



CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION AGENDA

**3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, NOVEMBER 17, 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.

A.4 REMOVAL OF ITEM(S) FROM CONSENT AGENDA

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

B.1 Approve minutes of the October 20, 2020 regular Planning & Zoning Commission meeting.

C. PUBLIC HEARINGS

- C.1 Public Hearing to consider Planning & Zoning Case No. PZ-2020-14, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classification from "PC" Planned Commercial to "C" Commercial for an approximately 1.0257 acre parcel of land known as Block 1, Lot 3, Lake Worth Towne Crossing Addition, or more commonly known as 4041 Paul Meador Drive, Lake Worth, Texas and by amending the official Zoning Map to reflect such change.
- C.2 Public Hearing to consider Planning & Zoning Case No. PZ-2020-15, an ordinance amending the 2035 Future Land Use Plan Map from Planned Mixed Use to Single Family Residential - High Density for an approximately 15.06 acre tract of land known by metes and bounds as a tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in the Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows: COMMENCING at the intersection of the south right-of-way line of Azle Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a called 80-foot right-of-way) same being the northwest corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D217018314, Official Public Records, Tarrant County, Texas; THENCE North 89°15'51" East, with said south right-of-way line, a distance of 1050.47 feet to the POINT OF BEGINNING; THENCE North 89°15'51" East, continuing with said south right-of-way line of Azle Avenue, a distance of 98.02 feet to the northwest corner of Lot 7, Block 1 of Lots 6, 7 & 8, Block 1, Summit Park, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-206, Page 73, Plat Records, Tarrant County, Texas; THENCE South 0°45'21" East, with the west line of said Summit Park part of the way, a distance of 846.35 feet to a point in the north line of Lot 2R, Block 1, of Courage Addition, Block 1, Lot 2R, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D205303025, Official Public Records, Tarrant County, Texas; THENCE North 74°15'56" West, with said north line of Lot 2R, Block 1, a distance of 475.53 feet to the northwest corner of said Lot 2R, Block 1; THENCE South 15°39'44" West, with the west line of said Lot 2R, Block 1, a distance of 304.09 feet to the southwest corner of said Lot 2R, Block 1, and being in the north line of Lot 3 of Lake Worth Center, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-145, Page 6, Plat Records, Tarrant County, Texas; THENCE North 74°17'22" West, with said north line of Lot 3, a distance of 260.27 feet to the northwest corner of said Lot 3, same being the northeast corner of Lot 1, Block A, of Lake Worth Towne Center Lots 1-4, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D194043046, Official Public Records, Tarrant County, Texas; THENCE with said north line of Lot 1, Block A, and Lot 4, Block A, of said Lake Worth Towne Center addition, the following courses and distances: North 81°10'41" West, a distance of 575.52 feet; North 81°06'45" West, a distance of 34.31 feet; THENCE North 56°37'40" East, over and across said North Corridor Realty Ltd. Tract, a distance of 590.14 feet to the most southerly southeast corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. 0217018314, Official Public Records, Tarrant County, Texas; THENCE North 53°13'08" East, with a

southeast line of said Lot 1, Block A , a distance of 263.55 feet to the most easterly southeast corner of said Lot 1, Block A; THENCE over and across said North Corridor Realty Ltd. Tract, the following courses and distances: North 61°35' 11" East, a distance of 650.14 feet; North 11°07'14" East, a distance of 32.66 feet ; North 4°45'07" East, a distance of 21.07 feet to the POINT OF BEGINNING and containing 15.06 acres of land more or less, or more commonly located off Azle Ave/Paul Meador/Boat Club Rd, Lake Worth, Texas and by amending the 2035 Future Land Use Map to reflect such change.

- C.3 Public Hearing to consider Planning & Zoning Commission Case No. PZ-2020-16, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classification from "PC" Planned Commercial and "M-PD" Mixed Planned Development to "MF" Multifamily for an approximately 15.06 acre tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in the Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows: COMMENCING at the intersection of the south right-of-way line of Azle Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a called 80-foot right-of-way) same being the northwest corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. D217018314, Official Public Records, Tarrant County, Texas; THENCE North 89°15'51" East, with said south right-of-way line, a distance of 1050.47 feet to the POINT OF BEGINNING; THENCE North 89°15'51" East, continuing with said south right-of-way line of Azle Avenue, a distance of 98.02 feet to the northwest corner of Lot 7, Block 1 of Lots 6, 7 & 8, Block 1, Summit Park, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-206, Page 73, Plat Records, Tarrant County, Texas; THENCE South 0°45'21" East, with the west line of said Summit Park part of the way, a distance of 846.35 feet to a point in the north line of Lot 2R, Block 1, of Courage Addition, Block 1, Lot 2R, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D205303025, Official Public Records, Tarrant County, Texas; THENCE North 74°15'56" West, with said north line of Lot 2R, Block 1, a distance of 475.53 feet to the northwest corner of said Lot 2R, Block 1 ; THENCE South 15°39'44" West, with the west line of said Lot 2R, Block 1, a distance of 304.09 feet to the southwest corner of said Lot 2R, Block 1, and being in the north line of Lot 3 of Lake Worth Center, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-145, Page 6, Plat Records, Tarrant County, Texas; THENCE North 74°17'22" West, with said north line of Lot 3, a distance of 260.27 feet to the northwest corner of said Lot 3, same being the northeast corner of Lot 1, Block A, of Lake Worth Towne Center Lots 1-4, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D194043046, Official Public Records, Tarrant County, Texas; THENCE with said north line of Lot 1, Block A, and Lot 4, Block A, of said Lake Worth Towne Center addition, the following courses and distances: North 81°10'41" West, a distance of 575.52 feet; North 81°06'45" West, a distance of 34.31 feet; THENCE North 56°37'40" East, over and across said North Corridor Realty Ltd. Tract, a distance of 590.14 feet to the most southerly southeast corner of Lot 1, Block A, of Azle

Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. 0217018314, Official Public Records, Tarrant County, Texas; THENCE North 53°13'08" East, with a southeast line of said Lot 1, Block A, a distance of 263.55 feet to the most easterly southeast corner of said Lot 1, Block A; THENCE over and across said North Corridor Realty Ltd. Tract, the following courses and distances: North 61°35' 11" East, a distance of 650.14 feet; North 11°07'14" East, a distance of 32.66 feet; North 4°45'07" East, a distance of 21.07 feet to the POINT OF BEGINNING and containing 15.06 acres of land more or less, 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 - THE PLANNING AND ZONING COMMISSION 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, November 13, 2020 at 3:00 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 -
November 17, 2020**

Agenda Item No. B.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Approve minutes of the October 20, 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:

October 20, 2020 Planning & Zoning Commission Meeting Minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the October 20, 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, OCTOBER 20, 2020**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

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

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE.

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

A.2 ROLL CALL.

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

Absent:	Patty Biggers	Place 4
	Troy Jones	Place 5

Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development

Alternate Place #6, Coy Pennington and Alternate Place #7, Don Riley were voting members for the meeting; due to the two regular member absences.

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 SEPTEMBER 15, 2020 REGULAR PLANNING AND ZONING COMMISSION MEETING.

APPROVED

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

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE 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.

DENIED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:33 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. Ms. Meason explained that this was the request for the property located at 3605 Roberts Cut Off Road, which is the log cabin property. Dr. Sharratt, the property owner has the property up for sale, and the potential buyers intended use is not an approved use in the Mixed Use Planned Development which is what the property is zoned. The property is also shown as Planned Mixed Use on the 2035 Future Land Use Map, which would have to be amended before a zoning district change could be considered. Staff mailed out five (5) letters of notification of the public hearing and also published in the City's paper of record, the Fort Worth Star Telegram and had received no public comment forms back in reference to the request.

Commissioner Coy Pennington asked what was proposed to go on the property.

Ms. Meason stated that the potential buyer was looking at putting a convenience store with fuel.

Chair Sherrie Kubala-Watkins asked staff if the applicant had done a traffic study for the area.

Ms. Meason advised that she was not aware of any studies at this time, but that they had numerous locations throughout DFW. She noted that nothing official has been submitted as far as the site layout due to the fact zoning must be in place before that can transpire.

Commissioner Jeannie Turley asked if they would be tearing down the existing log cabin.

Barry Barber, Director of Building Development advised that they would be.

Commissioner Diane Smith asked if any study has been done with Texas Department of Transportation (TxDOT) for the traffic coming off of the service Road.

Mr. Barber noted that they would not have a drive approach off of the service road, that the two approaches were off Roberts Cut Off Road and then one off Azle Avenue, which is still in question. He again explained that they are not to the point of submittals since they have to get zoning in place first.

Geoffrey White, 6724 Azle Avenue asked if any traffic study had been done for what the impact would be on Roberts Cut Off Road. Also, if there would be parking on the corner.

Mr. Barber stated that a study had not been done yet, but that he did not think it would pose much of an impact on Roberts Cut Off Road. He advised that he believed on the very preliminary plan that they were maybe one or two spots shy, but that this is a small weird shaped lot and they were looking for the best layout possible.

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

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO DENY PLANNING AND ZONING CASE #PZ-2020-10.

MOTION TO DENY CARRIED 4-1.

C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE 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.

DENIED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:43 pm and called on staff to present the case.

Ms. Suzanne Meason advised that this item is in correlation with the previous agenda item regarding the same piece of property at 3605 Roberts Cut Off Road and that the zoning decision would need to coincide with the Future Land Use Plan decision so they remain consistent.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:45 pm and called for a motion.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO DENY PLANNING AND ZONING CASE #PZ-2020-11.

MOTION TO DENY CARRIED 4-1.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE 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.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 6:46 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. She advised that this was another request to amend the 2035 Future Land Use Plan Map for the property located at 4200 White Street, which is made up of several different tracts and lots, which was 14.924 acres. The property owner is requesting to change the properties from Commercial and Light Industrial on the Future Land Use Plan to all Light Industrial. Blaze

Equipment purchased the property in June of 2019 and has worked to get the property cleaned up, properly zoned and platted in order to do some improvements to the existing buildings. Staff mailed out thirty-five (35) notices to those property owners within two hundred (200) feet and published in the Fort Worth Star Telegram. Staff had received two public comment forms which were against the request. Ms. Meason advised that the owner's representative, Ben Bishop was present if the commission had any questions.

Ben Bishop, 4033 Riverbirch, Ft. Worth, Texas, the property owner's representative stated that the owner didn't have any plans for the property currently, but was wanting to add on to one of the existing buildings that is being used. They are just trying to clean up the property.

Geoffrey White, 6724 Azle Avenue advised that he met Blaze Equipment and Mr. Bishop, approximately fifteen months ago and that he is right, the property was extremely rundown and that they had come in and cleaned up the property. He noted that they are a good neighbor and had done everything by the city's requirements thus far.

Gregory Fox, 6725 Wallis Road inquired for himself and several neighbors as to the future use of the property. Does the property really have to be replatted? He asked how is that going to affect them as property owners? He's concerned with heavy equipment in the rear of the property and such.

Mr. Barber explained that they are just trying to get it into one large lot, under one set of rules, but again have no additional plans for the immediate use of the back of the property. Mr. Barber also advised while not paved, there is a right of way between the back of the property and the properties on Wallis Road, so it will never abut those on Wallis Road.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 6:58 pm and called for a motion.

Commissioner Diane Smith asked Mr. Bishop what their hours of operation were.

Mr. Bishop advised that they start around 6:30-7:00 am and try to shut down around 5:00 pm, and that they do have to work on Saturdays for half days sometimes.

Mr. White stated has never noticed that they work on Sundays.

COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE PLANNING AND ZONING CASE #PZ-2020-12.

MOTION TO APPROVE CARRIED 5-0.

C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE 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.

APPROVED

Chair Sherrie Kubala-Watkins opened the public hearing at 7:00 pm and called on staff to present the case.

Ms. Suzanne Meason presented the case to the Commission. She advised that this was the actual zoning district change request for the property which is currently zoned Single Family Residential, Planned Industrial, and Industrial under the City’s old zoning ordinance and they are just trying to change it to Light Industrial under the City’s new zoning ordinance.

Michelle Moran, 4304 Hodgkins Road, asked what was going to happen to the residential area and what about her house.

Ms. Meason advised that nothing would happen to the residential area, and her property would not be affected. The change would only affect the property that Blaze Equipment owned.

There being no one else in the audience wishing to speak, Chair Sherrie Kubala-Watkins closed the public hearing at 7:03 pm and called for a motion.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVED PLANNING AND ZONING CASE #PZ-2020-13.

MOTION TO APPROVED CARRIED 5-0.

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

No items for this category.

F. ADJOURNMENT

Chair Sherrie Kubala-Watkins adjourned the meeting at 7:05 p.m.

APPROVED:

Sherrie Kubala Watkins, Chair
Planning & Zoning Commission

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

**Lake Worth Planning and Zoning Commission Meeting -
November 17, 2020**

Agenda Item No. C.1

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-14, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classification from "PC" Planned Commercial to "C" Commercial for an approximately 1.0257 acre parcel of land known as Block 1, Lot 3, Lake Worth Towne Crossing Addition, or more commonly known as 4041 Paul Meador Drive, Lake Worth, Texas and by amending the official Zoning Map to reflect such change.

SUMMARY:

Property Description:

1.0257-acre parcel(s) of land, 4041 Paul Meador Drive

Property Owner(s):

LotQuest LP, 501 Audra Lane, Crossroads, Texas 76227

Applicant:

Madison Black, 5213 El Campo Avenue, Fort Worth, Texas 76107

Engineer/Architect/Surveyor:

David Petree, Professional Land Surveyor, 11015 Midway Road, Dallas, Texas 75229

Current Zoning:

"PC" – Planned Commercial

Current Use(s):

Vacant Lot

Proposed Zoning:

"C" Commercial

Existing Road(s):

Azle Avenue & Paul Meador Drive

Surrounding Zoning:

North: The property to the north is currently zoned "SF-1" Single Family Residential & "PC" Planned Commercial.

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

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

West: The property to the west is currently zoned "PC" Planned Commercial.

