



City of Azle Regular Meeting Agenda City Council

505 W. Main Street
Azle, Texas 76020

December 20, 2022

6:00 PM

Council Chambers

Pursuant to Section 551.071 of the Texas Government Code, the Council 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.

CALL TO ORDER

INVOCATION

The City of Azle is accepting volunteers from all Religions and Denominations to provide the invocation at the beginning of the City Council meeting. If you are interested in giving the invocation at a future meeting, please call the city secretary's office at 817-444-7101 or email: yforgey@cityofazle.org

Rev. Jenn Pick from First United Methodist Church of Azle

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the City Council on posted agenda items or non-agenda items. In order to address the Council, please complete a Speaker's Request Form and submit to the City Secretary prior to the start of the council meeting. All comments must be directed to the Presiding Officer, rather than an individual council member 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. Council may not comment publicly on non-agenda items, but may direct the City Manager 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 City Council action, you may obtain a form from the City Secretary and request the item be placed on a future agenda.

ACTION ITEMS

1. Consider and take action approving the minutes of the December 6, 2022 regular meeting.
Susie Hiles, Assistant to the City Manager
2. Consider any action on appointments to the Tax Increment Reinvestment Zone No. 1 Board of Directors and appointing one (1) member to serve as chairperson.
Tom Muir City Manager

PUBLIC HEARING

3. Conduct a public hearing and take any action on Ordinance No. 2022-25 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
4. Conduct a public hearing and take any action on Ordinance No. 2022-27 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

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

EXECUTIVE SESSION

551.074 PERSONNEL MATTERS

- Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Manager
5. Take any action necessary pursuant to Executive Session.

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on December 16, 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.



**Yael Forgey,
City Secretary**

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 City Council agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



Presenter: Susie Hiles, Assistant to the City Manager

Agenda Item: Consider and take action approving the minutes of the December 6, 2022 regular meeting.

Background and Explanation:

Procedural

Board/Commission/Committee Recommendation:

N/A

Staff Recommendation:

N/A

Attachments:

1. 12-6-22 Minutes



MINUTES

Regular Meeting

Azle City Council

505 W. Main Street
Azle, Texas 76020

December 6, 2022

6:00 PM

Council Chambers

CALL TO ORDER

Mayor Brundrett called the meeting to order at 6:00PM.

Members Present:

Mayor Alan Brundrett
Councilmember Brian Conner
Councilmember Derrick Nelson
Councilmember Stacy Peek
Councilmember Amy Estes
Councilmember Rouel Rothenberger

Member Absent:

Mayor Pro Tem Randa Goode

Staff Present:

Tom Muir	City Manager
Lawrence Bryant	Assistant City Manager
Yael Forgey	City Secretary
Susie Hiles	Assistant to the City Manager
Cara White	City Attorney
Will Scott	Fire Chief
Lee Godbold	Assistant Fire Chief
Rick White	Director of Public Services
Ben Hall	Police Chief
Kevin Rogers	Police Lieutenant
David Hawkins	Director of Planning and Development
Kristen Pegues	Marketing Specialist
Jimmy Duvall	Streets and Stormwater Manager

INVOCATION

Rev. Jay Ditty, Pastor of Silver Creek Baptist Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Brundrett led the Pledge of Allegiance

PUBLIC PARTICIPATION

Two people signed up to speak in reference to Item #7.

PRESENTATIONS

1. Law Enforcement Support Office

Chief Hall gave a presentation on the Law Enforcement Support Office Program, noting new requirements that a law enforcement agency, in a public meeting, must notify governing bodies and the public of the agency's involvement in the program and what equipment may be requested.

2. Department Presentation - Fire Department.

Mayor Brundrett recognized Fire Chief Scott who gave an overview of the Azle Fire Department's activities for the past year.

ACTION ITEMS

3. Consider and take action approving the minutes of the November 15, 2022 regular meeting.

Councilmember Estes moved to approve the minutes of the November 15, 2022 regular meeting as presented. Councilmember Peek seconded the motion.

Yes: (6) Alan Brundrett, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

Absent: (1) Randa Goode

4. Consider any action appointing Mr. Roy Carnes to the Parks Board, Place 3.

Councilmember Rothenberger moved to approve the appointment of Mr. Roy Carnes to the Parks Board, Place 3. Councilmember Conner seconded the motion.

Yes: (6) Alan Brundrett, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

Absent: (1) Randa Goode

5. Consider any action on adding a Land Use Determination for "Vehicle Storage Facility".

Mayor Brundrett recognized Director of Planning and Development David Hawkins, who gave a presentation on the zoning change request. Mr. Hawkins advised Council that the Planning and Zoning Commission discussed this at their November 17, 2022 Planning and Zoning meeting and unanimously approved a motion 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.

Councilmember Conner moved to approve adding a Land Use Determination for "Vehicle Storage Facility" to Industrial zoning districts only with an SUP required. Councilmember Nelson seconded the motion.

Yes: (6) Alan Brundrett, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

Absent: (1) Randa Goode

DISCUSSION ITEMS

6. Possible creation of an Arts Commission.

Mayor Brundrett recognized City Manager Muir who stated Council requested to have a Beautification/Arts Commission created. Mr Muir introduced the new Community and Marketing Specialist, Kristen Pegues, who will help to create and manage this Board. Council provided guidance

as to how they want this Board to function. An ordinance to establish this Board will be brought before the council in the near future.

7. Pre-construction processes and review for development projects.

Mayor Brundrett recognized Planning and Development Director David Hawkins who gave an overview of the city's pre-construction and development review process and how problems are addressed.

- William Dubuis, 125 S. Broadway, addressed the council on drainage issues with Lakeview Heights.
- Scott Scherer, Lackland Engineering (developer of Lakeview Heights), gave a construction update on this development project.

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

None

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

- Christmas on Main Street was very successful.
- 12-16-2022 - Employee Luncheon at 11:30 a.m. at the library.
- City Hall will be closed December 23 - 26 for Christmas and January 2 for New Year's.

EXECUTIVE SESSION

551.074 PERSONNEL MATTERS

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Manager

Postponed to the next council meeting, December 20, 2022.

ADJOURNMENT

Mayor Brundrett adjourned at 8:04 PM

Presented and approved on 12-20-2022

Alan Brundrett, Mayor

Attest:

Yael Forgey, TRMC, CMC
City Secretary



Presenter: Tom Muir City Manager

Agenda Item: Consider any action on appointments to the Tax Increment Reinvestment Zone No. 1 Board of Directors and appointing one (1) member to serve as chairperson.

Background and Explanation:

On December 1, 2015, the Council approved Ordinance No. 2015-17 which designated an area as Tax Reinvestment Zone Number One (TIRZ No. 1) and established a Board of Directors. The ordinance initially designated five (5) Board members and called each member to serve staggered two-year terms which expire December 31. On January 16, 2018, the Council authorized participation agreements with Tarrant County and the Tarrant County Hospital District, consequently adding Board positions for each entity.

There are currently a total of seven (7) Board members. The Board is comprised of the following members and their respective term expiration dates referenced below:

<u>Name</u>	<u>Term Expiration</u>	<u>Name</u>	<u>Term Expiration</u>
Vacant	2023	Alan Brundrett, Chair	2022
Rouel Rothenberger	2023	Randa Goode	2022
Alice Moore, Tarrant Co	2023	Stacy Peek	2022
Mark Hallman, Hospital Dist	2023		

Board members whose term expired on December 31, 2022 need to be reappointed/replaced to terms expiring December 31, 2024.

In addition, the vacant position was held by David McClure, a former councilmember who passed away last month. The Council needs to appoint a current councilmember to fill the unexpired term (December 31, 2023).

Board/Commission/Committee Recommendation:

N/A

Staff Recommendation:

N/A

Attachments:

None



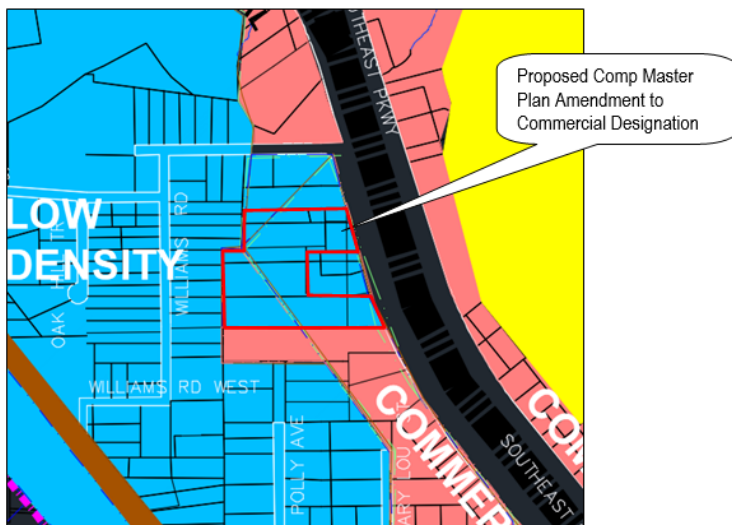
Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Conduct a public hearing and take any action on Ordinance No. 2022-25 regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial for approximately 7.84 acres of land situated in the 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 action 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:



Comp Plan Amendment Notification Process:

Twenty (20) letters were sent to surrounding property owners within 200' of the subject property. As of December 16, 2022, staff has received nineteen (19) total responses from the public, all in opposition (attached in packet). 11 responses were from properties within 200' of the subject property and 6 were from beyond 200'.

Board/Commission/Committee Recommendation:

On December 1, 2022, the Planning and Zoning Commission conducted a public hearing and motioned to recommend approval of this request. The motion did not pass due to a tied vote. However, because the P & Z Commission did not affirmatively vote to approve the request, the tie is considered a denial.

The Council has the following options when considering this agenda item:

1. Approve Ordinance No. 2022-25;
2. Deny Ordinance No. 2022-25; or
3. Table the case to a 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 Council 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:

1. Exhibit A - Property Survey
2. 512, 516 & 536 SE Parkway Comp Plan Amend - Written Opposition Map
3. Written Responses Within 200'
4. Written Responses Outside 200'

ORDINANCE NO. 2022-25

AN ORDINANCE AMENDING THE 2018 COMPREHENSIVE LAND USE AND MASTER THOROUGHFARE PLAN MAP OF THE CITY OF AZLE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Azle, in the interest of promoting sound development and promoting the health, safety, and welfare of citizens of the City of Azle and its extraterritorial jurisdiction, previously adopted a Land Use Plan and Master Thoroughfare Plan Map; and

WHEREAS, the City of Azle desires to change the Land Use Plan for certain properties located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road, more fully described on Exhibit "A" attached hereto and incorporated herein (the "Property") to allow for the development of the Property for Commercial use; and

WHEREAS, the City Council of the City of Azle finds that it is in the interest of promoting sound development and promoting the health, safety, and welfare of citizens of the City of Azle and its extraterritorial jurisdiction to amend the Land Use Plan and Master Thoroughfare Plan Map by changing the Land Use Designation for the Property from Low Density Residential to Commercial; and

WHEREAS, the Planning and Zoning Commission of the City of Azle, Texas held a public hearing on December 1, 2022 and the City Council of the City of Azle, Texas, held a public hearing on December 20, 2022 with respect to the amendment of the Land Use Plan and Master Thoroughfare Plan Map; and

WHEREAS, the Planning and Zoning Commission has reviewed the proposed Land Use Plan and Master Thoroughfare Plan Map; and

WHEREAS, the City has complied with all requirements of Chapter 213 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for amending the Land Use Plan and Master Thoroughfare Plan Map.

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

SECTION 1.

