



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

May 21, 2026

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 7, 2026.

David Hawkins, Director of Planning and Development

PUBLIC HEARING

2. Conduct a public hearing and consider making a recommendation to the City Council regarding a proposed Planned Development District (PD) Amendment request for Roeser Addition, Phase I to add an additional residential lot and increase the total number of residential lots from sixteen (16) to seventeen (17) lots on approximately 28.25 acres of land situated in the J. Wilcox Survey, Abstract No. 1727, City of Azle, Tarrant County, Texas, and being described as Lots 1-16, 1X & 2X, Block 1, Roeser Addition, a plat recorded in Document No. D224029136, Plat Records, Tarrant County, Texas. The property is generally located on the north and south sides of Park Street approximately 2,100 feet east of South Ash Avenue. Case No. Z2026-03

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, May 15, 2026, 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 7, 2026

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 Cynthia Barrios
Commissioner Curt Lampkin

Members Absent:

Commissioner Jared Arneson
Commissioner Rick Simmons
Commissioner Laurel Mosier

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 April 16, 2026.**

Commissioner Curt Lampkin moved to approve the minutes of the Planning and Zoning Commission meeting held April 16, 2026. Commissioner Cynthia Barrios seconded the motion. Motion carried.

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

PUBLIC HEARING

- 2. Conduct a public hearing and consider making a recommendation to the City Council regarding**

a Specific Use Permit request to operate tattoo services for an existing business for property located at 601 Northwest Parkway, Suite D and also known as Lot 2, Diamond Food Markets Addition. The property is located on the south side of Northwest Parkway and north of Speer St. within the Ranchview Village Shopping Center. The applicant is requesting a Specific Use Permit to allow the existing business named Garden Nails & Spa to add cosmetic tattoo services to their business at this location. (Case No. SUP2026-03)

Director of Planning and Development David Hawkins presented this item. Mr. Hawkins stated that this request is for the existing business Garden Nails and Spa to add cosmetic tattooing. The ordinance now requires a SUP for all tattooing businesses in the Central Business District (CBD). Mr. Hawkins stated that the applicant will only offer this service during existing business hours. If approved, the applicant will also obtain their state license and the city will issue a new Certificate of Occupancy.

Chairman Leonard Wheeler opened the public hearing at 6:05 p.m.

Phi Long Nguyen, 601 Northwest Parkway, owner of Garden Nails, stated they are wanting to add cosmetic tattoo services for eyebrow permanent makeup.

As there were no other speakers, Chairman Wheeler closed the public hearing at 6:06 p.m.

Vice Chairman Jim Carlson moved to approve case number SUP2026-03 as presented. Commissioner Curt Lampkin seconded the motion. Motion carried.

Yes: (4) Jim Carlson, Curt Lampkin, Cynthia Barrios, Leonard Wheeler

Absent: (3) Jared Arneson, Rick Simmons, Laurel Mosier

- 3. Conduct a public hearing and consider making a recommendation to the City Council regarding a Planned Development (PD) District Amendment request for approximately 3.7 acres of land, being described as Lot 1, Block 1, Waterfront Addition, Lots 11A & 11C, Block A, Kimbrough Subdivision Addition, and Tracts 1A1A, 1A12, 1C of the MEP & PRR Survey No. 37, Abstract No. 1142, City of Azle, Tarrant County, Texas. The property is addressed as 1100 Sportsman Park Road and is generally located on the east side of Sportsman Park Road approximately 1,300 feet north of Kimbrough Rd. The purpose of this Planned Development Amendment is to consider changing a few of the development standards for a previously approved RV Park development approved back on September 2, 2003 by Ordinance No. 2003-15 to add cabins and other amenities. (Case No. Z2026-02)**

Director of Planning and Development David Hawkins presented this item. Mr. Hawkins stated that this is a Planned Development (PD) amendment for an existing RV park that was approved in 2003. The new owner has requested changes to the existing RV park to allow cabins to be added. The number of spaces will still be 48. Staff has not received any responses from surrounding property owners.

Chairman Leonard Wheeler opened the public hearing at 6:10 p.m.

Tad Sellman, 1100 Sportsman Park Rd, presented information about the enhancements they have made since purchasing the RV park and stated they want to add approximately 20 to 25 cabins over time, while still allowing RVs. Hazel Sellman stated cabins will be for either short- or long-term stays. One-night stays are allowed, but the park is geared for longer term. The Sellmans stated they are also wanting to add more amenities, including fire pits, a pavilion, and some covered boat storage.

As there were no other speakers, Chairman Wheeler closed the public hearing at 6:14 p.m.

Vice Chairman Jim Carlson moved to accept case number Z2026-02 as presented. Commissioner Curt Lampkin seconded the motion. Motion carried.

Yes: (4) Jim Carlson, Curt Lampkin, Leonard Wheeler, Cynthia Barrios

Absent: (3) Jared Arneson, Rick Simmons, Laurel Mosier

ADJOURNMENT

Chairman Leonard Wheeler adjourned the meeting at 6:24 p.m.

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Conduct a public hearing and consider making a recommendation to the City Council regarding a proposed Planned Development District (PD) Amendment request for Roeser Addition, Phase I to add an additional residential lot and increase the total number of residential lots from sixteen (16) to seventeen (17) lots on approximately 28.25 acres of land situated in the J. Wilcox Survey, Abstract No. 1727, City of Azle, Tarrant County, Texas, and being described as Lots 1-16, 1X & 2X, Block 1, Roeser Addition, a plat recorded in Document No. D224029136, Plat Records, Tarrant County, Texas. The property is generally located on the north and south sides of Park Street approximately 2,100 feet east of South Ash Avenue. Case No. Z2026-03

Background and Explanation:

The Roeser Phase 1 Planned Development (PD) Zoning was approved back on February 15, 2022 (Ordinance No. 2022-06) as a public single-family residential subdivision consisting of 16 residential lots located on both sides of Park St. The developer is looking to add another lot to this residential development which requires an amendment to the original concept plan.

Existing Condition of Property:

The final plat for Roeser Phase I was filed on February 21, 2024 and only one lot (Lot 9) has a single-family residence under construction. All other lots remain undeveloped.

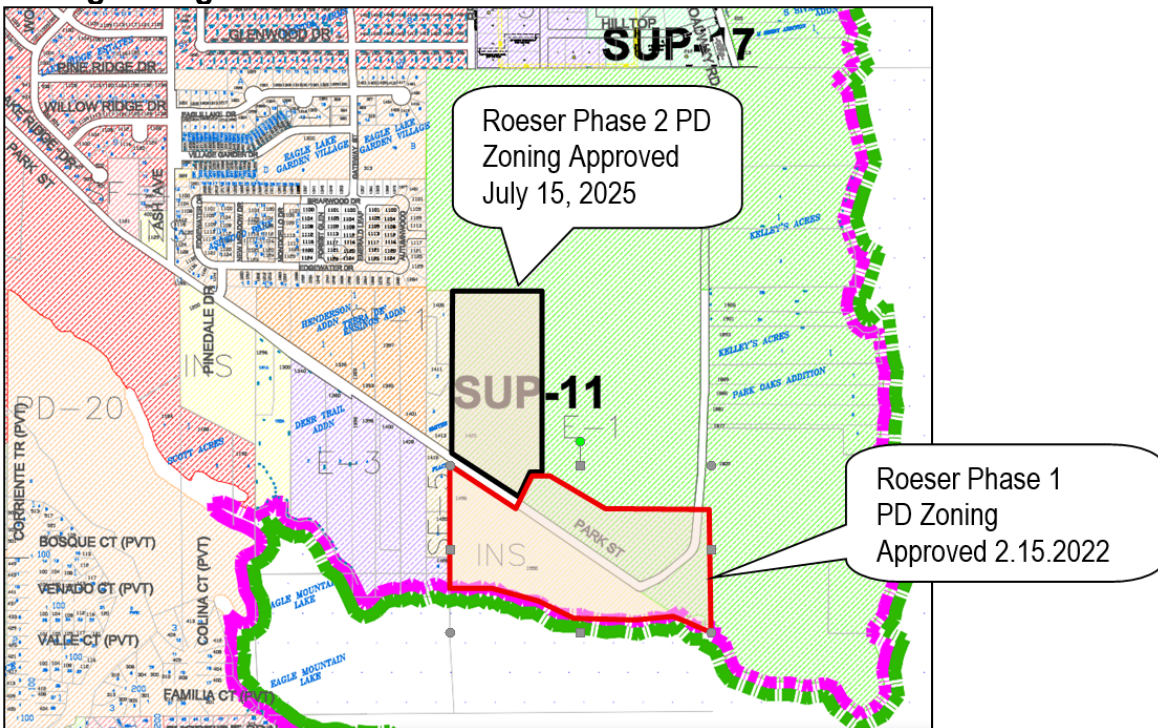
Aerial of Property:



Adjacent Zoning:

- North: Estate One (E-1) and Roeser Ph. 2 Planned Development (PD)
- South: Eagle Mountain Lake (No Zoning)
- East: Estate One (E-1)
- West: Single-Family Five District (SF-5)

