



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

August 15, 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 July 18, 2024.

David Hawkins, Director of Planning and Development

ACTION ITEMS

2. Consider and take appropriate action on a Preliminary Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (ETJ) of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S. Case No. 2024-01

David Hawkins, Director of Planning and Development

3. Consider and take appropriate action on a Final Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (ETJ) of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S. Case No. 2024-06

David Hawkins, Director of Planning and Development

4. Consider and take any appropriate action on an appeal to the City of Azle Code of Ordinances, Article 6.08, Tree Preservation, Section 6.08.003, Applicability, to allow the removal of trees prior to submission of a building permit for an undeveloped residential lot located at 1325 Park Street, a 1.53-acre tract of land located on the north side of Park Street, approximately 620 feet east of

S. Ash. Avenue, and zoned as Single-Family One (SF-1) District. Case No. TR2024-03
David Hawkins, Director of Planning and Development

PUBLIC HEARING

5. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from Heavy Commercial (HC) District to a Planned Development (PD) District for approximately 13.101 acres of land, being described as a tract of land in the B.F. Curtis Survey, Abstract No. 344 and Spencer Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas. The property is generally located on the east side of Southeast Parkway (Hwy. 199) approximately 880 feet south of N. Stewart St. The purpose of this Planned Development is to consider allowing a Construction Equipment Sales/Storage and Auction business at this location. Case No. Z2024-02

David Hawkins, Director of Planning and Development

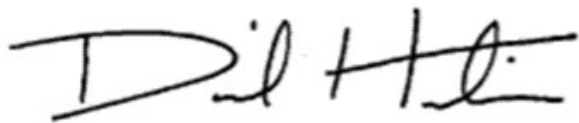
DISCUSSION ITEMS

6. 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 August 9, 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.



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

July 18, 2024

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:

Chair Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Cynthia Barrios
Commissioner Curt Lampkin
Commissioner Jared Arneson

Members Absent:

Commissioner Rick Simmons
Commissioner Laurel Mosier

Staff Present:

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

INVOCATION

Commissioner Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Chairman Wheeler led the pledge.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held June 20, 2024.

Vice Chairman Carlson moved to approve the minutes of the Planning and Zoning Commission meeting held June 20, 2024 as presented. Commissioner Lampkin seconded the motion. Motion carried.

Yes: (5) Leonard Wheeler, Jim Carlson, Cynthia Barrios, Curt Lampkin, Jared Arneson
No: (0) None

Absent: (2) Rick Simmons, Laurel Mosier

PUBLIC HEARING

- 2. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from Industrial (IND) District to a Planned Development (PD) District for approximately 57 acres of land, being described as Lots 1-3, Block 1, RS3 Industrial Park and a 28.638-acre tract of land in the G.W. Robbins Survey, Abstract No. 1155, City of Azle, Parker County, Texas. The property is generally located on the east side of Ashwood Street and on the north side of Northwest Parkway (Hwy. 199).**

Director of Planning and Development David Hawkins presented this item. Mr. Hawkins stated that the purpose of this Planned Development (PD) zoning change is to modify the permitted uses that would be allowed for this 57-acre Industrial Park. If approved, this modified permitted use schedule would only apply to this 57-acre property. The applicants are requesting the Planned Development for Industrial Use zoning to allow them to continue with their original goal of developing an industrial park for uses such as professional services and offices; industrial sales and service; distribution centers; light manufacturing (outdoor storage allowed); heavy manufacturing (outdoor storage allowed); and wholesale storage and distribution. If approved, businesses of these natures would be allowed within this 57-acre property and need only to submit permit applications as opposed to each having to obtain their own SUP.

Rick Reeves, co-owner of RS3, spoke about the request. He stated that RS3 intends to help with drainage concerns. He stated they have already completed an engineering study and will be building another drainage pond and a culvert for metered drainage.

Chairman Leonard Wheeler opened the public hearing at 6:12 p.m. The following spoke:

- Angela Richardson, 142 Richardson Street, submitted a letter of opposition due to not being aware of what kind of development is planned. Ms. Richardson spoke during the meeting and stated that she has no opposition against what she heard during the meeting. Ms. Richardson stated she brought a letter of opposition on behalf of 128 Richardson Street as well.
- Taylor Elkins, 354 Richardson Street, inquired about building pads and voiced concerns about drainage.

Mr. Reeves stated they intend to help with the drainage concerns. He stated they will double the retention pond so they can meter the drainage flow and will culvert the road as well.

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

Discussion included that this change is requested because of the April 2, 2024 ordinance adopted by the City Council which now requires a Specific Use Permit (SUP) to operate various light and heavy industrial-type businesses within the Industrial (IND) zoning district.

Commissioner Arneson moved to approve and recommend to the City Council the approval of this proposed zoning change request from Industrial (IND) District to a Planned Development (PD) District for approximately 57 acres of land, being described as Lots 1-3, Block 1, RS3 Industrial Park and a 28.638-acre tract of land in the G.W. Robbins Survey, Abstract No. 1155, City of Azle, Parker County, Texas. Vice Chairman Carlson seconded the motion. Motion carried.

Yes: (5) Leonard Wheeler, Jim Carlson, Cynthia Barrios, Curt Lampkin, Jared Arneson

No: (0) None

Absent: (2) Rick Simmons, Laurel Mosier

3. **Conduct a public hearing and consider a recommendation to the City Council regarding a Specific Use Permit request to operate a tattoo parlor business for property located at 629 Profit Street and also known as Lot 2, Block 2, Azle Industrial Park Addition. The property is located on the south side of Profit Street approximately one hundred fifty feet (150') east of Commerce Street. The applicant is requesting a Specific Use Permit to operate a tattoo parlor business at this location.**

Director of Planning and Development David Hawkins presented this item. The property owner/applicant is requesting a Specific Use Permit (SUP) to operate a tattoo parlor business at 629 Profit St. On April 2, 2024, the City Council passed an ordinance (Ord. No. 2024-11) to amend the Permitted Use Schedule within the Zoning Ordinance which now requires a SUP to operate a tattoo parlor in the Industrial (IND) zoning district. Approval of this SUP request will allow the applicant to proceed forward with a building permit and Certificate of Occupancy to open the business at this location.

Applicant Adam Page, Sr., and his son, Adam Page, Jr. spoke about this request, which is for the operation of an upscale tattoo parlor with exotic cars inside. Mr. Page, Sr. stated that he purchased this property before the Council's adoption of the new permitted uses schedule, which now requires this SUP and hearing.

Chairman Wheeler opened the public hearing at 6:33 p.m. As there were no speakers, Chairman Wheeler closed the hearing at 6:33 p.m.

Discussion included that the cars will primarily be located in building A. Mr. Page, Jr. stated that his standard hours will be 9:00 a.m. to 5:00 p.m. with occasional exceptions by appointment only. Mr. Page, Sr. confirmed that he purchased the property in November 2023, and he leased the property back to the previous tenant, Screaming Chicken, until March 2024. Discussion also included that there are no distance requirements between a tattoo parlor and operations such as daycare or schools.

Vice Chairman Carlson moved to approve and recommend to the City Council approval of this request for a SUP to operate a tattoo parlor business for property located at 629 Profit Street and also known as Lot 2, Block 2, Azle Industrial Park Addition. Commissioner Arneson seconded the motion. Motion carried.

Yes:	(5)	Leonard Wheeler, Jim Carlson, Cynthia Barrios, Curt Lampkin, Jared Arneson
No:	(0)	None
Absent:	(2)	Rick Simmons, Laurel Mosier

DISCUSSION ITEMS

None

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:39 p.m.

Presented and approved on _____

Leonard Wheeler, Chairmain

Attest:

David Hawkins
Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Preliminary Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (ETJ) of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S. Case No. 2024-01

Background and Explanation:

Existing Condition of Property:

The property is predominantly undeveloped with one single-family residence and accessory structures. There are existing trees throughout the property which is located on the west side of Thomas Len Road, a street in Parker County.