The Land Use Plan and Master Thoroughfare Plan Map is hereby amended by changing the Land Use Designation from the Low Density Residential designation to the Commercial designation for the residential properties located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road, as depicted on the attached 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.

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.

AND IT IS SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on December 20, 2022.

Mayor, Alan Brundrett

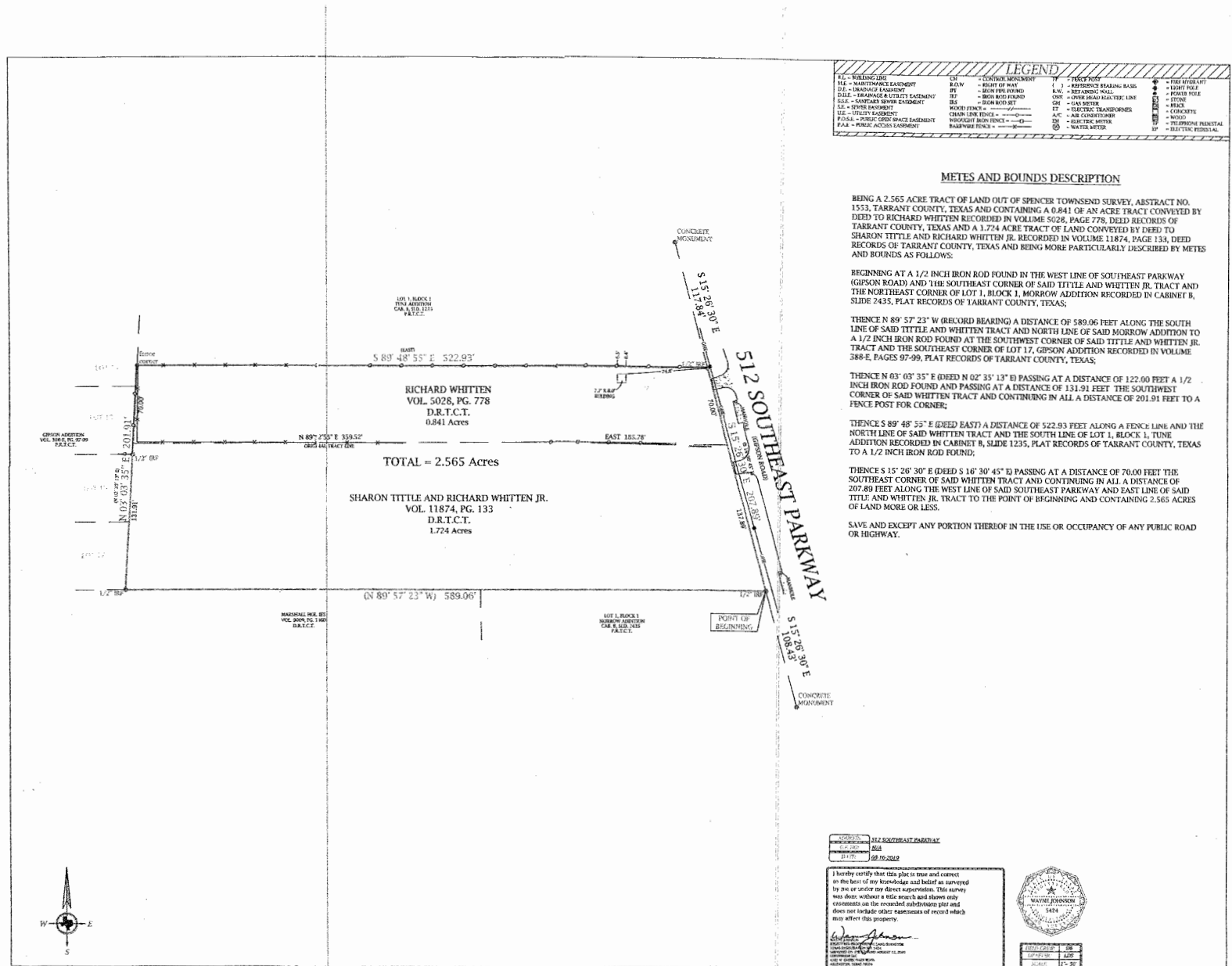
ATTEST:

Yael Forgey, City Secretary

APPROVED AS TO FORM:

Cara Leahy White, City Attorney

Exhibit "A"



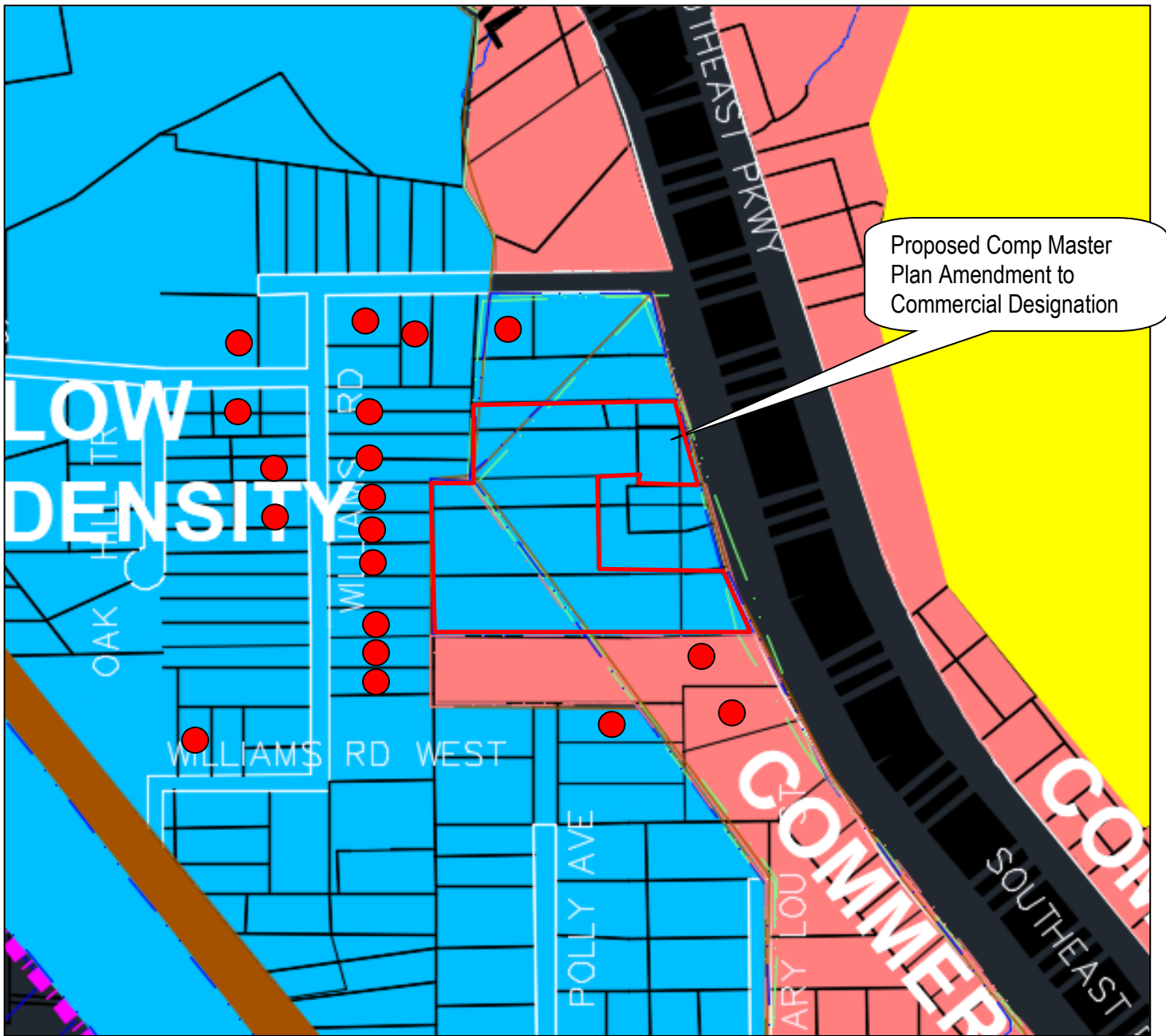
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GRAVEL

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Written Opposition Map

● = Opposition Response Letter Received



NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, December 1, 2022** to consider making a recommendation to the City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial and 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.

The public hearing will start at 6:00 p.m. in the City Council Chambers located at 505 W. Main, Azle, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

Planning Department
PO Box 1378
Azle, Texas 76098
Attn: David Hawkins, AICP

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. Should the Commission recommend denial, or if the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. **These forms are used to calculate the percentage of landowner opposition.**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Richard Bailey

Printed Name: Richard Lynn Bailey

Mailing Address: 613 William Rd

City, State Zip: Azle 76020

Telephone Number: 405-535-0649

Physical Address of Property within 200 feet: 613 William Rd

NOTICE OF PUBLIC HEARING CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Lillian Green

Printed Name: Lillian Green

Mailing Address: 677 William Rd

City, State Zip: Azle, TX, 76020

Telephone Number: 817-905-8561

Physical Address of Property within 200 feet: 677 William Rd

NOTICE OF PUBLIC HEARING CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

To my Rear fence line -
Smells; Noise; Trash; Dust; Street Traffic

Signature: Shirley Dechert

Printed Name: SHIRLEY DECHERT

Mailing Address: 517 William Rd

City, State Zip: Azle TX 76020

Telephone Number: 817-716-3545

Physical Address of Property within 200 feet: 517 William Rd

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

*Bad for the surrounding residents and community.
Please see attached letter.*

Signature: *Mary C. Hunt*

Printed Name: MARY C. HUNT

Mailing Address: 13904 127th AVE SE, SNOHOMISH, WA, 98290

City, State Zip: _____

Telephone Number: 425-330-2296

Physical Address of Property within 200 feet: 1. 540 SOUTHEAST PARKWAY
2. 600 SOUTHEAST PARKWAY
3. 637 POLLY AVE.

Nov. 27, 2022

Azle City Council

Attn: Planning Department, David Hawkins

Concerning: Notice of Public Hearing, CP2022-03 & Z2022-06

Mr. Hawkins,

As an Azle property owner that owns three (3) pieces of property adjacent to the 7.84 acres of land situated in the Spenser Townsend Survey, that is the subject of this public hearing, I am strongly opposed to this request.

I went to the homecoming parade this year on Main St. in Azle. It had such a wonderful down-home feeling to it and it made me very happy to have grown up with this close-knit community atmosphere. When you start bringing in 'Heavy Commercial' businesses and try to attract a larger population, you lose this atmosphere. It just becomes another crowded bedroom community across America with no character of its own, no neighbors that feel a need to help each other. The Council may think 'this is only one Heavy Commercial area that is disturbing a residential area, and it's not in 'your' backyard, so it's no big deal. But it does affect communities and this area has always been zoned residential; all the years that people bought land and built homes here with the understanding that they were protected from a possibility of unwanted businesses. I am strongly opposed to this request.

I am also strongly opposed to the City Council providing such a short notice for an important decision that affects so many residential owners. More time should be given to adjacent land owners to reply to this form by a certain date. I received this notice on Sat., Nov. 26, 2022. As the form states: "return this form with your comments 'prior' to the date of the public hearing." As this gives me only three (3) business days to return the form, and it took six (6) days for the notice to reach me (it was postmarked Nov. 21), how does the City Council expect to get a reply in time? Even if I mailed it in Azle the first available day after receiving it, it probably wouldn't arrive in time. I know. My Mother was the Azle Postmaster for 20 years and Azle's postmark status was taken away years ago. Mail has to be sent to Ft. Worth to be postmarked before it can be mailed to an address in Azle, even if it was put in an Azle post office box. I am

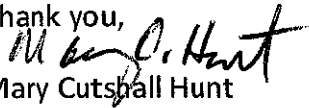
requesting that this lack of adequate notice be remedied before the Council's next meeting on this topic.