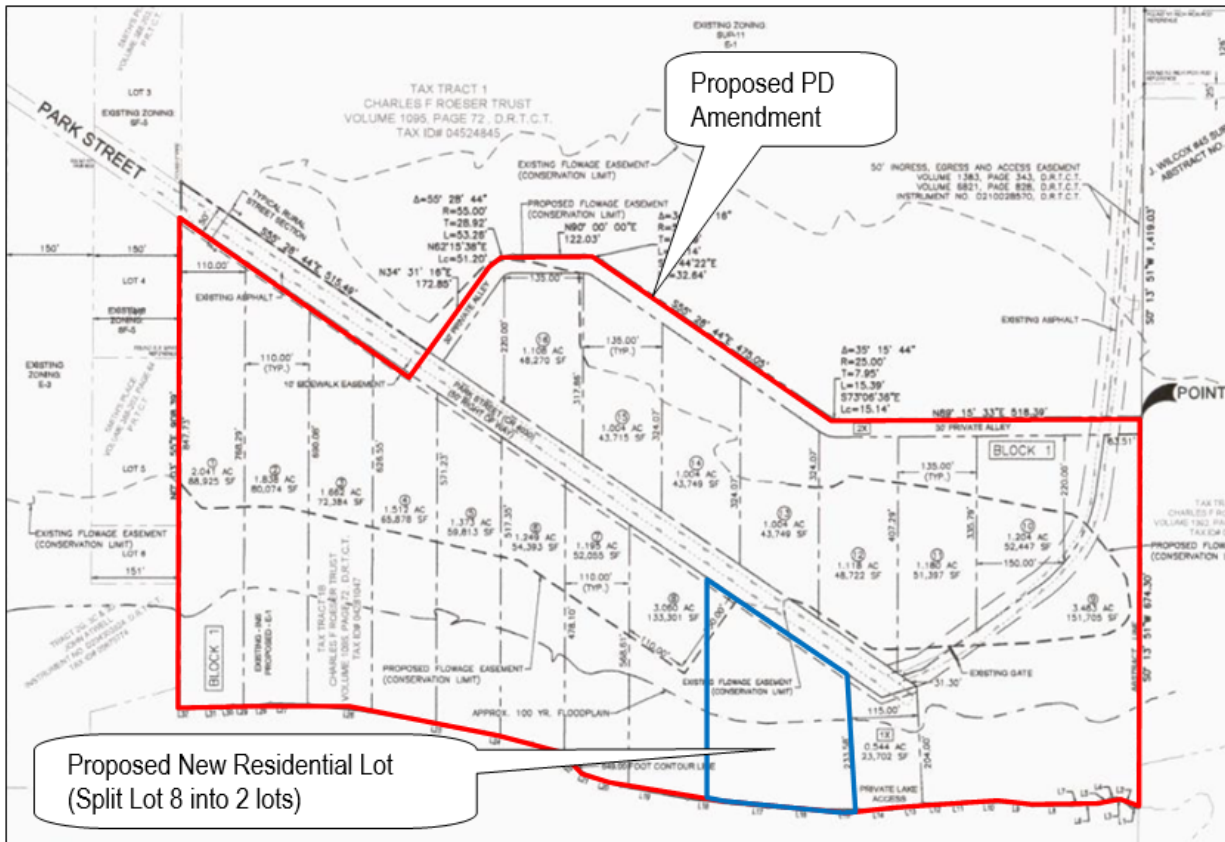
Zoning Change Location Exhibit:

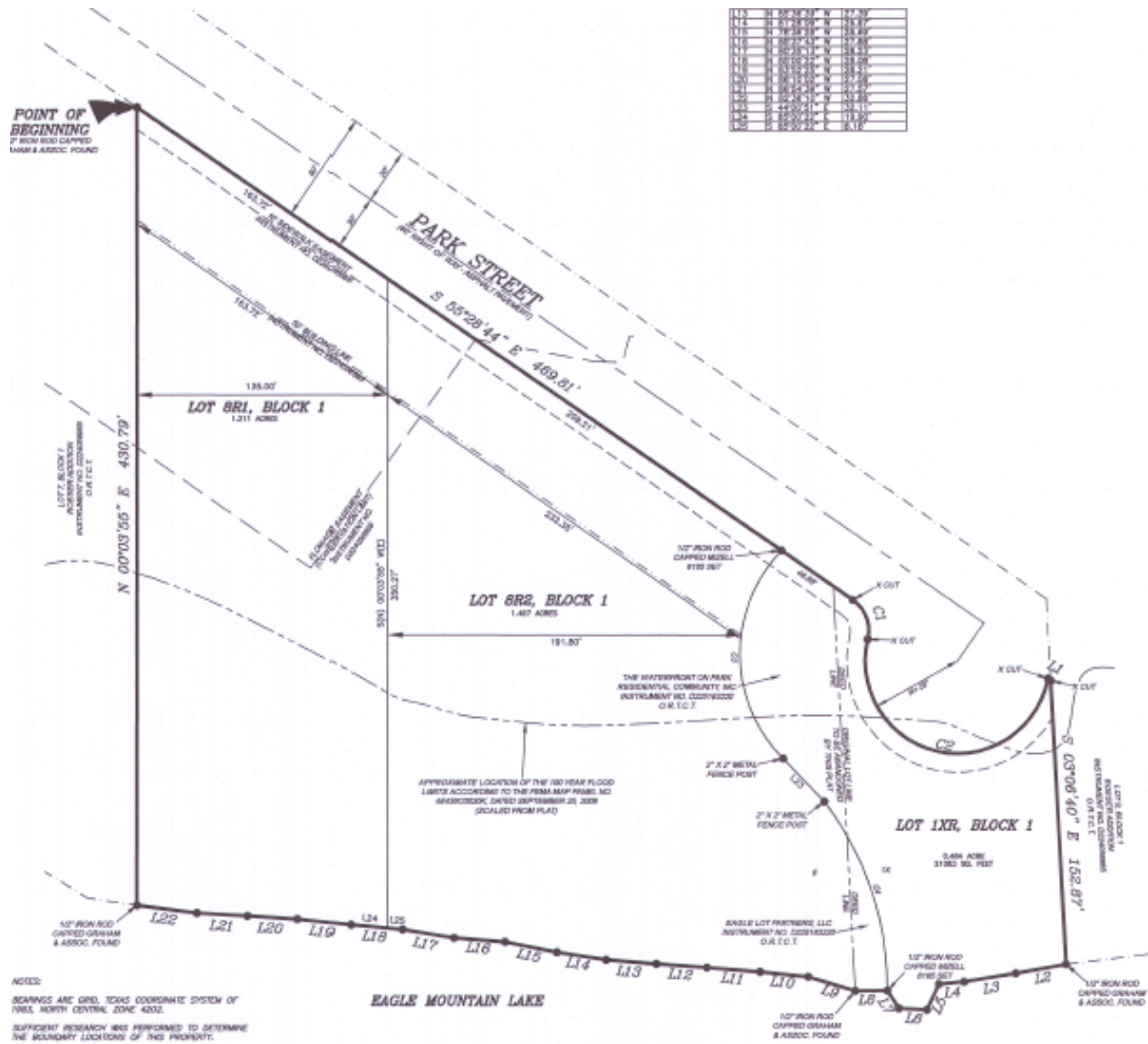


Proposed Concept Plan Amendment:

The original concept plan provides for Roeser Ph. 1 was approved for 16 single-family residential lots to be constructed on both sides of Park Street. Along with the concept plan, there were development standards that were approved to match the E-1 zoning district. There were variances granted to the minimum lot width being reduced from 200' to 110' for Lots 1-7 and 135' for Lots 8-16 for each lot. All of the development standards can be seen in the attached Ord. No. 2022-06.

The developer is requesting to split Lot 8 into 2 lots with both lots, still meeting all of the original Phase 1 development standards and the minimum lot width variance of 135'. This would increase the total number of lots from 16 to 17. No other changes are proposed for this PD Amendment request.





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 and is capable to the SF-1, SF-2 & SF-3 zoning districts. This proposed PD Amendment request exceeds the Comprehensive Master Plan land use designation with over 1-acre lot sizes and development standards matching the larger E-1 zoning district.

Police Impact:

No negative impact anticipated.

Fire Impact:

A cul-de-sac that was installed at the terminus of Park Street during Phase I construction provides adequate turnaround for emergency vehicles. No negative impact anticipated.

Utilities:

Water - 8” water line exists on Park Street which is adequate to serve the development.
 Sewer - With no sewer mains nearby, each lot will be served by an onsite septic system.

Zoning Change Notification Process:

A public hearing notice sign was posted on the property and seven (7) letters were sent to surrounding property owners as well as the Azle I.S.D. As of May 14, 2026, staff has not received any responses from the public.

Board/Commission/Committee Recommendation:

The proposed Planned Development (PD) Amendment is in conformance with the City of Azle's 2045 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 (PD) Amendment request for Planning and Zoning Commission consideration.

Attachments:

1. Roeser Ph. 1 PD Amendment Justification Letter
2. Roeser Ph. 1 PD Amendment Exhibit
3. ORD - 2022-06 - Roeser Ph. 1 PD Zoning change - Approved 2.15.2022



April 23, 2026

David Hawkins, AICP
Director of Planning and Development
City of Azle, Texas

RE: Rezoning justification letter

The purpose of altering the property line between lot 8 and lot 1XR is to conform with the contour of the fence we constructed after our improvements were completed. By making the proposed changes to the property line, we eliminate who is responsible for the maintenance of both the land and fence. It also clears up issues of property liability.

We have been told repeatedly by real estate brokers and architects that lot 8 should be split. Given its location, it is not significantly beneficial to have such a large lot and that is why we propose spitting the lot. We have architectural plans for a spec home to be built on what would be lot 8R1. This 135-foot-wide lot (163 feet wide along the street) complies with the PD so we are not asking for a variance other than splitting the lot. We have the support of Andy Rector who owns the large, treed lot east of lot 8. He was another individual who told us we should split the lot.

I will attend public meetings should anyone have any questions.

Regards,

A handwritten signature in black ink, appearing to read 'Mark Sommer', with a long horizontal flourish extending to the right.

