



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

505 W. Main Street
Azle, Texas 76020

June 1, 2023

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

PUBLIC PARTICIPATION

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on February 16, 2023.

ACTION ITEMS

2. Consider and take appropriate action on a Preliminary Plat for Lots 1-13 of Block 1, Lots 1-15 of Block 2, Lots 1-11 of Block 3, Lots 1-16 of Block 4, and Lots 1-8 of Block 5, Thomas Len Estates, an addition in the ETJ of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S.

David Hawkins, Director of Planning and Development

3. Consider and take appropriate action on a Final Plat for Lots 1-13 of Block 1, Lots 1-15 of Block 2, Lots 1-11 of Block 3, Lots 1-16 of Block 4, and Lots 1-8 of Block 5, Thomas Len Estates, an addition in the ETJ of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S.

David Hawkins, Director of Planning and Development

DISCUSSION ITEMS

4. Receive an update from Halff Associates regarding the new Comprehensive Master Plan 2045.

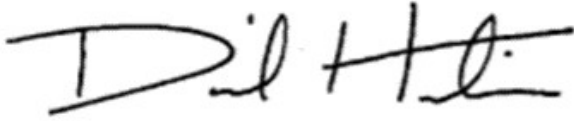
David Hawkins, Director of Planning and Development

EXECUTIVE SESSION

This statement is added to the Agenda at the top (same as the City Council Agenda): Pursuant to Section 551.071 of the Texas Government Code, the Board 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

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on May 26, 2023, 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.

A handwritten signature in black ink, appearing to read 'D. Hawkins', with a stylized flourish at the end.

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

February 16, 2023

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Wheeler called the meeting to order at 6:08 PM.

Members Present:

Chairman Leonard Wheeler
Commissioner Jared Arneson
Commissioner Curt Lampkin
Commissioner Jesse Simmons
Commissioner Laurel Mosier
Commissioner Cynthia Barrios

Members Absent:

Vice Chairman Jim Carlson

Staff Present:

David Hawkins	Planning and Development Director
Yael Forgey	City Secretary

INVOCATION

Commissioner Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Wheeler led the Pledge of Allegiance.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on December 1, 2022.

Commissioner Arneson moved to approve the minutes of the Regular Meeting held on December 1, 2022 as presented. Commissioner Mosier seconded the motion and the motion carried unanimously.

Yes: (6) Leonard Wheeler, Jared Arneson, Curt Lampkin, Jesse Simmons, Laurel Mosier, Cynthia Barrios

Absent: (1) Jim Carlson

ACTION ITEMS

2. Consider and take appropriate action on a Final Plat for Lots 1-16, 1X & 2X, Block 1, Roeser Addition. The property is generally located on the north and south sides of Park Street approximately 2,100 feet east of South Ash Avenue.

Jim Kirk - 116 Westlake Dr. addressed the Commission about his concerns regarding this project. David Hawkins, Director of Planning and Development, presented this agenda item to the Commission.

Commissioner Arneson moved to approve the Final Plat for Lots 1-16, 1X & 2X, Block 1, Roeser Addition as presented. Commissioner Mosier seconded the motion and the motion carried unanimously.

Yes: (6) Leonard Wheeler, Jared Arneson, Curt Lampkin, Jesse Simmons, Laurel Mosier, Cynthia Barrios
Absent: (1) Jim Carlson

3. Consider and take appropriate action on a Preliminary Plat for Lots 1 & 2, Block 1, Fox Addition. The property is generally located on the west side of Park Street approximately 3,700 feet east of South Ash Avenue.

David Hawkins, Director of Planning and Development, presented this agenda item to the Commission. Greg Fox, property owner and applicant, addressed the Commission on this Preliminary Plat.

Commissioner Simmons moved to approve the Preliminary Plat for Lots 1 & 2, Block 1, Fox Addition as presented. Commissioner Lampkin seconded the motion and the motion carried unanimously.

Yes: (6) Leonard Wheeler, Jared Arneson, Curt Lampkin, Jesse Simmons, Laurel Mosier, Cynthia Barrios
Absent: (1) Jim Carlson

PUBLIC HEARING

4. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from the Single Family Five (SF-5) District to Heavy Commercial (HC) District for approximately 0.36 acres of land, being described as Tract 2 in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The property is addressed as 109 Porter Drive and is generally located on the southwest corner of Porter Drive and Southeast Parkway (Hwy. 199).

David Hawkins, Planning and Development Director, presented this agenda item and explained the request for a zoning change. Chairman Wheeler opened the public hearing at 6:44 PM. Deborah Burrows, property owner and applicant, addressed the Commission and spoke in favor of the zoning change request, citing reasons for the zoning change. No one spoke in opposition to this zoning change. Chairman Wheeler closed the public hearing at 6:46 PM.

Commissioner Arneson moved to recommend approval to the City Council regarding a proposed zoning change request from the Single Family Five (SF-5) District to Heavy Commercial (HC) District for approximately 0.36 acres of land, being described as Tract 2 in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The property is addressed as 109 Porter Drive and is generally located on the southwest corner of Porter Drive and Southeast Parkway (Hwy. 199) as presented. Commissioner Simmons seconded the motion and the motion carried unanimously.

Yes: (6) Jared Arneson, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Jesse Simmons, Curt Lampkin
Absent: (1) Jim Carlson

OTHER ITEMS

5. Development Project Updates

David Hawkins, Director of Planning and Development, updated the Commissioners on the upcoming new Comprehensive Master Plan and new development projects throughout the city, including Crave, Slice, and Azle Vision Source. Also, the Council extended the 380 Agreement until July 31, 2023 for the Azle Retail development across from Walmart.

EXECUTIVE SESSION

ADJOURNMENT

Chairman Wheeler Adjourned the meeting at 6:52 PM.

