



CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, MAY 23, 2017**

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 May 16, 2017 Planning & Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

C.1 [Public Hearing to consider Planning & Zoning Case No. PZ17-01, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of an approximately 0.399 acre lot of land, legally known as Block 1, Lot 1, Circle A Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.399 acre lot of land recorded in the deed records of Tarrant County, Texas, from a zoning designation of "PC" – Planned Commercial for the use of an Office and a Warehouse Facility for Electrical Contracting to a zoning designation of "PC" – Planned Commercial for the use of a Retail Garden Center, along with a development plan and site plan approval and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.399 lot of land located 3605 Roberts Cut Off Road, Lake Worth, Texas.](#)

C.2 [Public Hearing to consider Planning & Zoning Case No. PZ17-02, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of an approximately 0.4178 acre lot of land, legally known as Block 30, Lot 16, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.4178 acre lot of land recorded in the deed records of Tarrant County,](#)

Texas, from a zoning designation of “PC” – Planned Commercial for the use of Transmission Repair work and for storage of equipment and parts to a zoning designation change and land use of “PC” – Planned Commercial for the use of a Construction Company Office and Storage Yard zoning designation change and land use approval, along with a development plan and site plan approval, and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.4178 lot of land located 2929 Caddo Trail, Lake Worth, Texas.

- C.3** Public Hearing to consider Planning & Zoning Case No. PZ17-03, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of an approximately 0.23 acre tract of land, legally known as Abstract 1552, Tract 2Z1, Moses Townsend Survey, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.23 acre tract of land recorded in the deed records of Tarrant County, Texas, from a zoning designation change and land use approval from “SF-1” – Single Family Residential to a zoning designation change and land use of “PC” – Planned Commercial for the use of a Municipal Complex, and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.23 tract of land located 6728 Charbonneau Road, Lake Worth, Texas.
- C.4** Public Hearing to consider Planning & Zoning Case No. PS17-03, a proposed preliminary plat being all of Block 1, Lot 1R, Lake Worth Municipal Complex, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D211286203, and Abstract 1552, Tract 2Z1, Moses Townsend Survey of the plat records of Tarrant County, Texas. The proposed preliminary plat’s new legal description will be Block 1, Lot 1R1, Lake Worth Municipal Complex, commonly known as 3805 Adam Grubb, Lake Worth, Texas.
- C.5** Public Hearing to consider Planning & Zoning Case No. PS17-04, a proposed final plat being all of Block 1, Lot 1R, Lake Worth Municipal Complex, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D211286203, and Abstract 1552, Tract 2Z1, Moses Townsend Survey of the plat records of Tarrant County, Texas. The proposed final plat’s new legal description will be Block 1, Lot 1R1, Lake Worth Municipal Complex, commonly known as 3805 Adam Grubb, Lake Worth, Texas.

D. EXECUTIVE SESSION

The Planning and Zoning Commission may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may

be held at the end of the Regular Session or at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the city attorney (551.071) as to the posted subject matter of this Planning and Zoning Commission meeting.

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

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

No items for this category.

F. ADJOURNMENT

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

Certification

I do hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on Friday, May 19, 2017 at 3:00 p.m.

Planning & Zoning Administrator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (817) 237-1211 ext. 105 for further information.

**REMOVED FROM
POSTING BOARD**

DATE: _____

TIME: _____

BY: _____

Lake Worth Planning and Zoning Commission Meeting – May 23, 2017

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the May 16, 2017 Planning & Zoning meeting.

SUMMARY:

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

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

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. May 16, 2017 Planning and Zoning Commission meeting minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the May 16, 2017 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, MAY 16, 2017**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

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

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

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE.

Chair Wenger gave the invocation. Attendees recited the pledge of allegiance.

A.2 ROLL CALL.

Present:	Sue Wenger	Chair, Place 7
	Jeannie Turley	Vice Chair, Place 3
	Becky Campbell	Place 1
	Sherrie Kubala Watkins	Place 2
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Dianne Smith	Place 6
Staff:	Stacey Almond	City Manager
	Debbie Whitely	Assistant City Manager/Finance Director
	Barry Barber	Building Development Director
	Suzanne Meason	Planning and Zoning Administrator

B. MINUTES

B.1 APPROVE MINUTES OF THE APRIL 18, 2017 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER TURLEY MADE A MOTION, SECONDED BY COMMISSIONER BIGGERS, TO APPROVE THE MINUTES OF APRIL 18, 2017 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

- C.1 CONTINUATION OF PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-02, A REQUEST BY FRANCISCO RUBEN MARTINEZ & ARIADNA SALAS FOR A REPLAT OF BLOCK 32, LOTS 1-4 & 9-12, INDIAN OAKS SUBDIVISION, LAKE WORTH, TARRANT COUNTY, TEXAS TO BLOCK 32, LOT 1R1, 1R2, 2R1, 2R2, 3R, 4R1, 4R2, 9R1, 9R2, 10R, 11R1, 11R2, 12R1, AND 12R2, INDIAN OAKS SUBDIVISION, LAKE WORTH, TARRANT COUNTY, TEXAS. (WITHDRAWN)**

WITHDRAWN

Chair Wenger announced that Mr. Martinez had withdrawn his application and no further action was needed on the item.

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 are no items listed in Executive Session.

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

There are no items listed in Executive Session.

G. ADJOURNMENT

Chair Wenger adjourned the meeting at 6:32 p.m.

APPROVED:

Sue Wenger, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

Agenda Item No. C.1

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ17-01, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of an approximately 0.399 acre lot of land, legally known as Block 1, Lot 1, Circle A Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.399 acre lot of land recorded in the deed records of Tarrant County, Texas, from a zoning designation of “PC” – Planned Commercial for the use of an Office and a Warehouse Facility for Electrical Contracting to a zoning designation of “PC” – Planned Commercial for the use of a Retail Garden Center, along with a development plan and site plan approval and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.399 lot of land located 3605 Roberts Cut Off Road, Lake Worth, Texas.

Property Description:

.339 acres of property, located at 3605 Roberts Cut Off Road

Property Owner(s):

Gordon P & Laura Sharratt

Applicant:

Chris Smith - House of Flowers

Engineer/Surveyor:

N/A

Current Zoning:

“PC” - Planned Commercial for the use of an Office and a Warehouse Facility for Electrical Contracting

Proposed Use:

“PC” - Planned Commercial for the use of a Retail Garden Center

Existing Road(s):

Roberts Cut Off Road and Azle Avenue

Surrounding Zoning:

North: The property to the north is currently zoned “MPD” – Mixed Planned Development.

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

Agenda Item No. C.1

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

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

Summary:

Mr. Smith has the above mentioned property under lease from Mr. Sharratt the property owner and would like to operate a Retail Garden Center from the property.

The existing log cabin structure will be used as a retail facility for garden type inventory (such as plants/flowers/soil/mulch/yard decorations/gardening tools/seasonal items: pumpkins & Christmas trees) with outside sales/display areas (as denoted on the attached plan).

Public Input:

On May 11, 2017, as required by State law, the City mailed out six (6) 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 May 5, 2017. We have received the following in favor/opposition to the request:

1. For – none
2. Against - none

Fiscal Impact:

N/A

Attachments:

1. Site Plan Application
2. Development Plan
3. Site Plan
4. Vicinity Map
5. Public Hearing Notice
6. Public Hearing Notifications (within 200’ of subject property)

Recommended Motion or Action:

Staff recommends approval of Planning & Zoning Case No. PZ17-01 as presented.

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



LAND USE/DEVELOPMENT PLAN/SITE PLAN APPROVAL APPLICATION

APPLICANT INFORMATION

Company Name: <u>House of Flowers</u>		Contact Person: <u>CHRIS</u>	
Address: <u>3605 Roberts Cut Off Rd</u>	City: <u>Lake Worth</u>	State: <u>TX</u>	Zip: <u>76114</u>
Phone: <u>817-617-1947</u>	Fax: <u>N/A</u>	Email: <u>N/A</u>	

PROPERTY OWNER INFORMATION

Company Name: <u>Gordon P. + Laura S. Sharratt</u>		Contact Person: <u>Gordon P. Sharratt</u>	
Address: <u>9100 Ben View Ct</u>	City: <u>Ft Worth</u>	State: <u>TX</u>	Zip: <u>76126</u>
Phone: <u>817-233-6591</u>	Fax: <u>N/A</u>	Email: <u>N/A</u>	

PROPERTY INFORMATION

Street Address of Property: <u>3605 Roberts Cut Off Rd Lake Worth TX 76114</u>			
Legal Description:	Block/Abstract: <u>Block 1</u>	Lot/Tract: <u>Lot 1</u>	Addition/Survey: <u>Circle A Addition, Lake Worth Tarrant</u>
Zoning: <u>PC</u>	Land Use:		
Any Ordinance Waivers/ Variance Requests? (provide letter of request(s)) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Easement Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

Property Owner Signature: <u>Gordon Sharratt</u>	Date: <u>2/10/2017</u>
Printed Name: <u>Gordon P. Sharratt</u>	Title: <u>Property Owner</u>

OFFICE USE ONLY			
Fee: \$ <u>550.00</u>	Date Paid: <u>3.27.17</u>	Receipt #: <u>P17-0252</u>	
PZ #: <u>17-01</u>	Ownership Verified: <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: <u>5.23.17</u>	City Council Meeting Date: <u>6.13.17</u>		
Ordinance #:	Site Plan Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Any Stipulations? (please attach description)

PROJECT LOCATION

Jim Wright Fwy
(Highway Loop 620)

Access Rd

EXISTING MONUMENT SIGN
TO REMAIN, REPLACE PLACKARD

Azle Avenue

EXISTING SITE TO REMAIN

EXISTING SITE TO REMAIN

dumpster

3605 ROBERTS CUT-OFF ROAD

Site Data

Zoning: PC-Planned Commercial

Use: Retail Garden Center (with outside sales/display area)

Lot Acres: 0.399

Building Area: 2,400 sq. ft.

Structure Height: 2 stories

Parking: 12 total
(including 2 handicapped spaces)

= Garden Center =

plants
pottery
mulch & soil
garden center supplies
concrete decorations
seasonal

pumpkins
plants
decorations
Halloween

christmas trees
plants + more
decorations
christmas

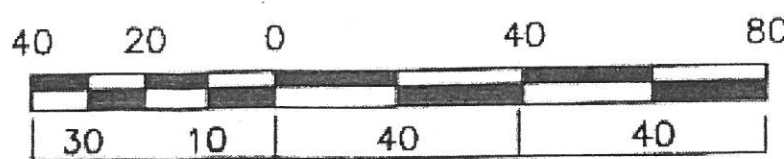
Rough idea to be sold
at store =

PLAN
NORTH



EXISTING SITE PLAN

1" = 40'



DEVELOPMENT PLAN

PROJECT LOCATION

Jim wishy from (Hwy Loop 620)

Access Rd

EXISTING MONUMENT SIGN TO REMAIN, REPLACE PLACKARD

Aztec Avenue

EXISTING SITE TO REMAIN

EXISTING SITE TO REMAIN

dumpster

3605 ROBERTS CUT-OFF ROAD

= Garden Center =

plants
pottery
mulch & soil
garden center supplies
concrete decorations
seasonal

pumpkins
plants
decorations
Halloween

christmas trees
plants & more
decorations
christmas

Rough idea to be sold
At store =

Site Data

Zoning: PC-Planned Commercial

Use: Retail Garden Center (with outside sales/display area)

Lot Acres: 0.399

Building Area: 2,400 sq. ft.

