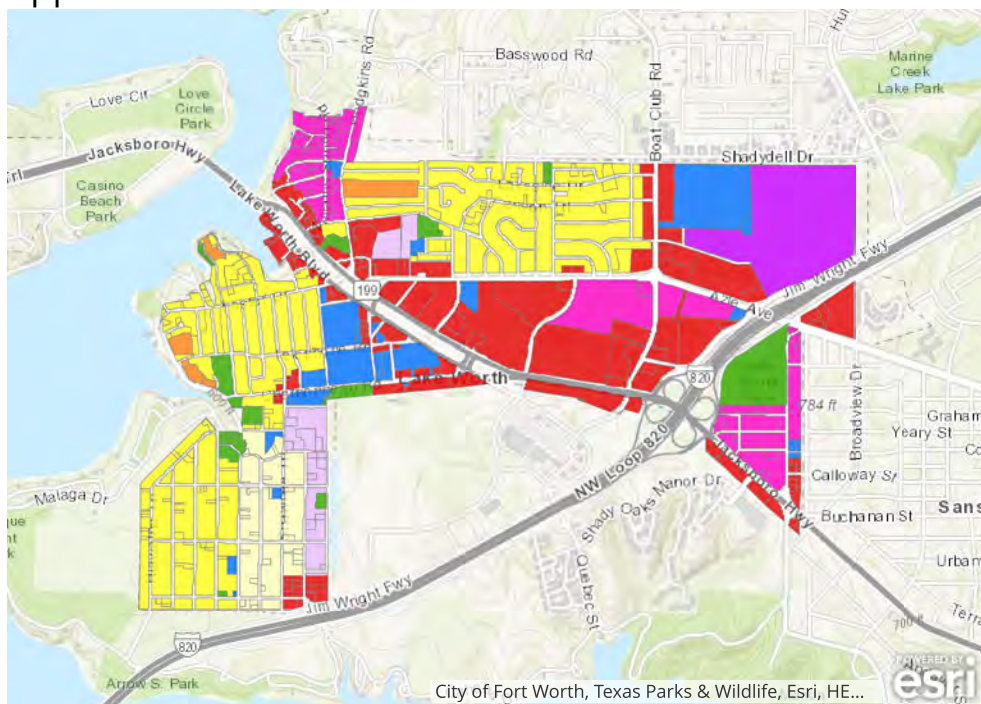


The goal of the plan is three-fold:

- **Sustainability:** The principle of sustainability focuses on maintenance of the existing city economy. Existing commercial activity supports the local residents as well as respondents to the regional market. In turn, the high occupancy of residential uses supports both existing and new commercial activities.
- **Resiliency:** This term correlates to the ability to adapt to the demands of regional growth. It is important for Lake Worth to work with the City of Fort Worth, the NAS FW JRB, and prepare for the construction of the new interchange at Loop 820 and SH 199.
- **Marketability:** Lake Worth should promote itself. Its location at the crossroads of major regional arterials is a prime opportunity for gateway identification which will also act as a reminder of its great community character.

