



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

June 20, 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 Planning and Zoning Commission meeting held March 21, 2024.

David Hawkins, Director of Planning and Development

ACTION ITEMS

2. Consider and take appropriate action on a Replat for a 2.37-acre tract of land out of the M.E.P.&P. R.R. CO. Survey, Abstract No. 1142, Tarrant County, Texas and Lot 1, Block B, Stone Eagle Addition to create Lots 1R1, 1R2, 1R3, and 1R4, Block B, David Place, an addition in the City of Azle, Tarrant County. The properties are located at 500 and 700 Kimbrough Road, which are located on the east and south sides of Kimbrough Road and west of Stribling Drive.

David Hawkins, Director of Planning and Development

3. Consider and take appropriate action on a Replat for Lot 25, Block 1, English Creek Estates to create Lots 25R-1 and 25R-2, Block 1, English Creek Estates, an addition within the ETJ of the City of Azle, Tarrant County. The property is located at 3309 English Creek Court, which is north of the City limits on FM 730 N, approximately 3,305 feet north of the intersection of Peden Road and Liberty School Road, off of English Creek Drive.

David Hawkins, Director of Planning and Development

PUBLIC HEARING

4. Conduct a public hearing and consider a recommendation to the City Council regarding text amendments to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding parking maintenance requirements for commercial properties.

David Hawkins, Director of Planning and Development

DISCUSSION ITEMS

5. Development Project Updates

David Hawkins, Director of Planning and Development

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

David Hawkins, Director of Planning and Development

OTHER ITEMS

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on 6/14/24, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.



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



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

March 21, 2024

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:02 p.m.

Members Present:

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

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 Rick Simmons led the pledge.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held February 15, 2024.

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held February 15, 2024 as presented. Commissioner Curt Lampkin seconded the motion.

Yes: (5) Leonard Wheeler, Rick Simmons, Laurel Mosier, Cynthia Barrios, Curt Lampkin

No: (0)

Absent: (2) Jim Carlson, Jared Arneson

PUBLIC HEARING

- 2. Conduct a public hearing and make a recommendation to the City Council regarding text amendments to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the minimum requirements for Planned Development (PD) Districts.**

Director of Planning and Development David Hawkins stated that on February 20, 2024, Council directed staff to proceed with amendments to requirements for Planned Development (PD) Districts. Per the Zoning Ordinance, PD districts are "intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations, and to permit growth flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood. A PD district may be used to permit new and innovative concepts in land utilization." Currently, the minimum acreage for a PD district request is two (2) acres for nonresidential development and five (5) acres for residential development. City Council requested this be amended to remove the minimum acreage requirement for a nonresidential PD to allow for more flexible development opportunities.

Chairman Leonard Wheeler opened the public hearing at 6:07 p.m. As there were no speakers, Chairman Wheeler closed the hearing at 6:07 p.m.

Discussion included the purpose or benefit of going from two to zero acres for nonresidential PDs; and what, if any, situation or property prompted this request for amendment.

Commissioner Rick Simmons moved to recommend to the City Council text amendments to Chapter 14 “Zoning Ordinance” of the Code of Ordinances to reduce the minimum requirements for Planned Development (PD) Districts from two (2) acres to zero (0) acres for nonresidential, as presented. Commissioner Laurel Mosier seconded the motion.

Yes: (5) Leonard Wheeler, Rick Simmons, Laurel Mosier, Cynthia Barrios, Curt Lampkin

No: (0)

Absent: (2) Jim Carlson, Jared Arneson

- 3. Conduct a public hearing and make a recommendation to the City Council regarding text amendments to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the Permitted Use Schedule.**

Director of Planning and Development David Hawkins stated that on February 6, 2024, the Council discussed the Permitted Use Schedule and potential revisions to the list of allowed businesses. The purpose is to review the Permitted Use Schedule and determine which type of businesses to change and whether a business type will be permitted by right (P) or by a Specific Use Permit (SUP). Permitted uses (P) would only require a building permit/Certificate of Occupancy from the City to open the business. Specific Use Permits (SUP) require a public hearing and approval by the Planning and Zoning Commission and the City Council before opening that type of business.

Mr. Hawkins presented and reviewed an abbreviated use chart focused only on non-residential land uses and non-residential zoning districts for evaluation, which included the Council's recommended changes.

Discussion included a new definition and use category for smoke shop and tobacco store; a resolution

for the increasing number of car washes; that construction materials would fall under retail with this proposed amendment; and that the use chart is a living document that may need to be reconsidered after the adoption of a new Comprehensive Plan.

Chairman Leonard Wheeler opened the public hearing at 6:25 p.m. As there were no speakers, Chairman Wheeler closed the hearing at 6:25 p.m.

Commissioner Rick Simmons moved to recommend to the City Council amendments to Chapter 14 "Zoning Ordinance" of the Code of Ordinances to add a section regarding smoke shop and to adopt the revised permitted use schedule as presented. Commissioner Cynthia Barrios seconded the motion.

Yes: (5) Leonard Wheeler, Rick Simmons, Laurel Mosier, Cynthia Barrios, Curt Lampkin

No: (0)

Absent: (2) Jim Carlson, Jared Arneson

DISCUSSION ITEMS

4. Lakeview Heights Development Easement

Director of Planning and Development David Hawkins introduced this item. Azle resident Jim Kirk, 116 Westlake Woods Drive, presented his concerns and research of the Lakeview Heights development's slope, grading, and fill easement of the Azle Elementary School Property with regard to the Azle Tree Preservation Ordinance 2021-15. Mr. Kirk asked Chairman Wheeler to convene the Tree Board. Mr. Wheeler stated the Tree Board could not be convened because no notice of meeting was published for the Tree Board. Since this item was noticed on the Planning and Zoning Commission agenda, and the Commission also serves as the Tree Board, Mr. Kirk was asked to proceed with his presentation.

Mr. Kirk provided a timeline beginning July 1, 2020. He stated the problem as the 43.395 acres of the project's land shown in the first application dated July 1, 2020 and the Preliminary Plat are exempt from the Tree Preservation Ordinance. Additionally, Mr. Kirk stated that the Slope, Grading and Fill Easement land (1.145 acres) was obtained after the effective date of the Tree Preservation Ordinance and the Easement land was not part of the project land in the first application or the Preliminary Plat, thus the Easement land is subject to the rules of the Tree Preservation Ordinance.

Chairman Leonard Wheeler called for a break at 7:04 p.m. Chairman Wheeler reconvened the Commission at 7:07 p.m.

The Commission inquired about the City's legal staff and whether this had been presented to the attorney yet. Mr. Hawkins stated that this is the initial presentation of information and that it has not been reviewed by the Council or the City Attorney. The Commission requested this information be presented to the City's Attorney voicing concern that this might be above the Commission's understanding and scope, and that the Commission cannot take any action on this item since it is only a discussion item. Mr. Kirk asked if he should continue; the Commission obliged.

Mr. Kirk continued his presentation concluding with a request that the Tree Board make 14 determinations culminating in the imposition of a fine of \$506,925.00 and that the Tree Board initiate a process to provide a one-time compensation, determined by an agreement between the City of Azle and the Azle ISD, paid by the Lakeview Heights developer to the Azle ISD for the Azle ISD to provide perpetual landscape care and erosion control for the 1.145 acres covered by the easement, including a permanent underground sprinkler system used and maintained to sustain all vegetation, city water, seeding and planting as needed, fertilizing and weed killing, lawnmowing, and general groundskeeping on a regular basis.

Mr. Kirk presented to Chairman Wheeler a petition signed by himself and 32 of his friends and

neighbors regarding this matter.

No formal action was taken on this agenda item.

EXECUTIVE SESSION

None

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 7:41 p.m.

Presented and approved on _____

Leonard Wheeler, Chairmain

Attest:

David Hawkins, AICP
Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Replat for a 2.37-acre tract of land out of the M.E.P.&P. R.R. CO. Survey, Abstract No. 1142, Tarrant County, Texas and Lot 1, Block B, Stone Eagle Addition to create Lots 1R1, 1R2, 1R3, and 1R4, Block B, David Place, an addition in the City of Azle, Tarrant County. The properties are located at 500 and 700 Kimbrough Road, which are located on the east and south sides of Kimbrough Road and west of Stribling Drive.

The purpose of this Replat is to subdivide two (2) lots into four (4) lots. The Replat is in conformance with the City of Azle's Subdivision Ordinance.

The property is located inside the city limits on the south and east sides of Kimbrough Road south of the Stribling Drive intersection. There is an existing house on one of the properties. The Replat would result in 4 residential lots, one lot with a house (Lot 1R4) and three new vacant lots (Lots 1R1-1R3) for future residences.



Zoning

- The property is currently zoned as Single-Family One District (SF-1) which calls for minimum 1/2-acre lot sizes.

Streets

- No new streets are planned for this Replat.
- Lot 1R4 with the existing house will retain its existing driveway access onto Kimbrough Road. The other three lots will be served by a new single shared driveway approach onto Kimbrough Road. Included in this packet is an exhibit that illustrates this new shared driveway approach and easement.

Drainage

- No drainage infrastructure is proposed for this development.

Public Infrastructure

- No new water infrastructure is proposed for this development as water is available to serve all 4 lots.
- A new sewer main extension is planned to provide new sewer service to all 4 lots.
- The existing on-site septic system for Lot 1R4 with the existing house is planned to be removed and connect to the sewer main extension.

Board/Commission/Committee Recommendation:

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

1. Approve the Replat as presented.

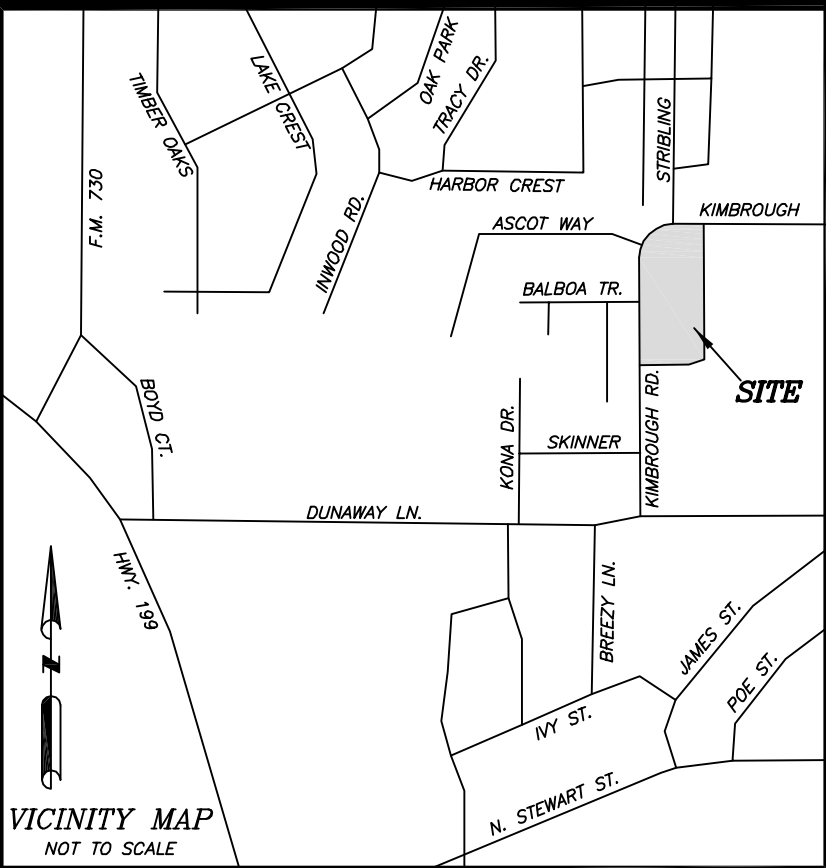
No City Council action is needed.

