



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

July 6, 2023

6:00 PM

Council Chambers

Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

REGULAR SESSION

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the Commission on posted agenda items or non-agenda items. In order to address the Commission, please complete a Speaker's Request Form and submit to the Planning and Zoning Secretary prior to the start of the meeting. All comments must be directed to the Presiding Officer, rather than an individual 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. The Commission may not comment publicly on non-agenda items, but may direct city staff to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require Commission action, you may obtain a form from the Planning and Zoning Secretary and request the item be placed on a future agenda.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on June 1, 2023.

ACTION ITEMS

2. Consider and take appropriate action on a Preliminary Plat for Lot 1, Merge Community Church Addition, an addition in the Extra Territorial Jurisdiction of the City of Azle, Parker County, Texas. The property is generally located on the west side of FM 730 South, approximately three hundred sixty feet (360') south of Forsyth Road.

David Hawkins, Director of Planning and Development

PUBLIC HEARING

3. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from Agriculture (A) District to Industrial (IND) District for approximately 28.64 acres of land, being described as a tract of land in the G.W. Robbins Survey, Abstract No. 1155, City of Azle, Parker County, Texas. The property is generally located on the east side of Ashwood Street approximately six hundred seventy feet (670') north of Northwest Parkway (Hwy. 199).

David Hawkins, Director of Planning and Development

DISCUSSION ITEMS

4. Development Project Updates

David Hawkins, Director of Planning and Development

5. APA Texas Chapter Midwest Section's Annual Elected and Appointed Officials Workshop

David Hawkins, Director of Planning and Development

EXECUTIVE SESSION

This statement is added to the Agenda at the top (same as the City Council Agenda): Pursuant to Section 551.071 of the Texas Government Code, the Board may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item, and may receive advice from its attorney as permitted by law

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on 06/30/2023, 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.



Malinda Nowell, Sr. Administrative Assistant

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



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

June 1, 2023

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Wheeler called the meeting to order at 6:05 PM.

Members Present:

Chairman Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Rick Simmons
Commissioner Laurel Mosier
Commissioner Curt Lampkin
Commissioner Cynthia Barrios

Members Absent:

Commissioner Jared Arneson

Staff Present:

David Hawkins	Director of Planning and Development
Malinda Nowell	Administrative Assistant

INVOCATION

Commissioner Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Mosier led the Pledge of Allegiance.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on February 16, 2023.

Commissioner Simmons moved to approve the minutes of the Regular Meeting held on February 16, 2023 as presented. Commissioner Mosier seconded the motion.

Yes: (6) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Ricky Simmons, Jim Carlson,

Absent: (1) Curt Lampkin
Jared Arneson

ACTION ITEMS

2. **Consider and take appropriate action on a Preliminary Plat for Lots 1-13 of Block 1, Lots 1-15 of Block 2, Lots 1-11 of Block 3, Lots 1-16 of Block 4, and Lots 1-8 of Block 5, Thomas Len Estates, an addition in the ETJ of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S.**

Director of Planning and Development David Hawkins presented this item. The Commission was asked to consider approval of the preliminary plat as presented; no City Council action is needed. Discussion included two revisions as follows:

1. Sheet 1 of 3 shows a 60 foot right-of-way, which should probably be 61 and a half feet.
2. Sheet 3 of 3 has an instance of the word block spelled with two Ls.

Vice Chairman Carlson moved to approve the Preliminary Plat for Lots 1-13 of Block 1, Lots 1-15 of Block 2, Lots 1-11 of Block 3, Lots 1-16 of Block 4, and Lots 1-8 of Block 5, Thomas Len Estates, an addition in the ETJ of the City of Azle, Parker County, with the two provided revisions as discussed. Commissioner Simmons seconded the motion.

Yes: (6) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Ricky Simmons, Jim Carlson, Curt Lampkin

Absent: (1) Jared Arneson

3. **Consider and take appropriate action on a Final Plat for Lots 1-13 of Block 1, Lots 1-15 of Block 2, Lots 1-11 of Block 3, Lots 1-16 of Block 4, and Lots 1-8 of Block 5, Thomas Len Estates, an addition in the ETJ of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S.**

Commissioner Simmons moved to approve the Final Plat for Lots 1-13 of Block 1, Lots 1-15 of Block 2, Lots 1-11 of Block 3, Lots 1-16 of Block 4, and Lots 1-8 of Block 5, Thomas Len Estates, an addition in the ETJ of the City of Azle, Parker County, with the same notations from the Preliminary Plat stated in Action Agenda Item No. 3. Commissioner Mosier seconded the motion.

