



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

December 5, 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 Joint Meeting of Azle City Council and Planning and Zoning Commission meeting held October 29, 2024.

David Hawkins, Director of Planning and Development

2. Consider approval of the minutes of the Planning and Zoning Commission meeting held November 7, 2024.

David Hawkins, Director of Planning and Development

ACTION ITEMS

3. Consider and take appropriate action on a Replat for Park Place Addition, Tract B to create Park Place Addition, Tracts BR-1 and BR-2, an addition to the City of Azle according to the plat thereof recorded in Volume 388-173, Page 48, Plat Records, Tarrant County, Texas and a portion of the Benjamin F. Curtis Survey, Abstract No. 344, City of Azle, Tarrant County, Texas. The property is generally located on the east side of Southeast Parkway, approximately 440 feet south of North Stewart Street. Case No. RP2024-04

David Hawkins, Director of Planning and Development

4. Consider and take appropriate action on a Replat for Ranch Oak Farm Estates, Lot 22 to create Ranch Oak Farm Estates, Lots 22-R1 and Lot 22-R2, an addition located within the M. E. P. & P. RR. Co. Survey 33, Abstract 1141, in the ETJ of the City of Azle, Tarrant County, Texas. The property is located at 7325 Reed Road on the southwest corner of the Reed Road and Liberty

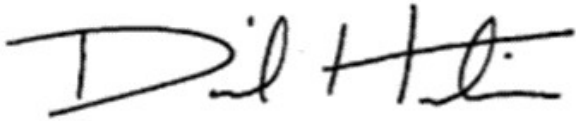
DISCUSSION ITEMS

5. Development Project Updates.

David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on November 27, 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.

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
Joint Meeting of Azle City Council
and Planning & Zoning Commission
Azle City Council

Azle Christian Church
117 Church Street
Azle, Texas 76020

October 29, 2024

6:00 PM

Fellowship Hall

CALL TO ORDER

Mayor Brundrett called the Council meeting to order at 6:01 PM.

Members Present:

Mayor Alan Brundrett
Mayor Pro Tem Randa Goode
Councilmember Derrick Nelson
Councilmember Amy Estes
Councilmember Stacy Peek
Councilmember Rouel Rothenberger
Councilmember Brian Conner

P&Z Chairperson Leonard Wheeler called the meeting to order at 6:01 PM.

Members Present:

Chairperson Leonard Wheeler
Vice Chairperson Jim Carlson
Commissioner Ricky Simmons
Commissioner Jared Arneson
Commissioner Curt Lampkin
Commissioner Laurel Mosier

Members Absent:

Commissioner Cynthia Barrios

Staff Present:

Tom Muir	City Manager
Lawrence Bryant	Assistant City Manager
Yael Hoffman	City Secretary
Susie Hiles	Assistant to the City Manager
David Hawkins	Director of Planning and Development
Kristen Pegues	Community & Marketing Specialist
Kyle Culwell	Parks Superintendent

PUBLIC PARTICIPATION

None.

PRESENTATION

1. Receive a presentation from Halff Associates on the 2024 Comprehensive Master Plan and 2024 Parks and Recreation Master Plan for the City of Azle.

Brad Johnson and Maddie Skidmore, with Halff Associates, presented an overview of the Comprehensive Master Plan and the Parks and Recreation Master Plan for the City of Azle.

PUBLIC HEARING

2. Conduct a joint public hearing on the 2024 Comprehensive Master Plan and 2024 Parks and Recreation Master Plan for the City of Azle.

Mayor Brundrett opened the public hearing at 6:34 PM.

P&Z Chairperson Wheeler opened the public hearing at 6:35 PM.

Pamela Lindsey, 1123 Scotland Ave, asked whether the plan includes additional parking spaces at Central Park.

Mayor Brundrett closed the public hearing at 6:38 PM.

P&Z Chairperson Wheeler closed the public hearing at 6:38 PM.

ACTION ITEMS

3. Planning and Zoning Commission to consider a recommendation to the City Council on the 2024 Comprehensive Master Plan.

Commissioner Simmons moved to recommend the approval of the City of Azle 2024 Comprehensive Master Plan, as presented. Commissioner Mosier seconded the motion.

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

4. City Council to consider any action on Ordinance No. 2024-24 adopting the 2024 Comprehensive Master Plan and 2024 Parks and Recreation Master Plan for the City of Azle.

Councilmember Conner moved to approve Ordinance No. 2024-24 adopting the 2024 Comprehensive Master Plan and 2024 Parks and Recreation Master Plan for the City of Azle, as presented. Mayor Pro Tem Goode seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

Chairperson Wheeler adjourned the Planning and Zoning Commission meeting at 6:48 PM.

EXECUTIVE SESSION

Mayor Brundrett convened to Executive Session at 6:50 PM.

551.074 PERSONNEL MATTERS

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Board or Commission members.

Mayor Brundrett reconvened to open meeting at 7:06 PM.

5. Take any action pursuant to the Executive Session.

Mayor Pro Tem Goode moved to approve the reappointment of members of the Planning & Zoning Commission and the Zoning Board of Adjustment who are up for reappointment. Councilmember Rothenberger seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

ADJOURNMENT

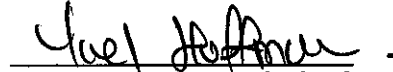
Mayor Brundrett adjourned at 7:07 PM.

Presented and approved on November 19, 2024.


