



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

September 19, 2024

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

This is an opportunity for the public to address the Planning and Zoning Commission on posted agenda items or non-agenda items. In order to address the Commission, 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 commissioner 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 Commission 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 Commission 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 Planning and Zoning Commission meeting held August 15, 2024.

David Hawkins, Director of Planning and Development

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from Single-Family Four District (SF-4) to Heavy Commercial (HC) District for approximately 0.657 acres of land, being described as a tract of land in the Jacob Wilcox Survey, Section 44, Abstract Number 1727, City of Azle, Tarrant County, Texas and being a portion of Lot 71, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-E, Pg. 15, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of Lot 22, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-C, Page 124, P.R.T.C.T., and being a portion of Lot 72, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-E, Page 15, P.R.T.C.T., and being a portion of a tract of land as described by deed to SOF Holdings, LLC as recorded in Document Number D222209760, Deed Records, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway, between Avondale Avenue and Brookshire Avenue. Z2024-03

David Hawkins, Director of Planning and Development

ACTION ITEMS

3. Consider and take appropriate action on a Replat for Lot 20R, Castle Hills Estates, being a Replat of a portion of Lot 20 & all of Lot 21, Castle Hills Estates, Vol. 1865, Pg. 288, P.R.T.C.T, a portion of Lot 22, Castle Hills Estates, Vol. 388-C, Pg. 124, P.R.T.C.T, and a portion of Lots 71 & 72, Castle Hills Estates, Vol. 388-E, Pg. 15, P.R.T.C.T, an addition in the City of Azle, Tarrant County. The property is generally located on the west side of Southeast Parkway, between Avondale Avenue and Brookshire Avenue. RP2024-03

David Hawkins, Director of Planning and Development

DISCUSSION ITEMS

4. Development Project Updates

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on September 13, 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 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

August 15, 2024

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:04 p.m.

Members Present:

Chairman Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Laurel Mosier
Commissioner Cynthia Barrios
Commissioner Curt Lampkin

Members Absent:

Commissioner Jared Arneson
Commissioner Rick Simmons

Staff Present:

David Hawkins, AICP	Director of Planning and Development
Malinda Nowell	Sr. Administrative Asst.

INVOCATION

Vice Chairman Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Laurel Mosier led the pledge.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

- 1. Consider approval of the minutes of the Planning and Zoning Commission meeting held July 18, 2024.**

Vice Chairman Carlson moved to approve the minutes of the meeting held July 18, 2024 as presented. Commissioner Lampkin seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin, Jim Carlson

Absent: (2) Jared Arneson, Rick Simmons

ACTION ITEMS

- 2. Consider and take appropriate action on a Preliminary Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (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. Case No. 2024-01**

Director of Planning and Development David Hawkins presented this item. The Commission had no questions.

Commissioner Lampkin moved to approve this Preliminary Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (ETJ) of the City of Azle, Parker County as presented. Commissioner Barrios seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin, Jim Carlson
Absent: (2) Jared Arneson, Rick Simmons

- 3. Consider and take appropriate action on a Final Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (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. Case No. 2024-06**

Director of Planning and Development David Hawkins presented this item. This plat is coming to the Planning and Zoning Commission for consideration and approval because there are more than four (4) lots. The Commission had no questions.

Commissioner Lampkin moved to approve the Final Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (ETJ) of the City of Azle, Parker County as presented. Commissioner Barrios seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin, Jim Carlson
Absent: (2) Jared Arneson, Rick Simmons

- 4. Consider and take any appropriate action on an appeal to the City of Azle Code of Ordinances, Article 6.08, Tree Preservation, Section 6.08.003, Applicability, to allow the removal of trees prior to submission of a building permit for an undeveloped residential lot located at 1325 Park Street, a 1.53-acre tract of land located on the north side of Park Street, approximately 620 feet east of S. Ash. Avenue, and zoned as Single-Family One (SF-1) District. Case No. TR2024-03**

Director of Planning and Development David Hawkins presented this item. The tree survey shows a total of 26 trees equaling 257 caliper inches that are exempted from mitigation due to their location within the building pad, driveway, and right-of-way (overhead power lines). Based on the proposed tree survey, there is no tree mitigation required for this request. The purpose of this request is to allow the removal of the trees prior to building permit issuance by the City. City Council will take the final action on this item.

Applicant Joyce Taylor, 279 Marina Drive, wants to grade the property to make it level but cannot do that because of trees. Ms. Taylor stated she is requesting early removal of trees so that they can begin grading in anticipation of submitting their building permit application. Being able to remove some of the trees now will reduce time and expense.

Commissioner Mosier moved to approve this item and recommend approval to the City Council to allow the removal of trees prior to submission of a building permit for an undeveloped residential lot located at 1325 Park Street, a 1.53-acre tract of land located on the north side of Park Street. Vice Chairman Carlson seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin, Jim Carlson
Absent: (2) Jared Arneson, Rick Simmons

PUBLIC HEARING

5. **Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from Heavy Commercial (HC) District to a Planned Development (PD) District for approximately 13.101 acres of land, being described as a tract of land in the B.F. Curtis Survey, Abstract No. 344 and Spencer Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas. The property is generally located on the east side of Southeast Parkway (Hwy. 199) approximately 880 feet south of N. Stewart St. The purpose of this Planned Development is to consider allowing a Construction Equipment Sales/Storage and Auction business at this location. Case No. Z2024-02**

Director of Planning and Development David Hawkins presented this item. The approximate 13.101-acre subject property is currently zoned as Heavy Commercial (HC) and is undeveloped. The applicant is seeking to bring in a new auction center business on this property. The purpose of this Planned Development (PD) is to consider allowing a Construction Equipment Sales/Storage and Auction business at this location as this type of land use is not permitted within the current Heavy Commercial (HC) zoning district. The applicant will also have to mitigate floodplain/floodway issues and will be required to submit engineering plans to do so.

