



**City of Azle  
Regular Agenda  
Planning and Zoning Commission**

505 W. Main Street  
Azle, Texas 76020

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**October 20, 2022**

**6:00 PM**

**Council Chambers**

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Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

**REGULAR SESSION**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

1. Consider approval of the minutes of the Regular meeting held on September 1, 2022.

**ACTION ITEMS**

2. Consider and take appropriate action on a Preliminary Plat for Lots 1-4, Bellhaven Estates. The property is located on the southwest corner of Silver Creek Azle Road and Fox Lane approximately 940 feet north of Scotland Avenue.

**David Hawkins, Director of Planning and Development**

**ADJOURNMENT**

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on October 14, 2022, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.

**David Hawkins, AICP  
Director of Planning and Development**

*This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Planning and Zoning Commission agenda packet is available for review at the City Secretary's Office and on our website [www.cityofazle.org](http://www.cityofazle.org).*



**MINUTES**  
**Regular**  
**Azle Planning and Zoning**  
**Commission**

505 W. Main Street  
Azle, Texas 76020

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**September 1, 2022**

**6:00 PM**

**Council Chambers**

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**REGULAR SESSION**

**CALL TO ORDER**

Chairman Wheeler called the meeting to order at 6:00 PM .

**Members Present:**

Commissioner Jared Arneson  
Commissioner Laurel Mosier  
Chair Leonard Wheeler  
Commissioner Cynthia Barrios  
Commissioner Curt Lampkin  
Commissioner Ricky Simmons

**Members Absent:**

Commissioner Priscilla Gamble

**Staff Present:**

David Hawkins                      Director of Planning and Development

**INVOCATION**

Commissioner Arneson, gave the invocation.

**PLEDGE OF ALLEGIANCE**

Commission Barrios led the Pledge of Allegiance

**CONSENT AGENDA**

**1. Consider approval of the minutes of the Regular Meeting held on August 18, 2022.**

Commissioner Mosier moved to approval of the minutes of the Regular Meeting held on August 18, 2022, as presented. Commissioner Arneson seconded the motion.

|         |     |                                                                                             |
|---------|-----|---------------------------------------------------------------------------------------------|
| Yes:    | (6) | Jared Arneson, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin; Ricky Simmons |
| Absent: | (1) | Priscilla Gamble                                                                            |

## **ACTION ITEMS**

- 2. Consider and take appropriate action on a Preliminary Plat for Lots 1-8, Block 1, The Woodlands Addition. The property is located on the north side of Kerry Lane approximately 600 feet east of Jackson Trail.**

David Hawkins, AICP, Director of Planning and Development presented this item to the Commission. Mr. Roger McInnis, developer, was present and addressed the Commission. Discussion was held on sanitary sewer and proposed driveways.

Commissioner Lampkin moved to Approve the Preliminary Plat for Lots 1-8, Block 1, The Woodlands Addition. The property is located on the north side of Kerry Lane approximately 600 feet east of Jackson Trail. as presented. Commissioner Arneson seconded the motion.

Yes: (6) Jared Arneson, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin; Ricky Simmons  
Absent: (1) Priscilla Gamble

- 3. Consider and take appropriate action on a Final Plat for Lots 1-8, Block 1, The Woodlands Addition. The property is located on the north side of Kerry Lane approximately 600 feet east of Jackson Trail.**

David Hawkins, AICP, Director of Planning and Development presented this item to the Commission. Mr. Roger McInnis, developer, was present and addressed the Commission.

Commissioner Arneson moved to Approve the Final Plat for Lots 1-8, Block 1, The Woodlands Addition. The property is located on the north side of Kerry Lane approximately 600 feet east of Jackson Trail. as presented. Commissioner Mosier seconded the motion.

Yes: (6) Jared Arneson, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin; Ricky Simmons  
Absent: (1) Priscilla Gamble

## **OTHER ITEMS**

- 4. Development Project Updates**

## **ADJOURNMENT**

Commissioner Wheeler adjourned at 6:11 PM

**Presented and approved on 10/20/2022**

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Leonard Wheeler, Chairman

Attest:

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David Hawkins, AICP  
Director of Planning and Development



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**Presenter:** David Hawkins, Director of Planning and Development

**Agenda Item:** Consider and take appropriate action on a Preliminary Plat for Lots 1-4, Bellhaven Estates. The property is located on the southwest corner of Silver Creek Azle Road and Fox Lane approximately 940 feet north of Scotland Avenue.

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**Background and Explanation:**

The purpose of this Preliminary Plat is to plat four (4) residential lots on approximately 10.6185 acres. The preliminary plat is in conformance with the City of Azle's Subdivision Ordinance.

**Existing Condition of Property**

- The property currently has two (2) single-family residences with a lot of existing trees.