Alan Brundrett, Mayor

Leonard Wheeler, Chairman

Attest:


Yael Hoffman, TRMC, CMC
City Secretary

David Hawkins, AICP
Director of Planning and Development



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

November 7, 2024

6:00 PM

Council Chambers

NOTICE IS HEREBY GIVEN THAT ONE OR MORE PLANNING AND ZONING COMMISSION MEMBERS MAY PARTICIPATE IN THIS MEETING OF THE CITY OF AZLE PLANNING AND ZONING COMMISSION VIA VIDEO CONFERENCE. A QUORUM OF THE GOVERNING BODY AND THE PRESIDING OFFICER WILL BE PRESENT AT THE ABOVE-NAMED LOCATION.

REGULAR SESSION

CALL TO ORDER

Vice Chairman Jim Carlson called the meeting to order at 6:01 p.m.

Members Present:

Vice Chairman Jim Carlson
Commissioner Laurel Mosier
Commissioner Cynthia Barrios
Commissioner Curt Lampkin
Commissioner Rick Simmons (attended remotely)

Members Absent:

Chairman Leonard Wheeler (excused)
Commissioner Jared Arneson (excused)

Staff Present:

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

INVOCATION

Vice Chairman Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Vice Chairman Jim Carlson led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission Meeting held on October 3, 2024.

Commissioner Laurel Mosier moved to approve the minutes of the Planning and Zoning Commission meeting held on October 3, 2024 as presented. Commissioner Curt Lampkin seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Cynthia Barrios, Curt Lampkin, Jim Carlson, Rick Simmons

No: (0) None

Absent: (2) Leonard Wheeler, Jared Arneson

PUBLIC HEARING

2. Conduct a public hearing and consider a recommendation to the City Council regarding text amendments to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding regulations for Wineries.

Director of Planning and Development David Hawkins presented this item. Mr. Hawkins stated that on October 15, 2024, Council discussed a possible winery to be located in the downtown area and directed staff to proceed with a code amendment. The purpose of this agenda item is to define the business type "winery" and to amend the Permitted Use Schedule to assign the districts in which a winery would be permitted, either by right or by a Specific Use Permit (SUP). The City's ordinances do not address wineries at all.

The proposed definition is as follows:

WINERY: Winery means a facility used for the manufacturing, bottling, labeling and packaging of wine and, if necessary, may include the manufacturing and importation of grape brandy for fortifying purposes only. A winery may include the following accessory uses: a vineyard for the growing, cultivation or planting of grapes or other fruits, a tasting room to dispense wine for on-premises consumption, meeting or banquet facilities, restaurants, retail gift shops and retail sales area of wine for off-premises consumption.

The proposed amendment to the Permitted Use Schedule is as follows:

Zoning Ordinance - Section 4.10 - Permitted Use Schedule

Commercial Uses	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-4	SF-5	SF-MHP
<i>Winery</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>						

Commercial Uses	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
<i>Winery</i>					<i>S</i>	<i>P</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>

P = Permitted

S = Specific Use Permit

Vice Chairman Jim Carlson opened the public hearing at 6:09 p.m. As there were no speakers, Mr. Carlson closed the hearing at 6:09 p.m.

Discussion included requirements for restaurants and the inclusion of the word "manufacturing" in the definition.

Commissioner Lampkin moved to approve and recommend to the City Council, text amendments to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas to add regulations for wineries, as presented. Commissioner Mosier seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Cynthia Barrios, Curt Lampkin, Jim Carlson, Rick Simmons
No: (0)
Absent: (2) Leonard Wheeler, Jared Arneson

ADJOURNMENT

Vice Chairman Carlson adjourned the meeting at 6:16 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

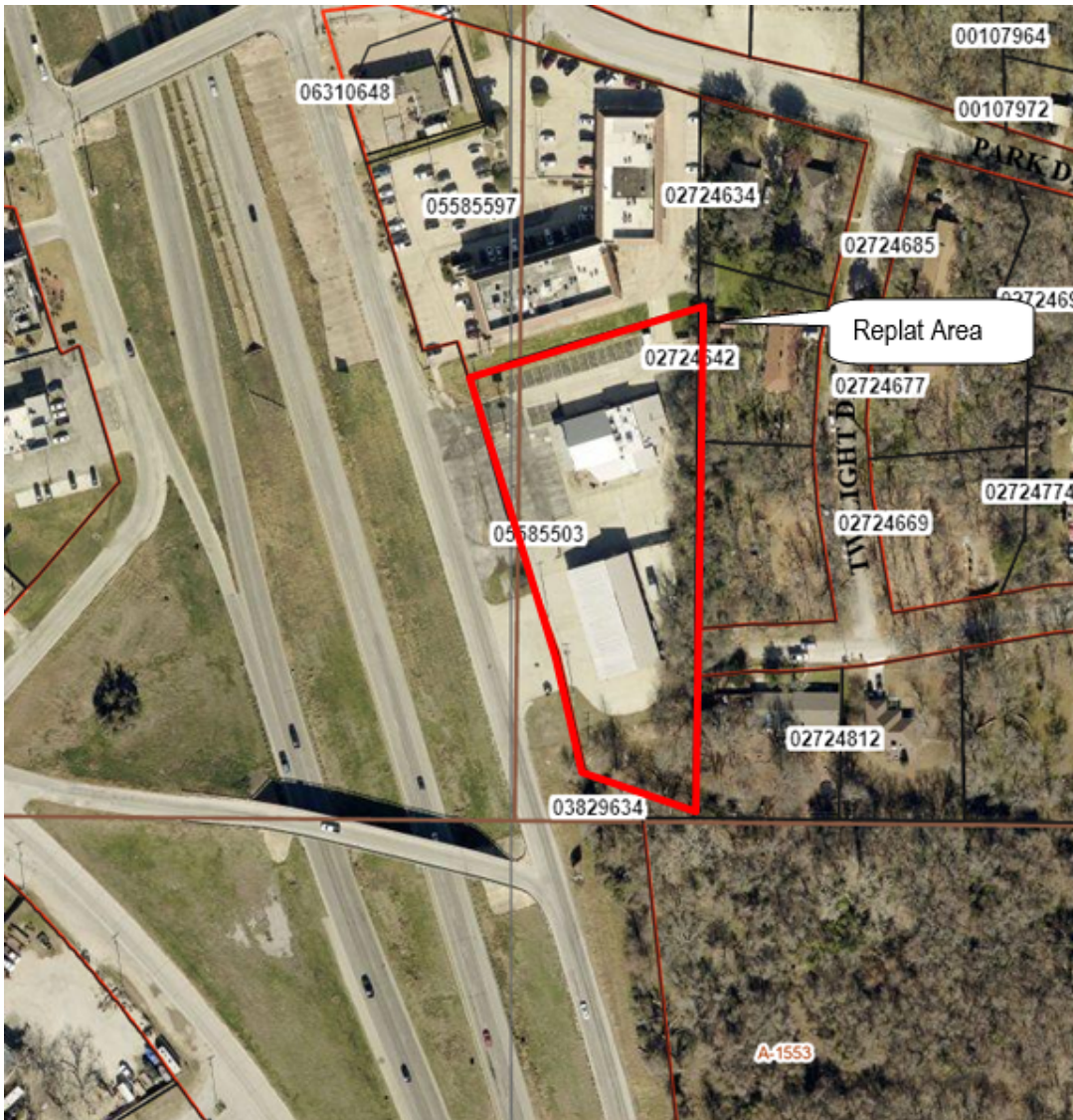
Agenda Item: Consider and take appropriate action on a Replat for Park Place Addition, Tract B to create Park Place Addition, Tracts BR-1 and BR-2, an addition to the City of Azle according to the plat thereof recorded in Volume 388-173, Page 48, Plat Records, Tarrant County, Texas and a portion of the Benjamin F. Curtis Survey, Abstract No. 344, City of Azle, Tarrant County, Texas. The property is generally located on the east side of Southeast Parkway, approximately 440 feet south of North Stewart Street. Case No. RP2024-04