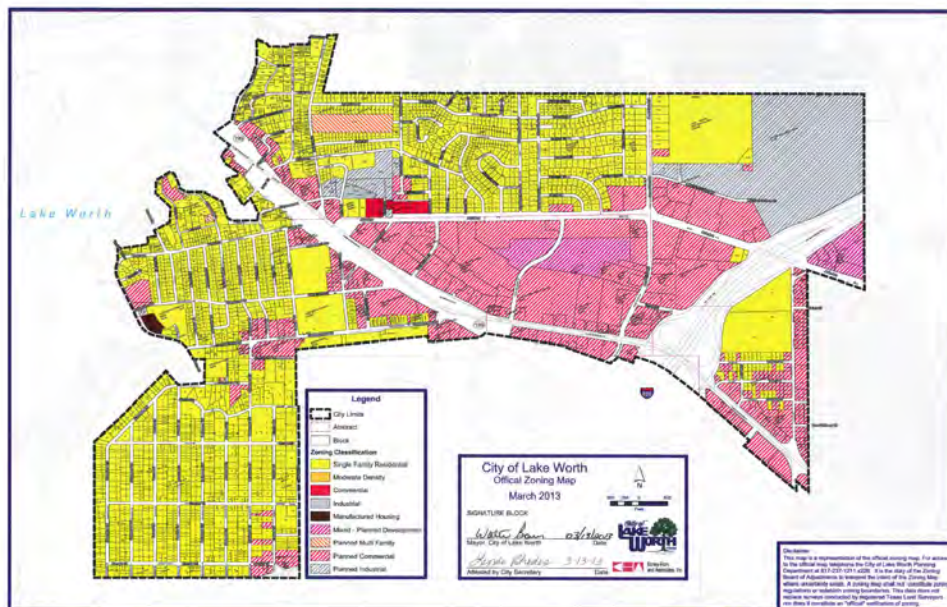
2035 LAKE WORTH COMPREHENSIVE LAND USE PLAN			
Focus Area	Task	Actions	Time Frame
Community	Set up storefront improvement program for existing businesses	Create stakeholder committee. Include fund in annual budget. Create application process.	Near term 2-5 years
	Reduce residential uses in APZs	Revise development regulations to include APZ Overlay District.	Immediate 1-2 years
	Incentivize creation of large residential lots and industrial uses in APZ 1	Revise development regulations, review process, permit requirements	Immediate 1-2 years
	Provide new high density residential options outside of APZs	Revise development regulations	Immediate 1-2 years
	Address AICUZ in building codes	Adopt updated building codes.	Immediate
	Revise development regulations	Revise development regulations	1-2 years
	Establish recycling program	Study costs and benefits; coordinate with local agencies	Near term 2-5 years
	Create walkable mixed-use commercial core between Apple Ave and SH 199	Create small area plan; Revise development regulations, review process, permit requirements	Near term 2-5 years
	Strengthen active transportation connections across SH 199 between City Hall and commercial core	Create small area plan	Near term 2-5 years
	Identify and improve key corridors as Main Streets (i.e. Charbonneau Road)	Based on small area plan	Near term 2-5 years
	Build community gathering location, such as a plaza or outdoor entertainment venue	Based on small area plan. Include in Capital Improvements Program and/or budget	Near term 2-5 years
	Create strategic plan to attract developers and new businesses	Create EDC and create plan based on small area plan	Long term 5-10 years
Natural	Improve facilities at existing city parks, such as shade structures over playground equipment	Incorporate into the Parks Master Plan; Include in Capital Improvement Program	Immediate 1-2 years
	Connect existing city parks with trails and sidewalks	Inventory parks and update plan	Near term 2-5 years
	Develop streetscape aesthetic which promotes natural context	Create stakeholder committee to determine theme for city based on regional location and proximity to lake	Near term 2-5 years
	Create connection to Lake Worth	Coordinate with property owners and FW to acquire lake frontage/shoreline	Long term 5-10 years
Regional	Update 2015 PLMG pedestrian and bicycle plan	Inventory existing facilities. Coordinate with NCTCOG and FW	Near term 2-5 years
	Design and construct large identification signs on Loop 820 and SH 199	Create stakeholder committee to determine design. coordinate with property owners	Near term 2-5 years
	Evaluate PLMG Lake Worth and Jovring Force plans (NCTCOG)	Incorporate action items applicable to Lake Worth and update the Comprehensive Plan	Near term 2-5 years
	Improve intersections on key corridors	Identify and study key intersections; Include in Update of Master Thoroughfare Plan	Near term 2-5 years
	Improve intersection of Nakvay Trail and Loop 820	Study intersection, coordinate with NCTCOG and Fort Worth	Long term 5-10 years

Appendix



Additional Documents related to the Comprehensive Land Use Plan.

Lake Worth Zoning Map: Update to the development regulations, including zoning, is recommended as result of this plan.



Master Utilities Plan: Kimley-Horn is in the process of updating the water and sewer master plan for the City. The link to the adopted plan will be provided when approved by City Council.

www.lakeworthtx.org/page/article/477

Park Master Plan: Kimley-Horn is in the process of updating the park master plan for the City. The link to the adopted plan will be provided when approved by City Council.

