



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

June 5, 2025

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 May 15, 2025.

David Hawkins, Director of Planning and Development

ACTION ITEMS

2. Consider and take appropriate action on a Replat for a 2.369-acre tract of land out of the William Lawrence Survey, Abstract No. 974, Tarrant County, Texas and legally described as Lot 1X, Block B, Sandy Beach Addition to create Lots 27-32, and Lot 33X, Block B, Sandy Beach Addition, an addition in the City of Azle, Tarrant County. The property is located on the south side of Yoakum Drive, approximately 2,100 feet south of Sandy Beach Road. Case No. RP2025-03

David Hawkins, Director of Planning and Development

3. Consider any action and make a recommendation to the City Council regarding a proposed zoning change request from the Estate One (E-1) District to a Planned Development (PD) District by approving a concept plan for a proposed 18-lot private and gated residential subdivision on approximately 18.297 acres of land situated in the J. Wilcox Survey, Abstract No. 1727, City of Azle, Tarrant County, Texas, and being described as a portion of certain parcel described in deed to Eagle Lot Partners, LLC, recorded in Instrument No. D222170906, Official Records, Tarrant County, Texas. The property is generally located on the north side of Park Street approximately 2,100 feet east of South Ash Avenue. Case No. Z2025-02

This agenda item was tabled from the May 15, 2025 Planning and Zoning Commission meeting.

David Hawkins, Director of Planning and Development

PUBLIC HEARING

4. 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 a definition for "Vehicle Repair".

David Hawkins, Director of Planning and Development

5. 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 amendments to the minimum lot width regulations within the single-family residential zoning districts.

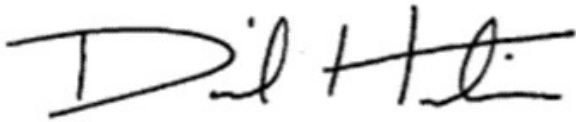
David Hawkins, Director of Planning and Development

EXECUTIVE SESSION

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.

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on May 30, 2025, 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

May 15, 2025

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:00 p.m.

Members Present:

Chairman Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Jared Arneson
Commissioner Laurel Mosier
Commissioner Cynthia Barrios

Members Absent:

Commissioner Rick Simmons
Commissioner Curt Lampkin

Staff Present:

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

INVOCATION

Commissioner Jared Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Cynthia Barrios led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

- 1. Consider approval of the minutes of the Planning and Zoning Commission meeting held May 1, 2025.**

Commissioner Jared Arneson moved to approve the minutes of the Planning and Zoning Commission meeting held May 1, 2025. Commissioner Laurel Mosier seconded the motion. Motion carried.

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

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to the City Council regarding a proposed zoning change request from the Estate One (E-1) District to a Planned Development (PD) District by approving a concept plan for a proposed 18-lot private and gated residential subdivision on approximately 18.297 acres of land situated in the J. Wilcox Survey, Abstract No. 1727, City of Azle, Tarrant County, Texas, and being described as a portion of certain parcel described in deed to Eagle Lot Partners, LLC, recorded in Instrument No. D222170906, Official Records, Tarrant County, Texas. The property is generally located on the north side of Park Street approximately 2,100 feet east of South Ash Avenue. Case No. Z2025-02

Director of Planning and Development David Hawkins presented this item. The approximate 18.297-acre subject property is currently zoned as Estate One (E-1) and is undeveloped. The applicant is seeking to develop this property as a private and gated single-family residential subdivision consisting of 18 residential lots. With this PD zoning request, there are a few other exceptions to City ordinances being requested. This development would be considered the second phase of the Roeser Addition. The first phase of PD Zoning was approved on February 15, 2022 (Ordinance No. 2022-06).

Chairman Leonard Wheeler opened the public hearing at 6:11 p.m.

Applicant Chris Price spoke about the masonry wall requested by an adjacent property owner. Mr. Price mentioned that builder Chesmar Homes is interested in purchasing these lots and the homes that Chesmar is currently building average approximately 4,000 square feet. Houses in this proposed phase will probably be million-dollar homes.

Steve Flory, 1893 Park Street, spoke about previous Roeser Park phases/requests, private versus public roads, preservation of E-1 zoning where available to ensure larger lot sizes and larger homes.

Greg Fox, 1881 Park Street, requested consideration of a masonry wall on, at least, the east side where this development borders his property.

As there were no other speakers, Chairman Wheeler closed the public hearing at 6:24 p.m.

Mr. Price spoke about the request for wider lots which would make them about 1.8 acres apiece, which is just too large for a builder like Chesmar who has expressed interest in purchasing these lots. Mr. Price stated it is just not practical to make the lots larger. He also stated that he is undecided whether the private road will be gated.

Discussion included tabling this item to bring forward a 16-lot version in order to increase the lot width with either a public or private road.

Commissioner Arneson moved to table Case No. Z2025-02 until June 5th. Vice Chairman Jim Carlson seconded the motion. Motion carried.

Yes: (5) Jared Arneson, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Jim Carlson

Absent: (2) Rick Simmons, Curt Lampkin

OTHER ITEMS

3. Development Project Updates

Director of Planning and Development David Hawkins mentioned: 1) completion of a small expansion for the One-Place warehouse; 2) status of the Azle Retail Development to include drainage; 3) Chase Bank on the southern-most lot of the Azle Retail Development is trying to figure out drainage for their lot; 4) Lake Country Avionics' expansion is almost complete; 5) Short-Term Rental ordinance going to City Council next week; 6) after being tabled this evening, the Roeser Addition Phase II Plat will be coming back to the Commission on June 5th; 7) the Sandy Beach PD Amendment request for the apartments was unanimously denied by the City Council; 8) Sandy Beach Addition Re-Plat for six

additional lots will be on the Commission's June 5th agenda; 9) Sugar Llamas and Jimmy John's have applied for permits to be located in the building next to Capriccio's. Discussion also included: 1) the lack of tax revenue generated by housing finance corporations in connection with the Sandy Beach PD Amendment; 2) revised plans for the old skating rink were approved with a reduced building size which allowed for more parking spaces; 3) code amendments for the proposed definition for vehicle repair and minimum residential lot widths will be on the Commission's next agenda; 4) facade grants and recently completed parking lot projects; 5) 1,049 lots have been platted since Hawkins came to the City of Azle and 85% of those building permits have been issued.

EXECUTIVE SESSION

None.

ADJOURNMENT

Chairman Leonard Wheeler adjourned the meeting at 7:04 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

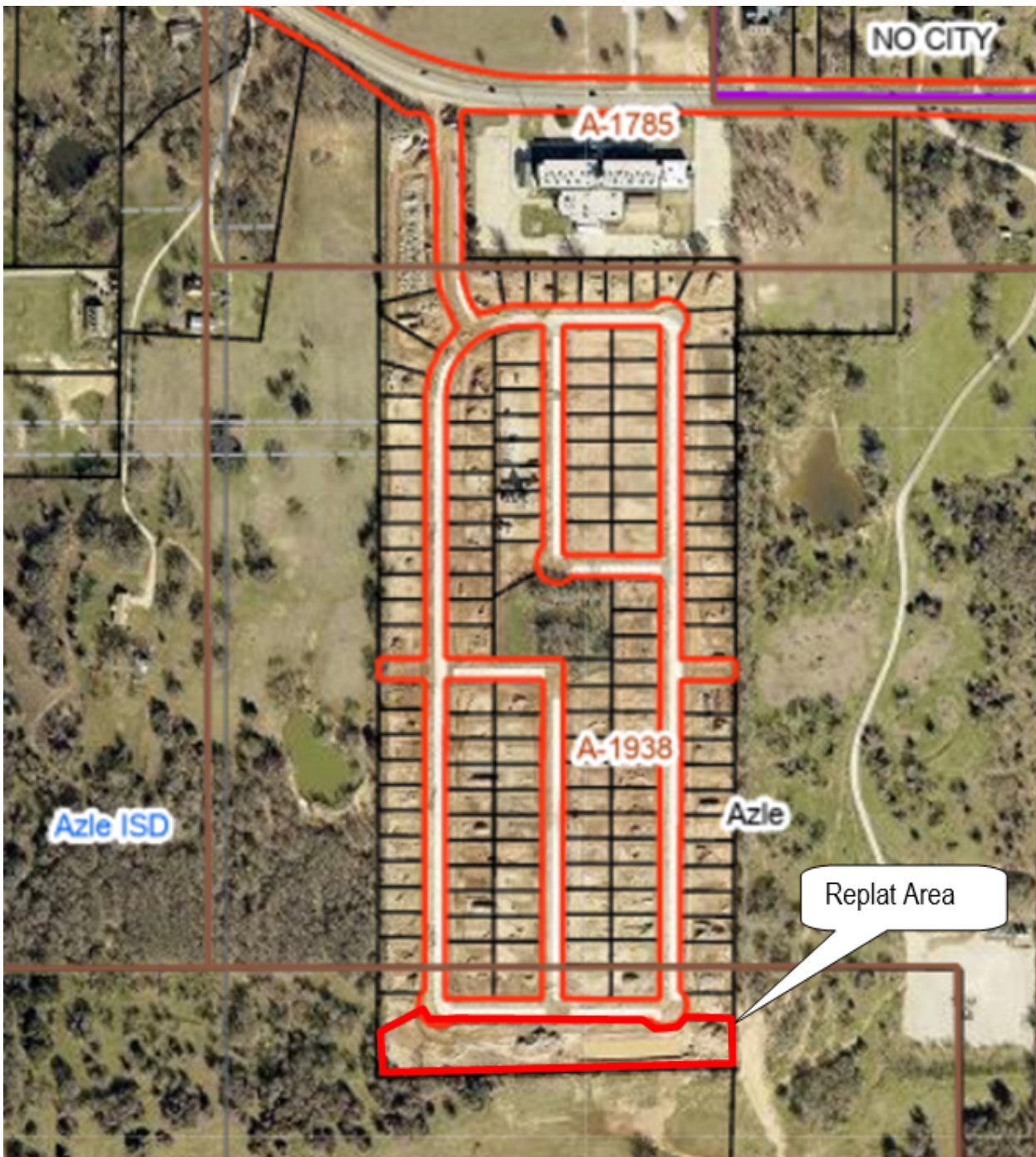
Agenda Item: Consider and take appropriate action on a Replat for a 2.369-acre tract of land out of the William Lawrence Survey, Abstract No. 974, Tarrant County, Texas and legally described as Lot 1X, Block B, Sandy Beach Addition to create Lots 27-32, and Lot 33X, Block B, Sandy Beach Addition, an addition in the City of Azle, Tarrant County. The property is located on the south side of Yoakum Drive, approximately 2,100 feet south of Sandy Beach Road. Case No. RP2025-03

Background and Explanation:

The purpose of this Replat is to reconfigure one (1) open space lot into six (6) residential lots and one (1) open space lot. The Replat is in conformance with the Planned Development (PD) zoning for Sandy Beach Addition and the City of Azle's Subdivision Ordinance.

Existing Condition of Property

The property is located inside the city limits on the south side of Yoakum Drive approximately 2,100' south of Sandy Beach Road and has an existing detention pond that serves the Sandy Beach subdivision. The Replat would result in 6 new residential lots and 1 open space lot that will retain the detention facility.



Zoning

• The property is currently zoned as a Planned Development (PD) No. 10 which was approved back in 2003 for a 169-lot residential subdivision with a minimum lot size of 6,400 sq. ft. When the Preliminary Plat for Sandy Beach Addition was approved by the City in 2020, it showed 161 residential lots which included lots along the south side of Yoakum Drive. At time of Final Plat approval in 2022, only 149 residential lots were platted and the south side of Yoakum Drive was platted as a HOA open space lot that serves for detention purposes. Both plat exhibits are included in this packet for reference.

Streets

- No new streets are planned for this Replat.
- All 6 new residential lots will be served by a future driveway on Yoakum Drive at time of new home

construction.

Drainage

• No drainage infrastructure is proposed for this development. The open space lot (Lot 33X, Block B) will retain the existing detention pond that serves the Sandy Beach subdivision.

Public Infrastructure

• No new water and sewer infrastructure is proposed for this development as both are available to serve all 6 residential lots.

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.

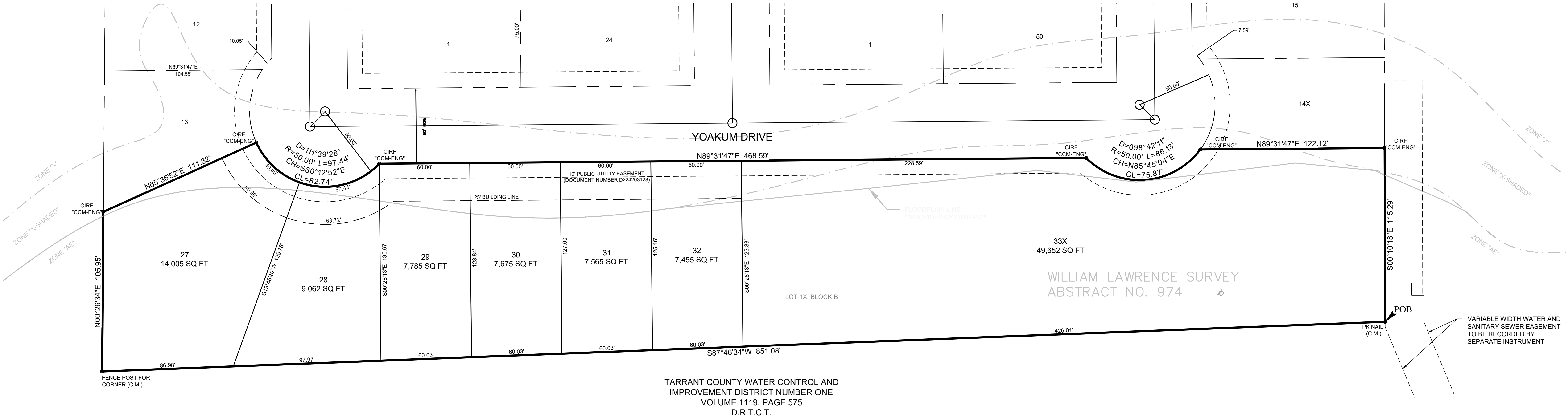
No City Council action is needed.

