

## CITY OF LAKE WORTH

### PLANNING AND ZONING COMMISSION AGENDA

3805 ADAM GRUBB  
LAKE WORTH, TEXAS 76135  
TUESDAY, MAY 21, 2019

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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 March 19, 2019 Planning & Zoning Commission meeting.](#)

#### C. PUBLIC HEARINGS

##### C.1 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-07, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 0.893-acre parcel of land, legally known as Block 1, Lot 7R, Ritchie Brothers Addition, which is generally described as 4104 Boat Club Road, Lake Worth, Tarrant County, Texas.](#)

##### C.2 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-08, a proposed preliminary plat being all of a 3.02-acre tract of land legally known as Abstract 188, Tract\(s\) 2R4, 2FFFF, 2TT01, 2EEEE, 2GGGG, 2LLLL, 2ZZ, 2JJJ, 2BB, 2EEE, 2DD, 2N, 2NNN, 2HH, John Breeding Survey of the records of Tarrant County, Texas. The](#)

proposed preliminary plat's new legal description will be Block 1, Lot 1, Lake Worth Baptist Church Addition, which is generally described as 4421, 4425, 4429, 4433, and 4447 Hodgkins Road and 4400, 4416, 4428, 4440 and 4448 Williams Spring Road currently and will become 4445 Hodgkins Road, Lake Worth, Tarrant County, Texas after platting.

- C.3 Public Hearing to consider Planning & Zoning Case No. PZ-2019-09, a proposed final plat being all of a 3.02-acre tract of land legally known as Abstract 188, Tract(s) 2R4, 2FFFF, 2TT01, 2EEEE, 2GGGG, 2LLLL, 2ZZ, 2JJJ, 2BB, 2EEE, 2DD, 2N, 2NNN, 2HH, John Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Lake Worth Baptist Church Addition, which is generally described as 4421, 4425, 4429, 4433, and 4447 Hodgkins Road and 4400, 4416, 4428, 4440 and 4448 Williams Spring Road currently and will become 4445 Hodgkins Road, Lake Worth, Tarrant County, Texas after platting.
- C.4 Public Hearing to consider Planning & Zoning Case No. PZ-2019-10, a proposed replat being all of a 0.417-acre parcel of land known as Block 20, Lots 21 and 22, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 20, Lot(s) 21R and 22R, Indian Oaks Subdivision, which is generally described as 7308 Navajo Trail currently and will become 7304 Navajo Trail (Lot 22R) and 7308 Navajo Trail (Lot 21R), Lake Worth, Tarrant County, Texas.
- C.5 Public Hearing to consider Planning & Zoning Case No. PZ-2019-11, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a zoning district change from SF1-Single Family Residential to PC-Planned Commercial, a land use designation and development plan approval of an approximately 0.922-acre tract of land, legally known as Abstract 188, Tract(s) 2FF01, 2FF02, 2RRRR, and 2WW, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 0.922-acre tract of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property is generally described as 4300 Williams Spring Road, Lake Worth, Tarrant County, Texas.

- C.6 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-12, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a site plan approval of an approximately 0.922-acre tract of land, legally known as Abstract 188, Tract\(s\) 2FF01, 2FF02, 2RRRR, and 2WW, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 0.922-acre tract of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property is generally described as 4300 Williams Spring Road, Lake Worth, Tarrant County, Texas.](#)
- C.7 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-13, a proposed preliminary plat being all of a .20-acre tract of land legally known as Abstract 1552, Tract 2CC, Moses Townsend Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 6, Lot 22, Lake Worth Heights Addition, which is generally described as 3709 Shawnee Trail, Lake Worth, Tarrant County, Texas.](#)
- C.8 [Public Hearing to consider Planning & Zoning Case No. PZ-2019-14, a proposed final plat being all of a .20-acre tract of land legally known as Abstract 1552, Tract 2CC, Moses Townsend Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 6, Lot 22, Lake Worth Heights Addition, which is generally described as 3709 Shawnee Trail, Lake Worth, Tarrant County, 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.

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

**E. 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, May 17, 2019 at 7:15 pm.**

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Suzanne Meason  
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.**

**Lake Worth Planning and Zoning Commission Meeting – May 21, 2019**

**Agenda Item No. B.1**

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

**ITEM:** Approve minutes of the March 19, 2019 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. March 19, 2019 Planning and Zoning Commission meeting minutes

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the March 19, 2019 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, MARCH 19, 2019**

**REGULAR MEETING: 6:30 PM**

**A. CALL TO ORDER.**

Chair Sherrie Kubala-Watkins called the Planning & Zoning Commission meeting to order at 6:30 p.m.

**A.1 ROLL CALL.**

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

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

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

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE FEBRUARY 19, 2019 PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**COMMISSIONER PATTY BIGGERS MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO APPROVE THE MINUTES OF THE FEBRUARY 19, 2019 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.**

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

**C. PUBLIC HEARINGS**

- C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-02, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT AND SITE PLAN APPROVAL OF AN APPROXIMATELY 0.940-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK B, LOT 1, NORTHWEST REGIONAL MALL ADDITION, LAKE WORTH, TARRANT COUNTY, TEXAS. PROPERTY IS COMMONLY KNOWN AS 6401 LAKE WORTH BLVD.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:32 pm.

Ms. Meason presented the case to the Commission. She advised that the existing business Braum's wants to expand and remodel the existing site and they have never had a site plan approved, so they are asking for approval now.

Helen Pacione, Director of Real Estate for Braum's Ice Cream was present to answer questions.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:35 pm and called for a motion.

**COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER JEANIE TURLEY, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-02 AS PRESENTED.**

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

- C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-03, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT AND SITE PLAN APPROVAL OF AN APPROXIMATELY 1.1019-ACRE PARCEL OF LAND, LEGALLY KNOWN AS LOT 3F, GARY ADDITION – LAKE WORTH, LAKE WORTH, TARRANT COUNTY, TEXAS. PROPERTY IS COMMONLY KNOWN AS 3925 TELEPHONE ROAD.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:36 pm.

Ms. Meason presented the case to the Commission. This is a request by the shopping center located at 3925 Telephone Road for approval of a list of uses and a site plan at the location as one has never been approved.

Lane Cowden, property owner was present to answer any questions.

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

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-03 AS PRESENTED.**

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

**C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-04, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT AND SITE PLAN APPROVAL OF AN APPROXIMATELY 0.530-ACRE TRACTS OF LAND, LEGALLY KNOWN AS ABSTRACT 1786, TRACT(S) 2C & 2L, J C DONALSON SURVEY, LAKE WORTH, TARRANT COUNTY, TEXAS. PROPERTY IS COMMONLY KNOWN AS 3514 ROBERTS CUT OFF ROAD.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:39 pm.

Ms. Meason presented the case to the Commission. The shopping center located at 3514 Roberts Cut Off Road does not have approved land uses or a site plan on record, so they are requesting that at this time due to a new tenant at the location.

Joy Ramage, property owner was present to answer any questions.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:41 pm and called for a motion.

**COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY DIANE SMITH, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-04 AS PRESENTED.**

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

**C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-05, A PROPOSED REPLAT BEING ALL OF A 0.66-ACRE PARCEL OF LAND KNOWN AS BLOCK 2, LOT 7, HODGKINS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 2, LOT(S) 7R-1, 7R-2 AND 7R-3, HODGKINS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 7009 ALICE ROAD CURRENTLY AND WILL BECOME 7009 ALICE (LOT 7R-1), 7013 ALICE ROAD (LOT 7R-2), AND 7017 ALICE ROAD (LOT 7R-3), LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:42 pm.

Ms. Meason presented the case to the Commission. She advised that this was a replat of a large lot on Alice Road into three (3) smaller lots. The replat meets all the state and local requirements for platting.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:44 pm and called for a motion.

**COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-05 AS PRESENTED.**

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

**C.5 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-06, A PROPOSED REPLAT BEING ALL OF A 0.41-ACRE PARCEL OF LAND KNOWN AS BLOCK 9, LOTS 21 AND 22, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 9, LOT(S) 21R AND 22R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 2901 HURON TRAIL CURRENTLY AND WILL BECOME 2901 HURON TRAIL (LOT 22R) AND 7600 NAVAJO TRAIL (LOT 21R), LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:45 pm.

Ms. Meason presented the case to the Commission. This is a replat of two lots in the Indian Oaks Subdivision, in which the property owner wishes to reconfigure the properties. The replat meets all the requirements for platting.

Sue Harenchar, property owner was present for any questions.

There being no one in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:47 pm and called for a motion.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-06 AS PRESENTED.**

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

**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.

There were no items listed in Executive Session.

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

There were no items listed in Executive Session.

**F. ADJOURNMENT**

Chair Sherrie Kubala-Watkins adjourned the meeting at 6:48 p.m.

**APPROVED:**

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Sherrie Kubala Watkins, Chair  
Planning & Zoning Commission

**ATTEST:**

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Suzanne Meason  
Planning & Zoning Administrator

## Lake Worth Planning & Zoning Commission Meeting – May 21, 2019

### Agenda Item No. C.1

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-07, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 0.940-acre parcel of land, legally known as Block 1, Lot 7R, Ritchie Brothers Addition, which is generally described as 4104 Boat Club Road, Lake Worth, Tarrant County, Texas.

**Property Description:**

0.893-acre parcel(s) of land, 4104 Boat Club Road

**Property Owner(s):**

Lake Worth 7R, LLC, PO Box 93898, Southlake, Texas 76092

**Applicant:**

Take 5 Properties, SPV, 440 S. Church Street, #700, Charlotte, NC 28202

**Engineer/Architect/Surveyor:**

John Ridington, 4560 West 34<sup>th</sup> Street, Suite H, Houston, Texas 77092

**Current Zoning:**

“PC” – Planned Commercial

**Current Use(s):**

Vacant Land

**Proposed Use(s):**

Motor Vehicle Service

**Existing Road(s):**

Boat Club Road

**Surrounding Zoning:**

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

South: The property to the south is currently zoned “PC”-Planned Commercial.

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

West: The property to the west is currently zoned “PC”-Planned Commercial.

**Agenda Item No. C.1**

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**Summary:**

Mr. Keith Mohammed is requesting a Take 5 Oil Change Service be approved for the vacant lot at 4104 Boat Club Road. This is the property between the Sport Therapy building and the old Capital One Bank building.

Staff has reviewed the site plan and finds it to comply with all city requirements and it is ready to be heard by the Planning & Zoning Commission, for recommendation to the City Council.

**Public Input:**

On Tuesday, May 10, 2019 as required by State law, the City mailed out nine (9) 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, May 3, 2019. Staff had received the following in favor/opposition to the request as of packet preparation date:

1. FOR – 1 (see attached public comment form)
2. AGAINST – none

**Fiscal Impact:**

N/A

**Attachments:**

1. Ordinance
2. Site Plan Exhibit
3. Development Application/Owner Authorization Form
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Vicinity Map
7. Returned Public Comment Form

**Recommended Motion or Action:**

Staff's recommendation is that land use and development/site plans are at the discretion of the Planning & Zoning Commission and City Council.

## **ORDINANCE # XXXX**

**AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT AND SITE PLAN APPROVAL OF AN APPROXIMATELY 0.893-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 7R, RITCHIE BROTHERS ADDITION, BEING THAT ALL OF THE CERTAIN CALLED 0.893-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 0.893-ACRE PARCEL OF LAND LOCATED 4104 BOAT CLUB ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE, ALONG WITH A DEVELOPMENT PLAN AND SITE PLAN 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 0.893-acre parcel of land located in Lake Worth, Texas,

has initiated an application on the hereinafter described property for a land use designation and development and site plan approval; and

**WHEREAS**, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on May 21, 2019, and by the City Council of the City of Lake Worth on June 11, 2019, 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. 500, 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 500 AMENDED**

Ordinance No. 500 is hereby amended by approving a land use designation as “PC” – Planned Commercial for the use of a Motor Vehicle Service Shop, 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:

**Planning & Zoning Case No. PZ-2019-07**

Owner: Lake Worth Lot 7R LLC  
PO Box 93898  
Southlake, Texas 76092

Applicant: Take 5 Properties, SPV  
440 S Church Street #700  
Charlotte, NC 28202

Legal Description: Block 1, Lot 7R, Ritchie Brothers Addition  
Lake Worth, Tarrant County, Texas

Property Address: 4104 Boat Club Road

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of a Motor Vehicle  
Service Shop, as more particularly shown on the  
Development and Site Plan attached hereto as  
Exhibit "A".

**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 Development and Site 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** on the 11th day of June, 2019.

**CITY OF LAKE WORTH**

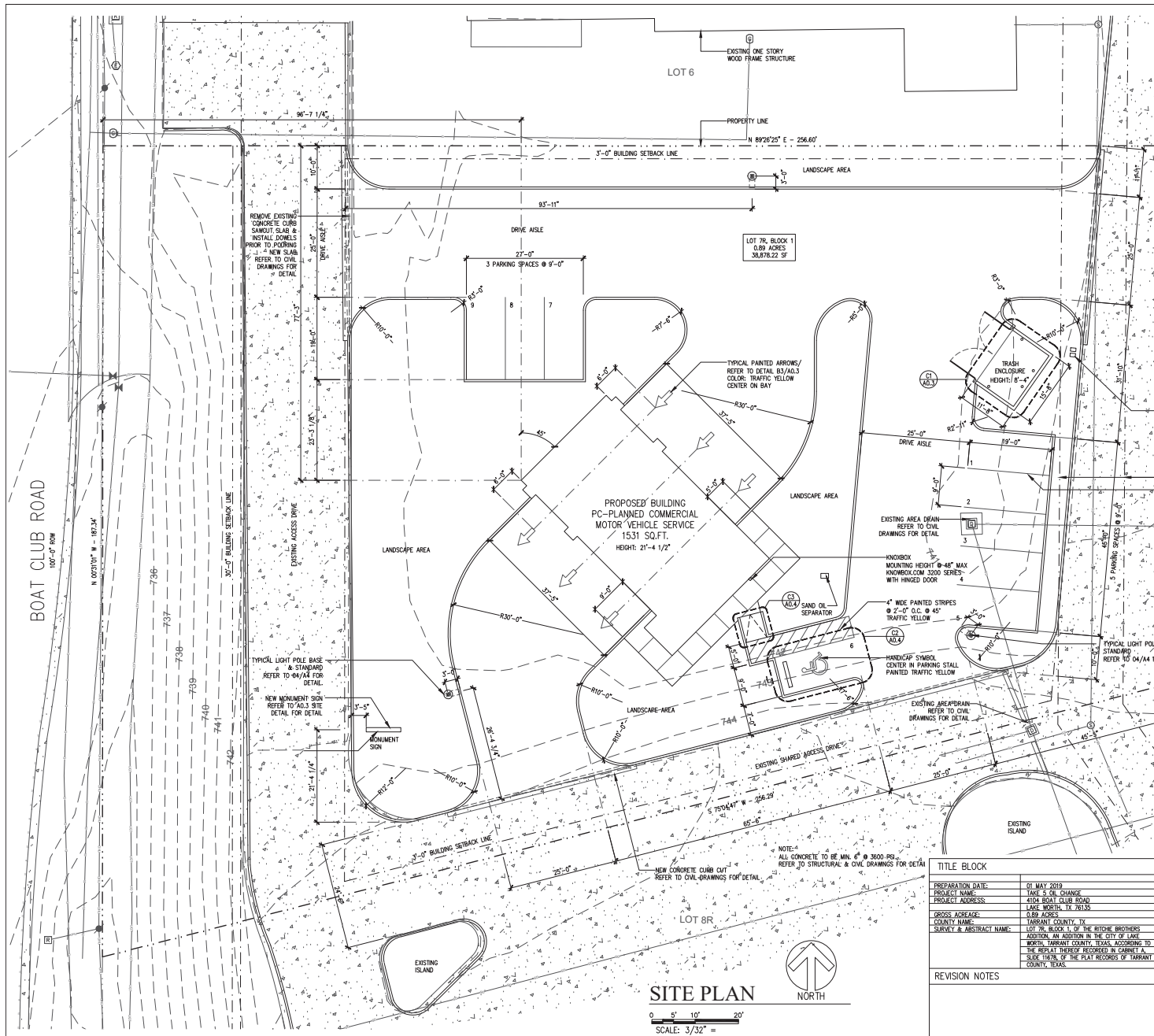
By: \_\_\_\_\_  
Walter Bowen, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Drew Larkin, City Attorney



LEGAL DESCRIPTION:  
LOT 7R - LAKE WORTH MARKETPLACE  
BLOCK 1  
0.89 ACRES - 38,678.22 SQ.FT.

OWNER:  
KEITH MOHAMMED  
832 814 5946  
2450 SEVEN AVE. STE. 308  
METairie, LA 70001

CIVIL ENGINEER:  
KEITH MOHAMMED/TAKE5OILCHANGE.COM  
K.C. UNITED, INC.  
6181 SAWY ST., STE. 310,  
HOUSTON, TX 77036  
JOHN ROBERTSON  
4560 W 34TH ST., STE. H  
HOUSTON, TX 77062

ARCHITECT:

#### PARKING ANALYSIS:

PARKING SPACES - MOTOR VEHICLE SERVICE:  
5 PER 1000 SQ.FT. OF FLOOR AREA

1531/1000 = 1.53 x 5 = 7.65 (8 SPACES)

PARKING SPACES REQUIRED: 8 SPACES

TOTAL PARKING SPACES PROVIDED: 9 SPACES  
8 REGULAR PARKING SPACES  
1 HANDICAPPED PARKING SPACES

#### PROPOSED DEVELOPMENT SCHEDULE

DATE	DESCRIPTION
MAY 17, 2019	ISSUE FOR PERMIT
MAY 20, 2019	START CONSTRUCTION
JULY 19, 2019	COMPLETE CONSTRUCTION
JULY 26, 2019	COMPLETE TENANT FINISH OUT AND OPEN FOR BUSINESS

#### SITE PLAN NOTES:

ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

DUMPSTER ENCLOSURES AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE LAKE WORTH DEVELOPMENT CODE.

OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE LAKE WORTH DEVELOPMENT CODE.

BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.

FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.

SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.

HANDICAPPED PARKING SPACES AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODE.

ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.

ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.

ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE/BUILDING ELEVATION PLAN.

APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE CITY ENGINEER.

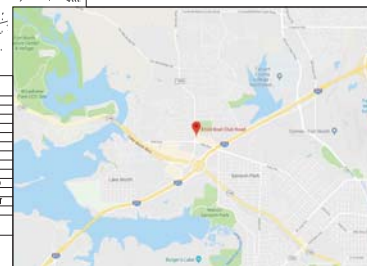
ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE LAKE WORTH DEVELOPMENT CODE.

#### TITLE BLOCK

PREPARATION DATE: 01 MAY 2019  
PROJECT NAME: TAKE 5 OIL CHANGE  
PROJECT ADDRESS: 4204 BOAT CLUB ROAD  
CROSS ACRES: LAKE WORTH, TX 76135  
CROSS ACRES: 0.09 ACRES  
COUNTY NAME: TARRANT COUNTY, TX  
SURVEY & ABSTRACT NAME: LOT 7R, BLOCK 1, OF THE BISHOP BROTHERS HOUSTON, AN ADDITION TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE SURVEY THEREOF RECORDED IN CADDEN A, SLIDE 11678, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

#### REVISION NOTES



#### VICINITY MAP



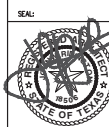
PLLC  
4560 West 34th Street  
Suite H  
Houston, Texas 77092  
P:832.868.3597

#### SITE PLAN

Scale: 3/32" = 1'-0"



#### TAKE FIVE OIL CHANGE

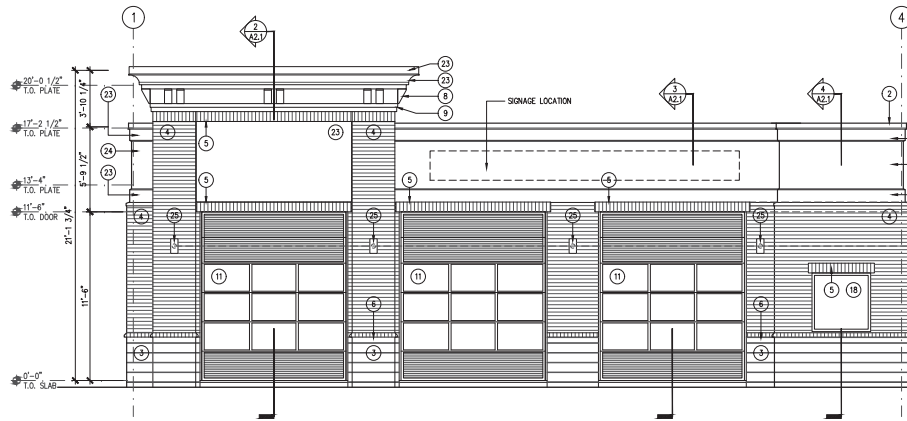


DATE: 3 MAY 2019  
DRAWN BY: JMR  
CHECKED: 5 MAY 2019  
DATE  
REVISIONS:  
PERMIT COMMENTS  
3 MAY 2019

PROJECT NO.: 1903  
ISSUE: PERMIT  
ISSUE DATE: 3 MAY 2019  
FILE:

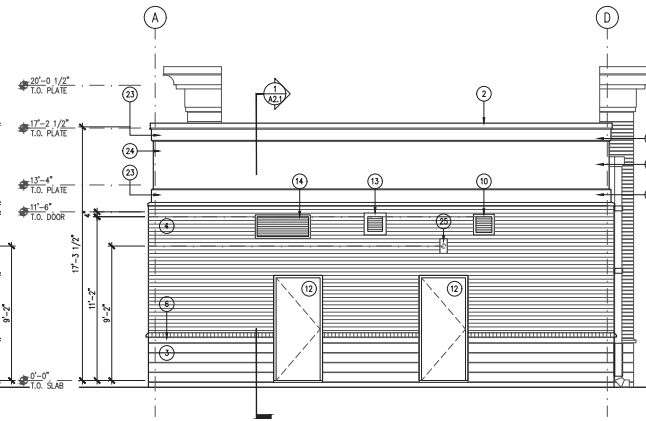
DRAWING NUMBER  
**A0.2**  
Site Plan

NOTE:  
ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.  
MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.  
UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.



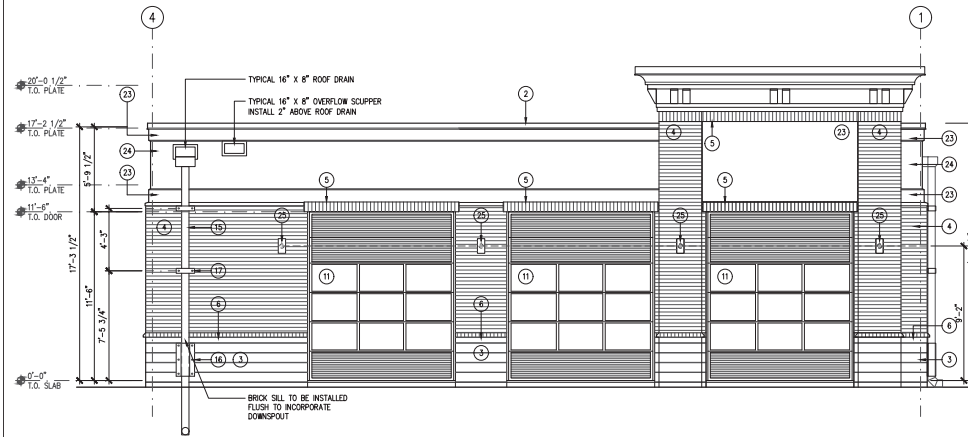
1 SOUTH ELEVATION

SOUTH ELEVATION		
TOTAL WALL AREA:	1029 SQ.FT.	
BRICK:	414 SQ.FT.	40.6%
STUCCO:	240 SQ.FT.	23.3%
GLASS:	190 SQ.FT.	18.5%



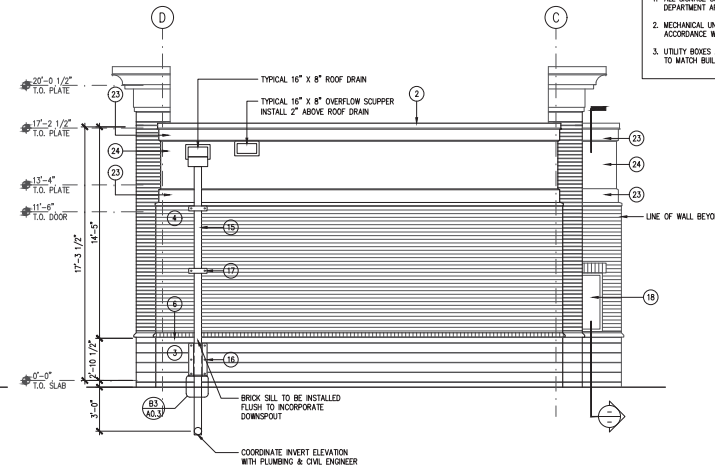
2 EAST ELEVATION

EAST ELEVATION		
TOTAL WALL AREA:	572 SQ.FT.	
BRICK:	344 SQ.FT.	60.1%
STUCCO:	175 SQ.FT.	30.5%
GLASS:	-	-



3 NORTH ELEVATION

NORTH ELEVATION		
TOTAL WALL AREA:	959 SQ.FT.	
BRICK:	313 SQ.FT.	32.6%
STUCCO:	294 SQ.FT.	30.6%
GLASS:	177 SQ.FT.	17.2%



4 WEST ELEVATION

WEST ELEVATION		
TOTAL WALL AREA:	535.3 SQ.FT.	
BRICK:	345.3 SQ.FT.	64.5%
STUCCO:	153 SQ.FT.	28.5%
GLASS:	-	-

## EXTERIOR FINISH LEGEND

- METAL ROOF PANEL  
COLOR: MATCH SW 6871 - POSITIVE RED
- PREPARED METAL CAP FLASHING  
COLOR: MATCH SW 6871 - POSITIVE RED
- BRICK - YANKEE HILL BRICK & TILE  
COLOR: G-3 SMOOTH
- BRICK - YANKEE HILL BRICK & TILE  
COLOR: BEGE SMOOTH
- BRICK HEADER  
COLOR: TO MATCH FIELD BRICK
- SILICA WATER TABLE  
COLOR: ANTI-SMUDGE ADHESIVE
- METAL GUTTER & DOWNSPOUT  
COLOR: TO MATCH SW 6871 - POSITIVE RED
- FIBER GLASS BRACKET  
4" x 4" x 1/2" x 1/2"
- CEMENT BOARD TRIM & MOLDING  
COLOR: MATCH SW 7678 - COTTAGE CREAM
- EXHAUST FAN BACKDRIFT DAMPER  
COLOR: TO MATCH SW 7683 - STONEBRIAR
- OVERHEAD ROLLING DOOR  
COLOR: FACTORY FRESH CLOPPAN "CHOCOLATE"
- SOLID CORE METAL DOOR & FRAME  
COLOR: TO MATCH SW 7683 - STONEBRIAR
- FAN INTAKE COVER  
COLOR: TO MATCH SW 7683 - STONEBRIAR
- PACKAGE TERMINAL AIR UNIT PAINT GRILLE  
COLOR: TO MATCH SW 6097 - STURDY BROWN
- PREPARED PAINTED 4" x 6" METAL GUTTER  
COLOR: TO MATCH SW 7683 - STONEBRIAR
- GUTTER PROTECTION DETAIL  
COLOR: TO MATCH METAL GUTTER
- GUTTER BRACKET DETAIL  
COLOR: TO MATCH METAL GUTTER
- DOUBLE GLAZED ALUMINUM FRAMED WINDOW  
COLOR: DARK BRONZE - LITE
- PAINTED PLYWOOD  
COLOR: SW 7017 - "DORIAN GRAY"
- SINGLE PLY WATERPROOF ROOF MEMBRANE  
COLOR: WHITE
- GALVANIZED METAL WELDED SADDLE FLASHING
- WOOD WALL BASE - 6" VINYL CONE BASE  
COLOR: 24 GRAY HAZE JOHNSONITE
- STUCCO  
COLOR: SW 7678 - COTTAGE CREAM
- STUCCO  
COLOR: SW 6871 - POSITIVE RED
- WALL MOUNTED LIGHT FIXTURE

## ELEVATION NOTES

- ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.
- MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.