www.lakeworthtx.org/page/article/468

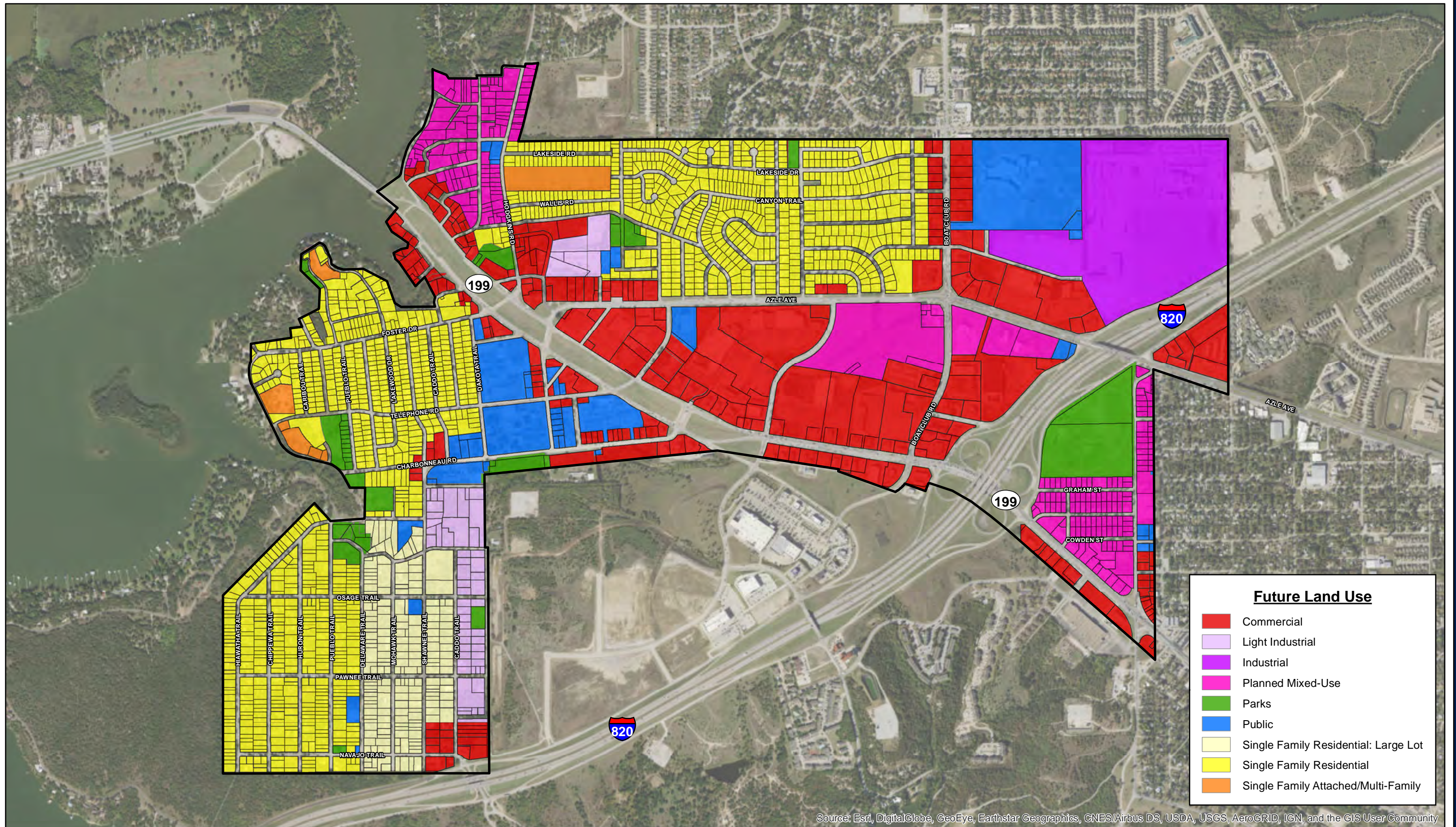
Master Thoroughfare Plan: The plan has not been updated since 2003, and is recommended for an update as a result of the updated Comprehensive Land Use Plan.

Map of the City of Lincoln showing proposed and planned bicycle routes. The map includes a legend with symbols for proposed off-street paths, planned off-street paths, proposed on-street blue lanes, planned on-street blue lanes, proposed signed routes, planned signed routes, existing signed routes, and routes with 400 and 500 foot right-of-way for transportation. It also shows schools, parks, land & business, and city boundaries. The map shows a network of routes connecting various parts of the city, including the downtown area and the airport area.

PLMC | Comprehensive Plan Volume | 55

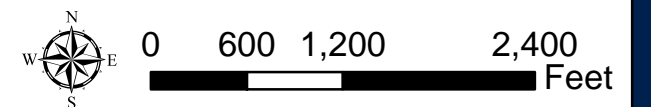
Joint Land Use Study: NCTCOG has worked with the communities and the Naval Air Station FW Joint Reserve Base since 2008. Information can be found at this [link](http://www.nctcog.org/trans/aviation/jlus/JLUS_bkg.asp).
http://www.nctcog.org/trans/aviation/jlus/JLUS_bkg.asp.

