



**CITY OF LAKE WORTH**

**PLANNING AND ZONING COMMISSION AGENDA**

**3805 ADAM GRUBB  
LAKE WORTH, TEXAS 76135  
TUESDAY, APRIL 18, 2017**

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**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 February 21, 2017 Planning & Zoning meeting.](#)**

**C. PLANNING AND DEVELOPMENT**

**C.1 [Discuss and consider setting all Regular Planning & Zoning Commission meetings for 5:30 p.m.](#)**

**D. PUBLIC HEARINGS**

**D.1 [Public hearing to consider Planning & Zoning Case No. PS17-02, a request by Francisco Ruben Martinez & Ariadna Salas for a replat of Block 32, Lots 1-4 & 9-12, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 32, Lot 1R1, 1R2, 2R1, 2R2, 3R, 4R1, 4R2, 9R1, 9R2, 10R, 11R1, 11R2, 12R1, and 12R2, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas.](#)**

**E. 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.

**F. 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.

**G. 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 Thursday, April 13, 2017 at 4:00 p.m.

\_\_\_\_\_  
Planning & Zoning Administrator

**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.**

**REMOVED FROM  
POSTING BOARD**

Date: \_\_\_\_\_

**Lake Worth Planning and Zoning Commission Meeting – April 18, 2017**

**Agenda Item No. B.1**

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

**ITEM:** Approve minutes of the February 21, 2017 Planning & Zoning 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. February 21, 2017 Planning and Zoning Commission meeting minutes

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the February 21, 2017 Planning and Zoning Commission meeting.

**CITY OF LAKE WORTH**  
**Minutes for**  
**Planning and Zoning Commission (P & Z)**  
**Public Hearing/Regular Meeting**  
**Tuesday, February 21, 2017**  
**6:30 PM ~ Council Chambers**  
**3805 Adam Grubb ~ Lake Worth, Texas**

**1. Call to Order.**

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

**2. Invocation and Pledge of Allegiance.**

Chair Sue Wenger took roll call before the invocation and pledge of allegiance.

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

City staff present were Suzanne Meason, Planning and Zoning Administrator and Barry Barber, Building Official.

**3. Roll Call.**

Chair Sue Wenger gave invocation and attendees recited the Pledge of Allegiance after the roll call.

**4. Consent Agenda.**

**a. Approval of the Planning & Zoning Commission Public Hearing/Regular Meeting Minutes from December 20, 2016.**

Sherrie Kubala-Watkins made a motion, seconded by Jeannie Turley, to approve the consent agenda as presented. All members present voting for; motion passes.

**5. Public Hearing/Action Items:**

*Chair Sue Wenger opened the Public Hearing at 6:31 p.m. and closed the Public Hearing at 6:32 p.m.*

- a. Planning & Zoning Case #PS17-01:** This public hearing is held to consider a request by Frederico Herrera for a replat of Block 1, Lots (South 1/2') 16 & All 17, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 1,

Lot 17R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas. The property is commonly known as 3337 Hiawatha Trail.

There were no persons in the audience wishing to speak in reference to this item. The Chair closed the public hearing and entertained a motion.

Troy Jones made a motion, seconded by Patty Biggers, to approve Planning & Zoning Case #PS17-01 as presented. All members present voting for; motion passes.

**6. Adjourn.**

There being no further business to discuss Chair Sue Wenger adjourned the meeting at 6:33 p.m.

APPROVED:

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Sue Wenger  
Planning and Zoning Chair

ATTEST:

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Suzanne Meason  
Planning & Zoning Administrator

## Lake Worth Planning & Zoning Meeting – April 18, 2017

### Agenda Item No. C.1

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

**Item:** Discuss and consider setting all Regular Planning & Zoning Commission meetings for 5:30 pm.

**Summary:**

Staff has researched the start time for the Planning & Zoning Commission meetings, and cannot locate an officially approved meeting time.