Staff Recommendation:

The Replat is in conformance with the City of Azle's Subdivision Ordinance. The Replat will split two (2) lot into four (4) lots.

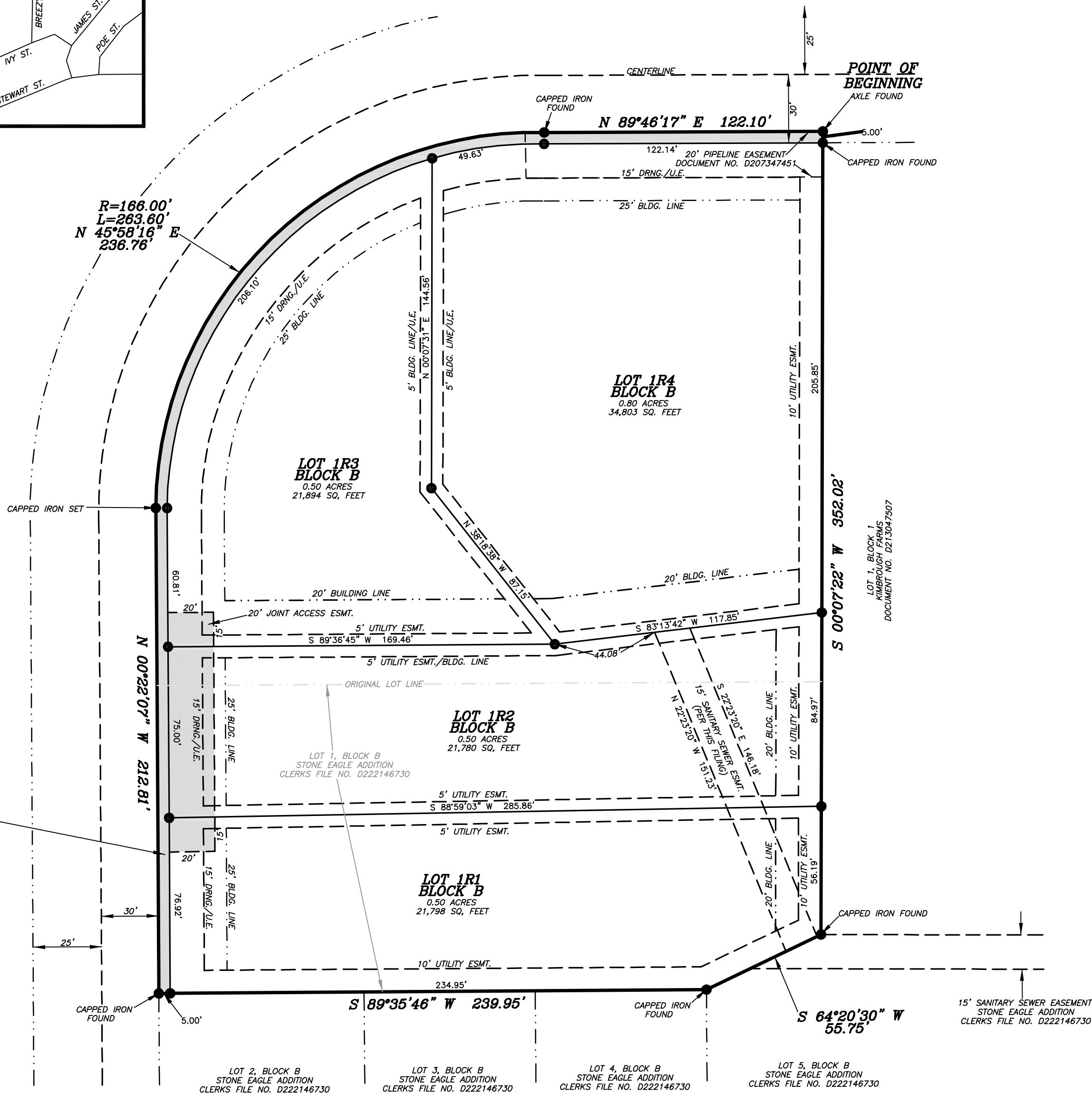
Attachments:

1. David Place Final Plat - 6-10-2024
2. David Place Final Plat Aerial- 6-10-2024
3. David Place - Shared Driveway Approach 6-3-2024
4. David Place SEWER LAYOUT PLAN & PROF 2-25-24



General Notes:

- LOTS 1R1, 1R2, and 1R3 MUST HAVE A SINGLE CONCRETE DRIVEWAY APPROACH TO KIMBROUGH ROAD.
- LOTS 1R1, 1R2, AND 1R3 WILL EQUALLY SHARE IN THE MAINTENANCE OF ANY IMPROVEMENTS WITHIN THE JOINT ACCESS EASEMENT AS WELL AS THE CONCRETE DRIVEWAY APPROACH.
- SINGLE DRIVEWAYS FOR LOTS 1R1, 1R2, and 1R3 MAY BE BUILT BEYOND THE SINGLE DRIVEWAY APPROACH.
- NO GATES WILL BE PERMITTED WITHIN 25' FROM THE END OF THE CONCRETE DRIVEWAY APPROACH AT THE PROPERTY LINE TO ALLOW VEHICLES TO FULLY EXIT THE ROADWAY.
- DRIVEWAYS BEYOND THE CONCRETE APPROACH ARE ALLOWED TO BE GRAVEL IF THE OVERALL DRIVEWAY LENGTH IS GREATER THAN 150'. DRIVEWAY LENGTHS LESS THAN 150' SHALL BE ASPHALT OR CONCRETE SURFACES.



STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS Loyd B. Hancock, Trustee of the Loyd B. Hancock and Shirley D. Hancock Family Trust, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the M.E.P.&P. R.R. CO. SURVEY, Abstract No. 1142, Tarrant County, Texas, said tract being all of those certain tracts of land described in deed to Loyd B. Hancock, Trustee of the Loyd B. Hancock and Shirley D. Hancock Family Trust, recorded in Clerks File No. D222116519 and Clerks File No. D223148636, Deed Records, Tarrant County, Texas, and being all of Lot 1, Block B, Stone Eagle Addition, recorded in Clerks File No. D222146730, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at an axle found in the South line of Kimbrough Road and being the Northwest corner of Lot 1, Block 1, KIMBROUGH FARMS, an addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Document No. D2133047507, Tarrant County, Texas and at the Northeast corner of said Clerks File No. D222116519;

thence S 00°07'22" W, with the West line of said Lot 1, Block 1, KIMBROUGH FARMS and with the East line of said Clerks File No. D222116519 and said Clerks File No. D223148636, a distance of 352.02 feet to a capped iron found at the Southwest corner of said Lot 1, Block 1, KIMBROUGH FARMS, and for the Southeast corner of said Lot 1, Block B, Stone Eagle Addition and being in the North line of Lot 5, Block B of said Stone Eagle Addition;

thence S 64°20'30" W, with the South line of said Lot 1, Block B and with the North line of said Lot 5, Block B of said Stone Eagle Addition, a distance of 55.75 to a capped iron found at the Northwest corner of said Lot 5, Block B and the Northeast corner of Lot 4, Block B of said Stone Eagle Addition;

thence S 89°35'46" W, with the South line of said Lot 1, Block B and with the North line of Lots 4, 3, & 2, Block B, of said Stone Eagle Addition, a distance of 239.95 to a capped iron found in the East line of said Kimbrough Road and being for the Southwest corner of said Lot 1, Block B and the Northwest corner of said Lot 2, Block B of said Stone Eagle Addition;

thence N 00°22'07" W, with the East line of said Kimbrough Road, a distance of 212.81 feet to a capped iron set at the beginning of a curve to the right whose radius is 166.00 feet;

thence with the East line of said Kimbrough Road and with said curve to the right, whose chord bears N 45°58'16" E, 236.76 feet and being an arc length of 263.60 feet to a capped iron found in the South line of said Kimbrough Road;

thence N 89°46'17" E, with the South line of said Kimbrough Road, a distance of 122.10 feet to the POINT OF BEGINNING and containing 2.37 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS Loyd B. Hancock, Trustee of the Loyd B. Hancock and Shirley D. Hancock Family Trust, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot 1R1, 1R2, 1R3 & 1R4, Block B
David Place
City of Azle, Tarrant County, Texas.

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

Executed this the _____ day of _____, _____.

Loyd B. Hancock

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Loyd B. Hancock, 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 _____, _____.

Notary Public State of Texas

Planning and Zoning Commission
City of Azle

Approved on _____ day of _____, 20_____.

Chairman

Planning and Zoning Secretary

Final Plat Showing
Lots 1R1, 1R2, 1R3 & 1R4,
David Place

an addition to the City of Azle, Tarrant County, Texas and being 2.37 acres of land situated in the M.E.P.&P. R.R. CO. SURVEY, Abstract No. 1142, Tarrant County, Texas and being a replat of Lot 1, Block B, Stone Eagle Addition, recorded in Clerks File No. D222146730, Plat Records, Tarrant County, Texas and that certain tract of land described in deed to Loyd B. Hancock, Trustee of the Loyd B. Hancock and Shirley D. Hancock Family Trust, recorded in Clerks File No. D222116519 and Clerks File No. D223148636, Deed Records, Tarrant County, Texas

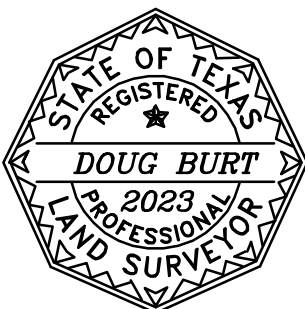
SCALE 1"= 40'

HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

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.

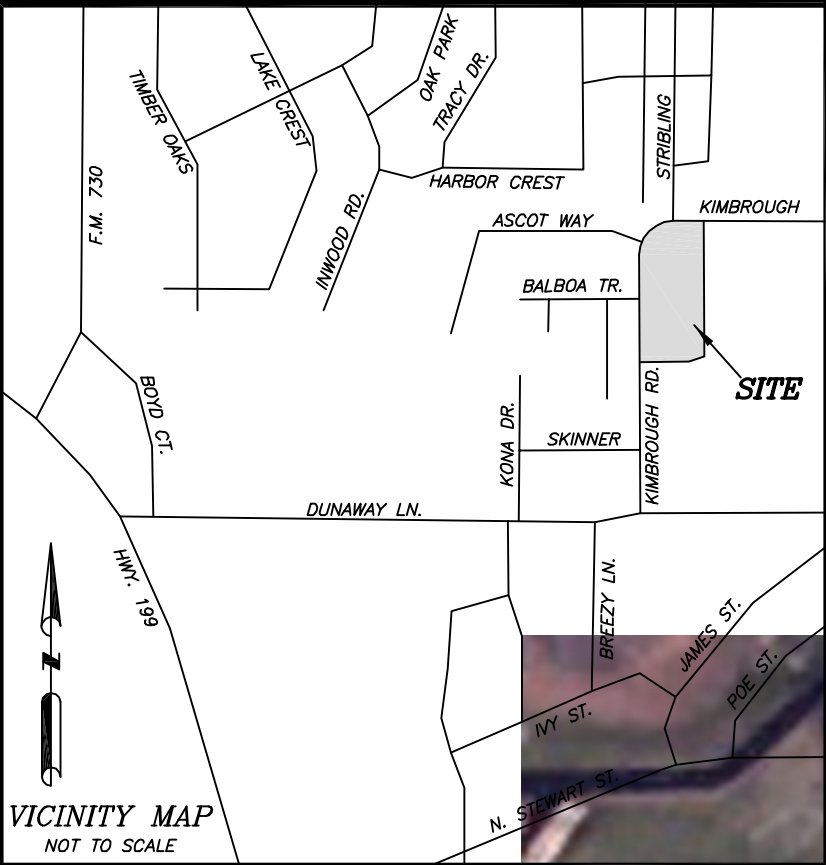
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48493C0020-K, DATED SEPTEMBER 25, 2009, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.



