



City of Azle  
Regular Agenda  
Zoning Board of Adjustment

505 W. Main Street  
Azle, Texas 76020

January 29, 2024

6:00 PM

Council Chambers

**NOTICE IS HEREBY GIVEN THAT ONE OR MORE ZONING BOARD OF ADJUSTMENT MEMBERS MAY PARTICIPATE IN THE MONDAY, JANUARY 29, 2024 MEETING OF THE CITY OF AZLE ZONING BOARD OF ADJUSTMENT VIA VIDEOCONFERENCE. A QUORUM OF THE GOVERNING BODY AND THE PRESIDING OFFICER WILL BE PRESENT AT THE ABOVE-NAMED LOCATION.**

**REGULAR SESSION**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**PUBLIC PARTICIPATION**

*This is an opportunity for the public to address the Zoning Board of Adjustment on posted agenda items or non-agenda items. In order to address the Board, please complete a Speaker's Request Form and submit to the Secretary prior to the start of the meeting. All comments must be directed to the Presiding Officer, rather than an individual board member or city staff. All speakers must refrain from personal attacks toward any individual. Comments are limited to three (3) minutes and must pertain to the subject matter listed on the Speaker's Request Form. Speakers requiring the assistance of a translator shall be provided four (4) minutes. The Board may not comment publicly on non-agenda items, but may direct the staff to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require Board action, you may obtain a form from the Secretary and request the item be placed on a future agenda.*

**CONSENT AGENDA**

1. Consider approval of the minutes of the regular meeting held on November 14, 2023.  
**David Hawkins, Director of Planning and Development**

**PUBLIC HEARING**

2. Conduct a public hearing to consider a variance request to Section 11.3 Development Regulations, Setback Requirements of the City of Azle Zoning Ordinance for the property located at 544 Cresthaven Court, and also known as Lot 396, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas. The purpose of the variance is to allow for the construction of a new single-family residence to encroach the minimum twenty-five-foot (25') front yard setback.  
**David Hawkins, Director of Planning and Development**
3. Conduct a public hearing and consider a variance request to Section 28.6 "Use Parking Space Schedule" of the Zoning Ordinance for property located at 342 Northwest Parkway, legally described as a tract of land out of the Wilson & Scruggs Survey, Abstract No. 1948, Tract 1L05A. The purpose of the variance is to allow for a reduction to the minimum parking ratio for the

proposed spa and salon building.

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

**DISCUSSION ITEMS**

**ADJOURNMENT**

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on January 26, 2024, 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.



*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 Zoning Board of Adjustment 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 Zoning Board of Adjustment**

505 W. Main Street  
Azle, Texas 76020

**November 14, 2023**

**6:00 PM**

**Council Chambers**

**REGULAR SESSION**

**CALL TO ORDER**

Chairman Pennie Nichols called the meeting to order at 6:02 p.m.

**Members Present:**

- Chairman Pennie Nichols
- Vice Chairman Leonard Wheeler
- Board Member Jared Arneson
- Board Member Jim Carlson
- Alternate Member Rick Simmons

**Members Absent:**

- Board Member Rob Schocke

**Staff Present:**

- |                     |                                      |
|---------------------|--------------------------------------|
| David Hawkins, AICP | Director of Planning and Development |
| Malinda Nowell      | Sr. Administrative Assistant         |

**INVOCATION**

Board member Jared Arneson gave the invocation.

**PLEDGE OF ALLEGIANCE**

Chairman Pennie Nichols led the pledge.

**PUBLIC PARTICIPATION**

None

**CONSENT AGENDA**

**1. Consider approval of the Minutes of the Zoning Board of Adjustment meeting held September 12, 2023.**

Vice Chairman Leonard Wheeler motioned to approve the Minutes of the Zoning Board of Adjustment meeting held September 12, 2023 as presented. Board member Jim Carlson seconded the motion. Motion carried.

- |         |     |   |
|---------|-----|---|
| Yes:    | (5) | Leonard Wheeler, Jared Arneson, Jim Carlson, Pennie Nichols, Rick Simmons |
| Absent: | (1) | Rob Schocke   |

**PUBLIC HEARING**

2. **Conduct a public hearing and consider a variance request to Section 28.6 “Use Parking Space Schedule” of the Zoning Ordinance for property located at 601 Northwest Parkway, legally known as Lot 2, Diamond Food Markets Addition. The purpose of the variance is to allow for a reduction to the minimum parking ratio for the shopping center.**

Director of Planning and Development David Hawkins presented this request. Tri-Rich Investments LP, owner and applicant for 601 Northwest Parkway requests this variance for a reduction in the required parking for an existing shopping center, which would allow for a portion of the parking lot to be redeveloped for a future drive-thru restaurant to be located within the parking lot. The shopping center has a total of 107 parking spaces on Lot 2. Per ordinance, the parking ratio for retail use is set at one space for every 200 square feet. The property owner seeks a variance for a reduced parking ratio of one space for every 250 square feet. This would reduce the minimum required number of parking spaces by 18, from 93 to 75 spaces. The property owner does not intend to sell a portion of the parking lot area as a retail pad site for the new drive-thru restaurant and intends to provide the minimum required parking of 12 spaces for it. The variance, if approved, would only apply to the shopping center on this property. City staff supports the request to reduce the minimum parking ratio to one space for every 250 square feet, as this is for a large commercial user and is compatible with other municipalities’ parking ratio requirements for large scale commercial buildings. Any future retail user on this property would still have to comply with the current parking ratio for a retail user.

Chairman Pennie Nichols opened the public hearing at 6:10 p.m.

Richard Bates, 601 Northwest Parkway, owner and applicant, spoke about the property and explained his request for this variance to reduce the required parking ratio from one space for every 200 square feet to one space for every 250 square feet.

As there were no other speakers, Chairman Nichols closed the public hearing at 6:33 p.m.

Discussion was held by the ZBA on location of parking spaces; application of parking regulations; parking ratios for adjacent properties.

Board member Jared Arneson motioned to approve the variance request to Section 28.6 “Use Parking Space Schedule” of the Zoning Ordinance for property located at 601 Northwest Parkway, legally known as Lot 2, Diamond Food Markets Addition to allow for a reduction to the minimum parking ratio for the shopping center to one space for every 250 square feet. Board member Jim Carlson seconded the motion. Motion carried.

- Yes: (4) Leonard Wheeler, Jared Arneson, Jim Carlson, Pennie Nichols
- No: (1) Rick Simmons
- Absent: (1) Rob Schocke

**DISCUSSION ITEMS**

None

**ADJOURNMENT**

Chairman Pennie Nichols adjourned the meeting at 6:45 p.m.