The three pieces of property that I own are:

- 1) 540 Southeast Parkway – my family has and still continues to live here for 73 years.
- 2) 600 Southeast Parkway
- 3) 637 Polly Ave.

All of these properties total 4.67 acres and would be adversely affected by this zoning change.

Thank you,

A handwritten signature in black ink, appearing to read "Mary Cutshall Hunt", written over the printed name.

Mary Cutshall Hunt

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

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Planning Department
PO Box 1378
Azle, Texas 76098
Attn: David Hawkins, AICP

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Kristen McQueen

Printed Name: Kristen McQueen

Mailing Address: 509 William Rd.

City, State Zip: Azle, TX 76020

Telephone Number: 817-675-0701

Physical Address of Property within 200 feet: Same as above

Too much traffic for kids. Already have people use as cut through and speed down streets

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition: *What is going in there now may not be too bad, but business may change and something like noise and air pollution around living areas would be bad for families in this area.*

Signature: *Lynda K. Scott*

Printed Name: LYNDA K. SCOTT

Mailing Address: 205 GIPSON RD.

City, State Zip: AZLE, TEXAS 76020

Telephone Number: 817-876-2779

Physical Address of Property within 200 feet: 205 GIPSON RD.

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CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: _____

Printed Name: MICHAEL L. BARNES

Mailing Address: ~~1011~~ 513 William Rd

City, State Zip: AZLE TX ~~76012~~ 76020

Telephone Number: 817-441-3915

Physical Address of Property within 200 feet: YES

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition: *We strongly oppose the rezoning of this longtime residential property to Heavy Commercial. Not only do we know that a heavy commercial property designation would greatly reduce the quality of life standard of our neighborhood as always had, we believe it would greatly reduce our property values and the desirability of the long time feel of our neighborhood. No one wants noisy Heavy Commercial property in their back yard.*

Signature: *David R. Dawson* *Amy Dawson*

Printed Name: DAVID & Amy DAWSON

Mailing Address: 601 William RD

City, State Zip: Azle, TX 76020

Telephone Number: 682-238-8524

Physical Address of Property within 200 feet: 601 William RD

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CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Comes to my Rear property line; Smells; Chemicals; Noise; dust; Property value; privacy issue

Signature: *[Signature]*

Printed Name: *Debbie Dechert Grider + Terri Dechert Evans*

Mailing Address: *1132 Boring Ranch Rd N / 521 William Rd*

City, State Zip: *Azle Tx 76020*

Telephone Number: *817-716-3545*

Physical Address of Property within 200 feet: *521 William Rd*

NOTICE OF PUBLIC HEARING CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

☒ Opposed to request

Reasons for Opposition:

To my Rear fence line -
Smells; Noise; Trash; Dust; Street Traffic

Signature:

Shirley Dechert

Printed Name:

SHIRLEY DECHERT

Mailing Address:

517 William Rd

City, State Zip:

Azle TX 76020

Telephone Number:

817-714-3545

Physical Address of Property within 200 feet:

517 William Rd

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition: NOISE, Decreased Property Value,
Light Pollution. This is a Neighborhood. People live here

Signature: [Signature]

Printed Name: Timothy Wilson

Mailing Address: 609 William Rd

City, State Zip: Azle, TX, 76020

Telephone Number: 817-247-7902

Physical Address of Property within 200 feet: 609 William Rd

A

PUBLIC HEARING
12-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: C. HINDLE

Printed Name: CRAIG HINDLE

Mailing Address: 125 GIPSON RD

City, State Zip: AZLE, TX, 76020

Telephone Number: 817-903-1684

Physical Address of Property within 200 feet: 125 GIPSON RD, AZLE, TX, 76020

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

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Please circle one:

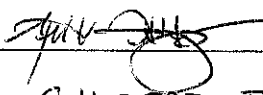
In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

(HC) Property would be located too close to established residential neighborhood. The HWY 199 service road at this spot cannot accomodate heavy equipment traffic.

Signature: 

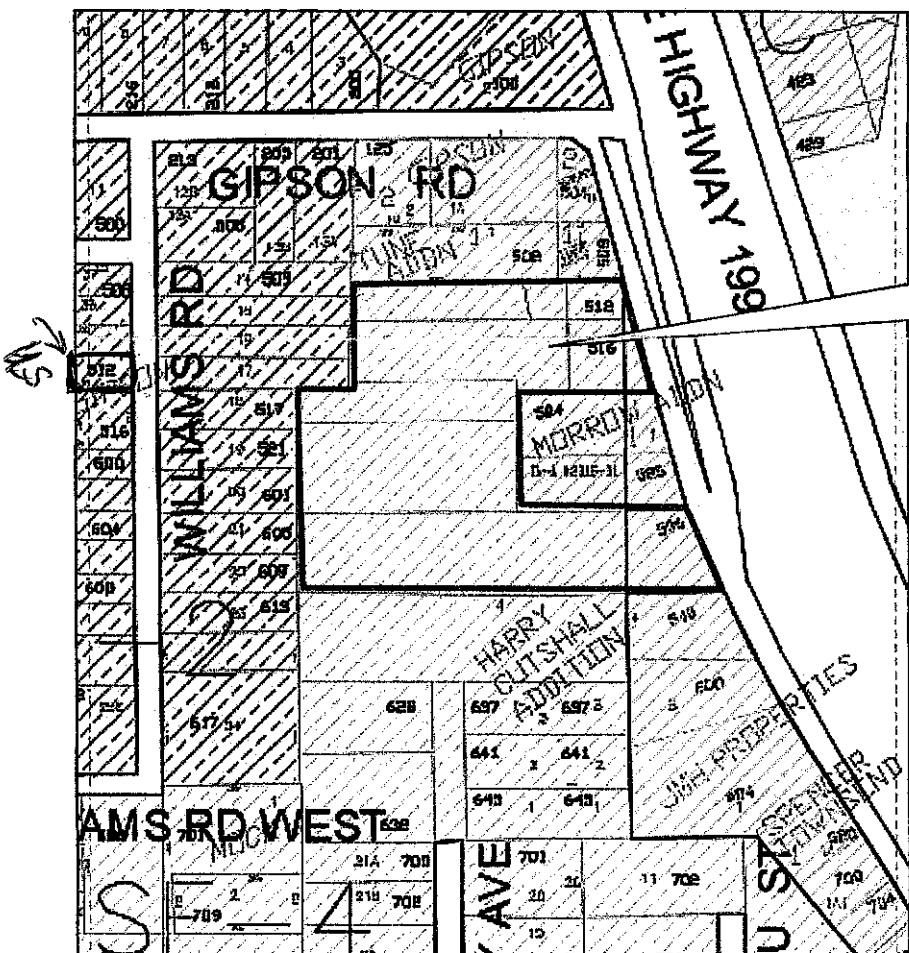
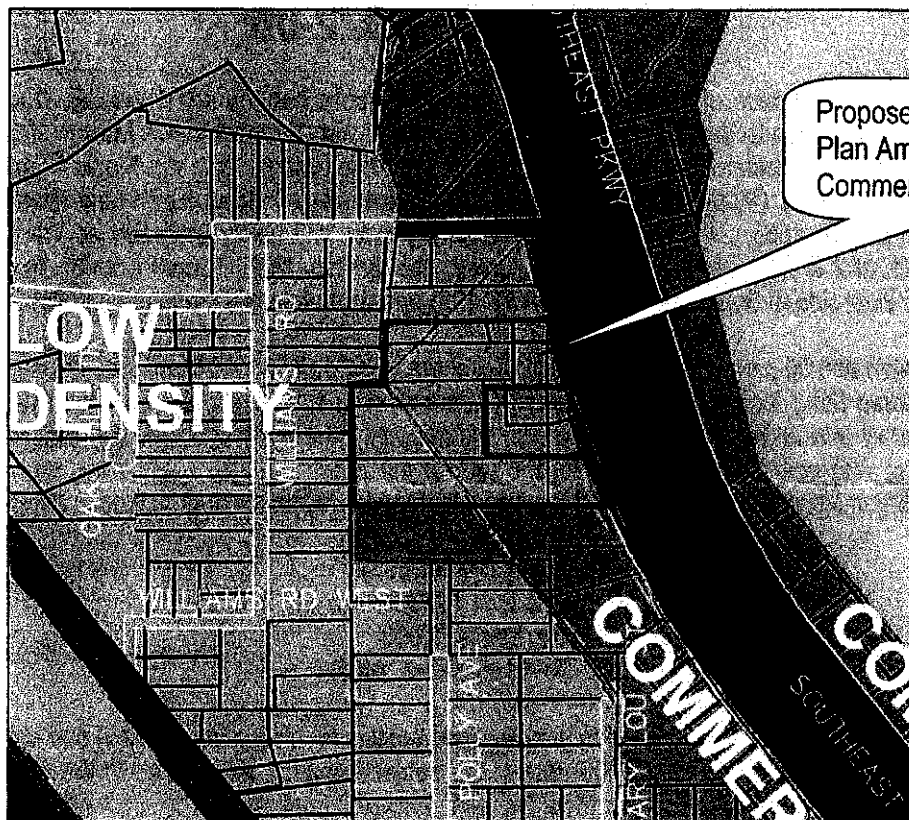
Printed Name: GILBERT DEHOYOS

Mailing Address: 512 WILLIAM RD.

City, State Zip: AZLE, TX 76020

Telephone Number: 817-713-4581

Physical Address of Property within 200 feet: 512 WILLIAM RD



Heavy Commercial means an establishment or business that generally uses open sales yards, outside equipment storage or outside activities that generate noise or other impacts considered incompatible with less-intense uses.

Any vehicle exceeding 26,001 pounds is considered heavy-duty. Examples include city transit buses, mobile cranes, cement mixers, refuse trucks, and tractors designed to pull refrigerated trailers, dry vans and other equipment.

Typical businesses in this definition are lumber yards, construction specialty services, building contractors, or retail nurseries

Typical businesses in this definition are lumber yards, construction specialty services, building contractors, or retail nurseries. Heavy Commercial is defined as all other commercial uses not included in note three. (i.e. **Department Stores, Movie Theatres, Grocery Stores**).

17.16.080 Heavy commercial (HC) zone.

A. Purpose. *The heavy commercial (HC) zone* is available to heavier, more obtrusive types of retail, semi-industrial, and service uses that do not require pedestrian traffic or high visibility, and are not compatible with consumer-oriented retail activities.

B. Permitted Uses

1. **Animal Sales and Services—Grooming.** Uses that provide animal grooming, with or without the sale of supplies, for household pets and small farm animals
2. **Animal Sales and Services—Pet Supplies.** Uses that provide sales of pet supplies including feed and grain.
3. **Animal Sales and Services—Veterinary Services.** Uses that provide medical or surgical care for household pets and small farm animals
4. **Broadcast and Production Studios without Outdoor Equipment.** Uses that provide production, recording, and broadcasting of radio, television shows, motion pictures, and music.
5. **Building Services.** Uses that provide construction, maintenance, and repair services for all structural and mechanical elements of structures and exterior spaces.
6. **Business Support.** Uses that provide printing, copying, photographic, computer, or technological services.
7. **Construction Supplies and Equipment.** Uses that provide goods, including tools, to repair, maintain, or visually enhance a structure or premises.
8. **Funeral and Mortuary Services—No Assembly Space.** Uses that provide services related to the death of a human (without crematoria). This use does not include assembly space.