Staff Recommendation:

The Replat is in conformance with the City of Azle's Subdivision Ordinance. The Replat will reconfigure one (1) open lot into six (6) residential lots and one (1) open space lot.

Attachments:

1. Sandy Beach Addn. Lots 27-32 & 33X, Blk B - Replat Exhibit
2. Sandy Beach Approved PP 8.20.2020
3. Sandy Beach Addition Final Plat - Recorded Copy



- SURVEYOR'S NOTES:**
- Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
 - This property lies within Zone "X", Zone "X" Shaded and Zone "AE" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0020K, dated September 25, 2009, via scaled map location and graphic plotting.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this Replat is to subdivide one lot into 6 residential lots and 1 HOA open space lot.
 - Each lot is required to plant two (2) trees in the front yard.
 - Lot 33X, Block B is a drainage easement by this plat maintained by HOA.
 - The following percentage of lots are required to have a minimum house size.
1,200 sq ft - 50% of total lots
1,400 sq ft - 25% of total lots
1,600 sq ft - 25% of total lots



- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
ROW RIGHT OF WAY
IRS 1/2 INCH IRON ROD SET WITH CAP STAMPED "CCM-ENG"
CIRF CAPPED IRON ROD FOUND
C.M. CONTROLLING MONUMENT

ZONING REQUIREMENTS	
LOT AREA	6400 SF
LOT WIDTH	60'
LOT DEPTH	100'
FRONT BUILDING LINE	25'
REAR BUILDING LINE	15'
SIDE BUILDING LINE	5'
SIDE BUILDING LINE (STREET)	15'

FLOODPLAIN/DRAINAGE WAY MAINTENANCE

The 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 the 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 defined. The County shall not be liable for any damages resulting from the occurrence of the phenomena, not the failure of any structures within the drainage ways. The drainage ways crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.

**STATE OF TEXAS §
COUNTY OF TARRANT §**

WHEREAS SRP Development, LLC are the owners of a tract of land situated in the William Lawrence Survey, Abstract Number 974, in the City of Azle, Tarrant County, Texas, and being a part of that same tract of land described in deed to SRP Development, LLC, as recorded in Document Number 05245532 of the Official Public Records, Tarrant County, Texas, and being all of Lot 1X, Block B of Sandy Beach Addition, an addition to the City of Azle, Tarrant County, Texas, according to the plat thereof recorded in Document Number D224228761 of the Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "PK" nail found for the southeast corner of said Lot 1X and an interior ell corner of that certain tract of land conveyed to Tarrant County Water Control and Improvement District Number One, as recorded in Volume 1119, Page 575 of the Deed Records, Tarrant County, Texas;

THENCE S 87° 46' 34" E, with the south line of said Lot 1X and a north line of said Tarrant County Water Control and Improvement District Number One tract, a distance of 851.08 feet to a fence post found for the southwest corner of said Lot 1X and an interior "ell" corner of said Tarrant County Water Control and Improvement District Number One tract;

THENCE S 00° 26' 34" E, with the west line of said Lot 1X and the east line of said Tarrant County Water Control and Improvement District Number One tract, a distance of 105.95 feet to a 1/2 inch capped iron rod found stamped "CCM_ENG" for the northwest corner of said Lot 1X and the southwest corner of Lot 13 of said Block B;

THENCE N 65° 36' 52" E, with the north line of said Lot 1X and the south line of said Lot 13, a distance of 111.32 feet to a 1/2 inch capped iron rod found stamped "CCM_ENG" for corner in the south right-of-way line of Yoakum Drive, said point being at the being of a curve to the left having a 50.00 foot radius;

THENCE with said curve to the left, with a delta angle of 111° 39' 28", whose chord bears S 80° 12' 52" E, a chord distance of 82.74 feet, having an arc length of 97.44 feet to a 1/2 inch capped iron rod found stamped "CCM_ENG" for corner;

THENCE N 89° 31' 47" E, with the north line of said Lot 1X and the south right-of-way line of said Yoakum Drive, a distance of 468.59 feet to a 1/2 inch iron rod capped "CCM-ENG" set for corner at the beginning of a curve to the left having a radius of 50.00 feet;

THENCE with said curve to the left, with a delta angle of 98° 42' 11", whose chord bears N 85° 45' 04" E, a chord distance of 75.87 feet, having an arc length of 86.13 feet to a 1/2 inch capped iron rod found stamped "CCM_ENG" for the southwest corner of Lot 14X of said Block B;

THENCE N 89° 31' 47" E, with the north line of said Lot 1X and the south line of said Lot 14X, a distance of 122.12 feet to a 1/2 inch capped iron rod found stamped "CCM_ENG" for the northeast corner of said Lot 1X and the southeast corner of said Lot 14X, said point also being in a west line of said Tarrant County Water Control and Improvement District Number One;

THENCE S 00° 10' 18" E, with the east line of said Lot 1X and a west line of said Tarrant County Water Control and Improvement District Number One, a distance of 115.29 feet to the POINT OF BEGINNING and containing a total of 2.369 acres, or 103,200 square feet of land.

SURVEYOR'S CERTIFICATE:

This is to certify that I, Crystal Robertson, a Registered Professional land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

FOR REVIEW ONLY
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.

Crystal Robertson
Registered Professional Land Surveyor #5447

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Crystal Robertson, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 2024.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SRP Development, LLC, does hereby adopt this plat, designating the herein described property as Sandy Beach Addition, Lots 27-32 & 33X, Block B and does hereby dedicate to the public use forever, the streets and easements as shown hereon.

Authorized Representative - SRP Development, LLC

Printed Name

Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of ____, 2025.

Notary Public, State of Texas

My Commission Expires: _____

City of Azle, Texas

Approved by the City of Azle Planning and Zoning Commission
APPROVED the ____ DAY OF ____, 2025

Chairman

Secretary

OWNER

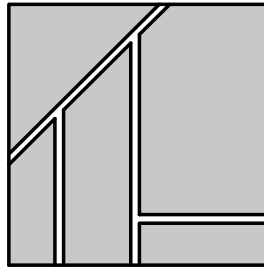
SRP DEVELOPMENT, LLC
500 NORTH CENTRAL EXPRESSWAY,
SUITE NO. 105
PLANO, TEXAS 75074

SURVEYOR

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
CONTACT: CRYSTAL ROBERTSON
EMAIL: CRYSTAL@CCM-ENG.COM
(972) 691-6633

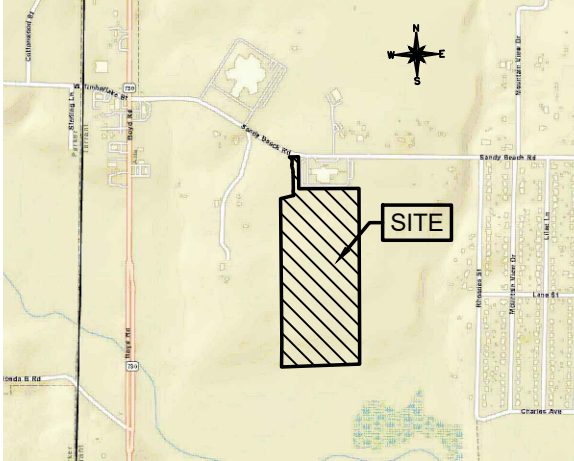
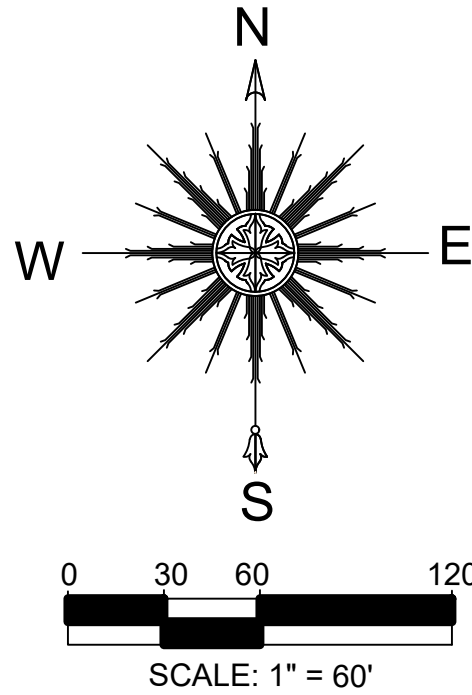
ENGINEER

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 691-6633



CCM ENGINEERING

2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
(972) 691-6633
TBPE FIRM #605
TBLS FIRM #1019474

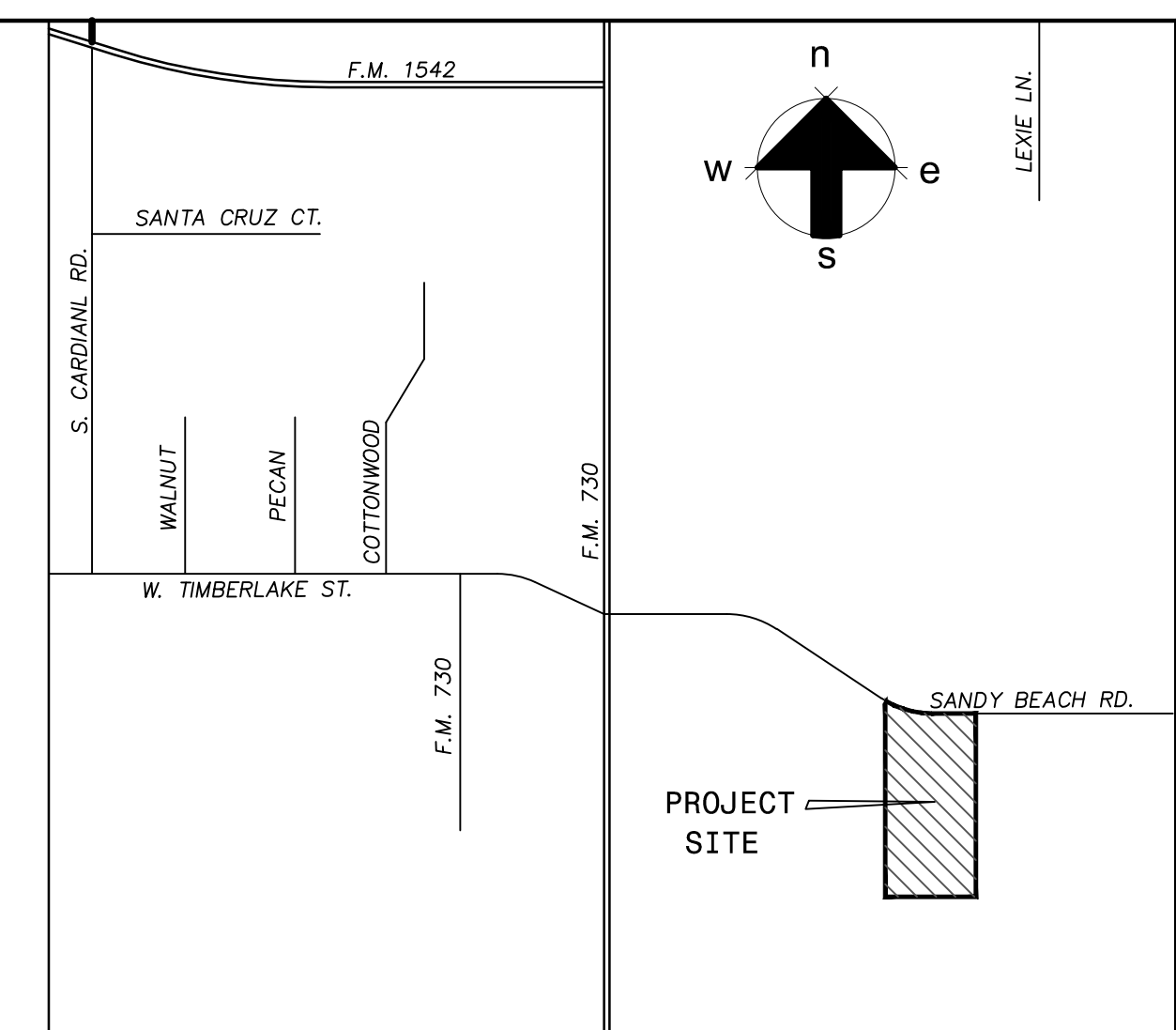


VICINITY MAP
N.T.S

FINAL PLAT
SANDY BEACH ADDITION
LOTS 27-32 & 33X, BLOCK B
BEING A REPLAT OF LOTS 1X, BLOCK B,
OF SANDY BEACH ADDITION, AS RECORDED
IN DOCUMENT NUMBER D224228761,
OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS
BEING 2.369 ACRES OF LAND SITUATED IN THE
THE WILLIAM LAWRENCE SURVEY,
ABSTRACT NUMBER 974
CITY OF AZLE, TARRANT COUNTY, TEXAS

MAY 2025

SPACE RESERVED FOR
COUNTY RECORDING LABEL



20' X 20' PUBLIC OPEN SPACE EASEMENT
PUBLIC OPEN SPACE EASEMENT
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE TOP OF CURB, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., MAY HEREAFTER BE PLACED OR RECONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENT ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED.