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Preliminary Plat for Lots 1-13 of Block 1, Lots 1-15 of Block 2, Lots 1-11 of Block 3, Lots 1-16 of Block 4, and Lots 1-8 of Block 5, Thomas Len Estates, an addition in the ETJ of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S.

Background and Explanation:

Existing Condition of Property:

The property is currently undeveloped with existing trees on the west side of Thomas Len Road, a street in Parker County.

Development Review Analysis:

The purpose of this Preliminary Plat is to plat sixty-three (63) residential lots for a new residential subdivision within the ETJ (Extra Territorial Jurisdiction).

Zoning

- The property is in the ETJ so there is no zoning.

Streets

- The interior street connects to Thomas Len Road. Stub streets have been provided to the adjacent properties to the north and south to meet Fire Protection requirements.

Public Infrastructure

- Water service will be provided by the Walnut Creek Supply Co. With no sewer mains nearby, each lot will be served by an onsite septic system.

Drainage

- The applicant has provided drainage plans for this new development to meet the requirements of Section 14 – Integrated Stormwater Management of the City of Azle’s Subdivision Ordinance.

Board/Commission/Committee Recommendation:

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

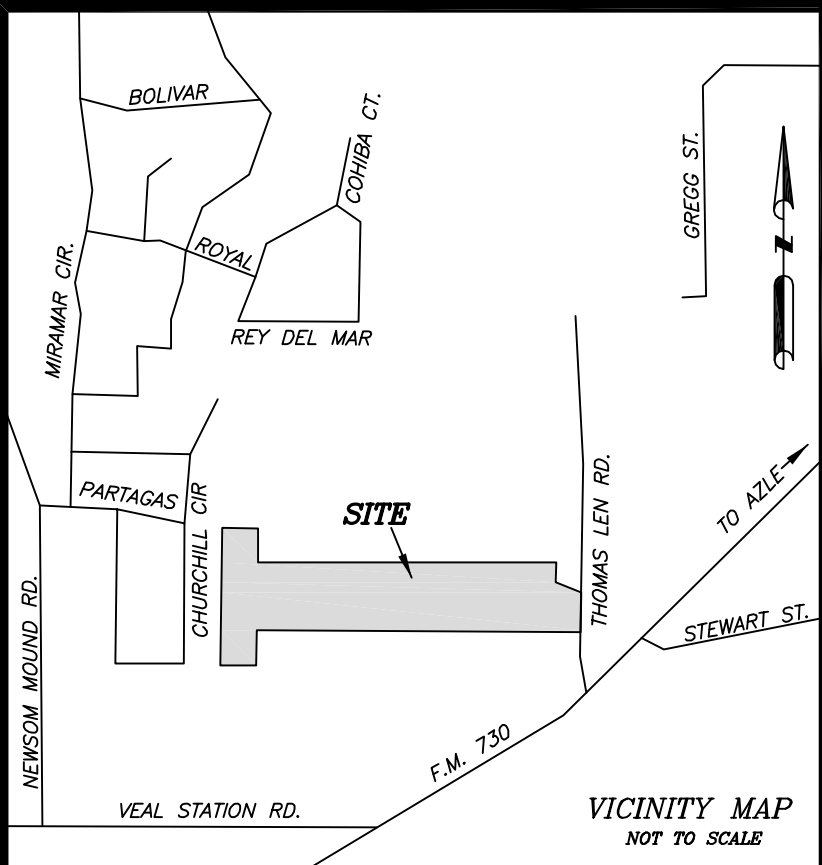
1. Approve the Preliminary Plat as presented.

Staff Recommendation:

Staff recommends approval of this Preliminary Plat application.

Attachments:

1. Thomas Len Preliminary Plat - PZ 6.1.2023



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2RE-9000382300104-KT, DATED APRIL 14, 2023.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

THE EASEMENT RECORDED IN VOLUME 2194, PAGE 1284, R.R.P.C.T. IS A BLANKET EASEMENT, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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 GROUNDWATER AVAILABILITY.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AZLE, TEXAS.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

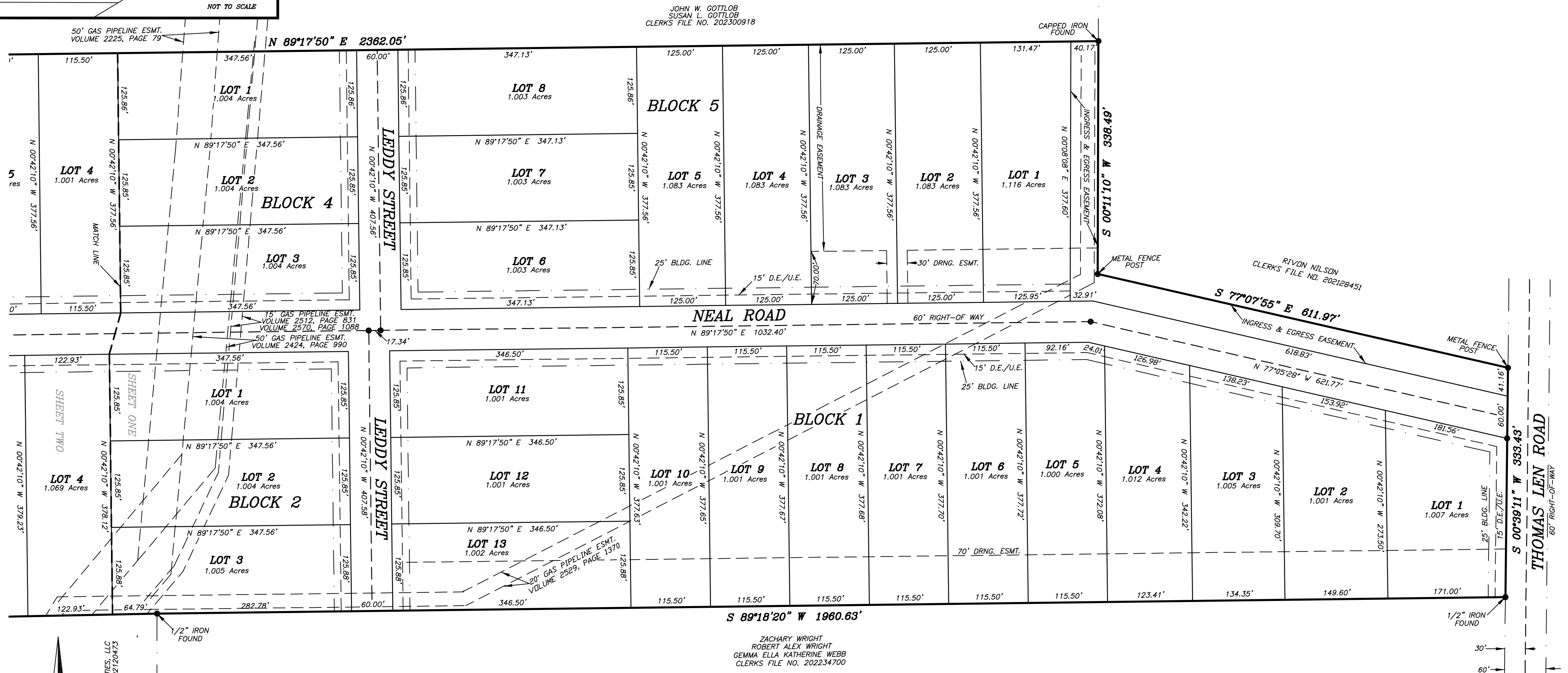
25' BUILDING LINE ALONG ALL ROAD FRONTAGE.