Yes: (6) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Ricky Simmons, Jim Carlson, Curt Lampkin

Absent: (1) Jared Arneson

DISCUSSION ITEMS

4. **Receive an update from Halff Associates regarding the new Comprehensive Master Plan 2045.**

Director of Planning and Development David Hawkins introduced Kimberly Miller with Halff Associates. Ms. Miller gave an overview of the Comprehensive Master Plan update and explained the next steps in the Comp Master Plan process. She also explained the Planning and Zoning Commission's role within this planning process. No formal action was taken on this item.

EXECUTIVE SESSION

None

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:49 PM.

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Preliminary Plat for Lot 1, Merge Community Church Addition, an addition in the Extra Territorial Jurisdiction of the City of Azle, Parker County, Texas. The property is generally located on the west side of FM 730 South, approximately three hundred sixty feet (360') south of Forsyth Road.

Background and Explanation:

The purpose of this Preliminary Plat is to plat one (1) non-residential lot for the construction of a new church facility within the ETJ (Extra Territorial Jurisdiction).

Existing Condition of Property:

The property is primarily undeveloped with a barn structure and a few trees, located on the west side of FM 730 S within Azle's Extra Territorial Jurisdiction (ETJ) in Parker County.

Development Review Analysis:

Zoning

- The property is in the ETJ so there is no zoning.

Streets

- The property front onto and will access from FM 730 S which is a State-operated street.

Public Infrastructure

- Water service will be provided by the Walnut Creek Supply Co. With no sewer mains nearby, this lot will be served by an onsite septic system.

Drainage

- The applicant has provided drainage plans for this new development to meet the requirements of Section 14 – Integrated Stormwater Management of the City of Azle's Subdivision Ordinance at time of final plat application.

Board/Commission/Committee Recommendation:

This Preliminary Plat meets all requirements of the Subdivision Ordinance with no variances being requested. The Planning and Zoning Commission has the following option when considering this application:

1. Approve the Preliminary Plat as presented.

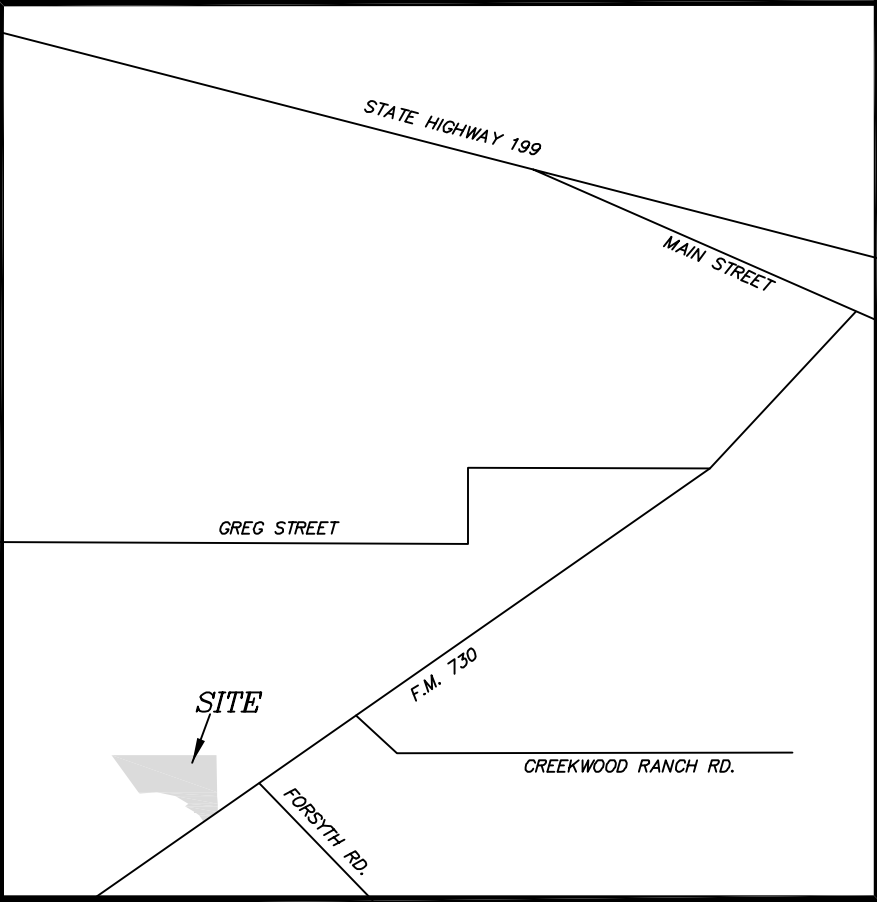
Staff Recommendation:

Staff recommends approval of this Preliminary Plat as presented. No City Council action is needed

on this Preliminary Plat application. The next step will be the Final Plat approval for this property prior to construction of the new church.