BEING A 39.19 ACRE TRACT OF LAND OUT OF THE
W.H.H. MOORE SURVEY - ABSTRACT NO. 1938
& THE H. LAWRENCE SURVEY, ABSTRACT NO. 974
CITY OF AZLE, TARRANT COUNTY, TEXAS

Owner/Developer:
Travis M Boney/Boney James Trust
53 Glistening Pond
Frisco, Texas 75034
972-979-8524
Contact: Jean Boney

Engineer:
Crannell, Crannell, & Martin Engineering, Corp.
2570 Justin Road, Suite 209
Highland Village, Texas 75077
Jeff Crannell, P.E.
972-691-6633

THIS PLAT FILED IN CABINET _____, SLIDE NO. _____, DATE _____

June 8, 2020

Scale: 1"=100'

Sheet 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:
KNOW ALL MEN BY THESE PRESENTS, that, Timberland Creek Companies, Inc., is the owner of the real property to wit:

Being a 39.19 Ac.tract of land situated in the W.H.H. MOORE Survey, Abstract No. 1938 & the H. Lawrence Survey, Abstract No. 974 recorded in Volume 007561, Page 0857 of the Deed Records of Tarrant County, Texas, (D.R.T.C.T.), and being more particularly described as follows:

BEGINNING at the northwest corner of said tract, said point also lying on the Southerly right-of-way line of Sandy Beach Road, (a 49 foot right-of-way);

THENCE South 52°9'55" East, along the southerly right-of-way line of said Sandy Beach Road, a distance of 80.71 feet for a corner;

THENCE North 87°49'29" East, continuing along the southerly right-of-was line of said Sandy Beach Road, a distance of 132.63 feet to a corner;
THENCE South 0°4'36" West, deprating the southerly right-of-way line of said Sandy Beach Road, a distance of 350.18 feet to a corner;

THENCE South 89°43'06" East a distance of 654.92 feet to a corner;

THENCE South 0°27'00" West a distance of 1681.88 feet to a corner;

THENCE South 0°34'49" West a distance of 231.04 feet to a corner;

THENCE South 88°31'41" West a distance of 851.08 feet to a corner;

THENCE North 1°11'41" East a distance of 260.99 feet corner;

THENCE North 0°16'54" East a distance of 2071.67 feet to the POINT of BEGINNING and containing 1707011.679 square feet, 39.188 Acres of land. more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THE WE, _____, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS

LOT 1-14, BLOCK A, LOT 1-26, BLOCK B, LOT 1-24, BLOCK C,
LOT 1-50, BLOCK D, LOT 1-12, BLOCK E, LOT 1-22, BLOCK F
& LOT 1-16, BLOCK G

S A N D Y B E A C H A D D I T I O N
TARRANT COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOEVER, THE STREETS AND EASEMENTS SHOWN HEREON.

EXECUTED, THIS THE _____ DAY OF _____ 2020

STATE OF TEXAS:
COUNTY OF TARRANT:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE_____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF AZLE, TEXAS.

PRELIMINARY – NOT TO BE FILED OR RECORDED

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. _____

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE_____ DAY OF _____, 2020.

Approved by P & Z
8.20.2020

PRELIMINARY PLAT

LOT 1-14, BLOCK A, LOT 1-26, BLOCK B, LOT 1-24, BLOCK C
LOT 1-50, BLOCK D, LOT 1-12, BLOCK E, LOT 1-22, BLOCK F
& LOT 1-16, BLOCK G

SANDY BEACH ADDITION

BEING A 39.19 ACRE TRACT OF LAND OUT OF THE
W.H.H. MOORE SURVEY - ABSTRACT NO. 1938
& THE H. LAWRENCE SURVEY, ABSTRACT NO. 974
CITY OF AZLE, TARRANT COUNTY, TEXAS

Owner/Developer:
Travis M Boney/Boney James Trust
53 Clistinging Pond
Frisco, Texas 75034
972-979-8524
Contact: Jean Boney

Engineer:
Crannell, Crannell, & Martin Engineering, Corp.
2570 Justin Road, Suite 209
Highland Village, Texas 75077
Jeff Crannell, P.E.
972-691-6633

PLANNING & ZONING

APPROVAL DATE

CHAIRMAN

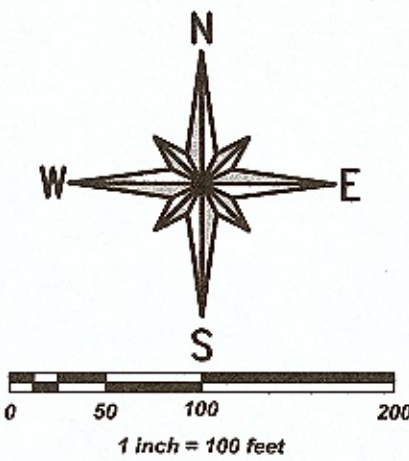
SECRETARY

CITY COUNCIL

APPROVAL DATE

CHAIRMAN

SECRETARY



SURVEYOR'S NOTES:

- Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X", Zone "Y", Shaded and Zone "AE" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0020K, dated September 25, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 149 residential lots and 3 HOA lots.
- Lot 1X, Block B is a drainage easement by this plat.
- Lot 14X, Block B to be dedicated to the City of Azle.
- Lot 14X, Block D to be maintained by HOA.
- The following percentage of lots are required to have a minimum house size:
 - 1,200 sq ft - 50% of total lots
 - 1,400 sq ft - 25% of total lots
 - 1,800 sq ft - 25% of total lots
- Each lot is required to plant two (2) trees in the front yard.

SURVEYOR'S CERTIFICATE:

This is to certify that I, Crystal Robertson, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

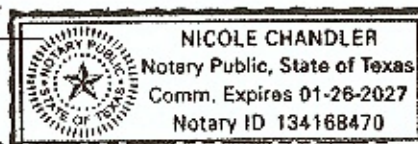
Crystal Robertson
Crystal Robertson
Registered Professional Land Surveyor #5447

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Crystal Robertson, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5 DAY OF November, 2024.

Nicole Chandler
Notary Public in and for the State of Texas



VICINITY MAP

N.T.S.

APPROXIMATE LOCATION OF SURVEY LINE

JOSHUA COOK SURVEY ABSTRACT NO. 1785
WILLIAM LAWRENCE SURVEY ABSTRACT NO. 1938

Lot No.	SF
Lot 1	7,700
Lot 2	6,600
Lot 3	6,600
Lot 4	6,600
Lot 5	6,600
Lot 6	6,600
Lot 7	6,600
Lot 8	6,600
Lot 9	6,600
Lot 10	6,600
Lot 11	7,700
Lot 12	6,824
Lot 13	7,037
Lot 14	6,928
Lot 15	7,640
Lot 16	7,670
Lot 17	7,680
Lot 18	7,691
Lot 19	7,701
Lot 20	7,712
Lot 21	7,722
Lot 22	7,733
Lot 23	7,744
Lot 24	7,754
Lot 25	7,765
Lot 26	10,369

Lot No.	SF
Lot 1	14,947
Lot 2	11,773
Lot 3	7,665
Lot 4	6,799
Lot 5	6,600
Lot 6	6,600
Lot 7	6,600
Lot 8	6,600
Lot 9	6,600
Lot 10	6,600
Lot 11	6,600
Lot 12	6,600
Lot 13	6,600
Lot 14	8,800

Lot No.	SF
Lot 1	9,566
Lot 2	7,670
Lot 3	7,680
Lot 4	7,691
Lot 5	7,701
Lot 6	7,712
Lot 7	7,722
Lot 8	7,733
Lot 9	7,744
Lot 10	7,754
Lot 11	7,765
Lot 12	10,370

Lot No.	SF
Lot 1	8,625
Lot 2	6,900
Lot 3	6,900
Lot 4	6,900
Lot 5	6,900
Lot 6	6,900
Lot 7	6,900
Lot 8	6,900
Lot 9	6,900
Lot 10	6,900
Lot 11	6,900
Lot 12	6,900
Lot 13	6,900
Lot 14	6,900
Lot 15	6,900
Lot 16	6,900
Lot 17	6,900
Lot 18	6,900
Lot 19	6,900
Lot 20	6,900
Lot 21	6,900
Lot 22	6,900
Lot 23	6,900
Lot 24	8,625

Lot No.	SF
Lot 1	10,400
Lot 2	7,812
Lot 3	7,823
Lot 4	7,834
Lot 5	7,844
Lot 6	7,855
Lot 7	7,865
Lot 8	7,876
Lot 9	7,886
Lot 10	7,897
Lot 11	7,908
Lot 12	7,918
Lot 13	10,899
Lot 14	14,561
Lot 15	6,990
Lot 16	6,754
Lot 17	6,600
Lot 18	6,600
Lot 19	6,600
Lot 20	7,150
Lot 21	7,228
Lot 22	10,190

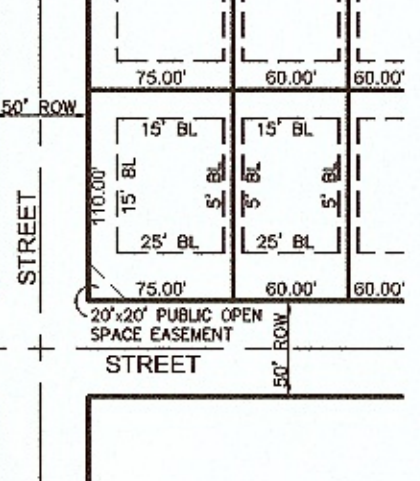
Lot No.	SF
Lot 1	9,200
Lot 2	7,334
Lot 3	7,334
Lot 4	7,334
Lot 5	7,334
Lot 6	7,334
Lot 7	7,334
Lot 8	9,200
Lot 9	9,200
Lot 10	7,334
Lot 11	7,334
Lot 12	7,334
Lot 13	7,334
Lot 14	7,334
Lot 15	7,334
Lot 16	9,200

LEGEND OF ABBREVIATIONS
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
ROW RIGHT OF WAY
IRS 1/2 INCH IRON ROD SET WITH CAP STAMPED "CCM-ENG"
CIRF CAPPED IRON ROD FOUND
C.M. CONTROLLING MONUMENT

FLOODPLAIN/DRAINAGE WAY MAINTENANCE

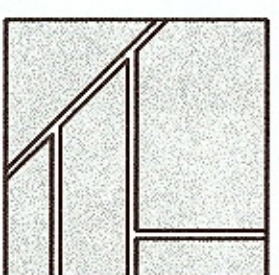
The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, 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 the 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 defined. The County shall not be liable for any damages resulting from the occurrence of the phenomena, not the failure of any structures within the drainage ways. The drainage ways crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.

STANDARD LOT DETAIL



OWNER:

SRP DEVELOPMENT, LLC
500 NORTH CENTRAL EXPRESSWAY,
SUITE NO. 105
PLANO, TEXAS 75074



CCM ENGINEERING
ENGINEER/SURVEYOR
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
(972) 691-6633
TBPE FIRM # 605
TBLF FIRM # 10194794

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS SRP Development, LLC are the owners of a 37.815 acre tract of land situated in the Joshua Cook Survey, Abstract Number 1785, the W.H.H. Moore Survey, Abstract Number 1938 and the William Lawrence Survey, Abstract Number 974, in the City of Azle, Tarrant County, Texas, and being a part of that same tract of land described in deed to SRP Development, LLC, as recorded in Document Number 05245532 of the Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the northernmost northeast corner of said SRP tract, same being the northwest corner of Lot 1, Block 1 of North Timberlake School Addition, an addition to the City of Azle, as recorded in Cabinet B, Page 1054, Plat Records, Tarrant County, Texas and lying on the south right-of-way line of Sandy Branch Road (Variable Width right-of-way);

THENCE S 00° 40' 31" E, departing the south right-of-way line of said Sandy Branch Road, with the westernmost line of said Lot 1, a distance of 350.18 feet to a 1/2 inch iron rod capped "CCM-ENG" set for the southwest corner of said Lot 1;

THENCE N 89° 31' 47" E, with the Westernmost South line of said Lot 1, and the Easternmost North line of said Boney Trust tract, a distance of 654.92 feet to a 5/8-inch capped iron rod found for the Easternmost Northeast corner thereof, same being an interior "ell" corner of said Lot 1;

THENCE S 00° 18' 07" E, with the Southernmost West line of said Lot 1, and the East line of said SRP tract, passing at a distance of 174.55 feet a 1/2-inch iron rod found for the Southernmost Southwest corner of said Lot 1, same being the Westernmost Northwest corner of a tract of land described in Warranty Deed to Tarrant County Water Control and Improvement District Number One, and recorded in Volume 1119, Page 575 (D.R.T.C.T.), and continuing with the West line thereof for a total distance of 1768.88 feet to a 1-inch Iron Pipe found for corner in the west line thereof;

THENCE S 00° 01' 18" E, continuing with the East line of said SRP tract, and the West line of said Tarrant County Water Control and Improvement District Number One tract, a distance of 231.04 feet to a PK Nail found for the Southeast corner of said SRP tract, same being the Northeast corner of a tract of land described in Warranty Deed to Tarrant County Water Control and Improvement District Number One and recorded in Volume 1101, Page 25 (D.R.T.C.T.);

THENCE S 87° 46' 34" E, departing the West line of said first referenced Tarrant County Water Control and Improvement District Number One tract, with the South line of said SRP tract, and the Easternmost North line of said second-referenced Tarrant County Water Control and Improvement District Number One tract, a distance of 851.08 feet to a fence post found for corner at an interior "ell" corner thereof, same being the Southwest corner of said SRP tract;

THENCE S 00° 26' 34" E, with the West line of said SRP tract, and the Northernmost East line of said second-referenced Tarrant County Water Control and Improvement District Number One tract, a distance of 260.99 feet to a point for the Northernmost Northeast corner thereof, same being the Southeast corner of said Malhorta tract, from which a 5/8-inch iron rod found for reference bears North 24 Degrees 57 Minutes West, a distance of 0.5 feet;

THENCE N 00° 28' 13" W, with the East line of said Malhorta tract, and the west line of said SRP tract, a distance of 1572.80 feet to a point for corner;

THENCE N 76° 32' 55" E, departing the East line of said Malhorta Tract, over, across, and upon said SRP tract, a distance of 147.60 feet to a 1/2 inch iron rod capped "CCM-ENG" set for corner at the beginning of a non-tangent curve to the right having a central angle of 12 Degrees 46 Minutes 44 Seconds, a radius of 235.00 feet, and a chord bearing and distance of North 07 Degrees 03 Minutes 51 Seconds West, 52.30 feet;

THENCE in a Northwesterly direction, along said non-tangent curve to the right, an arc length of 52.41 feet to a point for corner;

THENCE N 00° 40' 31" W, a distance of 198.98 feet to a 1/2 inch iron rod capped "CCM-ENG" set for corner at the beginning of a tangent curve to the left having a central angle of 12 Degrees 50 Minutes 16 Seconds, a radius of 200.02 feet, and a chord bearing and distance of North 07 Degrees 05 Minutes 39 Seconds West, 44.72 feet;

THENCE in a northwesterly direction, along said tangent curve to the left, an arc length of 44.82 feet to a 1/2 inch iron rod capped "CCM-ENG" set for corner at the beginning of a reverse curve to the right having a central angle of 12 Degrees 50 Minutes 16 Seconds, a radius of 200.02 feet, and a chord bearing and distance of North 07 Degrees 05 Minutes 39 Seconds West, 44.72 feet;

THENCE in a Northwesterly direction, along said reverse curve to the right, an arc length of 44.82 feet to a 1/2 inch iron rod capped "CCM-ENG" set for corner;

THENCE N 87° 04' 22" E, with the north line of said SRP tract, and the south right-of-way line of said Sandy Branch Road, a distance of 95.05 feet to the POINT OF BEGINNING and containing a total of 37.815 acres, or 1,647,222 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

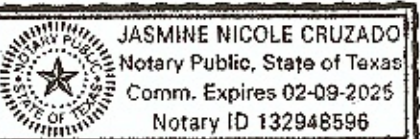
That SRP Development, LLC, does hereby adopt this plat, designating the herein described property as Sandy Beach Addition and does hereby dedicate to the public use forever, the streets and easements as shown hereon.