Summary:

The applicant, Madison Black is requesting a zoning district change for the above mentioned property with the property owner's permission. The property is currently vacant and is zoned "PC" Planned Commercial under the City's old zoning classifications. The "PC" Planned Commercial zoning district is obsolete under the City's new comprehensive zoning ordinance, therefore the property must be rezoned to a new zoning district to be in line with the new zoning ordinance before it can be developed.

The City's 2035 Future Land Use Plan Map depicts the property as Commercial, so the request is consistent with the plan.

Attached for your reference is the Land Use Table, which sets out the types of businesses allowed in the "C" Commercial zoning district.

Public Input:

On October 19, 2020 as required by State law, the City mailed out six (6) 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 21, 2020.

Staff had received two public comment forms in favor of the request as of the packet preparation date.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Development Application
Owner Authorization Form
Ordinance No. XXXX
Property Survey
Public Hearing Notice
200' Notification/Vicinity Map

200' Public Hearing Notifications
Public Comment Forms
Land Use Table

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-2020-14
Date Submitted: 10-9-2020

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS 4041 Paul Meador Drive, Lake Worth, Tx 76135
CURRENT LEGAL DESCRIPTION Block 1, Lot 3, Lake Worth Towne Crossing
CURRENT ZONING CLASSIFICATION & LAND USE PC-Planned Commercial, Vacant
PROPOSED ZONING CLASSIFICATION & LAND USE Commercial
TOTAL ACRES 1.0257 # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Madison Black
ADDRESS 5213 El Campo Ave. CITY Ft. Worth
STATE Texas ZIP 76107 EMAIL the.madison.black@gmail.com
PHONE (432) 344-2438 FAX _____

PROPERTY OWNER INFORMATION

NAME Jue Shelton
ADDRESS 501 Audra Ct. CITY Crossroads
STATE Texas ZIP 76227 EMAIL jue@crossdevelopment.net
PHONE 972-489-1512 FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME David Petree - Registered Professional Land Surveyor No. 1890
ADDRESS 11015 Midway Road CITY Dallas
STATE Texas ZIP 75224 EMAIL _____
PHONE 214-358-4500 FAX 214-358-4600

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.

M. Black
must be original signature
SIGNATURE OF OWNER, AGENT, OR APPLICANT

10-9-2020
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

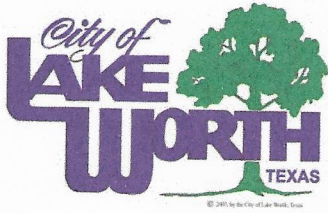
The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

- ☒ 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: 750.00
Date Paid: 10-12-2020
Receipt #: P20-0869
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: 11-17-2020
City Council Meeting Date: 12-8-2020
Approval Date: _____
Ordinance Number: _____
Instrument #: _____



AUTHORIZATION FORM

City of Lake Worth

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

Dated: Oct 8, 2020 Re: SWC of Azle Ave, Paul Meadoe Dr
4041 Paul Meadoe Dr
I, Sue Shelton, Lotquest LP, owner of the Property located at
Madison Black do hereby certify that I have given my permission to
to make this (check one):

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

Application for Madison Black (applicant)
Sue Shelton by Redvector LP it's General Partner
Signature of Owner

501 Audra Ct Crossroads Ty 76027 Address 972-489-1512 Phone No. / Date

State of Texas §
County of Denton §

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

(Seal)



Sarah Machemehl Notary

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 1.0257 ACRES OF LAND DESCRIBED HEREIN AS BLOCK 1, LOT 3, LAKE WORTH TOWNE CROSSING ADDITION, BEING THAT ALL OF THE CERTAIN CALLED 1.0257-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "PC" PLANNED COMMERCIAL TO A ZONING DESIGNATION OF "C" COMMERCIAL, GENERALLY DESCRIBED AS 4041 PAUL MEADOR DRIVE, LAKE WORTH, TARRANT COUNTY, TEXAS AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 1.0257-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 November 17, 2020, and by the City Council of the City of Lake Worth on December 8, 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 “PC” Planned Commercial 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-2020-14

Owner: LotQuest LP
501 Audra Court
Crossroads, Texas 76227

Applicant: Madison Black
5213 El Campo Avenue
Fort Worth, Texas 76107

Legal Description: Block 1, Lot 3, Lake Worth Towne Crossing Addition
Lake Worth, Tarrant County, Texas

Property Address: 4041 Paul Meador Drive

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 8th day of December, 2020.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

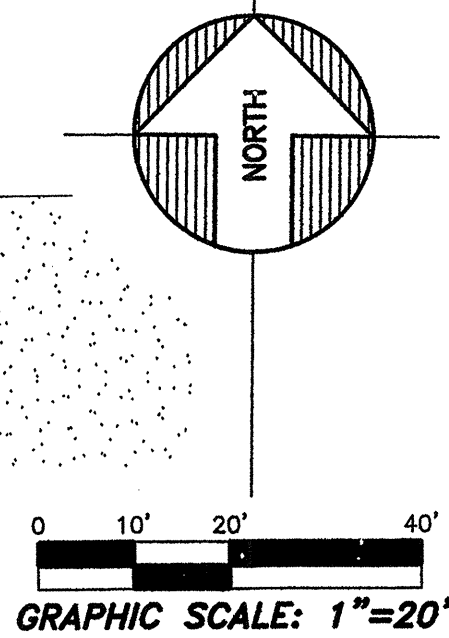
Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

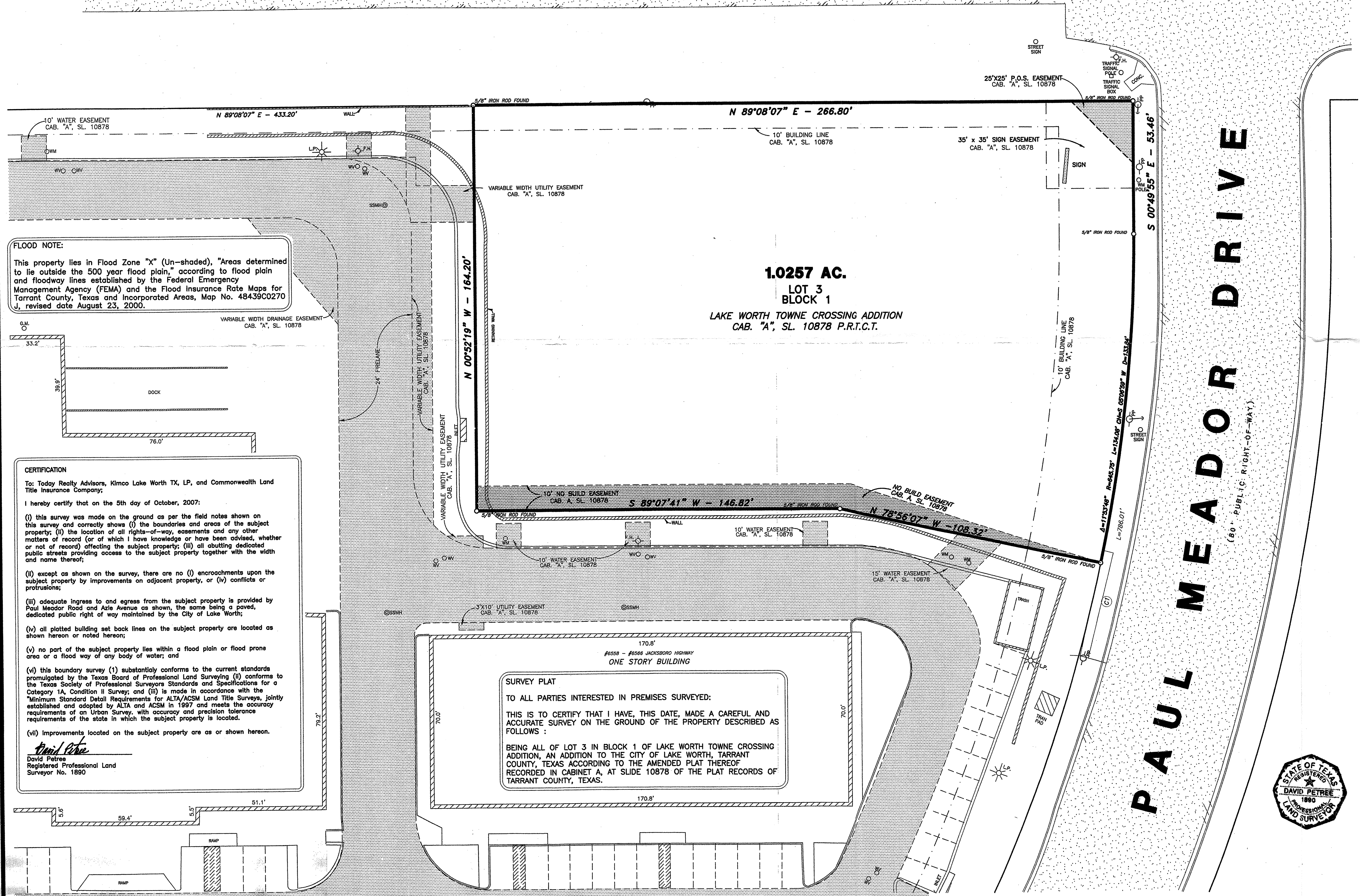
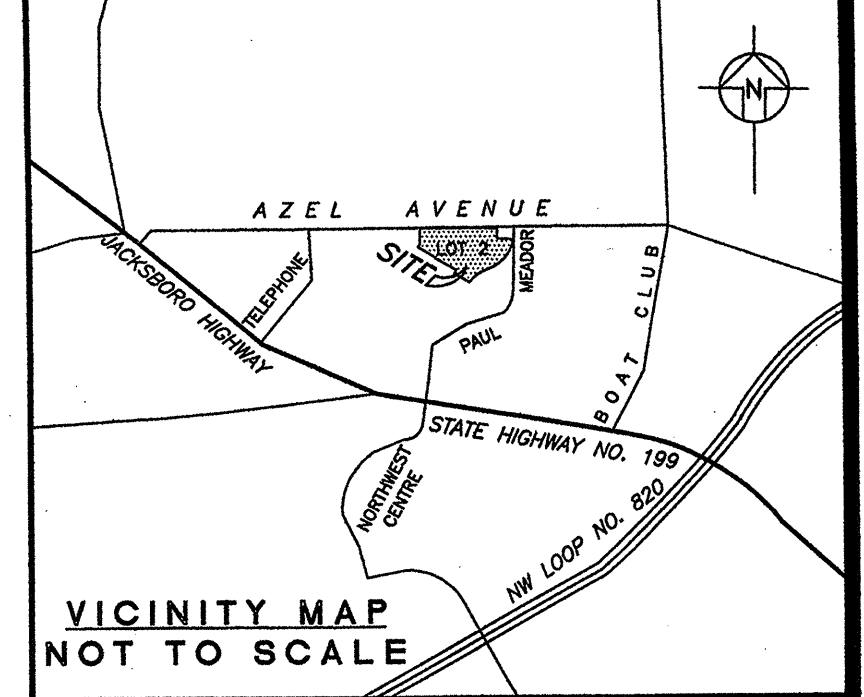
Drew Larkin, City Attorney

A Z L E A V E N U E

(VARIABLE WIDTH RIGHT-OF-WAY)



- LEGEND
- F.H. FIRE HYDRANT
 - CHISELED "X" SET
 - CHISELED "X" FOUND
 - OF.I.R. IRON ROD FOUND (SIZE AS NOTED)
 - OS.I.R. IRON ROD SET (SIZE AS NOTED)
 - OVERHEAD UTILITY POLE W/ GUY
 - UNDERGROUND ELECTRIC OR TELEPHONE
 - LIGHT POLE
 - LP. SANITARY SEWER MANHOLE
 - SSMH. SAN. SWR. CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - TREE



FLOOD NOTE:
This property lies in Flood Zone "X" (Un-shaded). Areas determined to lie outside the 500 year flood plain, according to flood plain and floodway lines established by the Federal Emergency Management Agency (FEMA) and the Flood Insurance Rate Maps for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0270 J, revised date August 23, 2000.

CERTIFICATION
To: Today Realty Advisors, Kimco Lake Worth TX, LP, and Commonwealth Land Title Insurance Company;
I hereby certify that on the 5th day of October, 2007:
(i) this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all abutting dedicated public streets providing access to the subject property together with the width and name thereof;
(ii) except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property, or (iv) conflicts or protrusions;
(iii) adequate ingress to and egress from the subject property is provided by Paul Meador Road and Azle Avenue as shown, the same being a paved, dedicated public right of way maintained by the City of Lake Worth;
(iv) all platted building set back lines on the subject property are located as shown hereon or noted hereon;
(v) no part of the subject property lies within a flood plain or flood prone area or a flood way of any body of water; and
(vi) this boundary survey (i) substantially conforms to the current standards promulgated by the Texas Board of Professional Land Surveying (ii) conforms to the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey; and (iii) is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1997" and meets the accuracy requirements of an Urban Survey, with accuracy and precision tolerance requirements of the state in which the subject property is located.
(vii) Improvements located on the subject property are as or shown hereon.