Development Review Analysis:

The purpose of this Preliminary Plat is to plat five (5) residential and non-residential lots for a new headquarters for the Saddleback Leather company and single-family residences within the ETJ (Extraterritorial Jurisdiction).

Zoning

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

Streets

- There are no public streets within this development. The property will be served by a 50' shared ingress/egress easement that connects all lots to Thomas Len Road.

Public Infrastructure

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

Drainage

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

Board/Commission/Committee Recommendation:

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

1. Approve the Preliminary Plat as presented.

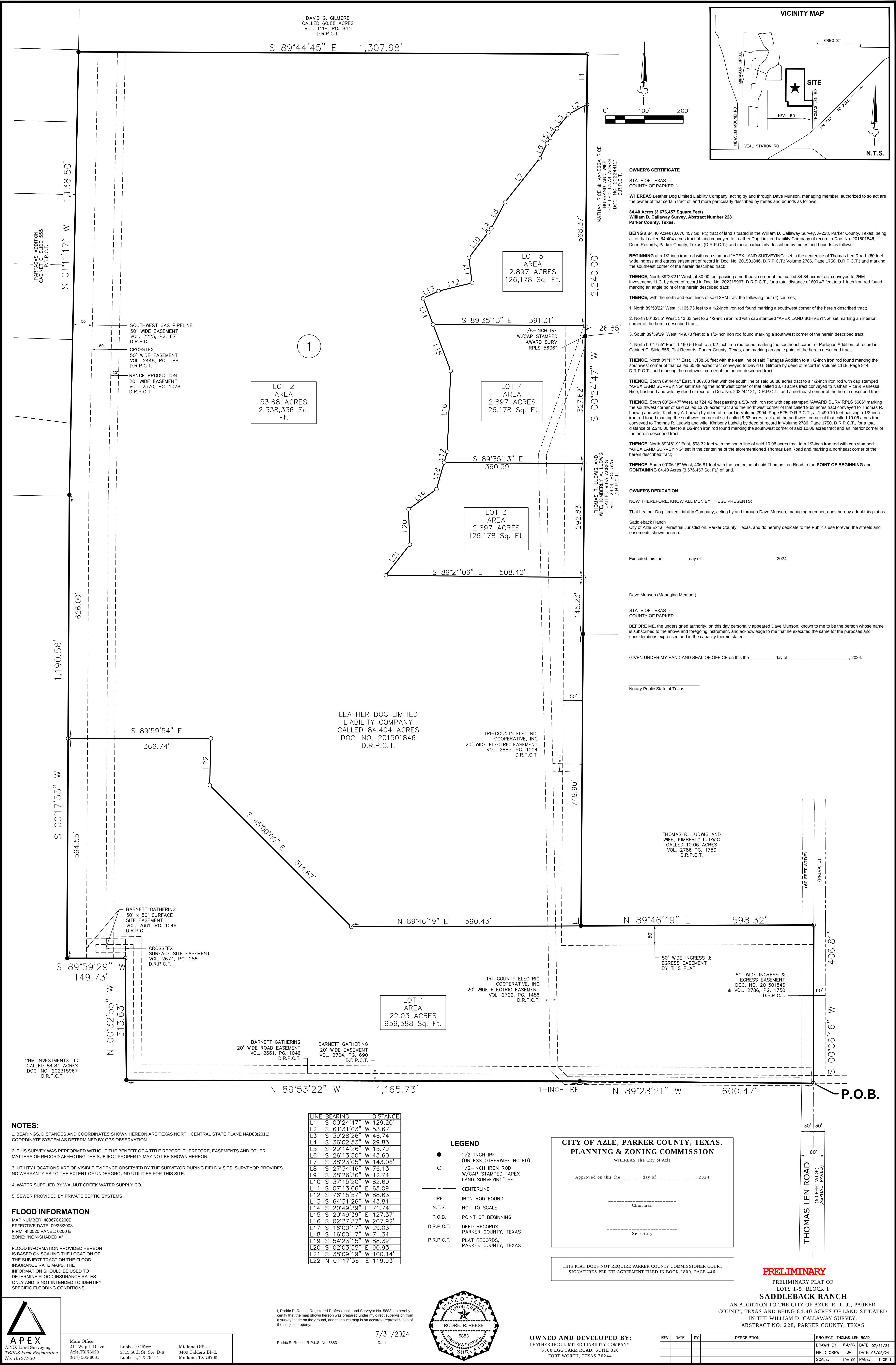
No City Council action is needed.

Staff Recommendation:

Staff recommends approval of this Preliminary Plat application.

Attachments:

1. Saddleback Ranch-Preliminary Plat
2. Saddleback Ranch-Preliminary Plat with Aerial





Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Consider and take appropriate action on a Final Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (ETJ) of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S. Case No. 2024-06

Background and Explanation:

The Preliminary Plat for this same property is also on this Planning and Zoning Commission's meeting agenda for consideration.

Existing Condition of Property:

The property is predominantly undeveloped with one single-family residence and accessory structures. There are existing trees throughout the property, which is located on the west side of Thomas Len Road, a street in Parker County.

Development Review Analysis:

The purpose of this Final Plat is to plat five (5) residential and non-residential lots for a new headquarters for the Saddleback Leather company and single-family residences within the ETJ (Extraterritorial Jurisdiction).

Zoning

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

Streets

- There are no public streets within this development. The property will be served by a 50' shared ingress/egress easement that connects all lots to Thomas Len Road.

Public Infrastructure

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

Drainage

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

Board/Commission/Committee Recommendation:

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

1. Approve the Final Plat as presented.

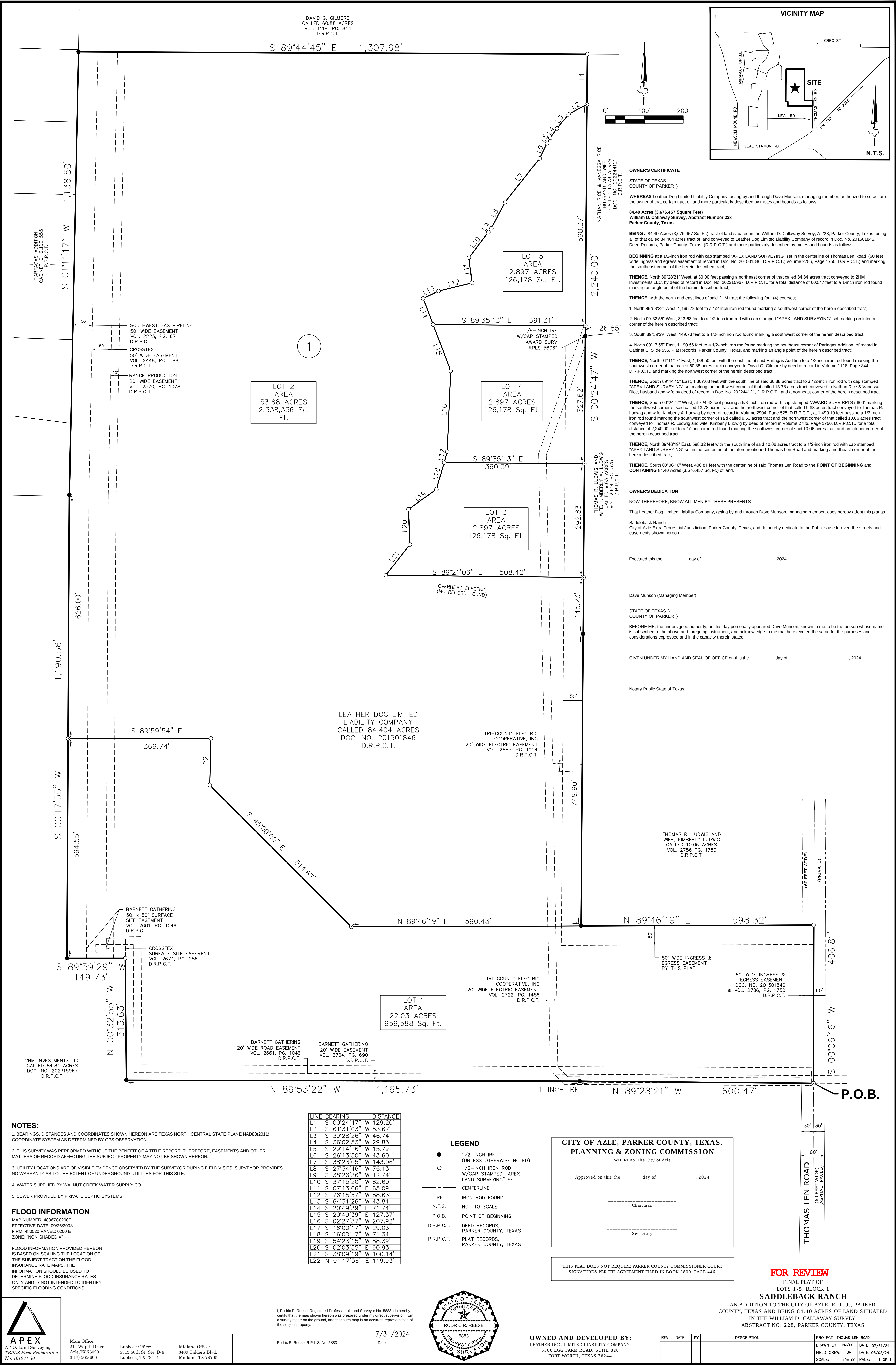
No City Council action is needed.