Chairman Leonard Wheeler opened the public hearing at 6:24 p.m.

Applicant Doug Bryan presented information about his project and request. He stated that most of their sales are online. Their general business hours will be 8:30 a.m. to 4:30 p.m. and they are closed holidays and weekends. He stated this is an expansion of their business; he has approximately 4 acres at his Fort Worth facility. He addressed noise concerns, the types of equipment he will have, dust concerns, oil and runoff, and that he plans to leave a 60-ft. tree buffer between his business and the adjacent neighborhood. Probably only 8-9 acres of this property will be utilized due to the tree buffer he plans to leave, the flood zone, and the detention pond he plans to build.

No one spoke in favor.

The following spoke in opposition:

- Steven Mobley, 618 Dusk Avenue, mentioned the view, wildlife, and environmental concerns.
- Morgan Frazier, 621 Dusk Avenue, mentioned noise concerns.
- Montell Odle, 602 Dusk Avenue, mentioned light pollution.
- Teri Smith, 606 Dusk Avenue, mentioned noise, security, view, and flooding creek.

As there were no other speakers, Chairman Wheeler closed the public hearing at 6:49 p.m.

Mr. Bryan addressed the concerns mentioned during the public hearing.

After discussion, Vice Chair Jim Carlson moved to deny the proposed zoning change request from Heavy Commercial (HC) District to a Planned Development (PD) District for approximately 13.101 acres of land. Commissioner Cynthia Barrios seconded the motion. Motion carried.

Yes: (4) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Jim Carlson

No: (1) Curt Lampkin

Absent: (2) Jared Arneson, Rick Simmons

DISCUSSION ITEMS

6. **Development Project Updates**

Director of Planning and Development David Hawkins presented this item. Update on recent activities and developments included the following:

1. Hornets' Plaza has completed construction and have a Certificate of Occupancy for the shell building. No permits for finish out except for the Early Bird Cafe but not sure if they are going to proceed.
2. Stingers Bar and Grill recently opened.
3. There are new applications for the Maintenance Warehouse facility for AISD on Forte Junior HS property. Azle Jr. High School is going to construct a new 3-story facility with only the two gyms remaining in place. Expected to open in Fall 2026.
4. City Council approved the new Parking Lot Maintenance Ordinance with some minor revisions such as dissimilar materials as long as similar color, 60 days to comply, can get 30-day extension by City staff and if still cannot complete the repairs, can make a request to go before City Council for an additional 60 days.
5. The IMS zoning change and SUP for tattoo parlor were both approved by City Council.
6. The Facade and Signage Improvement Grant Policy was modified with a recommendation by the MDD in July and approval by City Council. Approved changes were to make the process easier and allow for other additional things to be included.
7. Oak Harbor Ph. 2 with 39 additional lots was finally completed and can have new building permits submitted. The homebuilder is unknown at this time.
8. The Comprehensive Master Plan final version of draft would be available tomorrow to allow the public to see and review. A Public Workshop will be scheduled in September to allow public to meet with staff and consultants in Community Room at City Hall.

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 7:16 p.m.

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:	Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from Single-Family Four District (SF-4) to Heavy Commercial (HC) District for approximately 0.657 acres of land, being described as a tract of land in the Jacob Wilcox Survey, Section 44, Abstract Number 1727, City of Azle, Tarrant County, Texas and being a portion of Lot 71, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-E, Pg. 15, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of Lot 22, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-C, Page 124, P.R.T.C.T., and being a portion of Lot 72, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-E, Page 15, P.R.T.C.T., and being a portion of a tract of land as described by deed to SOF Holdings, LLC as recorded in Document Number D222209760, Deed Records, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway, between Avondale Avenue and Brookshire Avenue. Z2024-03

Background and Explanation:

The approximate 0.657-acre subject property is currently zoned as Single-Family Four District (SF-4) and is undeveloped. The applicant is seeking to rezone this small area to be Heavy Commercial (HC) and be included as part of a larger 2.258-acre area already zoned as HC for a planned restaurant business.

Existing Condition of Property:

The 0.657-acre property is undeveloped and has several trees. The property is located to the west of properties fronting onto Southeast Parkway (Hwy. 199) frontage road.

Aerial of Property:



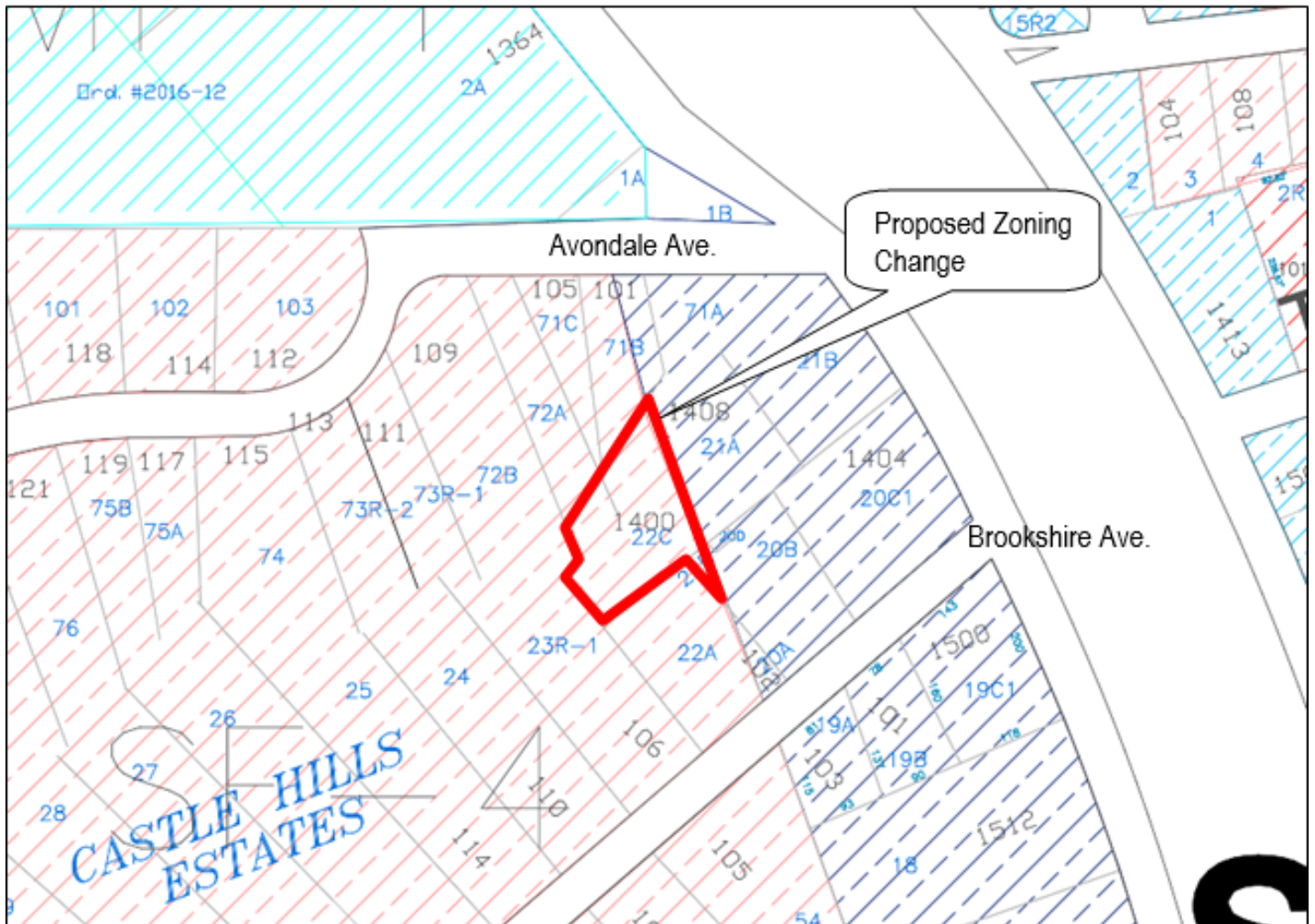
Adjacent Zoning:

North: Single-family residential lots zoned SF-4
 South: Single-family residential lots zoned SF-4
 East: Heavy Commercial (HC)
 West: Single-family residential lots zoned SF-4

Current Zoning:

This zoning change request is a straight zoning change from one district to another. There is no Planned Development or Concept Plan associated with this request. A change to the Heavy Commercial (HC) zoning district would permit any business or land use listed in the Permitted Use Chart in Section 4.10 of the Azle Zoning Ordinance.

Zoning Change Location Exhibit:



Tree Preservation:

Section 6.08.003 (3.A) of the Code of Ordinance (Tree Preservation) requires an aerial photo of the subject property. A tree survey and tree mitigation plan will be submitted at time of site plan application if this zoning change is approved by the City.

Fencing:

The applicant has indicated a desire to request a variance to the 8' masonry screening wall requirement along the west property line that is adjacent to residential properties. This variance request is not being considered as part of this zoning change request and will be addressed at time of site plan application if this zoning change is approved by the City.

Comprehensive Plan Analysis:

The City of Azle's Comprehensive Master Plan designates this area as Commercial. The proposed zoning change is in conformance with the goals, objectives and land use designation of the Comprehensive Plan.

Police Impact:

No impact on services

Fire Impact:

No impact on services

Utilities:

Water - Water is available to serve this property.

Sewer - Sewer is available to serve this property.

Storm Water – Storm water and drainage plans will be reviewed at time of site plan application should the zoning change be approved.

Zoning Change Notification Process:

Fourteen (14) letters were sent to surrounding property owners within 200' of this subject property. As of September 13, 2024, staff has not received any formal response from the public about this request.

Board/Commission/Committee Recommendation:

The proposed zoning change request is in conformance with the City of Azle's Comprehensive Master Plan.

Staff Recommendation:

Staff forwards this zoning change request for Planning and Zoning Commission consideration.

Attachments:

1. Rezoning Narrative
2. ZONING BOUNDARY 8.16.2024
3. ZONING BNDRY w aerial-EX B

August 20, 2024

City of Azle
505 W. Main Street
Azle, TX 76020

**RE: REZONING APPLICATION
100 BROOKSHIRE AVENUE
CASTLE HILLS ADDITION
AZLE, TEXAS
BHB PROJECT 2024.124.000**

Dear Sirs:

SOF Holdings LLC has purchased approximately 2.285 acres in the Castle Hills Addition, located at Brookshire Avenue and SH 199 Frontage Road. The property consists of portions of 5 original lots that were platted many years ago. There is split zoning on the property, with most of the property along the highway frontage road being zoned HC Heavy – Commercial. However, a small portion of the property is zoned SF-4.

The Owner intends to construct a new restaurant on the property and we need to rezone the portion that is currently SF-4 to HC.