Structure Height: 2 stories

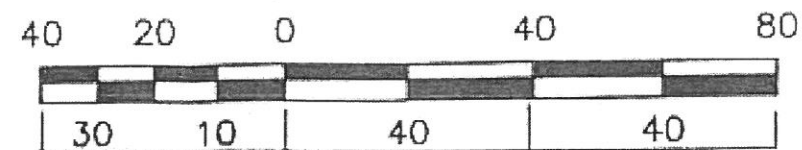
Parking: 12 total
(including 2 handicapped spaces)

PLAN NORTH

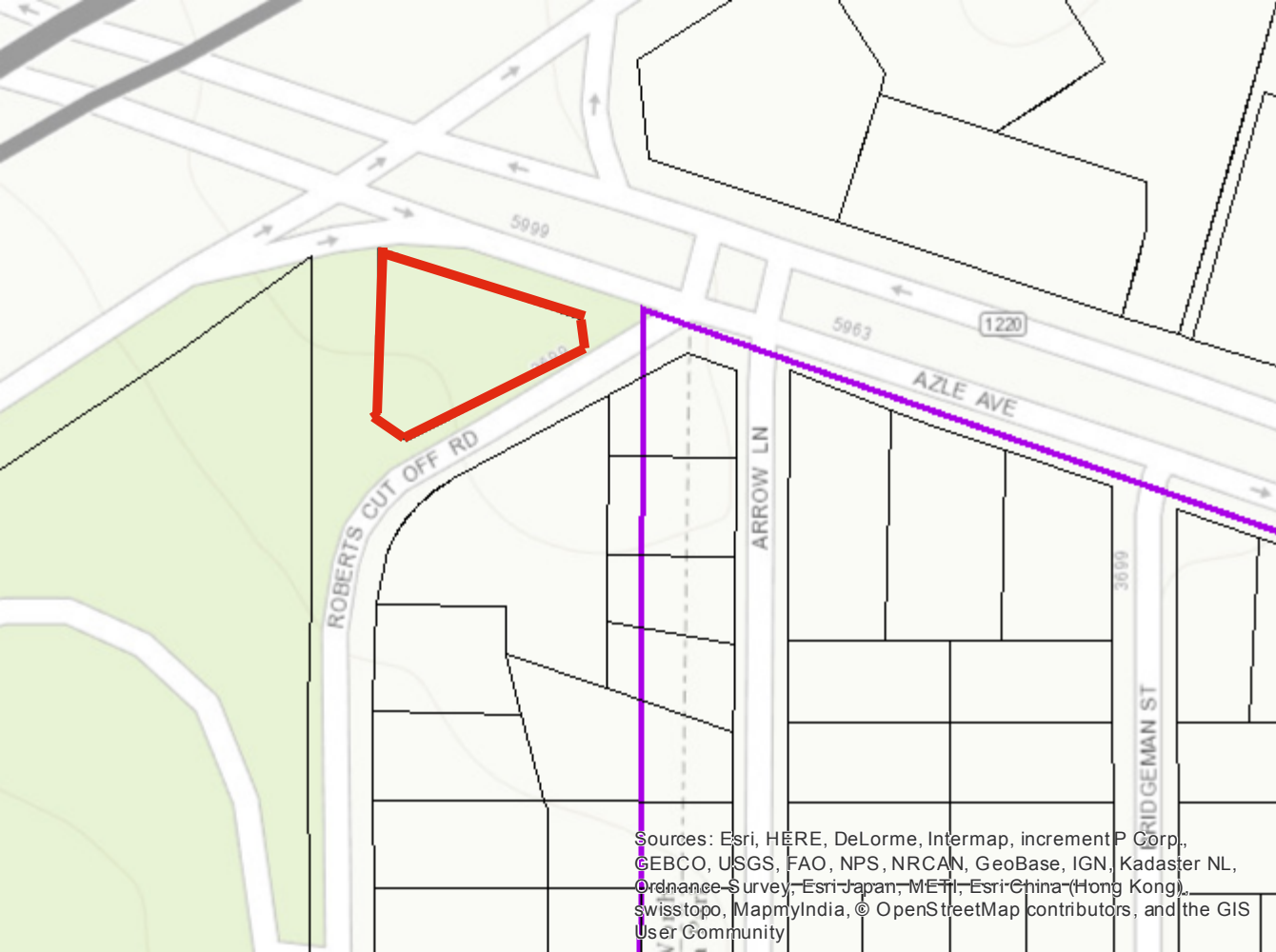


EXISTING SITE PLAN

1" = 40'



SITE PLAN



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

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

**ZONING DISTRICT CHANGE WITH LAND USE DESIGNATION/
DEVELOPMENT PLAN & SITE PLAN APPROVAL**

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 23, 2017**, 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 change the zoning designation of an approximately 0.399 acre lot of land, legally known as Block 1, Lot 1, Circle A Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.399 acre lot of land recorded in the deed records of Tarrant County, Texas, from a zoning designation of "PC" – Planned Commercial for the use of an Office and a Warehouse Facility for Electrical Contracting to a zoning designation of "PC" – Planned Commercial for the use of a Retail Garden Center, along with a development plan and site plan approval and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.399 lot of land located 3605 Roberts Cut Off Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, June 13, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning change for the above listed property. All interested parties are encouraged to attend.

Gordon P. Sharratt
Laura Sharratt
9100 Benview Court
Fort Worth, Texas 76126

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

Robert R. Heise
Attn: San Pedro Blinds
3620 Roberts Cut Off Road
Fort Worth, Texas 76114

Arnold Hammett
PO Box 79010
Saginaw, Texas 76179

Victron Stores, LP
PO Box 2599
Waxaachie, Texas 75168

Chris Smith
House of Flowers
3605 Roberts Cut Off Road
Lake Worth, Texas 76114

Lake Worth Planning & Zoning Commission Meeting – May 23, 2017

Agenda Item No. C.2

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ17-02, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of an approximately 0.4178 acre lot of land, legally known as Block 30, Lot 16, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.4178 acre lot of land recorded in the deed records of Tarrant County, Texas, from a zoning designation of “PC” – Planned Commercial for the use of Transmission Repair work and for storage of equipment and parts to a zoning designation change and land use of “PC” – Planned Commercial for the use of a Construction Company Office and Storage Yard zoning designation change and land use approval, along with a development plan and site plan approval, and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.4178 lot of land located 2929 Caddo Trail, Lake Worth, Texas.

Property Description:

0.4178 acres of property, located at 2929 Caddo Trail

Property Owner(s):

Francisco Ruben Martinez & Ariadna Salas

Applicant:

Francisco Ruben Martinez – Red River Concrete, LLC, 2924 Caddo Trail, Lake Worth, Texas 76135

Engineer/Surveyor:

Andrew Stephens – Stephens Land Surveying, Inc., PO Box 26951, Fort Worth, Texas 76126

Current Zoning:

“PC” - Planned Commercial for the use of Transmission Repair work and for storage of equipment and parts

Proposed Use:

“PC” - Planned Commercial for the use of a Construction Company Office and Storage Yard

Existing Road(s):

Caddo Trail

Surrounding Zoning:

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

Agenda Item No. C.2

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

East: The property to the east is currently zoned “SF-1” – Single Family Residential.

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

Summary:

Mr. Martinez purchased this property in February 2017 and would like to operate a Construction Company Office and Storage Yard from the property.

This is an existing metal structure which was a transmission repair shop. Mr. Martinez would use the property for his company’s office and to store his company’s work trucks and trailers at the property. No heavy equipment will be stored onsite.

The property currently has a six foot (6’) vinyl fence running along all sides of the property, with the exception of the front it is a six foot (6’) chain link fence with gate.

Public Input:

On May 11, 2017, as required by State law, the City mailed out fifteen (15) 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 May 5, 2017. We have received the following in favor/opposition to the request:

1. One (1) form was received back FOR the case, no comments on the form.
2. One (1) form was received back AGAINST the case; comment on the form mentioned there was no reason for a change.

Fiscal Impact:

N/A

Attachments:

1. Site Plan Application
2. Development Plan
3. Site Plan
4. Vicinity Map
5. Public Hearing Notice
6. Public Hearing Notifications (within 200’ of subject property)

Recommended Motion or Action:

Staff recommends approval of Planning & Zoning Case No. PZ17-02 as presented.

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



LAND USE/DEVELOPMENT PLAN/SITE PLAN APPROVAL APPLICATION

APPLICANT INFORMATION

Company Name: Red River Concrete LLC		Contact Person: Francisco	
Address: 2924 Caddo Trl	City: Lake Worth	State: TX	Zip: 76135
Phone: 817-422-4006	Fax: 682-224-3177	Email: rubenmartinez7@aol.com	

PROPERTY OWNER INFORMATION

Company Name: Red River Concrete LLC		Contact Person: Francisco	
Address: 2929 Caddo Trl	City: Lake Worth	State: TX	Zip: 76135
Phone: 817-422-4006	Fax: 682-224-3177	Email: rubenmartinez7@aol.com	

PROPERTY INFORMATION

Street Address of Property: 2929 Caddo Trl Lake Worth TX 76135			
Legal Description:	Block/Abstract: Block 30	Lot/Tract: Lot 16	Addition/Survey:
Zoning: Indian Oaks	Land Use: Construction yard		
Any Ordinance Waivers/ Variance Requests? (provide letter of request(s)) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Easement Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

Property Owner Signature:	Date: 3/22/17
Printed Name: Francisco R. Martinez	Title: owner

OFFICE USE ONLY

Fee: \$ 550.00	Date Paid: 3.27.17	Receipt #: P17-0253	
PZ #: 17-02	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: 5.23.17	City Council Meeting Date: 6.13.17		
Ordinance #:	Site Plan Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/>	Any Stipulations? (please attach description)

OWNER:
RUBEN MARTINEZ
2924 CADDO TRAIL
LAKE WORTH, TEXAS 76135
817-422-4006
RUBENMARTINEZ7@AOL.COM



Vicinity Map

Notes: According to the Federal Insurance Administration Flood Insurance Rate map Community Panel Number 48439C01004 Effective September 25, 2009 this property does not lie within a 100 year flood hazard area.

This survey was performed without the benefit of a title commitment. There may be easement, building lines and restrictive covenants recorded in other documents that could affect this site.

Bearings correlated to GPS coordinates, NAD83, North Central Texas Zone 4202.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.

PREPARED BY:
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5395
MARCH 21, 2017

Site Data

Zoning: PC-Planned Commercial

Use: Construction Company Office and Storage Yard

Lot Acres: 0.424 acres (18,483.6 sq. ft.)