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
DECEMBER 14, 2023

OWNER/DEVELOPER
LOYD B. HANCOCK, TRUSTEE OF
THE LOYD B. HANCOCK AND
SHIRLEY D. HANCOCK FAMILY TRUST
1909 SPINNAKER LANE



General Notes:

1. LOTS 1R1, 1R2, and 1R3 MUST HAVE A SINGLE CONCRETE DRIVEWAY APPROACH TO KIMBROUGH ROAD.
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and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the _____ day of _____, _____.

Loyd B. Hancock

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COUNTY OF TARRANT }

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Notary Public State of Texas

Planning and Zoning Commission
City of Azle

Approved on _____ day of _____, 20_____.

Chairman

Planning and Zoning Secretary

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Lots 1R1, 1R2, 1R3 & 1R4,
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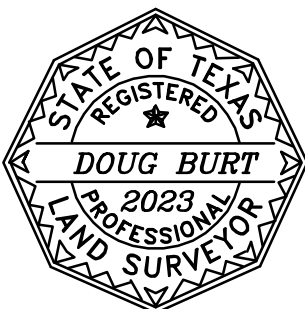
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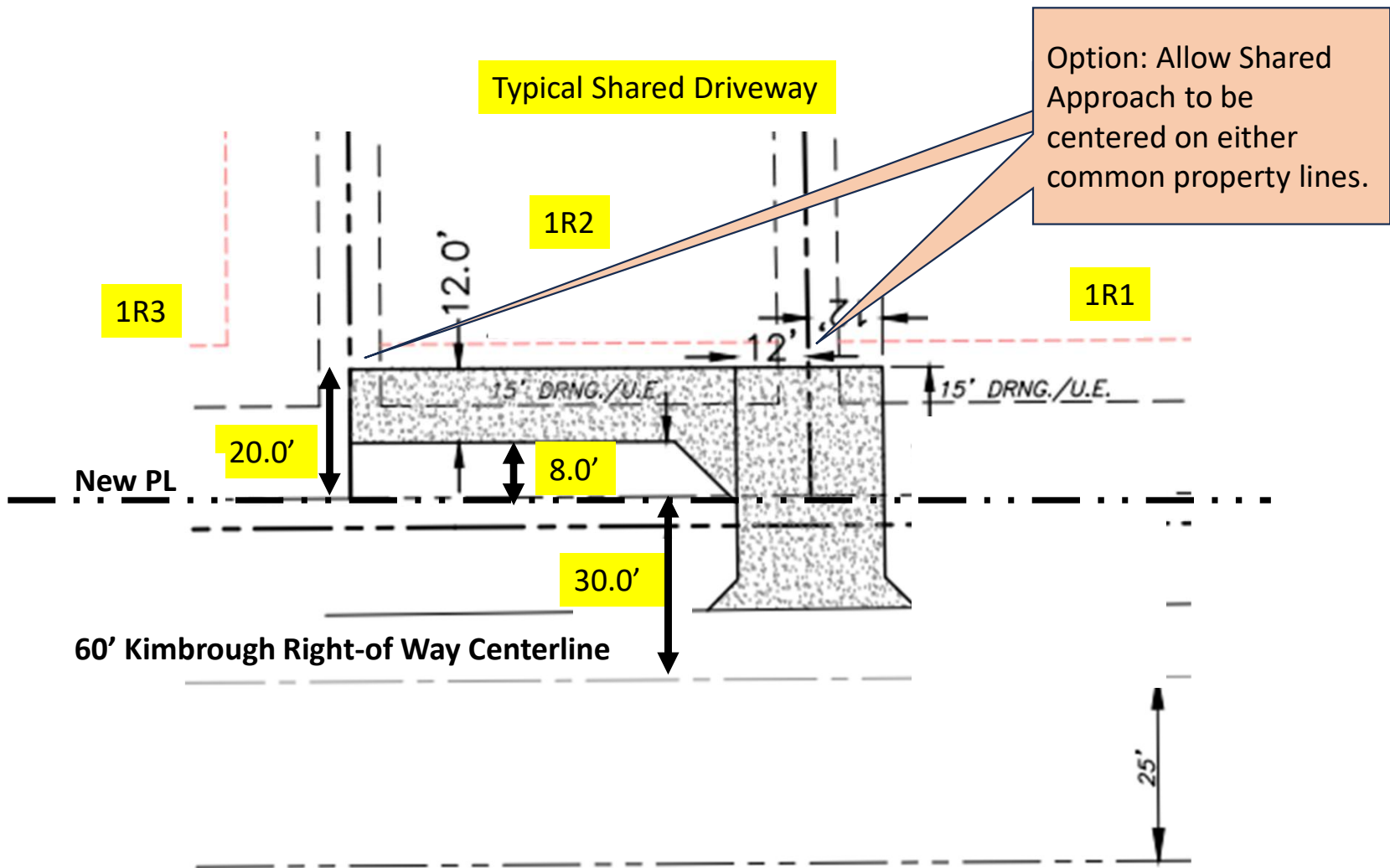
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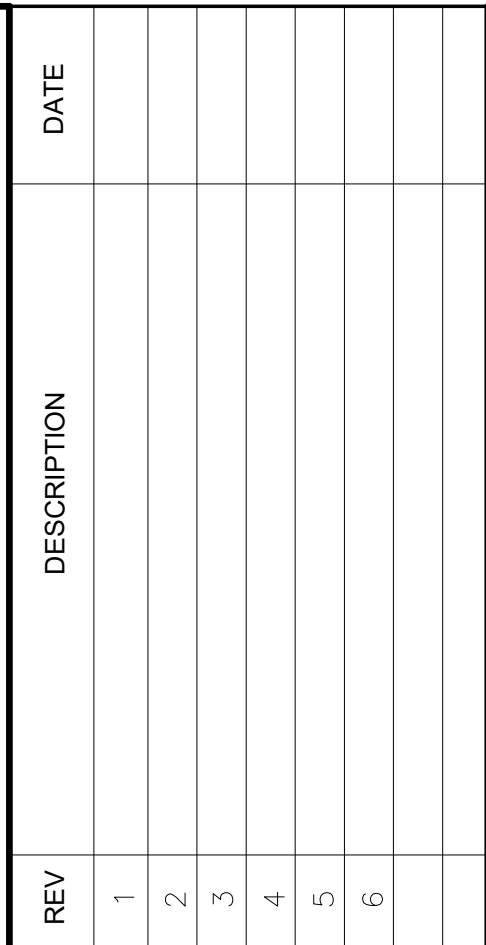
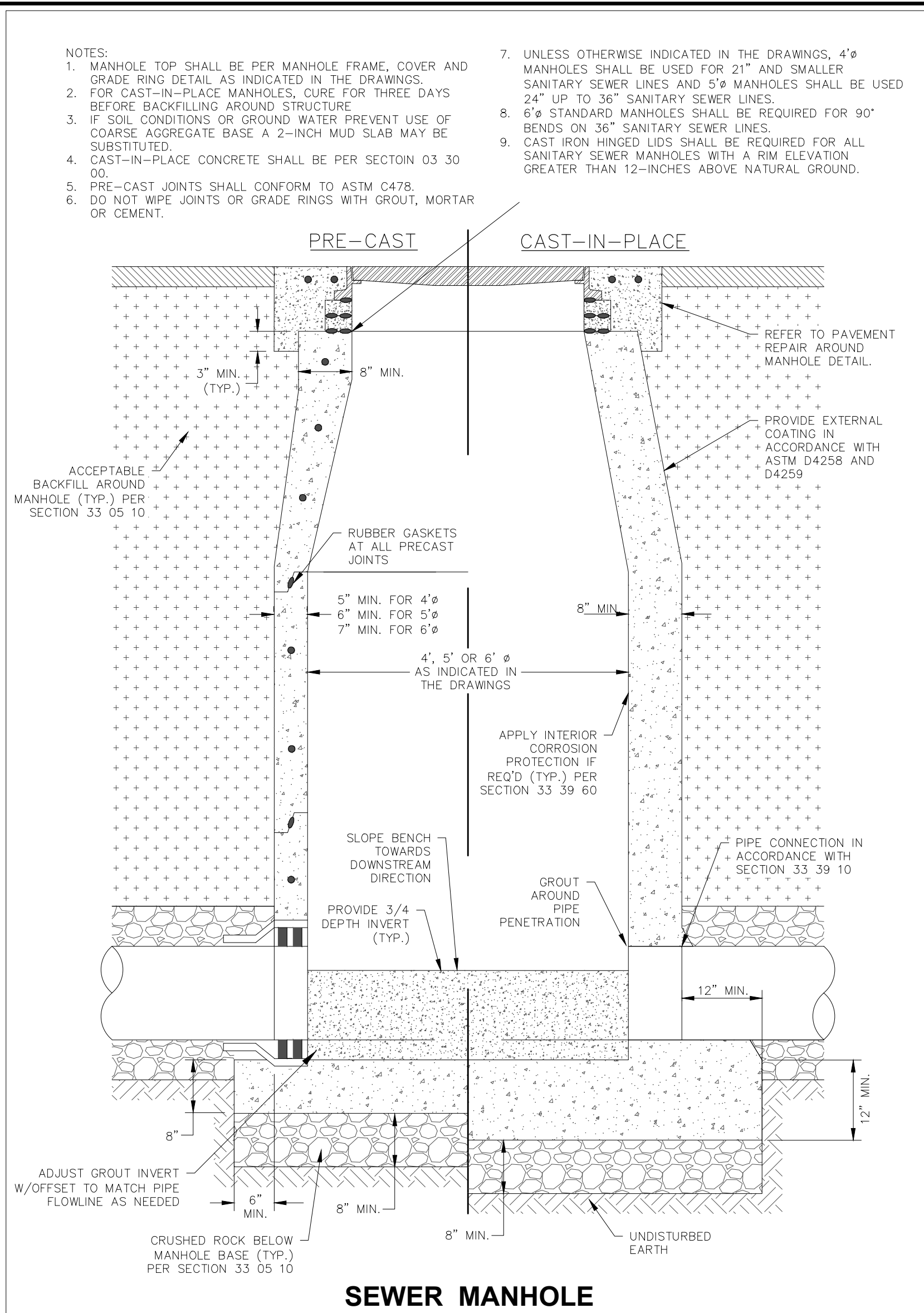