9. **Government.** Uses related to local, state, or federal government agencies in a warehouse setting.

10. **Heavy Manufacturing.** Uses that process materials for the fabrication of large equipment and machinery or high technology products, including manufacturing uses that typically produce noise, dust, or other pollutants capable of harming or annoying adjacent uses.

11. **Light Manufacturing.** Uses that process, fabricate, assemble, treat, or package finished parts or products, of a limited intensity that result in few outside impacts. This use may include a retail component.

12. **Maintenance and Repair of Consumer Goods.** Uses that provide maintenance, cleaning, and repair services for consumer goods except motor vehicles.

13. **Moving and Storage Facilities.** Uses engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the temporary indoor storage of those same items.

14. **Parking.** Uses that provide for surface or structure parking for passenger vehicles. Parking areas may be public or privately-owned and managed.

15. **Research and Development.** Uses engaged in research and testing activities associated with discovering new or improved products, methods, processes, or services that require an industrial setting.

16. **Retail—Second Hand Merchandise.** Indoor sales of used consumer products. This use does not permit outdoor sales or displays.

17. **Trucking and Transportation Terminals.** Uses engaged in the dispatching and storage of large vehicles that includes maintenance and minor repair of vehicles stored on the premises.

18. **Vehicle Equipment and Supplies without Installation.** Uses related to the sale of new or used parts, tools or supplies for repairing or maintaining vehicles. This use does not include on-site installation.

19. **Vehicle Repair—Major.** Uses that provide repairs that typically require overnight vehicle storage, such as rebuilding or reconditioning engines, transmissions, and similar major vehicle components; collision service including body, frame, or fender straightening or repair; overall painting or paint shop; upholstery.

20. **Vehicle Repair—Minor.** Uses that primarily provide replacement of parts, tune-ups, and similar minor services. This use does not include any operation listed under "Vehicle Repair—Major" or any similar major vehicle repair.

21. **Vehicle Sales and Rentals.** Uses related to the sale, lease, or rental of new or used vehicles or associated equipment including service, maintenance, and minor repairs.

22. **Warehouse.** Uses engaged in bulk storage as well as storage by individuals in separate storage compartments; may include outdoor sales.

23. **Wholesale Distribution.** Uses engaged in the bulk storage and distribution of goods, including wholesale showrooms and outdoor sales.

C. Accessory Uses (Section 17.24.060). Accessory uses are those uses that are supportive and incidental to the primary use.

1. Administrative offices (MUP).
 2. Communications (ZC or MUP).
 3. Construction staging and laydown—Off-site (ZC).
 4. Employee convenience sales and services—Recreational facilities (MUP).
 5. Employee convenience sales and services—Cafeteria, food service, or consumer goods (ZC).
 6. Kiosk concession sales (ZC).
 7. Outdoor sales or display (MUP).
 8. Outdoor storage (ZC).
 9. Parking (ZC).
 10. Residential—Caretaker dwelling (MUP).
- D. Uses Requiring a Minor Use Permit (Section 17.28.052).

1. **Broadcast and Production Studios with Outdoor Equipment.** Uses that provide for the production, recording and broadcasting of radio, television shows, motion pictures, and music that may include outdoor equipment.

2. **Recycling Collection Facilities—Small.** All collection facilities for recyclable materials shall be subject to LGMC Chapter 18.14.

3. **Vehicle Equipment and Supplies—With Installation.** Uses related to the sale of new or used parts, tools or supplies for repairing or maintaining vehicles that may include on-site installation.

4. **Vehicle Service/Maintenance.** Uses primarily intended for the retail sale of vehicle fuel, which may include incidental merchandise and supplies; and/or vehicular services such as automatic or manual washing and detailing, tire repair, equipment adjustments, tune-ups and similar minor services.

E. Uses Requiring a Conditional Use Permit

1. **Animal Sales and Services—Kennels.** Uses that provide boarding care for household pets and small farm animals.

2. **Recycling Collection Facilities—Large.** All collection facilities for recyclable materials shall be subject to LGMC Chapter 18.14.

F. Uses Requiring a Planned Development Permit (LGMC Section 17.28.030).

G. Development Standards. The following property development standards shall apply to all land and structures in the HC zone.

1. Minimum Lot Area. Ten thousand square feet.
2. Minimum Lot Width and Depth. No minimum width or depth required.

3. Minimum Yards (as prescribed in Section 17.24.030).
 - a. Front: Twenty feet.
 - b. Side: Ten feet along a side street, or adjacent to a residential district.
 - c. Rear: No minimum rear yard required; **except fifteen feet adjacent** to any residential district.
4. Maximum Building Height (as prescribed in Section 17.24.040).
 - a. Main Buildings: Thirty feet.

5. Maximum Building Coverage. **Forty percent of lot. However, an exception to this rule shall apply to any business which occupies any HC-zoned lot or combination of contiguous lots with a site area greater than twenty thousand square feet.** When a business, which meets this criteria, expands to two or more properties which are neither contiguous with each other, nor with the primary business site, building coverage for any one noncontiguous lot may exceed forty percent as long as the following requirements are met:

- a. Total building coverage for all noncontiguous portions of the business site shall not exceed forty percent of their combined areas.

- b. All buildings constructed after January 1, 1993 must conform fully to all zoning requirements including, but not limited to, those relating to building setbacks, off-street parking and loading, landscaping and screening.

- c. For purposes of this section, noncontiguous lots comprising a portion of a business site shall not be separated from other portions of the business site by a distance of more than five hundred feet.

- d. The property owner shall execute a covenant, the form and content of which shall be approved by the city attorney, which guarantees that all portions of the business site shall remain in a single common ownership in perpetuity, except as provided in subsection (D)(5)(e). **The city shall have the right, but not the obligation to enforce the provisions of the covenant.**

- e. If the owner of property, which is subject to the requirement for the execution of a covenant, desires to sell a portion of his or her property, he or she may sell such property and modify the existing covenant with the approval of the community development director as long as such sale and modification complies with the following:

- f. Each and every property created by the proposed sale conforms fully to the requirements of this title.

6. Enclosure. All permitted or conditionally permitted activities, including all accompanying accessory uses, shall be confined to enclosed structures, and shall not be conducted or occur upon any open or unenclosed area, whether private or public, unless expressly permitted in this section or authorized by a conditional use permit, temporary use permit or other official means.

H. Additional Zoning Provisions. All uses shall be subject to the applicable regulations of this development code, as specified in this section or prescribed

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, December 1, 2022** to consider making a recommendation to the City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial and 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.

The public hearing will start at 6:00 p.m. in the City Council Chambers located at 505 W. Main, Azle, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

Planning Department
PO Box 1378
Azle, Texas 76098
Attn: David Hawkins, AICP

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. Should the Commission recommend denial, or if the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. **These forms are used to calculate the percentage of landowner opposition.**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature:

Printed Name:

Mailing Address:

City, State Zip:

Telephone Number:

Physical Address of Property within 200 feet:

NOTICE OF PUBLIC HEARING CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Street traffic, Trash, Noise
Property Value

Signature: [Signature]

Printed Name: Dee Dee Grinder + Pete Grinder

Mailing Address: 1132 Boring Ranch Rd N

City, State Zip: Azle Tx 76020

Telephone Number: 817-716-3545

Physical Address of Property within 200 feet: 400-500 305 Thomas Rd

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, December 1, 2022** to consider making a recommendation to the City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial and 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.

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Richard Dombrowski

Printed Name: RICHARD DOMBROWSKI

Mailing Address: 516 William Rd

City, State Zip: Azle, TX 76020

Telephone Number: 817-454-4491

Physical Address of Property within 200 feet: 516 William Rd

NOTICE OF PUBLIC HEARING CP2022-03 & Z2022-06

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, December 1, 2022** to consider making a recommendation to the City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial and 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.

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Azle, Texas 76098
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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Jessie Evans - Deborah Gander
Printed Name: Terril Debut Evans - Debbie Debut Gander
Mailing Address: 521 William Rd
City, State Zip: Azle Tx 76020
Telephone Number: 817-980-1812
Physical Address of Property within 200 feet: 213 Gipson

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, December 1, 2022** to consider making a recommendation to the City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial and 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.

The public hearing will start at 6:00 p.m. in the City Council Chambers located at 505 W. Main, Azle, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Alan H. Strauss

Printed Name: ALAN H. STRAUSS

Mailing Address: 640 WILLIAM RD. WEST

City, State Zip: AZLE, TX. 76020

Telephone Number: 817-975-2329

Physical Address of Property within 200 feet: 640 WILLIAM RD. WEST



Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Conduct a public hearing and take any action on Ordinance No. 2022-27 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.

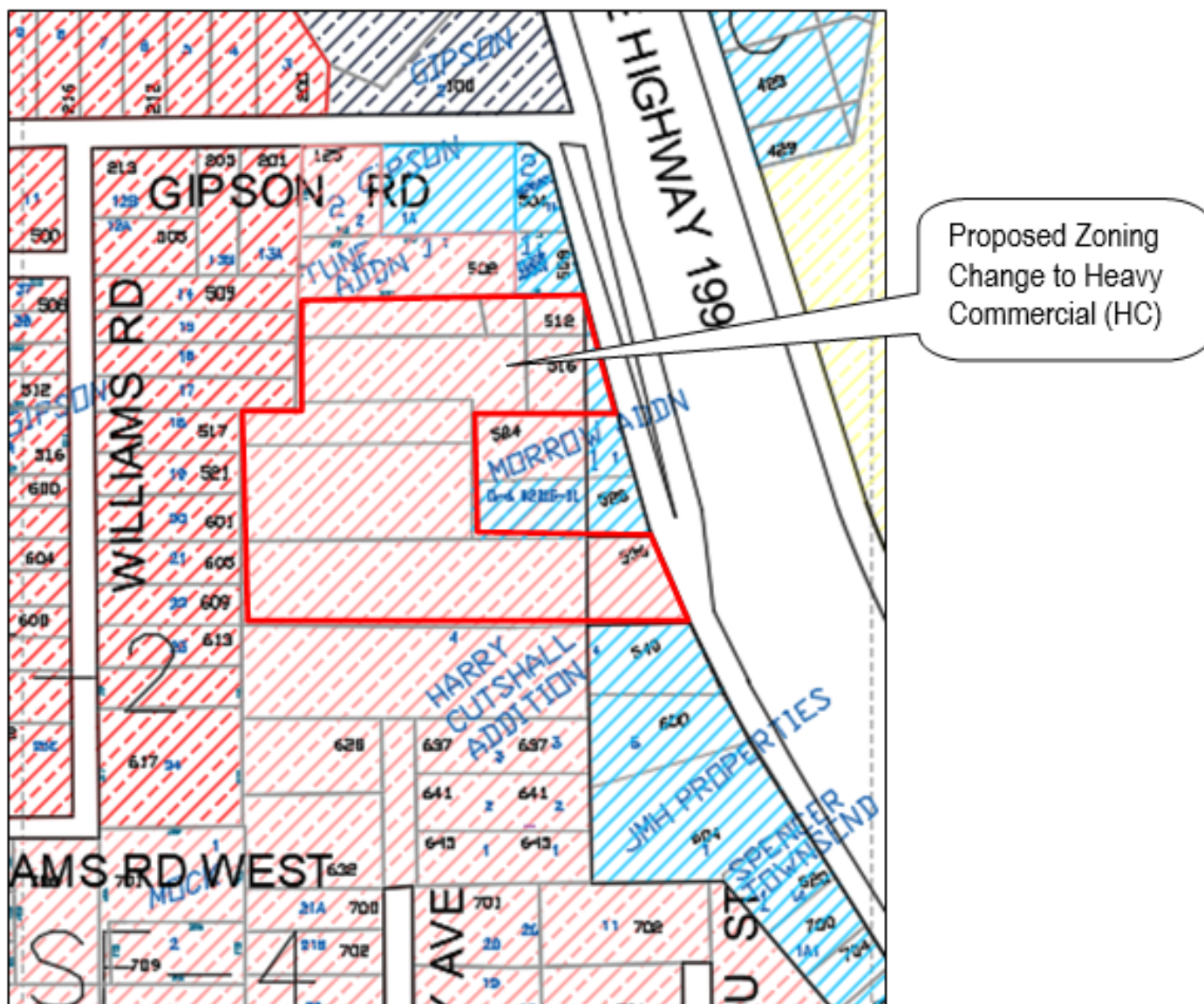
ADJACENT ZONING:

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 within 200' of the subject property. As of December 16, 2022, staff has received nineteen (19) total responses from the public, all in opposition (attached in packet). 11 responses were from properties within 200' of the subject property and 6 were from beyond 200'.