Building Area: 2,399 sq. ft.

Structure Height: 1 story

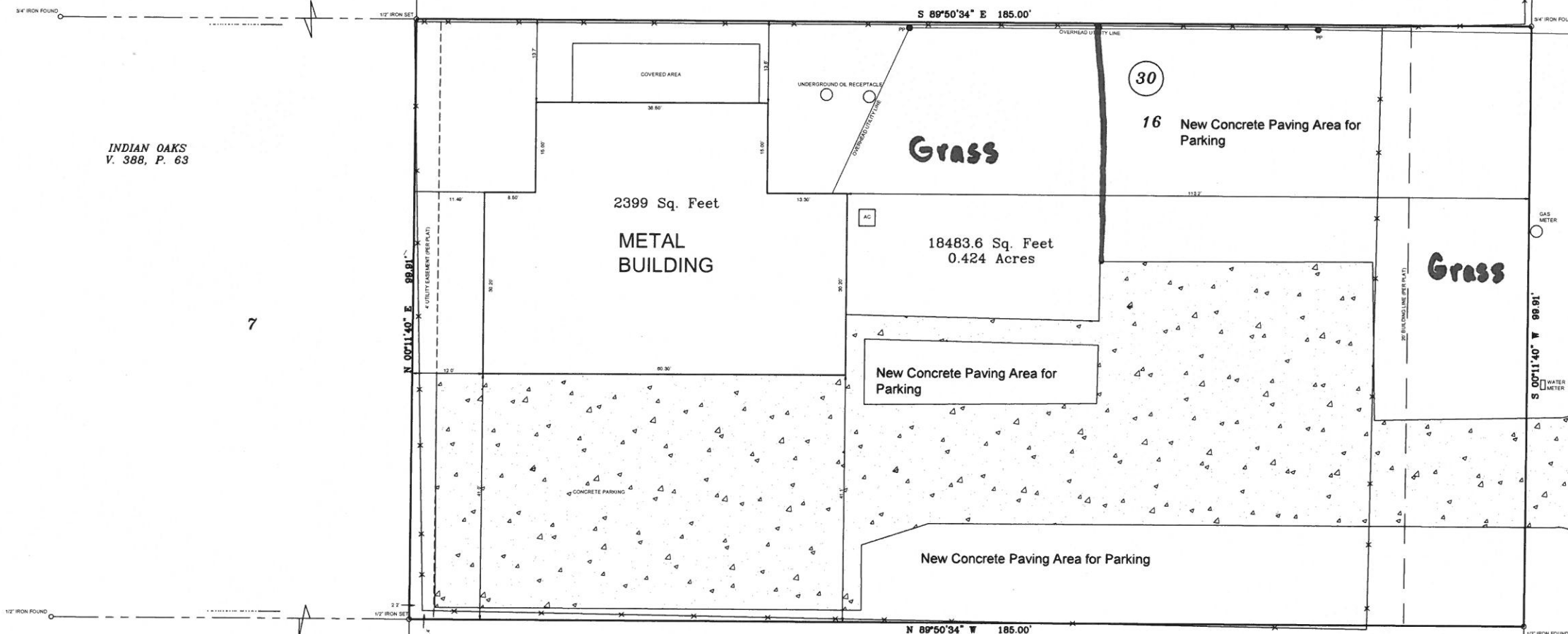
Parking: No Delineated Parking Spaces, but plenty of area for parking

Development Schedule: Move in and obtain CO as soon as approved.

DEVELOPMENT PLAN

Ruben Martinez site
2929 Caddo Trail

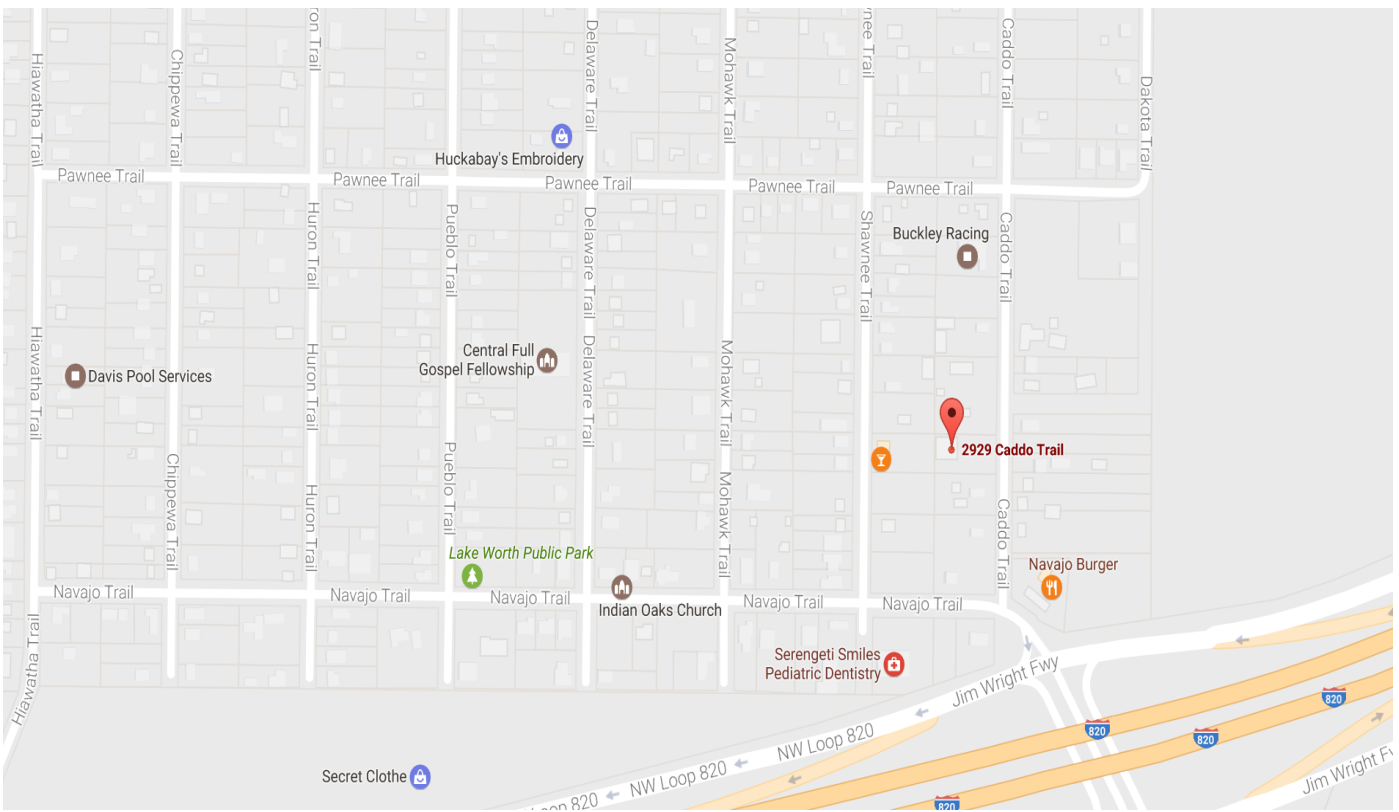
Lot 16, Block 30, INDIAN OAKS, an addition to the City of Lake Worth/Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 1013, Page 279, Plat records, Tarrant County, Texas.



SCALE: 1" = 10'

STEVENS LAND SURVEYING, PLLC
FORT WORTH, TEXAS 76126
P.O. Box 26951
FIRM REGISTRATION # 10194023
(817) 696-9775

OWNER:
RUBEN MARTINEZ
2524 CADDO TRAIL
LAKE WORTH, TEXAS, 76135
817-422-4006
RUBENMARTINEZ7@AOL.COM



Vicinity Map

Notes: According to the Federal Insurance Administration Flood Insurance Rate map Community Panel Number 48439C0165K Effective September 25, 2009 this property does not lie within a 100 year flood hazard area.

This survey was performed without the benefit of a title commitment. There may be easement, building lines and restrictive covenants recorded in other documents that could affect this site.

Bearings correlated to GPS coordinates, NAD83, North Central Texas Zone 4202.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.

PRELIMINARY
NOT TO BE
FIELD FOR ANY
REASON

ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
MARCH 27, 2017

Site Data

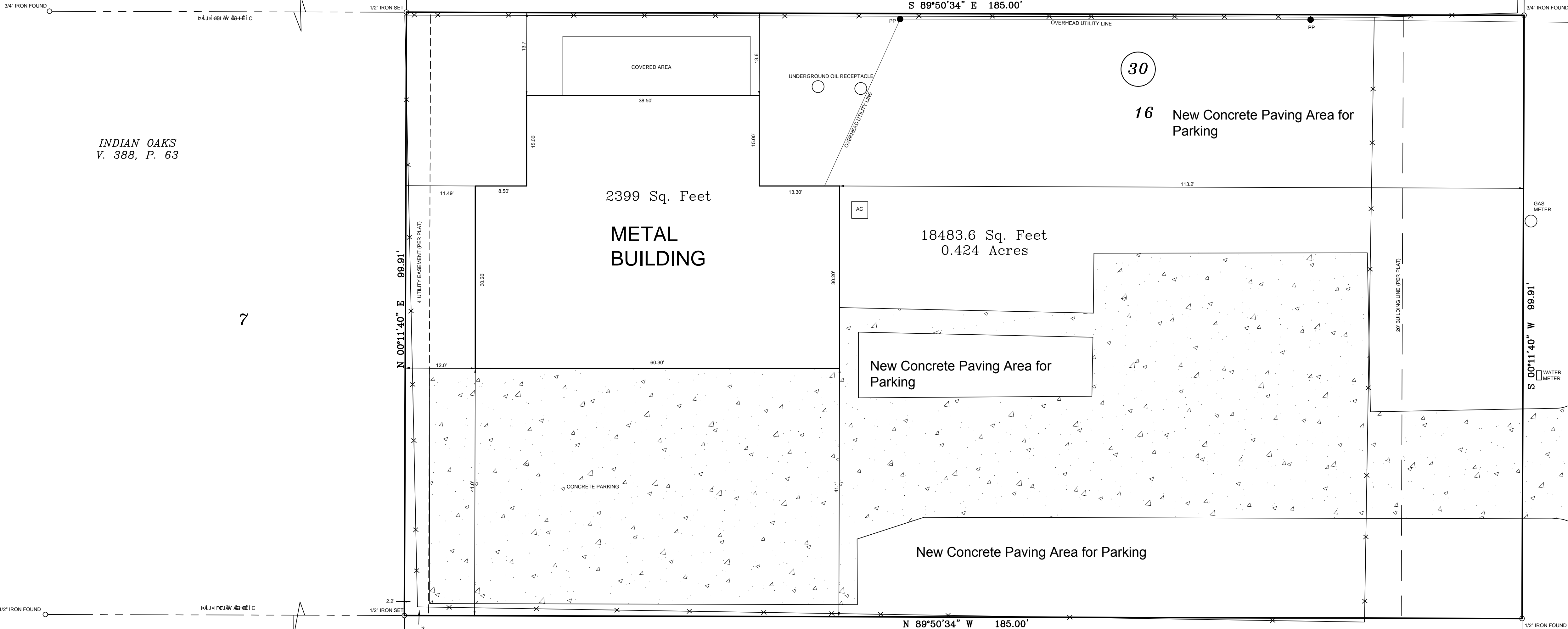
- Zoning: PC-Planned Commercial
- Use: Construction Company Office and Storage Yard
- Lot Acres: 0.424 acres (18,483.6 sq. ft.)
- Building Area: 2,399 sq. ft.
- Structure Height: 1 story
- Parking: No Delineated Parking Spaces, but plenty of area for parking
- Development Schedule: Move in and obtain CO as soon as approved.