2035 LAKE WORTH COMPREHENSIVE LAND USE PLAN			
Focus Area	Task	Actions	Time Frame
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	Address AICUZ in building codes	Adopt updated building codes; Revise development regulations	Immediate 1-2 years
	Establish recycling program	Study costs and benefits; coordinate with local agencies	Near term 2-5 years
	Create walkable mixed-use commercial core between Azle Ave and SH 199	Create small area plan; Revise development regulations, review process, permit regulations	Near term 2-5 years
	Strengthen active transportation connections across SH 199 between City Hall and commercial core	Create small area plan	Near term 2-5 years
	Identify and improve key corridors as Main Streets (i.e. Charbonneau Road)	Based on small area plan	Near term 2-5 years
	Build community gathering location, such as a plaza or outdoor entertainment venue	Based on small area plan; Include in Capital Improvements Program and/or budget	Near term 2-5 years
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	Design and construct large identification signs on Loop 820 and SH 199	Create stakeholder committee to determine design; coordinate with property owners	Near term 2-5 years
	Evaluate PLMC Lake Worth and Joining Forces plans (NCTCOG)	Incorporate action items applicable to Lake Worth and update the Comprehensive Plan	Near term 2-5 years
	Improve intersections on key corridors	Identify and study key intersections; Include in Update of Master Thoroughfare Plan	Near term 2-5 years
	Improve intersection of Navajo Trail and Loop 820	Study intersection; coordinate with NCTCOG and Fort Worth	Long term 5-10 years



City of Lake Worth

Future Land Use



Data Source: NCTCOG, 2015

Lake Worth Planning & Zoning Commission Meeting – March 20, 2018

Agenda Item No. C.2

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ-2018-02, an Ordinance amending Ordinance No. 883, so as to change the zoning designation of an approximately 0.2875 acre tract of land, legally known as Abstract 1552, Tract 2E, Moses Townsend Survey, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.2875 acre tract of land recorded in the deed records of Tarrant County, Texas, from a zoning designation of “PC” – Planned Commercial for the use of a Church to a zoning designation of “PC” – Planned Commercial for the use of General Offices (i.e....Doctor, Dentist, Clinics, Labs, Attorney, Insurance, Translation), Graphic Design and Printing, Retail (i.e. Antiques, Appliances, Dry Goods, Furniture, Food Products), along with an amended site plan approval and by amending the Official Zoning Map to reflect such change. The property to be considered for re-zoning is generally described as a 0.2875 tract of land located 3701 Shawnee Trail, Lake Worth, Texas.

Property Description:

0.2875 acre parcel of property, located at 3701 Shawnee Trail

Property Owner(s):

Shirley Manor, LLC, 9237 Watercress Drive, Fort Worth, Texas 76135

Applicant:

Shirley Manor, LLC, Joe Shirley, 9237 Watercress Drive, Fort Worth, Texas 76135

Engineer/Surveyor:

N/A

Current Zoning:

“PC” – Planned Commercial

Current Use:

“PC” – Planned Commercial for the use and operation of a Church

Proposed Use(s):

“PC” – Planned Commercial for the use and operation use of General Offices (i.e....Doctor, Dentist, Clinics, Labs, Attorney, Insurance, Translation), Graphic Design and Printing, Retail (i.e. Antiques, Appliances, Dry Goods, Furniture, Food Products)

Existing Road(s):

Shawnee Trail & Charbonneau Road

Agenda Item No. C.2

Surrounding Zoning:

North: The property to the north is currently zoned “PC” – Planned Commercial.

South: The property to the south is currently zoned SF-1 Single Family Residential and “PC” – Planned Commercial.

East: The property to the east is currently zoned “PC” – Planned Commercial.

West: The property to the west is currently zoned SF-1 Single Family Residential.

Summary:

Mr. Shirley owns the property at 3701 Shawnee Trail, which is an existing building that has a site plan and land use designation approval for a Church. The church tenant moved out and a new tenant is wanting to occupy the space, so Mr. Shirley is coming back before the P&Z Commission and City Council for approval of different uses for the building, instead of a church.

The original site plan was approved with a variance to the parking stall maneuverability as they don’t meet the requirements of the ordinance, but were preexisting and will remain as is, and for the location/setback for the existing pole sign as it does not meet the current ordinance requirements but will remain as well. The same approvals are being requested for this site plan amendment.

The case was uploaded into the RCC review tool and those comments are included for your review. The consensus is that these uses are a move in the right direction for NAS-JRB compatibility.

Public Input:

On Wednesday, March 7, 2018 as required by State law, the City mailed out twenty (20) letters of Notification for a Public Hearing to all property owners within two hundred (200) feet of the subject site. Notice was also published in the City’s paper of record, the Fort Worth Star Telegram on Friday, March 2, 2018. We have received the following in favor/opposition to the request:

1. FOR – no comment forms received.
2. AGAINST – no comment forms received.

Fiscal Impact:

N/A

Agenda Item No. C.2

Attachments:

1. Ordinance
2. Site Plan/Development Plan Exhibit
3. Application
4. Vicinity Map
5. Public Hearing Notice
6. Public Hearing Notifications (within 200' of subject property)
7. RCC Review Comments

Recommended Motion or Action:

Staff's recommendation is the site plan amendment is at the discretion of the Planning & Zoning Commission and City Council.

