



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

December 1, 2022

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

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on November 17, 2022.

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial for approximately 7.84 acres of land situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 1A7, 3E, 3H, 3H1, 3I, 3K, 3K1, 3K2 & 3M, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road.

David Hawkins, Director of Planning and Development

3. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from the Single Family Four (SF-4) and Commercial (C) Districts to Heavy Commercial (HC) District on approximately 7.84 acres of land situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 1A7, 3E, 3H, 3H1, 3I, 3K, 3K1, 3K2 & 3M, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road.

David Hawkins, Director of Planning and Development

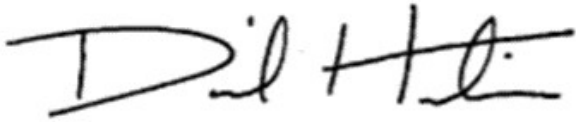
OTHER ITEMS

4. 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 November 23, 2022, 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.

A handwritten signature in black ink, appearing to read "D. Hawkins".

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.



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

November 17, 2022

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Wheeler called the meeting to order at 6:02 PM

INVOCATION

Commissioner Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Simmons led the Pledge of Allegiance

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on November 3, 2022.

1. Consider approval of the minutes of the Regular Meeting held on November 3, 2022.

Commissioner Simmons moved to approve the minutes of the Regular meeting held on November 3, 2022 as presented. Commissioner Lampkin seconded the motion.

Yes:

(6) Jared Arneson, Ricky Simmons, Leonard Wheeler, Jim Carlson, Cynthia Barrios, Curt Lampkin

Absent:

(1) Laurel Mosier

ACTION ITEMS

2. Consider a request for a Land Use Determination for "Vehicle Storage Facility".

2. Consider a request for a Land Use Determination for "Vehicle Storage Facility".

David Hawkins, AICP, Director of Planning and Development made a presentation on this agenda item to the Commission. Christopher Simpson is the requestor for the Land Use Determination and addressed the Commission. Discussion was held on the similar types of land uses, zoning districts in which it should be assigned to, and if allowed "Permitted" by right or by Specific Use Permit (SUP).

Commissioner Lampkin moved to recommend to City Council to approve the Land Use Determination request to add "Vehicle Storage Facility" to the Permitted Use Schedule under the Commercial, Heavy Commercial, and Industrial zoning districts and to be allowed by SUP in all three (3) districts.

Commissioner Simmons seconded the motion.

Yes:

(6) Jared Arneson, Leonard Wheeler, Cynthia Barrios, Ricky Simmons, Jim Carlson, Curt Lampkin

Absent:

(1) Laurel Mosier

OTHER ITEMS

3. Development Project Updates

ADJOURNMENT

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



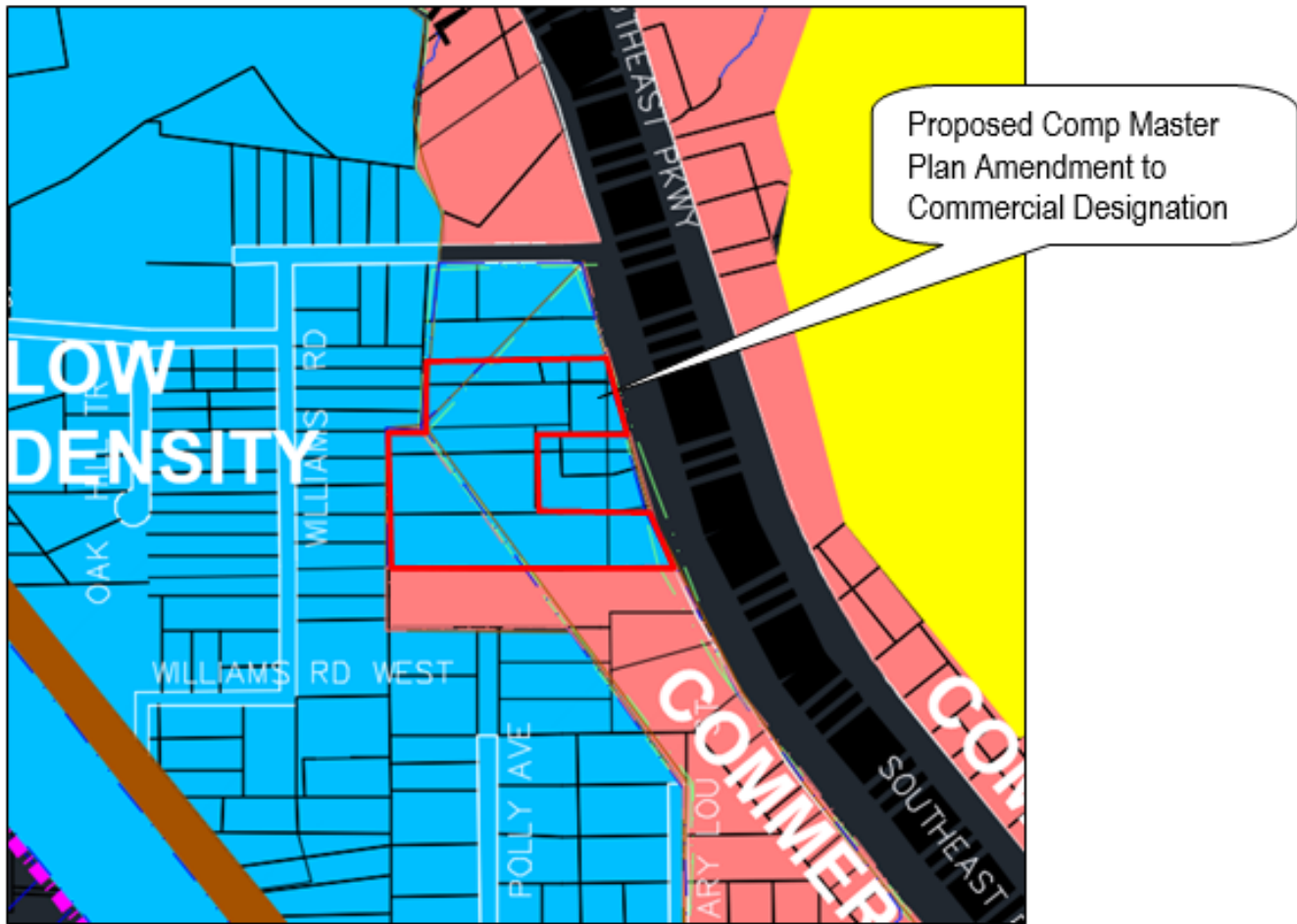
Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Conduct a public hearing and make a recommendation to City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial for approximately 7.84 acres of land situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 1A7, 3E, 3H, 3H1, 3I, 3K, 3K1, 3K2 & 3M, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road.

Background and Explanation:

On August 6, 2019, City Council approved a Comprehensive Master Plan Amendment for this area to be amended from a Commercial land use designation to the Low Density Residential land use designation (Ordinance No. 2019-10). This was due to a companion zoning change request for a portion of this property (536 SE Parkway) to be changed from the Commercial zoning district to the current SF-4 zoning district. This zoning change request was ultimately approved by City Council as well on August 6, 2019 (Ordinance No. 2019-11).

The applicant is requesting approximately 7.84 acres of land that is currently designated for Low Density Residential which allows a density of 2 to 4 units per acre to be changed to a Commercial land use designation. The purpose of the request is due to a proposed zoning change request for the same property from SF-4 residential to a Heavy Commercial zoning district.

Comprehensive Master Plan Amendment Exhibit:



Board/Commission/Committee Recommendation:

The Planning and Zoning Commission has the following options when considering this agenda item:

1. Recommend approval
2. Recommend denial
3. Table the case to future meeting

Staff Recommendation:

The applicant has submitted a companion Zoning Change request for this same area (see Public Hearing Agenda Item No. 3). Should the Commission wish to rezone the property to allow for the Heavy Commercial zoning, the Comprehensive Land Use Plan must be amended to reflect the area as Commercial land use. If the Comprehensive Master Plan is amended, the proposed Heavy Commercial zoning would be in compliance with the amended plan.

Attachments:

None



Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from the Single Family Four (SF-4) and Commercial (C) Districts to Heavy Commercial (HC) District on approximately 7.84 acres of land situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 1A7, 3E, 3H, 3H1, 3I, 3K, 3K1, 3K2 & 3M, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road.

Background and Explanation:

On August 6, 2019, the City Council approved a zoning change for a portion of this property (portion of 536 SE Parkway) to be zoned as SF-4 (Ordinance No. 2019-11). This zoning change was in preparation for a new residential subdivision planned for the 7.84 acres. There have been no formal plat development applications submitted yet for a residential subdivision for this property. There is also a companion Comprehensive Master Plan Amendment request for this development on the meeting agenda (Public Hearing Item 3) to consider amending this property land use designation to a Commercial land use.

EXISTING CONDITION OF PROPERTY:

The property is currently undeveloped with existing trees on the west side of the Hwy 199 frontage road.

