



CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, OCTOBER 20, 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 September 15, 2020 regular Planning & Zoning Commission meeting.

C. PUBLIC HEARINGS

C.1 Public Hearing to consider Planning & Zoning Case No. PZ-2020-10, an ordinance

amending the 2035 Future Land Use Plan Map from Planned Mixed Use to Commercial for an approximately 0.3991 acre parcel of land known as Block 1, Lot 1, Circle A Addition, or more commonly known as 3605 Roberts Cut Off Road, Lake Worth, Texas and by amending the 2035 Future Land Use Map to reflect such change.

- C.2 Public Hearing to consider Planning & Zoning Case No. PZ-2020-11, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classification from “MU-PD” Mixed Use Planned Development to “C” Commercial for an approximately 0.3991 acre parcel of land known as Block 1, Lot 1, Circle A Addition, or more commonly known as 3605 Roberts Cut Off Road, Lake Worth, Texas and by amending the official zoning map to reflect such change.
- C.3 Public Hearing to consider Planning & Zoning Case No. PZ-2020-12, an ordinance amending the 2035 Future Land Use Plan Map from Light Industrial and Commercial to all Light Industrial for an approximately 14.924 acre tract of land known as Block 3, Part of Lot 3 and all of Lots 4-8, C. G. Wallis Subdivision; Block 4, Lots 1-8, C.G. Wallis Subdivision; Abstract 188, Tracts 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, and 19D, John Breeding Survey, or more commonly known as 4200 White Street, Lake Worth, Texas and by amending the 2035 Future Land Use Map to reflect such change.
- C.4 Public Hearing to consider Planning & Zoning Case No. PZ-2020-13, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classifications from Single Family Residential, Industrial, and Planned Industrial to all “LI” Light Industrial for an approximately 14.924 acre tract of land known as Block 3, Part of Lot 3 and all of Lots 4-8, C. G. Wallis Subdivision; Block 4, Lots 1-8, C.G. Wallis Subdivision; Abstract 188, Tracts 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, and 19D, John Breeding Survey, or more commonly known as 4200 White Street, Lake Worth, Texas 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, October 16, 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 -
October 20, 2020**

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the September 15, 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:

September 15, 2020 Planning & Zoning Commission Meeting Minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the September 15, 2020 regular 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, SEPTEMBER 15, 2020**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Chair Sherrie Kubala-Watkins called the Planning & Zoning Commission meeting to order at 6:32 p.m.

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE.

Commissioner Patty Biggers 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
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Don Riley	Alternate Place 7

Absent:	Coy Pennington	Alternate Place 6
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Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development
	Bradley Anderle	City Attorney

Commissioner Troy Jones arrived at 6:38 pm, therefore Alternate Place 7, Commissioner Don Riley had already voted on the consent agenda item. Commissioner Troy Jones voted on all remaining items on the agenda.

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 MAY 19, 2020 REGULAR PLANNING AND ZONING COMMISSION MEETING.

APPROVED

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

MOTION TO APPROVE CARRIED 5-0.

Commissioner Troy Jones voted on all remaining items on the agenda.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE PZ-2020-09, SO AS TO CONSIDER A SITE PLAN AND CIVIL CONSTRUCTION PLANS OF AN APPROXIMATELY 1.033-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 1, MEINECKE ADDITION, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 1.033-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.033-ACRE PARCEL OF LAND LOCATED AT 4332 BOAT CLUB ROAD, LAKE WORTH, TEXAS.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:39 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 for the site and civil construction plans for a Dollar General at the property located at 4332 Boat Club Road. Ms. Meason explained that the property's zoning had been changed several months back and it was platted in June 2020 to get ready to be developed. They are now requesting the approval on the site and civil plans. Staff has reviewed the plans and they do meet all the city's requirements. However, staff is still waiting on TxDOT for approval of a utility construction permit. The TxDOT drive access permit has been granted. She advised that nine notices of hearing had been mailed out to the owners within two hundred feet (200') of the subject property and notice published in the Ft. Worth Star Telegram. As of packet preparation, no public comment forms had been received. However later that afternoon a form was received by staff and the next day as well.

Public comment forms in favor of the request were received from:

Kenneth Hoppenrath, 4329 Boat Club Road, Lake Worth, Texas 76135

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

Caitlin Adkins with Vaquero Ventures, 2900 Wingate Street, Suite #200, Ft. Worth, Texas 76107 who represents the property owner was present to answer any questions.

Commissioner Jeannie Turley asked if this was the property with the burnt house. Ms. Meason advised that it was not, it was the property next door to it.

Commissioner Diane Smith asked if the privacy fence around the property was a six-foot (6') fence. It was noted by staff that it was.

Commissioner Smith also made mention of a storage building being shown on the property and inquired as to how tall the building was. Barry Barber, Director of Building Development looked over the plans with Commissioner Smith and it was noted that the building being shown was on the property currently, but would be demolished prior to the new construction and that it was shown on the Alta Survey and the Demolition Plan in the plan set, but that it would be demolished. Commissioner Smith asked what they would be using for storage. Ms. Adkins advised that everything would be contained within the actual Dollar General building, and that they have a storage room/area in the back of the store.

Commissioner Smith asked if the privacy fence running along the neighboring properties could be eight feet (8') instead of six (6). Ms. Adkins noted that shouldn't be a problem to change that to eight foot (8').

Commissioner Smith also inquired about the handicapped parking spaces and if they were van accessible and a wheelchair could get in and out. Ms. Adkins stated that they would be van accessible and that they must meet Texas state standards for those.

Commissioner Smith then referred to plan sheet C.10 which showed drainage information. She noted that it looked like there was a French drain at the rear of the property and she wanted to know where that drained to. Barry Barber, noted that there is what's called rip raft (rock) at the rear and it drains to that then to a drainage ditch at the back and it flows in to and drains back behind all those houses towards the school's entrance. She wanted to make sure that it was not going to cause any problems on those neighboring properties. Mr. Barber stated that engineering had gone through the plans

and calculations and that they would not be releasing more than is already coming off the site.

Commissioner Smith then inquired about the water up at the front off Boat Club Road, where that water goes to. Mr. Barber noted that on that same sheet it shows the same rip raft which the water at the front of the property will sheet drain to that rip raft and flows to where a common access drive will be located if/when future properties develop.

Commissioner Smith had one last question and that was that the entrance to the property was just right off of being in line with Lakeside Drive and was there not concerns with traffic. Mr. Barber noted that unfortunately with the way the properties laid that it just wasn't possible to get those to line up with each other. He also noted that hopefully when TxDOT does some improvements on Boat Club that they will help remedy some of those traffic issues.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:53 pm and called for a motion.

COMMISSIONER JEANNIE TURLEY MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2020-09, WITH THE CONTINGENCY THAT THEY RECEIVE THE UTILITY PERMIT FROM TXDOT AND WITH THE NOTED CHANGE REQUESTING AN EIGHT FOOT (8') PRIVACY FENCE INSTEAD OF A SIX FOOT (6') PRIVACY FENCE ALONG THE PROPERTIES TO THE NORTH AND SOUTH OF THE PROPERTY.

MOTION TO APPROVE CARRIED 5-0.

Chair Sherrie Kubala-Watkins announced at 6:56 pm, that pursuant to Chapter 551 of the Texas Government Code, section 551.071; the Planning & Zoning Commission would convene into Executive Session to seek legal advice from the city attorney in reference to Multi-Family Zoning. She advised that due to the Corona Virus and social distancing requirements the executive session would be held in the city council chambers and asked all audience members to exit the room and proceed outside. Staff then locked the doors and the Commission proceeded with Executive Session.

Executive Session concluded and Chair Sherrie Kubala-Watkins welcomed the audience back into the council chambers and reconvened back into open session at 7:26 pm.

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. SECTION 551.071 – CONSULTATION WITH CITY ATTORNEY TO SEEK LEGAL ADVICE ABOUT MULTI-FAMILY ZONING.

No items for this category.

F. ADJOURNMENT

Chair Sherrie Kubala-Watkins adjourned the meeting at 7:26 p.m.

APPROVED:

Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

**Lake Worth Planning and Zoning Commission Meeting -
October 20, 2020**

Agenda Item No. C.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-10, an ordinance amending the 2035 Future Land Use Plan Map from Planned Mixed Use to Commercial for an approximately 0.3991 acre parcel of land known as Block 1, Lot 1, Circle A Addition, or more commonly known as 3605 Roberts Cut Off Road, Lake Worth, Texas and by amending the 2035 Future Land Use Map to reflect such change.

SUMMARY:

Property Description:

0.3991-acre parcel(s) of land, 3605 Roberts Cut Off Road

Property Owner(s):

Gordon & Laura Sharratt, 9100 Benview Court, Fort Worth, Texas 76126

Applicant:

Optimum Capital Investments, LLC, 800 West Airport Freeway, Ste. #1100, Irving, Texas 75062

Engineer/Architect/Surveyor:

Grant Engineering, Inc., 3244 Hemphill St., Fort Worth, Texas 76110

Future Land Use Designation:

Planned Mixed Use

Proposed Land Use Designation:

Commercial

Current Zoning:

“M-PD” – Mixed Planned Development

Current Use(s):

Vacant Log Cabin (previously used for a Plant Nursery)

Proposed Zoning:

"C" Commercial

Existing Road(s):

Azle Avenue & Roberts Cut Off Road

Surrounding Zoning:

North: The property to the north is highway/highway access road

South: The property to the south is currently zoned "MU-PD" Mixed Use Planned Development.

East: The property to the west is currently zoned "MU-PD" Mixed Use Planned Development.

West: The property to the west is currently zoned "PF" Public Facilities (Lake Worth Park).

Summary:

The owner has the above mentioned property under contract however the potential buyer's intended use is not an allowable use on the existing Land Use Table in the property's current zoning district of "MU-PD" Mixed Use Planned Development and requires a change to Commercial.

Before the zoning district change can be considered, an amendment would need to be made to the 2035 Future Land Use Map from Planned Mixed Use to Commercial.

It should be noted that the Texas Local Government Code provides the legal authority for zoning decisions as based upon an adopted comprehensive land use plan. This plan is not a mandate; it is a guide for City Officials regarding development decisions within the city limits.

The 2035 Comprehensive Land Use Plan was adopted for matters related to long-range planning guidance relative to zoning decisions, land subdivision, thoroughfare construction and growth management.

Public Input:

On October 9, 2020 as required by State law, the City mailed out five (5) letters of notification for 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 October 4, 2020.

Staff had not received any public comment forms in reference to the case as of the packet preparation date.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Development Application

Ordinance No. XXXX

Property Survey

Public Hearing Notice

200' Notification/Vicinity Map

200' Public Hearing Notifications

RECOMMENDED MOTION OR ACTION:

Land Use Plan change requests are at the discretion of the Planning & Zoning Commission and City Council.



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: _____
 Date Submitted: _____

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

ZONING CHANGE
 LAND USE
 SITE PLAN
 SITE PLAN AMENDMENT

PROPERTY ADDRESS _____

CURRENT LEGAL DESCRIPTION _____

CURRENT ZONING CLASSIFICATION & LAND USE _____

PROPOSED ZONING CLASSIFICATION & LAND USE _____

TOTAL ACRES _____ # OF LOTS _____

APPLICANT/DEVELOPER INFORMATION

NAME _____

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

PROPERTY OWNER INFORMATION

NAME _____

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME _____

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

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

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@LAKEWORTHTX.ORG

OFFICE USE ONLY

Fee: _____

Date Paid: _____

Receipt #: _____

Ownership Verified:

YES NO

Taxes Paid:

YES NO

Liens Paid:

YES NO

Public Hearing Newspaper Notice Deadline Date: _____

Public Hearing 200' Notification Deadline Date: _____

P&Z Commission Meeting Date: _____

City Council Meeting Date: _____

Approval Date: _____

Ordinance Number: _____

Instrument #: _____

ORDINANCE # XXXX

AN ORDINANCE AMENDING THE 2035 FUTURE LAND USE MAP OF THE CITY OF LAKE WORTH, FROM PLANNED MIXED USE TO COMMERCIAL FOR A 0.3991 ACRE PARCEL OF LAND DESCRIBED HEREIN AS BLOCK 1, LOT 1, CIRCLE A ADDITION, MORE COMMONLY KNOWN AS 3605 ROBERTS CUT OFF ROAD., LAKE WORTH, TARRANT COUNTY, TEXAS; BY AMENDING THE 2035 FUTURE LAND USE 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 land use plan and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for promoting the public health, safety, morals and general welfare; and

WHEREAS, the owner of a 0.3991-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to amend the 2035 Future Land Use Map; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on October 20, 2020, and by the City Council of

the City of Lake Worth on November 10, 2020, with respect to the zoning described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend the 2035 Future Land Use Map of the City, as described herein.