WRITTEN OPPOSITION:

State laws and the City of Azle Zoning Ordinance both state that if written objections are received from twenty percent (20%) of the area of the adjacent property owners extending two-hundred feet (200') from the subject property, then a three-fourths ($\frac{3}{4}$) vote (super-majority is 6 out of 7) is required by City Council for approval of this zoning change request. City staff reviewed the written oppositions received and confirmed that approximately 63% of the land area within 200 feet is in opposition. This zoning change request will require a three-fourths ($\frac{3}{4}$) super-majority vote by City Council for approval. A copy of the written opposition map has been included in the packet.

Board/Commission/Committee Recommendation:

On December 1, 2022, the Planning and Zoning Commission forwarded this request with a tied vote. However, because the P & Z Commission did not affirmatively vote to approve the request, the tie is considered a denial. A super-majority vote to approve the zoning change request is required by City Council if there is a denial recommendation by the P & Z Commission.

In accordance with State law and City of Azle ordinances, with the written opposition exceeding the 20% threshold for a zoning change, an affirmative vote of at least three-fourths ($\frac{3}{4}$) of all the members of the City Council shall be required. The Council has the following options when considering this agenda item:

1. Approve Ordinance No. 2022-27;
2. Deny Ordinance No. 2022-27; or
3. Table the case to a future meeting.

Staff Recommendation:

The proposed zoning change is in conformance with the City of Azle's Comprehensive Plan (if proposed Comp Plan amendment is approved). Staff forwards this zoning change request to the Council for their consideration.

Attachments:

1. Exhibit A - Property Survey
2. Section 4.10 - Permitted Use Schedule
3. 512, 516 & 536 SE Parkway Zoning Change - Written Opposition Map
4. Written Responses Within 200'
5. Written Responses Outside 200'

ORDINANCE NO. 2022-27

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF AZLE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM THE 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; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of property generally located in the 500 Block of Southeast Parkway, Azle, Texas has filed an application to change the zoning of the property described as 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 as shown on the attached Exhibit "A" from the Single Family Four (SF-4) and Commercial (C) Districts to Heavy Commercial (HC) District for said property; and

WHEREAS, the Planning and Zoning Commission of the City of Azle, Texas held a public hearing on December 1, 2022 and the City Council of the City of Azle, Texas held a public hearing on December 20, 2022, with respect to the zoning change described herein; and

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

WHEREAS, upon review of the application, and after such public hearing, the City Council finds that granting the request herein furthers the purpose of zoning

as set forth in the Zoning Ordinance of the City of Azle, and that the zoning change should be granted, subject to the conditions imposed herein.

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

SECTION 1.

The Zoning Ordinance of the City of Azle, Texas is hereby amended by changing the zoning of the property from the Single Family Four (SF-4) and Commercial (C) Districts to Heavy Commercial (HC) District for an 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, and further depicted on the attached Exhibit "A".

SECTION 2.

The use of the Property described above shall conform to all applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Azle.

SECTION 3.

The zoning classification as herein established has been made in accordance with a Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

paragraph, sentence, clause or phrase.

SECTION 7.

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

SECTION 8.

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

SECTION 9.

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 10.

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

AND IT IS SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on December 20, 2022.

Mayor, Alan Brundrett

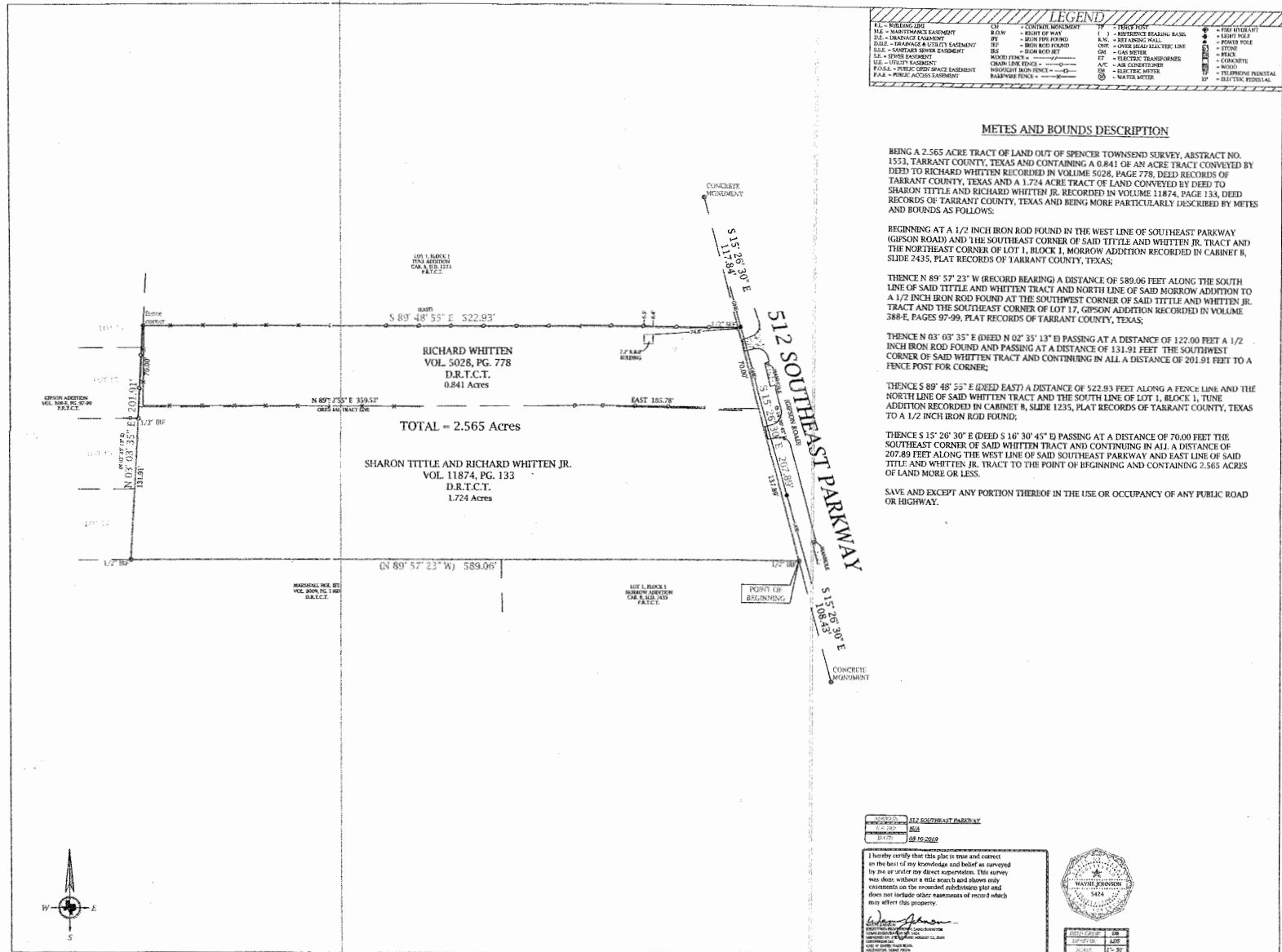
ATTEST:

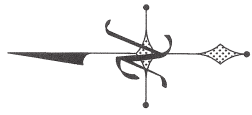
Yael Forgey, City Secretary

APPROVED AS TO FORM:

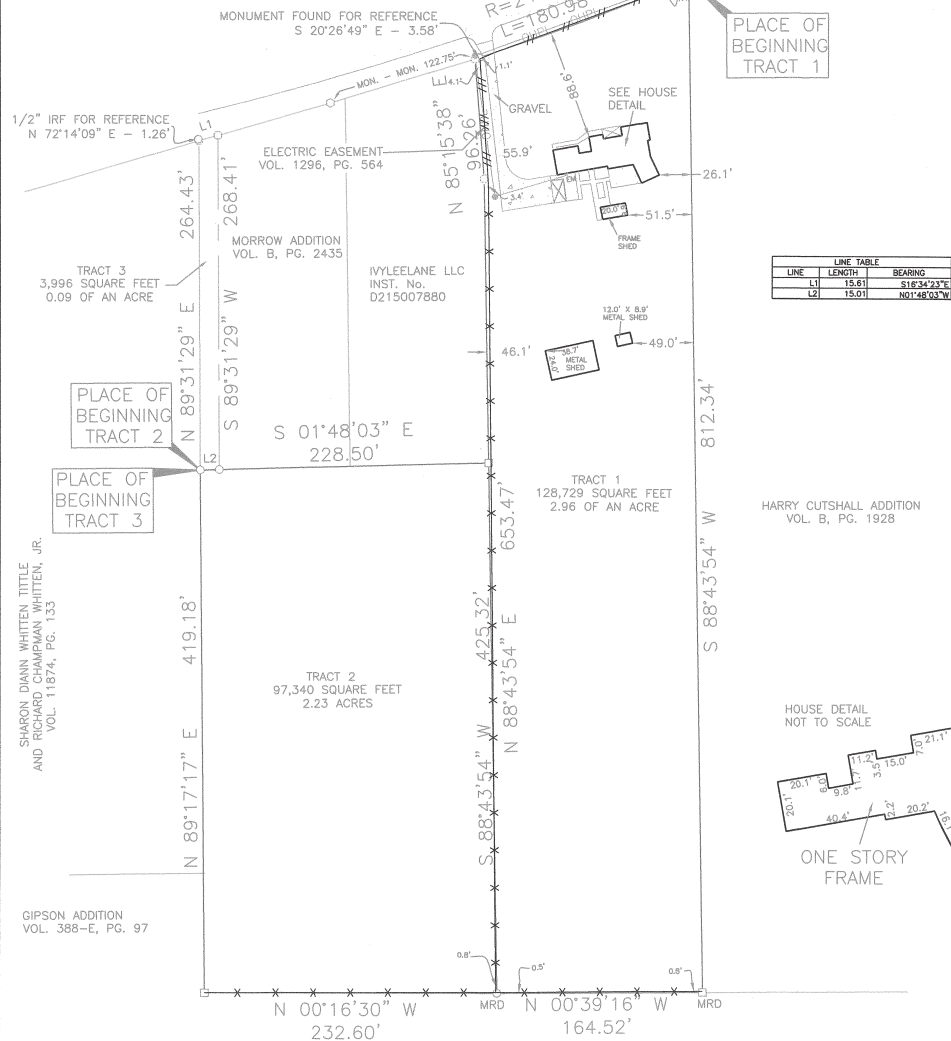
Cara Leahy White, City Attorney

Exhibit "A"

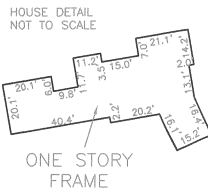




SOUTHEAST PARKWAY



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.61	S11°34'23"E
L2	15.01	N01°48'30"W



7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

SURVEY PLAT



FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. SOUTHEAST PARKWAY, in TARRANT COUNTY, Texas.

