



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

January 18, 2024

6:00 PM

Council Chambers

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

REGULAR SESSION

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the Planning and Zoning Commission on posted agenda items or non-agenda items. In order to address the Commission, please complete a Speaker's Request Form and submit to the Secretary prior to the start of the meeting. All comments must be directed to the Presiding Officer, rather than an individual commissioner or city staff. All speakers must refrain from personal attacks toward any individual. Comments are limited to three (3) minutes and must pertain to the subject matter listed on the Speaker's Request Form. Speakers requiring the assistance of a translator shall be provided four (4) minutes. The Commission may not comment publicly on non-agenda items, but may direct the staff to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require Commission action, you may obtain a form from the Secretary and request the item be placed on a future agenda.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on October 5, 2023.
David Hawkins, Director of Planning and Development

ACTION ITEMS

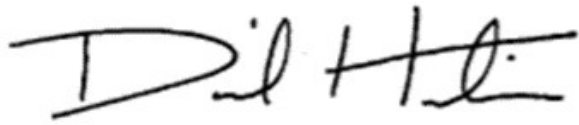
2. Consider and take any appropriate action on an appeal to the City of Azle Code of Ordinances, Article 6.08, Tree Preservation, Section 6.08.007, Tree Replacement Requirement to allow a reduction in tree mitigation requirements, partial fee waiver and partial tree replacement for Kodiak Car Wash, a non-residential development located at 905 Boyd Road, a 1.55-acre tract of land located on the west side of Boyd Road, approximately 500 feet south of Pecan Street, and zoned as Heavy Commercial (HC). Case No. TR2024-01
David Hawkins, Director of Planning and Development

DISCUSSION ITEMS

3. Development Project Updates
David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on January 12, 2024, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.

A handwritten signature in black ink, appearing to read "D. Hawkins". The signature is stylized with a large "D" and a long horizontal line extending to the right.

David Hawkins, AICP
Director of Planning and Development

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



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

October 5, 2023

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:04 p.m.

Members Present:

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

Members Absent:

Vice Chairman Jim Carlson
Commissioner Jared Arneson

Staff Present:

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

INVOCATION

Chairman Leonard Wheeler gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Laurel Mosier led the pledge.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on September 7, 2023.

Commissioner Lampkin moved to approve the minutes of the Regular Meeting held on September 7, 2023 as presented. Commissioner Simmons seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Rick Simmons, Curt Lampkin
Absent: (2) Jared Arneson, Jim Carlson

ACTION ITEMS

- 2. Consider and take any appropriate action on a Preliminary Plat for Lots 1-4, Block 1, Kodiak Car Wash Addition, an addition in the City of Azle, Tarrant and Parker County, Texas. The property is generally located on the west side of FM 730 North, approximately one thousand feet (1,000') north of Commerce Street.**

Director of Planning and Development David Hawkins presented this item. The purpose is to plat two (2) non-residential lots and two (2) residential lots. Lots 1 and 2 are planned for a new car wash and self-storage warehouse facility. Lots 3 and 4 will be for future single-family residences. The property is currently zoned as Heavy Commercial (HC) for Lots 1 and 2. Lots 3 and 4 located at the rear of the property are zoned SF-4. This Preliminary Plat meets all requirements of the Subdivision Ordinance with no variances being requested.

Commissioner Simmons moved to approve the Preliminary Plat for Lots 1-4, Block 1, Kodiak Car Wash Addition, an addition in the City of Azle as presented. Commissioner Mosier seconded the motion.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Rick Simmons, Curt Lampkin
Absent: (2) Jared Arneson, Jim Carlson

- 3. Consider and take any appropriate action on a Vacation of Plat request to vacant Lots 1-3, Block 1, Scott Acres Addition, an addition in the City of Azle, Tarrant County, Texas. The property is generally located on the south side of the Park Street and Ash Avenue intersection.**

Director of Planning and Development David Hawkins presented this item. The purpose of this request is to vacate the existing plat called Lots 1-3, Block 1, Scott Acres Addition. The property was originally one tract of land and later platted into three lots, which was approved by the City Council on September 17, 2002. The applicant owns all three lots and approval of this request would revert it back to its original tract of land. The property has an existing single-family residence on Lot 1. The other two lots are vacant. The property is currently zoned SF-2. This is an existing access drive on Park Street that lies within an existing 30' ingress and egress easement that serves this property. If the plat is vacated, this 30' ingress and egress easement will remain in place. The vacation of plat request will not affect utility services to this property. This request to vacate plat meets the requirements of City ordinances and State Statutes. This vacation of plat will be forwarded to the City Council for consideration in accordance with Section 212.013 of the Texas Local Government Code.

Commissioner Simmons moved to approve this request for vacation of plat for Lots 1-3, Block 1, Scott Acres Addition. Commissioner Mosier seconded the motion.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Rick Simmons, Curt Lampkin
Absent: (2) Jared Arneson, Jim Carlson

DISCUSSION ITEMS

- 4. Development Project Updates**

Director of Planning and Development David Hawkins stated that a group of Council, Planning and Zoning Commissioners, Vision Committee members and city staff completed a tour of downtown including Grapevine, Coppell, and Roanoke today with regard to the Azle 2045 Comprehensive Plan. A public workshop will be held on October 12th where a proposed draft vision statement and preferred scenario will be available for the public to view.

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:17 p.m.

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Consider and take any appropriate action on an appeal to the City of Azle Code of Ordinances, Article 6.08, Tree Preservation, Section 6.08.007, Tree Replacement Requirement to allow a reduction in tree mitigation requirements, partial fee waiver and partial tree replacement for Kodiak Car Wash, a non-residential development located at 905 Boyd Road, a 1.55-acre tract of land located on the west side of Boyd Road, approximately 500 feet south of Pecan Street, and zoned as Heavy Commercial (HC). Case No. TR2024-01

Background and Explanation:

The purpose of this appeal is to consider allowing a reduction to the tree mitigation requirements of the Tree Preservation Ordinance due to the development of the car wash and drainage facilities. A Site Plan and Building Permit have been applied to develop this 1.55-acre property for a new car wash facility named Kodiak Car Wash. As part of this permitting process, a tree survey is required to show the location, size and species of all protected trees on the property. Protected trees are trees (as listed within the Tree Preservation Ord.) that are 6" caliper or greater in size. The attached tree survey shows a total of 168 protected trees on the property with a total of 1,662 caliper inches. 130 trees equaling 1,338 caliper inches are planned to be removed from the property due to the construction of the car wash.

Nonresidential Tree Removal Regulations:

During the construction of a non-residential development, all trees located within street rights-of-way, utility or drainage easements, building pads, driveways, and fire lanes as shown on a site plan may be removed and shall be exempt from the tree protection and replacement requirements. An additional twenty percent (20%) of the remaining protected trees may be removed without penalty for parking lots and/or for grading and drainage purposes. Any additional tree removal in excess of twenty percent (20%) shall be subject to the tree replacement and mitigation requirements per Section 6.08.003 (3) of the Tree Preservation Ordinance.

The site plan with tree survey shows a total of 29 trees equaling 364 caliper inches that are exempted from mitigation due to their location within the building pad, driveway, fire lane and easements. An additional 20 trees equaling 238 caliper inches are also exempted due to the additional twenty percent (20%) allowance for parking and grading purposes.

Tree Mitigation Requirements:

After determining the number of trees that are exempted, there are a total of 81 trees equaling 736 caliper inches that are subject to tree mitigation requirements. Section 6.08.007 of the Tree Preservation Ordinance provides several options to mitigate the trees being removed:

1. Replanting trees on the same property to equal the number of trees being removed
2. If not feasible, replanting trees on another property to equal the number of trees being removed

3. Pay a mitigation fee to the Tree Reforestation Fund in the amount of \$200 per caliper inch being removed
4. Combination of these options

Mitigation requirement for this development would be planting 54 replacement trees on the property (27 trees already being planted for landscaping); or paying \$147,200 for the 736 caliper inches being removed; or combination of these.

The Ordinance does allow a mitigation fee credit for replacement trees planted on the property. Mitigation fee credit for the amount of the tree mitigation fee assessed is forty percent (40%). This would reduce the mitigation fee to \$88,320, if applied.

Tree Appeal Request:

The applicant has included a letter stating the request is to reduce the amount of required mitigation for this development.

Board/Commission/Committee Recommendation:

Appeals to the Tree Preservation Ordinance requirements requires a recommendation by the Tree Board (a.k.a. Planning and Zoning Commission) and final action by the City Council.

Section 6.08.006 of the Tree Preservation Ordinance states that the Tree Board and Council shall consider a tree removal permit based on the following criteria:

1. Whether or not a reasonable accommodation or alternative solution can be made to accomplish the desired activity without the removal of the tree;
2. The cost of preserving the tree as a factor of the project's cost;
3. Whether the tree is worthy of preservation given its age and remaining life expectancy, current health, and any other influential factors as determined by the planning and zoning department and the parks department. In the event there is disagreement between the two departments, a disinterested third-party arborist may be retained for a professional opinion;
4. The effect of the removal on erosion, soil moisture, retention, flow of surface waters, and drainage systems;
5. The need for buffering of residential areas from the noise, glare, and visual effects of nonresidential uses;
6. Whether the tree interferes with a utility service;
7. Whether the proposed tree replacement pursuant to the tree replacement requirements hereof adequately mitigates the removal of the tree;
8. Any other factors deemed to be in the interest of preserving or protecting the health, safety and welfare of the city and its citizens.

Staff Recommendation:

Staff forwards this appeal to the Tree Preservation Ordinance request to the Tree Board for their consideration and recommendation to City Council.

Attachments:

1. Tree Removal Permit Application - filled
2. 905 Boyd Rd - Tree Removal Narrative
3. 905 Boyd Rd - Tree Survey and Tree Mitigation
4. 905 Boyd Rd - Aerials

TREE REMOVAL PERMIT APPLICATION

DEVELOPMENT NAME: Kodiak Car Wash LOT: 1 BLOCK: 1

STREET ADDRESS: 905 Boyd Rd - Azle, TX 76020

OWNER

NAME: Robert Petrie

ADDRESS: 6111 Lake Worth Blvd.

