



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

505 W. Main Street
Azle, Texas 76020

November 3, 2022

6:00 PM

Council Chambers

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 October 20, 2022.

ACTION ITEMS

2. Consider and take appropriate action on a Replat of Lot 36, Silver Creek Estates Addition to create Lots 36-R1 & 36-R2, Silver Creek Estates Addition. The property is located on the west side of Ridge View Road, being approximately 1,000' northwest of Silver Creek Azle Road.

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 28, 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.



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

October 20, 2022

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

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

Members Present:

Commissioner Laurel Mosier
Chair Leonard Wheeler
Commissioner Cynthia Barrios
Commissioner Ricky Simmons
Commissioner Jim Carlson
Commissioner Curt Lampkin

Members Absent:

Commissioner Priscilla Gamble, Jared Arneson

Staff Present:

Debbie Clayton

INVOCATION

Commissioner Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Barrios led the Pledge of Allegiance

CONSENT AGENDA

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

Commissioner Carlson moved to Approve the minutes of the Regular meeting held on September 1, 2022. as presented. Commissioner Simmons seconded the motion.

Yes: (6) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Ricky Simmons, Jim Carlson,
Curt Lampkin

Absent: (1) Priscilla Gamble, Jared Arneson

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.**

Commissioner Simmons moved to Approve 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. as presented. Commissioner Lampkin seconded the motion.

Yes: (6) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Ricky Simmons, Jim Carlson, Curt Lampkin

Absent: (1) Priscilla Gamble, Jared Arneson

ADJOURNMENT

Chairman Wheeler adjourned at 6:06 PM.

Presented and approved on November 3, 2022

Leonard Wheeler, Chairman

Attest:

Debbie Clayton
Administrative Assistant



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Replat of Lot 36, Silver Creek Estates Addition to create Lots 36-R1 & 36-R2, Silver Creek Estates Addition. The property is located on the west side of Ridge View Road, being approximately 1,000' northwest of Silver Creek Azle Road.

Background and Explanation:

The purpose of this Replat is to subdivide one (1) lot into (2) lots. The Replat is in conformance with the City of Azle's Subdivision Ordinance.

Existing Condition of Property

- The property is located outside of the City of Azle's city limits but is within Azle's Extra-territorial Jurisdiction (ETJ). There are two (2) existing houses on the property. The Replat would result in 2 residential lots, each lot with a house.

Zoning

- The property is located outside of the jurisdiction of the City of Azle so there is no zoning authority.

Streets

- No new streets are planned for this Replat.
- Both lots will have access on to Silver Creek Azle Road.

Drainage

- No drainage infrastructure is proposed for this development.

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 Replat 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 Replat as presented.

No City Council action is needed.

Staff Recommendation:

The Replat is in conformance with the City of Azle's Subdivision Ordinance. The Replat will split one

(1) lot into two (2) lots.

Attachments:

1. Silver Creek Estates Replat

Whereas Peggy Moon, being the owner of a certain 3.404 acres tract of land, being Lot 36, SILVER CREEK ESTATES, an Addition to Tarrant County, Texas, according to the plat recorded in V. 388-193, P. 42, Plat Records, Tarrant County, Texas, being all of that certain tract conveyed to Moon in Doc. No. D207332640, Real Property Records, Tarrant County, Texas, and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" iron rod, in the east line of Lot 28, said SILVER CREEK ESTATES, being the southwest corner of Lot 37, said SILVER CREEK ESTATES and the northwest corner of said Lot 36 and said Doc.#D207332640, for the northwest and beginning corner of this tract. WHENCE the northwest corner of said D. P. NEWSOM SURVEY is calculated to bear N 24°06'42" W 1491.02 feet.

THENCE N 88°52'20" E 355.32 with the south line of said Lot 37, to a found 1/2" iron rod, in the west line of Ridge View - 60' R.o.W. (Plat), for the northeast corner of said Lot 36 and this tract.