David Petree
David Petree
Registered Professional Land Surveyor No. 1890

SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY DESCRIBED AS FOLLOWS:
BEING ALL OF LOT 3 IN BLOCK 1 OF LAKE WORTH TOWNE CROSSING ADDITION, AN ADDITION TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET A, AT SLIDE 10878 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

- NOTES:**
- Easement executed by W. Charbonneau, to Texas Electric Service Company, dated September 20, 1975, recorded in/under Volume 3155, Page 301 of the Real Property Records of Tarrant County, Texas.
 - Easement executed by W.F. Charbonneau, to Texas Electric Service Company, dated August 19, 1944, recorded in/under Volume 1662, Page 205 of the Real Property Records of Tarrant County, Texas. Affects Tracts 1 and 2.
 - Easement executed by Boat Club 122 Joint Venture, to Texas Electric Service Company, dated August 9, 1986, recorded in/under Volume 8692, Page 2345 of the Real Property Records of Tarrant County, Texas. Affects Tracts 1 and 2.
 - Easement executed by Trustees, Lake Worth Methodist Church, to Texas Electric Service Company, dated July 16, 1964, recorded in/under Volume 3986, Page 487 of the Real Property Records of Tarrant County, Texas. Affects Tracts 1.
 - Easement executed by Trustees, Lake Worth Methodist Church, to Texas Electric Service Company, dated February 15, 1964, recorded in/under Volume 3927, Page 353 of the Real Property Records of Tarrant County, Texas. Affects Tract 1.
 - Easements executed by Trustees, Lake Worth Methodist Church, to Metroplex Telephone Company d/b/a/ Metrocell Cellular Telephone Company, dated March 8, 1995, recorded in/under Volume 12074, Page 2101 of the Real Property Records of Tarrant County, Texas. Affects Tract 1.
 - Reservation of undivided interest of all the oil, gas and other minerals, royalties, bonuses, rentals, delay rentals and all other rights in connection with same as set forth in Deed executed by Sundial Development Corporation, et al to Winterstone Management, Inc. and Rive Enterprises, Inc. dated May 1, 2001 filed May 2, 2001, recorded in Volume 14861, Page 247, Real Property Records, Tarrant County, Texas. Affects Tract 1.
- As affected by that certain Release of Surface Rights as to Tract IV recorded on January 16, 2002, recorded in Volume 15404, Pages 28 and 29, Real Property Records, Tarrant County, Texas.
- As affected by that certain Release of Surface Rights recorded December 15, 2003, under County Clerk's No. D203459478 and D203459479, Real Property Records, Tarrant County, Texas.
- Operation and Easement Agreement executed by and between Target Corporation and Kimco Lake Worth TX, LP, dated December 12, 2003, filed December 16, 2003, recorded under County Clerk's No. D203460232, Deed Records, Tarrant County, Texas. Affects Tracts 1 and 2.
- As affected by First Amendment to Operation and Easement Agreement, dated March 24, 2005, filed April 1, 2005, recorded in/under County Clerk's No. D205089671 of the Real Property Records of Tarrant County, Texas.
- The following, all according to plat recording to plat recorded in Cabinet A, Slide 10878, of the Plat Records of Tarrant County, Texas:
Public open space easement, 25' by 25' in width in the Northeast corner of subject property.
Sign easement, 35' by 35' in the Northeast corner of subject property.
10' building line along the North property line(s).
30' building line along East property line(s).
No build, 10' in width along the South property line(s).



REPRINTED NOVEMBER 10, 2007 ADDING PLAT EASEMENTS

ALTA/ACSM LAND TITLE SURVEY
1.0257 ACRES
LOT 3 - BLOCK 1
LAKE WORTH TOWNE CROSSING ADDITION
CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS

BY: DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PH. (214) 358-4500
FX. (214) 358-4600

DATE: OCTOBER 05, 2007
SCALE: 1" = 20'

LOT3BLK1.DWG

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

ZONING DISTRICT CLASSIFICATION CHANGE REQUEST
PLANNING & ZONING CASE #PZ-2020-14

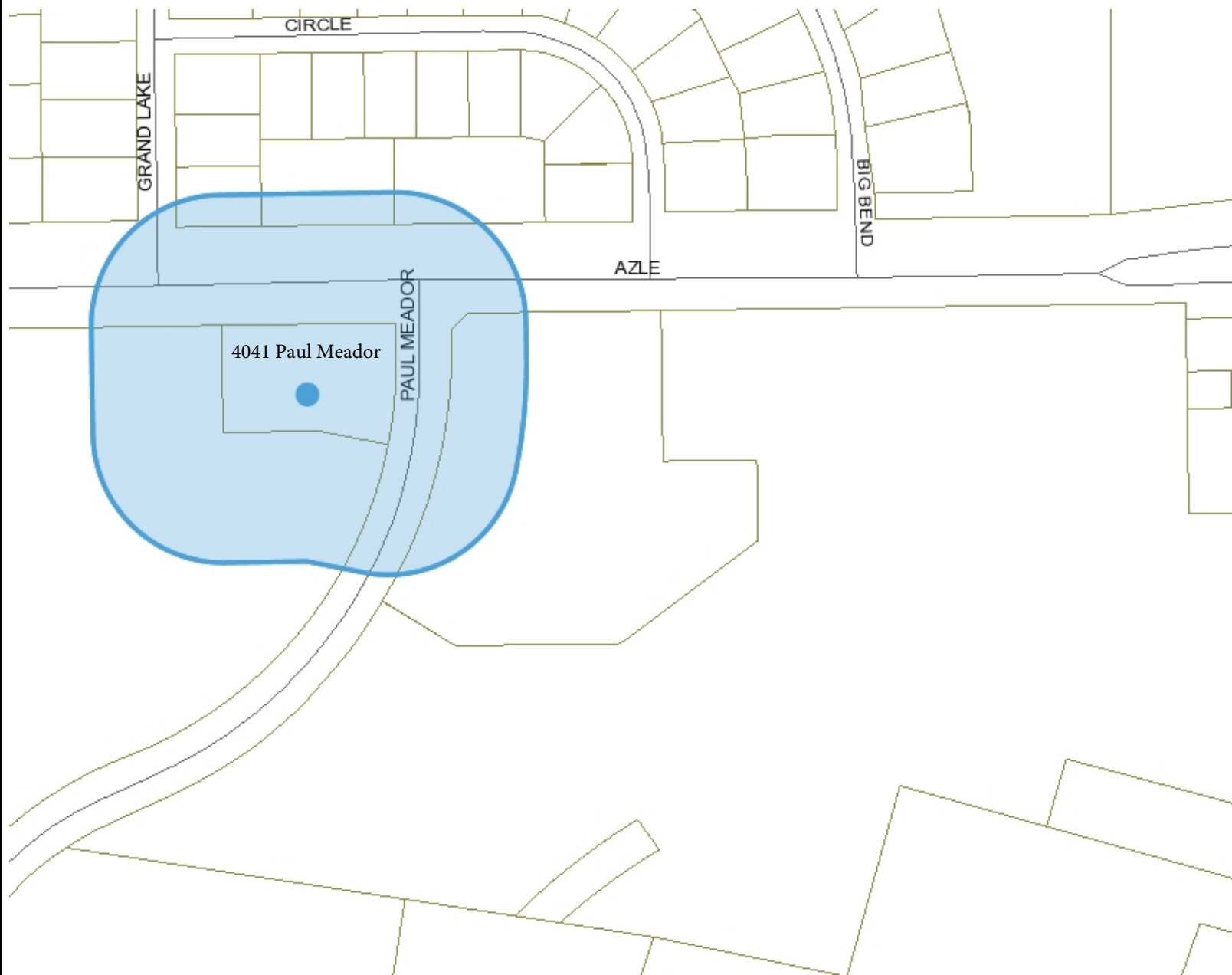
You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a zoning district change. Attached you will find a copy of a map for the location. You are invited to attend and participate in the following public hearings 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, November 17, 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 "PC" Planned Commercial to "C" Commercial for an approximately 1.0257 acre parcel of land known as Block 1, Lot 3, Lake Worth Towne Crossing Addition, or more commonly known as 4041 Paul Meador Drive, 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, December 8, 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 "PC" Planned Commercial to "C" Commercial for an approximately 1.0257 acre parcel of land known as Block 1, Lot 3, Lake Worth Towne Crossing Addition, or more commonly known as 4041 Paul Meador Drive, 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.

200' Notification Map- 4041 Paul Meador



0.1 0 0.04 0.1 Miles

10/12/20 1:33 PM

1: 2,708



LotQuest LP
501 Audra Lane
Crossroads, Texas 76227

Lidl US Operations
3500 S Clark Street
Arlington, VA 22202

Phillip & Peggy Mickelson
4100 Grand Lake Drive
Lake Worth, Texas 76135-2402

Will-Russ Properties, LLC
4052 Tortoise Lane
Fort Worth, Texas 76135

Landon Banks Enterprises, LLP
4880 Boat Club Road, Suite #100
Fort Worth, Texas 76135

RPAI Lake Worth Towne Crossing, LP
2021 Spring Road, Suite #200
Oak Brook, IL 60523



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



OCT 26 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-2020-14 (4041 Paul Meador Drive – Zoning District Change Request).



I am **AGAINST** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2020-14 (4041 Paul Meador – Zoning District Change Request).

Property Owner Name: Lotquest LP
(Please print)

Mailing Address: 501 Audra Court, Crossroads, Tx 76027

Phone: 972-489-1512 Email: Sue@Crossdevelopment.net

Signature: Sue Shelton Date: 10/26/20

Property Address(s) (within 200' of subject property): 4041 Paul Meador Dr

COMMENTS:

PLEASE TURN PUBLIC COMMENT FORM IN NO LATER THAN WEDNESDAY, NOVEMBER 11, 2020 @ NOON.



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

RECEIVED
(DATE STAMP)
RECEIVED
NOV 02 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-2020-14 (4041 Paul Meador Drive – Zoning District Change Request).

☐ I am **AGAINST** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2020-14 (4041 Paul Meador – Zoning District Change Request).

Property Owner Name: Russell Pendleton
(Please print)

Mailing Address: Dr. RUSSELL PENDLETON
6312 AZLE AVE,
LAKE WORTH, TX 76135
Phone: _____ Email: 817-238-8400

Signature:  Date: 10/29/20

Property Address(s) (within 200' of subject property): 6312 Azle

COMMENTS:

None

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
AGRICULTURAL USES As designated by Tarrant Appraisal District											
Agricultural or vacant land	P	P	P	P	P	P	P	P	P	P	P
RECREATION AND ENTERTAINMENT USES											
Amusement/ Event center (indoor)				X		CUP	P	P	P	P	
Amusement center Game room	X	X	X	X	X	X	X	X	X	CUP	
Entertainment venue (outdoor)						P	P	P	CUP	CUP	CA APZ II
Auditorium, theater, cinema	P					P	P	P	P	P	CA APZ II
Bar, tavern, private club						P	P	P	P	P	X
Golf courses, driving range, miniature golf	CUP					CUP	CUP			CUP	CA APZ II
Restaurant, café, cafeteria	CUP					P	P	P	P	P	X
Sexually- oriented business	X	X	X	X	X	X	X	X	X	P	X
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NA S
PUBLIC FACILITIES, EDUCATIONAL AND INSTITUTIONAL USES											
Business / trade school	P					P		P	P	P	X
Colleges and universities	P					P		P	P	P	X
Early education, elementary and secondary schools	P					P		P	P	P	X
Day care center (child or adult)	X	CUP	CUP	CUP	X	P	P	P	CUP	X	X
Day care center, religious institution	P					P	P	P	P	P	X
Government offices – local, state or federal	P					P	CUP	P	P	P	X
Independent school district offices/ buildings	P					P		P	P	P	X
Medical care facilities, clinics, hospitals	CUP			X		P		P	P	P	X
Museums, libraries, community centers, private or non-profit organizations	X				X	P	P	P	P	P	X
Public safety facilities, civil defense centers,	P					P		P	P	P	X
Religious institutions, churches	P	P	P	P	P	P	P	P	P	P	X
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
RESIDENTIAL USES — HOUSEHOLD											
Single Family dwellings		P	P	P	P			P			X
Single Family attached			P	P				P			X
Multifamily dwellings				P				P			X
Manufactured/ Mobile home					P			X			X
Modular Home					P			X			X
RESIDENTIAL USES — GROUP											
Assisted living; nursing home	CUP	CUP	CUP	CUP	CUP	P	P	P	X	X	X
Boarding Home/ Coliving		CUP	CUP	P			CUP				X
Community Home	CUP	P*	P*	P		P*					X
Group Home		P	P	CUP		P*					X
Halfway House	CUP	X	X	CUP						CUP	X
Shelter	X	X		X					CUP	CUP	X
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
ACCESSORY BUILDINGS or STRUCTURES											
Accessory bldg; Non-residential	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P*
Accessory bldg; Residential	CUP	P*	P*			CUP	CUP	P	CUP	CUP	X
Antennae and towers, ≤ to max. height in district	P	P	P	P	P	P	P	P	P	P	CA
Antennae and towers > max. height in district	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CA
Carport	X	P*		P*	P*						P*
Temporary bldg for construction/ office trailer	P	P	P	P	P	P	P	P	P	P	P*
ACCESSORY USES											
ADO - Accessory dwelling unit	P	P	P		P	P*	P*	P	P*	P*	X
Home Occupa- tions	X	P	P	CUP	P						X
Outdoor sales/ display (Temporary)	CUP					P*	P*		P*	P*	
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

	ZONING DISTRICT										
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
COMMERCIAL, RETAIL AND SERVICE USES											
Antique shop						P	P	P	P	P	X
Appliance store, supply, repair						P	P	P	P	P	X
Bank / financial institutions						P	P	P	P	P	X
Barber / beauty shops salon						P	P	P	P	P	X
Bicycle shop, repair						P	P	P	P	P	X
Book store, stationary						P	P	P	P	P	X
Caterer or wedding service		CUP	CUP	CUP	CUP	P	P	P	CUP	CUP	X
Cigar, tobacco or vape stores						P	P	P	P	P	X
Contract construction services						P	P	P	P	P	P
Convenience store, no fuel						P	P	P	P	P	X
Convenience store and fuel station						P	P		CUP	CUP	X
Copy store and services; no off-set printing						P	P	P	P	P	X
Drug stores/ pharmacy						P	P	P	P	P	X
Farm implement sales/ service						CUP	CUP		CUP	CUP	X
Food truck; Food truck park	P*					P*	P*	P	P*	P*	X
Furniture and furnishings						P	P	P	P	P	X
Grocery stores, specialty market						P	P	P	P	P	X
Hardware/home improvement						CUP	CUP		CUP	CUP	X
Health / fitness facility						P	P	P	P	P	X
Hotel, motel, inn				CUP		P	P	P	P	P	
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
COMMERCIAL, RETAIL AND SERVICE USES (continued)											
Ice storage / dispensing						P	P	P		P	P
Laundry service, dry cleaner						P	P	P	P	P	X
Liquor/package store						P	P	P	P		X
Merchandise, general						P	P	P	P		X
Merchandise, specialty						P	P	P	P		X
Mini-warehouse; no outside storage						CUP	CUP	P	P	P	P
Mini-warehouse; outside storage						CUP	CUP	P	X	P	P
Mortuaries, funeral homes						P	P	X	P		X
Music instruments and/or lessons						P	P	P			X
Nursery for retail sales						P	P	X			X
Nondepository financial institution	X	X	X	X	X	X	X	X	X	CUP	
Office, health services						P	P	P			X
Offices, professional						P	P	P			X
Office, real estate sales; leasing						P	P	P			X
Pet boarding kennel, day camp						P	P	P			X
Photofinishing, offset printing, lithography						P	P	P			X
Private club, fraternity, lodge						P	P	P			X
Restaurant, café, cafeteria with drive-through	CUP					P	P	P	P	P	X