Site Plan
Ruben Martinez site
2524 Caddo Trail

Lot 16, Block 30, INDIAN OAKS, an addition to the City of Lake Worth/Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 1013, Page 279, Plat records, Tarrant County, Texas.

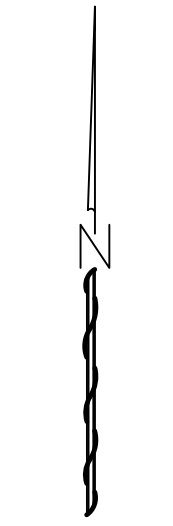
6

17



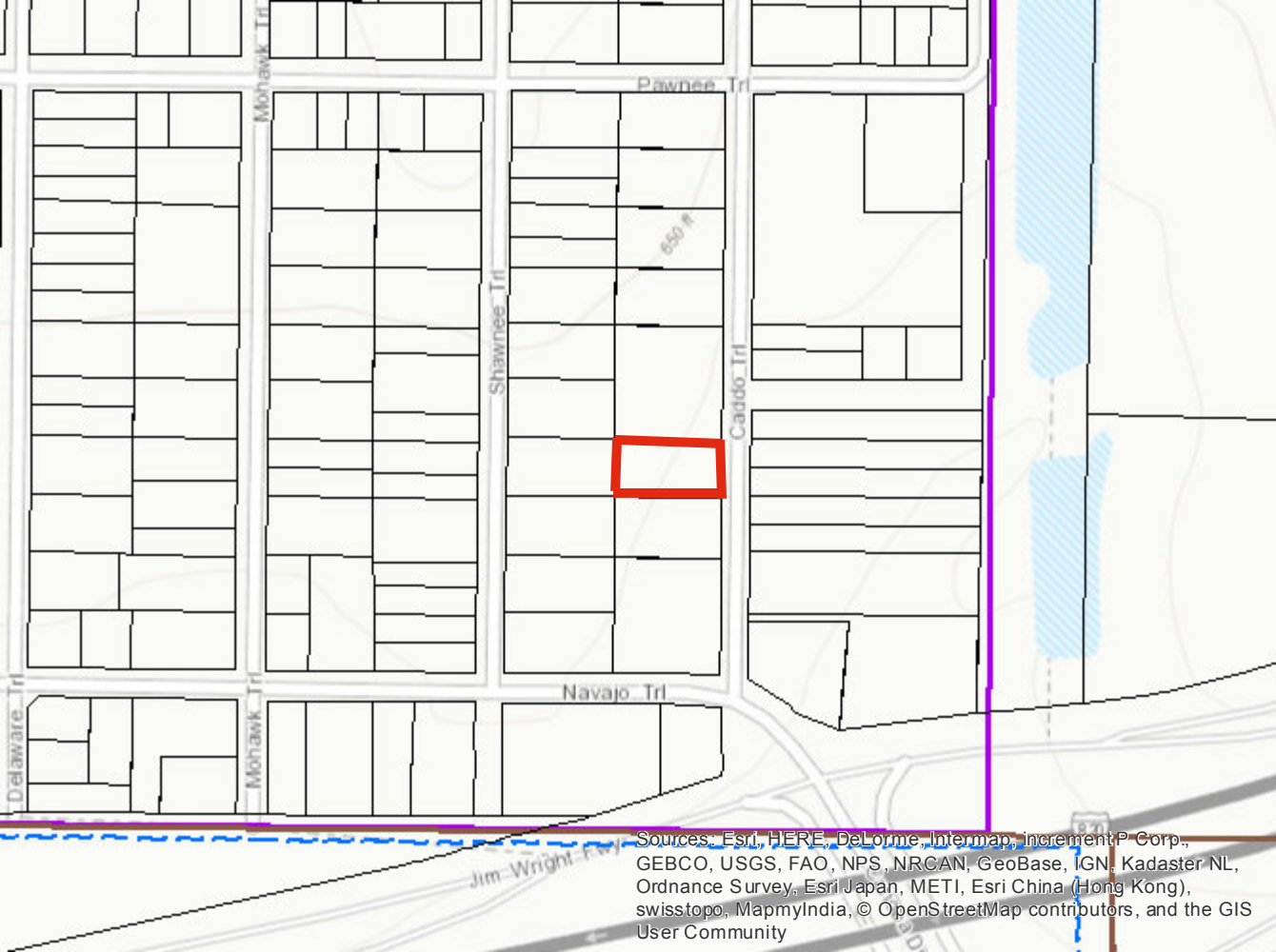
15

8



SCALE: 1" = 10'

STEVENS LAND SURVEYING, PLLC
FORT WORTH, TEXAS 76126
P.O. Box 26951
FIRM REGISTRATION # 10194023
(817) 696-9775



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

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

**ZONING DISTRICT CHANGE WITH LAND USE DESIGNATION/
DEVELOPMENT PLAN & SITE PLAN APPROVAL**

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 23, 2017**, 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 change the zoning designation of an approximately 0.4178 acre lot of land, legally known as Block 30, Lot 16, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.4178 acre lot of land recorded in the deed records of Tarrant County, Texas, from a zoning designation of "PC" – Planned Commercial for the use of Transmission Repair work and for storage of equipment and parts to a zoning designation change and land use of "PC" – Planned Commercial for the use of a Construction Company Office and Storage Yard, along with a development plan and site plan approval, and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.4178 lot of land located 2929 Caddo Trail, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, June 13, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning change for the above listed property. All interested parties are encouraged to attend.

Gary Duke
2916 Caddo Trail
Lake Worth, Texas 76135

Stanley W. Yoder
3004 Caddo Trail
Lake Worth, Texas 76135

Jaime Linares
2932 Caddo Trail
Lake Worth, Texas 76135

Hannah C. Garcia
3008 Caddo Trail
Lake Worth, Texas 76135

Adrian Cox
6950 Silver Creek Azle Rd.
Azle, Texas 76020

YFOG, LLC
8149 Cahoba Drive
Fort Worth, Texas 76135

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

Bruce W. Blaisdell
2908 Shawnee Trail
Lake Worth, Texas 76135

Apolonio Barba
Margaret B. Barba
3009 Caddo Trail
Lake Worth, Texas 76135

Richard L. Hartman, Jr.
Sally Hartman
3017 Caddo Trail
Lake Worth, Texas 76135

Carol Ware
3913 Lakewood Drive
Lake Worth, Texas 76135

Michael R. Chitty
Donna Chitty
3000 Shawnee Trail
Lake Worth, Texas 76135

Ernest Edwin Sparks
260 3252 CR
Ladonia, Texas 75449

City Vending Co, Inc.
510 W. Magnolia Avenue
Fort Worth, Texas 76104

Ramon Perez
130 Acorn Lane
Azle, Texas 76008

**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 #PZ17-02.
- ☐ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-02.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, May 23, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, June 13, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Sally Robin Hartman
(Please print)

Mailing Address: 3017 Caddo Trail

Signature: 

Date: 5-15-17

Property Address(s): 3017 Caddo Trail

COMMENTS:

RECEIVED

MAY 18 2017

sm

**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 #PZ17-02.
- ☒ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case #PZ17-02.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, May 23, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, June 13, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: ERNEST E. SPARKS
(Please print)

Mailing Address: 260 CR 3252
LADONIA, TEXAS 75449

Signature: Ernest E. Sparks

Date: MAY 13, 2017

Property Address(s): 2928 Shawnee TR1
FORT WORTH, TX 76135

COMMENTS:

I AM AGAINST THIS CHANGE AND SEE
NO REASON FOR THE CHANGE.

RECEIVED

MAY 15 2017

sm

Lake Worth Planning & Zoning Commission Meeting – May 23, 2017

Agenda Item No. C.3

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PZ17-03, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to change the zoning designation of an approximately 0.23 acre tract of land, legally known as Abstract 1552, Tract 221, Moses Townsend Survey, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.23 acre tract of land recorded in the deed records of Tarrant County, Texas, from a zoning designation change and land use approval from “SF-1” – Single Family Residential to a zoning designation change and land use of “PC” – Planned Commercial for the use of a Municipal Complex, and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.23 tract of land located 6728 Charbonneau Road, Lake Worth, Texas.

Property Description:

0.23 acres of property, located at 6728 Charbonneau

Property Owner(s):

City of Lake Worth

Applicant:

City of Lake Worth

Engineer/Surveyor:

Brittain & Crawford Land Surveying & Topographic Mapping, PO Box 113774, Fort Worth, Texas 76110

Current Zoning:

“SF-1” – Single Family Residential

Proposed Use:

“PC” - Planned Commercial for the use of a Municipal Complex

Existing Road(s):

Adam Grubb & Charbonneau

Surrounding Zoning:

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

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

Agenda Item No. C.3

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

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

Summary:

The City of Lake Worth has owned this property for some time, and will be utilizing it as part of the City’s current Municipal Complex, but it is currently zoned SF-1 Single Family Residential so staff is asking for a zoning district change to PC-Planned Commercial so it will match that of the existing municipal property.

Once zoning has been changed the City will plat that portion of property into the existing Municipal Complex lot.