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## EXTERIOR ELEVATIONS

Scale: 1/4"=1'-0"



TAKE FIVE  
OIL CHANGE  
4384 BOAT CLUB ROAD  
LAKE WORTH, TX 76135

SEALED



DATE: 3 MAY 2019

DRAWN BY: JMR

CHECKED: 5 MAY 2019

DATE

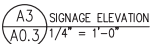
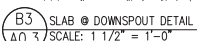
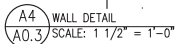
REVISIONS:

△ PERMIT COMMENTS 3 MAY 2019

PROJECT NO.: 1903  
ISSUED: PERMIT  
ISSUE DATE: 3 MAY 2019  
FILE

DRAWING NUMBER

A2.0  
Exterior Elevations



- ① PAINTED CMU  
COLOR: TO MATCH BRICK
- ② SILICA CONCRETE CAP  
COLOR: TO BE SELECTED BY ARCHITECT
- ③ PAINTED METAL POST  
COLOR: TO MATCH BRICK
- ④ PREMANUFACTURED PREFINISHED CORRUGATED  
METAL GATE  
COLOR: TO BE CONFIRMED

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P:832.868.3597

Scale: As Shown



DATE: 3 MAY 2019

REVISIONS:

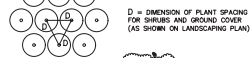
1	PERMIT COMMENTS
	3 MAY 2019

DRAWING NUMBER

## A0.3

### Site Details

## SITE DETAILS



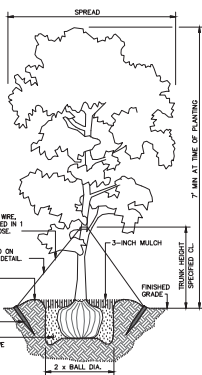
## SHRUB PLANTING

GROUND COVER PLANTING

Diagram illustrating the construction of a tree pit for a 2-inch diameter tree. The pit is 2 x 2 feet in diameter and 36 inches high. The layers from top to bottom are:

- 3-INCH MULCH
- 2-STRAND 12 GAUGE GALV. WIRE, NEATLY TWISTED AND ENCASED IN 1 INCH DIA. BLACK RUBBER HOSE
- 3" SUPPORT SHALL BE USED ON MAIN TRUNK (SEE STAKING DETAIL)
- FORM SAUCER WITH 3-INCH CONTINUOUS RIM.
- 2 (2 x 2-INCH x 4-INCH x 36-INCH LONG PRESSURE TREATED WOOD STAKES, TOP OF STAKES SHALL BE FLUSH WITH GRADE.
- FINISHED GRADE 1
- SPRUEDED PLANTING MIX, WATER AND TAMP TO REMOVE AIR POCKETS.
- 2 x BALL DIA.

TREE PLANTING  
SCALE: NONE



PLANT SCHEDULE						
BOTANICAL NAME	COMMON NAME	DRAIN	CREDIT	SIZE	CALIPER	REMARKS
<i>Succisa शुनवर्त</i>	Shumard Red Gai	4	200	10" h	3-inch	
<i>Unua पारुवर्त</i>	Crotona En	7	200	10" h	3-inch	
<i>Lagerströms Indica</i>	Cassia Puntia	2	100	10" h	3" h	Deep Red color
<i>Disander</i>	Deurf Disander	54	100/10	5 gill		36" G.C.
<i>Lantana Camara x Noveboracensis</i>	New Gold Creeping Lantana	167	100/10	5 gill		24" G.C. 5'giggers
<i>Lantana</i>	Creasen Pine Lantana	27	100/10	5 gill		36" h
<i>Rhododend Indica</i>	Indian Hawthorne	20	100/10	5 gill		24" h
<i>Penstemon A. "Nene"</i>	Hawaii's Deurf Fountain Grass	97	100/10	1 gill	24" h	36" G.C.
<i>Iselin Junata</i>	Trachystema Appliaum	178	100/10	1 gill		24" 40" G.C.
<i>Unipa Muscat</i>	Big Blue Unipa	36	100/10	1 gill		18" G.C.
	Isosonal color					
				4" pots		
<i>Cymodo Section</i>	Bermuda					light, spots between and plant

### PLANTING NOTES

7. THE LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND VERIFY THEM TO HIS SATISFACTION.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS AND DO THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FROM THE OWNER.
9. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL PROVIDE PROTECTIVE MEASURES TO PREVENT DAMAGE TO ANY EXISTING LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES; HE SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY UTILITIES AT AN ADDITIONAL CHARGE.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
  - A. SOILS, GRADES, SLOPES, AND MEANS OF ACCESS TO DRIVEWAYS, ROADS, AND SPREAD SIZES, CONTAINER, AND ROOT BALL SIZES, QUALITY AND QUANTITY OF PLANT MATERIAL, INCLUDING BUT NOT LIMITED TO THE CURRENT LIST OF "AMERICAN STANDARDS FOR NURSERY STOCK"
  - B. IRRIGATION SYSTEMS
  - C. MULCHING
11. A LUMP SUM PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER, AND MAY BE INSPECTED AT THE PLACE OF GROWING, OR ON-SITE BEFORE DELIVERY.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING INSTALLATION, AND UNTIL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: WATERING, FERTILIZING, CULтивATING, DRAINAGE AND WEEDING.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE, INCLUDING BUT NOT LIMITED TO THE SOILS, THE SITE, AND SUBMITTING THEM TO AN IMPROVED SOIL TESTING AND ANALYSIS TO CORRECT DEFICIENCIES IN THE SOILS, AND TO ALL SPECIFIED PLANT MATERIAL.
14. ALL PLANTING AREAS: SHRUB BEDS AND TREES, SHALL BE MATCHED TO THE SPECIFICATIONS OF THE MANUFACTURER, UNLESS OTHERWISE SPECIFIED, PRIOR TO MULCHING, CONTRACTOR SHALL APPLY A 2-INCH DEEP LAYER OF MULCH TO THE ENTIRE AREA, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER, TO PREVENT ROOTING AND EROSION.
15. ALL DISTURBED AREAS OF THE SITE SHALL BE EITHER GRASSSED OR SEEDDED IMMEDIATELY AFTER DIGGING, IN ORDER TO PREVENT SOIL EROSION.
16. ALL GRASSSED AREAS SHALL RECEIVE A PRE-ESTIMATED HERBICIDE APPLICATION (ONCE) TO PREVENT WEED INFESTATIONS.
17. A PERMANENT VEGETATION COVER SHALL BE PROVIDED THROUGHOUT ALL UNPAVED AREAS OF THE SITE. ADJACENT DISTURBED AREAS, AND RIGHT-OF-WAY SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE LOCAL GOVERNMENT.
18. ALL TREES LOCATED WITHIN GRASSSED AREAS SHALL BE PLANTED AT THE END OF EACH ROW OF GRASS, AND SHALL BE PROTECTED BY A 4-FEET DIAMETER OF APPROVED HARBORING MULCH. DO NOT FILL

#### SOIL PREPARATION

1. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4-INCHES OF SEED, (COMPACTED), AND GRASSSED WITH GRASS AS INDICATED ON THE PLANS.
2. SEEDED AREAS SHALL BE GRASSSED WITH A MIXTURE OF COMMON BERMUDAGRASS, BAHIA, AND CRYSTAL BERMUDAGRASS AT A RATE OF 1,000 SQUARE FEET OF GRASSSED AREA - 1 SEED SHALL BE SPREAD BY HAND OR MECHANICAL SEEDING EQUIPMENT TO PROVIDE A MINIMUM OF 100 SEEDS PER SQUARE FOOT. SEEDING SHALL BE DONE IN TWO (2) DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
3. SEED SHALL BE RAINED LIGHTLY INTO THE TOP 1/8-INCH OF SOIL, ROLLED LIGHTLY, AND WATERED WITH A FINE SPRAY.
4. ALL SEEDED AREAS SHALL BE MULCHED WITH A CLEAN, SEED-FREE, MULCH OF STRAW OR HAY AT A RATE OF 2 INCHES. A CONTOUR BLANKET NOT LESS THAN 1-1/2 INCHES OF LOOSE THICKNESS.
5. HYDROSEEDING OR SEED SHALL BE KEPT MOIST FOR A PERIOD OF 2-3 WEEKS.
6. FERTILIZATION AND SOIL AMENDMENTS FOR ALL GRASSSED AREAS SHALL BE AS PER LABORATORY ANALYSIS.
7. HYDROSEEDING MAY BE SUBSTITUTED FOR MECHANICAL SEEDING BY HYDROSEEDING EQUIPMENT, PROVIDED THAT THE EQUIPMENT IS OF THE TYPE SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. MATERIALS SHALL BE APPLIED TO THE SOIL BY MEANS OF HYDRAULIC APPLICATION, APPLY UNIFORMLY AT A RATE AS-REQUIRED BY THE SEEDING CONTRACTOR.
8. ALL GRASSSED AREAS SHALL BE APPROVED BY OWNER OR

## SEED INSTALLATION

1. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO SEEDING TO COOL THE SOIL AND REDUCE THE RISK OF DRYING OUT THE SEEDS.
2. ON SLOPES 3:1 OR GREATER, OR WHENEVER EROSION MAY BE A PROBLEM, SEED SHALL MULCH EVENLY TO STABILIZE.
3. AS SEEDING OF CLEARLY DEFINED AREAS IS COMPLETED, SEED SHALL BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN SEEDS AND SOIL.
4. AFTER ROLLING, SEED SHALL BE IRRIGATED SLOWLY TO A DEPTH SUFFICIENT THAT THE SOIL 4-INCHES BELOW THE SEED IS THOROUGHLY WET.
5. DURING THE FIRST WEEK, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE CONTINUED AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4-INCHES.
6. SEED SHALL NOT BE LAID IN EXCESSIVELY WET OR DRY WEATHER.

## LANDSCAPE TABULATIONS

	REQUIRED	PROVIDED
<b>Locational Criteria</b>		
Gross site area being permitted		26,872sf
front yard landscaping	40% 3,110sf	10,323sf
Planting beds		2,690sf
Landscape area	20% 7,775sf	11,784sf
<b>landscape Credits</b>		
11_ 3" tree @ 200sf		2,200
0_ 6" tree @ 40sf		0
535_ 10-1 Gal shrubs @ 100sf		53,500
2680_ 5sf flower beds		108

- [illegible]

## GRASSING

1. SOIL TESTS SHOULD BE MADE TO DETERMINE THE EXACT REQUIREMENTS FOR LIMES AND FERTILIZER. IF SOIL TESTS ARE MADE, THEY SHALL BE CONDUCTED BY A REPUTABLE LABORATORY.
2. PRIOR TO SEEDING, THE SOIL SURFACE SHALL BE CLEARED OF TRASH, DEBRIS, ROOTS, BRANCHES, STONES AND CLODS IN EXCESS OF 2-INCHES IN LENGTH OR DIAMETER. SOIL AND SEED SHALL NOT BE APPLIED TO GRAVEL OR OTHER NON-SOIL SURFACES.
3. ANY IRREGULARITIES IN THE SOIL SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE FILLED OR LEVELED, IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.



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4560 West 34th Street  
Suite H  
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P:832.868.3597



## TAKE FIVE OIL CHANGE

SEAL:



DRAWN BY: HDH

CHECKED: APRIL 14, 2019  
DATE

REVISIONS:

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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PROJECT NO: 1864

ISSUE DATE: APRIL 14, 2019

FREE	
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DRAWING NUMBER

11

L1



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-07  
Date Submitted: 3-7-19

## APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

☐ ZONING CHANGE ☐ LAND USE ☒ SITE PLAN ☐ SITE PLAN AMENDMENT

PROPERTY ADDRESS 4104 Boat Club Road

CURRENT LEGAL DESCRIPTION Lot 7R, Block 1, RICHIE BROTHERS ADDITION, an addition to the City of Lake Worth, Tarrant County, Texas, according to the Replat thereof recorded in Cabinet A, Slide 11579, Plat Records, Tarrant County, Tex.

CURRENT ZONING CLASSIFICATION & LAND USE PC - Planned Commercial

PROPOSED ZONING CLASSIFICATION & LAND USE PC - Planned Commercial

TOTAL ACRES 0.893 # OF LOTS 1

### APPLICANT/DEVELOPER INFORMATION

NAME TAKE 5 PROPERTIES, SPV

ADDRESS 440 S Church St #700 CITY Charlotte

STATE NC ZIP 28202 EMAIL Keith.Mohammed@take5oilchange.com

PHONE 832 814 5946 FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME LAKE WORTH LOT 7R LLC

ADDRESS PO BOX 93898 CITY SOUTHLAKE

STATE TX ZIP 76092 EMAIL williamstonaker@gmail.com

PHONE 817 791 7301 FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME John Ridington

ADDRESS 4560 West 34th Street, Suite H CITY Houston

STATE Texas ZIP 77092 EMAIL john.asdarchitects@gmail.com

PHONE 832.868.3597 FAX \_\_\_\_\_

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

 must be original signature  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

3/1/2019

DATE

## GENERAL INFORMATION

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

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

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

## SUBMITTAL CHECKLIST

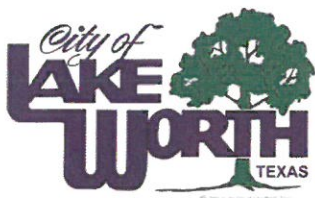
The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

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

### OFFICE USE ONLY

Fee: \$5,550.00  
Date Paid: 3-7-19  
Receipt #: P19-0202  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☐ YES ☐ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 5-6-19  
Public Hearing 200' Notification Deadline Date: 5-11-19  
P&Z Commission Meeting Date: 5-21-19  
City Council Meeting Date: 6-11-19  
Approval Date: \_\_\_\_\_  
Ordinance Number: \_\_\_\_\_  
Instrument #: \_\_\_\_\_



# AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 5/17/19

Re: \_\_\_\_\_

I, William E. Stonaker, Lake Worth 7B, LLC owner of the Property located at 4101 Boat Club Rd do hereby certify that I have given my permission to Keith Mohammed, Take 5 Oil Change to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☒ Land Use Designation
- ☐ Comprehensive Land Use Plan Amendment
- ☒ Site Plan Application/Amendment

Application for Keith Mohammed, Take 5 Oil Change  
(applicant)

Lake Worth Lot 7B, LLC

William E. Stonaker

Print Name

William E. Stonaker

Signature of Owner

903493898, Southlake

Address TX 76092

817-791-7301

Phone No.

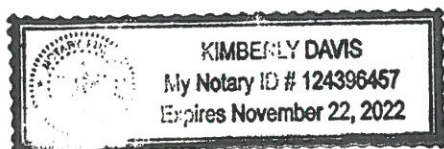
5/17/19

Date

State of Texas §  
County of Tarrant §

Before me, Kimberly Davis, a Notary Public in and for said County and State, on this day personally appeared William E. Stonaker known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



Kimberly Davis  
Notary

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

LAND USE DESIGNATION/DEVELOPMENT & SITE PLAN APPROVAL  
PLANNING & ZONING CASE #PZ-2019-07

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for land use and site plan. Attached you will find a copy of the requested site plan for the location. 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, May 21, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development and site plan approval of an approximately 0.893-acre parcel of land, legally known as Block 1, Lot 7R, Ritchie Brothers Addition, Tarrant County, Texas, being that all of the certain called 0.893-acre parcel of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 0.893-acre parcel of land located at 4104 Boat Club Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed land use designation and development and site plan approval for the above listed property. All interested parties are encouraged to attend.

Lake Worth Lot 7R LLC  
PO Box 93898  
Southlake, Texas 76092

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

Top Sales Inc  
6709 Dick Lewis Drive  
North Richland Hills, Texas 76180

6034 Azle Avenue LLC  
801 Grand Avenue  
Des Moines, IA 50392-0001

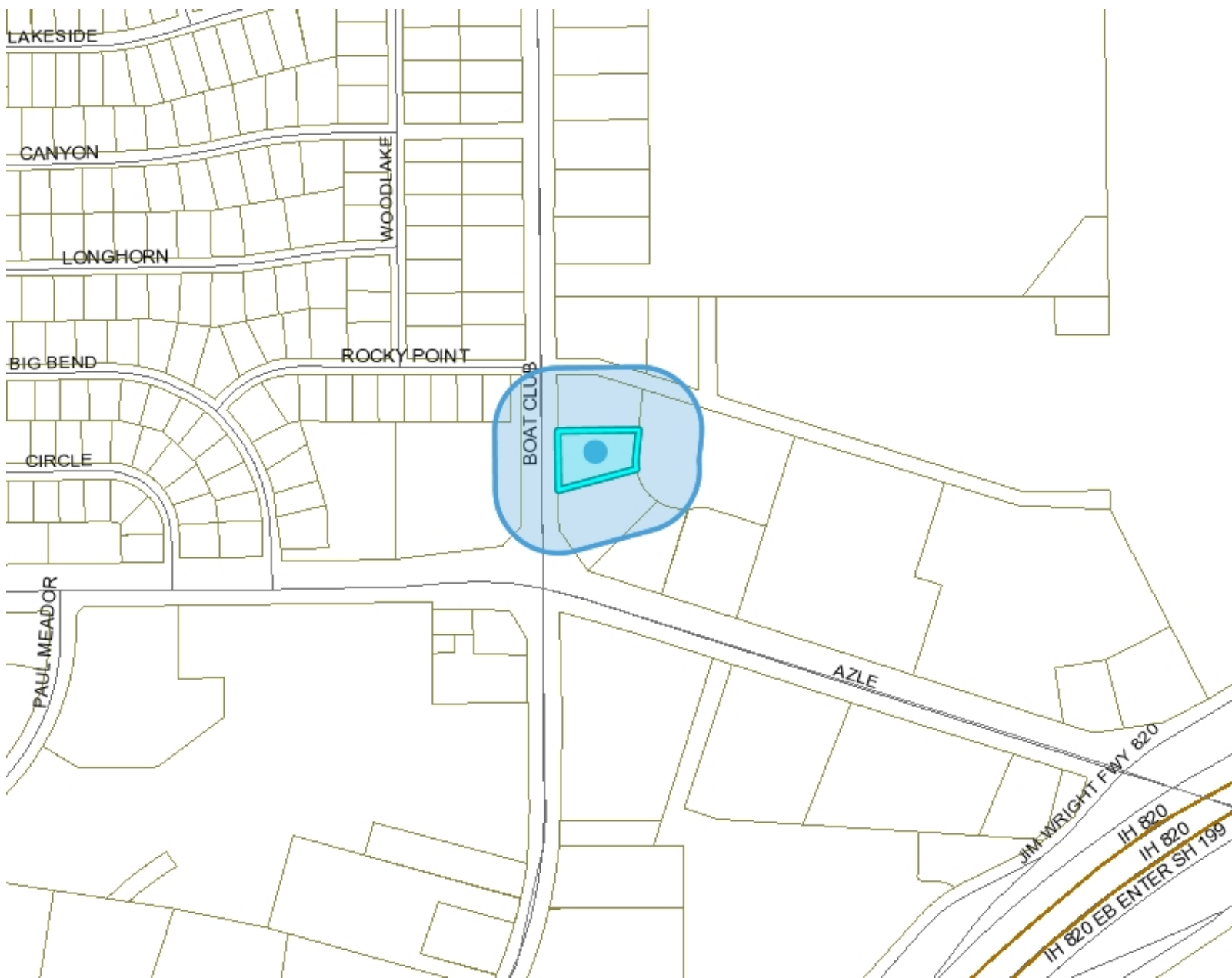
Canyon Lake Worth – Lot 9 LLC  
5440 Harvest Hill Road, Ste #251  
Dallas, Texas 75230-6428

6034 Azle Avenue LLC  
801 Grand Avenue  
Des Moines, IA 50392-0001

SCMC Holdings LP  
6512 Meadows West Drive  
Fort Worth, Texas 76132-1168

Biggers Funeral Home LLC  
6100 Azle Avenue  
Fort Worth, Texas 76135

Sharon Ruth Garner  
6101 Rocky Point Trail  
Lake Worth, Texas 76135-2434



## Legend

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



5/10/19 8:45 AM

1:5,616



0.2 0 0.09 0.2 Miles



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

NCTCOG ORTHOPHOTOGRAPHY

CITY OF LAKE WORTH  
PUBLIC COMMENT FORM  
(Please type or use black ink)

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-07 (Take 5 Oil Change Site Plan – 4104 Boat Club Road).



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-07 (Take 5 Oil Change Site Plan – 4104 Boat Club Road).

Property Owner Name: Lake Worth 7R, LLC  
(Please print)

Mailing Address: PO Box 93898  
South lake TX 76092

Signature: W. Henaker

Date: 5/14/19

Property Address(s): 6014 Azle Ave  
4104 Boat Club Rd.

COMMENTS:

I support the Take 5 use.

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
THURSDAY, MAY 16, 2019 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 4104 Boat Club Road

Legal Description: Block I, Lot 7R, Ritchie Brothers Addition

Received By: S Meason Date: 5.14.19

## Lake Worth Planning & Zoning Commission Meeting – May 21, 2019

### Agenda Item No. C.2

---

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-08, a proposed preliminary plat being all of a 3.02-acre tract of land legally known as Abstract 188, Tract(s) 2R4, 2FFFF, 2TT01, 2EEEE, 2GGGG, 2LLLL, 2ZZ, 2JJJ, 2BB, 2EEE, 2DD, 2N, 2NNN, 2HH, John Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Lake Worth Baptist Church Addition, which is generally described as 4421, 4425, 4429, 4433, and 4447 Hodgkins Road and 4400, 4416, 4428, 4440 and 4448 Williams Spring Road currently and will become 4445 Hodgkins Road, Lake Worth, Tarrant County, Texas after platting.

**Property Description:**

3.02-acre parcel(s) of land, located at 4421, 4425, 4429, 4433, and 4447 Hodgkins Road and 4400, 4416, 4428, 4440 and 4448 Williams Spring Road

**Property Owner(s):**

Lake Worth Baptist Church, 4445 Hodgkins Road, Lake Worth, Texas 76135-2136

**Applicant:**

Lake Worth Baptist Church, Zachary Hatton, 4445 Hodgkins Road, Lake Worth, Texas 76135

**Engineer/Surveyor:**

Barron-Stark Engineers, Cynthia Swift, 6221 Southwest Blvd. #100, Fort Worth, Texas 76132

**Current Zoning:**

"SF1" Single Family Residential

**Current Use(s):**

Church, Single Family Residences, Vacant Land

**Existing Road(s):**

Hodgkins Road, Lilac Lane, Williams Spring Road

**Surrounding Zoning:**

North: The property to the north is currently zoned SF1-Single Family Residential.

South: The property to the south is currently zoned SF1-Single Family Residential.

East: The property to the east is currently zoned SF1-Single Family Residential.

West: The property to the west is currently zoned SF1-Single Family Residential.

Agenda Item No. C.2

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**Summary:**

Lake Worth Baptist church owns several tracts of land off Hodgkins and Williams Spring Road which they desire to plat into one large lot as the property is still in abstract/tract form with no plat of record filed with Tarrant County. The properties currently have the existing church buildings or residential houses on them, which the church purchased from the individual property owners and/or vacant pieces of property that they already owned. Platting will enable the church to move forward with any new construction/expansion, etc. that they may want in the future.

Staff has reviewed the preliminary plat document and finds it to comply with state and local requirements.

The plat is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

**Public Input:**

On Friday, May 10, 2019 as required by State law, the City mailed out thirty (30) letters of notification for the Public Hearing(s) 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, May 3, 2019. Staff had received the following in favor/opposition to the request as of packet preparation date:

1. FOR – 1 (see attached public comment forms)
2. AGAINST – 2 (see attached public comment forms)

**Fiscal Impact:**

N/A

**Attachments:**

1. Subdivision Application/30 Day Waiver of Action Form/Owner Authorization Form
2. Preliminary Plat Document
3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map
6. Returned Public Comment Forms

**Recommended Motion or Action:**

Staff's recommends approval of Agenda Item C.2 as presented.



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-08  
Date Submitted: 3-7-19

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME LAKE WORTH BAPTIST CHURCH ADDITION

CURRENT ZONING CLASSIFICATION SINGLE FAMILY RESIDENTIAL

CURRENT LEGAL DESCRIPTION PROPOSED LOT 1, BLK 1 - J. BREEDING SURVEY NO. 188

TOTAL ACRES 3.02 # OF LOTS 1 PROPOSED USE CHURCH EXPANSION

### APPLICANT/DEVELOPER INFORMATION

NAME ZACHARY HATTON, PASTOR

ADDRESS 4445 HODKINS ROAD CITY LAKE WORTH

STATE TX ZIP 76135 EMAIL zacharyahatton@gmail.com

PHONE 817-235-6543

FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME LAKE WORTH BAPTIST CHURCH

ADDRESS 4445 HODKINS ROAD CITY LAKE WORTH

STATE TX ZIP 76135 EMAIL zacharyahatton@gmail.com

PHONE 817-235-6543

FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME BARRON-STARK ENGINEERS c/o CYNTHIA SWIFT

ADDRESS 6221 SOUTHWEST BLVD. #100 CITY FORT WORTH

STATE TX ZIP 76132 EMAIL cynthias@barronstark.com

PHONE 817-231-8114

FAX 817-231-8144

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

[Signature] AGENT  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

03/26/2019  
DATE

## GENERAL INFORMATION

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

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

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

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

## SUBMITTAL CHECKLIST

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

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

### OFFICE USE ONLY

Fee: 560.00  
Date Paid: 3-7-19  
Receipt #: P19-201  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☒ YES ☐ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 5-6-19  
Public Hearing 200' Notification Deadline Date: 5-11-19  
P&Z Commission Meeting Date: 5-21-19  
City Council Meeting Date: 6-11-19

Plat Approval Date: \_\_\_\_\_  
Plat File Date: \_\_\_\_\_  
Instrument #: \_\_\_\_\_



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

FOR OFFICE USE ONLY  
Case No: P7-2019-08  
Date Submitted: 3-7-19  
Accepted By: S Meason

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME LAKE WORTH BAPTIST CHURCH ADDITION

CURRENT LEGAL DESCRIPTION PROPOSED LOT 1, BLOCK 1 - J. BREEDING SURVY, ABST NO. 188

TOTAL ACRES 3.02    # OF LOTS 1    PROPOSED USE BAPTIST CHURCH

### PROPERTY OWNER INFORMATION

NAME LAKE WORTH BAPTIST CHURCH

ADDRESS 4445 HODKINS ROAD    CITY LAKE WORTH

STATE TX    ZIP 76135    EMAIL zacharyahatton@gmail.com

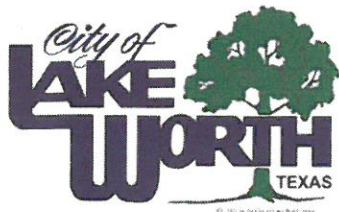
PHONE 817-235-6543    FAX \_\_\_\_\_

I hereby affirm that I am the owner or an authorized representative of the owner of the property described above which is being submitted for the platting process and I hereby waive my right to have action taken on my plat within the thirty (30) day period as required by section 212.009 of Texas Local Government Code.

IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

03/26/2019  
DATE



# AUTHORIZATION FORM

## City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: \_\_\_\_\_

Re: LAKE WORTH BAPTIST CHURCH

I, ZACHARY HATTON, PASTOR, owner of the Property located at 4445 HODKINS ROAD do hereby certify that I have given my permission to BARRON-STARK ENGINEERS, Cynthia Swift, Project Manager, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☒ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☐ Land Use Designation
- ☐ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for PRELIMINARY AND FINAL PLAT  
(applicant)

ZACHARY HATTON

Print Name

  
Signature of Owner

4445 HODKINS ROAD, LW, TX, 76135

Address

817-235-6543

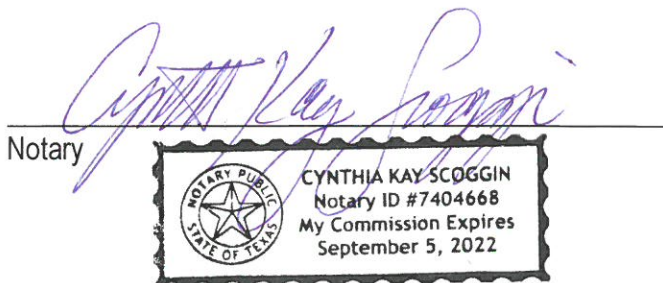
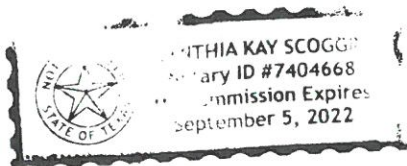
Phone No.

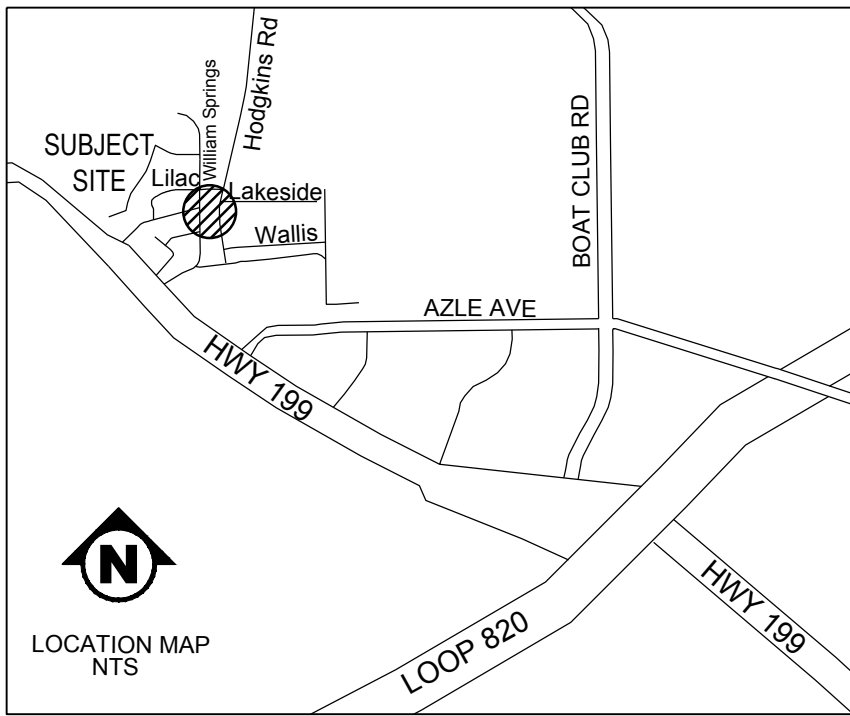
02/08/2019  
Date

State of Texas §  
County of TARRANT §

Before me, ZACHARY HATTON, a Notary Public in and for said County and State, on this day personally appeared ZACHARY HATTON known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)





DEDICATION

State of Texas }  
County of Tarrant }

WHEREAS, Lake Worth Baptist Church, are the Owners of the herein described property to wit:

BEING 3.02 acres situated in the J. BREEDING SURVEY, ABSTRACT NO. 188, City of Lake Worth, Tarrant County, Texas, being all of those certain tracts of land described in deeds to the Lake Worth Baptist Church, recorded in Volume 2286, Page 377, Volume 2330, Page 284, Volume 2416, Page 145, Volume 3673, Page 145, Volume 5134, Page 518, Volume 5902, Page 246, Volume 9483, Page 354, Volume 9998, Page 935 and Volume 10226, Page 1561, Deed Records, Tarrant County, Texas, and Instrument Number D219016172, County Clerk's Records, Tarrant County, Texas, said 3.02 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east line of Williams Spring Road (a 50' Right-of-Way, at the southwest corner of said Lake Worth Baptist Church tract recorded in said Volume 5902, Page 246, said Deed Records, Tarrant County, Texas, and being the southwest corner of the herein described 3.02 acre tract, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6962930.53 and EAST: 2294053.75, for reference;

THENCE N 00°18'19" W, along the east line of said Williams Spring Road, a distance of 299.82 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084 at the southwest corner of that certain tract of land described in deed as Tract I, to Florentino Montalvo and wife Rosa, recorded in Instrument Number D205191879, County Clerk's Records, Tarrant County, Texas;

THENCE N 89°40'05" E, leaving the east line of said Williams Spring Road, along the south line of said Montalvo Tract I, a distance of 129.9 feet to a 1/2" iron rod found at the southeast corner of said Montalvo Tract I;

THENCE N 00°02'49" W, along the east line of said Montalvo Tract I, a distance of 60.03 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the northeast corner of said Montalvo Tract I;

THENCE S 89°45'02" W, along the north line of said Montalvo Tract I, a distance of 25.10 feet to a 5/8" iron rod found at the southeast corner of that certain tract described in deed as Tract II, to said Florentino Montalvo and wife Rosa, recorded in said Instrument Number D205191879, County Clerk's Records, Tarrant County, Texas;

THENCE N 10°25'59" E, along the east line of said Montalvo Tract II, a distance of 77.58 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084, at the northeast corner of said Montalvo Tract II;

THENCE S 89°38'42" W, along the north line of said Montalvo Tract II, a distance of 119.57 feet to a 1/2" iron rod found in the east line of said Williams Spring Road, at the northwest corner of said Montalvo Tract II;

THENCE N 00°18'19" W, along the east line of said Williams Spring Road, a distance of 140.02 feet to a point at the intersection of the east line of said Williams Spring Road with the south line of Lilac Lane (Right-of-Way varies), being the northwest corner of the herein described 3.02 acre tract, from which a 5/8" iron rod found bears S 89°56'38" W, a distance of 1.00 feet, for reference;

THENCE along the south line of said Lilac Lane, as follows:  
N 89°56'38" E, a distance of 145.99 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";  
N 10°25'59" E, a distance of 5.04 feet to a 5/8" iron rod found at the northwest corner of said Lake Worth Baptist Church tract recorded in said Volume 2330, Page 284, Deed Records, Tarrant County, Texas;  
N 89°51'59" E, a distance of 150.00 feet to a 1/2" capped iron rod set stamped C.F. Stark RPLS 5084 at the intersection of the south line of said Lilac Lane with the west line of Hodgkins Road (a 50' Right-of-Way), being the northeast corner of the herein described 3.05 acre tract;

THENCE along the west line of said Hodgkins Road, as follows:

S 12°59'59" W, a distance of 122.50 feet to a 1/2" capped iron rod set stamped C.F. Stark RPLS 5084 at the beginning of a curve to the left, whose radius is 1097.70 feet and whose long chord bears S 01°43'57" W, a chord distance of 428.95 feet;  
Along said curve in a southeasterly direction, through a central angle of 22°32'03", an arc distance of 431.72 feet to a 1/2" capped iron rod set stamped C.F. Stark RPLS 5084 at the end of said curve;  
S 09°32'05" E, a distance of 36.73 feet to a 1/2" iron rod found at the southeast corner of said Lake Worth Baptist Church tract (recorded in Inst. No. D219016172), being the southeast corner of the herein described 3.02 acre tract;

THENCE S 89°30'55" W, leaving the west line of said Hodgkins Road, along the south line of said Lake Worth Baptist Church tract (recorded in Inst. No. D219016172) tract, a distance of 129.68 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084 at the southwest corner of said Lake Worth Baptist Church tract (recorded in Inst. No. D219016172) tract;

THENCE N 00°04'11" W, along the west line of said Lake Worth Baptist Church tract (recorded in Inst. No. D219016172) tract, a distance of 3.06 to a 1/2" iron rod found at the southeast corner of said Lake Worth Baptist Church tract, recorded in said Volume 5902, Page 246, Deed Records, Tarrant County, Texas;

THENCE N 89°37'43" W, along the south line of said Lake Worth Baptist Church tract, recorded in said Volume 5902, Page 246, a distance of 129.71 to the POINT OF BEGINNING and containing 3.02 acres (131,510 square feet) of land, more or less.

Do hereby dedicate same to be known as Lot 1, Block 1, Lake Worth Baptist Church Addition, an addition to The City of Lake Worth, Tarrant County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, rights-of-way and other public areas as shown on this plat.

Witness Our Hands This The \_\_\_\_ Day of \_\_\_\_\_, 2019.

Lake Worth Baptist Church

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said \_\_\_\_\_, for the purposes and considerations therein stated.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public, Tarrant County, Texas

Preliminary Plat  
Lot 1, Block 1  
LAKE WORTH BAPTIST CHURCH ADDITION  
an Addition to the City of Lake Worth  
Tarrant County, Texas

Being 3.02 Acres Situated in the  
J. BREEDING SURVEY, ABSTRACT NO. 188  
City of Lake Worth, Tarrant County, Texas

February 2019

<b>Barron-Stark</b> Engineers	6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 Texas Registered Engineering Firm F-10998 Texas Registered Surveying Firm F-10158800 www.barronstark.com	<b>OWNER:</b> LAKE WORTH BAPTIST CHURCH 4445 HODGKINS RD. LAKE WORTH, TX 76135 ZACHARY HATTON, PASTOR 817-235-6543	JOB No. 368-9492 DATE JAN 2019 REV: 03/28/2019
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SHEET 1 of 1

NOTES:

COORDINATE SYSTEM:

BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

FLOOD PLAIN:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED SEPT. 25, 2009 MAP NO. 48439C0155K, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

CONSTRUCTION PROHIBITED OVER EASEMENTS

"NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OTHER UTILITY EASEMENT OF ANY TYPE."

EASEMENT RESTRICTION STATEMENT

"ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE . . ."

RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS

"THE CITY OF LAKE WORTH RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE."

BUILDING SET BACK LINES

ALL BUILDING SET BACKS TO BE IN ACCORDANCE WITH SINGLE FAMILY RESIDENTIAL.

CONTOURS

ARE BASED ON THE NGVD OF 1929.

ZONING

PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL.

ADDITIONAL NOTES:

- 1.) OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084
- 2.) SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED.
- 3.) IRF DENOTES IRON ROD FOUND
- 4.) SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY. THERE MAY BE EASEMENTS AND OTHER MATTERS NOT SHOWN THAT A CURRENT TITLE POLICY MIGHT REVEAL.

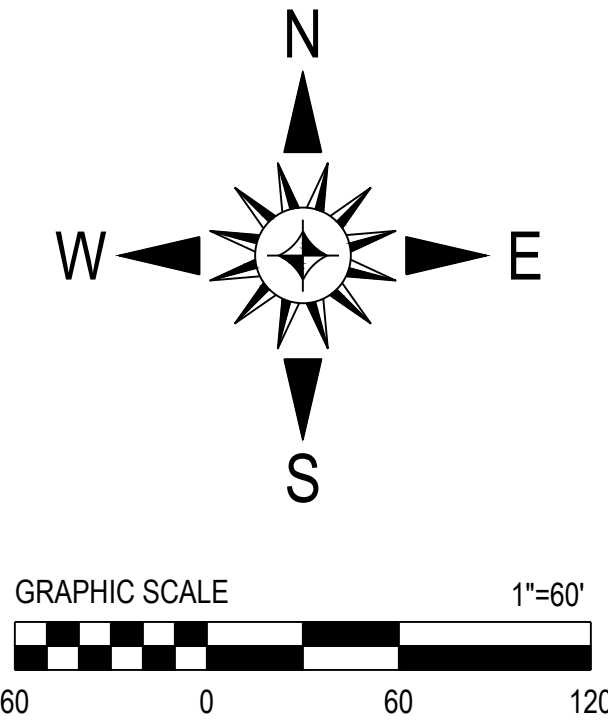
SURVEYOR'S STATEMENT

I, Charles F. Stark, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

Charles F. Stark  
Texas Registration No. 5084

Date:

PRELIMINARY  
NOT TO BE RECORDED  
FOR ANY PURPOSES



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

PRELIMINARY PLAT REQUEST  
PLANNING & ZONING CASE #PZ-2019-08

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for a preliminary plat. Attached you will find a copy of the requested preliminary plat for the location. 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, May 21, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding a proposed preliminary plat being all of a 3.02-acre tract of land known as Abstract 188, Tract(s) 2R4, 2FFFF, 2TT01, 2EEEE, 2GGGG, 2LLLL, 2ZZ, 2JJJ, 2BB, 2EEE, 2DD, 2N, 2NNN, 2HH, John Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Lake Worth Baptist Church Addition, which is generally described as 4421, 4425, 4429, 4433, and 4447 Hodgkins Road and 4400, 4416, 4428, 4440 and 4448 Williams Spring Road currently and will become 4445 Hodgkins Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Lake Worth Baptist Church  
4447 Hodgkins Road  
Lake Worth, Texas 76135-2140

Dominique A Martin  
4400 Hodgkins Road  
Lake Worth, Texas 76135-2137

Texas Trial Attorneys Retirement  
Trust 4413  
4305 S Bowen Road, Ste #141-A  
Arlington, Texas 76016

Lake Worth Baptist Church  
4445 Hodgkins Road  
Lake Worth, Texas 76135-2136

Thomas W & Jo Anne Miller  
4401 Hodgkins Road  
Lake Worth, Texas 76135-2136

Francisco J Montelongo  
7009 Greenbriar Crescent Street  
Lake Worth, Texas 76135-2106

Sheli Clements  
4508 Hodgkins Road  
Lake Worth, Texas 76135-1613

Richard A & Minnie Eiswald  
4409 Hodgkins Road  
Lake Worth, Texas 76135-2136

William C Abshire  
PO Box 676  
Azle, Texas 76098-0676

Ramona Najera  
2416 Roberts Cut Off Road  
Fort Worth, Texas 76114-1534

Ricardo De Los Santos  
4413 Hodgkins Road  
Lake Worth, Texas 76135

Margarita Juarez  
4321 Williams Spring Road  
Lake Worth, Texas 76135

Rafael & Marceli Dominguez  
4500 Hodgkins Road  
Lake Worth, Texas 76135-1613

Jose Luis Morales  
4417 Hodgkins Road  
Lake Worth, Texas 76135-2136

Tammy S Allcock  
4325 Williams Spring Road  
Lake Worth, Texas 76135-2124

Javier Jr. & Crystal Lopez  
4440 Hodgkins Road  
Lake Worth, Texas 76135-2137

Debra L Murray  
4425 Williams Spring Road  
Lake Worth, Texas 76135-2138

Michael David Creamer  
512 Harbor Drive S  
Azle, Texas 76020

Daniel E Migura  
4436 Hodgkins Road  
Lake Worth, Texas 76135-2137

Jimmy Marsh  
505 Panama Court  
Granbury, Texas 76048

Patrick Joseph Cummings  
4324 Williams Spring Road  
Lake Worth, Texas 76135-2125

MEI Investments LP  
108 N. Collins Street  
Arlington, Texas 76011-7316

Janel Campbell & Leonard Keefer  
7012 Lilac Lane  
Lake Worth, Texas 76135-2119

Florentino & Rosa Montalvo  
12160 Saint Andrews Place  
Miramar, FL 33025

Rudolph & Glenda Thompson  
4408 Hodgkins Road  
Lake Worth, Texas 76135-2137

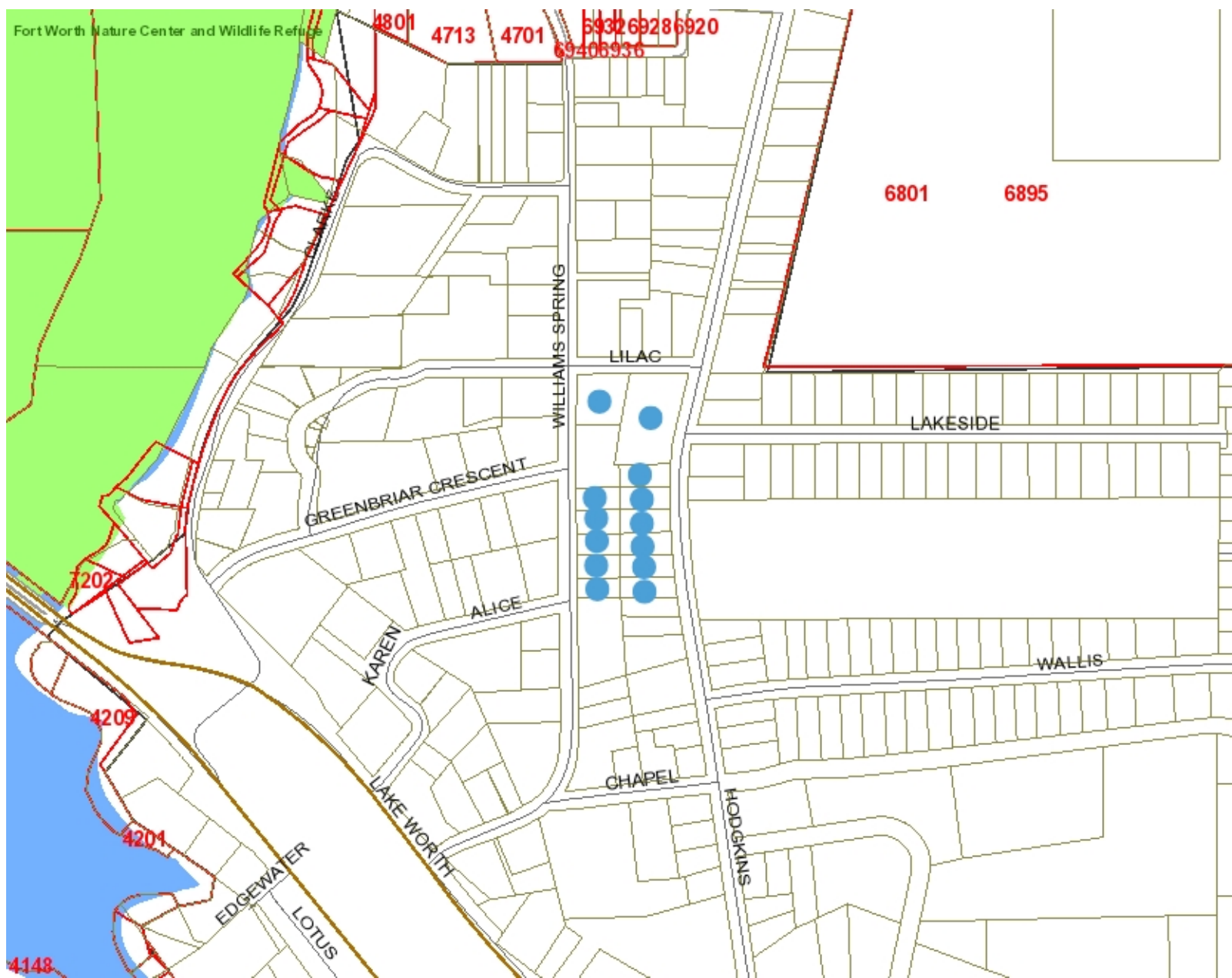
Anita P Arizola  
4429 Williams Spring Road  
Lake Worth, Texas 76135-2138

Mary B Pittman  
7008 Greenbriar Crescent Street  
Lake Worth, Texas 76135-2149

Tjuana D Minter  
4404 Hodgkins Road  
Lake Worth, Texas 76135-2137

Perry Lunsford  
10901 Swift Current Trail  
Fort Worth, Texas 76179

Mariza M Salinas  
4516 Hodgkins Road  
Lake Worth, Texas 76135-1613



## Legend

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



5/17/19 9:20 AM

1: 4,772



0.2 0 0.08 0.2 Miles



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

NCTCOG ORTHOPHOTOGRAPHY

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-08 (Lake Worth Baptist Church – Preliminary Plat).

I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-08 (Lake Worth Baptist Church – Preliminary Plat).

**COMMENTS:**

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

Received By: S. Meason Date: 5-14-19

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM**  
*(Please type or use black ink)*

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-08 (Lake Worth Baptist Church – Preliminary Plat).
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-08 (Lake Worth Baptist Church – Preliminary Plat).

Property Owner Name: PAT COMMINGS  
(Please print)

Mailing Address: 4324 Williams Spring Rd.

Signature: Pat Commings

Date: 5/13/19

Property Address(s): same

**COMMENTS:**

Keep it like it is & zone Residential !

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

*For Office Use Only*

Property Address: 4324 Williams Spring Road

Legal Description: Abstract 188, Tracts 2R1, 2R2, 2R3, & 2TT, John Breeding Survey

Received By: S. Meason Date: 5.14.19

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM**  
*(Please type or use black ink)*

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-08 (Lake Worth Baptist Church – Preliminary Plat).
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-08 (Lake Worth Baptist Church – Preliminary Plat).

Property Owner Name: Rudolph Thompson  
(Please print)

Mailing Address: 4408 Hodgkins Rd.  
LAKE WORTH, TX. 76135

Signature: Rudolph A. Thompson

Date: 5-14-19

Property Address(s): 4408 Hodgkins Road  
LAKE WORTH, TEXAS 76135

COMMENTS: I Like it The way it is.

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

*For Office Use Only*

Property Address: 4408 Hodgkins Road

Legal Description: Block 1, Lot 3, C.G. Wallis Subdivision

Received By: S Meason Date: 5-16-19

## Lake Worth Planning & Zoning Commission Meeting – May 21, 2019

### Agenda Item No. C.3

---

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-09, a proposed final plat being all of a 3.02-acre tract of land legally known as Abstract 188, Tract(s) 2R4, 2FFFF, 2TT01, 2EEEE, 2GGGG, 2LLLL, 2ZZ, 2JJJ, 2BB, 2EEE, 2DD, 2N, 2NNN, 2HH, John Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Lake Worth Baptist Church Addition, which is generally described as 4421, 4425, 4429, 4433, and 4447 Hodgkins Road and 4400, 4416, 4428, 4440 and 4448 Williams Spring Road currently and will become 4445 Hodgkins Road, Lake Worth, Tarrant County, Texas after platting.

**Property Description:**

3.02-acre parcel(s) of land, located at 4421, 4425, 4429, 4433, and 4447 Hodgkins Road and 4400, 4416, 4428, 4440 and 4448 Williams Spring Road

**Property Owner(s):**

Lake Worth Baptist Church, 4445 Hodgkins Road, Lake Worth, Texas 76135-2136

**Applicant:**

Lake Worth Baptist Church, Zachary Hatton, 4445 Hodgkins Road, Lake Worth, Texas 76135

**Engineer/Surveyor:**

Barron-Stark Engineers, Cynthia Swift, 6221 Southwest Blvd. #100, Fort Worth, Texas 76132

**Current Zoning:**

"SF1" Single Family Residential

**Current Use(s):**

Church, Single Family Residences, Vacant Land

**Existing Road(s):**

Hodgkins Road, Lilac Lane, Williams Spring Road

**Surrounding Zoning:**

North: The property to the north is currently zoned SF1-Single Family Residential.

South: The property to the south is currently zoned SF1-Single Family Residential.

East: The property to the east is currently zoned SF1-Single Family Residential.

West: The property to the west is currently zoned SF1-Single Family Residential.

**Agenda Item No. C.3**

---

**Summary:**

Lake Worth Baptist church owns several tracts of land off Hodgkins and Williams Spring Road which they desire to plat into one large lot as the property is still in abstract/tract form with no plat of record filed with Tarrant County. The properties currently have the existing church buildings or residential houses on them, which the church purchased from the individual property owners and/or vacant pieces of property that they already owned. Platting will enable the church to move forward with any new construction/expansion, etc. that they may want in the future. Staff has reviewed the final plat document and finds it to comply with state and local requirements. The preliminary plat was heard just prior and now the final plat is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

**Public Input:**

On Friday, May 10, 2019 as required by State law, the City mailed out thirty (30) letters of notification for the Public Hearing(s) 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, May 3, 2019. Staff had received the following in favor/opposition to the request as of packet preparation date:

1. FOR – 1 (see attached public comment forms)
2. AGAINST – 1 (see attached public comment forms)

**Fiscal Impact:**

N/A

**Attachments:**

1. Subdivision Application/30 Day Waiver of Action Form/Owner Authorization Form
2. Final Plat Document
3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map
6. Returned Public Comment Forms

**Recommended Motion or Action:**

Staff's recommends approval of Agenda Item C.3 as presented.