Attachments:

1. Merge Community Church Preliminary Plat 7.6.2023
2. Merge Community Church Prelim. Plat with Aerial 7.6.2023



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-44122-9001222100647-IN, DATED MARCH 10, 2021.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

THE EASEMENT RECORDED IN VOLUME 2145, PAGE 1872, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN ZONE A WHICH IS IN THE 100 YEAR FLOOD HAZARD AREA.

FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON THIS PROPERTY. SURVEYOR ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY SHOWN HEREON.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AZLE, TEXAS.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Merge Community Church, Inc., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the E. ROWDEN SURVEY, ABSTRACT NO. 1884, Parker County, Texas and being the same tract of land described in deed to Merge Community Church, Inc., recorded in Clerks File No. 202113506, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a point in a creek at the Northwest corner of said Clerks File No. 202113506 and being in the South line of that certain tract of land described in deed to James H. Kays and Debra Kays, recorded in Volume 1821, Page 1505, Real Records, Parker County, Texas and being for the Northeast corner of that certain tract of land described in deed to Michael T. O'Rear, Paula Wyvonne Jeter, Pamula J. Fuhrman and Rhonda G. Mahan Coontz, recorded in Clerks File No. 202236677, Real Records, Parker County, Texas and being by deed call, WEST, 1005.40 feet from the Northeast corner of said ROWDEN SURVEY;

THENCE S 89°02'28" E, with the common line of said Clerks File No. 202113506 and said Volume 1821, Page 505, 222.99 feet to a point in a creek at the Southeast corner of said Volume 1821, Page 505 and the Southwest corner of that certain tract of land described in deed to Sherrell Elaine Welch, recorded in Clerks File No. 201724399, Real Records, Parker County, Texas;

THENCE S 89°16'12" E, with the common line of said Clerks File No. 202113506 and said Clerks File No. 201724399, at 166.68 feet passing an axle found, continuing in all, 786.45 feet to a wood post found at the Northeast corner of said Clerks File No. 202113506 and the Northwest corner of that certain tract of land described in deed to Sherrell Elaine Welch Hartwig, recorded in Volume 2217, Page 79, Real Records, Parker County, Texas;

THENCE S 00°05'34" W, with the East line of ssaid Clerks File NO. 202113506, 530.87 feet to a 1/2" iron found in the North line of Farm to Market Highway No. 730;

THENCE S 44°20'26" W, along the North line of said Farm to Market Highway No. 730, 128.11 feet to a metal post found at the Southwest corner of said Clerks File No. 202113506 and the Southeast corner of that certain tract of land described in deed to Joseph N. Null and Amanda J. Null, recorded in Clerks File No. 201700998, Real Records, Parker County, Texas;

THENCE with the common line of said Clerks File No. 202113506 and said Clerks File No. 201700998, the following calls:

N 56°59'17" W, 57.52 feet to a metal post found;

N 70°08'01" W, 124.99 feet to a metal post found;

N 49°49'35" W, 154.52 feet to a metal post found;

N 57°27'36" E, 30.95 feet to a 1/2" iron found;

N 45°20'03" W, 63.06 feet to a metal post found;

N 58°10'06" W, 140.49 feet to a metal post found;

N 61°39'36" W, 184.55 feet to a metal post found;

S 67°10'08" W, 130.53 feet to a metal post found at a Southwest corner of said Clerks File No. 202113506 and at the Northwest corner of said Clerks File No. 201700998 and being in the East line of said Clerks File No. 202236677;

THENCE N 36°23'16" W, with the common line of said Clerks File No. 202113506 and said Clerks File No. 202236677, 361.12 feet to the POINT OF BEGINNING and containing 8.373 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Merge Community Church, Inc., acting by and thru his duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lot 1
MERGE COMMUNITY CHURCH ADDITION,
City of Azle Extra Territorial Jurisdiction, Parker County, Texas.