P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited,
CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
COMMERCIAL, RETAIL AND SERVICE USES (continued)											
Restaurant, café, cafeteria	CUP					P	P	P	P	P	X
Spa – beauty, health, massage						P	P	P			X
Sporting goods; gun sales/service						P	P	P			X
Tailor and cobbler						P	P	P			X
Temp. outdoor seasonal sales						P*	P*				P*
Veterinarian, outdoor kennels						CUP	CUP				X
Veterinarian, no outdoor kennels						P	P	P			X
AUTOMOBILE AND MISCELLANEOUS VEHICULAR USES											
Automobile, Bicycles, Motorcycles, Boats, Trailers											
Auto parts, retail store						P	P	P	P	P	X
Vehicle sales and rentals						P	P				X
Vehicle repair, paint/body shop						CUP	CUP				P
Car wash						P	CUP				P
Parking garage or lot (private)						P	P	P			P
Parking garage or lot (commercial)						P	P	P			P
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
INDUSTRIAL, MANUFACTURING AND WAREHOUSING USES — Light Industrial											
Carpet cleaning							P		P	P	P
Food processing							P		P	P	X
Flex building							P		P	P	P
Furniture repair							P		P	P	P
Light manufacturing									P	P	P
Outdoor sales and storage						CUP	CUP		P	P	P
Research and development									P	P	X
Showroom warehouse						CUP	CUP	X	P	P	P
Warehouse store (e.g. Costco)							CUP	X	P	P	X
INDUSTRIAL, MANUFACTURING AND WAREHOUSING USES — Industrial											
Biotech buildings								X	CUP	P	X
Heavy industrial equipment sales/ auction yard								X		P	P
Manufacturing buildings								X		P	P
Refrigeration / cold storage building								X	CUP	P	X
Packing plant								X		P	P
Telecom/data hosting center								X	CUP	P	X
Terminal, truck, freight, or water								X		P	P
Warehouse / distribution								X		P	P
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
UTILITY AND SERVICE USES											
Utility installations owned by City, County, State or Public Utility	P	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CA & CUP
Geothermal heat pump systems (Closed-Loop)	P	P	P	CUP		P	P	P	P	P	P
Ground-mounted solar system and solar water heater (less than 1,000 sq ft)	P	P	CUP			X	X				CA & CUP
Ground-mounted solar system and solar water heater (greater than 1,000 sq ft) ¹	CUP	CUP	CUP			X	CUP	CUP	CUP	CUP	X
Roof-mounted solar system and solar water heater (less than 1,000 sq ft)	P	P	P	CUP	CUP	P	P	P			CA & CUP
Roof-mounted solar system and solar water heater (greater than 1,000 sq ft) ¹	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X
Wind energy systems ²	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X
1 - Any Solar Energy System over 1,000 square feet in area requires an approved Conditional Use Permit and a letter of no objection from the Commanding Officer of the Naval Air Station prior to building permit approval.											
2 - Any Wind Energy System requires an approved Conditional Use Permit prior to installation and a letter of no objection from the Commanding Office of the Naval Air Station prior to building permit approval.											
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

**Lake Worth Planning and Zoning Commission Meeting -
November 17, 2020**

Agenda Item No. C.2

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2020-15, an ordinance amending the 2035 Future Land Use Plan Map from Planned Mixed Use to Single Family Residential - High Density for an approximately 15.06 acre tract of land known by metes and bounds as a tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in the Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows: COMMENCING at the intersection of the south right-of-way line of Azle Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a called 80-foot right-of-way) same being the northwest corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. D217018314, Official Public Records, Tarrant County, Texas; THENCE North 89°15'51" East, with said south right-of-way line, a distance of 1050.47 feet to the POINT OF BEGINNING; THENCE North 89°15'51" East, continuing with said south right-of-way line of Azle Avenue, a distance of 98.02 feet to the northwest corner of Lot 7, Block 1 of Lots 6, 7 & 8, Block 1, Summit Park, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-206, Page 73, Plat Records, Tarrant County, Texas; THENCE South 0°45'21" East, with the west line of said Summit Park part of the way, a distance of 846.35 feet to a point in the north line of Lot 2R, Block 1, of Courage Addition, Block 1, Lot 2R, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D205303025, Official Public Records, Tarrant County, Texas; THENCE North 74°15'56" West, with said north line of Lot 2R, Block 1, a distance of 475.53 feet to the northwest corner of said Lot 2R, Block 1; THENCE South 15°39'44" West, with the west line of said Lot 2R, Block 1, a distance of 304.09 feet to the southwest corner of said Lot 2R, Block 1, and being in the north line of Lot 3 of Lake Worth Center, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-145, Page 6, Plat Records, Tarrant County, Texas; THENCE North 74°17'22" West, with said north line of Lot 3, a distance of 260.27 feet to the northwest corner of said Lot 3, same being the northeast corner of Lot 1, Block A, of Lake Worth Towne Center Lots 1-4, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D194043046, Official Public Records, Tarrant County, Texas; THENCE with said north line of Lot 1, Block A, and Lot 4, Block A, of said Lake Worth Towne Center addition, the following courses and distances: North 81°10'41" West, a distance of 575.52 feet; North 81°06'45" West, a distance of 34.31 feet; THENCE North 56°37'40" East, over and across said North Corridor Realty Ltd. Tract, a distance of 590.14 feet to the most southerly southeast corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. 0217018314, Official Public Records, Tarrant County, Texas; THENCE North 53°13'08" East, with a southeast line of said Lot 1, Block A, a distance of 263.55 feet to the most

easterly southeast corner of said Lot 1, Block A; THENCE over and across said North Corridor Realty Ltd. Tract, the following courses and distances: North 61°35' 11" East, a distance of 650.14 feet; North 11°07'14" East, a distance of 32.66 feet ; North 4°45'07" East, a distance of 21.07 feet to the POINT OF BEGINNING and containing 15.06 acres of land more or less, or more commonly located off Azle Ave/Paul Meador/Boat Club Rd, Lake Worth, Texas and by amending the 2035 Future Land Use Map to reflect such change.

SUMMARY:

Property Description:

15.06-acre tract of land, Azle Avenue/Boat Club Road/Paul Meador Drive

Property Owner(s):

North Corridor Realty Ltd, Arnold Pent, 305 Spring Village Circle, Suite #518, Dallas, Texas 75248

Applicant:

Flournoy Development Company, P O Box 6566, Columbus, GA 31917

Engineer/Architect/Surveyor:

Kimley-Horn & Associates, Inc., 13455 Noel Road, Suite #700, Dallas, Texas 75240

Future Land Use Designation:

Planned Mixed Use

Proposed Land Use Designation:

Single Family Residential - High Density

Current Zoning:

"M-PD" – Mixed Planned Development and "PC" Planned Commercial

Current Use(s):

Vacant Land

Proposed Zoning:

"MF" Multi-Family

Existing Road(s):

Azle Avenue/Boat Club Road/Paul Meador Drive

Surrounding Zoning:

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

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

East: The property to the west is currently zoned "PC" Planned Commercial and "M-PD" Mixed Planned Development.

West: The property to the west is currently zoned "PC" Planned Commercial and "M-PD" Mixed Planned Development.

Summary:

The owner of the property has made application on behalf of Flournoy Development Company for 15.06 acres of vacant land, which is part of the large tract of land behind the existing Wal-Mart property. Flournoy is looking to develop the property with a multi-family use. Under the current Future Land Use Plan the property is denoted as Planned Mixed Use, which would promote multi-story buildings with a combination of uses, such as ground level commercial/retail and upper level office/living space.

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 Multi-Family.

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.

Per Chapter 211 of the Texas Local Government Code:

c-1) Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification affecting residential or multifamily zoning shall be sent to each school district in which the property for which the change in classification is proposed is located. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail.

Staff mailed notice of the public hearings to the office of the superintendent of Lake Worth ISD on October 30, 2020, but has not had any communication with anyone from the ISD at this time.

Public Input:

On October 23, 2020 as required by State law, the City mailed out fourteen (14) 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 21, 2020.

Staff had received the following public comment form back in reference to the case as of the packet preparation date.

In Favor:

TSCA-335 Limited Partnership - Lake Worth Shopping Center (6346 Lake Worth Blvd./3937 Boat Club Road

In Opposition:

Amol Kansagra - Meineke Automotive Repair Shop (4041 Boat Club Road)

Flournoy will have a representative at the meeting with a brief presentation of their company and the vision they have for this tract of land.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Development Application
Ordinance No. XXXX
Zoning Exhibit/Survey
Public Hearing Notice
200' Notification/Vicinity Map
Land Use Table
200' Public Hearing Notifications
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@LAKEWORTH.TX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2020-15 + PZ-2020-16
Date Submitted: 10-9-2020

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS 6301 Azle Avenue

CURRENT LEGAL DESCRIPTION Wilcox, Jacob Survey, Abstract 1741 Tract 1

CURRENT ZONING CLASSIFICATION & LAND USE Mixed Planned Development, Planned Commercial

PROPOSED ZONING CLASSIFICATION & LAND USE P-MF, Multifamily development

TOTAL ACRES _____ # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Flournoy Development Company

ADDRESS P.O Box 6566 CITY Columbus

STATE GA ZIP 31917-6566 EMAIL brady.blair@flournoydev.com

PHONE 706-464-4656

FAX _____

PROPERTY OWNER INFORMATION

NAME North Corridor Realty LTD

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL arnoldpent@gmail.com

PHONE 817-829-2875

FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Kimley Horn and Associates Inc.

ADDRESS 13455 Noel Road, Suite 700 CITY Dallas

STATE TX ZIP 75240 EMAIL jennifer.gansert@kimley-horn.com

PHONE 972-770-1343

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.

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

9-7-20
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: 750.00
Date Paid: 10-12-2020
Receipt #: P20-0876
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 10-30-2020
Public Hearing 200' Notification Deadline Date: 11-7-2020
P&Z Commission Meeting Date: 11-17-2020
City Council Meeting Date: 12-8-2020

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 SINGLE FAMILY RESIDENTIAL – HIGH DENSITY FOR A 15.06 ACRE TRACT OF LAND DESCRIBED HEREIN BY METES AND BOUNDS AS A 15.06 ACRE TRACT OF LAND SITUATED IN THE JACOB WILCOX SURVEY, ABSTRACT NO. 1741, CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS; AND BEING PART OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO NORTH CORRIDOR REALTY LTD., RECORDED IN INSTRUMENT NO. D206356748, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF AZLE AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF PAUL MEADOR DRIVE (A CALLED 80-FOOT RIGHT-OF-WAY) SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF AZLE ADDITION, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT. NO. D217018314, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; THENCE NORTH 89°15'51" EAST, WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1050.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°15'51" EAST, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF AZLE AVENUE, A DISTANCE OF 98.02 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 1 OF LOTS 6, 7 & 8, BLOCK 1, SUMMIT PARK, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-206, PAGE 73, PLAT RECORDS, TARRANT COUNTY, TEXAS; THENCE SOUTH 0°45'21" EAST, WITH THE WEST LINE OF SAID SUMMIT PARK PART OF THE WAY, A DISTANCE OF 846.35 FEET TO A POINT IN THE NORTH LINE OF LOT 2R, BLOCK 1, OF COURAGE ADDITION, BLOCK 1, LOT 2R, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. D205303025, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; THENCE NORTH 74°15'56" WEST, WITH SAID NORTH LINE OF LOT 2R, BLOCK 1, A DISTANCE OF 475.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 2R, BLOCK 1; THENCE SOUTH 15°39'44" WEST, WITH THE WEST LINE OF SAID LOT 2R, BLOCK 1, A DISTANCE OF 304.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2R, BLOCK 1, AND BEING IN THE NORTH LINE OF LOT 3 OF LAKE WORTH CENTER, AN

ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-145, PAGE 6, PLAT RECORDS, TARRANT COUNTY, TEXAS; THENCE NORTH 74°17'22" WEST, WITH SAID NORTH LINE OF LOT 3, A DISTANCE OF 260.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, OF LAKE WORTH TOWNE CENTER LOTS 1-4, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. D194043046, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; THENCE WITH SAID NORTH LINE OF LOT 1, BLOCK A, AND LOT 4, BLOCK A, OF SAID LAKE WORTH TOWNE CENTER ADDITION, THE FOLLOWING COURSES AND DISTANCES: NORTH 81°10'41" WEST, A DISTANCE OF 575.52 FEET; NORTH 81°06'45" WEST, A DISTANCE OF 34.31 FEET; THENCE NORTH 56°37'40" EAST, OVER AND ACROSS SAID NORTH CORRIDOR REALTY LTD. TRACT, A DISTANCE OF 590.14 FEET TO THE MOST SOUTHERNLY SOUTHEAST CORNER OF LOT 1, BLOCK A, OF AZLE ADDITION, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 0217018314, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; THENCE NORTH 53°13'08" EAST, WITH A SOUTHEAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 263.55 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1, BLOCK A; THENCE OVER AND ACROSS SAID NORTH CORRIDOR REALTY LTD. TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTH 61°35' 11" EAST, A DISTANCE OF 650.14 FEET; NORTH 11°07'14" EAST, A DISTANCE OF 32.66 FEET; NORTH 4°45'07" EAST, A DISTANCE OF 21.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.06 ACRES OF LAND MORE OR LESS., 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 15.06-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 November 17, 2020, and by the City Council of the City of Lake Worth on December 8, 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-2020-15

Owner: North Corridor Realty Ltd
305 Spring Village Circle, Suite #518
Dallas, Texas 75248-5744