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SHIRLEY D. HANCOCK FAMILY TRUST
1909 SPINNAKER LANE

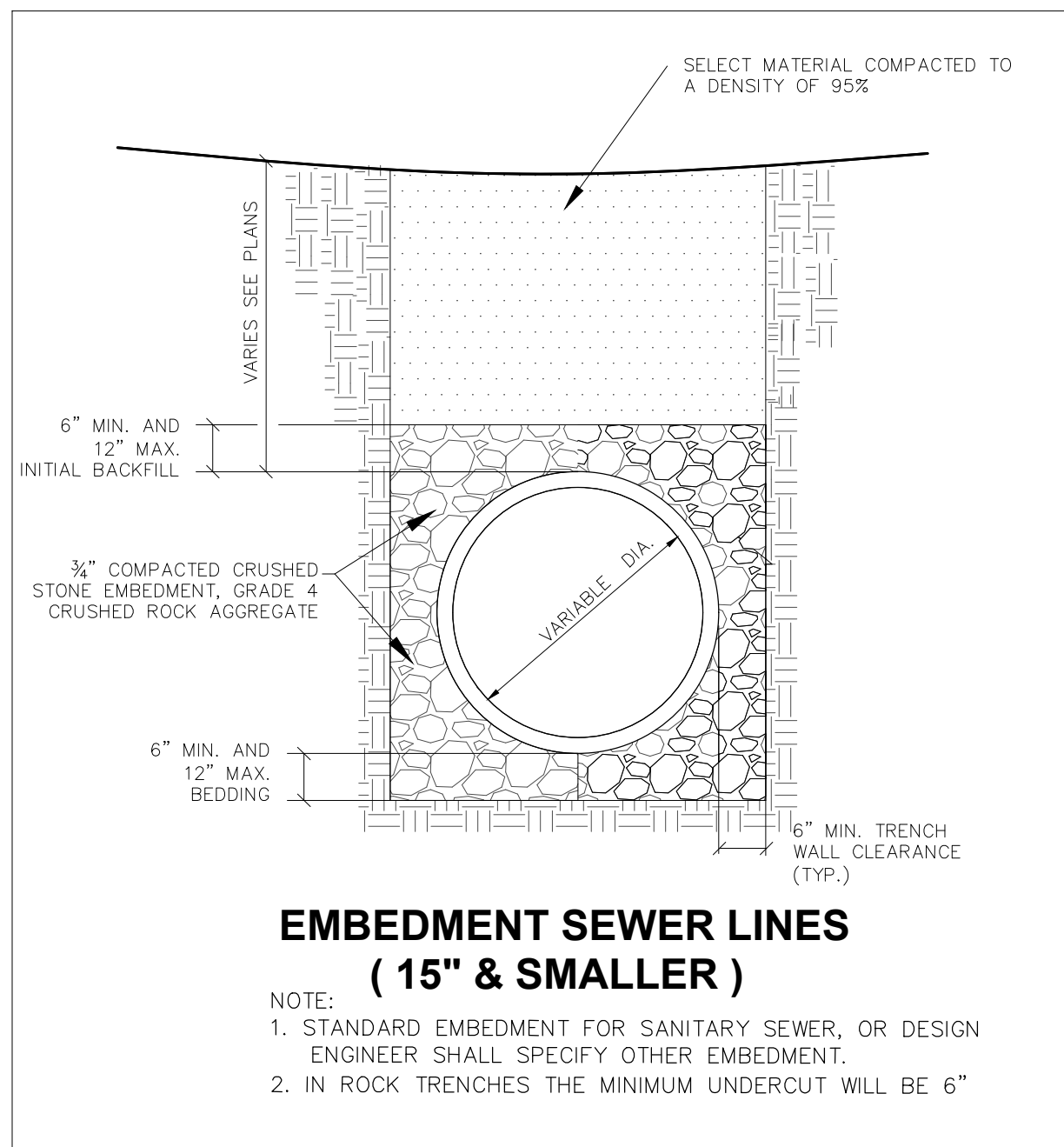




02/22/2024
DATE
FIRM NO. F-18750

**LOTS 1R1, 1R2, 1R3 & 1R4
STONE EAGLE ADDITION**

CITY OF AZLE
PARKER COUNTY, TEXAS



SYMBOLS LEGEND

	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	SEWER
	WATER
	WATER SERVICE METER

SEWER EXTENSION LAYOUT PLAN & PROFILE



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Replat for Lot 25, Block 1, English Creek Estates to create Lots 25R-1 and 25R-2, Block 1, English Creek Estates, an addition within the ETJ of the City of Azle, Tarrant County. The property is located at 3309 English Creek Court, which is north of the City limits on FM 730 N, approximately 3,305 feet north of the intersection of Peden Road and Liberty School Road, off of English Creek Drive.

Background and Explanation:

The purpose of this Replat is to subdivide one (1) lot into (2) lots. The Replat is in conformance with the City of Azle's Subdivision Ordinance.

Existing Condition of Property

The property is located outside of the City of Azle's city limits but is within Azle's Extra-territorial Jurisdiction (ETJ). There is one existing house on the property. The Replat would result in 2 residential lots, one lot with a house (Lot 25R-2) and a vacant lot (Lot 25R-1) for a future residence.



Zoning

- The property is located outside of the jurisdiction of the City of Azle so there is no zoning authority.

Streets

- No new streets are planned for this Replat.
- Lot 25R-2 with the existing house will retain access onto English Creek Ct. The new vacant lot will access onto English Creek Drive.

Drainage

- No drainage infrastructure is proposed for this development.

Public Infrastructure

- No new water infrastructure is proposed for this development.
- There is no sewer service in the area to serve this development.
- An on-site septic system will be utilized for the new vacant residential lot.

Board/Commission/Committee Recommendation:

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

1. Approve the Replat as presented.

No City Council action is needed.

Staff Recommendation:

The Replat is in conformance with the City of Azle's Subdivision Ordinance. The Replat will split the one lot into 2 lots.

Attachments:

1. 2024-1239 English Creek Ct 1
2. 2024-1239 English Creek Ct 2

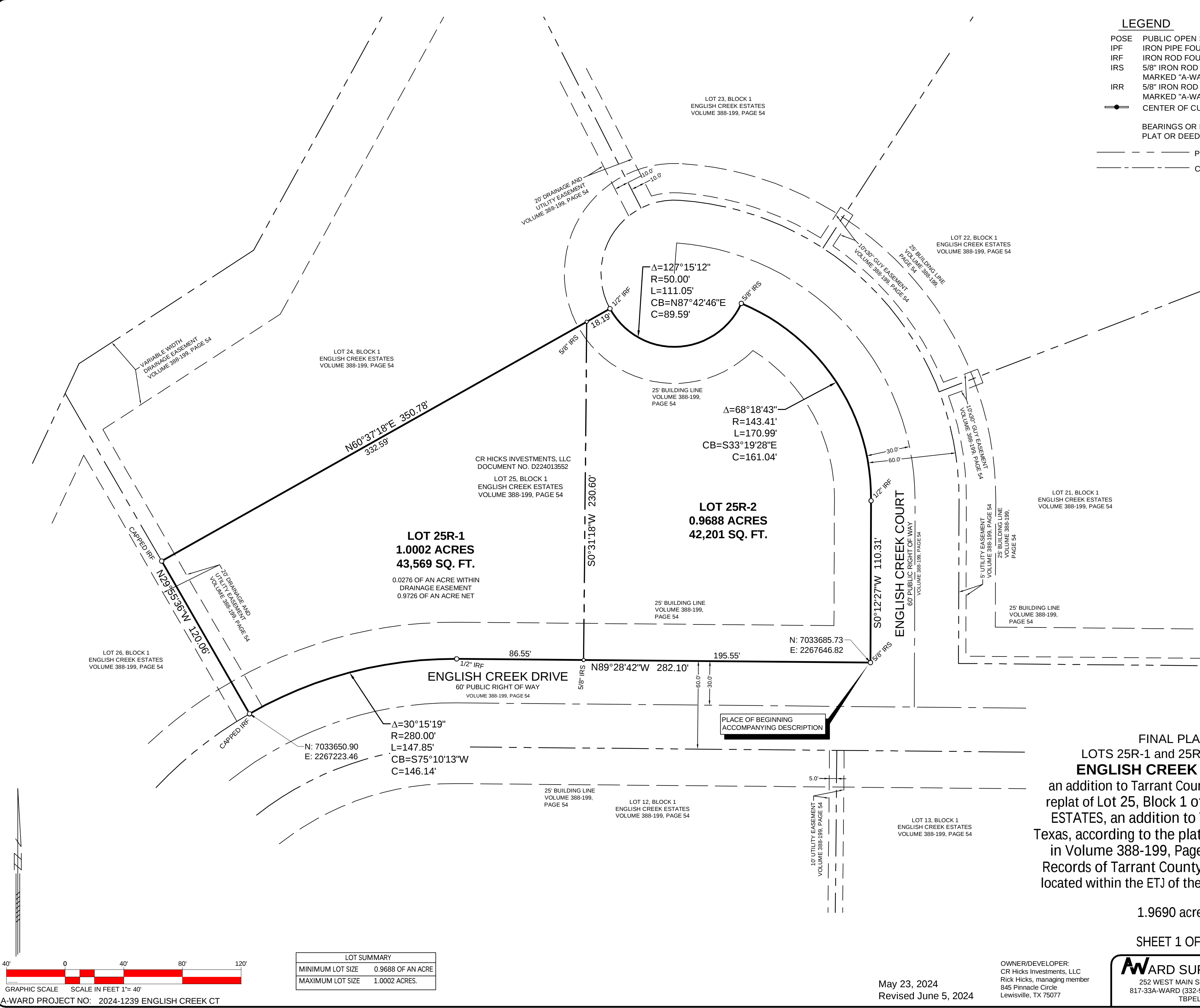
LEGEND

- POSE PUBLIC OPEN SPACE EASEMENT
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS 5/8" IRON ROD SET
MARKED "A-WARD"
IRR 5/8" IRON ROD RECOVERED
MARKED "A-WARD"
CENTER OF CULVERT

BEARINGS OR DISTANCE SHOWN IN "()" ARE
PLAT OR DEED CALL

PROPERTY LINES

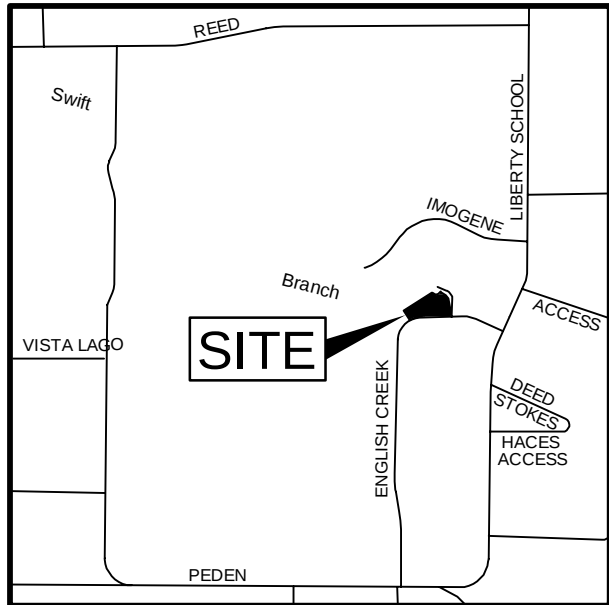
CENTERLINE ROW



FINAL PLAT
LOTS 25R-1 and 25R-2 BLOCK 1
ENGLISH CREEK ESTATES
an addition to Tarrant County, Texas being a
replat of Lot 25, Block 1 of ENGLISH CREEK
ESTATES, an addition to Tarrant County,
Texas, according to the plat thereof recorded
in Volume 388-199, Page 54 of the Deed
Records of Tarrant County, Texas and being
located within the ETJ of the City of Azle, Texas

