



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

December 18, 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 November 6, 2025.

David Hawkins, Director of Planning and Development

ACTION ITEMS

2. Consider and take appropriate action on a Replat for a 3.13-acre tract of land out of the Texas and Pacific Railroad Company Survey, Abstract No. 1431, Parker County, Texas and legally described as Lot 1R, Block 4, Azle Industrial Park Addition to create Lots 1R-A and 1R-B, Block 4, Azle Industrial Park Addition, an addition in the City of Azle, Parker County. The property is located on the west side of Commerce Street, approximately 1,150 feet north of Northwest Parkway (Hwy. 199). Case No. RP2025-05

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 Friday, December 12, 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.

Malinda Nowell

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

November 6, 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 Laurel Mosier
Commissioner Cynthia Barrios

Members Absent:

Commissioner Jared Arneson
Commissioner Rick Simmons
Commissioner Curt Lampkin

Staff Present:

David Hawkins, AICP Director of Planning and Development

INVOCATION

Vice Chairman Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Chairman Leonard Wheeler led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

- 1. Consider approval of the minutes of the Planning and Zoning Commission Meeting held September 18, 2025.**

Commissioner Laurel Mosier moved to approve the minutes of the Planning and Zoning Commission meeting held September 18, 2025. Vice Chairman Jim Carlson seconded the motion. Motion carried.

Yes: (4) Leonard Wheeler, Jim Carlson, Laurel Mosier, Cynthia Barrios
Absent: (3) Jared Arneson, Rick Simmons, Curt Lampkin

ACTION ITEMS

- 2. Consider and take appropriate action on a Replat for a 3.13-acre tract of land out of the Texas**

and Pacific Railroad Company Survey, Abstract No. 1431, Parker County, Texas and legally described as Lot 1R, Block 4, Azle Industrial Park Addition to create Lots 1R-A and 1R-B, Block 4, Azle Industrial Park Addition, an addition in the City of Azle, Parker County. The property is located on the west side of Commerce Street, approximately 1,150 feet north of Northwest Parkway (Hwy. 199). Case No. RP2025-04

Director of Planning and Development David Hawkins stated that the submitted Replat does not meet all the platting requirements. The P & Z Commission is required to deny this Replat in accordance with State statute and City ordinances. The applicant will have additional time to submit an amended plat that meets all requirements and be approved by the P & Z Commission at a later date.

Commissioner Laurel Mosier moved to deny this Replat. Vice Chairman Jim Carlson seconded the motion. Motion carried.

Yes: (4) Leonard Wheeler, Jim Carlson, Laurel Mosier, Cynthia Barrios
Absent: (3) Jared Arneson, Rick Simmons, Curt Lampkin

DISCUSSION ITEMS

3. Development Project Updates.

Director of Planning and Development David Hawkins gave the following updates:

- Cross Timbers driving range has been completed and it is now open.
- A temporary CO has been issued for AISD's new maintenance warehouse; they anticipate fully opening on December 1.
- Chick-Fil-A held a pre-construction meeting with staff regarding utilities. Building construction is expected to start in January.
- Council approved the zoning amendment for Wells Wrecker, 113 Porter Drive, and they have applied for a variance for the masonry fence.
- Upcoming Building Board of Appeals meeting on December 1 for the old K-Mart building.
- A new code amendment has been initiated by the City for the sidewalk ordinance to add sidewalk requirements for properties that front TxDOT roads and city thoroughfares.
- Sugar Llamas CO was issued and they are officially opened.
- City Mart and More received a CO and has opened. They do not intend to be a vape store; staff will monitor this.
- Only three new residential permits were issued in the last month.

EXECUTIVE SESSION

None.