**Zoning**

- The property is located inside of Azle's Extra-Territorial Jurisdiction (ETJ) and has no zoning.

**Streets**

- No new streets are planned for this development.
- All residential lots will be served by private driveways on Fox Lane, a private street. Lot 3 may be served by either Fox Lane or Silver Creek Azle Road.

**Drainage**

- No drainage infrastructure is proposed for this development.
- Site drainage will be addressed with Tarrant County for each lot.

**Public Infrastructure**

- No water or sewer infrastructure is proposed for this development.
- There are no water and sewer services in the area to serve this development.
- A water well and on-site septic system will be utilized for each residential lot.

**Board/Commission/Committee Recommendation:**

The Preliminary Plat meets all requirements of the Azle Subdivision Ordinance with no variances being requested. The Planning and Zoning Commission has the following option when considering this application:

1. Approve the Preliminary Plat as presented.

No City Council action is needed.

**Staff Recommendation:**

Staff recommends approval of this Preliminary Plat application.

**Attachments:**

1. Bellhaven Est. Preliminary Plat
2. Bellhaven Est. Preliminary Plat with Aerial



NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENT OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.



LOCATION MAP

GENERAL NOTES:

FOUR LOTS IN ONE PHASE, RESIDENTIAL

TOTAL AREA 10.6185 ACRES, MINIMUM LOT SIZE 1.0059 ACRES, MAXIMUM LOT SIZE 6.4560 ACRES

PROPERTY IS LOCATED IN THE ETJ OF THE CITY OF AZLE, TEXAS.

According to Map No. 48439C0135K dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, a PORTION of this property is located in Zone A, a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Water will be provided by individual water wells.

Sanitary Sewer will be provided by individual On Site Sewer Facilities.

City of Azle  
Planning and Zoning Commission

Approved on \_\_\_\_ day of \_\_\_\_\_, 2022

Chairperson

Secretary

PRELIMINARY PLAT

Lots 1, 2, 3 and 4

BELLAHAVEN ESTATES

10.6185 acres situated in the R. A. PASCHAL SURVEY Abstract No. 1991 and being about 16.0 miles North 58° West of the courthouse in Fort Worth, the county seat for Tarrant County, Texas

October, 2022

OWNER/APPLICANT:  
LEONARD BELLAH  
BRENDA BELLAH  
901 FOX LANE, AZLE TX 76020

SURVEYOR:  
Award Survey Inc  
252 West Main Street, Suite F  
Azle, TX 76020  
817-501-7077  
Attn: Paul Ward  
paul@awardsurveying.com

**AWARD SURVEYING COMPANY**  
252 WEST MAIN STREET, SUITE F, AZLE TX 76020  
817-33A-WARD (332-9273) 877-982-9273  
survey@awardsurveying.com TBPELS Firm No. 10194435

