



CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, MAY 19, 2020**

PLANNING AND ZONING COMMISSION: 6:30 PM

Held in the City Council Chambers

A. CALL TO ORDER

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE

A.2 ROLL CALL

A.3 CITIZENS PRESENTATION / VISITOR COMMENTS

The Planning and Zoning Commission is always pleased to have citizens attend its meetings and welcomes comments during the Citizen/Visitor Comments section of the meeting; however, pursuant to the Texas Open Meetings Act, Commission cannot deliberate or vote on issues not posted on the agenda. Therefore, those types of items must be posted 72 hours prior to the Planning and Zoning Commission meeting. If it is not posted, no deliberation between Commission members may occur; Commission may only respond with specific factual information or recite existing policy. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission. Negative or disparaging remarks about City personnel will not be tolerated. If you wish to address the Commission, speakers are requested to fill out a "Public Meeting Appearance Card" and present it to the City Secretary, prior to the presiding officer calling the meeting to order. Comments will be limited to three (3) minutes per speaker and (6) minutes for those with a translator.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

- B.1 Approve minutes of the March 17, 2020 regular Planning & Zoning Commission meeting.

C. PUBLIC HEARINGS

- C.1 Public Hearing to consider Planning & Zoning Case No. PZ-2020-06, a proposed

preliminary plat being all of a 1.033-acre tract of land known as Abstract 157, Tract 1D, Crawford Brown Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Meinecke Addition, which is generally described as 4332 Boat Club Road, Lake Worth, Texas.

- C.2 Public Hearing to consider Planning & Zoning Case No. PZ-2020-07, a proposed final plat being all of a 1.033-acre tract of land known as Abstract 157, Tract 1D, Crawford Brown Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Meinecke Addition, which is generally described as 4332 Boat Club Road, Lake Worth, Texas.
- C.3 Public Hearing to consider Planning & Zoning Case No. PZ-2020-08, which is Ordinance No. XXXX, an Ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a zoning district classification change from "PC" Planned Commercial to "HC" Highway Corridor and requesting a Conditional Use Permit (CUP) to operate an Express Car Wash in the Highway Corridor (HC) zoning district on an approximately .48-acre parcel of land, legally known as Block 1, Lot 2, Firehall Addition, Tarrant County, Texas, being that all of the certain called .48-acre parcel of land recorded in the deed records of Tarrant County, Texas, and more commonly known as 6739 Lake Worth Blvd. and by amending the Official Zoning Map to reflect such change.

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 - CITY COUNCIL MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

F. ADJOURNMENT

Certification

I do hereby certify that the above notice of the meeting of the Lake Worth Planning and Zoning Commission was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on Friday, May 15, 2020 at 3:30 pm.

City Secretary

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

**Lake Worth Planning and Zoning Commission Meeting -
May 19, 2020**

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator
ITEM: Approve minutes of the March 17, 2020 regular Planning & Zoning Commission meeting.

SUMMARY:

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

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

FISCAL IMPACT:

N/A

ATTACHMENTS:

March 17, 2020 Planning and Zoning Commission Meeting Minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the March 17, 2020 Planning & 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 17, 2020**

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 INVOCATION AND PLEDGE OF ALLEGIANCE.

Chair Sherrie Kubala-Watkins gave the invocation and attendees recited the pledge of allegiance.

A.2 ROLL CALL.

Present:	Diane Smith	Place 1
	Sherrie Kubala Watkins	Chair, Place 2
	Jeannie Turley	Place 3
	Troy Jones	Place 5
	Coy Pennington	Alternate Place 6
	Don Riley	Alternate Place 7

Absent:	Patty Biggers	Place 4
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Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development
	Alicia Kreh	City Attorney

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

A.3 CITIZENS PRESENTATION / VISITOR COMMENTS.

There were no requests to speak from the public.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

B.1 APPROVE MINUTES OF THE FEBRUARY 18, 2020 REGULAR PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

Chair Sherrie Kubala-Watkins announced at 6:33 pm that the Planning and Zoning Commission would adjourn into Executive Session as authorized by Chapter 551.071, Texas Government Code, to seek advice from the City Attorney.

Chair Sherrie Kubala-Watkins reconvened back into open session at 6:47 pm.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2020-03, AN ORDINANCE AMENDING ORDINANCE No. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A ZONING DISTRICT CHANGE FROM "PC" PLANNED COMMERCIAL TO "HC" HIGHWAY CORRIDOR, OF AN APPROXIMATELY 1.41-ACRE PARCELS OF LAND, LEGALLY KNOWN AS BLOCK 9A, LOTS 1A3B1, 1A3C AND 1A4, SHADY OAKS MANOR ADDITION, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 1.41-ACRE PARCELS OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY IS GENERALLY DESCRIBED AS 6111 LAKE WORTH BLVD., LAKE WORTH, TARRANT COUNTY, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:47 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. Ms. Meason advised that this was the request of Wells Fargo Bank for the property located at 6111 Lake Worth Blvd. (the old Wells Fargo Bank location) to change the zoning to the "HC" Highway Corridor zoning district to conform with the city's recently adopted land use plan and

zoning ordinance. Notices were mailed out to those properties within two hundred foot (200') of the subject property and staff had not received any public comment forms back in reference to the request as of the packet preparation date, but did receive one form back that evening in support of the request. Ms. Meason noted that Robert Petrie was present to represent the item and answer any questions.

Robert Petrie, 7217 Charlene Court, Azle, Texas 76020 advised that he had gone to property owners within the two hundred feet (200') and a little beyond and advised them as to his intent and they were in support of it.

Staff reviewed the letters presented, but most were outside the two hundred feet (200') and/or from tenants as opposed to owners of the properties.

Mr. Petrie stated that he wants to construct another Katie's Car Wash at this location. Ms. Meason advised Mr. Petrie that this specific item was only to discuss the rezoning of the property at this time.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:51 pm and called for a motion.

COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2020-03 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2020-04, AN ORDINANCE AMENDING ORDINANCE No. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER AN ORDINANCE REQUESTING A CONDITIONAL USE PERMIT TO OPERATE AN EXPRESS CAR WASH IN THE HIGHWAY CORRIDOR (HC) ZONING DISTRICT ON APPROXIMATELY 1.41 ACRES OF LAND KNOWN AS BLOCK 9A, LOTS 1A3B1, 1A3C AND 1A4, SHADY OAKS MANOR ADDITION, OR MORE COMMONLY KNOWN AS 6111 LAKE WORTH BLVD., LAKE WORTH, TEXAS AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE.

DENIED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:53 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. This request is for a Conditional Use Permit (CUP) for the use and operation of an Express Car Wash on the property located at 6111 Lake Worth Blvd. Ms. Meason advised that this is the same property that was previously rezoned to "HC" Highway Corridor; however, this specific use is only allowable in this zoning district with an approved CUP. Staff noted that notices were sent to those property owners within the two hundred foot (200') and had received no forms back.

Mr. Petrie, representing Katie's Car Wash was present to answer any questions. He feels like this location would be a good fit in the area and he proposes tearing down the existing bank building and building the car wash pretty much in the same location. Mr. Petrie stated that he had met with many of the property owners and tenants around the area and that he had not received any negative feedback.

Commissioner Diane Smith asked about the traffic flow of this location, she mentioned that the traffic flow was bad getting in and out at the other location.

Mr. Petrie stated that the traffic flow wouldn't be an issue at this location as it is a super easy property to access; it has one driveway on one end of the property and another driveway on the other end of the property. He advised that they have learned how to adjust the timing of the car wash to adjust the traffic flow. Commissioner Smith asked how that was done. Mr. Petrie said that they have a computer that is used to operate the conveyor belt and it is just slowed.

Chair Sherrie Kubala-Watkins mentioned the ingress/egress of the property and that if you are coming off 820, merging onto Highway 199 that this area was already dangerous and how does he plan to handle that.

Mr. Petrie made mention of the computer system adjusting speeds again and advised that currently there are three (3) drive approaches on the property, but that he would be eliminating one, which should also help with traffic.

Commissioner Troy Jones brought up again that it is already hard enough with just regular traffic to get onto Highway 199 from the 820-service road and that adding the traffic from the car wash would only congest it more.

Chair Sherrie Kubala-Watkins asked about the speakers and music playing at the other location and that at times it can be very loud and what the hours of operation would be. Mr. Petrie advised that he did not own that location anymore and that this new location would not have the speakers in it. He also noted that the vacuums they have now are

much quieter than other locations as well. The hours of operation would be like 8:00 am to 7:00 pm.