Staff Recommendation:

Staff recommends approval of this Final Plat application.

Attachments:

1. Saddleback Ranch-Final Plat





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 6.08.003, Applicability, to allow the removal of trees prior to submission of a building permit for an undeveloped residential lot located at 1325 Park Street, a 1.53-acre tract of land located on the north side of Park Street, approximately 620 feet east of S. Ash. Avenue, and zoned as Single-Family One (SF-1) District. Case No. TR2024-03

Background and Explanation:

The purpose of this appeal is to consider allowing the removal of trees prior to issuance of a building permit for the construction of a new single-family residence on an undeveloped property. Section 6.08.003 of the Code of Ordinances requires a tree survey and tree mitigation plan to be submitted along with a Building Permit application so it may be properly identified what protected trees are being removed and what would be required to be mitigated. The applicant has provided a tree survey illustrating all the protected trees on the property and identified the ones planned for removal. Protected trees are trees (as listed within the Tree Preservation Ord.) that are 6" caliper or greater in size. The applicant intends to only remove the ones necessary for providing access to the lot and future driveway, where the new residence would be located, and underneath the powerlines along Park St. A property survey and building plan was also included, showing the proposed footprint and location of the new house on the property. The attached tree survey shows a total of 90 protected trees on the property with a total of 979.25 caliper inches. 26 trees equaling 257 caliper inches are planned to be removed from the property due to the construction of the new residence or if dead or in poor condition.

Undeveloped Single-Family Residential Lot Tree Removal Regulations:

During the construction of a single-family residential lot, all trees located within the building pad, including the driveway and public sidewalk as shown on a site plan approved by the City, may be removed and shall be exempt from the tree protection and replacement requirements. An additional twenty percent (20%) of the total remaining protected trees on a lot may be removed without penalty for other construction purposes such as parking, patio, septic tank and lateral lines, swimming pool and deck areas. 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.

Tree Mitigation Requirements:

The tree survey shows a total of 26 trees equaling 257 caliper inches that are exempted from mitigation due to their location within the building pad, driveway, and right-of-way (overhead power lines). Based on the proposed tree survey, there is no tree mitigation required for this request.

Tree Appeal Request:

The applicant is requesting to allow advanced tree removal and lot grading prior to the issuance of the building permit for a new single-family residence. The trees planned for removal would be considered exempted from mitigation if they were part of a building permit application.

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 Request Letter - 1325 Park St.
2. Tree Survey List - 1325 Park St.
3. Tree Survey Exhibit - 1325 Park St.
4. Property Survey - 1325 Park St.
5. Letter - Density of Trees
6. House Elevation & Dead Trees - 1325 Park St.

City of Azle
July 26, 2024

Subject: Request for Tree Removal Permit

Dear Mr. Hawkins and Tree Board,

I hope this message finds you well. I am writing to formally request a permit for the removal of trees from my property located at 1325 Park Street, Azle, TX. This is in accordance with Tree Preservation Ordinance Sec. 6.08.003 para. 2.

The following factors necessitate the removal of these trees. Firstly, the dense underbrush and large number of trees on the site are currently impeding necessary site surveying and grading work, which is a prerequisite to obtaining a building permit. Secondly, the cost involved in simultaneously removing trees and constructing our homestead is cost prohibitive. Due to financial constraints we plan on phasing the improvement of our property as follows - 1) Tree and underbrush removal; 2) Site survey and platting; 3) Site grading and infrastructure; 4) Structure build and finish out.

I kindly request your approval to proceed with the removal of these trees to facilitate the necessary groundwork and to ensure the successful development of the property in accordance with local regulations and environmental considerations.

Please find enclosed the required documentation, including a detailed plan outlining the proposed tree removal and development phases. Should you require any additional information or need clarification on any aspect of this request, please do not hesitate to contact me at 972-743-4073 or jittaylor53@gmail.com.

Thank you for considering my application. I look forward to your favorable response at your earliest convenience.

Sincerely,

Joyce Taylor and Robert Stewart
279 Marina Drive
Azle, Texas 75020

Exhibit A

REPORT



Urban Renewal, Inc.
PO Box 13764
Arlington, TX 76094
(817) 307-0967

December 5, 2022

Joyce Taylor
1325 Park St
Azle, Texas 76020

Dear Ms. Taylor:

On December 3, 2022, I performed a tree survey of all of the protected trees at 1325 Park St. in Azle, Texas. I measured the DBH (Diameter Breast Height) of each tree. I then tagged them with a writeable aluminum tag. I also put orange flagging on each of them. I measured a total of 91 trees. "Protected" tree as defined in the Azle ordinance is any tree 6" or greater in DBH on their list. There are a lot more trees on the property but they are all smaller than 6 inches in diameter at four and a half feet above ground level (DBH). See attached spreadsheet.

All of the trees are in good condition except:

- 1) The trees under the powerlines along the front of the property.
- 2) The half dead American elm by the drive.
- 3) Blackjack oak near utility easement with decay along trunk

If you have any questions, please call me at 817-307-0967.

Sincerely,

Eugene Gehring
Urban Renewal, Inc.
ISA Board Certified Arborist TX-1154B
ISA Tree Risk Qualified