Applicant: Flournoy Development Company
P O Box 6566
Columbus, GA 31917-6566

Metes and Bounds Description:

15.06 acre tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in the Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows: COMMENCING at the intersection of the south right-of-way line of Azle Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a called 80-foot right-of-way) same being the northwest corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. D217018314, Official Public Records, Tarrant County, Texas; THENCE North 89°15'51" East, with said south right-of-way line, a distance of 1050.47 feet to the POINT OF BEGINNING; THENCE North 89°15'51" East, continuing with said south right-of-way line of Azle Avenue, a distance of 98.02 feet to the northwest corner of Lot 7, Block 1 of Lots 6, 7 & 8, Block 1, Summit Park, an addition to the City of Lake Worth,

Texas, according to the plat thereof recorded in Volume 388-206, Page 73, Plat Records, Tarrant County, Texas; THENCE South 0°45'21" East, with the west line of said Summit Park part of the way, a distance of 846.35 feet to a point in the north line of Lot 2R, Block 1, of Courage Addition, Block 1, Lot 2R, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D205303025, Official Public Records, Tarrant County, Texas; THENCE North 74°15'56" West, with said north line of Lot 2R, Block 1, a distance of 475.53 feet to the northwest corner of said Lot 2R, Block 1; THENCE South 15°39'44" West, with the west line of said Lot 2R, Block 1, a distance of 304.09 feet to the southwest corner of said Lot 2R, Block 1, and being in the north line of Lot 3 of Lake Worth Center, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-145, Page 6, Plat Records, Tarrant County, Texas; THENCE North 74°17'22" West, with said north line of Lot 3, a distance of 260.27 feet to the northwest corner of said Lot 3, same being the northeast corner of Lot 1, Block A, of Lake Worth Towne Center Lots 1-4, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D194043046, Official Public Records, Tarrant County, Texas; THENCE with said north line of Lot 1, Block A, and Lot 4, Block A, of said Lake Worth Towne Center addition, the following courses and distances: North 81°10'41" West, a distance of 575.52 feet; North 81°06'45" West, a distance of 34.31 feet; THENCE North 56°37'40" East, over and across said North Corridor Realty Ltd. Tract, a distance of 590.14 feet to the most southernly southeast corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. 0217018314, Official Public Records, Tarrant County, Texas; THENCE North 53°13'08" East, with a southeast line of said Lot 1, Block A, a distance of 263.55 feet to the most easterly southeast corner of said Lot 1, Block A; THENCE over and across said North Corridor Realty Ltd. Tract, the following courses and distances: North 61°35'11" East, a distance of 650.14 feet; North 11°07'14" East, a distance of 32.66 feet; North 4°45'07" East, a distance of 21.07 feet to the POINT OF BEGINNING and containing 15.06 acres of land more or less.

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 8th day of December, 2020.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

“ZONING DESCRIPTION”

BEING a tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in the Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows:

COMMENCING at the intersection of the south right-of-way line of Azle Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a called 80-foot right-of-way) same being the northwest corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D217018314, Official Public Records, Tarrant County, Texas;

THENCE North 89°15'51" East, with said south right-of-way line, a distance of 1050.47 feet to the **POINT OF BEGINNING**;

THENCE North 89°15'51" East, continuing with said south right-of-way line of Azle Avenue, a distance of 98.02 feet to the northwest corner of Lot 7, Block 1 of Lots 6, 7 & 8, Block 1, Summit Park, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-206, Page 73, Plat Records, Tarrant County, Texas;

THENCE South 0°45'21" East, with the west line of said Summit Park part of the way, a distance of 846.35 feet to a point in the north line of Lot 2R, Block 1, of Courage Addition, Block 1, Lot 2R, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D205303025, Official Public Records, Tarrant County, Texas;

THENCE North 74°15'56" West, with said north line of Lot 2R, Block 1, a distance of 475.53 feet to the northwest corner of said Lot 2R, Block 1;

THENCE South 15°39'44" West, with the west line of said Lot 2R, Block 1, a distance of 304.09 feet to the southwest corner of said Lot 2R, Block 1, and being in the north line of Lot 3 of Lake Worth Center, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-145, Page 6, Plat Records, Tarrant County, Texas;

THENCE North 74°17'22" West, with said north line of Lot 3, a distance of 260.27 feet to the northwest corner of said Lot 3, same being the northeast corner of Lot 1, Block A, of Lake Worth Towne Center Lots 1-4, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D194043046, Official Public Records, Tarrant County, Texas;

THENCE with said north line of Lot 1, Block A, and Lot 4, Block A, of said Lake Worth Towne Center addition, the following courses and distances:

North 81°10'41" West, a distance of 575.52 feet;

North 81°06'45" West, a distance of 34.31 feet;

THENCE North 56°37'40" East, over and across said North Corridor Realty Ltd. Tract, a distance of 590.14 feet to the most southernly southeast corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. D217018314, Official Public Records, Tarrant County, Texas;

THENCE North 53°13'08" East, with a southeast line of said Lot 1, Block A, a distance of 263.55 feet to the most easterly southeast corner of said Lot 1, Block A;

THENCE over and across said North Corridor Realty Ltd. Tract, the following courses and distances:

North 61°35'11" East, a distance of 650.14 feet;

North 11°07'14" East, a distance of 32.66 feet;

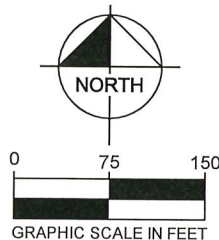
North 4°45'07" East, a distance of 21.07 feet to the **POINT OF BEGINNING** and containing 15.06 acres of land more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

A Sketch was prepared on even date to accompany this description.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.





LOT 2, BLOCK 1
LAKE WORTH TOWN
CROSSING ADDITION
INST. NO. 205006889
O.P.R.T.C.T.

LOT 3, BLOCK 1
LAKE WORTH TOWN
CROSSING ADDITION
INST. NO. 205006889
O.P.R.T.C.T.

LOT 1, BLOCK A
AZLE ADDITION
INST. NO. D217018314
O.P.R.T.C.T.

REMAINDER OF
NORTH CORRIDOR REALTY LTD.
INST. NO. D206356748
O.P.R.T.C.T.

LOT 7, BLOCK 1
SUMMIT PARK
VOL. 388-206, PG. 73
P.R.T.C.T.

LOT 6, BLOCK 1
SUMMIT PARK
VOL. 388-206, PG. 73
P.R.T.C.T.

REMINADER OF
NORTH CORRIDOR REALTY LTD.
INST. NO. D206356748
O.P.R.T.C.T.

LOT 2R, BLOCK 1
COURAGE ADDITION
INST. NO. D205303025
O.P.R.T.C.T.

LOT 2
LAKE WORTH CENTER
VOL. 388-145, PG. 6
P.R.T.C.T.

LOT 3
LAKE WORTH CENTER
VOL. 388-145, PG. 6
P.R.T.C.T.

LAKE WORTH TOWNE CENTER
LOTS 1-4,
INST. NO. D194043046
O.P.R.T.C.T.

LOT 4, BLOCK A
N81°06'45"W 34.31'

LOT 1, BLOCK A

N81°10'41"W 575.52'

N74°17'22"W 260.27'

S15°39'44"W 304.09'

N74°15'56"W 475.53'

"ZONING EXHIBIT"
15.06 ACRES
JACOB WILCOX SURVEY,
ABSTRACT NO. 1741
CITY OF LAKE WORTH,
TARRANT COUNTY, TEXAS

NOTES:

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

A Field Note Description was prepared on even date to accompany this sketch.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
O.P.R.T.C.T. = OFFICIAL PUBLIC
RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
INST. = INSTRUMENT NO. = NUMBER
VOL. = VOLUME PG. = PAGE



DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
david.deweirdt@kimley-horn.com

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	DWP	DJD	OCT. 2020	063800048	3 OF 3

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-2020-15

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the tract of land 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, November 17, 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 Map from Planned Mixed-Use to Single Family Residential – High Density for an approximately 15.06 acre tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in the Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows: COMMENCING at the intersection of the south right-of-way line of Azle Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a called 80-foot right-of-way) same being the northwest corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. D217018314, Official Public Records, Tarrant County, Texas; THENCE North 89°15'51" East, with said south right-of-way line, a distance of 1050.47 feet to the POINT OF BEGINNING; THENCE North 89°15'51" East, continuing with said south right-of-way line of Azle Avenue, a distance of 98.02 feet to the northwest corner of Lot 7, Block 1 of Lots 6, 7 & 8, Block 1, Summit Park, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-206, Page 73, Plat Records, Tarrant County, Texas; THENCE South 0°45'21" East, with the west line of said Summit Park part of the way, a distance of 846.35 feet to a point in the north line of Lot 2R, Block 1, of Courage Addition, Block 1, Lot 2R, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D205303025, Official Public Records, Tarrant County, Texas; THENCE North 74°15'56" West, with said north line of Lot 2R, Block 1, a distance of 475.53 feet to the northwest corner of said Lot 2R, Block 1; THENCE South 15°39'44" West, with the west line of said Lot 2R, Block 1, a distance of 304.09 feet to the southwest corner of said Lot 2R, Block 1, and being in the north line of Lot 3 of Lake Worth Center, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-145, Page 6, Plat Records, Tarrant County, Texas; THENCE North 74°17'22" West, with said north line of Lot 3, a distance of 260.27 feet to the northwest corner of said Lot 3, same being the northeast corner of Lot 1, Block A, of Lake Worth Towne Center Lots 1-4, an addition to the City of Lake Worth,

Continued on back....

Texas, according to the plat thereof recorded in Instrument No. D194043046, Official Public Records, Tarrant County, Texas; THENCE with said north line of Lot 1, Block A, and Lot 4, Block A, of said Lake Worth Towne Center addition, the following courses and distances: North 81°10'41" West, a distance of 575.52 feet; North 81°06'45" West, a distance of 34.31 feet; THENCE North 56°37'40" East, over and across said North Corridor Realty Ltd. Tract, a distance of 590.14 feet to the most southernly southeast corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. 0217018314, Official Public Records, Tarrant County, Texas; THENCE North 53°13'08" East, with a southeast line of said Lot 1, Block A, a distance of 263.55 feet to the most easterly southeast corner of said Lot 1, Block A; THENCE over and across said North Corridor Realty Ltd. Tract, the following courses and distances: North 61°35'11" East, a distance of 650.14 feet; North 11°07'14" East, a distance of 32.66 feet; North 4°45'07" East, a distance of 21.07 feet to the POINT OF BEGINNING and containing 15.06 acres of land more or less, and by amending the official 2035 Future Land Use Plan Map to reflect such change. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, December 8, 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 Map from Planned Mixed-Use to Single Family Residential – High Density for an approximately 15.06 acre tract of land as described above. All interested parties are encouraged to attend. All interested parties are encouraged to attend.

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

200' Notification Map - Azle Ave



Subject Property
Property within 200'

0.2 0 0.10 0.2 Miles

10/21/20 9:23 AM

1:6,207



Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
AGRICULTURAL USES As designated by Tarrant Appraisal District											
Agricultural or vacant land	P	P	P	P	P	P	P	P	P	P	P
RECREATION AND ENTERTAINMENT USES											
Amusement/ Event center (indoor)				X		CUP	P	P	P	P	
Amusement center Game room	X	X	X	X	X	X	X	X	X	CUP	
Entertainment venue (outdoor)						P	P	P	CUP	CUP	CA APZ II
Auditorium, theater, cinema	P					P	P	P	P	P	CA APZ II
Bar, tavern, private club						P	P	P	P	P	X
Golf courses, driving range, miniature golf	CUP					CUP	CUP			CUP	CA APZ II
Restaurant, café, cafeteria	CUP					P	P	P	P	P	X
Sexually- oriented business	X	X	X	X	X	X	X	X	X	P	X
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NA S
PUBLIC FACILITIES, EDUCATIONAL AND INSTITUTIONAL USES											
Business / trade school	P					P		P	P	P	X
Colleges and universities	P					P		P	P	P	X
Early education, elementary and secondary schools	P					P		P	P	P	X
Day care center (child or adult)	X	CUP	CUP	CUP	X	P	P	P	CUP	X	X
Day care center, religious institution	P					P	P	P	P	P	X
Government offices – local, state or federal	P					P	CUP	P	P	P	X
Independent school district offices/ buildings	P					P		P	P	P	X
Medical care facilities, clinics, hospitals	CUP			X		P		P	P	P	X
Museums, libraries, community centers, private or non-profit organizations	X				X	P	P	P	P	P	X
Public safety facilities, civil defense centers,	P					P		P	P	P	X
Religious institutions, churches	P	P	P	P	P	P	P	P	P	P	X
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
RESIDENTIAL USES — HOUSEHOLD											
Single Family dwellings		P	P	P	P			P			X
Single Family attached			P	P				P			X
Multifamily dwellings				P				P			X
Manufactured/ Mobile home					P			X			X
Modular Home					P			X			X
RESIDENTIAL USES — GROUP											
Assisted living; nursing home	CUP	CUP	CUP	CUP	CUP	P	P	P	X	X	X
Boarding Home/ Coliving		CUP	CUP	P			CUP				X
Community Home	CUP	P*	P*	P		P*					X
Group Home		P	P	CUP		P*					X
Halfway House	CUP	X	X	CUP						CUP	X
Shelter	X	X		X					CUP	CUP	X
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
ACCESSORY BUILDINGS or STRUCTURES											
Accessory bldg; Non-residential	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P*
Accessory bldg; Residential	CUP	P*	P*			CUP	CUP	P	CUP	CUP	X
Antennae and towers, ≤ to max. height in district	P	P	P	P	P	P	P	P	P	P	CA
Antennae and towers > max. height in district	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CA
Carport	X	P*		P*	P*						P*
Temporary bldg for construction/ office trailer	P	P	P	P	P	P	P	P	P	P	P*
ACCESSORY USES											
ADO - Accessory dwelling unit	P	P	P		P	P*	P*	P	P*	P*	X
Home Occupa- tions	X	P	P	CUP	P						X
Outdoor sales/ display (Temporary)	CUP					P*	P*		P*	P*	
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