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-09  
Date Submitted: 3-7-19

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME LAKE WORTH BAPTIST CHURCH ADDITION

CURRENT ZONING CLASSIFICATION SINGLE FAMILY RESIDENTIAL

CURRENT LEGAL DESCRIPTION PROPOSED LOT 1, BLK 1 - J. BREEDING SURVEY NO. 188

TOTAL ACRES 3.02    # OF LOTS 1    PROPOSED USE CHURCH EXPANSION

### APPLICANT/DEVELOPER INFORMATION

NAME ZACHARY HATTON, PASTOR

ADDRESS 4445 HODKINS ROAD    CITY LAKE WORTH

STATE TX    ZIP 76135    EMAIL zacharyahatton@gmail.com

PHONE 817-235-6543

FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME LAKE WORTH BAPTIST CHURCH

ADDRESS 4445 HODKINS ROAD    CITY LAKE WORTH

STATE TX    ZIP 76135    EMAIL zacharyahatton@gmail.com

PHONE 817-235-6543

FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME BARRON-STARK ENGINEERS c/o CYNTHIA SWIFT

ADDRESS 6221 SOUTHWEST BLVD. #100    CITY FORT WORTH

STATE TX    ZIP 76132    EMAIL cynthias@barronstark.com

PHONE 817-231-8114

FAX 817-231-8144

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

[Signature] AGENT  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

03/26/2019  
DATE

## GENERAL INFORMATION

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

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

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

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

## SUBMITTAL CHECKLIST

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

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

### OFFICE USE ONLY

Fee: 560.00  
Date Paid: 3-7-19  
Receipt #: P19-201  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☒ YES ☐ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 5-6-19  
Public Hearing 200' Notification Deadline Date: 5-11-19  
P&Z Commission Meeting Date: 5-21-19  
City Council Meeting Date: 6-11-19

Plat Approval Date: \_\_\_\_\_  
Plat File Date: \_\_\_\_\_  
Instrument #: \_\_\_\_\_



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-09  
Date Submitted: 3.7.19  
Accepted By: S Meason

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME LAKE WORTH BAPTIST CHURCH ADDITION

CURRENT LEGAL DESCRIPTION PROPOSED LOT 1, BLOCK 1 - J. BREEDING SURVY, ABST NO. 188

TOTAL ACRES 3.02    # OF LOTS 1    PROPOSED USE BAPTIST CHURCH

### PROPERTY OWNER INFORMATION

NAME LAKE WORTH BAPTIST CHURCH

ADDRESS 4445 HODKINS ROAD    CITY LAKE WORTH

STATE TX    ZIP 76135    EMAIL zacharyahatton@gmail.com

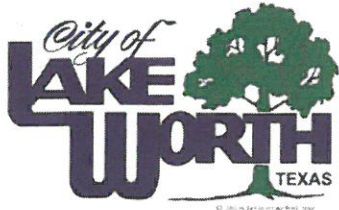
PHONE 817-235-6543    FAX \_\_\_\_\_

I hereby affirm that I am the owner or an authorized representative of the owner of the property described above which is being submitted for the platting process and I hereby waive my right to have action taken on my plat within the thirty (30) day period as required by section 212.009 of Texas Local Government Code.

IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

03/26/2019  
DATE



# AUTHORIZATION FORM

## City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: \_\_\_\_\_

Re: LAKE WORTH BAPTIST CHURCH

I, ZACHARY HATTON, PASTOR, owner of the Property located at 4445 HODKINS ROAD do hereby certify that I have given my permission to BARRON-STARK ENGINEERS, Cynthia Swift, Project Manager, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☒ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☐ Land Use Designation
- ☐ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for PRELIMINARY AND FINAL PLAT  
(applicant)

ZACHARY HATTON

Print Name

  
Signature of Owner

4445 HODKINS ROAD, LW, TX, 76135

Address

817-235-6543

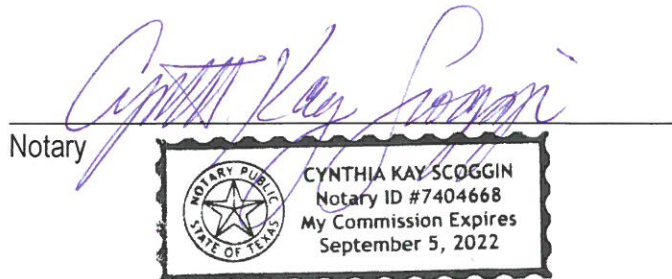
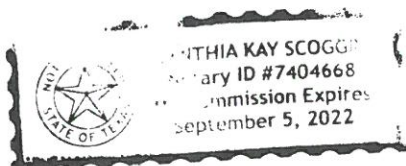
Phone No.

02/08/2019  
Date

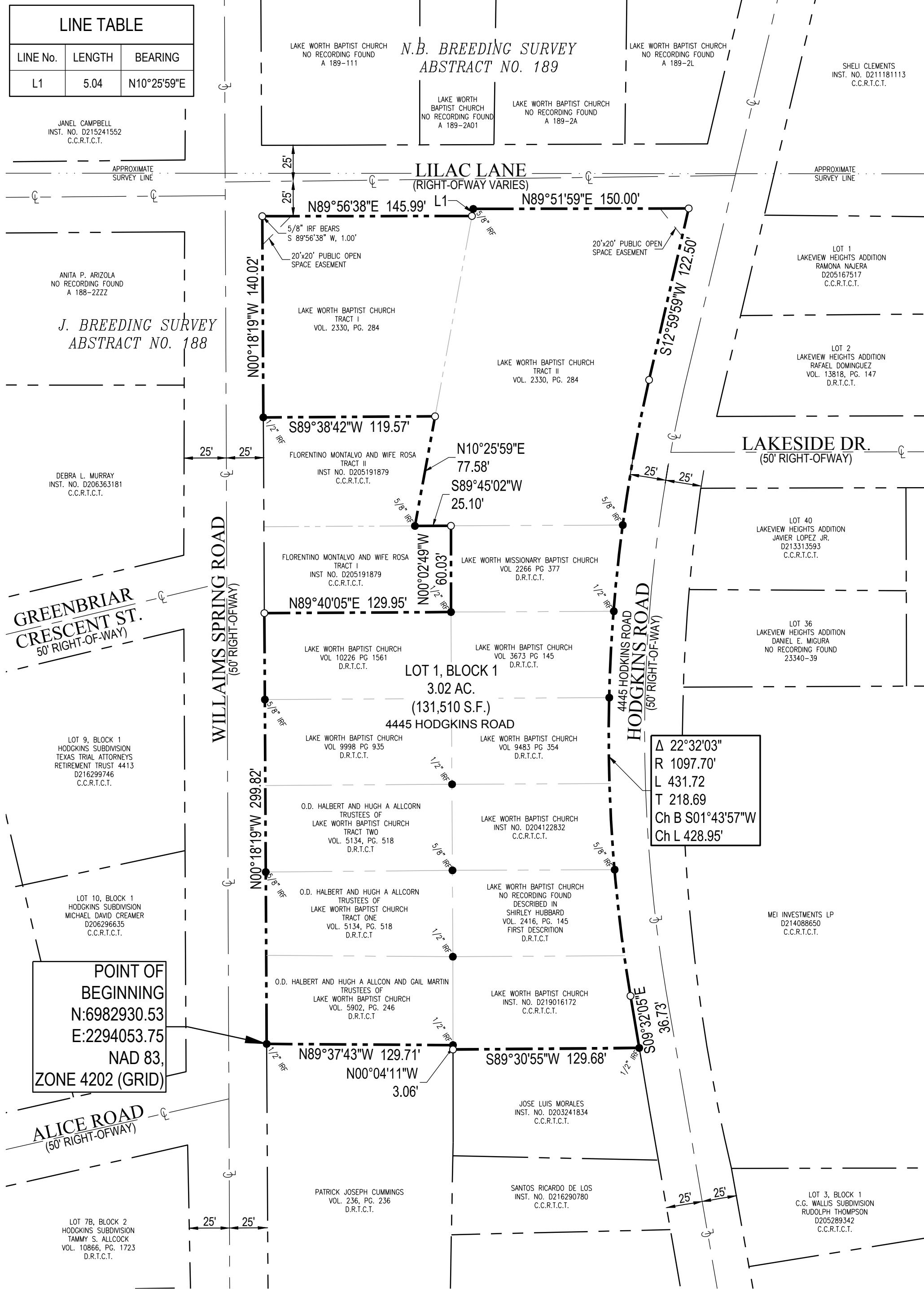
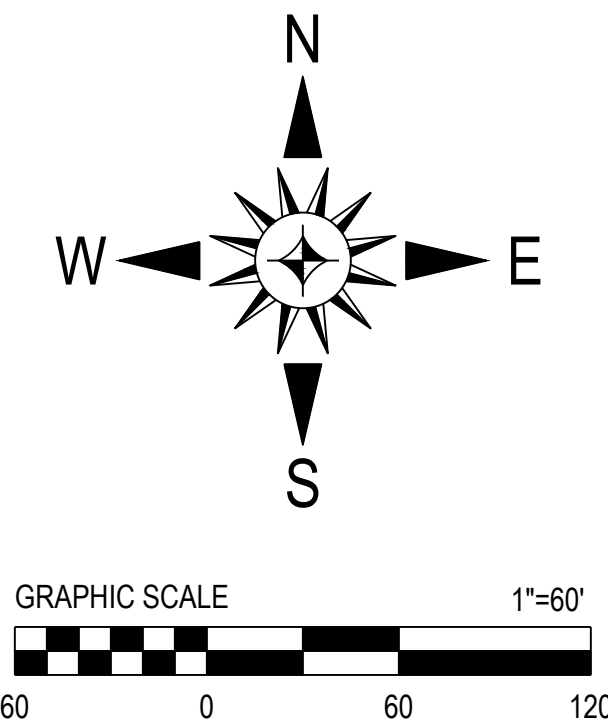
State of Texas §  
County of TARRANT §

Before me, ZACHARY HATTON, a Notary Public in and for said County and State, on this day personally appeared ZACHARY HATTON known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



USER: C:\YTHA\SWFT...  
FILE: LAKE WORTH BAPTIST CHURCH ADDITION  
DATE: 1/25/2019 10:00 AM  
DRAWN BY: J. STARK  
CHECKED BY: J. STARK  
SCALE: 1"=60'  
SHEET: 1 OF 1



#### SURVEYOR'S STATEMENT

I, Charles F. Stark, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

Charles F. Stark  
Texas Registration No. 5084

Date:

PRELIMINARY  
NOT TO BE RECORDED  
FOR ANY PURPOSES



APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS

on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019

ATTEST

Mayor

City Secretary

#### NOTES:

#### COORDINATE SYSTEM:

BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

#### FLOOD PLAIN:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED SEPT. 25, 2009 MAP NO. 48439C0158K, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

#### CONSTRUCTION PROHIBITED OVER EASEMENTS

"NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OTHER UTILITY EASEMENT OF ANY TYPE."

#### EASEMENT RESTRICTION STATEMENT

"ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ."

#### RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS

"THE CITY OF LAKE WORTH RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE."

#### BUILDING SET BACK LINES

ALL BUILDING SET BACKS TO BE IN ACCORDANCE WITH SINGLE FAMILY RESIDENTIAL.

#### ZONING

PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL.

#### ADDITIONAL NOTES:

- 1.) OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084"
- 2.) SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED.
- 3.) IRF DENOTES IRON ROD FOUND
- 4.) SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY. THERE MAY BE EASEMENTS AND OTHER MATTERS NOT SHOWN THAT A CURRENT TITLE POLICY MIGHT REVEAL.

#### DEDICATION

State of Texas }  
County of Tarrant }

WHEREAS, Lake Worth Baptist Church, are the Owners of the herein described property to wit:

BEING 3.02 acres situated in the J. BREEDING SURVEY, ABSTRACT NO. 188, City of Lake Worth, Tarrant County, Texas, being all of those certain tracts of land described in deeds to the Lake Worth Baptist Church, recorded in Volume 2286, Page 377, Volume 2330, Page 284, Volume 2416, Page 145, Volume 3673, Page 145, Volume 5134, Page 518, Volume 5902, Page 246, Volume 9483, Page 354, Volume 9988, Page 935 and Volume 10226, Page 1561, Deed Records, Tarrant County, Texas, and Instrument Number D219016172, County Clerk's Records, Tarrant County, Texas, said 3.02 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east line of Williams Spring Road (a 50' Right-of-Way, at the southwest corner of said Lake Worth Baptist Church tract recorded in said Volume 5902, Page 246, said Deed Records, Tarrant County, Texas, and being the southwest corner of the herein described 3.02 acre tract, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6882930.53 and EAST: 2294053.75, for reference;

THENCE N 00°18'19" W, along the east line of said Williams Spring Road, a distance of 299.82 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the southwest corner of that certain tract of land described in deed as Tract I, to Florentino Montalvo and wife Rosa, recorded in Instrument Number D205191879, County Clerk's Records, Tarrant County, Texas;

THENCE N 89°40'05" E, leaving the east line of said Williams Spring Road, along the south line of said Montalvo Tract I, a distance of 129.9 feet to a 1/2" iron rod found at the southeast corner of said Montalvo Tract I;

THENCE N 00°02'49" W, along the east line of said Montalvo Tract I, a distance of 60.03 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the northeast corner of said Montalvo Tract I;

THENCE S 89°45'02" W, along the north line of said Montalvo Tract I, a distance of 25.10 feet to a 5/8" iron rod found at the southeast corner of that certain tract described in deed as Tract II, to said Florentino Montalvo and wife Rosa, recorded in said Instrument Number D205191879, County Clerk's Records, Tarrant County, Texas;

THENCE N 10°25'59" E, along the east line of said Montalvo Tract II, a distance of 77.58 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", at the northeast corner of said Montalvo Tract II;

THENCE S 89°38'42" W, along the north line of said Montalvo Tract II, a distance of 119.57 feet to a 1/2" iron found in the east line of said Williams Spring Road, at the northwest corner of said Montalvo Tract II;

THENCE N 00°18'19" W, along the east line of said Williams Spring Road, a distance of 140.02 feet to a point at the intersection of the east line of said Williams Spring Road with the south line of Lilac Lane (Right-of-Way varies), being the northwest corner of the herein described 3.02 acre tract, from which a 5/8" iron rod found bears S 89°56'38" W, a distance of 1.00 feet, for reference;  
THENCE along the south line of said Lilac Lane, as follows:

N 89°56'38" E, a distance of 145.99 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";  
N 10°25'59" E, a distance of 5.04 feet to a 5/8" iron rod found at the northwest corner of said Lake Worth Baptist Church tract recorded in said Volume 2330, Page 284, Deed Records, Tarrant County, Texas;  
N 89°51'59" E, a distance of 150.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the intersection of the south line of said Lilac Lane with the west line of Hodgkins Road (a 50' Right-of-Way), being the northeast corner of the herein described 3.05 acre tract;

THENCE along the west line of said Hodgkins Road, as follows:

S 12°59'59" W, a distance of 122.50 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 1097.70 feet and whose long chord bears S 01°43'57" W, a chord distance of 428.95 feet;  
Along said curve in a westerly direction, through a central angle of 22°32'03", an arc distance of 431.72 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the end of said curve;  
S 09°32'05" E, a distance of 36.73 feet to a 1/2" iron rod found at the southeast corner of said Lake Worth Baptist Church tract (recorded in Inst. No. D219016172), being the southeast corner of the herein described 3.02 acre tract;

THENCE S 89°30'55" W, leaving the west line of said Hodgkins Road, along the south line of said Lake Worth Baptist Church tract (recorded in Inst. No. D219016172) tract, a distance of 129.88 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the southwest corner of said Lake Worth Baptist Church tract (recorded in Inst. No. D219016172) tract;

THENCE N 00°04'11" W, along the west line of said Lake Worth Baptist Church tract (recorded in Inst. No. D219016172) tract, a distance of 3.06 feet to a 1/2" iron rod found at the southeast corner of said Lake Worth Baptist Church tract, recorded in said Volume 5902, Page 246, Deed Records, Tarrant County, Texas;

THENCE N 89°37'43" W, along the south line of said Lake Worth Baptist Church tract, recorded in said Volume 5902, Page 246, a distance of 129.71 to the POINT OF BEGINNING and containing 3.02 acres (131,510 square feet) of land, more or less.

Do hereby dedicate same to be known as Lot 1, Block 1, Lake Worth Baptist Church Addition, an addition to The City of Lake Worth, Tarrant County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, rights-of-way and other public areas as shown on this plat.

Witness Our Hands This The \_\_\_\_\_ Day of \_\_\_\_\_, 2019.

Lake Worth Baptist Church

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said \_\_\_\_\_, for the purposes and considerations therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public, Tarrant County, Texas

## Final Plat Lot 1, Block 1 LAKE WORTH BAPTIST CHURCH ADDITION an Addition to the City of Lake Worth Tarrant County, Texas

Being 3.02 Acres Situated in the  
J. BREEDING SURVEY, ABSTRACT NO. 188  
City of Lake Worth, Tarrant County, Texas

February 2019

FILED FOR RECORD  
TARRANT COUNTY, TEXAS PLAT RECORDS  
INSTRUMENT NO. \_\_\_\_\_  
DATE FILED \_\_\_\_\_

**Barron-Stark**  
Engineers

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Surveying Firm F-10158800  
www.barronstark.com

**OWNER:**  
LAKE WORTH  
BAPTIST CHURCH  
4445 HODGKINS RD.  
LAKE WORTH, TX 76135  
ZACHARY HATTON, PASTOR  
817-235-6543

JOB No. 368-9492  
DATE JAN 2019  
REV: 03/28/2019

SHEET 1 of 1

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

FINAL PLAT REQUEST  
PLANNING & ZONING CASE #PZ-2019-09

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for a final plat. Attached you will find a copy of the requested final plat for the location. 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, May 21, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding a proposed final plat being all of a 3.02-acre tract of land known as Abstract 188, Tract(s) 2R4, 2FFFF, 2TT01, 2EEEE, 2GGGG, 2LLLL, 2ZZ, 2JJJ, 2BB, 2EEE, 2DD, 2N, 2NNN, 2HH, John Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Lake Worth Baptist Church Addition, which is generally described as 4421, 4425, 4429, 4433, and 4447 Hodgkins Road and 4400, 4416, 4428, 4440 and 4448 Williams Spring Road currently and will become 4445 Hodgkins Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Lake Worth Baptist Church  
4447 Hodgkins Road  
Lake Worth, Texas 76135-2140

Dominique A Martin  
4400 Hodgkins Road  
Lake Worth, Texas 76135-2137

Texas Trial Attorneys Retirement  
Trust 4413  
4305 S Bowen Road, Ste #141-A  
Arlington, Texas 76016

Lake Worth Baptist Church  
4445 Hodgkins Road  
Lake Worth, Texas 76135-2136

Thomas W & Jo Anne Miller  
4401 Hodgkins Road  
Lake Worth, Texas 76135-2136

Francisco J Montelongo  
7009 Greenbriar Crescent Street  
Lake Worth, Texas 76135-2106

Sheli Clements  
4508 Hodgkins Road  
Lake Worth, Texas 76135-1613

Richard A & Minnie Eiswald  
4409 Hodgkins Road  
Lake Worth, Texas 76135-2136

William C Abshire  
PO Box 676  
Azle, Texas 76098-0676

Ramona Najera  
2416 Roberts Cut Off Road  
Fort Worth, Texas 76114-1534

Ricardo De Los Santos  
4413 Hodgkins Road  
Lake Worth, Texas 76135

Margarita Juarez  
4321 Williams Spring Road  
Lake Worth, Texas 76135

Rafael & Marceli Dominguez  
4500 Hodgkins Road  
Lake Worth, Texas 76135-1613

Jose Luis Morales  
4417 Hodgkins Road  
Lake Worth, Texas 76135-2136

Tammy S Allcock  
4325 Williams Spring Road  
Lake Worth, Texas 76135-2124

Javier Jr. & Crystal Lopez  
4440 Hodgkins Road  
Lake Worth, Texas 76135-2137

Debra L Murray  
4425 Williams Spring Road  
Lake Worth, Texas 76135-2138

Michael David Creamer  
512 Harbor Drive S  
Azle, Texas 76020

Daniel E Migura  
4436 Hodgkins Road  
Lake Worth, Texas 76135-2137

Jimmy Marsh  
505 Panama Court  
Granbury, Texas 76048

Patrick Joseph Cummings  
4324 Williams Spring Road  
Lake Worth, Texas 76135-2125

MEI Investments LP  
108 N. Collins Street  
Arlington, Texas 76011-7316

Janel Campbell & Leonard Keefer  
7012 Lilac Lane  
Lake Worth, Texas 76135-2119

Florentino & Rosa Montalvo  
12160 Saint Andrews Place  
Miramar, FL 33025

Rudolph & Glenda Thompson  
4408 Hodgkins Road  
Lake Worth, Texas 76135-2137

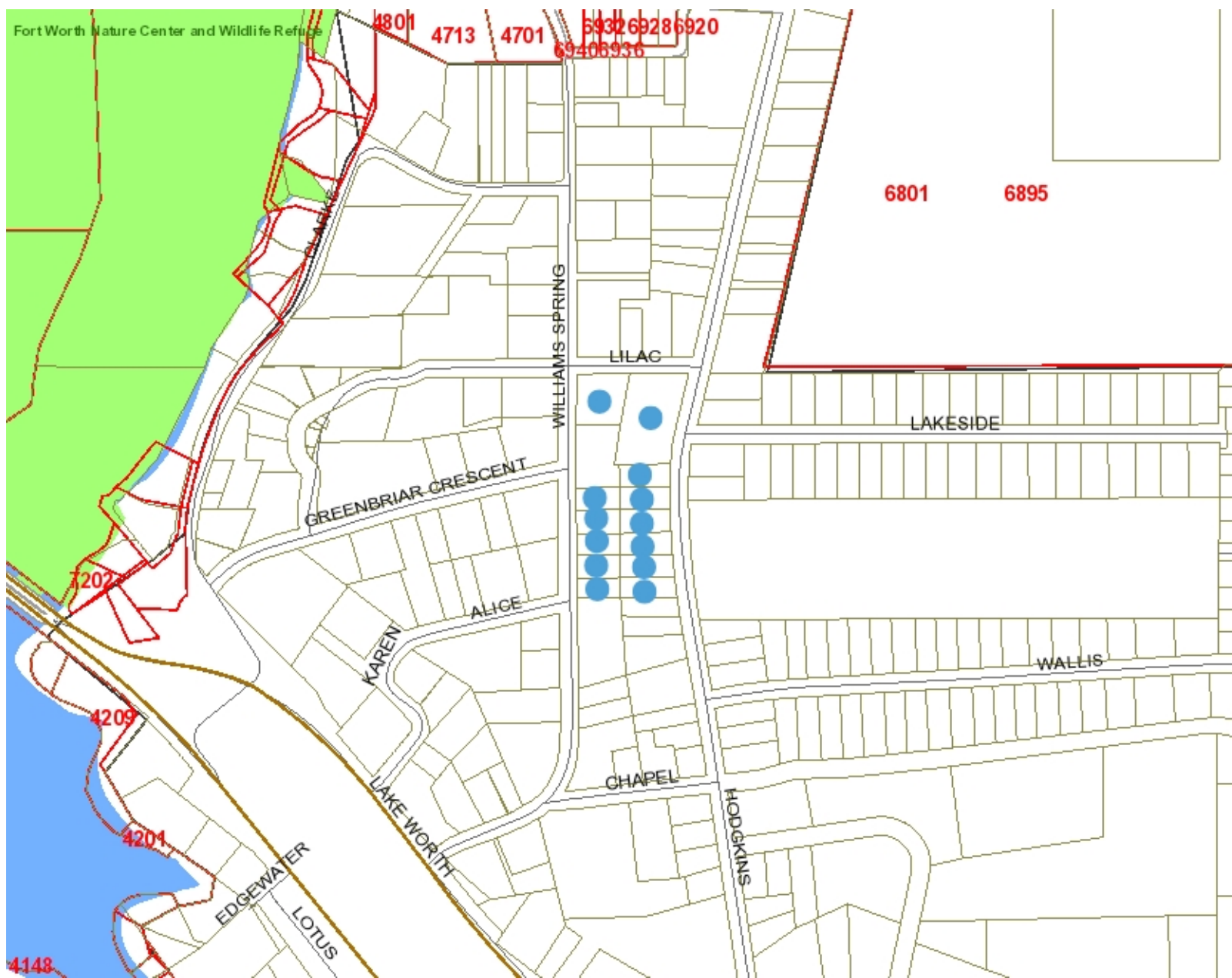
Anita P Arizola  
4429 Williams Spring Road  
Lake Worth, Texas 76135-2138

Mary B Pittman  
7008 Greenbriar Crescent Street  
Lake Worth, Texas 76135-2149

Tjuana D Minter  
4404 Hodgkins Road  
Lake Worth, Texas 76135-2137

Perry Lunsford  
10901 Swift Current Trail  
Fort Worth, Texas 76179

Mariza M Salinas  
4516 Hodgkins Road  
Lake Worth, Texas 76135-1613



## Legend

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



5/17/19 9:20 AM

1: 4,772



0.2 0 0.08 0.2 Miles

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

NCTCOG ORTHOPHOTOGRAPHY

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM**  
(Please type or use black ink)

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-08 (Lake Worth Baptist Church – Final Plat).



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-08 (Lake Worth Baptist Church – Final Plat).

Property Owner Name: Minnie Eiswald & Richard Eiswald  
(Please print)

Mailing Address: 4409 Hodgkins Rd.  
Lake Worth, TX. 76135

Signature: Minnie Eiswald & Richard Eiswald

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

Property Address(s): \_\_\_\_\_

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 4409 Hodgkins Road

Legal Description: Abstract 188, Tract 2R, John Breeding Survey

Received By: S. Meason Date: 5.14.19

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM**  
*(Please type or use black ink)*

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-08 (Lake Worth Baptist Church – Final Plat).

☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-08 (Lake Worth Baptist Church – Final Plat).

Property Owner Name: Rudolph Thompson  
(Please print)

Mailing Address: \_\_\_\_\_  
Rudolph H Thompson  
PO Box 136564  
Fort Worth TX 76136

Signature: \_\_\_\_\_

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

Property Address(s): 4408 Hodgkins Road  
Lake Worth, Texas 76135

COMMENTS: I Like it The way it is Now  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

*For Office Use Only*

Property Address: 4408 Hodgkins Road

Legal Description: Block 1, Lot 3, CG Wallis Subdivision

Received By: S Meason Date: 5.16.19

## Lake Worth Planning & Zoning Commission Meeting – May 21, 2019

### Agenda Item No. C.4

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-10, a proposed replat being all of a 0.417-acre parcel of land legally known as Block 20, Lots 21 and 22, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 20, Lots 21R and 22R, Indian Oaks Subdivision, which is generally described as 7308 Navajo Trail currently and will become 7304 Navajo Trail (Lot 22R) and 7308 Navajo Trail (Lot 21R), Lake Worth, Tarrant County, Texas after platting.

**Property Description:**

0.417-acre parcel(s) of land, located at 7308 Navajo Trail

**Property Owner(s):**

Fermin Cruz and Gabriela Pozos

**Applicant:**

Fermin Cruz and Gabriela Pozos, 7308 Navajo Trail, Lake Worth, Texas 76135

**Engineer/Surveyor:**

Delta Surveying, 116 Locust Street, Azle, Texas 76020

**Current Zoning:**

"SF1" Single Family Residential

**Current Use(s):**

Single Family Residence

**Existing Road(s):**

Navajo Trail and Mohawk Trail

**Surrounding Zoning:**

North: The property to the north is currently zoned SF1-Single Family Residential.

South: The property to the south is currently zoned SF1-Single Family Residential.

East: The property to the east is currently zoned SF1-Single Family Residential.

West: The property to the west is currently zoned SF1-Single Family Residential.

Agenda Item No. C.4

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**Summary:**

Mrs. Pozos and Mr. Cruz purchased the property at 7308 Navajo Trail in May of 2009 and reside at the property. They have done extensive work on the property over the years to improve the overall appearance of the primary structure; all with the proper permitting. Mr. Cruz recently came to the City about building an addition on to the back of the existing primary structure. It was discovered by a survey of the property that the property was actually two (2) separately platted lots, and while on the original plat it appears that the two (2) lots were intended to have structures built facing Mohawk Trail, there is actually a primary structure built facing Navajo Trail which lies on lot 21 and a portion of lot 22 as well.