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 883, SO AS TO CHANGE THE ZONING DESIGNATION OF APPROXIMETLY 0.2875 ACRES, BEING GENERALLY DESCRIBED AS A 0.2875 ACRE TRACT OF LAND BEING ALL THAT CERTAIN TRACT, ABSTRACT 1552, TRACT 2E, MOSES TOWNSEND SURVEY, LOCATED IN THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "PC" PLANNED COMMERCIAL FOR THE USE OF A CHURCH, TO A ZONING DESIGNATION OF "PC" – PLANNED COMMERCIAL FOR THE USE OF GENERAL OFFICES (I.E....DOCTOR, DENTIST, CLINICS, LABS, ATTORNEY, INSURANCE, TRANSLATION), GRAPHIC DESIGN AND PRINTING, RETAIL (I.E. ANTIQUES, APPLIANCES, DRY GOODS, FURNITURE, FOOD PRODUCTS, ALONG WITH A DEVELOPMENT PLAN AND SITE PLAN AMENDMENT APPROVAL "EXHIBIT A", AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 0.2875 acre tract 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 20, 2018, and by the City Council of the City of Lake Worth on April 10, 2018, 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. 883, 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 883 AMENDED**

Ordinance No. 883, is hereby amended by approving a change to the zoning designation from “PC” – Planned Commercial for the use of a Church to a zoning designation of “PC” – Planned Commercial for the use of General Offices (i.e....Doctor, Dentist, Clinics, Labs, Attorney, Insurance, Translation), Graphic Design and Printing, Retail (i.e. Antiques, Appliances, Dry Goods, Furniture, Food Products), along with a development and site plan approval and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Zoning Case No. PZ-2018-02

Owner: Shirley Manor, LLC
Joe Shirley
9237 Watercress Drive
Fort Worth, Texas 76135

Applicant: Shirley Manor, LLC
Joe Shirley
9237 Watercress Drive
Fort Worth, Texas 76135

Legal Description: Abstract 1552, Tract 2E, Moses Townsend
Survey Lake Worth, Tarrant County, Texas

Property Address: 3701 Shawnee Trail

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of General Offices (i.e....Doctor, Dentist, Clinics, Labs, Attorney, Insurance, Translation), Graphic Design and Printing, Retail (i.e. Antiques, Appliances, Dry Goods, Furniture, Food Products), as more particularly shown on the Site and Development Plan attached hereto as Exhibit "A". The use of the property shall further be subject to the following requirements and limitations:

- A variance to the required maneuvering space for the parking stalls as they do not meet the current zoning ordinance requirements but were preexisting and will remain as is.
- A variance to the pole sign location/set backs as they do not meet the current ordinance requirements but were preexisting and will remain as is.

SECTION 3. COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

The use and development of the property shall be subject to all terms and conditions set forth in the Site and Development Plan attached hereto as Exhibit "A" in addition to all applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Lake Worth, Texas.

SECTION 4. OFFICIAL ZONING MAP AMENDED

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

SECTION 5. CUMULATIVE CLAUSE

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

SECTION 6. PENALTY CLAUSE

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

SECTION 7. SEVERABILITY

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

SECTION 8. SAVINGS

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

SECTION 9. ENGROSSMENT AND ENROLLMENT

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

SECTION 10. PUBLICATION

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

**SECTION 11.
EFFECTIVE DATE**

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

PASSED AND APPROVED this 10th day of April 2018.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