Lake Worth, TX 76135

PHONE: 817-401-1617

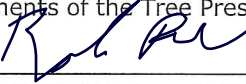
CONTRACTOR/BUILDER

Robert Petrie

6111 Lake Worth Blvd.

Lake Worth, TX 76135

I hereby certify that this application meets the requirements of the Tree Preservation section within this Code and further certify that all construction pertaining to this project shall meet the requirements of the Tree Preservation section within this Code.

Signed:  Title: President Date: 01.10.2024

For City Use Only: I hereby acknowledge receipt of this application and the application fee in the amount of \$ _____ on this the _____ day of _____, _____.

Signed: _____ Title: _____ Date: _____

Shown Not
On Plat Applic. GENERAL INFORMATION

☒	☐	Appropriate title (i.e. Tree Removal Permit Exhibit)
☒	☐	Title block includes street address, lot and block, subdivision name
☒	☐	Title includes City and date of preparation
☒	☐	North arrow, graphic and written scale in close proximity
☒	☐	Name, address and phone of owner
☐	☒	Location of tree(s) to be removed is tied down with dimensions from two nearest property lines
☒	☐	Location of all R.O.W. lines and public easements
☐	☒	Location of buildings, structures, pools and other improvements
☐	☒	Areas of cut/fill and flow lines
☐	☒	Caliper and common name of tree(s) to be removed
☐	☒	Any required replacement tree(s) shown with caliper size and common name of tree
☐	☒	Limits of construction line shown

Reason Tree(s) Must be Removed: Trees are in area of proposed development and proposed detention pond

Permit for tree removal approved the _____ day of _____, _____.

By: _____ Title: _____

Notes: _____

01/10/2024

City of Azle
Planning & Development
505 W Main St.
Azle, TX 76020
817-444-7084

Description: Tree Removal Narrative

Address: 905 Boyd Rd – Azle, TX 76020

Due to the high number of existing trees on the lot – we are requesting a reduction in the tree mitigation requirements, partial fee waiver and partial tree replacement. Due to the configuration and access to the site, we feel that our layout is practical and provides a great solution for the drainage obstacle of the site.

We have been in contact with TxDOT and they are aware of this project as well.

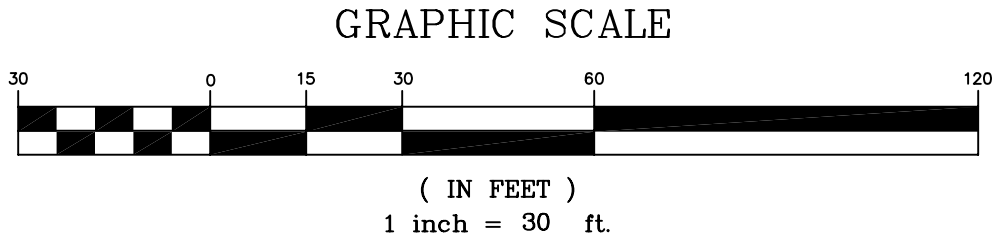
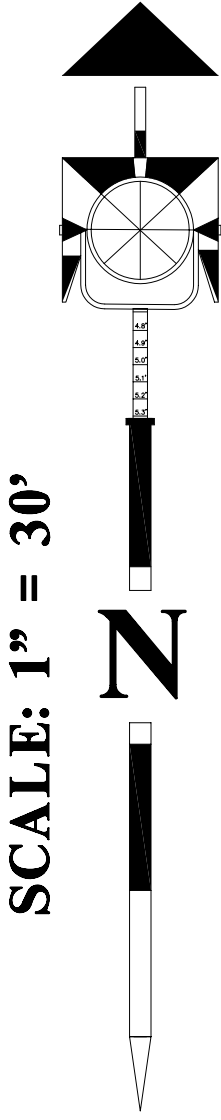
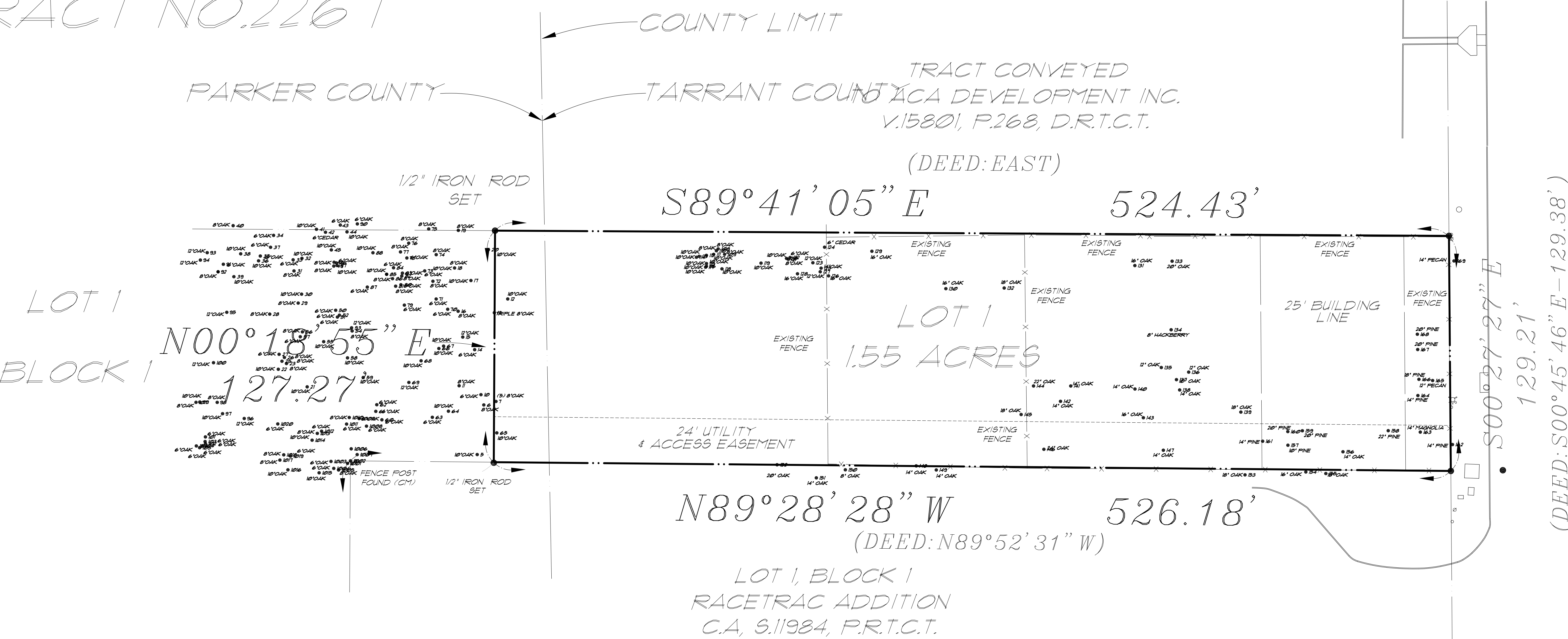
We look forward to presenting our case with P&Z and City Council.

Thank you,



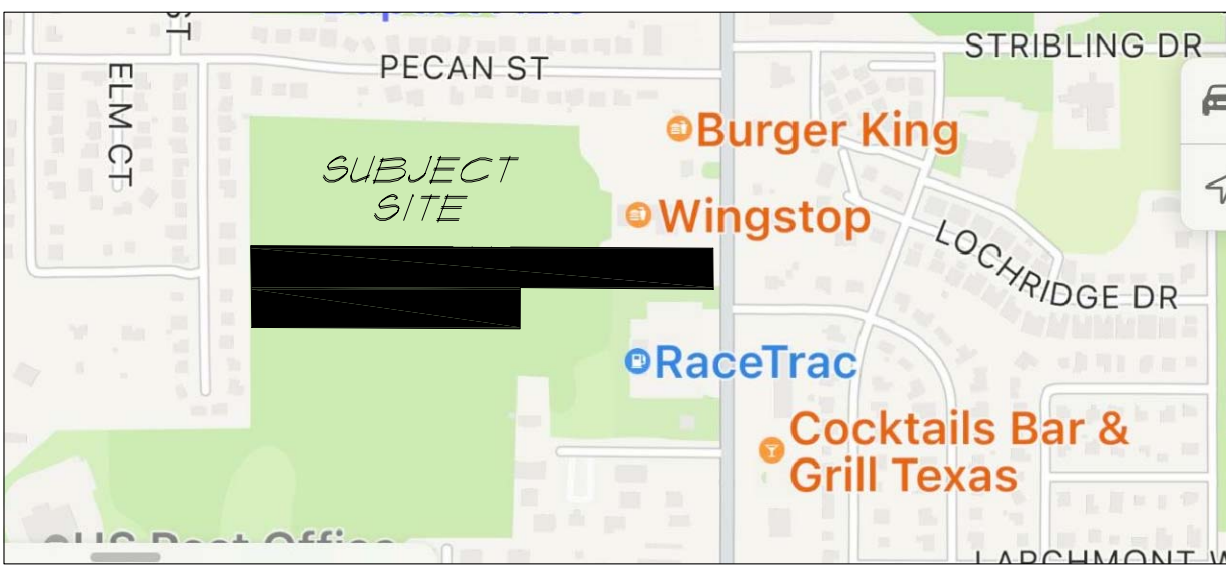
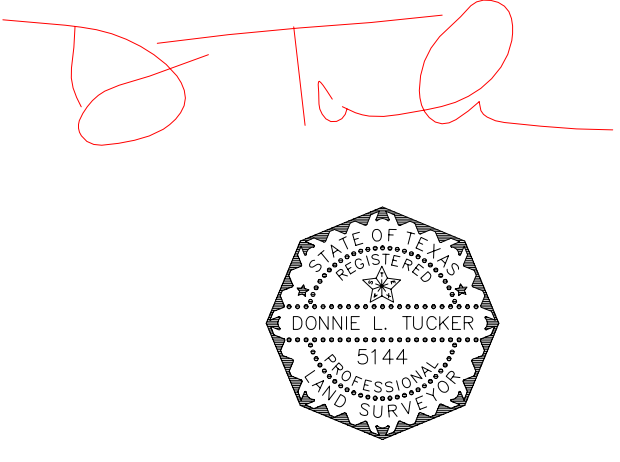
01/10/2024