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared J. Crickott Boney, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of November, 2024.

J. Crickott Boney
Notary Public, State of Texas
My Commission Expires: 2/9/2025



City of Azle, Texas
APPROVED the 17 day of February, 2022
[Signature]
Chairman, Planning and Zoning Commission
[Signature]
P&Z Secretary



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
11/12/2024 02:11 PM
D224203128
Pages: 2
Fees: \$68.00
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

D224203128
11/12/2024 02:11 PM Page: 1 of 2 Fees: \$68.00
PLAT
SUBMITTER: SRP DEVELOPMENT LLC
Mary Louise Nicholson
COUNTY CLERK

FINAL PLAT
SANDY BEACH ADDITION
LOTS 2-14, BLOCK A,
LOTS 1-13, 14X 15-26, BLOCK B,
LOTS 1-24, BLOCK C,
LOTS 1-13, 14X 15-50 BLOCK D,
LOTS 1-16, BLOCK E
LOTS 1-22, BLOCK F
BEING 37.815 ACRES OF LAND SITUATED IN THE
JOSHUA COOK SURVEY, ABSTRACT NUMBER 1785,
THE W.H.H. MOORE SURVEY, ABSTRACT NUMBER 1938
AND THE WILLIAM LAWRENCE SURVEY, ABSTRACT
NUMBER 974
CITY OF AZLE, TARRANT COUNTY, TEXAS
JUNE 2024
SHEET 1 OF 1

ZONING REQUIREMENTS	
LOT AREA	6400 SF
LOT WIDTH	60'
LOT DEPTH	100'
FRONT BUILDING LINE	25'
REAR BUILDING LINE	15'
SIDE BUILDING LINE	5'
SIDE BUILDING LINE (STREET)	15'



Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Consider any action and make a recommendation to the City Council regarding a proposed zoning change request from the Estate One (E-1) District to a Planned Development (PD) District by approving a concept plan for a proposed 18-lot private and gated residential subdivision on approximately 18.297 acres of land situated in the J. Wilcox Survey, Abstract No. 1727, City of Azle, Tarrant County, Texas, and being described as a portion of certain parcel described in deed to Eagle Lot Partners, LLC, recorded in Instrument No. D222170906, Official Records, Tarrant County, Texas. The property is generally located on the north side of Park Street approximately 2,100 feet east of South Ash Avenue. Case No. Z2025-02 This agenda item was tabled from the May 15, 2025 Planning and Zoning Commission meeting.

Background and Explanation:

This agenda item was tabled from the May 15, 2025 Planning and Zoning Commission meeting. The public hearing was conducted and closed at the previous meeting, so there will be no public hearing for this agenda item at this meeting.

The developer has made some changes to the proposed concept plan for this development. A summary of the changes is as follows:

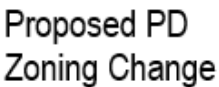
1. Reduced the number of lots from 18 to 16.
2. Street will be a public street to be dedicated to the City of Azle.
3. Cul-de-sac length reduced from 1,200' to 943'
4. Increased average min. lot width from 125' to 139'.
5. Reduced the front setback line from min. 50' to 35'.
6. Reduced side setback line for corner lot from min. 35' to 20'.

The approximate 18.297-acre subject property is currently zoned as Estate One (E-1) and is undeveloped. The applicant is seeking to develop this property as a public single-family residential subdivision consisting of 16 residential lots. With this PD zoning request, there are a few other exceptions to City ordinances being requested. This development would be considered the 2nd phase of the Roeser Addition which the 1st phase PD Zoning was approved back on February 15, 2022 (Ordinance No. 2022-06).

Existing Condition of Property:

The property is currently undeveloped with an existing abandoned gas well pad site.

Aerial of Property:

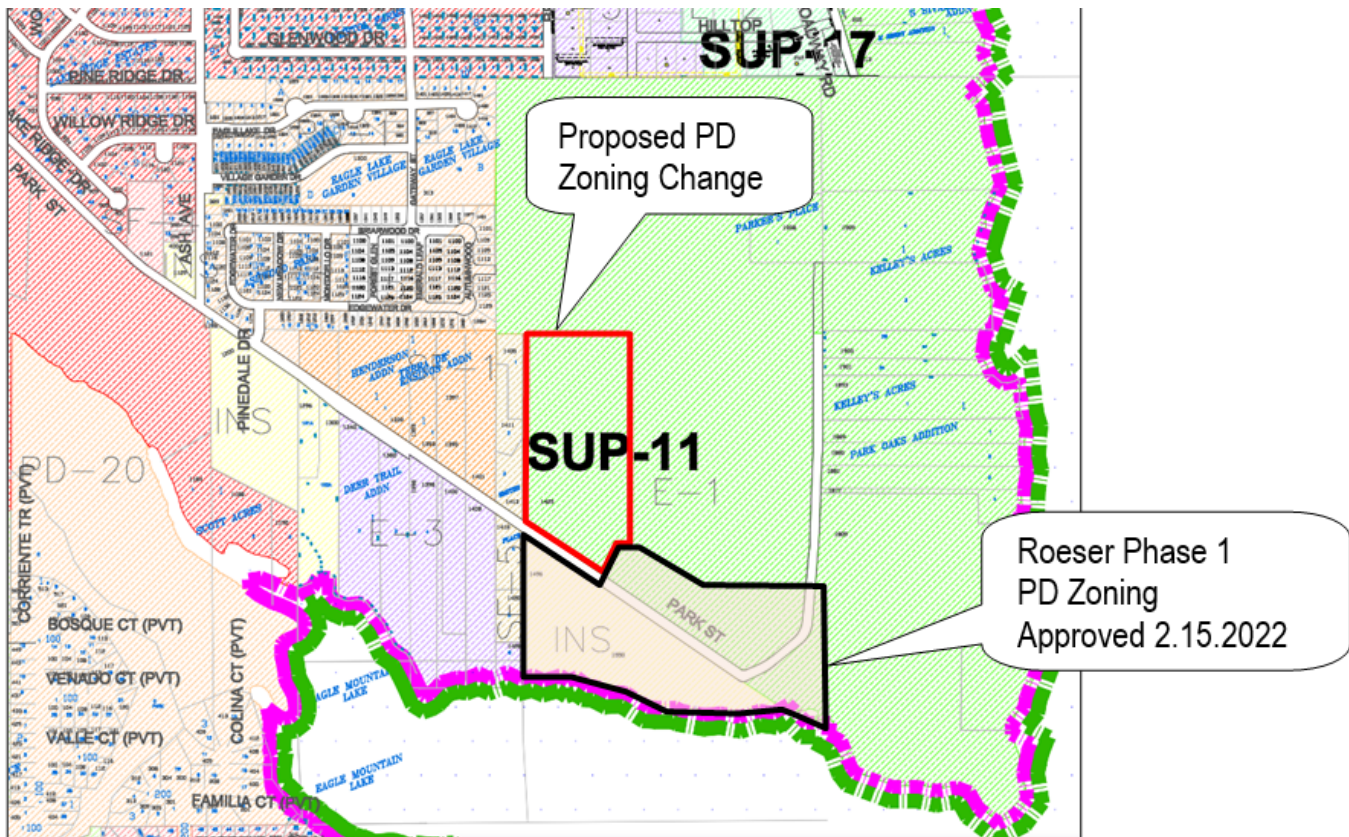


North: Estate One (E-1)

East: Estate One (E-1) and Planned Development (PD) for Roeser Addition Ph. 1

West: Single-Family Five District (SF-5)

Zoning Change Location Exhibit:



Proposed Concept Plan:

The Concept Plan provides for 16 single-family residential lots to be constructed on a public cul-de-sac street on the north side of Park Street. The intent of this PD development is to create a residential subdivision that is similar to the existing large 1-acre lots along Park Street that were zoned as part of the Roeser Addition Phase 1 PD District located to the south and east of this property. The Estate One (E-1) is the base zoning district but there are a few modifications to the E-1 standards that the applicant is requesting for this PD:

- Minimum Average Lot Width: one hundred twenty-five feet (139') in lieu of two hundred feet (200')
- Minimum Corner Lot Width: one hundred eighty feet (208') in lieu of two hundred ten feet (210')
- Minimum Front Setback: Thirty-five feet (35') in lieu of fifty feet (50')
- Reduced side setback line for corner lot from min. 35' to 20'

There are also a few standards within the Subdivision Ordinance that the applicant is requesting to modify specifically for this PD with intentions to maintain the existing rural street sections in this area:

- Street sections would be thirty feet (30') asphalt pavement 1' concrete ribbons and bar ditches on both sides in lieu of street pavement width of thirty feet (30') with curbs and underground stormwater drains. Concrete lining would not be installed in the bar ditches.
- Cul-de-sac for the public street would be longer than the maximum allowed six hundred feet (600') but no longer than twelve hundred feet (943'). Cul-de-sac turnaround at midblock would be provided. The cul-de-sac pavement will still meet City standards.
- The minimum pavement and subgrade thickness shall be designed and constructed to support the imposed weight of an eighty-thousand-pound (80,000#) vehicle, based on the geotechnical report pavement recommendations prepared for the development by a State of Texas Licensed Professional Engineer.

Comprehensive Plan Analysis:

The City of Azle's Comprehensive Master Plan designates this area as "**Suburban Neighborhood**" which is described as "low-to-moderate density residential land uses intermixed with areas of commercial development". This area has a density range of 1 to 8 dwelling units per acre.

Tree Survey/Tree Mitigation:

Section 6.08.003 (3.B) of the Code of Ordinance (Tree Preservation) requires a tree survey and tree mitigation plan to be provided at the time of a Planned Development zoning change application. A tree survey has been provided, and no trees are planned to be removed until time of building permit application for each lot.

Police Impact:

No negative impact anticipated.

Fire Impact:

A cul-de-sac is planned to provide adequate turnaround for emergency vehicles. No negative impact anticipated.

Utilities:

Water - A new 8" water line was installed for the Roeser Phase 1 development and will also serve this development.

Sewer - With no sewer mains nearby, each lot will be served by an onsite septic system.

Storm Water – Storm water and drainage plans will be reviewed at time of Preliminary and Final Plat applications should the zoning change be approved.

Zoning Change Notification Process:

Twelve (12) letters were sent to surrounding property owners as well as the Azle I.S.D. As of May 9, 2025, staff has not received any responses from the public.

Board/Commission/Committee Recommendation:

The proposed Planned Development is in conformance with the City of Azle's Comprehensive Master Plan. The Planning and Zoning Commission has the following options when considering this agenda item:

1. Recommend approval as submitted
2. Recommend approval with modifications
3. Recommend denial
4. Table the case to a future meeting

Staff Recommendation:

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

Attachments:

1. Roeser Ph. 2 - Planned Development Request - Revised 6.5.2025
2. Roeser Ph. 2 Concept Plan - Revised 6.5.2025
3. Roeser Ph. 2 Concept Plan Aerial - Revised 6.5.2025
4. Roeser Addition Ph. 2 PD Narrative Request 5.5.2025
5. Roeser Addition Ph. 2 PD Concept Plan 5.5.2025
6. Roeser Addition Ph. 2 PD Concept Plan Aerial 5.5.2025

EAGLE LOT PARTNERS, LLC
15280 Addison Road, Suite 301
Addison, TX 75001

David Hawkins, Planning Director
City of Azle
505 W. Main Street
Azle, TX 76020

Re: Planned Development (PD) Request
Roeser Tract at Eagle Mountain Lake

This request is to zone the proposed development property as a Planned Development (PD) under the general conditions of Estate One (E-1) District as defined in the City Zoning Ordinance with variances. The proposed variances are to accommodate the physical constraints of the land and existing improvements while remaining consistent with the surrounding community.

The property consists of an 18.297 acre tract of undeveloped land that includes an abandoned gas well pad site (currently zoned E-1). The property is further illustrated and described in the Concept Plan prepared with this request.

This development is planned to re-develop the abandoned gas well site into rural residential estates that are consistent with, and compliment, the existing surrounding residential community. The development will consist of 16 lots (Block 2) that is accessed by a public road connecting to the existing Park St.

To accommodate the physical constraints of the existing roadway, topography, and restrictions adjacent to Roeser Addition, Phase I, variances to the standard Estate One

Zoning District are proposed with this PD. These variances include adjustments to the lot dimension and the roadway street requirements as follows:

Lot Dimensions:

Proposed variances to the standard Estate One District:

- Minimum average lot width: one hundred thirty nine feet (139')

Street Design Requirements:

- Rural Street Section: thirty feet (30') asphalt with roadside ditches in 60' right-of-way
- Cul-de-sac length with turn arounds provided
- Public road not to be subject to cul-de-sac, dead-end, block length requirements within the ordinances
- Monument Entry Signs to be provided along Park Drive at the entrance to the planned development area

To maintain the rural nature of the existing and proposed community the street is proposed as an asphalt street with roadside drainage ditches. The roadway width will be 30'.