Tree #1	Common name	Scientific name	DBH	Stem 1	Stem 2	Stem 3	Condition	notes
1	Pecan	<i>Carya illinoensis</i>	10				Poor	Under powerline - topped - needs to be removed
2	Pecan	<i>Carya illinoensis</i>	11				Poor	Under powerline - topped - needs to be removed
3	Pecan	<i>Carya illinoensis</i>	9				Poor	Under powerline - topped - needs to be removed
4	Pecan	<i>Carya illinoensis</i>	8				Poor	Under powerline - topped - needs to be removed
5	Pecan	<i>Carya illinoensis</i>	8				Poor	Under powerline - topped - needs to be removed
6	Cedar Elm	<i>Ulmus crassifoli</i>	9	6	6		Poor	Under powerline - topped - needs to be removed
7	Pecan	<i>Carya illinoensis</i>	6.5				Poor	Under powerline - topped - needs to be removed
8	Pecan	<i>Carya illinoensis</i>	6				Poor	Under powerline - topped - needs to be removed
9	Cedar Elm	<i>Ulmus crassifoli</i>	6				Good	
10	Cedar Elm	<i>Ulmus crassifoli</i>	6.5				Good	
11	Cedar Elm	<i>Ulmus crassifoli</i>	6.5				Good	
12	Cedar Elm	<i>Ulmus crassifoli</i>	7				Good	
13	American Elm	<i>Ulmus Americana</i>	6.5				Good	
14	American Elm	<i>Ulmus Americana</i>	12.5				Good	
15	Cedar Elm	<i>Ulmus crassifoli</i>	6				Good	
16	American Elm	<i>Ulmus Americana</i>	10.5				Poor	Half dead - needs to be removed
17	Cedar Elm	<i>Ulmus crassifoli</i>	8.5				Good	
18	American Elm	<i>Ulmus Americana</i>	19				Good	
19	Cedar Elm	<i>Ulmus crassifoli</i>	6				Good	
20	Cedar Elm	<i>Ulmus crassifoli</i>	6.5				Good	
21	Cedar Elm	<i>Ulmus crassifoli</i>	9				Good	
22	Blackjack Oak	<i>Quercus marilandica</i>	12.5				Good	
23	Post Oak	<i>Quercus Stellata</i>	9.5				Good	
24	Bois Darc	<i>Maclura pomifera</i>	9				Good	
25	Post Oak	<i>Quercus Stellata</i>	25				Good	
26	Post Oak	<i>Quercus Stellata</i>	38				Good	
27	Cedar Elm	<i>Ulmus crassifoli</i>	16				Good	
28	Pecan	<i>Carya illinoensis</i>	8.5				Good	
29	Box Elder	<i>Acer Negundo</i>	15				Good	
30	Blackjack Oak	<i>Quercus marilandica</i>	10	7	6		Good	
31	Cedar Elm	<i>Ulmus crassifoli</i>	11				Good	
32	Cedar Elm	<i>Ulmus crassifoli</i>	10				Good	
33	Pecan	<i>Carya illinoensis</i>	10				Good	
34	American Elm	<i>Ulmus Americana</i>	21.5				Good	
35	Post Oak	<i>Quercus Stellata</i>	12				Good	
36	Cedar Elm	<i>Ulmus crassifoli</i>	6.5				Good	
37	Gum bumelia	<i>Sideroxylon lanuinsum</i>	13.25	7	6.5	6	Good	
38	Cedar Elm	<i>Ulmus crassifoli</i>	6				Good	
39	Black locust	<i>Robinia pseudoacacia</i>	8				Good	
40	Pecan	<i>Carya illinoensis</i>	20.5	15.5	10		Good	
41	Cedar Elm	<i>Ulmus crassifoli</i>	6.5				Good	
41	Cedar Elm	<i>Ulmus crassifoli</i>	6.5				Good	
42	Cedar Elm	<i>Ulmus crassifoli</i>	7				Good	
43	Cedar Elm	<i>Ulmus crassifoli</i>	7				Good	
44	Pecan	<i>Carya illinoensis</i>	6				Good	
45	Pecan	<i>Carya illinoensis</i>	14				Good	
46	Cedar Elm	<i>Ulmus crassifoli</i>	10				Good	
47	Pecan	<i>Carya illinoensis</i>	8.5				Good	
48	Pecan	<i>Carya illinoensis</i>	16	12	8		Good	
49	Blackjack Oak	<i>Quercus marilandica</i>	12.5				Poor	Major decay in trunk - Remove?
50	American Elm	<i>Ulmus Americana</i>	34.5				Good	
51	Cedar Elm	<i>Ulmus crassifoli</i>	6.5				Good	
52	American Elm	<i>Ulmus Americana</i>	18				Good	
53	Pecan	<i>Carya illinoensis</i>	6.5				Good	
54	Pecan	<i>Carya illinoensis</i>	8				Good	
55	Pecan	<i>Carya illinoensis</i>	7				Good	
56	Cedar Elm	<i>Ulmus crassifoli</i>	7.5				Good	
57	Pecan	<i>Carya illinoensis</i>	14.5	8	7.5	5.5	Good	
58	American Elm	<i>Ulmus Americana</i>	8				Good	
59	American Elm	<i>Ulmus Americana</i>	8				Good	
60	Pecan	<i>Carya illinoensis</i>	13	9	8		Good	
61	Pecan	<i>Carya illinoensis</i>	10				Good	
62	Pecan	<i>Carya illinoensis</i>	7				Good	
63	Pecan	<i>Carya illinoensis</i>	7				Good	
64	Pecan	<i>Carya illinoensis</i>	7				Good	

65	Pecan	<i>Carya illinoensis</i>	27	Good	
66	Red cedar	<i>Juniperus virginiana</i>	6.5	Good	
67	Cedar Elm	<i>Ulmus crassifoli</i>	6.5	Good	
68	Cedar Elm	<i>Ulmus crassifoli</i>	7.5	Good	
69	Pecan	<i>Carya illinoensis</i>	8	Good	
70	Pecan	<i>Carya illinoensis</i>	10.5	Good	
71	American Elm	<i>Ulmus Americana</i>	28.5	Good	
72	Pecan	<i>Carya illinoensis</i>	13	Good	
73	Pecan	<i>Carya illinoensis</i>	7	Good	
74	Pecan	<i>Carya illinoensis</i>	9	Poor	Under powerline - topped - needs to be removed
75	Pecan	<i>Carya illinoensis</i>	8	Good	
76	Pecan	<i>Carya illinoensis</i>	42	Good	
77	Redcedar	<i>Juniperus virginiana</i>	10	Good	
78	Cedar Elm	<i>Ulmus crassifoli</i>	6.5	Good	
79	Pecan	<i>Carya illinoensis</i>	6	Good	
80	Pecan	<i>Carya illinoensis</i>	7	Good	
81	Pecan	<i>Carya illinoensis</i>	6	Good	
82	Pecan	<i>Carya illinoensis</i>	10	Good	
83	Pecan	<i>Carya illinoensis</i>	6.5	Good	
84	Pecan	<i>Carya illinoensis</i>	7	Good	
85	American Elm	<i>Ulmus Americana</i>	14	Good	
86	Pecan	<i>Carya illinoensis</i>	7	Poor	Under powerline - topped - needs to be removed
87	Pecan	<i>Carya illinoensis</i>	7	Good	
88	Pecan	<i>Carya illinoensis</i>	10	Good	
89	Pecan	<i>Carya illinoensis</i>	6	Good	
90	Pecan	<i>Carya illinoensis</i>	6	Good	

We are asking to remove the following trees prior to obtaining a building permit because we are clearing the property of underbrush and small sapplings. Dirt needs to be brought in to level the property and have proper drainage. Untl the property is cleared we are unable to determine how much dirt is needed and obtain an early grading permit. It is more cost effect for us to have the trees removed at the same time we are paying to have the property cleared. We are having our house plans engineered and plan to start the build in late 2025. preliminary plans attached