Chair Sherrie Kubala-Watkins asked if it is lighted and about security. She also brought up that if you were going west on Highway 199 and then decided that you want a car wash that you have to turn left and cross several lanes of traffic and that could be very dangerous.

Mr. Petrie said that it is very well lit and that there is no security, but employees are there during normal business hours and that the entrances and exists are locked when they are not open preventing cars from going onto the property when it's not open. He also has security cameras as well. There is an existing turn lane there right now and he feels that it is as safe as it can be.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:11 pm and called for a motion.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER DIANE SMITH, TO DENY PLANNING AND ZONING CASE #PZ-2020-04 AS PRESENTED.

MOTION TO DENY CARRIED 5-0.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2020-05, A PROPOSED REPLAT BEING ALL OF A 0.52-ACRE PARCEL OF LAND KNOWN AS BLOCK 3, LOT 3, LAKE WORTH ADDITION AND LOT 14R, HODGKINS HIGHLANDS OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE LOT 1 4R, HODGKINS HIGHLANDS, WHICH IS GENERALLY DESCRIBED AS 7412 MALTA DRIVE, LAKE WORTH, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 7:12 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. Mr. Valles the property owner wishes to replat his two (2) lots into one (1) large lot and build a new residence on the property. Staff mailed out notices and only received a public comment form back from the applicant in support. The plat meets all the city's requirements for platting.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:14 pm and called for a motion.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVE PLANNING AND ZONING CASE #PZ-2020-05 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

There were no other Executive Session items.

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

Chair Sherrie Kubala-Watkins adjourned the meeting at 7:15 p.m.

APPROVED:

Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

**Lake Worth Planning and Zoning Commission Meeting -
May 19, 2020**

Agenda Item No. C.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-06, a proposed preliminary plat being all of a 1.033-acre tract of land known as Abstract 157, Tract 1D, Crawford Brown Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Meinecke Addition, which is generally described as 4332 Boat Club Road, Lake Worth, Texas.

SUMMARY:

Property Description:

1.033 tract of land, located at 4332 Boat Club Road

Property Owner(s):

Robert & Jacquelyn Meinecke, 4332 Boat Club Road, Lake Worth, Texas 76135

Applicant:

Vaquero Shadydell Partners, LP, 2900 Wingate Street, Suite #200, Fort Worth, Texas 76107

Engineer/Architect/Surveyor:

JPH Land Surveying, Inc., 785 Lonsesome Dove Trail, Hurst, Texas 76054

Current Zoning:

"C" Commercial

Proposed Use(s):

Retail Building

Existing Road(s):

Boat Club Road

Surrounding Zoning:

North: The property to the north is currently zoned "PF" Public Facilities (Lake Worth High School).

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:

The property at 4332 Boat Club Road was recently changed to the "C" Commercial zoning district

in order for the existing structure to be demolished and the property developed commercially. Before development can occur the property must be properly platted. This case is the request for approval of the preliminary plat, which is required before a final plat can be approved. The preliminary plat meets all state and local requirements and is ready for approval.

Public Input:

On Friday, May 8, 2020 as required by State law, the City mailed out nine (9) letters of Notification of the Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, May 1, 2020.

Staff had received no public comment forms back in reference to the case as of the packet preparation date.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Subdivision Application
Preliminary Plat Document
Public Hearing Notice
200' Notifications
200' Notification Map/Vicinity Map

RECOMMENDED MOTION OR ACTION:

Staff recommends approval of Planning & Zoning Case #PZ-2020-06 as presented.



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

FOR OFFICE USE ONLY
Case No: PZ-2020-06
Date Submitted: 3-4-2020

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Meinecke Addition

CURRENT ZONING CLASSIFICATION SF-1 (Single Family Residential)

CURRENT LEGAL DESCRIPTION 1.03 acres

TOTAL ACRES 1.03 # OF LOTS 1 PROPOSED USE Commercial

APPLICANT/DEVELOPER INFORMATION

NAME Vaquero Shadydell Partners, LP

ADDRESS 2900 Wingate Street, Suite 200 CITY Fort Worth

STATE TX ZIP 76107 EMAIL cadkins@vaqueroventures.com

PHONE 254-715-5100 FAX 817-984-8373

PROPERTY OWNER INFORMATION

NAME Robert E. & Jacquelyn R. Meinecke

ADDRESS 4332 Boat Club Road CITY Lake Worth

STATE TX ZIP 76135 EMAIL kasundro@aol.com

PHONE 817-913-9465 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME JPH Land Surveying

ADDRESS 785 Lonesome Dove Trail CITY Hurst

STATE TX ZIP 76135 EMAIL matthew@jphls.com

PHONE 817-431-4971 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

11-20-19
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
- ☐ FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

OFFICE USE ONLY

Fee: 450.00
Date Paid: 3-5-2020
Receipt #: P20-0252

Ownership Verified:
☒ YES ☐ NO

Taxes Paid:
☒ YES ☐ NO

Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 5-1-2020
Public Hearing 200' Notification Deadline Date: 5-9-2020
P&Z Commission Meeting Date: 5-19-2020
City Council Meeting Date: 6-9-2020

Plat Approval Date: _____
Plat File Date: _____
Instrument #: _____



BUILDING DEVELOPMENT SERVICES
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FOR OFFICE USE ONLY
Case No: PZ-2020-06
Date Submitted: 3-4-2020
Accepted By: Smeason

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME Meinecke Addition

CURRENT LEGAL DESCRIPTION 1.03 acres

TOTAL ACRES 1.03 # OF LOTS 1 PROPOSED USE Commercial

PROPERTY OWNER INFORMATION

NAME Robert E. & Jacquelyn R. Meinecke

ADDRESS 4332 Boat Club Road CITY Lake Worth

STATE TX ZIP 76135 EMAIL _____

PHONE _____ 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.

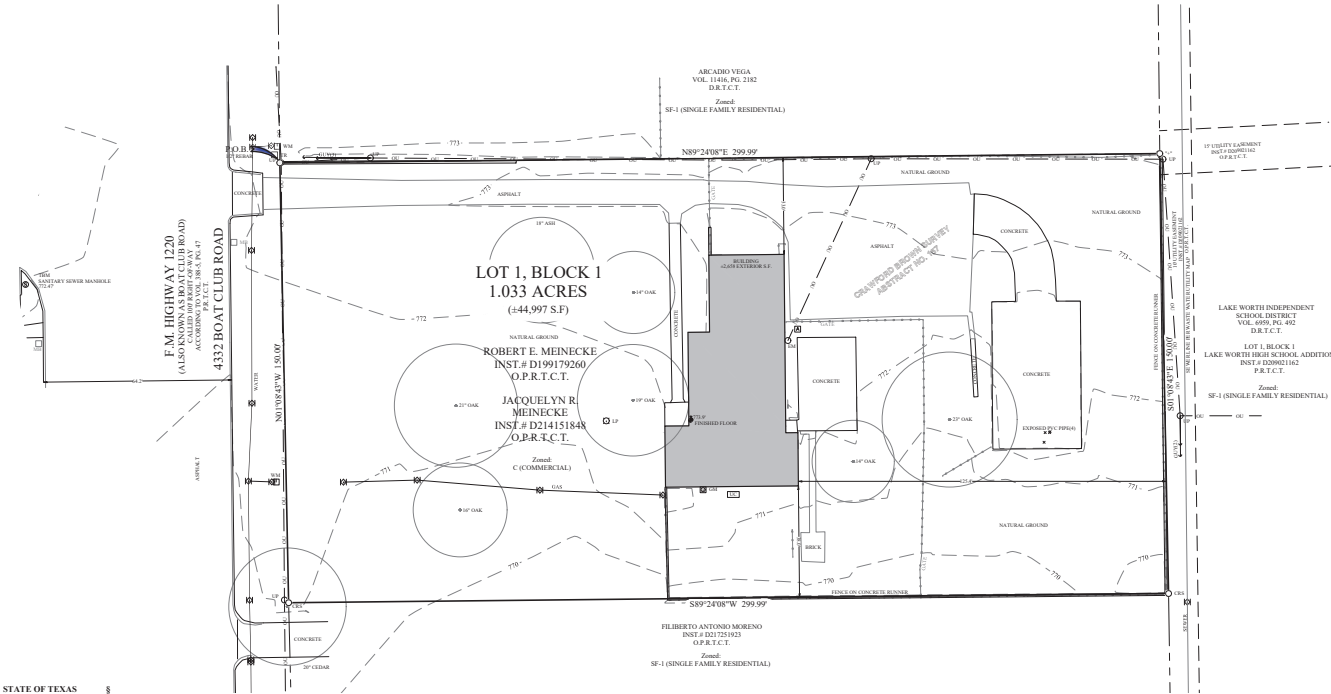

SIGNATURE OF OWNER, AGENT, OR APPLICANT

3/2/20
DATE

Drafter: ML
Revision:
Revision:

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS: 1/2" rebar stamped "JPH Land Surveying" set
MNS: 1/2" rebar stamped "JPH Land Surveying" set
TIM: 1/2" cut in concrete found
Site benchmark (see vicinity map for general location)
Vertex or common point (not a monument)
Coordinates values, if shown, are U.S. SyF/TxCS, N3, NCZ
Elevations, if shown, are NAVD83
Bearings are based on grid north (TxCS, N3, NCZ)
Type I: TxDOT Right of Way tapered concrete monument.
Type II: TxDOT Right of Way bronze cap in concrete.
Type III: TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS
US SyF: United States Survey Foot
TxCS, N3, NCZ: Texas Coordinate System of 1983, North Central Zone
NAVD83: North American Vertical Datum of 1988
P.R.T.C.T.: Plat Records of Tarrant County, Texas
O.P.R.T.C.T.: Official Public Records of Tarrant County, Texas
D.R.T.C.T.: Deed Records of Tarrant County, Texas
VOL. PG. INST. #: Volume/Plat/Instrument Number
POB/POC: Point of Beginning/Point of Commencing
ESMTBL: Easement/Building Line
PVC: Polyvinyl chloride pipe



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Robert E. Meinecke and Jacquelyn R. Meinecke, are the owners of that certain tract situated in the Crawford Brown Survey, Abstract Number 157, City of Lake Worth, Tarrant County, Texas, said tract being the same tract described in the deed to Robert E. Meinecke, a single person recorded under Instrument Number D199179260, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), together with an undivided 1/2 interest described in the deed to Jacquelyn R. Meinecke recorded under Instrument Number D214151848, O.P.R.T.C.T.; the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 rebar found at the northwest corner of said Meinecke tract, same being the southwest corner of a tract described in a deed to Arcadio Vega, recorded under Volume 11416, Page 2182, O.P.R.T.C.T.;

THENCE North 89° 24' 08" East, with the north line of the said Meinecke tract and with the south line of the said Vega tract, a distance of 299.99 feet to a "1/2" cut in concrete found at the northeast corner of the said Meinecke tract same being the southeast corner of the said Vega tract, said "1/2" cut being on the west lot line of Lot 1, Block 1, Lake Worth High School Addition, being an addition to the City of Lake Worth, thereof recorded under Instrument Number D209021162, Plat Records, Tarrant County, Texas;

THENCE South 01° 08' 43" East, with the east line of the said Meinecke tract and with the said lot line, a distance of 150.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southeast corner of the said Meinecke tract, same being the northeast corner of a tract being described in a deed to Filiberto Antonio Moreno, recorded under Instrument Number D217251923, O.P.R.T.C.T.;

THENCE South 89° 24' 08" West, with the south line of the said Meinecke tract and with the north line of the said Moreno tract, a distance of 299.99 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of the said Meinecke tract;

THENCE North 01° 08' 43" West a distance of 150.00 feet returning to the POINT OF BEGINNING and enclosing 1.033 acres (±44,997 square feet).

GENERAL NOTES:

- 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 removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Site benchmark is a sanitary sewer manhole lid at the south corner of intersection of Lakeside Drive and F.M. Highway 1220. Benchmark Elevation = 772.47 (NAVD83). See Vicinity map for general location.
- Zoning information based on City of Lake Worth Official Zoning Map dated December 2019.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Robert E. and Jacquelyn R. Meinecke, do hereby adopt this plat designating the herein above described property as Lot 1, Block 1, *Meinecke Addition*, an addition in the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

By: _____ Date: _____
Robert E. Meinecke
By: _____ Date: _____
Jacquelyn R. Meinecke

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared *Robert E. Meinecke*, 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 considerations expressed therein.

Given under my hand and seal of office this ____ day of _____, 2020.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared *Jacquelyn R. Meinecke*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this ____ day of _____, 2020.

Notary Public, State of Texas

Approved by the Planning and Zoning Commission of Lake Worth, Texas on this ____ day of _____, 2020.

Commission Chair

Approved by the City Council of Lake Worth, Texas on this ____ day of _____, 2020.

Mayor

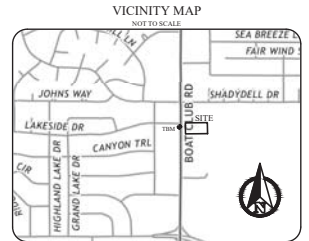
Attest: _____
City Secretary

SURVEYOR'S CERTIFICATE KNOW ALL MEN BY THESE PRESENTS:

I, Jose B. Najaro III, 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.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jose B. Najaro III
Registered Professional
Land Surveyor No. 6736
jose@jpblls.com
Date: TBD



**PRELIMINARY PLAT
MEINECKE ADDITION
LOT 1, BLOCK 1
AN ADDITION IN THE CITY OF LAKE WORTH,
TARRANT COUNTY, TEXAS
BEING 1.033 ACRES
SITUATED IN THE
CRAWFORD BROWN SURVEY, ABSTRACT NO. 157
CITY OF LAKE WORTH
TARRANT COUNTY, TEXAS
PREPARED MARCH 2020**



JPH Job Drawing No. (see below)
2019.022.042 4332 Boat Club Rd., Lake Worth, Tarrant Co., Tx - PLAT.dwg
© 2019 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonsome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TRPLS Firm #10019500 #10194073 #10195367
DFW | Austin | Ahlone

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

PRELIMINARY PLAT REQUEST
PLANNING & ZONING CASE #PZ-2020-06

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 19, 2020, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendation to the City Council regarding a proposed preliminary plat being all of a 1.033-acre tract of land known as Abstract 157, Tract 1D, Crawford Brown Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Meinecke Addition, which is generally described as 4332 Boat Club Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, June 9, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

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

Yvonne Mary Amick
4325 Boat Club Road
Lake Worth, Texas 76135

Kenneth Krivanek
4321 Boat Club Road
Lake Worth, Texas 76135-2501

Guillermo Diaz Quiroz & Alberto M
Roldan Mota
4316 Boat Club Road
Lake Worth, Texas 76135

