



**CITY OF LAKE WORTH**

**PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA**

**CITY HALL, COUNCIL CHAMBERS  
3805 ADAM GRUBB  
LAKE WORTH, TEXAS 76135  
TUESDAY, SEPTEMBER 8, 2026**

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**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 & Zoning Commission member, 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 at least three (3) business days 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. 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 Any member of the Commission may request that an item be withdrawn from the Consent Agenda and placed before the Planning and Zoning Commission for full discussion.

F.1 Consider approval of the minutes of the August 11, 2026 Planning & Zoning Commission Regular Meeting.

## G. PUBLIC HEARINGS

G.1 Public Hearing to consider Planning & Zoning Case No. PZ-2026-07, to hear public comment and consider recommendations to the City Council regarding a proposed preliminary plat being all of an approximately 0.304-acre tract of land described as Abstract 188, Tract 10, John Breeding Survey and more commonly known as 7008 Edgewater Trl, Lake Worth, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Blackmon Bay, which will be commonly described as 7008 Edgewater Trl, Lake Worth, Texas. (Public Hearing postponed from the August 11, 2026 Planning & Zoning Commission Meeting.)

G.2 Public Hearing to consider Planning & Zoning Case No. PZ-2026-08, to hear public comment and consider recommendations to the City Council regarding a proposed final plat being all of an approximately 0.304-acre tract of land described as Abstract 188, Tract 10, John Breeding Survey and more commonly known as 7008 Edgewater Trl, Lake Worth, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Blackmon Bay, which will be commonly described as 7008 Edgewater Trl, Lake Worth, Texas. (Public Hearing postponed from the August 11, 2026 Planning & Zoning Commission Meeting.)

G.3 Public Hearing to consider Planning & Zoning Case No. PZ-2026-15, 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 (obsolete) to "C" Commercial for approximately 0.988-acres of land described as Lot 2, Home Depot Lake Worth Addition and more commonly known as 3980 NW Jim Wright Frwy., Lake Worth, Texas and by amending the official Zoning Map to reflect such change. (Public Hearing was postponed from the August 11, 2026 Planning & Zoning Commission meeting.)

G.4 Public Hearing to consider Planning & Zoning Case No. PZ-2026-16, to hear public comment and consider recommendations to the City Council regarding a proposed preliminary plat being all of an approximately 1.330-acre tract of land described by metes and bounds as follows: **BEGINNING** at an "X" cut found in the South right-of-way line of Azle Avenue (a variable width right-of-way), being the Northwest corner of a called Lot 1, Block 1 of Dutch Bros LW Addition, a subdivision of record in Document Number D222129513 of the Plat Records of Tarrant County, Texas, being the Northeast corner of said 1.3296 acre tract; **THENCE**, SOUTH, leaving the South right-of-way line of said Azle Avenue, along the West line of said Dutch Bros LW Addition, being the common East line of said 1.3296 acre tract, a distance of 209.96

feet to a 1/2 inch iron rod with green plastic cap stamped "BOWMAN" found in the irregular North line of Lot 1, Block 1 of FDG-POH Lake Worth JV Addition, a subdivision of record in Document Number D223134067 of said Plat Records, being the Southwest corner of said Dutch Bros LW Addition, also being the Southeast corner of said 1.3296 acre tract; **THENCE**, along the irregular North line of said FDG-POH Lake Worth JV Addition, being the common South and West lines of said 1.3296 acre tract, the following five (5) courses and distances: 1. S58°33'32"W, a distance of 271.20 feet to a 1/2 inch iron rod with red plastic cap stamped "KHA" found at the Southwest corner of said 1.3296 acre tract; 2. NORTH, a distance of 172.08 feet to the beginning of a tangent curve to the right, from which a 1/2 inch iron rod with red plastic cap stamped "KHA" found bears S33°15'55"E, a distance of 0.62 feet; 3. Along said tangent curve to the right, having a radius of 77.50 feet, a chord bearing of N22°47'11"E, a chord length of 60.03 feet, a delta angle of 45°34'19", an arc length of 61.64 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of reverse curvature; 4. Along said reverse curve to the left, having a radius of 122.50 feet, a chord bearing of N22°47'11"E, a chord length of 94.89 feet, a delta angle of 45°34'26", an arc length of 97.44 feet to 5/8-inch iron rod found at the end of said curve; 5. NORTH, a distance of 34.31 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of said Azle Avenue, being an exterior ELL corner of said FDG-POH Lake Worth JV Addition, also being the Northwest corner of said 1.3296 acre tract; **THENCE**, N89°15'51"E, along the South right-of-way line of said Azle Avenue, being the common North line of said 1.3296 acre tract, a distance of 171.39 feet to the **POINT OF BEGINNING** and containing an area of 1.330 acres (57,916 square feet) of land, more or less and more commonly known as Azle Avenue, Lake Worth, Texas. The proposed preliminary plat's new legal description will be Lot 1, Block 1, Azle Avenue Retail, which will be commonly described as 6121 Azle Avenue, Lake Worth, Texas. (Public Hearing postponed from August 11, 2026 Planning & Zoning Commission Meeting)