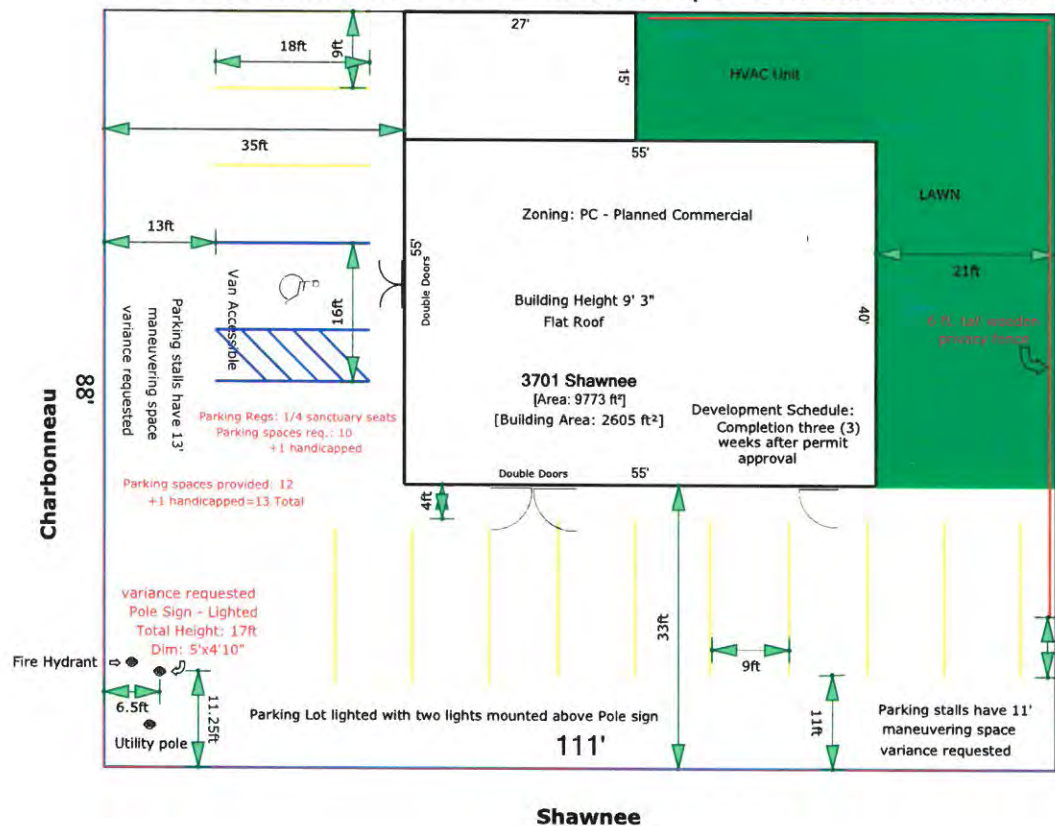
ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

3701 Shawnee Combined Development Site Plan: Lot



Uses: General Offices (i.e....Doctor, Dentist, Clinics, Labs, Attorney, Insurance, Translation), Graphic Design and Printing, Retail (i.e. Antiques, Appliances, Dry Goods, Furniture, Food Products)

14 ft

City of Lake Worth
P & Z Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-237-1211 X 111 Fax 817-237-1333



LAND USE APPLICATION

APPLICANT INFORMATION

Company Name: SHIRLEY MANOR		Contact Person: Joe Shirley	
Address: 9237 WATERCRESS DR.	City: FORT WORTH	State: TX	Zip: 76135
Phone: 817 821 0053	Fax:	Email: livingwater@charter.net	

PROPERTY OWNER INFORMATION

Company Name: Shirley Manor LLC		Contact Person: Joe Shirley	
Address: 9237 Watercress Drive	City: Fort Worth	State: TX	Zip: 76135
Phone: 817-821-0053	Fax:	Email: livingwater@charter.net	