Filiberto Antonio Moreno
1010 NW 28th Street
Fort Worth, Texas 76164

Kenneth H & C Hoppenrath
4329 Boat Club Road
Lake Worth, Texas 76135

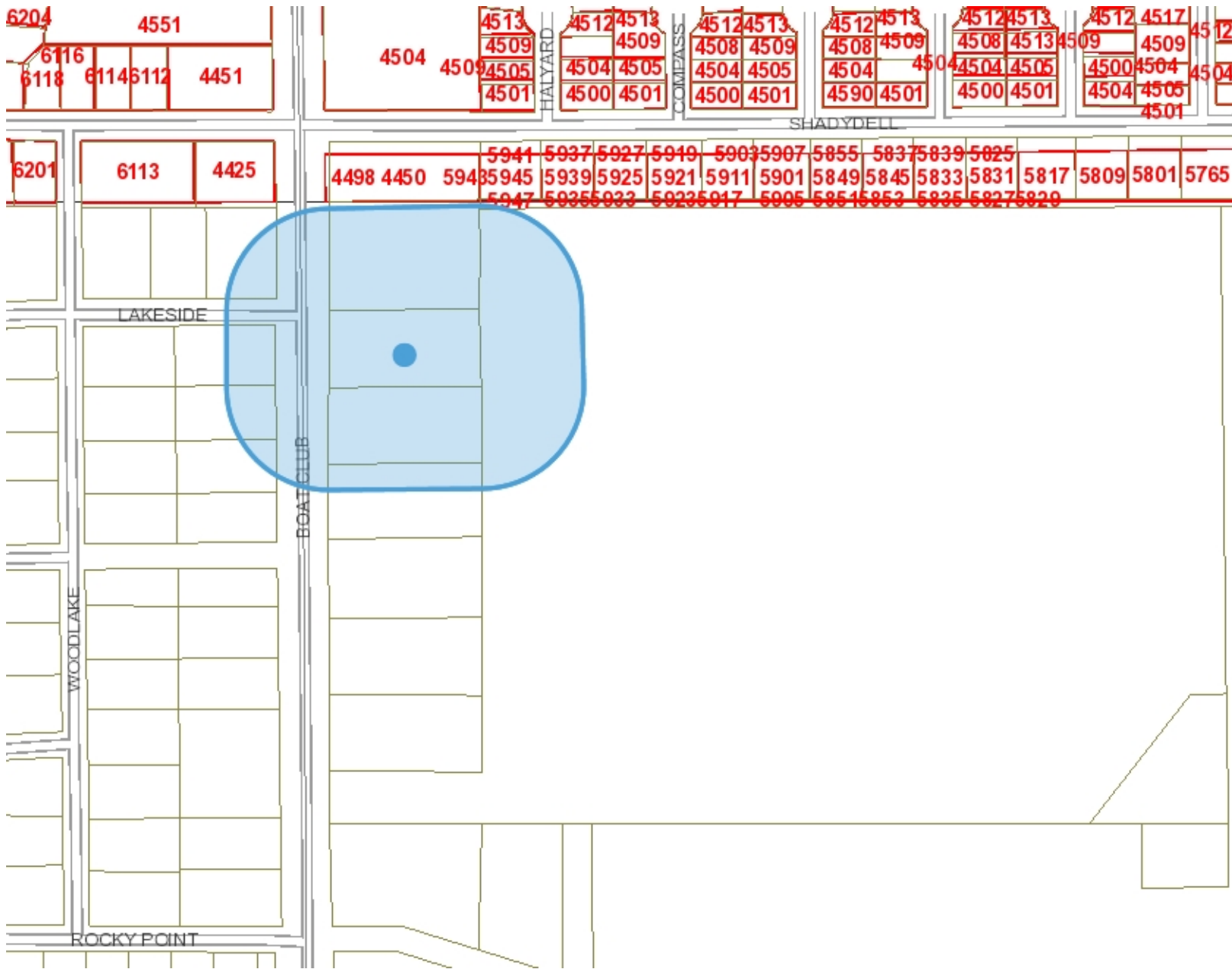
Arcadio Vega
4400 Boat Club Road
Lake Worth, Texas 76135

Lake Worth ISD
Office of the Superintendent
6805 Telephone Road
Lake Worth, Texas 76135-2855

Joe Salazar
6100 Lakeside Drive
Lake Worth, Texas 76135-2414

Robert & Jacquely Meinecke
4332 Boat Club Road
Lake Worth, Texas 76135

200' Notifications - 4332 Boat Club Road



Legend

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

5/8/20 9:14 AM

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NCTCOG ORTHOPHOTOGRAPHY

1:3,434



**Lake Worth Planning and Zoning Commission Meeting -
May 19, 2020**

Agenda Item No. C.2

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-07, a proposed final plat being all of a 1.033-acre tract of land known as Abstract 157, Tract 1D, Crawford Brown Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Meinecke Addition, which is generally described as 4332 Boat Club Road, Lake Worth, Texas.

SUMMARY:

Property Description:

1.033 tract of land, located at 4332 Boat Club Road

Property Owner(s):

Robert & Jacquelyn Meinecke, 4332 Boat Club Road, Lake Worth, Texas 76135

Applicant:

Vaquero Shadydell Partners, LP, 2900 Wingate Street, Suite #200, Fort Worth, Texas 76107

Engineer/Architect/Surveyor:

JPH Land Surveying, Inc., 785 Lonsesome Dove Trail, Hurst, Texas 76054

Current Zoning:

"C" Commercial

Proposed Use(s):

Retail Building

Existing Road(s):

Boat Club Road

Surrounding Zoning:

North: The property to the north is currently zoned "PF" Public Facilities (Lake Worth High School).

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: The property at 4332 Boat Club Road was recently changed to the "C" Commercial zoning district in order for the existing structure to be demolished and the property developed commercially. Before development can occur the property must be properly platted. This case is the

request for approval of the final plat. The final plat meets all state and local requirements and is ready for approval.

Public Input:

On Friday, May 8, 2020 as required by State law, the City mailed out nine (9) letters of Notification of the Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, May 1, 2020.

Staff had received no public comment forms back in reference to the case as of the packet preparation date.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Subdivision Application
Final Plat Document
Public Hearing Notice
200' Notifications
200' Notification Map/Vicinity Map

RECOMMENDED MOTION OR ACTION:

Staff recommends approval of Planning & Zoning Case #PZ-2020-07 as presented.



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

FOR OFFICE USE ONLY
Case No: PZ-2020-07
Date Submitted: 3-4-2020

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPOSED SUBDIVISION NAME Meinecke Addition

CURRENT ZONING CLASSIFICATION SF-1 (Single Family Residential)

CURRENT LEGAL DESCRIPTION 1.03 acres

TOTAL ACRES 1.03 # OF LOTS 1 PROPOSED USE Commercial

APPLICANT/DEVELOPER INFORMATION

NAME Vaquero Shadydell Partners, LP

ADDRESS 2900 Wingate Street, Suite 200 CITY Fort Worth

STATE TX ZIP 76107 EMAIL cadkins@vaqueroventures.com

PHONE 254-715-5100 FAX 817-984-8373

PROPERTY OWNER INFORMATION

NAME Robert E. & Jacquelyn R. Meinecke

ADDRESS 4332 Boat Club Road CITY Lake Worth

STATE TX ZIP 76135 EMAIL ksundro@aol.com

PHONE 817-913-9465 FAX

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME JPH Land Surveying

ADDRESS 785 Lonesome Dove Trail CITY Hurst

STATE TX ZIP 76135 EMAIL matthew@jphls.com

PHONE 817-431-4971 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

11-20-19
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
- ☐ FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

OFFICE USE ONLY

Fee: 300.00
Date Paid: 3-5-2020
Receipt #: P20-0253

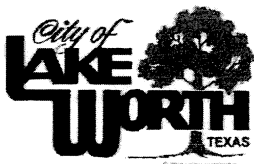
Ownership Verified:
☒ YES ☐ NO

Taxes Paid:
☒ YES ☐ NO

Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 5-1-2020
Public Hearing 200' Notification Deadline Date: 5-9-2020
P&Z Commission Meeting Date: 5-19-2020
City Council Meeting Date: 6-9-2020

Plat Approval Date: _____
Plat File Date: _____
Instrument #: _____



BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7322 OR SMEASON@LAKEWORTH.TX.ORG

FOR OFFICE USE ONLY
Case No: P7-2020-07
Date Submitted: 3-4-2020
Accepted By: Smeason

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

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

PROPOSED SUBDIVISION NAME Meinecke Addition

CURRENT LEGAL DESCRIPTION 1.03 acres

TOTAL ACRES 1.03 # OF LOTS 1 PROPOSED USE Commercial

PROPERTY OWNER INFORMATION

NAME Robert E. & Jacquelyn R. Meinecke

ADDRESS 4332 Boat Club Road CITY Lake Worth

STATE TX ZIP 76135 EMAIL _____

PHONE _____ 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]
SIGNATURE OF OWNER, AGENT, OR APPLICANT

3/4/20
DATE

Drafter: ML
Reviser:
Revision:

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
CRS: 1/2" rebar stamped "JPI Land Surveying" set
MNS: 1/2" mag nail & washer stamped "JPI Land Surveying" set
"1" cut in concrete found
Vortex or common point (not a monument)
Coordinate values, if shown, are US Syfl/TACS/X3,NCZ
Elevations, if shown, are NAVD83
Bearings are based on grid north (TACS/X3,NCZ)
TYPE I: 1/2" TxDOT Right of Way uprised concrete monument.
TYPE II: 1/2" TxDOT Right of Way bronze cap in concrete.
TYPE III: 1/2" TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US Syfl: United States Survey Feet
TACS/X3,NCZ: Texas Coordinate System of 1983, North Central Zone
NAVD83: North American Vertical Datum of 1988
P.R.T.C.T.: Plat Records of Tarrant County, Texas
O.P.R.T.C.T.: Official Public Records of Tarrant County, Texas
D.R.T.C.T.: Deed Records of Tarrant County, Texas
VOL/PAGE/INST#: Volume/Page/Instrument Number
POB/POC: Point of Beginning/Point of Commencing
ESMTBL: Easement/Building Line
PVC: Polyvinyl chloride pipe

P.O.B.
17.0000
F.M. HIGHWAY 1220
(ALSO KNOWN AS BOAT CLUB ROAD)
ACCORDING TO THE RECORDS OF
TARRANT COUNTY, TEXAS
4332 BOAT CLUB ROAD
NOT TO SCALE

LOT 1, BLOCK 1
1.033 ACRES
(±44,997 S.F.)

