CITY OF LAKE WORTH

BOARD OF ADJUSTMENT REGULAR MEETING AGENDA

CITY HALL, COUNCIL CHAMBERS
3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, OCTOBER 3, 2023

BOARD OF ADJUSTMENT REGULAR MEETING: 5:30 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN AND TEXAS FLAG**

4. **CITIZENS PRESENTATIONS / VISITOR COMMENTS**

   The Board of Adjustment 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, the board cannot deliberate or vote on issues not posted on the agenda. Therefore, those types of items must be posted 72 hours prior to the Board of Adjustment meeting. If it is not posted, no deliberation between board members may occur; the board 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 board 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 board during the Citizen Comments portion of the meeting or when the item is considered by the Board of Adjustment. If you wish to address the Board of Adjustment, 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.

5. **CONSIDER APPROVAL OF CONSENT AGENDA ITEMS**

   Consent items are deemed to need little Board deliberation and will be acted upon as one business item. Any member of the Board may request that an item be withdrawn from the Consent Agenda and placed before the Board of Adjustment for full discussion.

5.A Consider approval of minutes for the July 13, 2023 regular Board of Adjustment Meeting.

6. PUBLIC HEARINGS

6.A Public Hearing to consider Board of Adjustment Case #BOA-2023-03, Comprehensive Zoning Ordinance - Chapter 14, Article 14.05 Zoning Districts, Section 14.05.001 PF: Public Facilities, (c) Height and area regulations, (2) Front yard. There shall be a front yard of not less than twenty-five (25 ft.), or the front yard indicated on a city approved plat as filed in the Tarrant County plat records, whichever is greater and (3) Rear yard. There shall be a rear yard of not less than twenty-five (25 ft.).; Article 14.06 Supplemental Regulations, Section 14.06.012 Landscaping requirements. (b) Landscape installation required. (2) Nonresidential. (B) Except as otherwise provided in this chapter, a minimum of twenty percent (20%) of the total area of the lot on which the new building is construction shall be landscaped and (d) Locational criteria. (1) Not less than forty percent (40%) of the total landscaping required by this chapter shall be located in the designated front yard.; Article 14.06 Supplemental Regulations, Section 14.06.013 Buffer yards. (c) Buffer yard requirements. (1) Width. A minimum width of ten feet (10 ft.) is required between nonresidential and residential development and uses. (2) Landscaping required. Plantings shall be provided within the Buffer yard as follows: (A) One (1) ornamental and/or evergreen tree every once hundred feet (100 ft.), (B) Shrubs to create a continuous mature screen planted between trees., and (C) Irrigation shall be installed and maintained. With variances, the property would have a front yard setback of five feet (5 ft.), a rear yard setback of 9.35 feet; would have 19.66% or 7,340 sq ft of total landscape area and 39.33% or 2,936 sq ft of front landscape area and in lieu of the required landscaping buffer, which will have a barrier free walkway/ramp built in this area instead, will not have an ornamental or evergreen tree planted every one hundred feet (100'), shrubs to create a continuous screen or be irrigated, but will have a solid eight foot (8') privacy fence which will be installed for separation of the residential and non-residential use on 0.857-acres of land currently known as Block 1, Lot 1, Freeman Addition Lake Worth and Abstract 1552, Tracts 2XX and 2TTTTT, Moses Townsend Survey and more commonly known as 6624 & 6620 Charbonneau Rd, Lake Worth, Texas, but will be known as Block 1, Lot 1, Lake Worth Fire Station Addition of the records of Tarrant County, Texas, after platting and will be generally described as 6620 Charbonneau Rd, Lake Worth, Texas.

7. EXECUTIVE SESSION

The Board of Adjustment 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 Board of Adjustment to seek advice from the city attorney (551.071) as to the posted subject matter on this Board of Adjustment meeting.

The Board of Adjustment 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.

8. EXECUTIVE SESSION ITEMS - BOARD OF ADJUSTMENT MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

9. ADJOURNMENT

Certification

I do hereby certify that the above notice of the meeting of the Lake Worth Board of Adjustment 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, September 29, 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.