To summarize the proposed changes proposed with this Planned Development, the property shall be developed and used in accordance with the provisions of the Zoning Ordinance applicable to the Estate One (E-1) Zoning District, Subdivision Ordinance (SO), and the Design Criteria Manual (DCM) subject to the following:

Zoning Ordinance – Section 5.3 Development Regulations:

	Proposed	E-1 Zoning Standard
Minimum Average Lot Width:	139'	200'
Minimum Width of Corner Lot:	208'	220'
Minimum Street Side Yard of Corner Lot:	20'	35'
Proposed Maximum Height:	2 ½ stories – measured above the front door elevation	
E-1 Standard Maximum Height:		2 ½ stories
HOA will own and maintain the screening wall at entrance.		

Transportation Design Criteria Manual (DCMT) Street System:

DCMT Section 2.2 Streets Required:

Proposed Criteria:

The local streets constructed within the development shall be constructed with asphalt pavement in conjunction with roadside drainage ditches. This street section drains to the roadside ditches and does not require curb and gutter on the edge of pavement.

SO Section 7.5.L (DCMT Section 2.3-4) – Pavement Widths and Right-of-Ways

Existing Criteria:

Minor streets shall have a right-of-way of at least fifty feet (50') and a pavement width of at least thirty feet (30').

Proposed Criteria:

Construction of the street for the development shall have a right-of-way of at least sixty feet (60') and an asphalt pavement width of thirty feet (30') wide from edge of pavement with no curb and gutter required served by a roadside drainage ditch on each side.

SO Section 7.5.H (DCMT Section 2.3.7)

Existing Criteria:

Cul-de-sacs shall not exceed six hundred feet (600') in length and shall have a turnaround of not less than one hundred feet (100') in diameter.

Proposed Criteria:

Cul-de-sac will be longer than six hundred feet (600') with a turnaround pavement diameter of not less than eighty feet (80').

DCMT Section 2.3.9

Proposed Criteria:

The minimum pavement and subgrade thickness for public local streets within the development shall be 4" asphalt pavement on a compacted subgrade, both based on the geotechnical report pavement recommendations prepared for the development by a State of Texas Licensed Professional Engineer.

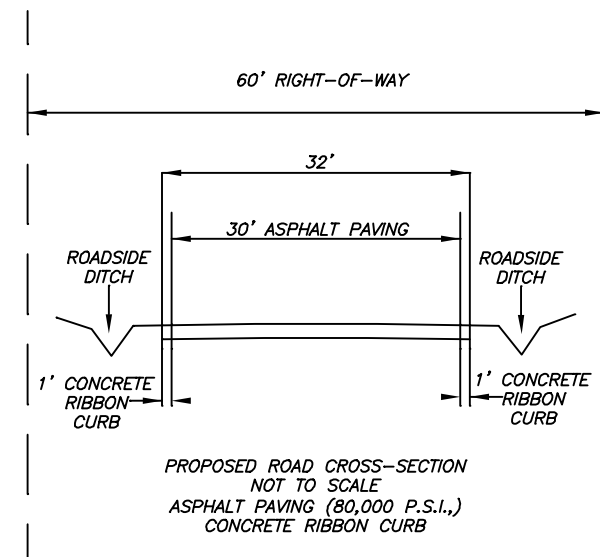
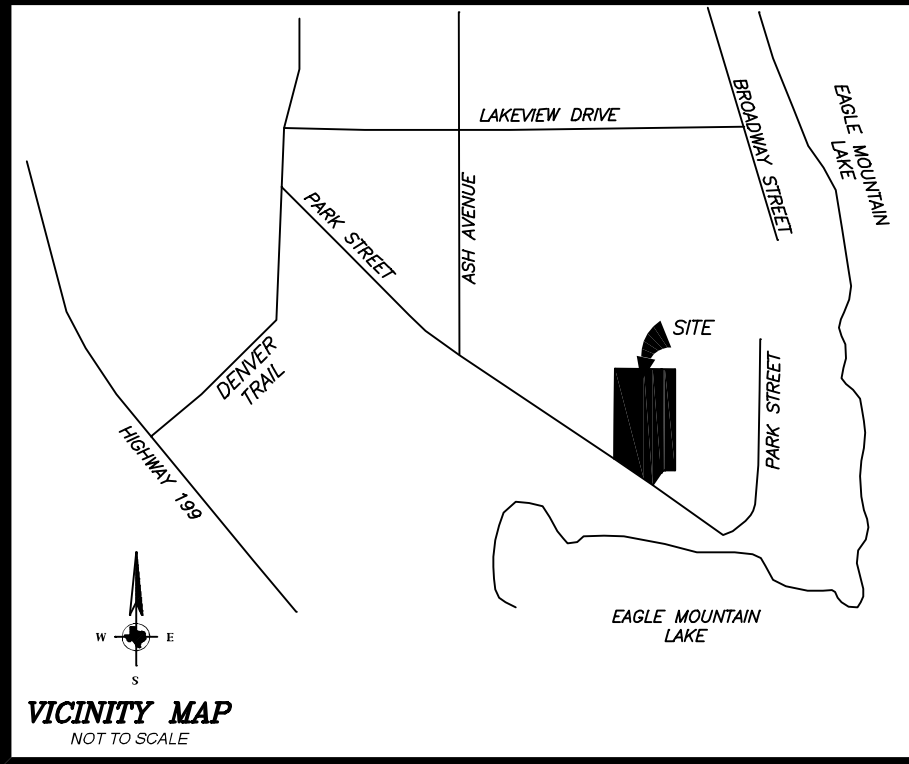
Storm Drainage Improvement Design Criteria Manual (DCMS)

DCMS Section 1.2.11 Full Concrete Lining

Proposed Criteria:

Roadside ditches including ditches along common access drives within the development shall not require concrete lining.

Subdivision will comply with the iSWM drainage criteria at the time of platting with civil engineering plans.



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	120.16'	118.36'	S 17°18'33" W	34°25'26"

Revised 6.5.2025

FIELD NOTES:

18.297 acres of land situated in the J. WILCOX SURVEY, Abstract No. 1727, Tarrant County, Texas, being a portion of that certain tract of land described by deed to Eagle Lot Partners, LLC. recorded in Instrument No. D222170906, Official Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod capped MIZELL 6165 set for the Northwest corner of that certain tract of land described by deed to Gregory C. Fox and Lynda J. Fox recorded in Instrument No. D222171781, Official Records, Tarrant County, Texas, from which a pipe found being per deed call the Northeast corner of said J. WILCOX SURVEY, Abstract No. 1727 and the Northeast corner of said Eagle Lot Partners tract, bears S 89°54'10" E, 967.85 feet;

THENCE S 00°00'47" W, along the West line of said Fox tract, 1144.07 feet to a 1/2" iron rod capped MIZELL 6165 set for the Southwest corner of said Fox tract for the North line of a 25' private alley, on recorded plat for Roeser Addition, an Addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Instrument No. D224056965, Official Records, Tarrant County, Texas;

THENCE WEST, along the North line of said 25' private alley, 115.04 feet to a 1/2" iron rod capped MIZELL 6165 set for the beginning of a curve to the left whose radius is 55.00 feet and whose chord bears S 62°15'38" W, 51.20 feet;

THENCE along said curve in a Southwesterly direction along the North line of said 25' through a central angle of 55°28'45" a distance of 53.26 feet to a 1/2" iron rod capped MIZELL 6165 set;

THENCE S 34°31'16" W, along said 25' private alley, 167.85 feet to a 1/2" iron rod capped MIZELL 6165 set for the North line of Park Street;

THENCE N 55°28'44" W, along the North line of said Park Street, 518.92 feet to a 1/2" iron rod capped MIZELL 6165 set for the West line of said Eagle Lot Partners tract and for the West line of Lot 3, Smith's Place Addition, an Addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Volume 388-203, Page 64, Plat Records, Tarrant County, Texas, from which, a 1/2" iron rod capped GRAHAM & ASSOC INC found for the Northwest corner of Lot 1, Block 1, of said Roeser Addition bears S 00°03'55" W, 72.77 feet;

THENCE N 00°03'55" E, along the common line of said Eagle Lot Partners tract and said Smith's Place Addition, 549.67 feet passing a railroad spike found for the Northeast corner of Lot 2 of said Smith's Place Addition and for the Southeast corner of Lot 1, of said Smith's Place Addition, continuing in all, 1013.27 feet to a 1" iron rod found for the Northwest corner of said Eagle Lot Partners tract and the Northeast corner of said Lot 1, Smith's Place Addition, from which, a 3/4" iron rod found for the Northwest corner of said Lot 1, Smith's Place Addition bears N 89°54'10" W, 144.21 feet;

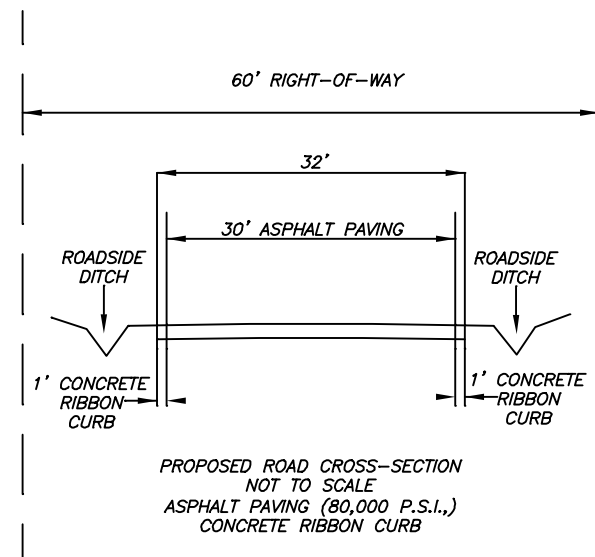
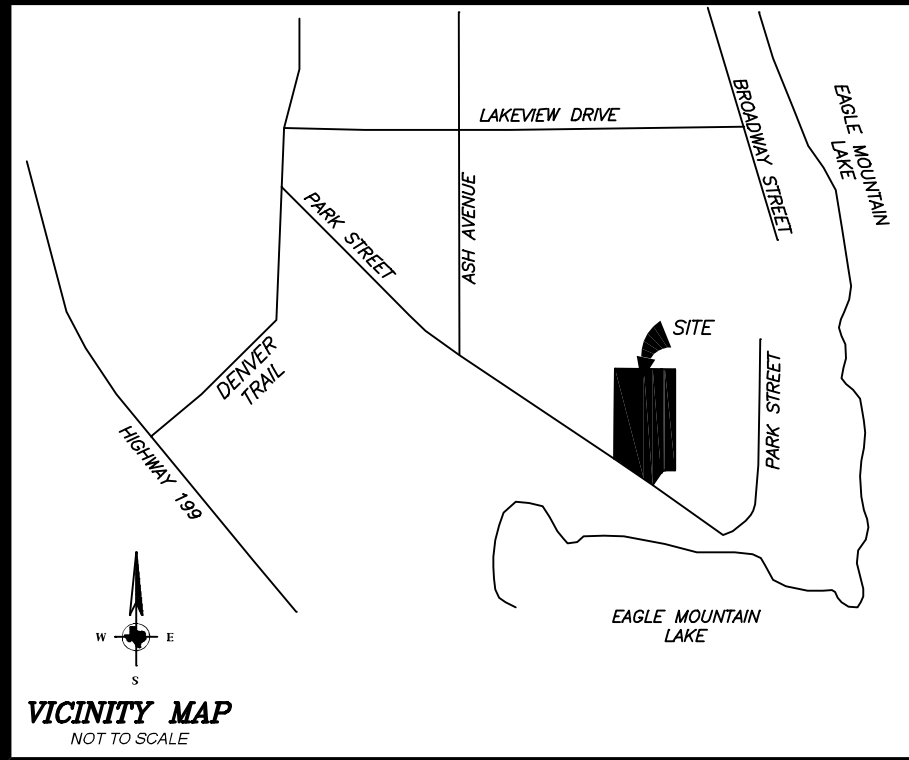
THENCE S 89°54'10" E, along the North line of said Eagle Lot Partners tract, 682.14 feet to the POINT OF BEGINNING and containing 18.297 acres of land.

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

FOR REVIEW ONLY

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND JANUARY 16, 2025
REVISED MARCH 31, 2025 (CITY COMMENTS)
REVISED APRIL 22, 2025 (REV. WATER LINE)
REVISED MAY 05, 2025 (CITY COMMENTS)
REVISED MAY 22, 2025 (NEW LOT LAYOUT)
REVISED MAY 29, 2025 (ADD B.L.'S AND ST. INFO.,

*Concept Plan
Lots 1-16, Block 2, of
Roeser Addition, Phase II,
an Addition to the City of Azle,
Tarrant County, Texas.
BEING 18.297 ACRES OF LAND SITUATED IN
THE J. WILCOX SURVEY, ABSTRACT NO. 1727,
TARRANT COUNTY, TEXAS, AND BEING A
PORTION OF EXHIBIT A, MAP NO. 1-1-1-1, C.O.
RECORDED IN INSTRUMENT NO. 0222170906,
OFFICIAL RECORDS, TARRANT COUNTY, TEXAS.*



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	120.16'	118.36'	S 17°18'33" W	34°25'26"

Revised 6.5.2025

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Lots 1-16, Block 2, of
Roeser Addition, Phase II,
an Addition to the City of Azle,
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BEING 18.297 ACRES OF LAND SITUATED IN THE J. WILCOX SURVEY, ABSTRACT NO. 1727, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF EAGLE LOT PARTNERS, LLC., RECORDED IN INSTRUMENT NO. D222170906, OFFICIAL RECORDS, TARRANT COUNTY, TEXAS.

EAGLE LOT PARTNERS, LLC
15280 Addison Road, Suite 301
Addison, TX 75001

David Hawkins, Planning Director
City of Azle
505 W. Main Street
Azle, TX 76020

Re: Planned Development (PD) Request
Roeser Tract at Eagle Mountain Lake

This request is to zone the proposed development property as a Planned Development (PD) under the general conditions of Estate One (E-1) District as defined in the City Zoning Ordinance with variances. The proposed variances are to accommodate the physical constraints of the land and existing improvements while remaining consistent with the surrounding community.