ROBERT E. MEINECKE
INST.# D199179260
O.P.R.T.C.T.

JACQUELYN R.
MEINECKE
INST.# D214151848
O.P.R.T.C.T.

Zone:
C (COMMERCIAL)

S89°24'08"W 299.99'
FILIBERTO ANTONIO MORENO
INST.# D21751923
O.P.R.T.C.T.
Zone:
SF-1 (SINGLE FAMILY RESIDENTIAL)

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Robert E. Meinecke and Jacquelyn R. Meinecke, are the owners of that certain tract situated in the Crawford Brown Survey, Abstract Number 157, City of Lake Worth, Tarrant County, Texas, said tract being the same tract described in the deed to Robert E. Meinecke, a single person recorded under Instrument Number D199179260, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), together with an undivided 1/2 interest described in the deed to Jacquelyn R. Meinecke recorded under Instrument Number D214151848, O.P.R.T.C.T.; the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 rebar found at the northwest corner of said Meinecke tract, same being the southwest corner of a tract described in a deed to Arcadio Vega, recorded under Volume 11416, Page 2182, O.P.R.T.C.T.;

THENCE North 89° 24' 08" East, with the north line of the said Meinecke tract and with the south line of the said Vega tract, a distance of 299.99 feet to a "1" cut in concrete found at the northeast corner of the said Meinecke tract same being the southeast corner of the said Vega tract, said "1" cut being on the west lot line of Lot 1, Block 1, Lake Worth High School Addition, being an addition to the City of Lake Worth, thereof recorded under Instrument Number D209021162, Plat Records, Tarrant County, Texas;

THENCE South 01° 08' 43" East, with the east line of the said Meinecke tract and with the said lot line, a distance of 150.00 feet to a 1/2 inch capped rebar stamped "JPI Land Surveying" set at the southeast corner of the said Meinecke tract, same being the northeast corner of a tract being described in a deed to Filiberto Antonio Moreno, recorded under Instrument Number D21751923, O.P.R.T.C.T.;

THENCE South 89° 24' 08" West, with the south line of the said Meinecke tract and with the north line of the said Moreno tract, a distance of 299.99 feet to a 1/2 inch capped rebar stamped "JPI Land Surveying" set at the southwest corner of the said Meinecke tract;

THENCE North 01° 08' 43" West a distance of 150.00 feet returning to the POINT OF BEGINNING and enclosing 1.033 acres (±44,997 square feet).

GENERAL NOTES:

- 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 removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Site benchmark is a sanitary sewer manhole lid at the south corner of intersection of Lakeside Drive and F.M. Highway 1220. Benchmark Elevation - 772.47' (NAVD83). See Vicinity map for general location.
- Zoning information based on City of Lake Worth Official Zoning Map dated December 2019.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Robert E. and Jacquelyn R. Meinecke, do hereby adopt this plat designating the herein above described property as Lot 1, Block 1, *Meinecke Addition*, an addition in the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

By: _____
Robert E. Meinecke Date _____

By: _____
Jacquelyn R. Meinecke Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared *Robert E. Meinecke*, 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 considerations expressed therein.

Given under my hand and seal of office this ____ day of _____, 2020.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared *Jacquelyn R. Meinecke*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this ____ day of _____, 2020.

Notary Public, State of Texas

Approved by the Planning and Zoning Commission of Lake Worth, Texas on this ____ day of _____, 2020.

Commission Chair

Approved by the City Council of Lake Worth, Texas on this ____ day of _____, 2020.

Mayor

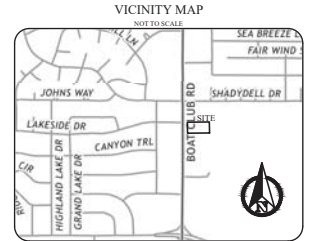
Attest:
City Secretary

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

I, Jose B. Najaro III, 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.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jose B. Najaro III
Registered Professional
Land Surveyor No. 6736
jose@jbls.com
Date: TBD



FINAL PLAT
MEINECKE ADDITION
LOT 1, BLOCK 1
AN ADDITION IN THE CITY OF LAKE WORTH,
TARRANT COUNTY, TEXAS
BEING 1.033 ACRES
SITUATED IN THE
CRAWFORD BROWN SURVEY, ABSTRACT NO. 157
CITY OF LAKE WORTH
TARRANT COUNTY, TEXAS
PREPARED MARCH 2020

THIS PLAT FILED FOR RECORDS IN INSTRUMENT NUMBER _____, DATE: _____.



JPI Job/Drawing No. (see below)
2019.002.042 4332 Boat Club Rd., Lake Worth, Tarrant Co., Tx - PLAT.dwg
© 2020 JPI Land Surveying, Inc. - All Rights Reserved
785 Lonsome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jpilandsurveying.com
TRPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

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

FINAL PLAT REQUEST
PLANNING & ZONING CASE #PZ-2020-07

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 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 19, 2020, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendation to the City Council regarding a proposed final plat being all of a 1.033-acre tract of land known as Abstract 157, Tract 1D, Crawford Brown Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Meinecke Addition, which is generally described as 4332 Boat Club Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, June 9, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

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

Yvonne Mary Amick
4325 Boat Club Road
Lake Worth, Texas 76135

Kenneth Krivanek
4321 Boat Club Road
Lake Worth, Texas 76135-2501

Guillermo Diaz Quiroz & Alberto M
Roldan Mota
4316 Boat Club Road
Lake Worth, Texas 76135

Filiberto Antonio Moreno
1010 NW 28th Street
Fort Worth, Texas 76164

Kenneth H & C Hoppenrath
4329 Boat Club Road
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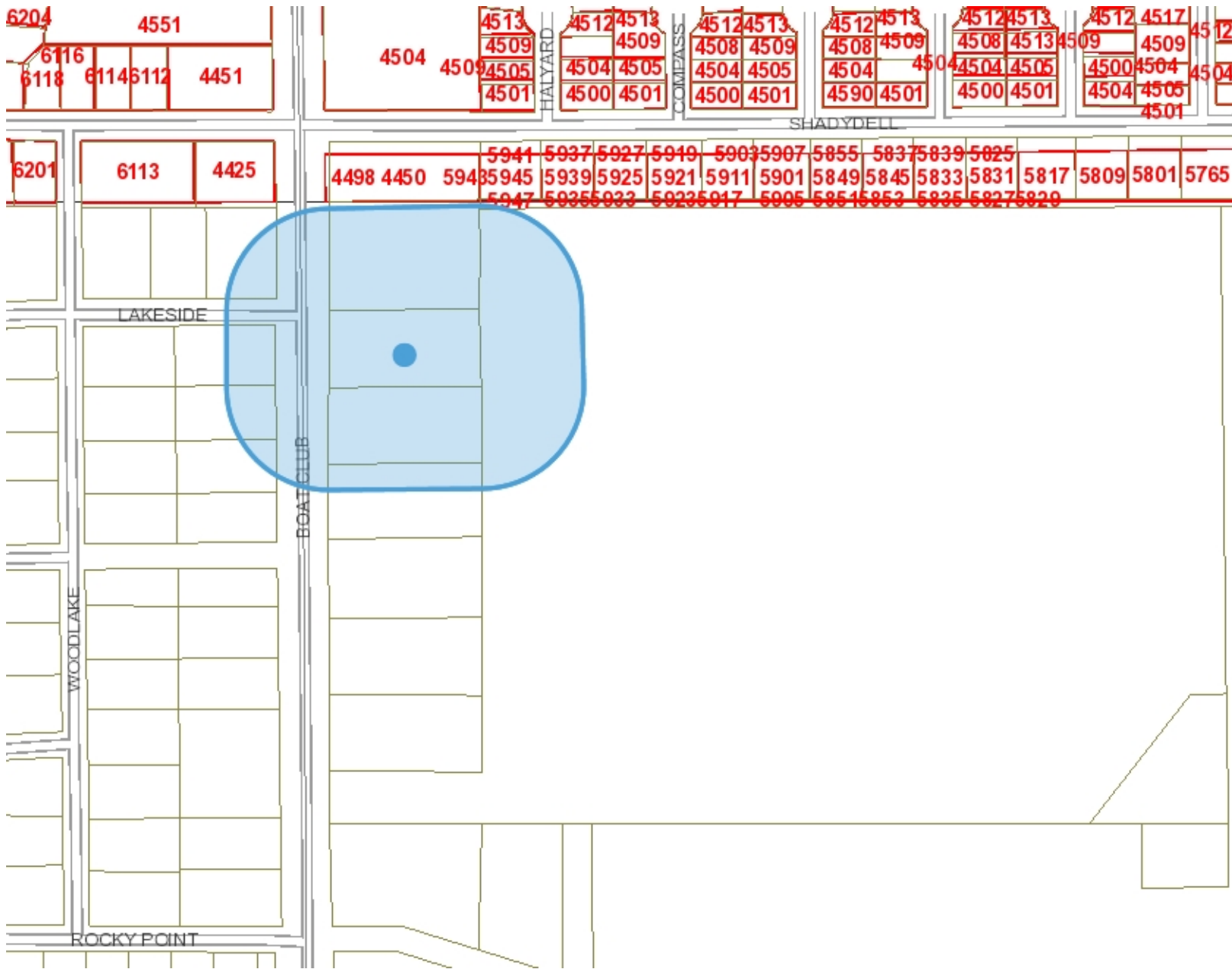
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Lake Worth, Texas 76135-2855