10' BUILDING LINES ALONG SIDE & REAR LOT LINES.

15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

10' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES, UNLESS OTHERWISE NOTED.

NEAL ROAD=3211.47'
LEDDY STREET=815.14'
OLIVIA LUCILLE STREET=1919.95'



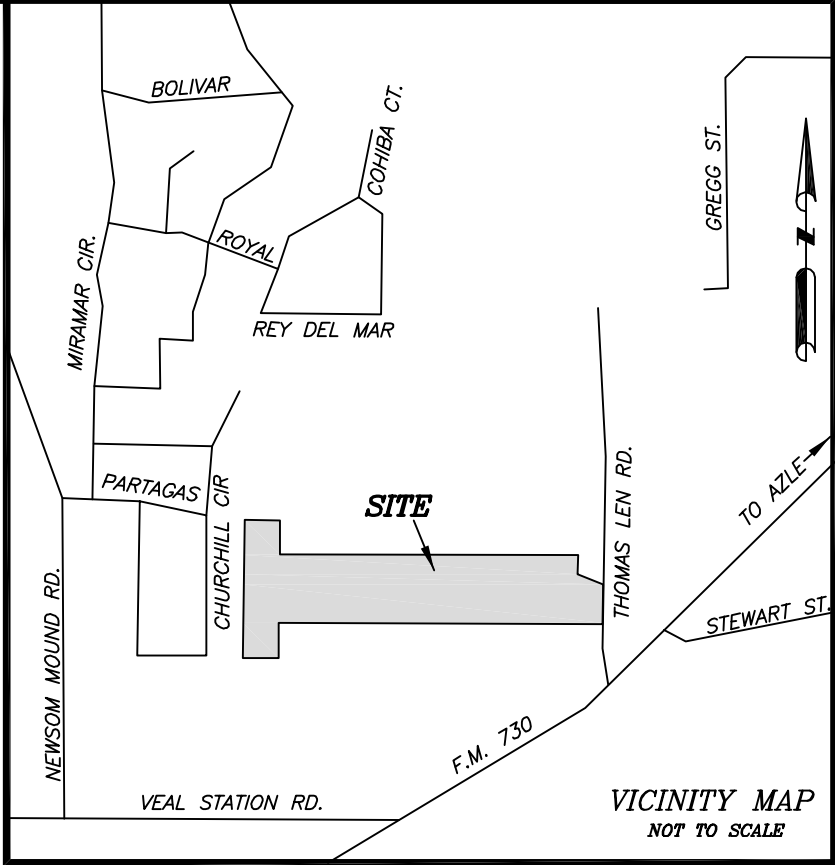
SCALE 1"= 100'

HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

OWNER/DEVELOPER
2HM INVESTMENTS, LLC
6629 FAIRWAY DRIVE
WESTWORTH VILLAGE, TX, 76114

Preliminary Plat Showing
Lots 1-13, Block 1,
Lots 1-15, Block 2,
Lots 1-11, Block 3,
Lots 1-16, Block 4 &
Lots 1-8, Block 5,
THOMAS LEN ESTATES
an addition in the Extra Territorial Jurisdiction of the City of
Azle, Parker County, Texas and being 73.152 acres of land
situated in the T&P R.R. CO. SURVEY NO. 23, Abstract No.
1432, Parker County, Texas.



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2RE-9000382300104-KT, DATED APRIL 14, 2023.

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ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED

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WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO

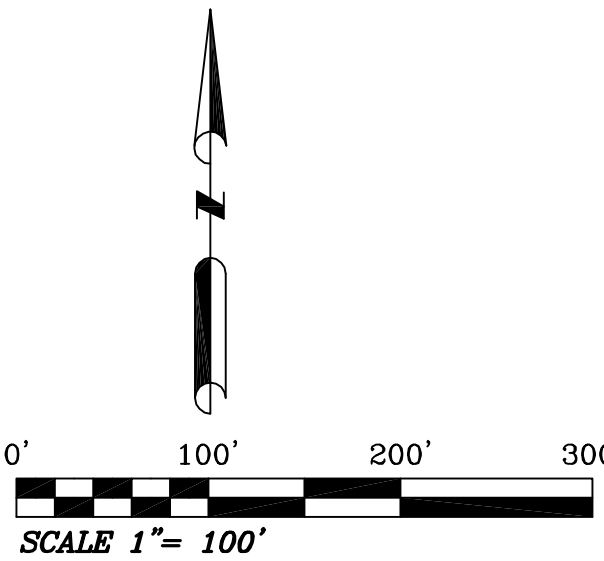
SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE

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15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGES.