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

Executed this the _____ day of _____, 2023.

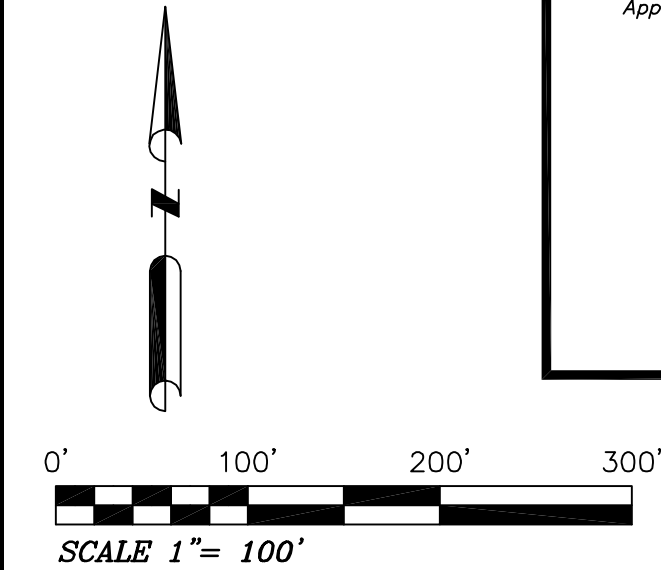
Brandon Geary

STATE OF TEXAS }
COUNTY OF PARKER }

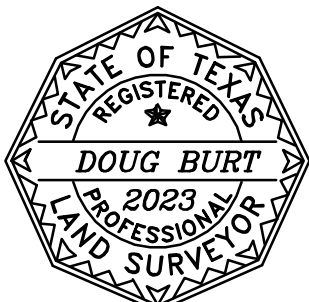
BEFORE ME, the undersigned authority, on this day personally appeared Brandon Geary, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2023.

Notary Public State of Texas



HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



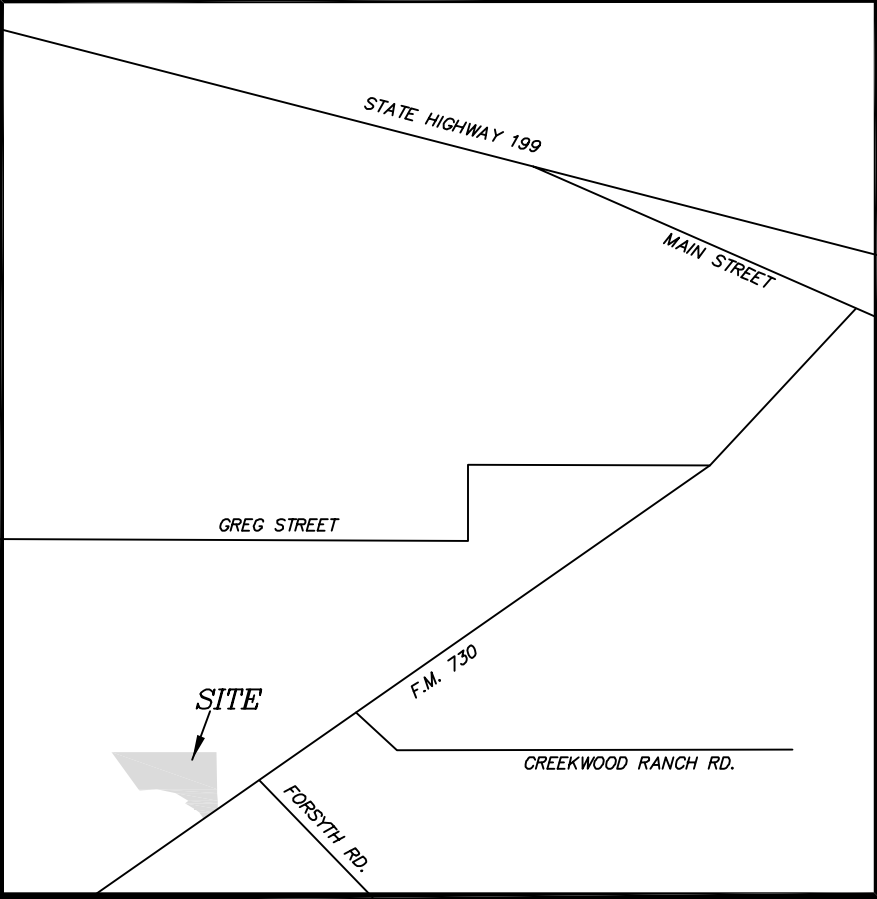
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MAY 11, 2023

THIS PLAT DOES NOT REQUIRE PARKER COUNTY COMMISSIONER COURT SIGNATURES PER ETJ AGREEMENT FILED IN BOOK 2800, PAGE 446.

