



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

July 16, 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 June 18, 2026.

David Hawkins, Director of Planning and Development

ACTION ITEMS

2. Consider and take appropriate action on a Replat for a 0.727-acre tract of land out of the Jacob Wilcox Survey, Abstract No. 1727, Tarrant County, Texas and legally described as Lot 77, Castle Hill Estates to create Lots 77R-1 and 77R-2, Castle Hill Estates, an addition in the City of Azle, Tarrant County. The property is located on the south side of Avondale Avenue, approximately 920 feet west of Southeast Parkway (Hwy. 199). Case No. RP2026-01

David Hawkins, Director of Planning and Development

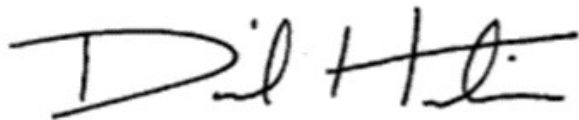
OTHER ITEMS

3. Development Project Updates

David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on Friday, July 10, 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.



David Hawkins, AICP
Director of Planning and Development

This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Planning and Zoning Commission agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.

Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be included with the City Council meeting notice at which the City Council will discuss or adopt a budget for the City of Azle: For an average-valued homestead property (\$300,000.00), the City's portion of the property tax bill in dollars for the current fiscal year (FY2025) is \$1,842.26, the City's portion of the property tax bill for the upcoming fiscal year (FY2026) for the same property if the proposed budget is adopted is estimated to be \$1,874.08, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY2026) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$1,805.83.



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

June 18, 2026

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Vice Chairman Jim Carlson called the meeting to order at 6:00 p.m.

Members Present:

Vice Chair Jim Carlson
Commissioner Rick Simmons
Commissioner Cynthia Barrios
Commissioner Curt Lampkin

Members Absent:

Chairman Leonard Wheeler
Commissioner Jared Arneson
Commissioner Laurel Mosier

Staff Present:

David Hawkins, AICP Director of Planning and Development

INVOCATION

Vice Chairman Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Rick Simmons led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the Minutes of the Planning and Zoning Commission meeting held June 4, 2026.

Commissioner Rick Simmons moved to the approve the Minutes of the Planning and Zoning Commission meeting held June 4, 2026. Commissioner Curt Lampkin seconded the motion. Motion carried.

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

PUBLIC HEARING

2. Conduct a public hearing and consider making a recommendation to the City Council regarding a Specific Use Permit request to operate a “smoke shop and tobacco store” business for property located at 342 Northwest Parkway, Suite 202 and also known as Lot 1, Block 1, Stardust Addition. The property is located on the southeast corner of the Northwest Parkway and Dunaway Lane intersection. The applicant is requesting a Specific Use Permit to operate a “smoke shop and tobacco store” business at this location. Case No. SUP2026-04

Director of Planning and Development David Hawkins presented this item. This request is for a Specific Use Permit (SUP) to operate a smoke shop and tobacco store. Mr. Hawkins explained that, as of April 2, 2024, the City Council passed an ordinance to require a SUP for this type of use. The proposed location is 342 Northwest Pkwy., Ste. 202 at the former Stardust Skating Rink, which has been renovated to Salon and Spa Galleria and includes two commercial spaces. Staff sent letters to property owners within 200'. Two letters of opposition were received today and copies were provided to the Commissioners at their seats.

Vice Chairman Jim Carlson opened the public hearing at 6:06 p.m.

Applicant Ramavathy Korada, 8017 MacArthur Blvd. #3084, Irving, spoke about the proposal, stating they will operate strictly by federal, state, and local regulations. They will perform under 21 ID checks. They have a strict "no loitering" policy and a strict no consumption of the smoke products on the property. The hours will be 10am to 9pm, Monday through Friday. They will not have "flashy" signage. Ms. Korada's son, Monish Korada, 8017 MacArthur Blvd. #3084, Irving, stated that they will also be open on Sundays from 12noon to 8pm. The Korada's stated there will be no ATM machine, no lottery, no sales of alcoholic beverages. They are only focusing on the smoke products complying with federal, state, and local regulations. This is their first location, but they do have experience working at a smoke shop in another city. They will have pipes and cigarettes. There will be no gaming machines. Vapes will be allowed. All of the smoking products will be included in the store.

As there were no other speakers, Vice Chairman Jim Carlson closed the public hearing at 6:13 p.m.

Discussion included the number of smoke shops, that nine are located within a two-mile area, no distance requirement from the neighboring church, and that there are no additional parking requirements.

Commissioner Rick Simmons moved to accept this proposal for the smoke shop. Commissioner Curt Lampkin seconded the motion. Motion carried.

