



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

August 6, 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 & Zoning Commission meeting held July 16, 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 Sandy Beach Addition, approximately 39.19 acres of land situated in the Joshua Cook Survey, Abstract No. 1785, the W.H.H. Moore Survey, Abstract No. 1938, and the William Lawrence Survey, Abstract No. 974, City of Azle, Tarrant County, Texas, and being described as Lots 2-14, Block A, Lots 1X, 1-13, 14X, 15-26, Block B, Lots 1-24, Block C, Lots 1-13, 14X, 15-50, Block D, Lots 1-16, Block E, Lots 1-22, Block F, Sandy Beach Addition, a plat recorded in Document No. D224203128, Plat Records, Tarrant County, Texas and being described as Lots 27-32 & 33X, Block B, Sandy Beach Addition, a plat recorded in Document No. D226132622, Plat Records, Tarrant County, Texas. The property is located on the south side of Sandy Beach Road approximately 1,700 feet east of Boyd Road (FM 730 N). The purpose of this Planned Development Amendment is to consider changing the previously approved PD concept plan for Sandy Beach Addition, approved back on July 29, 2003 by Ordinance No. 2003-12 to change the PD-Commercial lot into PD-Residential and add seven (7) residential lots to increase the total number of residential lots from one hundred fifty-five (155) to one hundred sixty-two (162) lots. Case No. Z2026-01
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, July 31, 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

July 16, 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
Commissioner Rick Simmons
Commissioner Cynthia Barrios
Commissioner Curt Lampkin

Members Absent:

Vice Chairman Jim Carlson
Commissioner Jared Arneson
Commissioner Laurel Mosier

Staff Present:

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

INVOCATION

Chairman Leonard Wheeler 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 18, 2026.**

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held June 18, 2026. Commissioner Cynthia Barrios seconded the motion. Motion carried.

Yes: (4) Leonard Wheeler, Rick Simmons, Cynthia Barrios, Curt Lampkin

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

Director of Planning and Development David Hawkins presented this item. The Replat is in conformance with the City of Azle's Subdivision Ordinance and the SF-4 zoning, except for the minimum lot width. A variance was approved by the Zoning Board of Adjustment (ZBA) 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. The Replat meets all requirements of the Azle Subdivision Ordinance and the minimum lot width variances granted by the ZBA. In accordance with state statutes, the Replat must be approved as presented. No City Council action is needed.

Commissioner Curt Lampkin moved to approve Case No. RP2026-01 as presented. Commissioner Cynthia Barrios seconded the motion. Motion carried.

Yes: (3) Leonard Wheeler, Curt Lampkin, Cynthia Barrios

No: (1) Rick Simmons

OTHER ITEMS

3. Development Project Updates

Director of Planning and Development David Hawkins presented this item. He provided brief updates on the following: Crash Champions Collision Repair; code amendments for temporary signs, food trucks, and food truck parks; recent plat approvals by staff; Council approval of a voluntary annexation request at 13551 FM 730 S; status of plats and amendments for Roeser Park Phases I and II; the vape shop SUP recently approved by PZC was denied by Council; an \$11.5M renovation project for the Azle Oaks Apartments on Jarvis Ln. is under plan review; facade and signage improvement grants including the newest mural on the new State Farm location at Main and Stewart, the new sign for Scramblers Golf, and the repair of the alley and parking lot at Dollar General; COs were recently issued for Chick-fil-A (set to open 7/30), Hotworx (hot sauna/fitness), and Gounbloom/Gogi Lab (new Korean BBQ restaurant); only two residential permits have been issued since the last report; and the City is in litigation on the old Kmart building.

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:12 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 Sandy Beach Addition, approximately 39.19 acres of land situated in the Joshua Cook Survey, Abstract No. 1785, the W.H.H. Moore Survey, Abstract No. 1938, and the William Lawrence Survey, Abstract No. 974, City of Azle, Tarrant County, Texas, and being described as Lots 2-14, Block A, Lots 1X, 1-13, 14X, 15-26, Block B, Lots 1-24, Block C, Lots 1-13, 14X, 15-50, Block D, Lots 1-16, Block E, Lots 1-22, Block F, Sandy Beach Addition, a plat recorded in Document No. D224203128, Plat Records, Tarrant County, Texas and being described as Lots 27-32 & 33X, Block B, Sandy Beach Addition, a plat recorded in Document No. D226132622, Plat Records, Tarrant County, Texas. The property is located on the south side of Sandy Beach Road approximately 1,700 feet east of Boyd Road (FM 730 N). The purpose of this Planned Development Amendment is to consider changing the previously approved PD concept plan for Sandy Beach Addition, approved back on July 29, 2003 by Ordinance No. 2003-12 to change the PD-Commercial lot into PD-Residential and add seven (7) residential lots to increase the total number of residential lots from one hundred fifty-five (155) to one hundred sixty-two (162) lots. Case No. Z2026-01

Background and Explanation:

The Sandy Beach Estates Planned Development (PD) Zoning was approved back on July 29, 2003 (Ordinance No. 2003-12) as a public single-family residential subdivision consisting of 169 residential lots and 1 commercial lot located on the south side of Sandy Beach Road. Sandy Beach Estates was ultimately built with 155 residential lots, 1 commercial lot, and 3 open space lots that serve the existing cemetery, detention pond, and lift station. The developer is looking to convert the 1 commercial lot into 7 residential lots for this residential development, which requires an amendment to the original concept plan.

Existing Condition of Property:

The final plat for Sandy Beach Estates was filed on November 12, 2024 and a subsequent 6-lot replat was filed on July 9, 2026. Only ten (10) residential lots remain to be built.