ADJOURNMENT

Chairman Leonard Wheeler adjourned the meeting at 6:08 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 3.13-acre tract of land out of the Texas and Pacific Railroad Company Survey, Abstract No. 1431, Parker County, Texas and legally described as Lot 1R, Block 4, Azle Industrial Park Addition to create Lots 1R-A and 1R-B, Block 4, Azle Industrial Park Addition, an addition in the City of Azle, Parker County. The property is located on the west side of Commerce Street, approximately 1,150 feet north of Northwest Parkway (Hwy. 199). Case No. RP2025-05

Background and Explanation:

The purpose of this Replat is to reconfigure one (1) non-residential lot into two (2) non-residential lots. This Replat was originally presented at the P & Z Commission meeting on November 6, 2025 and was denied because it did not meet all requirements of the City's ordinances. This 2nd application for this Replat does meet all requirements of the City ordinances and can be approved.

Existing Condition of Property

The property is located inside the city limits on the west side of Commerce Street approximately 1,150' north of Northwest Parkway (Hwy. 199) and has the Azle National Bank of Texas and an existing commercial building. The Replat would result in two (2) non-residential lots with each building on its own lot.



Zoning

- The property is currently zoned as Industrial (IND) District.

Streets

- No new streets are planned for this Replat.
- Both non-residential lots will be served by Commerce Street and have frontage onto Redbud Drive.

Easements

A new access and drainage easement will be filed by separate easements and be noted on the Replat before it is recorded at Tarrant County.

Drainage

- No drainage infrastructure is proposed for this development.

Public Infrastructure

- No new water and sewer infrastructure is proposed for this development.

Board/Commission/Committee Recommendation:

The Replat meets all requirements of the Azle Subdivision Ordinance. The Planning and Zoning Commission has only one 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. Staff recommends that the Planning and Zoning Commission approve this Replat application.

Attachments:

1. Azle Industrial Park Replat Exhibit 12.8.2025

METES AND BOUNDS DESCRIPTION

3.130 acres (136,324 square feet)
Texas and Pacific Railroad Company Survey, Abstract No. 1431
Parker County, Texas

BEING a 3.130 acres (136,324 sq. ft.) tract of land situated in the Texas and Pacific Railroad Company Survey, Abstract No. 1431
Parker County, Texas

WHEREAS, the National Bank of Texas, being the owner of Lot 1R, Block 4, Azle Industrial Park, an addition to the City of Azle, Parker County, Texas, according to the map or plat thereof recorded in Cabinet D, Slide 106, Plat Records, Parker County, Texas, (P.R.P.C.T.) being more particularly described by metes and bounds as follows;

BEGINNING at a 60D nail in a 12-inch fence post found in the east right-of-way (R.O.W.) line of Redbud Drive (60 feet wide), marking the southwest corner of Lot 2C, Andrews Addition, of record in Cabinet A, Slide 560, P.R.P.C.T., and marking the northwest corner of the herein described tract;

THENCE, North 57°02'21" East, 174.79 feet with the south line of said Lot 2 to an aluminum disk in a concrete monument found marking the west corner of Lot 2, Block 4, Azle Industrial Park, of record in Cabinet A, Slide 700, P.R.P.C.T., and marking the northeast corner of the herein described tract;

Thence, South 39°46'37" East, 368.60 feet with the southwest line of said Lot 2 to a 1/2-inch iron rod with cap stamped "RPLS 4277" found in the northwest R.O.W. line of Commerce Street (60 feet wide), marking the northeast corner of the herein described tract and the beginning of a curve to the left;

THENCE, 249.25 feet with the northwest R.O.W. line of said Commerce Street and the arc of said curve to the left having a radius of 276.69 feet, a central angle of 51°36'52" and a chord that bears South 24°11'17" West, 240.91 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" found marking the northeast corner of Lot 1, Clark's Industrial Addition, of record in Cabinet B, Slide 399, P.R.P.C.T., and marking the southeast corner of the herein described tract;

THENCE, South 89°38'26" West, 280.68 feet with the north line of said Lot 1 to a 1/2-inch iron rod stamped "APEX LAND SURVEYING" found in the east R.O.W. line of the aforementioned Redbud Drive, and marking the southwest corner of the herein described tract;

THENCE, North 00°26'02" West, 409.72 feet with the east R.O.W. line of said Redbud Drive, to the **POINT OF BEGINNING** and **CONTAINING** 3.130 acres (136,324 square feet) of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF PARKER §
DATE _____ 20____

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT WE, NATIONAL BANK OF TEXAS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE THEREIN DESCRIBED REAL PROPERTY AS LOT 1R-A AND LOT 1R-B, BLOCK 4, AZLE INDUSTRIAL PARK, AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND STREETS SHOWN HEREON.