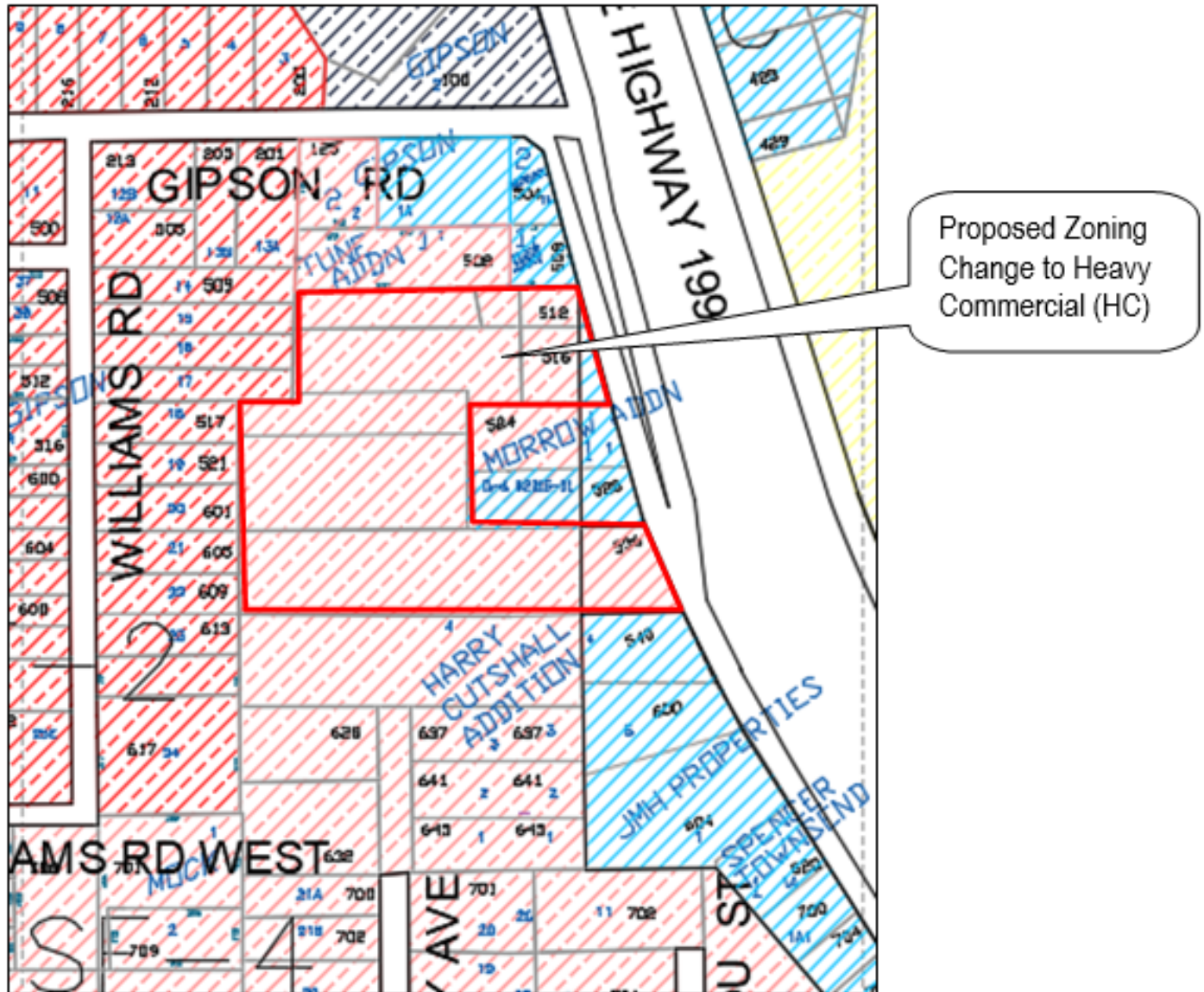
ADJACENT ZONING:

North: Single Family Four (SF-4) and Commercial (C)
 South: Single Family Four (SF-4) and Commercial (C)
 East: Single Family Four (SF-4) and Commercial (C)
 West: Single Family Four (SF-4)

CURRENT ZONING:

This zoning change request is a straight zoning change from one district to another. There is no Planned Development or Concept Plan associated with this request. A change to the Heavy Commercial (HC) zoning district would permit any business or land use listed in the Permitted Use Chart in Section 4.10 of the Azle Zoning Ordinance (see attached Permitted Use Schedule in packets).

ZONING CHANGE LOCATION EXHIBIT:



POLICE IMPACT:

No impact on services

FIRE IMPACT:

No impact on services

UTILITIES:

Water - Water is available to serve this property.