**Presented and approved on \_\_\_\_\_**

\_\_\_\_\_  
Pennie Nichols, Chairman

Attest:

\_\_\_\_\_  
David Hawkins  
Director of Planning and Development




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|                     |   |
|---------------------|---|
| <b>Presenter:</b>   | <b>David Hawkins, Director of Planning and Development</b>  |
| <b>Agenda Item:</b> | <b>Conduct a public hearing to consider a variance request to Section 11.3 Development Regulations, Setback Requirements of the City of Azle Zoning Ordinance for the property located at 544 Cresthaven Court, and also known as Lot 396, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas. The purpose of the variance is to allow for the construction of a new single-family residence to encroach the minimum twenty-five-foot (25') front yard setback.</b> |

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### **Background and Explanation:**

The purpose of the variance is to allow for the construction of a new single-family residence to encroach the minimum twenty-five-foot (25') front yard setback.

The owner and applicant of 544 Cresthaven Court is requesting the variance to Section 11.3 Setback Requirements of the City of Azle Zoning Ordinance. The request is to allow for the construction of a new single-family residence which would encroach the minimum twenty-five-foot (25') front yard setback in the SF-4 (Legacy District). The applicant has provided a site plan exhibit that shows the proposed house location that would be within the 25' front yard setback line.

### **Existing Condition of Property**

This property is currently zoned SF-4 (Legacy District) and is undeveloped. The property was platted as part of the Castle Hills Estates subdivision in the 1950's. There is water and sewer service available nearby to serve the property.

### **History of Project**

The property owner is seeking to add a new single-family residence on this property that has never had a house before. The property was platted as part of the Castle Hills Estates subdivision in the 1950's but never had a house on it due to the topography.

The new structure would encroach into the 25' front building setback by 15', being 10' from the front property line. The structure would comply with all other setbacks as well as meet the minimum house size (1,000 sq. ft.) and 2-car requirements for the SF-4 (Legacy District). A lot of the homes on this dead-end street are manufactured homes that are grandfathered and legally non-conforming.

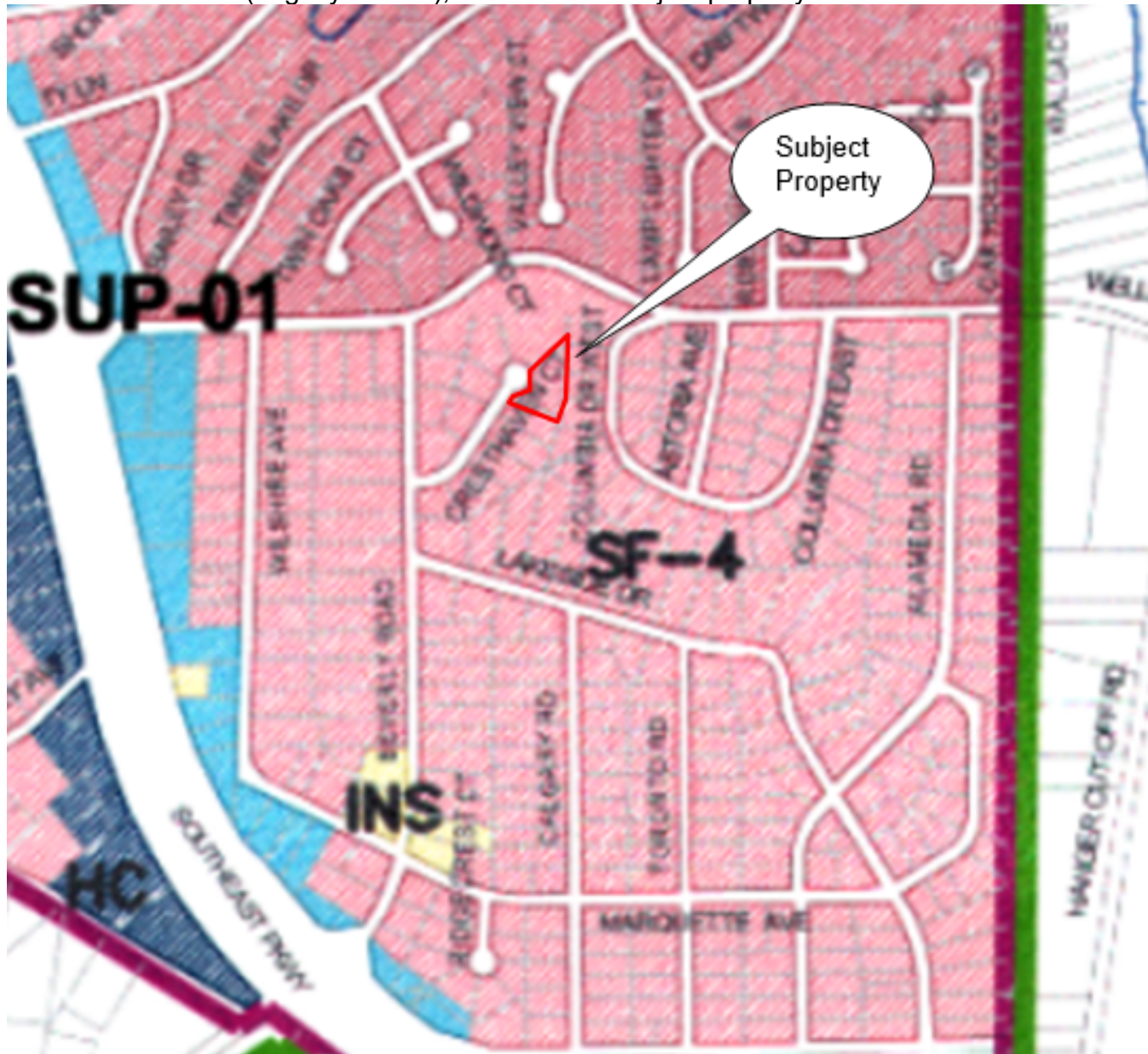
The SF-4 (Legacy District) requirements:

- Minimum Lot Area: 6,000 sq. ft. (14,520 sq. ft. if subdividing)
- Minimum Lot Width: 50 ft.  
Of corner lot: 60 ft.
- Minimum Front Yard: 20' (this property was platted with a 25' front setback)
- Minimum Side Yard: 5'

- Of corner lot: 15'
- Minimum Rear Yard: 20'

**Zoning Map of Property and Adjacent Properties**

Properties to the north, south, east and west are all located within the Castle Hills Estates subdivision and zoned as SF-4 (Legacy District), same as the subject property.