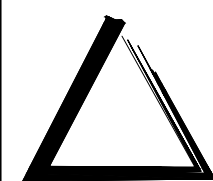
OWNER
STATE OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED WERE REPRESENTATIVE FOR NATIONAL BANK OF TEXAS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

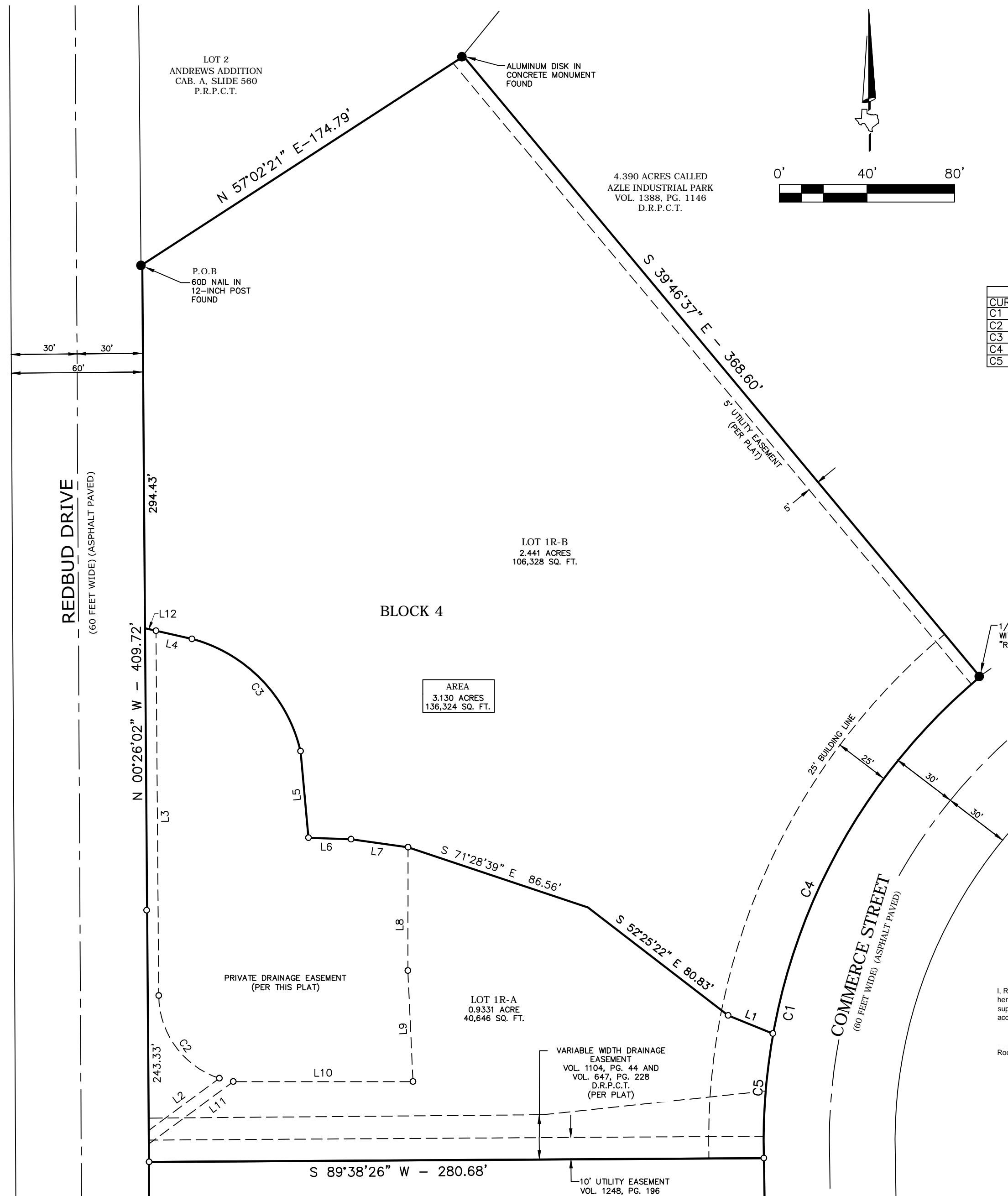
NOTARY PUBLIC IN AND FOR THE STATE OF _____