Mark Sommer, President
Beltway Commercial Real Estate

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	24.15'	22.71'	S 20°58'53" E	69°10'44"
C2	50.00'	159.39'	99.97'	S 77°43'49" E	182°38'37"
C3	79.85'	124.42'	112.21'	N 00°24'53" W	89°16'33"
C4	163.55'	109.36'	107.34'	S 18°34'52" E	38°18'44"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 55°28'44" E	1.89
L2	S 79°41'24" W	27.75
L3	S 80°47'10" W	28.24
L4	S 85°05'06" W	13.84
L5	S 25°03'33" W	15.57
L6	N 86°33'02" W	15.19
L7	N 33°12'39" W	11.41
L8	S 89°28'42" W	17.44
L9	N 73°21'59" W	26.65
L10	N 84°10'47" W	26.23
L11	N 85°28'28" W	28.87
L12	N 85°43'40" W	27.61
L13	N 85°36'39" W	27.39
L14	N 81°28'09" W	26.97
L15	N 78°38'28" W	28.89
L16	N 85°37'43" W	27.88
L17	N 80°35'13" W	28.23
L18	N 85°00'22" W	28.08
L19	N 83°52'25" W	28.21
L20	N 86°10'02" W	27.06
L21	N 86°54'39" W	27.57
L22	N 82°36'10" W	32.86
L23	S 44°00'51" E	32.11
L24	S 85°00'22" E	19.90
L25	S 85°00'22" E	8.18

STATE OF TEXAS }
COUNTY OF TARRANT }

KNOW ALL BY THESE PRESENTS, Eagle Lot Partners, LLC and The Waterfront On Park Residential Community, Inc. are the owners of following described real property, to wit:

Being Lot 1X, Block 1 and Lot 8, Block 1, Roesser 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 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod capped GRAHAM & ASSOC. found at the Northwest corner of said Lot 8, Block 1, for the Northeast corner of Lot 7, Block 1, of said Roesser Addition and for the South line of Park Street;

THENCE S 55°28'44" E, along the North line of said Lot 8, Block 1 and the South line of said Park Street, 456.97 feet passing an x cut for the Northeast corner of said Lot 8, Block 1 and for the Northeast corner of said Lot 1X, Block 1, continuing in all, 469.81 feet to an x cut found at the beginning of a curve to the right whose radius is 20.00 feet and whose chord bears S 20°58'53" E, 22.71 feet;

THENCE along said curve in a Southeastery direction along the North line of said Lot 1X, Block 1 and the South line of said Park Street, through a central angle of 69°10'44" a distance of 24.15 feet to an x cut found at the beginning of a curve to the left whose radius is 50.00 feet and whose chord bears S 77°43'49" E, 99.97 feet;

THENCE along said curve in a Southeastery direction along the North line of said Lot 1X, Block 1 and the South line of said Park Street, through a central angle of 182°38'37" a distance of 159.39 feet to an x cut found;

THENCE S 55°28'44"E, along the North line of said Lot 1X, Block 1, 1.89 feet to an x cut found for the West line of Lot 9, Block 1, of said Roesser Addition;

THENCE S 03°06'40" E, along the common line of said Lot 1X, Block 1 and said Lot 9, Block 1, 152.87 feet to a 1/2" iron rod capped GRAHAM & ASSOC. found for the Southeast corner of said Lot 1X, Block 1 and for the Southwest corner of said Lot 9, Block 1, said iron also being the North line of Eagle Mountain Lake;

THENCE along the North line of said Eagle Mountain Lake as follows:

- S 79°41'24" W, 27.75 feet;
- S 80°47'10" W, 28.24 feet;
- S 85°05'06" W, 13.84 feet;
- S 25°03'33" W, 15.57 feet;
- N 86°33'02" W, 15.19 feet;
- N 33°12'39" W, 11.41 feet to a 1/2" iron rod capped MIZELL 6165 set;
- S 89°28'42" W, 17.44 feet to a 1/2" iron rod capped GRAHAM & ASSOC. found for the Southwest corner of said Lot 1X, Block 1 and the Southeast corner of said Lot 8, Block 1;
- N 73°21'59" W, 26.65 feet;
- N 84°10'47" W, 26.23 feet;
- N 85°28'28" W, 28.87 feet;
- N 85°43'40" W, 27.61 feet;
- N 85°36'39" W, 27.39 feet;
- N 81°28'09" W, 26.97 feet;
- N 78°38'28" W, 28.89 feet;
- N 85°37'43" W, 27.88 feet;
- N 80°35'13" W, 28.23 feet;
- N 85°00'22" W, 28.08 feet;
- N 83°52'25" W, 28.21 feet;
- N 86°10'02" W, 27.06 feet;
- N 86°54'39" W, 27.57 feet;
- N 82°36'10" W, 32.86 feet to a 1/2" iron rod capped GRAHAM & ASSOC. found for the Southwest corner of said Lot 8, Block 1 and for the Southeast corner of said Lot 7, Block 1;

THENCE N 00°03'55" E, along the common line of said Lot 8, Block 1 and said Lot 7, Block 1, 430.79 feet to the POINT OF BEGINNING and containing 3.19 acres of land.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Eagle Lot Partners, LLC, and The Waterfront On Park Residential Community, Inc. do hereby adopt this plat of the hereinabove described real property as.....

Lots 1XR, 8R1, and 8R2, Block 1, ROESER ADDITION, to the City of Azle, Tarrant County, Texas,

and do hereby dedicate to the Public's use, the streets and easements shown hereon.

Executed this the _____ day of _____, 2026.

Daryl N. Snadon, Managing Partner
Eagle Lot Partners, LLC

Cole Snadon, Vice President
The Waterfront on Park Residential Community, Inc.

STATE OF TEXAS }
COUNTY OF TARRANT }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2026.

Notary Public State of Texas

STATE OF TEXAS }
COUNTY OF TARRANT }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2026.

Notary Public State of Texas

**APPROVED BY CITY OF AZLE,
TARRANT COUNTY, TEXAS**

APPROVAL DATE

ASSISTANT CITY MANAGER

SECRETARY

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

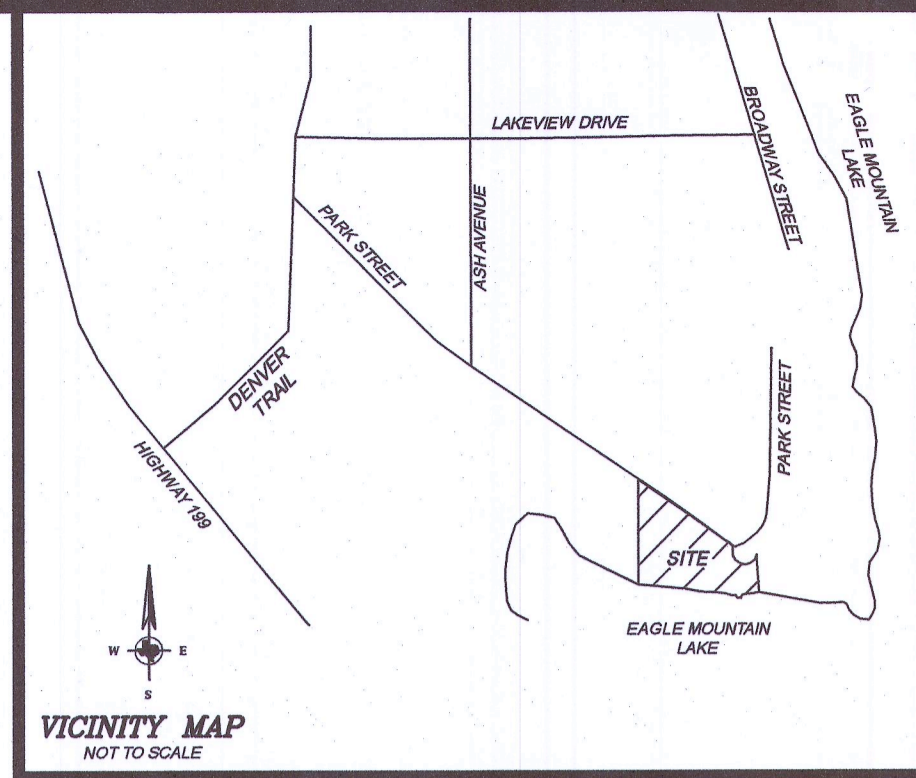
FOR REVIEW ONLY

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6185
SURVEYED ON THE GROUND MARCH 13, 2025
REVISED AUGUST 29, 2025 (CITY COMMENTS)
REVISED FEBRUARY 26, 2026 (3 LOTS)