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

2035 FUTURE LAND USE MAP AMENDED

The 2035 Future Land Use Map is hereby amended by approving a change from Planned Mixed Use to Commercial, by amending the 2035 Future Land Use Map to reflect such change for the property hereinafter described below:

Planning & Zoning Case No. PZ-2020-10

Owner: Gordon & Laura Sharratt
9100 Benview Court

Fort Worth, Texas 76126

Applicant: Optimum Capital Investments, LLC.
800 West Airport Freeway, Ste. #1100
Irving, Texas 75062

Legal Description: Block 1, Lot 1, Circle A Addition
Lake Worth, Tarrant County, Texas

Property Address: 3605 Roberts Cut Off Road

SECTION 3.

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 4.

2035 FUTURE LAND USE MAP AMENDED

The City Secretary is hereby directed to amend the 2035 Future Land Use Map to reflect the changes in classification approved herein.

SECTION 5.

CUMULATIVE CLAUSE

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

SECTION 6.

PENALTY CLAUSE

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

SECTION 7.

SEVERABILITY

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

SECTION 8.

SAVINGS

All rights or remedies of the City of Lake Worth, Texas are expressly saved as to any and all violations of the provisions of any ordinance affecting zoning or land use, which have accrued at the time of the effective date of this Ordinance; and as to such accrued violations and all pending litigation, both civil and criminal, whether pending in

court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 9.

ENGROSSMENT AND ENROLLMENT

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

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED on the 10th day of November, 2020.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

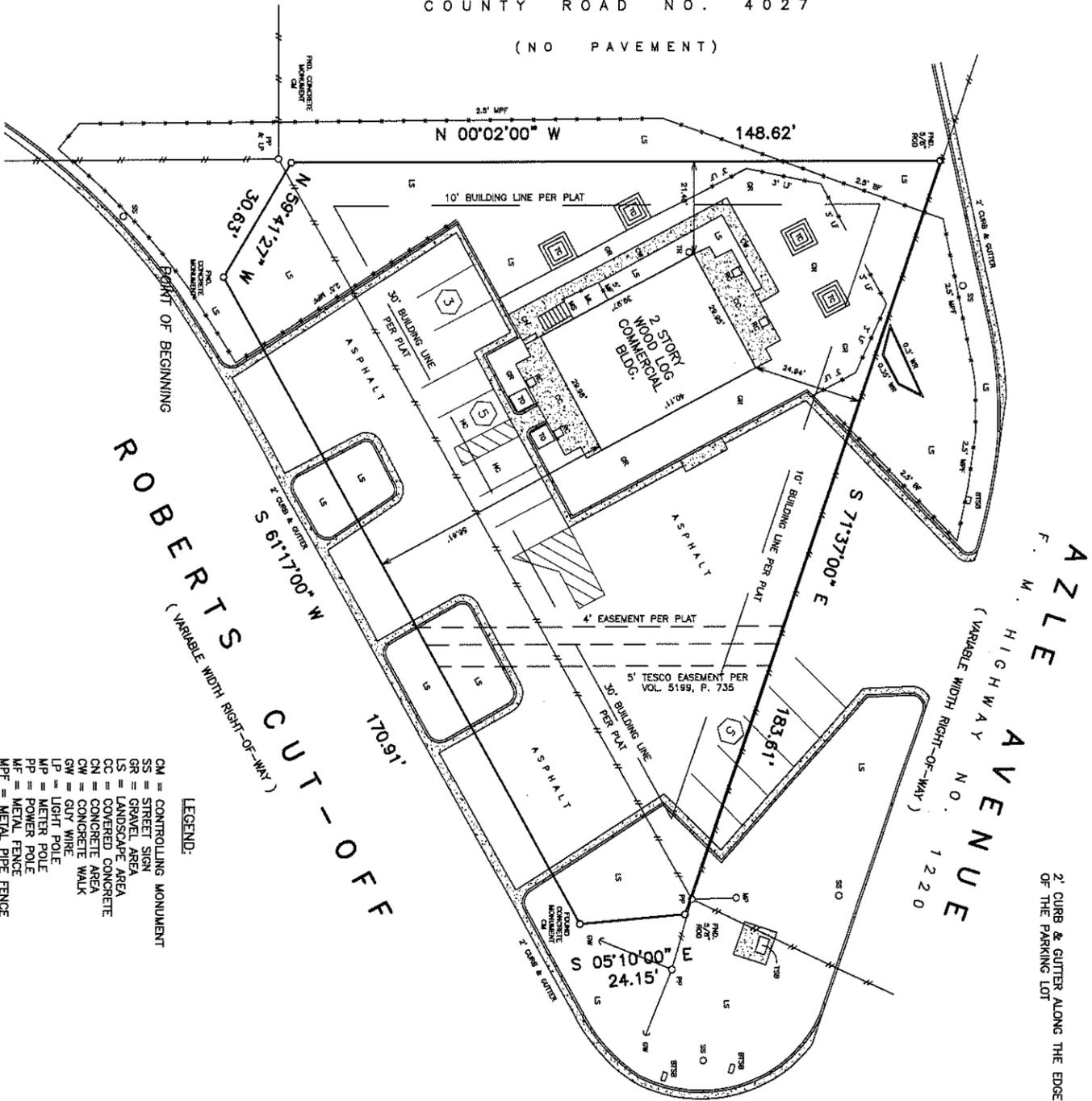
APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

ROBERTS CUT-OFF

COUNTY ROAD NO. 4027

(NO PAVEMENT)



GENERAL SURVEY NOTES

The Basis of Bearings used to prepare this survey is the plot recorded in Cabinet A, Slide 8465, Plat Records, Tarrant County, Texas.

Controlling Monuments:
Concrete monument at the SE corner of Lot 1, Block 1
Concrete monument at the most westerly SW corner of Lot 1, Block 1

- LEGEND:**
- CM = CONTROLLING MONUMENT
 - SS = STREET SIGN
 - GR = GRAVEL AREA
 - LS = LANDSCAPE AREA
 - CC = COVERED CONCRETE
 - CN = CONCRETE AREA
 - CW = CONCRETE WALK
 - GW = GUY WIRE
 - LP = LIGHT POLE
 - MP = METER POLE
 - PP = POWER POLE
 - MF = METAL FENCE
 - MPF = METAL PIPE FENCE
 - ML = METAL LANDING
 - MS = METAL STAIRS
 - RC = ROCK COLUMNS
 - TO = TREE CUT OUT
 - TC = O.R. WOOD TREE CUT OUT
 - WR = WOOD LANDSCAPE RUNNER
 - TR = TELEPHONE RISER
 - TSB = TRAFFIC SIGNAL BOX
 - BTB = BURIED TRAFFIC SIGNAL BOX
 - HC = HANDICAP PARKING SPACE
 - HCS = HANDICAP PARKING SIGN
 - (5) = PARKING SPACE COUNT



SCALE: 1" = 20'



TITLE COMMITMENT NOTES

Easements and building lines shown hereon and denoted "Per Plat" refer to the plat recorded in Cabinet A, Slide 8465, Plat Records, Tarrant County, Texas. The 4 feet wide easement recorded in Cabinet A, Slide 8465, Plat Records, Tarrant County, Texas is as shown hereon. (Schedule B, Item 10.a) The 5 feet wide easement to Texas Electric Service Company recorded in Volume 5199, Page 735, Real Property Records, Tarrant County, Texas is as shown hereon. (Schedule B, Item 10.b) The 10 feet building line along the northeast and west property lines as shown on the plat recorded in Cabinet A, Slide 8465, Plat Records, Tarrant County, Texas is as shown hereon. (Schedule B, Item 10.c) The 30 feet wide building line along the southeast property line as shown on the plat recorded in Cabinet A, Slide 8465, Plat Records, Tarrant County, Texas is as shown hereon. (Schedule B, Item 10.d)

LEGAL DESCRIPTION

BEING all of Lot 1, Block 1, CIRCLE A ADDITION, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 8465, of the Plat Records of Tarrant County, Texas, and described by metes and bounds as follows:

BEGINNING at a found concrete highway monument at the most southerly southwest corner of said Lot 1, and in the northerly right-of-way line of Roberts Cut-Off; THENCE North 59 degrees 41 minutes 27 seconds West along the southwest line of said Lot 1, 30.63 feet to a round concrete highway monument at the most westerly southwest corner of said Lot 1; THENCE North 00 degrees 02 minutes 00 seconds West along the west line of said Lot 1, 148.62 feet to a found 5/8 inch steel rod at the northwest corner of said Lot 1, and at the intersection of the southwesterly right-of-way line of Interstate Highway No. 820 and the southwesterly right-of-way line of Azle Avenue; THENCE South 71 degrees 37 minutes 00 seconds East along the north line of said Lot 1 and the southeasterly right-of-way line of said Azle Avenue, 183.61 feet to a found 5/8 inch steel rod at the northeast corner of said Lot 1, and at the intersection of the southwesterly right-of-way line of said Azle Avenue and the northwesterly right-of-way line of said Roberts Cut-Off;

THENCE South 05 degrees 10 minutes 00 seconds East along the east line of said Lot 1, 24.15 feet to a found concrete highway monument at the southeast corner of said Lot 1, and in the northerly right-of-way line of said Roberts Cut-Off; THENCE South 61 degrees 17 minutes 00 seconds West along the south line of said Lot 1 and the northerly right-of-way line of said Roberts Cut-Off, 170.91 feet to the Point of Beginning and containing 0.3991 acres (17,383 square feet) of land, more or less.

Street Address: 3605 Roberts Cut-Off Road Lake Worth, Texas 76114

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
Zone X Community 480605 Panel 0160-K Eff. Date 9-25-09

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: August 20, 2020

Job No. 11981-20
F.B. 398, P. 80
File No. 20000230715
JOHN A. GRANT, III
Registered Professional Land Surveyor 4151



TRACT AREA
17.383 Square Feet
0.3991 Acres

Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131
Firm Registration No. 100919-00

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

2035 FUTURE LAND USE PLAN MAP AMENDMENT REQUEST
PLANNING & ZONING CASE #PZ-2020-10

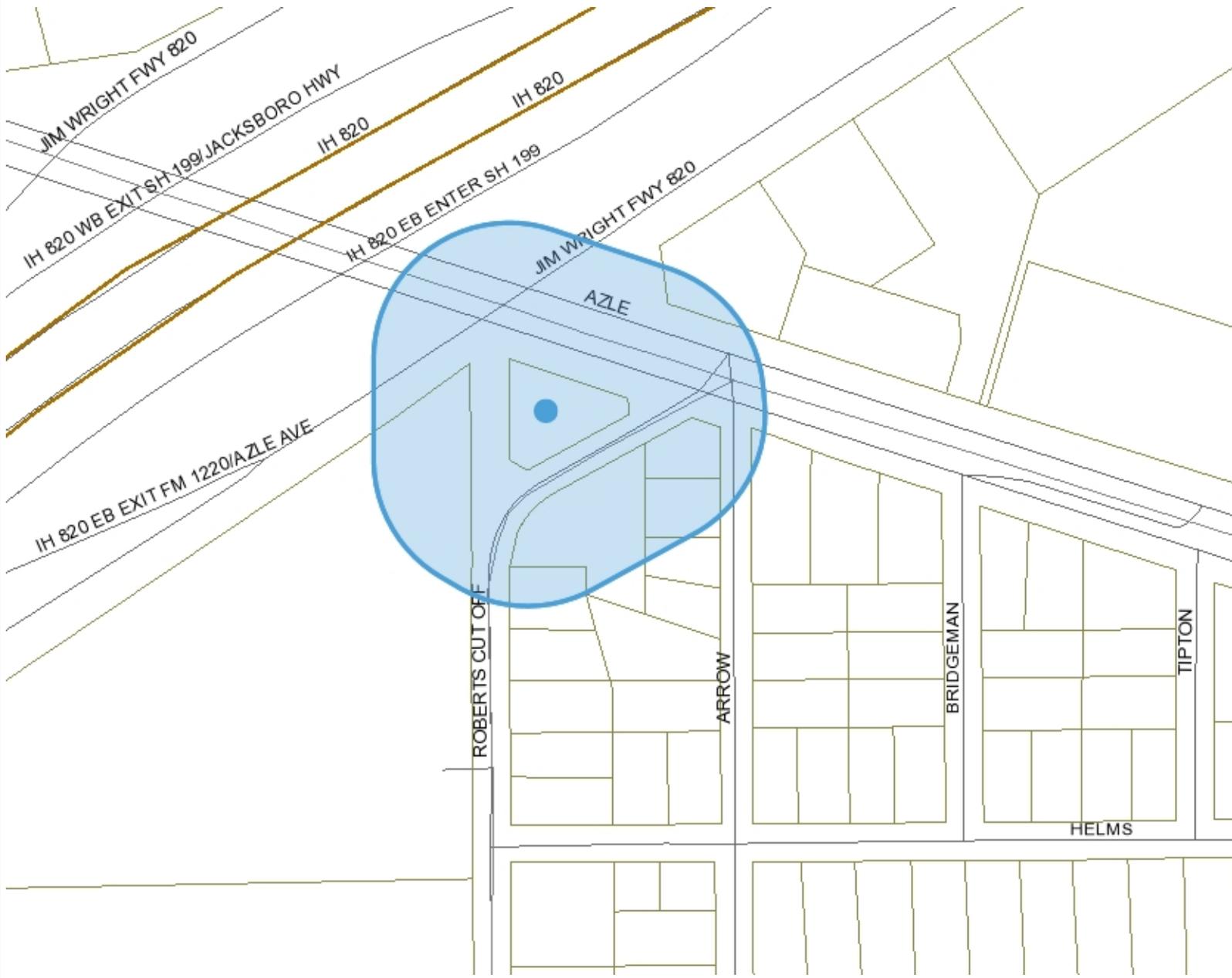
You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for an amendment to the 2035 Future Land Use Plan Map. Attached you will find a copy of a vicinity map for the location. You are invited to attend and participate 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, October 20, 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 amending the 2035 Future Land Use Plan from Planned Mixed Use to Commercial for an approximately 0.3991 acre parcel of land known as Block 1, Lot 1, Circle A Addition, or more commonly known as 3605 Roberts Cut Off Road, Lake Worth, Texas and by amending the 2035 Future Land Use Map to reflect such change. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, November 10, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider an ordinance amending the 2035 Future Land Use Plan from Planned Mixed Use to Commercial for an approximately 0.3991 acre parcel of land known as Block 1, Lot 1, Circle A Addition, or more commonly known as 3605 Roberts Cut Off Road, Lake Worth, Texas and by amending the 2035 Future Land Use Map to reflect such change. All interested parties are encouraged to attend.