Per Article 14.700, Sec.14.701 (d)(1) of the Lake Worth Code of Ordinances the commission shall designate the time and place of its meetings and shall adopt rules and procedures for the commission. Rules and Procedures will be brought to the commission at a later time.

Staff is requesting meetings starting at 5:30 pm. City Hall will close at 5:00 pm, effective May 1, 2017. Staff can then move right to setting up and preparing for the meeting to start at 5:30 pm.

The change would go into effect the May 16, 2017 meeting allowing ample time to inform applicants of the change and to post the new start time for citizens.

**Fiscal Impact:**

N/A

**Attachments:**

Code Excerpt Sec.14.701

**Recommended Motion or Action:**

Move to approve setting all Regular Planning & Zoning Commission meetings for 5:30 pm., effective April 18, 2017.

**Sec. 14.701 Planning and Zoning Commission**

(a) Creation and Purpose. A planning and zoning commission is hereby created in order to accomplish the following purposes:

- (1) To identify community needs and to advise the city council of the short range effect of these needs on the total development of the city;
- (2) To recommend achievable community goals for long-range planning and development of the city;
- (3) To recommend achievable plans, programs and policies that will aid the entire community in achieving defined goals; and
- (4) To help the public understand the plans, programs and policies adopted by the city council so that concerned citizens can conduct private activities in harmony with these plans, programs and policies.

(1987 Code of Ordinances, Chapter 11, Section 7A)

(b) Membership and Appointment.

- (1) The planning and zoning commission shall be composed of seven (7) qualified electors of the city. The city council will consider for appointment to the commission only those persons who have demonstrated their civic interest, general knowledge of the community, independent judgment, interest in planning and zoning and an availability to prepare for and attend meetings. In addition, all appointees shall have resided in the city for at least two (2) years prior to appointment. It is the intent of the city council that members shall, by reason of diversity of their individual occupation, constitute a commission which is broadly representative of the community. A member of the planning and zoning commission shall not serve simultaneously as a member of the board of adjustment. (Ordinance 953, sec. 1, adopted 12/14/10)
- (2) Upon passage of this article, the city council shall immediately appoint members of the planning and zoning commission. Upon appointment of the new members, all previous appointments to the planning and zoning commission shall become null and void.

(c) Terms of Office. The members of the commission shall be identified by place numbers one (1) through seven (7). Upon initial appointment pursuant to this article, members in the odd-numbered places shall be appointed to serve terms expiring October 1, 1995, and members appointed to the even number places shall serve terms expiring October 1, 1996. Thereafter, the terms of office for said members shall be two (2) years beginning on October 1st of the year of appointment. The odd-numbered places shall expire in the odd-numbered years and the even-numbered places shall expire in the even-numbered years. Commission members may be appointed to succeed themselves. Vacancies shall be filled for the unexpired terms. Newly appointed members shall be installed at the first regular commission meeting after their appointment.

(d) Organization.

- (1) The commission shall hold an organizational meeting in October of each year and shall elect a chairperson and vice-chairperson from among its members. The commission shall meet regularly and shall designate the time and place of its meetings. The commission shall adopt its own rules and

procedures and shall keep a record of its proceedings consistent with the provisions of this article and the requirements of law.

(2) Any member of the commission who misses three consecutive meetings without commission approval shall be deemed to have vacated his commission membership. The city council, upon receiving certification of three consecutive absences, shall fill the vacancy for the expired term. The commission shall enter into its minutes a statement either approving or disapproving a given members' absence. Six disapproved absences in any twelve (12) month period shall be deemed as grounds for removal from said commission by the city council.

(e) Duties and Powers. The planning and zoning commission is hereby charged with the duty and invested with the authority to:

(1) Inspect property and premises at reasonable hours where required in the discharge of its responsibilities under the laws of the State of Texas and the city.

(2) Formulate and recommend to the city council for its adoption a city plan for the orderly growth and development of the city and its environs, and from time to time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the city.