Yes: (3) Jim Carlson, Curt Lampkin, Rick Simmons

No: (1) Cynthia Barrios

Absent: (3) Jared Arneson, Laurel Mosier, Leonard Wheeler

OTHER ITEMS

3. Development Project Updates.

Director of Planning and Development David Hawkins presented this item. He provided development updates regarding Chick-fil-a, Jersey Mike's, the Azle Retail Development across from Walmart, the industrial park on the west side of town, and several other updates regarding previous SUP and plat cases, code amendments, the Kmart building, and the current count of available platted lots.

ADJOURNMENT

Vice Chairman Jim Carlson adjourned the meeting at ____.

Presented and approved on

Attest:

Leonard Wheeler, Chairman

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 0.727-acre tract of land out of the Jacob Wilcox Survey, Abstract No. 1727, Tarrant County, Texas and legally described as Lot 77, Castle Hill Estates to create Lots 77R-1 and 77R-2, Castle Hill Estates, an addition in the City of Azle, Tarrant County. The property is located on the south side of Avondale Avenue, approximately 920 feet west of Southeast Parkway (Hwy. 199). Case No. RP2026-01

Background and Explanation:

The purpose of this Replat is to reconfigure one (1) residential lot into two (2) residential lots. The Replat is in conformance with the City of Azle's Subdivision Ordinance and the SF-4 zoning with the exception of the minimum lot width. A variance was approved by the Zoning Board of Adjustment on April 13, 2026 to allow both lots to be below the minimum lot width. The proposed replat matches the exhibit that was presented and approved by the ZBA.

Existing Condition of Property

The property is currently undeveloped but previously had a single-family residence that was demolished back in 2022.



Streets

No new streets are planned for this Replat. Both lots will have their own separate driveway onto Avondale Ave. at time of new home construction.

Drainage

No drainage infrastructure is proposed for this development. A private drainage easement was provided at the rear of Lot 77R-1 where the creek bed is located to prevent any future structures from being constructed in this area.

Public Infrastructure

No new water and sewer infrastructure is proposed for this development as both are available to serve the two (2) residential lots.

Board/Commission/Committee Recommendation:

The Replat meets all requirements of the Azle Subdivision Ordinance and the min. lot width variances granted by the ZBA. 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 and the ZBA variance that was granted for the lot widths. Staff recommends approval of the Replat as presented.

Attachments:

1. Castle Hills Estates Replat - Lots 77R-1 & 77R-2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS PNU Group Properties, LLC, is the owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the Jacob Wilcox Survey, Abstract No. 1727, in the City of Azle, Tarrant County, Texas and being all of Lot 77 of Castle Hills Estates, according to the plat thereof recorded in Cabinet 388-E, Page 15 of the Plat Records of said, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southeasterly right-of-way line of Avondale Avenue, a 50' right-of-way, for the northeast corner of said Lot 77 and the northwest corner of Lot 76 of said Castle Hills Estates;

THENCE South 17°10'17" East, leaving said right-of-way line and with the common line of said Lot 77 and Lot 76, a distance of 336.14 feet to a wood stake found for the southeast corner of said Lot 77, the southwest corner of said Lot 76, and the northeast corner of Lot 28 of Castle Hills Estates, according to the plat thereof recorded in Cabinet 388-C, Page 124 of said Plat Records;

THENCE South 79°48'36" West, with the common line of said Lot 77 and Lot 28, a distance of 72.39 feet to a 1/2 inch iron rod with a cap, stamped "TRINITY", found for the southwest corner of said Lot 77 and the southeast corner of Lot 78 of said Castle Hills Estates (Cabinet 388-E, Page 15);

THENCE North 26°29'57" West, with the common line of said Lot 77 and Lot 78, a distance of 311.57 feet to a 3/4 inch iron rod found on the aforementioned southeasterly right-of-way line of Avondale Avenue, at the beginning of a non-tangent curve to the right, having a central angle of 12°33'32", a radius of 566.67 feet, and a chord bearing and distance of North 63°35'41" East, 123.96 feet;

THENCE Northeasterly, with said right-of-way line and along said curve, an arc distance of 124.21 feet to a the POINT OF BEGINNING and containing 31,670 square feet or 0.727 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PNU Group Properties, LLC, does hereby adopt this plat designating the herein described property as CASTLE HILLS ESTATES, LOTS 77R-1 & 77R-2, an addition to the City of Azle, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets, alleys, parks, watercourses, drains, easements and public places shown thereon, if any, for the purpose and consideration therein expressed.