MAP ON REVERSE

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

3605 RCO - 200' Notification Map



Legend

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



10/6/20 2:15 PM

1:2,603



Gordon P & Laura Sharratt
9100 Benview Court
Fort Worth, Texas 76126-4300

Arnold Hammett
P O Box 79010
Saginaw, Texas 76179-0010

Robert R Heise
3620 Roberts Cut Off Road
Fort Worth, Texas 76114-1049

Victron Stores LP
P O Box 2599
Waxahachie, Texas 75168-8599

City of Lake Worth
3805 Adam Grubb
Lake Worth, Texas 76135-3509

Robert & Jacquelyn Meinecke
104 County Road 1133
Kilgore, Texas 75662-7239

**Lake Worth Planning and Zoning Commission Meeting -
October 20, 2020**

Agenda Item No. C.2

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-11, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classification from "MU-PD" Mixed Use Planned Development to "C" Commercial for an approximately 0.3991 acre parcel of land known as Block 1, Lot 1, Circle A Addition, or more commonly known as 3605 Roberts Cut Off Road, Lake Worth, Texas and by amending the official zoning map to reflect such change.

SUMMARY:

Property Description:

0.3991-acre parcel(s) of land, 3605 Roberts Cut Off Road

Property Owner(s):

Gordon & Laura Sharratt, 9100 Benview Court, Fort Worth, Texas 76126

Applicant:

Optimum Capital Investments, LLC, 800 West Airport Freeway, Ste. #1100, Irving, Texas 75062

Engineer/Architect/Surveyor:

Grant Engineering, Inc., 3244 Hemphill St., Fort Worth, Texas 76110

Current Zoning:

"M-PD" – Mixed Planned Development

Current Use(s):

Vacant Log Cabin (previously used for a Plant Nursery)

Proposed Zoning:

"C" Commercial

Existing Road(s):

Azle Avenue & Roberts Cut Off Road

Surrounding Zoning:

North: The property to the north is highway/highway access road

South: The property to the south is currently zoned "MU-PD" Mixed Use Planned Development.

East: The property to the west is currently zoned "MU-PD" Mixed Use Planned Development.

West: The property to the west is currently zoned "PF" Public Facilities (Lake Worth Park).

Summary:

The decision on the 2035 Future Land Use Map amendment for the above mentioned property should correspond with the zoning district change request in order to keep both documents consistent with one another.

The property is under contract and the potential buyer's intended use is not an allowable use on the existing Land Use Table in the property's current zoning district of "MU-PD" Mixed Use Planned Development. Therefore the property owner is requesting a zoning district change to the "C" Commercial zoning district.

Public Input:

On October 9, 2020 as required by State law, the City mailed out five (5) letters of notification for 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 October 4, 2020.

Staff had not received any public comment forms in reference to the case as of the packet preparation date.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Development Application
Ordinance No. XXXX
Zoning Exhibit/Property Survey
Public Hearing Notice
200' Notification/Vicinity Map
200' Public Hearing Notifications

RECOMMENDED MOTION OR ACTION:

Zoning District change requests are at the discretion of the Planning & Zoning Commission and

City Council.



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: _____
 Date Submitted: _____

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

ZONING CHANGE
 LAND USE
 SITE PLAN
 SITE PLAN AMENDMENT

PROPERTY ADDRESS _____

CURRENT LEGAL DESCRIPTION _____

CURRENT ZONING CLASSIFICATION & LAND USE _____

PROPOSED ZONING CLASSIFICATION & LAND USE _____

TOTAL ACRES _____ # OF LOTS _____

APPLICANT/DEVELOPER INFORMATION

NAME _____

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

PROPERTY OWNER INFORMATION

NAME _____

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME _____

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

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

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@LAKEWORTHTX.ORG

OFFICE USE ONLY

Fee: _____

Date Paid: _____

Receipt #: _____

Ownership Verified:

YES NO

Taxes Paid:

YES NO

Liens Paid:

YES NO

Public Hearing Newspaper Notice Deadline Date: _____

Public Hearing 200' Notification Deadline Date: _____

P&Z Commission Meeting Date: _____

City Council Meeting Date: _____

Approval Date: _____

Ordinance Number: _____

Instrument #: _____

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 0.3991 ACRES OF LAND DESCRIBED HEREIN AS BLOCK 1, LOT 1, CIRCLE A ADDITION, BEING THAT ALL OF THE CERTAIN CALLED 0.3991-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "MU-PD" MIXED USE PLANNED DEVELOPEMENT TO A ZONING DESIGNATION OF "C" COMMERCIAL, GENERALLY DESCRIBED AS 3605 ROBERTS CUT OFF ROAD., 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 0.3991-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to re-zone same; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on October 20, 2020, and by the City Council of the City of Lake Worth on November 10, 2020, with respect to the zoning described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 1169, and to amend the Official Zoning Map of the City, as described herein.

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

ORDINANCE 1169 AMENDED

Ordinance No. 1169 is hereby amended by approving a change to the zoning designation from “MU-PD” Mixed Use Planned Development to a zoning designation change of “C” Commercial, by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Planning & Zoning Case No. PZ-2020-11

Owner: Gordon & Laura Sharratt
9100 Benview Court
Fort Worth, Texas 76126

Applicant: Optimum Capital Investments, LLC.
800 West Airport Freeway, Ste. #1100
Irving, Texas 75062

Legal Description: Block 1, Lot 1, Circle A Addition
Lake Worth, Tarrant County, Texas

Property Address: 3605 Roberts Cut Off Road

Property Zoning: "C" Commercial

SECTION 3.

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 4.

OFFICIAL ZONING MAP AMENDED

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

SECTION 5.

CUMULATIVE CLAUSE

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

SECTION 6.

PENALTY CLAUSE

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

SECTION 7.

SEVERABILITY

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

SECTION 8.

SAVINGS

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

SECTION 9.

ENGROSSMENT AND ENROLLMENT

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

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED on the 10th day of November, 2020.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

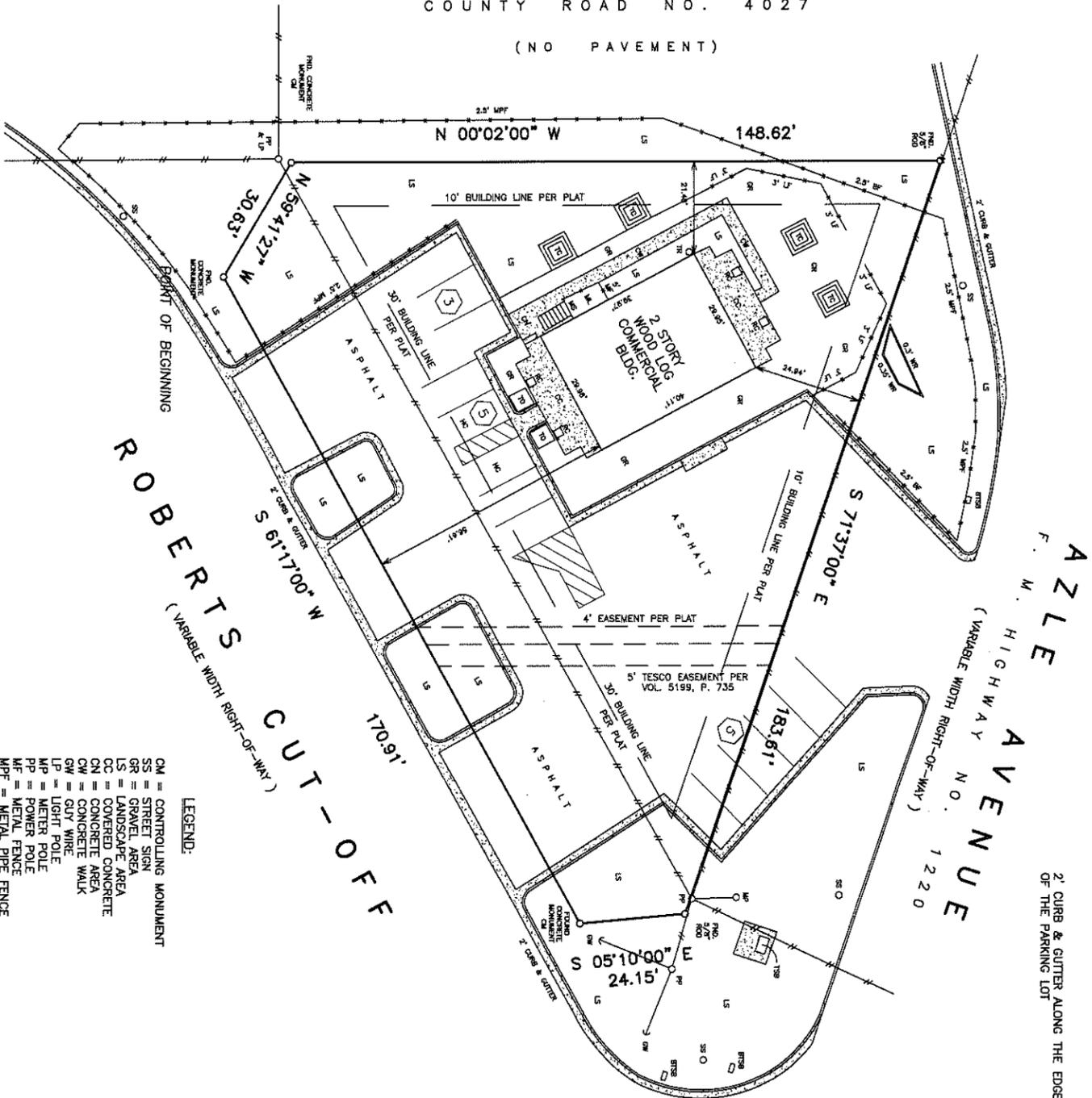
APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

ROBERTS CUT-OFF

COUNTY ROAD NO. 4027

(NO PAVEMENT)



GENERAL SURVEY NOTES
 The Basis of Bearings used to prepare this survey is the plot recorded in Cabinet A, Slide 8465, Plat Records, Tarrant County, Texas.
 Controlling Monuments:
 Concrete monument at the SE corner of Lot 1, Block 1
 Concrete monument at the most westerly SW corner of Lot 1, Block 1

- LEGEND:**
- CM = CONTROLLING MONUMENT
 - SS = STREET SIGN
 - GR = GRAVEL AREA
 - LS = LANDSCAPE AREA
 - CC = COVERED CONCRETE
 - CN = CONCRETE AREA
 - CW = CONCRETE WALK
 - GW = GUY WIRE
 - LP = LIGHT POLE
 - MP = METER POLE
 - PP = POWER POLE
 - MF = METAL FENCE
 - MPF = METAL PIPE FENCE
 - LF = WOOD LOG FENCE
 - ML = METAL LANDING
 - MS = METAL STAIRS
 - RC = ROCK COLUMNS
 - TO = TREE CUT OUT
 - TC = O.R. WOOD TREE CUT OUT
 - WR = WOOD LANDSCAPE RUNNER
 - TR = TELEPHONE RISER
 - TSB = TRAFFIC SIGNAL BOX
 - BTB = BURIED TRAFFIC SIGNAL BOX
 - HC = HANDICAP PARKING SPACE
 - HCS = HANDICAP PARKING SIGN
 - (5) = PARKING SPACE COUNT



SCALE: 1" = 20'