Aerial of Property:



Adjacent Zoning:

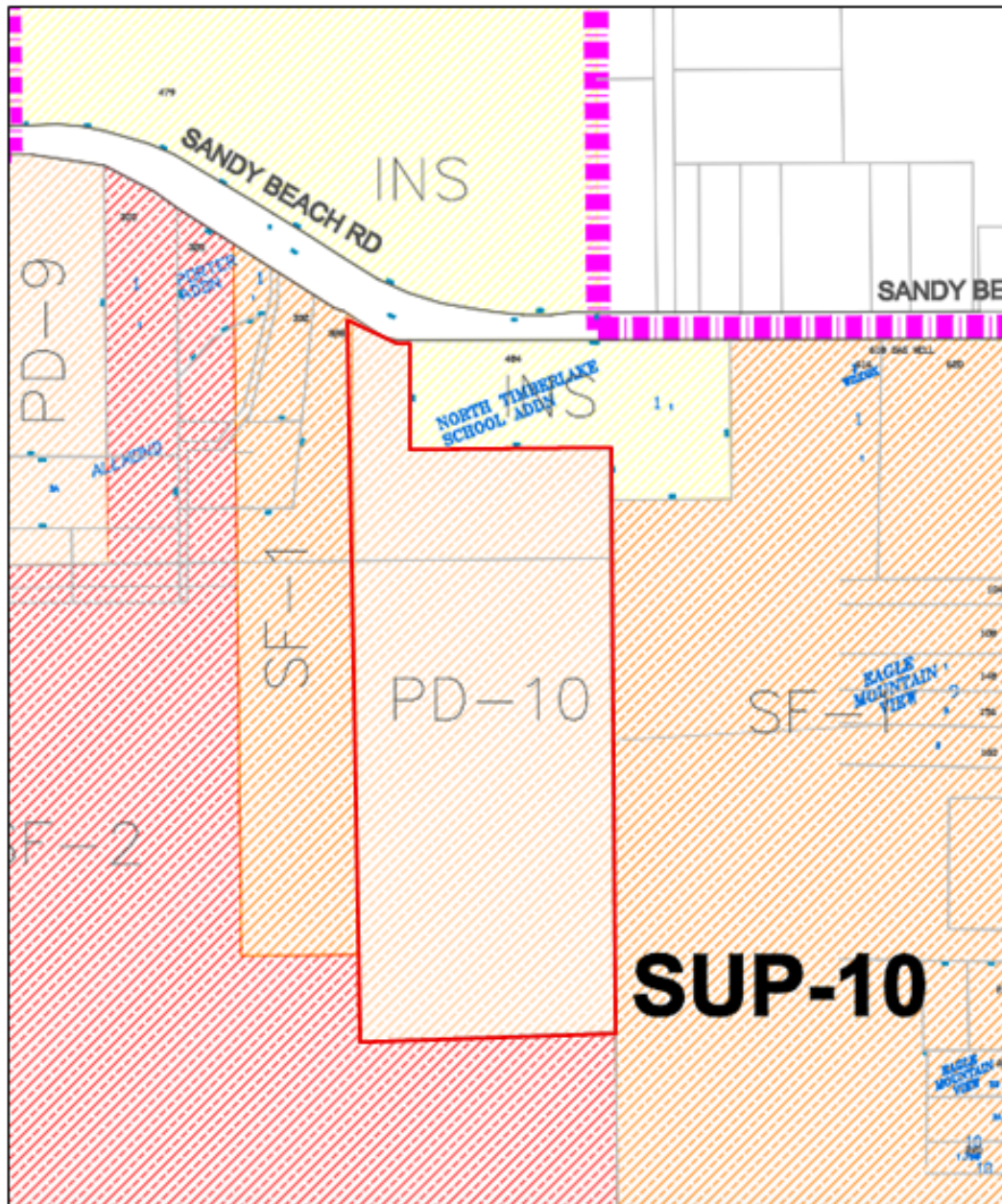
North: Forte Junior High and Hoover Elementary School zoned Institutional (INS)

South: Single-Family Two District (SF-2)

East: Single-Family One District (SF-1)

West: Single-Family One District (SF-1)

Zoning Change Location Exhibit:

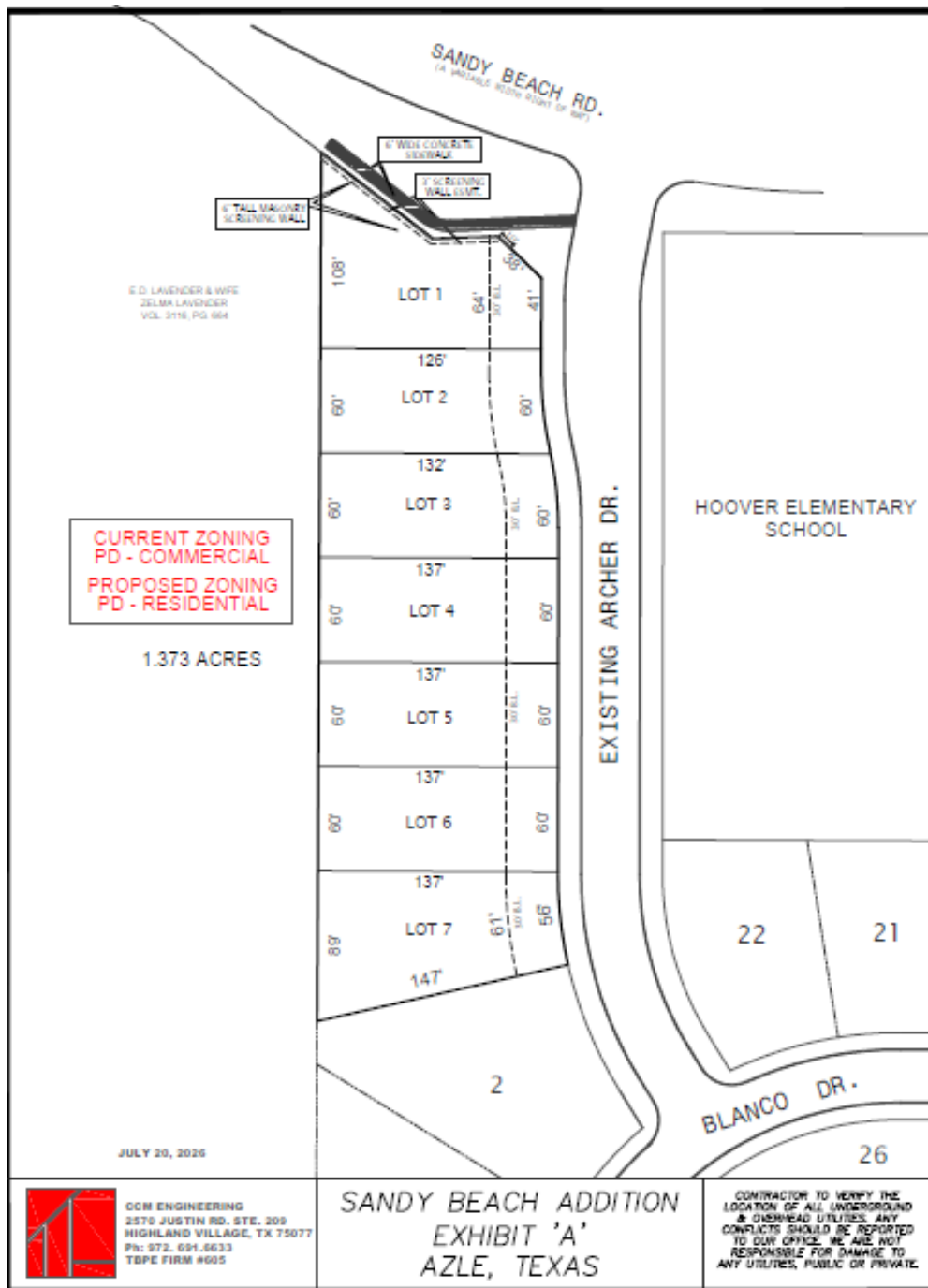


Proposed Concept Plan Amendment:

The original concept plan provides for Sandy Beach Estates was approved for single-family residential lots and one (1) commercial lot to be constructed at the entrance on Sandy Beach Road. Along with the concept plan, there were development standards that were approved for the residential lots, such as minimum house size, lot size, setbacks, required 2 trees in the front yard, etc. All of the development standards can be seen in the attached Ord. No. 2002-12.

The developer is requesting to rezone the commercial lot into residential to allow 7 new residential lots within Sandy Beach Estates with all lots meeting the same original development standards. The developer has increased the front setback line from 25' to 30' to allow all lots to meet the minimum 60' lot width which is measured at the setback line. This would increase the total number of lots from

155 to 162. All 7 lots would have driveways onto Archer Dr. A new subdivision screening wall and sidewalk is planned along Sandy Beach Road. No other changes are proposed for this PD Amendment request.



Police Impact:

No negative impact anticipated.

Fire Impact:

No negative impact anticipated.

Utilities:

Water - 8" water line exists on Archer Drive which is adequate to serve the residential lots.

Sewer - Sewer is available to serve these residential lots.

Zoning Change Notification Process:

A public hearing notice sign was posted on the property and seven (7) letters were sent to surrounding property owners including Azle I.S.D. As of July 31, 2026, staff has received one (1) response from the public.

Board/Commission/Committee Recommendation:

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. Letter of Intent - 7.28.2026
2. Exhibit A
3. Exhibit B - PD-10 regulations
4. ORD - 2003-12 - City Council - Sandy Beach Zoning
5. Sandy Beach Addition Final Plat - Recorded Copy
6. Sandy Beach Plat - 6 lots Recorded Plat - 7.9.2026
7. Sandy Beach PD Amend. 1st Sub. Review - AISD No Comments 3.24.2026
8. Public Response Email - 406 Blanco 7.28.2026



CCM Engineering
2570 FM 407 STE. 209
Highland Village, TX 75077
972.691.6633
TBPE FIRM #605

Date: July 28, 2026

City of Azle, Texas

c/o David Hawkins

Re: Letter of Intent – Proposed Zoning change to PD-10 Sandy Beach Estates

The proposed zoning change consists of the following:

PD-10 is commonly known as Sandy Beach Estates. This original zoning included a small 1.37 acre tract at the entrance to the subdivision that is zoned commercial.

The property owner is requesting to change this commercial zoning to single family that is compatible with the current PD-10 zoning requirements. The 1.37 acre tract would create a maximum of 7 additional lots. These proposed lots would meet or exceed the requirements of the current PD-10 with a few minor variations noted below.

Key elements of the proposed site plan include:

- This zoning change will create 7 new single family homesites that will be more compatible with the current Sandy Beach neighborhood.
- If approved, this will eliminate any type of commercial development next to Hoover Elementary School.

Variations from PD-10

1. Minimum lot width for Lots 1 and 7 will be less than 60' wide at the street frontage, but they will both be more than 60' wide at the front setback line.
2. Minimum side yard setback on Lot 7 will be 5' on the side next to Sandy Beach Road.
3. We increased the front yard setback from 25' to 30' for all 7 proposed lots.

SANDY BEACH RD.
(A VARIABLE WIDTH RIGHT OF WAY)

6' WIDE CONCRETE
SIDEWALK

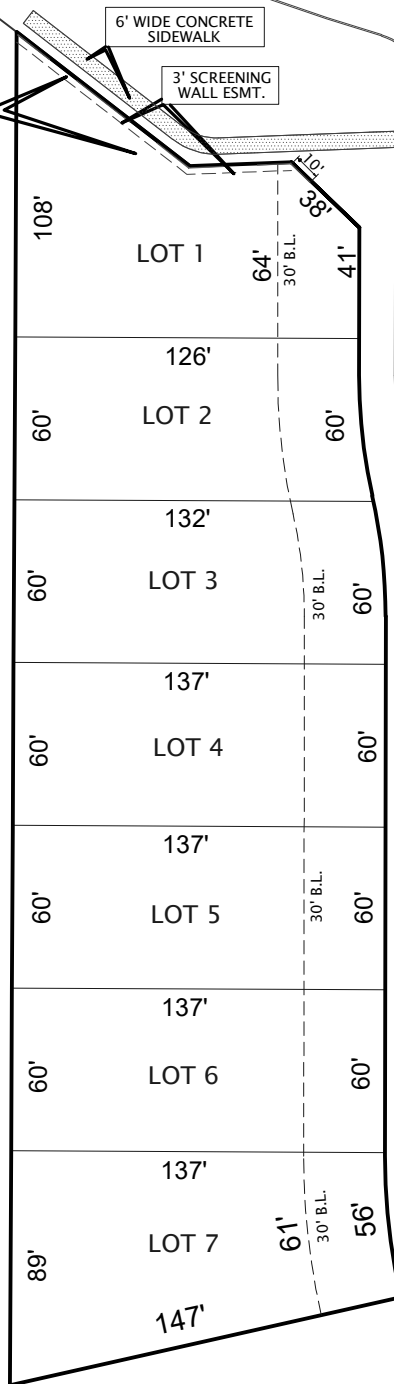
3' SCREENING
WALL ESMT.

6' TALL MASONRY
SCREENING WALL

E.D. LAVENDER & WIFE
ZELMA LAVENDER
VOL. 3116, PG. 664

CURRENT ZONING
PD - COMMERCIAL
PROPOSED ZONING
PD - RESIDENTIAL

1.373 ACRES



EXISTING ARCHER DR.

**HOOVER ELEMENTARY
SCHOOL**

22

21

2

BLANCO DR.