PROPERTY INFORMATION

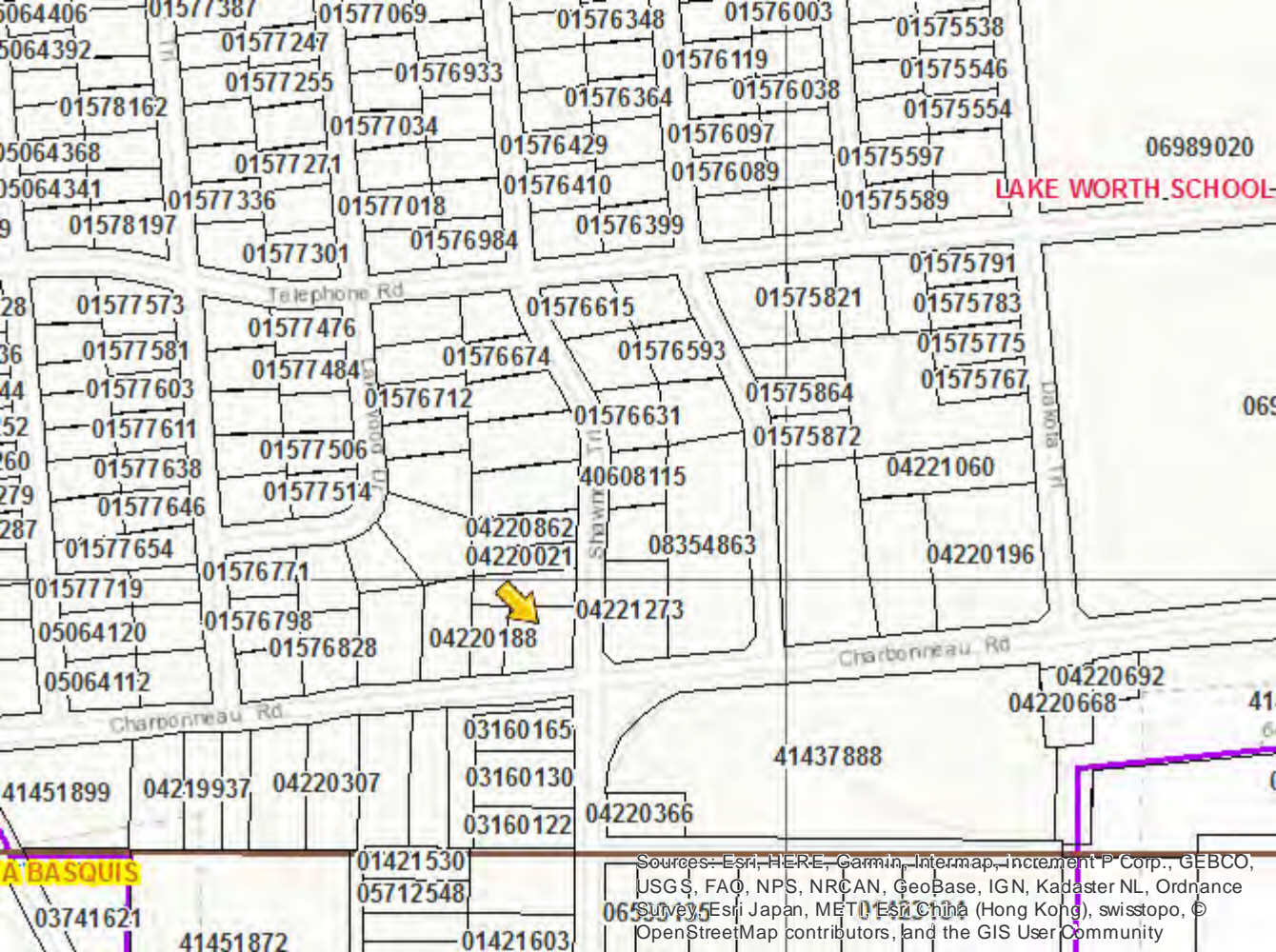
Street Address of Property: 3701 SHAWNEE-TRAIL			
Legal Description: MOSES TOWNSHIP T1552	Block/Abstract:	Lot/Tract: TRACT 2E	Addition/Survey: Moses Townsend Survey
Zoning: PC-Planned Commercial	Land Use Requested: COMMERCIAL / RETAIL ANTIQUES, APPLIANCE, OFFICES, CLINIC / Lab, CAFE GAPHIC DESIGN FOOD PRODUCTS, FURNITURE, AQUAPONICS, DRY GOODS TRANSITION DOCTOR, DENTIST, ATTORNEY OFFICE, PRINTING		

I understand that I must provide four (4) hard copies of a development plan, a copy in electronic format (pdf, tif, etc.), the land use application, and the required fee (verify with P & Z Coordinator). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the P & Z Commission and the City Council for final approval.

Property Owner Signature: Joe D. Shirley	Date: 2-2-2018
Printed Name: Joe D. Shirley	Title: President

OFFICE USE ONLY

Fee: \$ 550.00	Date Paid: 2.2.18	Receipt #: P18-0102
PZ #:	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: 3.20.18	City Council Meeting Date: 4.10.18	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Ordinance #:	Site Plan Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date Approved: <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/>
Any Stipulations? (please attach description)		



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

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

ZONING DISTRICT CHANGE WITH LAND USE DESIGNATION
& SITE PLAN AMENDMENT
PLANNING & ZONING CASE #PZ-2018-02

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a land use designation and site plan amendment. 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 20, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the Planning and Zoning Commission regarding an Ordinance amending Ordinance No. 883, so as to change the zoning designation of an approximately 0.2875 acre tract of land, legally known as Abstract 1552, Tract 2E, Moses Townsend Survey, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.2875 acre tract of land recorded in the deed records of Tarrant County, Texas, from a zoning designation of "PC" – Planned Commercial for the use of a Church to a zoning designation of "PC" – Planned Commercial for the use of General Offices (i.e....Doctor, Dentist, Clinics, Labs, Attorney, Insurance, Translation), Graphic Design and Printing, Retail (i.e. Antiques, Appliances, Dry Goods, Furniture, Food Products), along with an amended site plan approval and by amending the Official Zoning Map to reflect such change. The property to be considered for re-zoning is generally described as a 0.2875 tract of land located 3701 Shawnee Trail, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, April 10, 2018**, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning change for the above listed property. All interested parties are encouraged to attend.