The property consists of an 18.297 acre tract of undeveloped land that includes an abandoned gas well pad site (currently zoned E-1). The property is further illustrated and described in the Concept Plan prepared with this request.

This development is planned to re-develop the abandoned gas well site into rural residential estates that are consistent with, and compliment, the existing surrounding residential community. The development will consist of 18 lots (Block 2) that is accessed by a private access drive connecting to the existing Park St.

To accommodate the physical constraints of the existing roadway, topography, and restrictions adjacent to Roeser Addition, Phase I, variances to the standard Estate One

Zoning District are proposed with this PD. These variances include adjustments to the lot dimension and the roadway street requirements as follows:

Lot Dimensions:

Proposed variances to the standard Estate One District:

- Minimum average lot width: one hundred twenty-five feet (125')
- Lot 17 will have a minimum lot width of sixty-five feet (65')

Street Design Requirements:

- Rural Street Section: thirty feet (30') asphalt with roadside ditches in 60' easement
- Cul-de-sac length for private road with turn arounds provided
- Private access drive; however, not be subject to other cul-de-sac, dead-end, block length requirements within the ordinances
- Monument Entry Signs to be provided along Park Drive at the entrance to the planned development area

To maintain the rural nature of the existing and proposed community the street is proposed as an asphalt street with roadside drainage ditches. The roadway width will be 30'.

To summarize the proposed changes proposed with this Planned Development, the property shall be developed and used in accordance with the provisions of the Zoning Ordinance applicable to the Estate One (E-1) Zoning District, Subdivision Ordinance (SO), and the Design Criteria Manual (DCM) subject to the following:

Zoning Ordinance – Section 5.3 Development Regulations:

	Proposed	E-1 Zoning Standard
Minimum Average Lot Width:	125'	200'
Minimum Width of Corner Lot:	180'	220'
Minimum Side Yard of Corner Lot:	35'	35'
Proposed Maximum Height:	2 ½ stories – measured above the front door elevation	
E-1 Standard Maximum Height:	2 ½ stories	

HOA will own and maintain the street, bar ditches, storm drain, and screening wall at entrance.

Transportation Design Criteria Manual (DCMT) Street System:

DCMT Section 2.2 Streets Required:

Proposed Criteria:

The local streets constructed within the development shall be constructed with asphalt pavement in conjunction with roadside drainage ditches. This street section drains to the roadside ditches and does not require curb and gutter on the edge of pavement.

SO Section 7.5.L (DCMT Section 2.3-4) – Pavement Widths and Right-of-Ways

Existing Criteria:

Minor streets shall have a right-of-way of at least fifty feet (50') and a pavement width of at least thirty feet (30').

Proposed Criteria:

Construction of the street for the development shall have an easement of at least sixty feet (60') and an asphalt pavement width of thirty feet (30') wide from edge of pavement with no curb and gutter required served by a roadside drainage ditch on each side.

SO Section 7.5.H (DCMT Section 2.3.7)

Existing Criteria:

Cul-de-sacs shall not exceed six hundred feet (600') in length and shall have a turnaround of not less than one hundred feet (100') in diameter.

Proposed Criteria:

Cul-de-sac will be longer than six hundred feet (600') with a turnaround pavement diameter of not less than one hundred feet (100').

DCMT Section 2.3.9

Proposed Criteria:

The minimum pavement and subgrade thickness for public local streets within the development shall be 4" asphalt pavement on a compacted subgrade, both based on the geotechnical report pavement recommendations prepared for the development by a State of Texas Licensed Professional Engineer.

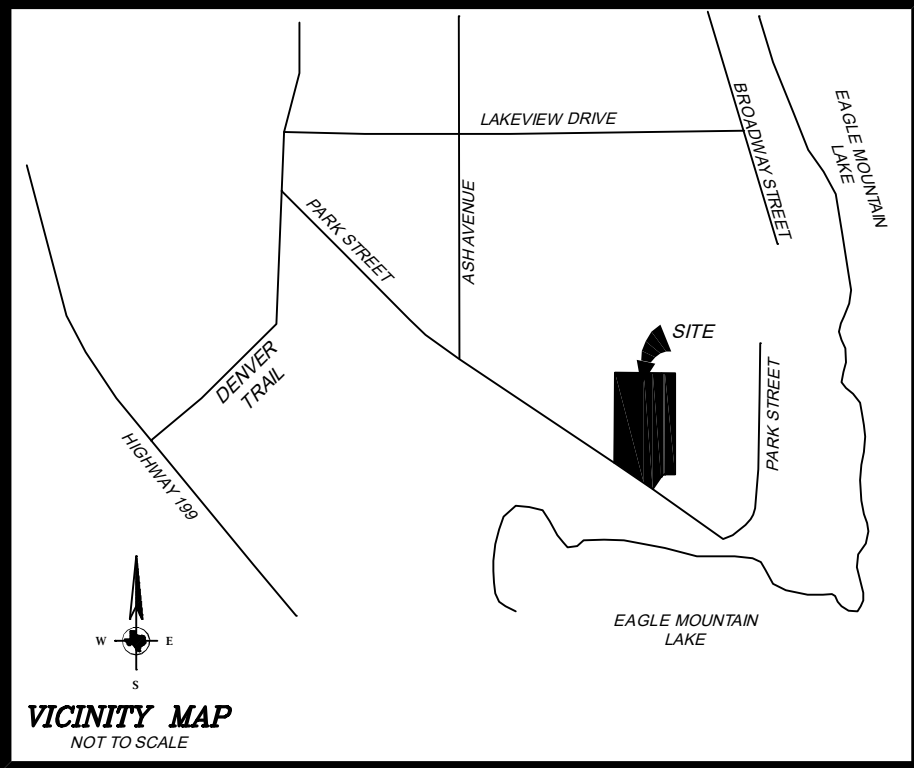
Storm Drainage Improvement Design Criteria Manual (DCMS)

DCMS Section 1.2.11 Full Concrete Lining

Proposed Criteria:

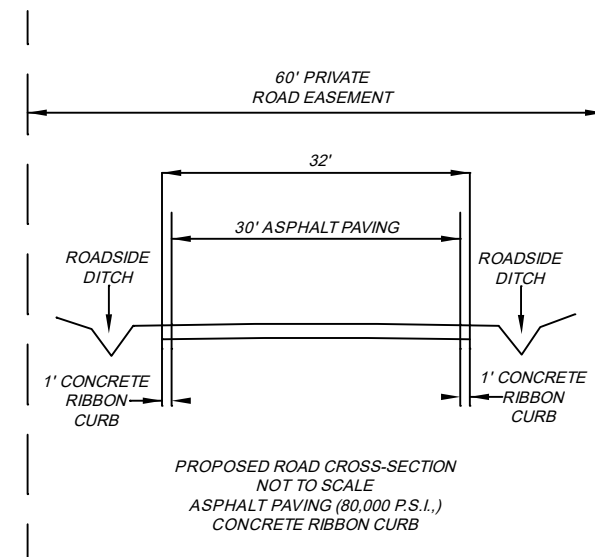
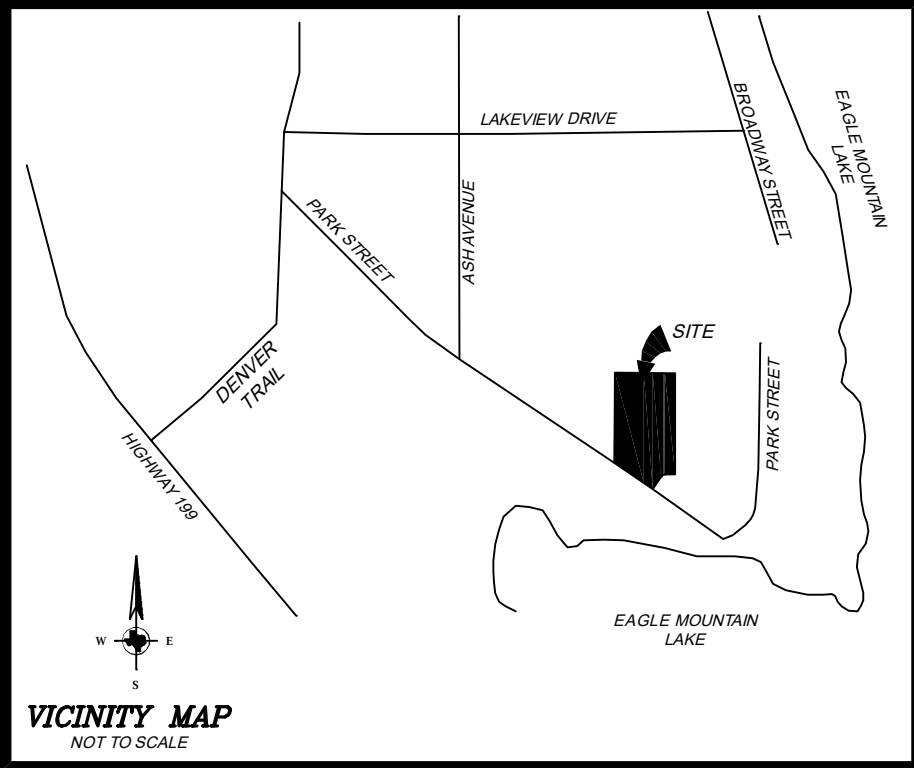
Roadside ditches including ditches along common access drives within the development shall not require concrete lining.

Subdivision will comply with the iSWM drainage criteria at the time of platting with civil engineering plans.



THENCE S 89°54'10" E, along the North line of said Eagle Lot Partners tract, 682.14 feet to the POINT OF BEGINNING and containing 18.297 acres of land.

25020 NLR



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**Concept Plan
Lots 1-18, Block 2, of
Roeser Addition, Phase II,
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BEING 18.297 ACRES OF LAND SITUATED IN THE J.
WILCOX SURVEY, ABSTRACT NO. 1727, TARRANT COUNTY,
TEXAS, AND BEING A PORTION OF EAGLE
LOT PARTNERS, L.P., AN INTEREST
NO. D222170906, OFFICIAL RECORDS, TARRANT
COUNTY, TEXAS.



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: 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 a definition for “Vehicle Repair”.

Background and Explanation:

Staff received a request for determination of a land use called “Vehicle Repair” that is listed on the Permitted Use Schedule (Section 4.10 of the Zoning Ordinance) but is not defined within Section 3.2 of the Azle Zoning Ordinance. See Zoning Ordinance - Section 4.10 - Permitted Use Schedule below:

Commercial Uses	O	CBD	INS	C	HC	IND
Vehicle repair					S	P

Any land use determination made would not be for a specific property but for all properties under a zoning classification. The nearest land use and definition within the Zoning Ordinance is "Quick Vehicle Servicing" which is defined as *"A business providing service to the motoring public. Such uses can include gasoline sales, light repair, tune-ups, oil changes, transmission or drive train repairs to automobiles or light trucks. No outside storage of any automobiles or materials such as tires, auto parts, etc., is allowable. The sale of motor vehicles shall be prohibited."*

Both the Planning and Zoning Commission and City Council reviewed the request and confirmed that a new definition for "Vehicle Repair" is needed to be added to the Zoning Ordinance and offered some recommendations on the proposed text. The Planning and Zoning Commission discussed this request at the May 1, 2025 meeting and recommended the new definition for "Vehicle Repair" be written as *"An establishment which may provide services of automotive repair, automotive tune-up, or lubrication service, which allows for the repair, rebuilding, or reconditioning of motor vehicles and trailers; including collision repair and painting and storage of vehicles for repair, and business use."* On May 20, 2025, the City Council supported the request for a new definition and recommended some additional language be added that addresses screening of outside storage and type of vehicles being serviced.

Current Text Language:

Zoning Ordinance - Section 3 Definition - None

Proposed Text Amendment:

At the May 20, 2025 meeting, the City Council directed City staff to proceed forward with a Code Amendment to consider adding a new definition for "Vehicle Repair". Below is a proposed new definition in red text. City staff also conducted the benchmarking of other cities' development

ordinances as it pertains to the use of Vehicle Repair for comparison and is included in this packet.

Zoning Ordinance - Section 3.2 - Definition - Add the following new definition:

VEHICLE REPAIR: An establishment which may provide services of automotive repair, automotive tune-up, or lubrication service, which allows for the repair, rebuilding, or reconditioning of motor vehicles and trailers that are not considered a Heavy Load Vehicle; including collision repair and painting and storage of vehicles for repair, and business use. Any outside storage of vehicles or equipment is required to be screened with a wall or fence.

HEAVY LOAD VEHICLE: A pickup truck having a manufacturer's Gross Vehicle Weight Rating (GVWR) of greater than fourteen thousand (14,000) pounds; any other self-propelled vehicle having a manufacturer's Gross Vehicle Weight Rating (GVWR) of greater than eleven thousand (11,000) pounds, such as tractor-trailers, buses, box vans, and other similar vehicles; or any towed vehicle with a manufacturer's Maximum Loaded Trailer Weight (MLTW) greater than eleven thousand (11,000) pounds or more than two (2) axles, such as flatbed trailers, utility trailers, and cargo trailers. Heavy Load Vehicle does not include Recreational Vehicles or Agricultural Vehicles and Equipment. The term "truck" shall be construed to mean "Heavy Load Vehicle" unless specifically stated otherwise. For dispute resolution, the owner shall provide proof of the weight of vehicle.

Board/Commission/Committee Recommendation:

After the conclusion of the public hearing, the P & Z Commission may make a recommendation on the proposed amendments to the Zoning Ordinance pertaining to the definition for "Vehicle Repair". Any recommendation will be forwarded to the City Council for final action.

Staff Recommendation:

Staff forwards this proposed code amendment for P & Z Commission consideration.