TITLE COMMITMENT NOTES

Easements and building lines shown hereon and denoted "Per Plat" refer to the plat recorded in Cabinet A, Slide 8465, Plat Records, Tarrant County, Texas. The 4 feet wide easement recorded in Cabinet A, Slide 8465, Plat Records, Tarrant County, Texas is as shown hereon. (Schedule B, Item 10.a)
 The 5 feet wide easement to Texas Electric Service Company recorded in Volume 5199, Page 735, Real Property Records, Tarrant County, Texas is as shown hereon. (Schedule B, Item 10.b)
 The 10 feet building line along the northeast and west property lines as shown on the plat recorded in Cabinet A, Slide 8465, Plat Records, Tarrant County, Texas is as shown hereon. (Schedule B, Item 10.c)
 The 30 feet wide building line along the southeast property line as shown on the plat recorded in Cabinet A, Slide 8465, Plat Records, Tarrant County, Texas is as shown hereon. (Schedule B, Item 10.d)

LEGAL DESCRIPTION

BEING all of Lot 1, Block 1, CIRCLE A ADDITION, an addition to the City of Lake Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 8465, of the Plat Records of Tarrant County, Texas, and described by metes and bounds as follows:

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THENCE South 71 degrees 37 minutes 00 seconds East along the north line of said Lot 1 and the southeasterly right-of-way line of said Azle Avenue, 183.61 feet to a found 5/8 inch steel rod at the northeast corner of said Lot 1, and at the intersection of the southwesterly right-of-way line of said Azle Avenue and the northwesterly right-of-way line of said Roberts Cut-Off;

THENCE South 05 degrees 10 minutes 00 seconds East along the east line of said Lot 1, 24.15 feet to a found concrete highway monument at the southeast corner of said Lot 1, and in the northerly right-of-way line of said Roberts Cut-Off;
THENCE South 61 degrees 17 minutes 00 seconds West along the south line of said Lot 1 and the northerly right-of-way line of said Roberts Cut-Off, 170.91 feet to the Point of Beginning and containing 0.3991 acres (17,383 square feet) of land, more or less.
 Street Address: 3605 Roberts Cut-Off Road Lake Worth, Texas 76114

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
 Zone X Community 480605 Panel 0160-K Eff. Date 9-25-09

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: August 20, 2020

Job No. 11981-20
 F.B. 398, P. 80
 File No. 20000230715

JOHN A. GRANT, III
 Registered Professional Land Surveyor 4151



TRACT AREA
 17.383 Square Feet
 0.3991 Acres

Grant Engineering, Inc.

Engineers Surveyors Planners
 3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131
 Firm Registration No. 100919-00

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

ZONING DISTRICT CLASSIFICATION CHANGE REQUEST
PLANNING & ZONING CASE #PZ-2020-11

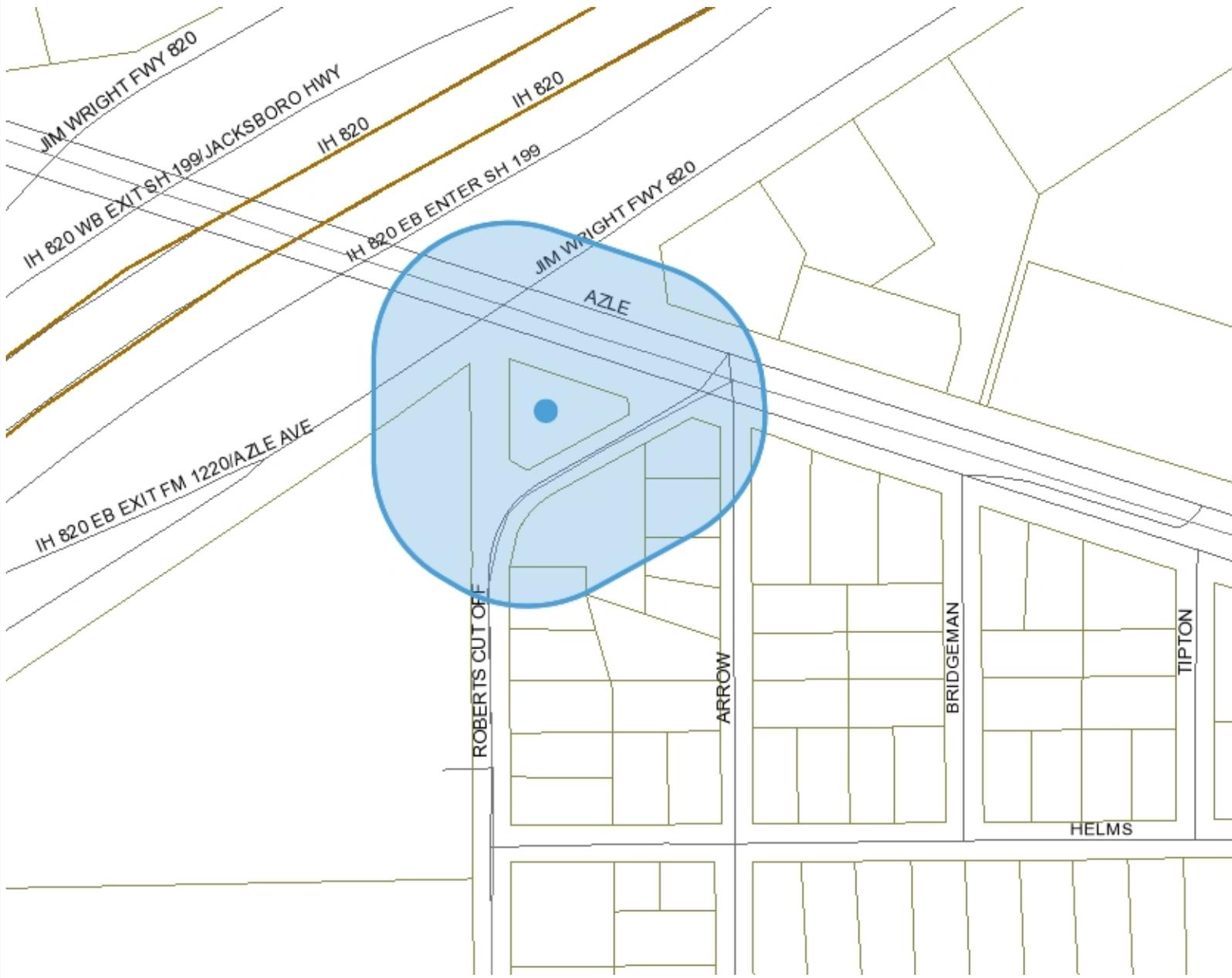
You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a zoning district change. Attached you will find a copy of a map for the location. You are invited to attend and participate in the following public hearings 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, October 20, 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 amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classification from "MU-PD" Mixed Use Planned Development to "C" Commercial for an approximately 0.3991 acre parcel of land known as Block 1, Lot 1, Circle A Addition, or more commonly known as 3605 Roberts Cut Off Road, 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, November 10, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classification from "MU-PD" Mixed Use Planned Development to "C" Commercial for an approximately 0.3991 acre parcel of land known as Block 1, Lot 1, Circle A Addition, or more commonly known as 3605 Roberts Cut Off Road, Lake Worth, Texas and by amending the official Zoning Map to reflect such change. All interested parties are encouraged to attend.

SURVEY ON REVERSE

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

3605 RCO - 200' Notification Map



Legend

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



10/6/20 2:15 PM

1:2,603



Gordon P & Laura Sharratt
9100 Benview Court
Fort Worth, Texas 76126-4300

Arnold Hammett
P O Box 79010
Saginaw, Texas 76179-0010

Robert R Heise
3620 Roberts Cut Off Road
Fort Worth, Texas 76114-1049

Victron Stores LP
P O Box 2599
Waxahachie, Texas 75168-8599

City of Lake Worth
3805 Adam Grubb
Lake Worth, Texas 76135-3509

Robert & Jacquelyn Meinecke
104 County Road 1133
Kilgore, Texas 75662-7239

**Lake Worth Planning and Zoning Commission Meeting -
October 20, 2020**

Agenda Item No. C.3

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-12, an ordinance amending the 2035 Future Land Use Plan Map from Light Industrial and Commercial to all Light Industrial for an approximately 14.924 acre tract of land known as Block 3, Part of Lot 3 and all of Lots 4-8, C. G. Wallis Subdivision; Block 4, Lots 1-8, C.G. Wallis Subdivision; Abstract 188, Tracts 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, and 19D, John Breeding Survey, or more commonly known as 4200 White Street, Lake Worth, Texas and by amending the 2035 Future Land Use Map to reflect such change.

SUMMARY:

SUMMARY:

Property Description:

14.924-acre tract(s) of land, 4200 White Street

Property Owner(s):

Blaze Equipment, Craig Rosengrants, 304 W. Charlottesville Ave., Colleyville, Texas 76034

Applicant:

Landmark Surveyors, LLC, Jerald Yensan, 4238 I-35 N, Denton, Texas 76207

Engineer/Architect/Surveyor:

Landmark Surveyors, LLC, Jerald Yensan, 4238 I-35 N, Denton, Texas 76207

Future Land Use Designation:

Planned Mixed Use

Proposed Land Use Designation:

Light Industrial

Current Zoning:

Single Family Residential, Industrial, Planned Industrial

Current Use(s):

Blaze Equipment

Proposed Zoning:

"LI" Light Industrial

Existing Road(s):

White Street/Fewell Drive/Hodgkins

Surrounding Zoning:

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

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

East: The property to the east is currently zoned Public Facilities (City's Public Works Facility).

West: The property to the west is currently zoned Planned Industrial and Single Family Residential.

Summary:

The property owner, Blaze Equipment purchased the property in June 2019 and is working to get the property cleaned up, properly zoned, and platted in order to do some improvements to the parcel and existing buildings. Before the zoning district change can be considered, an amendment would need to be made to the 2035 Future Land Use Map from Light Industrial and Commercial to Light Industrial.

It should be noted that the Texas Local Government Code provides the legal authority for zoning decisions as based upon an adopted comprehensive land use plan. This plan is not a mandate; it is a guide for City Officials regarding development decisions within the city limits. The 2035 Comprehensive Land Use Plan was adopted for matters related to long-range planning guidance relative to zoning decisions, land subdivision, thoroughfare construction and growth management.

Public Input:

On October 9, 2020 as required by State law, the City mailed out thirty-five (35) letters of notification for 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 October 4, 2020.

Staff had received two public comment forms, which are against the request as of the packet preparation date.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Development Application

Ordinance No. XXXX

Exhibit

Public Hearing Notice

200' Notification/Vicinity Map

200' Public Hearing Notification

Public Comment Forms

RECOMMENDED MOTION OR ACTION:

Land Use Plan change requests are at the discretion of the Planning & Zoning Commission and City Council.



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: _____
 Date Submitted: _____

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

ZONING CHANGE
 LAND USE
 SITE PLAN
 SITE PLAN AMENDMENT

PROPERTY ADDRESS _____

CURRENT LEGAL DESCRIPTION _____

CURRENT ZONING CLASSIFICATION & LAND USE _____

PROPOSED ZONING CLASSIFICATION & LAND USE _____

TOTAL ACRES _____ # OF LOTS _____

APPLICANT/DEVELOPER INFORMATION

NAME _____

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

PROPERTY OWNER INFORMATION

NAME _____

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME _____

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL _____

PHONE _____ FAX _____

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

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@LAKEWORTHTX.ORG

OFFICE USE ONLY

Fee: _____

Date Paid: _____

Receipt #: _____

Ownership Verified:

YES NO

Taxes Paid:

YES NO

Liens Paid:

YES NO

Public Hearing Newspaper Notice Deadline Date: _____

Public Hearing 200' Notification Deadline Date: _____

P&Z Commission Meeting Date: _____

City Council Meeting Date: _____

Approval Date: _____

Ordinance Number: _____

Instrument #: _____

ORDINANCE # XXXX

AN ORDINANCE AMENDING THE 2035 FUTURE LAND USE MAP OF THE CITY OF LAKE WORTH, FROM LIGHT INDUSTRIAL AND COMMERCIAL TO ALL LIGHT INDUSTRIAL FOR A 14.924 ACRE TRACT OF LAND DESCRIBED HEREIN AS BLOCK 3, PART OF LOT 3 AND ALL OF LOTS 4-8, C. G. WALLIS SUBDIVISION; BLOCK 4, LOTS 1-8, C.G. WALLIS SUBDIVISION; ABSTRACT 188, TRACTS 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, AND 19D, JOHN BREEDING SURVEY, MORE COMMONLY KNOWN AS 4200 WHITE STREET, LAKE WORTH, TARRANT COUNTY, TEXAS; BY AMENDING THE 2035 FUTURE LAND USE 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 land use plan 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 14.924-acre tract of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to amend the 2035 Future Land Use Map; and

WHEREAS, a public hearing was duly held by the Planning and Zoning

Commission of the City of Lake Worth on October 20, 2020, and by the City Council of the City of Lake Worth on November 10, 2020, with respect to the zoning described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend the 2035 Future Land Use Map of the City, as described herein.