	ZONING DISTRICT										
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
COMMERCIAL, RETAIL AND SERVICE USES											
Antique shop						P	P	P	P	P	X
Appliance store, supply, repair						P	P	P	P	P	X
Bank / financial institutions						P	P	P	P	P	X
Barber / beauty shops salon						P	P	P	P	P	X
Bicycle shop, repair						P	P	P	P	P	X
Book store, stationary						P	P	P	P	P	X
Caterer or wedding service		CUP	CUP	CUP	CUP	P	P	P	CUP	CUP	X
Cigar, tobacco or vape stores						P	P	P	P	P	X
Contract construction services						P	P	P	P	P	P
Convenience store, no fuel						P	P	P	P	P	X
Convenience store and fuel station						P	P		CUP	CUP	X
Copy store and services; no off-set printing						P	P	P	P	P	X
Drug stores/ pharmacy						P	P	P	P	P	X
Farm implement sales/ service						CUP	CUP		CUP	CUP	X
Food truck; Food truck park	P*					P*	P*	P	P*	P*	X
Furniture and furnishings						P	P	P	P	P	X
Grocery stores, specialty market						P	P	P	P	P	X
Hardware/home improvement						CUP	CUP		CUP	CUP	X
Health / fitness facility						P	P	P	P	P	X
Hotel, motel, inn				CUP		P	P	P	P	P	
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
COMMERCIAL, RETAIL AND SERVICE USES (continued)											
Ice storage / dispensing						P	P	P		P	P
Laundry service, dry cleaner						P	P	P	P	P	X
Liquor/package store						P	P	P	P		X
Merchandise, general						P	P	P	P		X
Merchandise, specialty						P	P	P	P		X
Mini-warehouse; no outside storage						CUP	CUP	P	P	P	P
Mini-warehouse; outside storage						CUP	CUP	P	X	P	P
Mortuaries, funeral homes						P	P	X	P		X
Music instruments and/or lessons						P	P	P			X
Nursery for retail sales						P	P	X			X
Nondepository financial institution	X	X	X	X	X	X	X	X	X	CUP	
Office, health services						P	P	P			X
Offices, professional						P	P	P			X
Office, real estate sales; leasing						P	P	P			X
Pet boarding kennel, day camp						P	P	P			X
Photofinishing, offset printing, lithography						P	P	P			X
Private club, fraternity, lodge						P	P	P			X
Restaurant, café, cafeteria with drive-through	CUP					P	P	P	P	P	X

P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited,
CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
COMMERCIAL, RETAIL AND SERVICE USES (continued)											
Restaurant, café, cafeteria	CUP					P	P	P	P	P	X
Spa – beauty, health, massage						P	P	P			X
Sporting goods; gun sales/service						P	P	P			X
Tailor and cobbler						P	P	P			X
Temp. outdoor seasonal sales						P*	P*				P*
Veterinarian, outdoor kennels						CUP	CUP				X
Veterinarian, no outdoor kennels						P	P	P			X
AUTOMOBILE AND MISCELLANEOUS VEHICULAR USES											
Automobile, Bicycles, Motorcycles, Boats, Trailers											
Auto parts, retail store						P	P	P	P	P	X
Vehicle sales and rentals						P	P				X
Vehicle repair, paint/body shop						CUP	CUP				P
Car wash						P	CUP				P
Parking garage or lot (private)						P	P	P			P
Parking garage or lot (commercial)						P	P	P			P
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
INDUSTRIAL, MANUFACTURING AND WAREHOUSING USES — Light Industrial											
Carpet cleaning							P		P	P	P
Food processing							P		P	P	X
Flex building							P		P	P	P
Furniture repair							P		P	P	P
Light manufacturing									P	P	P
Outdoor sales and storage						CUP	CUP		P	P	P
Research and development									P	P	X
Showroom warehouse						CUP	CUP	X	P	P	P
Warehouse store (e.g. Costco)							CUP	X	P	P	X
INDUSTRIAL, MANUFACTURING AND WAREHOUSING USES — Industrial											
Biotech buildings								X	CUP	P	X
Heavy industrial equipment sales/ auction yard								X		P	P
Manufacturing buildings								X		P	P
Refrigeration / cold storage building								X	CUP	P	X
Packing plant								X		P	P
Telecom/data hosting center								X	CUP	P	X
Terminal, truck, freight, or water								X		P	P
Warehouse / distribution								X		P	P
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
UTILITY AND SERVICE USES											
Utility installations owned by City, County, State or Public Utility	P	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CA & CUP
Geothermal heat pump systems (Closed-Loop)	P	P	P	CUP		P	P	P	P	P	P
Ground-mounted solar system and solar water heater (less than 1,000 sq ft)	P	P	CUP			X	X				CA & CUP
Ground-mounted solar system and solar water heater (greater than 1,000 sq ft) ¹	CUP	CUP	CUP			X	CUP	CUP	CUP	CUP	X
Roof-mounted solar system and solar water heater (less than 1,000 sq ft)	P	P	P	CUP	CUP	P	P	P			CA & CUP
Roof-mounted solar system and solar water heater (greater than 1,000 sq ft) ¹	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X
Wind energy systems ²	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X
1 - Any Solar Energy System over 1,000 square feet in area requires an approved Conditional Use Permit and a letter of no objection from the Commanding Officer of the Naval Air Station prior to building permit approval.											
2 - Any Wind Energy System requires an approved Conditional Use Permit prior to installation and a letter of no objection from the Commanding Office of the Naval Air Station prior to building permit approval.											
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Vortex Holdings LLC
4041 Boat Club Road
Lake Worth, Texas 76135

Iatrea LLC
6302 Jacksboro Hwy.
Lake Worth, Texas 76135

Lake Worth Partnership Ltd
4045 Boat Club Road
Lake Worth, Texas 76135

Benedict A Silverman
406 W Hillsboro Blvd.
Deerfield Beach, FL 33441

Wood Brothers Enterprises LLC
5520 Davis Blvd.
North Richland Hills, Texas 76180-
6444

TSCA-335 LP
301 S Sherman St, Ste #100
Richardson, Texas 75081

Star Brothers Petroleum LLC
2430 N Fielder Rd.
Arlington, Texas 76012

ABS TX Investor LP
250 Parkcenter Blvd.
Boise, ID 83706

North Corridor Realty LTD
305 Spring Vlg Cr, Suite #518
Dallas, Texas 75248-5744

Biggers Funeral Home LLC
6100 Azle Ave
Lake Worth, Texas 76135

Biggers JV
PO Box 137288
Fort Worth, Texas 76136

Lidl US Operations LLC
3500 S Clark St
Arlington, VA 22202

Wal-Mart Real Estate Bus Trust
P O Box 8050
Bentonville, AR 72712-8055

PRH IX LLC
P O Box 3863
Rancho Santa Fe, CA 92067



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

SUSAN Meisen



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-2020-15 (15 Acre Tract (Azle/Boat Club/Paul Meador – Future Land Use Plan Map Change Request)).



I am **AGAINST** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2020-15 (15 Acre Tract (Azle/Boat Club/Paul Meador – Future Land Use Plan Map Change Request)).

Property Owner Name: TSCA- 335, L.L. Partnership
(Please print)

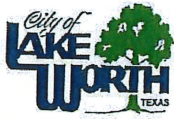
Mailing Address: 301 S. SILVERMAN, Suite 100

Phone: 817-267-2149 Email: CQUINE@quinc.com

Signature: [Signature] Date: 11/3/2020

Property Address(s) (within 200' of subject property): _____

COMMENTS:



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

RECEIVED
(DATE STAMP)
RECEIVED

NOV 04 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-2020-15 (15 Acre Tract (Azle/Boat Club/Paul Meador – Future Land Use Plan Map Change Request).
- ☒ I am **AGAINST** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2020-15 (15 Acre Tract (Azle/Boat Club/Paul Meador – Future Land Use Plan Map Change Request).

Property Owner Name: Amol KANSARA
(Please print)

Mailing Address: 4041 BOAT CLUB Rd, Lake worth tx

Phone: 972-835-2063 Email: vortexautomotive@gmail.com

Signature: [Signature] Date: 11/1/2020

Property Address(s) (within 200' of subject property): _____

4041 BOAT CLUB Rd

COMMENTS:

would like to understand more about proposal, impact
to our business & property as it relates to safety, obstructions,
positives & negatives – and what would be done to not
have any negative impact to us.

Thank you

**Lake Worth Planning and Zoning Commission Meeting -
November 17, 2020**

Agenda Item No. C.3

FROM: Suzanne Meason, Planning & Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Commission Case No. PZ-2020-16, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classification from "PC" Planned Commercial and "M-PD" Mixed Planned Development to "MF" Multifamily for an approximately 15.06 acre tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in the Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows: COMMENCING at the intersection of the south right-of-way line of Azle Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a called 80-foot right-of-way) same being the northwest corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. D217018314, Official Public Records, Tarrant County, Texas; THENCE North 89°15'51" East, with said south right-of-way line, a distance of 1050.47 feet to the POINT OF BEGINNING; THENCE North 89°15'51" East, continuing with said south right-of-way line of Azle Avenue, a distance of 98.02 feet to the northwest corner of Lot 7, Block 1 of Lots 6, 7 & 8, Block 1, Summit Park, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-206, Page 73, Plat Records, Tarrant County, Texas; THENCE South 0°45'21" East, with the west line of said Summit Park part of the way, a distance of 846.35 feet to a point in the north line of Lot 2R, Block 1, of Courage Addition, Block 1, Lot 2R, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D205303025, Official Public Records, Tarrant County, Texas; THENCE North 74°15'56" West, with said north line of Lot 2R, Block 1, a distance of 475.53 feet to the northwest corner of said Lot 2R, Block 1; THENCE South 15°39'44" West, with the west line of said Lot 2R, Block 1, a distance of 304.09 feet to the southwest corner of said Lot 2R, Block 1, and being in the north line of Lot 3 of Lake Worth Center, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-145, Page 6, Plat Records, Tarrant County, Texas; THENCE North 74°17'22" West, with said north line of Lot 3, a distance of 260.27 feet to the northwest corner of said Lot 3, same being the northeast corner of Lot 1, Block A, of Lake Worth Towne Center Lots 1-4, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D194043046, Official Public Records, Tarrant County, Texas; THENCE with said north line of Lot 1, Block A, and Lot 4, Block A, of said Lake Worth Towne Center addition, the following courses and distances: North 81°10'41" West, a distance of 575.52 feet; North 81°06'45" West, a distance of 34.31 feet; THENCE North 56°37'40" East, over and across said North Corridor Realty Ltd. Tract, a distance of 590.14 feet to the most southerly southeast corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. 0217018314, Official Public Records, Tarrant County,

Texas; THENCE North 53°13'08" East, with a southeast line of said Lot 1, Block A, a distance of 263.55 feet to the most easterly southeast corner of said Lot 1, Block A; THENCE over and across said North Corridor Realty Ltd. Tract, the following courses and distances: North 61°35' 11" East, a distance of 650.14 feet; North 11°07'14" East, a distance of 32.66 feet ; North 4°45'07" East, a distance of 21.07 feet to the POINT OF BEGINNING and containing 15.06 acres of land more or less, and by amending the official Zoning Map to reflect such change.

SUMMARY:

Property Description:

15.06-acre tract of land, Azle Avenue/Boat Club Road/Paul Meador Drive

Property Owner(s):

North Corridor Realty Ltd, Arnold Pent, 305 Spring Village Circle, Suite #518, Dallas, Texas 75248

Applicant:

Flournoy Development Company, P O Box 6566, Columbus, GA 31917

Engineer/Architect/Surveyor:

Kimley-Horn & Associates, Inc., 13455 Noel Road, Suite #700, Dallas, Texas 75240

Future Land Use Designation:

Planned Mixed Use

Proposed Land Use Designation:

Single Family Residential - High Density

Current Zoning:

"M-PD" – Mixed Planned Development and "PC" Planned Commercial

Current Use(s):

Vacant Land

Proposed Zoning:

"MF" Multi-Family

Existing Road(s):

Azle Avenue/Boat Club Road/Paul Meador Drive

Surrounding Zoning:

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

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

East: The property to the west is currently zoned "PC" Planned Commercial and "M-PD" Mixed Planned Development.

West: The property to the west is currently zoned "PC" Planned Commercial and "M-PD" Mixed Planned Development.

Summary:

The owner of the property has made application on behalf of Flournoy Development Company for 15.06 acres of vacant land, which is part of the large tract of land behind the existing Wal-Mart property. Flournoy is looking to develop the property with a multi-family use and separately from the property development as a whole.

Currently the property is zoned "PC" Planned Commercial and "M-PD" Mixed Planned Development, which are zoning districts under the previous Comprehensive Zoning Ordinance. The applicant is seeking to change the zoning classification on the property to "MF" - Multi-Family zoning district.

Before a 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 Multi-Family. 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.

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.

Attached you will find a copy of the Land Use Table for reference on what uses are allowed in the "MF" Multi-Family zoning district.

Per Chapter 211 of the Texas Local Government Code:

c-1) Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification affecting residential or multifamily zoning shall be sent to each school district in which the property for which the change in classification is proposed is located. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail.

Staff mailed notice of the public hearings to the office of the superintendent of Lake Worth ISD on October 30, 2020, but has not had any communication with anyone from the ISD at this time.

Public Input:

On October 23, 2020 as required by State law, the City mailed out fourteen (14) 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 21, 2020.

Staff had received the following public comment form back in reference to the case as of the packet preparation date.

In Favor:

None

In Opposition:

Amol Kansagra - Meineke Automotive Repair Shop (4041 Boat Club Road)

Flournoy will have a representative at the meeting with a brief presentation of their company and the vision they have for this tract of land.