Public Input:

On May 11, 2017, as required by State law, the City mailed out six (6) 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 May 5, 2017. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

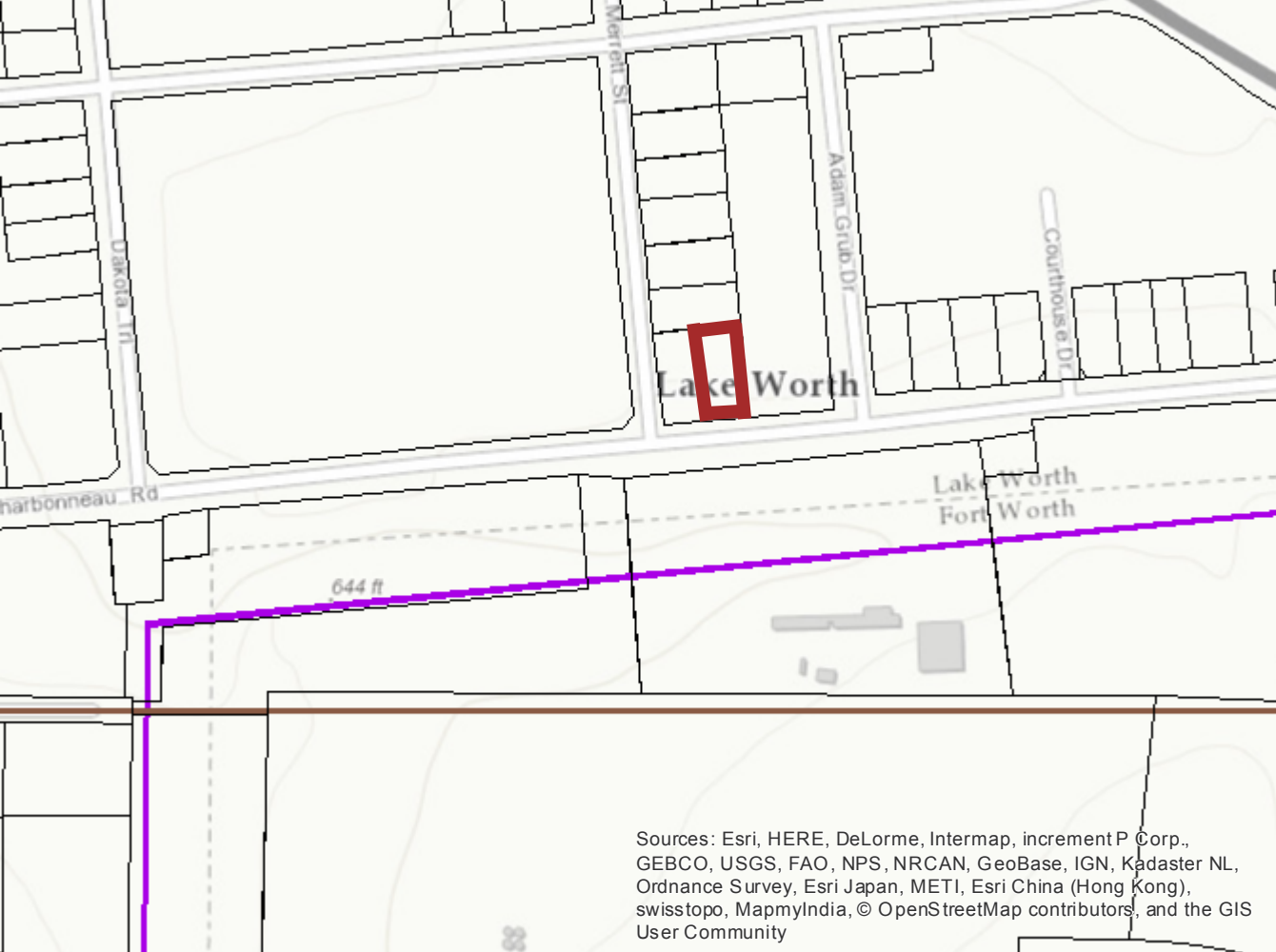
Attachments:

1. Zoning Change Application
2. Vicinity Map
3. Public Hearing Notice
4. Public Hearing Notifications (within 200’ of subject property)

Recommended Motion or Action:

Staff recommends approval of Planning & Zoning Case No. PZ17-03 as presented.

OFFICE USE ONLY					
Fee: \$500.00 waived City Project		Date Paid: NA		Receipt #: NA	
PZ #: PZ17-03	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: 5.23.17			City Council Meeting Date: 6.13.17		
Zoning Change Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO		Ordinance #:		Date Approved: □ □ / □ □ / □ □	



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

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

ZONING DISTRICT CHANGE WITH LAND USE DESIGNATION

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 23, 2017**, 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 change the zoning designation of an approximately 0.23 acre tract of land, legally known as Abstract 1552, Tract 2Z1, Moses Townsend Survey, Lake Worth, Tarrant County, Texas, being that all of the certain called 0.23 acre tract of land recorded in the deed records of Tarrant County, Texas, from a zoning designation change and land use approval from "SF-1" – Single Family Residential to a zoning designation change and land use of "PC" – Planned Commercial for the use of a Municipal Complex, and by amending the Official Zoning Map and the Future Land Use Map of the Comprehensive Land Use Plan to reflect such change. The property to be considered for re-zoning is generally described as a 0.23 tract of land located 6728 Charbonneau Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, June 13, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning change for the above listed property. All interested parties are encouraged to attend.

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

Maria M. Alvarez
3800 Merrett Drive
Lake Worth, Texas 76135

Milton R. Tucker
228 Lakeside Oaks Circle
Fort Worth, Texas 76135

Arnold Hammett
3616 Roberts Cut Off Road
Fort Worth, Texas 76114

Lisa Waldron
4516 Washburn Avenue
Fort Worth, Texas 76107

Lake Worth ISD
6805 Telephone Road
Lake Worth, Texas 76135

Lake Worth Planning & Zoning Commission Meeting – May 23, 2017

Agenda Item No. C.4

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PS17-03, a proposed preliminary plat being all of Block 1, Lot 1R, Lake Worth Municipal Complex, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D211286203, and Abstract 1552, Tract 2Z1, Moses Townsend Survey of the plat records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1R1, Lake Worth Municipal Complex, commonly known as 3805 Adam Grubb, Lake Worth, Texas.

Property Description:

2.098 acres of property, located at 3805 Adam Grubb and 6728 Charbonneau

Property Owner(s):

City of Lake Worth

Applicant:

City of Lake Worth

Engineer/Surveyor:

Brittain & Crawford Land Surveying & Topographic Mapping, PO Box 113774, Fort Worth, Texas 76110

Current Zoning:

"SF-1" – Single Family Residential

Proposed Use:

"PC" - Planned Commercial for the use of a Municipal Complex

Existing Road(s):

Adam Grubb & Charbonneau

Surrounding Zoning:

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

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

East: The property to the east is currently zoned "PC" – Planned Commercial and "SF-1" – Single Family Residential.

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

Agenda Item No. C.4

Summary:

The City of Lake Worth has owned this property for some time, and will be utilizing it as part of the City's current Municipal Complex, but it needs to be incorporated into the existing municipal lot, therefore it is going through the preliminary and final plat approval.

Public Input:

On May 11, 2017, as required by State law, the City mailed out sixteen (16) 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 May 6, 2017. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

Attachments:

1. Preliminary Plat Application
2. Preliminary Plat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)

Recommended Motion or Action:

Staff recommends approval of Planning & Zoning Case No. PS17-03 as presented.

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



PRELIMINARY PLAT APPLICATION

PROPERTY OWNER/DEVELOPER INFORMATION

Company Name: City of Lake Worth		Contact Person: Stacey Almond	
Address: 3805 Adam Grubb	City: Lake Worth	State: Texas	Zip: 76135
Phone: 817-237-1211	Fax: 817-237-1333	Email: salmond@lakeworthtx.org	

SURVEYOR INFORMATION

Company Name: Brittain & Crawford Land Surveying & Topographic Mapping		Contact Person: Chris Blevins	
Address: P O Box 11374	City: Fort Worth	State: Texas	Zip: 76110
Phone: 817-926-0211	Fax: 817-926-9347	Email: clb@brittain-crawford.com	

PROPERTY INFORMATION

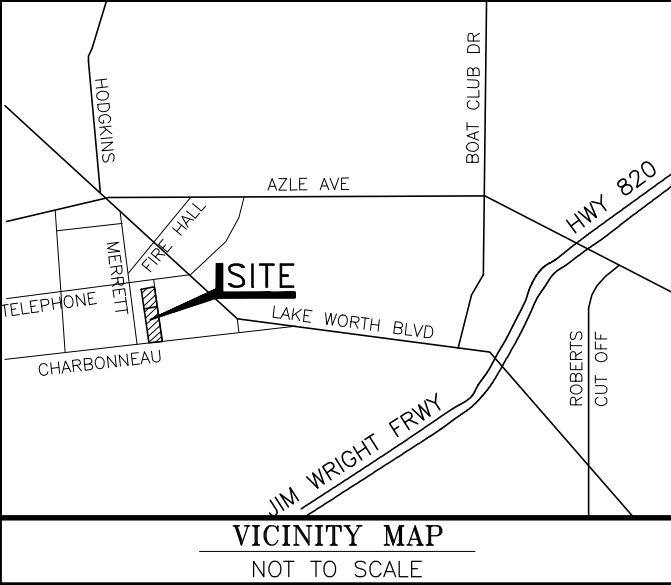
Current Legal Description	Block/Abstract: 1 & Abs 1552	Lot/Tract: 1R & Tract 2Z01	Addition/Survey: Lake Worth Municipal Complex & Moses Townsend Survey
Proposed Legal Description	Block(s): 1	Lot(s): 1R1	Addition: Lake Worth Municipal Complex
Current Zoning: PC - Planned Commercial			Will a Zoning Change be requested? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If Zoning Change requested what will be proposed zoning?			Type of Development being proposed? <input type="checkbox"/> SF <input type="checkbox"/> MF <input type="checkbox"/> C <input type="checkbox"/> I <input checked="" type="checkbox"/> Other
Any Ordinance Waivers/ Variance Requests? (provide letter of request(s)) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			Easement Required? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Total number of acres in plat? 2.098 Acres			Total numbers of parcels in plat? 1

I understand that I must provide **four (4) folded hard copies of the plat document (18" x 24")**, a **copy in electronic format (pdf, tif, etc.)**, the **preliminary plat application**, and the **required fee** (verify with P & Z Coordinator). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the P & Z Commission and the City Council for final approval.

Property Owner Signature: 	Date: 05-18-2017
Printed Name: Stacey Almond	Title: City Manager

OFFICE USE ONLY

Fee: \$ waived city Project	Date Paid: NA	Receipt #: NA
PZ #: PS17-03	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: 5.23.17	City Council Meeting Date: 6.13.17	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date Approved: □□/□□/□□	Date Plat Filed: □□/□□/□□
Instrument #:		



VISIBILITY TRIANGLE NOTE:

IN ORDER TO PREVENT BLIND INTERSECTIONS, NO FENCE SHALL BE BUILT TO EXTEND INTO THE TRIANGULAR AREA FORMED BY THE EXTENSION OF THE TWO CURB LINES TO A POINT 45 FEET FROM THE INTERSECTION OF TWO STREETS AND CONNECTING THE POINTS TO FORM A 45 DEGREE TRIANGLE.