26

JULY 20, 2026



CCM ENGINEERING
2570 JUSTIN RD. STE. 209
HIGHLAND VILLAGE, TX 75077
Ph: 972. 691.6633
TBPE FIRM #605

SANDY BEACH ADDITION
EXHIBIT 'A'
AZLE, TEXAS

**CONTRACTOR TO VERIFY THE
LOCATION OF ALL UNDERGROUND
& OVERHEAD UTILITIES. ANY
CONFLICTS SHOULD BE REPORTED
TO OUR OFFICE. WE ARE NOT
RESPONSIBLE FOR DAMAGE TO
ANY UTILITIES, PUBLIC OR PRIVATE.**

Exhibit “B”

PD – 10 Conditions for Sandy Beach Addition Phase 2

Zoning Change from PD Commercial to PD Single Family Residential

1. All proposed 7 lots will conform the residential lots of PD-10 Zoning District, except as follows:
 - A. Minimum Lot Width for all 7 proposed lots will be 60 feet, except Lots 1 and 7 will be a minimum of 60' wide at the front setback line.
 - B. Minimum Yards.
 - a) Front yard: 30 feet
 - b) Side yard: 5 feet
 - c) Rear yard: 20 feet
 - C. All 7 lots will have driveway access onto Archer Drive. No driveways permitted onto Sandy Beach Drive. The front yard setback has been increased from 25 feet to 30' to allow for longer off street parking on the 7 driveways.

General Requirements

2. Fencing and Screening Requirements:

- A. **Along Sandy Beach Road:** A 6' high masonry screening wall shall be constructed along Sandy Beach Road where the lots side to this road. The screening wall shall be constructed in a 3' wide screening wall easement on Lot 1 and shall be maintained by the HOA.
- B. **Entry Monument:** An entry monument sign and the name “Sandy Beach Estates” will be provided in the masonry screening wall at the entrance to the subdivision. Detailed screening wall and monument plans and locations will be provided with the Final screening wall plans.
- C. **Sandy Beach Sidewalk:** A six foot (6') wide sidewalk shall be constructed along Sandy Beach within the right-of-way between the masonry screening wall and the roadway.

ORDINANCE NO. 0-2003-012

AN ORDINANCE OF THE CITY OF AZLE, TEXAS, TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF AZLE, TEXAS, AS HEREFOR AMENDED, BY GRANTING A CHANGE IN ZONING FROM SINGLE FAMILY 1 (SF-1) TO PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY GENERALLY LOCATED EAST OF FM 730, BEING A 39.19 ACRE TRACT OF LAND OUT OF THE W.H.H. MOORE SURVEY, AS DESCRIBED IN EXHIBIT "A", AND APPROVING A DEVELOPMENT PLAN AS SHOWN ON EXHIBIT "B", 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 Planning & Zoning Commission and the governing body of the City of Azle, in compliance with the laws of the State of Texas and the ordinances of the City of Azle, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1.

The Comprehensive Zoning Ordinance and Map of the City of Azle, Texas, duly passed by the governing body of the City of Azle, as amended from time to time, be and the same is hereby amended by granting a change in zoning from Single Family 1 (SF-1) to Planned Unit Development (PUD) for property generally located east of FM 730, described as a 39.19 acre tract of land out of the W.W.H. Moore Survey, as described in exhibit "A".

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Azle, Texas, as amended, except where the provisions are in direct conflict with the provisions of other ordinances, in which event the conflicting provisions of the other ordinances are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section 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 phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

Any person, firm or corporation who violates, disobeys, omits, neglects, refuses or fails to comply with, or who resists the enforcement of any provision of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Azle are expressly saved as to any and all violations of the provisions of the Azle Municipal Code, or any other ordinances affecting zoning which 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 court.

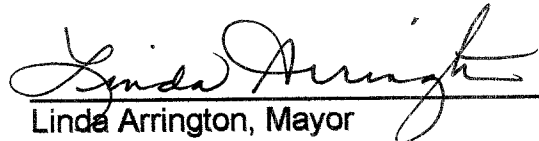
SECTION 6.

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.

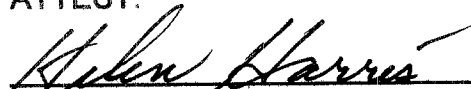
SECTION 7.

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

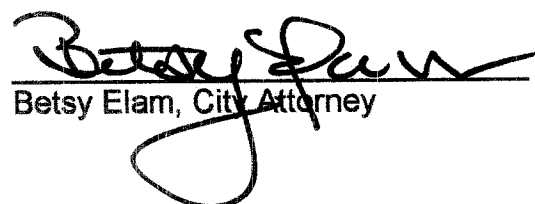
DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on this the 29th day of July, 2003.


Linda Arrington, Mayor

ATTEST:


Helen Harris, City Secretary

APPROVED AS TO FORM:


Betsy Elam, City Attorney

Loan No.

Continuation of Legal Description

Schedule A - (Continued)

G.F. NUMBER 03-50-2892

Commitment No.

W.H.H. Moore Survey, Tarrant County, Texas:

Beginning at a 1/2 inch iron pin which lies South 89 degrees 27 minutes 02 seconds East, 390.04 feet from a stone for the southeast corner of the N. Allmond Survey and the southwest corner of the W.H.H. Moore Survey;

THENCE North 0 degrees 16 minutes 54 seconds East, 2,071.67 feet to a 1/2 inch iron pin in the south line of County Road No. 4118;

THENCE South 52 degrees 09 minutes 55 seconds East, along the south line of said road, 80.71 feet to a fence post;

THENCE North 87 degrees 49 minutes 29 seconds East, continuing with said road, 132.63 feet to a 1/2 inch iron pin in concrete;

THENCE South 0 degrees 04 minutes 36 seconds West, 350.18 feet to a stone;

THENCE South 89 degrees 43 minutes 06 seconds East, 654.92 feet to a stone;

THENCE South 0 degrees 27 minutes West, 1,681.88 feet to a pipe;

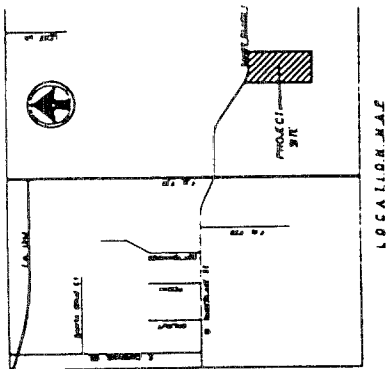
THENCE South 0 degrees 34 minutes 49 seconds West, 231.04 feet to a 1/2 inch iron pin;

THENCE South 88 degrees 31 minutes 41 seconds West, 851.08 feet to a fence post;