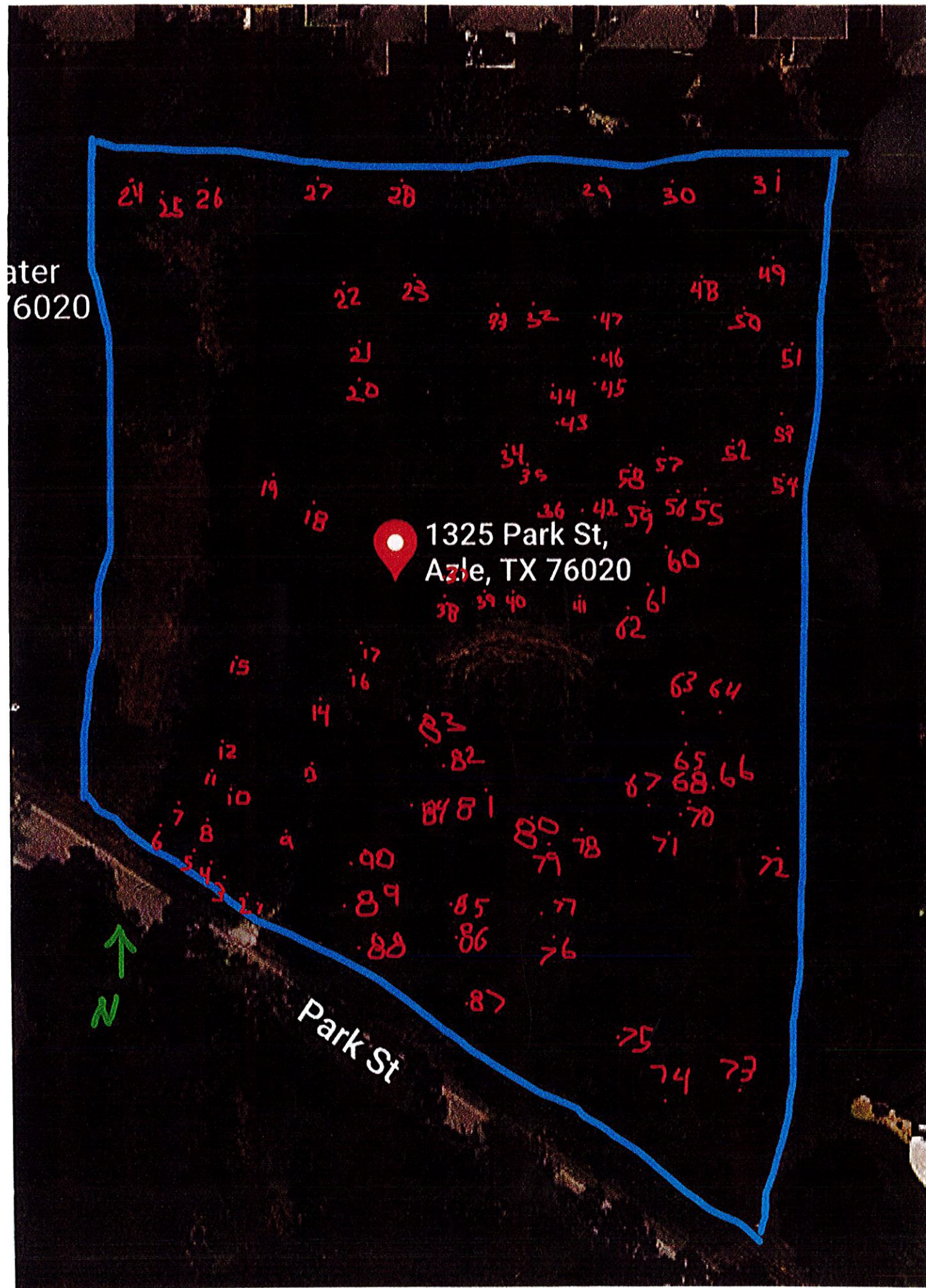
Requested trees to be removed per survey

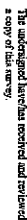
Tree #	Common Name	DBH	Reason Removal
1	Pecan	10	under powerlines
2	Pecan	11	under powerlines
3	Pecan	9	under powerlines
4	Pecan	8	under powerlines
5	Pecan	8	under powerlines
6	Cedar Elm	9	under powerlines
7	Pecan	6.5	under powerlines
13	American Elm	6.5	enterance access
14	American Elm	12.5	enterance access
16	American Elm	10.5	dead
17	Cedar Elm	8.5	enterance access
18	American Elm	19	enterance access
34	American Elm	21.5	home build site
35	Post Oak	12	home build site
36	Cedar Elm	6.5	home build site
38	Cedar Elm	6	home build site
40	Pecan	20.5	home build site
41	Cedar Elm	6.5	home build site
42	Cedar Elm	7	home build site
43	Cedar Elm	7	home build site
44	Pecan	6	home build site
58	American Elm	8	home build site
59	American Elm	8	home build site
61	Pecan	10	home build site
62	Pecan	7	home build site
49	Blackjack Oak	12.5	poor condisiton,
Total Protected Tress requested for Removal		26	
Total Protecred Trees per survey		90	

NOTES

10 additional pecan trees are marked to keep oustide of build site and not included on survey.

We are requesting only protected trees within the build site, driveway and right-of-ways be removed. Please consider our request to remove these trees under Article 6.08, section 6.08.003,2c as an undeveloped single-family residential lot.





STELLA TEXCARE
711001 0000 0000

1325 Park Drive
Azle, Texas

NOTE:

- Bearings are based on Ashwood Park, Phase One, Cdb. A., Site 10719, P.H.T.C.I.

SURVEYORS CERTIFICATION: The undersigned does hereby certify to Texas Seismic Tilt Company (G.E. No. CV-174720) that the survey was made on the ground of the property legally described herein and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown on the attached.

FLOOD NOTE: It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48058-0202 X, present effective date of map, September 25, 2009, herein property situated within Zone "X".

BEING all that certain lot, tract, or parcel of land situated in the 3. Wilcox Survey, Abstract Number 1727, in the City of Aledo, Tarrant County, Texas, and being that same tract of land described by deed to Mary E. Jenkins as recorded under Volume 9377, Page 145, Deed Records of Tarrant County, Texas, (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING a 1/2 inch iron rod with yellow cap stamped, "Arthur Surveying Company" (A.S.C.) set for the southeast corner of the herein described tract, said point being in the west line of Lot 1 in Block 1 of Henderson Addition, an addition to the City of Azle, Tarrant County, Texas, according to the plat recorded under Cabinet B, Slide 2173, Plat Records of Tarrant County, Texas, (P.R.T.C.T.), and being in the present northerly line of Park Drive;

THENCE North 55 degrees 04 minutes 01 seconds West, with the northerly line of said Part Drive, a distance of 273.64 feet to a 1/2 inch iron rod with ASC cap set for corner;

THEENCE North 00 degrees 31 minutes 38 seconds East, passing at a distance of 2.70 feet a 1/2 inch from any illegible cap found for the southeast corner of Lot 1, in Block C of Ashwood Park, Phineas Ows, an addition to the City of Ada, Tarrant County, Texas, according to the plat recorded under Cabinet A, Slide 1197 (p.R.T.C.2), and continuing with an east line thence for a total distance of 216.50 feet to a 1/2 inch from any ASD cap set for corner, now being a northeast corner thence, said point also being in the south line of Lot 3 in said Block C,

THENCE South 88 degrees 26 minutes 02 seconds East, with the south line of said Block passing at a distance of 169.21 feet a 1/2 inch iron rod found for the common south corner 6 and 7 in said Block C, and continuing for a total distance of 227.40 feet to a 1/2 inch iron with ASC cap set for corner, same being the northwest corner of said Henderson Addition,

THENE South 80 degrees 50 minutes 09 seconds West, with the west line of said Henderson Addition, a distance of 367.00 feet to **THE POINT OF BEGINNING** and continuing 1.520 acres of land, more or less.



1.520 Acres out of the
J. Wilcox Survey, Abstract No. 1727

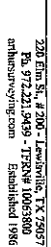
Tarrant County, Texas

P.C. / Tech: B.S. / G.C. DATE: 08-10-2017 SCALE: 1"=40' ASC NO.: 1708117

P.C. / Tech: B.S. / G.C. DATE: 08-10-2017 SCALE: 1"=40' ASC NO.: 1708117



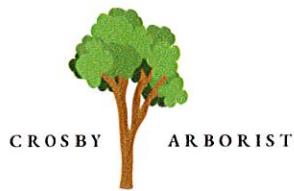
ARTHUR
LAND SURVEYING



[illegible]

covered Porch Below

Bullet Point. Density of trees.