J. W. SMOCK SURVEY
ABSTRACT NO.2267



TREE ID NO.	TREE DIA.	TREE DESCRIPTION	TREE ID NO.	TREE DIA.	TREE DESCRIPTION	TREE ID NO.	TREE DIA.	TREE DESCRIPTION	TREE ID NO.	TREE DIA.	TREE DESCRIPTION
5	10"	POST OAK (QUERCUS STELLATA)	61	6"	POST OAK (QUERCUS STELLATA)	115	10"	POST OAK (QUERCUS STELLATA)	168	20"	PINE (PINUS)
6	8"	POST OAK (QUERCUS STELLATA)	62	6"	POST OAK (QUERCUS STELLATA)	116	10"	POST OAK (QUERCUS STELLATA)	169	14"	PECAN (CARYA ILLINOENSIS)
7	13"	POST OAK (QUERCUS STELLATA)	63	6"	POST OAK (QUERCUS STELLATA)	117	10"	POST OAK (QUERCUS STELLATA)	1003	6"	POST OAK (QUERCUS STELLATA)
10	10"	POST OAK (QUERCUS STELLATA)	64	6"	POST OAK (QUERCUS STELLATA)	118	10"	POST OAK (QUERCUS STELLATA)	1004	6"	POST OAK (QUERCUS STELLATA)
11	8"	POST OAK (QUERCUS STELLATA)	65	10"	POST OAK (QUERCUS STELLATA)	119	10"	POST OAK (QUERCUS STELLATA)	1005	8"	POST OAK (QUERCUS STELLATA)
12	10"	POST OAK (QUERCUS STELLATA)	66	10"	POST OAK (QUERCUS STELLATA)	120	10"	POST OAK (QUERCUS STELLATA)	1006	8"	POST OAK (QUERCUS STELLATA)
13	12"	POST OAK (QUERCUS STELLATA)	67	10"	POST OAK (QUERCUS STELLATA)	121	8"	POST OAK (QUERCUS STELLATA)	1007	6"	POST OAK (QUERCUS STELLATA)
14	6"	POST OAK (QUERCUS STELLATA)	68	10"	POST OAK (QUERCUS STELLATA)	122	10"	POST OAK (QUERCUS STELLATA)	1008	6"	POST OAK (QUERCUS STELLATA)
15	12"	POST OAK (QUERCUS STELLATA)	69	12"	POST OAK (QUERCUS STELLATA)	123	12"	POST OAK (QUERCUS STELLATA)	1009	6"	POST OAK (QUERCUS STELLATA)
16	8"	POST OAK (QUERCUS STELLATA)	70	6"	POST OAK (QUERCUS STELLATA)	124	6"	CEEDAR (CEDRUS)	1010	8"	POST OAK (QUERCUS STELLATA)
17	10"	POST OAK (QUERCUS STELLATA)	71	6"	POST OAK (QUERCUS STELLATA)	125	14"	POST OAK (QUERCUS STELLATA)	1011	6"	POST OAK (QUERCUS STELLATA)
18	10"	POST OAK (QUERCUS STELLATA)	72	8"	POST OAK (QUERCUS STELLATA)	126	16"	POST OAK (QUERCUS STELLATA)	1012	6"	POST OAK (QUERCUS STELLATA)
19	8"	POST OAK (QUERCUS STELLATA)	73	6"	POST OAK (QUERCUS STELLATA)	127	12"	POST OAK (QUERCUS STELLATA)	1013	8"	POST OAK (QUERCUS STELLATA)
20	10"	POST OAK (QUERCUS STELLATA)	74	8"	POST OAK (QUERCUS STELLATA)	128	16"	POST OAK (QUERCUS STELLATA)	1014	10"	POST OAK (QUERCUS STELLATA)
21	10"	POST OAK (QUERCUS STELLATA)	75	6"	POST OAK (QUERCUS STELLATA)	129	16"	POST OAK (QUERCUS STELLATA)	1015	10"	POST OAK (QUERCUS STELLATA)
22	10"	POST OAK (QUERCUS STELLATA)	76	6"	POST OAK (QUERCUS STELLATA)	130	16"	POST OAK (QUERCUS STELLATA)	1016	10"	POST OAK (QUERCUS STELLATA)
23	10"	POST OAK (QUERCUS STELLATA)	77	10"	POST OAK (QUERCUS STELLATA)	131	16"	POST OAK (QUERCUS STELLATA)	1017	8"	POST OAK (QUERCUS STELLATA)
25	8"	POST OAK (QUERCUS STELLATA)	78	6"	POST OAK (QUERCUS STELLATA)	132	18"	POST OAK (QUERCUS STELLATA)	1018	8"	POST OAK (QUERCUS STELLATA)
26	8"	POST OAK (QUERCUS STELLATA)	79	6"	POST OAK (QUERCUS STELLATA)	133	20"	POST OAK (QUERCUS STELLATA)	1019	6"	POST OAK (QUERCUS STELLATA)
27	6"	POST OAK (QUERCUS STELLATA)	80	8"	POST OAK (QUERCUS STELLATA)	134	8"	HACKBERRY (CELTIS)	1020	6"	POST OAK (QUERCUS STELLATA)
28	8"	POST OAK (QUERCUS STELLATA)	81	8"	POST OAK (QUERCUS STELLATA)	135	12"	POST OAK (QUERCUS STELLATA)			
29	8"	POST OAK (QUERCUS STELLATA)	82	8"	POST OAK (QUERCUS STELLATA)	136	12"	POST OAK (QUERCUS STELLATA)			
30	10"	POST OAK (QUERCUS STELLATA)	83	6"	POST OAK (QUERCUS STELLATA)	137	10"	POST OAK (QUERCUS STELLATA)			
31	8"	POST OAK (QUERCUS STELLATA)	84	6"	POST OAK (QUERCUS STELLATA)	138	14"	POST OAK (QUERCUS STELLATA)			
32	10"	POST OAK (QUERCUS STELLATA)	85	10"	POST OAK (QUERCUS STELLATA)	139	18"	POST OAK (QUERCUS STELLATA)			
33	10"	POST OAK (QUERCUS STELLATA)	86	8"	POST OAK (QUERCUS STELLATA)	140	14"	POST OAK (QUERCUS STELLATA)			
34	6"	POST OAK (QUERCUS STELLATA)	87	6"	POST OAK (QUERCUS STELLATA)	141	14"	POST OAK (QUERCUS STELLATA)			
35	10"	POST OAK (QUERCUS STELLATA)	88	10"	POST OAK (QUERCUS STELLATA)	142	14"	POST OAK (QUERCUS STELLATA)			
37	6"	POST OAK (QUERCUS STELLATA)	89	6"	POST OAK (QUERCUS STELLATA)	143	16"	POST OAK (QUERCUS STELLATA)			
38	10"	POST OAK (QUERCUS STELLATA)	90	6"	POST OAK (QUERCUS STELLATA)	144	22"	POST OAK (QUERCUS STELLATA)			
39	10"	POST OAK (QUERCUS STELLATA)	91	6"	POST OAK (QUERCUS STELLATA)	145	18"	POST OAK (QUERCUS STELLATA)			
40	8"	POST OAK (QUERCUS STELLATA)	92	8"	POST OAK (QUERCUS STELLATA)	146	24"	POST OAK (QUERCUS STELLATA)			
41	10"	POST OAK (QUERCUS STELLATA)	93	12"	POST OAK (QUERCUS STELLATA)	147	14"	POST OAK (QUERCUS STELLATA)			
42	6"	CEEDAR (CEDRUS)	94	12"	POST OAK (QUERCUS STELLATA)	148	14"	POST OAK (QUERCUS STELLATA)			
43	6"	POST OAK (QUERCUS STELLATA)	95	12"	POST OAK (QUERCUS STELLATA)	149	14"	POST OAK (QUERCUS STELLATA)			
44	10"	POST OAK (QUERCUS STELLATA)	97	10"	POST OAK (QUERCUS STELLATA)	150	8"	POST OAK (QUERCUS STELLATA)			
45	10"	POST OAK (QUERCUS STELLATA)	98	8"	POST OAK (QUERCUS STELLATA)	151	14"	POST OAK (QUERCUS STELLATA)			
46	6"	POST OAK (QUERCUS STELLATA)	99	10"	POST OAK (QUERCUS STELLATA)	152	20"	POST OAK (QUERCUS STELLATA)			
47	10"	POST OAK (QUERCUS STELLATA)	100	12"	POST OAK (QUERCUS STELLATA)	153	18"	POST OAK (QUERCUS STELLATA)			
48	8"	POST OAK (QUERCUS STELLATA)	101	6"	POST OAK (QUERCUS STELLATA)	154	16"	POST OAK (QUERCUS STELLATA)			
49	8"	POST OAK (QUERCUS STELLATA)	102	6"	POST OAK (QUERCUS STELLATA)	155	18"	POST OAK (QUERCUS STELLATA)			
50	6"	POST OAK (QUERCUS STELLATA)	103	6"	POST OAK (QUERCUS STELLATA)	156	14"	POST OAK (QUERCUS STELLATA)			
51	6"	POST OAK (QUERCUS STELLATA)	104	6"	POST OAK (QUERCUS STELLATA)	157	10"	PINE (PINUS)			
52	6"	POST OAK (QUERCUS STELLATA)	105	6"	POST OAK (QUERCUS STELLATA)	158	22"	PINE (PINUS)			
53	12"	POST OAK (QUERCUS STELLATA)	106	6"	POST OAK (QUERCUS STELLATA)	159	20"	PINE (PINUS)			
54	8"	POST OAK (QUERCUS STELLATA)	107	8"	POST OAK (QUERCUS STELLATA)	160	20"	PINE (PINUS)			
55	10"	POST OAK (QUERCUS STELLATA)	108	8"	POST OAK (QUERCUS STELLATA)	161	14"	PINE (PINUS)			
56	8"	POST OAK (QUERCUS STELLATA)	109	8"	POST OAK (QUERCUS STELLATA)	162	14"	PINE (PINUS)			
57	6"	POST OAK (QUERCUS STELLATA)	110	8"	POST OAK (QUERCUS STELLATA)	163	14"	MANGLO (GRANDIFLORA L.)			
58	10"	POST OAK (QUERCUS STELLATA)	111	10"	POST OAK (QUERCUS STELLATA)	164	14"	PINE (PINUS)			
59	10"	POST OAK (QUERCUS STELLATA)	112	10"	POST OAK (QUERCUS STELLATA)	165	12"	PECAN (CARYA ILLINOENSIS)			
60	6"	POST OAK (QUERCUS STELLATA)	113	10"	POST OAK (QUERCUS STELLATA)	166	18"	PINE (PINUS)			
			114	10"	POST OAK (QUERCUS STELLATA)	167	20"	PINE (PINUS)			