OWNER/DEVELOPER
MERGE COMMUNITY CHURCH, INC.
8220 FM 1886
AZLE, TEXAS 76020

Preliminary Plat Showing
Lot 1,
MERGE COMMUNITY CHURCH ADDITION
an addition in the Extra Territorial Jurisdiction of the City of
Azle, Parker County, Texas and being 8.373 acres of land
situated in the E. ROWDEN SURVEY, Abstract No. 1884, Parker
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SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

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COUNTY OF PARKER }

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Executed this the _____ day of _____, 2023.

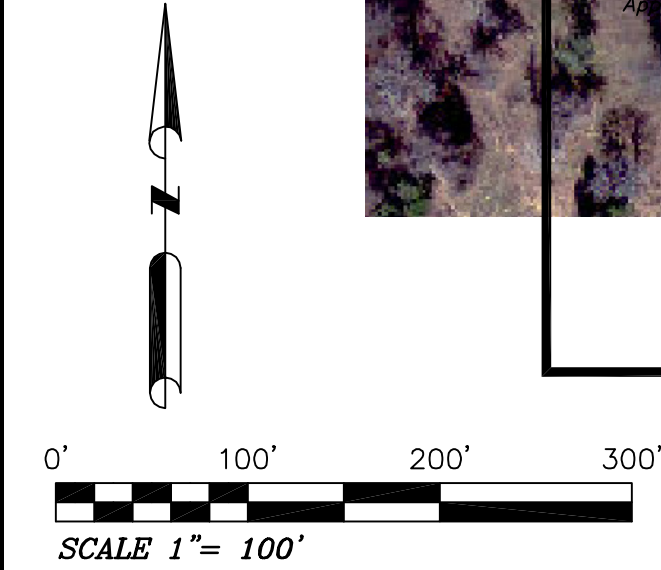
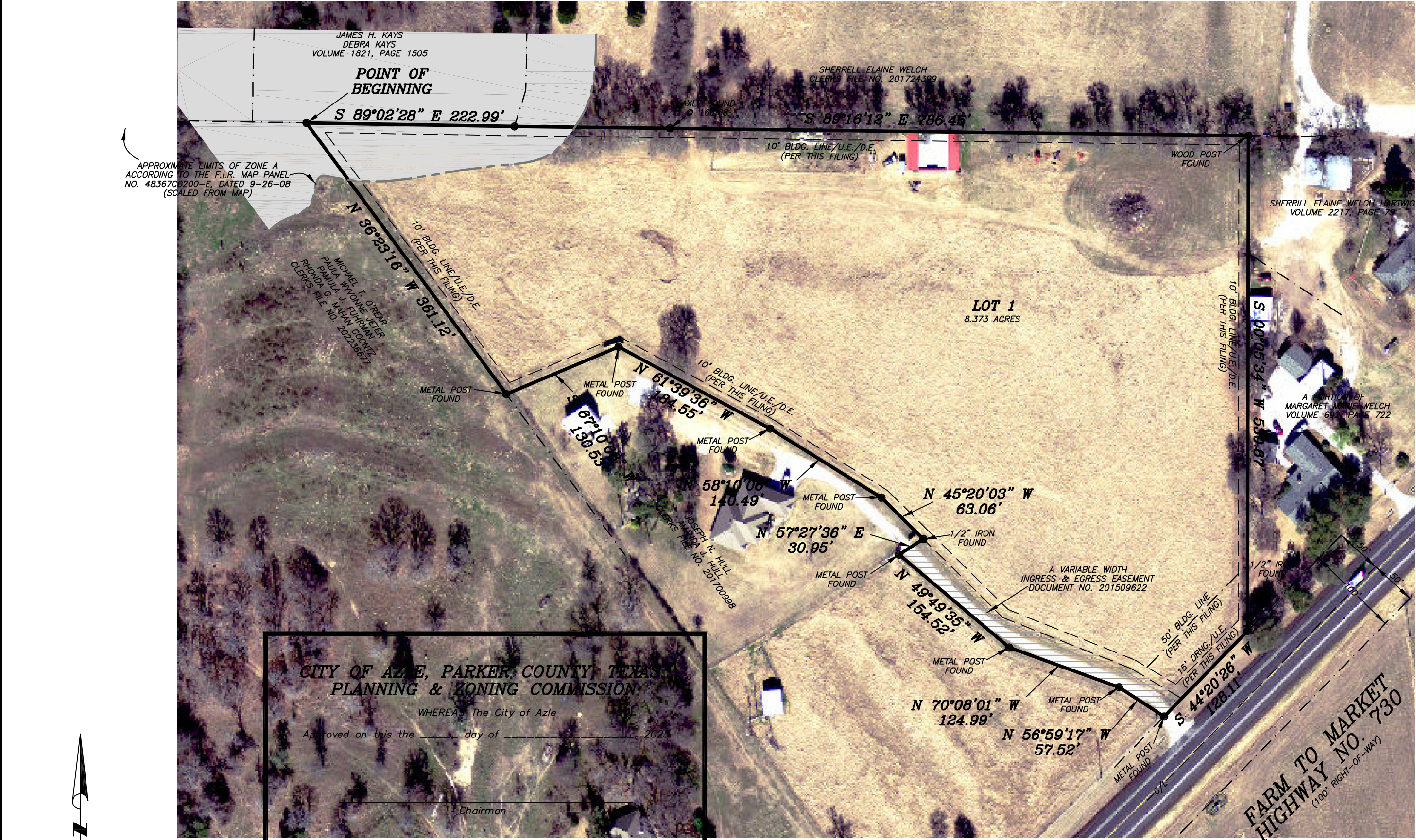
Brandon Geary