Tract 1

Being all that certain lot, tract or parcel of land situated in the Spencer Townsend Survey, Abstract No. 1553, in Tarrant County, Texas and being the same land being Tract 1 described in deed to Walter M. Cunningham, Sr. et al, recorded in Instrument No. D208279314, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a TXDOT monument found for corner in the West line of Southeast Parkway, at the Northeast corner of Harry Cutshall Addition, on Addition in Tarrant County, Texas, according to the Plat thereof recorded in Volume B, Page 1928, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being the Southeast corner of said Tract 1 of Cunningham tract;

THENCE South 88 degrees 43 minutes 54 seconds West, a distance of 812.34 feet to an axle found for corner in the East line of Gipson Addition, on Addition to Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-E, Page 97 (P.R.T.C.T.), at the Northwest corner of said Harry Cutshall Addition;

THENCE North 00 degrees 39 minutes 16 seconds West, a distance of 164.52 feet to a 1/2 inch iron rod found for corner in the said East line of Gipson Addition, at the Southwest corner of a tract of land described in deed to Marshall Holmes, recorded in Volume 9009, Page 1360 (D.R.T.C.T.);

THENCE North 88 degrees 43 minutes 54 seconds East, a distance of 653.47 feet to a point for corner in the East line of a tract of land described in deed to Ivylelane LLC., recorded in Instrument No. D215007880 (D.R.T.C.T.);

THENCE North 85 degrees 15 minutes 38 seconds East, a distance of 96.26 feet to a point for corner at the Southwest corner of said Ivylelane tract, said point being in a curve to the left having a central angle of 04 degrees 10 minutes 53 seconds, a radius of 2479.83 feet and a chord bearing and distance of South 20 degrees 58 minutes 41 seconds East, 180.94 feet, from which a TXDOT monument found bears South 20 degrees 26 minutes 49 seconds East, a distance of 3.58 feet for witness;

THENCE in a Southerly direction, along the said curve to the left, an arc distance of 180.98 feet to the PLACE OF BEGINNING and containing 128,729 square feet and 2.96 acres of land.

Tract 2

Being all that certain lot, tract or parcel of land situated in the Spencer Townsend Survey, Abstract No. 1553, in Tarrant County, Texas and being the same land described in deed to Marshall Holmes, recorded in Volume 9009, Page 1360, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the South line of a tract of land described in deed to Sharon Diann Whitten Title and Richard Champan Whitten Jr., recorded in Volume 11874, Page 133 (D.R.T.C.T.), at the Northwest corner of Morrow Addition, on Addition to Tarrant County, Texas, according to the Plat thereof recorded in Volume B, Page 2435, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and at the Northeast corner of said Holmes tract;

THENCE South 01 degrees 48 minutes 03 seconds East, a distance of 228.50 feet to a fence post found for corner in the North line of a tract of land described in deed to Walter M. Cunningham, Sr. et al, recorded in Instrument No. D208279314 (D.R.T.C.T.), at the Southwest corner of a tract of land described in deed to Ivylelane LLC., recorded in Instrument No. D215007880 (D.R.T.C.T.);

THENCE South 88 degrees 43 minutes 54 seconds West, a distance of 425.32 feet to a 1/2 inch iron rod found for corner in the East line of Gipson Addition, on Addition to Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-E, Page 97 (P.R.T.C.T.), at the Northwest corner of said Cunningham tract;

THENCE North 00 degrees 16 minutes 30 seconds West, a distance of 232.60 feet to a fence post found at an "ell" corner of said Gipson Addition;

THENCE North 89 degrees 17 minutes 17 seconds East, a distance of 419.18 feet to the PLACE OF BEGINNING and containing 97,340 square feet or 2.23 acres of land.

Tract 3 Easement Estate

Being a 15 foot ingress and egress easement described in deed to Marshall Holmes, recorded in Volume 9009, Page 1360, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the South line of a tract of land described in deed to Sharon Diann Whitten Title and Richard Champan Whitten, Jr., recorded in Volume 11874, Page 133 (D.R.T.C.T.), at the Northeast corner of Morrow Addition, on Addition to Tarrant County, Texas, according to the Plat thereof recorded in Volume B, Page 2435, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE North 89 degrees 31 minutes 29 seconds East, a distance of 264.43 feet to a point for corner in the West line of Southeast Parkway, at the Northeast corner of said Morrow Addition, from which a 1/2 inch iron rod found bears North 72 degrees 14 minutes 09 seconds East, a distance of 1.26 feet for witness;

THENCE South 16 degrees 34 minutes 23 seconds East, with the said West line of Southeast Parkway, a distance of 15.61 feet to a 1/2 inch iron rod set for corner;

THENCE South 89 degrees 31 minutes 29 seconds West, a distance of 268.41 feet to a 1/2 inch iron rod set for corner;

THENCE North 01 degrees 48 minutes 03 second West, a distance of 15.00 feet to the PLACE OF BEGINNING and containing 3,996 square feet or 0.09 of an acre of land.

EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT EFFECT THE ABOVE DESCRIBED PROPERTY.
VOL. 12046, PG. 53

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
VOL. 1296, PG. 594
VOL. 2814, PG. 572

ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100' USE OF THIS SURVEY FOR ANY OTHER PURPOSE

Date: 07/15/2019 OR OTHER PARTIES SHALL BE AT THEIR RISK AND

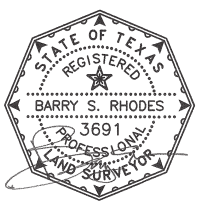
G. F. No.: 9000381900447 UNDESIGNED IS NOT RESPONSIBLE TO OTHER FOR

Job no.: 201902855-01 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

FOR JONATHAN D. SAVAGE FIDELITY NATIONAL TITLE & VETERANS UNITED HOME LOANS

Drawn by: CMR

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	ENCROACHMENT
MWD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
AXLE FOUND	
TXDOT MONUMENT FOUND	
POINT FOR CORNER	
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER POLE
MANHOLE	WATER METER
	WATER VALVE
(UNLESS OTHERWISE NOTED)	



REVISED 7/23/2019

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

GIPSON ADDITION
VOL. 388-E, PG. 97

SHARON DIANN WHITTEN TITLE
AND RICHARD CHAMPAN WHITTEN, JR.
VOL. 11874, PG. 133

GIPSON ADDITION
VOL. 388-E, PG. 97

HARRY CUTSHALL ADDITION
VOL. B, PG. 1928

TRACT 2
97,340 SQUARE FEET
2.23 ACRES

PLACE OF BEGINNING
TRACT 2

PLACE OF BEGINNING
TRACT 3

TRACT 3
3,996 SQUARE FEET
0.09 OF AN ACRE

MORROW ADDITION
VOL. B, PG. 2435

IVYLELANE LLC
INST. No.
D215007880

TRACT 1
128,729 SQUARE FEET
2.96 OF AN ACRE

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.

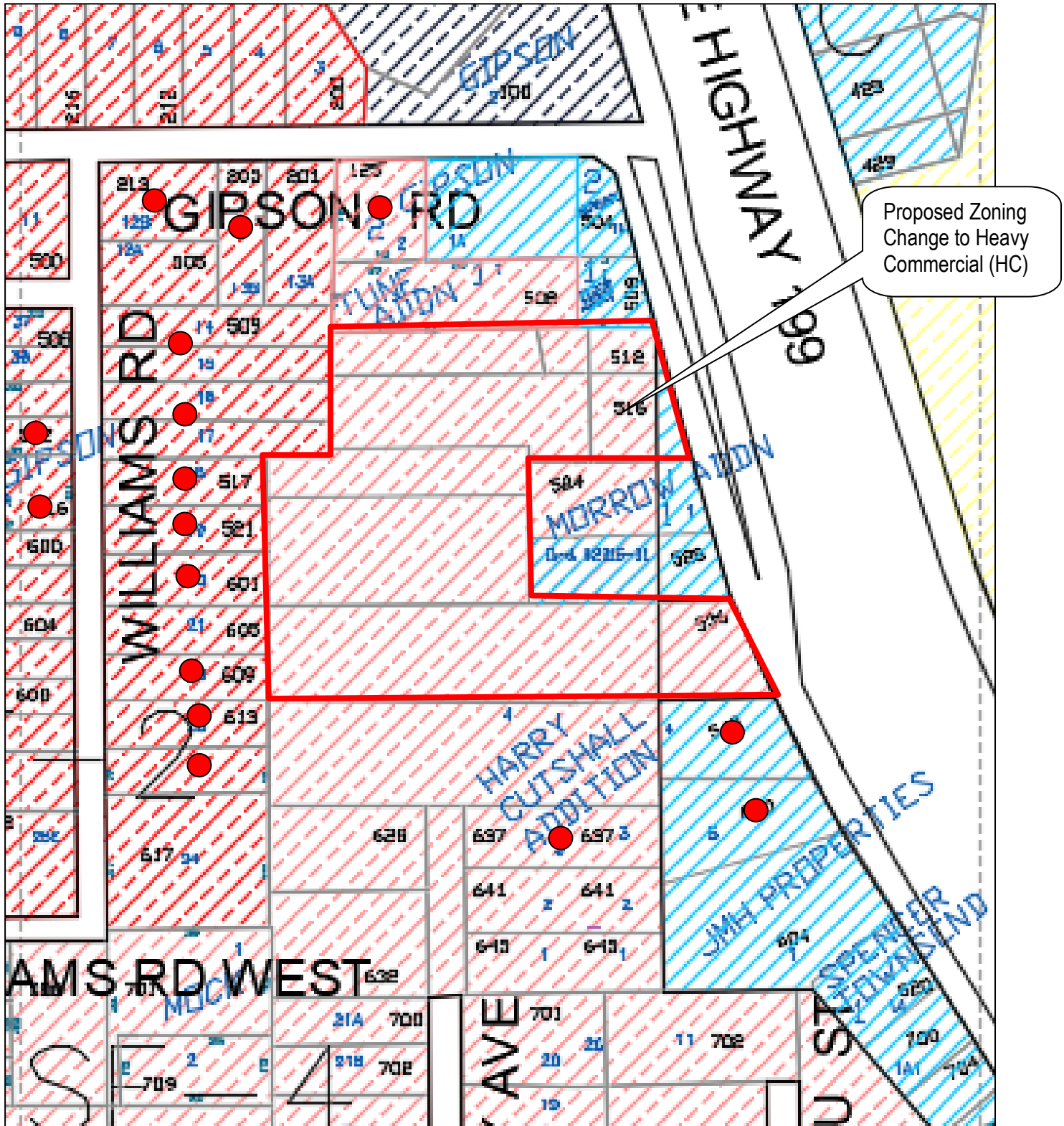
SECTION 23 - INS, INSTITUTIONAL DISTRICT
--

23.10 LANDSCAPING:

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

Written Opposition Map

● = Opposition Response Letter Received



NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, December 1, 2022** to consider making a recommendation to the City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial and 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.

The public hearing will start at 6:00 p.m. in the City Council Chambers located at 505 W. Main, Azle, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

Planning Department
PO Box 1378
Azle, Texas 76098
Attn: David Hawkins, AICP

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. Should the Commission recommend denial, or if the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. **These forms are used to calculate the percentage of landowner opposition.**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Richard Bailey

Printed Name: Richard Lynn Bailey

Mailing Address: 613 William Rd

City, State Zip: Azle 76020

Telephone Number: 405-535-0649

Physical Address of Property within 200 feet: 613 William Rd

NOTICE OF PUBLIC HEARING CP2022-03 & Z2022-06

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, December 1, 2022** to consider making a recommendation to the City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial and 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.