Sewer - Sewer is available to serve this property.

Storm Water – Storm water and drainage plans will be reviewed at the permitting phase should the zoning change be approved.

ZONING CHANGE NOTIFICATION PROCESS:

Twenty (20) letters were sent to surrounding property owners. As of November 23, 2023, staff has not received any formal responses from the public.

Board/Commission/Committee Recommendation:

The proposed zoning change is in conformance with the City of Azle's Comprehensive Plan (if proposed amendment is approved).

Options for the Planning & Zoning Commission:

1. Recommend approval as submitted
2. Recommend denial as submitted
3. Table the case to future meeting

Staff Recommendation:

Staff forwards this zoning change request to the Commission for their consideration.

Attachments:

1. Section 4.10 - Permitted Use Schedule

SECTION 4 - ZONING DISTRICTS REGULATIONS

4.10 PERMITTED USE SCHEDULE:

PERMITTED USES	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-3.5	SF-4	SF-5	SF-MHP	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
Residential Uses																						
Agriculture activity	P																					
Livestock	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1						
Single-family detached	P	P	P	P	P	P	P	P	P	P												
Two family/duplex													P	P	P	P						
Accessory dwellings																		L4				
HUD-code manufactured homes										L2	P	P										
Community homes for the disabled	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Multifamily 3 or more units													S	S	P	P						
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Group homes/halfway house	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
Accessory buildings	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3						
Educational Uses																						
Public schools	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
College or university																	P	P	P	P	P	P
Private school														S	S	S	S	S	P	S	S	S
Trade school																	S	S	P	S	P	P

Adult or child day-care																	S	P	P	P	P	P
Child day-care 12 children or less	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S							
Institutional Uses																						
Basic utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Churches	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Conference/convention centers																	S	S	P	S	P	P
Cemeteries																			P			
Elderly housing															P	P			P			
Hospital																			P	P	P	
Medical centers																	P	P	P	P	P	P
Parks and recreation (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wind generator (building mounted)																	L5	L5	L5	L5	L5	L5
Wind generator (free standing monopole)	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6
Commercial Uses																						
Auto and RV sales																				P	P	
Bar																	S		S	S	S	
Bed and breakfast	S	S	S	S	S												S					
Broadcasting or production studio																				P	P	P

Car wash																			S	P	P	
Commercial parking lots																P	P	P	P	P	P	
Equestrian facilities	P																					
Equipment rental																				P	P	
Free standing emergency medical care facility/urgent care																L12	L12	L12	L12	L12	L12	
Hotel /motel																S	S	S	P	P	P	
Indoor recreation																	P	P	P	P	P	
Laundry facilities																			S	P	P	
Major event entertainment	S																		P	P	P	
Medical laboratories																P	P	P	P	P	P	
Movie theaters																			P	P	P	
Outdoor recreation	P																		P	P	P	
Private club																	S		S	S	S	
Professional services and offices																P	P	P	P	P	P	
Quick vehicle servicing																	P		P	P	P	
Restaurant																P	P	P	P	P	P	
Retail sales and service																S	P	P	P	P	P	

RV camp ground/park																				S	S	
Scientific research																	P	P		P	P	P
Sexually oriented business																						S
Temporary construction office	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8
Vehicle repair																					P	P
Industrial Uses																						
Bakeries																		P		P	P	P
Construction material sales																					P	P
Construction equipment sales/storage																						P
Distribution center																				P	P	P
Feed lots	S																					
Food processing	S																					S
Gas wells/oil wells	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Junk yards and auto wrecking																						S
Kennels	S																			L11	L11	L11
Manufacturing, light																		L7		L7	L7	P
Manufacturing, heavy																					L7	P
Manufacturing of nonodoriferous foods																						P

Motor freight terminal																						P
Printing/publishing																		P			P	P
Radio, tv or cellular towers																	S	S	S	S	S	S
Recycling business																					S	P
Sanitary landfills, commercial incinerators, transfer stations	S																					S
Self-service storage																					P	P
Temporary concrete batch plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary clinics	P																			P	P	P
Wholesale sales																				S	P	P
Wholesale nurseries	P																					
Wholesale storage and distribution																					P	P
Wrecker services and impound lots																	L9	L9	L9	L9	L9	L10
Service Uses																						
Barber, beauty & nail salon																	P	P		P	P	P
Dance studio																	P	P		P	P	P
Fitness facility																	P	P	P	P	P	P
Health studio																	P	P	P	P	P	P
Tattoo parlor																				P	P	P