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

2035 FUTURE LAND USE MAP AMENDED

The 2035 Future Land Use Map is hereby amended by approving a change from Light Industrial and Commercial to all Light Industrial, by amending the 2035 Future Land Use Map to reflect such change for the property hereinafter described below:

Planning & Zoning Case No. PZ-2020-12

Owner: Blaze Equipment
304 W. Charlottesville Ave.
Colleyville, Texas 76034

Applicant: Landmark Surveyors, LLC
4238 I-35 N
Denton, Texas 76207

Legal Description: Block 3, Part of Lot 3 and all of Lots 4-8, C. G. Wallis
Subdivision; Block 4, Lots 1-8, C.G. Wallis Subdivision;
Abstract 188, Tracts 2AA4, 2AA, 2AA5, 2AA6, 19, 19A,
19A2, 19C, and 19D, John Breeding Survey
Lake Worth, Tarrant County, Texas

Property Address: 4200 White Street

SECTION 3.

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 4.

2035 FUTURE LAND USE MAP AMENDED

The City Secretary is hereby directed to amend the 2035 Future Land Use Map to reflect the changes in classification approved herein.

SECTION 5.

CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of all other ordinances of the City of Lake Worth, Texas except where the provisions of this Ordinance are in direct

conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.

PENALTY CLAUSE

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

SECTION 7.

SEVERABILITY

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

SECTION 8.

SAVINGS

All rights or remedies of the City of Lake Worth, Texas are expressly saved as to any and all violations of the provisions of any ordinance affecting zoning or land use,

which have accrued at the time of the effective date of this Ordinance; and as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 9.

ENGROSSMENT AND ENROLLMENT

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

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED on the 10th day of November, 2020.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

FIELD NOTES
14.924 ACRES

BEING all that certain lot, tract, or parcel of land situated in the John Breeding Survey Abstract Number 188 in the City of Lake Worth, Tarrant County, Texas, being all of Lots 1 through 8, Block 4 and a part of Lot 3 and all of Lots 4 through 8, Block 3 of C. C. Wallis Subdivision, an addition to the City of Lake Worth, Tarrant County, Texas and being a part of unimproved Place Street, abandoned by City Ordinance Number 1140 dated May 14, 2019 and being all that certain tract of land conveyed by deed from SPN Well Services, Inc. to Blaze Equipment, LLC recorded under Document number D219128329, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at an iron rod marked 5746 found for corner in the south line of Chapel Lane, a public roadway, said point being the northeast corner of that certain tract of land conveyed by deed from Lana Kay Baxter Wright to Lana Kay Baxter recorded under Document Number D211051385, Deed Records, Tarrant County, Texas;

THENCE N 83° 22' 37" E, 431.88 feet with said south line of said Chapel Lane to a railroad spike found for corner, said point being the northwest corner of that certain tract of land conveyed by deed from Sarah E. Hodgkins to J.L. Hodgkins et al recorded in Volume 2173, Page 7, Deed Records, Tarrant County, Texas;

THENCE S 00° 59' 34" E, 239.88 feet with the west line of said Hodgkins et al tract to an iron rod found for corner, said point being the southwest corner of said Hodgkins et al tract;

THENCE N 82° 38' 19" E, 410.86 feet with the south line of said Hodgkins et al tract to an iron rod found for corner, said point being the southeast corner of said Hodgkins et al tract;

THENCE N 01° 43' 01" W, 238.44 feet with the east line of said Hodgkins et al tract to an iron rod found for corner in said south line of said Chapel Lane;

THENCE N 83° 09' 30" E, 268.17 feet with said south line of said Chapel Lane to a capped iron rod marker RPLS 4561 set for corner for corner, said point being the northwest corner of Lot 9, Block 13-R-A, Highland Lake Addition, an addition to the City of Lake Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-16, Page 463, Plat Records, Tarrant County, Texas;

THENCE S 00° 04' 07" W, 474.51 feet with the west line of said Lot 9 and with the west line of Lot 8-R, Block 13-R-A, Highland Lake Addition, an addition to the City of Lake Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet B, Page 3595, Plat Records, Tarrant County, Texas and with the west line of Lot 4 in said Block 13-R-A to a capped iron rod marked RPLS 4561 set for corner, said point being the northeast corner of that certain tract of land conveyed by deed from Hasty Enterprises, Inc. to the City of Lake Worth recorded in Volume 5989, Page 459, Deed Records, Tarrant County, Texas;

THENCE S 89° 28' 28" W, 117.50 feet with the north line of said City of Lake Worth tract to a capped iron rod marked RPLS 4561 set for corner, said point being the northwest corner of said City of Lake Worth tract;

THENCE S 00° 04' 28" W, 352.95 feet with the west line of said City of Lake Worth tract to a capped iron rod marked RPLS 4561 set for corner in the east line of Fewell Drive, a public roadway;

THENCE S 89° 41' 20" W, 443.42 feet crossing said Fewell Drive and with the north line of that certain tract of land conveyed by deed from James H. Fewell and wife, Aquilla Fewell to John E. Smith et al recorded in Volume 6746, Page 468, deed records, Tarrant County, Texas and with the north line of that certain tract of land conveyed by deed from Marion Murline Oswald Stephens to Wilson & Walker, Ltd. Company recorded in Volume 12576, Page 720, Deed Records, Tarrant County, Texas and with the north line of that certain tract of land conveyed by deed from the First National Bank of Bridgeport Texas to Larry L. Blackmon recorded under Document Number D205118551, Deed Records, Tarrant County, Texas and with the north line of that certain tract of land conveyed by deed from Craig A. O'Mary and Angela D. O'Mary to Anthony T. Springfield recorded in Volume 12299, Page 1164, Deed Records, Tarrant County, Texas to an iron rod found for corner, said point being the northeast corner of Tract 7 of Vivian White Estate, an addition to the City of Lake Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-210, Page 15, Plat Records, Tarrant County, Texas;

THENCE S 89° 59' 27" W, 48.43 feet with the north line of said Tract 7 to an iron rod found for corner;

THENCE S 89° 40' 36" W, 365.15 feet with said north line of said Tract 7 and with the north line of Edgemere Place, a public roadway to a capped iron rod marked RPLS 4561 set for corner, said point being the southeast corner of that certain tract of land conveyed by deed from Bud Starnes & Associates, Inc. to Tony M. Braxton recorded under Document Number D2160119969, Deed Records, Tarrant County, Texas to an iron rod found for corner;

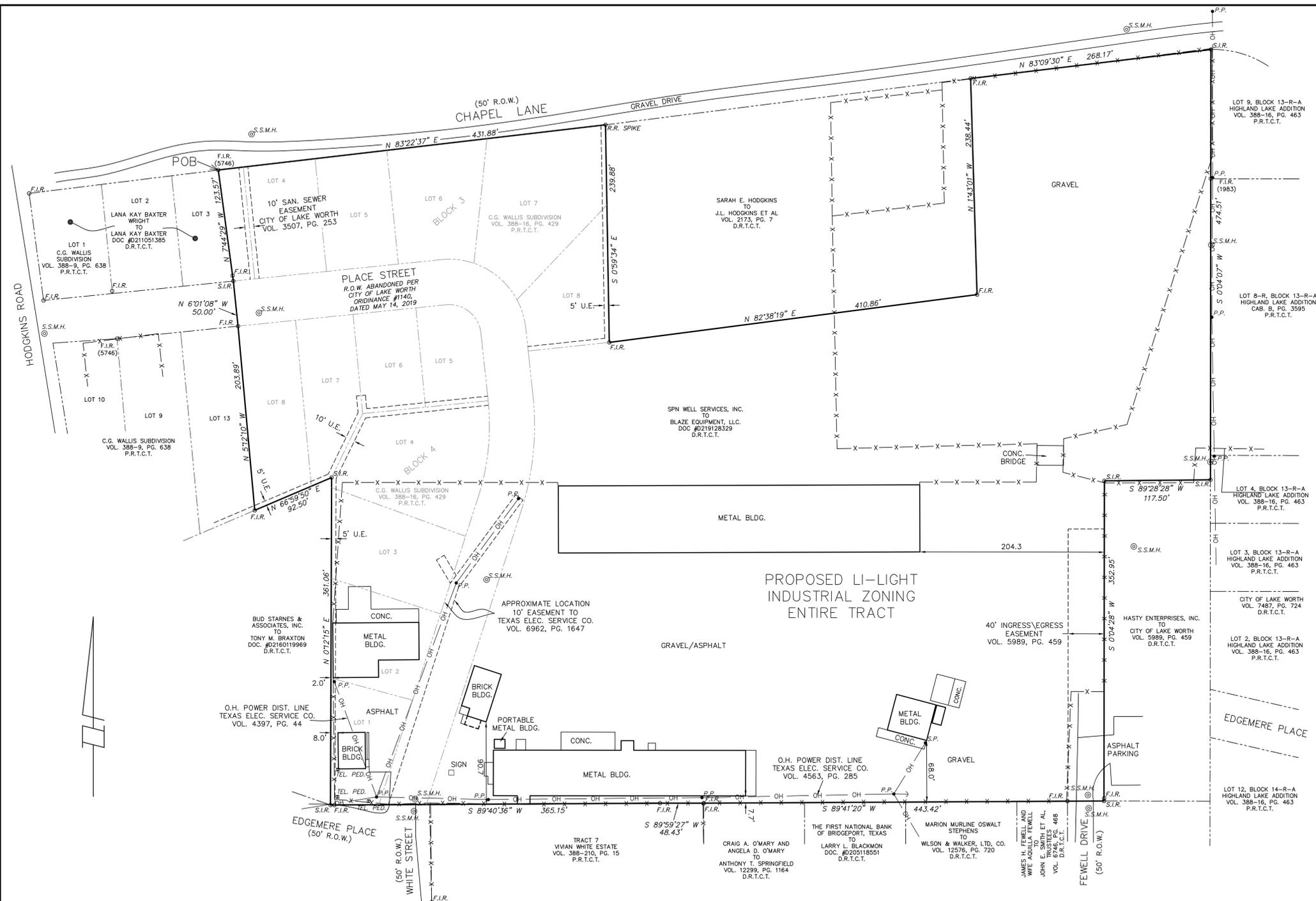
THENCE N 00° 12' 15" E, 361.06 feet with the east line of said Braxton tract to a capped iron rod marked RPLS 4561 set for corner, said point being the northeast corner of said Braxton tract;

THENCE S 66° 59' 50" W, 92.50 feet with the north line of said Braxton tract to an iron rod found for corner, said point being the southeast corner of Lot 13 in said Block 4 of said C. C. Wallis Subdivision;

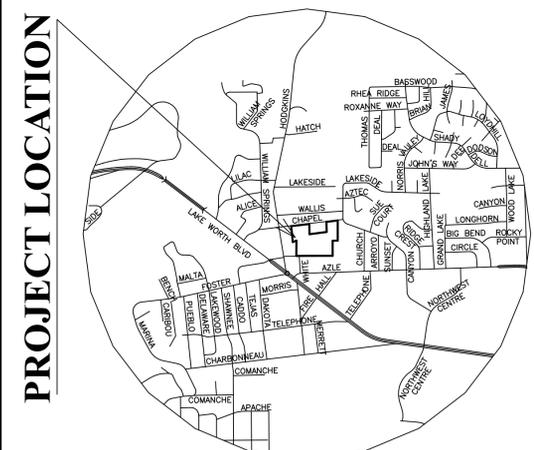
THENCE N 05° 12' 10" W, 203.89 feet with the east line of said Lot 13 to an iron rod found for corner, said point being the northeast corner of said Lot 13;

THENCE N 06° 01' 08" W, 50.00 feet to a capped iron rod marked RPLS 4561 set for corner in the north line of said Place Street, said point being the southeast corner of said Baxter tract;

THENCE N 07° 44' 29" W, 123.57 feet with the east line of said Baxter tract to the PLACE OF BEGINNING and containing 14.924 acres of land.