Mr. Cruz was informed that he would have to replat the two lots before he could proceed with the permitting process for the addition. Upon further examination of the survey document staff noted that the current primary structure is not located at least five-foot (5') from the property line on the side and does not have at least a twenty-five-foot (25') setback in the front. The owner was then advised that if he wanted to move forward with the replat process, he would have to apply for a variance request to the required side yard setback and front yard setback.

Mr. Cruz made application to the Board of Adjustment and had a public hearing on March 5, 2019 where the Board granted a variance to the property to allow a 4.2' side setback on the east side and a 21.7' front setback on lot 21, which would be 21R.

Staff has reviewed the replat document and finds it to comply with all other state and local requirements.

The replat is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

**Public Input:**

On Friday, May 10, 2019 as required by State law, the City mailed out eighteen (18) letters of notification for the Public Hearing(s) 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, May 3, 2019. Staff had received the following in favor/opposition to the request as of packet preparation date:

1. FOR – 1 (see attached public comment forms)
2. AGAINST – none

**Fiscal Impact:**

N/A

**Attachments:**

1. Subdivision Application/30 Day Waiver of Action Form/Owner Authorization Form
2. Replat Document

**Agenda Item No. C.4**

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3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map
6. Returned Public Comment Forms

**Recommended Motion or Action:**

Staff's recommends approval of Agenda Item C.4 as presented.



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-10  
Date Submitted: 4-1-19

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME INDIAN OAKS

CURRENT ZONING CLASSIFICATION SF1

CURRENT LEGAL DESCRIPTION Lots 21 and 22, Block 20, Indian Oaks

TOTAL ACRES 0.42 # OF LOTS 2 PROPOSED USE RESIDENTIAL

### APPLICANT/DEVELOPER INFORMATION

NAME Gabriela Pozos and Fermin Cruz

ADDRESS 7308 Navajo Trail CITY Lake Worth

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

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

### PROPERTY OWNER INFORMATION

NAME Gabriela Pozos and Fermin Cruz

ADDRESS 7308 Navajo Trail CITY Lake Worth

STATE TX ZIP 76135 EMAIL Fercruz2182@gmail.com

PHONE 817 500-2970 FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME DELTA SURVEYING

ADDRESS 116 LOCUST STREET CITY AZLE

STATE TX ZIP 76020 EMAIL delta76108@charter.net

PHONE 817-246-7766 FAX \_\_\_\_\_

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

Gabriela Pozos Fermin Cruz  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

3/28/19  
DATE

## GENERAL INFORMATION

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

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

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

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

## SUBMITTAL CHECKLIST

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

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

### OFFICE USE ONLY

Fee: 370.00  
Date Paid: 4.1.19  
Receipt #: P19-0302  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☒ YES ☐ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 5.6.19  
Public Hearing 200' Notification Deadline Date: 5.11.19  
P&Z Commission Meeting Date: 5.21.19  
City Council Meeting Date: 6.11.19  
Plat Approval Date: \_\_\_\_\_  
Plat File Date: \_\_\_\_\_  
Instrument #: \_\_\_\_\_



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-10  
Date Submitted: 4.1.19  
Accepted By: Smeason

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME INDIAN OAKS

CURRENT LEGAL DESCRIPTION Lots 21 and 22, Block 20, Indian Oaks

TOTAL ACRES 0.42 # OF LOTS 2 PROPOSED USE RESIDENTIAL

### PROPERTY OWNER INFORMATION

NAME Gabriela Pozos and Fermin Cruz

ADDRESS 7308 Navajo Trail CITY Lake Worth

STATE TX ZIP 76135

EMAIL fercruz2182@gmail.com

PHONE 817 500-2970

FAX \_\_\_\_\_

I hereby affirm that I am the owner or an authorized representative of the owner of the property described above which is being submitted for the platting process and I hereby waive my right to have action taken on my plat within the thirty (30) day period as required by section 212.009 of Texas Local Government Code.

IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

Gabriela Pozos Fermin Cruz  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

3/28/19  
DATE

**Lot 18**  
Melvin Edward Caldwell  
VOL. 15556, PG. 133,  
D.R.C.T.

*Jose Maria Basquis Survey,*  
**Abstract No. 85,**  
**Tarrant County, Texas**

**Lot 23**  
MELVIN EDWARD CALDWELL  
VOL. 15556, PG. 133,  
D.R.C.T.

(CONTROL  
MONUMENT)  
1/2" CAPPED  
1/4" REBAR  
ROD FOUND

**811**  
Know what's below.  
Call before you dig.



**Lot 19**

Randy Loyd Massey  
Inst. # D215131094,  
D.R.C.T.

**Lot 21R**

(9,336 SQUARE FEET OF  
LAND MORE OR LESS)  
(7308 Navajo Trail)

**Lot 22**

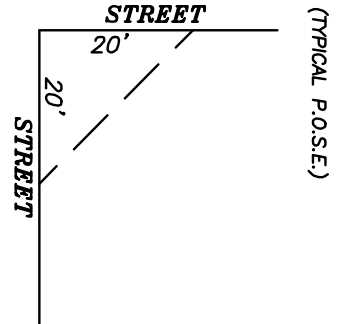
(7304 Navajo Trail)  
**Lot 22R**  
(8,352 SQUARE FEET OF  
LAND MORE OR LESS)

**Lot 20**

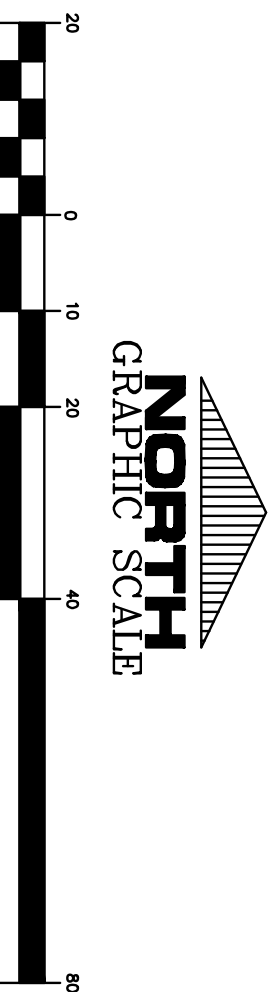
POINT OF  
BEGINNING

**Navajo Trail**

**Mohawk Trail**



NOTE:  
ALL CORNERS ARE 1/2"  
CAPPED "RPLS 4277"  
REBAR RODS UNLESS  
NOTED OTHERWISE.



STATE OF TEXAS  
COUNTY OF TARRANT

Whereas We, GABRIELA POZOS and FERMIN CRUZ, being the owner of Lots 21, and 22, Block 20, Indian Oaks, situated in the Jose Maria Basquis Survey, Abstract Number 85, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat recorded in Volume 204-A, Page 177, Plat Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "RPLS 4277" rebar rod set in the north line of Navajo Trail, an existing 50 feet wide right of way, for the southwest corner of Lot 21, same being the southeast corner of Lot 20;

Thence N00°00'00"W, 100.00 feet along the common lines of Lot 20, 21, 19, and Lot 22 to a 1/2" capped "RPLS 4277" rebar rod set for the northwest corner of Lot 22 same being the northeast corner of Lot 19, same being the southeast corner of Lot 18, and being the southwest corner of Lot 23;

Thence S00°00'00"E, 182.00 feet to a 1/2" capped "RPLS 4277" rebar rod found (Control Monument) in the west line of Mohawk Trail, an existing 50 feet wide right of way, for the northeast corner of Lot 22, same being the southeast corner of Lot 23, being South 900.10' from a 1/2" rebar rod found (Control Monument);

Thence S00°00'00"E (Basis For Directional Control) 100.00 feet along the west line of Navajo Trail to a 1/2" capped "RPLS 4277" rebar rod set for the southeast corner of Lot 21, being at the intersection of the west line of Mohawk Trail, and the north line of Navajo Trail;

Thence N00°00'00"W, 182.00 feet along the north line of Navajo Trail to the point of beginning and containing 18,200 square feet of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, GABRIELA POZOS and FERMIN CRUZ, do hereby adopt this plat designating the herein described real property as Lots 21R and 22R, Block 20, Indian Oaks, an addition to the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the \_\_\_\_ day of \_\_\_\_\_, 2019.

GABRIELA POZOS

FERMIN CRUZ

STATE OF TEXAS  
COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared GABRIELA POZOS and FERMIN CRUZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public

My Commission Expires

RE-PLAT SHOWING  
LOTS 21R AND 22R, BLOCK 20  
**Indian Oaks**

Situated in the Jose Maria Basquis Survey, Abstract Number 85, Tarrant County, Texas, being an addition to the City of Lake Worth, Tarrant County, Texas, being a re-plat of Lots 21, and 22, Block 20, Indian Oaks, according to the plat recorded in Volume 204-A, Page 177, Plat Records, Tarrant County, Texas, and containing 18,200 square feet of land more or less.

FILED FOR RECORD, TARRANT COUNTY, TEXAS  
PLAT RECORDS, INSTRUMENT# \_\_\_\_\_, DATED \_\_\_\_\_

NOTES:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITED TO THE FLOOD INSURANCE RATE MAP, DATED SEPTEMBER 23, 2003, THIS TRACT IS IN ZONE X, WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OR ANY TYPE COVENANTS OR RESTRICTIONS ARE UN-ALTERED

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

P.O.E. RESTRICTION:  
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHTS OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT.

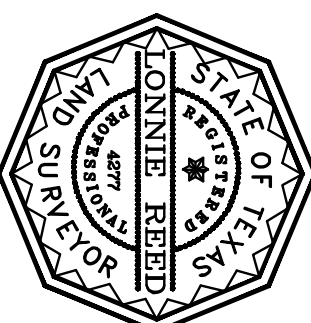
BUILDING PERMIT RESTRICTION:  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF LAKE WORTH.

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

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

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

**DELTA**  
SURVEYING  
d.b.a. Theo/Delta Joint Venture  
116 LOCUST STREET  
AZLE, TEXAS 76020  
817-246-7766  
EMAIL: delta26109@bncf.net  
FIRM REGISTRATION: 10194462  
C.F.#  
JOB# 19030062



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

03-15-2019

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

REPLAT REQUEST  
PLANNING & ZONING CASE #PZ-2019-10

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for a replat. Attached you will find a copy of the requested replat for the location. 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, May 21, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding a proposed replat being all of a 0.417-acre parcel of land known as Block 20, Lots 21 and 22, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 20, Lot(s) 21R and 22R, Indian Oaks Subdivision, which is generally described as 7308 Navajo Trail currently and will become 7304 Navajo Trail (Lot 22R) and 7308 Navajo Trail (Lot 21R), Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Gabriela Pozos/Fermin Cruz  
7308 Navajo Trail  
Lake Worth, Texas 76135-3950

Gina L Hodges  
2924 Mohawk Trail  
Lake Worth, Texas 76135-3914

Benito & Mary D Diaz  
2828 Mohawk Trail  
Lake Worth, Texas 76135-3912

Joe M Vargas  
2904 Mohawk Trail  
Lake Worth, Texas 76135

WM F Arterbury, Sr. & Susan Arterbury  
7217 Navajo Trail  
Lake Worth, Texas 76135-3948

Lupe Vargas  
2900 Mohawk Trail  
Lake Worth, Texas 76135-3914

Rina Hernandez  
2916 Delaware Trail  
Lake Worth, Texas 76135-3937

Burt Real Estate Ltd  
828 Hackamore Street  
Fort Worth, Texas 76108

Sandra L Randle  
2912 Delaware Trail  
Lake Worth, Texas 76135

Juan Flores & Alma Garcia  
2824 Delaware Trail  
Lake Worth, Texas 76135

Deborah Frye  
6365 Ferncreek Lane  
Fort Worth, Texas 76179-4702

Martha Ortiz  
7317 Navajo Trail  
Lake Worth, Texas 76135

Rodney O Caldwell  
7316 Navajo Trail  
Lake Worth, Texas 76135-3950

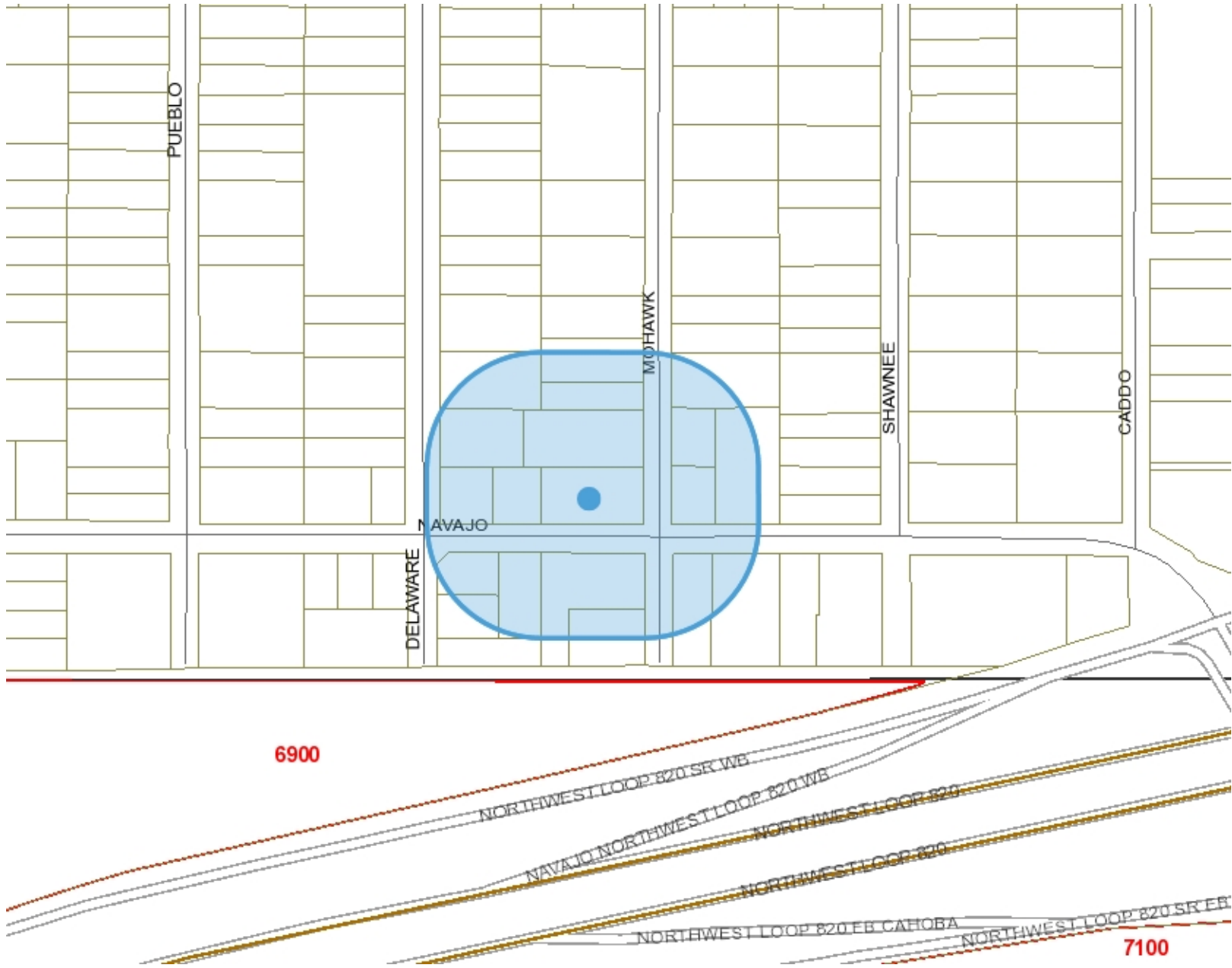
Brenda K McMurtray  
7189 Foster Stuart Road  
Azle, Texas 76020-5625

Randy L Massey  
5817 Terrace Trail  
Fort Worth, Texas 76114

Jarrett M Patman  
2825 Mohawk Trail  
Lake Worth, Texas 76135-3911

Delores E Landis  
2917 Mohawk Trail  
Lake Worth, Texas 76135-3913

Martin H Vidal/Blanca P Santiago  
2921 Mohawk Trail  
Lake Worth, Texas 76135



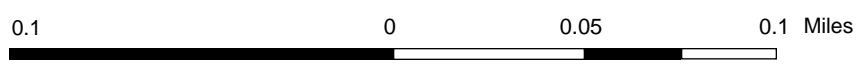
## Legend

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



5/10/19 3:45 PM

1: 3,065



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

NCTCOG ORTHOPHOTOGRAPHY

## Lake Worth Planning & Zoning Commission Meeting – May 21, 2019

### Agenda Item No. C.4

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-10, a proposed replat being all of a 0.417-acre parcel of land legally known as Block 20, Lots 21 and 22, Indian Oaks Subdivision of the records of Tarrant County, Texas. The proposed replat's new legal description will be Block 20, Lots 21R and 22R, Indian Oaks Subdivision, which is generally described as 7308 Navajo Trail currently and will become 7304 Navajo Trail (Lot 22R) and 7308 Navajo Trail (Lot 21R), Lake Worth, Tarrant County, Texas after platting.

**Property Description:**

0.417-acre parcel(s) of land, located at 7308 Navajo Trail

**Property Owner(s):**

Fermin Cruz and Gabriela Pozos

**Applicant:**

Fermin Cruz and Gabriela Pozos, 7308 Navajo Trail, Lake Worth, Texas 76135

**Engineer/Surveyor:**

Delta Surveying, 116 Locust Street, Azle, Texas 76020

**Current Zoning:**

"SF1" Single Family Residential

**Current Use(s):**

Single Family Residence

**Existing Road(s):**

Navajo Trail and Mohawk Trail

**Surrounding Zoning:**

North: The property to the north is currently zoned SF1-Single Family Residential.

South: The property to the south is currently zoned SF1-Single Family Residential.

East: The property to the east is currently zoned SF1-Single Family Residential.

West: The property to the west is currently zoned SF1-Single Family Residential.

Agenda Item No. C.4

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**Summary:**

Mrs. Pozos and Mr. Cruz purchased the property at 7308 Navajo Trail in May of 2009 and reside at the property. They have done extensive work on the property over the years to improve the overall appearance of the primary structure; all with the proper permitting. Mr. Cruz recently came to the City about building an addition on to the back of the existing primary structure. It was discovered by a survey of the property that the property was actually two (2) separately platted lots, and while on the original plat it appears that the two (2) lots were intended to have structures built facing Mohawk Trail, there is actually a primary structure built facing Navajo Trail which lies on lot 21 and a portion of lot 22 as well.

Mr. Cruz was informed that he would have to replat the two lots before he could proceed with the permitting process for the addition. Upon further examination of the survey document staff noted that the current primary structure is not located at least five-foot (5') from the property line on the side and does not have at least a twenty-five-foot (25') setback in the front. The owner was then advised that if he wanted to move forward with the replat process, he would have to apply for a variance request to the required side yard setback and front yard setback.

Mr. Cruz made application to the Board of Adjustment and had a public hearing on March 5, 2019 where the Board granted a variance to the property to allow a 4.2' side setback on the east side and a 21.7' front setback on lot 21, which would be 21R.

Staff has reviewed the replat document and finds it to comply with all other state and local requirements.

The replat is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

**Public Input:**

On Friday, May 10, 2019 as required by State law, the City mailed out eighteen (18) letters of notification for the Public Hearing(s) 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, May 3, 2019. Staff had received the following in favor/opposition to the request as of packet preparation date:

1. FOR – 1 (see attached public comment forms)
2. AGAINST – none

**Fiscal Impact:**

N/A

**Attachments:**

1. Subdivision Application/30 Day Waiver of Action Form/Owner Authorization Form
2. Replat Document

**Agenda Item No. C.4**

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3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map
6. Returned Public Comment Forms

**Recommended Motion or Action:**

Staff's recommends approval of Agenda Item C.4 as presented.

## Lake Worth Planning & Zoning Commission Meeting – May 21, 2019

### Agenda Item No. C.5

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-11, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a zoning district change from SF1-Single Family Residential to PC-Planned Commercial, a land use designation and development plan approval of an approximately 0.922-acre tract of land, legally known as Abstract 188, Tract(s) 2FF01, 2FF02, 2RRRR, and 2WW, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 0.922-acre tract of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property is generally described as 4300 Williams Spring Road, Lake Worth, Tarrant County, Texas.

**Property Description:**

0.922-acre parcel(s) of land, 4300 Williams Spring Road

**Property Owner(s):**

Chaos Shaw, 441 Harvey Trail, Azle, Texas 76020

**Applicant:**

Chue Moua, 5424 Canyon Lands Drive, Fort Worth, Texas 76137

**Engineer/Architect/Surveyor:**

n/a

**Current Zoning:**

SF1-Single Family Residential

**Current Use(s):**

Vacant building that was a church

**Proposed Zoning:**

PC-Planned Commercial

**Proposed Use(s):**

Adult Day Care Facility

**Existing Road(s):**

Williams Spring Road & Chapel Lane

**Surrounding Zoning:**

North: The property to the north is currently zoned "SF1" Single Family Residential.

Agenda Item No. C.5

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South: The property to the south is currently zoned “SF1” Single Family Residential.

East: The property to the east is currently zoned “SF1” Single Family Residential.

West: The property to the west is currently zoned “SF1” Single Family Residential.

**Summary:**

Mr. Moua approached the property owner of the building located at 4300 Williams Spring Road wishing to open an Adult Day Care Facility in the Lake Worth area. The property is currently zoned SF1 Single Family Residential and has been used as a church in the past. In order to do an Adult Day Care, the zoning of the property would have to be changed to PC Planned Commercial. The facility business plan is attached for your information and review. They intend to provide services from 7:30 am – 5:30 pm, similar to that of a Children’s Day Care Facility. The facility will be required to meet all state and local rules and regulations pertaining to this business type.

Staff has reviewed the site plan and it is ready to be heard by the Planning & Zoning Commission, for recommendation to the City Council.

**Public Input:**

On Tuesday, May 10, 2019 as required by State law, the City mailed out nineteen (19) 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 Saturday, May 4, 2019. Staff had received the following in favor/opposition to the request as of packet preparation date:

1. FOR – 1 (see attached public comment forms)
2. AGAINST – 4 (see attached public comment forms); one form turned in was not the owner of the property

**Fiscal Impact:**

N/A

**Attachments:**

1. Ordinance
2. Site Plan Exhibit
3. Business Plan
4. Development Application/Owner Authorization Form
5. Public Hearing Notice
6. Public Hearing Notifications (within 200’ of subject property)
7. Vicinity Map
8. Returned Public Comment Form(s)

**Agenda Item No. C.5**

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**Recommended Motion or Action:**

Staff's recommendation is the zoning designation changes, land use and development plans are at the discretion of the Planning & Zoning Commission and City Council.

## **ORDINANCE # XXXX**

**AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 0.922 ACRES OF LAND DESCRIBED HEREIN AS ABSTRACT 188, TRACT(S) 2FF01, 2FF02, 2RRRR AND 2WW, JOHN BREEDING SURVEY, BEING THAT ALL OF THE CERTAIN CALLED 0.922-ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "SF1" SINGLE FAMILY RESIDENTIAL TO A ZONING DESIGNATION OF "PC" PLANNED COMMERCIAL SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT PLAN APPROVAL OF THE APPROXIMATELY 0.922-ACRE TRACT OF LAND, GENERALLY DESCRIBED 4300 WILLIAMS SPRING ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE, ALONG WITH A DEVELOPMENT PLAN "EXHIBIT A"; 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 0.922-acre tract of land located in Lake Worth, Texas,

has initiated an application on the hereinafter described property to re-zone same and for a land use designation and development plan approval; and

**WHEREAS**, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on May 21, 2019, and by the City Council of the City of Lake Worth on June 11, 2019, 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. 500, 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 500 AMENDED**

Ordinance No. 500 is hereby amended by approving a change to the zoning designation from "SF1" Single Family Residential to a zoning designation change and land use designation of "PC" – Planned Commercial for the use of an Adult Day Care

Facility, along with a development plan approval and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

**Planning & Zoning Case No. PZ-2019-11**

Owner: Chaos Shaw  
441 Harvey Trail  
Azle, Texas 76020

Applicant: Chue Moua  
5424 Canyon Lands Drive  
Fort Worth, Texas 76137

Legal Description: Abstract 188, Tract(s) 2RRRR, 2WW, 2FF01,  
2FF02, John Breeding Survey  
Lake Worth, Tarrant County, Texas

Property Address: 4300 Williams Spring Road

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of an Adult Day Care Facility, as more particularly shown on the Development Plan attached hereto as Exhibit "A".

**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 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** on the 11th day of June, 2019.

**CITY OF LAKE WORTH**

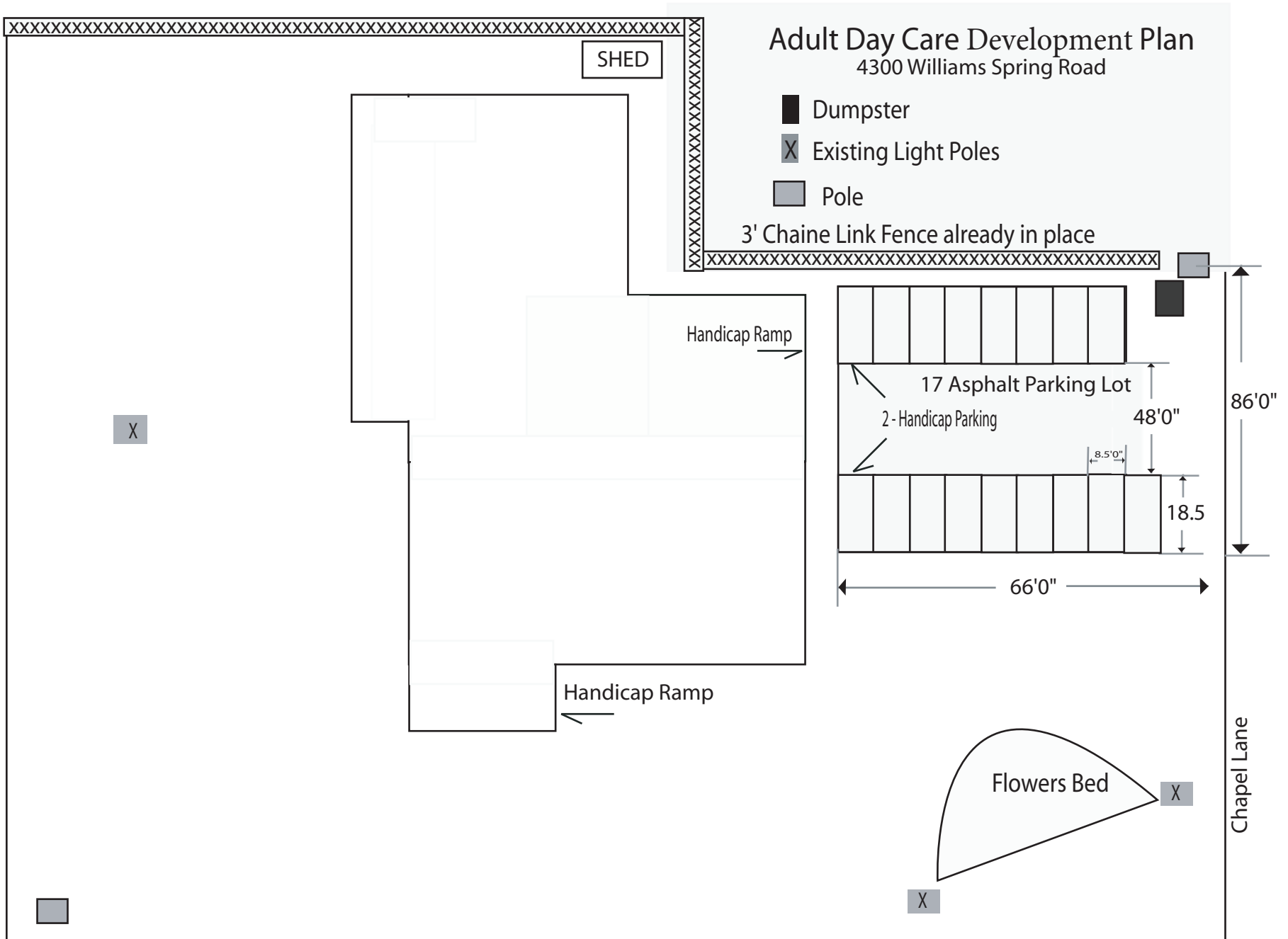
By: \_\_\_\_\_  
Walter Bowen, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Drew Larkin, City Attorney



Williams Spring Rd.