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Preliminary Plat Showing

Lots 1-13, Block 1,

Lots 1-15. Block 2.

Lots 1-11 Block 3

Lots 1-16 Block 4

Lots 1-8 Block 5

**LOTS 1-8, BLOCK 3,
THOMAS LEN ESTATES**

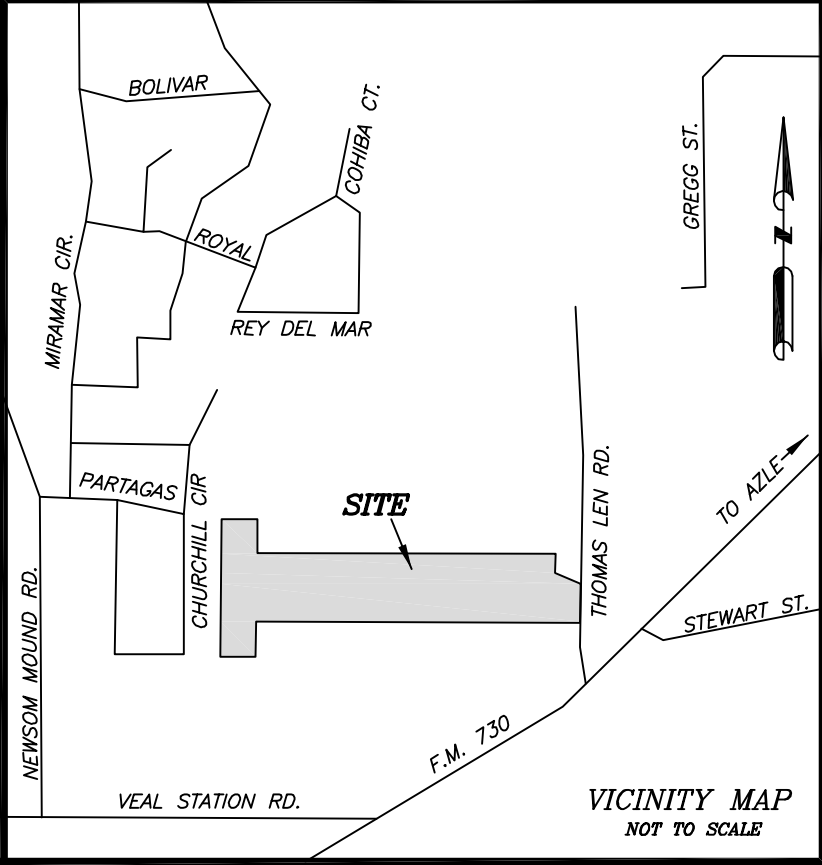
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SHEET 2 OF 3
THOMAS LEN

HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

OWNER/DEVELOPER
2HM INVESTMENTS, LLC.
6629 FAIRWAY DRIVE
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SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

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15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

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STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS 2HM Investments, LLC., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the T&P R.R. CO. SURVEY No. 23, Abstract No. 1432, Parker County, Texas, said tract being the same tract of land described in deed to 2HM Investments, LLC., recorded in Clerks File No. 202309577, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron found at the Northwest corner of said Clerks File No. 202309577 and the Southwest corner of that certain tract of land described in deed to John L. Gottlob and Susan L. Gottlob, recorded in Clerks File No. 202300918, Real Records, Parker County, Texas and being in the East line of Partagas, Phase I, recorded in Cabinet B, Slide 728, Plat Records, Parker County, Texas;

thence with the common line of said Clerks File No. 202309577 and said Clerks File No. 202300918, the following calls:

N 89°17'48" E, 492.17 feet to a capped iron found;

S 00°27'08" E, 633.80 feet to a capped iron found;

N 89°17'50" E, 2362.05 feet to a capped iron found at the most Northerly Northeast corner of said Clerks File No. 202309577 and the Southeast corner of said Clerks File No. 202300918 and being in the West line of that certain tract of land described in deed to Rivon Nilson, recorded in Clerks File No. 202128451, Real Records, Parker County, Texas;

thence S 00°11'10" W, with the common line of said Clerks File No. 202309577 and said Clerks File No. 202128451, 338.49 feet to a metal fence post at an ell corner of said Clerks File No. 202309577 and at the Southwest corner of said Clerks File No. 202128451;

thence S 77°07'55" E, with the common line of said Clerks File No. 202309577 and said Clerks File No. 202128451, 611.97 feet to a metal fence post at the most Easterly Northeast corner of said Clerks File No. 202309577 and the Southeast corner of said Clerks File No. 202128451 and being in the West line of Thomas Len Road;

thence S 00°39'11" W, with the West line of said Thomas Len Road, 333.43 feet to a capped iron found at the most Easterly Southeast corner of said Clerks File No. 202309577 and the Northeast corner of that certain tract of land described in deed to Zachary Wright, Robert Alex Wright and Gemma Ella Katherine Webb, recorded in Clerks File No. 202234700, Real Records, Parker County, Texas;

thence S 89°18'20" W, with the common line of said Clerks File No. 202309577 and said Clerks File No. 202234700, 1960.63 feet to a wood fence post at the Northwest corner of said Clerks File No. 202234700 and the Northeast corner of that certain tract of land described in deed to Shellrock Properties, LLC., recorded in Clerks File No. 202120473, Real Records, Parker County, Texas;

thence with the common line of said Clerks File No. 202309577 and said Clerks File No. 202120473, the following calls:

S 88°46'50" W, 947.31 feet to a metal fence post;

S 01°15'28" W, 464.26 feet to a ½" iron found;

thence S 89°36'53" W, 579.34 feet to a metal fence post at the Southwest corner of said Clerks File No. 202309577;

thence N 01°25'07" E, 149.55 feet to a capped iron found at the Southeast corner of Lot 47, Block 1 of said Partagas, Phase I;

thence N 01°22'55" E, with the West line of said Clerks File No. 202309577 and the East line of said Partagas, Phase I, 1769.93 feet to a the POINT OF BEGINNING and containing 73.152 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that 2HM Investments, LLC., acting by and thru his duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lot 1-13, Block 1
Lots 1-15, Block 2
Lots 1-11, Block 3,
Lots 1-16, Block 4 &
Lots 1-8, Block 5,
THOMAS LEN ESTATES,
City of Azle Extra Territorial Jurisdiction, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the _____ day of _____, 2023.