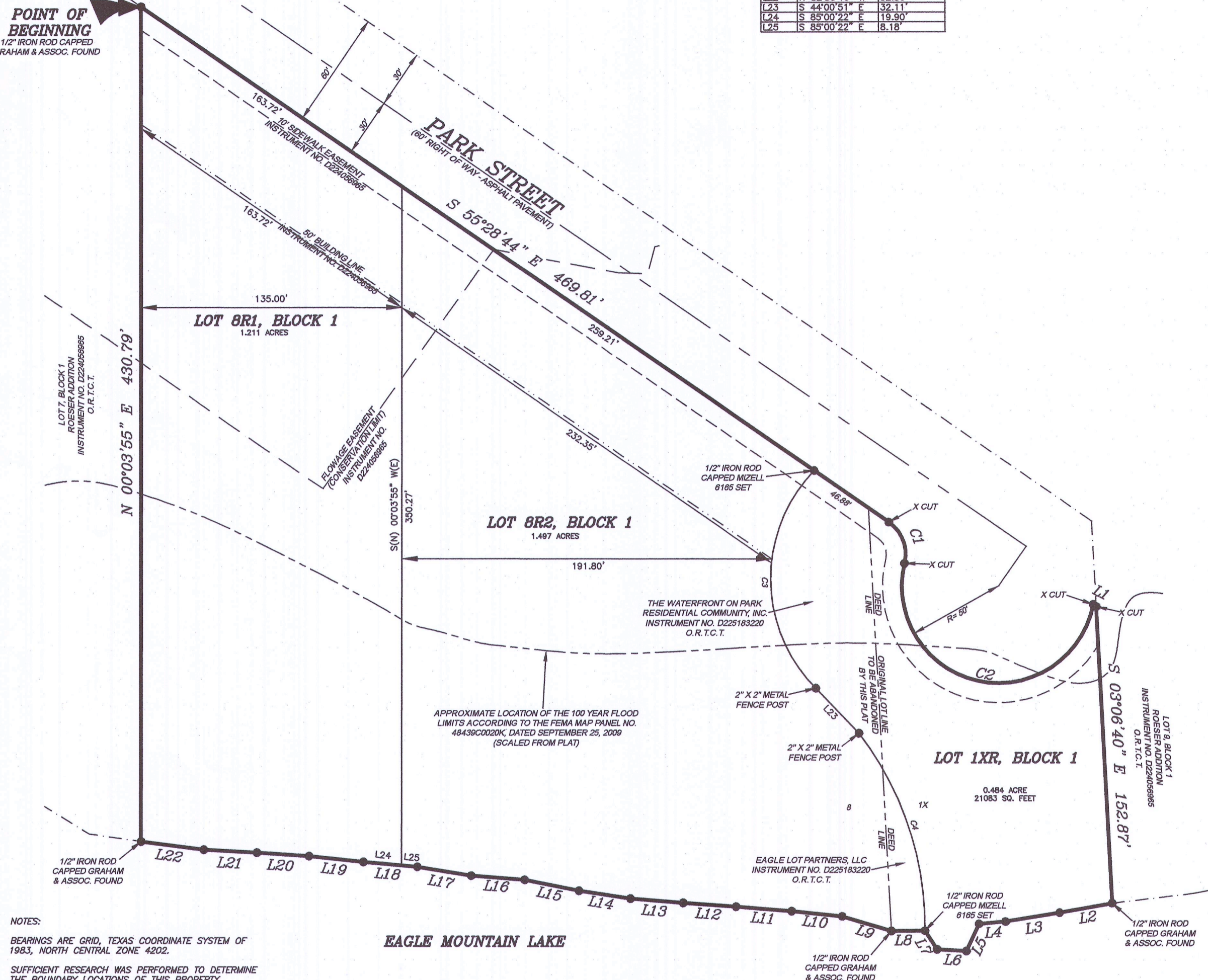
**Final Plat
Lot 1XR, 8R1, and 8R2, Block 1, of
Roesser Addition,
an Addition to the City of Azle,
Tarrant County, Texas.**

BEING AN AMENDED PLAT OF LOT 1X AND LOT 8, BLOCK 1, 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.

PLAT RECORDED IN D _____

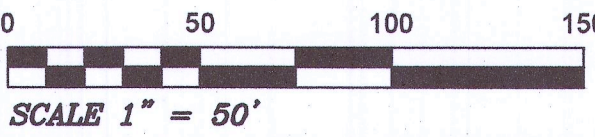


POINT OF BEGINNING
1/2" IRON ROD CAPPED
GRAHAM & ASSOC. FOUND



NOTES:
BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.
THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.
UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF AZLE, BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.
THE PURPOSE OF THIS AMENDED PLAT IS TO CHANGE THE PROPERTY LINE BETWEEN LOTS 1X AND 8, BLOCK 1, ROESER ADDITION AND CREATE LOTS 8R1 AND 8R2.
TOTAL LOTS : 3
RESIDENTIAL LOTS: 2
HOA LOT: 1
WATER SERVICE: PROVIDED BY CITY OF AZLE
SANITARY SERVICE: EACH LOT WILL BE SERVED BY INDIVIDUAL ON-SITE SEWER SYSTEM
STORM DRAINAGE: ROADWAYS WILL BE RURAL PAVEMENT SECTIONS WITH ROADSIDE DRAINAGE DITCHES
GRADING WITHIN/BELOW THE CONSERVATION LIMITS ELEVATION WILL BE SUBJECT TO APPROVAL OF TARRANT REGIONAL WATER DISTRICT
NEW GATES TO COMPLY WITH EMERGENCY ACCESS STANDARDS INCLUDING: OPTICOM & KNOX BOX DEVICES

TEXAS GEOSPATIAL
LAND SURVEYING, LLC
P.O. BOX 2598
GLEN ROSE, TX 76043
OFFICE: 817-441-8199
STEPHEN@TXGEO.COM
TBPCLS FIRM NO. 10083300



LOTS 8R1 AND 8R2, BLOCK 1
OWNER/DEVELOPER
EAGLE LOT PARTNERS, LLC
15280 ADDISON ROAD #301
DALLAS, TEXAS, 75001

LOT 1XR, BLOCK 1
OWNER/DEVELOPER
THE WATERFRONT ON PARK
RESIDENTIAL COMMUNITY, INC.
15280 ADDISON ROAD #301
DALLAS, TEXAS, 75001

ORDINANCE NO. 2022-06

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF AZLE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM THE ESTATE-1 (E-1) AND INSTITUTIONAL (INS) DISTRICTS TO THE PLANNED DEVELOPMENT DISTRICT (PD) BY APPROVING A CONCEPT PLAN FOR A PROPOSED 16-LOT RESIDENTIAL SUBDIVISION ON APPROXIMATELY 28.25 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 CHARLES F. ROESER BY DEED RECORDED IN VOLUME 1095, PAGE 72, DEED RECORDS, TARRANT COUNTY, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Azle is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Azle heretofore adopted the Zoning Ordinance of the City of Azle, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the owner of property generally located in the 1400 Block of Park Street, Azle, Texas has filed an application to change the zoning of the property described as approximately 28.25 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 Charles F. Roeser by deed recorded in Volume 1095, Page 72, Deed Records, Tarrant County, Texas as shown on the attached Exhibit "A" from the Estate 1 (E-1) and Institutional (INS)

Districts to the Planned Development District by approving a concept plan as shown on the attached Exhibit “B” for a proposed single-family residential development for said property; and

WHEREAS, the Planning and Zoning Commission of the City of Azle, Texas held a public hearing on January 20, 2022, and the City Council of the City of Azle, Texas held a public hearing on February 15, 2022, with respect to the zoning change described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property; and

WHEREAS, upon review of the application, and after such public hearing, the City Council finds that granting the request herein furthers the purpose of zoning as set forth in the Zoning Ordinance of the City of Azle, and that the zoning change should be granted, subject to the conditions imposed herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS, THAT:

SECTION 1.

The Zoning Ordinance of the City of Azle, Texas is hereby amended by changing the zoning of the property shown on the attached Exhibit “A” from the Estate 1 (E-1) and Institutional (INS) Districts to the Planned Development District and approving a concept plan as set forth on the attached hereto and incorporated herein as Exhibit “B” for property described as approximately 28.25 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 Charles F. Roeser by deed recorded in Volume 1095, Page 72, Deed Records, Tarrant County, Texas.

SECTION 2.

The City Council finds that the information submitted by the applicant pursuant to the requirements of the Zoning Ordinance of the City of Azle, Texas is sufficient to approve the Concept Plan attached hereto as Exhibit "B" and incorporated for all purposes with the following conditions:

1. The minimum dwelling unit shall be 3,000 square feet.
2. Park Street shall be 60-foot right-of-way in accordance with the City of Azle Master Thoroughfare Plan.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in the Planned Development Concept Plan attached as Exhibit "B". Unless otherwise provided in Exhibit "B", the Property shall be governed by all applicable regulations contained in all applicable and pertinent ordinances of the City of Azle.

SECTION 4.

The zoning district as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 5.

That the official zoning map of the City of Azle is amended and the City Secretary is directed to revise the official zoning map, as set forth above.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Azle, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 8.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of Azle, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

SECTION 9.

All rights and remedies of the City of Azle are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.

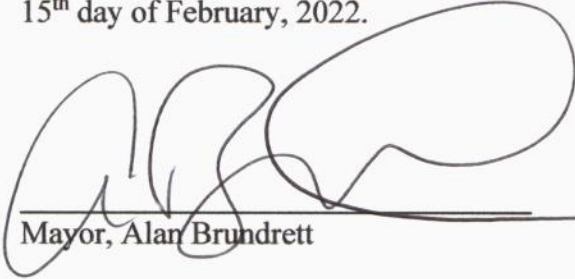
The City Secretary of the City of Azle is hereby directed to publish the caption, the penalty clause and effective date clause in the official newspaper at least once within ten (10) days after the passage of this ordinance.

SECTION 11.

This ordinance shall be in full force and effect immediately after passage and publication as provided by law, and it is so ordained.

AND IT IS SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on this the 15th day of February, 2022.