Shirley Manor, LLC
9237 Watercress Drive
Fort Worth, Texas

City of Lake Worth
3805 Adam Grubb
Lake Worth, Texas 76135

Gary Stum
12605 Foster Cir
Azle, Texas 76020

Schwana & Carl W Wallace
7208 Charbonneau
Lake Worth, Texas 76135

Gary M Stum / Cynthia A Stum
12605 Foster Cir
Azle, Texas 76020

William L Cowden Real Est LLC
5760 Popken Drive
Fort Worth, Texas 76114

Phillip E & Leota Morrison
3705 Shawnee Trail
Lake Worth, Texas 76135

Carol Ware
3913 Lakewood Drive
Lake Worth, Texas 76135

Yvonne Rose Drace
3713 Shawnee Trail
Lake Worth, Texas 76135

Jordan Dietzel
7217 Charbonneau
Lake Worth, Texas 76135

Rebecca Arterbury
3717 Shawnee Trail
Lake Worth, Texas 76135

Burton G Howard
7220 Charbonneau
Lake Worth, Texas 76135

Ronald Mark Clements
3628 Watonga St
Fort Worth, Texas 76107

David & Linda K Blackwell
7225 Charbonneau
Lake Worth, Texas 76135

Tina A Green
PO Box 136031
Fort Worth, Texas 76136

Judy Crow
PO Box 150231
Fort Worth, Texas 76108

Eden S Barrera
3812 Lakewood Drive
Lake Worth, Texas 76135

Jacob Thompson
3816 Lakewood Drive
Lake Worth, Texas 76135

RCC Development Review Web Tool - Project Details and Comments

Project Details

Contact Information:

Name	Suzanne Meason
Title/Position	P&Z Administrator
Entity	City of Lake Worth
E-mail	smeason@lakeworthtx.org
Phone	817-255-7922

Project Number: 092

Parcel ID(s): A1552-2E

Project Description: 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 20, 2018, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the Planning and Zoning Commission regarding an Ordinance amending Ordinance No. 883, so as to change the zoning designation of an approximately 0.2875 acre tract of land, legally known as Abstract 1552, Tract 2E, Moses Townsend Survey, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.2875 acre tract of land recorded in the deed records of Tarrant County, Texas, from a zoning designation of ☐PC☐ ☐ Planned Commercial for the use of a Church to a zoning designation of ☐PC☐ ☐ Planned Commercial for the use of General Offices (i.e. ☐ Doctor, Dentist, Clinics, Labs, Attorney, Insurance, Translation), Graphic Design and Printing, Retail (i.e. Antiques, Appliances, Dry Goods, Furniture, Food Products), along with an amended site plan approval and by amending the Official Zoning Map to reflect such change. The property to be considered for re-zoning is generally described as a 0.2875 tract of land located 3701 Shawnee Trail, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, April 10, 2018, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning change for the above listed property. All interested parties are encouraged to attend. The property is an existing building built in 1950 and is not increasing the square footage of the existing building in any way. It falls within the APZ II zone and what appears to be the 70 DB Noise Contour.

Date Submitted: 2/28/2018 4:38:11 PM

Deadline for Comments: 3/7/2018

Comments

Name	Entity	Date	Comment
Mike Branum	NAS Fort Worth, JRB	3/5/2018	This property is located in the 75 dB DNL noise contour of accident potential zone II. The proposed rezoning would be a positive step towards compatible development. The planned commercial <input type="checkbox"/> for activities outlined by city staff, are generally compatible assuming noise reduction measures are implemented. For personal, business, professional, contract, and miscellaneous services, noise level reduction of 30 dB is recommended. As the amended site plan is reviewed, and due to the property's location along the extended approach to the runway, it is recommended that careful consideration be given towards any new signs/obstructions, vegetation that may

			attract birds, and lighting that could impact night time training.
Doug Howard	City of Benbrook	3/6/2018	City of Benbrook staff agree that the proposed rezoning is a positive step towards compatible development, as described.

[CONTACT US](#) | [SITE MAP](#) | [LEGAL](#) | [SYSTEM REQUIREMENTS](#)



North Central Texas Council of Governments | 616 Six Flags Drive P.O. Box 5888 Arlington, TX 76005-5888
Main Operator: (817) 640-3300 | Fax: (817) 640-7806