# Business Plan Proposal

4300 William Spring Rd  
Lake Worth, TX 76135

Prepare by: Joshua Xiong

## Business Structure

The structure of the business is designed to suit an Adult Day Care facility. The facility is constructed of six (6) service rooms listed as follow: Entertain Area, two Sleeping/Resting rooms, Game Room, Exercise Room, 2 restrooms and Shower Room.

## Mission

Our business is to construct an Adult Day Care center. The goal is to provide these adults with a connection and a relationship to meet their needs. Our mission is to provide the service for our community with an environmental support and tools such as to bring them resources, nutrition, and keeping them to bond within the community as well as their cultural activities. Also to promote for better health for physical and psychological needs. Our vision is to reduce their stresses and to refresh their minds to prevent from mental illnesses.

## Services

We are dedicating to provide our clients the environmental support and tools to achieve and overall improvement in their quality of life through our daily services as follow:

- Social activities, art and crafts, games, music, parties, and celebrations.
- Interactive exercise
- Outdoor activities (gardening)
- Touring/visiting point of interest (quarterly)
- Entertainment and special events
- Hot morning and afternoon snack
- Hot nutrition lunch
- Nursing care and supervision.

### Marketing Trend

The geographical shown the nearest Adult Day Care in Lake Worth are Northside and Southside Adult Daycare and they are about 7 miles to 17 miles away.

### Employees

The goal is to employ seven (7) paid full-time employees and a part-time nurse. For the meantime, one paid full-time employee will be expected to start as Coordinator the day care start. As a business partners and spouses, we are dedicated ourselves to work as unpaid employees until we reached our client capacity and goal.

### Leadership Teams

Name: Joshua Xiong  
Chue Moua

Position: Owners

Joshua Xiong - MA of Urban And Regional Studies  
Had 16 years of Client Service and Counseling experience helping Low Income families to reach their self-sufficient goal as well as Manager in Adult Day Care area.

Chue Moua - BA of Management Information Systems/Business Management.  
Currently held over 30 years of Computer Information Management position with Exxon/Mobil, and previous owner of Jimmy's Big Burgers in Lake Worth.

### Financial

Currently we are not anticipated to take any loan or finance from any financial Loan Business.

### Outcome and Projections

**Please see Income A.**

### Target Market and Trend

The goal of the Adult Day Care is to serve 50 clients. There will be an ads monthly on local news paper about our service until we reached our goal. Other are: Word of mouth, distribution flyers to all surrounding senior living center, and friends referral as well.

Our target market trend is now in the status of developing the service strategy to meet our clients needs.

### Operation and Detail

Business will be open 7:30 am - 5:30 pm

8:00 am - 11:45 am are Breakfast and social gathering

1:00 pm - 5:00 pm are entertainment, exercise, and games.

### Holidays and Closing

- Christmas Eve at noon
- Christmas Day
- July 4th
- Labor Day
- Memorial Day
- New Year's Day
- Thanksgiving Day and day after.

### Admission

Age of 18 or older

Able to participate on behalf of his or her own physical strength and no harmful to self or others.

### Volunteer

We are open and welcome all level of volunteers. It is a good opportunity for our clients and volunteers to interact their culture and social life to each other.

## Income Projection - Schedule A

### Income and Payment per Client & per Unit

#### Week One

Clients	Status	Eligible Unit Hours	Days Attendance	Weekly Hrs Total	Payment Per Unit	Weekly Charge
A	FT	8	4	32	23	736
B	FT	8	5	40	23	920
C	FT	8	4	32	23	736
D	FT	8	5	40	23	920
E	PT	5	5	25	23	575
F	FT	8	5	40	23	920
G	PT	6	5	30	23	690
H	FT	8	5	40	23	920
I	FT	8	5	40	23	920
J	PT	5	5	25	23	575

**Total Charge: 7912**

#### Week Two

Clients	Status	Eligible Unit Hours	Days Attendance	Weekly Hrs Total	Payment Per Unit	Weekly Charge
A	FT	8	5	40	23	920
B	FT	8	5	40	23	920
C	FT	8	5	40	23	920
D	FT	8	5	40	23	920
E	PT	5	5	25	23	575
F	FT	8	5	40	23	920
G	PT	6	5	30	23	690
H	FT	8	5	40	23	920
I	FT	8	5	40	23	920
J	PT	5	5	25	23	575

**Total Charge: 8280**

FT = Full Time

PT = Part Time

Payment per Unit = Dollar per Hour

# FUTURE: VIENGSAVANH ADULT DAY CARE CENTER.

1. MAIN ENTRY.

2. LIVING ROOM

3. BR-1

4. BR-2

5. NURSE OFF.

6. OFFICE.

7. SHOWER.

8. W. RESTROOM.

9. AC/FUR.

10. STORAGE.

11. WATER HEATER.

12. M. RESTROOM.

13. KITCHEN.

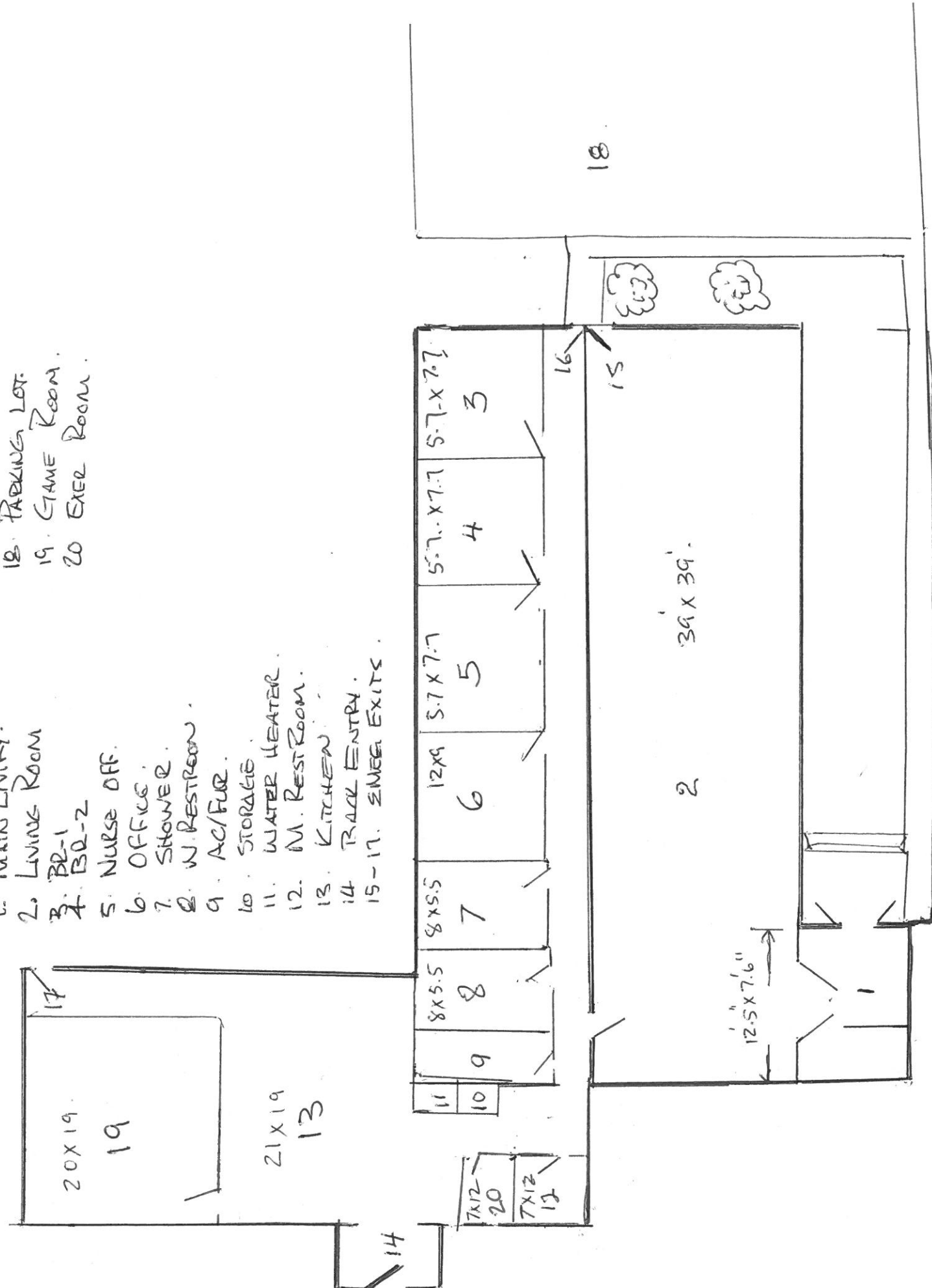
14. BACK ENTRY.

15-17. EMER. EXITS.

18. PARKING LOT.

19. GAME ROOM.

20. EXER ROOM.





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

FOR OFFICE USE ONLY  
Case No: P7-2019-11  
Date Submitted: 3-19-19

## APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

☒ ZONING CHANGE    ☒ LAND USE    ☐ SITE PLAN    ☐ SITE PLAN AMENDMENT

PROPERTY ADDRESS 4300 Williams Spring Rd.

CURRENT LEGAL DESCRIPTION \_\_\_\_\_

CURRENT ZONING CLASSIFICATION & LAND USE Church

PROPOSED ZONING CLASSIFICATION & LAND USE Adult Day Care

TOTAL ACRES .86 # OF LOTS 3

### APPLICANT/DEVELOPER INFORMATION

NAME Chue Moya  
ADDRESS 5424 Canyon Lands Dr. CITY Ft. Worth  
STATE TX ZIP 76137 EMAIL moya\_e@hotmail.com  
PHONE 214-205-7764 FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME Chas Shaw  
ADDRESS 8010 Wallace Rd. CITY Ft. Worth  
STATE TX ZIP 76135 EMAIL \_\_\_\_\_  
PHONE 347-759-1358 FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_  
STATE \_\_\_\_\_ ZIP \_\_\_\_\_ EMAIL \_\_\_\_\_  
PHONE \_\_\_\_\_ FAX \_\_\_\_\_

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

  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

must be original signature

3-17-19  
DATE

## GENERAL INFORMATION

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

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

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

## SUBMITTAL CHECKLIST

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

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

### OFFICE USE ONLY

Fee: 1,050.00  
Date Paid: 3-19-19  
Receipt #: P19-0250  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☒ YES ☐ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 5-6-19  
Public Hearing 200' Notification Deadline Date: 5-11-19  
P&Z Commission Meeting Date: 5-21-19  
City Council Meeting Date: 6-11-19  
Approval Date: \_\_\_\_\_  
Ordinance Number: \_\_\_\_\_  
Instrument #: \_\_\_\_\_



# AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 3-8-2019

Re: DAY CARE

I, Chaos Shaw, owner of the Property located at 4300 Williams Spring Rd. do hereby certify that I have given my permission to CHUE MOUA, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☒ Zoning District Change
- ☒ Land Use Designation
- ☐ Comprehensive Land Use Plan Amendment
- ☒ Site Plan Application/Amendment

Application for CHUE MOUA  
(applicant)

CHAOS SHAW

Print Name

Signature of Owner

8010 Wallace Rd, Fort Worth, Tx 76135  
Address

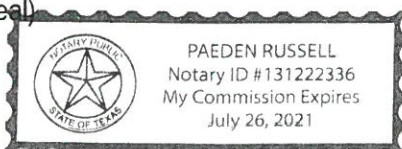
347-759-1358  
Phone No.

3/8/19  
Date

State of Texas §  
County of Tarrant §

Before me, Paeden Russell, a Notary Public in and for said County and State, on this day personally appeared Chaos Shaw known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



Paeden Russell  
Notary

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

ZONING DISTRICT CHANGE, LAND USE DESIGNATION & DEVELOPMENT PLAN REQUEST  
PLANNING & ZONING CASE #PZ-2019-11

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for a zoning district change, land use designation, and development plan. Attached you will find a copy of the requested plan for the location. The property owner is requesting the use to operate an Adult Daycare Facility. 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, May 21, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a zoning district change from SF1 – Single Family Residential to PC–Planned Commercial, a land use designation and development plan request of an approximately 0.922-acre tract of land, legally known as Abstract 188, Tract(s) 2FF01, 2FF02, 2RRRR, and 2WW, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 0.922-acre tract of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 0.922-acre tract of land located at 4300 Williams Spring Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning district change, land use designation and development plan for the above listed property. All interested parties are encouraged to attend.

Chaos Shaw  
441 Harvey Trail  
Azle, Texas 76020-1713

Thomas W & Jo Anne Miller  
4401 Hodgkins Road  
Lake Worth, Texas 76135-2136

Jose O Flores  
4712 Misty Ridge Drive  
Fort Worth, Texas 76137

Richard A & Minnie Eiswald  
4409 Hodgkins Road  
Lake Worth, Texas 76135-2136

LS Mahan III & Sharon Mahan  
9220 Westfork Trail  
Saginaw, Texas 76179-3208

Ricardo De Los Santos  
4413 Hodgkins Road  
Lake Worth, Texas 76135

Kenneth P & Pamela A Ervin  
6909 Chapel Lane  
Lake Worth, Texas 76135-2128

Jose Luis Morales  
4417 Hodgkins Road  
Lake Worth, Texas 76135-2136

Gordon M Whitaker  
6921 Chapel Lane  
Lake Worth, Texas 76135-2128

Patrick Joseph Cummings  
4324 Williams Spring Road  
Lake Worth, Texas 76135-2125

MO Properties LLC  
4628 Lafayette Avenue  
Fort Worth, Texas 76107

Tammy S Allcock  
4325 Williams Spring Road  
Lake Worth, Texas 76135-2124

William C & Pamela Abshire  
PO Box 676  
Azle, Texas 76098-0676

Margarita Juarez  
4321 Williams Spring Road  
Lake Worth, Texas 76135

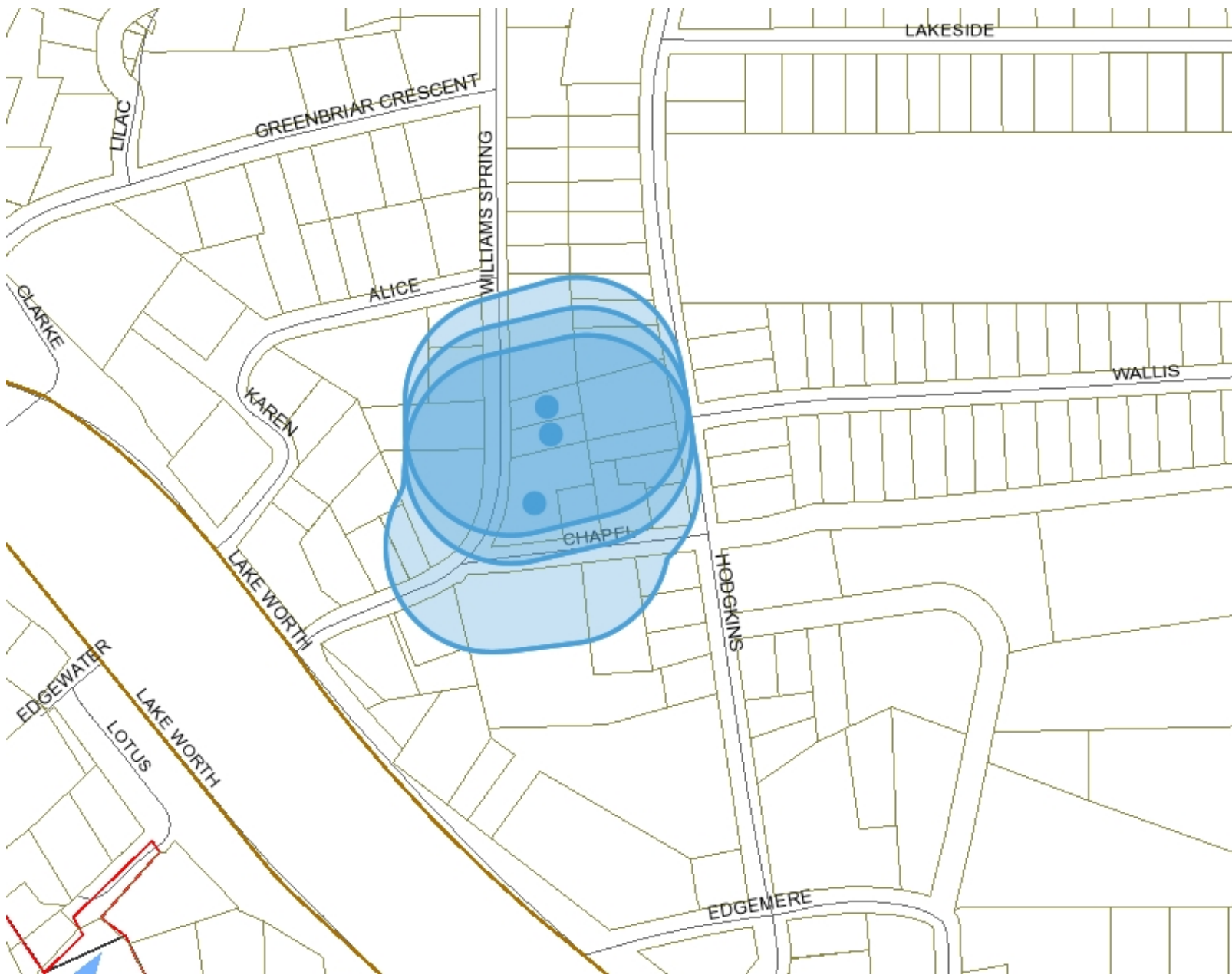
Lisa D Faulkner  
6912 Chapel Lane  
Lake Worth, Texas 76135-2129

Robert M & Crystal Creamer  
4225 Williams Spring Road  
Lake Worth, Texas 76135-2122

Jose A Rodriguez  
4309 Hodgkins Road  
Lake Worth, Texas 76135-2134

Fun on the Run Inc  
2621 Roberts Cut Off Road  
Fort Worth, Texas 76114-1563

Tracy Miguel Bermea  
2724 NW 19<sup>th</sup> Street  
Fort Worth, Texas 76106



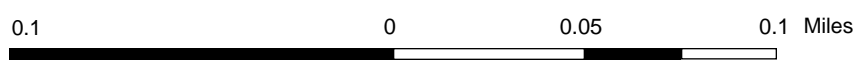
## Legend

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



5/10/19 6:10 PM

1:3,357



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

NCTCOG ORTHOPHOTOGRAPHY

CITY OF LAKE WORTH  
PUBLIC COMMENT FORM  
(Please type or use black ink)

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).

*God Bless us all.*



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).

Property Owner Name: Minnie Eiswald + Richard Eiswald  
(Please print)

Mailing Address: 4409 Hodgkins Rd.  
Lake Worth, TX - 76135

Signature: Minnie Eiswald + Richard Eiswald

Date: 5-14-19

Property Address(s): \_\_\_\_\_

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
THURSDAY, MAY 16, 2019 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 4409 Hodgkins Road

Legal Description: Abst 188, Tract 2R, John Breeding Survey

Received By: S. Meason Date: 5.14.19

CITY OF LAKE WORTH  
PUBLIC COMMENT FORM  
(Please type or use black ink)

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).

Property Owner Name: Fun on the Run Inc.  
(Please print)

Mailing Address: 2621 Roberts Cut off Rd  
Ft Worth, TX 76114

Signature: Natasha Creamer

Date: 5/16/19

Property Address(s): 4224 Karen Lane  
Ft. Worth, TX 76135

**COMMENTS:**

We would like to keep it Residential

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

*For Office Use Only*

Property Address: 4221 Williams Spring Rd

Legal Description: Block 2, Lot 4B, Hodgkins Subdivision

Received By: Smeason Date: 5.16.19

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM  
(Please type or use black ink)**

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).

Property Owner Name: Gordon Whitaker  
(Please print)

Mailing Address: 6921 Chapel La  
Fort Worth 76135

Signature: Gordon Whitaker

Date: 5-15-19

Property Address(s): 6913 Chapel La  
6921 Chapel

COMMENTS: Residential

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

*For Office Use Only*

Property Address: 6913 + 6921 Chapel Lane

Legal Description: Abst. 188, Tracts 2L, 2JJ, 2KK, John Breeding

Received By: S. Meason Date: 5.15.19 Sunley

CITY OF LAKE WORTH  
PUBLIC COMMENT FORM  
(Please type or use black ink)

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).

Property Owner Name: PAT CUMMINGS  
(Please print)

Mailing Address: 4324 Williams Spring Rd

Signature: Pat Cummings

Date: 5/13/19

Property Address(s): same

COMMENTS: Keep it like it is zone Residential!

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
THURSDAY, MAY 16, 2019 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 4324 Williams Spring Road

Legal Description: Abst. 188, Tracts 2R1, 2R2, 2R3 + 2TT John

Received By: S Meason

Date: 5.14.19

Breeding  
Survey

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM  
(Please type or use black ink)**

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).

Property Owner Name: Roberta Crystal Creamer  
(Please print)

Mailing Address: 4225 Williams Spring Rd  
Lake Worth TX 76135

Signature: Crystal Creamer

Date: 5-15-19

Property Address(s): 4225 Williams Spring Rd

4221 Williams Spring Rd      4217 Williams Spring Rd.  
4317 William Spring Rd

**COMMENTS:**

We are for a single-family home or a small church  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

*For Office Use Only*

Property Address: 4217, 4221, 4225 + 4317 Williams Spring Rd  
Legal Description: Blk 2, Lot 6 Hodgkins Sub; Blk 2, Lot 5, Hodgkins Sub; Block 2, Lot 4A Hodgkins Sub; Abst. 188, Tract 2V, John Breeding Survey

Received By: S. Meason      Date: 5.15.19

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM  
(Please type or use black ink)**

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-11 (Zoning Change Request – Adult Day Care Facility – 4300 Williams Spring Road).

Property Owner Name: Pamela Lane  
(Please print)

Mailing Address: 6909 Chapel Lane  
Lake Worth, Texas 76135

Signature: Pamela Lane

Date: 5-14-19

Property Address(s): Same

**COMMENTS:**

I would rather it stay SFI. I don't want a  
P.C across the street. I have lived here 25 years in  
this house. 50 years in this used to be small town. I have  
seen it grow + that needs to stop.

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

*For Office Use Only*

Property Address: 6909 Chapel Lane

Legal Description: Abst. 188, Tracts 2KK1, 2L2 + 2L3 John Breeding

Received By: J Meason Date: 5-16-19 Survey

Not Property Owner

## Lake Worth Planning & Zoning Commission Meeting – May 21, 2019

### Agenda Item No. C.6

---

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-12, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a site plan approval of an approximately 0.922-acre tract of land, legally known as Abstract 188, Tract(s) 2FF01, 2FF02, 2RRRR, and 2WW, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 0.922-acre tract of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property is generally described as 4300 Williams Spring Road, Lake Worth, Tarrant County, Texas.

**Property Description:**

0.922-acre parcel(s) of land, 4300 Williams Spring Road

**Property Owner(s):**

Chaos Shaw, 441 Harvey Trail, Azle, Texas 76020

**Applicant:**

Chue Moua, 5424 Canyon Lands Drive, Fort Worth, Texas 76137

**Engineer/Architect/Surveyor:**

n/a

**Current Zoning:**

SF1-Single Family Residential

**Current Use(s):**

Vacant building that was a church

**Proposed Zoning:**

PC-Planned Commercial

**Proposed Use(s):**

Adult Day Care Facility

**Existing Road(s):**

Williams Spring Road & Chapel Lane

**Surrounding Zoning:**

North: The property to the north is currently zoned "SF1" Single Family Residential.

Agenda Item No. C.6

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South: The property to the south is currently zoned “SF1” Single Family Residential.

East: The property to the east is currently zoned “SF1” Single Family Residential.

West: The property to the west is currently zoned “SF1” Single Family Residential.

**Summary:**

Mr. Moua approached the property owner of the building located at 4300 Williams Spring Road wishing to open an Adult Day Care Facility in the Lake Worth area. The property is currently zoned SF1 Single Family Residential and has been used as a church in the past. In order to do an Adult Day Care, the zoning of the property would have to be changed to PC Planned Commercial. The facility business plan is attached for your information and review. They intend to provide services from 7:30 am – 5:30 pm, similar to that of a Children’s Day Care Facility. The facility will be required to meet all state and local rules and regulations pertaining to this business type.

The zoning district change and land use designation request were heard prior to this site plan request, the outcome of that item will affect this item.

Staff has reviewed the site plan and it is ready to be heard by the Planning & Zoning Commission, for recommendation to the City Council.

**Public Input:**

On Tuesday, May 10, 2019 as required by State law, the City mailed out nineteen (19) 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 Saturday, May 4, 2019. Staff had received the following in favor/opposition to the request as of packet preparation date:

1. FOR – 1 (see attached public comment forms)
2. AGAINST – 3 (see attached public comment forms); one form turned in was not the owner of the property

**Fiscal Impact:**

N/A

**Attachments:**

1. Ordinance
2. Site Plan Exhibit
3. Development Application/Owner Authorization Form
4. Public Hearing Notice
5. Public Hearing Notifications (within 200’ of subject property)
6. Vicinity Map
7. Returned Public Comment Form(s)

Agenda Item No. C.6

---

**Recommended Motion or Action:**

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

**ORDINANCE # XXXX**

**AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A SITE PLAN APPROVAL OF AN APPROXIMATELY 0.922-ACRE TRACT OF LAND, LEGALLY KNOWN AS ABSTRACT 188, TRACTS 2FF01, 2FF02, 2RRRR, AND 2WW, JOHN BREEDING SURVEY, BEING THAT ALL OF THE CERTAIN CALLED 0.922-ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 0.922-ACRE PARCEL OF LAND LOCATED 4300 WILLIAMS SPRING ROAD, LAKE WORTH, TARRANT COUNTY, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE, ALONG WITH A SITE PLAN "EXHIBIT A"; 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 0.922-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property for a site plan approval;

and

**WHEREAS**, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on May 21, 2019, and by the City Council of the City of Lake Worth on June 11, 2019, 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. 500, 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 500 AMENDED**

Ordinance No. 500 is hereby amended by approving a site plan and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

**Planning & Zoning Case No. PZ-2019-12**

Owner: Chaos Shaw  
441 Harvey Trail  
Azle, Texas 76020

Applicant: Chue Moua  
5424 Canyon Lands Drive  
Fort Worth, Texas 76137

Legal Description: Abstract 188, Tract(s) 2RRRR, 2WW, 2FF01,  
2FF02, John Breeding Survey  
Lake Worth, Tarrant County, Texas

Property Address: 4300 Williams Spring Road

Property Zoning: PC-Planned Commercial

Permitted use: The use and operation use of an Adult Day Care  
Facility, as more particularly shown on the Site  
Plan attached hereto as Exhibit "A".