This rezoning is also tied to the Replat Application that is also pending with the City.

Please call me if you have any questions.

Sincerely,

BAIRD, HAMPTON & BROWN, INC.



John W. Baird, Jr., P.E.

EXHIBIT A
28,626 Square Feet or 0.657 Acre
Jacob Wilcox Survey, Sec. 44, Abst. No. 1727,
City of Azle
Tarrant County, Texas

BEING a tract of land situated in the Jacob Wilcox Survey, Section 44, Abstract Number 1727, City of Azle, Tarrant County, Texas and being a portion of Lot 71, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-E, Pg. 15, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of Lot 22, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-C, Page 124, P.R.T.C.T., and being a portion of Lot 72, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-E, Page 15, P.R.T.C.T., and being a portion of a tract of land as described by deed to SOF Holdings, LLC as recorded in Document Number D222209760, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

BEGINNING at a found 1/2-inch capped iron rod marked "HANSEN 4785" (CIRF) for a reentrant corner in the said SOF Holdings tract, same being the northeast corner of a tract of land as described by deed to Koy Allphin and Amanda Allphin as recorded in Document Number D215003286, D.R.T.C.T.;

THENCE South 49°02'32" West, a distance of 122.30 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for an ell corner in the said SOF Holdings tract, same being the northwest corner of the said Allphin tract and being in the east line of Lot 23A-R, Castle Hills Estates an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Document Number D219137972, P.R.T.C.T.;

THENCE North 40°05'52" West, with the said common line, a distance of 71.17 feet to a found 1/2-inch iron rod for an ell corner in the said SOF Holdings tract, same being the northwest corner of aforementioned Lot 22, and being the northeast corner of said Lot 23A-R, also being an angle point in the aforementioned Lot 72, and also being an angle point in a tract of land as described by deed to Dahlia P. Collazo and Daniela Collazo as recorded in Document Number D222052905, D.R.T.C.T.;

THENCE North 34°29'50" East, with the common line between said Lots 22 and 72, a distance of 18.83 feet to an IRS for a reentrant corner in said SOF Holdings tract, same being the southeast corner of the said Collazo tract;

THENCE North 23°35'49" West, departing the said common line and with the common line between the said SOF Holdings tract and the said Collazo tract, a distance of 69.06 feet to a found 1/2-inch iron pipe for an angle point in the said SOF Holdings tract, same being the southwest corner of a tract of land as described by deed to Michael Lee Escobar as recorded in Document Number D223049919, D.R.T.C.T.;

THENCE North 30°42'54" East, with the common line between the said SOF Holdings Tract and the said Michael Lee Escobar tract, at a distance of 63.65 feet passing a found 1/2-inch iron rod for the southeast corner of the said Escobar tract as recorded in Document Number D223049919, same being the southwest corner of the aforementioned Escobar tract as recorded in Document Number D223054367, and now continuing with the common line between the said SOF Holdings tract and the said Escobar tract as recorded in Document Number D223054367, in all, for a total distance of 178.30 feet to a found 1/2-inch iron rod for a reentrant corner in the said SOF Holdings tract, same being the southeast corner of the said Escobar tract as recorded in Document Number D223054367;

THENCE South 34°40'07" East, departing the said common line and over and across the said SOF Holdings tract, a distance of 55.47 feet to a found 1/2-inch iron rod for an angle point of Lot 21, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas, as shown on plat recorded in Volume 1865, Page 288, P.R.T.C.T., same being an point of the aforementioned Lot 71, and being the northeast corner of aforementioned Lot 22;

THENCE South 20°25'16" East, continuing over and across the said SOF Holdings tract and with the common line between the said Lots 21 and 22, at a distance of 154.60 feet passing a found 1/2-inch iron rod for the southwest corner of said Lot 21, same being the northwest corner of Lot 20 of the said Castle Hills Estates as recorded in Volume 1865, Page 288, and now continuing over and across the said SOF Holdings tract and with the common line between said Lots 20 and 22, in all, for a total distance of 239.23 feet to an IRS in the common line between the said SOF Holdings tract and the aforementioned Allphin tract;

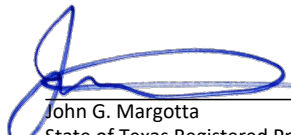
THENCE North 38°44'41" West, continuing with the said common line, a distance of 81.35 feet to the **POINT OF BEGINNING** and containing 28,626 square feet or 0.657 acre of land more or less.

SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinco.com • 817.338.1277 • bhbinco.com
TBPELS Firm #44, #10011300


John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: July 05, 2024



LEGEND

IRS.....Set 5/8" Capped
Iron Rod Marked "BHB INC"
D.R.T.C.T....Deed Records,
Tarrant County, Texas
ESMT.....Easement
IP.....Iron Pipe
IR.....Iron Rod Found
IRS.....5/8" Capped Iron
Rod Marked "BHB INC" Set
P.R.T.C.T.....Plat Records,
Tarrant County, Texas

EXHIBIT B

28,626 Square Feet or 0.657 Acre
Jacob Wilcox Survey, Sec. 44, Abst. No. 1727,
City of Azle
Tarrant County, Texas

690
SMH

CONCRETE
DRIVEWAY

REMAINDER OF

71
CASTLE HILLS ESTATES
VOL. 388-E, PG. 15
PRCT

MICHAEL LEE ESCOBAR
DOC. NO. D223049919
D.R.T.C.T.

MICHAEL LEE ESCOBAR
DOC. NO. D223054367
D.R.T.C.T.