Mayor, Alan Brundrett

ATTEST:



Yael Forgey, City Secretary

APPROVED AS TO FORM:

Cara Leahy White, City Attorney

Exhibit "A"

ROESER-SOUTH

ROESER SOUTH LEGAL DESCRIPTION

Being a 28.24 acre tract of land situated in the J. Wilcox #44 Survey, Abstract No. 1727, Tarrant County, Texas and being a portion of that certain parcel described in deed to Charles F. Roeser by the deed recorded in Volume 1095, Page 72, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 2 inch metal pipe in the northeast corner of the J. Wilcox Survey #44, Abstract No. 1727, the northwest corner of the J. Wilcox Survey #45, Abstract No. 1703 and in the south line of the J. Wilcox Survey #49, Abstract No. 1730;

THENCE South 00°13'51" West, a distance of 1,419.03 feet, along the west line of said J. Wilcox Survey #45, Abstract No. 1703, to the POINT OF BEGINNING;

THENCE South 00°13'51" West, a distance of 674.30 feet, continuing along said west line of J. Wilcox Survey #45, Abstract No. 1703, to a point, being in a contour elevation of 649.00 feet;

THENCE along a said contour line with an elevation of 649.00 feet the following meander calls:

THENCE South 89°46'26" West, a distance of 10.98 feet to a point;

THENCE North 55°00'44" West, a distance of 22.06 feet to a point;

THENCE North 73°14'22" West, a distance of 9.64 feet to a point;

THENCE South 85°22'24" West, a distance of 9.46 feet to a point;

THENCE South 65°53'14" West, a distance of 21.08 feet to a point;

THENCE South 89°46'26" West, a distance of 33.10 feet to a point;

THENCE South 81°50'54" West, a distance of 13.88 feet to a point;

THENCE South 89°35'41" West, a distance of 66.86 feet to a point;

THENCE North 82°58'15" West, a distance of 44.28 feet to a point;

THENCE South 89°32'32" West, a distance of 72.11 feet to a point;

THENCE South 84°52'02" West, a distance of 24.33 feet to a point;

THENCE South 89°00'50" West, a distance of 49.01 feet to a point;

THENCE South 79°54'55" West, a distance of 52.89 feet to a point;

THENCE South 88°57'11" West, a distance of 58.67 feet to a point;

THENCE North 89°17'41" West, a distance of 80.26 feet to a point;

THENCE North 87°10'52" West, a distance of 73.48 feet to a point;

ROESER-SOUTH

THENCE North 84°15'52" West, a distance of 62.23 feet to a point;

THENCE North 83°58'54" West, a distance of 76.82 feet to a point;

THENCE North 79°24'09" West, a distance of 116.10 feet to a point;

THENCE North 72°43'23" West, a distance of 54.24 feet to a point;

THENCE North 62°53'23" West, a distance of 18.96 feet to a point;

THENCE North 49°11'46" West, a distance of 45.45 feet to a point;

THENCE North 69°39'52" West, a distance of 52.87 feet to a point;

THENCE North 76°44'33" West, a distance of 84.66 feet to a point;

THENCE North 79°33'01" West, a distance of 201.31 feet to a point;

THENCE North 83°54'55" West, a distance of 103.09 feet to a point;

THENCE North 88°40'40" West, a distance of 65.44 feet to a point;

THENCE South 82°39'27" West, a distance of 31.82 feet to a point;

THENCE North 89°07'27" West, a distance of 32.11 feet to a point;

THENCE South 81°07'42" West, a distance of 21.51 feet to a point;

THENCE South 89°09'18" West, a distance of 54.45 feet to a point;

THENCE South 89°09'36" West, a distance of 16.69 feet to a point;

THENCE North 00°03'55" East, leaving said contour line, a distance of 908.39 feet to a found 2 inch pipe, being the existing north right-of-way line of Park Street (County Road 4030)(having a 50 foot Right-of-way);

THENCE South 55°28'44" East, along said existing north right-of-way line, a distance of 515.49 feet to a point;

THENCE North 34°31'16" East, leaving said existing north right-of-way line, a distance of 172.85 feet to a point, for the beginning of a tangent curve to the right having a radius of 55.00 feet, a central angle of 55°28'44", and a long chord which bears North 62°15'38" East, 51.20 feet;

THENCE along said tangent curve to the right, an arc length of 53.26 feet to a point;

THENCE South 90°00'00" East, a distance of 122.03 feet to a point, for the beginning of a tangent curve to the right having a radius of 55.00 feet, a central angle of 34°31'16", and a long chord which bears South 72°44'22" East, 32.64 feet;

THENCE along said tangent curve to the right, an arc length of 33.14 feet to a point;

THENCE South 55°28'44" East, a distance of 475.05 feet to a point, for the beginning of a tangent curve to the left having a radius of 25.00 feet, a central angle of 35°15'44", and a long chord which bears South 73°06'36" East, 15.14 feet;

SHEET 2 OF 3

ROESER-SOUTH

THENCE along said tangent curve to the left, an arc length of 15.39 feet to a point;

THENCE North $89^{\circ}15'33''$ East, a distance of 518.39 feet to the POINT OF BEGINNING and CONTAINING 1,230,312 square feet, 28.24 acres of land, more or less.



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS

January 13, 2022

David Hawkins, Planning Director
City of Azle
505 W. Main Street
Azle, Texas 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 variances are also provided based on the input and concerns of the citizens as well as the Planning and Zoning Commission.

The property consists of an 28.24 acre tract of undeveloped land (currently zoned E-1), and a 14.7 acre tract of land that was formerly Roeser Park abutting Eagle Mountain Lake (currently zoned INS). The two tracts are currently separated and served by Park Street (a public roadway) that terminates at a gated private community serving 11 addressed properties. The property is further illustrated and described in the Concept Plan prepared with this request.

This development is planned to re-develop the former park area into rural residential estates that are consistent with, and compliment, the existing surrounding residential community. The development will consist of 9 lake side lots that front and access the public Park St. south right-of-way; and 7 lots with rear access and frontage to Park St. north right-of-way. The 7 lots north of Park St. will also have private access to the lake by Lot 1X as shown in the Concept Plan prepared with this request.

To accommodate the physical constraints of the existing roadway, topography, and restrictions adjacent to Eagle Mountain Lake, variances to the standard Estate One (E-1) Zoning District are proposed with this PD. These variances include adjustments to the lot dimension and the roadway street requirements as follows:

Arlington
600 Six Flags Drive, Suite 500
Arlington, Texas 76011
817.640.8535
Fax 817.633.5240

Fort Worth
1300 Summit Avenue, Suite 419
Fort Worth, Texas 76102
817.332.5756
Fax 817.336.6909

Lot Dimensions:**Proposed variances to the standard Estate One District:****-Minimum lot width:**

Block 1, Lots 1-7: one hundred and ten feet (110')

Block 1, Lots 8-16: one hundred and thirty-five feet (135')

All other development standards in Estate One (E-1) Zoning District will be met for this PD.

The Tarrant Regional Water District (TRWD) requires that all residential structures along Eagle Mountain Lake be above the set flood conservation elevation. To provide buildable lots along the lake that will allow for building pads to be placed above this minimum elevation meeting the TRWD regulations, the lots with lake frontage range from 200 ft. to 800 ft. in depth. While maintaining the minimum one (1) acre lot area of the Estate One District, a variance is requested to reduce the Block 1 minimum lot width to one-hundred and ten feet (110') and one-hundred and thirty-five feet (135') from the 200'. Due to the depth of the lake side lots (Block 1), the shape and acreage of the lots will remain consistent with the existing lake side residences on each side of the development.

The 110' lot width minimum for Lots 1-7, Block 1 along the lake frontage maintain a larger minimum lot width when compared to the adjacent SF-5 and E-3 zoning to the west (60' min./100' min.). East along Park St. Lots 8-16, Block 1 then transition the lot widths to a minimum of 135' width to be consistent with the existing community (E-1 Zoning) to the east where the majority of the lots are less than 127' wide. The requested lakeside lot widths provide lots that are consistent with the community standards while providing lot areas well in excess of the minimum one-acre lot area requirements of the E-1 zoning category.

Street Design Requirements:

- Existing Park Street to remain as a rural street section as it exists today.
- A 10' sidewalk easement shall be provided along the south side of the proposed Park St. right-of-way.

To maintain the rural natural feel of the existing community, Park St. is proposed to remain as an asphalt street with roadside drainage ditches.

A 30' wide private alley is proposed for the 7 lots north of Park St. providing rear access.

Park St. currently terminates as a dead-end prior to Eagle Mountain Lake. A cul-de-sac is to be provided at this dead-end to allow a turnaround for emergency services. The resulting lengths of the system exceed the Design Criteria Manual for street distances; however, this reduces and improves the existing non-conforming condition.

A 10' sidewalk easement will be provided adjacent to the south side of the proposed Park St. right-of-way to accommodate a sidewalk that will provide a pedestrian path outside the proposed asphalt roadway.

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:		
Block 1, Lots 1-7	110 feet	(200 feet)
Block 1, Lots 8-16	135 feet	(200 feet)
Proposed Maximum Height:		
Block 1, Lots 1-9:	2 ½ stories - measured above the front door elev.	

Transportation Design Criteria Manual (DCMT) Street System:

DCMT Section 2.2. Streets Required:

Proposed Criteria:

The existing local streets within the development shall remain as 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 (50) feet and a pavement width of at least thirty (30) feet.

Proposed Criteria:

Park Street exists with a right-of-way of at least fifty (50) feet and asphalt pavement. No new streets are proposed.

SO Section 7.5.H [DCMT Section 2.3.7.]

Existing Criteria:

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

Proposed Criteria:

The length of existing Park St. shall not be increased within the development and will continue to serve the existing and proposed lots as the street currently exists.

Storm Drainage Improvement Design Criteria Manual (DCMS)

DCMS Section 1.2.11 Full Concrete Lining

Proposed Criteria:

The existing roadside ditches including ditches along Park St. shall not require concrete lining.