**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 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** on the 11th day of June, 2019.

**CITY OF LAKE WORTH**

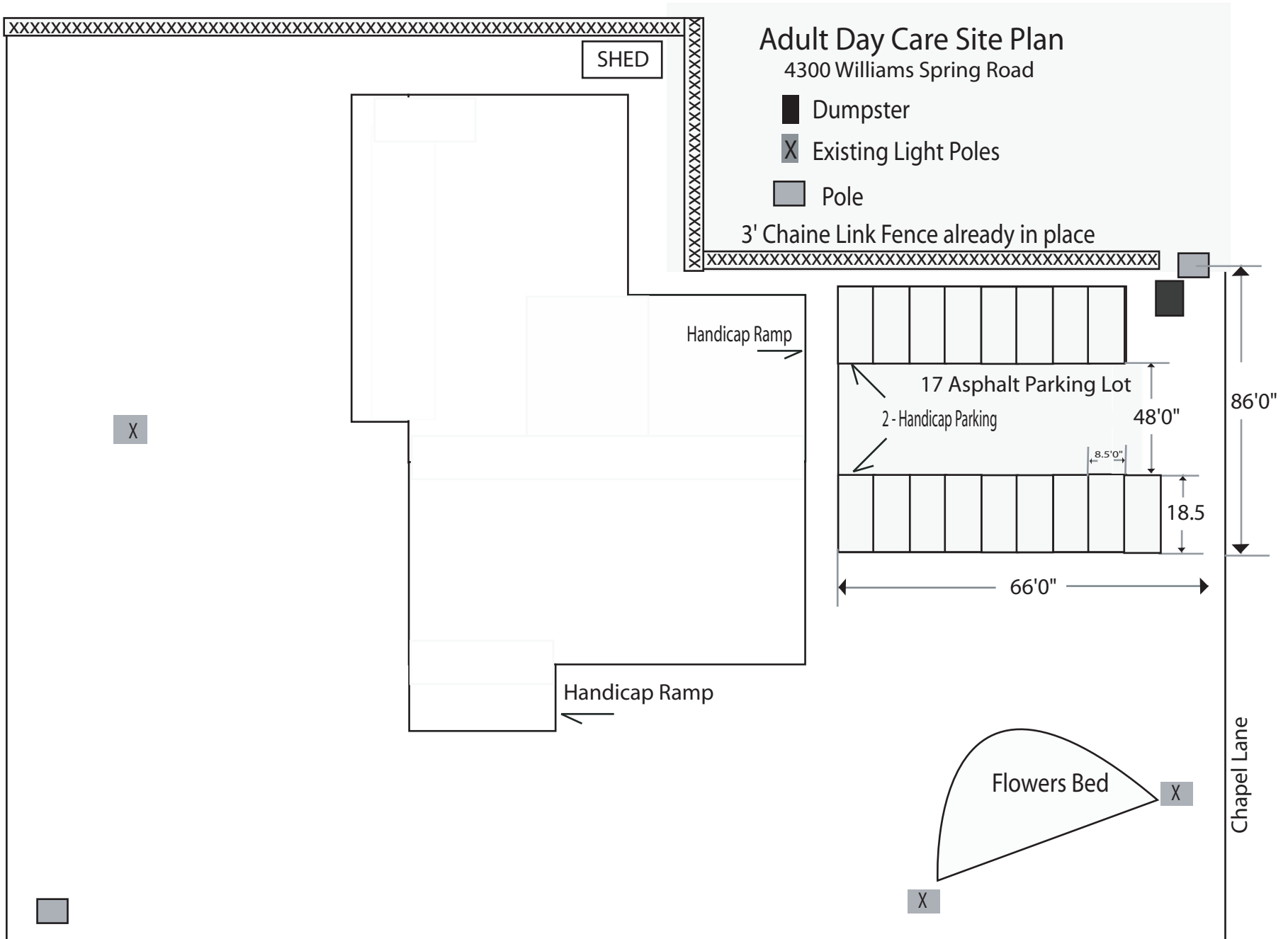
By: \_\_\_\_\_  
Walter Bowen, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Drew Larkin, City Attorney





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

FOR OFFICE USE ONLY  
Case No: P7-2019-12  
Date Submitted: 3-19-19

## APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

☒ ZONING CHANGE ☒ LAND USE ☐ SITE PLAN ☐ SITE PLAN AMENDMENT

PROPERTY ADDRESS 4300 Williams Spring Rd.

CURRENT LEGAL DESCRIPTION \_\_\_\_\_

CURRENT ZONING CLASSIFICATION & LAND USE Church

PROPOSED ZONING CLASSIFICATION & LAND USE Adult Day Care

TOTAL ACRES .86 # OF LOTS 3

### APPLICANT/DEVELOPER INFORMATION

NAME Chue Moua

ADDRESS 5424 Canyon Lands Dr. CITY Ft. Worth

STATE TX ZIP 76137 EMAIL moua\_e@hotmail.com

PHONE 214-205-7764 FAX \_\_\_\_\_

### PROPERTY OWNER INFORMATION

NAME Chas Shaw

ADDRESS 8010 Wallace Rd. CITY Ft. Worth

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

PHONE 347-759-1358 FAX \_\_\_\_\_

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME \_\_\_\_\_

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

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

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

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

[Signature]  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

must be original signature

3-17-19  
DATE

## GENERAL INFORMATION

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

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

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

## SUBMITTAL CHECKLIST

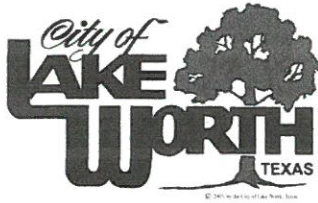
The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

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

### OFFICE USE ONLY

Fee: 1,050.00  
Date Paid: 3-19-19  
Receipt #: P19-0250  
Ownership Verified:  
☒ YES ☐ NO  
Taxes Paid:  
☒ YES ☐ NO  
Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 5-6-19  
Public Hearing 200' Notification Deadline Date: 5-11-19  
P&Z Commission Meeting Date: 5-21-19  
City Council Meeting Date: 6-11-19  
Approval Date: \_\_\_\_\_  
Ordinance Number: \_\_\_\_\_  
Instrument #: \_\_\_\_\_



# AUTHORIZATION FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 3-8-2019

Re: DAY CARE

I, Chaos Shaw, owner of the Property located at 4300 Williams Spring Rd. do hereby certify that I have given my permission to CHUE MOUA, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☒ Zoning District Change
- ☒ Land Use Designation
- ☐ Comprehensive Land Use Plan Amendment
- ☒ Site Plan Application/Amendment

Application for CHUE MOUA  
(applicant)

CHAOS SHAW

Print Name

Signature of Owner

8010 Wallace Rd, Fort Worth, Tx 76135  
Address

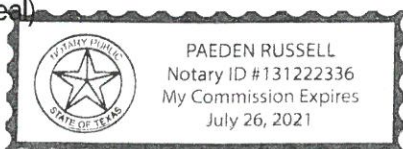
347-759-1358  
Phone No.

3/8/19  
Date

State of Texas §  
County of Tarrant §

Before me, Paeden Russell, a Notary Public in and for said County and State, on this day personally appeared Chaos Shaw known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



Paeden Russell  
Notary

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

SITE PLAN REQUEST  
PLANNING & ZONING CASE #PZ-2019-12

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for a site plan. Attached you will find a copy of the requested site plan for the location. 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, May 21, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a site plan request of an approximately 0.922-acre tract of land, legally known as Abstract 188, Tract(s) 2FF01, 2FF02, 2RRRR, and 2WW, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 0.922-acre tract of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 0.922-acre tract of land located at 4300 Williams Spring Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed site plan for the above listed property. All interested parties are encouraged to attend.

Chaos Shaw  
441 Harvey Trail  
Azle, Texas 76020-1713

Thomas W & Jo Anne Miller  
4401 Hodgkins Road  
Lake Worth, Texas 76135-2136

Jose O Flores  
4712 Misty Ridge Drive  
Fort Worth, Texas 76137

Richard A & Minnie Eiswald  
4409 Hodgkins Road  
Lake Worth, Texas 76135-2136

LS Mahan III & Sharon Mahan  
9220 Westfork Trail  
Saginaw, Texas 76179-3208

Ricardo De Los Santos  
4413 Hodgkins Road  
Lake Worth, Texas 76135

Kenneth P & Pamela A Ervin  
6909 Chapel Lane  
Lake Worth, Texas 76135-2128

Jose Luis Morales  
4417 Hodgkins Road  
Lake Worth, Texas 76135-2136

Gordon M Whitaker  
6921 Chapel Lane  
Lake Worth, Texas 76135-2128

Patrick Joseph Cummings  
4324 Williams Spring Road  
Lake Worth, Texas 76135-2125

MO Properties LLC  
4628 Lafayette Avenue  
Fort Worth, Texas 76107

Tammy S Allcock  
4325 Williams Spring Road  
Lake Worth, Texas 76135-2124

William C & Pamela Abshire  
PO Box 676  
Azle, Texas 76098-0676

Margarita Juarez  
4321 Williams Spring Road  
Lake Worth, Texas 76135

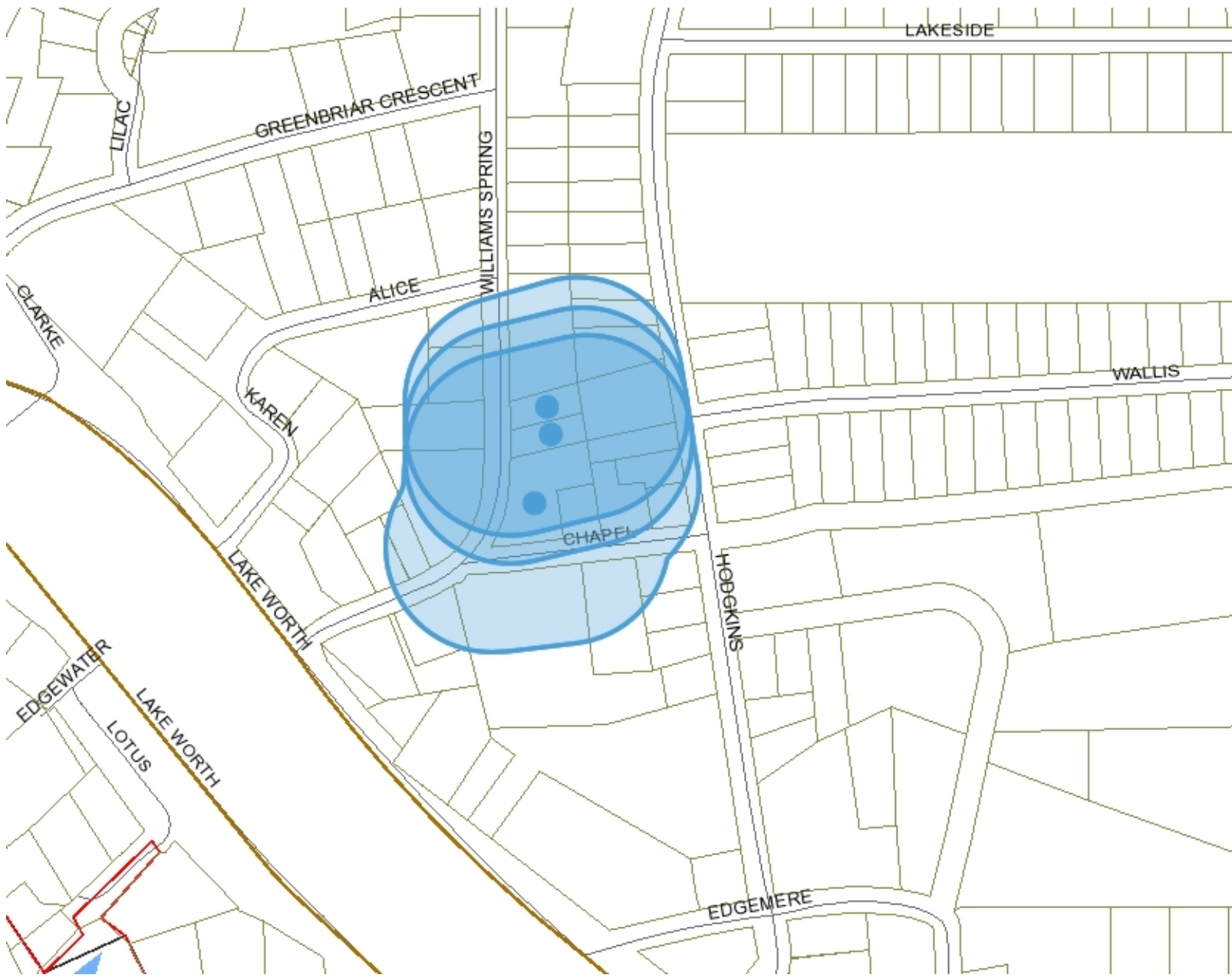
Lisa D Faulkner  
6912 Chapel Lane  
Lake Worth, Texas 76135-2129

Robert M & Crystal Creamer  
4225 Williams Spring Road  
Lake Worth, Texas 76135-2122

Jose A Rodriguez  
4309 Hodgkins Road  
Lake Worth, Texas 76135-2134

Fun on the Run Inc  
2621 Roberts Cut Off Road  
Fort Worth, Texas 76114-1563

Tracy Miguel Bermea  
2724 NW 19<sup>th</sup> Street  
Fort Worth, Texas 76106

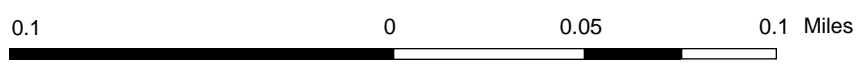


## Legend

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



5/10/19 6:10 PM



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

NCTCOG ORTHOPHOTOGRAPHY

1:3,357



CITY OF LAKE WORTH  
PUBLIC COMMENT FORM  
(Please type or use black ink)

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-12 (Adult Day Care Facility – Site Plan – 4300 Williams Spring Road).



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-12 (Adult Day Care Facility – Site Plan – 4300 Williams Spring Road).

Property Owner Name:

Minnie Eiswald & Richard Eiswald  
(Please print)

Mailing Address:

4409 Hodgkins Rd.

Lake Worth, Tex. 76135

Signature:

Minnie Eiswald & Richard Eiswald

Date:

5-14-19

Property Address(s):

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address:

4409 Hodgkins

Legal Description:

Abst. 188, Tract 2R, John Breeding Survey

Received By:

S. Meason

Date:

5-14-19

CITY OF LAKE WORTH  
PUBLIC COMMENT FORM  
(Please type or use black ink)

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-12 (Adult Day Care Facility – Site Plan – 4300 Williams Spring Road).

☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-12 (Adult Day Care Facility – Site Plan – 4300 Williams Spring Road).

Property Owner Name: Fun on the Run Inc.  
(Please print)

Mailing Address: ~~2621~~ 2621 Roberts Cut off Rd  
Ft. Worth, TX 76114

Signature: Natasha Creaner

Date: 5/16/19

Property Address(s): ~~4224 Karen Lane~~  
Ft Worth TX 76135

COMMENTS:

We would like to keep it Residential.

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
THURSDAY, MAY 16, 2019 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 4221 Williams Spring Rd

Legal Description: Block 2, Lot 4B, Hodgkins Subdivision

Received By: S Meason

Date: 5.16.19

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM**  
*(Please type or use black ink)*

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-12 (Adult Day Care Facility – Site Plan – 4300 Williams Spring Road).

☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-12 (Adult Day Care Facility – Site Plan – 4300 Williams Spring Road).

Property Owner Name: Gordon Whitaker  
(Please print)

Mailing Address: 6921 Chapel Lane  
Lake Worth TX 76135

Signature: Gordon Whitaker

Date: 5-15-19

Property Address(s): 6921 Chapel Lane

**COMMENTS:**

Residential

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

*For Office Use Only*

Property Address: 6913 + 6921 Chapel Lane

Legal Description: Abst. 188, Tracts 2L255, 2KK, John Breeding

Received By: S. Meason

Date: 5.15.19

Survey

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM**  
*(Please type or use black ink)*

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-12 (Adult Day Care Facility – Site Plan – 4300 Williams Spring Road).

☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-12 (Adult Day Care Facility – Site Plan – 4300 Williams Spring Road).

Property Owner Name: PAT Cummings  
(Please print)

Mailing Address: 4324 WILLIAMS SPRING Rd.

Signature: Pat Cummings

Date: 5/13/19

Property Address(s): same

COMMENTS: Keep it like it is zone Residential!

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

*For Office Use Only*

Property Address: 4324 Williams Spring Road

Legal Description: Abst. 188, Tracts 2R1, 2R2, 2T7 John Breeding

Received By: S. Meason Date: 5.14.19 Survey

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM**  
(Please type or use black ink)

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

- ☐ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-12 (Adult Day Care Facility – Site Plan – 4300 Williams Spring Road).
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-12 (Adult Day Care Facility – Site Plan – 4300 Williams Spring Road).

Property Owner Name: Pamela Lane  
(Please print)

Mailing Address: 6909 Chapel  
Lake Worth Texas

Signature: Pamela Lane

Date: May 14 2019

Property Address(s): 6909 Chapel

**COMMENTS:**

I don't want a business across the street.  
This is a quiet street, Taxes go up

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, MAY 16, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 6909 Chapel Lane

Legal Description: Abst. 188, Tracts 2KK1, 2L2, 2L3, John

Received By: S Meason Date: 5.16.19 Breeding  
Not Property Owner Sunley

## Lake Worth Planning & Zoning Commission Meeting – May 21, 2019

### Agenda Item No. C.7

---

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-13, a proposed preliminary plat being all of a 0.20-acre tract of land legally known as Abstract 1552, Tract 2CC, Moses Townsend Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 6, Lot 22, Lake Worth Heights Addition, which is generally described as 3709 Shawnee Trail, Lake Worth, Tarrant County, Texas.

**Property Description:**

0.20-acre parcel(s) of land, located 3709 Shawnee Trail

**Property Owner(s):**

James Gilbert Drace, 3713 Shawnee Trail, Lake Worth, Texas 76135

**Applicant:**

James Gilbert Drace, 3713 Shawnee Trail, Lake Worth, Texas 76135

**Engineer/Surveyor:**

TriCounties Surveying, 116 Locust Street, Azle, Texas 76020

**Current Zoning:**

"SF1" Single Family Residential

**Current Use(s):**

Vacant Land

**Proposed Use:**

Single Family Residence

**Existing Road(s):**

Shawnee Trail

**Surrounding Zoning:**

North: The property to the north is currently zoned SF1-Single Family Residential.

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

East: The property to the east is currently zoned PC-Planned Commercial.

West: The property to the west is currently zoned SF1-Single Family Residential.

**Agenda Item No. C.7**

---

**Summary:**

Mr. Drace acquired the property from his mother's estate upon her passing. There used to be a structure on the property, however it was dilapidated and was torn down a number of years ago. Mr. Drace would now like to have a house built on the lot and before he can do so he has to plat. The property in question does not meet the required sixty-foot (60') lot width requirement.

Mr. Drace was granted a variance by the Board of Adjustment on April 2, 2019 from the required lot width and was allowed a fifty-foot (50') lot width.

Staff has reviewed the preliminary plat document and finds it to comply with all other state and local requirements. The preliminary plat is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

**Public Input:**

On Friday, May 10, 2019 as required by State law, the City mailed out eighteen (18) letters of notification for the Public Hearing(s) 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 Saturday, May 4, 2019. Staff had received the following in favor/opposition to the request as of packet preparation date:

1. FOR – FOR – 1 (see attached public comment form)
2. AGAINST – none

**Fiscal Impact:**

N/A

**Attachments:**

1. Subdivision Application/30 Day Waiver of Action Form/Owner Authorization Form
2. Preliminary Plat Document
3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map
6. Returned Public Comment Form

**Recommended Motion or Action:**

Staff's recommends approval of Agenda Item C.7 as presented.



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-13  
Date Submitted: 4-22-19

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME LAKE WORTH HEIGHTS ADDITION

CURRENT ZONING CLASSIFICATION SF-1 SINGLE FAMILY DISTRICT

CURRENT LEGAL DESCRIPTION ABSTRACT 1552-2CC

TOTAL ACRES 0.200 # OF LOTS 1 PROPOSED USE RESIDENCE

### APPLICANT/DEVELOPER INFORMATION

NAME HIDDEN CREEK CONSTRUCTION

ADDRESS PO BOX 871 CITY WEATHERFORD

STATE TEXAS ZIP 76086 EMAIL mike@hcconstruction.com

PHONE 817 688 8437 FAX 855 257 6106

### PROPERTY OWNER INFORMATION

NAME JAMES G DRACE

ADDRESS 3713 SHAWNEE TRL CITY LAKE WORTH

STATE TEXAS ZIP 76135 EMAIL jdrace2133@aol.com

PHONE 682 622 6883 FAX N/A

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME TRICOUNTIES SURVEYING

ADDRESS 116 LOCUST ST CITY AZLE

STATE TEXAS ZIP 76020 EMAIL surveying@tricountiessurveying.com

PHONE 817 444 2355 FAX 817 444 4387

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

James G Drace  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

4/16/19  
DATE

## GENERAL INFORMATION

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

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

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

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

## SUBMITTAL CHECKLIST

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

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

### OFFICE USE ONLY

Fee: 560.00  
Date Paid: 4-22-19  
Receipt #: P19-0405

Ownership Verified:

☒ YES ☐ NO

Taxes Paid:

☒ YES ☐ NO

Liens Paid:

☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 5-6-19  
Public Hearing 200' Notification Deadline Date: 5-11-19  
P&Z Commission Meeting Date: 5-21-19  
City Council Meeting Date: 6-11-19

Plat Approval Date: \_\_\_\_\_  
Plat File Date: \_\_\_\_\_  
Instrument #: \_\_\_\_\_



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-13  
Date Submitted: 4.22.19  
Accepted By: S. Meason

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME LAKE WORTH HEIGHTS ADDITION

CURRENT LEGAL DESCRIPTION ABSTRACT 1552-2CC

TOTAL ACRES 0.200 # OF LOTS 1 PROPOSED USE RESIDENCE

### PROPERTY OWNER INFORMATION

NAME JAMES G DRACE

ADDRESS 3713 SHAWNEE TRL CITY LAKE WORTH

STATE TEXAS ZIP 76135 EMAIL jdrace2133@aol.com

PHONE 682 622 6883 FAX N/A

I hereby affirm that I am the owner or an authorized representative of the owner of the property described above which is being submitted for the platting process and I hereby waive my right to have action taken on my plat within the thirty (30) day period as required by section 212.009 of Texas Local Government Code.

IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

4/16/19  
DATE

**NORTH**  
GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

**811**

Know what's  
below.  
Call before you dig.

Moses Townsend Survey  
Abstract # 1552  
Tarrant County, Texas

James Gilbert Drace  
Inst# D219035232,  
D.R.T.C.T.  
Tract 2\*

**Lot 10-R  
Block 6**  
Lake Worth  
Heights Addition  
V.388-17, P.373,  
P.R.T.C.T.

William L. Cowden  
Real Estate, LLC  
Inst# D208425278,  
D.R.T.C.T.

James Gilbert Drace  
Inst# D219035232,  
D.R.T.C.T.  
Tract 1\*  
(0.20 OF AN ACRE OF  
LAND MORE OR LESS)

**Lot 22  
Block 6**  
(8,712 SQUARE FEET OF  
LAND MORE OR LESS)

E. Phillip Morrison  
and wife,  
Leota L. Morrison  
V.9382, P.757,  
D.R.T.C.T.

**NOTES:**

A VARIANCE WAS APPROVED BY THE CITY OF LAKE WORTH BOARD OF ADJUSTMENTS ON APRIL 2, 2019, TO ALLOW A FIFTY (50') LOT INSTEAD OF A SIXTY (60') LOT.

**BUILDING PERMIT RESTRICTION:**

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C 0165 K, DATED SEPTEMBER 25, 2009, THIS TRACT IS IN ZONE X, WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.