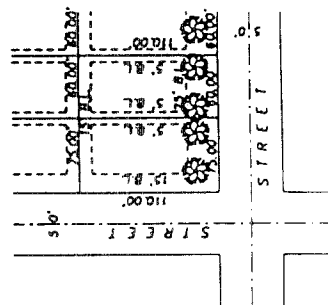
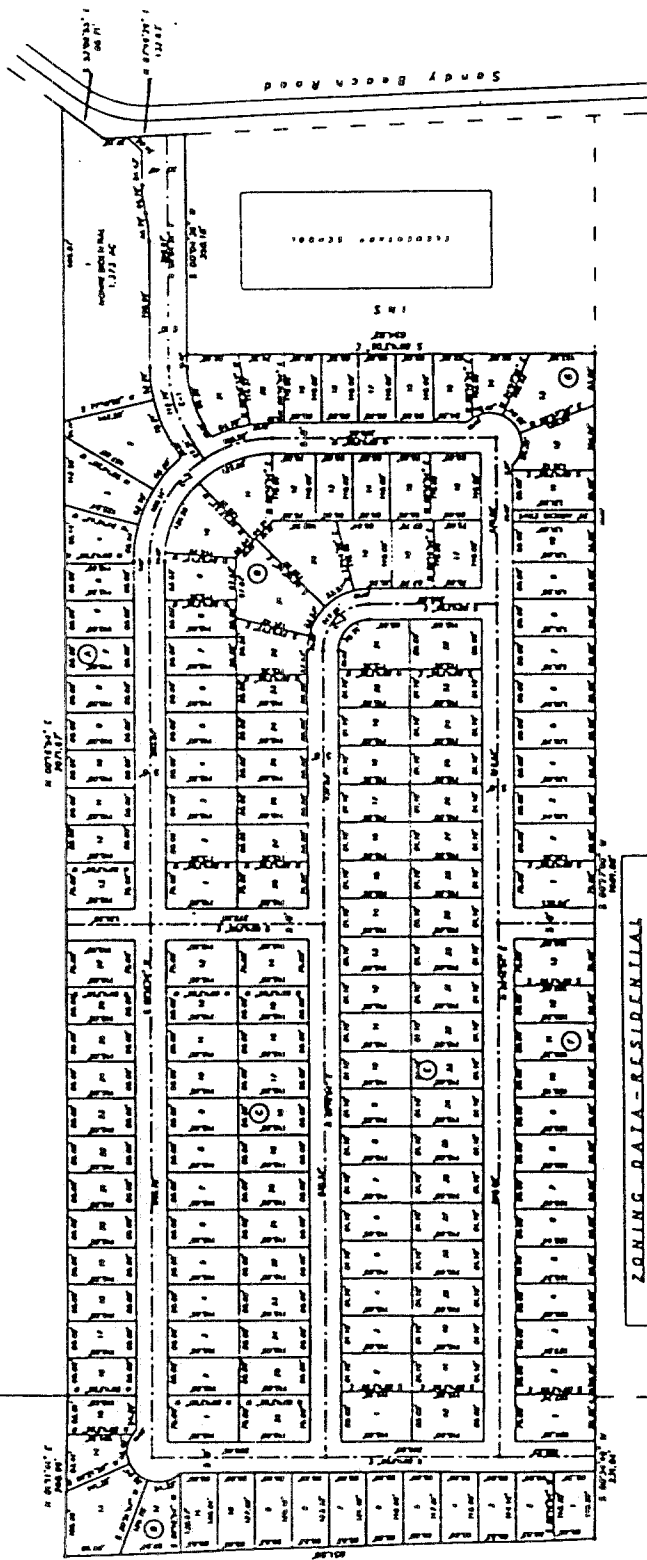
THENCE North 01 degrees 11 minutes 41 seconds East, 260.99 feet to the point of beginning and containing 39.19 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

CONTINUED



LOCATION MAP



ZONING DATA - RESIDENTIAL

ZONING	PD
MIN. LOT AREA	6600 S.F.
MIN. LOT WIDTH	60'
MIN. LOT DEPTH	100'
MIN. FRONT YARD SETBACK	75'
MIN. REAR YARD SETBACK	15'
MIN. SIDE YARD	5'
MIN. SIDE YARD (STREET SIDE)	15'
MAX. LOT COVERAGE	35%
MIN. HOUSE SITE	1700 S.F. - 500' - 80' LOTS
	1400 S.F. - 250' - 42' LOTS
	1600 S.F. - 250' - 42' LOTS
PERCENTAGE OF MASONRY	65%
MAXIMUM BUILDING HEIGHT	35' - 2 1/2 STORES
STREETS MAY BE CONSIDERED AS CLUMP & BUTTER	
PLANTING - 1'	

CLARK & BELL
READY BEACH ADDITION
 BEING A 38.19 ACRE TRACT OF LAND OUT OF THE
 W.M. MOORE SURVEY - ABSTRACT NO.
 CITY OF A.C. TARRANT COUNTY, TEXAS

PREPARED BY
 TARRANT COUNTY COMMISSIONERS, INC.
 1000 N. W. 10TH ST., SUITE 100
 TARRANT COUNTY, TEXAS 76061
 817-343-1234 FAX 817-343-1235

PLAT DATA

PLAT	DATE	REVISION	BY	CHKD
1	10/1/00			
2	10/1/00			
3	10/1/00			
4	10/1/00			
5	10/1/00			
6	10/1/00			
7	10/1/00			
8	10/1/00			
9	10/1/00			
10	10/1/00			

PUBLISHER'S CERTIFICATE

THE STATE OF TEXAS:

COUNTY OF PARKER:

Bob Buckel, being duly sworn, says that he is the publisher of the *Azle News*, a weekly newspaper published in Azle, Parker County, Texas, and that said newspaper has been regularly published in Parker County, Texas for a period of not less than one year preceding the publication of the attached _____

Insert

and is a newspaper of general circulation in said county, and the attached _____

Insert

was published in the issue of August 7, 2003.

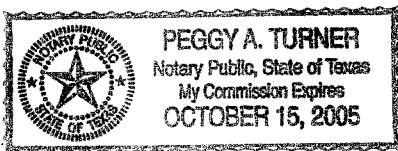
[Signature]

Affiant

Subscribed and sworn to before me this the 7th day of August, A.D. 2003.

Peggy A. Turner

Notary Public, Parker County, Texas



WORKBUSTERS

"Helping families since 1989"

817-237-9848

Phone Hrs: Mon.-Fri. 7 am -1 pm

Office Open: by appointment

Job applicants call for

appointment

After trying the rest...