ZONING NOTE:

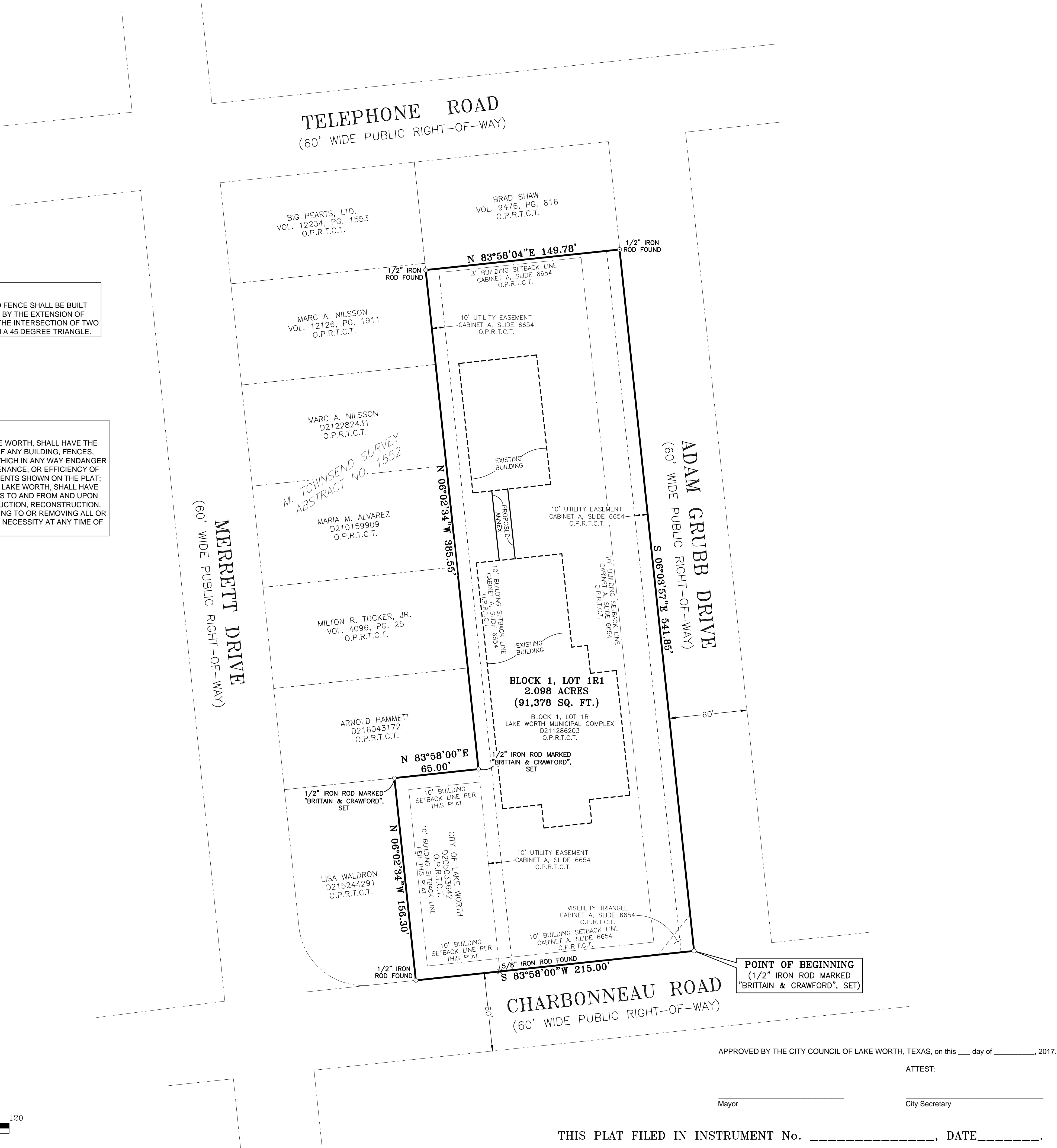
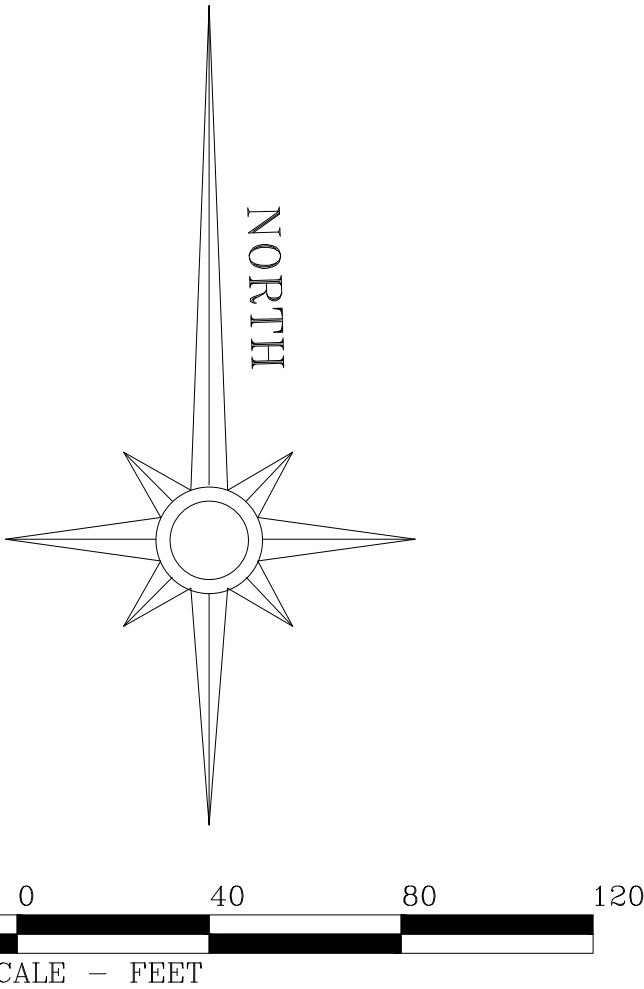
THE CURRENT ZONING AT THE TIME OF PLATTING IS PC-PLANNED COMMERCIAL

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, 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 TO 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.

SITE ADDRESS:

3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135



OWNER/DEVELOPER:

CITY OF LAKE WORTH
3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
(817)–237–1211
FAX (817)–237–1333

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926–0211 – METRO (817) 429–5112
FAX No. (817) 926–9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, THE CITY OF LAKE WORTH, acting by and through the undersigned, their duly authorized representative, is the sole owner of three tracts of land located in the M. TOWNSEND SURVEY, ABSTRACT NO. 1552, by the deeds recorded in Volume 9478, Page 18, Volume 13930, Page 549, Volume 14135, Page 118 and Instrument Number D205033642, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 2.098 acres of land situated in the M. TOWNSEND SURVEY, Abstract No. 1552, Tarrant County, Texas, and being all of Lot 1R, Block 1, Lake Worth Municipal Complex, an addition to the City of Lake Worth, according to the plat recorded in County Clerk's File No. D211286203, of the Plat Records of Tarrant County, Texas, and the tract of land conveyed to the City of Lake Worth, by the deed recorded in County Clerk's File No. D205033642, of the Official Public Records of Tarrant County, Texas. Said 2.098 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lot 1R, and said point lying at the intersection of the West right-of-way line of Adam Grubb Drive (a 60 foot wide public right-of-way) with the North right-of-way line of Charbonneau Road (a 60 foot wide public right-of-way), and said POINT OF BEGINNING being located by a deed at a point 512.2 feet North and 2044.4 feet West of the Southeast corner of said Townsend Survey;

THENCE S 83° 58' 00" W 215.00 feet, along the South boundary line of said Lot 1R, and the South boundary line of aforesaid City of Lake Worth Tract, to a 1/2" iron rod found at the Southwest corner of said City of Lake Worth Tract, and said point lying at the Southeast corner of a tract of land conveyed to Lisa Waldron, by the deed recorded in County Clerk's File No. D215244291, of the Official Public Records of Tarrant County, Texas;

THENCE N 06° 02' 34" W 156.30 feet, along the West boundary line of said City of Lake Worth Tract and the East boundary line of said Lisa Waldron Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northwest corner of said Lisa Waldron Tract, and said point lying in the South boundary line of a tract of land conveyed to Arnold Hammett, by the deed recorded in County Clerk's File No. D216043172, of the Official Public Records of Tarrant County, Texas;

THENCE N 83° 58' 00" E 65.00 feet, along the North boundary line of said City of Lake Worth Tract and the South boundary line of said Arnold Hammett Tract, to a 1/2" iron rod marked "Brittain & Crawford" set in the West boundary line of the aforesaid Lot 1R;

THENCE N 06° 02' 34" W 385.55 feet, along the West boundary line of said Lot 1R, to a 1/2" iron rod found at the Northwest corner of said Lot 1R, and said point lying in the East boundary line of a tract of land conveyed to Mark A. Nilsson, by the deed recorded in Volume 12126, Page 1911, of the Official Public Records of Tarrant County, Texas, and said point lying at the Southwest corner of a tract of land conveyed to Brad Shaw, by the deed recorded in Volume 9476, Page 816, of the Official Public Records of Tarrant County, Texas;

THENCE N 83° 58' 04" E 149.78 feet, along the South boundary line of said Brad Shaw Tract and the North boundary line of said Lot 1R, to a 1/2" iron rod found at the Northeast corner of said Lot 1R, and the Southeast corner of said Brad Shaw Tract, and said point lying in the West right-of-way line of the aforesaid Adam Grubb Drive;

THENCE S 06° 03' 57" E 541.85 feet, along the East boundary line of said Lot 1R, and the West right-of-way line of said Adam Grubb Drive, to the POINT OF BEGINNING containing 2.098 acres (91,378 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE CITY OF LAKE WORTH, acting by and through the undersigned, their duly authorized representative, does hereby adopt this plat designating the hereinabove described property as BLOCK 1, LOT 1R1, LAKE WORTH MUNICIPAL COMPLEX, an addition to the City of Lake Worth, Tarrant County, Texas, and does hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HAND at Lake Worth, Tarrant County, Texas, this the ____ day of _____, 2017.

CITY OF LAKE WORTH

By: Walter Bowen, Mayor

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **WALTER BOWEN**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2017.

Notary Public in and for
The State of Texas
My Commission Expires: _____

THIS IS TO CERTIFY THAT I, CHRIS L. BLEVINS, 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.



CHRIS L. BLEVINS, R.P.L.S.
State of Texas No. 5792

PRELIMINARY PLAT
BLOCK 1, LOT 1R1
LAKE WORTH MUNICIPAL COMPLEX
AN ADDITION TO THE CITY OF LAKE WORTH
BEING A REVISION OF
BLOCK 1, LOT 1R
LAKE WORTH MUNICIPAL COMPLEX
AS RECORDED IN COUNTY CLERK FILE NUMBER D211286203,
LAKE WORTH, TARRANT COUNTY, TEXAS

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS, on this ____ day of _____, 2017.