Joe Salazar
6100 Lakeside Drive
Lake Worth, Texas 76135-2414

Robert & Jacquely Meinecke
4332 Boat Club Road
Lake Worth, Texas 76135

200' Notifications - 4332 Boat Club Road



Legend

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

5/8/20 9:14 AM

0.1 0 0.05 0.1 Miles

NCTCOG ORTHOPHOTOGRAPHY

1:3,434



**Lake Worth Planning and Zoning Commission Meeting -
May 19, 2020**

Agenda Item No. C.3

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-08, which is Ordinance No. XXXX, an Ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a zoning district classification change from "PC" Planned Commercial to "HC" Highway Corridor and requesting a Conditional Use Permit (CUP) to operate an Express Car Wash in the Highway Corridor (HC) zoning district on an approximately .48-acre parcel of land, legally known as Block 1, Lot 2, Firehall Addition, Tarrant County, Texas, being that all of the certain called .48-acre parcel of land recorded in the deed records of Tarrant County, Texas, and more commonly known as 6739 Lake Worth Blvd. and by amending the Official Zoning Map to reflect such change.

SUMMARY:

Property Description:

.48-acre parcel of land, located at 6739 Lake Worth Blvd.

Property Owner(s):

Warner Alan, Fort Worth CW LLC, 3481 South Hills Avenue, Fort Worth, Texas 76109

Applicant:

Tavacon Construction Management, Tim Attlee, 8751 Collin McKinney Parkway, Suite #104, McKinney, Texas 75070

Engineer/Architect/Surveyor:

Jason Beane, 1201 Evans Avenue, Suite #300, Fort Worth, Texas 76104

Current Zoning:

"PC" Planned Commercial

Current Use(s):

Car Wash

Proposed Zoning:

"HC" Highway Corridor

Proposed Use:

Express Car Wash

Existing Road(s):

Lake Worth Blvd.

Surrounding Zoning:

North: The property to the north is currently zoned "PF" Public Facilities (Fire Station).

South: The property to the south is currently TxDOT right of way/highway 199.

East: The property to the east is currently zoned "PC" Planned Commercial (Chicken Express).

West: The property to the west is currently zoned "PC" Planned Commercial (Mexican Inn).

Summary:

The property at 6739 Lake Worth Blvd. is currently zoned "PC" Planned Commercial and is operating as a car wash. The property owner is requesting that the property be changed to the "HC" Highway Corridor zoning district (to meet the 2035 Future Land Use Plan) and is requesting a Conditional Use Permit (CUP) to operate an Express Car Wash, as the use is not an approved one in the Land Use Table in the current zoning ordinance.

The owner is proposing to tear down the existing self-service car wash and construct a new express car wash (as shown in the ordinance Exhibit A) as attached.

Staff met with the applicant in a DRC meeting on January 8, 2020. In the meeting staff expressed concern about the following:

1. Fire lane requirements (width and radii), making sure that there is an unobstructed path of not less than 24 feet wide for fire apparatus;
2. An emergency (exit) lane was requested should someone need to get out of car wash line; and
3. The potential for traffic congestion on Lake Worth Blvd. and/or Merrett Drive.

Public Input:

On May 5, 2020 as required by State law, the City mailed out ten (10) letters of Notification of the Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on May 3, 2020.

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

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. XXXX

Exhibit A

Development Application

Public Hearing Notice

200' Public Hearing Notice Notifications

200' Notification/Vicinity Map

RECOMMENDED MOTION OR ACTION:

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

ORDINANCE # XXXX

AN ORDINANCE AMENDING ORDINANCE NO. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY .48 ACRES OF LAND DESCRIBED HEREIN AS BLOCK 1, LOT 2, FIREHALL ADDITION, BEING THAT ALL OF THE CERTAIN CALLED .48-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "PC" PLANNED COMMERCIAL TO A ZONING DESIGNATION OF "HC" HIGHWAY CORRIDOR; AND GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN EXPRESS CAR WASH LOCATED AT 6739 LAKE WORTH BLVD., LAKE WORTH, TARRANT COUNTY, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE;; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a .48-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to re-zone same and

request a conditional use permit for an Express Car Wash; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on May 19, 2020, and by the City Council of the City of Lake Worth on June 9, 2020, with respect to the zoning described herein; and

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

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

ORDINANCE 1169 AMENDED

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

Planning & Zoning Case No. PZ-2020-08

Owner: Warner Alan/Fort Worth CW LLC
3481 South Hills Avenue
Fort Worth, Texas 76109-3614

Applicant: Tavacon Construction Management
Tim Attlee
8751 Collin McKinney Parkway, Suite #104
McKinney, Texas 75070

Legal Description: Block 1, Lot 2, Firehall Addition
Lake Worth, Tarrant County, Texas

Property Address: 6739 Lake Worth Blvd.

Property Zoning: "HC" Highway Corridor

SECTION 3.

CUP GRANTED

The Zoning Ordinance for the City of Lake Worth, as amended is hereby amended by granting a Conditional Use Permit (CUP) to allow for the use and operation of an Express Car Wash located at 6739 Lake Worth Blvd., Lake Worth, Texas. The official zoning map of the City of Lake Worth, Texas shall be amended to reflect the CUP granted by this Ordinance with the following conditions:

Exhibit "A" (attached)

-

SECTION 4.

COMPLIANCE WITH COMPREHENSIVE ZONING ORDINANCE

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

SECTION 5.

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 6.

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 7.

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 8.

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 9.

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 10.

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 11.

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 12.