Give us the Test



w-6-tfbc-42-a

Also: CUSTOM
GREETING CARDS

45. Job Wanted

Handyman available, 7 days a week, for small jobs, including electrical. 817-677-5512, cell 817-319-1248.

m-05-06pc-45-s

46. Legal Notice

ORDINANCE NO. 0-2003-012
Z-2003-006

An Ordinance of the City of Azle, Texas, to amend the comprehensive zoning ordinance of the City of Azle, Texas, as herefore amended, by granting a change in zoning from Single Family 1 (SF-1) to Planned Unit Development (PUD) for property generally located east of FM 730, being a 39.19 acre tract of land out of the W.H.H. Moore Survey, as described in Exhibit "A", and approving a development plan as shown on Exhibit "B" 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.

Section 1. The Comprehensive Zoning Ordinance and Map of the City of Azle, Texas, duly passed by the governing body of the City of Azle, as amended from time to time, be and the same is hereby amended by granting a change in zoning from Single Family 1 (SF1) to Planned Unit Development (PUD) for property generally located east of FM 730, described as 39.19 acre tract of land out of the W. H. H. Moore Survey, as described in Exhibit "A".

Section 4. Any person, firm or corporation who violates, disobeys, omits, neglects, refuses or fails to comply with, or who resists the enforcement of any provision of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

Section 7. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law, and it is so ordained. DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas on this the 29th day of July, 2003.

a-06-06ba-46-a

47. Lost & Found

Lost. Australian Shepherd. 11 yrs. old. Tri-color, black body w/white around neck & right leg. No tail. Last seen Williams Rd. near Briar. 444-5388. REWARD.

m-06-06pc-47-a

57. Pets/Livestock

Loveable, precious 4 month, male. Shetland Sheep dog. Registered. 817-307-4013.

b-06-06bc-57-a

FREEMAN

Roofing & Construction Inc.



28
Years
in
Azle

State Certified Applicator # 106

817-237-2852

1501 Canyon Creek Dr. West • Azle

f-29-tfbc-66-a

57. Pets/Livestock

Chihuahuas. 1 black, 1 blue. Male. \$200/each. 444-9125.

d-06-06pc-57-a

Black Lab. AKC registered. \$200. 270-0300.

e-06-06bc-57-a

Male Sunconuer (parrot) w/cage. Talks. \$425. 270-8346.

c-06-07pc-57-a

Rat Terrier puppies. 6 weeks old. Shots & wormed. Black & white spotted. \$150. Also, 1 year old male loveable, protectable, playful. \$150. 444-5956 or 817-307-3546.

p-06-06bc-57-a

2 Donkeys. Ginnys. \$300 both. 444-3051.

d-06-06pc-57-a

Four baby Llamas for sale. 2 males. \$300/each. 2 females. \$500/each. Good guard animals. 817-988-4499.

w-06-06bc-57-a

Golden Palomino gelding, 5 yrs, 15 hands, \$1,350. 220-3056.

r-06-07bc-57-s

New and used Tennessee walking horses: 3 mares 2 fillies, spotted stud colt. Jesar Farm. 523-3042.

m-06-06pc-57-s

WANTED: Land to lease for cattle. 220-4810.

l-36-tfbc-57-s

HORSE BOARDING

Full care/self care. Azle area. Arena, Walker, breaking pen
817-371-5089

j-2-6pc-57-a

60. Professional Services

Give your child a boost over the summer. Nielsen's House of Learning. Reading instruction. 20 yrs. experience. 817-925-3774 or 444-8843.

n-05-13pc-60-a

"Serving Azle 18 years"

Composition, wood and metal roofs

FREE ESTIMATES

817-444-2435

ALL WORK GUARANTEED

f-30-tfbc-66-a

COMMERCIAL--RESIDENTIAL

FREE ESTIMATES--FULLY INSURED

REPAIRS--NEW CONSTRUCTIONS

69. Sand/Gravel

Driveway Gravel - Top Soil - Septic Rock - Tandem Dump Trucks
Grady Mansell cell 817-713-7495
Home 817-220-7041

m-08-tfbc-69-sl

HALL'S TRUCKING & EXCAVATION

Lots & Acreage Clearing, Pad Leveling, Driveways, Final Yard Grades, Concrete & Asphalt Paving

Get The Best--Forget The Rest
• Screened or Pit-Run Topsoil
• Road-Base
• Cushion Sand

>> For A Job Done Right <<

817-444-7439

----- Call -----

Cell # 817-929-0487

Clint Hall - Owner

h-38-tfbc-69-al

FERGUSON CONSTRUCTION

• TOP SOIL • FILL DIRT • ROCK

• BASE • SAND • GRAVEL



Roger Ferguson

(817) 677-5454 Home

817-691-6585 Mobile

f-12-tfbc-69-sl



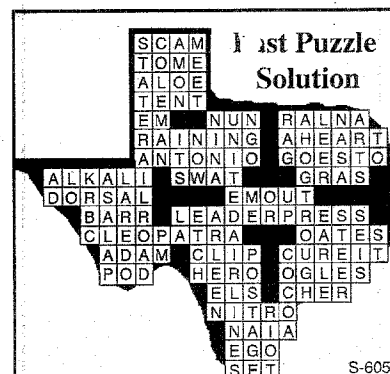
Phone (817) 221-2681--Beeper (817) 604-0476

We go the extra mile to ensure you get more for your \$.

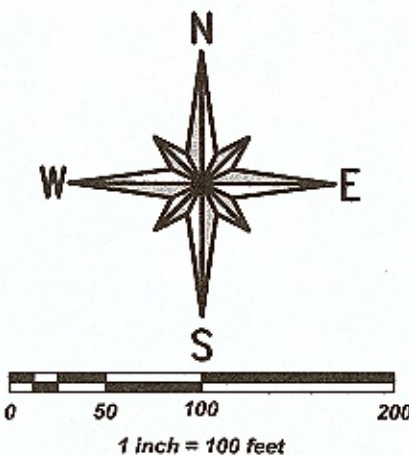
On House Pads, Driveways, Lot Clearing & Tractor Work, Etc.

h-8-tfbc-69-al

69. Sand/Gravel continued on next page.



S-605



SURVEYOR'S NOTES:

- Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X", Zone "Y", Shaded and Zone "AE" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0020K, dated September 25, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 149 residential lots and 3 HOA lots.
- Lot 1X, Block B is a drainage easement by this plat.
- Lot 14X, Block B to be dedicated to the City of Azle.
- Lot 14X, Block D to be maintained by HOA.
- The following percentage of lots are required to have a minimum house size:
 - 1,200 sq ft - 50% of total lots
 - 1,400 sq ft - 25% of total lots
 - 1,600 sq ft - 25% of total lots
- Each lot is required to plant two (2) trees in the front yard.