## Aerial of Property



### Criteria for Approving Variance

When in its judgment the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board may, in specific cases, after public notice and public hearing and subject to appropriate conditions and safeguards, take the following action:

1. The literal enforcement of the provisions of this ordinance would result in an unnecessary and/or unreasonable hardship. **The lot has a significant drop-off from the front of the property that reduces the minimum buildable area to construct a new house. The applicant intends to comply with the other required setback lines as well as the minimum house size for this zoning district. As an alternative, a variance for a smaller house size would need to be granted to permit a house that would comply with the minimum 25' front building setback line with its current buildable area.**
2. The special conditions are not the result of the applicant's actions, but are peculiar to the land, structure or building involved. **The lot has a reduced building area due to significant topography. The property has remained vacant since it was platted back in the 1950's. There are 2**

**adjacent lots on this cul-de-sac that are faced with the same site constraints as this property and remain undeveloped as well. A similar front setback variance was approved by the ZBA back on May 30, 2023 for 537 Cresthaven Ct.**

3. The variance requested is the minimum necessary. **The applicant is requesting the new house structure to be constructed within the min. 25' front setback line up to 10' from the front property line which would increase the buildable area for the property. All other requirements for the SF-4 (Legacy District) would be met at the time of building permit.**

4. No special privilege is granted which is denied to other similarly situated uses. **The property owner has included a site survey for the lot. There are 2 adjacent lots on this cul-de-sac that are faced with the same site constraints as this property and remain undeveloped as well. A similar front setback variance was approved by the ZBA back on May 30, 2023 for 537 Cresthaven Ct.**

### **New State Statute on ZBA Variance Criteria**

The State Legislation passed a new bill, H.B. 1475 which went into effect on September 1, 2021 that changes the Zoning Board of Adjustment authority related to variances and gives additional objective grounds for which a variance may be granted. Prior to this new State law, a ZBA is authorized to grant a variance if, among other things, enforcing the ordinance as written would result in “unnecessary hardship.” An “unnecessary hardship” would be one that was not self-imposed, personal in nature, related to the property for which the variance is sought, and not a solely financial hardship. The hardship would need to be a condition unique, oppressive, and not common to other property.

Under the new State law, it adds more objective criteria which a ZBA can consider to determine whether compliance with a city’s zoning ordinance as applied to a structure would result in an “unnecessary hardship”. For the first time, purely financial considerations can qualify an applicant for a variance. Additionally, if the proposed structure would be considered a nonconforming structure, that could be grounds to grant a variance. Under the new law, there might be an unnecessary hardship if:

1. the cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
2. compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
3. compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
4. compliance would result in the unreasonable encroachment on an adjacent property or easement; or
5. the city considers the structure to be a nonconforming structure.

### **Variance Change Request Notification Process**

Eighteen (18) notices were sent to surrounding owners within 200 feet of the variance request. As of January 26, 2024, staff has not received any responses from the public.

### **Board/Commission/Committee Recommendation:**

After conducting the public hearing and discussion, the Zoning Board of Adjustment has the following options when considering this case:

1. Motion to approve Case #V2023-05

2. Motion to approve Case #V2023-05 with modifications
3. Motion to disapprove Case #V2023-05

**Staff Recommendation:**

City staff would support the variance request to allow the front setback encroachment up to 10' from the front property line as there are site constraints with the significant topography and reduced buildable area. The proposed house would comply with all other requirements of the SF-4 (Legacy District).

**Attachments:**

1. Variance Letter Request 11.29.2023
2. Variance Survey Plat 11.29.2023

11/21/23

DEAR CITY OF AZLE BUILDING DEPARTMENT,  
MY WIFE AND I, MARK + MELODIE SCHNEBERGER,  
ARE REQUESTING A VARIANCE CHANGE IN  
THE FRONT SETBACK FROM THE STREET FOR  
OUR HOME WE ARE GETTING READY TO BUILD.  
WE ARE REQUESTING THE SETBACK BE REDUCED  
FROM 25' TO 10'. THIS WILL HELP US DEAL  
WITH THE SEVERE SLOPE OF LOT AND HELP US  
SAVE THE LARGE OAK TREES DOWNHILL FROM  
THE HOUSE. AS YOU CAN SEE IN THE SITE  
SURVEY, OUR PROPERTY LINE IS ALREADY 22'  
FROM THE EDGE OF THE ASPHALT BECAUSE  
THE PAVEMENT IS OFFSET OF CENTER OF THE  
50' RADIUS EASEMENT. SO THE CORNER OF  
OUR HOUSE WILL BE 34' FROM THE EDGE OF  
THE ASPHALT. THANK YOU FOR YOUR  
CONSIDERATION OF OUR REQUEST.

Mark D. Scherber






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

**Agenda Item:** Conduct a public hearing and consider a variance request to Section 28.6 “Use Parking Space Schedule” of the Zoning Ordinance for property located at 342 Northwest Parkway, legally described as a tract of land out of the Wilson & Scruggs Survey, Abstract No. 1948, Tract 1L05A. The purpose of the variance is to allow for a reduction to the minimum parking ratio for the proposed spa and salon building.

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### **Background and Explanation:**

Ron Sturgeon Real Estate L.P., owner and Garrett Davis, applicant of 601 Northwest Parkway is requesting a variance to Section 28.6 “Use Parking Space Schedule” of the City of Azle Zoning Ordinance to allow for the reduction in the required parking for the proposed spa and salon building which would allow for the redevelopment of a non-conforming structure on this property. The applicant has provided a variance letter and site plan exhibit that shows the existing property, buildings and the proposed parking lot.

### **Existing Condition of Property**

This property is currently zoned Commercial (C) and has an existing 10,000 square-foot abandoned skating rink building that was constructed in 1960 on this lot. There is also an existing 2,050 sq. ft. building on the property that is currently used for office and retail businesses. The third building on the south side of the property which houses the dog grooming business is planned to be removed from the property and will not be a part of this variance request. The property is unplatted but a new plat was approved by the City on May 11, 2023.