Background and Explanation:

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

Existing Condition of Property

There are two (2) existing commercial developments located within this property - Stingers Sports Bar & Grill (Tract BR-1) and the Star AC Supply (Tract BR-2). The Replat would result in 2 non-residential lots. Each business would be on its own platted lot.



Zoning

- The property is currently zoned as Heavy Commercial (HC).

Streets

- No new streets are planned for this Replat.
- Both lots will retain the existing driveway access onto the Southeast Parkway frontage road.

Drainage

- No drainage infrastructure is proposed for this development.

Public Infrastructure

- Water and sewer services are both existing and serve both lots.

Board/Commission/Committee Recommendation:

The Replat meets all requirements of the Azle Zoning and 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 Zoning and Subdivision Ordinance. The Replat will split the one lot into 2 lots.

Attachments:

1. Park Place Addition Replat - Tracts BR-1 & BR-2 11.25.2024



TRACT A
PARK PLACE ADDITION
VOLUME 388-173, PAGE 48

EXHIBIT "C"
40'
INGRESS-EGRESS
EASEMENT
VOLUME 9504, PAGE
788

(N73°14'00"E 259.47')
(N72°51'47"E 258.01')

5/8" IRF
CORNER FROM WHICH
A 1/2" IRF BEARS
N72°51'47"E-1.05'

LOT 2
SHADY PARK ADDITION
VOLUME 388-6, PAGE 64

TRACT BR-1
0.9538 ACRES
41,548 SQ. FT.

TRACT B
PARK PLACE ADDITION
VOLUME 388-173, PAGE 48

(N72°45'41"E 202.94')

SANITARY SEWER EASEMENT
VOLUME 5755, PAGE 686
CENTERED ON THE LINE AS
INSTALLED

1/2" IRF

49.39'

(S0°05'20"W 524.76')

LOT 3
SHADY PARK ADDITION
VOLUME 388-6, PAGE 64

PETER ZACH JOHNSON
AND WIFE, SHANNON
JOHNSON
DOCUMENT NO.
D223160556

TRACT BR-2
1.0248 ACRES
44,641 SQ. FT.

25' BUILDING SETLINE
BY THIS PLAT

10' TEXAS ELECTRIC EASEMENT
VOLUME 5805, PAGE 299

60' TEXAS ELECTRIC SERVICE COMPANY
EASEMENT (CENTERED ON THE LINE AS
INSTALLED) VOLUME 2850, PAGE 581

5/8" IRF
CALLED 13.101 ACRES
ORVIL L. PATTERSON
VOLUME 9183, PAGE 463

10' TEXAS ELECTRIC EASEMENT
VOLUME 6752, PAGE 1870
(N66°08'22"W 141.30')
(N65°57'31"W 141.30')

DUSK AVENUE
60' RIGHT OF WAY
VOLUME 388-6, PAGE 64
ASPHALT PAVEMENT

LOT 15
SHADY PARK ADDITION
VOLUME 388-6, PAGE 64

FROM WHICH A 1/2" IRF
BEARS S65°57'31"E-2.10'
FROM WHICH A 1/2" IRF
BEARS S0°19'4"E-11.45'