CITY OF AZLE, TEXAS
APPROVED BY THE CITY OF AZLE PLANNING AND ZONING COMMISSION
APPROVED THE _____ DAY OF _____ 2025
CHAIRMAN _____
SECRETARY _____



APEX
APEX Land Surveying
TBPLS Firm Registration
No. 101941-30
Main Office:
214 Wapiti Drive
Azle, TX 76020
(817) 565-6681
Lubbock Office:
5313 50th St. Ste. D-8
Lubbock, TX 79414
Midland Office:
3409 Caldera Blvd.
Midland, TX 79705

OWNER
National Bank of Texas
2535 N.E. 28th St.
Fort Worth, TX 76106



NOT TO SCALE

DRAINAGE EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	276.69'	249.25'	240.91'	S 24°11'17" W	51°36'52"
C2	40.00'	50.00'	46.81'	N 36°14'34" W	71°37'04"
C3	69.22'	74.90'	71.30'	S 44°03'32" E	61°59'48"
C4	276.69'	192.18'	188.34'	S 30°05'50" W	39°47'45"
C5	276.69'	57.07'	56.97'	S 04°17'24" W	11°49'07"

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 67°55'50" E	22.00'
L2	N 53°34'16" E	40.03'
L3	N 00°26'02" W	166.59'
L4	S 77°11'01" E	16.83'
L5	S 05°16'00" E	39.70'
L6	S 87°57'08" E	19.45'
L7	S 81°59'50" E	26.28'
L8	S 00°06'34" W	56.32'
L9	S 02°39'16" E	50.71'
L10	N 90°00'00" W	82.04'
L11	S 53°34'16" W	47.88'
L12	S 77°11'01" E	5.14'

- NOTES:
- BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION.
 - UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 - PURPOSE OF THIS REPLAT IS TO SUBDIVIDE ONE LOT INTO TWO LOTS.
 - EASEMENT AGREEMENT FOR DRAINAGE AND ACCESS, DOC. NO. _____ DEED RECORDS, PARKER COUNTY, TEXAS.
 - EASEMENT AGREEMENT FOR LIGHT POLES, UTILITIES, AND ACCESS, DOC. NO. _____ DEED RECORDS, PARKER COUNTY, TEXAS.
 - EASEMENT AGREEMENT FOR ACCESS, DOC. NO. _____ DEED RECORDS, PARKER COUNTY, TEXAS.

I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.
PRELIMINARY
Rodric R. Reese, R.P.L.S. No. 5883 Date _____



FLOOD INFORMATION

MAP NUMBER: 48367C0200E
EFFECTIVE DATE: 09/26/2008
FIRM: 480584 PANEL: 0200 E
ZONE: "NON-SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

FINAL PLAT SHOWING
LOTS 1R-A AND 1R-B, BLOCK 4,
Azle Industrial Park,
AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS BEING A
REPLAT OF LOT 1R, BLOCK 4, AZLE INDUSTRIAL PARK, OF RECORD IN
CABINET D, SLIDE 106, PLAT RECORDS, PARKER COUNTY, TEXAS

REV	DATE	BY	DESCRIPTION	PROJECT:	401 Commerce St., Azle, TX
				DRAWN BY:	AP/BC/JBT DATE: 12/02/25
				FIELD CREW:	JM DATE: 09/02/25
				SCALE:	1"=40'-18"x24" PAGE: 1 OF 1