SURVEYOR'S CERTIFICATE:

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

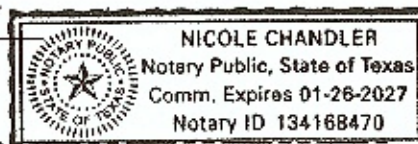
Crystal Robertson
Crystal Robertson
Registered Professional Land Surveyor #5447

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Crystal Robertson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Nicole Chandler
Notary Public in and for the State of Texas



VICINITY MAP N.T.S.



STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

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

THENCE S 00° 18' 07" E, with the Southernmost West line of said Lot 1, and the East line of said SRP tract, passing at a distance of 174.55 feet a 1/2-inch iron rod found for the Southernmost Southwest corner of said Lot 1, same being the Westernmost Northwest corner of a tract of land described in Warranty Deed to Tarrant County Water Control and Improvement District Number One, and recorded in Volume 1119, Page 575 (D.R.T.C.T.), and continuing with the West line thereof for a total distance of 1681.88 feet to a 1-inch iron Pipe found for corner in the west line thereof;

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

J. Crockett Boney
Authorized Representative - SRP Development, LLC

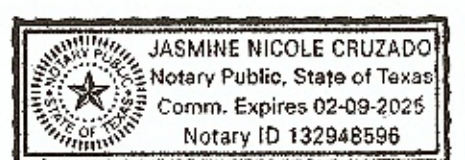
Printed Name
11/5/2024
Date

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

John C. Cerna
Notary Public, State of Texas
My Commission Expires: 2/9/2025



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



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

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

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

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

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

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

Lot No.	SF
Lot 1	8,625
Lot 2	6,900
Lot 3	6,900
Lot 4	6,900
Lot 5	6,900
Lot 6	6,900
Lot 7	6,900
Lot 8	6,900
Lot 9	6,900
Lot 10	6,900
Lot 11	6,900
Lot 12	9,200
Lot 13	9,200
Lot 14	6,900
Lot 15	6,900
Lot 16	6,900
Lot 17	6,900
Lot 18	6,900
Lot 19	6,900
Lot 20	6,900
Lot 21	6,900
Lot 22	6,900
Lot 23	6,900
Lot 24	8,625

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

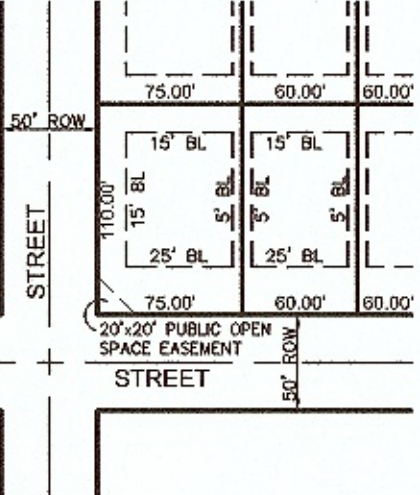
Lot No.	SF
Lot 1	9,200
Lot 2	7,334
Lot 3	7,334
Lot 4	7,334
Lot 5	7,334
Lot 6	7,334
Lot 7	7,334
Lot 8	9,200
Lot 9	9,200
Lot 10	7,334
Lot 11	7,334
Lot 12	7,334
Lot 13	7,334
Lot 14	7,334
Lot 15	7,334
Lot 16	9,200

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

FLOODPLAIN/DRAINAGE WAY MAINTENANCE

The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be defined. The County shall not be liable for any damages resulting from the occurrence of the phenomena, not the failure of any structures within the drainage ways. The drainage ways crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.

STANDARD LOT DETAIL

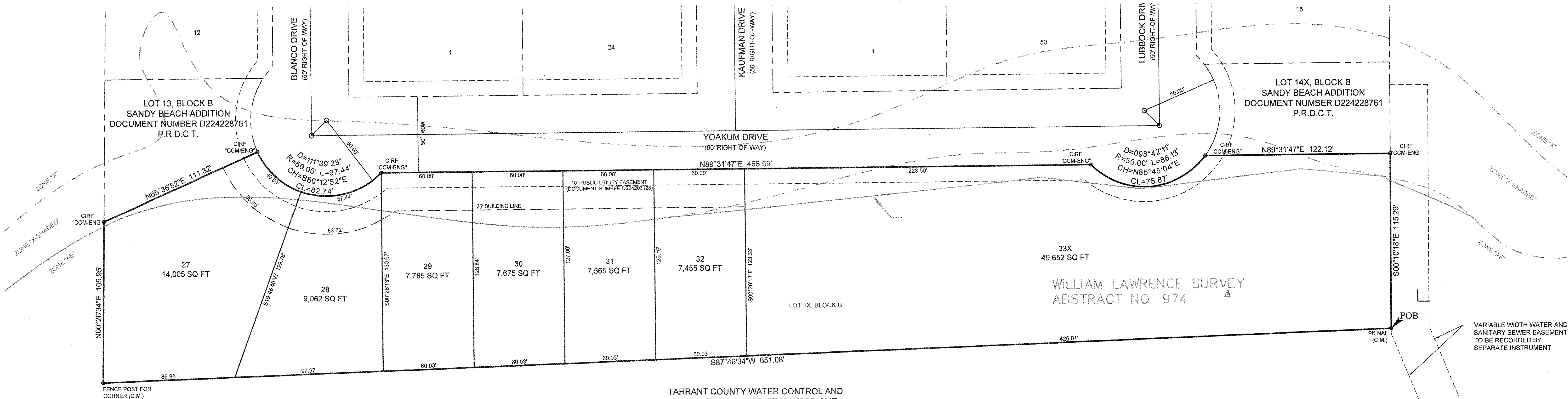


OWNER:

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

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	52.41'	235.00'	012°46'44"	N07°03'51"W	52.30'
C2	44.82'	200.02'	012°50'16"	N07°05'39"W	44.72'
C3	44.82'	200.02'	012°50'16"	N07°05'39"W	44.72'
C4	114.26'	205.00'	031°56'05"	S16°38'33"E	112.79'
C5	314.16'	200.00'	090°00'00"	S44°31'47"W	282.84'
C6	78.57'	235.01'	019°29'16"	S23°31'57"E	78.20'
C7	97.54'	175.00'	031°56'05"	S16°38'33"E	96.28'
C8	158.08'	50.00'	181°08'46"	S45°28'13"E	99.99'
C9	158.08'	50.00'	181°08'46"	S45°28'13"E	99.99'
C10	158.08'	50.00'	181°08'46"	S45°28'13"E	99.99'

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



TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
VOLUME 1119, PAGE 575
D.R.T.C.T.