WITNESS MY HAND, this _____ day of _____, 202_____.

BY: PNU Group Properties, LLC
Representative: Peter Aigbivbalu

By: _____ Signature _____ Title: _____

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Peter Aigbivbalu, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 202_____.

Notary Public, State of Texas

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0135K, for TARRANT County, Texas and incorporated areas, dated September 25, 2009 this property appears to be located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

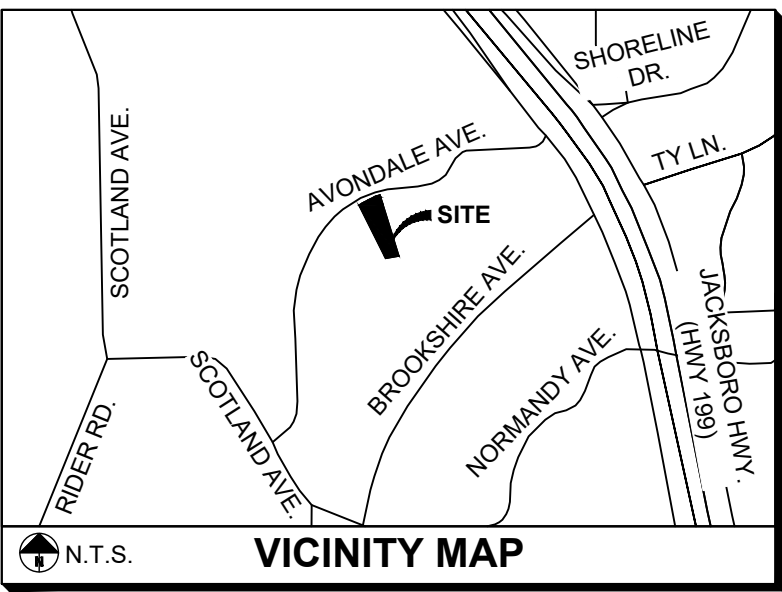
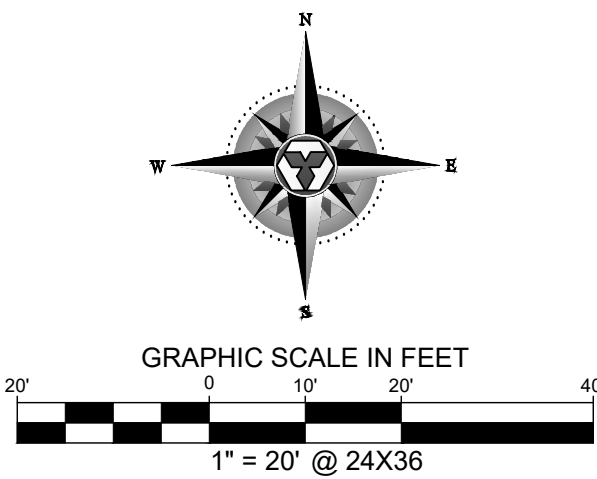
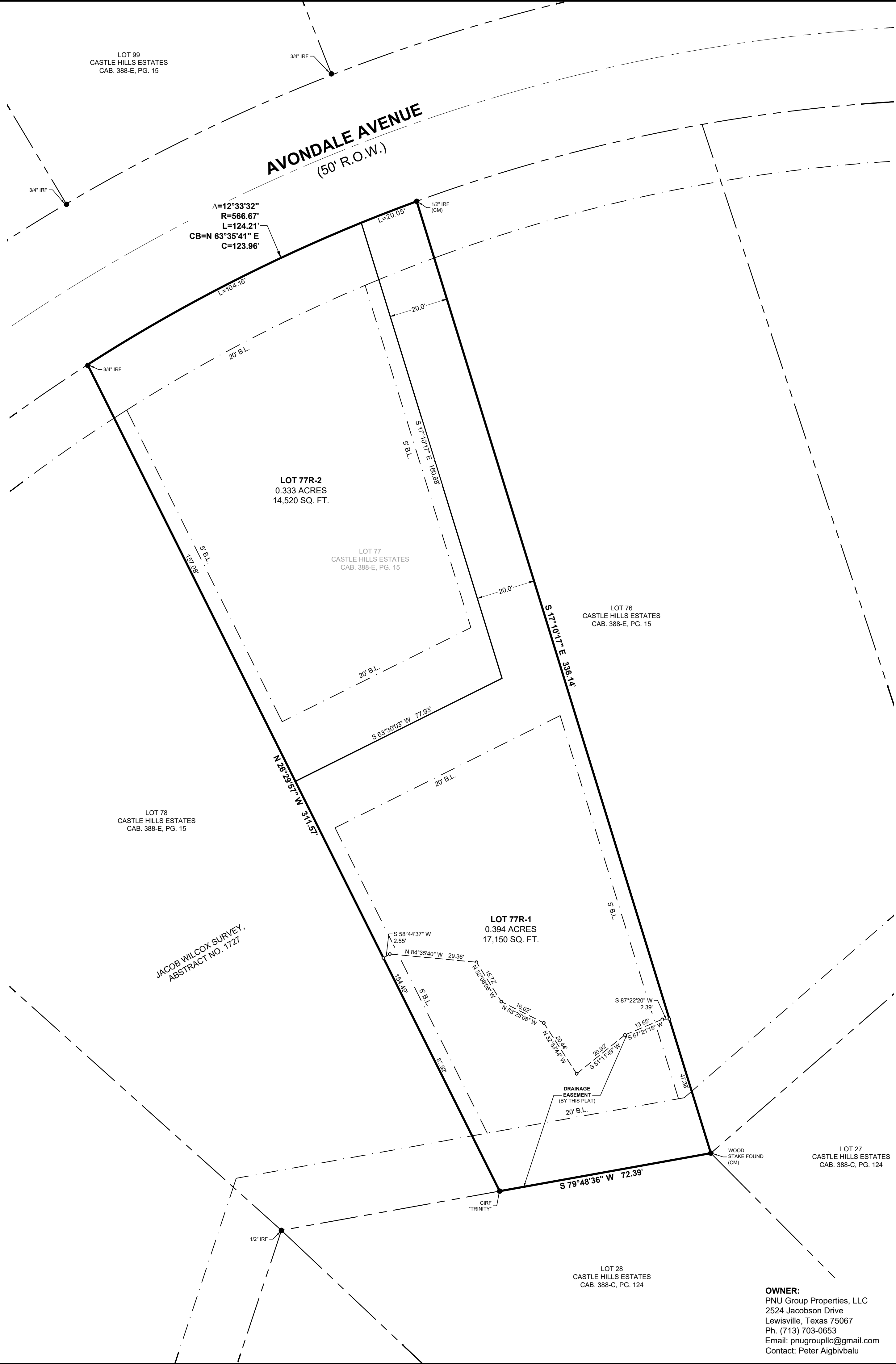
LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	ADJOINER LINE
	R.O.W. CENTERLINE
	BUILDING SETBACK LINE
	MONUMENT FOUND
	IRON ROD FOUND
	IRON ROD FOUND WITH CAP
	FOUND
	POINT OF BEGINNING
	NOT TO SCALE
	OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS
	PLAT RECORDS OF TARRANT COUNTY, TEXAS
	DOCUMENT NUMBER
	CABINET
	VOLUME
	PAGE
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	BUILDING LINE
	RIGHT-OF-WAY