Tree Survey Showing
All of Lot 1 and part of 2, Block 1
Kodiak Car Wash Addition
City of Azle
Tarrant County, and Parker County, Texas



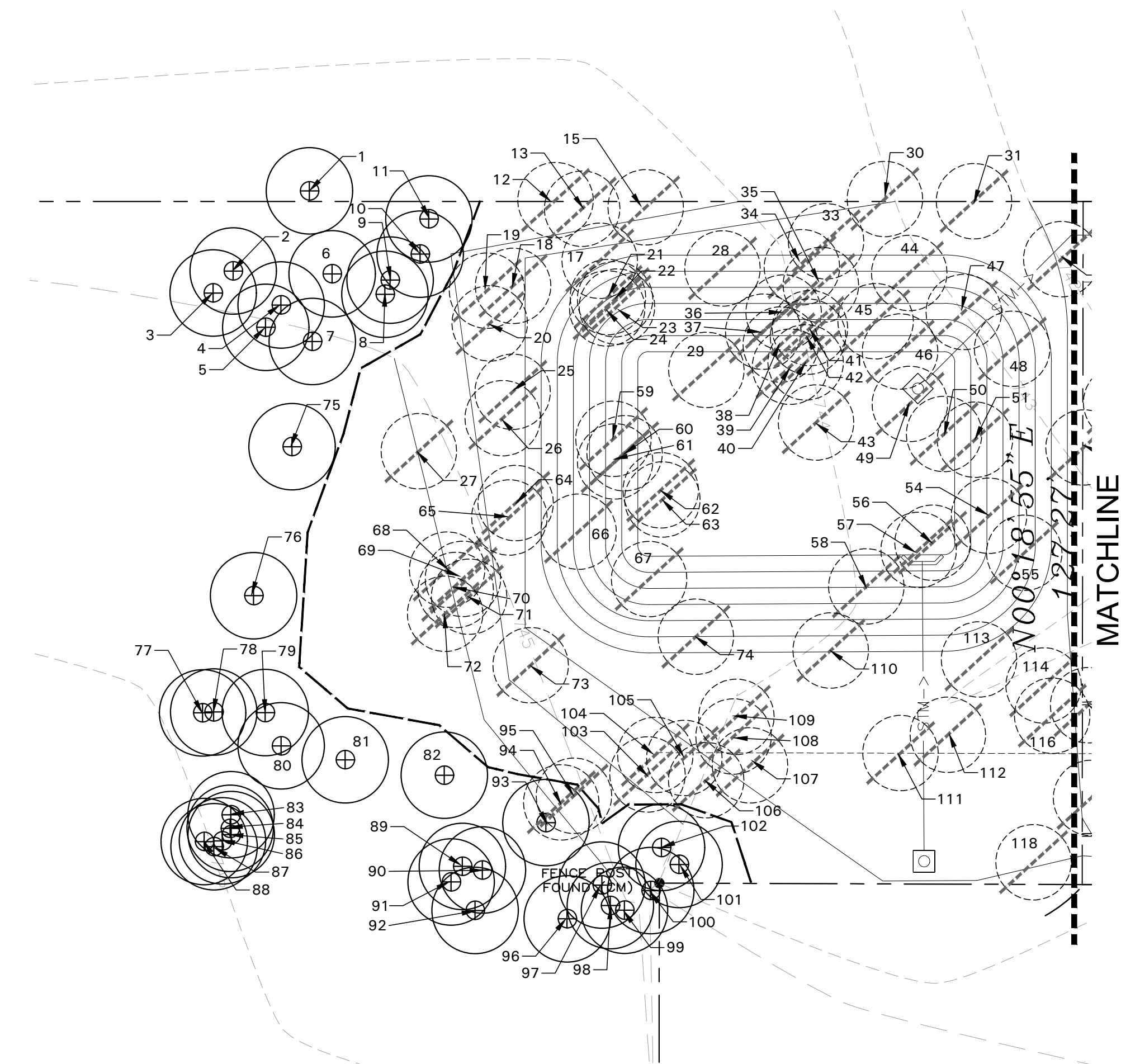
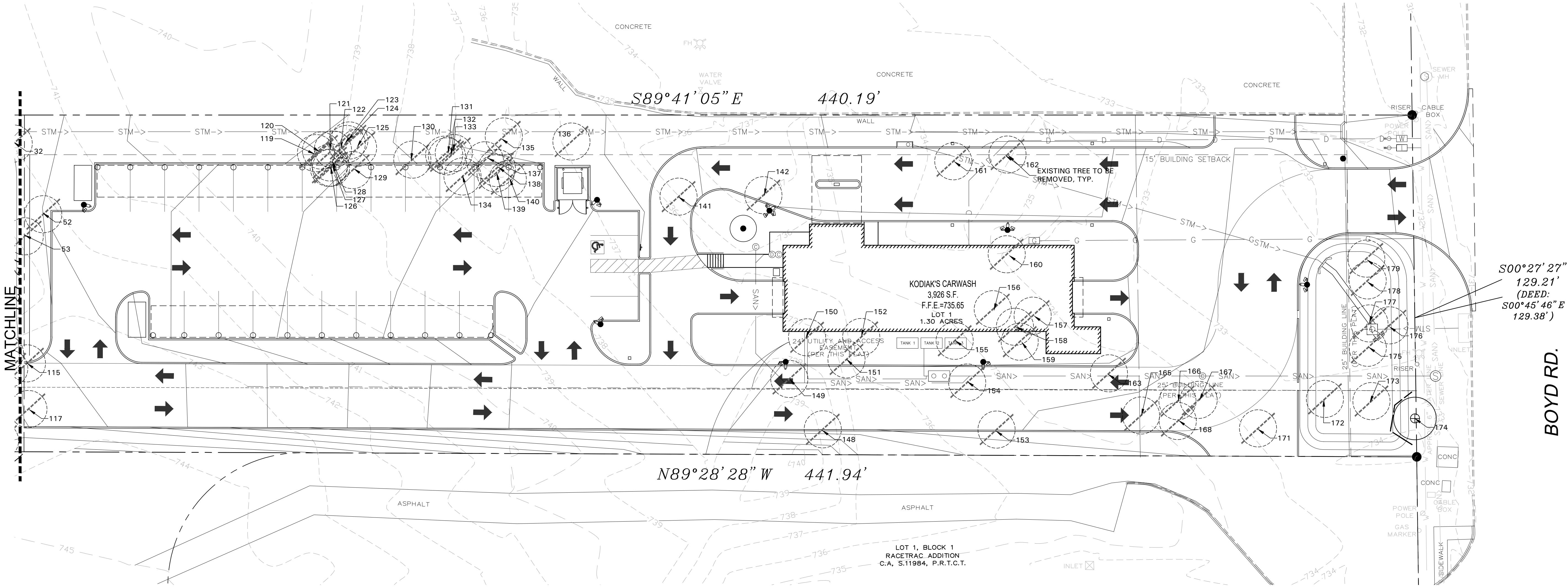
Vicinity Map

Flood Statement

According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel No.48361C0100-E, effective date September 26, 2008, this property is located in Zone 'X'. (Area determined to be outside the 0.2% chance floodplain.)

Survey Notes:

NOTE: 1/2" IRON RODS ARE AT EACH CORNER OF THE LOT AND AT EACH POINT OF CURVATURE, AND POINT OF TANGENCY, UPON APPROVAL OF FINAL PLAT.
NOTE: PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OF AZLE.
NOTE: BEARINGS BASED PER GPS NORTH CENTRAL TEXAS ZONE
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
NOTE: ALL LOT CORNERS ARE 1/2" IRON RODS EXCEPT AS SHOWN.



- TREE PRESERVATION LEGEND**
- TREE TO BE REMOVED
 - TREE TO REMAIN
 - TREE PRESERVATION FENCING

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

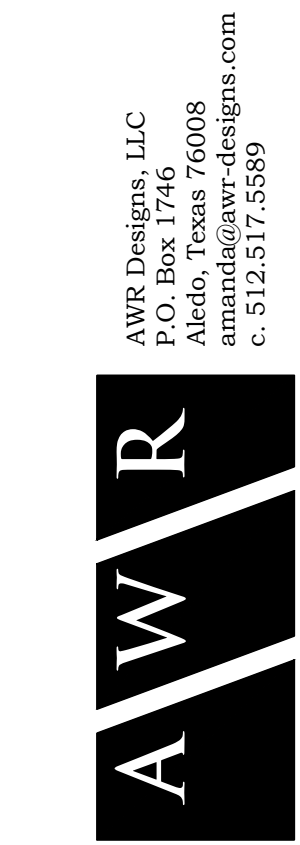
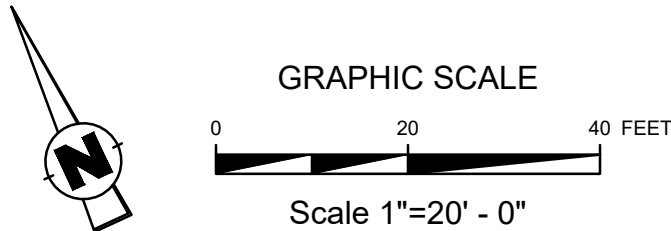
TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.



