



CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

**CITY HALL, COUNCIL CHAMBERS
3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, MAY 13, 2025**

PLANNING AND ZONING COMMISSION REGULAR MEETING: 5:30 PM

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN AND TEXAS FLAG**
- D. CITIZEN PRESENTATIONS / 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. If you wish to address the Commission, speakers are requested to fill out a "Public Meeting Appearance Card" and present it to the Planning & Zoning Administrator, 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.

E. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

Consent items are deemed to need little Commission deliberation and will be acted upon as one business item. Any member of the Commission may request that an item be withdrawn from the Consent Agenda and placed before the Planning and Zoning

Commission for full discussion.

- E.1 Consider approval of minutes for the March 11, 2025 Regular Planning & Zoning Commission meeting.

F. PUBLIC HEARINGS

- F.1 Public Hearing to consider Planning & Zoning Case No. PZ-2025-08, regarding a proposed final plat being all of approximately 0.619-acres of land described as Lot 1A, Vivian White Estate and Abstract 188, Tract 2MMM, John Breeding Survey and more commonly described as 7013 & 7017 Edgemere Pl, Lake Worth, Texas. The proposed final plat's new legal description will be Block 1, Lot 1R, Vivian White Estate, Lake Worth, Texas and be commonly described as 7013 Edgemere Pl.
- F.2 Public Hearing to consider Planning & Zoning Case No. PZ-2025-09, regarding a proposed preliminary plat being all of approximately 2.627-acres of land described by metes and bounds as a tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, Tarrant County, Texas and being a portion of a tract of land described in deed to North Corridor Realty LTD, as recorded in Document Number D206356748, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 2.627 acre tract of land being more particularly described by metes and bounds as follows: BEGINNING at a found 5/8-inch iron rod with a red cap stamped "KHA" on the east right-of-way line of Paul Meador Drive (variable width right-of-way) for the southwest corner of Lot 1, Block A, Azle Addition, as recorded in Document Number D217018314, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), common to the north corner of the herein described tract; THENCE South 58 degrees 32 minutes 09 seconds East, a distance of 131.84 feet with the south line of said Lot 1, Block A, Azle Addition to a 5/8-inch iron rod with a red cap stamped "KHA"; THENCE North 89 degrees 16 minutes 00 seconds East, a distance of 252.91 feet continuing with the south line of said Lot 1, Block A, Azle Addition to a set 5/8-inch iron rod with a yellow cap stamped "DUNAWAY ASSOC." for the northeast corner of the herein described tract, common to the southeast corner of said Lot 1, Block A, Azle Addition, on the west line of a tract of land described in deed to Pleasanton Housing Finance Corporation, as recorded in Document Number D225063226, O.P.R.T.C.T.; THENCE South 56 degrees 37 minutes 49 seconds West, a distance of 590.45 feet with said west line of Pleasanton Housing Finance Corporation tract to a found 5/8-inch iron rod with a red cap for the southeast corner of the herein described tract, common to the southwest corner of said Pleasanton Housing Finance Corporation tract, on the north line of Lot 1R, Block A, Lake Worth Towne Center, as recorded in Document Number D199192406, P.R.T.C.T.; THENCE North 81 degrees 06 minutes 52 seconds West, a distance of 321.09 feet with said north line of Lot 1R, Block A, Lake Worth Towne Center to a set 5/8-inch iron rod with a yellow cap stamped "DUNAWAY ASSOC." for the southwest corner of the herein described tract on said east right-of-way line of Paul Meador Drive, from which a found 5/8-inch iron rod with a yellow cap stamped "DUNAWAY ASSOCIATES, INC." bears South 11 degrees 18 minutes East, a distance of 0.85 feet, and for the beginning of a non-tangent curve to the right having a central angle of 10 degrees 05 minutes 46 seconds, a radius of 540.00 feet, and a chord bearing and distance of North 63 degrees 57 minutes 05 seconds East, a distance of 95.03 feet; THENCE with said curve to the right and said