THENCE with the east line of said Lot 36 and west line of said Ridge View the following bearings and distances:

S 05°33'59" W 260.29 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.
S 31°27'09" E 231.01 feet, to a found 1/2" iron rod, for a corner of this tract.
S 56°26'12" E 54.77 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", being the northeast corner of Lot 35, said SILVER CREEK ESTATES, for the southeast corner of said Lot 36 and this tract. WHENCE a found 1/2" iron rod, at the eastern corner of said Lot 35, bears S 56°26'12" E 118.21 feet.

THENCE N 87°22'05" W 416.97 feet, with the north line of said Lot 35, to a found 1/2" capped iron rod, being the southernmost northeast corner of Lot 29, said SILVER CREEK ESTATES, for the southwest corner of said Lot 36 and this tract.

THENCE N 06°25'19" E 160.58 feet, with the west line of said Lot 36, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.

THENCE N 26°19'44" W 167.62 feet, with the west line of said Lot 36, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.

THENCE N 08°47'38" W 152.26 feet, with the west line of said Lot 36, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: August 25, 2022 - W2208035-RP

Now, Therefore, Know All Men By These Presents:

That _____ and _____ acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 36-R1 and Lot 36-R2, Silver Creek Estates, an addition to the Extraterritorial Jurisdiction of the City of Azle, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon. All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Azle, Tarrant County, Texas.

Witness, my hand, this the _____ day of _____, 2022.