1.9690 acres

SHEET 1 OF 2



LOCATION MAP

SCALE 1"=2000'

LEGEND

POSE	PUBLIC OPEN SPACE EASEMENT
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	5/8" IRON ROD SET MARKED "A-WARD"
IRR	5/8" IRON ROD RECOVERED MARKED "A-WARD"
---	PROPERTY LINES

arrant County

Standard Plat Notes

- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Development Regulations Manual, and the Tarrant County Fire Code.
- Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
- All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility. All drainage easements that are adjacent and parallel to the right-of way of dedicated public roadways will be maintained by Tarrant County as approved by Tarrant County Transportation Services.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
- Any existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage. The homeowners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow damages resulting from the stormwater overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
- Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from the performance of the obligations of said owners set for in this paragraph.
- Tarrant County does not enforce subdivision deed restrictions.
- Landowners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities. Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by a separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times an ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Property owners shall maintain easements. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.
- Tarrant County requires a minimum lot size of 1.0 acre (net) for properties that are not served by a public water system, and that that will be served by private on-site sewage facilities (OSSF). For lots that are less than 1.0 acre (net) and not served by a public water system, landowners shall submit a formal request for a variance of the Tarrant County Development Regulations relating to lot size and a written authorization from Tarrant County Public Health confirming that it has no objections with the processing of the plat. The approval of this plat does not guarantee that any lot is suitable for an OSSF.

TWO LOTS IN ONE PHASE MINIMUM LOT SIZE IS 0.9688 OF AN ACRE, MAXIMUM LOT SIZE IS 1.0002 ACRES.

WATER IS PROVIDED BY AQUALINE. SEWER WILL BE PROVIDED BY PRIVATE ON SITE SEWER FACILITIES.

ACCORDING TO MAP NO. 48439C0010K DATED SEPTEMBER 25, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF AZLE.

UTILITY EASEMENTS

ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE C MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

UNLESS NOTED OTHERWISE ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SUR RPLS 5606"

ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION.

STATE OF TEXAS

§

COUNTY OF Tarrant

§

WHEREAS, CR Hicks Investments, LLC acting by and through Rick Hicks, managing member, authorized to so act are the owner of Lot 25, Block 1 of ENGLISH CREEK ESTATES, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-199, Page 54 of the Deed Records of Tarrant County, Texas; embracing all of the tract of land described in the deed to CR Hicks Investments, LLC, as recorded in Document No. D224013552 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" (whose Northing is 7034526.98 and whose Easting is 2267069.76) for the southeast corner of said Lot 25 at the intersection of the westerly right-of-way line of English Creek Court having a 60 foot right-of-way as dedicated in said Volume 388-199, page 54 and the north right-of-way line of English Creek Drive having a 60 foot right-of-way as dedicated in said Volume 388-199, Page 54;

THENCE along the common line of said Lot 25 and said English Creek Drive the following:

North 89°28'42" West, a distance of 282.10 feet to a ½" iron rod found at the beginning of a curve to the left;

along a curve to the left, having a radius of 280.00 feet, an arc length of 147.85 feet, a delta angle of 30° 15' 19", and long chord bearing and distance of South 75°10'13" West, 146.14 feet to a capped iron rod found marked "AREA SURVEYING" for the common south corner of said Lot 25 and Lot 26 in said Block 1;

THENCE North 29°55'36" West, along the common line of said Lots 25 and 26, a distance of 120.06 feet to a capped iron rod found marked "AREA SURVEYING" for the common westerly corner of said Lot 25 and Lot 24 in said Block 1;

THENCE North 60°37'18" East, along the common line of said Lots 25 and 24, a distance of 350.78 feet to a ½" iron rod found for the common easterly corner of said Lots 25 and 24, being in the westerly right-of-way line of said English Creek Court, being in a curve to the left;

THENCE along the common line of said Lot 25 and said east right-of-way line the following:

along said curve to the left, having a radius of 50.00 feet, an arc length of 111.05 feet, a delta angle of 127° 15' 12", and long chord bearing and distance of South 33°19'28" East, 161.04 feet to a ½" iron rod found; South 0°12'27" West, a distance of 110.31 feet to the POINT OF BEGINNING and containing 1.9690 acres of land.

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

Coordinat

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that CR Hicks Investments, LLC do hereby adopt this plat designating the herein above described real property as

LOTS 25R-1 and 25R-2

ENGLISH CREEK ESTATES

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

Executed this the _____ day of _____, 2024.

BY:

CR Hicks Investments, LLC

Rick Hicks

Managing member

STATES OF TEXAS

§

COUNTY OF Tarrant

§

BEFORE ME, the undersigned authority, on this day personally appeared Rick Hicks 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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2024.

Notary Public State of Texas

PRELIMINARY

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground in the month of August, 2023.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606

LOT SUMMARY	
MINIMUM LOT SIZE	0.9688 OF AN ACRE
MAXIMUM LOT SIZE	1.0002 ACRES.

APPROVED BY THE CITY OF AZLE, TEXAS THIS THE _____ DAY OF _____, 2024.

ASSISTANT CITY MANAGER

SECRETARY

COMMISSIONERS COURT TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE: _____, 2024
BY: ☐ CLERK OF COMMISSIONERS COURT ☐ TRANSPORTATION SERVICES DEPARTMENT
NOTE: CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS

May 23, 2024
Revised June 5, 2024

OWNER/DEVELOPER:
CR Hicks Investments, LLC
Rick Hicks, managing member
845 Pinnacle Circle
Lewisville, TX 75077

FINAL PLAT

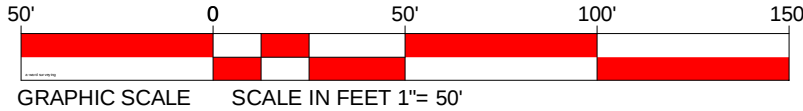
LOTS 25R-1 and 25R-2 BLOCK 1

ENGLISH CREEK ESTATES

an addition to Tarrant County, Texas being a replat of Lot 25, Block 1 of ENGLISH CREEK ESTATES, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-199, Page 54 of the Deed Records of Tarrant County, Texas and being located within the ETJ of the City of Azle, Texas

1.9690 acres

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@a-wardsurveying.com
TBPELS Firm No. 10194435



A-WARD PROJECT NO: 2024-1239 ENGLISH CREEK CT



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Conduct a public hearing and consider a recommendation to the City Council regarding text amendments to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding parking maintenance requirements for commercial properties.

Background and Explanation:

On February 20, 2024, City Council directed the City staff to proceed with adding new parking lot maintenance requirements for commercial properties in Azle. Section 28 of the Azle Zoning Ordinance contains all the parking regulations for the City of Azle for both residential and commercial properties which does not include any specific regulations pertaining to maintaining existing commercial parking lots.

Current Text Language:

Zoning Ordinance - Section 28 Parking and Loading is attached to this agenda item.

Proposed Text Amendment:

Zoning Ordinance - Section 28 Parking and Loading - Adding a new Section 28.29:

Section 28.29 - PARKING LOT MAINTENANCE STANDARDS.

A. For the purposes of this section, “commercial property” shall mean all property other than single-family residential property. The term “commercial property” specifically includes apartment and multifamily properties. “Owner” shall include an agent of the owner who is authorized to, or who actually does, lease, manage, or collect rent from a commercial property on behalf of the owner.

B. All owners of real commercial property in the city shall keep and maintain in good condition and repair any lot or area situated on said property designated or used for the parking or storage of motor vehicles or for access thereto. No parking lot shall be allowed to become deteriorated to the degree that there is destruction and/or deterioration of the driving surface where the subgrade materials are visible and serve as the driving surface, breakage of the driving surface that results in an uneven surface, and driving surface irregularities that are in need of repair to ensure the safe operation of motor vehicles.

C. Maintenance of parking areas. The owner of a commercial property shall:

(1) Repair or resurface all parking areas, driveways to and from parking areas, and the pads and driveways to and from refuse storage facilities so as to be free from potholes, cracks which may contain weeds or other vegetation, or changes in surface grade of one inch (1") or greater.

(2) All repairs to a parking lot shall be permanent repairs and shall be equivalent to the original paving in both depth and material. All repairs are to be completed using the same type material the parking lot is made of, i.e., asphalt repairs of asphalt lots. Dissimilar materials shall not be used to make repairs, i.e., concrete to repair a pothole in an asphalt lot. All repairs are to be made so the compacted repair is level with the surrounding surface.

(3) Repaint or restripe parking spaces and fire lanes so as to maintain clearly designated parking spaces and fire lanes.

Board/Commission/Committee Recommendation:

After the conclusion of the public hearing, the P & Z Commission may make a recommendation on the proposed amendments to the Zoning Ordinance pertaining to requirements for maintenance of commercial parking lots. Any recommendation will be forwarded to the City Council for final action.

Staff Recommendation:

Staff forwards this proposed code amendment for P & Z Commission consideration. Staff has provided a benchmark of surrounding cities in the DFW Metroplex that have requirements for commercial parking lot maintenance within their respective development ordinances.

Attachments:

1. Section 28 - Parking and Loading Ordinance
2. Commercial Parking Lot Maintenance comparison cities

Exhibit 14A. Zoning Ordinance

SECTION 28. PARKING AND LOADING

§ 28.1. PARKING.

Each zoning district is subject to the applicable provisions of the following section.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.2. GENERAL.

In order to promote safety, traffic efficiencies, orderly automobile storage, and recognize the dependency on the automobile as the major means of transportation, the city recognizes the impact of parking and building loading and unloading on its patterning of the city. For this reason, all development plans submitted for building permit approval (as a part of the review process to determine zoning conformance) shall contain indications of the specific locations of required on-site parking spaces and loading spaces. The following general conditions for parking and loading areas apply in all zoning districts except where noted. In residential, this DOES NOT include the garage.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.3. ZONING DISTRICT PARKING AND LOADING SPACE SCHEDULE - MINIMUM NUMBER OF OFF-STREET SPACES.