PORTION OF

71
CASTLE HILLS ESTATES
VOL. 388-E, PG. 15
PRCT

REMAINDER OF

21
CASTLE HILLS ESTATES
VOL. 1865, PG. 288
PRCT

PORTION OF
SOF HOLDINGS LLC
DOC. NO. D222209760
DRTCT

JACOB WILCOX SURVEY
SECTION 44
ABSTRACT No. 1727

1" = 50'

REMAINDER OF

72
CASTLE HILLS ESTATES
VOL. 388-E, PG. 15
PRCT

DAHLIA P. COLLAZO AND
DANIELA COLLAZO
DOC. NO. D222052905
D.R.T.C.T.

1/2" IP

PORTION OF

72
CASTLE HILLS ESTATES
VOL. 388-E, PG. 15
PRCT

PORTION OF
SOF HOLDINGS LLC
DOC. NO. D222209760
DRTCT

ZONING AREA
28626 Sq.Ft.
0.657 Ac

POB
CIRF

1/2" IR

REMAINDER OF
20
CASTLE HILLS ESTATES
VOL. 1865, PG. 288
PRCT

PORTION OF

22
CASTLE HILLS ESTATES
VOL. 388-C, PG. 124
PRCT

CHAIN LINK
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Line Table		
Line #	Direction	Length
L1	N40°05'52"W	71.17
L2	N34°29'50"E	18.83
L3	N23°35'49"W	69.06
L4	S34°40'07"E	55.47
L5	N38°44'41"W	81.35

GENERAL NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.

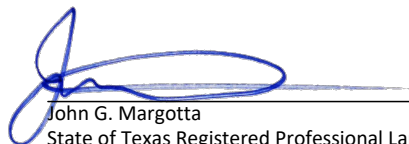
SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

BHB

BAIRD, HAMPTON & BROWN

engineering and surveying


John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: July 05, 2024



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmgotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300

LEGEND

IRS.....Set 5/8" Capped
Iron Rod Marked "BHB INC"
D.R.T.C.T.....Deed Records,
Tarrant County, Texas
ESMT.....Easement
IP.....Iron Pipe
IR.....Iron Rod Found
IRS.....5/8" Capped Iron
Rod Marked "BHB INC" Set
P.R.T.C.T.....Plat Records,
Tarrant County, Texas

EXHIBIT B

28,626 Square Feet or 0.657 Acre
Jacob Wilcox Survey, Sec. 44, Abst. No. 1727,
City of Azle
Tarrant County, Texas

REMAINDER OF
71
CASTLE HILLS ESTATES
VOL. 388-E, PG. 15
PRTCT

MICHAEL LEE ESCOBAR
DOC. NO. D223049919
D.R.T.C.T.

MICHAEL LEE ESCOBAR
DOC. NO. D223054367
D.R.T.C.T.

PORTION OF
71
CASTLE HILLS ESTATES
VOL. 388-E, PG. 15
PRTCT

REMAINDER OF
21
CASTLE HILLS ESTATES
VOL. 1865, PG. 288
PRTCT

PORTION OF
SOF HOLDINGS LLC
DOC. NO. D222209760
DRTCT

PORTION OF
71
CASTLE HILLS ESTATES
VOL. 388-E, PG. 15
PRTCT

ZONING AREA
28626 Sq.Ft.
0.657 Ac

PORTION OF
SOF HOLDINGS LLC
DOC. NO. D222209760
DRTCT

JACOB WILCOX SURVEY
SECTION 44
ABSTRACT No.1727

REMAINDER OF
72
CASTLE HILLS ESTATES
VOL. 388-E, PG. 15
PRTCT

DAHLIA P. COLLAZO AND
DANIELA COLLAZO
DOC. NO. D222052905
D.R.T.C.T.

PORTION OF
72
CASTLE HILLS ESTATES
VOL. 388-E, PG. 15
PRTCT

1/2" IP

3/4" IR
LEANING

POB
CIRF

1/2" IR

REMAINDER OF
20
CASTLE HILLS ESTATES
VOL. 1865, PG. 288
PRTCT

PORTION OF
22
CASTLE HILLS ESTATES
VOL. 388-C, PG. 124
PRTCT

LACHASTY SHERI CLOUD
AND ISMAEL PEREZ, JR.
DOC. NO. D220225822
D.R.T.C.T.

REMAINDER OF
22
CASTLE HILLS ESTATES
VOL. 388-C, PG. 124
PRTCT

KOY ALLPHIN
AND AMANDA ALLPHIN
DOC. NO. D215003286
D.R.T.C.T.

Line Table

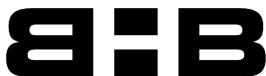
Line #	Direction	Length
L1	N40°05'52"W	71.17
L2	N34°29'50"E	18.83
L3	N23°35'49"W	69.06
L4	S34°40'07"E	55.47
L5	N38°44'41"W	81.35

GENERAL NOTES:

1. Basis of bearing being U.S. State Plane Grid -
Texas North Central Zone (4202) NAD83 as
established using the AllTerra RTKNet
Cooperative Network. Reference frame is
NAD83(2011) Epoch 2010.0000.

SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare
that this survey is true and correct and was prepared from an actual survey made under my supervision on the
ground. Further, this survey conforms to the general rules of procedures and practices of the most current
Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.