PROPOSED LI-LIGHT INDUSTRIAL ZONING ENTIRE TRACT



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

- BL = BUILDING LINE
- CC/P = COVERED PATIO/PORCH
- C/W = CONCRETE SIDEWALK
- E.B. = ELECTRIC BOX
- F.I.R. = FOUND IRON ROD
- GLM = GAS LINE MARKER
- P.P. = POWER POLE
- S.P. = SERVICE POLE
- STM MH = STORM SEWER MANHOLE
- W/D = WOOD DECK
- W/V = WATER VALVE
- FENCE = X
- CATV = CABLE TV BOX
- C/D = CONCRETE DRIVE
- C/P = CONCRETE PATIO/PORCH
- D.E. = DRAINAGE EASEMENT
- F.H. = FIRE HYDRANT
- FOC = FIBER OPTIC CABLE
- L.P. = LIGHT POLE
- S.L.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
- SSMH = SANITARY SEWER MANHOLE
- W.M. = WATER METER
- U.E. = UTILITY EASEMENT
- OH = OVERHEAD POWER LINE

ZONING EXHIBIT
14.924 ACRES IN THE
JOHN BREEDING SURVEY A-188
CITY OF LAKE WORTH
TARRANT COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600
REVISED: 28 SEPTEMBER, 2020

OWNER/DEVELOPER
BLAZE EQUIPMENT, LLC.
4200 WHITE STREET
LAKE WORTH, TX 76135
817-832-2485

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

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

2035 FUTURE LAND USE PLAN MAP AMENDMENT REQUEST
PLANNING & ZONING CASE #PZ-2020-12

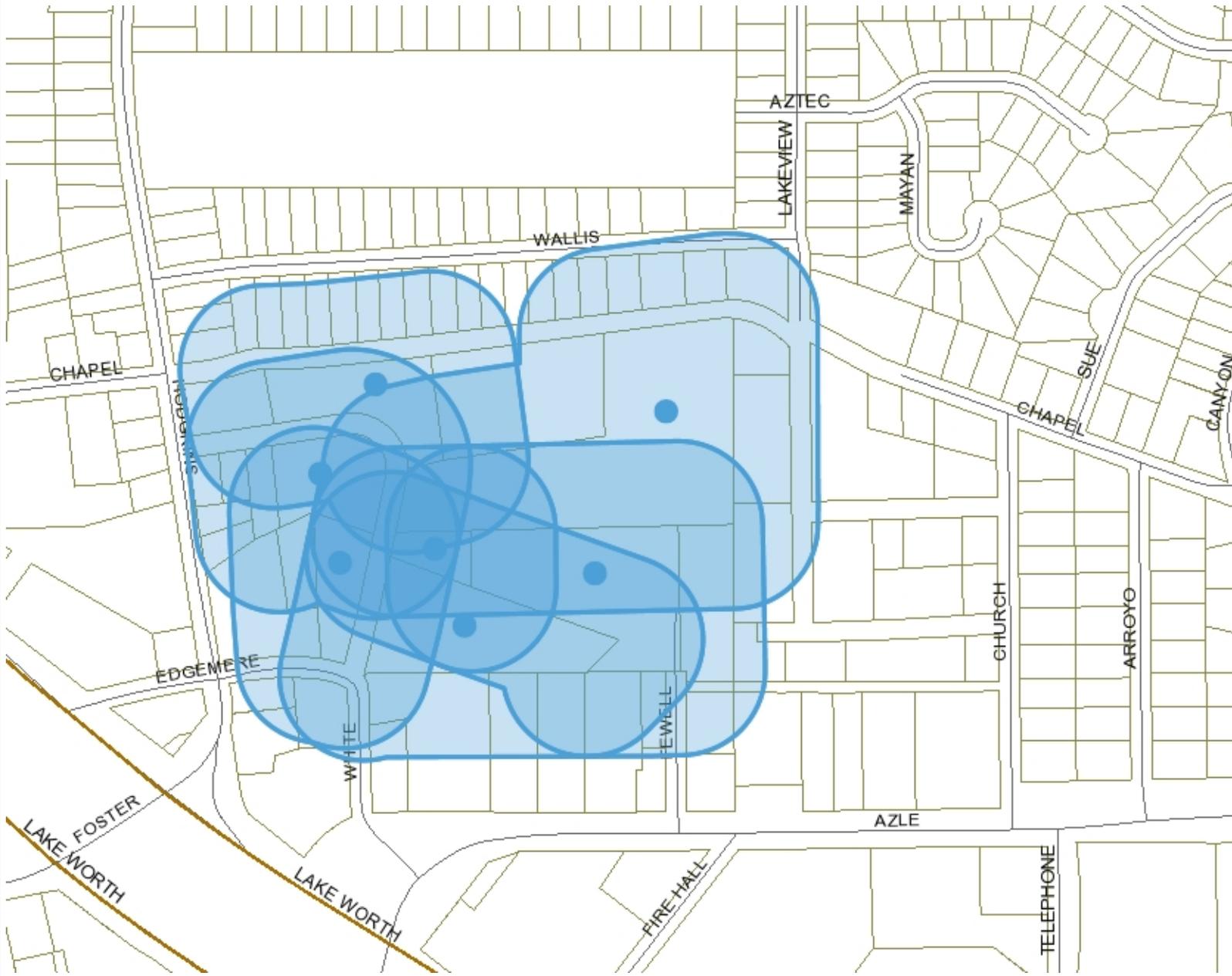
You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for an amendment to the 2035 Future Land Use Map. Attached you will find a copy of a map for the location. You are invited to attend and participate in the following 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, October 20, 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 amending the 2035 Future Land Use Plan from Light Industrial and Commercial to all Light Industrial for an approximately 14.924 acre tract of land known as Block 3, Part of Lot 3 and all of Lots 4-8, C. G. Wallis Subdivision; Block 4, Lots 1-8, C.G. Wallis Subdivision; Abstract 188, Tracts 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, and 19D, John Breeding Survey, or more commonly known as 4200 White Street, Lake Worth, Texas and by amending the 2035 Future Land Use Map to reflect such change. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, November 10, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider an ordinance amending the 2035 Future Land Use Plan from Light Industrial and Commercial to all Light Industrial for an approximately 14.924 acre tract of land known as Block 3, Part of Lot 3 and all of Lots 4-8, C. G. Wallis Subdivision; Block 4, Lots 1-8, C.G. Wallis Subdivision; Abstract 188, Tracts 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, and 19D, John Breeding Survey, or more commonly known as 4200 White Street, Lake Worth, Texas and by amending the 2035 Future Land Use Map to reflect such change. All interested parties are encouraged to attend.

MAP ON REVERSE

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

4200 White - 200' Map



Legend

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

10/7/20 9:40 AM

0.1 0 0.07 0.1 Miles

1: 4,188



Blaze Equipment LLC
304 W Charlottesville Avenue
Colleyville, Texas 76034

Patton Group LLC
1773 Staree Lane
Fort Worth, Texas 76179

Longhorn Real Estate Inv Inc
P O Box 136459
Fort Worth, Texas 76136-0459

Construccion Del Sur
3408 Azle Avenue
Fort Worth, Texas 76104

Mauro Cisneros
6733 Wallis Road
Lake Worth, Texas 76135-2215

Jose A B Rodriguez &
Yolanda Barrientos
6833 Wallis Road
Lake Worth, Texas 76135

Susie G & C E Underwood, Jr.
4309 Lakeview Drive
Lake Worth, Texas 76135-2236

Jose Hernandez
6737 Wallis Road
Lake Worth, Texas 76135-2215

Pam McLean
6837 Wallis Road
Lake Worth, Texas 76135

Rick & Carol Chronister
2021 Walter Smith Road
Azle, Texas 76020-4327

Emily Anne Trice
Isaac Miguel Cadena
6801 Wallis Road
Lake Worth, Texas 76135

Tina M Morren
4304 Hodgkins Road
Lake Worth, Texas 76135-2135

Isaac Lee & Christy Colleen Lawrence
6709 Wallis Road
Lake Worth, Texas 76135

George Jay Hester, Jr.
6805 Wallis Road
Lake Worth, Texas 76135

Gustavo & Alba Flores
4300 Hodgkins Road
Lake Worth, Texas 76135

City of Lake Worth
3805 Adam Grubb
Lake Worth, Texas 76135-3509

Debra K & Randy Lee Haggard
6809 Wallis Road
Lake Worth, Texas 76135

Lana Kay Baxter
4228 Hodgkins Road
Lake Worth, Texas 76135-2133

Shekhinah Ent Inc.
6713 Wallis Road
Lake Worth, Texas 76135

E S & Pefector Sanchez, Jr.
6813 Wallis Road
Lake Worth, Texas 76135-2217

J L Hodgkins Cemtery
3924 Lakewood Drive
Lake Worth, Texas 76135-2830

Sergio E & Maria Lopez
6717 Wallis Road
Lake Worth, Texas 76135-2215

Leonel Garcia
4913 Woodmeadow Drive
Fort Worth, Texas 76135-1824

Michael DE McNally
509 High View Court
Weatherford, Texas 76085-8224

James F & Elke E Barnard
6721 Wallis Road
Lake Worth, Texas 76135-2215

Stacia Louise Scott
6821 Wallis Road
Lake Worth, Texas 76135-2217

Kamy Trust
P O Box 50593
Denton, Texas 76206-5815

Rebecca P Draus
6725 Wallis Road
Lake Worth, Texas 76135-2215

Wanda J Watts
6825 Wallis Road
Lake Worth, Texas 76135-2217

Jack Allen Burks, Jr.
6116 N Hill Lane
Fort Worth, Texas 76135

Richard & Jamie Thornhill
4116-A Hodgkins Road
Lake Worth, Texas 76135

Irie & Bridget Grnwalt
4220 Hodgkins Road
Lake Worth, Texas 76135-2133

Wayne L & Claudia K Allen
3009 NW Loraine Street
Fort Worth, Texas 76106-4932

Thornhill Motor Company LLC
4116 Hodgkins Road
Lake Worth, Texas 76135

Nhon Nguyen
3900 San Ramon Drive
Arlington, Texas 76013-5719



Building Development Services
 Planning & Zoning Department
 3805 Adam Grubb
 Lake Worth, Texas 76135
 817-255-7922 or smeason@lakeworthtx.org



PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case.

- I am **FOR** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2020-12 (4200 White Street (Blaze Equipment) – 2035 Future Land Use Map amendment request).
- I am **AGAINST** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2020-12 (4200 White Street (Blaze Equipment) – 2035 Future Land Use Map amendment request).

Property Owner Name: Charles Underwood
(Please print)

Mailing Address: 4309 Lakeview Dr

Phone: 817-781-9720 Email: woody-su@hotmail.com

Signature: Charles Underwood Date: 10/14/2020

Property Address(s) (within 200' of subject property): 4309 Lakeview Dr,

COMMENTS:

Please limit the hours of operation.
They should not be active making noise
and raising dust from 9pm through 7am,



Building Development Services
 Planning & Zoning Department
 3805 Adam Grubb
 Lake Worth, Texas 76135
 817-255-7922 or smeason@lakeworthtx.org



PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case.

I am **FOR** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2020-12 (4200 White Street (Blaze Equipment) – 2035 Future Land Use Map amendment request).

I am **AGAINST** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2020-12 (4200 White Street (Blaze Equipment) – 2035 Future Land Use Map amendment request).

Property Owner Name: PAM McLEAN
 (Please print)

Mailing Address: 6837 WALLIS Rd. LAKEWORTH TX 76135

Phone: 817-565-9119 Email: N/A

Signature: Pam McLean Date: OCT 15 - 2020

Property Address(s) (within 200' of subject property): Who Knows?

COMMENTS:

I only received this on Oct 13-2020 at 5:30pm
so your only giving me 1/2 days to return.
Not Right. I've only lived here less than
2 yrs. I'm AGAINST you forcing me to move
your office should have sent these out in time
for people to read and gover!

**Lake Worth Planning and Zoning Commission Meeting -
October 20, 2020**

Agenda Item No. C.4

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-13, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classifications from Single Family Residential, Industrial, and Planned Industrial to all "LI" Light Industrial for an approximately 14.924 acre tract of land known as Block 3, Part of Lot 3 and all of Lots 4-8, C. G. Wallis Subdivision; Block 4, Lots 1-8, C.G. Wallis Subdivision; Abstract 188, Tracts 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, and 19D, John Breeding Survey, or more commonly known as 4200 White Street, Lake Worth, Texas and by amending the official zoning map to reflect such change.

SUMMARY:

Property Description:

14.924-acre tract(s) of land, 4200 White Street

Property Owner(s):

Blaze Equipment, Craig Rosenkrantz, 304 W. Charlottesville Ave., Colleyville, Texas 76034

Applicant:

Landmark Surveyors, LLC, Jerald Yensan, 4238 I-35 N, Denton, Texas 76207

Engineer/Architect/Surveyor:

Landmark Surveyors, LLC, Jerald Yensan, 4238 I-35 N, Denton, Texas 76207

Future Land Use Designation:

Planned Mixed Use

Current Zoning:

Single Family Residential, Industrial, Planned Industrial

Current Use(s):

Blaze Equipment

Proposed Zoning:

"LI" Light Industrial

Existing Road(s):

White Street/Fewell Drive/Hodgkins

Surrounding Zoning:

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

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

East: The property to the east is currently zoned Public Facilities (City's Public Works Facility).

West: The property to the west is currently zoned Planned Industrial and Single Family Residential.

Summary:

The property owner, Blaze Equipment purchased the property back in June 2019 and is working to get the property cleaned up, properly zoned, and platted in order to do some improvements to the property and the buildings on the property.

Public Input:

On October 9, 2020 as required by State law, the City mailed out thirty-five (35) letters of notification for 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 October 4, 2020.

Staff had received one public comment form, which is against the request as of the packet preparation date.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Development Application
- Ordinance No. XXXX
- Zoning Exhibit
- Public Hearing Notice
- 200' Notification/Vicinity Map
- 200' Public Hearing Notifications
- Public Comment Form

RECOMMENDED MOTION OR ACTION:

Zoning District change requests are at the discretion of the Planning & Zoning Commission and City Council.