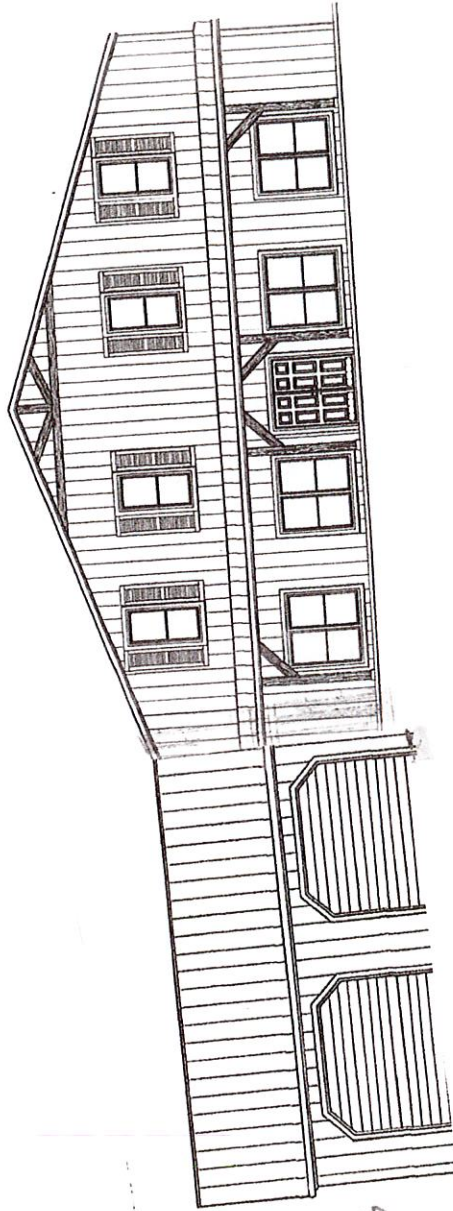
Apr 27, 2024 · How far apart should Pecan trees be planted? Pecan trees should be spaced 40 to 60 feet apart to allow for proper canopy development and nut output.

Problems of having trees too close

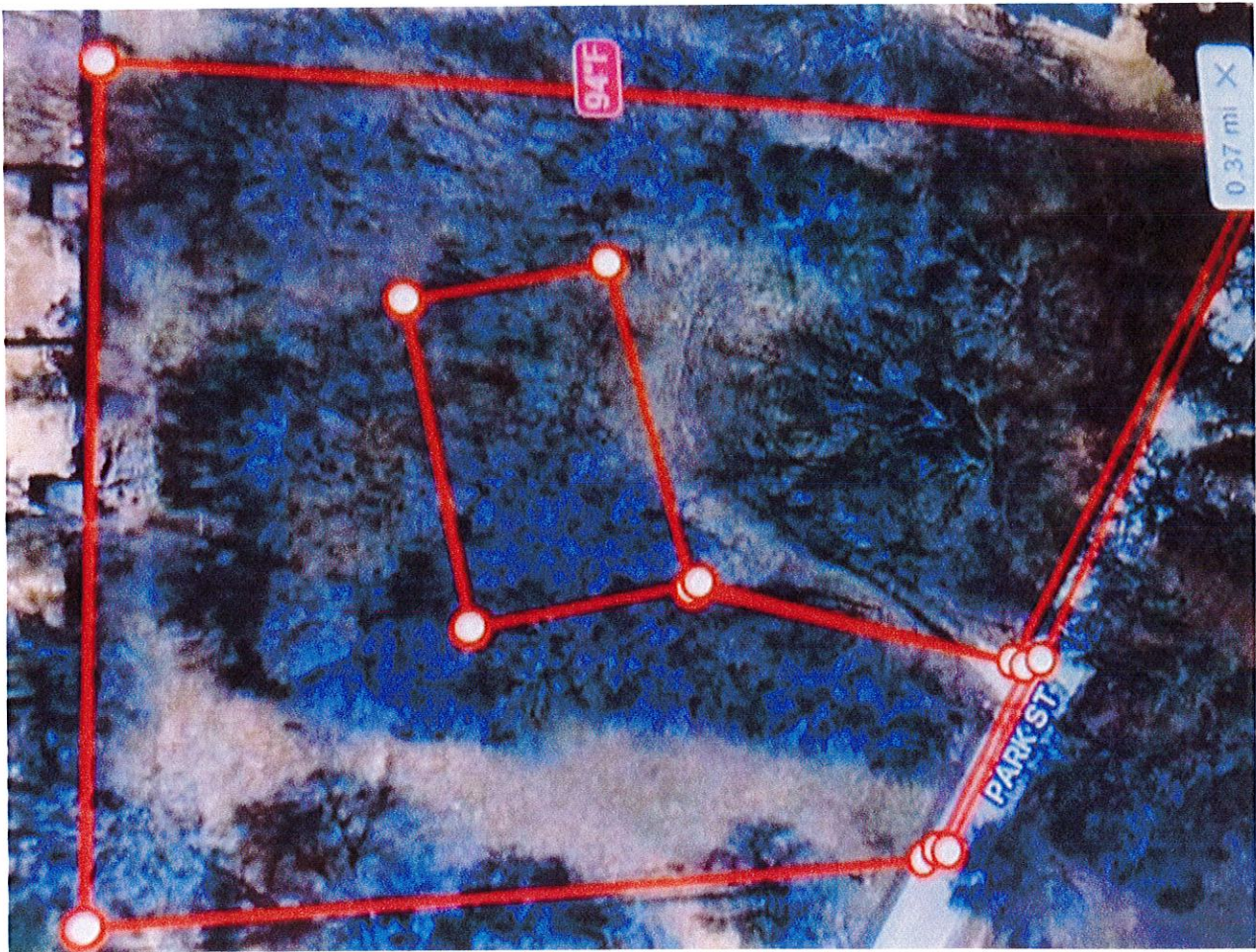
When you plant trees together, they require plenty of space to spread their branches above and roots below.

A number of problems arise if you plant trees too close together. Having trees packed together creates a canopy of leaves above that blocks sunlight, causing both trees and the plant life below to work extra hard to try to reach the sunlight they need. This leaves no energy for flower production or fruiting. It also makes trees weaker, and you might notice a strange growth pattern since they are branching out in all directions, trying to find some sunlight.

When trees are planted too close together, the lack of air circulation can cause mold and mildew to form on trees. If the branches and leaves are close enough to touch neighboring trees, the mold and mildew can spread between trees.



2-9-
Data
doors



Tree #16 dead



Density of trees
on build site





Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from Heavy Commercial (HC) District to a Planned Development (PD) District for approximately 13.101 acres of land, being described as a tract of land in the B.F. Curtis Survey, Abstract No. 344 and Spencer Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas. The property is generally located on the east side of Southeast Parkway (Hwy. 199) approximately 880 feet south of N. Stewart St. The purpose of this Planned Development is to consider allowing a Construction Equipment Sales/Storage and Auction business at this location. Case No. Z2024-02

Background and Explanation:

The approximate 13.101-acre subject property is currently zoned as Heavy Commercial (HC) and is undeveloped. The applicant is seeking to bring in a new auction center business on this property. The purpose of this Planned Development (PD) is to consider allowing a Construction Equipment Sales/Storage and Auction business at this location as this type of land use is not permitted within the current Heavy Commercial (HC) zoning district. With this PD request, there are a few other exceptions to City ordinances being requested. If approved, this auction center business would only apply to this 13.101-acre property.

Existing Condition of Property:

The 13.101-acre property is undeveloped and is heavily wooded. The property is located on the east side of the Southeast Parkway (Hwy. 199) frontage road. The majority of the property is located within the FEMA-designated 100-year floodplain and floodway with its adjacency to Ash Creek along the south boundary of the property.