(3) Formulate a zoning plan as may be deemed best to carry out the goals of the city plan and hold public hearings and make recommendations to the city council relating to the creation, implementation and amendment of zoning regulations and districts as provided in Chapter 211 of the Texas Local Government Code and the city charter.

(4) Exercise all the powers of a commission as to approval or disapproval of plans, plats or replats and the vacation of plans, plats and replats as set out in Chapter 212 of the Texas Local Government Code and the city charter.

(5) Study and recommend the location, extension and planning of public rights-of-way, parks or other public places, and the vacating or closing of same.

(6) Study and recommend the general design and location of public buildings, bridges, viaducts, street fixtures and other structures and appurtenances.

(7) Study and recommend the design, alteration, location or relocation of works of art which are, or may become, property of the city.

(8) Initiate, in the name of the city, for consideration at public hearings, all proposals:

(A) for the opening, vacating or closing of public rights-of-way, parks or other public places;

(B) for the original zoning of annexed areas; and

(C) for the change of zoning district boundaries on an area-wide basis. No fee shall be required for the filing of any such proposal in the name of the city.

(9) Formulate and recommend to the city council for its adoption policies and regulations consistent with the adopted city plan governing the location and/or operation of utilities, public facilities and services owned or under the control of the city.

(10) Each October, submit a progress report to the city council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year. The report shall contain for the year attendance records of all members and the identity of commission officers.



- (11) Prepare and recommend to the city council a five year capital improvement plan.
- (12) Prepare and recommend to the city council a city annexation policy and update same periodically.
- (13) At the direction of the city council, study, hold public hearings and submit reports on any topics pertaining to planning, zoning and development that the council deems appropriate.
- (14) Conduct an ongoing assessment program pertaining to the planning, zoning and development ordinances of the city, recommending to the city council all necessary changes and updates to said ordinance.

(f) Meetings and Quorum. A quorum for the conduct of business shall consist of four (4) members of the commission. The members of the commission shall regularly attend meetings, public hearings and work sessions of the commission and shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties. The members shall comply with all statutory time limits and public notice requirements and all meetings of the commission shall be held in compliance with the Texas Open Meetings Act.

(1987 Code of Ordinances, Chapter 11, Section 7A)

## Lake Worth Planning & Zoning Meeting – April 18, 2017

### Agenda Item No. D.1

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

**Item:** Public hearing to consider Planning & Zoning Case No. PS17-02, a request by Francisco Ruben Martinez & Ariadna Salas for a replat of Block 32, Lots 1-4 & 9-12, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 32, Lot 1R1, 1R2, 2R1, 2R2, 3R, 4R1, 4R2, 9R1, 9R2, 10R, 11R1, 11R2, 12R1, and 12R2, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas.

**Property Description:**

3.349 acres of property to be replatted, located on Shawnee Trail, Apache Trail, and Caddo Trail

**Property Owner(s):**

Francisco Ruben Martinez and Ariadna Salas

**Engineer/Surveyor:**

Stevens Land Surveying, PLLC, PO Box 26951, Fort Worth, Texas 76126

**Current Zoning:**

"SF-1" - Single Family Residential

**Proposed Use:**

"SF-1" - Single Family Residential

**Existing Road:**

Shawnee Trail, Apache Trail, and Caddo Trail

**Surrounding Zoning:**

North: The property to the north is currently zoned "SF-1" – Single Family Residential.

South: The property to the north is currently zoned "SF-1" – Single Family Residential.

East: The property to the north is currently zoned "SF-1" – Single Family Residential.

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

**Summary:**

Mr. Martinez purchased lots 1-4 and 9-12 in December 2016 from the estate of Johnny Lee Cross, who still retains lots 5-8. Mr. Martinez wants to take the eight (8) existing platted lots and change up the lot configurations to make fourteen (14) lots.

The City's minimum lot width is sixty foot (60') wide and being at least five thousand (5,000) square foot in area. All Mr. Martinez's lots meet or exceed that requirement, with his smallest lot being 60' x 181.99', for 10,920.1 square feet.