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF Tarrant §

WHEREAS Peter Zach Johnson and wife, Shannon Johnson are the owners of Tract B of PARK PLACE ADDITION an addition to the City of Azle according to the plat thereof recorded in Volume 388-173, Page 48, Deed Records, Tarrant County, Texas situated about 14.9 miles North 53° West of the courthouse in Fort Worth, the county seat of Tarrant County, Texas; embracing all of the tract of land described in the deed to Peter Zach Johnson and wife, Shannon Johnson as recorded in Document No. D223160556 of the of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found (whose Northing is 7008478.42 and whose Easting is 2263306.43) for the common westerly corner of said Tract B and Tract A of said PARK PLACE ADDITION being in the easterly line of State Highway 199, aka Southeast Parkway, being a called 8.29 acre tract as dedicated to the State of Texas as recorded in Volume 3405, Page 505 of said Deed Records;

THENCE North 72°51'47" East, along the common line of said Tract A and B, a distance of 258.01 feet to a point for the easterly corner of said Tracts A and B, being in the westerly line of Lot 2 of SHADY PARK ADDITION, an addition to the City of Azle, Tarrant County, Texas according to the plat thereof recorded in Volume 388-6, Page 64 of said Deed Records;

THENCE South 0°5'16" West, along the common line of said Tract B and Lot 2, a distance of 139.18 feet to a 1/2" iron rod found for the common westerly corner of said Lot 2 and 3 in said PARK PLACE ADDITION;

THENCE South 0°19'4" East, along the common line of said Tract B and said Lot 3, to and along the westerly terminus of Dusk Avenue as dedicated in said PARK PLACE ADDITION, to and along the west line of Lot 15 in said SHADY PARK ADDITION, a distance of 384.10 feet to a point for the south corner of said Tract B, the northeasterly corner of a called 13.101 acre tract of land described in the deed to Orvil L. Patterson as recorded in Volume 9183, Page 463 of said Deed Records from which a 1/2" iron rod found bears South 65°57'31" East, a distance of 2.10 feet;

THENCE North 66°8'22" West, along the common line of said Tract B and said 13.101 acre tract, along the a distance of 141.30 feet to a 5/8" iron rod found for the common westerly corner of said Tract B and 13.101 acre tract and being in the easterly right-of-way line of Southeast Parkway;

THENCE North 16°59'51" West, along the common line of said Tract B and said Southeast Parkway, a distance of 407.92 feet to the POINT OF BEGINNING and containing 1.9786 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Peter Zach Johnson and wife, Shannon Johnson do hereby adopt this plat designating the herein above described property as:

TRACT BR-1 and BR-2 PARK PLACE ADDITION

an addition to the City of Azle, Tarrant County, Texas and dedicate to the public the easement as shown on the plat.

By:

Peter Zach Johnson

Shannon Johnson

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Given under my hand and seal of office this ____ day of _____, 2024

Notary Public _____

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Given under my hand and seal of office this ____ day of _____, 2024

Notary Public _____

Approved by the Planning and Zoning Commission
City of Azle

Approved on ____ day of _____, 2024

Chairman

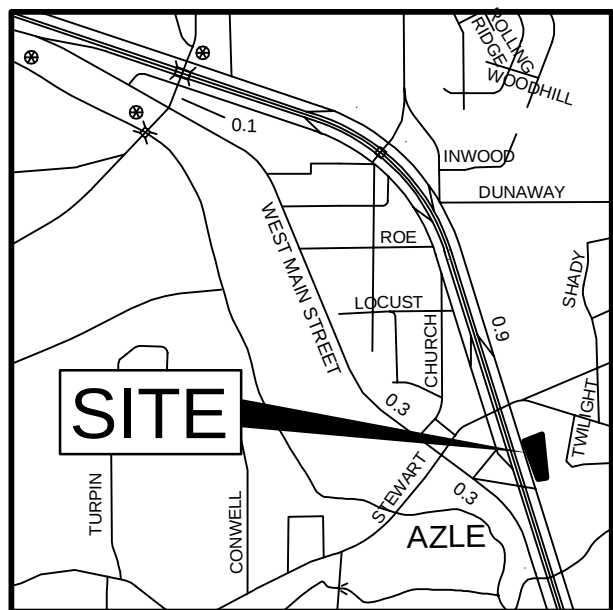
Planning & Zoning Secretary

GENERAL NOTES:

Two Tracts in one Phase. Minimum Tract size is 0.9538 of an acre and maximum Tract size is 1.0248 acres.

According to Map No. 48439C0020K dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located in Zone AE and IS within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The purpose of this plat is to create 2 Tracts from one Tract.



LOCATION MAP
SCALE 1"=2000'

SURVEYORS CERTIFICATE

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

James Paul Ward
Registered Professional Land Surveyor No. 5606

OWNER/DEVELOPER:
PETER ZACH JOHNSON AND WIFE,
SHANNON JOHNSON
622 VAN VANDT COUNTY ROAD 1503
VAN TX 75790

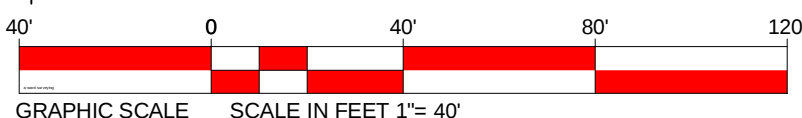
FINAL PLAT TRACT BR-1 and BR-2 PARK PLACE ADDITION

an addition to the City of Azle, Tarrant County, Texas and being a replat of Tract B of PARK PLACE ADDITION an addition to the City of Azle according to the plat thereof recorded in Volume 388-173, Page 48, Plat Records, Tarrant County, Texas and a portion of the BENJAMIN F. CURTIS SURVEY, Abstract No. 344, situated about 14.9 miles North 53° West of the courthouse in Fort Worth, the county seat of Tarrant County, Texas.