Tanning Salon																	P		P	P	P	

- P - Permitted Use
- S - Specific Use Permit Required
- L - Permitted Use with designated limitations
- L1 - Live stock are permitted in accordance with [Chapter 2](#) of the City of Azle Code of Ordinances
- L2 - HUD-Code manufactured homes are allowed in the SF-4 district only when replacing an existing non-HUD Code trailer house.
- L3 - Accessory structures directly related to an agriculture function are allowed without a primary structure on platted land greater than 5 acres.
- L4 - Accessory Dwelling shall not exceed the total square footage of the primary use, including all ancillary uses. Accessory Dwelling are only allowed on properties with frontage on and addressed from Main Street. Accessory Dwellings must be attached to the structure housing the primary use. Only 1 Accessory Dwelling is allowed per platted lot[.]
- L5 - Building mounted wind generators may not extend higher than ten (10) feet above where the wind generator is mounted on the building. The height shall be measured from the base of the wind generator where it is mounted on the building to the highest point of the arc of the blades' elevation. If the wind generator does not use blades, then height is measured from the base of the wind generator where it is mounted on the building to the highest point of the wind generator.
- L6 - Lots where the proposed wind generators will be located shall have a minimum lot area of two (2) acres. A maximum of one (1) wind generators is permitted by right. Wind generators shall be located a minimum of 150 feet from the property lines. Multiple wind generators are permitted only with approval of a SUP. The maximum height of a wind generators shall not exceed the maximum height of a structure per the zoning district without an SUP[.]
- L7 - No outside storage of materials is allowed. No measurable increase in ambient sound shall be detectable at the property line.
- L8 - Temporary Construction Office may be erected 30 days prior to construction activities and shall be removed within 10 days of completion of construction activity[.]
- L9 - No vehicle storage allowed[.]
- L10 - A maximum of 30 vehicles may be stored[.]
- L11 - A minimum separation of 500' from any outdoor kennel or run shall be maintained to any adjacent residential use.
- L12 - A minimum separation of 300' shall be maintained to any adjacent residential use[.]

EXHIBIT A ZONING ORDINANCE

SECTION 23 - INS, INSTITUTIONAL DISTRICT

SECTION 23 - INS, INSTITUTIONAL DISTRICT

23.1 INTENT:

The INS, Institutional District, is intended for those publicly-owned uses related to the public welfare or for those privately-owned uses related to the public welfare by nature of use and/or design.

Many privately-owned or governmental-type uses permitted in the INS, Institutional District, may be designed to obtain open space advantages by utilizing land that would otherwise be prohibited or difficult to develop.

Because the uses permitted in the INS, Institutional District may vary in size and number of structures and uses, an application for INS zoning on more than one acre shall include a development plan.

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.2 PERMITTED USES:**

See permitted use schedule in [Section 4.10](#) of this ordinance. NOTE: (S) indicates that a specific use permit must be issued in accordance with the requirements of [Section 32](#) of this ordinance.

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.3 DEVELOPMENT REGULATIONS:**

- | | | |
|----|----------------------|-------------------|
| A. | Minimum lot area | 5,000 square feet |
| B. | Minimum lot width | 50 feet |
| C. | Minimum front yard | 25 feet |
| D. | Minimum rear yard | 25 feet |
| E. | Minimum side yard | 15 feet |
| F. | Maximum bldg. height | 4 stories |

*Any building in excess of 2 stories or thirty-five (35) feet in height shall be set back an additional five (5) feet from each property line for each story in excess of 2 stories or thirty-five (35) feet.

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.4 OUTDOOR STORAGE:**

Outdoor storage is permitted.

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.5 SIGNS:**

Signs may be erected in accordance with the sign ordinance.

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.6 ARRANGEMENT OF USES:**

Permitted uses, specific use permits and accessory uses ([Section 32](#) of this ordinance) may be located in separate structures or within the same building. A detached accessory building must conform in appearance to the main building with architecturally compatible construction and by utilizing like kind materials and design.

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.7 OFF-STREET PARKING AND LOADING:**

Off-street parking and loading shall be in accordance with [Section 28](#) of this ordinance.

SECTION 23 - INS, INSTITUTIONAL DISTRICT
--

23.8 SCREENING:

Screening shall be in accordance with [Section 27](#) of this ordinance.

SECTION 23 - INS, INSTITUTIONAL DISTRICT
--

23.9 ACCESSORY BUILDINGS AND STRUCTURES:

Accessory buildings and structures shall be in accordance with [Section 27](#) of this ordinance.

SECTION 23 - INS, INSTITUTIONAL DISTRICT
--

23.10 LANDSCAPING:

Landscaping shall be in accordance with [Section 29](#) of this ordinance.