### **History of Project**

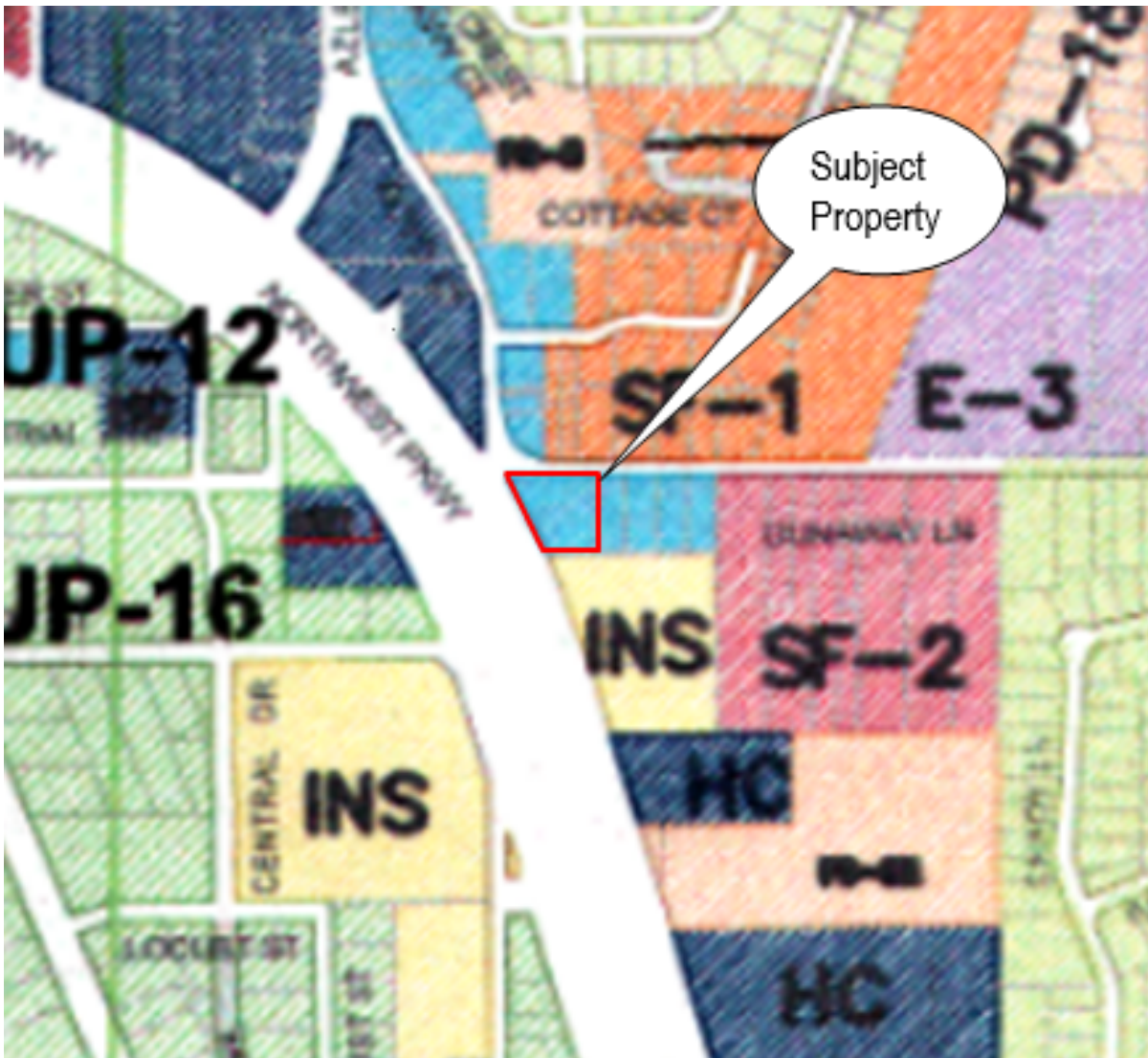
The old Stardust skating rink building was constructed in 1960 according to Tarrant County Appraisal District records, and has been vacant for over 10 years. The building is recognized as a non-conforming structure as it sits within the 20-foot rear building setback line (approximately 2 feet from the property line). The building can be re-occupied as it currently sits on the property provided it is not moved or expanded. A building permit has been applied to renovate the existing skating rink building into a spa and salon facility, using the existing building footprint. With this new spa/salon business and adjacent office/retail building, the minimum parking requirement to serve this property is 46 spaces. According to Section 28.6 of the Zoning Ordinance, the parking ratio is 1 space for every 200 sq. ft. for retail use and 1 space for every 300 sq. ft. for office use. The property owner is seeking a variance to reduce the number of required parking spaces from 46 to 24, a reduction of 22 spaces. The variance, if approved, would only apply to this property.

The applicant has indicated in the attached variance request letter that there was an attempt to establish a shared parking agreement with the adjacent church property which would have removed the need for a parking variance. However, this shared parking agreement was not enacted. There were also some issues with site constraints as TxDOT has acquired R.O.W. from this property, which

has reduced the amount of available land for parking.

**Zoning Map of Property and Adjacent Properties**

The properties to the north are commercial businesses zoned as Heavy Commercial (HC) and Commercial (C). To the northeast are residential properties zoned as SF-1. The parking lot located to the east is zoned as Commercial (C). The church property to the south is zoned as Institutional (INS).



## Aerial of Property



### Criteria for Approving Variance

When in its judgment the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board may, in specific cases, after public notice and public hearing and subject to appropriate conditions and safeguards, take the following action:

1. The literal enforcement of the provisions of this ordinance would result in an unnecessary and/or unreasonable hardship. ***The minimum parking requirement for both buildings to be used for office and retail purposes would prevent the opening of the spa and salon building on this property. There are site constraints that prohibit the existing buildings from meeting commercial setbacks and parking requirements.***
2. The special conditions are not the result of the applicant's actions, but are peculiar to the land, structure or building involved. ***The existing skating rink building is considered a non-conforming structure due to its encroachment into the rear building setback line which was enacted by a Zoning Ordinance that was adopted after the building was originally built. To demolish the building and construct a new one would require the new building to comply with the required 20-foot rear building setback line and further reduce the available land for parking spaces. There was also a reduction in the available land for parking due to R.O.W. acquisition by TxDOT along the frontage road. Approval of the variance would permit the property owner to rehabilitate an old vacate building into a new spa and salon facility and get full use of the***

*property.*

3. The variance requested is the minimum necessary. ***The applicant is requesting to reduce the minimum required parking for the property from 46 to 24 spaces to allow the redevelopment of a non-conforming structure on this property. This variance would only apply to this property.***

4. No special privilege is granted which is denied to other similarly situated uses. ***If approved, this variance would only apply to this property. It would allow an existing non-conforming structure to be brought back into use on this property.***

### **New State Statute on ZBA Variance Criteria**

The State Legislation passed a new bill, H.B. 1475 which went into effect on September 1, 2021 that changes the Zoning Board of Adjustment authority related to variances and gives additional objective grounds for which a variance may be granted. Prior to this new State law, a ZBA is authorized to grant a variance if, among other things, enforcing the ordinance as written would result in “unnecessary hardship.” An “unnecessary hardship” would be one that was not self-imposed, personal in nature, related to the property for which the variance is sought, and not a solely financial hardship. The hardship would need to be a condition unique, oppressive, and not common to other property.

Under the new State law, it adds more objective criteria which a ZBA can consider to determine whether compliance with a city’s zoning ordinance as applied to a structure would result in an “unnecessary hardship”. For the first time, purely financial considerations can qualify an applicant for a variance. Additionally, if the proposed structure would be considered a nonconforming structure, that could be grounds to grant a variance. Under the new law, there might be an unnecessary hardship if:

1. the cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
2. compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
3. compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
4. compliance would result in the unreasonable encroachment on an adjacent property or easement; or
5. the city considers the structure to be a nonconforming structure.

### **Variance Change Request Notification Process**

Fifteen (15) notices were sent to surrounding owners within 200 feet of the variance request. As of January 26, 2024, staff has not received any responses from the public.

### **Board/Commission/Committee Recommendation:**

After conducting the public hearing and discussion, the ZBA has the following options when considering this case:

1. Approve Case #V2024-01
2. Approve Case #V2024-01 with modifications
3. Disapprove Case #V2024-01

### **Staff Recommendation:**

City staff would support the variance request to allow the reduction to the minimum parking

requirement to 24 parking spaces for this property.