Each zoning district has minimum requirements for the number of parking spaces. Where calculation in accordance with the following results in requiring a fractional space, any fraction less than 0.5 shall be disregarded, and any fraction of 0.5 or more shall require one (1) space. ZONING DISTRICT PARKING SPACE SCHEDULE INDICATES THE NUMBERS OF REQUIRED OFF-STREET SPACES BY ZONING DISTRICT:

ZONING DISTRICT PARKING AND LOADING SPACE SCHEDULE	PARKING SPACES MINIMUM REQUIRED
E-1 Estate One	2.0
E-2 Estate Two	2.0
E-3 Estate Three	2.0
SF-1 Single-Family One	2.0
SF-2 Single-Family Two	2.0
SF-3 Single-Family Three	2.0
SF-4 Single-Family Four	2.0
SF-5 Single-Family Five	2.0

ZONING DISTRICT PARKING AND LOADING SPACE SCHEDULE	PARKING SPACES MINIMUM REQUIRED
SF-MHP Single-Family Manufactured Home Park	2.0
MD-1 Medium Density One	2.0
MD-2 Medium Density Two	5.0
MF-1 Multifamily One (per dwelling unit)	See Section 28.6
MF-2 Multifamily Two (per dwelling unit)	See Section 28.6
O Office	See Section 28.6
C Commercial	See Section 28.6
HC Heavy Commercial	See Section 28.6
CBD Central Business	See Section 28.6
I Industrial	See Section 28.6
INS Institutional	See Section 28.6
PUD Planned Unit Development	See Section 28.6

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.4. LOADING SPACE CBD DISTRICT.

For the CBD District the following loading space requirements apply.

In these districts, all nonresidential buildings shall provide and maintain off-street loading and unloading facilities for merchandise and goods within the building or on the lot adjacent to a public alley or private service driveway. Such space shall consist of a minimum area of ten (10) feet by twenty-five (25) feet for each 20,000 square feet of gross lease floor space or fraction thereof, in excess of 3,000 square feet in the building or on the lot used for those purposes.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.5. INDUSTRIAL DISTRICT PARKING.

For I, Industrial District, the required number of parking spaces shall be:

- A. Less than 5,000 square feet at 1.5 spaces for each 500 square feet of floor area.
- B. Over 5,001 square feet at 15 spaces plus 1.0 space for each 333 square feet of ground floor area over 5,001 square feet.
- C. Over 10,001 square feet at 28.0 spaces plus 1.0 for each 200 square feet of ground floor area in excess of 10,001 square feet.
- D. Over 50,001 square feet according to worker density and normal accepted national parking standards.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.6. USE PARKING SPACE SCHEDULE.

This schedule supplements the aforementioned Section Zoning District Parking Spaces. The more restrictive of these two schedules shall be the requirement.

USE PARKING SPACE SCHEDULE	
Apartments	1 bedroom – 1.5 spaces
	2 bedrooms – 1.75 spaces
	3 bedrooms – 2 spaces
	>3 bedrooms – 1 space per bedroom
Apt. Guest Parking	0-30 spaces – 1 space per each 5 required
	31-60 spaces – 5 spaces +1 per each 10 spaces over 30
	>60 spaces – 8 spaces +1 per each 15 spaces over 60
Bank	1 per 300 square feet of floor area
Bowling Alley	6 per each lane
Churches	1 per 4 seats in main sanctuary
College/University	1 per 2 students, plus 1 per class room, laboratory, or instruction area
Day-care, nursery, kindergarten	1 per 10 pupils based on design capacity
Exercise, weight-lifting	1 per 250 square feet of floor area
Furniture/large appliances	1 per 400 square feet of floor area
Gymnasium, skating rinks	1 per 3 seats at a maximum seating capacity
Martial Arts school	1 per 100 square feet of floor area
Hospitals	1 per 2 beds
Indoor running tracks	1 per 120 linear feet
Nursing home	10 plus 1 per 4 rooms or beds, whichever is greater
Other commercial amusements	1 per 3 persons accommodated (design capacity)
Racquetball/handball courts	3 per court
Swimming pool	1 per 100 square feet of gross water surface and deck area
Tennis court	6 per court
Vehicle repair garage	3 per service bay, plus 1 per employee (maximum shift), plus 1 per tow truck or other service vehicle
Hotel/motel	1 per room, unit or guest accommodation, plus specified requirements for restaurants, meeting rooms, and related facilities
Library or museum	10, plus 1 per 300 square feet of floor area
Mortuary	1 per 2 persons normally accommodated in services or 1 per 200 square feet of floor area, whichever is greater
Office, general	1 per 300 square feet of floor area
Office, medical	1 per 175 square feet of floor area
Office/showroom or Office/warehouse	1 per 1,000 square feet of floor area warehousing requirement plus 1 per 300 square feet of office or sales area
Theaters, meeting rooms	1 per 3 seats
Public assembly	1 per 100 square feet of floor area or per 3 persons under maximum occupancy load, whichever is greater
Restaurant, cafeteria, or cafe	1 per 100 square feet of floor area or 1 per each 3 seats of maximum seating arrangement, whichever is greater
Restaurant, carry-out only	1 per 100 square feet of floor area

USE PARKING SPACE SCHEDULE	
Drive-in eating and drinking	12 plus 1 per 50 square feet of floor area
Cocktail lounges, taverns, and similar establishments	1 per 100 square feet of floor area
Retail or personal service	1 per 200 square feet of floor area
Shopping centers, storage, wholesaling, or warehousing	1 per 2 employees or 1 per 1,000 square feet of floor area, whichever is greater

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.7. RECREATIONAL AREA OR STRUCTURE, PRIVATE OR COMMERCIAL (OTHER THAN LISTED ABOVE).

One (1) space for every two (2) persons to be normally accommodated in the establishment.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.8. SCHOOLS.

Elementary at 1 per 15 students, middle at 1 per 14 students, 9–10 grades at 1 per 6 students, 11–12 grades at 1 per 200 square foot of gross floor area. All calculations shall be made at building design capacities.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.9. ADDITIONAL GENERALIZED USE CATEGORIES.

For those uses listed in the use chart of Section 4, which are not matched with a parking requirement in the above Sections or are additional populations needing accommodation, the following standards shall apply or be added:

Educational, Institutional, and special uses	1 per employee
Transportation, utility, and communications	1 per employee
	plus 1 per stored vehicle
Accessory and incidental	1 per employee
Automobile sales and related uses	1-1/2 per employee
	plus 1 per stored vehicle
Retail	1 per 200 square feet
Service	1 per 200 square feet
Contract Construction	1 per employee, plus 1 per company vehicle

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.10. SUPPLEMENTAL OFF-STREET PARKING REQUIREMENTS.

For the purposes of this Section, parking lot is defined as a paved surface (other than driveway) used for the parking of motor vehicles of 1,000 pounds or more gross weight.

- A. In computing the parking requirements for any lot, the total parking requirements shall be the sum of the specific parking space requirements for each use included on that lot.
- B. Where multiple uses are proposed for a building, the parking requirements shall be calculated on the basis of the most restrictive requirements unless specific areas of different uses are delineated by floor or building segment.
- C. Wherever a nonresidential parking lot is located across the street from, or adjacent to, residentially zoned property, and is designed so that headlight beams will shine into residences (whether or not such residences have been built at the time the parking lot is constructed), an irrigated earthen berm or a wall or fence or other screening material of not less than three (3) feet in height above the finished grade of the off-street parking area shall be erected and maintained so as to provide a headlight screen for the residential zoning district.
- D. Parking spaces shall be provided with sufficient space for entering and exiting without backing onto a public street. Parking spaces on the perimeter of the parking lot and abutting a property line shall have a wheel stop or curb as a barrier two (2) feet from the end of the parking space.
- E. For MF Districts, the off-street parking spaces designated for each dwelling unit shall be located within one hundred (100) feet of the dwelling unit served by such spaces.
- F. For E, SF and MD Districts, no heavy load vehicle, truck trailer, truck tractor, manufactured home, motor home, camper, trailer, boat, machinery, farm equipment or machinery, or any other similar equipment or machinery (called collectively "Equipment") shall be parked or left standing for more than two (2) days out of any consecutive seven (7) day period within the front yard between the front building line and the front property line or within the side yard of a corner lot between the side building line and the side property line on the side of the lot abutting a street or public right-of-way.
- G. In no instance shall any heavy load vehicle, truck trailer, truck tractor, manufactured home, motor home, camper, trailer, boat, machinery, farm equipment or machinery, or any other similar equipment or machinery (called collectively "Equipment"), including motor vehicles, trucks or vans be parked or left standing at any time on a surface other than a driveway or paved parking lot.
 - 1. The driveway shall be located either:
 - a. Between the street or alley on the one hand, and on the other, a garage or carport.
 - b. In the side yard adjacent to the main building.
 - 2. In addition, no more than fifty percent (50%) of the front yard shall be a driveway.
 - a. In no instance shall such "equipment" be parked or left standing in any zoning district, including MF Districts, closer than five (5) feet to the front property line.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.11. SAME LOT REQUIREMENT.

In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney and shall be filed with the application for a building permit or a certificate of occupancy.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.12. REQUIRED PAVING.

Parking spaces and loading spaces shall have an asphalt or concrete surface, whether enclosed or unenclosed and shall be connected by an asphalt or concrete paved driveway (of approved specifications) to a street or alley where curb cuts are provided. Drainage shall be in accordance with city standards.

Exceptions:

- a. On residential lots where the driveway exceeds 150 feet alternate materials approved by the street department and fire marshal may be utilized. Materials shall be all weather and capable of supporting a 56,000 pound axle load[.]
- b. On Industrial (Ins) [(IND)] zoned properties where heavy truck loads are required, alternative materials approved by the street department and fire marshal may be utilized. Materials shall be all weather and capable of supporting a 56,000 pound axle load. Employee and customer parking shall meet the design standards of this Section.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.13. PARKING GARAGES AND COMPUTATIONS.

The floor area of structures devoted to off-street parking of vehicles shall be excluded in computing the floor area for off-street parking requirements.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.14. CALCULATING FOR MIXED USE.

Where a lot or tract of land is used for a combination of uses or mixed uses, the off-street parking requirements shall be the composite or sum of the requirements for each type of use and no off-street parking space provided for one type use or building shall be included in calculating the off-street parking requirements for any other use or building except as prescribed by ordinance.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.15. RESTRICTED AREAS AND PARKING SPACE RESERVATIONS.

- A. No off-street parking spaces shall be located, either in whole or in part, in a public street or sidewalk, parkway, alley, or other public right-of-way.
- B. No off-street parking or loading space shall be located, either in whole or in part, within any fire lane required by ordinance of the city or within aisles, driveways, or maneuvering areas necessary to provide reasonable access to any parking space.
- C. No required off-street commercial parking facility or loading space shall be used for sales, nonvehicular storage, repair, or service activities.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.16. NIGHT LIGHTING NUISANCES.

Lighting standards shall be so arranged as to cast light upon only the tract housing the lighting and not upon any residentially zoned property. The lighting shall not reflect toward traffic flow so as to hinder the vision of any vehicle operators. Lighting shall be designed so that the measurable amount at the property line does not exceed 1 foot candle.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.17. PAVING AND PARKING SPACES IN REQUIRED SETBACKS.

No approved paving materials shall be allowed in a right-of-way or in any required setback where parking spaces are prohibited unless such paving is intended to be used as a driveway approach approved for access to property, or if such paving is required to meet minimum city sidewalk standards.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.18. DISTANCE REQUIREMENTS.

No part of a parked vehicle may extend over the public sidewalk or the public right-of-way.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.19. PROHIBITED VEHICLES IN PARKING SPACES.

Cars, vans, trucks, recreational vehicles, trailers, or boats shall not be permanently connected to sewer lines, water lines, or electricity. The recreational vehicle, trailer, or boat may be connected to electricity temporarily for charging batteries.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.20. CBD PARKING AND REQUIRED SITE PLAN INDICATING PARKING.