Jeff Hess

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Hess, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2023.

Notary Public State of Texas

CITY OF AZLE, PARKER COUNTY, TEXAS.
PLANNING & ZONING COMMISSION

WHEREAS The City of Azle

Approved on this the _____ day of _____, 2023.

Chairman

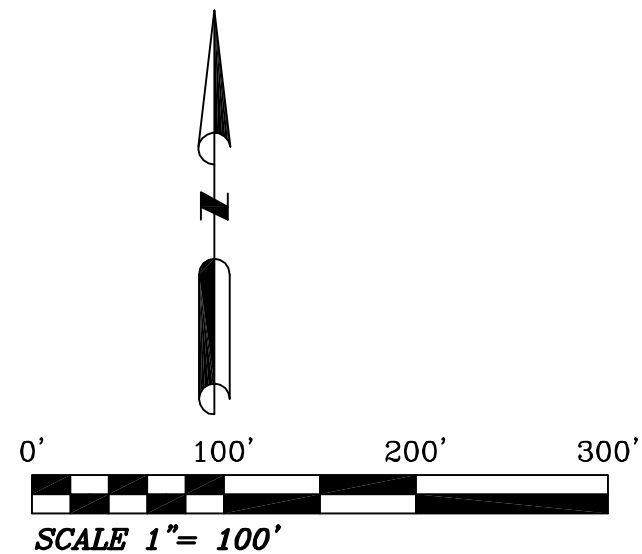
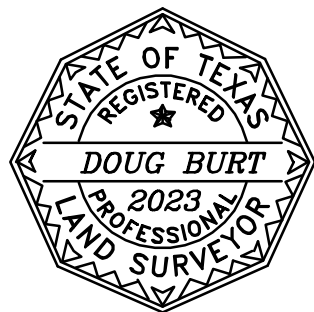
Secretary

THIS PLAT DOES NOT REQUIRE PARKER COUNTY COMMISSIONER
COURT SIGNATURES PER ETJ AGREEMENT FILED IN BOOK 2800,
PAGE 446.

OWNER/DEVELOPER
2HM INVESTMENTS, LLC.
6629 FAIRWAY DRIVE
WESTWORTH VILLAGE, TX, 76114

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 18, 2023



HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

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Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Final Plat for Lots 1-13 of Block 1, Lots 1-15 of Block 2, Lots 1-11 of Block 3, Lots 1-16 of Block 4, and Lots 1-8 of Block 5, Thomas Len Estates, an addition in the ETJ of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S.

Background and Explanation:

The Preliminary Plat for this same property is also on this Planning and Zoning Commission's meeting agenda for consideration.

Existing Condition of Property:

The property is currently undeveloped with existing trees on the west side of Thomas Len Road, a street located in Parker County.

Development Review Analysis:

The purpose of this Final Plat is to plat sixty-three (63) residential lots for a new residential subdivision within the ETJ (Extra Territorial Jurisdiction).

Zoning

- The property is in the ETJ so there is no zoning.

Streets

- The interior street connects to Thomas Len Road. Stub streets have been provided to the adjacent properties to the north and south to meet Fire Protection requirements.

Public Infrastructure

- Water service will be provided by the Walnut Creek Supply Co. With no sewer mains nearby, each lot will be served by an onsite septic system.

Drainage

- The applicant has provided drainage plans for this new development to meet the requirements of Section 14 – Integrated Stormwater Management of the City of Azle's Subdivision Ordinance.

Board/Commission/Committee Recommendation:

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

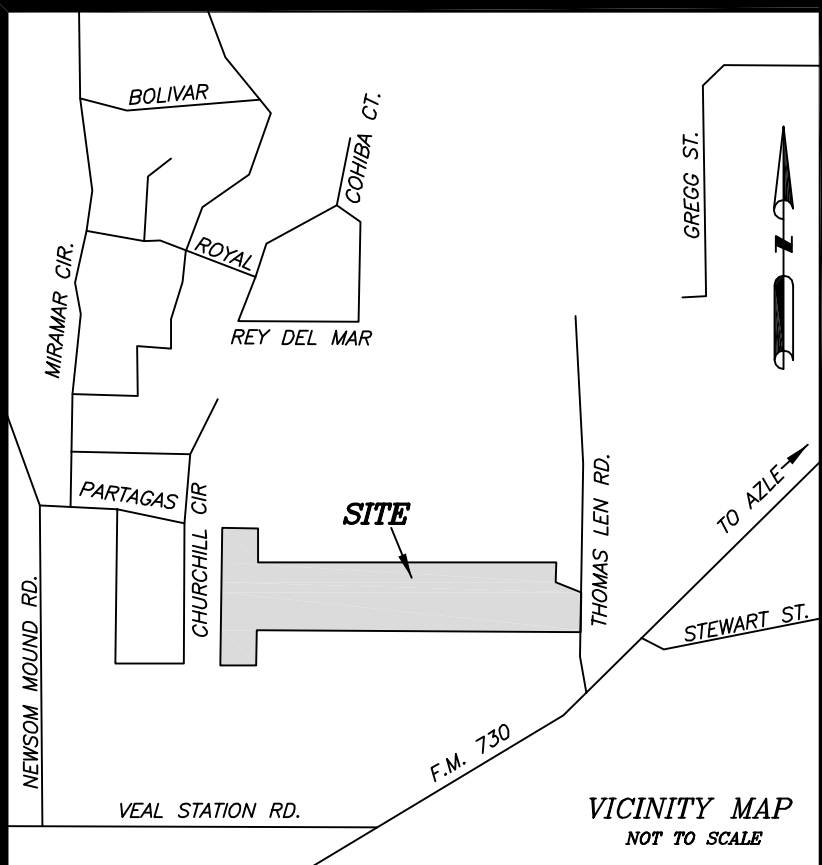
1. Approve the Final Plat as presented.