Infrastructure Ownership and Maintenance Responsibility

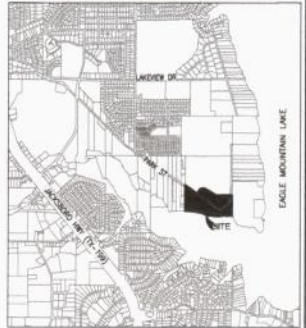
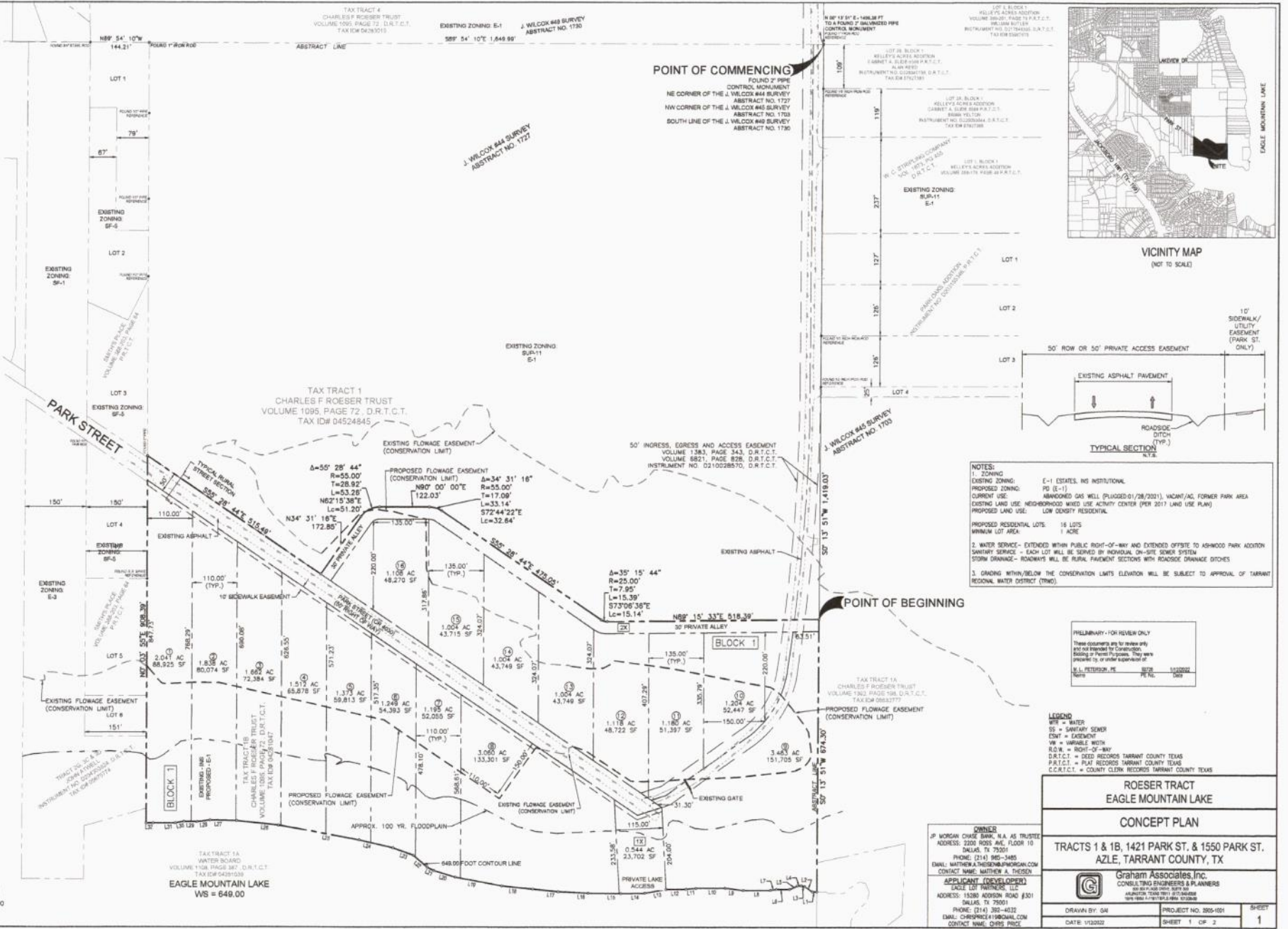
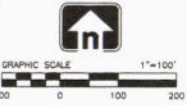
Proposed Criteria:

All water main improvements will be owned and maintained by the City of Azle and be contained within a public right-of-way, or within a dedicated easement.

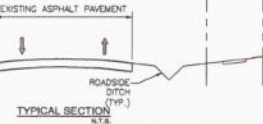
Drainage Easements

Any stormwater leaving the site that crosses private property will require an offsite drainage easement, in accordance with city standards, at the time of platting for this development.

SEQUENCE	LENGTH	DIRECTION
L1	10.88	S89° 49' 28"W
L2	22.09	N85° 02' 44"W
L3	9.84	N73° 14' 22"W
L4	9.48	S85° 22' 24"W
L5	21.08	S85° 53' 14"W
L6	33.10	S89° 49' 28"W
L7	13.88	S81° 50' 54"W
L8	88.88	S89° 35' 41"W
L9	44.28	N82° 56' 15"W
L10	72.11	S89° 32' 32"W
L11	24.33	S84° 52' 02"W
L12	48.01	S89° 07' 52"W
L13	52.89	S78° 54' 52"W
L14	58.87	S88° 57' 11"W
L15	80.29	S89° 17' 41"W
L16	73.48	N87° 10' 52"W
L17	82.23	N84° 15' 52"W
L18	78.82	N83° 58' 54"W
L19	118.10	N79° 24' 08"W
L20	54.24	N72° 42' 23"W
L21	18.85	N52° 53' 23"W
L22	45.45	N49° 11' 46"W
L23	52.87	N89° 39' 52"W
L24	84.86	N78° 44' 33"W
L25	201.31	N79° 33' 01"W
L26	103.09	N89° 54' 55"W
L27	85.44	N88° 42' 40"W
L28	91.82	S82° 39' 27"W
L29	32.11	N69° 07' 27"W
L30	21.51	S81° 07' 42"W
L31	54.45	S89° 09' 18"W
L32	18.89	S89° 09' 38"W



VICINITY MAP
(NOT TO SCALE)



NOTES:
 1. ZONING: E-1 (ESTATES, RESIDENTIAL)
 2. PROPOSED ZONING: PD (E-1)
 3. CURRENT USE: UNIMPROVED GAS WELL (PLUGGED 01/28/2011), VACANT/AG, FORMER PARK AREA
 4. EXISTING LAND USE: NEIGHBORHOOD WOOD USE ACTIVITY CENTER (PER 2013 LAND USE PLAN)
 5. PROPOSED LAND USE: LOW DENSITY RESIDENTIAL
 6. PROPOSED RESIDENTIAL LOTS: 16 LOTS
 7. MINIMUM LOT AREA: 1 ACRE
 8. WATER SERVICE - EXTENDED WITHIN PUBLIC RIGHT-OF-WAY AND EXTENDED OFFSITE TO ASHWOOD PARK ADDITION
 9. SANITARY SERVICE - EACH LOT WILL BE SERVED BY INDIVIDUAL ON-SITE SANITARY SYSTEM
 10. STORM DRAINAGE - ROADWAYS WILL BE RURAL FURNISHMENT SECTIONS WITH ROADSIDE DRAINAGE DITCHES
 11. GRADING WITHIN/BELOW THE CONSERVATION LIMITS ELEVATION WILL BE SUBJECT TO APPROVAL OF TARRANT REGIONAL WATER DISTRICT (TRWD).

PRELIMINARY - FOR REVIEW ONLY
 These documents are to review only and are not intended for construction. No warranty is made by the engineer. The user assumes all responsibility for the use of these documents.
 M. J. PETERSON, P.E. 8070 11/20/2012
 DATE: 11/20/2012

LEGEND
 SW = WATER
 SS = SANITARY SEWER
 EASEM = EASEMENT
 HW = VARIABLE WIDTH
 R.O.W. = RIGHT-OF-WAY
 D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS
 P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS
 C.C.T.C.T. = COUNTY CLERK RECORDS TARRANT COUNTY TEXAS

**ROESER TRACT
 EAGLE MOUNTAIN LAKE
 CONCEPT PLAN**

TRACTS 1 & 1B, 1421 PARK ST. & 1550 PARK ST.,
 AZLE, TARRANT COUNTY, TX

Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 800 WEST WINDY RIDGE, SUITE 100
 DALLAS, TEXAS 75201

OWNER
 J.P. MORGAN CHASE BANK, N.A. AS TRUSTEE
 ADDRESS: 2200 Ross Ave., Floor 10
 DALLAS, TX 75201
 PHONE: (214) 965-3485
 EMAIL: MATTHEW.A.THORSEN@JPMORGAN.COM
 CONTACT NAME: MATTHEW A. THORSEN

APPLICANT (PROJECT OWNER)
 EAGLE LOT DEVELOPMENT, LLC
 ADDRESS: 15380 Addison Road #301
 DALLAS, TX 75001
 PHONE: (214) 392-4032
 EMAIL: CHRISPRICE1@GMAIL.COM
 CONTACT NAME: CHRIS PRICE

DRAWN BY: GAI PROJECT NO: 2005-1051 SHEET
 DATE: 1/13/2012 SHEET 1 OF 2 1

LEGAL DESCRIPTION

Being a 28.24 acre tract of land situated in the J. Wilcox #44 Survey, Abstract No. 1727, Tarrant County, Texas and being a portion of that certain parcel described in deed to Charles F. Roeser by the deed recorded in Volume 1095, Page 72, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 2 inch metal pipe in the northeast corner of the J. Wilcox Survey #44, Abstract No. 1727, the northwest corner of the J. Wilcox Survey #45, Abstract No. 1703 and in the south line of the J. Wilcox Survey #49, Abstract No. 1730;

THENCE South 00°13'51" West, a distance of 1,419.03 feet, along the west line of said J. Wilcox Survey #45, Abstract No. 1703, to the POINT OF BEGINNING;

THENCE South 00°13'51" West, a distance of 674.30 feet, continuing along said west line of J. Wilcox Survey #45, Abstract No. 1703, to a point, being in a contour elevation of 649.00 feet;