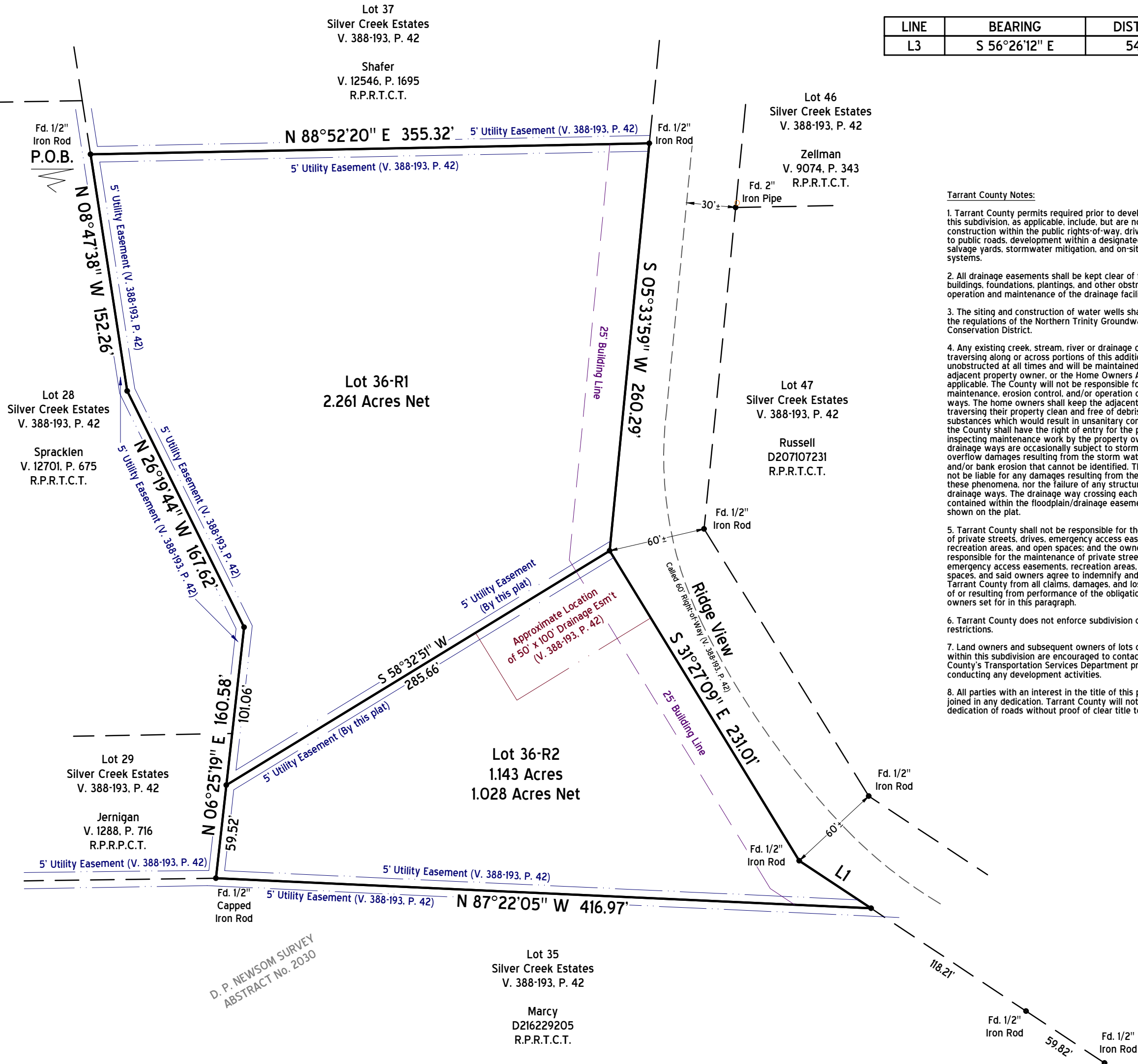
By: _____
Peggy Moon

State of Texas
County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2022.

Notary Public in and for the State of Texas



Tarrant County Notes:

1. Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.

2. All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

3. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.

4. Any existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.

5. Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

6. Tarrant County does not enforce subdivision deed restrictions.

7. Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.

8. All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" (Unshaded) - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48439C0135K, dated 9/25/2009; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

5) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

6) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.

7) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

8) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

9) 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 documents other than those shown on this survey may exist and encumber this property.

10) This property lies within the Extraterritorial Jurisdiction of the City of Azle, Tarrant County, Texas.

11) All easements have been vacated and/or incorporated (as shown) into this replat.

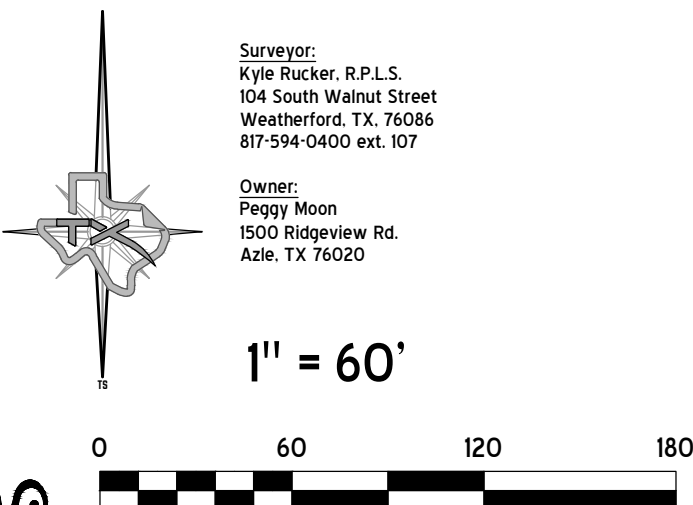
Final Plat
Lot 36-R1 and Lot 36-R2
Silver Creek Estates
an addition to the Extraterritorial Jurisdiction
of the City of Azle, Tarrant County, Texas

Being a replat of Lot 36, Silver Creek Estates,
Plat recorded in V. 388-193, P. 42,
Plat Records, Tarrant County, Texas;
same being all of that certain 3.404 acres tract
conveyed to Moon in Doc. No. D207332640,
Real Property Records, Tarrant County, Texas

October 2022

WEATHERFORD BRANCH - 817-594-0400

TEXAS
SURVEYING
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM



COMMISSIONER'S COURT TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE:

BY:

CLERK OF COMMISSIONER'S COURT

NOTE:
Construction not completed within 2 years of the
recording date shall be subject to current
County Subdivision Standards and Regulations

This plat recorded in
Document No.: _____
Date: _____

City of Azle

Approved on _____ day of _____, 2022.

Planning and Zoning Chairman

Planning and Zoning Secretary