BAIRD, HAMPTON & BROWN

engineering and surveying

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: July 05, 2024

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Replat for Lot 20R, Castle Hills Estates, being a Replat of a portion of Lot 20 & all of Lot 21, Castle Hills Estates, Vol. 1865, Pg. 288, P.R.T.C.T, a portion of Lot 22, Castle Hills Estates, Vol. 388-C, Pg. 124, P.R.T.C.T, and a portion of Lots 71 & 72, Castle Hills Estates, Vol. 388-E, Pg. 15, P.R.T.C.T, an addition in the City of Azle, Tarrant County. The property is generally located on the west side of Southeast Parkway, between Avondale Avenue and Brookshire Avenue.
RP2024-03

Background and Explanation:

The purpose of this Replat is to combine five (5) tracts of land into one (1) lot for purposes of a proposed restaurant business. The Replat is in conformance with the City of Azle's Subdivision Ordinance.

Existing Condition of Property

The property is located inside the city limits and fronts Avondale Ave. to the north, Southeast Parkway to the east, and Brookshire Ave. to the south. The property is currently undeveloped with a few trees but previously had a commercial business on the property named Russel's Feed Store.



Zoning

- The property currently has split zoning where it is predominately zoned as Heavy Commercial (HC) fronting on to Southeast Parkway with a small 0.657-acre portion zoned as Single-Family Four District (SF-4) in the rear. There is a request to rezone the SF-4 portion to be Heavy Commercial (HC) to match the remainder of the property. Properties can be platted as a single lot with split zoning if the zoning change request is not approved.

Streets

- No new streets are planned for this Replat. Access to this property will be permitted through TxDOT for the new planned driveway on Southeast Parkway frontage road.

Drainage

- No drainage infrastructure is proposed for this development. There is an existing low-water creek running along the north side of the property that is planned to remain in its current state. Any on-site drainage will be determined at time of Site Plan application.

Public Infrastructure

- No new water or sewer infrastructure is proposed for this development as both are available to serve this property.

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.

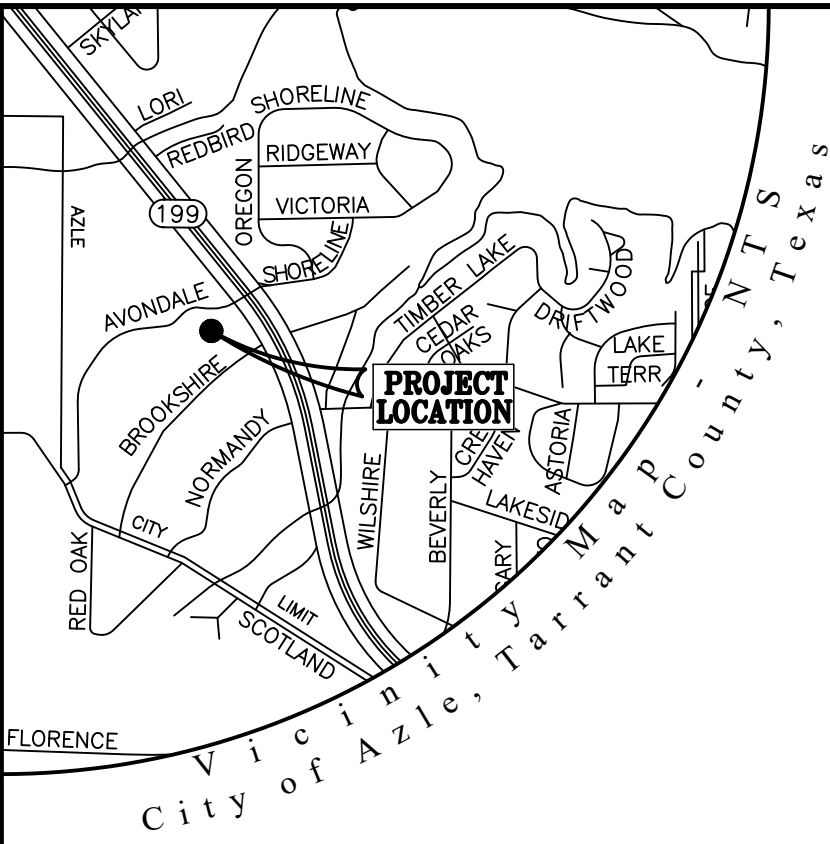
No City Council action is needed.

Staff Recommendation:

The Replat is in conformance with the City of Azle's Subdivision Ordinance. The Replat will combine five (5) tracts of land into a single lot.

Attachments:

1. Castle Hills Estates - Replat Exhibit



LEGEND

- CIRF.....Found 1/2-Inch Capped Iron Rod Marked "HANSEN 4785"
DMH.....Storm Drain Manhole
IP.....Iron Pipe
IR.....Iron Rod
○ IRS.....Set 5/8-Inch Capped Iron Rod Marked "BHB INC"
POB.....Point Of Beginning
PRTCT.....Plat Records, Tarrant County, Texas
TXDOT.....Texas Department of Transportation Right-of-Way Monument

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD83.
3. This survey has been prepared without benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
4. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
5. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Tarrant County Clerk's Office.
6. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Tarrant County Clerk's Office.
7. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
8. By scaled location this tract lies within an area determined to outside the 0.2% annual floodplain as shown on FEMA map FIRM 48439C0135K, dated September 25, 2009.