THENCE along a said contour line with an elevation of 649.00 feet the following meander calls:

THENCE South 89°46'26" West, a distance of 10.98 feet to a point;

THENCE North 55°00'44" West, a distance of 22.06 feet to a point;

THENCE North 73°14'22" West, a distance of 9.64 feet to a point;

THENCE South 85°22'24" West, a distance of 9.46 feet to a point;

THENCE South 65°53'14" West, a distance of 21.08 feet to a point;

THENCE South 89°46'26" West, a distance of 33.10 feet to a point;

THENCE South 81°50'54" West, a distance of 13.88 feet to a point;

THENCE South 89°35'41" West, a distance of 66.86 feet to a point;

THENCE North 82°58'15" West, a distance of 44.28 feet to a point;

THENCE South 89°32'32" West, a distance of 72.11 feet to a point;

THENCE South 84°52'02" West, a distance of 24.33 feet to a point;

THENCE South 89°00'50" West, a distance of 49.01 feet to a point;

THENCE South 79°54'55" West, a distance of 52.89 feet to a point;

THENCE South 88°57'11" West, a distance of 58.87 feet to a point;

THENCE North 89°17'41" West, a distance of 80.26 feet to a point;

THENCE North 87°10'52" West, a distance of 73.48 feet to a point;

THENCE North 84°15'52" West, a distance of 62.23 feet to a point;

THENCE North 83°58'54" West, a distance of 76.82 feet to a point;

THENCE North 79°24'09" West, a distance of 116.10 feet to a point;

THENCE North 72°43'23" West, a distance of 54.24 feet to a point;

THENCE North 62°53'23" West, a distance of 18.96 feet to a point;

THENCE North 49°11'46" West, a distance of 45.45 feet to a point;

THENCE North 69°39'52" West, a distance of 52.87 feet to a point;

THENCE North 76°44'33" West, a distance of 84.66 feet to a point;

THENCE North 79°33'01" West, a distance of 201.31 feet to a point;

THENCE North 83°54'55" West, a distance of 103.09 feet to a point;

THENCE North 88°40'40" West, a distance of 65.44 feet to a point;

THENCE South 82°39'27" West, a distance of 31.82 feet to a point;

THENCE North 89°07'27" West, a distance of 32.11 feet to a point;

THENCE South 81°07'42" West, a distance of 21.51 feet to a point;

THENCE South 89°09'18" West, a distance of 54.45 feet to a point;

THENCE South 89°09'36" West, a distance of 16.69 feet to a point;

THENCE North 00°03'55" East, leaving said contour line, a distance of 908.39 feet to a found 2 inch pipe, being the existing north right-of-way line of Park Street (County Road 4030)(having a 50 foot Right-of-way);

THENCE South 55°28'44" East, along said existing north right-of-way line, a distance of 515.49 feet to a point;

THENCE North 34°31'16" East, leaving said existing north right-of-way line, a distance of 172.85 feet to a point, for the beginning of a tangent curve to the right having a radius of 55.00 feet, a central angle of 55°28'44", and a long chord which bears North 62°15'38" East, 51.20 feet;

THENCE along said tangent curve to the right, an arc length of 53.28 feet to a point;

THENCE South 89°00'00" East, a distance of 122.03 feet to a point, for the beginning of a tangent curve to the right having a radius of 55.00 feet, a central angle of 34°31'16", and a long chord which bears South 72°44'22" East, 32.64 feet;

THENCE along said tangent curve to the right, an arc length of 33.14 feet to a point;

THENCE South 55°28'44" East, a distance of 475.05 feet to a point, for the beginning of a tangent curve to the left having a radius of 25.00 feet, a central angle of 35°15'44", and a long chord which bears South 73°06'36" East, 15.14 feet;

THENCE along said tangent curve to the left, an arc length of 15.39 feet to a point;

THENCE North 89°15'33" East, a distance of 518.39 feet to the POINT OF BEGINNING and CONTAINING 1,230,312 square feet, 28.24 acres of land, more or less.

INSTITUTIONAL ZONING LEGAL DESCRIPTION

Being a 14.74 acre tract of land situated in the J. Wilcox #44 Survey, Abstract No. 1727, Tarrant County, Texas and being a portion of that certain parcel described in deed to Charles F. Roeser by the deed recorded in Volume 1095, Page 72, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 2 inch metal pipe in the northeast corner of the J. Wilcox Survey #44, Abstract No. 1727, the northeast corner of the J. Wilcox Survey #45, Abstract No. 1703 and in the south line of the J. Wilcox Survey #49, Abstract No. 1730;

THENCE North 89°54'10" West, a distance of 1,649.99 feet, along the south line of said J. Wilcox Survey #49, Abstract No. 1730 to a found 1 inch iron rod in the south line of said J. Wilcox Survey #49, Abstract No. 1730 and being the northeast corner of Lot 1, Smith's Place Addition, as recorded in Volume 388-203, Page 64, Plat Records, Tarrant County, Texas from which a found 3/4 inch iron rod at the southeast corner of Ashwood Park Addition, as recorded in Instrument Number 0217110085, P.R.T.C.T., bears North 89°54'10" West, 144.21 feet;

THENCE South 00°03'55" West, a distance of 1,079.97 feet to the POINT OF BEGINNING, being in the existing south line of Park Road (CR 4030)(having a 50' right-of-way);

THENCE South 55°28'44" East, along said existing south line and extending beyond, a distance of 1,786.87 feet to a contour elevation of 649.00 feet;

THENCE along a said contour line with an elevation of 649.00 feet the following meander calls:

THENCE South 89°35'41" West, a distance of 10.10 feet to a point;

THENCE North 82°58'15" West, a distance of 44.28 feet to a point;

THENCE South 89°32'32" West, a distance of 72.11 feet to a point;

THENCE South 84°52'02" West, a distance of 24.33 feet to a point;

THENCE South 89°00'50" West, a distance of 49.01 feet to a point;

THENCE South 79°54'55" West, a distance of 52.89 feet to a point;

THENCE South 88°57'11" West, a distance of 58.87 feet to a point;

THENCE North 89°17'41" West, a distance of 80.26 feet to a point;

THENCE North 87°10'52" West, a distance of 73.48 feet to a point;

THENCE North 84°15'52" West, a distance of 62.23 feet to a point;

THENCE North 83°58'54" West, a distance of 76.82 feet to a point;

THENCE North 79°24'09" West, a distance of 116.10 feet to a point;

THENCE North 72°43'23" West, a distance of 54.24 feet to a point;

THENCE North 62°53'23" West, a distance of 18.96 feet to a point;

THENCE North 49°11'46" West, a distance of 45.45 feet to a point;

THENCE North 69°39'52" West, a distance of 52.87 feet to a point;

THENCE North 76°44'33" West, a distance of 84.66 feet to a point;

THENCE North 79°33'01" West, a distance of 201.31 feet to a point;

THENCE North 83°54'55" West, a distance of 103.09 feet to a point;

THENCE North 88°40'40" West, a distance of 65.44 feet to a point;

THENCE South 82°39'27" West, a distance of 31.82 feet to a point;

THENCE North 89°07'27" West, a distance of 32.11 feet to a point;

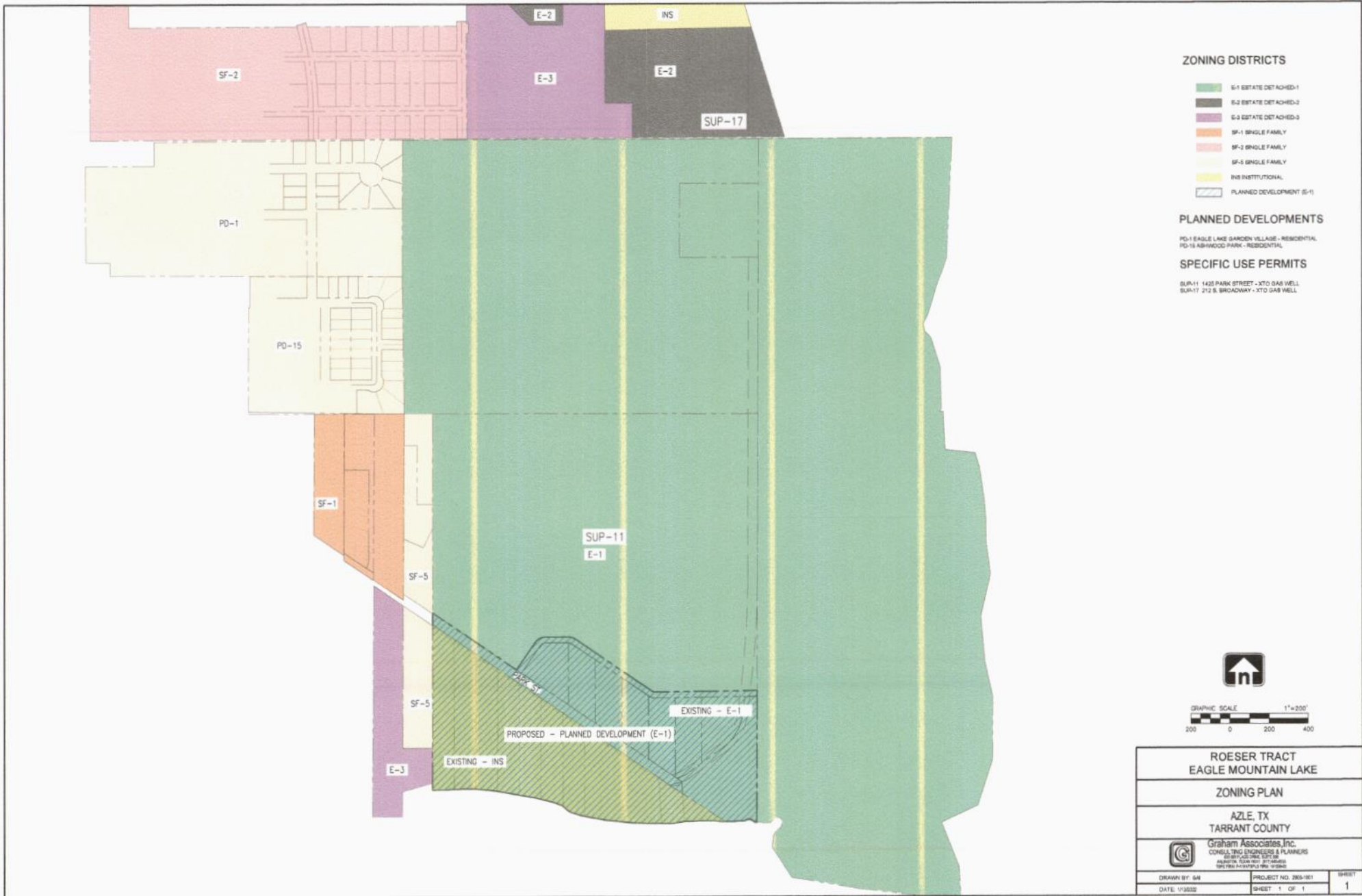
THENCE South 81°07'42" West, a distance of 21.51 feet to a point;