September, 2024

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273)
survey@a-wardsurveying.com TBPLS Firm No. 10194435

THIS PLAT RECORDED IN CABINET _____ SLIDE _____



A-WARD PROJECT NO: 2024-1819 NW AVE STINGERS PLAT



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Replat for Ranch Oak Farm Estates, Lot 22 to create Ranch Oak Farm Estates, Lots 22-R1 and Lot 22-R2, an addition located within the M. E. P. & P. RR. Co. Survey 33, Abstract 1141, in the ETJ of the City of Azle, Tarrant County, Texas. The property is located at 7325 Reed Road on the southwest corner of the Reed Road and Liberty School Road intersection. Case No. RP2024-05

Background and Explanation:

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

Existing Condition of Property

The property is located outside of the City of Azle's city limits but is within Azle's Extra-territorial Jurisdiction (ETJ). There is one existing house on the property. The Replat would result in 2 residential lots, one lot with a house (Lot 22-R1) and a vacant lot (Lot 22-R2) for a future residence.



Zoning

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

Streets

- No new streets are planned for this Replat.
- Lot 22-R1 with the existing house will retain access onto Reed Road. The new vacant lot will access onto either Reed Road or Liberty School Road.

Drainage

- No drainage infrastructure is proposed for this development.

Public Infrastructure

- There is no water or sewer service in the area to serve this development.
- A water well and an on-site septic system will be utilized for the new vacant residential lot.

Board/Commission/Committee Recommendation:

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

1. Approve the Replat as presented.

No City Council action is needed.

Staff Recommendation:

The Replat is in conformance with the City of Azle's Subdivision Ordinance. The Replat will split the one lot into 2 lots.

Attachments:

1. Ranch Oak Farm Estates - Lots 22-R1 & 22-R2 Replat 11.22.2024
2. LOT 22 REPLAT-PLAT WITH IMAGE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Brentley Erin Smith (deceased) and Heather Neagle Smith, co-trustees of the Smith Family Trust are the owners of all that certain tract of land in the M. E. P. & P. RR. Co. Survey 33, Abstract Number 1141, Tarrant County, Texas and being the same tract of land conveyed in a Warranty Deed to Brentley Erin Smith and Heather Neagle Smith, co-trustees of the Smith Family Trust, as recorded in Doc. No. D223001043 of the Official Public Records of Tarrant County, Texas, being Lot 22 Ranch Oak Farm Estates, an addition to Tarrant County, Texas, near the City of Azle, recorded in Vol. 388-55, Pg. 33 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron rod found on the south line of Reed Road, 60 feet-wide (Ranch Oak Drive per Vol. 388-55, Pg. 33), for the northeast corner of Lot 21 of said addition and the northwest corner described herein (**NOTE: BEARINGS AND DISTANCES ARE BASED ON MONUMENTS FOUND PER VOL. 388-55, PG. 33 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS**);

THENCE South 89°59'00" East along said south line, a distance of 435.00 feet to a 1/2 inch iron rod found for on the west line of Liberty School Road, for the northeast corner of said Lot 22;

THENCE South 00°45'00" West, along said west line, a distance of 500.00 feet to a 1/2 inch iron rod found for the northeast corner of Lot 23 of said addition and the southeast corner of said Lot 22;

THENCE North 89°59'00" West, along the line dividing said Lot 22 and said Lot 23, a distance of 435.00 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 21 and the southwest corner of said Lot 22;

THENCE North 00°45'00" East, along the line dividing said Lot 21 and said Lot 22, a distance of 500.00 feet to the **POINT OF BEGINNING** and containing **217,482 square feet or 4.99 acres** of land.

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNERS DEDICATION

Now, therefore, know all men by these presents, that Brentley Erin Smith (deceased) and Heather Neagle Smith, acting by and through its duly authorized agent does hereby adopt this plat designating the herein above described real property as Lot 22-R1 and Lot 22-R2, of RANCH OAK FARM ESTATES, an addition near the City of Azle, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT _____ TEXAS THIS THE ____ DAY OF _____, 2024.

OWNER: _____
HEATHER NEAGLE SMITH

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Heather Neagle Smith, known to me to be the person whose name is subscribed to this plat and the above foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

BY: _____

STATE OF TEXAS
COUNTY OF TARRANT

I hereby certify that the above and foregoing plat represents an original
2
C

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
DONALD R. CROWLEY RPLS NO. 5210

DONALD R. CROWLEY R.P.L.S. NO. 5210

FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.
FRN:100465-00
117 W. ARCHER ST.
JACKSBORO, TX 76458
(940) 567-2234 OFFICE
(940) 567-2155 FAX



Flood Statement:

I have examined the F.E.M.A. Flood Insurance Rate Map for Tarrant County, Texas, Map Number 48439C0010K, effective date 9/25/2009 and that map indicates that this property is within the area of minimal flood hazard Zone X.

Basis of Bearings:

BEARINGS ARE BASED ON MONUMENTS FOUND PER PLAT VOL. 388-55, PG. 33.

Service Providers:

Electric Service Company _____

Water Source _____

Sewer Source _____

School District _____

County _____

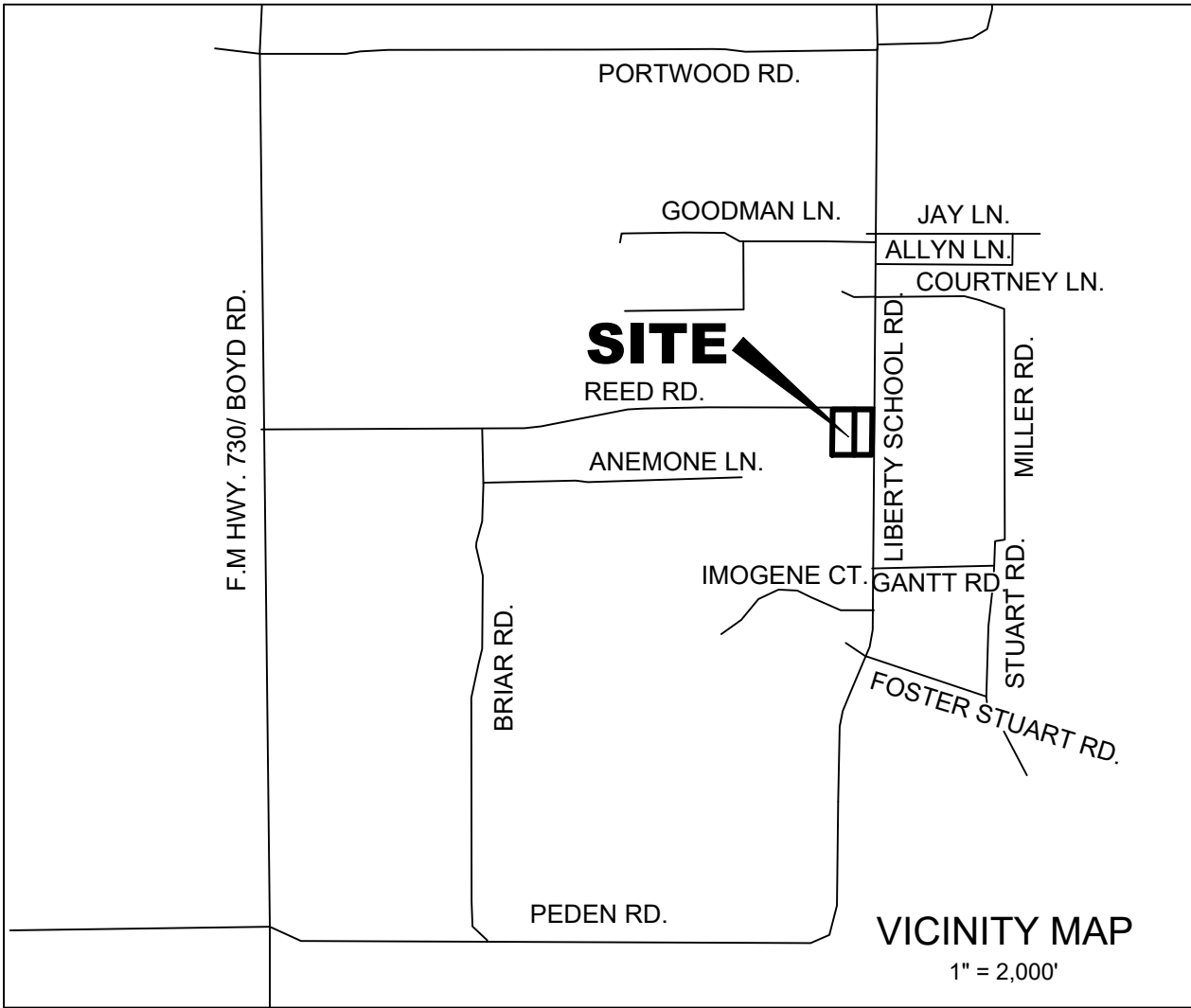
PRIVATE WATER WELL _____
Water to be served by private water well.
PRIVATE SEPTIC _____
Sewer to be served by private individual disposal system.

____ TARRANT _____

P.R.T.C.T.= PLAT RECORDS OF TARRANT COUNTY, TEXAS

□ = 1/2" IRS W/ AN ALUMINUM CAP STAMPED "RPLS 5210"

THIS PLAT RECORDED IN _____
DOCUMENT NUMBER: _____
DATE: _____



TARRANT COUNTY STANDARD PLAT NOTES

- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
- Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
- All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- Any existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
- Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- Tarrant County does not enforce subdivision deed restrictions.
- Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.

This project is located in the ETJ of Azle and is not subject to Transportation Impact fees.
Water to be served by private water well.
Sewer to be served by private individual disposal system.

COMMISSIONERS COURT TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: _____

BY: _____

☐ CLERK OF COMMISSIONERS COURT

☐ TRANSPORTATION SERVICES DEPARTMENT

Approved by the Planning & Zoning Commission
City of Azle:

Approved on ____ day of _____, 2024

BY: _____
Chairman

Attest: _____
Planning & Zoning Secretary



SCALE 1" = 40'