SURVEYORS CERTIFICATE

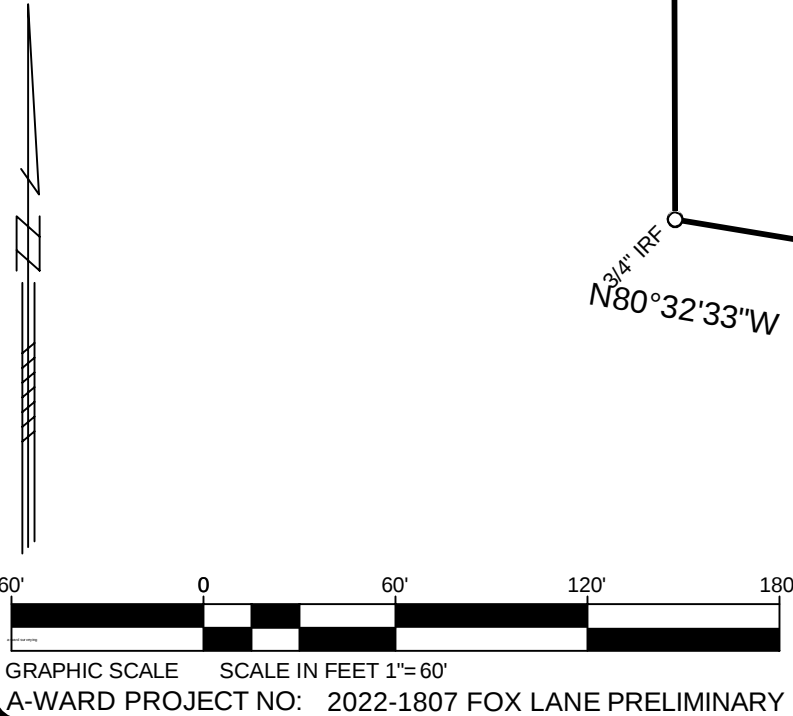
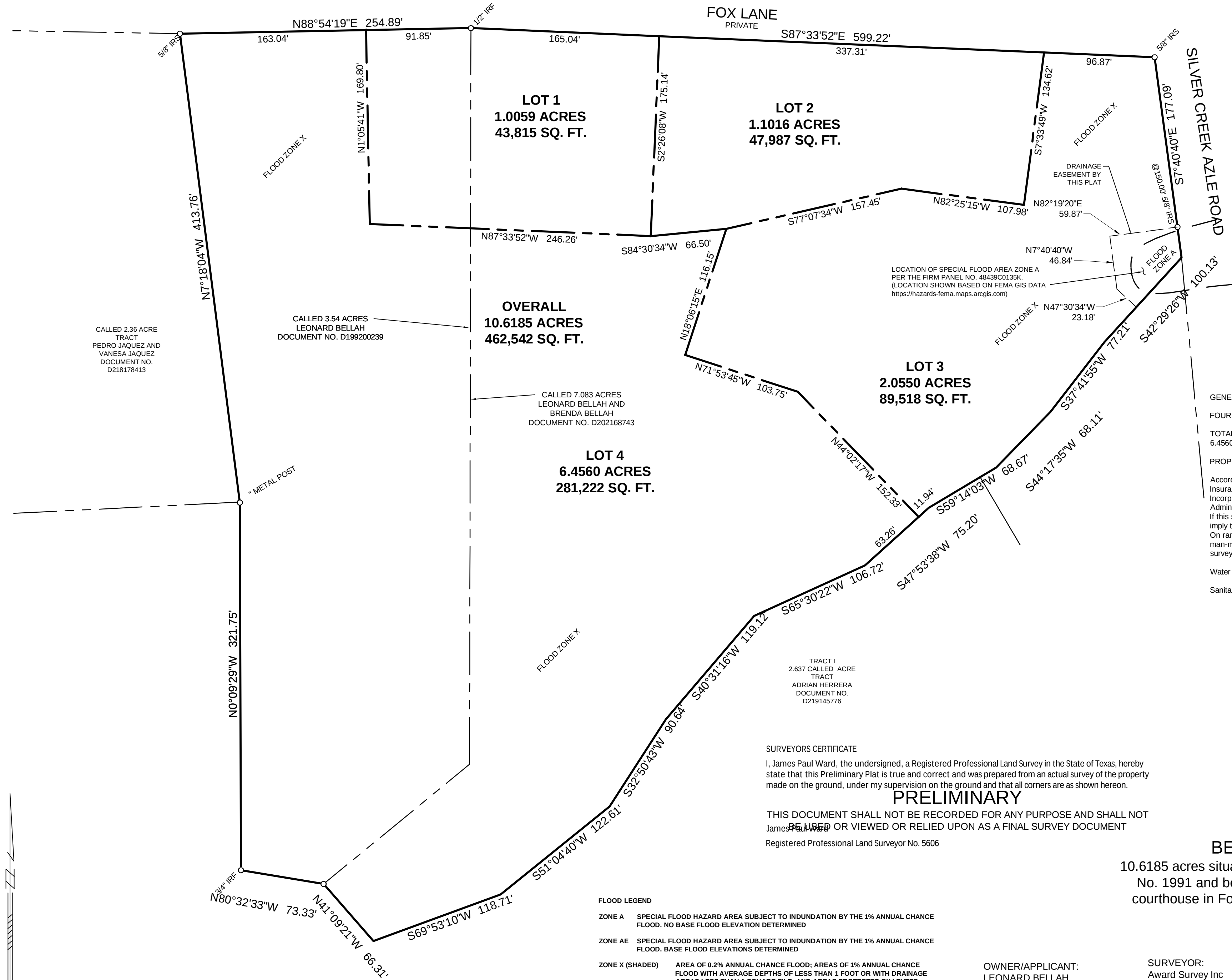
I, James Paul Ward, the undersigned, a Registered Professional Land Survey in the State of Texas, hereby state that this Preliminary Plat is true and correct and was prepared from an actual survey of the property made on the ground, under my supervision on the ground and that all corners are as shown hereon.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT  
James Paul Ward  
Registered Professional Land Surveyor No. 5606

FLOOD LEGEND

- ZONE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED
- ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED
- ZONE X (SHADED) AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN





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Planning and Zoning Commission

Approved on \_\_\_\_ day of \_\_\_\_\_, 2022

Chairperson

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I, James Paul Ward, the undersigned, a Registered Professional Land Survey in the State of Texas, hereby state that this Preliminary Plat is true and correct and was prepared from an actual survey of the property made on the ground, under my supervision on the ground and that all corners are as shown hereon.

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