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AZLE, TEXAS

APPROVED THIS THE _____ DAY OF _____, 20_____.

Chairman _____

Planning and Zoning Secretary _____



SURVEYOR'S NOTES:

- Bearings and coordinates are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, adjustment realization 2011.
- All corners are 1/2" iron rods set with a yellow plastic cap stamped "TRINITY 6854" unless otherwise noted.
- This property lies within the limits of the City of Azle, Tarrant County, Texas.
- 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 permits.
- The purpose of this replat is to create two lots out of one existing lot.
- This property is zoned SF-4 according to the zoning map posted on the city website.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Azle, Tarrant County, Texas.

Michael L. Black
Registered Professional Land Surveyor No. 6854

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

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, 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 _____, 202_____.

Notary Public, State of Texas

FINAL PLAT
CASTLE HILLS ESTATES

LOT 77R-1 & 77R-2

BEING A 0.727 ACRE REPLAT OF LOT 77 OF CASTLE HILLS ESTATES, AN ADDITION TO TARRANT COUNTY, TEXAS, AS RECORDED IN CABINET 388-E, PAGE 15, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING SITUATED IN THE JACOB WILCOX SURVEY, ABSTRACT NO. 1727



4401 N. Interstate 35, #202 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 365-7885

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	07/10/2026	2026-024	1 OF 1

OWNER:
PNU Group Properties, LLC
2524 Jacobson Drive
Lewisville, Texas 75067
Ph. (713) 703-0653
Email: pnugroupplc@gmail.com
Contact: Peter Aigbivbalu

SURVEYOR:
Trinity Land Surveying, LLC
4401 N. Interstate 35, Suite 202
Denton, TX 76207
Ph. (940) 365-7885
Email: mblack@trinity-surveying.com
Contact: Michael Black, RPLS