Staff Recommendation:

Staff recommends approval of this Final Plat application.

Attachments:

1. Thomas Len Final Plat - PZ 6.1.2023



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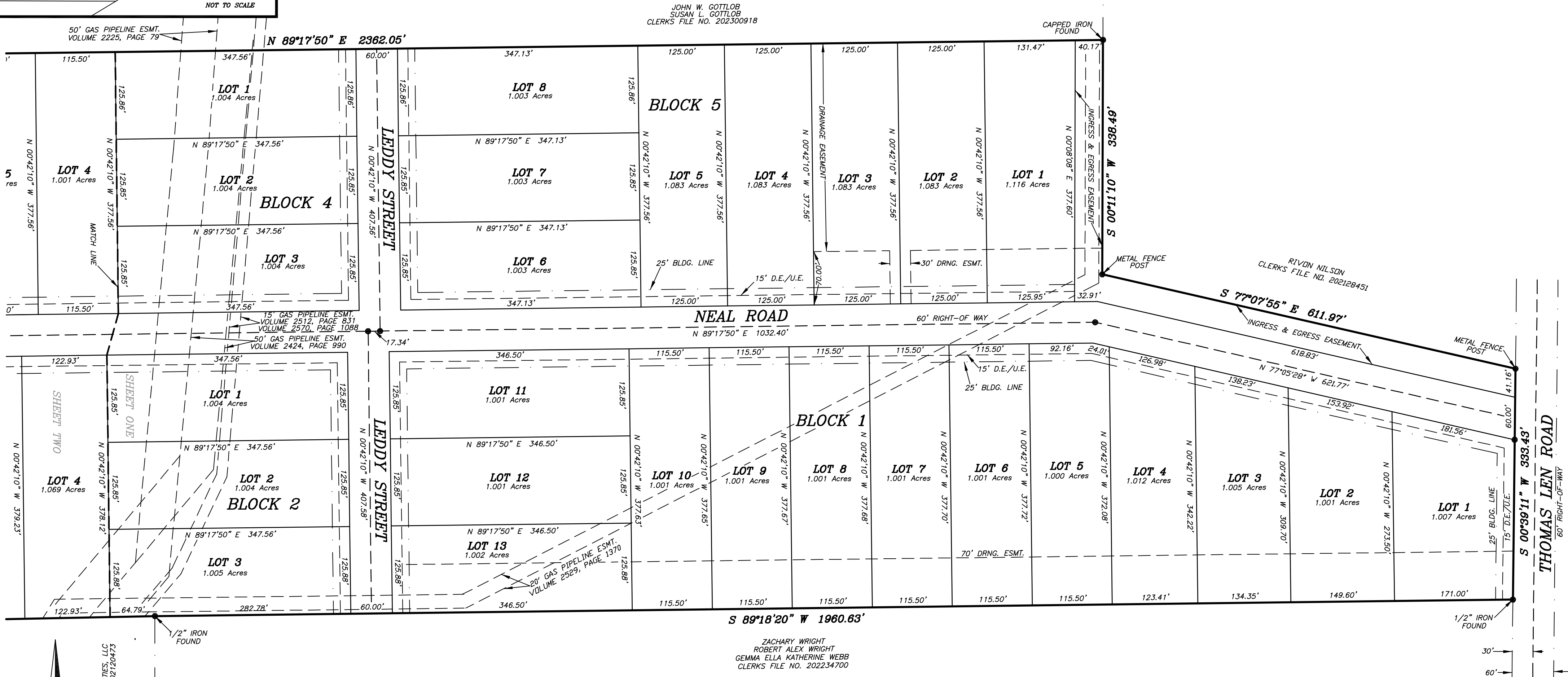
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NEAL ROAD=3211.47'
LEDDY STREET=815.14'
OLIVIA LUCILLE STREET=1919.95'