**Attachments:**

1. Variance Request Letter - 324 NW Parkway Parking 011924
2. Azle Parking Plan ZBA 1.3.24

## **Ron Sturgeon Real Estate L.P.**

**Ron Sturgeon**

5940 Eden

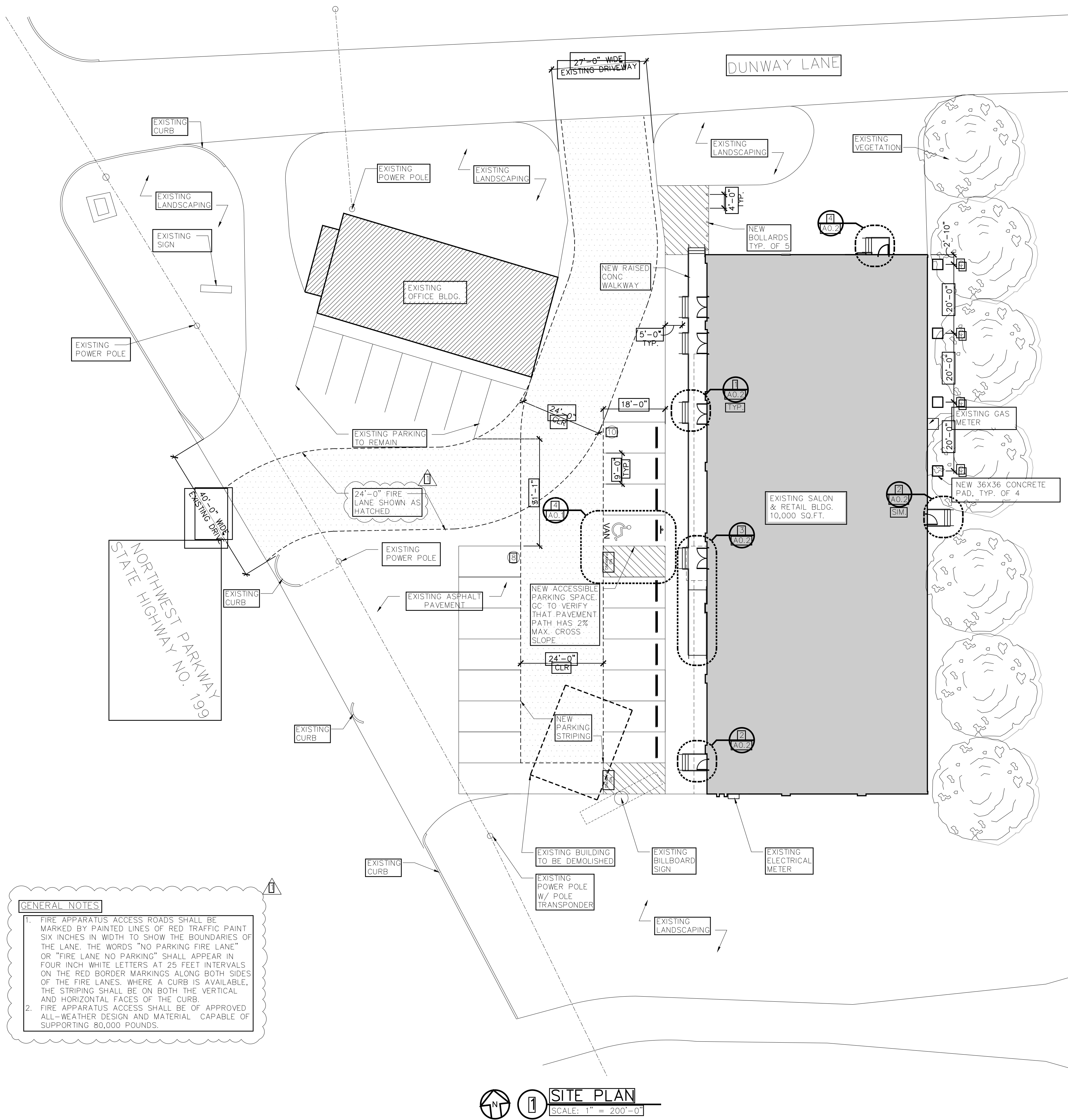
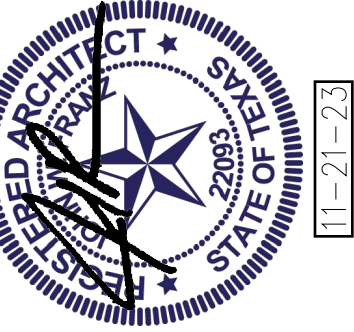
Haltom City TX 76117

817-834-3625 ext. 232

1. The number of parking spaces on our proposed site plan total to 24
2. The minimum number of parking spaces allowed for the office building addressed 344 NW Pkwy St and 346 NW Pkwy St is 7. Calculation:  $2050\text{sf}/300 = 7$
3. The minimum number of parking spaces allowed for the salon/retail building is 24 for salon and 15 for retail. Calculation: Salon –  $7025-2250$  (common space sf) =  $4775/200 = 24$ . Retail –  $3026/200 = 15$ .
4. We tried to secure a shared parking agreement with the Azle Church of Christ that would have eliminated the need for this variance request. However, they were not willing to enter into a parking agreement that would last in perpetuity. Thus, this requires us to move forward with this variance request.
5. "B. Permit variances to the development regulations in this ordinance such as front yard, rear yard, lot width, lot depth, lot cover, lot coverage, minimum setback, off-street parking, off-street loading, lot area, maximum height, or other development regulations where such variance is necessary to permit the reasonable development of a specific parcel of land which differs from other parcels of land in the same zoning district by being of such area, shape, or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same zoning district, or where, due to special conditions
6. the literal enforcement of the provisions of this ordinance would result in an unnecessary and/or unreasonable hardship.
  - a. This lot has a very large hardship because of its shape, it is almost triangular. It also has 3 buildings. WE are going to remove the smallest buildings, to allow for more parking.
  - b. It also has a large hardship because it has different sharp slopes, unlike adjoining lots.
  - c. Working to create parking with the lot shape, building placement and slope while meeting the required slopes for ADA poses an unreasonable hardship.
  - d. The surrounding lots which are much larger and conventional in slopes and shapes do not have these hardships.
  - e. The applicant does not wish to expand the footprint, and believes the lot could be legal non-conforming, it has not had the required parking spaces for perhaps decades, but the new codes impose the hardship.
7. The special conditions are not the result of the applicant's actions, but are peculiar to the land, structure or building involved.
  - a. The applicant is not taking any action that cause this situation.
8. The variance requested is the minimum necessary.
  - a. The application utilizes all the available space on the lot, and is the minimum necessary, and the applicant believes the amount of parking is adequate for it's use.
9. No special privilege is granted which is denied to other similarly situated uses.
  - a. The adjoining property, the church, had a shortage of required parking and was granted a variance as their remodeling did not change the footprint.

10. Additionally, if the proposed structure would be considered a nonconforming structure, that could be grounds to grant a variance. Applicant believes the existing structure which is non-conforming, and the proposed structure does not change the footprint of the building.
11. Under the new law, there might be an unnecessary hardship if:
  1. the cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll;
    - a. The latest certified value according to TAD for the lot and building is \$280,000. The cost to tear down 25% of the building, to reduce the footprint so that the literal enforcement of the parking requirements exceeds 100% of the value, and make the project unfeasible.
    - b. the city considers the structure to be a nonconforming structure.
      - i. The current structure has to be legal non-conforming as the parking requirements for a skate rink, predates the current ordinances.