STATE OF TEXAS }
COUNTY OF PARKER }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2023.

Notary Public State of Texas



HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



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

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
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Azle, Parker County, Texas and being 8.373 acres of land
situated in the E. ROWDEN SURVEY, Abstract No. 1884, Parker
County, Texas.



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from Agriculture (A) District to Industrial (IND) District for approximately 28.64 acres of land, being described as a tract of land in the G.W. Robbins Survey, Abstract No. 1155, City of Azle, Parker County, Texas. The property is generally located on the east side of Ashwood Street approximately six hundred seventy feet (670') north of Northwest Parkway (Hwy. 199).

Background and Explanation:

The applicant is requesting to rezone an approximately 28.64-acre tract of land from the Agricultural (A) District to the Industrial (I) District. The property is generally located on the east side of Ashwood Street approximately six hundred seventy feet (670') north of Northwest Parkway (Hwy. 199).

Existing Condition of Property:

The proposed 28.64-acre tract to be rezoned is part of an approximate 56-acre area that is also zoned as Industrial (IND) and is under ownership by Integrated Machinery Systems, LLC. The property is currently undeveloped and is planned for a new Industrial Park.

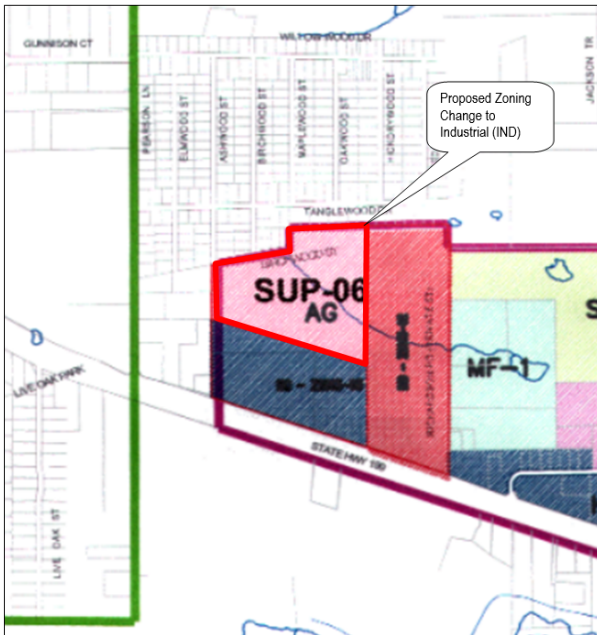
Adjacent Zoning:

North: Outside of City Limits
South: Heavy Commercial (HC)
East: Industrial (IND)
West: Outside of City Limits

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 Industrial (IND) 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:



Comprehensive Plan Analysis:

The City of Azle's Comprehensive Master Plan designates this area as Industrial. This classification provides for the development of both heavy and light industrial use.