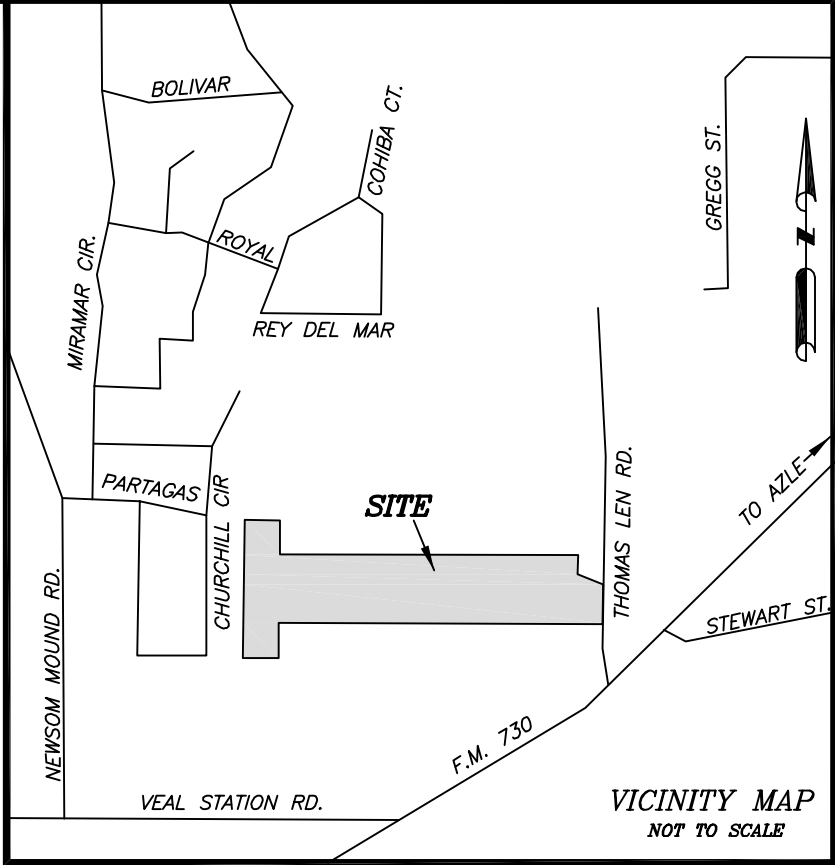


SCALE 1"= 100'
HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

OWNER/DEVELOPER
2HM INVESTMENTS, LLC
6629 FAIRWAY DRIVE
WESTWORTH VILLAGE, TX, 76114

Final Plat Showing
Lots 1-13, Block 1,
Lots 1-15, Block 2,
Lots 1-11, Block 3,
Lots 1-16, Block 4 &
Lots 1-8, Block 5,
THOMAS LEN ESTATES
an addition in the Extra Territorial Jurisdiction of the City of
Azle, Parker County, Texas and being 73.152 acres of land
situated in the T&P R.R. CO. SURVEY NO. 23, Abstract No.
1432, Parker County, Texas.



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2RE-9000382300104-KT, DATED APRIL 14, 2023.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATION OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

THE EASEMENT RECORDED IN VOLUME 2194, PAGE 1284, R.R.P.C.T. IS A BLANKET EASEMENT, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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 GROUNDWATER AVAILABILITY.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AZLE, TEXAS

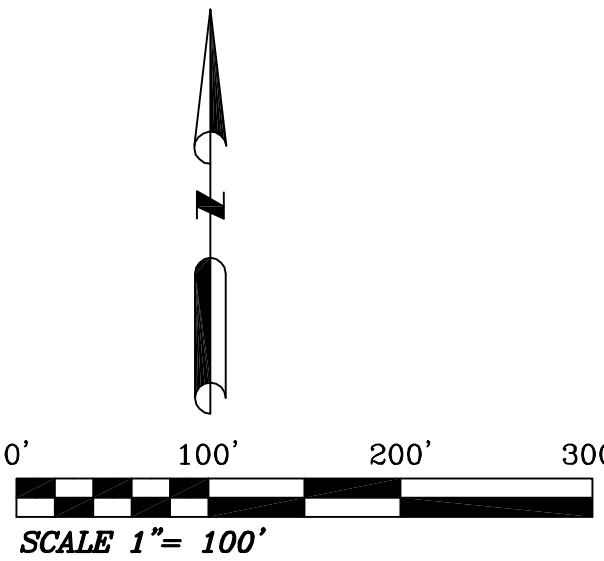
WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO

25' BUILDING LINE ALONG ALL ROAD FRONTAGE

10' BUILDING LINES ALONG SIDE & REAR LOT LINES

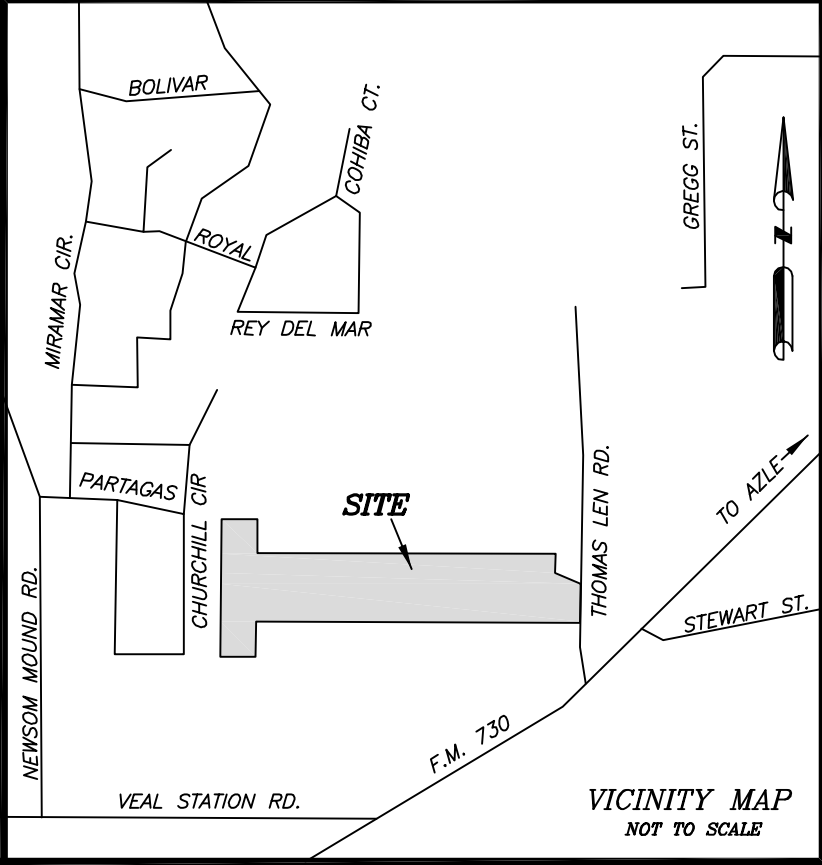
15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE

10' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES, UNLESS OTHERWISE NOTED



SHEET 2 OF 3
THOMAS LEN

HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
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SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AZLE, TEXAS.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE.

10' BUILDING LINES ALONG SIDE & REAR LOT LINES.

15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

10' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES, UNLESS OTHERWISE NOTED.