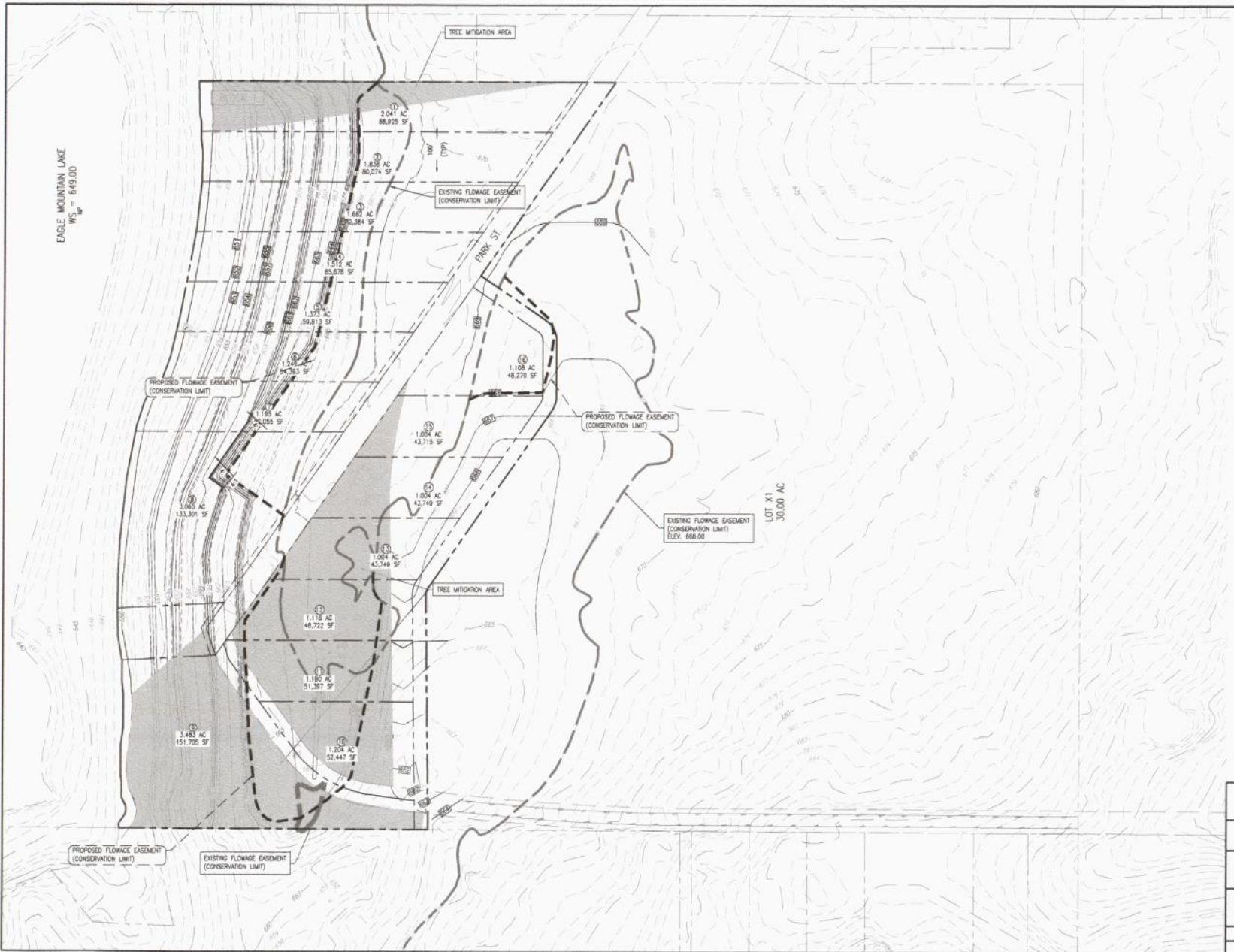
THENCE South 89°09'18" West, a distance of 54.45 feet to a point;

THENCE South 89°09'36" West, a distance of 16.69 feet to a point;

THENCE North 00°03'55" East, a distance of 847.75 feet, departing said contour line to the POINT OF BEGINNING and CONTAINING 642,134 square feet, 14.74 acres of land, more or less.

ROESER TRACT EAGLE MOUNTAIN LAKE		
CONCEPT PLAN		
TRACTS 1 & 1B, 1421 PARK ST. & 1550 PARK ST. AZLE, TX, TARRANT COUNTY		
 Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS 800 W. GULF STREET, SUITE 200 FORT WORTH, TEXAS 76102		
DRAWN BY: BSN	PROJECT NO. 2805-001	SHEET
DATE: 11/20/02	DATE: 2 OF 2	2





CAUTION
 EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

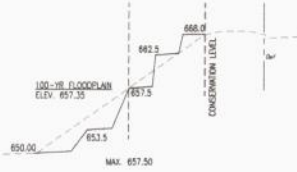
LEGEND

- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

LAKE LEVEL SUMMARY

TIME PERIOD	DAYS ABOVE	MAXIMUM	DATE
2011-2021	39	652.29	6/30/2015
2001-2021	48	652.29	6/30/2015
1991-2021	58	652.29	6/30/2015
MAX 1988		656.54	5/4/1990

CONSERVATION LEVEL: 668.00
 FLOWAGE EASEMENT
 FEMA 100-YR FLOODPLAIN ELEV. 657.35
 LAKEWAY ELEVATION: 649.00
 (SPILLWAY ELEV.)
 *ELEVATION OF 649.00 ALSO DETERMINES SOUTH PROPERTY LINE OF TRACT



TIERED SLOPE SECTION

ELEVATION BELOW CONSERVATION LEVEL
 CUT: 17,148.81 CY
 FILL: 17,428.88 CY
 NET ADDITIONAL: 280.07 CY CONSERVATION STORAGE



**ROESER TRACT
 EAGLE MOUNTAIN LAKE**

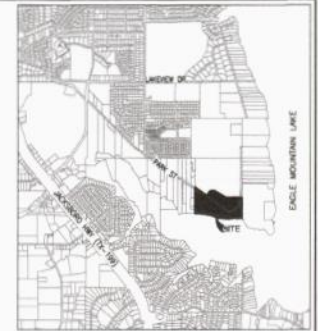
GRADING PLAN

**CITY OF AZLE
 TARRANT COUNTY, TX**

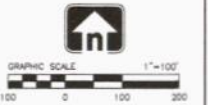


Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 800 INDEPENDENCE BLVD, SUITE 500
 ARLINGTON, TEXAS 76010-8177
 PHONE: 817-761-1800 FAX: 817-761-1808

DRAWN BY: <i>As-Raised</i>	PROJECT NO. 8888	SHEET
DATE: 11/05/21	SHEET: 1 OF 1	1



VICINITY MAP
(NOT TO SCALE)



PRELIMINARY - FOR REVIEW ONLY
These documents are for review only and not intended for construction. Bidding or Permit Applications. They were prepared by or under supervision of
S. L. PETERSON, PE 0000 10/2022
Title FEEL 100

LEGEND
DE = DITCHHEAD ELECTRIC

OWNER
JF MORGAN CHASE BANK, N.A. AS TRUSTEE
ADDRESS: 2100 ROSS AVE, FLOOR 10
DALLAS, TX 75201
PHONE: (214) 860-3485
EMAIL: MATTHEW.A.THORSEN@MORGANCHASE.COM
APPLICANT / DEVELOPER
EAGLE LOT PARTNERS, LLC
ADDRESS: 15200 ADDISON ROAD #301
DALLAS, TX 75001
PHONE: (214) 382-4022
EMAIL: CHOPRICE@EAGLELOT.COM
CONTACT NAME: OWEN PRICE

ROESER TRACT EAGLE MOUNTAIN LAKE		
TREE EXHIBIT		
TRACTS 1 & 1B, 1421 PARK ST. & 1550 PARK ST. AZLE, TARRANT COUNTY, TX		
 Graham Associates Inc. CONSULTING ENGINEERS & PLANNERS 20000 WOODBINE, SUITE 200 DALLAS, TEXAS 75248 972.954.1177 FAX 972.954.1178 WWW.GRAMASSOCIATES.COM		
DRAWN BY: GW	PROJECT NO. 2022-101	SHEET
DATE: 11/2022	SHEET 1 OF 1	1