ATTEST:

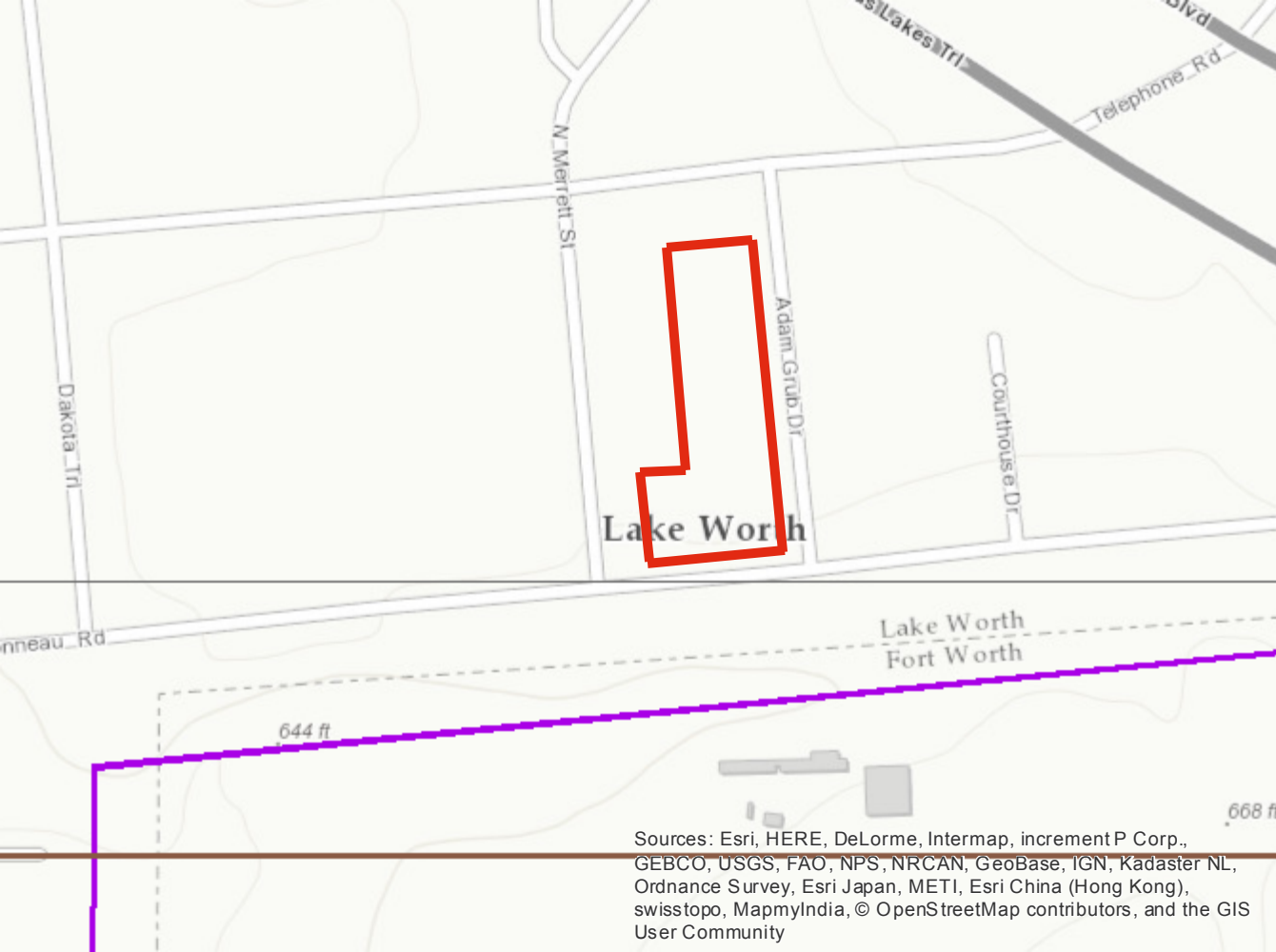
Mayor

City Secretary

THIS PLAT FILED IN INSTRUMENT No. _____, DATE _____.

(J.U.) ...Projects\LAKE WORTH MUNICIPAL COMPLEX\LAKE WORTH MUNICIPAL COMPLEX--PRELIMINARY PLAT--1R1.dwg

SIN FIN# _____



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
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**CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

PRELIMINARY PLAT REQUEST

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 23, 2017**, 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 the proposed preliminary plat being all of Block 1, Lot 1R, Lake Worth Municipal Complex, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D211286203, and Abstract 1552, Tract 221, Moses Townsend Survey of the plat records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1R1, Lake Worth Municipal Complex, commonly known as 3805 Adam Grubb, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, June 13, 2017**, 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.

**Lisa Waldron
4516 Washburn Avenue
Fort Worth, Texas 76107**

**County of Tarrant
100 E. Weatherford Street
Fort Worth, Texas 76102**

**Lake Worth ISD
6805 Telephone Road
Lake Worth, Texas 76135**

**Petra Ramirez Etal
6705 Basswood Drive
Fort Worth, Texas 76135**

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

**Ricky Leamon Hood
6712 Charbonneau Road
Lake Worth, Texas 76135**

**Maria M. Alvarez
3800 Merrett Drive
Lake Worth, Texas 76135**

**Marc A. Nilsson
808 Longhorn Road
Saginaw, Texas 76179**

**Milton R. Tucker
228 Lakeside Oaks Circle
Fort Worth, Texas 76135**

**Big Hearts Ltd.
1001 NW Tuscany Drive
Port Saint Lucie, FL 34986**

**Arnold Hammett
3616 Roberts Cut Off Road
Fort Worth, Texas 76114**

**George Shaw
6723 Telephone Road
Lake Worth, Texas 76135**

**Delores L. Mauldin
6101 Old Denton Rd. Apt #211
Fort Worth, Texas 76131**

**Southwestern Bell
1010 Pine 9E-L-01
Saint Louis, MO 63101**

**Carroll Family Inv #2 Ltd
2340 Interstate 20 W, Suite #100
Arlington, Texas 76017**

**Dwayne E. Beeler
6717 Telephone Road
Lake Worth, Texas 76135**

Lake Worth Planning & Zoning Commission Meeting – May 23, 2017

Agenda Item No. C.5

From: Suzanne Meason, Planning & Zoning Administrator

Item: Public Hearing to consider Planning & Zoning Case No. PS17-04, a proposed final plat being all of Block 1, Lot 1R, Lake Worth Municipal Complex, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D211286203, and Abstract 1552, Tract 221, Moses Townsend Survey of the plat records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1R1, Lake Worth Municipal Complex, commonly known as 3805 Adam Grubb, Lake Worth, Texas.

Property Description:

2.098 acres of property, located at 3805 Adam Grubb and 6728 Charbonneau

Property Owner(s):

City of Lake Worth

Applicant:

City of Lake Worth

Engineer/Surveyor:

Brittain & Crawford Land Surveying & Topographic Mapping, PO Box 113774, Fort Worth, Texas 76110

Current Zoning:

"SF-1" – Single Family Residential

Proposed Use:

"PC" - Planned Commercial for the use of a Municipal Complex

Existing Road(s):

Adam Grubb & Charbonneau

Surrounding Zoning:

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

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

East: The property to the east is currently zoned "PC" – Planned Commercial and "SF-1" – Single Family Residential.

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

Summary:

Agenda Item No. C.5

The City of Lake Worth has owned this property for some time, and will be utilizing it as part of the City's current Municipal Complex, but it needs to be incorporated into the existing municipal lot, therefore it is going through the preliminary and final plat approval.

Public Input:

On May 11, 2017, as required by State law, the City mailed out sixteen (16) 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 May 6, 2017. We have received the following in favor/opposition to the request:

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

Fiscal Impact:

N/A

Attachments:

1. Final Plat Application
2. Final Plat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)

Recommended Motion or Action:

Staff recommends approval of Planning & Zoning Case No. PS17-04 as presented.

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



FINAL PLAT APPLICATION

PROPERTY OWNER/DEVELOPER INFORMATION

Company Name: City of Lake Worth		Contact Person: Stacey Almond	
Address: 3805 Adam Grubb	City: Lake Worth	State: Texas	Zip: 76135
Phone: 817-237-1211	Fax: 817-237-1333	Email: salmond@lakeworthtx.org	

SURVEYOR INFORMATION

Company Name: Brittain & Crawford Land Surveying & Topographic Mapping		Contact Person: Chris Blevins	
Address: PO Box 11374	City: Fort Worth	State: Texas	Zip: 76110
Phone: 817-926-0211	Fax: 817-926-9347	Email: clb@brittain-crawford.com	

PROPERTY INFORMATION

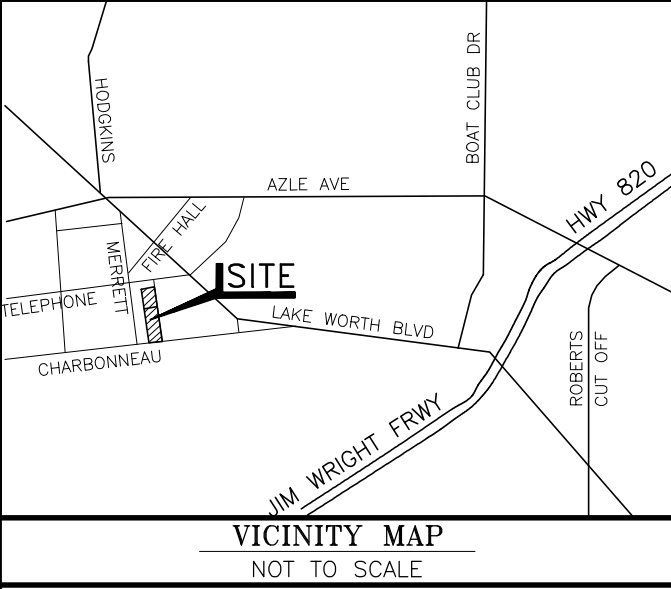
Current Legal Description	Block/Abstract: 1 & Abs 1552	Lot/Tract: 1R & Tract 2Z01	Addition/Survey: Lake Worth Municipal Complex & Moses Townsend Survey
Proposed Legal Description	Block(s): 1	Lot(s): 1R1	Addition: Lake Worth Municipal Complex
Current Zoning: PC - Planned Commercial			Will a Zoning Change be requested? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If Zoning Change requested what will be proposed zoning?			Type of Development being proposed? <input type="checkbox"/> SF <input type="checkbox"/> MF <input type="checkbox"/> C <input type="checkbox"/> I <input type="checkbox"/> Other
Any Ordinance Waivers/ Variance Requests? (provide letter of request(s)) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			Easement Required? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Total number of acres in plat? 2.098 Acres			Total numbers of parcels in plat? 1

I understand that I must provide **four (4) folded hard copies of the plat document (18" x 24")**, a **copy in electronic format (pdf, tif, etc.)**, the **preliminary plat application**, and the **required fee** (verify with P & Z Coordinator). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the P & Z Commission and the City Council for final approval.

Property Owner Signature:	Date: 05-18-2017
Printed Name: Stacey Almond	Title: City Manager

OFFICE USE ONLY

Fee: \$ waived city project	Date Paid: NA	Receipt #: NA	
PZ #: P517-04	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: 5.23.17		City Council Meeting Date: 6.13.17	
Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date Approved: □□/□□/□□	Date Plat Filed: □□/□□/□□	Instrument #:



VISIBILITY TRIANGLE NOTE:

IN ORDER TO PREVENT BLIND INTERSECTIONS, NO FENCE SHALL BE BUILT TO EXTEND INTO THE TRIANGULAR AREA FORMED BY THE EXTENSION OF THE TWO CURB LINES TO A POINT 45 FEET FROM THE INTERSECTION OF TWO STREETS AND CONNECTING THE POINTS TO FORM A 45 DEGREE TRIANGLE.