Agenda Item No. D.1

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City utilities (water and sewer) already exist along Shawnee Trail and Caddo Trail. A water line runs along Apache Trail, but a sewer line and manhole must be installed by the developer of the property prior to development.

Mr. Martinez will need to hire a civil engineer to prepare construction documents for the City to review to ensure that the lots will be developed per city standards. Once Mr. Martinez has retained an engineer, City staff will conduct a Development Review Committee (DRC) meeting with all parties to work out the details.

Once construction plans have been reviewed and approved by City staff, the plans along with the replat document will come back to the Planning & Zoning Commission for recommendation of approval.

**Public Input:**

On April 7, 2017, as required by State law, the City mailed out thirty-four (34) 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 March 31, 2017. We have received the following in favor/opposition to the request:

1. In favor – No responses received
2. In opposition – 1 property owner, opposed to the request due to preferring larger lot sizes, less number of lots, and feels it would create increased traffic in the area.

**Fiscal Impact:**

N/A

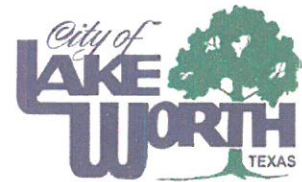
**Attachments:**

1. Replat Application
2. Replat Document
3. General Location Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Returned Public Comment Form(s)

**Recommended Motion or Action:**

Staff forwards this application to the Planning and Zoning Commission with a recommendation to continue the public hearing to May 16, 2017 at (specific time) \_\_\_\_\_ p.m. for Planning & Zoning Case No. PS17-02, so that infrastructure issues may be worked out with the developer.

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



## REPLAT APPLICATION

### PROPERTY OWNER/DEVELOPER INFORMATION

Name: RUBEN MARTINEZ		Contact Person: RUBEN MARTINEZ	
Address: 2924 CADDO TR.	City: FT. WORTH	State: TX	Zip: 76135
Phone: 817 422 4006	Fax: 817 682 224 3415	Email: RUBENMARTINEZ7@AOL.COM	

### ENGINEER/SURVEYOR INFORMATION

Company Name: STEVENS LAND SURVEYING PLLC		Contact Person: ANDY STEVENS	
Address: 107 LARSEN LN. SUITE 300	City: ALEDO	State: TX	Zip: 76008
Phone: 817 696 9775	Fax:	Email: A STEVENS 5395@SBCGLOBAL.NET	

FIRM # 10194023 PROPERTY INFORMATION

Current Legal Description	Block/Abstract: 32	Lot/Tract: 1-49-12	Addition/Survey: INDIAN OAKS
Current Zoning: SF-1 Single Family Residential	Will a Zoning Change be requested? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
If Zoning Change requested what will be proposed zoning? NA	Type of Development being proposed? <input checked="" type="checkbox"/> SF <input type="checkbox"/> MF <input type="checkbox"/> C <input type="checkbox"/> I <input type="checkbox"/> Other		
Proposed Legal Description:	Block/Abstract: 32	Lot/Tract: 1-49-12	Addition/Survey: INDIAN OAKS
Any Ordinance Waivers/ Variance Requests? (provide letter of request(s)) <input type="checkbox"/> YES <input type="checkbox"/> NO	Easement Required? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Total number of acres in plat? 3.349	Total numbers of parcels in plat? 14		