east right-of-way line of Paul Meador Drive an arc distance of 95.15 feet to a found 5/8-inch iron rod and the beginning of a reverse curve to the left having a central angle 37 degrees 35 minutes 40 seconds, a radius of 725.75 feet, and a chord bearing and distance North 50 degrees 15 minutes 24 seconds East, a distance of 467.70 feet; THENCE with said curve to the left and said east right-of-way line of Paul Meador Drive an arc distance of 476.20 feet to the POINT OF BEGINNING and containing 114,435 square feet or 2.627 acres of land, more or less. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Best Box Storage Addition, Lake Worth, Texas and be commonly described as 3946 Paul Meador Dr.

- F.3 Public Hearing to consider Planning & Zoning Case No. PZ-2025-10, regarding a proposed final plat being all of approximately 2.627-acres of land described by metes and bounds as a tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, Tarrant County, Texas and being a portion of a tract of land described in deed to North Corridor Realty LTD, as recorded in Document Number D206356748, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 2.627 acre tract of land being more particularly described by metes and bounds as follows: BEGINNING at a found 5/8-inch iron rod with a red cap stamped "KHA" on the east right-of-way line of Paul Meador Drive (variable width right-of-way) for the southwest corner of Lot 1, Block A, Azle Addition, as recorded in Document Number D217018314, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), common to the north corner of the herein described tract; THENCE South 58 degrees 32 minutes 09 seconds East, a distance of 131.84 feet with the south line of said Lot 1, Block A, Azle Addition to a 5/8-inch iron rod with a red cap stamped "KHA"; THENCE North 89 degrees 16 minutes 00 seconds East, a distance of 252.91 feet continuing with the south line of said Lot 1, Block A, Azle Addition to a set 5/8-inch iron rod with a yellow cap stamped "DUNAWAY ASSOC." for the northeast corner of the herein described tract, common to the southeast corner of said Lot 1, Block A, Azle Addition, on the west line of a tract of land described in deed to Pleasanton Housing Finance Corporation, as recorded in Document Number D225063226, O.P.R.T.C.T.; THENCE South 56 degrees 37 minutes 49 seconds West, a distance of 590.45 feet with said west line of Pleasanton Housing Finance Corporation tract to a found 5/8-inch iron rod with a red cap for the southeast corner of the herein described tract, common to the southwest corner of said Pleasanton Housing Finance Corporation tract, on the north line of Lot 1R, Block A, Lake Worth Towne Center, as recorded in Document Number D199192406, P.R.T.C.T.; THENCE North 81 degrees 06 minutes 52 seconds West, a distance of 321.09 feet with said north line of Lot 1R, Block A, Lake Worth Towne Center to a set 5/8-inch iron rod with a yellow cap stamped "DUNAWAY ASSOC." for the southwest corner of the herein described tract on said east right-of-way line of Paul Meador Drive, from which a found 5/8-inch iron rod with a yellow cap stamped "DUNAWAY ASSOCIATES, INC." bears South 11 degrees 18 minutes East, a distance of 0.85 feet, and for the beginning of a non-tangent curve to the right having a central angle of 10 degrees 05 minutes 46 seconds, a radius of 540.00 feet, and a chord bearing and distance of North 63 degrees 57 minutes 05 seconds East, a distance of 95.03 feet; THENCE with said curve to the right and said east right-of-way line of Paul Meador Drive an arc distance of 95.15 feet to a found 5/8-inch iron rod and the beginning of a reverse curve to the left having a central angle 37 degrees 35 minutes 40 seconds, a radius of 725.75 feet, and a chord bearing and distance North 50 degrees 15 minutes 24 seconds East, a distance of 467.70 feet; THENCE with said curve to the left and said east right-of-way line of

Paul Meador Drive an arc distance of 476.20 feet to the POINT OF BEGINNING and containing 114,435 square feet or 2.627 acres of land, more or less. The proposed final plat's new legal description will be Block 1, Lot 1, Best Box Storage Addition, Lake Worth, Texas and be commonly described as 3946 Paul Meador Dr.