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-2020-12 + PZ-2020-13
 Date Submitted: 9-28-2020

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

ZONING CHANGE LAND USE SITE PLAN SITE PLAN AMENDMENT

PROPERTY ADDRESS 4200 WHITE STREET

CURRENT LEGAL DESCRIPTION JOHN BREEDING SURVEY A-188

CURRENT ZONING CLASSIFICATION & LAND USE Single Family Res., I, Planned Industrial

PROPOSED ZONING CLASSIFICATION & LAND USE LI - Light Industrial

TOTAL ACRES 14.922 # OF LOTS 2

APPLICANT/DEVELOPER INFORMATION

NAME LANDMARK SURVEYORS LLC JERALD YENSAN RPLS 4561
 ADDRESS 4238 I-35 N CITY DENTON
 STATE TX ZIP 76207 EMAIL LANDMARK SV@aol.com
 PHONE (940) 382-4016 FAX (940) 387-9782

PROPERTY OWNER INFORMATION

NAME Blaze Equipment, LLC
 ADDRESS 4200 White St CITY Lake Worth
 STATE TX ZIP 76135 EMAIL Craig@Blaze-equip.com
 PHONE 817-832-2845 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME JERALD YENSAN
 ADDRESS (SIE ABOVE) CITY _____
 STATE _____ ZIP _____ EMAIL _____
 PHONE _____ FAX _____

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

[Signature] must be original signature
 SIGNATURE OF OWNER, AGENT, OR APPLICANT

3-19-2020
 DATE

GENERAL INFORMATION

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

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

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

SUBMITTAL CHECKLIST

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

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

OFFICE USE ONLY

Fee: 150.00

Date Paid: 9-28-2020

Receipt #: P20-0820

Ownership Verified:

YES NO

Taxes Paid:

YES NO

Liens Paid:

YES NO

Public Hearing Newspaper Notice Deadline Date: _____

Public Hearing 200' Notification Deadline Date: _____

P&Z Commission Meeting Date: 10-20-2020

City Council Meeting Date: 11-10-2020

Approval Date: _____

Ordinance Number: _____

Instrument #: _____

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 14.924 ACRES OF LAND DESCRIBED HEREIN AS BLOCK 3, PART OF LOT 3 AND ALL OF LOTS 4-8, C. G. WALLIS SUBDIVISION; BLOCK 4, LOTS 1-8, C.G. WALLIS SUBDIVISION; ABSTRACT 188, TRACTS 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, AND 19D, JOHN BREEDING SURVEY, BEING THAT ALL OF THE CERTAIN CALLED 14.924-ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF “SF-1” SINGLE FAMILY RESIDENTIAL, “I” INDUSTRIAL, AND “PI” PLANNED INDUSTRIAL TO ALL “LI” LIGHT INDUSTRIAL, GENERALLY DESCRIBED AS 4200 WHITE STREET, 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 14.924-acre tract of land located in Lake Worth, Texas,

has initiated an application on the hereinafter described property to re-zone same; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on October 20, 2020, and by the City Council of the City of Lake Worth on November 10, 2020, with respect to the zoning described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 1169, and to amend the Official Zoning Map of the City, as described herein.

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

SECTION 1.

INCORPORATION OF PREMISES

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

SECTION 2.

ORDINANCE 1169 AMENDED

Ordinance No. 1169 is hereby amended by approving a change to the zoning designation from “SF-1” Single Family Residential, “I” Industrial, and “PI” Planned Industrial to a zoning designation of “LI” Light Industrial, by amending the Official Zoning

Map to reflect such change for the property hereinafter described below:

Planning & Zoning Case No. PZ-2020-13

Owner: Blaze Equipment
304 W. Charlottesville Ave.
Colleyville, Texas 76034

Applicant: Landmark Surveyors, LLC
4238 I-35 N
Denton, Texas 76207

Legal Description: Block 3, Part of Lot 3 and all of Lots 4-8, C. G. Wallis Subdivision; Block 4, Lots 1-8, C.G. Wallis Subdivision; Abstract 188, Tracts 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, and 19D, John Breeding Survey Lake Worth, Tarrant County, Texas

Property Address: 4200 White Street

Property Zoning: Light Industrial

SECTION 3.

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 4.

OFFICIAL ZONING MAP AMENDED

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

SECTION 5.

CUMULATIVE CLAUSE

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

SECTION 6.

PENALTY CLAUSE

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

SECTION 7.

SEVERABILITY

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

SECTION 8.

SAVINGS

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

SECTION 9.

ENGROSSMENT AND ENROLLMENT

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

SECTION 10.

PUBLICATION

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

SECTION 11.

EFFECTIVE DATE

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

PASSED AND APPROVED on the 10th day of November, 2020.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

FIELD NOTES
14.924 ACRES

BEING all that certain lot, tract, or parcel of land situated in the John Breeding Survey Abstract Number 188 in the City of Lake Worth, Tarrant County, Texas, being all of Lots 1 through 8, Block 4 and a part of Lot 3 and all of Lots 4 through 8, Block 3 of C. C. Wallis Subdivision, an addition to the City of Lake Worth, Tarrant County, Texas and being a part of unimproved Place Street, abandoned by City Ordinance Number 1140 dated May 14, 2019 and being all that certain tract of land conveyed by deed from SPN Well Services, Inc. to Blaze Equipment, LLC recorded under Document number D219128329, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at an iron rod marked 5746 found for corner in the south line of Chapel Lane, a public roadway, said point being the northeast corner of that certain tract of land conveyed by deed from Lana Kay Baxter Wright to Lana Kay Baxter recorded under Document Number D211051385, Deed Records, Tarrant County, Texas;

THENCE N 83° 22' 37" E, 431.88 feet with said south line of said Chapel Lane to a railroad spike found for corner, said point being the northwest corner of that certain tract of land conveyed by deed from Sarah E. Hodgkins to J.L. Hodgkins et al recorded in Volume 2173, Page 7, Deed Records, Tarrant County, Texas;

THENCE S 00° 59' 34" E, 239.88 feet with the west line of said Hodgkins et al tract to an iron rod found for corner, said point being the southwest corner of said Hodgkins et al tract;

THENCE N 82° 38' 19" E, 410.86 feet with the south line of said Hodgkins et al tract to an iron rod found for corner, said point being the southeast corner of said Hodgkins et al tract;

THENCE N 01° 43' 01" W, 238.44 feet with the east line of said Hodgkins et al tract to an iron rod found for corner in said south line of said Chapel Lane;

THENCE N 83° 09' 30" E, 268.17 feet with said south line of said Chapel Lane to a capped iron rod marker RPLS 4561 set for corner for corner, said point being the northwest corner of Lot 9, Block 13-R-A, Highland Lake Addition, an addition to the City of Lake Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-16, Page 463, Plat Records, Tarrant County, Texas;

THENCE S 00° 04' 07" W, 474.51 feet with the west line of said Lot 9 and with the west line of Lot 8-R, Block 13-R-A, Highland Lake Addition, an addition to the City of Lake Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet B, Page 3595, Plat Records, Tarrant County, Texas and with the west line of Lot 4 in said Block 13-R-A to a capped iron rod marked RPLS 4561 set for corner, said point being the northeast corner of that certain tract of land conveyed by deed from Hasty Enterprises, Inc. to the City of Lake Worth recorded in Volume 5989, Page 459, Deed Records, Tarrant County, Texas;

THENCE S 89° 28' 28" W, 117.50 feet with the north line of said City of Lake Worth tract to a capped iron rod marked RPLS 4561 set for corner, said point being the northwest corner of said City of Lake Worth tract;

THENCE S 00° 04' 28" W, 352.95 feet with the west line of said City of Lake Worth tract to a capped iron rod marked RPLS 4561 set for corner in the east line of Fewell Drive, a public roadway;

THENCE S 89° 41' 20" W, 443.42 feet crossing said Fewell Drive and with the north line of that certain tract of land conveyed by deed from James H. Fewell and wife, Aquilla Fewell to John E. Smith et al recorded in Volume 6746, Page 468, deed records, Tarrant County, Texas and with the north line of that certain tract of land conveyed by deed from Marion Murline Oswald Stephens to Wilson & Walker, Ltd. Company recorded in Volume 12576, Page 720, Deed Records, Tarrant County, Texas and with the north line of that certain tract of land conveyed by deed from the First National Bank of Bridgeport Texas to Larry L. Blackmon recorded under Document Number D205118551, Deed Records, Tarrant County, Texas and with the north line of that certain tract of land conveyed by deed from Craig A. O'Mary and Angela D. O'Mary to Anthony T. Springfield recorded in Volume 12299, Page 1164, Deed Records, Tarrant County, Texas to an iron rod found for corner, said point being the northeast corner of Tract 7 of Vivian White Estate, an addition to the City of Lake Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-210, Page 15, Plat Records, Tarrant County, Texas;

THENCE S 89° 59' 27" W, 48.43 feet with the north line of said Tract 7 to an iron rod found for corner;

THENCE S 89° 40' 36" W, 365.15 feet with said north line of said Tract 7 and with the north line of Edgemere Place, a public roadway to a capped iron rod marked RPLS 4561 set for corner, said point being the southeast corner of that certain tract of land conveyed by deed from Bud Starnes & Associates, Inc. to Tony M. Braxton recorded under Document Number D2160119969, Deed Records, Tarrant County, Texas to an iron rod found for corner;

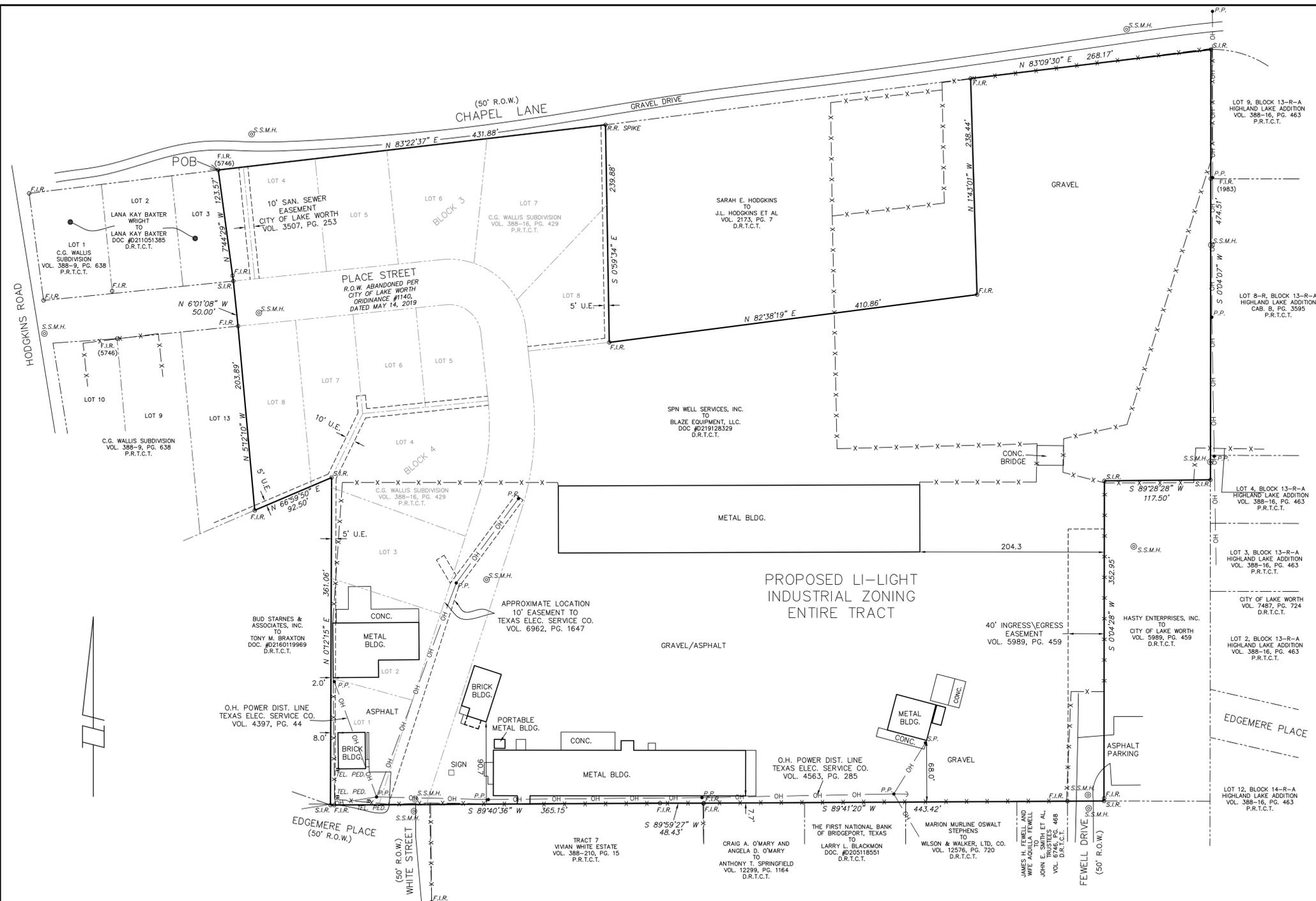
THENCE N 00° 12' 15" E, 361.06 feet with the east line of said Braxton tract to a capped iron rod marked RPLS 4561 set for corner, said point being the northeast corner of said Braxton tract;

THENCE S 66° 59' 50" W, 92.50 feet with the north line of said Braxton tract to an iron rod found for corner, said point being the southeast corner of Lot 13 in said Block 4 of said C. C. Wallis Subdivision;

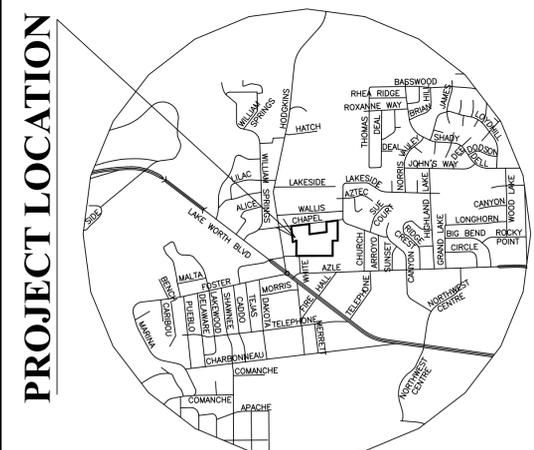
THENCE N 05° 12' 10" W, 203.89 feet with the east line of said Lot 13 to an iron rod found for corner, said point being the northeast corner of said Lot 13;

THENCE N 06° 01' 08" W, 50.00 feet to a capped iron rod marked RPLS 4561 set for corner in the north line of said Place Street, said point being the southeast corner of said Baxter tract;

THENCE N 07° 44' 29" W, 123.57 feet with the east line of said Baxter tract to the PLACE OF BEGINNING and containing 14.924 acres of land.