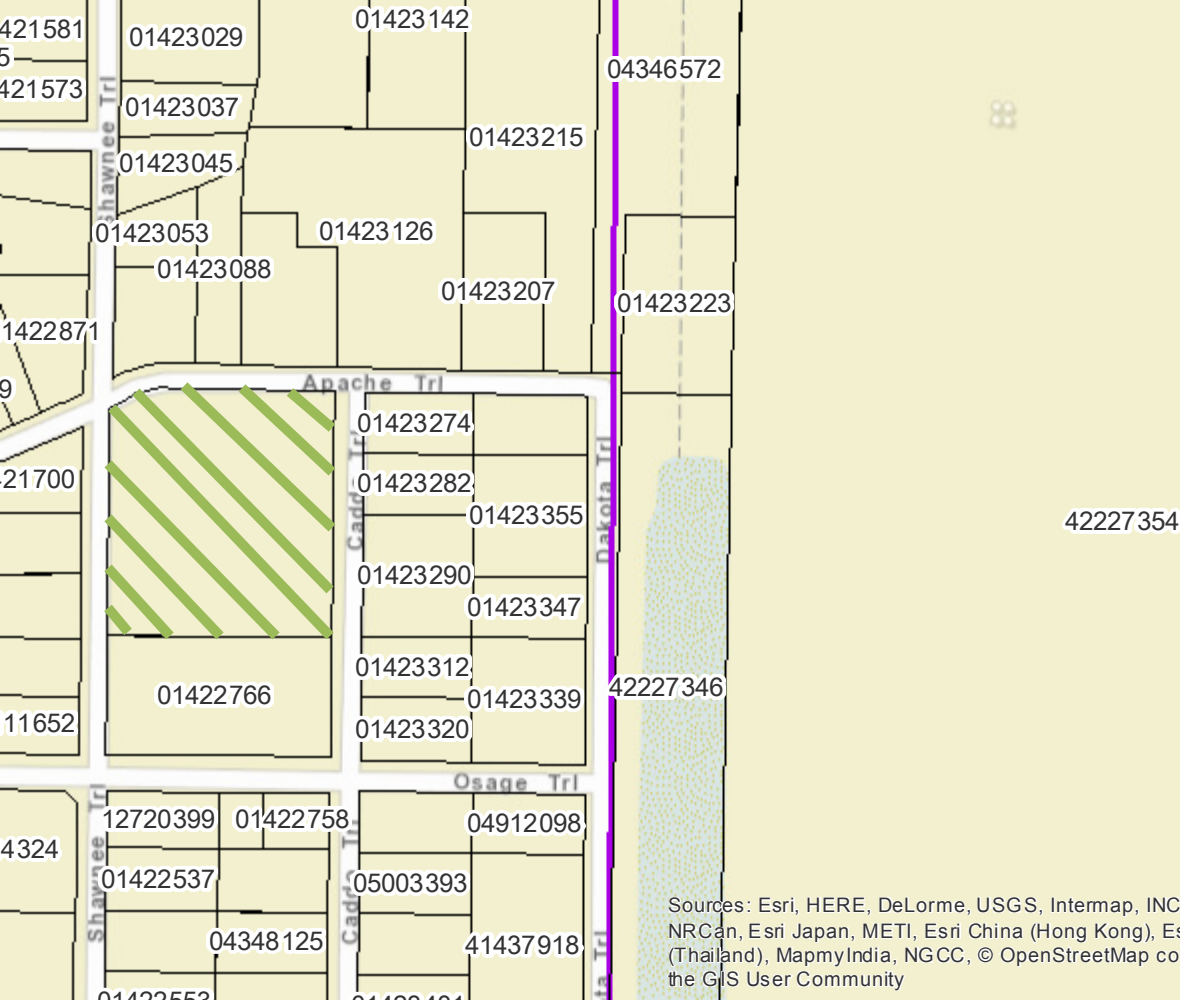
I understand that I must provide eight (8) folded hard copies of the plat (18" x 24"), a copy in electronic format (pdf, tif, etc.), the preliminary/final plat application, and the required fee (verify with P & Z Coordinator). I hereby certify that the information provided in this application is true 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: <i>[Signature]</i>	Date: 2/24/17
Printed Name: Francisco Ruben Martinez	Title: Owner

### OFFICE USE ONLY

Fee: 490.00	Date Paid: 2-27-17	Receipt #: P17-0159
PZ #: P17-02	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: 4-18-17	City Council Meeting Date: 5-9-17	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Plat 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"/>	Date Plat Filed: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Instrument #:		





Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



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

**REPLAT REQUEST**

<b>Case Number:</b>	PS17-02
<b>Applicant:</b>	Francisco Ruben Martinez & Ariadna Salas
<b>Location:</b>	Corner of Shawnee Trail/Apache Trail/Caddo Trail
<b>Current Property Description:</b>	Block 32, Lots 1-4 & 9-12, Indian Oaks Subdivision
<b>Proposed Property Description:</b>	Block 32, Lot 1R1, 1R2, 2R1, 2R2, 3R, 4R1, 4R2, 9R1, 9R2, 10R, 11R1, 11R2, 12R1, and 12R2, Indian Oaks Subdivision

These public hearings are held to consider a request by Francisco Ruben Martinez & Ariadna Salas for a replat of Block 32, Lots 1-4 & 9-12, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 32, Lot 1R1, 1R2, 2R1, 2R2, 3R, 4R1, 4R2, 9R1, 9R2, 10R, 11R1, 11R2, 12R1, and 12R2 Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas.

**Planning and Zoning Commission Meeting:** Tuesday, April 18, 2017 at 6:30 pm

**City Council Meeting:** Tuesday, May 9, 2017 at 6:30 pm

**Public Hearing(s) held at the following location:** Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135

This notice has been sent to all owners of real property within 200 feet of the request/proposed change as such ownership appears on the last approved city tax roll. Action by the Planning & Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. If the Commission recommends denial, a three-fourths majority vote by the City Council shall be required for approval. Zoning districts, amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the replat request. If you wish to have your opinions made a part of the public record, please complete a public comment form and return it prior to **Wednesday, April 12, 2017**. Please print your name, address of the property you own and the tax account number (if applicable) on the form and return it to the following address: Planning & Zoning Department, Suzanne Meason, 3805 Adam Grubb, Lake Worth, Texas 76135.

The application is on file for public examination in the Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135. For additional information, please contact the Planning & Zoning Department at 817-237-1211 x 111 or [smeason@lakeworthtx.org](mailto:smeason@lakeworthtx.org). Please reference the case number when requesting information.

(Replat Plan On Reverse)

Fransisco Ruben Martinez  
Ariadna Salas  
2924 Caddo Trail  
Lake Worth, Texas 76135

Brown Trust  
Joel Garcia  
3232 Shawnee Trail  
Lake Worth, Texas 76135

Indian Oaks Primitive  
Primitive Baptist Church  
3229 Shawnee Trail  
Lake Worth, Texas 76135

Ruben Marquez  
Karla De La Garza  
3312 Mohawk Trail  
Lake Worth, Texas 76135

Nola Stewart Estate  
3324 Mohawk Trail  
Lake Worth, Texas 76135

Norberto Iracheta  
3307 Shawnee Trail  
Lake Worth, Texas 76135

Stephen J Lyons  
3300 Mohawk Trail  
Lake Worth, Texas 76135

Harvest Land Company Inc  
2390 Tower Dr  
Monroe, LA 71201

Norberto Iracheta  
Vir Iracheta  
3307 Shawnee Trail  
Lake Worth, Texas 76135

Donald R Bownds  
Cheri D Bownds  
3307 Shawnee Trail  
Lake Worth, Texas 76135

Ramon Aldaba  
Berth Aldaba Villegas  
PO Box 4701  
Fort Worth, Texas 76164

Virginia Haars  
3329 Shawnee Trail  
Lake Worth, Texas 76135

Johnny Lee Cross Estate  
7108 Osage Trail  
Lake Worth, Texas 76135

Carol Ware  
3913 Lakewood Drive  
Lake Worth, Texas 76135

Charles R Campbell  
Nancy Campbell  
3237 Caddo Trail  
Lake Worth, Texas 76135

Kenneth Lee Keating  
3236 Caddo Trail  
Lake Worth, Texas 76135

Cheryl Rena Hope  
3300 Caddo Trail  
Lake Worth, Texas 76135

Alma R Pedraza  
Alfonso Pedraza  
6512 Lakeside Cove  
Lake Worth, Texas 76135

John F Levingston  
8924 Kirk Lane  
North Richland Hills, Texas  
76182

Matthew Darryl Campbell  
3332 Caddo Trail  
Lake Worth, Texas 76135

Charles K Logan Estate  
Attn: Allen Logan  
3340 Caddo Trail  
Lake Worth, Texas 76135