ZONING NOTE:

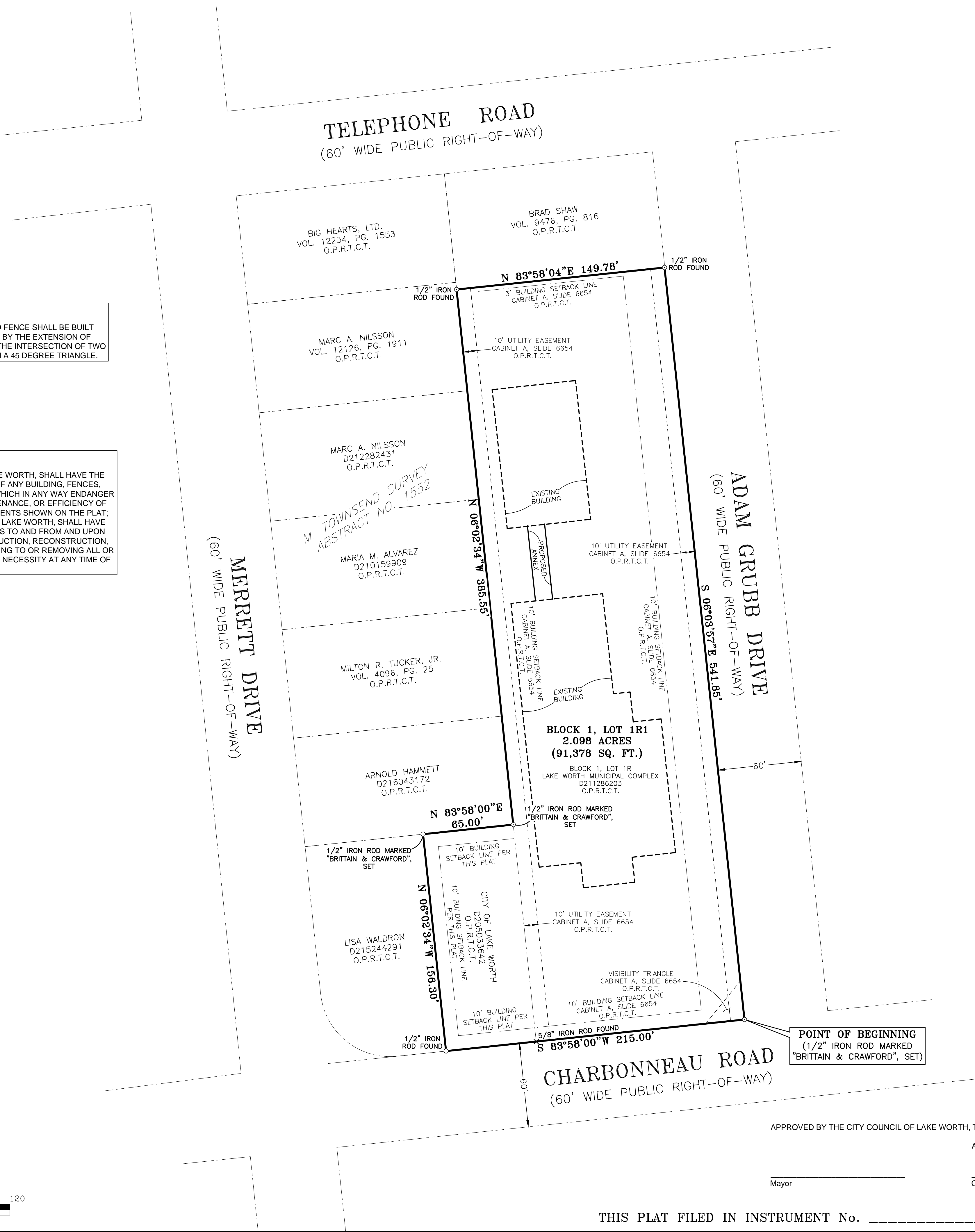
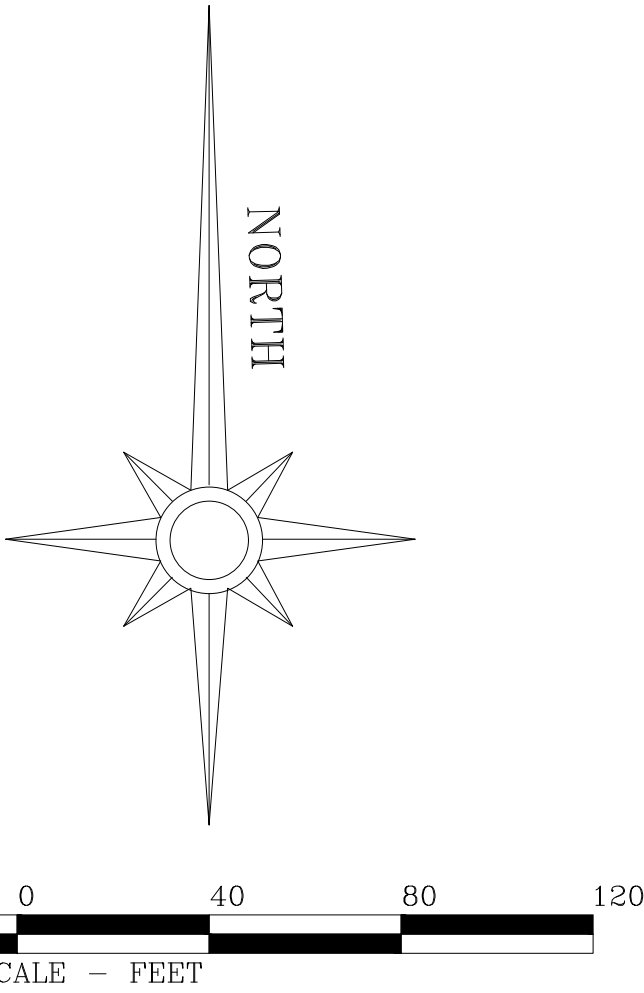
THE CURRENT ZONING AT THE TIME OF PLATTING IS PC-PLANNED COMMERCIAL

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, 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 TO 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.

SITE ADDRESS:

3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135



OWNER/DEVELOPER:

CITY OF LAKE WORTH
3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
(817)-237-1211
FAX (817)-237-1333

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926-0211 - METRO (817) 429-5112
FAX No. (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, THE CITY OF LAKE WORTH, acting by and through the undersigned, their duly authorized representative, is the sole owner of three tracts of land located in the M. TOWNSEND SURVEY, ABSTRACT NO. 1552, by the deeds recorded in Volume 9478, Page 18, Volume 13930, Page 549, Volume 14135, Page 118 and Instrument Number D205033642, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 2.098 acres of land situated in the M. TOWNSEND SURVEY, Abstract No. 1552, Tarrant County, Texas, and being all of Lot 1R, Block 1, Lake Worth Municipal Complex, an addition to the City of Lake Worth, according to the plat recorded in County Clerk's File No. D211286203, of the Plat Records of Tarrant County, Texas, and the tract of land conveyed to the City of Lake Worth, by the deed recorded in County Clerk's File No. D205033642, of the Official Public Records of Tarrant County, Texas. Said 2.098 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lot 1R, and said point lying at the intersection of the West right-of-way line of Adam Grubb Drive (a 60 foot wide public right-of-way) with the North right-of-way line of Charbonneau Road (a 60 foot wide public right-of-way), and said POINT OF BEGINNING being located by a deed at a point 512.2 feet North and 2044.4 feet West of the Southeast corner of said Townsend Survey;

THENCE S 83° 58' 00" W 215.00 feet, along the South boundary line of said Lot 1R, and the South boundary line of aforesaid City of Lake Worth Tract, to a 1/2" iron rod found at the Southwest corner of said City of Lake Worth Tract, and said point lying at the Southeast corner of a tract of land conveyed to Lisa Waldron, by the deed recorded in County Clerk's File No. D215244291, of the Official Public Records of Tarrant County, Texas;

THENCE N 06° 02' 34" W 156.30 feet, along the West boundary line of said City of Lake Worth Tract and the East boundary line of said Lisa Waldron Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northwest corner of said Lisa Waldron Tract, and said point lying in the South boundary line of a tract of land conveyed to Arnold Hammett, by the deed recorded in County Clerk's File No. D216043172, of the Official Public Records of Tarrant County, Texas;

THENCE N 83° 58' 00" E 65.00 feet, along the North boundary line of said City of Lake Worth Tract and the South boundary line of said Arnold Hammett Tract, to a 1/2" iron rod marked "Brittain & Crawford" set in the West boundary line of the aforesaid Lot 1R;

THENCE N 06° 02' 34" W 385.55 feet, along the West boundary line of said Lot 1R, to a 1/2" iron rod found at the Northwest corner of said Lot 1R, and said point lying in the East boundary line of a tract of land conveyed to Mark A. Nilsson, by the deed recorded in Volume 12126, Page 1911, of the Official Public Records of Tarrant County, Texas, and said point lying at the Southwest corner of a tract of land conveyed to Brad Shaw, by the deed recorded in Volume 9476, Page 816, of the Official Public Records of Tarrant County, Texas;

THENCE N 83° 58' 04" E 149.78 feet, along the South boundary line of said Brad Shaw Tract and the North boundary line of said Lot 1R, to a 1/2" iron rod found at the Northeast corner of said Lot 1R, and the Southeast corner of said Brad Shaw Tract, and said point lying in the West right-of-way line of the aforesaid Adam Grubb Drive;

THENCE S 06° 03' 57" E 541.85 feet, along the East boundary line of said Lot 1R, and the West right-of-way line of said Adam Grubb Drive, to the POINT OF BEGINNING containing 2.098 acres (91,378 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE CITY OF LAKE WORTH, acting by and through the undersigned, their duly authorized representative, does hereby adopt this plat designating the hereinabove described property as BLOCK 1, LOT 1R1, LAKE WORTH MUNICIPAL COMPLEX, an addition to the City of Lake Worth, Tarrant County, Texas, and does hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HAND at Lake Worth, Tarrant County, Texas, this the ____ day of _____, 2017.

CITY OF LAKE WORTH

By: Walter Bowen, Mayor

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **WALTER BOWEN**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2017.

Notary Public in and for
The State of Texas
My Commission Expires: _____

THIS IS TO CERTIFY THAT I, CHRIS L. BLEVINS, 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.



CHRIS L. BLEVINS, R.P.L.S.
State of Texas No. 5792

FINAL PLAT
BLOCK 1, LOT 1R1
LAKE WORTH MUNICIPAL COMPLEX
AN ADDITION TO THE CITY OF LAKE WORTH
BEING A REVISION OF
BLOCK 1, LOT 1R
LAKE WORTH MUNICIPAL COMPLEX
AS RECORDED IN COUNTY CLERK FILE NUMBER D211286203,
LAKE WORTH, TARRANT COUNTY, TEXAS



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
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