Aerial of Property:



Adjacent Zoning:

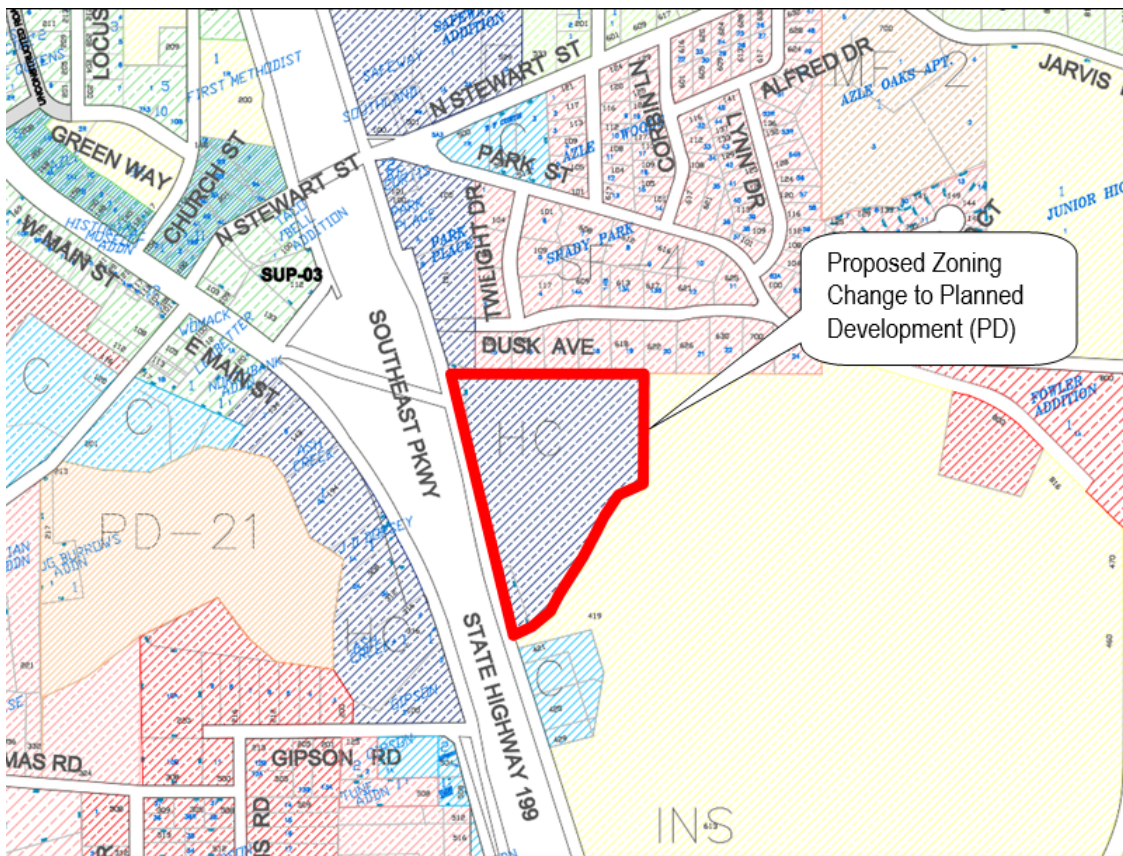
North: Commercial (C) and single-family residential lots zoned SF-4

South: Ash Creek Park zoned Institutional (INS)

East: Ash Creek Park zoned Institutional (INS)

West: Southeast Parkway (Hwy. 199) and properties zoned Commercial (C)

Zoning Change Location Exhibit:



Proposed Concept Plan:

This zoning change request is a Planned Development (PD) District specific to this 13.101-acre property. There is a Concept Plan associated with this request that illustrates where the main buildings would be located on the property and subsequent parking areas for the parking and storage of commercial construction vehicles and equipment slated for sale or auction.

Tree Survey/Tree Mitigation:

Section 6.08.003 (3.B) of the Code of Ordinance (Tree Preservation) requires a tree survey and tree mitigation plan to be provided at the time of a Planned Development zoning change application. As part of this PD request, the applicant is requesting a delay to this tree survey and mitigation plan requirement to the site plan application if this zoning change is approved by the City.

Fencing:

The applicant plans to install fencing along the road frontage with access gates. Due to the floodplain located on this property, fencing would not be permitted along the side and rear of the property. The applicant does intend to preserve a buffer of trees around the property for screening and security as illustrated on the concept plan. Along the north property line, there is adjacency to residential properties which would require an 8' masonry screening wall to be constructed. The applicant is requesting to waive the screening wall requirement and have a tree preservation buffer serve as the screening for this requirement as part of this PD request.

Parking:

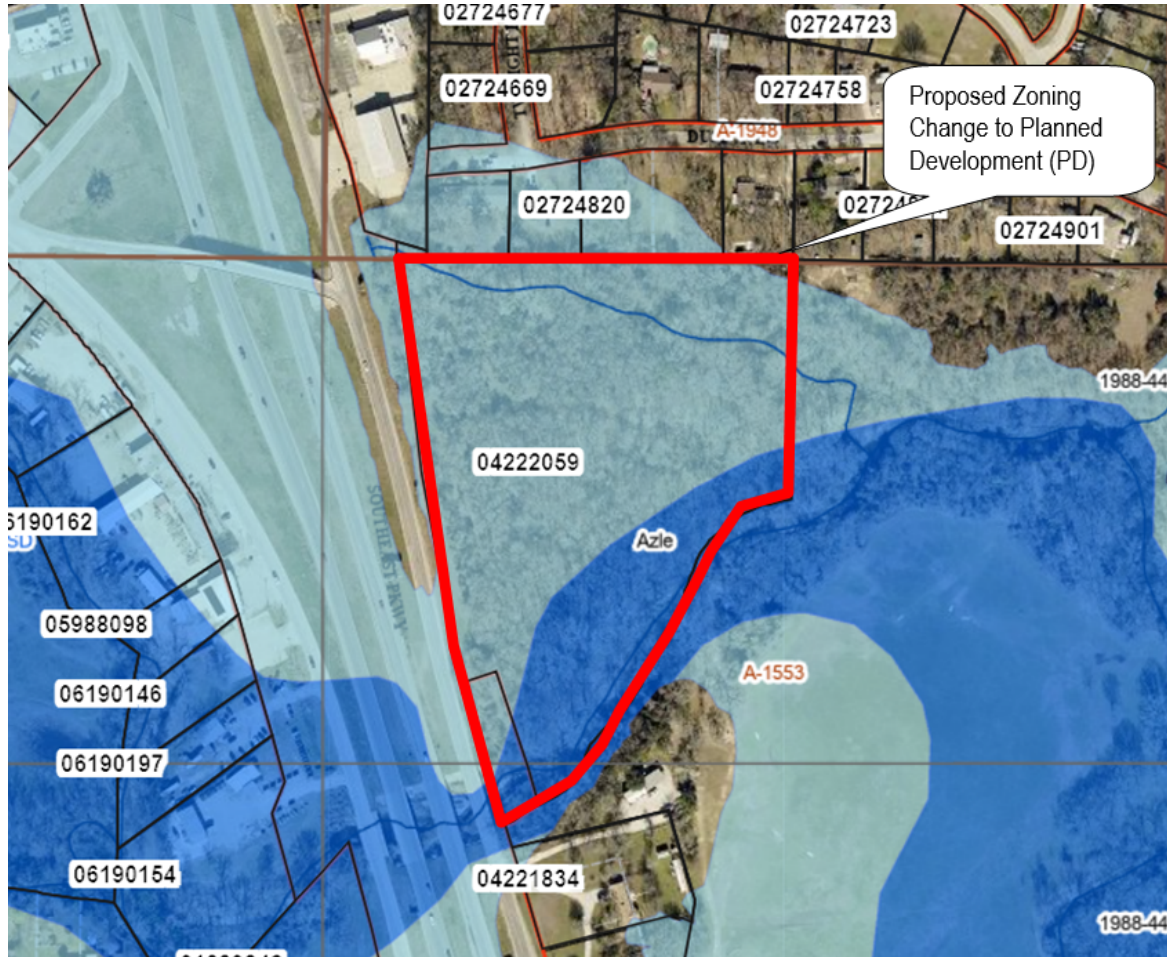
The large parking area for the vehicle and equipment storage is planned to be an alternative paving material (asphalt millings) in lieu of the required concrete or asphalt paving material. The applicant is requesting to allow this alternative paving material as part of this PD zoning change.