Attachments:

1. Vehicle Repair Definition Benchmarking
2. Email from Requestor - Vehicle Repair Definition

Land Use Determination - Vehicle Repair Definition

4.22.25

Comparison City/Town	Definitions		
Argyle	Motor Vehicle Repair and Services, <i>Major</i> means an establishment engaged in the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including, but not limited to body work, framework, welding, overall painting, and tire replacement and disposal.	Motor Vehicle Repair and Services, <i>Minor</i> means an establishment engaged in minor repairs of engines, motor vehicles, or trailers that does not require the removal of the engine head or pan, engine, transmission, or differential of a vehicle, including, but not limited to minor repair or maintenance, oil changing, minor interior upholstery work, glass repair and tinting, and any sales of parts to be installed on-site through these services. Vehicles which are inoperative or are being repaired may not remain parked outside these facilities for a period greater than 48 hours.	
Arlington	Auto Service Center A facility or area for the servicing and minor repair of motor vehicles within enclosed service bays or stalls. Typical services include the retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work including the replacement of new or reconditioned parts in motorized vehicles of 10,000 pounds or less gross vehicle weight. This definition includes quick-lube shops and tire shops, but does not include any operation included in the definition of “Auto Repair Garage, Major.”	Auto Repair Garage, Major A facility or area for one or more of the following activities: a.) Reconditioning of any type of motorized vehicle, including any repairs made to vehicles over 10,000 pounds gross vehicle weight. b.) Collision services, including body, frame, or fender straightening or repair. c.) Overall painting of vehicles or painting of vehicles in a paint shop or paint booth. d.) Dismantling of motorized vehicles in an enclosed structure.	
Azle	None		
Colleyville	<i>Auto Repair Shop.</i> Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; mufflers; automobile washing, steam cleaning, and polishing; performing state inspections and making minor repairs necessary to pass said inspection; servicing of air conditioning systems, and other similar minor services for motor vehicles except heavy load vehicles, or any other similar use. Major repair, rebuilding, or reconditioning of engines or transmissions for motor vehicles; wrecker service with vehicle storage; collision services including body, frame or fender straightening or repair; customizing; overall painting or paint shop; and other similar uses.		
Denton	Automotive Repair Shop, Major: An establishment primarily engaged in providing major automotive repair services such as engine and drive train repair, body work, mechanical servicing, and/or painting.	Automotive Repair Shop, Minor: An establishment primarily engaged in providing minor automotive repair services such as lubrication, oil and tire changes, and tune-ups, brake repair, tire replacement, detailing and polishing, paint-less repair, window tinting, vehicle wraps, and audio installation. Major repairs such as automotive bodywork or painting or repair of engines or drive trains shall not be provided.	
Flower Mound	<i>Auto service center</i> means an establishment providing general repair and servicing of motor vehicles. Such repair and servicing may include oil change and tire rotations; window tinting and car wrapping; reconditioning of engines, air conditioning systems, and transmissions; wrecker service; replacement or repair of brakes, shock absorbers, tires, batteries, mufflers, or upholstery, and other similar mechanical or electronic components. In no instance shall such establishment include services related to an "auto painting or body shop." This use may include gasoline sales as an accessory use.	Repair services, <i>general</i> , means an establishment engaged in the repair of trucks, buses, agricultural equipment, construction equipment or other heavy equipment.	Repair services, <i>limited</i> , means an establishment engaged in the repair of personal apparel and household appliances, furniture, and similar items, excluding repair of motor vehicles. Typical uses include, but are not limited to, apparel repair and alterations, small appliance repair, bicycle repair, lawn mower repair, clock and watch repair, and shoe repair shops.
Fort Worth	<i>GARAGE, PUBLIC.</i> A building other than a private or storage garage used for the care or repair of self-propelled vehicles or where such vehicles are kept for remuneration, hire or sale.	From Supplemental Use Standards, Use Index, and District Use Table station; Includes: full service for minor auto repairs, lube and oil changes or maintenance; gasoline sales. Listed in: Nonresidential use table/commercial uses/vehicle sales and service. AUTOMOTIVE REPAIR; PAINT AND BODY SHOP. Automotive repair and lubrication, oil changes, paint and body work and other maintenance services.	
Grapevine	Automotive repair <i>garage.</i> A garage or portion thereof in which automotive repair and maintenance takes place, including, but not limited to, automotive mechanical work and automotive body work, but excluding the outdoor storage of automotive parts or inoperative automobiles.	<i>Gasoline service station</i> shall mean a place or establishment where gasoline, oil, grease or motor vehicle accessories are sold, supplied or dispensed to the retail motor vehicle trade, or the minor repair of motor vehicles is performed, or the washing of motor vehicles.	
Keller	<i>Automobile Repair, Heavy Load Vehicles</i> - Repair or reconditioning of engines, air conditioning systems and transmissions for heavy load vehicles, including wrecker services; collision services, including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust-proofing.	<i>Automobile Repair, Major</i> - Automotive repair uses (including Auto Repair, moderate uses) for automobiles, boats, motorcycles, and light load vehicles that require heavy machinery and/or can be expected to generate noises and vapors not compatible with adjacent residential or retail uses. Examples include general repair or reconditioning of engines, air conditioning systems and transmissions for automobiles, boats, motorcycles, and light load vehicles (but not for heavy load vehicles), wrecker services; collision services, including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; upholstery; undercoating and rust-proofing.	<i>Automobile Repair, Minor</i> - Those automotive repair uses (including Auto Repair, sales and service uses) for automobiles, boats, motorcycles, and light load vehicles that generate mild noise and some vapors but generally support regularly required vehicle maintenance. Examples include tires and tubes; diagnostic services; minor motor services such as grease; tune-ups; emergency road service; oil and filter changes; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; and normal servicing of air-conditioning systems.
		<i>Automobile Repair, Sales and Service</i> - Automobile repair uses that include light servicing or repair of automobiles, boats, motorcycles, and light load vehicles that does not generate noise or excess vapors and where services could be performed within a completely enclosed structure. These uses may incorporate retail sales. Examples include technology upgrades, windshield repairs and replacement, radio and electronic repairs and replacement, some customization or adding or accessories, battery replacement, spark plug replacement, some diagnostic services, and adding of fluids.	

North Richland Hills	Automobile inspection station means a facility which performs inspections of and affixes inspection stickers to vehicles for compliance with applicable state motor vehicle inspection laws. No repairs are performed other than the minor replacement of items associated with the automobile inspection process.	Automobile <i>lubrication center</i> means facilities which perform retail sales of motor fuels and perform routine tune-up services of motor vehicles, including the replacement of elements and fluids which are expected to be routinely replaced on a frequent basis such as engine oils, lubrications, brake fluids, transmission and power steering fluids, spark plugs, and filters.	Automobile repair means general repair or replacement of parts, tires, tubes, and batteries; diagnostic services; reconditioning of engines; general servicing such as grease, oil, spark plug, and filter changing; tune-ups; towing and emergency road service; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making repairs necessary to pass said inspection; normal servicing of air conditioning systems; and other similar services for motor vehicles, except paint and body repair.	Paint and body shop means an automobile related use where vehicles are repainted, the exterior repaired and replaced, frames straightened, damaged panels repaired and replaced, and window glass is repaired and replaced.	Service station. An establishment for the retail sales of petroleum products and automotive accessories which may include minor automotive service and repair only as an incidental activity to such retail sales, but not including the overhaul of major automobile components, body work, or repair of heavy trucks.
Roanoke	Automobile repair garage means an establishment providing major or minor automobile repair services to all motor vehicles except heavy load vehicles.	Automobile repair, major, means general repair or reconditioning of engines, air conditioning systems and transmissions for motor vehicles; wrecker service; collision repair services including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rustproofing; those uses listed under "Automobile repair, minor" and other similar uses.	Automobile repair, minor, means minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tuneups; emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile repair, major" or any other similar use. Vehicles which are inoperative or are being repaired may not remain parked outside these facilities for a period greater than 48 hours.	Automotive gasoline or motor fuel service station means any building, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of automotive fuels, lubricants and automobile accessories, including those operations listed under "Automobile repair, minor." Vehicles which are inoperative or are being repaired may not remain parked outside these facilities for a period greater than 48 hours.	
Saginaw	Auto paint and body shop. An automotive shop with a primary purpose of repairing and painting the outside surfaces of automobiles, trucks, and vans, and repairing and replacing the upholstery of such vehicles.	Auto repair garage. An enclosed facility designed for the repair and maintenance of automobiles, trucks, and vans with outside storage allowed but no outside repair or maintenance conducted.	Auto service station. An establishment for the retail sales of petroleum products, automobile accessories, auto tune-up, muffler installation incidental to the primary use, tire installation or repair, oil change or other lubricate services, in which all services provided and all storage, supplies, parts, equipment, and accessories are indoors, with the exception of fuel-dispensing operations.	Auto service station, light maintenance. A premise where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tune-ups, lubrication, minor repairs, and carburetor cleaning are conducted. Service stations shall include automobile inspection services, but shall not include areas where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted.	Garage, repair. A building or space for the repair or maintenance of motor vehicles, not including factory assembly of vehicles, auto wrecking establishments, or junkyards.
Southlake	AUTOMOBILE SALES AREA - An open area or lot used for the display or sale of automobiles, where no repair work is done except minor reconditioning of the cars to be displayed and sold on the premises, and where no dismantling of cars or sale or keeping of used car parts or junk on the premises is done.	GARAGE, PUBLIC - A building or portion thereof designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.	Light Industrial. "...Land uses which will generally be found within this district will be a mixture of uses involving fabrication, manufacturing, assembly, processing, distribution, sale of and repair of materials, goods, parts, products, equipment, machinery, and other such operations incidental to industrial uses. These sites are not designed to be located contiguous to residentially zoned properties and should be located in such a manner as to preclude the necessity to transit through residentially zoned areas to reach these sites. This zoning district classification shall be located in those areas designed to accommodate industrial development by the provision of appropriate supporting utility infrastructure and with appropriate access to arterial level thoroughfares designed to accommodate industrial level traffic. This zoning category is not appropriate for environmentally sensitive areas."	Corridor Overlay Zone. "...It is intended to be a mixture of light industrial, large scale retail and wholesale uses. It may include auto service and repair uses. "	
Weatherford	Auto accessories/auto parts store. Uses involving the retail sale of aftermarket auto accessories and parts. Installation is customarily completed by the purchaser at home or onsite while the purchaser waits. Examples of accessories or parts sold in this category include alarms, batteries, bumpers, filters, lights, motor oil and related accessories, pickup liners, pickup bed caps, stereos, tires, wheels, and windshield wipers. Does not include uses categorized as auto repair or auto quick lube/oil change/state vehicle inspection.	Auto quick lube/oil change/state vehicle inspection. Uses involving the primary activities of oil change and state vehicle inspections. Customary accessory uses are preventative maintenance activities such as the changing of fluids, filters, or lights. Does not include uses categorized as auto accessories/auto parts store or auto repair.	Auto rental. Uses involving the short-term rental of cars, motorcycles, and other vehicles that do not require a class A or B driver license to operate. Customary accessory uses include office and auto repair.	Auto repair. Uses involving the servicing or maintenance of autos. Examples of work performed include body, brakes, engines, glass, paint, transmissions, and upholstery. Does not include uses categorized as auto accessories/auto parts store or quick lube/oil change/state vehicle inspection.	Auto sales and service. Uses involving the sale or lease of autos, motorcycles, and other vehicles that do not require a class A or B driver license to operate. Customary accessory uses include office and auto repair.
Westlake	Listed in use charts, but no definition: AUTO SERVICES: Truck/trailer rental; Auto body repair; Auto mechanical repair; Quick lube/oil change; Vehicle maintenance (private)				

From: [Tom Cleary](#)
To: [Hawkins, David](#)
Subject: RE: Azle, TX - 501 Red Bud Drive (New Development)
Date: Thursday, April 17, 2025 2:46:14 PM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)

David,

As we've discussed, we'd like to move forward with entitlements for a new development at 501 Red Bud Drive, Azle, TX, under the by right use of "Vehicle Repair" in the Industrial zoning, which the subject property is currently in. However, I understand that while "Vehicle Repair" is a permitted use, there currently is no such definition for "Vehicle Repair".

Thus, I'd like to make a request to the city of Azle to determine a definition for said use, and suggest the following:

"Vehicle repair" means an area or building which may provide services of major automotive repair, automotive tune-up or lubrication service; and allows the repair, rebuilding or reconditioning of engines, motor vehicles and trailers; including collision repair and painting and storage of vehicles."

Please let me know if you need any other information.

Thanks,

Tom Cleary
GMX Real Estate Group, LLC
3000 Dundee Road, Suite 408 | Northbrook, IL 60062
M: 309.825.8513 | E: tcleary@gmxre.com | W: www.gmxre.com



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: 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 amendments to the minimum lot width regulations within the single-family residential zoning districts.

Background and Explanation:

At the City Council meeting on May 6, 2025, there was a discussion about the current minimum lot widths for all single-family residential zoning districts in Azle. When Ordinance No. 2022-18 was approved on August 8, 2022, only the min. lot sizes and house sizes were amended and increased but not the min. lot widths. Council expressed a concern that the min. lot widths were not proportional to the new larger lot sizes and directed City staff to proceed forward with a Code Amendment to address the min. lot width requirements.

Current Text Language:

Zoning Ordinance - Sections 5-13 are the SF Districts with the minimum lot widths.

Zoning Districts = Legacy	L	E-1	E-2 (L)	E-3 (L)	SF-1	SF-2 (L)	SF-3	SF-3.5	SF-4 (L)	SF-5 (HUD)
Min. Lot Size (sq. ft.)	1 ac	32,670	20,000	21,780	7,500 (14,520)	14,520	6,500	6,000 (14,520)	6,000	
Min. Lot Width	200'	160'	100'	75'	75'	65'	65'	50'	60'	
Min. Lot Width - Corner Lot	210'	170'	110'	90'	90'	90'	90'	60'	60'	
Min. Lot Width - Cul-de-sac	60'	50'	40'	40'	40'	40'	40'	30'	40'	

Proposed Text Amendment:

Below is a table consisting of the proposed changes to the minimum lot widths. The proposed additions/changes are in red text. City staff also conducted the benchmarking of other cities' development ordinances as it pertains to the minimum lot widths for their respective SF Districts for comparison and is included in this packet.