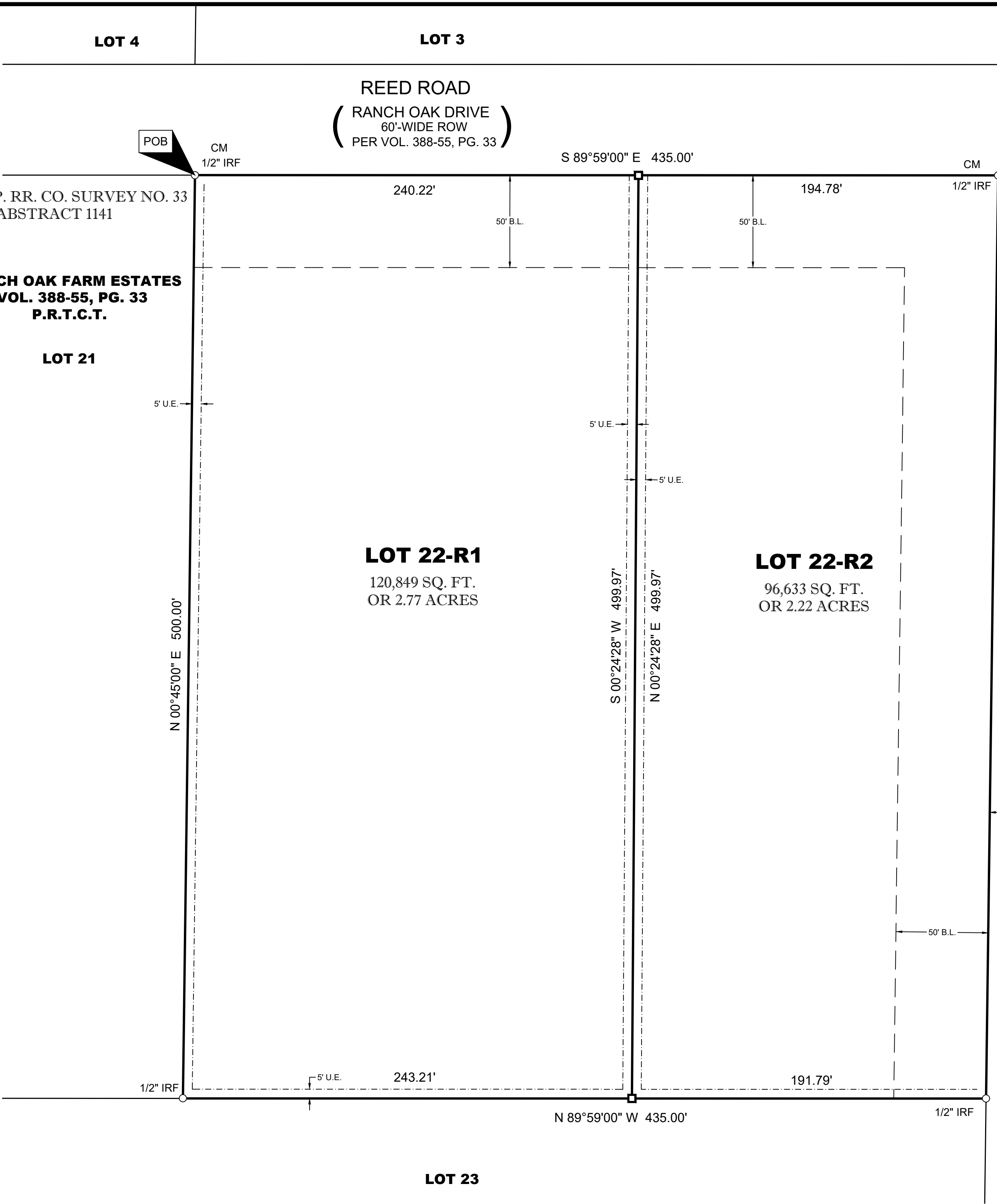
LEGEND

- = APPROXIMATE SURVEY LINE
- = LOT LINE
- 50' B.L. = BUILDING LINE
- - - = ROAD CENTERLINE
- - - 5' - U. E. = UTILITY EASEMENT
- = 217,482 SQUARE FEET OR 4.99 ACRES BOUNDARY

P.R.T.C.T.= PLAT RECORDS OF TARRANT COUNTY, TEXAS

□ = 1/2" IRS W/ AN ALUMINUM CAP STAMPED "RPLS 5210"

THIS PLAT RECORDED IN _____
DOCUMENT NUMBER: _____
DATE: _____



FINAL PLAT
RANCH OAK FARM ESTATES
LOT 22-R1 & LOT 22-R2
BEING A REPLAT OF LOT 22
M. E. P. & P. RR. CO. SURVEY 33, ABSTRACT 1141
TARRANT COUNTY, TEXAS
IN THE EXTRATERRITORIAL JURISDICTION OF THE
CITY OF AZLE
4.99 ACRES
2 SINGLE FAMILY LOTS

Date: September 2024 Drawn: LAJ Checked: DRC Scale: 1" = 40' Sheet: 1 of 1

OWNER:

HEATHER NEAGLE SMITH
7325 REED RD.
AZLE, TX 76020

DONALD R. CROWLEY R.P.L.S. NO. 5210
CROWLEY SURVEYING
FRN:100465-00
117 W. ARCHER
JACKSBORO, TX. 76458
(940-567-2234)
dcrowley@crowleysurveying.com



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Brentley Erin Smith (deceased) and Heather Neagle Smith, co-trustees of the Smith Family Trust are the owners of all that certain tract of land in the M. E. P. & P. RR. Co. Survey 33, Abstract Number 1141, Tarrant County, Texas and being the same tract of land conveyed in a Warranty Deed to Brentley Erin Smith and Heather Neagle Smith, co-trustees of the Smith Family Trust, as recorded in Doc. No. D223001043 of the Official Public Records of Tarrant County, Texas, being Lot 22 Ranch Oak Farm Estates, an addition to Tarrant County, Texas, near the City of Azle, recorded in Vol. 388-55, Pg. 33 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds, as follows:

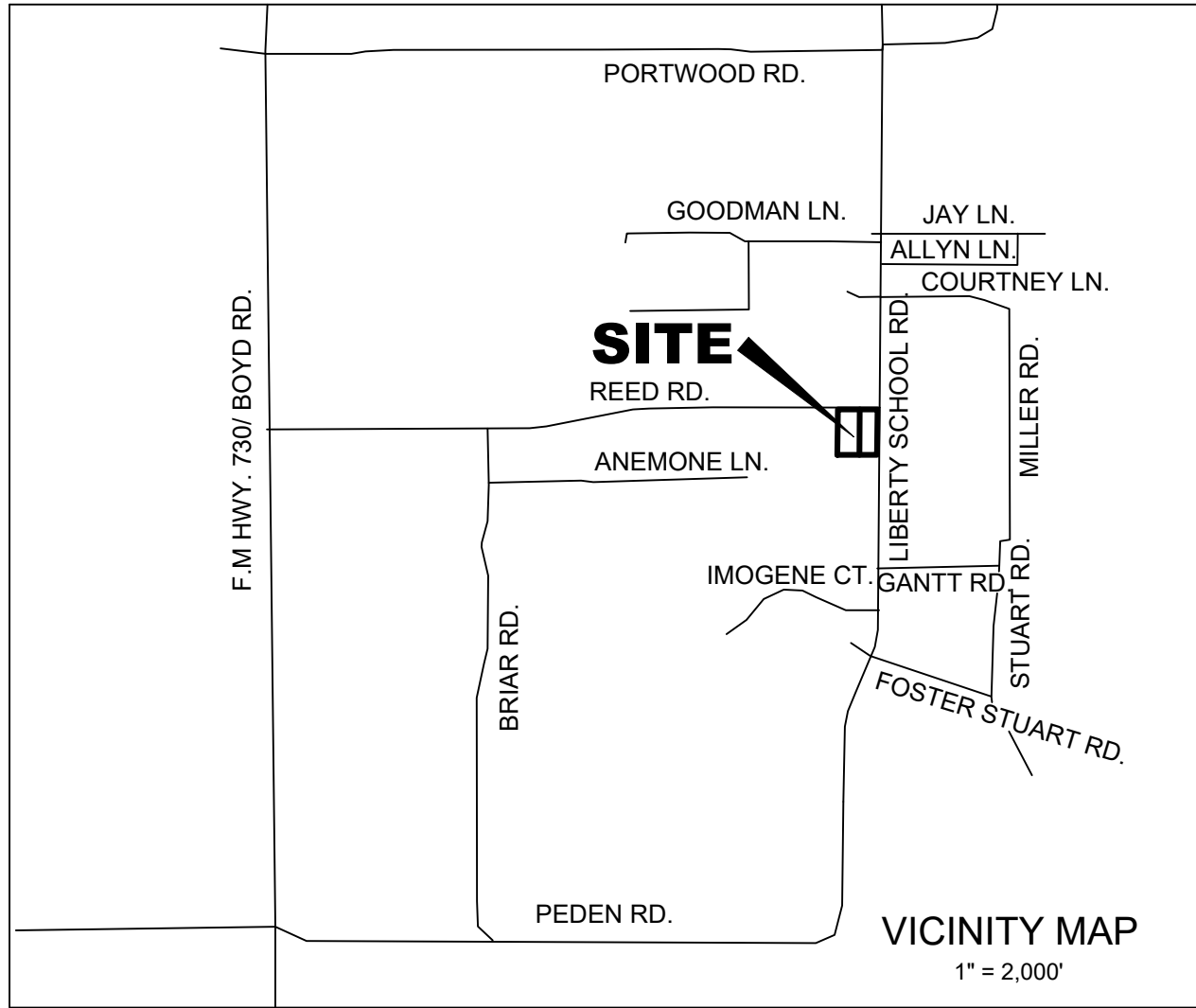
BEGINNING at a 1/2 inch iron rod found on the south line of Reed Road, 60 feet-wide (Ranch Oak Drive per Vol. 388-55, Pg. 33), for the northeast corner of Lot 21 of said addition and the northwest corner described herein (**NOTE: BEARINGS AND DISTANCES ARE BASED ON MONUMENTS FOUND PER VOL. 388-55, PG. 33 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;**

THENCE South 89°59'00" East along said south line, a distance of 435.00 feet to a 1/2 inch iron rod found for on the west line of Liberty School Road, for the northeast corner of said Lot 22;

THENCE South 00°45'00" West, along said west line, a distance of 500.00 feet to a 1/2 inch iron rod found for the northeast corner of Lot 23 of said addition and the southeast corner of said Lot 22;

THENCE North 89°59'00" West, along the line dividing said Lot 22 and said Lot 23, a distance of 435.00 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 21 and the southwest corner of said Lot 22;

THENCE North 00°45'00" East, along the line dividing said Lot 21 and said Lot 22, a distance of 500.00 feet to the **POINT OF BEGINNING** and containing **217,482 square feet or 4.99 acres** of land.



TARRANT COUNTY
STANDARD PLAT NOTES

- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
- Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems. (There is no new construction being undertaken for these lots. There is no lot being added. Only adjustment of existing lot border between Lot 1 and Lot 3.)
- All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- Any existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
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COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: _____

BY: _____

- ☐ CLERK OF COMMISSIONERS COURT
☐ TRANSPORTATION SERVICES DEPARTMENT

Flood Statement:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Newark, Tarrant County, Texas, Map Number 48439C0010K, effective date 9/25/2009 and that map indicates that this property is within the area of minimal flood hazard Zone X.

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Water Source _____

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TARRANT COUNTY, TEXAS
4.99 ACRES
2 SINGLE FAMILY LOTS

Date: September 2024	Drawn: LAJ	Checked: DRC	Scale: 1" = 40'	Sheet: 1 of 1
OWNER: HEATHER NEAGLE SMITH 7325 REED RD. AZLE, TX 76020		DONALD R. CROWLEY R.P.L.S. NO. 5210 CROWLEY SURVEYING FRN:100465-00 117 W. ARCHER JACKSBORO, TX. 76458 (940-567-2234) dcrowley@crowleysurveying.com		



PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DONALD R. CROWLEY RPLS NO. 5210

DONALD R. CROWLEY R.P.L.S. NO. 5210

FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.
FRN:100465-00
117 W. ARCHER ST.
JACKSBORO, TX 76458
(940) 567-2234 OFFICE
(940) 567-2155 FAX





Presenter: David Hawkins, Director of Planning and Development
Agenda Item: Development Project Updates.

Background and Explanation:

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None