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 9th day of June, 2020.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

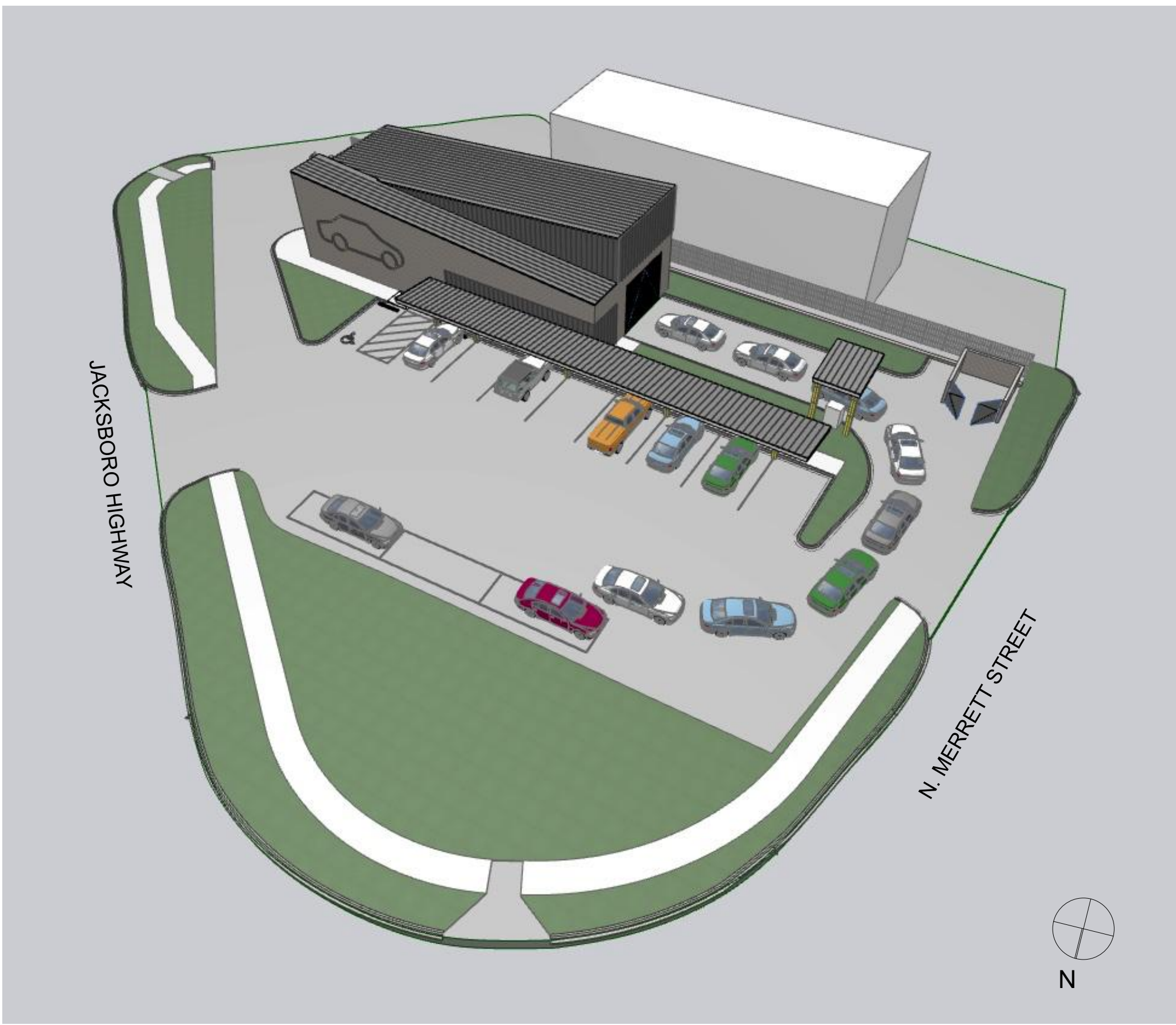
Drew Larkin, City Attorney



1 NORTHWEST PERSPECIVE VIEW (EXIT END)
SCALE: 1/4" = 1'-0"

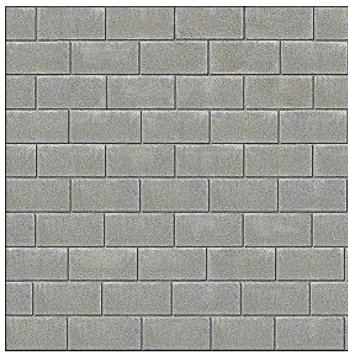


2 NORTHEAST PERSPECIVE VIEW (ENTRANCE END)
SCALE: 1/4" = 1'-0"

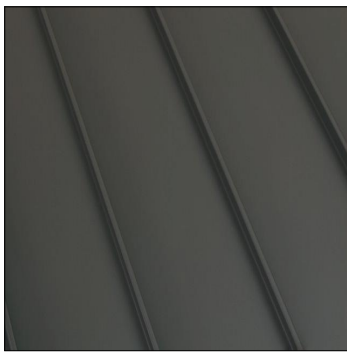


3 AERIAL PERSPECIVE VIEW
SCALE: 1/60.17

DESIGN ELEMENTS



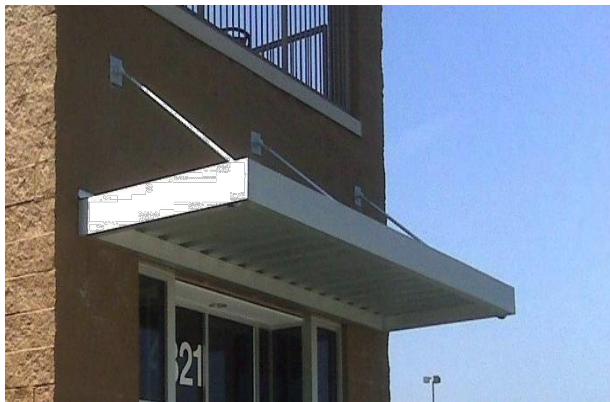
GRAY CMU
EXTERIOR
WALL



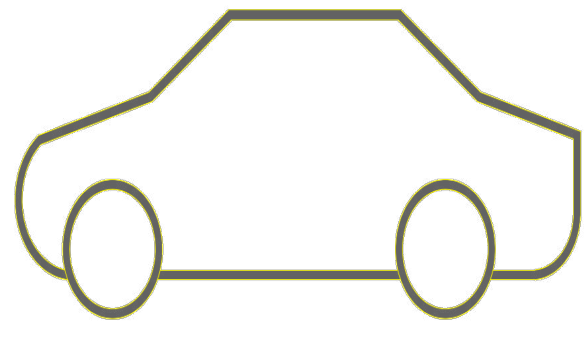
DARK GRAY
STANDING SEAM
MTL ROOF & WALL
CLADDING



ALUMINUM
LOUVER



ALUMINUM
AWNING



METAL WALL
MOUNTED CAR
LOGO

MEL/ARCH
the architectural studio



1201 EVANS AVENUE
SUITE 300
FORT WORTH, TX 76104
PHONE: (817) 851-6107
E-MAIL:
jason@melarch.com

CONSULTANTS:

CIVIL: LPSE, INC. (817) 897-3611
STRUCTURAL: LPSE, INC. (817) 488-9933
MEP: POINTSWEST DESIGN (817) 676-2306

####

RUB-A-DUB EXPRESS CAR WASH

6739 JACKSBORO HIGHWAY
LAKE WORTH, TX 76135

FOR REGULATORY SITE PLAN
APPROVAL ONLY.

03-03-2020 SITE PLAN SUBMITTAL

NO: DATE: BY:

PROJECT NO: PC19015
DRAWN BY: JLB
CHECKED BY: MM
ISSUED BY: JLB

COPYRIGHT:
MELCHORS ARCHITECTURE, LLC. 2020

SHEET TITLE:
PERSPECTIVE VIEWS

SP-3



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

FOR OFFICE USE ONLY
Case No: PZ-2020-08
Date Submitted: _____

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS 6739 Jacksboro Highway, Lake Worth, TX 76135

CURRENT LEGAL DESCRIPTION Refer to attached Survey

CURRENT ZONING CLASSIFICATION & LAND USE M-PD, Mixed Planned Development District

PROPOSED ZONING CLASSIFICATION & LAND USE HC, Highway Corridor District

TOTAL ACRES 0.48 # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Tim Attlee (Tavacon Construction Management)

ADDRESS 8751 Collin McKinney Pkwy, Suite 104 CITY McKinney

STATE TX ZIP 75070 EMAIL tim@tavacon.com

PHONE (214) 425-2055 FAX _____

PROPERTY OWNER INFORMATION

NAME Warner Alan/Fort Worth CW LLC

ADDRESS 3481 South Hills Ave CITY Fort Worth

STATE TX ZIP 76109 EMAIL warneralan@sbcglobal.net

PHONE 817-349-8664 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Jason Beane, Project Manager (MEL/ARCH Studio)

ADDRESS 1201 Evans Avenue, Suite 300 CITY Fort Worth

STATE TX ZIP 76104 EMAIL jason@melarch.com

PHONE (817) 851-6107 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

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@LAKEWORTH.TX.ORG

OFFICE USE ONLY

Fee: 750.00
Date Paid: 3-5-2020
Receipt #: P20-0250
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 5-1-2020
Public Hearing 200' Notification Deadline Date: 5-9-2020
P&Z Commission Meeting Date: 5-19-2020
City Council Meeting Date: 6-9-2020
Approval Date: _____
Ordinance Number: _____
Instrument #: _____