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

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

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

03-14-2019

Owner  
James Gilbert Drace  
3713 Shawnee Trail  
Lake Worth, TX 76135

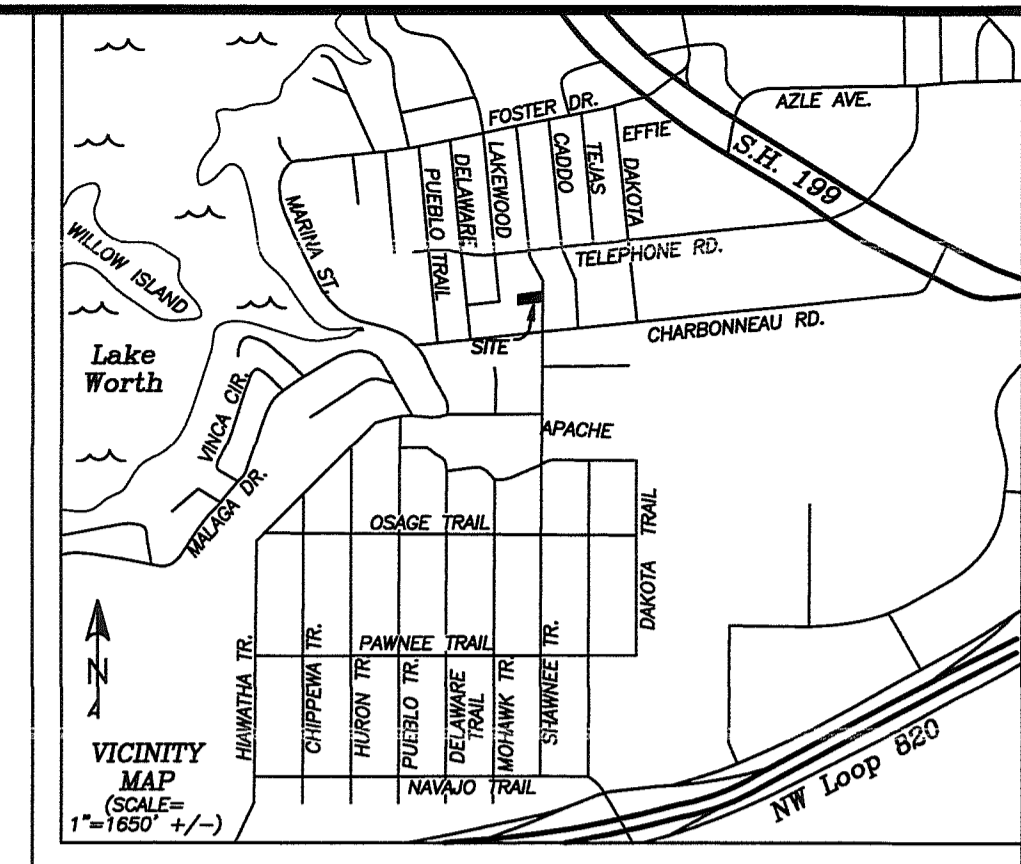
(Control Monument)  
5/8" REBAR  
ROD FOUND

(Control Monument)  
"X" CUT  
FOUND

**Shawnee Trail**  
(ASPHALT PAVEMENT - 60' RIGHT OF WAY)

3709  
SHAWNEE  
TRAIL

1/2" CAPPED  
T.C.S. RPLS  
4277" REBAR  
ROD SET  
Point of  
Beginning



**STATE OF TEXAS  
COUNTY OF TARRANT**

Whereas I, James Gilbert Drace, being the owner of Tract 2, as described by deed in County Clerk's Document Number 219035232, Deed Records, Tarrant County, Texas and being situated in the Moses Townsend Survey, Abstract Number 1552, in the City of Lake Worth, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "T.C.S. RPLS 4277" rebar rod set in the west line of Shawnee Trail, an existing 60 feet wide right of way, for the southeast corner of the Drace Tract, same being the northeast corner of a tract of land described in a deed to E. Phillip Morrison and wife, Leota L. Morrison, recorded in Volume 9382, Page 757, Deed Records, Tarrant County, Texas;

Thence S83°25'17"W. (DEED=S84°W), 175.00 feet along the common line of the Drace Tract and the Morrison Tract to a 2" metal fence corner post for the southwest corner of the Drace Tract, same being the northwest corner of the Morrison Tract, same being the northeast corner of a tract of land described in a deed to William L. Cowden Real Estate, LLC, recorded in Instrument Number D208425278, Deed Records, Tarrant County, Texas, and being the southeast corner of Lot 10-R, Block 6, Lake Worth Heights Addition, recorded in Volume 388-17, Page 373, Plat Records, Tarrant County, Texas;

Thence N00°30'00"W. (BASIS FOR DIRECTIONAL CONTROL), 50.00 feet along the common line of the Drace Tract and Lot 10-R to a 1/2" rebar rod found for the northwest corner of the Drace Tract, same being the southwest corner of a tract of land described in a deed as "Tract 2" to James Gilbert Drace, recorded in Instrument Number D219035232, Deed Records, Tarrant County, Texas;

Thence N83°25'17"E. (DEED=N84°E), 175.00 feet along the common line of the Drace Tracts to a "X" cut found (Control Monument) in a concrete flume for the common corner of the Drace Tracts, being in the west line of Shawnee Trail, and from which a 5/8" rebar rod found (Control Monument) bears N00°30'00"W., 150.00 feet;

Thence S00°30'00"E., 50.00 feet along the west line of Shawnee Trail to the point of beginning and containing 0.20 of an acre of land

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS**

That I, James Gilbert Drace, do hereby adopt this plat designating the herein described real property as Block 6, Lot 22, Lake Worth Heights Addition, an addition to the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

James Gilbert Drace

STATE OF TEXAS  
COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James Gilbert Drace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public

My Commission Expires

**PRELIMINARY PLAT SHOWING  
BLOCK 6, LOT 22,  
Lake Worth Heights Addition**

Situated in the Moses Townsend Survey, Abstract Number 1552, Tarrant County, Texas, and being a tract of land described by deed to James Gilbert Drace as recorded in County Clerk's Instrument Number D219035232 in the Deed Records of Tarrant County, Texas, and containing 8,712 square feet of land more or less.

**TRI  
COUNTIES**  
SURVEYING

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



JOB# 19030064

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

PRELIMINARY PLAT REQUEST  
PLANNING & ZONING CASE #PZ-2019-13

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for a preliminary plat. Attached you will find a copy of the requested preliminary plat for the location. 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, May 21, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding a proposed preliminary plat being all of a 0.20-acre tract of land known as Abstract 1552, Tract 2CC, Moses Townsend Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 6, Lot 22, Lake Worth Heights Addition, which is generally described as 3709 Shawnee Trail, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

James Gilbert Drace  
3713 Shawnee Trail  
Lake Worth, Texas 76135

Rebecca Arterbury  
3717 Shawnee Trail  
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Stephen R & Cindy Landers  
PO Box 136070  
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3812 Lakewood Drive  
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Ronald M Clements, Ronnie G &  
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4232 Lakewood Drive  
Lake Worth, Texas 76135-2704

William L Cowden Real Estate LLC  
5760 Popken Drive  
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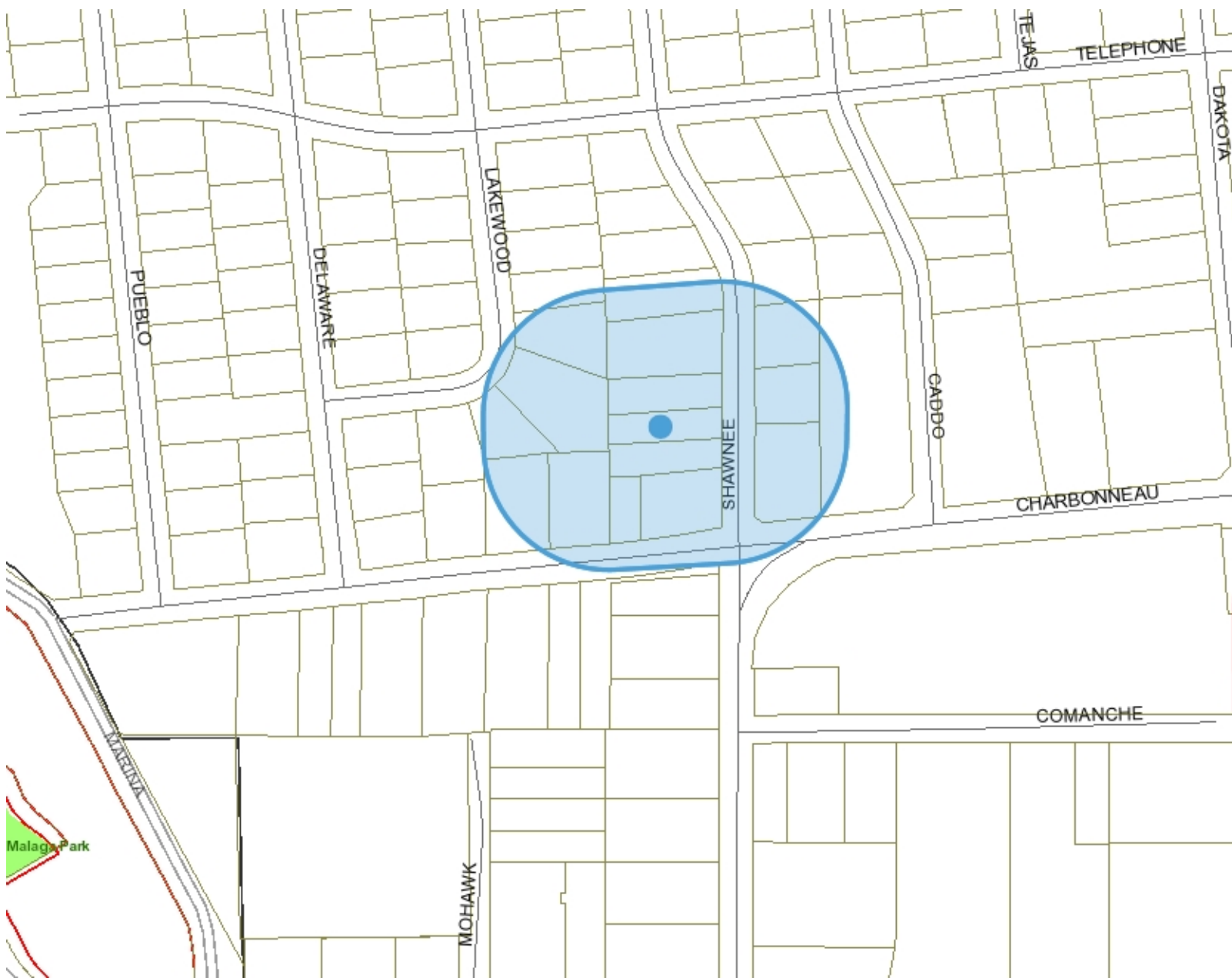
Joe D Rhodes  
3804 Lakewood Drive  
Lake Worth, Texas 76135-2828

Carl W & Schwana Wallace  
7208 Charbonneau Road  
Lake Worth, Texas 76135-3432

Carol Ware  
3913 Lakewood Drive  
Lake Worth, Texas 76135-2829

Shirley Manor Inc.  
9237 Watercress Drive  
Fort Worth, Texas 76135-4635

Phillip E & Leota Morrison  
3705 Shawnee Trail  
Lake Worth, Texas 76135-2840



## Legend

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



5/10/19 4:48 PM

1:2,826



0.1 0 0.04 0.1 Miles



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

NCTCOG ORTHOPHOTOGRAPHY

CITY OF LAKE WORTH  
PUBLIC COMMENT FORM  
(Please type or use black ink)

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ-2019-13 (Drace -3709 Shawnee Trail – Preliminary Plat).



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning #PZ-2019-13 (Drace -3709 Shawnee Trail – Preliminary Plat).

Property Owner Name: LEOTA MORRISON  
(Please print)

Mailing Address: 3705 SHAWNEE TRL

Signature: Leota Morrison

Date: 5-17-19

Property Address(s): 3705 SHAWNEE TRL  
LAKEWORTH, TX. 76135

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
THURSDAY, MAY 16, 2019 @ NOON TO BE INCLUDED IN THE AGENDA PACKET

For Office Use Only

Property Address: 3705 Shawnee Trail

Legal Description: Abstract 1552, Tract 2E01, Moses Townsend Survey

Received By: SMoason

Date: 5-17-19

**Lake Worth Planning & Zoning Commission Meeting – May 21, 2019**

**Agenda Item No. C.8**

---

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

**Item:** Public Hearing to consider Planning & Zoning Case No. PZ-2019-14, a proposed final plat being all of a 0.20-acre tract of land legally known as Abstract 1552, Tract 2CC, Moses Townsend Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 6, Lot 22, Lake Worth Heights Addition, which is generally described as 3709 Shawnee Trail, Lake Worth, Tarrant County, Texas.

**Property Description:**

0.20-acre parcel(s) of land, located 3709 Shawnee Trail

**Property Owner(s):**

James Gilbert Drace, 3713 Shawnee Trail, Lake Worth, Texas 76135

**Applicant:**

James Gilbert Drace, 3713 Shawnee Trail, Lake Worth, Texas 76135

**Engineer/Surveyor:**

TriCounties Surveying, 116 Locust Street, Azle, Texas 76020

**Current Zoning:**

"SF1" Single Family Residential

**Current Use(s):**

Vacant Land

**Proposed Use:**

Single Family Residence

**Existing Road(s):**

Shawnee Trail

**Surrounding Zoning:**

North: The property to the north is currently zoned SF1-Single Family Residential.

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

East: The property to the east is currently zoned PC-Planned Commercial.

West: The property to the west is currently zoned SF1-Single Family Residential.

Agenda Item No. C.8

---

**Summary:**

Mr. Drace acquired the property from his mother's estate upon her passing. There used to be a structure on the property, however it was dilapidated and was torn down a number of years ago. Mr. Drace would now like to have a house built on the lot and before he can do so he has to plat. The property in question does not meet the required sixty-foot (60') lot width requirement.

Mr. Drace was granted a variance by the Board of Adjustment on April 2, 2019 from the required lot width as was allowed a fifty-foot (50') lot width.

Staff has reviewed the final plat document and finds it to comply with all other state and local requirements.

The preliminary plat was heard just prior and now the final plat is ready to be heard by the Planning and Zoning Commission for recommendation to the City Council.

**Public Input:**

On Friday, May 10, 2019 as required by State law, the City mailed out eighteen (18) letters of notification for the Public Hearing(s) 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 Saturday, May 4, 2019. Staff had received the following in favor/opposition to the request as of packet preparation date:

1. FOR – none
2. AGAINST – none

**Fiscal Impact:**

N/A

**Attachments:**

1. Subdivision Application/30 Day Waiver of Action Form/Owner Authorization Form
2. Final Plat Document
3. Public Hearing Notice
4. Public Hearing Notifications (within 200' of subject property)
5. Vicinity Map

**Recommended Motion or Action:**

Staff's recommends approval of Agenda Item C.8 as presented.



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-14  
Date Submitted: 4-22-19

## APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME LAKE WORTH HEIGHTS ADDITION

CURRENT ZONING CLASSIFICATION SF-1 SINGLE FAMILY DISTRICT

CURRENT LEGAL DESCRIPTION ABSTRACT 1552-2CC

TOTAL ACRES 0.200    # OF LOTS 1    PROPOSED USE RESIDENCE

### APPLICANT/DEVELOPER INFORMATION

NAME HIDDEN CREEK CONSTRUCTION

ADDRESS PO BOX 871    CITY WEATHERFORD

STATE TEXAS    ZIP 76086    EMAIL mike@hcconstruction.com

PHONE 817 688 8437    FAX 855 257 6106

### PROPERTY OWNER INFORMATION

NAME JAMES G DRACE

ADDRESS 3713 SHAWNEE TRL    CITY LAKE WORTH

STATE TEXAS    ZIP 76135    EMAIL jdrace2133@aol.com

PHONE 682 622 6883    FAX N/A

### SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME TRICOUNTIES SURVEYING

ADDRESS 116 LOCUST ST    CITY AZLE

STATE TEXAS    ZIP 76020    EMAIL surveying@tricountiessurveying.com

PHONE 817 444 2355    FAX 817 444 4387

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

James G Drace  
SIGNATURE OF OWNER, AGENT, OR APPLICANT

4/16/19  
DATE

## GENERAL INFORMATION

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

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

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

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

## SUBMITTAL CHECKLIST

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

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

### OFFICE USE ONLY

Fee: 560.00  
Date Paid: 4-22-19  
Receipt #: P19-0405

Ownership Verified:  
☒ YES ☐ NO

Taxes Paid:  
☒ YES ☐ NO

Liens Paid:  
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 5-6-19  
Public Hearing 200' Notification Deadline Date: 5-11-19  
P&Z Commission Meeting Date: 5-21-19  
City Council Meeting Date: 6-11-19

Plat Approval Date: \_\_\_\_\_  
Plat File Date: \_\_\_\_\_  
Instrument #: \_\_\_\_\_



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

FOR OFFICE USE ONLY  
Case No: PZ-2019-14  
Date Submitted: 4.22.19  
Accepted By: S. Meason

## WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME LAKE WORTH HEIGHTS ADDITION

CURRENT LEGAL DESCRIPTION ABSTRACT 1552-2CC

TOTAL ACRES 0.200 # OF LOTS 1 PROPOSED USE RESIDENCE

### PROPERTY OWNER INFORMATION

NAME JAMES G DRACE

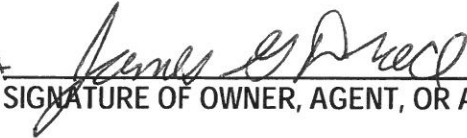
ADDRESS 3713 SHAWNEE TRL CITY LAKE WORTH

STATE TEXAS ZIP 76135 EMAIL jdrace2133@aol.com

PHONE 682 622 6883 FAX N/A

I hereby affirm that I am the owner or an authorized representative of the owner of the property described above which is being submitted for the platting process and I hereby waive my right to have action taken on my plat within the thirty (30) day period as required by section 212.009 of Texas Local Government Code.

IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

x 

SIGNATURE OF OWNER, AGENT, OR APPLICANT

4/16/19  
DATE



( IN FEET )  
1 inch = 20 ft.

811

Know what's below.  
Call before you dig.

Moses Townsend Survey  
Abstract # 1552  
Tarrant County, Texas

James Gilbert Drace  
Inst# D219035232,  
D.R.T.C.T.  
Tract 2\*

**Lot 10-R  
Block 6**  
Lake Worth  
Heights Addition  
V.388-17, P.373,  
P.R.T.C.T.

James Gilbert Drace  
Inst# D219035232,  
D.R.T.C.T.  
Tract 1\*  
(0.20 OF AN ACRE OF  
LAND MORE OR LESS)

**Lot 22  
Block 6**  
(8,712 SQUARE FEET OF  
LAND MORE OR LESS)

E. Phillip Morrison  
and wife,  
Leota L. Morrison  
V.9382, P.757,  
D.R.T.C.T.

William L. Cowden  
Real Estate, LLC  
Inst# D208425278,  
D.R.T.C.T.

CITY OF LAKE WORTH

APPROVED BY THE CITY COUNCIL OF LAKE  
WORTH, TEXAS, ON

this \_\_\_\_\_ day of \_\_\_\_\_,

Mayor

City Secretary

NOTES:

A VARIANCE WAS APPROVED BY THE CITY OF LAKE WORTH BOARD OF ADJUSTMENTS ON APRIL 2, 2019, TO ALLOW A FIFTY (50') LOT INSTEAD OF A SIXTY (60') LOT.

BUILDING PERMIT RESTRICTION:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C 0165 K, DATED SEPTEMBER 25, 2009, THIS TRACT IS IN ZONE X, WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.

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

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

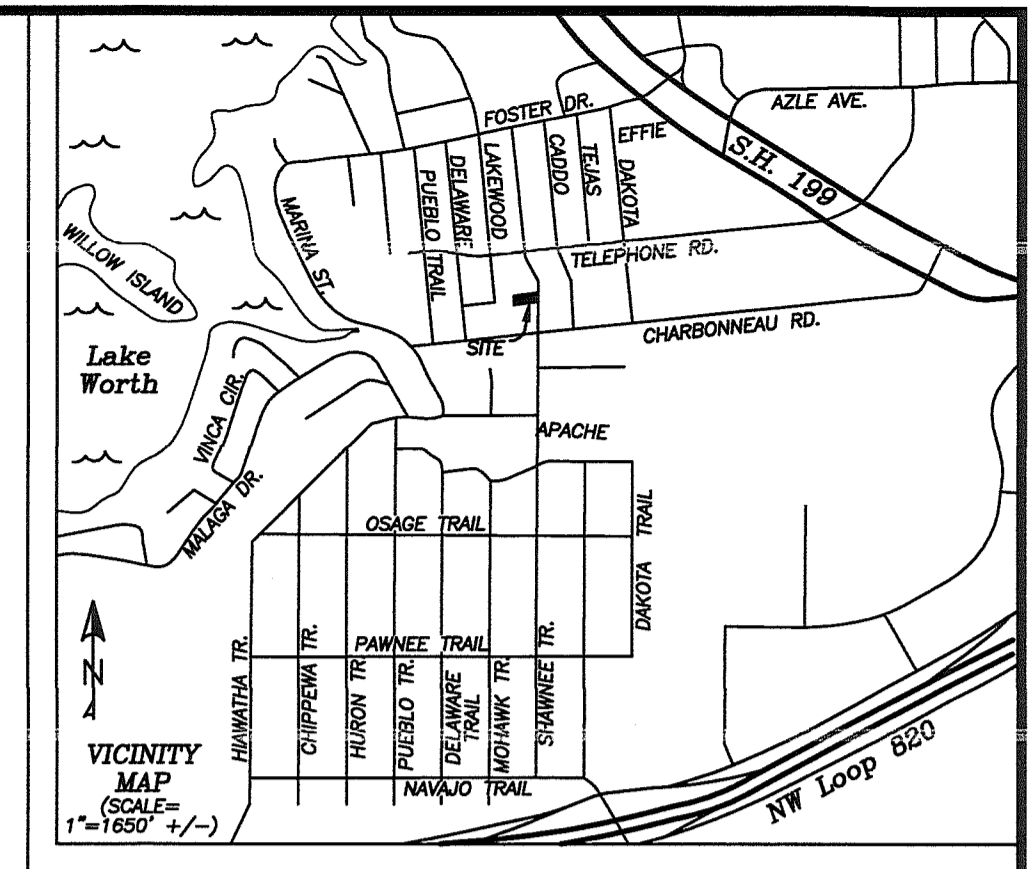
I, Lonnie Reed, do hereby certify that I prepared  
this plat from an actual and accurate survey of  
the land, and that the corner monuments shown  
thereon were properly placed under my  
supervision.

*Lonnie Reed*  
03-14-2019

Owner

James Gilbert Drace  
3713 Shawnee Trail  
Lake Worth, TX 76135

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



STATE OF TEXAS  
COUNTY OF TARRANT

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Thence N00°30'00"W. (BASIS FOR DIRECTIONAL CONTROL), 50.00 feet along the common line of the Drace Tract and Lot 10-R to a 1/2" rebar rod found for the northwest corner of the Drace Tract, same being the southwest corner of a tract of land described in a deed as "Tract 2" to James Gilbert Drace, recorded in Instrument Number D219035232, Deed Records, Tarrant County, Texas;

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Thence S00°30'00"E., 50.00 feet along the west line of Shawnee Trail to the point of beginning and containing 0.20 of an acre of land

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, James Gilbert Drace, do hereby adopt this plat designating the herein described real property as Block 6, Lot 22, Lake Worth Heights Addition, an addition to the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

James Gilbert Drace

STATE OF TEXAS  
COUNTY OF TARRANT

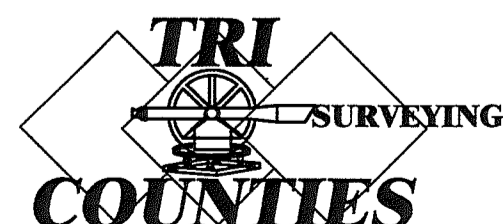
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James Gilbert Drace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

My Commission Expires

## FINAL PLAT SHOWING BLOCK 6, LOT 22, Lake Worth Heights Addition

Situated in the Moses Townsend Survey, Abstract Number 1552, Tarrant County, Texas, and being a tract of land described by deed to James Gilbert Drace as recorded in County Clerk's Instrument Number D219035232 in the Deed Records of Tarrant County, Texas, and containing 8,712 square feet of land more or less.



d/b/a TRICO/DELTA JOINT VENTURE  
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OFFICE: 817-444-2355 FAX: 817-444-4387  
surveying@tricountiessurveying.com  
FIRM REGISTRATION: 10194462



JOB# 19030064

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

FINAL PLAT REQUEST  
PLANNING & ZONING CASE #PZ-2019-14

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot or lot(s) has made application for a final plat. Attached you will find a copy of the requested final plat for the location. 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, May 21, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding a proposed final plat being all of a 0.20-acre tract of land known as Abstract 1552, Tract 2CC, Moses Townsend Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 6, Lot 22, Lake Worth Heights Addition, which is generally described as 3709 Shawnee Trail, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

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Burton G Howard  
7220 Charbonneau  
Lake Worth, Texas 76135-3432

Ronald M Clements, Ronnie G &  
Rebecca S Farquhar  
4232 Lakewood Drive  
Lake Worth, Texas 76135-2704

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

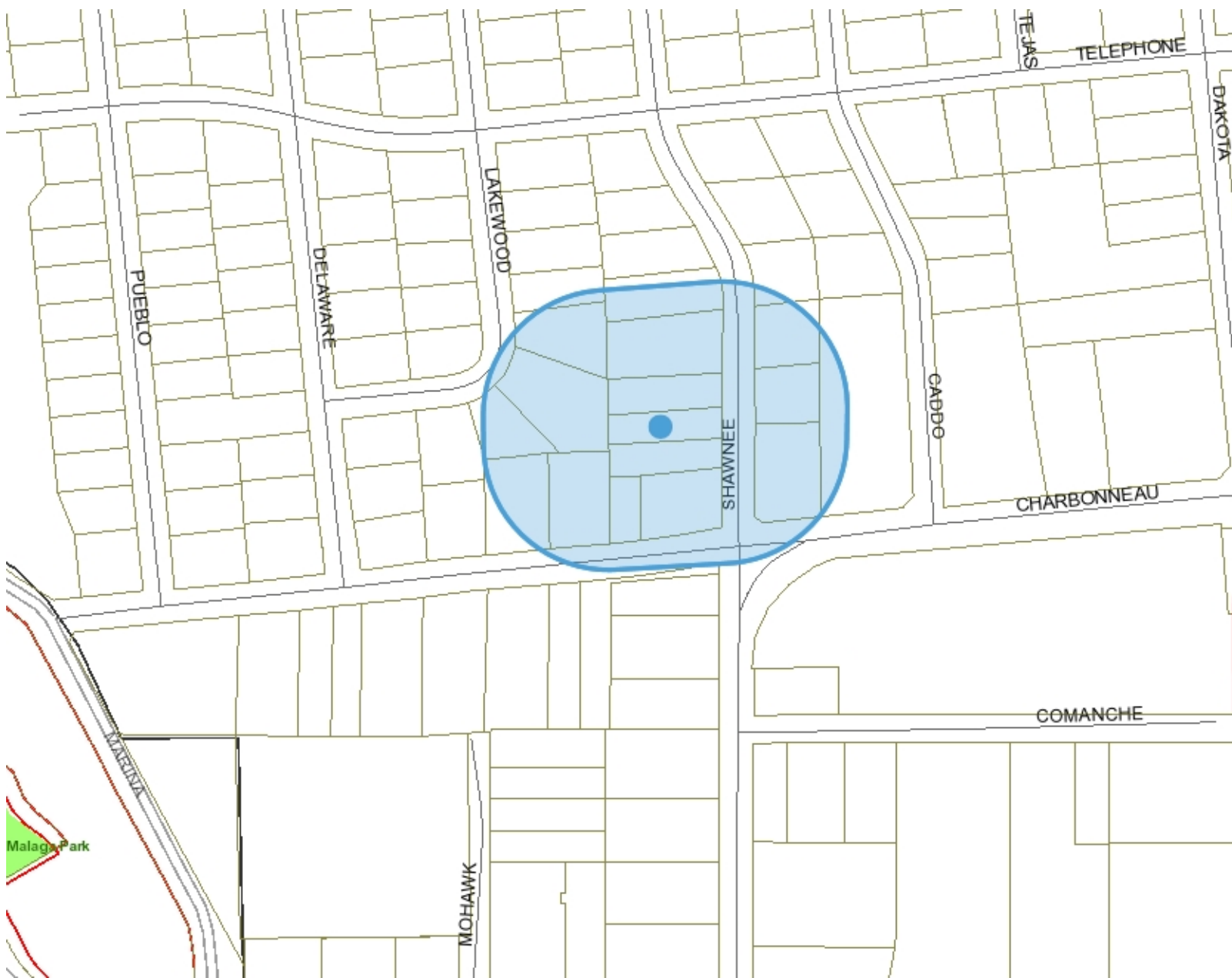
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Lake Worth, Texas 76135-2828

Carl W & Schwana Wallace  
7208 Charbonneau Road  
Lake Worth, Texas 76135-3432

Carol Ware  
3913 Lakewood Drive  
Lake Worth, Texas 76135-2829

Shirley Manor Inc.  
9237 Watercress Drive  
Fort Worth, Texas 76135-4635

Phillip E & Leota Morrison  
3705 Shawnee Trail  
Lake Worth, Texas 76135-2840



## Legend

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



5/10/19 4:48 PM

1:2,826



0.1 0 0.04 0.1 Miles



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