Heavy Industrial – are uses that manufacture finished or semi-finished products from raw materials that may result in loud noise, heavy truck traffic and visible open storage. This level of industrial use should be located near major access, removed from residential areas, and be near major water and sewer facilities.

Light Industrial – includes warehousing, industrial activities not requiring major open storage and those that may be part of a planned center consisting of several buildings. These uses can be attractive and associated loading areas can be screened with landscape elements resulting in a very pleasing atmosphere. This type of use may also incorporate office use.

The proposed zoning change is in conformance with the goals, objectives and land use designation of the Comprehensive Plan.

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:

Three (3) letters were sent to surrounding property owners. As of June 30, 2023, staff has received no formal responses from the public and several phone calls on this request.

Board/Commission/Committee Recommendation:

The proposed zoning change is in conformance with the City of Azle's Comprehensive Master Plan.

Options for the Planning & Zoning Commission:

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

Staff Recommendation:

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

Attachments:

1. Zoning Change Letter from Applicant
2. Section 4.10 - Permitted Use Schedule

David Hawkins, AICP
Director of Planning and Development
City of Azle
505 W. Main Street
Azle, TX 76020
Office: 817-444-7084 Fax: 817-444-7149
dhawkins@cityofazle.org

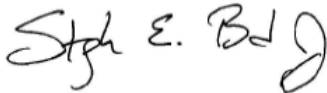
RS3 Holdings, LLC
Stephen E. Bond Jr, PE
1500 Northwest Parkway
Azle, TX 76020
Tel: 817-659-2401
Fax: 888-316-0763

Subject: Zoning Change

Mr. Hawkins,

Please accept this application for a change to the zoning of the 28 acres of RS3 Holdings land near 1500 Northwest Parkway. The acreage is currently zoned agricultural, and we would request it to be changed to industrial. We intend to begin development of an industrial park on the 28 acre parcel this year.

Thank you.

A handwritten signature in black ink that reads "Stephen E. Bond Jr." in a cursive, stylized font.

Stephen E. Bond Jr, P.E.

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								
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
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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[.]



Presenter: David Hawkins, Director of Planning and Development
Agenda Item: Development Project Updates

Background and Explanation:

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: APA Texas Chapter Midwest Section's Annual Elected and Appointed Officials Workshop

Background and Explanation:

Every year, the Midwest Section of the American Planning Association Texas Chapter puts together a training workshop specific to P & Z Commissioners and other various board members. This year's training session has been scheduled for Friday, July 28, 2023 and Azle's Planning and Zoning Commissioners are welcome to attend this event.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. APA Workshop Flyer

2023 ELECTED AND APPOINTED OFFICIALS WORKSHOP



July 28 | 10:00 AM to 3:00 PM

 The Grand Hall at NRH Centre

North Texas Mayors, City Managers, and Municipal Planning Staff:

The American Planning Association's Midwest Section of the Texas Chapter is hosting its Annual *Elected and Appointed Officials Workshop* on **Friday, July 28** at the **Grand Hall at NRH Centre** from **10:00 AM to 3:00 PM**.

This annual training opportunity for City Council members, Planning & Zoning Commissioners, Zoning Board of Adjustment members, and other elected and appointed officials will cover the fundamentals of planning and zoning, planning law, and ethics. An interactive development design review session will also demonstrate some key elements of plats, site plans and zoning changes for decision makers to look for when reviewing agenda items. The event is designed primarily as an introduction to planning and zoning for newer officials, but can also serve as a refresher course for more seasoned officials.

Agenda:

- 9:30 Doors open
- 10:00 Welcome & Introductions
- 10:10 History & Fundamentals of Planning & Zoning – *Clayton Comstock & Clayton Husband, City of North Richland Hills*
- 11:20 5-Minute Break
- 11:25 Planning Law – *Bill Dahlstrom, Jackson Walker LLP*
- 12:20 Break for Grab-n-Go Lunch
- 12:30 Planning Ethics for Elected & Appointed Officials (during lunch) – *Carol Barrett*
- 1:25 10-Minute Break
- 1:35 Interactive Development Review Workshop – *Abra Nusser, Peloton Land Solutions*
- 2:30 Speaker Panel Q&A
- 3:00 Adjourn

Registration is \$35 and lunch is provided.

Please consider forwarding this training opportunity to your elected and appointed officials that have planning and zoning responsibilities.