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

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

THENCE N 65° 35' 52" E, with the north line of said Lot 1X and the south line of said Lot 13, a distance of 111.32 feet to a 1/2 inch capped iron rod found stamped "CCM_ENG" for corner in the south right-of-way line of Yoakum Drive, said point being at the being of a curve to the left having a 50.00 foot radius;

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Authorized Representative - SRP Development, LLC
J. Crockett Boney
Printed Name
5/1/2026
Date

STATE OF TEXAS §
COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of MAY 2026

Notary Public, State of Texas
My Commission Expires: 2-9-2029

City of Azle, Texas

Approved by the City of Azle Planning and Zoning Commission
APPROVED the 5th DAY OF June 2025

Chairman
Secretary

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

SURVEYOR
CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75037
CONTACT: CRYSTAL ROBERTSON
EMAIL: CRYSTAL@CCM-ENG.COM
(972) 691-6633

ENGINEER
CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75037
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 691-6633

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

MAY 2025

SPACE RESERVED FOR
COUNTY RECORDING LABEL

LEGEND OF ABBREVIATIONS

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

FLOODPLAIN/DRAINAGE WAY MAINTENANCE

The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be defined. The County shall not be liable for any damages resulting from the occurrence of the phenomena, not the failure of any structures within the drainage ways. The drainage ways crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.

STANDARD LOT DETAIL

NOTARY PUBLIC, STATE OF TEXAS
NICOLE CHANDLER
Comm. Expires 01-26-2027
Notary ID 134168470

Page 21 of 25

RE: Sandy Beach PD Amendment Review

From Todd Smith <tsmith@azleisd.net>
Date Tue 3/24/2026 10:51 AM
To Hawkins, David <dhawkins@cityofazle.org>

Hey David.

Jeff Cannell with Dr. Horton reached out to me yesterday requesting a letter of support.

We have no issues with the request and would prefer residential homes over a convenience store, potential vape shop, etc.

Todd

From: Hawkins, David <dhawkins@cityofazle.org>
Sent: Tuesday, March 24, 2026 9:51 AM
To: White, Rick <RWhite@cityofazle.org>; Duvall, James <JDuvall@cityofazle.org>; Derek Turner <adt@jacobmartin.com>; Geary, Brad <bgeary@cityofazle.org>; Hall, Ben <bhall@cityofazle.org>; AZLEFD <AZLEFD@cityofazle.onmicrosoft.com>
Cc: Muir, Tom <tmuir@cityofazle.org>; Beard, Amber <abeard@cityofazle.org>; Nowell, Malinda <mnowell@cityofazle.org>; Todd Smith <tsmith@azleisd.net>
Subject: Sandy Beach PD Amendment Review

CAUTION: This email was **NOT** sent from an AZLE ISD email server. **DO NOT** click links or open attachments unless you recognize the source of this email and know the content is safe.

Morning all,

The developer for the Sandy Beach neighborhood behind the Hoover Elementary School is looking to change the zoning of the commercial pad lot at the main entrance and convert it into single-family residential lots, similar to what is already in place for the subdivision. If approved by the Council, this would add 7 additional lots to this subdivision. Please review this case and let us know if you have any comments or concerns **by end of day, Monday 30th, 2026.**

Let me know if you have any questions.

Thanks.

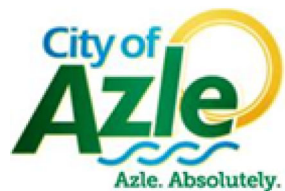
David Hawkins, AICP
Director of Planning and Development
City of Azle
505 W. Main Street
Azle, TX 76020

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dhawkins@cityofazle.org

For information about Azle, visit www.AzleAbsolutely.com

[LinkedIn: City of Azle Economic Development](#)



Infrastructure Concerns Regarding the Proposed Sandy Beach Road Multifamily/Apartment Development (Blanco Drive Intersection)

From Nelson Figueiredo ·

Date Tue 7/28/2026 2:34 PM

To Hawkins, David <dhawkins@cityofazle.org>

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Azle Planning and Zoning Commission

City of Azle

505 W. Main Street

Azle, TX 76020

To the Members of the Planning and Zoning Commission,

As a resident living at 406 Blanco Drive, within the Sandy Beach Addition, I am writing to formally submit my concerns regarding the proposed multifamily apartment complex located along Sandy Beach Road near our neighborhood entrance.

While I understand the city is experiencing growth, the high density of this specific project presents immediate challenges for the existing infrastructure serving Blanco Drive and the surrounding corridor. Before any final plat or zoning approvals are granted, I respectfully request that the commission and city staff address the following critical questions:

1. Traffic Flow and Subdivision Egress: Blanco Drive serves as a primary neighborhood artery. How will the developer or city mitigate the increased wait times and safety risks for residents attempting to turn onto Sandy Beach Road, especially during peak morning and evening commute hours? Will a dedicated turn lane or traffic signal be required?
2. School Zone Congestion and Safety: The entrance to our subdivision sits directly between Hoover Elementary School and Santo Forte Junior High School. Sandy Beach Road already experiences heavy traffic, drop-off queues, and strict school zones. Has a comprehensive Traffic Impact Analysis (TIA) been conducted that accounts for the combined impact of the new apartments and the ongoing Forte Junior High expansion?
3. Utility Infrastructure Capacity: High-density multifamily developments place a significant load on local water, sewer, and

stormwater drainage systems. What upgrades are being mandated to ensure that this development will not negatively impact water pressure, sewer capacity, or cause localized flooding/runoff onto adjacent residential properties on Blanco Drive?

4. Buffer and Privacy Protections: What specific screening, fencing, and greenbelt buffers will be required between the multi-story apartment structures and the existing single-family homes to protect our neighborhood's privacy, character, and property values?

Thank you for your time, your service to our community, and your careful consideration of how this development will impact the daily lives and safety of the residents on Blanco Drive.

Sincerely,

Nelson Figueiredo
406 Blanco Drive, Azle, TX 76020