CITY OF LAKE WORTH

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

CITY HALL, COUNCIL CHAMBERS
3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, MAY 9, 2023

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. SPECIAL PRESENTATIONS / RECOGNITIONS

D.1 Administer oath of office to appointed Planning and Zoning Commission members Place 5, Alternate Place 6 and Alternate Place 7.

E. 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.

F. PUBLIC HEARINGS

F.1 Public Hearing to consider Planning & Zoning Case No. PZ-2023-10, an ordinance amending Ordinance No. 1169, the Comprehensive Zoning Ordinance of the City of Lake Worth by changing the zoning district classification from “SF 7.5” Single Family 7.5 to “C” Commercial for an approximately 0.534-acre tract of land described as Abstract 188, Tracts 2A1, 2AAA3, 2VV3 and 21A, John Breeding Survey, and more commonly known as 7034 Edgemere Pl, Lake Worth, Texas and by amending the official Zoning Map to reflect such change.

F.2 Public Hearing to consider Planning & Zoning Case No. PZ-2023-11, regarding a proposed final plat being all of an approximately 15.5633-acre tract of land situated in the Jacob Wilcox Survey, Abstract 1741 and described as follows; BEGINNING at a 1/2-inch iron rod found in the south right-of-way line of Azle Avenue (a variable width right-of-way) at 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 east line of said 15.5633 acre tract, with the west line of said Summit Park, passing at a distance of 299.23 feet a 5/8-inch iron rod found at the southwest corner of Lot 6-R, Block 1 of Lot 6-R, Block 1, Summit Park Addition, an addition to the City of Lake Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D201181072, Official Public Records, Tarrant County, Texas, continuing along said west line in all a total distance of 846.35 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set 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 a 1/2-inch iron rod with plastic cap stamped “Area Surveying” found for 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 a 5/8-inch iron rod with plastic cap stamped “RPLS 5199” found for 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 a 1/2-inch iron rod found for 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 the north line of Lot 1 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 to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner; North 81°06'45" West, a distance of 34.31 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for the southwest corner of said 15.5633 acre tract; THENCE with the west line of said 15.5633 acre tract the following courses and distances: North 56°37'40" East, with the common line of said 15.5633 acre tract and said North Corridor Realty, LTD., a distance of 590.14 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for 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. D217018314, Official Public Records, Tarrant County, Texas; North 53°13'08" East, with the common line of said Lot 1, Block A, Azle Addition and said 15.5633-acre

tract, a distance of 263.55 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for the most easterly southeast corner of said Lot 1, Block A, Azle Addition; North 00°44'09" West, with the common line of said 15.5633 acre tract and said Azle Addition, a distance of 123.92 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner in the south line of called 0.90 acre tract described in the Special Warranty Deed with Vendor's Lien, to Lake Worth Foods, LLC., recorded in Instrument No. D221288354, Official Public Records, Tarrant County, Texas; North 89°15'51" East, with the common line of said 15.5633 acre tract and said 0.90 acre tract, a distance of 26.70 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for the southeast corner of said 0.90 acre tract; North 00°44'09" West, continuing with the said common line, a distance of 231.00 feet to an "X" cut in concrete found for the northeast corner of said 0.90 acre tract into the said south right-of-way; THENCE North 89°15'51" East, with said south right-of-way line, a distance of 158.88 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for the most northerly northwest corner of a called 1.3296 acre tract described in the Special Warranty Deed to QT South, LLC., recorded in Instrument No. D222141298, Official Public Records, Tarrant County, Texas; THENCE with the common line of said 15.5633 acre tract and said 1.3296 acre tract, the following courses and distances: South 0°00'00" East, a distance of 34.31 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set at the beginning of a tangent curve to the right having a central angle of 45°34'23", a radius of 122.50 feet, a chord bearing and distance of South 22°47'11" West, 94.89 feet; In a southwesterly direction, with said curve to the right, an arc distance of 97.44 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set at the beginning of a reverse curve to the left having a central angle of 45°34'23", a radius of 77.50 feet, a chord bearing and distance of South 22°47'11" West, 60.03 feet; In a southwesterly direction, with said curve to the left, an arc distance of 61.64 feet a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner; South 0°00'00" East, a distance of 172.08 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for the southwest corner of said 1.3296 acre tract; THENCE along the northwest line of said 15.5633 acre tract and the south line of said 1.3296 acre tract, and the south line of Lot 1, Block 1, Dutch Bros LW Addition, an addition to the City of Lake Worth, Texas, according to the plat thereof recorded in Instrument No. D222129513, Official Public Records, Tarrant County, Texas, North 58°33'32" East, in all for a distance of 521.66 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner; THENCE continuing along the common line of said 15.5633 acre tract and said Dutch Bros LW Addition, North 9°30'51" East, a distance of 83.38 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner in said south right-of-way line of Azle Avenue; THENCE North 89°15'51" East, with said south right-of-way line, a distance of 98.02 feet to the POINT OF BEGINNING and containing a computed area of 677,938 square feet or 15.5633 acres of land and more commonly known as 6201 Azle Avenue, Lake Worth, Texas.
The proposed final plat’s new legal description will be Block 1, Lot 1, FDG-POH Lake Worth JV Addition, and will be addressed as 6201 Azle Avenue, Lake Worth, Texas.

G. **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 needs 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.

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

I. 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 5, 2023 at 4:30 pm.

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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.