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS 2HM Investments, LLC., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the T&P R.R. CO. SURVEY No. 23, Abstract No. 1432, Parker County, Texas, said tract being the same tract of land described in deed to 2HM Investments, LLC., recorded in Clerks File No. 202309577, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron found at the Northwest corner of said Clerks File No. 202309577 and the Southwest corner of that certain tract of land described in deed to John L. Gottlob and Susan L. Gottlob, recorded in Clerks File No. 202300918, Real Records, Parker County, Texas and being in the East line of Partagas, Phase I, recorded in Cabinet B, Slide 728, Plat Records, Parker County, Texas;

thence with the common line of said Clerks File No. 202309577 and said Clerks File No. 202300918, the following calls:

N 89°17'48" E, 492.17 feet to a capped iron found;

S 00°27'08" E, 633.80 feet to a capped iron found;

N 89°17'50" E, 2362.05 feet to a capped iron found at the most Northerly Northeast corner of said Clerks File No. 202309577 and the Southeast corner of said Clerks File No. 202300918 and being in the West line of that certain tract of land described in deed to Rivon Nilson, recorded in Clerks File No. 202128451, Real Records, Parker County, Texas;

thence S 00°11'10" W, with the common line of said Clerks File No. 202309577 and said Clerks File No. 202128451, 338.49 feet to a metal fence post at an ell corner of said Clerks File No. 202309577 and at the Southwest corner of said Clerks File No. 202128451;

thence S 77°07'55" E, with the common line of said Clerks File No. 202309577 and said Clerks File No. 202128451, 611.97 feet to a metal fence post at the most Easterly Northeast corner of said Clerks File No. 202309577 and the Southeast corner of said Clerks File No. 202128451 and being in the West line of Thomas Len Road;

thence S 00°39'11" W, with the West line of said Thomas Len Road, 333.43 feet to a capped iron found at the most Easterly Southeast corner of said Clerks File No. 202309577 and the Northeast corner of that certain tract of land described in deed to Zachary Wright, Robert Alex Wright and Gemma Ella Katherine Webb, recorded in Clerks File No. 202234700, Real Records, Parker County, Texas;

thence S 89°18'20" W, with the common line of said Clerks File No. 202309577 and said Clerks File No. 202234700, 1960.63 feet to a wood fence post at the Northwest corner of said Clerks File No. 202234700 and the Northeast corner of that certain tract of land described in deed to Shellrock Properties, LLC., recorded in Clerks File No. 202120473, Real Records, Parker County, Texas;

thence with the common line of said Clerks File No. 202309577 and said Clerks File No. 202120473, the following calls:

S 88°46'50" W, 947.31 feet to a metal fence post;

S 01°15'28" W, 464.26 feet to a 1/2" iron found;

thence S 89°36'53" W, 579.34 feet to a metal fence post at the Southwest corner of said Clerks File No. 202309577;

thence N 01°25'07" E, 149.55 feet to a capped iron found at the Southeast corner of Lot 47, Block 1 of said Partagas, Phase I;

thence N 01°22'55" E, with the West line of said Clerks File No. 202309577 and the East line of said Partagas, Phase I, 1769.93 feet to a the POINT OF BEGINNING and containing 73.152 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that 2HM Investments, LLC., acting by and thru his duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lot 1-13, Block 1
Lots 1-15, Block 2
Lots 1-11, Block 3,
Lots 1-16, Block 4 &
Lots 1-8, Block 5,
THOMAS LEN ESTATES,
City of Azle Extra Territorial Jurisdiction, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the _____ day of _____, 2023.

Jeff Hess

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Hess, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2023.

Notary Public State of Texas

CITY OF AZLE, PARKER COUNTY, TEXAS.
PLANNING & ZONING COMMISSION

WHEREAS The City of Azle

Approved on this the _____ day of _____, 2023.

Chairman

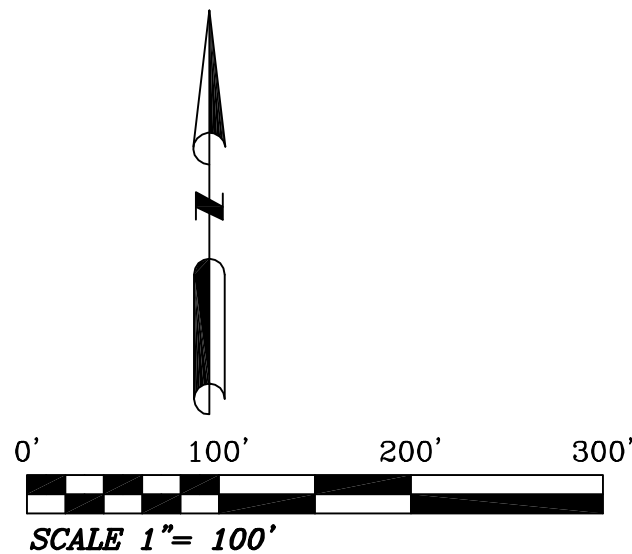
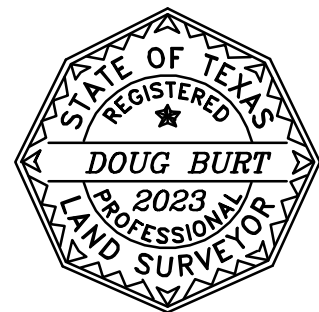
Secretary

THIS PLAT DOES NOT REQUIRE PARKER COUNTY COMMISSIONER COURT SIGNATURES PER ETJ AGREEMENT FILED IN BOOK 2800, PAGE 446.

OWNER/DEVELOPER
2HM INVESTMENTS, LLC.
6629 FAIRWAY DRIVE
WESTWORTH VILLAGE, TX, 76114

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8023
APRIL 18, 2023



HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
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1432, Parker County, Texas.



Presenter: David Hawkins, Director of Planning and Development
Agenda Item: Receive an update from Halff Associates regarding the new Comprehensive Master Plan 2045.

Background and Explanation:

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None