Approved by the Planning & Zoning Commission
City of Azle:

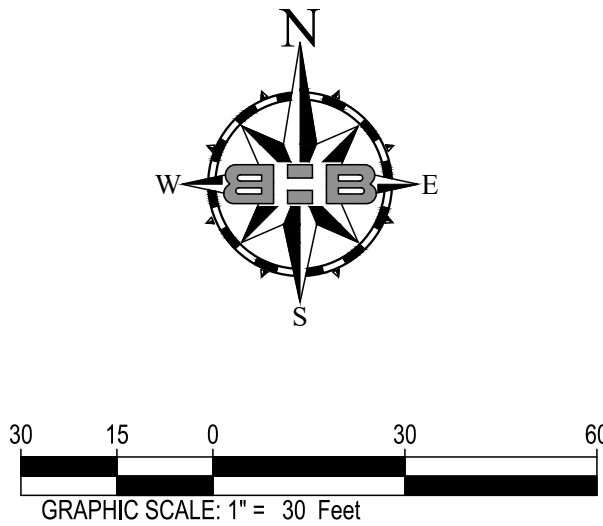
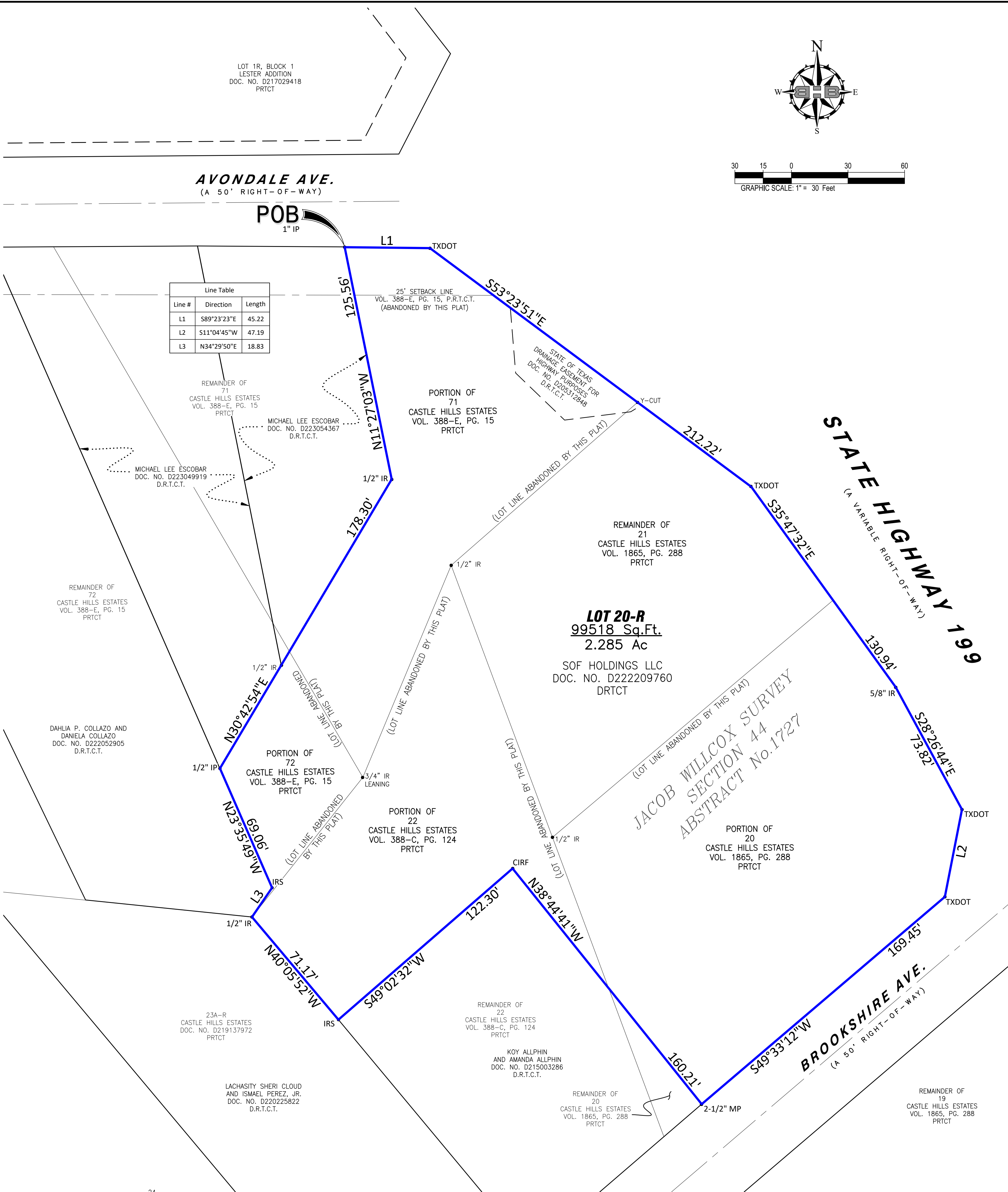
Approved on ____ day of _____, 2024

By: _____
Chairman

Attest: _____
Planning & Zoning Secretary

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

OWNER/ DEVELOPER:
SOF Holdings, LLC
209 St. Louis Ave., Suite 100
Fort Worth, TX 76104



STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF AZLE §
BEING a tract of land situated in the Jacob Wilcox Survey, Section 44, Abstract Number 1727, City of Azle, Tarrant County, Texas and being a portion of Lot 71, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-E, Pg. 15, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being the remainder of Lots 20 and 21, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 1865, Page 288, P.R.T.C.T., and being a portion of Lot 72, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-E, Page 124, P.R.T.C.T., and being a portion of Lot 72, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Volume 388-E, Page 15, P.R.T.C.T., same being all of a tract of land as described by deed to SOF Holdings, LLC as recorded in Document Number D222209760, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

BEGINNING at a found 1-inch iron pipe for the northwest corner of the said SOF Holdings tract, same being the northeast corner of a tract of land as described by deed to Michael Lee Escobar as recorded in Document Number D223054367, D.R.T.C.T., and being in the common line between the said portion of Lot 71 and the south right-of-way line of Avondale Avenue (a 50-foot right-of-way);