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Lillian Green

Printed Name: Lillian Green

Mailing Address: 677 William Rd

City, State Zip: Azle, TX, 76020

Telephone Number: 817-905-8561

Physical Address of Property within 200 feet: 677 William Rd

NOTICE OF PUBLIC HEARING CP2022-03 & Z2022-06

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, December 1, 2022** to consider making a recommendation to the City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial and 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.

The public hearing will start at 6:00 p.m. in the City Council Chambers located at 505 W. Main, Azle, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

Planning Department
PO Box 1378
Azle, Texas 76098
Attn: David Hawkins, AICP

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. Should the Commission recommend denial, or if the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. ***These forms are used to calculate the percentage of landowner opposition.***

Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

To my Rear fence line -
Smells; Noise; Trash; Dust; Street Traffic

Signature: Shirley Dechert

Printed Name: SHIRLEY DECHERT

Mailing Address: 517 William Rd

City, State Zip: Azle TX 76020

Telephone Number: 817-716-3545

Physical Address of Property within 200 feet: 517 William Rd

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

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Planning Department
PO Box 1378
Azle, Texas 76098
Attn: David Hawkins, AICP

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

*Bad for the surrounding residents and community.
Please see attached letter.*

Signature: *Mary C. Hunt*

Printed Name: MARY C. HUNT

Mailing Address: 13904 127th AVE SE, SNOHOMISH, WA, 98290

City, State Zip: _____

Telephone Number: 425-330-2296

Physical Address of Property within 200 feet: 1. 540 SOUTHEAST PARKWAY
2. 600 SOUTHEAST PARKWAY
3. 637 POLLY AVE.

Nov. 27, 2022

Azle City Council

Attn: Planning Department, David Hawkins

Concerning: Notice of Public Hearing, CP2022-03 & Z2022-06

Mr. Hawkins,

As an Azle property owner that owns three (3) pieces of property adjacent to the 7.84 acres of land situated in the Spenser Townsend Survey, that is the subject of this public hearing, I am strongly opposed to this request.

I went to the homecoming parade this year on Main St. in Azle. It had such a wonderful down-home feeling to it and it made me very happy to have grown up with this close-knit community atmosphere. When you start bringing in 'Heavy Commercial' businesses and try to attract a larger population, you lose this atmosphere. It just becomes another crowded bedroom community across America with no character of its own, no neighbors that feel a need to help each other. The Council may think 'this is only one Heavy Commercial area that is disturbing a residential area, and it's not in 'your' backyard, so it's no big deal. But it does affect communities and this area has always been zoned residential; all the years that people bought land and built homes here with the understanding that they were protected from a possibility of unwanted businesses. I am strongly opposed to this request.

I am also strongly opposed to the City Council providing such a short notice for an important decision that affects so many residential owners. More time should be given to adjacent land owners to reply to this form by a certain date. I received this notice on Sat., Nov. 26, 2022. As the form states: "return this form with your comments 'prior' to the date of the public hearing." As this gives me only three (3) business days to return the form, and it took six (6) days for the notice to reach me (it was postmarked Nov. 21), how does the City Council expect to get a reply in time? Even if I mailed it in Azle the first available day after receiving it, it probably wouldn't arrive in time. I know. My Mother was the Azle Postmaster for 20 years and Azle's postmark status was taken away years ago. Mail has to be sent to Ft. Worth to be postmarked before it can be mailed to an address in Azle, even if it was put in an Azle post office box. I am

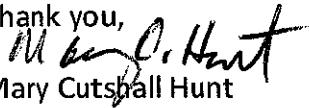
requesting that this lack of adequate notice be remedied before the Council's next meeting on this topic.

The three pieces of property that I own are:

- 1) 540 Southeast Parkway – my family has and still continues to live here for 73 years.
- 2) 600 Southeast Parkway
- 3) 637 Polly Ave.

All of these properties total 4.67 acres and would be adversely affected by this zoning change.

Thank you,

A handwritten signature in black ink, appearing to read "Mary O. Hunt", written over the printed name.

Mary Cutshall Hunt

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Kristen McQueen

Printed Name: Kristen McQueen

Mailing Address: 509 William Rd.

City, State Zip: Azle, TX 76020

Telephone Number: 817-675-0701

Physical Address of Property within 200 feet: Same as above

Too much traffic for kids. Already have people use as cut through and speed down streets

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition: *What is going in there now may not be too bad, but business may change and something like noise and air pollution around living areas would be bad for families in this area.*

Signature: *Lynda K. Scott*

Printed Name: LYNDA K. SCOTT

Mailing Address: 205 GIPSON RD.

City, State Zip: AZLE, TEXAS 76020

Telephone Number: 817-876-2779

Physical Address of Property within 200 feet: 205 GIPSON RD.

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: _____

Printed Name: MICHAEL L. BARNES

Mailing Address: ~~1011~~ 513 William Rd

City, State Zip: AZLE TX ~~76012~~ 76020

Telephone Number: 817-441-3915

Physical Address of Property within 200 feet: YES

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition: *We strongly oppose the rezoning of this longtime residential property to Heavy Commercial. Not only do we know that a heavy commercial property designation would greatly reduce the quality of life standard of our neighborhood as always had, we believe it would greatly reduce our property values and the desirability of the long time feel of our neighborhood. No one wants noisy Heavy Commercial property in their back yard.*

Signature: *David R. Dawson* *Amy Dawson*

Printed Name: DAVID & Amy DAWSON

Mailing Address: 601 William RD

City, State Zip: Azle, TX 76020

Telephone Number: 682-238-8524

Physical Address of Property within 200 feet: 601 William RD

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Comes to my Rear property line; Smells; Chemicals; Noise; dust; Property value; privacy issue

Signature: *[Signature]*

Printed Name: *Debbie Dechert Grinder + Terri Dechert Evans*

Mailing Address: *1132 Boring Ranch Rd N / 521 William Rd*

City, State Zip: *Azle Tx 76020*

Telephone Number: *817-716-3545*

Physical Address of Property within 200 feet: *521 William Rd*

NOTICE OF PUBLIC HEARING CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

To my Rear fence line -
Smells; Noise; Trash; Dust; Street Traffic

Signature:

Shirley Dechert

Printed Name:

SHIRLEY DECHERT

Mailing Address:

517 William Rd

City, State Zip:

Azle TX 76020

Telephone Number:

817-714-3545

Physical Address of Property within 200 feet:

517 William Rd

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition: NOISE, Decreased Property Value,
Light Pollution. This is a Neighborhood. People live here

Signature: [Signature]

Printed Name: Timothy Wilson

Mailing Address: 609 William Rd

City, State Zip: Azle, TX, 76020

Telephone Number: 817-247-7902

Physical Address of Property within 200 feet: 609 William Rd

A

PUBLIC HEARING
12-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Craig Hindle

Printed Name: CRAIG HINDLE

Mailing Address: 125 GIPSON RD

City, State Zip: AZLE, TX, 76020

Telephone Number: 817-903-1684

Physical Address of Property within 200 feet: 125 GIPSON RD, AZLE, TX, 76020

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Please circle one:

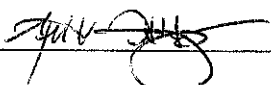
In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

(HC) Property would be located too close to established residential neighborhood. The HWY 199 service road at this spot cannot accomodate heavy equipment traffic.

Signature: 

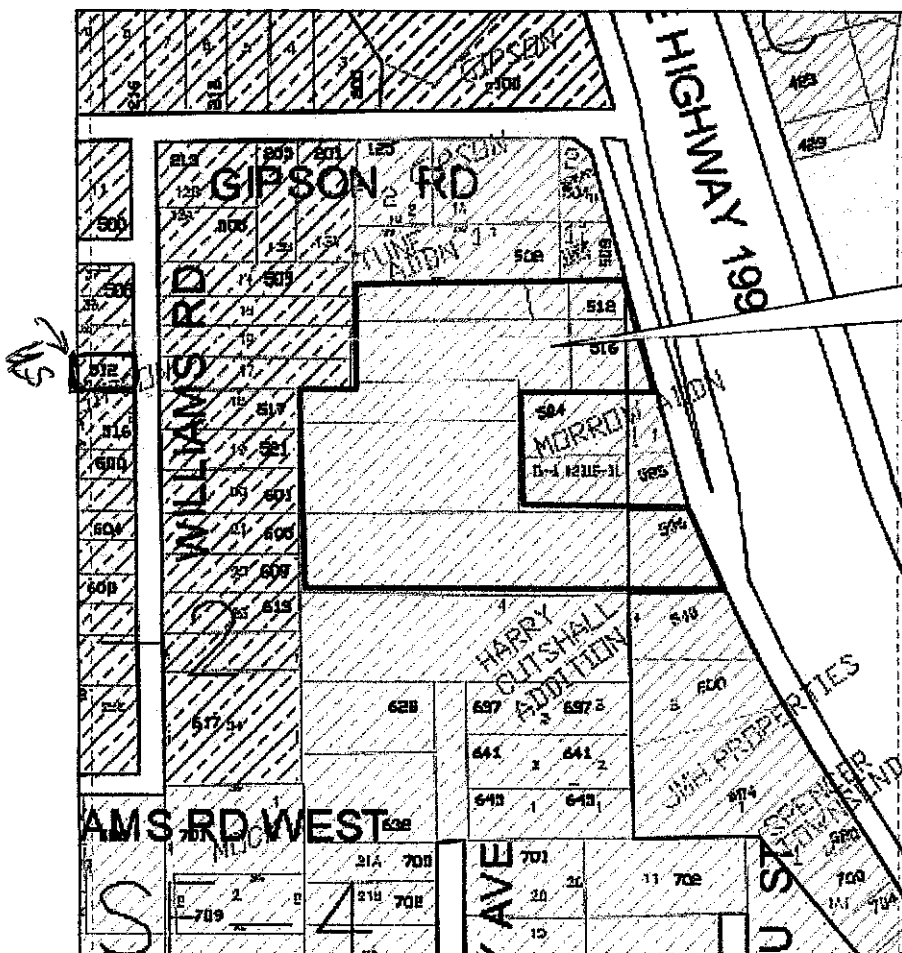
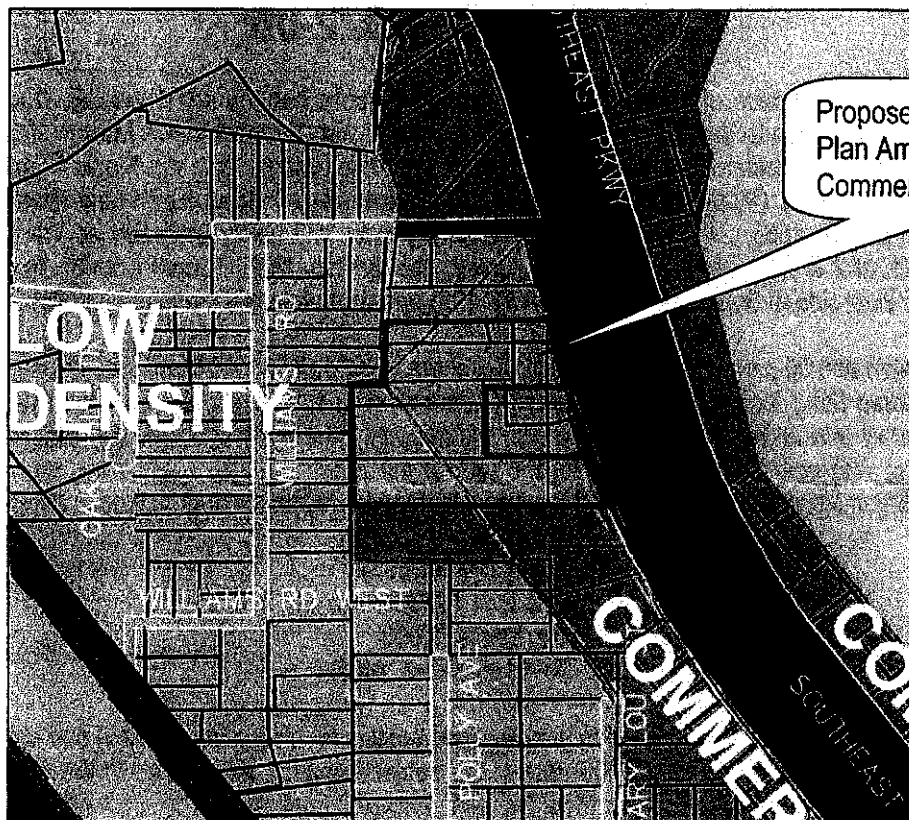
Printed Name: GILBERT DEHOYOS

Mailing Address: 512 WILLIAM RD.