Zoning Ordinance - Section 4.10 - Permitted Use Schedule

Zoning Districts L = Legacy	E-1	E-2 (L)	E-3 (L)	SF-1	SF-2 (L)	SF-3	SF-3.5	SF-4 (L)	SF-5 (HUD)
Min. Lot Size	1 ac	32,670	20,000	21,780	7,500	14,520	6,500	6,000	6,000

(sq. ft.)					(14,520)			(14,520)	
Min. Lot Width	200'	160'	120'	120'	105'	105'	105'	105'	60'
Min. Lot Width - Corner Lot	210'	170'	130'	130'	115'	115'	115'	115'	60'
Min. Lot Width - Cul-de-sac	60'	60'	50'	50'	40'	40'	40'	30'	40'

Board/Commission/Committee Recommendation:

After the conclusion of the public hearing, the P & Z Commission may make a recommendation on the proposed amendments to the Zoning Ordinance pertaining to the minimum lot widths for SF Districts. Any recommendation will be forwarded to the City Council for final action.

Staff Recommendation:

Staff forwards this proposed code amendment for P & Z Commission consideration.

Attachments:

1. Minimum Lot Width Benchmarking

Minimum Lot Width Benchmarking

4. 29. 25

	SF-1 Single-Family One District	SF-2 Single-Family Two District (Legacy District)	SF-3 Single-Family Three District	SF-4 Single-Family Four District (Legacy District)
Azle	SF-1 Single-Family One District: Single-family, detached, medium size lots with minimum lot sizes of 21,780 square feet, with minimum lot widths of 75 feet, and with minimum living space of 2,000 square feet.	SF-2 Single-Family Two District (Legacy District): Single-family, detached, medium size lots with minimum lot sizes of 7,500 square feet, with minimum lot widths of 75 feet, and with minimum living space of 1,800 square feet. (Any subdividing of property in this legacy district shall have a minimum lot size of 14,520 square feet).	SF-3 Single-Family Three District: Single-family, detached, medium size lots with a minimum lot sizes of 14,520 square feet, with minimum lot widths of 65 feet, and with minimum living space of 1,600 square feet.	SF-4 Single-Family Four District (Legacy District): Single-family detached homes on minimum lot sizes of 6,000 square feet with a minimum lot width of 50 feet, and with minimum living space of 1,600 square feet. (Any subdividing of property in this legacy district shall have a minimum lot size of 14,520 square feet).
	Minimum lot width 75 feet; Of corner lot 90 feet; Fronting cul-de-sac 40 feet	Minimum lot width 75 feet; Of corner lot 90 feet; Fronting cul-de-sac 40 feet	Minimum lot width 65 feet; Of corner lot 90 feet; Fronting cul-de-sac 40 feet	Minimum lot width 50 feet; Of corner lot 60 feet; Fronting cul-de-sac 30 feet

Comparison City/Town					Comparable Zoning District(s) and Minimum Lot Width(s)				
Argyle	SF-20—Single-Family Residential-20 District; Allowed as PD only. 1. Minimum Lot Area. 20,000 square feet; also, the minimum average lot area shall be 22,000 square feet in order to provide diversity in lot sizes within each SF-20 neighborhood 2. Minimum Lot Width. 100 feet.		SF-7—Single-Family Residential-7 District (Single-Family Detached Units on Minimum 7,000-Square-Foot Lots; Allowed as PD only) 1. Minimum Lot Area. 7,000 square feet; also, the minimum average lot area shall be 8,000 square feet in order to provide diversity in lot sizes within each SF-7 neighborhood 2. Maximum Project Size. The maximum size of an SF-7 development shall be 40 acres. No SF-7 shall not be located within 1,500 feet to another SF-7 development. 3. Minimum Lot Width. 55 feet.		SF-10—Single-Family Residential-10 District; Allowed as PD only. 1. Minimum Lot Area. 10,000 square feet; also, the minimum average lot area shall be 11,000 square feet in order to provide diversity in lot sizes within each SF-10 neighborhood. 2. Minimum Lot Width. 80 feet.		nothing comparable		
	RESIDENTIAL SINGLE-FAMILY-20 RS-20 Lot area, min. 20,000 s.f. Lot width, min. 100 s.f.		RESIDENTIAL SINGLE-FAMILY-7.2 RS-7.2 Lot area, min. 7,200 s.f. Lot width, min. 60 s.f.		RESIDENTIAL SINGLE-FAMILY-15 RS-15 Lot area, min. 15,000 s.f. Lot width, min. 80 s.f.		RESIDENTIAL SINGLE-FAMILY-5 RS-5 Lot area, min. 5,000 s.f. Lot width, min. 50 s.f.		
Colleyville	R-20 20,000 100'		nothing comparable		R-15 15,000 100'		nothing comparable		
Denton	nothing comparable		R4 District Dimensional Standards lot area min 7,000 min lot width 50		R3 District Dimensional Standards lot area min 10,000 min lot width 60		R6 District Dimensional Standards lot area min 6,000 min lot width 50		
					R2 District Dimensional Standards lot area min 16,000 min lot width 80				
Flower Mound	SF-30 single-family district-30 The minimum lot area per dwelling unit in the SF-30 single-family district-30 shall be 30,000 square feet, subject to section 98-1023. The minimum lot width for residential uses in the SF-30 single-family district-30 shall be 100 feet, subject to section 98-1024.		SF-10 single-family district-10 The minimum lot area per dwelling unit in the SF-10 single-family district-10 shall be 10,000 square feet, subject to section 98-1023. The minimum lot width for residential uses in the SF-10 single-family district-10 shall be 70 feet, subject to section 98-1024.		SF-15 single-family district-15 The minimum lot area per dwelling unit in the SF-15 single-family district-15 shall be 15,000 square feet, subject to section 98-1023. The minimum lot width for residential uses in the SF-15 single-family district-15 shall be 80 feet, subject to section 98-1024.		SF-5 single family residential district The minimum lot area per dwelling unit in the SF-5 single family residential district shall be 5,000 square feet, subject to section 98-1023. The minimum lot width for residential uses in the SF-5 single family residential district shall be 50 feet, subject to section 98-1024.		
Fort Worth	nothing comparable		A-7.5 One-family detached dwellings (min. lot size 7,500 sq. ft.), churches, schools, parks, etc. 55 feet minimum at building line		A-21 One-family detached dwellings (min. lot size ½ acre), churches, schools, parks, etc. 85 feet minimum at building line		A-5 One-family detached dwellings (min. lot size 5,000 sq. ft.), churches, schools, parks, etc. 50 feet minimum at building line		
					A-10 One-family detached dwellings (min. lot size 10,000 sq. ft.), churches, schools, parks, etc. 60 feet minimum at building line				

	nothing comparable	"R-1" Lot area: The minimum area of any lot used in the "R-1" Dwelling District shall be 7,500 square feet. Lot width: The minimum lot width shall be 65 feet.	nothing comparable	nothing comparable
		"R-2" Two-Family Dwelling District: The following regulations shall apply in all "R-2" Two-Family Dwelling Districts: Any use permitted in an "R-1" Dwelling District. Lot area: The minimum area of any lot used in the "R-2" Dwelling District shall be 7,500 square feet. Lot width: The minimum lot width shall be 65 feet.		

Grapevine		"R-3" Multiple-Family Dwelling District: The following regulations shall apply in all "R-3" Multiple-Family Dwelling Districts: Any use permitted in any of the foregoing districts. Lot area: The minimum area of any lot used for dwelling purposes in a "R-3" Dwelling District shall be 7,500 square feet; provided, however, that in the case of apartment houses or buildings arranged or designed for more than two families, the minimum area shall be 7,500 square feet plus 700 square feet for each family in excess of two. Lot width: The minimum width of any lot used for dwelling purposes shall be 65 feet.		
		"C-1" Neighborhood Business District: The following regulations shall apply in all "C-1" Neighborhood Business Districts: Any uses permitted in the foregoing "R" Dwelling Districts, except for multifamily dwellings, which are specifically excluded. Lot Area: The minimum area of any lot used for dwelling purposes shall be 7,200 square feet; provided, however, that in the case of apartment houses or buildings arranged or designed for more than two families, the minimum area shall be 7,200 square feet plus 600 square feet for each family in excess of two. Lot Width: The minimum width of any lot used for dwelling purposes shall be 65 feet.		
		"C-2", Community Business District: The following regulations shall apply in all "C-2" Community Business Districts: Any uses permitted in the "R" Dwelling District or the "C-1" Neighborhood Business District, except for multifamily dwellings which are specifically excluded. Lot area: The minimum area of any lot used for dwelling purposes shall be 7,200 square feet. Lot width: The minimum width of any lot used for dwelling purposes shall be 60 feet.		
Keller	SF-25 Minimum Lot Area - Twenty thousand (25,000) square feet. Minimum Lot Width - One hundred twenty feet (120').	SF-8.4 Minimum Lot Area - Eight thousand four hundred (8,400) square feet. Minimum Lot Width - Sixty-five feet (65').	SF-15 Minimum Lot Area - Fifteen thousand (15,000) square feet. Minimum Lot Width - One hundred five feet (105').	nothing comparable
	SF-20 Minimum Lot Area - Twenty thousand (20,000) square feet. Minimum Lot Width - One hundred twenty feet (120').	SF-10 Minimum Lot Area - Ten thousand (10,000) square feet. Minimum Lot Width - Ninety feet (90').	SF-12 Minimum Lot Area - Twelve thousand (12,000) square feet. Minimum Lot Width - One hundred feet (100').	
Westlake	R-0.5 Neighborhood Residential min lot size 21,780 lot width at build line 100	nothing comparable	nothing comparable	nothing comparable

North Richland Hills	RE-1 platted prior to 1/1/98 min lot area 1 acre min width interior lot 85 min width corner lot 85 platted after 1/1/98 min lot area 1 acre min width interior lot 85 min width corner	R-2 platted prior to 1/1/98 min lot area 9,000 min width interior lot 70 min width corner lot 80 platted after 1/1/98 min lot area 9,000 min width interior lot 72.5 min width corner	R-1 platted prior to 1/1/98 min lot area 13,000 min width interior lot 85 min width corner lot 85 platted after 1/1/98 min lot area 13,000 min width interior lot 85 min width corner	nothing comparable
	RE-2 min lot area 20,000 min width interior lot 85 min width corner lot 85	R-3 platted or zoned prior to 8/12/02 min lot area 7,500 min width interior lot 65 min width corner lot 75 platted or zoned after 8/12/02 min lot area 7,700 min width interior lot 70 min width corner		
Roanoke	SF-2, Single-Family Residential-22 Minimum Lot/Tract Area. Twenty-two thousand (22,000) square feet. Minimum Lot/Tract Width. One hundred and twenty feet (120'). Lots bordering streets on curves or contours or cul-de-sac lots shall be one hundred twenty feet (120') in width at the front building line.	SF-7, Single-Family Residential-7 Minimum Lot/Tract Area. Seven thousand two hundred (7,200) square feet. Minimum Lot/Tract Width. Sixty feet (60'). Lots bordering streets on curves or contours or cul-de-sac lots shall be sixty feet (60') in width at the front building line.	SF-15, Single-Family Residential-15 Minimum Lot/Tract Area. Fifteen thousand (15,000) square feet. Minimum Lot/Tract Width. One hundred ten feet (110'). Lots bordering streets on curves or contours or cul-de-sac lots shall be one hundred ten feet (110') in width at the front building line.	nothing comparable
			SF-11, Single-Family Residential-11 Minimum Lot/Tract Area. Eleven thousand (11,000) square feet. Minimum Lot/Tract Width. Ninety feet (90'). Lots bordering streets on curves or contours or cul-de-sac lots shall be ninety feet (90') in width at the front building line.	
Sevin	nothing comparable	"SF-1" district min lot area 9000 sf per du min lot width 80 ft	nothing comparable	"SF-3" district min lot area 6600 sf per du min lot width 66 ft

Saginaw		"SF-2" min lot area 7200 sf per du min lot width 72 ft		"SF-4" district min lot area 5500 sf per du min lot width 55 ft
Southlake	SF-20A Single Family Residential District or District "SF-20A" Lot Area: The minimum area of a lot shall be twenty thousand (20,000) square feet except that no minimum area shall be required for any open space lot designated in a City Council approved concept or development plan. Lot Dimensions: Each lot shall have a minimum width of one hundred (100) feet.	nothing comparable	nothing comparable	nothing comparable
	SF-30 Single Family Residential District Lot Area: The minimum area of a lot shall be thirty thousand (30,000) square feet except that no minimum area shall be required for any open space lot designated in a City Council approved concept or development plan. Lot Dimensions: Each lot shall have a minimum width of one hundred (100) feet			
Weatherford	"RE" Residential Estate a. The lot area shall be no less than 21,000 square feet. b. The minimum lot width shall be 100 feet.	"SF 7.5" Single-Family 7.5 Residential a. The lot area shall be no less than 7,500 square feet. b. The minimum lot width shall be 75 feet. Corner lots shall provide an additional 15 feet in width.	nothing comparable	"R1" One-Family Residential a. The lot area shall be no less than 6,000 square feet. b. The minimum lot width shall be 60 feet. Corner lots shall provide an additional 15 feet in width.
		"SF 8.5" Single-Family 8.5 Residential 1. The lot area shall be no less than 8,500 square feet. 2. The minimum lot width shall be 85 feet. Corner lots shall provide an additional 15 feet in width.		
		"R2" Two-Family Residential (established for the purpose of one-family residential, two-family residential attached homes, commonly referred to as duplexes, townhouse compatible accessory uses, certain public facilities, and specific conditional uses.) —One-family detached lots. 1. The lot area shall be no less than 8,400 square feet. 2. The minimum lot width shall be 70 feet. Corner lots shall provide an additional 15 feet in width. —One-family attached lots. 1. The lot area shall be no less than 4,200 square feet. 2. The minimum lot width shall be 35 feet. Corner lots shall provide an additional 15 feet in width. —Two-family lots. 1. The lot area shall be no less than 8,400 square feet for each two-family lot (4,200 square feet minimum for each dwelling unit). 2. The minimum lot width shall be 70 feet for each two-family lot (35 feet minimum for each dwelling unit). Corner lots shall provide an additional 15 feet in width.		