FISCAL IMPACT:

N/A

ATTACHMENTS:

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

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@LAKEWORTH.TX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2020-15 + PZ-2020-16
Date Submitted: 10-9-2020

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

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

PROPERTY ADDRESS 6301 Azle Avenue

CURRENT LEGAL DESCRIPTION Wilcox, Jacob Survey, Abstract 1741 Tract 1

CURRENT ZONING CLASSIFICATION & LAND USE Mixed Planned Development, Planned Commercial

PROPOSED ZONING CLASSIFICATION & LAND USE P-MF, Multifamily development

TOTAL ACRES _____ # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Flournoy Development Company

ADDRESS P.O Box 6566 CITY Columbus

STATE GA ZIP 31917-6566 EMAIL brady.blair@flournoydev.com

PHONE 706-464-4656

FAX _____

PROPERTY OWNER INFORMATION

NAME North Corridor Realty LTD

ADDRESS _____ CITY _____

STATE _____ ZIP _____ EMAIL arnoldpent@gmail.com

PHONE 817-829-2875

FAX _____

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Kimley Horn and Associates Inc.

ADDRESS 13455 Noel Road, Suite 700 CITY Dallas

STATE TX ZIP 75240 EMAIL jennifer.gansert@kimley-horn.com

PHONE 972-770-1343

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.

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

9-7-20
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: 750.00
Date Paid: 10-12-2020
Receipt #: P20-0876
Ownership Verified:
☒ YES ☐ NO
Taxes Paid:
☒ YES ☐ NO
Liens Paid:
☒ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 10-30-2020
Public Hearing 200' Notification Deadline Date: 11-7-2020
P&Z Commission Meeting Date: 11-17-2020
City Council Meeting Date: 12-8-2020

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 15.06 ACRES OF LAND DESCRIBED HEREIN BY METES AND BOUNDS AS A 15.06 ACRE TRACT OF LAND SITUATED IN THE JACOB WILCOX SURVEY, ABSTRACT NO. 1741, CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS; AND BEING PART OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO NORTH CORRIDOR REALTY LTD., RECORDED IN INSTRUMENT NO. D206356748, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF AZLE AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF PAUL MEADOR DRIVE (A CALLED 80-FOOT RIGHT-OF-WAY) SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF AZLE ADDITION, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT. NO. D217018314, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; THENCE NORTH 89°15'51" EAST, WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1050.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°15'51" EAST, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF AZLE AVENUE, A DISTANCE OF 98.02 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 1 OF LOTS 6, 7 & 8, BLOCK 1, SUMMIT PARK, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-206, PAGE 73, PLAT RECORDS, TARRANT COUNTY, TEXAS; THENCE SOUTH 0°45'21" EAST, WITH THE WEST LINE OF SAID SUMMIT PARK PART OF THE WAY, A DISTANCE OF 846.35 FEET TO A POINT IN THE NORTH LINE OF LOT 2R, BLOCK 1, OF COURAGE ADDITION, BLOCK 1, LOT 2R, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. D205303025, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; THENCE NORTH 74°15'56" WEST, WITH SAID NORTH LINE OF LOT 2R, BLOCK 1, A DISTANCE OF 475.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 2R, BLOCK 1; THENCE SOUTH 15°39'44" WEST, WITH THE WEST LINE OF SAID LOT 2R, BLOCK 1, A DISTANCE OF 304.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2R, BLOCK 1, AND BEING IN THE NORTH LINE OF LOT 3

OF LAKE WORTH CENTER, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-145, PAGE 6, PLAT RECORDS, TARRANT COUNTY, TEXAS; THENCE NORTH 74°17'22" WEST, WITH SAID NORTH LINE OF LOT 3, A DISTANCE OF 260.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, OF LAKE WORTH TOWNE CENTER LOTS 1-4, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. D194043046, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; THENCE WITH SAID NORTH LINE OF LOT 1, BLOCK A, AND LOT 4, BLOCK A, OF SAID LAKE WORTH TOWNE CENTER ADDITION, THE FOLLOWING COURSES AND DISTANCES: NORTH 81°10'41" WEST, A DISTANCE OF 575.52 FEET; NORTH 81°06'45" WEST, A DISTANCE OF 34.31 FEET; THENCE NORTH 56°37'40" EAST, OVER AND ACROSS SAID NORTH CORRIDOR REALTY LTD. TRACT, A DISTANCE OF 590.14 FEET TO THE MOST SOUTHERNLY SOUTHEAST CORNER OF LOT 1, BLOCK A, OF AZLE ADDITION, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT. NO. 0217018314, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; THENCE NORTH 53°13'08" EAST, WITH A SOUTHEAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 263.55 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1, BLOCK A; THENCE OVER AND ACROSS SAID NORTH CORRIDOR REALTY LTD. TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTH 61°35'11" EAST, A DISTANCE OF 650.14 FEET; NORTH 11°07'14" EAST, A DISTANCE OF 32.66 FEET; NORTH 4°45'07" EAST, A DISTANCE OF 21.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.06 ACRES OF LAND MORE OR LESS., BEING THAT ALL OF THE CERTAIN CALLED 15.06-ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DESIGNATION OF "PC" PLANNED COMMERCIAL AND "M-PD" MIXED PLANNED DEVELOPMENT TO A ZONING DESIGNATION OF "MF" MULTIFAMILY, GENERALLY LOCATED OFF AZLE AVENUE, BOAT CLUB ROAD AND PAUL MEADOR, LAKE WORTH, TARRANT COUNTY, TEXAS AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of a 15.06-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 November 17, 2020, and by the City Council of the City of Lake Worth on December 8, 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 “PC” Planned Commercial and “M-PD” Mixed Planned Development to a zoning designation change of “MF” Multifamily, by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Planning & Zoning Case No. PZ-2020-16

Owner: North Corridor Realty Ltd
305 Spring Village Circle, Suite #518
Dallas, Texas 75248-5744

Applicant: Flournoy Development Company
P O Box 6566
Columbus, GA 31917-6566

Metes and Bounds Description:

15.06 acre tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in the Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows: COMMENCING at the intersection of the south right-of-way line of Azle Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a called 80-foot

right-of-way) same being the northwest corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. D217018314, Official Public Records, Tarrant County, Texas; THENCE North 89°15'51" East, with said south right-of-way line, a distance of 1050.47 feet to the POINT OF BEGINNING; THENCE North 89°15'51" East, continuing with said south right-of-way line of Azle Avenue, a distance of 98.02 feet to the northwest corner of Lot 7, Block 1 of Lots 6, 7 & 8, Block 1, Summit Park, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-206, Page 73, Plat Records, Tarrant County, Texas; THENCE South 0°45'21" East, with the west line of said Summit Park part of the way, a distance of 846.35 feet to a point in the north line of Lot 2R, Block 1, of Courage Addition, Block 1, Lot 2R, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D205303025, Official Public Records, Tarrant County, Texas; THENCE North 74°15'56" West, with said north line of Lot 2R, Block 1, a distance of 475.53 feet to the northwest corner of said Lot 2R, Block 1; THENCE South 15°39'44" West, with the west line of said Lot 2R, Block 1, a distance of 304.09 feet to the southwest corner of said Lot 2R, Block 1, and being in the north line of Lot 3 of Lake Worth Center, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-145, Page 6, Plat Records, Tarrant County, Texas; THENCE North 74°17'22" West, with said north line of Lot 3, a distance of 260.27 feet to the northwest corner of said Lot 3, same being the northeast corner of Lot 1, Block A, of Lake Worth Towne Center Lots 1-4, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D194043046, Official Public Records, Tarrant County, Texas; THENCE with said north line of Lot 1, Block A, and Lot 4, Block A, of said Lake Worth Towne Center addition, the following courses and distances: North 81°10'41" West, a distance of 575.52 feet; North 81°06'45" West, a distance of 34.31 feet; THENCE North 56°37'40" East, over and across said North Corridor Realty Ltd. Tract, a distance of 590.14 feet to the most southerly southeast corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. 0217018314, Official Public Records, Tarrant County, Texas; THENCE North 53°13'08" East, with a southeast line of said Lot 1, Block A, a distance of 263.55 feet to the most easterly southeast corner of said Lot 1, Block A; THENCE over and across said North Corridor Realty Ltd. Tract, the following courses and distances: North 61°35'11" East, a distance of 650.14 feet; North 11°07'14" East, a distance of 32.66 feet; North 4°45'07" East, a distance of 21.07 feet to the POINT OF BEGINNING and containing 15.06 acres of land more or less.

Property Zoning: "MF" Multifamily

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 8th day of December, 2020.

CITY OF LAKE WORTH

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

“ZONING DESCRIPTION”

BEING a tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in the Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows:

COMMENCING at the intersection of the south right-of-way line of Azle Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a called 80-foot right-of-way) same being the northwest corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D217018314, Official Public Records, Tarrant County, Texas;

THENCE North 89°15'51" East, with said south right-of-way line, a distance of 1050.47 feet to the **POINT OF BEGINNING**;

THENCE North 89°15'51" East, continuing with said south right-of-way line of Azle Avenue, a distance of 98.02 feet to the northwest corner of Lot 7, Block 1 of Lots 6, 7 & 8, Block 1, Summit Park, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-206, Page 73, Plat Records, Tarrant County, Texas;

THENCE South 0°45'21" East, with the west line of said Summit Park part of the way, a distance of 846.35 feet to a point in the north line of Lot 2R, Block 1, of Courage Addition, Block 1, Lot 2R, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D205303025, Official Public Records, Tarrant County, Texas;

THENCE North 74°15'56" West, with said north line of Lot 2R, Block 1, a distance of 475.53 feet to the northwest corner of said Lot 2R, Block 1;

THENCE South 15°39'44" West, with the west line of said Lot 2R, Block 1, a distance of 304.09 feet to the southwest corner of said Lot 2R, Block 1, and being in the north line of Lot 3 of Lake Worth Center, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-145, Page 6, Plat Records, Tarrant County, Texas;

THENCE North 74°17'22" West, with said north line of Lot 3, a distance of 260.27 feet to the northwest corner of said Lot 3, same being the northeast corner of Lot 1, Block A, of Lake Worth Towne Center Lots 1-4, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D194043046, Official Public Records, Tarrant County, Texas;

THENCE with said north line of Lot 1, Block A, and Lot 4, Block A, of said Lake Worth Towne Center addition, the following courses and distances:

North 81°10'41" West, a distance of 575.52 feet;

North 81°06'45" West, a distance of 34.31 feet;

THENCE North 56°37'40" East, over and across said North Corridor Realty Ltd. Tract, a distance of 590.14 feet to the most southernly southeast corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. D217018314, Official Public Records, Tarrant County, Texas;

THENCE North 53°13'08" East, with a southeast line of said Lot 1, Block A, a distance of 263.55 feet to the most easterly southeast corner of said Lot 1, Block A;

THENCE over and across said North Corridor Realty Ltd. Tract, the following courses and distances:

North 61°35'11" East, a distance of 650.14 feet;

North 11°07'14" East, a distance of 32.66 feet;

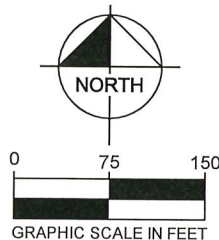
North 4°45'07" East, a distance of 21.07 feet to the **POINT OF BEGINNING** and containing 15.06 acres of land more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

A Sketch was prepared on even date to accompany this description.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.





LOT 2, BLOCK 1
LAKE WORTH TOWN
CROSSING ADDITION
INST. NO. 205006889
O.P.R.T.C.T.

LOT 3, BLOCK 1
LAKE WORTH TOWN
CROSSING ADDITION
INST. NO. 205006889
O.P.R.T.C.T.

LOT 1, BLOCK A
AZLE ADDITION
INST. NO. D217018314
O.P.R.T.C.T.

REMAINDER OF
NORTH CORRIDOR REALTY LTD.
INST. NO. D206356748
O.P.R.T.C.T.

LOT 7, BLOCK 1
SUMMIT PARK
VOL. 388-206, PG. 73
P.R.T.C.T.

LOT 6, BLOCK 1
SUMMIT PARK
VOL. 388-206, PG. 73
P.R.T.C.T.

REMINADER OF
NORTH CORRIDOR REALTY LTD.
INST. NO. D206356748
O.P.R.T.C.T.

LOT 2R, BLOCK 1
COURAGE ADDITION
INST. NO. D205303025
O.P.R.T.C.T.

LOT 2
LAKE WORTH CENTER
VOL. 388-145, PG. 6
P.R.T.C.T.

LOT 3
LAKE WORTH CENTER
VOL. 388-145, PG. 6
P.R.T.C.T.

LAKE WORTH TOWNE CENTER
LOTS 1-4,
INST. NO. D194043046
O.P.R.T.C.T.

LOT 4, BLOCK A
N81°06'45"W 34.31'

LOT 1, BLOCK A

N81°10'41"W 575.52'

N74°17'22"W 260.27'

S15°39'44"W 304.09'

N74°15'56"W 475.53'

S0°45'21"E 846.35'

N61°35'11"E 650.14'

N4°45'07"E 21.07'
N11°07'14"E 32.66'

N89°15'51"E 98.02'

AZLE AVENUE
(A VARIABLE WIDTH RIGHT-OF-WAY)
N89°15'49"E 1050.47'

P.O.C.

P.O.B.

PAUL MEADOR DRIVE
(A CALLED 80-FOOT RIGHT-OF-WAY)

REMINADER OF
NORTH CORRIDOR REALTY LTD.
INST. NO. D206356748
O.P.R.T.C.T.

15.06 ACRES
PORTION OF
NORTH CORRIDOR REALTY LTD.
INST. NO. D206356748
O.P.R.T.C.T.

15' DRAINAGE & UTILITY EASEMENT
VOL. 13052, PG. 467
D.R.T.C.T.