City, State Zip: AZLE, TX 76020

Telephone Number: 817-713-4581

Physical Address of Property within 200 feet: 512 WILLIAM RD



Heavy Commercial means an establishment or business that generally uses open sales yards, outside equipment storage or outside activities that generate noise or other impacts considered incompatible with less-intense uses.

Any vehicle exceeding 26,001 pounds is considered heavy-duty. Examples include city transit buses, mobile cranes, cement mixers, refuse trucks, and tractors designed to pull refrigerated trailers, dry vans and other equipment.

Typical businesses in this definition are lumber yards, construction specialty services, building contractors, or retail nurseries

Typical businesses in this definition are lumber yards, construction specialty services, building contractors, or retail nurseries. Heavy Commercial is defined as all other commercial uses not included in note three. (i.e. **Department Stores, Movie Theatres, Grocery Stores**).

17.16.080 Heavy commercial (HC) zone.

A. Purpose. *The heavy commercial (HC) zone* is available to heavier, more obtrusive types of retail, semi-industrial, and service uses that do not require pedestrian traffic or high visibility, and are not compatible with consumer-oriented retail activities.

B. Permitted Uses

1. **Animal Sales and Services—Grooming.** Uses that provide animal grooming, with or without the sale of supplies, for household pets and small farm animals
2. **Animal Sales and Services—Pet Supplies.** Uses that provide sales of pet supplies including feed and grain.
3. **Animal Sales and Services—Veterinary Services.** Uses that provide medical or surgical care for household pets and small farm animals
4. **Broadcast and Production Studios without Outdoor Equipment.** Uses that provide production, recording, and broadcasting of radio, television shows, motion pictures, and music.
5. **Building Services.** Uses that provide construction, maintenance, and repair services for all structural and mechanical elements of structures and exterior spaces.
6. **Business Support.** Uses that provide printing, copying, photographic, computer, or technological services.
7. **Construction Supplies and Equipment.** Uses that provide goods, including tools, to repair, maintain, or visually enhance a structure or premises.
8. **Funeral and Mortuary Services—No Assembly Space.** Uses that provide services related to the death of a human (without crematoria). This use does not include assembly space.

9. **Government.** Uses related to local, state, or federal government agencies in a warehouse setting.

10. **Heavy Manufacturing.** Uses that process materials for the fabrication of large equipment and machinery or high technology products, including manufacturing uses that typically produce noise, dust, or other pollutants capable of harming or annoying adjacent uses.

11. **Light Manufacturing.** Uses that process, fabricate, assemble, treat, or package finished parts or products, of a limited intensity that result in few outside impacts. This use may include a retail component.

12. **Maintenance and Repair of Consumer Goods.** Uses that provide maintenance, cleaning, and repair services for consumer goods except motor vehicles.

13. **Moving and Storage Facilities.** Uses engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the temporary indoor storage of those same items.

14. **Parking.** Uses that provide for surface or structure parking for passenger vehicles. Parking areas may be public or privately-owned and managed.

15. **Research and Development.** Uses engaged in research and testing activities associated with discovering new or improved products, methods, processes, or services that require an industrial setting.

16. **Retail—Second Hand Merchandise.** Indoor sales of used consumer products. This use does not permit outdoor sales or displays.

17. **Trucking and Transportation Terminals.** Uses engaged in the dispatching and storage of large vehicles that includes maintenance and minor repair of vehicles stored on the premises.

18. **Vehicle Equipment and Supplies without Installation.** Uses related to the sale of new or used parts, tools or supplies for repairing or maintaining vehicles. This use does not include on-site installation.

19. **Vehicle Repair—Major.** Uses that provide repairs that typically require overnight vehicle storage, such as rebuilding or reconditioning engines, transmissions, and similar major vehicle components; collision service including body, frame, or fender straightening or repair; overall painting or paint shop; upholstery.

20. **Vehicle Repair—Minor.** Uses that primarily provide replacement of parts, tune-ups, and similar minor services. This use does not include any operation listed under "Vehicle Repair—Major" or any similar major vehicle repair.

21. **Vehicle Sales and Rentals.** Uses related to the sale, lease, or rental of new or used vehicles or associated equipment including service, maintenance, and minor repairs.

22. **Warehouse.** Uses engaged in bulk storage as well as storage by individuals in separate storage compartments; may include outdoor sales.

23. **Wholesale Distribution.** Uses engaged in the bulk storage and distribution of goods, including wholesale showrooms and outdoor sales.

C. Accessory Uses (Section 17.24.060). Accessory uses are those uses that are supportive and incidental to the primary use.

1. Administrative offices (MUP).
 2. Communications (ZC or MUP).
 3. Construction staging and laydown—Off-site (ZC).
 4. Employee convenience sales and services—Recreational facilities (MUP).
 5. Employee convenience sales and services—Cafeteria, food service, or consumer goods (ZC).
 6. Kiosk concession sales (ZC).
 7. Outdoor sales or display (MUP).
 8. Outdoor storage (ZC).
 9. Parking (ZC).
 10. Residential—Caretaker dwelling (MUP).
- D. Uses Requiring a Minor Use Permit (Section 17.28.052).

1. **Broadcast and Production Studios with Outdoor Equipment.** Uses that provide for the production, recording and broadcasting of radio, television shows, motion pictures, and music that may include outdoor equipment.

2. **Recycling Collection Facilities—Small.** All collection facilities for recyclable materials shall be subject to LGMC Chapter 18.14.

3. **Vehicle Equipment and Supplies—With Installation.** Uses related to the sale of new or used parts, tools or supplies for repairing or maintaining vehicles that may include on-site installation.

4. **Vehicle Service/Maintenance.** Uses primarily intended for the retail sale of vehicle fuel, which may include incidental merchandise and supplies; and/or vehicular services such as automatic or manual washing and detailing, tire repair, equipment adjustments, tune-ups and similar minor services.

E. Uses Requiring a Conditional Use Permit

1. **Animal Sales and Services—Kennels.** Uses that provide boarding care for household pets and small farm animals.

2. **Recycling Collection Facilities—Large.** All collection facilities for recyclable materials shall be subject to LGMC Chapter 18.14.

F. Uses Requiring a Planned Development Permit (LGMC Section 17.28.030).

G. Development Standards. The following property development standards shall apply to all land and structures in the HC zone.

1. Minimum Lot Area. Ten thousand square feet.
2. Minimum Lot Width and Depth. No minimum width or depth required.

3. Minimum Yards (as prescribed in Section 17.24.030).
 - a. Front: Twenty feet.
 - b. Side: Ten feet along a side street, or adjacent to a residential district.
 - c. Rear: No minimum rear yard required; **except fifteen feet adjacent** to any residential district.
4. Maximum Building Height (as prescribed in Section 17.24.040).
 - a. Main Buildings: Thirty feet.

5. Maximum Building Coverage. **Forty percent of lot. However, an exception to this rule shall apply to any business which occupies any HC-zoned lot or combination of contiguous lots with a site area greater than twenty thousand square feet.** When a business, which meets this criteria, expands to two or more properties which are neither contiguous with each other, nor with the primary business site, building coverage for any one noncontiguous lot may exceed forty percent as long as the following requirements are met:

a. Total building coverage for all noncontiguous portions of the business site shall not exceed forty percent of their combined areas.

b. All buildings constructed after January 1, 1993 must conform fully to all zoning requirements including, but not limited to, those relating to building setbacks, off-street parking and loading, landscaping and screening.

c. For purposes of this section, noncontiguous lots comprising a portion of a business site shall not be separated from other portions of the business site by a distance of more than five hundred feet.

d. The property owner shall execute a covenant, the form and content of which shall be approved by the city attorney, which guarantees that all portions of the business site shall remain in a single common ownership in perpetuity, except as provided in subsection (D)(5)(e). **The city shall have the right, but not the obligation to enforce the provisions of the covenant.**

e. If the owner of property, which is subject to the requirement for the execution of a covenant, desires to sell a portion of his or her property, he or she may sell such property and modify the existing covenant with the approval of the community development director as long as such sale and modification complies with the following:

f. Each and every property created by the proposed sale conforms fully to the requirements of this title.

6. Enclosure. All permitted or conditionally permitted activities, including all accompanying accessory uses, shall be confined to enclosed structures, and shall not be conducted or occur upon any open or unenclosed area, whether private or public, unless expressly permitted in this section or authorized by a conditional use permit, temporary use permit or other official means.

H. Additional Zoning Provisions. All uses shall be subject to the applicable regulations of this development code, as specified in this section or prescribed

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, December 1, 2022** to consider making a recommendation to the City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial and 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.

The public hearing will start at 6:00 p.m. in the City Council Chambers located at 505 W. Main, Azle, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

Planning Department
PO Box 1378
Azle, Texas 76098
Attn: David Hawkins, AICP

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. Should the Commission recommend denial, or if the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. **These forms are used to calculate the percentage of landowner opposition.**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature:

Printed Name:

Mailing Address:

City, State Zip:

Telephone Number:

Physical Address of Property within 200 feet:

NOTICE OF PUBLIC HEARING CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Street traffic, Trash, Noise
Property Value

Signature: [Signature]

Printed Name: Dee Dee Grinder + Pete Grinder

Mailing Address: 1132 Boling Ranch Rd N

City, State Zip: Azle Tx 76020

Telephone Number: 817-716-3545

Physical Address of Property within 200 feet: 400-500 305 Thomas Rd

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Richard Dombrowski

Printed Name: RICHARD DOMBROWSKI

Mailing Address: 516 William Rd

City, State Zip: Azle, TX 76020

Telephone Number: 817-454-4491

Physical Address of Property within 200 feet: 516 William Rd

NOTICE OF PUBLIC HEARING CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Jessie Evans - Deborah Gander
Printed Name: Terril Debut Evans - Debbie Debut Gander
Mailing Address: 521 William Rd
City, State Zip: Azle Tx 76020
Telephone Number: 817-980-1812
Physical Address of Property within 200 feet: 213 Gipson

NOTICE OF PUBLIC HEARING

CP2022-03 & Z2022-06

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: Alan H. Strauss

Printed Name: ALAN H. STRAUSS

Mailing Address: 640 WILLIAM RD. WEST

City, State Zip: AZLE, TX. 76020

Telephone Number: 817-975-2329

Physical Address of Property within 200 feet: 640 WILLIAM RD. WEST