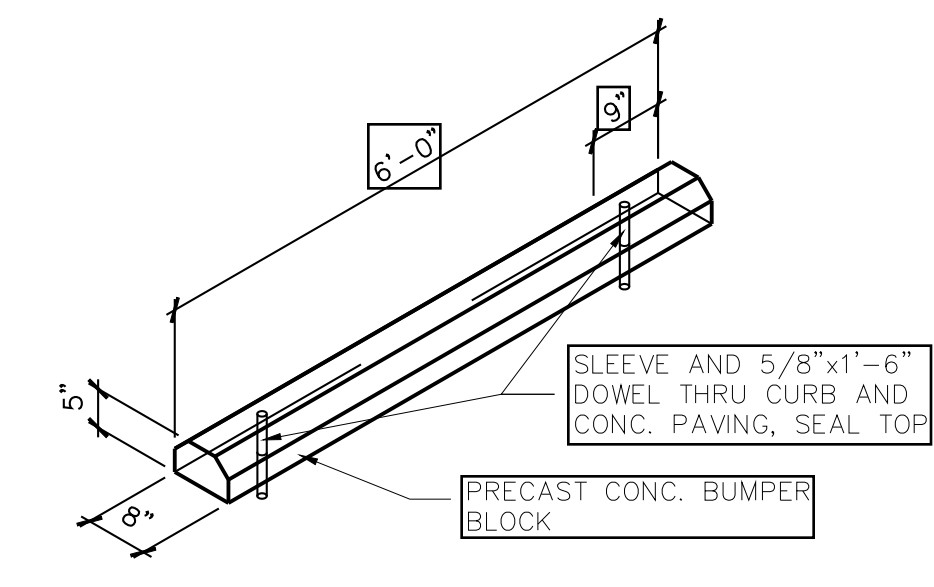
Ron Sturgeon  
[rons@rdsinvestments.com](mailto:rons@rdsinvestments.com)



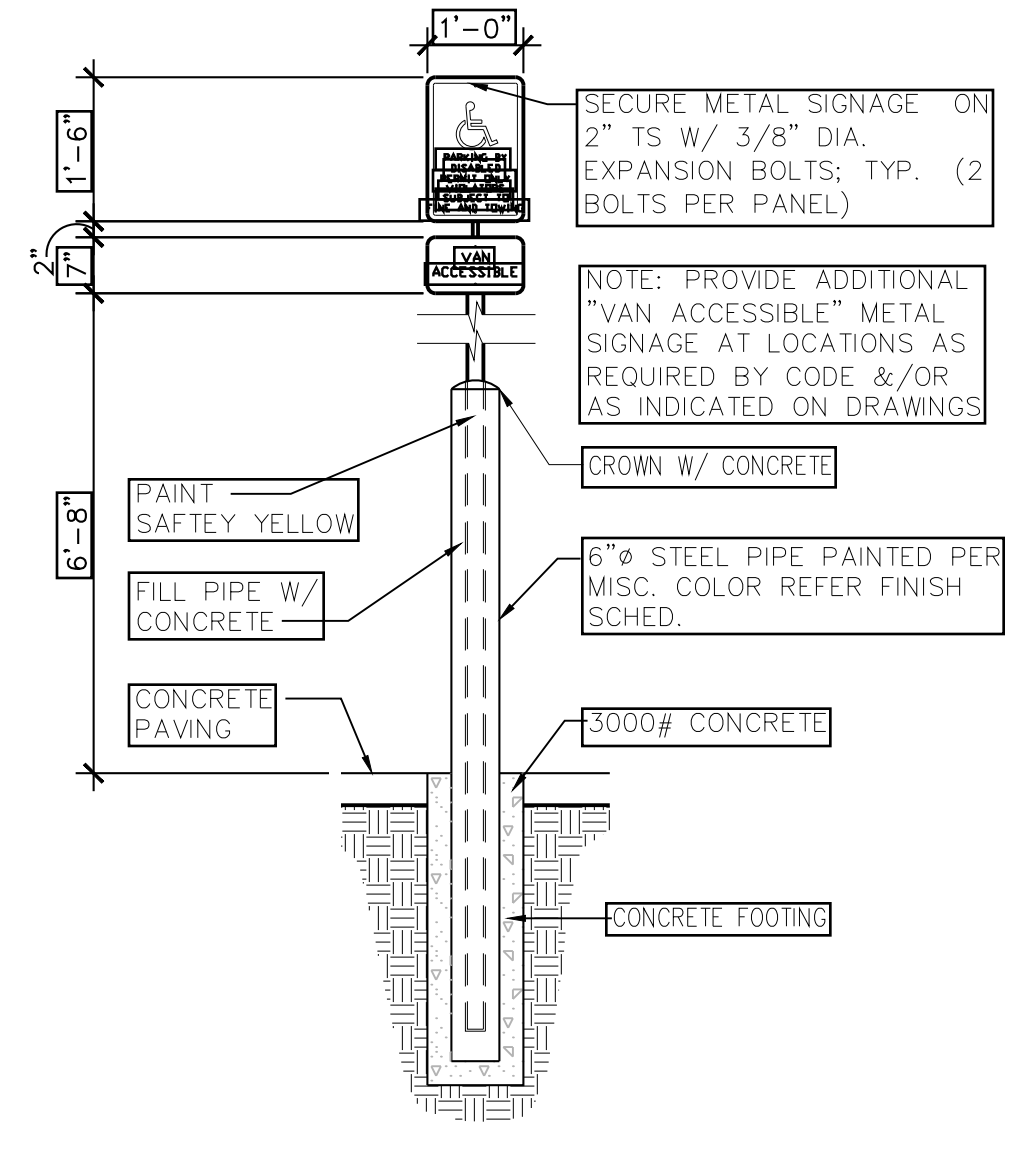
**GENERAL NOTES**

- FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT 25 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON BOTH THE VERTICAL AND HORIZONTAL FACES OF THE CURB.
- FIRE APPARATUS ACCESS SHALL BE OF APPROVED ALL-WEATHER DESIGN AND MATERIAL CAPABLE OF SUPPORTING 80,000 POUNDS.