CBD parking and required site plan indicating parking shall be submitted as part of the application process for both a building permit

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.21. PARKING FROM BUILDING LINE TO STREET.

No parking or the storing of “junked” and “abandoned” vehicles, as defined by state law and the city’s junked vehicle ordinance, is allowed in the area between the building line and the street edge.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.22. REQUIRED LOADING FOR MANUFACTURING AND ASSEMBLY PLANTS, COMMUNITY FACILITY AND COMMERCIAL BUILDINGS.

Each manufacturing and assembly plant, community facility, and commercial buildings shall provide and maintain off-street parking or a private drive for the loading and unloading of people, merchandise, or goods.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.23. SHARED PARKING.

Upon approval of a site plan, development or PUD off-street parking for different buildings, structures or uses, or for mixed uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be allowed, subject to the following provisions:

- A. A binding, written agreement assuring the perpetual joint use of said common parking for the combination of uses or buildings is properly developed and executed by the parties concerned, approved as to form by the City Attorney and filed with and made part of the application for a building permit.
- B. Up to sixty percent (60%) of the parking spaces required for a theater or other place of evening entertainment or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.24. STACKING REQUIREMENTS FOR DRIVE-THROUGH FACILITIES.

A stacking space shall be an area on a site measuring eight (8) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area.

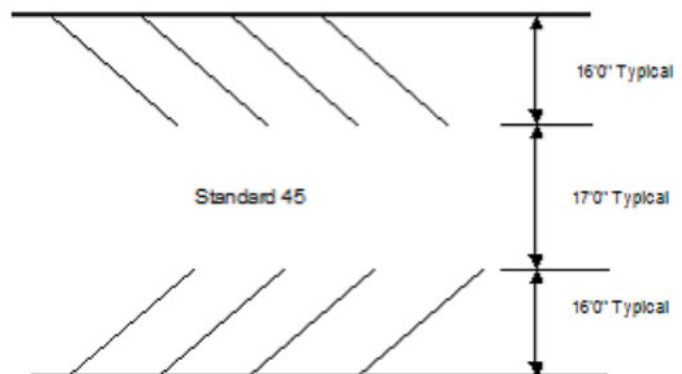
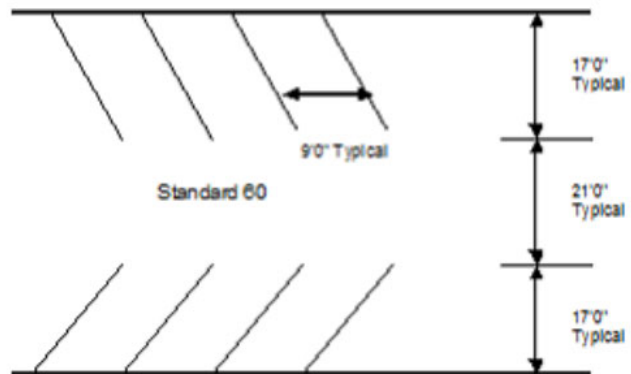
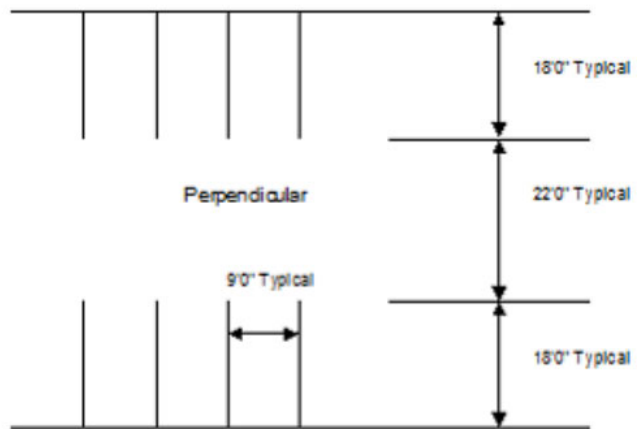
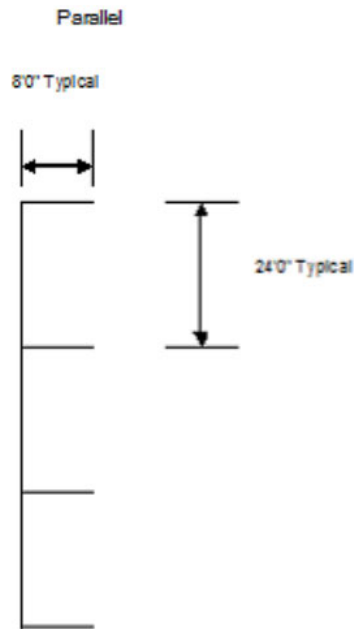
- A. For kiosks, a minimum of two (2) stacking spaces for each service window shall be provided.
- B. For each service window of a drive-through restaurant, a minimum of seven (7) stacking spaces shall be provided.
- C. For banks with drive-through facilities, each teller window or station, human or mechanical, shall be provided with a minimum of five (5) stacking spaces.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.25. ACCESS AND SIZE OF SPACES.

Minimum provision, for size, ingress, and egress to all parking spaces shall be provided as illustrated in the diagram:

CITY OF AZLE PARKING DIAGRAM



Not Drawn To Scale

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.26. PARKING AREA STANDARDS.

- A. Safety: For safety and ease of circulation, interconnected parking areas may be provided.
- B. Striping: Except for single-family uses, parking spaces and fire lanes shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers or other approved methods. Non permanent type marking such as paint shall be regularly maintained to insure continuous clear identification of the space.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.27. OFF-STREET LOADING FOR O, C, HC, I, INS.

All retail, commercial and industrial structures with the exception of the CBD District shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent to a private service drive; and,

- A. At least one half of such loading spaces shall have a minimum dimension of ten (10) by forty (40) feet, and the remaining spaces shall have a minimum dimension of ten (10) by twenty (20) feet.
- B. Loading spaces shall be provided in accordance with the following schedule:

For All Commercial, Retail and Industrial Uses:	
Square Feet of Gross	Required Berths
0 to 50,000	None
50,001 to 150,000	1
150,001 to 300,000	2
300,001 to 500,000	3
500,01 to 1,000,000	4
Each Additional 500,000	1 additional

For All Hotels, Office Buildings, Restaurants and Similar Establishments:	
Square Feet of Gross	Required Berths
0 to 50,000	None
50,001 to 150,000	1
150,001 to 300,000	2
300,001 to 500,000	3
500,001 to 1,000,000	4
Each Additional 500,000	1 additional

- C. Where adjacent to residential uses or zoning districts, off-street loading areas shall meet the screening requirements of Section 27.8 [Section 27.6].
- D. Loading docks for establishments that customarily receive goods between the hours of 7:00 p.m. through 7:00 a.m. and are adjacent to a residential zoning district shall be designed and constructed so as to fully enclose the loading operation, in order to reduce the effects of the noise of the operation on adjacent residential zoning districts.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

§ 28.28. OFF-STREET PARKING INCIDENTAL TO MAIN USE.

Off-street parking shall be provided in accordance with the requirements specified by this ordinance and located on the lot or tract occupied by the main use.

(Ordinance 2013-09, ex. A, adopted 5/7/13)

Parking Lot Maintenance and Repair Comparison

Updated: 6.14.2024

Comparison City/Town	Requirements	Link to City's Ordinance
Argyle	no ordinance	
Arlington	Commercial parking facilities such as parking surfaces and parking striping are required to be maintained and kept in a state of good repair at all times.	https://www.arlingtontx.gov/cms/One.aspx?portalId=14481146&pageId=18091183
Azle	no ordinance	
Colleyville	Under vacant commercial buildings: The parking lot and paved drive areas shall be maintained. Barriers that prevent access to a property shall be approved by the fire marshal.	https://library.municode.com/tx/colleyville/codes/code_of_ordinances?nodeId=PTIICOOR_CH18BUBURE_ARTIXVACOBUE
Denton	Maintenance of improved parking surfaces. It shall be unlawful for any person to fail to maintain all improved parking surfaces in good and safe condition, and free of any defects affecting the use, safety, and drainage of the surface or of the adjoining property.	https://library.municode.com/tx/denton/codes/code_of_ordinances?nodeId=SPACOOOR_CH17PRMA_ARTXCEPARE_S17-101PANUE
Flower Mound	no ordinance	
Fort Worth	no ordinance	
Grapevine	no ordinance	
Keller	no ordinance	
North Richland Hills	no ordinance	
Roanoke	no ordinance	
Saginaw	All parking lots in all zoning districts which have an asphalt or concrete surface shall be maintained in a reasonable state of repair free from potholes and areas bare of surface material.	https://library.municode.com/tx/saginaw/codes/code_of_ordinances?nodeId=CICO_CH10BUBURE_ARTXIPALOE_S10-328MA
Southlake	no ordinance	
Weatherford	no ordinance	
Westlake	no ordinance	

Mayor Pro Tem Goode's Research

Duncanville	Sec. 12-132. - Parking lot maintenance standards. All persons owning, occupying or having supervision of real property not used for residential purposes (single-family and duplex) in the city shall keep and maintain in good condition and repair any lot or area situated on said property designated or used for the parking or storage of motor vehicles or for the access thereto. The surface of all such parking lots or areas, including the approaches, driveways, drive aisles to such parking, lots or areas, shall be kept and maintained free of grass, weeds and vegetation and free of cracks, holes or pits which may allow the seepage or accumulation of water. Sec. 12-133. - Notice of violation. Prior to the issuance of citation for violations of the foregoing subsection, a ten-day notice of violation shall be given in order to provide the offending party an opportunity to make the necessary corrections to be in compliance with this article. Sec. 12-134. - Service of notice. Any duly authorized officer of the city observing a violation of this article shall issue and serve a notice of such as follows: (1)Delivered personally to the owner or occupant in writing; (2)By letter addressed to the owner or occupant at the owner's or occupant's post office address, last known address, or property address where the violation exists; or (3)If personal service cannot be obtained or the owner's or occupant's post office address is	https://library.municode.com/tx/duncanville/codes/code_of_ordinances?nodeId=COOR_CH12MIOFPR_ARTXVPALOMAE_S12-133NOVI
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unknown:
a.By publication in the city's official newspaper at least twice within ten consecutive days;
b.By posting the notice on or near the front door of each building on the property to which the violation relates; or
c.By posting the notice on a placard attached to a stake driven into the ground on the property to which the violation relates, if the property contains no building.
Sec. 12-135. - Penalties.
It shall be unlawful for any person to violate the provisions of this article and any person, firm, corporation or association violating, this article shall be deemed guilty of a misdemeanor and shall, upon conviction, be fined a sum not to exceed \$500.00. Each day a violation of this article continues shall constitute a separate offense.