- F.4 Public Hearing to consider Planning & Zoning Case No. PZ-2025-13, regarding an ordinance requesting a Conditional Use Permit to operate a Car Wash in the "HC" Highway Corridor zoning district for approximately 2.0202-acres of land described as Block 1, Lot 1R, Sansom Park Addition and more commonly known as 5915 Lake Worth Blvd, Lake Worth, Texas.
- F.5 Public Hearing to consider Planning & Zoning Case No. PZ-2025-14, regarding a site plan amendment for approximately 10.58-acres of land described as Abstract 188, Tract 2CC, John Breeding Survey, Lake Worth, Texas.
- F.6 Public Hearing to consider Planning & Zoning Case No. PZ-2025-15, an ordinance changing the zoning district classification from "SF 7.5" Single Family 7.5 to "C" Commercial for approximately 0.4178-acres of land described as Block 30, Lot 15, Indian Oaks and more commonly known as 2917 Caddo Trail, Lake Worth, Texas and by amending the official Zoning Map to reflect such change.
- F.7 Public Hearing to consider Planning & Zoning Case No. PZ-2025-16, an ordinance changing the zoning district classification from "PC" Planned Commercial (obsolete) to "C" Commercial for approximately 0.4247-acres of land described as Block 30, Lot 16, Indian Oaks and more commonly known 2929 Caddo Trl, Lake Worth, Texas and by amending the official Zoning Map to reflect such change.
- F.8 Public Hearing to consider Planning & Zoning Case No. PZ-2025-17, an ordinance changing the zoning district classification from "SF 7.5" Single Family 7.5 to "C" Commercial for approximately 0.4178-acres of land described as Block 30, Lots 9 & 10, Indian Oaks and more commonly known 2908 Shawnee Trl, Lake Worth, Texas and by amending the official Zoning Map to reflect such change.
- F.9 Public Hearing to consider Planning & Zoning Case No. PZ-2025-18, an ordinance amending the 2035 Future Land Use Plan from "Single Family Residential – Low Density" to "Commercial" for approximately 0.4178 -acres of land described as Block 30, Lot 6, Indian Oaks and more commonly known as 2928 Shawnee Trl, Lake Worth, Texas and by amending the official 2035 Future Land Use Map to reflect such change.
- F.10 Public Hearing to consider Planning & Zoning Case No. PZ-2025-19, an ordinance changing the zoning district classification from "SF 7.5" Single Family 7.5 to "C" Commercial for approximately 0.4178 -acres of land described as Block 30, Lot 6, Indian Oaks and more commonly known as 2928 Shawnee Trl, Lake Worth, Texas and by amending the official Zoning Map to reflect such change.

G. PLANNING AND DEVELOPMENT ITEMS

- G.1 Discuss and consider Planning & Zoning Case No. PZ-2025-11, the Civil Construction Plans for the Best Box Storage project located at 3946 Paul Meador Dr.

G.2 Discuss and consider Planning & Zoning Case No. PZ-2025-12, the Civil Construction Plans for the Brakes Plus project located at 6734 Lake Worth Blvd.

H. 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 on this Planning and Zoning Commission meeting.

The Planning and Zoning Commission may confer privately with the city 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.

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

J. ADJOURNMENT

Certification

I do hereby certify that the above notice of the meeting of the Lake Worth Planning and Zoning Commission was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on Friday, May 9, 2025 at 4:00 pm.

Planning & Zoning Administrator

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

A quorum of the City Council of the City of Lake Worth may or may not be in attendance at the above referenced meeting. These are not meetings of the governing body of the City Council, therefore, no business and/or action can be taken by the governing body of the City Council during these meetings. This notice is being posted to meet the requirement of Chapter 551, Texas Government Code.