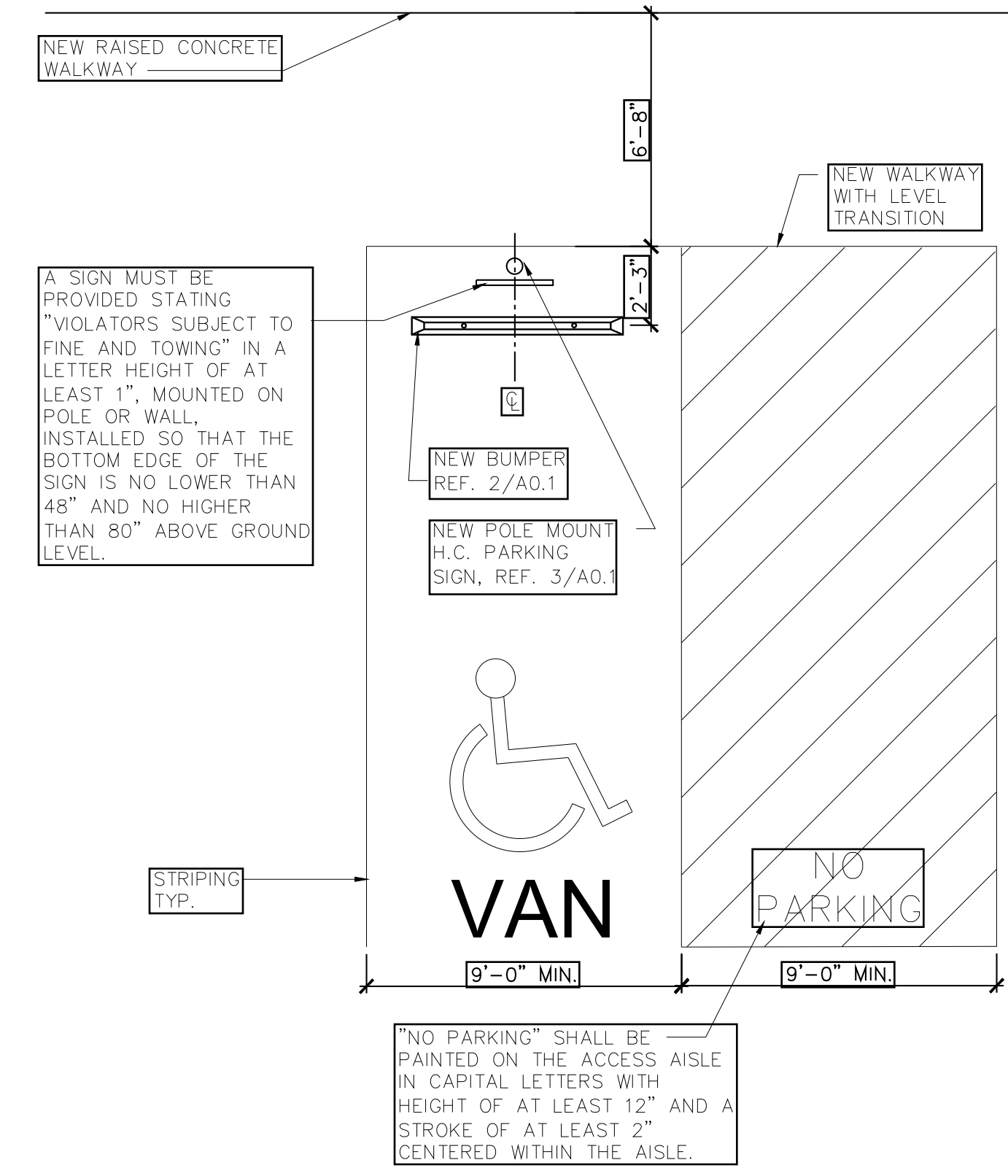
**1 SITE PLAN**  
SCALE: 1" = 200'-0"



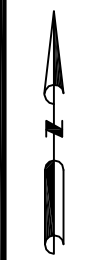
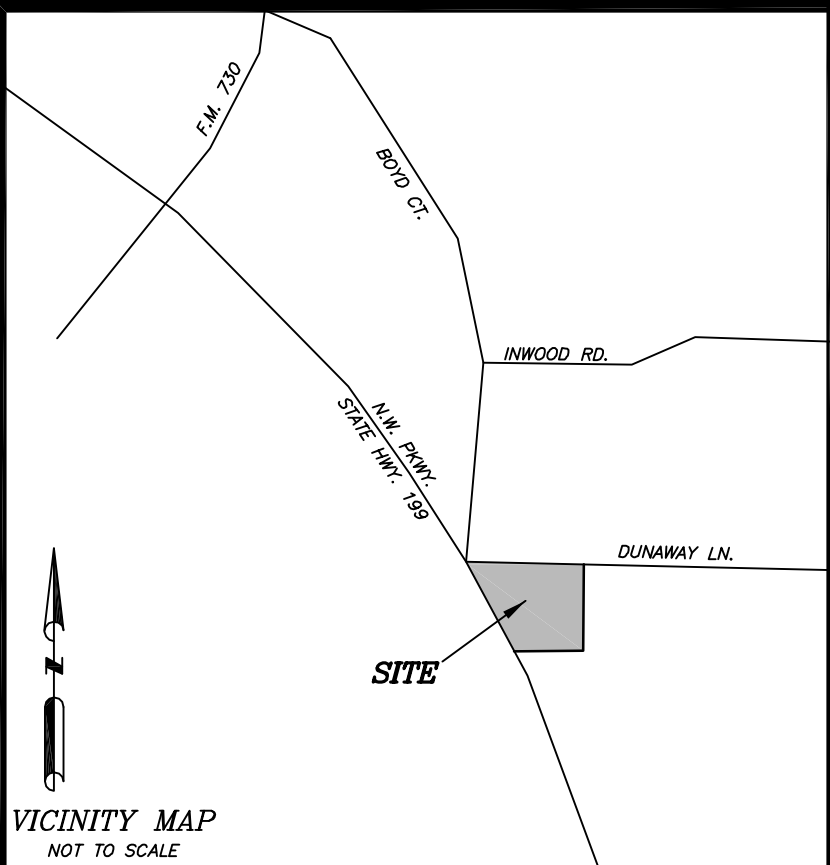
**2 PRECAST PARKING BUMPER**  
SCALE: 1" = 1'-0"