PROPOSED LI-LIGHT INDUSTRIAL ZONING ENTIRE TRACT



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

- BL = BUILDING LINE
- CC/P = COVERED PATIO/PORCH
- C/W = CONCRETE SIDEWALK
- E.B. = ELECTRIC BOX
- F.I.R. = FOUND IRON ROD
- GLM = GAS LINE MARKER
- P.P. = POWER POLE
- S.P. = SERVICE POLE
- STM MH = STORM SEWER MANHOLE
- W/D = WOOD DECK
- W/V = WATER VALVE
- FENCE = X
- CATV = CABLE TV BOX
- C/D = CONCRETE DRIVE
- C/P = CONCRETE PATIO/PORCH
- D.E. = DRAINAGE EASEMENT
- F.H. = FIRE HYDRANT
- FOC = FIBER OPTIC CABLE
- L.P. = LIGHT POLE
- S.L.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
- SSMH = SANITARY SEWER MANHOLE
- W.M. = WATER METER
- U.E. = UTILITY EASEMENT
- OH = OVERHEAD POWER LINE

ZONING EXHIBIT
14.924 ACRES IN THE
JOHN BREEDING SURVEY A-188
CITY OF LAKE WORTH
TARRANT COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600
REVISED: 28 SEPTEMBER, 2020

OWNER/DEVELOPER
BLAZE EQUIPMENT, LLC.
4200 WHITE STREET
LAKE WORTH, TX 76135
817-832-2485

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

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

ZONING DISTRICT CLASSIFICATION CHANGE REQUEST
PLANNING & ZONING CASE #PZ-2020-13

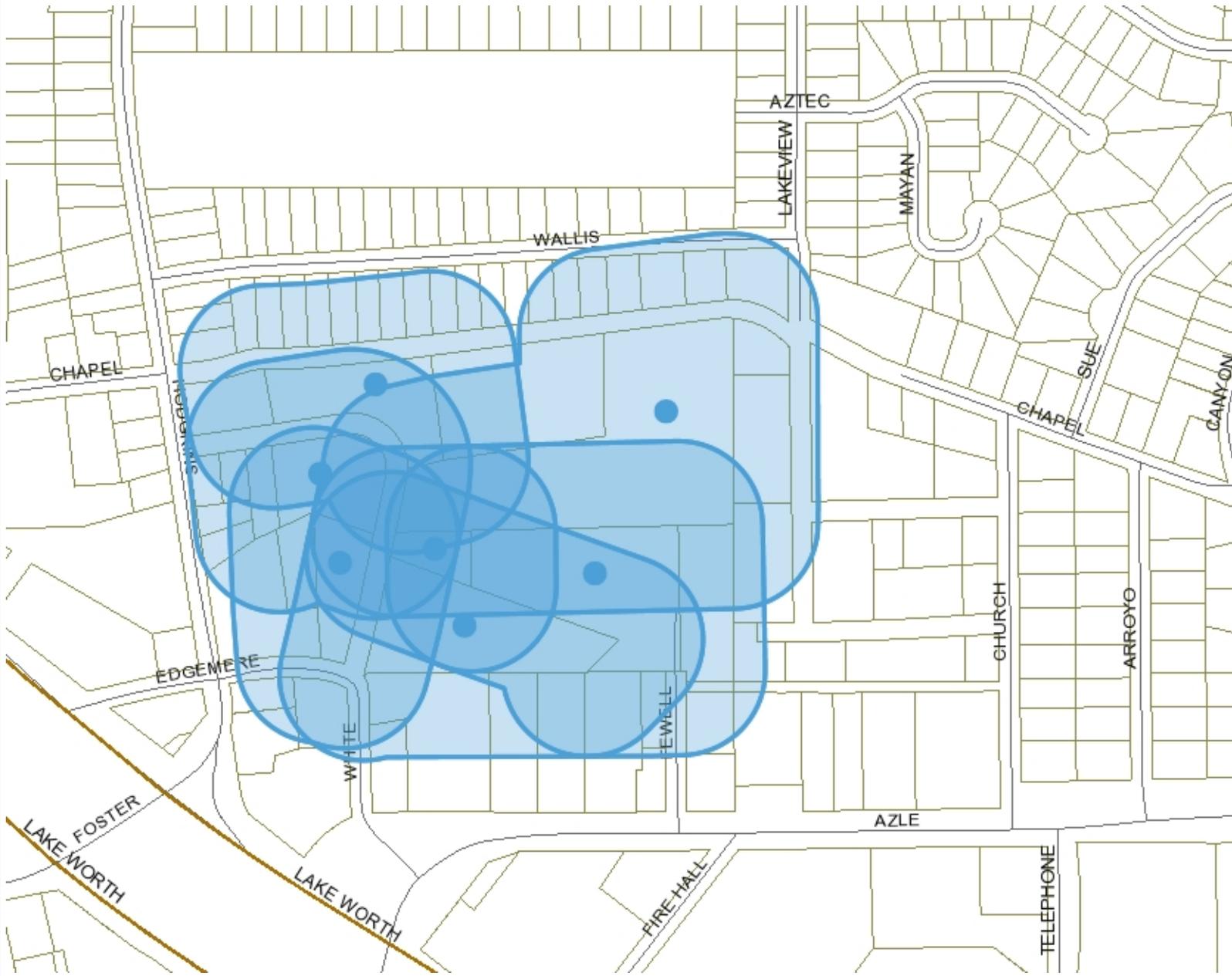
You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a zoning district change. Attached you will find a copy of a map for the location. You are invited to attend and participate in the following public hearings 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, October 20, 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 amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classifications from Single Family Residential, Industrial, and Planned Industrial to all "LI" Light Industrial for an approximately 14.924 acre tract of land known as Block 3, Part of Lot 3 and all of Lots 4-8, C. G. Wallis Subdivision; Block 4, Lots 1-8, C.G. Wallis Subdivision; Abstract 188, Tracts 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, and 19D, John Breeding Survey, or more commonly known as 4200 White Street, 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, November 10, 2020, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classifications from Single Family Residential, Industrial, and Planned Industrial to all "LI" Light Industrial for an approximately 14.924 acre tract of land known as Block 3, Part of Lot 3 and all of Lots 4-8, C. G. Wallis Subdivision; Block 4, Lots 1-8, C.G. Wallis Subdivision; Abstract 188, Tracts 2AA4, 2AA, 2AA5, 2AA6, 19, 19A, 19A2, 19C, and 19D, John Breeding Survey, or more commonly known as 4200 White Street, Lake Worth, Texas and by amending the official Zoning Map to reflect such change. All interested parties are encouraged to attend.

MAP ON REVERSE

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

4200 White - 200' Map



Legend

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

10/7/20 9:40 AM

0.1 0 0.07 0.1 Miles

1: 4,188



Blaze Equipment LLC
304 W Charlottesville Avenue
Colleyville, Texas 76034

Patton Group LLC
1773 Staree Lane
Fort Worth, Texas 76179

Longhorn Real Estate Inv Inc
P O Box 136459
Fort Worth, Texas 76136-0459

Construccion Del Sur
3408 Azle Avenue
Fort Worth, Texas 76104

Mauro Cisneros
6733 Wallis Road
Lake Worth, Texas 76135-2215

Jose A B Rodriguez &
Yolanda Barrientos
6833 Wallis Road
Lake Worth, Texas 76135

Susie G & C E Underwood, Jr.
4309 Lakeview Drive
Lake Worth, Texas 76135-2236

Jose Hernandez
6737 Wallis Road
Lake Worth, Texas 76135-2215

Pam McLean
6837 Wallis Road
Lake Worth, Texas 76135

Rick & Carol Chronister
2021 Walter Smith Road
Azle, Texas 76020-4327

Emily Anne Trice
Isaac Miguel Cadena
6801 Wallis Road
Lake Worth, Texas 76135

Tina M Morren
4304 Hodgkins Road
Lake Worth, Texas 76135-2135

Isaac Lee & Christy Colleen Lawrence
6709 Wallis Road
Lake Worth, Texas 76135

George Jay Hester, Jr.
6805 Wallis Road
Lake Worth, Texas 76135

Gustavo & Alba Flores
4300 Hodgkins Road
Lake Worth, Texas 76135

City of Lake Worth
3805 Adam Grubb
Lake Worth, Texas 76135-3509

Debra K & Randy Lee Haggard
6809 Wallis Road
Lake Worth, Texas 76135

Lana Kay Baxter
4228 Hodgkins Road
Lake Worth, Texas 76135-2133

Shekhinah Ent Inc.
6713 Wallis Road
Lake Worth, Texas 76135

E S & Pefector Sanchez, Jr.
6813 Wallis Road
Lake Worth, Texas 76135-2217

J L Hodgkins Cemtery
3924 Lakewood Drive
Lake Worth, Texas 76135-2830

Sergio E & Maria Lopez
6717 Wallis Road
Lake Worth, Texas 76135-2215

Leonel Garcia
4913 Woodmeadow Drive
Fort Worth, Texas 76135-1824

Michael DE McNally
509 High View Court
Weatherford, Texas 76085-8224

James F & Elke E Barnard
6721 Wallis Road
Lake Worth, Texas 76135-2215

Stacia Louise Scott
6821 Wallis Road
Lake Worth, Texas 76135-2217

Kamy Trust
P O Box 50593
Denton, Texas 76206-5815

Rebecca P Draus
6725 Wallis Road
Lake Worth, Texas 76135-2215

Wanda J Watts
6825 Wallis Road
Lake Worth, Texas 76135-2217

Jack Allen Burks, Jr.
6116 N Hill Lane
Fort Worth, Texas 76135

Richard & Jamie Thornhill
4116-A Hodgkins Road
Lake Worth, Texas 76135

Irie & Bridget Grnwalt
4220 Hodgkins Road
Lake Worth, Texas 76135-2133

Wayne L & Claudia K Allen
3009 NW Loraine Street
Fort Worth, Texas 76106-4932

Thornhill Motor Company LLC
4116 Hodgkins Road
Lake Worth, Texas 76135

Nhon Nguyen
3900 San Ramon Drive
Arlington, Texas 76013-5719



Building Development Services
 Planning & Zoning Department
 3805 Adam Grubb
 Lake Worth, Texas 76135
 817-255-7922 or smeason@lakeworthtx.org

RECEIVED
 (DATE STAMP)
RECEIVED
 OCT 15 2020

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the public record for the case.

I am **FOR** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2020-13 (4200 White Street (Blaze Equipment) – Zoning District Change request).

I am **AGAINST** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2020-13 (4200 White Street (Blaze Equipment) – Zoning District Change request).

Property Owner Name: PAM McLEAN
 (Please print)

Mailing Address: 6837 WALLIS Rd LAKEWORTH TX 76135

Phone: 817-565-9119 Email: N/A

Signature: Pam McLean Date: OCT 15 - 2020

Property Address(s) (within 200' of subject property): WHO KNOWS?

COMMENTS:

I HAVEN'T even lived here 2yrs yet. And I AM
TOTALY AGAINST anyone MAKING me move.
And it isn't FAIR that I only recieved this on
the Tuesday 13th 2020 AT around 5:30pm. To
find out I only have 1 1/2 days to get it BACK
to you. People should have ample time to
read and get it BACK not 1 1/2 days!