- G.5 Public Hearing to consider Planning & Zoning Case No. PZ-2026-17, to hear public comment and consider recommendations to the City Council regarding a proposed final plat being all of an approximately 1.330-acre tract of land described by metes and bounds as follows: **BEGINNING** at an "X" cut found in the South right-of-way line of Azle Avenue (a variable width right-of-way), being the Northwest corner of a called Lot 1, Block 1 of Dutch Bros LW Addition, a subdivision of record in Document Number D222129513 of the Plat Records of Tarrant County, Texas, being the Northeast corner of said 1.3296 acre tract; **THENCE**, SOUTH, leaving the South right-of-way line of said Azle Avenue, along the West line of said Dutch Bros LW Addition, being the common East line of said 1.3296 acre tract, a distance of 209.96 feet to a 1/2 inch iron rod with green plastic cap stamped "BOWMAN" found in the irregular North line of Lot 1, Block 1 of FDG-POH Lake Worth JV Addition, a subdivision of record in Document Number D223134067 of said Plat Records, being the Southwest corner of said Dutch Bros LW Addition, also being the Southeast corner of said 1.3296 acre tract; **THENCE**, along the irregular North line of said FDG-POH Lake Worth JV Addition, being the common South and West lines of said 1.3296 acre tract, the following five (5) courses and distances: 1. S58°33'32"W, a distance of 271.20 feet to a 1/2 inch iron rod with red plastic cap stamped "KHA" found at the Southwest corner of said 1.3296 acre tract; 2. NORTH, a distance of 172.08 feet to the beginning of a tangent curve to the right, from which a 1/2 inch iron

rod with red plastic cap stamped "KHA" found bears S33°15'55"E, a distance of 0.62 feet; 3. Along said tangent curve to the right, having a radius of 77.50 feet, a chord bearing of N22°47'11"E, a chord length of 60.03 feet, a delta angle of 45°34'19", an arc length of 61.64 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of reverse curvature; 4. Along said reverse curve to the left, having a radius of 122.50 feet, a chord bearing of N22°47'11"E, a chord length of 94.89 feet, a delta angle of 45°34'26", an arc length of 97.44 feet to 5/8-inch iron rod found at the end of said curve; 5. NORTH, a distance of 34.31 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of said Azle Avenue, being an exterior ELL corner of said FDG-POH Lake Worth JV Addition, also being the Northwest corner of said 1.3296 acre tract; **THENCE**, N89°15'51"E, along the South right-of-way line of said Azle Avenue, being the common North line of said 1.3296 acre tract, a distance of 171.39 feet to the **POINT OF BEGINNING** and containing an area of 1.330 acres (57,916 square feet) of land, more or less and more commonly known as Azle Avenue, Lake Worth, Texas. The proposed final plat's new legal description will be Lot 1, Block 1, Azle Avenue Retail, which will be commonly described as 6121 Azle Avenue, Lake Worth, Texas. (Public Hearing postponed from August 11, 2026 Planning & Zoning Commission Meeting)

- G.6 Public Hearing to consider Planning & Zoning Case #PZ-2026-18, regarding a proposed replat being all of approximately 0.849-acres of land described as Block 30, Lots 17 and 18, Indian Oaks and more commonly known as 3001 Caddo Trl. (Lot 17) and 3009 Caddo Trl (Lot 18), Lake Worth, Texas. The proposed replat's new legal description will be Block 30, Lots 17R, and 18R, Indian Oaks, which will be commonly described as 3001 Caddo Trl. (Lot 17R) and 3009 Caddo Trl. (Lot 18R), Lake Worth, Texas

## **H. PLANNING AND DEVELOPMENT ITEMS**

- H.1 Discuss and consider Planning & Zoning Case No. PZ-2026-19, the Civil Construction Plans for the Azle Avenue Retail project located at 6121 Azle Ave.

## **I. 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.

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

## K. 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 Wednesday, September 2, 2026 at 4:45 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.