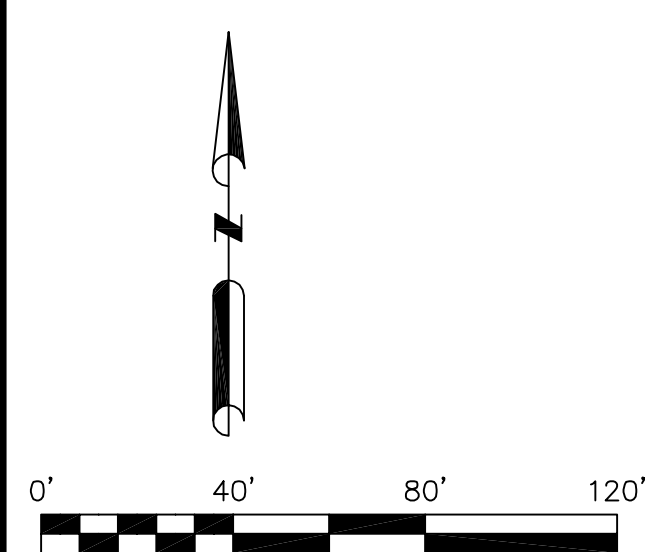
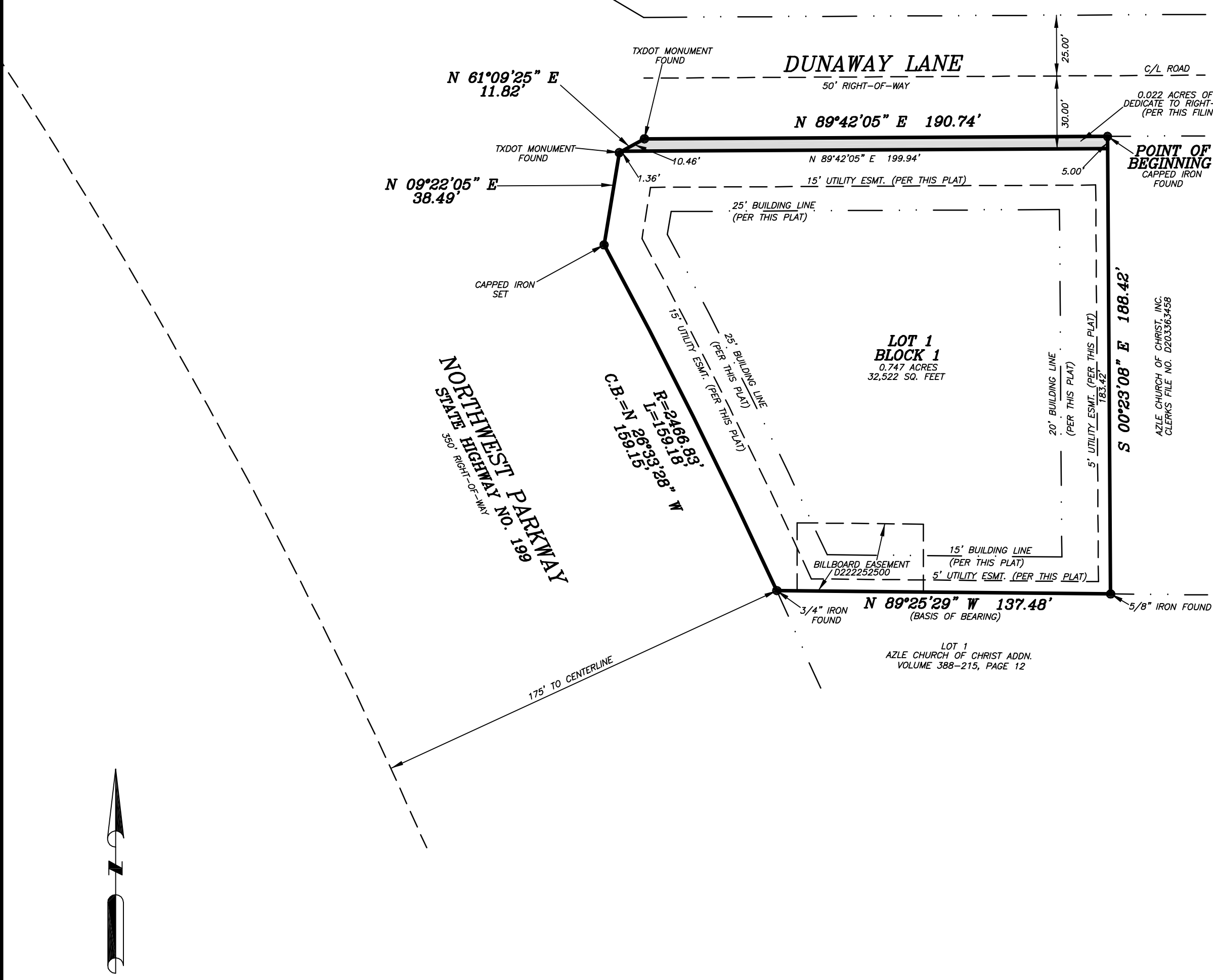
**3 H.C. SIGN DETAIL**  
SCALE: 1/2" = 1'-0"



**4 ADA PARKING DETAIL**  
SCALE: 1/4" = 1'-0"



VICINITY MAP  
NOT TO SCALE



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

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.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48493C0020-K, DATED SEPTEMBER 25,  
2009, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.



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  
FEBRUARY 08, 2023

STATE OF TEXAS }  
COUNTY OF TARRANT }

WHEREAS Sandra Morris Harper, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the WILSON & SCRUGGS SURVEY, Abstract No. 1948, Tarrant County, Texas, said tract being the same tract of land described in deed to Sandra Morris Harper, recorded in Clerks File No. D222101464, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron found in the South line of Dunaway Lane, said iron being for the Northeast corner of said Clerks File No. D222101464 and for the Northwest corner of that certain tract of land described in deed to Azle Church of Christ, Inc., recorded in Clerks File No. D203363458, Deed Records, Tarrant County, Texas;

thence S 00°23'08" E, with the common line of said Clerks File No. D222101464 and said Clerks File No. D203363458, 188.42 feet to a 3/8" iron found at the Southeast corner of said Clerks File No. D222101464 and for the Southwest corner of said Clerks File No. D203363458 and being in the North line of Lot 1, Azle Church of Christ Addition, recorded in Volume 388-215, Page 12, Plat Records, Tarrant County, Texas;

thence N 89°25'29" W, with the common line of said Clerks File No. D222101464 and said Lot 1, Azle Church of Christ Addition, 137.48 feet to a 3/4" iron found in the East line of Northwest Parkway, said iron being for the Southwest corner of said Clerks File No. D222101464 and for the Northwest corner of said Lot 1, Azle Church of Christ Addition and being for the beginning of a curve to the left whose radius is 2466.83 feet;

thence with the East line of said Northwest Parkway and with said curve to the left whose chord bears N 26°33'28" W, with a chord length of 159.15' and with an arc length of 159.18' to a capped iron set;

thence N 09°22'05" E, with said Northwest Parkway, 38.49 feet to a TXDOT monument found;

thence N 61°09'25" E, with said Northwest Parkway, 11.82 feet to a TXDOT monument found in the South line of said Dunaway Lane;

thence N 89°42'05" E, with the South line of said Dunaway Lane, 190.74 feet to the POINT OF BEGINNING and containing 0.769 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Sandra Morris Harper, acting by and thru her duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot 1, Block 1  
STARDUST ADDITION  
City of Azle, Tarrant County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.  
Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Sandra Morris Harper

STATE OF TEXAS }  
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Sandra Morris Harper, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she 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

Approved on \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Assistant City Manager

\_\_\_\_\_  
Planning and Zoning Secretary

**Final Plat Showing**  
**Lot 1, Block 1,**  
**STARDUST ADDITION**  
an addition to the City of Azle, Tarrant County, Texas and  
being 0.769 acres of land situated in the  
WILSON & SCRUGGS SURVEY, Abstract No. 1948,  
Tarrant County, Texas.

OWNER/DEVELOPER  
SANDRA MORRIS HARPER  
346 NORTHWEST PKWY.  
AZLE, TEXAS 76020