City of Lake Worth

Application for Conditional Use Permit

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

Applicant (Owner or Agent, Specify): Tim Atlee (Tavacon Construction Management)

Mailing Address: 8751 Collin McKinney Pkwy, Suite 104

Phone: (214) 425-2055 Fax: _____

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

Owner's Name(s) if different¹: Warner Alan / Fort Worth CW LLC

Owner's Address: 3481 South Hill Ave. Fort Worth, TX 76109

Phone: 817 349-8664 Fax: _____

General Location of Property: 6739 Jacksboro Highway

Current Zoning: PC (Requesting Re-zone to HC)

Legal Description of Property: Refer to attached Survey
(Attach Complete Metes and Bounds Description)

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

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

Warner Alan / Fort Worth CW LLC 3/2/2020
Signature of Applicant/Owner Date

STAFF USE ONLY:

Date Submitted: 3-5-2020 Fee Paid: 400.00

Accepted By: J Meason Check No.: NA

P& Z Public Hearing: 5-19-2020 Metes & Bounds Attached: ☐ Yes ☒ No

Council Public Hearing: 6-9-2020 Notarized Statement: ☒ Yes ☐ No ☐ N/A

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

NOTARY FORM

City of Lake Worth

THE FOLLOWING IS TO BE COMPLETED BY EACH OWNER THAT IS NOT SIGNING THIS APPLICATION.

Dated: 3/2/2020

I, Chris Neill, owner of the Property located at
6739 Jacksboro Hwy, Lake Worth, Texas 76135, do hereby certify that I have given my permission to
Tim Atlee, to submit this conditional use permit
application.

Warner Alan / Fort Worth Cw, LLC Chris Neill
Principal

Print Name

Signature of Owner

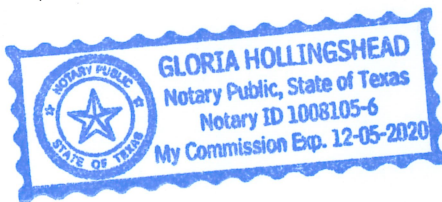
3481 South Hills Ave, Fort Worth
Address Texas 76109

817 349 8664
Phone No.

State of Texas §
County of Tarrant §

Before me, Chris Neill a Notary Public in and for said County and State,
on this day personally appeared Chris Neill 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)



Notary

Gloria Hollingshead

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

ZONING DISTRICT CLASSIFICATION CHANGE & CONDITIONAL USE PERMIT REQUEST
PLANNING & ZONING CASE #PZ-2020-08

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot(s) has made application for a Zoning District Change and Conditional Use Permit. Attached you will find a map of the general location of the request. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at 6:30 p.m. on Tuesday, May 19, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the Planning & Zoning Commission regarding an Ordinance changing the zoning district classification from Planned Commercial (PC) to the Highway Corridor (HC) zoning district classification and requesting a Conditional Use Permit to operate an Express Car Wash in the Highway Corridor (HC) Zoning District on approximately .48 acres of land known as Block 1, Lot 2, Firehall Addition, or more commonly known as 6739 Lake Worth Blvd., Lake Worth, Texas and by amending the Official Zoning Map to reflect such change. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, June 9, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider an Ordinance changing the zoning district classification from Planned Commercial (PC) to the Highway Corridor (HC) zoning district classification and requesting a Conditional Use Permit to operate an Express Car Wash in the Highway Corridor (HC) Zoning District on approximately .48 acres of land known as Block 1, Lot 2, Firehall Addition, or more commonly known as 6739 Lake Worth Blvd., Lake Worth, Texas. All interested parties are encouraged to attend.

Carroll Family Inv #2 Ltd
2340 Interstate 20 W, Suite #100
Arlington, Texas 76017-7601

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

Warner Alan/Fort Worth CW LLC
3481 South Hills Avenue
Fort Worth, Texas 76109-3614

Randy Broyles
6707 Ethridge Court
Colleyville, Texas 76034-6678

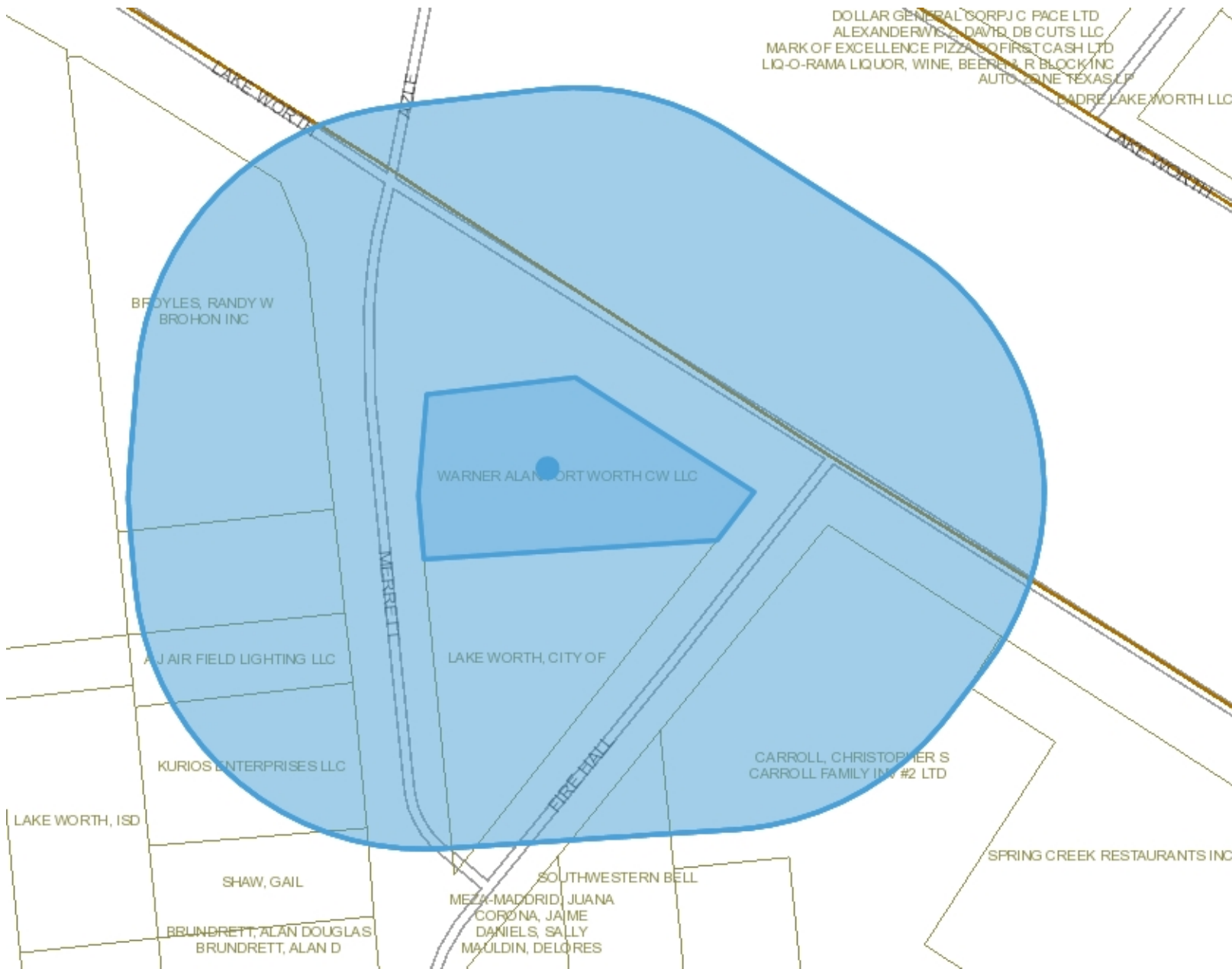
Gail Pauline Shaw
7720 Skylake Drive
Fort Worth, Texas 76179

Kurios Enterprises LLC
8101 Boat Club Rd., Suite #240-195
Fort Worth, Texas 76179

AJ Air Field Lighting LLC
8401 Jacksboro Hwy., Suite #200
Lakeside, Texas 76135-4363

City of Lake Worth
Planning & Zoning
3805 Adam Grubb Road
City of Lake Worth, Texas

6739 Lake Worth Blvd. - 200' Notification Map



Legend

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

5/5/20 11:26 AM

1:1,213



0.0 0 0.02 0.0 Miles