Barbara J Harris  
3301 Dakota Trail  
Lake Worth, Texas 76135

Robert Edwards  
7475 Red Bud Lane  
Fort Worth, Texas 76135

Elizabeth Mayfield  
Anderson  
7932 Kay Lea Dawn Court  
Fort Worth, Texas 76135

Joyce Lee Stubblefield  
3333 Dakota Trail  
Lake Worth, Texas 76135

Troy D Jones  
7004 Apache Trail  
Lake Worth, Texas 76135

Troy D Jones  
Betty Jones  
7004 Apache Trail  
Lake Worth, Texas 76135

Lenny Paul Walker  
7104 Apache Trail  
Lake Worth, Texas 76135

Frank Dale Roberts  
PO Box 137553  
Fort Worth, Texas 76136

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



Benjamin E Morris  
7216 Apache Trail  
Lake Worth, Texas 76135

Patricia Fay  
7208 Apache Trail  
Lake Worth, Texas 76135

Don Vess  
7200 Apache Trail  
Lake Worth, Texas 76135

Donald W Vess  
Terry K Vess  
7200 Apache Trail  
Lake Worth, Texas 76135

**From:** Cheryl Hope  
**To:** [Suzanne Meason](#)  
**Subject:** Case Number PS17-02 Replat Request  
**Date:** Wednesday, April 12, 2017 1:30:31 PM

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From: Cheryl Hope  
3300 Caddo Trail  
Lake Worth, TX 76135  
(817) 223-3980

I am **AGAINST** the proposed zoning case for Indian Oaks  
Subdivision Block 32, Lots 1-4 & 9-12, Lake Worth, TX 76135.

Comments:

One reason to relocate from North Richland Hills, TX to this area was the larger lots sizes. Blocks 25, 26, 27, 30, 31, 32, 33, 34, 35, 36 & 37 out of approximately thirty in this immediate area hold the last remaining large lots. In case PS17-02, the land has been resident/building free many years. Leaving this land platted into (8) eight residential lots would be preferable.

For several months there's been increased traffic (speeding cars & stop sign runners). I'm guessing it's individuals looking for a shortcut around Lake Worth Blvd. on their journey to Azle, Springtown & beyond only to discover this section of Caddo dead ends into Apache. Also, exiting at Navajo/Cahoba from WB Loop 820 is getting dicey as motorists traveling the access road don't yield nor pay attention that cross traffic doesn't stop.

With the apartments coming by Lowe's, more restaurants & businesses traffic congestion problems won't improve and then you have the transient element with active construction (Cheddar's, apartments and so on). I believe most of that construction is in Fort Worth's city limits. We Worthians will get benefit but also some problems. We've had several homeless persons wandering through looking for temporary work and a place to camp out.

We have multiple renters in the area and when landlords don't require good neighbor etiquette from their tenants you introduce a multitude of problems, i.e., increase of loose & stray dogs, loud (boom boxing, window rattling) music from homes & passing cars, family fights, etc... Oh well, suppose that comes from homeowners as well.

Don't forget we sit directly under the fighter jets & C130's flight path. They fly directly over my home and continue up Caddo - I was aware before moving and accept.

Obviously I'm pointing out issues in an attempt to sway the zoning decision makers to consider those homeowners already existing in this area. We're actually a decent neighborhood but doubling to a fifteen (15) residence platting instead of remaining at eight (8) in a one block area is just not desirable or beneficial.

Thanks for listening.

Cheryl Hope