THENCE South 89°23'23" East, with the common line between the said SOF Holdings tract and the said south right-of-way line, a distance of 45.22 feet to a found 3-inch aluminum cap marked with an X and stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW" (TXDOT) for the northeast corner of the said SOF Holdings tract and being the southwest corner of the intersection of the said Avondale Avenue and Jacksboro Highway ((State Highway 199) a variable width right-of-way);

THENCE with the common line between the said SOF Holdings tract and the west right-of-way line of said Jacksboro Highway the following courses and distances:

South 53°23'51" East, a distance of 212.22 feet to a TXDOT;

South 35°47'32" East, a distance of 130.94 feet to a found 5/8-inch iron rod;

South 28°26'44" East, a distance of 73.82 feet to a TXDOT for the northernmost corner of a corner clip located at the northwest corner of the intersection of said Jacksboro Highway and Brookshire Avenue (a 50-foot right-of-way)

THENCE South 11°04'45" West, a distance of 47.19 feet to a TXDOT for the southernmost corner of the said corner clip and being in the northern right-of-way line of said Brookshire Avenue;

THENCE South 49°33'12" West, with the common line between the said SOF Holdings tract and the northern right-of-way line of the said Brookshire Avenue, a distance of 169.45 feet to a found 2-1/2-inch metal fence post corner for the southwest corner of the said SOF Holdings tract, same being the southeast corner of a tract of land as described by deed to Koy Alphin and Amanda Alphin as recorded in Document Number D215003286, D.R.T.C.T.;

THENCE, with the common line between the said SOF Holdings tract and the Alphin tract the following courses and distances:

North 38°44'41" West, a distance of 160.21 feet to found 1/2-inch capped iron rod marked "HANSEN 4785" (CIRF);

South 49°02'32" West, a distance of 122.30 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for an ell corner in the said SOF Holdings tract, same being the northwest corner of the said Alphin tract and being in the east line of Lot 23A-R, Castle Hills Estates an addition to the City of Azle, Tarrant County, Texas as shown on plat recorded in Document Number D219137972, P.R.T.C.T.;

THENCE North 40°05'52" West, with the common line between the said SOF Holdings tact and said Lot 23A-R, a distance of 71.17 feet to a found 1/2-inch iron rod for an ell corner in the said SOF Holdings tract, same being the northwest corner of the aforementioned Lot 22, and being the northeast corner of said Lot 23A-R, also being an angle point in the aforementioned Lot 72, and also being an angle point in a tract of land as described by deed to Dahlia P. Collazo and Daniela Collazo as recorded in Document Number D222052905, D.R.T.C.T.;

THENCE North 34°29'50" East, with the common line between said Lots 22 and 72, a distance of 18.83 feet to an IRS for a reentrant corner in said SOF Holdings tract, same being the southeast corner of the said Collazo tract;

THENCE North 23°35'49" West, departing the said common line and with the common line between the said SOF Holdings tract and the said Collazo tract, a distance of 69.06 feet to a found 1/2-inch iron pipe for an angle point in the said SOF Holdings tract, same being the southwest corner of a tract of land as described by deed to Michael Lee Escobar as recorded in Document Number D223049919, D.R.T.C.T.;

THENCE North 30°42'54" East, with the common line between the said SOF Holdings Tract and the said Michael Lee Escobar tract, a distance of 63.65 feet passing a found 1/2-inch iron rod for the southeast corner of the said Escobar tract, same being the southwest corner of the aforementioned Escobar tract as recorded in Document Number D223054367, and now continuing with the common line between the said SOF Holdings tract and the said Escobar tract as recorded in Document Number D233054367, in all, for a total distance of 178.30 feet to a found 1/2-inch iron rod for a reentrant corner in the said SOF Holdings tract, same being the southeast corner of the said Escobar tract as recorded in Document Number D233054367;

THENCE North 11°27'03" West, continuing with the said common line, a distance of 125.56 feet to the POINT OF BEGINNING and containing 99,518 square feet or 2.285 acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §

THAT, SOF Holdings, LLC., owner does hereby adopt this final plat designating the above described property as **LOTS 20-R, CASTLE HILL ESTATES**, an addition to the City of Azle, Tarrant County, Texas and do hereby dedicate to the public's use the easements and rights-of-way as shown.

SOF HOLDINGS, LLC

By: _____

_____, AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared _____ known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

Notary Public

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Azle, Tarrant County, Texas.

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.

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 08-16-2024

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
August 16, 2024

THE PURPOSE OF THIS REPLAT IS COMBINE LOT 20 & A PORTION OF LOT 21, AND A PORTION OF LOT 22 AND A PORTION OF LOTS 71 & 72 TO CREATE ONE NEW LOT CALLED LOT 20-R.

FINAL PLAT
LOT 20-R
CASTLE HILLS ESTATES
BEING A REPLAT OF
A PORTION OF LOT 20 & ALL OF LOT 21,
CASTLE HILLS ESTATES, VOL. 1865, PG. 288, PRTCT
A PORTION OF LOT 22, CASTLE HILLS ESTATES,
VOL 388-C, PG. 124, PRTCT
A PORTION OF LOTS 71 & 72, CASTLE HILLS ESTATES,
VOL. 388-E, PG. 15, PRTCT
CITY OF AZLE, TARRANT COUNTY, TEXAS
AUGUST 2024



Presenter:

Agenda Item: Development Project Updates

Background and Explanation:

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None