Springtown

4.01.001 Maintenance of parking lots.
(a) Only parking lots which contain public access easements located within the city limits are subject to the requirements of this section. A parking lot is defined as a parking area open to business invitees, tenants or the public generally, with or without charge. This term shall include driving and maneuvering lanes.
(b) No parking lot shall be allowed to become deteriorated to the degree that there is destruction and/or deterioration of the driving surface where the subgrade materials are visible and serve as the driving surface, breakage of the driving surface that results in an uneven surface, and driving surface irregularities that in the opinion of the code enforcement officer are in need of repair to ensure the safe operation of motor vehicles.
(c) The owner and the manager of the premises on which a parking lot is located shall be responsible for compliance with this section. Should the owner or manager fail to complete repairs or otherwise come into compliance within forty-five (45) days after written notice mailed by a city representative to the owner’s or manager’s address listed on the city’s tax roll, an offense will be deemed to have occurred.
(d) Should the owner or manager require more than forty-five (45) days to comply with this section due to conditions beyond his control, the city council may, if the matter is brought to its attention and proof of such need presented within the original forty-five (45) days, grant an extension of up to forty-five (45) days, in which case there will be no offense deemed unless there is a failure to complete repairs within such additional time granted.
(e) All repairs to a parking lot shall be permanent repairs and shall be equivalent to the original paving in both depth and material. All repairs are to be completed using the same type material the parking lot is made of, i.e., asphalt repairs of asphalt lots. Dissimilar materials shall not be used to make repairs, i.e., concrete to repair a pothole in an asphalt lot. All repairs are to be made so the compacted repair is level with the surrounding surface.
(f) Violations of subsections (c) and (e) are class C misdemeanors and any person owning or managing any such premises may be found guilty of violation of this section.

<https://ecode360.com/40731859#40731847>

Garland

30.198 Maintenance of commercial properties.
(A) For the purposes of this section, “commercial property” shall mean all property other than single-family residential property. “Commercial building” shall mean any building or structure located on a commercial property. The terms “commercial property” and “commercial building” specifically include apartment and multifamily properties and buildings. “Owner” shall include an agent of the owner who is authorized to, or who actually does, lease, manage, or collect rent from a commercial property on behalf of the owner.
(B) Maintenance of parking areas. The owner of a commercial property shall:

<https://ecode360.com/40075370?highlight=lot,maintenance&searchId=17016761310822228#40075370>

- (1) Repair or resurface all parking areas, driveways to and from parking areas, and the pads and driveways to and from refuse storage facilities so as to be free from potholes, cracks which may contain weeds or other vegetation, or changes in surface grade of one inch (1") or greater.
- (2) Repaint or restripe parking spaces and fire lanes so as to maintain clearly designated parking spaces and fire lanes.
- (C) Maintenance of landscaping. The owner of a commercial property shall remove and replace all dead trees, shrubs, and groundcover which are part of required landscaping for the commercial property and, if not part of required landscaping, shall be removed or replaced.
- (D) Maintenance of commercial buildings and structures. The owner of a commercial building shall:
- (1) Repair or replace broken, cracked, damaged, or missing doors and windows.
- (2) Repair or replace loose, damaged, or missing exterior trim, siding, and roofs.
- (3) Repaint or resurface exterior surfaces of the building with a weatherproof protection.
- (4) Disconnect or cap off unsafe electric and unsanitary plumbing connections in commercial buildings, or portions thereof, that have not been in use for six (6) months or more.
- (E) Schedule of maintenance. The owner shall submit, within ten (10) days of notification of a violation of this section, a work schedule to the City and obtain all necessary permits for the work. All portions of the work shall be completed within thirty (30) days of issuance of a permit. However, major work such as reroofing a building or repaving (resurfacing) a parking lot will be allowed thirty (30) days to submit a work schedule and obtain a permit and a maximum of six (6) months to complete the work.

Arlington

- Maintenance Parking facilities and loading berths shall be maintained and kept in a state of good repair at all times by the owner or the person in control of the premises.
- UDCChapter.pdf (civiclive.com)
- Commercial parking facilities such as parking surfaces and parking striping are required to be maintained and kept in a state of good repair at all times.
- Common Violations
- Damaged parking surfaces
 - o Potholes
 - o Damaged/broken curb stop
 - o Cracks in parking surface allowing grass/vegetation growth
 - o Areas of the parking surface with multiple patches compromising the integrity of the parking surface
 - Missing/faded fire lane and/or parking striping
 - Burned out/improperly timed illumination

https://www.arlingtontx.gov/city_hall/departments/code_compliance/commercial/rapid_reference_guide/parking_lot_standards



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

Background and Explanation:

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. Azle Dev. Activity Report - MDD June 2024



DEVELOPMENT ACTIVITY REPORT

June 2024

Development Activity Report – June 2024

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Commercial Development Projects Approved/Under Construction – June 2024

Project	Land Use	Acreage	Description	Status
Kodiak Car Wash 905 Boyd Rd	Commercial	1.55	3,926 sq. ft. car wash facility - Building Permit issued 3.26.2024	Under construction
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/Building Permit for new 950 sq. ft. drive-thru coffee - Building permit issued 3.6.2024	Under construction
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
Early Bird 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)	Approved; Waiting to be issued
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
Wing Drone Delivery (Walmart) 721 Boyd Rd.	Commercial	14.03	- Site Plan for new Wings Drone delivery station outside Walmart store location - Up to 20 drones in designated area in parking lot	Approved 6.5.2024

Commercial Development Projects Under Review – June 2024

Project	Land Use	Acreage	Description	Status
Stingers Bar & Grill 151 SE Parkway	Commercial		• Certificate of Occupancy to re-occupy existing 5,000 sq. ft. restaurant w/ outside patio (former Flames BBQ building) • TABC License approved 6.10.2024	Certificate of Occupancy under review
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	Waiting on 2nd Sub. 4.4.2024
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	Waiting on 2nd Sub. 12.8.2023
<i>Primera Iglesia Bautista Church Building</i> <i>111 Gipson Road</i>	<i>Commercial</i>	<i>1.17</i>	• <i>Site plan and building permit for new 9,480 sq. ft. 2-story church facility.</i>	<i>Waiting on 2nd Sub. 5.24.2024</i>

Façade & Signage Improvement Program Grants – June 2024

Project	Details	Status
2HM Investments LLC 233 W. Main St. Commercial Land Use	Façade improvements approved by City Council on May 7, 2024 Existing building Proposed elevations 3-D FRONT VIEW 1/8 SCALE 3-D REAR VIEW 1/8 SCALE	Construction Completed: <i>TBD</i> Private Investment: \$24,670.00 City's Investment: \$10,000.00

Façade & Signage Improvement Program Grants – June 2024

Project	Details	Status
Froz-Zone 128 Park Place Commercial Land Use	Signage improvements approved by City Council on May 7, 2024	Construction Completed: <i>TBD</i> Private Investment: \$3,500.00 City's Investment: \$1,750.00

Façade & Signage Improvement Program Grants – June 2024

Project	Details	Status
Tyler A. Harden, Attorney, P.C 415 W. Main St. Commercial Land Use	Signage improvements approved by City Council on May 21, 2024  	Construction Completed: <i>TBD</i> Private Investment: <i>\$7,700.00</i> City's Investment: <i>\$4,167.62</i>

Façade & Signage Improvement Program Grants – June 2024

Project	Details	Status
Falcon Smoke Shop 132 Park Place Commercial Land Use	Signage improvements approved by City Council on May 21, 2024 <i>*Previous sign was a banner sign</i> 	Construction Completed: <i>TBD</i> Private Investment: \$3,600.00 City's Investment: \$1,948.50

Certificates of Occupancy Permits Issued – June 2024

	BUSINESS	DATE	ADDRESS
	CONTACT	ISSUED	C/O TYPE
1	BOXHEAD SHIPPING STATION	4/3/2024	828 BOYD RD, #106
	AUDREY SALAZAR		NEW BUSINESS
2	BRISTER SNOW CONE STAND	4/4/2024	404 W MAIN ST
	NATALIE BRISTER		TEMPORARY SNOW CONE STAND
3	API, INC	4/17/2024	418 S. STEWART
	HARVEY EARUES		NEW BUSINESS
4	STAFFORD PLACE APARTMENTS (BLDGS 8, 9 AND 10)	4/24/2024	1200 SE PARKWAY
	SPAA MF INVESTMENTS, LP		NEW BUSINESS
5	ADAM PAGE	4/24/2024	629 PROFIT ST
	ADAM PAGE		NEW OWNERSHIP
6	BARON BUILDING MATERIALS	4/24/2024	196 E MAIN ST
	BRUCE BARON GREEK		NEW BUSINESS
7	FUNKY TOWN SOCIAL CO.	5/9/2024	1129 SE PARKWAY
	CRYSTAL JOHNSON		NEW LOCATION
8	ADVENTURES LEARING CENTER EXPANSION	5/21/2024	301 COMMERCE ST
	BRANDI FAIR		BUSINESS EXPANSION
9	STAFFORD PLACE APARTMENTS (CLUBHOUSE, BLDGS 4, 5)	5/22/2024	1200 SE PARKWAY
	SPAA MF INVESTMENTS, LP		NEW BUSINESS

New Residential Developments – June 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	62	11	Permits being issued	Andares Homes; Veralux Homes	S. Stewart St.
Stone Eagle	94	49	45	Permits being issued	McBee Homes; Kindred Homes; Impression Homes	Kimbrough Rd./ Dunaway Ln.
Azle Grove, Phase I	136	128	8	Permits being issued	Lennar Homes	N. Ash St./ Lakeview Dr.
Azle Grove, Phase II	136	32	104	Permits being issued	Lennar Homes	N. Ash St./ Lakeview Dr.
Lakeview Heights	79	37	42	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	1,049	635	414			



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 26, 2024 and Azle's Planning and Zoning Commissioners are welcome to attend this event.

Board/Commission/Committee Recommendation:

N/A

Staff Recommendation:

N/A

Attachments:

1. 2024 Elected & Appointed Officials Workshop Flyer



2024 Elected & Appointed Officials Workshop

Friday, July 26 | 10:00 AM to 3:00 PM
Grand Hall at NRH Centre

Join the Midwest Section of APA Texas for this annual training opportunity for City Council Members, Planning & Zoning Commissioners, Zoning Board of Adjustment members, and other elected and appointed officials.

The training will cover the fundamentals of planning and zoning, planning law, and ethics. An interactive development review session will demonstrate key elements of plats, site plans, and zoning changes for decision makers to look for when reviewing agenda items. **This event is designed primarily as an introduction to planning and zoning for new officials, but can also serve as a refresher course for more seasoned officials.**

REGISTER HERE! \$35



WHEN:

Friday, July 26, 2024

10:00AM - 3:00PM

(doors open 9:30 AM)

WHERE:

Grand Hall at the NRH Centre

6000 Hawk Avenue

North Richland Hills

(Grand Hall entry is located at the circle drive porte-cochere)

DRINKS:

Coffee, soft drinks, and water available

LUNCH:

Lunch provided; details provided closer to event

PARKING:

Park in the NRH Centre lot (recommended) or the adjacent NRH Library parking lot

MATERIALS:

Notepads and pens available upon request; not all speakers will have printouts



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)

11:15 5-minute break

11:20 Planning Law (Brenda McDonald)

12:10 Break for Grab-n-Go Lunch

12:30 Planning Ethics for Elected & Appointed Officials (Staron Faucher, WSP) *DURING LUNCH*

1:25 10-minute break

1:35 Development Review Workshop (Abra Nusser, LJA Placemaking + Resilience)

2:30 Speaker Panel Q&A and Discussion

3:00 Adjourn



Questions?

Contact Clayton Comstock: ccomstock@nrhtx.com or (817) 427-6301



Instagram



Email



Facebook



LinkedIn



American Planning Association
**Texas Chapter
Midwest**

Creating Great Communities for All

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