BOAT CLUB ROAD
(A CALLED 80-FOOT RIGHT-OF-WAY)

NOTES:

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

A Field Note Description was prepared on even date to accompany this sketch.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
O.P.R.T.C.T. = OFFICIAL PUBLIC
RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
INST. = INSTRUMENT NO. = NUMBER
VOL. = VOLUME PG. = PAGE



DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
david.deweirdt@kimley-horn.com

"ZONING EXHIBIT"
15.06 ACRES
JACOB WILCOX SURVEY,
ABSTRACT NO. 1741
CITY OF LAKE WORTH,
TARRANT COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	DWP	DJD	OCT. 2020	063800048	3 OF 3

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

ZONING DISTRICT CLASSIFICATION CHANGE REQUEST
PLANNING & ZONING CASE #PZ-2020-16

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the tract of land 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, November 17, 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 "PC" Planned Commercial and "M-PD" Mixed Planned Development to "MF" Multifamily for an approximately 15.06 acre tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in the Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows: COMMENCING at the intersection of the south right-of-way line of Azle Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a called 80-foot right-of-way) same being the northwest corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument. No. D217018314, Official Public Records, Tarrant County, Texas; THENCE North 89°15'51" East, with said south right-of-way line, a distance of 1050.47 feet to the POINT OF BEGINNING; THENCE North 89°15'51" East, continuing with said south right-of-way line of Azle Avenue, a distance of 98.02 feet to the northwest corner of Lot 7, Block 1 of Lots 6, 7 & 8, Block 1, Summit Park, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-206, Page 73, Plat Records, Tarrant County, Texas; THENCE South 0°45'21" East, with the west line of said Summit Park part of the way, a distance of 846.35 feet to a point in the north line of Lot 2R, Block 1, of Courage Addition, Block 1, Lot 2R, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D205303025, Official Public Records, Tarrant County, Texas; THENCE North 74°15'56" West, with said north line of Lot 2R, Block 1, a distance of 475.53 feet to the northwest corner of said Lot 2R, Block 1; THENCE South 15°39'44" West, with the west line of said Lot 2R, Block

Continued on back....

1, a distance of 304.09 feet to the southwest corner of said Lot 2R, Block 1, and being in the north line of Lot 3 of Lake Worth Center, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Volume 388-145, Page 6, Plat Records, Tarrant County, Texas; THENCE North 74°17'22" West, with said north line of Lot 3, a distance of 260.27 feet to the northwest corner of said Lot 3, same being the northeast corner of Lot 1, Block A, of Lake Worth Towne Center Lots 1-4, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D194043046, Official Public Records, Tarrant County, Texas; THENCE with said north line of Lot 1, Block A, and Lot 4, Block A, of said Lake Worth Towne Center addition, the following courses and distances: North 81°10'41" West, a distance of 575.52 feet; North 81°06'45" West, a distance of 34.31 feet; THENCE North 56°37'40" East, over and across said North Corridor Realty Ltd. Tract, a distance of 590.14 feet to the most southernly southeast corner of Lot 1, Block A, of Azle Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. 0217018314, Official Public Records, Tarrant County, Texas; THENCE North 53°13'08" East, with a southeast line of said Lot 1, Block A, a distance of 263.55 feet to the most easterly southeast corner of said Lot 1, Block A; THENCE over and across said North Corridor Realty Ltd. Tract, the following courses and distances: North 61°35'11" East, a distance of 650.14 feet; North 11°07'14" East, a distance of 32.66 feet; North 4°45'07" East, a distance of 21.07 feet to the POINT OF BEGINNING and containing 15.06 acres of land more or less, 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, December 8, 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 "PC" Planned Commercial and "M-PD" Mixed Planned Development to "MF" Multifamily for an approximately 15.06 acre tract of land as described above. All interested parties are encouraged to attend.

200' Notification Map - Azle Ave



Subject Property
Property within 200'

0.2 0 0.10 0.2 Miles

10/21/20 9:23 AM

1:6,207



Vortex Holdings LLC
4041 Boat Club Road
Lake Worth, Texas 76135

Iatrea LLC
6302 Jacksboro Hwy.
Lake Worth, Texas 76135

Lake Worth Partnership Ltd
4045 Boat Club Road
Lake Worth, Texas 76135

Benedict A Silverman
406 W Hillsboro Blvd.
Deerfield Beach, FL 33441

Wood Brothers Enterprises LLC
5520 Davis Blvd.
North Richland Hills, Texas 76180-
6444

TSCA-335 LP
301 S Sherman St, Ste #100
Richardson, Texas 75081

Star Brothers Petroleum LLC
2430 N Fielder Rd.
Arlington, Texas 76012

ABS TX Investor LP
250 Parkcenter Blvd.
Boise, ID 83706

North Corridor Realty LTD
305 Spring Vlg Cr, Suite #518
Dallas, Texas 75248-5744

Biggers Funeral Home LLC
6100 Azle Ave
Lake Worth, Texas 76135

Biggers JV
PO Box 137288
Fort Worth, Texas 76136

Lidl US Operations LLC
3500 S Clark St
Arlington, VA 22202

Wal-Mart Real Estate Bus Trust
P O Box 8050
Bentonville, AR 72712-8055

PRH IX LLC
P O Box 3863
Rancho Santa Fe, CA 92067



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-2020-16 (15 Acre Tract - Azle/Boat Club/Paul Meador – Zoning District Change Request).
- ☒ I am **AGAINST** the proposed Planning & Zoning Case as explained on the attached public notice for Case #PZ-2020-16 (15 Acre Tract - Azle/Boat Club/Paul Meador – Zoning District Change Request).

Property Owner Name: AMOL KANSAGRA
(Please print)

Mailing Address: 4041 BOAT CLUB Rd, LAKE WORTH, TX 76135

Phone: 972 835 2063 Email: vortexautomotive@gmail.com

Signature:  Date: 11/1/2020

Property Address(s) (within 200' of subject property): _____

4041 BOAT CLUB Rd

COMMENTS:

would need to understand more about proposal, impact
to our business and property as it relates to safety,
obstructions, positives and negatives – and what would be
done to not have any negative impact to us.

Thank you.

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
AGRICULTURAL USES As designated by Tarrant Appraisal District											
Agricultural or vacant land	P	P	P	P	P	P	P	P	P	P	P
RECREATION AND ENTERTAINMENT USES											
Amusement/ Event center (indoor)				X		CUP	P	P	P	P	
Amusement center Game room	X	X	X	X	X	X	X	X	X	CUP	
Entertainment venue (outdoor)						P	P	P	CUP	CUP	CA APZ II
Auditorium, theater, cinema	P					P	P	P	P	P	CA APZ II
Bar, tavern, private club						P	P	P	P	P	X
Golf courses, driving range, miniature golf	CUP					CUP	CUP			CUP	CA APZ II
Restaurant, café, cafeteria	CUP					P	P	P	P	P	X
Sexually- oriented business	X	X	X	X	X	X	X	X	X	P	X
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NA S
PUBLIC FACILITIES, EDUCATIONAL AND INSTITUTIONAL USES											
Business / trade school	P					P		P	P	P	X
Colleges and universities	P					P		P	P	P	X
Early education, elementary and secondary schools	P					P		P	P	P	X
Day care center (child or adult)	X	CUP	CUP	CUP	X	P	P	P	CUP	X	X
Day care center, religious institution	P					P	P	P	P	P	X
Government offices – local, state or federal	P					P	CUP	P	P	P	X
Independent school district offices/ buildings	P					P		P	P	P	X
Medical care facilities, clinics, hospitals	CUP			X		P		P	P	P	X
Museums, libraries, community centers, private or non-profit organizations	X				X	P	P	P	P	P	X
Public safety facilities, civil defense centers,	P					P		P	P	P	X
Religious institutions, churches	P	P	P	P	P	P	P	P	P	P	X
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
RESIDENTIAL USES — HOUSEHOLD											
Single Family dwellings		P	P	P	P			P			X
Single Family attached			P	P				P			X
Multifamily dwellings				P				P			X
Manufactured/ Mobile home					P			X			X
Modular Home					P			X			X
RESIDENTIAL USES — GROUP											
Assisted living; nursing home	CUP	CUP	CUP	CUP	CUP	P	P	P	X	X	X
Boarding Home/ Coliving		CUP	CUP	P			CUP				X
Community Home	CUP	P*	P*	P		P*					X
Group Home		P	P	CUP		P*					X
Halfway House	CUP	X	X	CUP						CUP	X
Shelter	X	X		X					CUP	CUP	X
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
ACCESSORY BUILDINGS or STRUCTURES											
Accessory bldg; Non-residential	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P*
Accessory bldg; Residential	CUP	P*	P*			CUP	CUP	P	CUP	CUP	X
Antennae and towers, ≤ to max. height in district	P	P	P	P	P	P	P	P	P	P	CA
Antennae and towers > max. height in district	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CA
Carport	X	P*		P*	P*						P*
Temporary bldg for construction/ office trailer	P	P	P	P	P	P	P	P	P	P	P*
ACCESSORY USES											
ADO - Accessory dwelling unit	P	P	P		P	P*	P*	P	P*	P*	X
Home Occupa- tions	X	P	P	CUP	P						X
Outdoor sales/ display (Temporary)	CUP					P*	P*		P*	P*	
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

	ZONING DISTRICT										
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
COMMERCIAL, RETAIL AND SERVICE USES											
Antique shop						P	P	P	P	P	X
Appliance store, supply, repair						P	P	P	P	P	X
Bank / financial institutions						P	P	P	P	P	X
Barber / beauty shops salon						P	P	P	P	P	X
Bicycle shop, repair						P	P	P	P	P	X
Book store, stationary						P	P	P	P	P	X
Caterer or wedding service		CUP	CUP	CUP	CUP	P	P	P	CUP	CUP	X
Cigar, tobacco or vape stores						P	P	P	P	P	X
Contract construction services						P	P	P	P	P	P
Convenience store, no fuel						P	P	P	P	P	X
Convenience store and fuel station						P	P		CUP	CUP	X
Copy store and services; no off-set printing						P	P	P	P	P	X
Drug stores/ pharmacy						P	P	P	P	P	X
Farm implement sales/ service						CUP	CUP		CUP	CUP	X
Food truck; Food truck park	P*					P*	P*	P	P*	P*	X
Furniture and furnishings						P	P	P	P	P	X
Grocery stores, specialty market						P	P	P	P	P	X
Hardware/home improvement						CUP	CUP		CUP	CUP	X
Health / fitness facility						P	P	P	P	P	X
Hotel, motel, inn				CUP		P	P	P	P	P	
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
COMMERCIAL, RETAIL AND SERVICE USES (continued)											
Ice storage / dispensing						P	P	P		P	P
Laundry service, dry cleaner						P	P	P	P	P	X
Liquor/package store						P	P	P	P		X
Merchandise, general						P	P	P	P		X
Merchandise, specialty						P	P	P	P		X
Mini-warehouse; no outside storage						CUP	CUP	P	P	P	P
Mini-warehouse; outside storage						CUP	CUP	P	X	P	P
Mortuaries, funeral homes						P	P	X	P		X
Music instruments and/or lessons						P	P	P			X
Nursery for retail sales						P	P	X			X
Nondepository financial institution	X	X	X	X	X	X	X	X	X	CUP	
Office, health services						P	P	P			X
Offices, professional						P	P	P			X
Office, real estate sales; leasing						P	P	P			X
Pet boarding kennel, day camp						P	P	P			X
Photofinishing, offset printing, lithography						P	P	P			X
Private club, fraternity, lodge						P	P	P			X
Restaurant, café, cafeteria with drive-through	CUP					P	P	P	P	P	X

P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited,
CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
COMMERCIAL, RETAIL AND SERVICE USES (continued)											
Restaurant, café, cafeteria	CUP					P	P	P	P	P	X
Spa – beauty, health, massage						P	P	P			X
Sporting goods; gun sales/service						P	P	P			X
Tailor and cobbler						P	P	P			X
Temp. outdoor seasonal sales						P*	P*				P*
Veterinarian, outdoor kennels						CUP	CUP				X
Veterinarian, no outdoor kennels						P	P	P			X
AUTOMOBILE AND MISCELLANEOUS VEHICULAR USES											
Automobile, Bicycles, Motorcycles, Boats, Trailers											
Auto parts, retail store						P	P	P	P	P	X
Vehicle sales and rentals						P	P				X
Vehicle repair, paint/body shop						CUP	CUP				P
Car wash						P	CUP				P
Parking garage or lot (private)						P	P	P			P
Parking garage or lot (commercial)						P	P	P			P
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
INDUSTRIAL, MANUFACTURING AND WAREHOUSING USES — Light Industrial											
Carpet cleaning							P		P	P	P
Food processing							P		P	P	X
Flex building							P		P	P	P
Furniture repair							P		P	P	P
Light manufacturing									P	P	P
Outdoor sales and storage						CUP	CUP		P	P	P
Research and development									P	P	X
Showroom warehouse						CUP	CUP	X	P	P	P
Warehouse store (e.g. Costco)							CUP	X	P	P	X
INDUSTRIAL, MANUFACTURING AND WAREHOUSING USES — Industrial											
Biotech buildings								X	CUP	P	X
Heavy industrial equipment sales/ auction yard								X		P	P
Manufacturing buildings								X		P	P
Refrigeration / cold storage building								X	CUP	P	X
Packing plant								X		P	P
Telecom/data hosting center								X	CUP	P	X
Terminal, truck, freight, or water								X		P	P
Warehouse / distribution								X		P	P
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											

Table of Uses

ZONING DISTRICT											
	PF	SF 7.5	SF 0	MF	MH	C	HC	MU PD	LI	I	NAS
UTILITY AND SERVICE USES											
Utility installations owned by City, County, State or Public Utility	P	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CA & CUP
Geothermal heat pump systems (Closed-Loop)	P	P	P	CUP		P	P	P	P	P	P
Ground-mounted solar system and solar water heater (less than 1,000 sq ft)	P	P	CUP			X	X				CA & CUP
Ground-mounted solar system and solar water heater (greater than 1,000 sq ft) ¹	CUP	CUP	CUP			X	CUP	CUP	CUP	CUP	X
Roof-mounted solar system and solar water heater (less than 1,000 sq ft)	P	P	P	CUP	CUP	P	P	P			CA & CUP
Roof-mounted solar system and solar water heater (greater than 1,000 sq ft) ¹	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X
Wind energy systems ²	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X
1 - Any Solar Energy System over 1,000 square feet in area requires an approved Conditional Use Permit and a letter of no objection from the Commanding Officer of the Naval Air Station prior to building permit approval.											
2 - Any Wind Energy System requires an approved Conditional Use Permit prior to installation and a letter of no objection from the Commanding Office of the Naval Air Station prior to building permit approval.											
P=Permitted use, Blank=Not Permitted, CUP=Conditional Use Permit required, X=Prohibited, CA = NAS review required; P* = Refer to Section 14.600, Supplemental Regulations)											