KODIAK CAR WASH

BOYD ROAD
(NEAR LAKE CREST PARKWAY)
AZLE, TX



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Checked By: AWR

Issue Date: 11-17-23

Revisions

Sheet Title:

TREE PRESERVATION PLAN

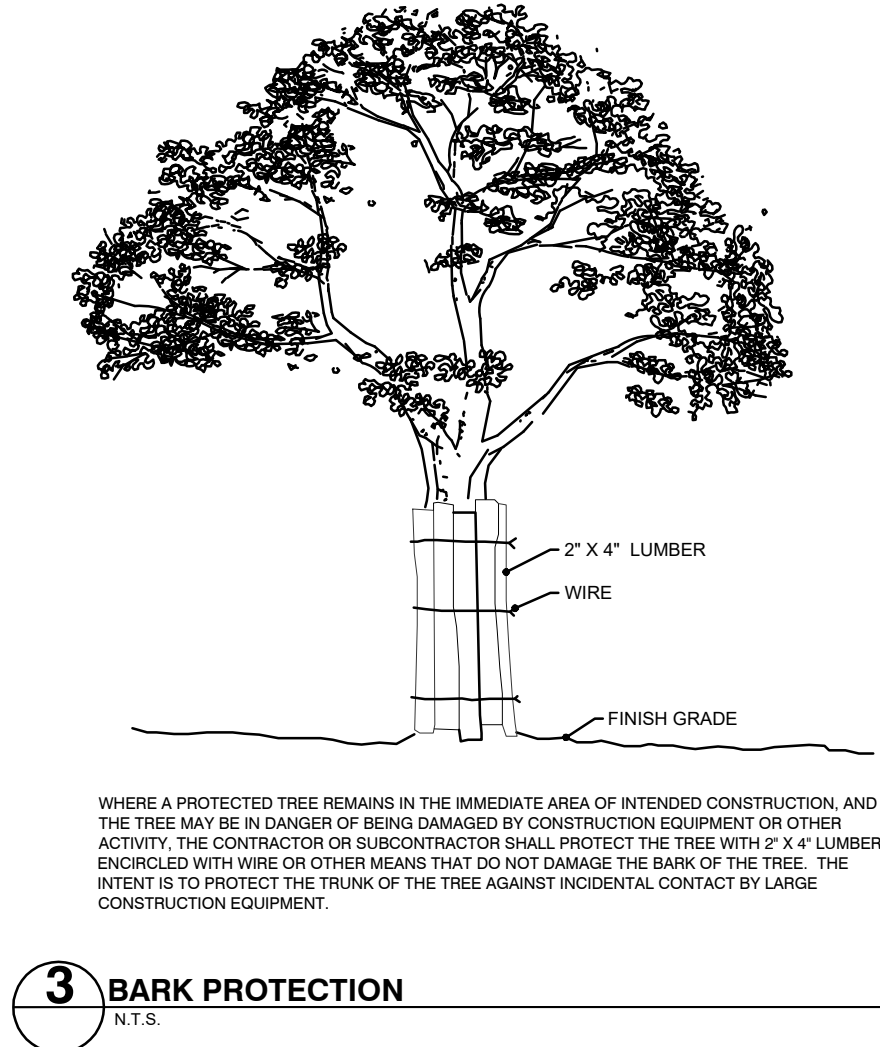
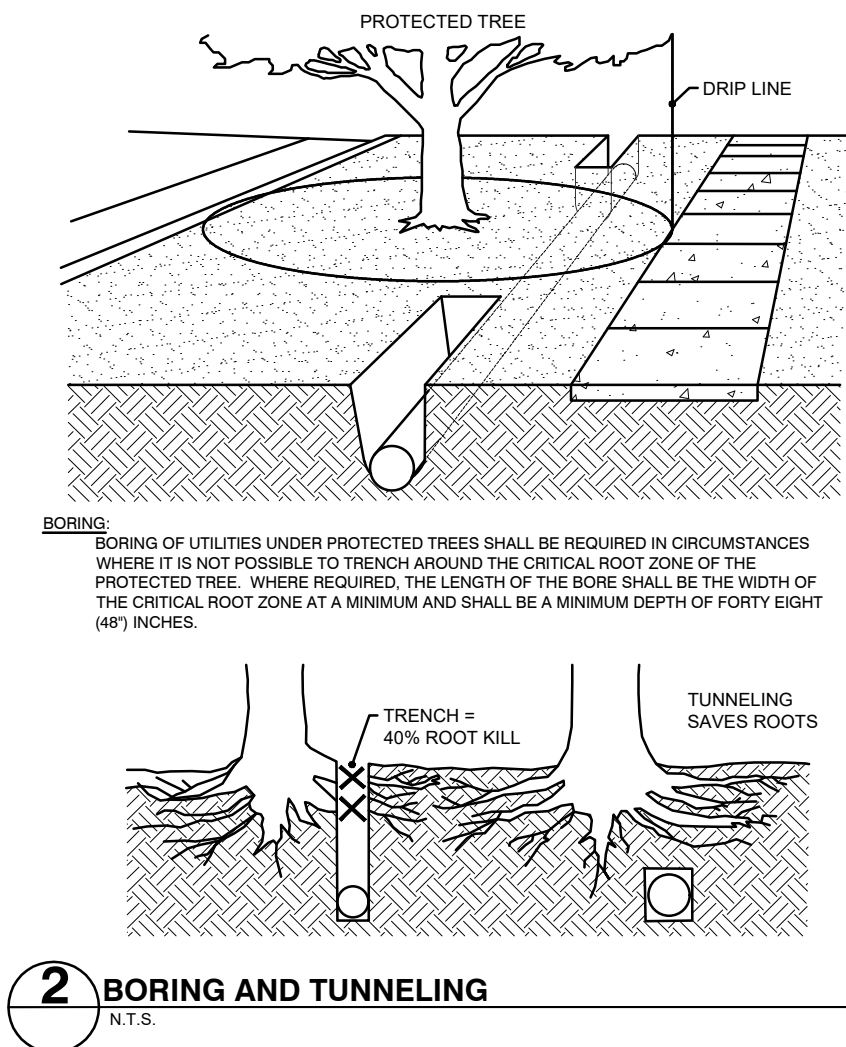
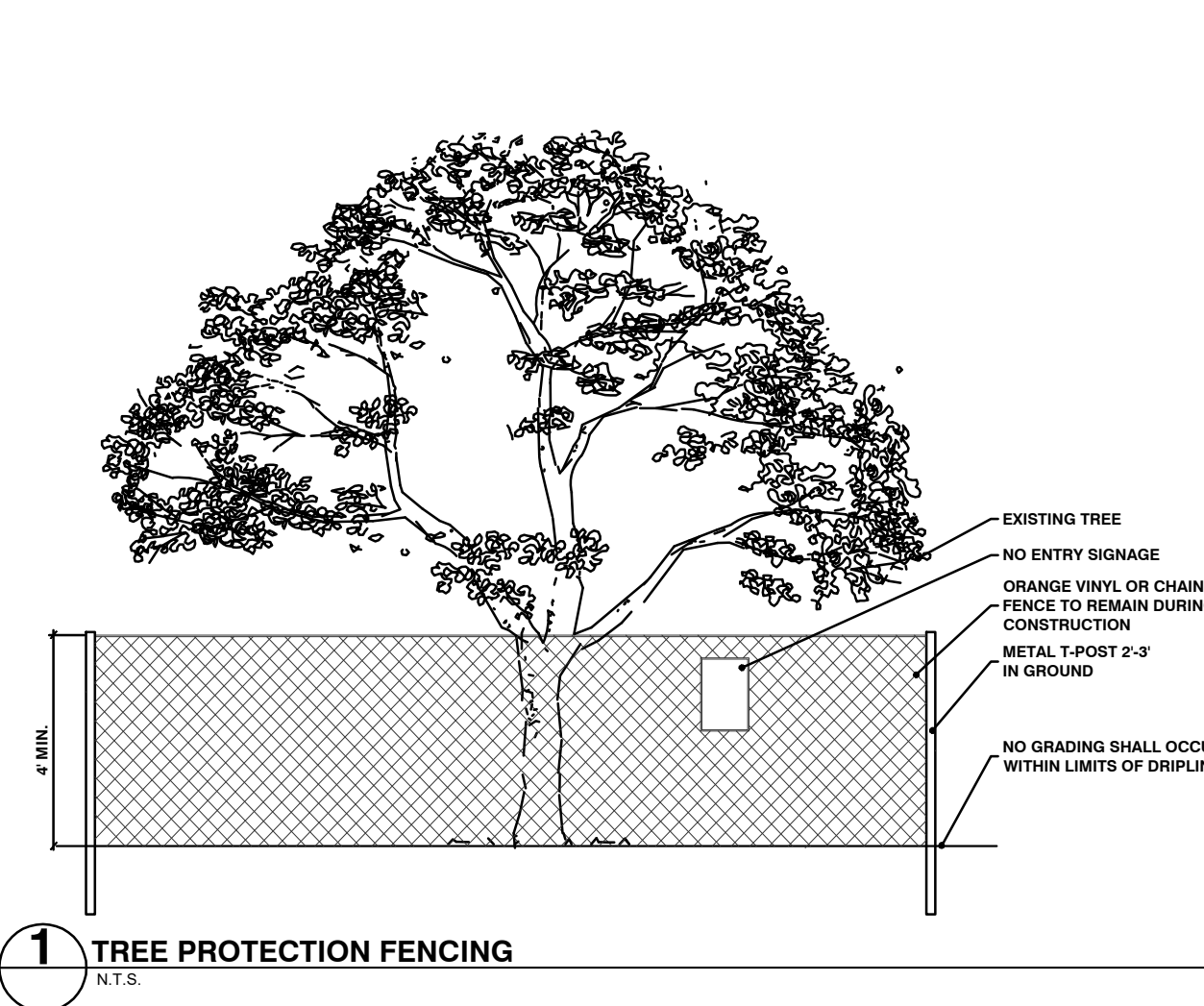
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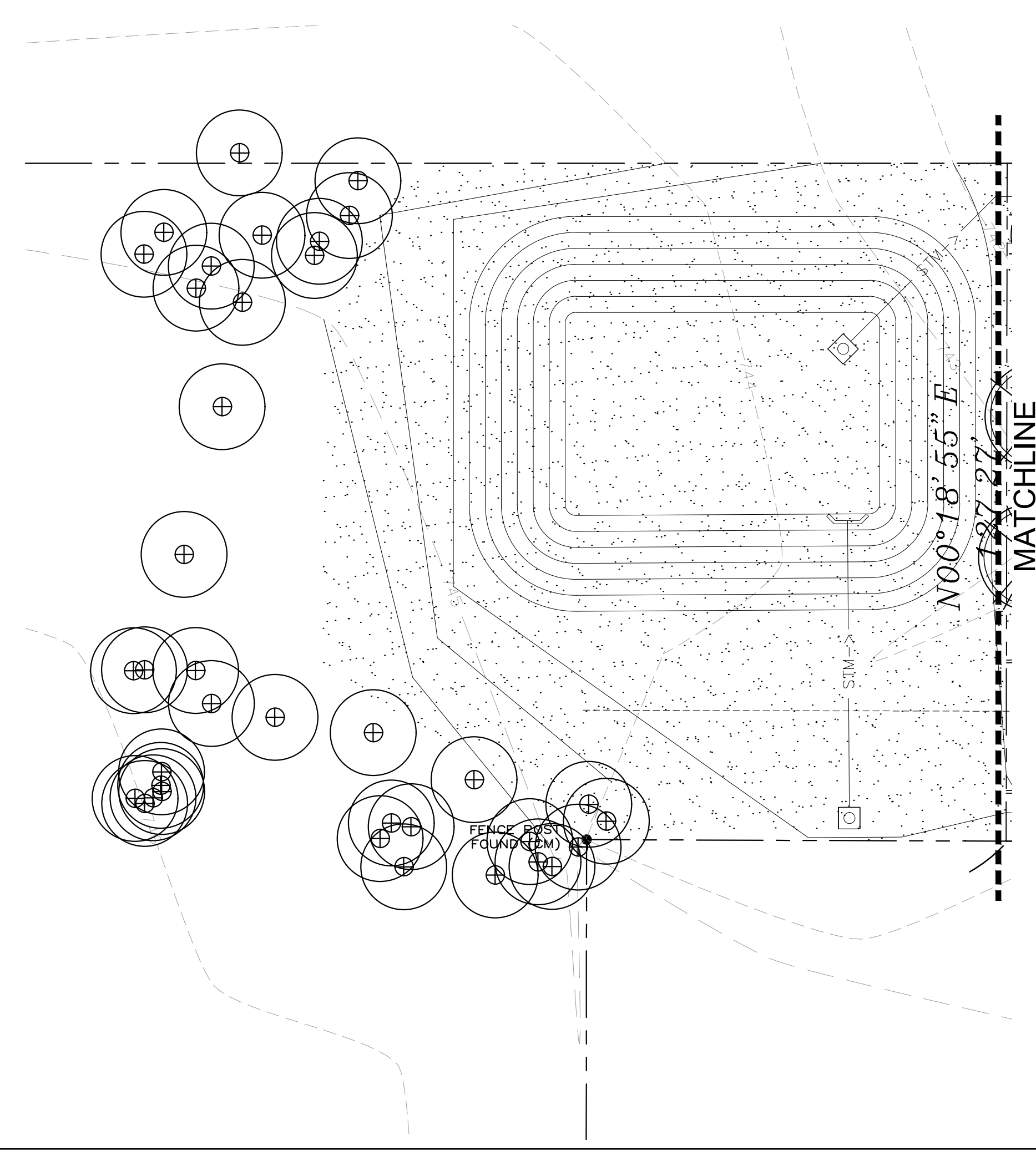
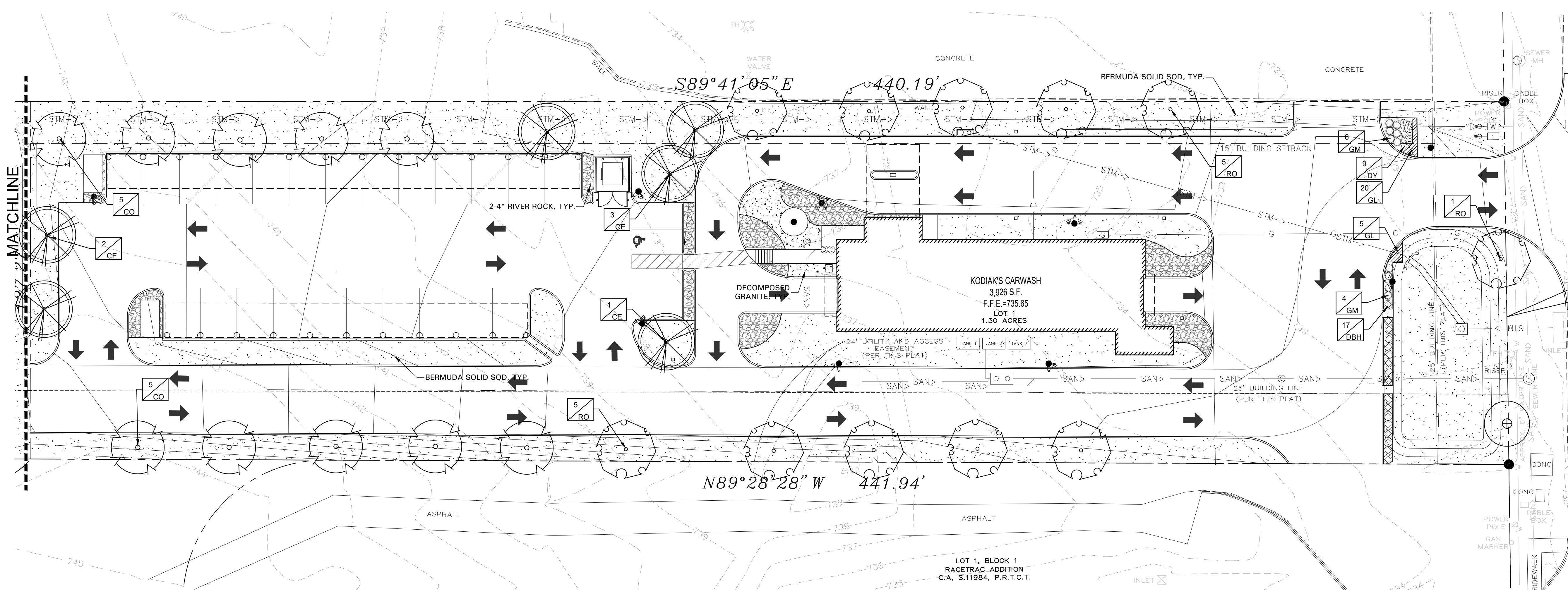
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EXISTING TREE				
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
1	8	OAK	TO REMAIN	
2	12	OAK	TO REMAIN	
3	12	OAK	TO REMAIN	
4	6	OAK	TO REMAIN	
5	8	OAK	TO REMAIN	
6	10	OAK	TO REMAIN	
7	10	OAK	TO REMAIN	
8	10	OAK	TO REMAIN	
9	10	OAK	TO REMAIN	
10	6	OAK	TO REMAIN	
11	6	OAK	TO REMAIN	
12	10	OAK	TO BE REMOVED	
13	6	CEDAR	TO BE REMOVED	
15	10	OAK	TO BE REMOVED	
17	10	OAK	TO BE REMOVED	
18	10	OAK	TO BE REMOVED	
19	6	OAK	TO BE REMOVED	
20	8	OAK	TO BE REMOVED	
21	8	OAK	TO BE REMOVED	
22	8	OAK	TO BE REMOVED	
23	10	OAK	TO BE REMOVED	
24	8	OAK	TO BE REMOVED	
25	10	OAK	TO BE REMOVED	
26	8	OAK	TO BE REMOVED	
27	8	OAK	TO BE REMOVED	
28	10	OAK	TO BE REMOVED	
29	6	OAK	TO BE REMOVED	
30	8	OAK	TO BE REMOVED	
31	8	OAK	TO BE REMOVED	
32	10	OAK	TO BE REMOVED	
33	8	OAK	TO BE REMOVED	
34	8	OAK	TO BE REMOVED	
35	6	OAK	TO BE REMOVED	
36	6	OAK	TO BE REMOVED	
37	10	OAK	TO BE REMOVED	
38	8	OAK	TO BE REMOVED	
39	8	OAK	TO BE REMOVED	
40	8	OAK	TO BE REMOVED	
41	6	OAK	TO BE REMOVED	
42	8	OAK	TO BE REMOVED	
43	6	OAK	TO BE REMOVED	
44	8	OAK	TO BE REMOVED	
45	6	OAK	TO BE REMOVED	
46	8	OAK	TO BE REMOVED	
47	8	OAK	TO BE REMOVED	
48	10	OAK	TO BE REMOVED	
49	6	OAK	TO BE REMOVED	
50	6	OAK	TO BE REMOVED	
51	8	OAK	TO BE REMOVED	
52	10	OAK	TO BE REMOVED	
53	8	OAK	TO BE REMOVED	TRIPLE
54	12	OAK	TO BE REMOVED	
55	6	OAK	TO BE REMOVED	
56	10	OAK	TO BE REMOVED	
57	10	OAK	TO BE REMOVED	
58	10	OAK	TO BE REMOVED	
59	6	OAK	TO BE REMOVED	
60	6	OAK	TO BE REMOVED	
61	6	OAK	TO BE REMOVED	
62	12	OAK	TO BE REMOVED	
63	8	OAK	TO BE REMOVED	
64	8	OAK	TO BE REMOVED	
65	6	OAK	TO BE REMOVED	
66	10	OAK	TO BE REMOVED	
67	10	OAK	TO BE REMOVED	
68	6	OAK	TO BE REMOVED	
69	8	OAK	TO BE REMOVED	
70	8	OAK	TO BE REMOVED	
71	8	OAK	TO BE REMOVED	

NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
72	10	OAK	TO BE REMOVED	
73	10	OAK	TO BE REMOVED	
74	10	OAK	TO BE REMOVED	
75	12	OAK	TO REMAIN	
76	12	OAK	TO REMAIN	
77	8	OAK	TO REMAIN	
78	10	OAK	TO REMAIN	
79	8	OAK	TO REMAIN	
80	10	OAK	TO REMAIN	
81	12	OAK	TO REMAIN	
82	6	OAK	TO REMAIN	
83	6	OAK	TO REMAIN	
84	6	OAK	TO REMAIN	
85	6	OAK	TO REMAIN	
86	6	OAK	TO REMAIN	
87	6	OAK	TO REMAIN	
88	6	OAK	TO REMAIN	
89	8	OAK	TO REMAIN	
90	6	OAK	TO REMAIN	
91	8	OAK	TO REMAIN	
92	10	OAK	TO REMAIN	
93	10	OAK	TO REMAIN	
94	8	OAK	TO BE REMOVED	
95	6	OAK	TO BE REMOVED	
96	10	OAK	TO REMAIN	
97	6	OAK	TO REMAIN	
98	6	OAK	TO REMAIN	
99	8	OAK	TO REMAIN	
100	8	OAK	TO REMAIN	
101	8	OAK	TO REMAIN	
102	8	OAK	TO REMAIN	
103	6	OAK	TO BE REMOVED	
104	8	OAK	TO BE REMOVED	
105	6	OAK	TO BE REMOVED	
106	6	OAK	TO BE REMOVED	
107	6	OAK	TO BE REMOVED	
108	6	OAK	TO BE REMOVED	
109	6	OAK	TO BE REMOVED	
110	12	OAK	TO BE REMOVED	
111	6	OAK	TO BE REMOVED	
112	10	OAK	TO BE REMOVED	
113	8	OAK	TO BE REMOVED	
114	6	OAK	TO BE REMOVED	
115	8	OAK	TO BE REMOVED	MULTI TRUNK
116	8	OAK	TO BE REMOVED	
117	10	OAK	TO BE REMOVED	
118	10	OAK	TO BE REMOVED	
119	10	OAK	TO BE REMOVED	
120	10	OAK	TO BE REMOVED	
121	8	OAK	TO BE REMOVED	
122	10	OAK	TO BE REMOVED	
123	8	OAK	TO BE REMOVED	
124	8	OAK	TO BE REMOVED	
125	8	OAK	TO BE REMOVED	
126	10	OAK	TO BE REMOVED	
127	10	OAK	TO BE REMOVED	
128	10	OAK	TO BE REMOVED	
129	10	OAK	TO BE REMOVED	
130	10	OAK	TO BE REMOVED	
131	10	OAK	TO BE REMOVED	
132	6	OAK	TO BE REMOVED	
133	8	OAK	TO BE REMOVED	
134	16	OAK	TO BE REMOVED	
135	6	CEDAR	TO BE REMOVED	
136	16	OAK	TO BE REMOVED	
137	12	OAK	TO BE REMOVED	
138	14	OAK	TO BE REMOVED	
139	12	OAK	TO BE REMOVED	
140	16	OAK	TO BE REMOVED	

NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
141	16	OAK	TO BE REMOVED	
142	18	OAK	TO BE REMOVED	
148	24	OAK	TO BE REMOVED	
149	18	OAK	TO BE REMOVED	
150	22	OAK	TO BE REMOVED	
151	14	OAK	TO BE REMOVED	
152	14	OAK	TO BE REMOVED	
153	14	OAK	TO BE REMOVED	
154	10	OAK	TO BE REMOVED	
155	14	OAK	TO BE REMOVED	
156	12	OAK	TO BE REMOVED	
157	12	OAK	TO BE REMOVED	
158	10	OAK	TO BE REMOVED	
159	14	OAK	TO BE REMOVED	
160	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
161	16	OAK	TO BE REMOVED	
162	20	OAK	TO BE REMOVED	
163	18	OAK	TO BE REMOVED	
165	14	PINE	TO BE REMOVED	
166	20	PINE	TO BE REMOVED	
167	20	PINE	TO BE REMOVED	
168	10	PINE	TO BE REMOVED	
171	14	OAK	TO BE REMOVED	
172	22	PINE	TO BE REMOVED	
173	14	MAGNOLIA	TO BE REMOVED	
174	14	PINE	TO REMAIN	
175	14	PINE	TO BE REMOVED	
176	12	PECAN	TO BE REMOVED	
177	18	PINE	TO BE REMOVED	
178	20	PINE	TO BE REMOVED	
179	20	PINE	TO BE REMOVED	
TOTAL TREES ON SITE				168
TOTAL CALIPER INCHES				1662
TOTAL TREES TO BE REMOVED				130
TOTAL CALIPER INCHES TO BE REMOVED				1338
MITIGATION SHALL OCCUR AS A COMBINATION OF FEE AND TREE PLANTING				





GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:**
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
 - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
 - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
 - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
 - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
 - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER TACK SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONVEY" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TIERO TACK ONE, AS MANUFACTURED BY GROVER'S, INC. OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.
- CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 7" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 12" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED

- BARRIER FABRIC:** MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION:**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZER/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
 - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
 - RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
 - DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DO SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
 - BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 50 LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED, APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

- PRUNING AND TRIMMING NOTES:**
- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
 - ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
 - DO NOT TOP OR HEAD TREES.
 - IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
 - REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
 - CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
 - CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
 - CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
 - CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

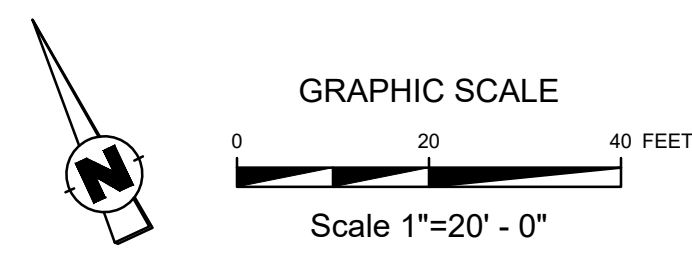
PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
6	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht, 4' spread, matching
10	CO	Chinkapin Oak	<i>Quercus muhlenbergii</i>	3" cal.	12' ht, 4' spread, matching
11	RO	Texas Red Oak	<i>Quercus texana</i>	3" cal.	12' ht, 4' spread, matching

SHRUBS					
17	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
9	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
10	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.

GROUND COVER/VINES/GRASS					
25	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		2-4" River Rock			
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS for Azle, TX	
LANDSCAPE SETBACK / STREETS	
1. Every lot shall have a minimum of 20% landscape area.	
2. A minimum of 1/2 the required landscaping shall be located in the front yard.	
3. All properties shall provide trees at a ratio of (18) trees per acre or (1) tree per 2,420 s.f.	
Site area: 67363 s.f.	REQUIRED
13,473 s.f. (20%)	PROVIDED
6736 s.f. (front yard - 50%)	7516 s.f.
28 trees	27 proposed trees; 1 existing tree
PARKING LOT SCREENING	
1. Any parking lot that fronts upon or is adjacent to a public right of way shall provide perimeter screening.	
2. Any parking lot shall provide one tree for each 20 spaces.	
Parking Spaces - 4, 23 vacuum spaces	REQUIRED
shrub screen	PROVIDED
1 trees	2 trees



AWR

AWR Designs, LLC
P.O. Box 1746
Azle, Texas 76008
amanda@awr-designs.com
c. 512.517.5599

KODIAK CAR WASH

BOYD ROAD
(NEAR LAKE CREST PARKWAY)
AZLE, TX



Project Number: 23187

Drawn By: AWR
Checked By: AWR

Issue Date: 11-17-23

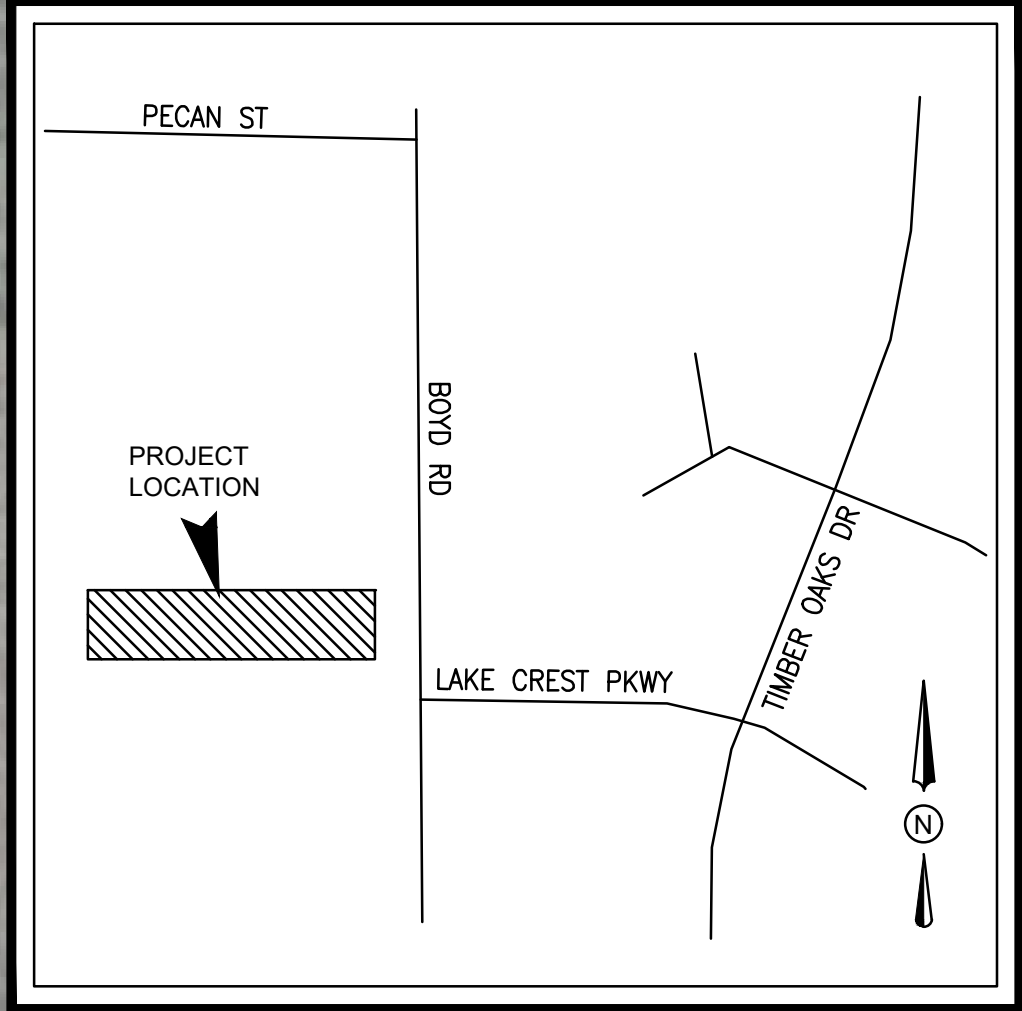
Revisions

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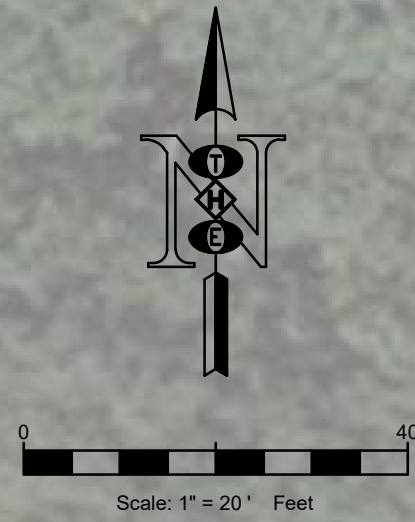
LANDSCAPE PLAN

Sheet Number:

L1.03

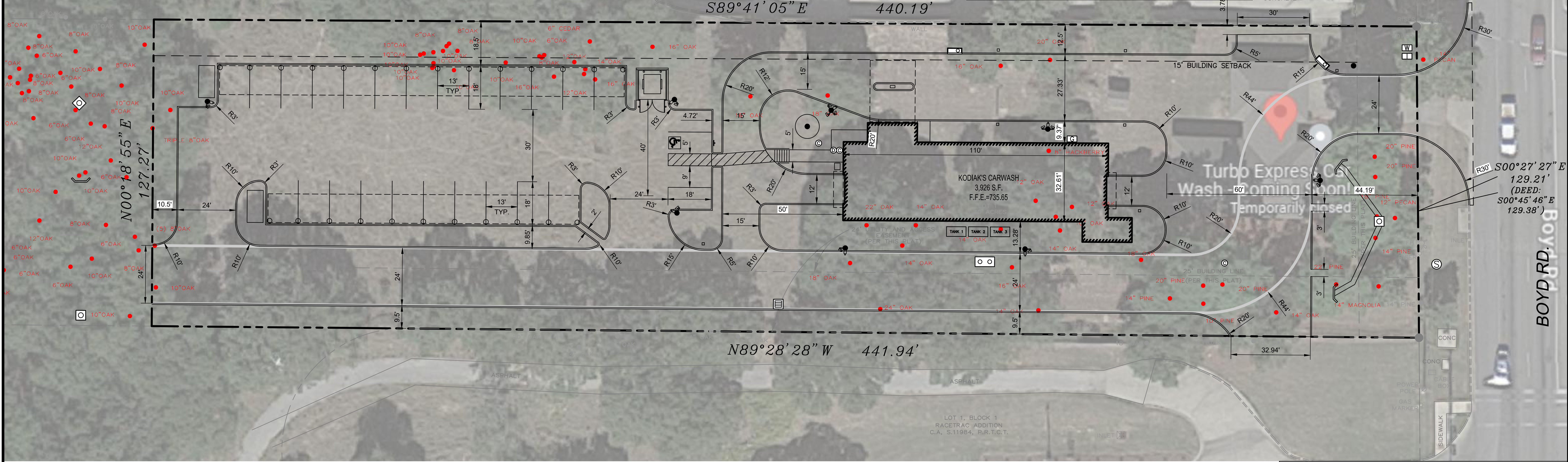


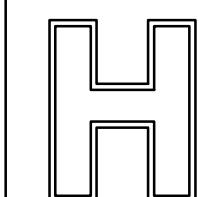
LOCATION MAP
SCALE: N.T.S.



SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.55 ACRES (67,357 S.F.)
ZONING:	HC - HEAVY COMMERCIAL
PROPOSED USE:	CARWASH
BUILDING AREA:	3,926 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	20'-0" BUILDING, 35'-0" TOWERS
BUILDING COVERAGE:	6%
FLOOR AREA RATIO:	0.06
IMPERVIOUS AREA:	42,945 S.F. (63.8%)
PERVIOUS/LANDSCAPE AREA:	24,412 S.F. (36.2%)
REGULAR PARKING REQUIRED:	25 SPACES
1 SP PER 200 S.F.	
REGULAR PARKING PROVIDED:	3 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE
TOTAL PARKING PROVIDED:	4 SPACES
VACUUM STALLS PROVIDED:	23 SPACES

No.	REVISIONS/ SUBMISSIONS	Date





THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PHONE
T.B.P.E. FIRM REGISTRATION NO. 006009

KODIAK'S CARWASH

905 BOYD RD.
AZLE, TARRANT COUNTY, TX 76020
LOT 1, BLOCK 1 KODIAK CAR WASH ADDITION
1.55 ACRES
67,357 S.F.

SITE PLAN

DESIGNED: OR	SCALE: 1"=20'	PROJECT NO.: 2023.04	SHEET: C-3
DRAWN: OR	DATE: 12-22-23		of
CHECKED: TLH			





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

Background and Explanation:

Attached is the latest issue of the Development Activity Report.

Board/Commission/Committee Recommendation:

No action is needed.

Staff Recommendation:

None.

Attachments:

1. Azle Dev. Activity Report - MDD January 2024



DEVELOPMENT ACTIVITY REPORT

January 2024

Development Activity Report – January 2024

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Commercial Development Projects Approved/Under Construction – January 2024

Project	Land Use	Acreage	Description	Status
Hornets Plaza 1000 Boyd Rd.	Commercial	0.99	8,500 sq. ft. multi-tenant retail bldg. w/ drive-thru 380 Agreement approved by CC 10.3.2022	Under construction
Dutch Bros Coffee 164 Industrial Ave.	Commercial	0.75	Site Plan and Building Permit for new 950 sq. ft. drive-thru coffee shop	Permit Approved 12.15.2023
Azle Retail Development 700 Block of FM 730 N (across from Walmart)	Commercial	5.35	- Civil Plans approved for new retailing wall/detention facility - TxDOT approved access permit for 3 driveways - Screening Wall installation completed	Under construction
Community Caring Center Expansion 317 Commerce St.	Commercial	1.0	3,800 sq. ft. freezer/cooler box storage addition to existing Community Caring Center of Azle food pantry facility - Building Permit issued 11.7.2023	Under construction
Wendy's 700 Boyd Rd.	Commercial	0.64	- Site Plan/Building Permit for future Wendy's restaurant - Permit may be approved but not issued until Azle Retail Development is completed	Permit Approved 6.24.2022
Adventures Learning Center Expansion 301 Commerce St.	Commercial	0.68	793 sq. ft. building addition to existing 4,063 sq. ft. daycare facility - Building Permit issued 8.23.2023	Under construction

Commercial Development Projects Under Review – January 2024

Project	Land Use	Acreage	Description	Status
Kodiak Car Wash 905 Boyd Rd	Commercial	1.55	3,926 sq. ft. car wash facility - Site Plan and Building Permit under review	2 nd Sub. Under Review 1.2.2024
Hornets Cafe 1000 Boyd Rd, Suite 500	Commercial	0.99	- Finish-out permit for new 2,073 sq. ft. restaurant w/ outside patio - Located on south endcap (non-drive-thru)	2 nd Sub. Under Review 1.8.2024
Urgent Care Facility 133 E. Main St.	Commercial	0.87	- Renovation of old 4,200 sq. ft. Azle Post Office building into new Urgent Care facility - Site Plan and Building Permit under review	1 st Sub. Under Review 12.8.2023
Taco Bell 100 SE Parkway	Commercial	0.43	- Exterior and interior renovation of existing 2,156 sq. ft. restaurant with drive-thru - Building Permit under review	2 nd Sub. Under Review 12.19.2023
Stardust Spa and Salon 342 NW Parkway	Commercial	0.82	- Renovation of existing 10,051 sq. ft. Stardust Skating Rink building into new multi-tenant retail, office and spa/salon facility - Building Permit approved 12.4.2023 - Site Plan under review pending parking variance request at ZBA 1.29.2024	Waiting Final Review 1.29.2024
Crave 317 W. Main St.	Commercial	0.51	- Conversion of former 2,516 sq. ft. antique store to new eatery - Relocating from 404 W. Main St. building	1 st Sub. Under Review

Façade & Signage Improvement Program Grants – January 2024

Project	Details	Status
None		

Certificates of Occupancy Permits Issued – January 2024

	BUSINESS	DATE	ADDRESS
	CONTACT	ISSUED	C/O TYPE
1	DANDALE'S BOUTIQUE	10/16/2023	344 NW PARKWAY
	DANA JOHNSON		NEW BUSINESS
2	AZLE HEARING	11/20/2023	324 NW PARKWAY
	ERICH GESSLING		NEW BUSINESS
3	RACHEL WEST INSURANCE AGENCY LLC	11/20/2023	328 W MAIN ST, SUITE 1
	W MAIN ST		NAME CHANGE/OWNERSHIP CHANGE
4	AZLE SMOKE & VAPE SHOP	12/14/2023	125 INDUSTRIAL AVE.
	ARJUN GIRI		NEW BUSINESS
5	STAFFORD PLACE APARTMENTS (CLUBHOUSE, BLDGS 1, 2, AND 3)	12/18/2023	1200 SE PARKWAY
	SPAA MF INVESTMENTS, LP		NEW BUSINESS
6	HORNET'S NEST BEER & WINE	12/19/2023	1101 BOYD RD
	ATMA RAM GHIMIRE		CHANGE OF OWNERSHIP
7	T-MOBILE	12/20/2023	605 NW PARKWAY, SUITE 150
	MICHAEL WHITCHURCH		NEW BUSINESS
8	CHAMBERLAIN'S LEATHER MILK	12/20/2023	105 SPEER ST, SUITE 3
	PATRICIA AND DENNIS CHAMBERLAIN		NEW BUSINESS

New Residential Developments – January 2024

Development Name	No. of Lots	Lots Built/Under Construction	Lots Remaining	Project Status	Homebuilder(s)	Location
Woodland Hills	25	25	0	Completed	GM Elite; Distinguished Homes	West side of Ascot Way
Graystone Ridge	98	98	0	Completed	D.R. Horton	S. Stewart St.
Auburn Terrace	143	143	0	Completed	D.R. Horton	S. Stewart St.
Rosewood, Phase I	61	61	0	Completed	Andares Homes; Veralux Homes	S. Stewart St.
Rosewood, Phase II	73	64	9	Permits being issued	Andares Homes; Veralux Homes	S. Stewart St.
Stone Eagle	94	31	63	Permits being issued	McBee Homes; Kindred Homes; Impression Homes	Kimbrough Rd./ Dunaway Ln.
Azle Grove, Phase I	136	123	13	Permits being issued	Lennar Homes	N. Ash St./ Lakeview Dr.
Azle Grove, Phase II	118	0	118	Under construction	Lennar Homes	N. Ash St./ Lakeview Dr.
Lakeview Heights	79	28	51	Permits being issued	Riverside Homes	Lakeview Dr./S. Broadway Rd.
Sandy Beach Addition	149	0	149	Under construction	D.R. Horton	Sandy Beach Rd (behind Hoover Elem. School)
Roeser Park Addition	16	0	16	Under construction	TBD	Park St. east of Ash St.
Oak Harbor, Phase II	39	0	39	Under construction	TBD	Flying Jib Dr. & Spinnaker Ln.
Totals	1,031	573	458			