Lighting:

The hours of operation are Monday through Friday between 7:30 a.m. and 5 p.m. With the business planned to be closed for the evenings, no parking light poles are planned, just security lighting.

FEMA Floodplain:

If the zoning change is approved by the City, the applicant will submit engineering plans to the City at time of site plan application to comply with the City's Flood Damage Prevention Ordinance (Section 3.06 of Code of Ord.)



Comprehensive Plan Analysis:

The City of Azle's Comprehensive Master Plan designates this area as Commercial.

Police Impact:

No impact on services

Fire Impact:

No impact on services

Utilities:

Water - The nearest water main is located to the north near the Southeast Parkway frontage road and N. Stewart St. intersection. A water main and service line will have to be extended to serve this property.

Sewer - Sewer is available to serve this property.

Storm Water – Storm water and drainage plans will be reviewed at time of site plan application should the zoning change be approved.

Zoning Change Notification Process:

Nine (9) letters were sent to surrounding property owners within 200' of this subject property. As of August 9, 2024, staff has received one (1) formal response from the public about this request.

Board/Commission/Committee Recommendation:

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

Staff Recommendation:

Staff forwards this Planned Development zoning change request for Planning and Zoning Commission consideration.

Attachments:

1. Azle PD Zoning Change Proposal
2. 331 SE Parkway - PD Zoning Change Exhibits
3. Public Response Letter - 630 Dusk Ave.

Bryan Auction Co Proposed Site

July 9,2024

Mr. David Hawkins

Director of planning

City of Azle

Dear David

We are requesting a zoning change for our proposed auction lot at 331 SE Parkway.

The property is currently designated for commercial use on the Future Land Use Plan and zoned as HC (Heavy Commercial) on the Zoning Map. We discussed a possible Planned Development (PD) zoning change because this type of business is not permitted in the HC district. The purpose of this request is to consider to rezone the property to a Planned Development (PD) Zoning District which would allow this type of business under the correct zoning ordinance.

The site plan attached shows our layout plan for what we attend to do with the property and how it will look preliminary subject to PD approval and flood plain regulations rules and laws.

After all of the necessary permits and approvals are completed, we would plan to start construction as soon as possible. Our first phase would be to have an engineered surface lot put in to meet rules and regulations. Our second phase after approval would be to design and erect a steel frame office and shop building with a nice façade and nice landscape to set off a nice presence. Attached is a concept that we will more than likely copy after another one of our facilities.

Bryan Auction would plan on having quarterly auctions at the Azle facility. Auctioning off mainly construction and transportation related items. Also, we auction off cars, trucks, trailers and municipal equipment as well. Our auction following brings in several people to the area every sale to stay overnight eat out and experience the area. We would have adequate parking spots for up to 100 vehicles. Pick up and load out area is done by appointment only to avoid traffic back up. A designated trucking area to hold 25 trucks is figured in to our plan as well. Either an amendment or a zoning change would be our request to proceed to purchasing and developing 331 SE Parkway.

Sincerely

Revision

Uses. The following will be the only uses for the property. Equipment parking, staging, cleaning, equipment repair, equipment sales and public auction live events quarterly or less.

Building uncertain of exact size and would be the last phase of our project to give an approximate size to proceed would be 80 x 100 steel frame.

Paving. We plan to use a curb and concrete pavement for the perimeter of the building and shop with an asphalt approach. As for our equipment parking and staging area we would plan to use a compacted fill for the base topped with a 2 to 3 inch rock sub base and asphalt millings on top surface.

Trees. We request a variance to delay the timing of the tree study until the time of site plan/platting applications if zoning change is approved.

Hrs. are 7:30 am to 5pm Mon. to Fri.

Lighting. We plan to have a majority of our lighting near the building near the road. We will have approximately 4 security lights on the yard. We will be mindful of the residents when placing the lighting, so it does not cause an issue with any of the residents nearby.

Fencing. We intend to just fence the front with chain link fence and two access gates. The treed buffer we plan to use as a natural fence verse chain link.

Since the property is in a flood plain, we plan to work with FEMA on all necessary compliances to elevate and comply with their rulings. We plan to submit an engineered site plan to retain all permits and approval.

331 SE Pkwy Metes and Bounds

A tract of land in the B. F. Curtis Survey, Abstract No. 344 and Spencer Townsend Survey, Abstract No. 1553, in the City of Azle, Tarrant County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at an iron pin in the original S. E. Corner of B. F. Curtis Survey, Abstract No. 344 in Tarrant County, Texas.

THENCE North with E. line of said survey 11.3 feet to an iron pin for corner;

THENCE N. 67 deg. 47 min. W. 138.28 ft. to an iron pin for corner in the E. line of access Road (S.E. Parkway) State Highway 199;

THENCE S. 16 deg. 49 min. E., with said E. line and fence 834. 78 ft. to an iron pin for corner;

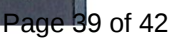
THENCE S. 73 deg. 11 min. W. 65.0 ft. with fence to an iron pin for a corner;

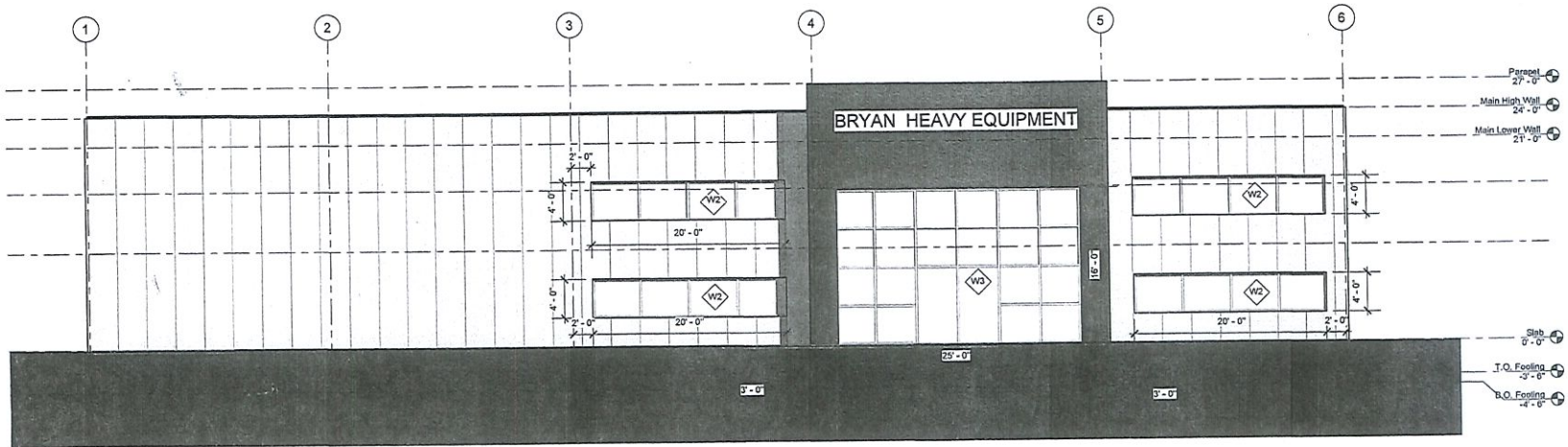
THENCE S. 16 deg. 49 min. E. 200.0 ft. to an iron pin, in all 254 ft. to center of Ash Creek;

THENCE down said Creek the following courses and distances; N. 74 deg. 51 min. E. 98.0 ft. N. 32 deg. 45 min. E. 438.0 ft.; N. 62 deg. 03 min. E., 300.0 ft.; N. 35 deg. 00 min. E. 115.0 ft.; N. 49 deg. 30 min. E., 77.0 ft.

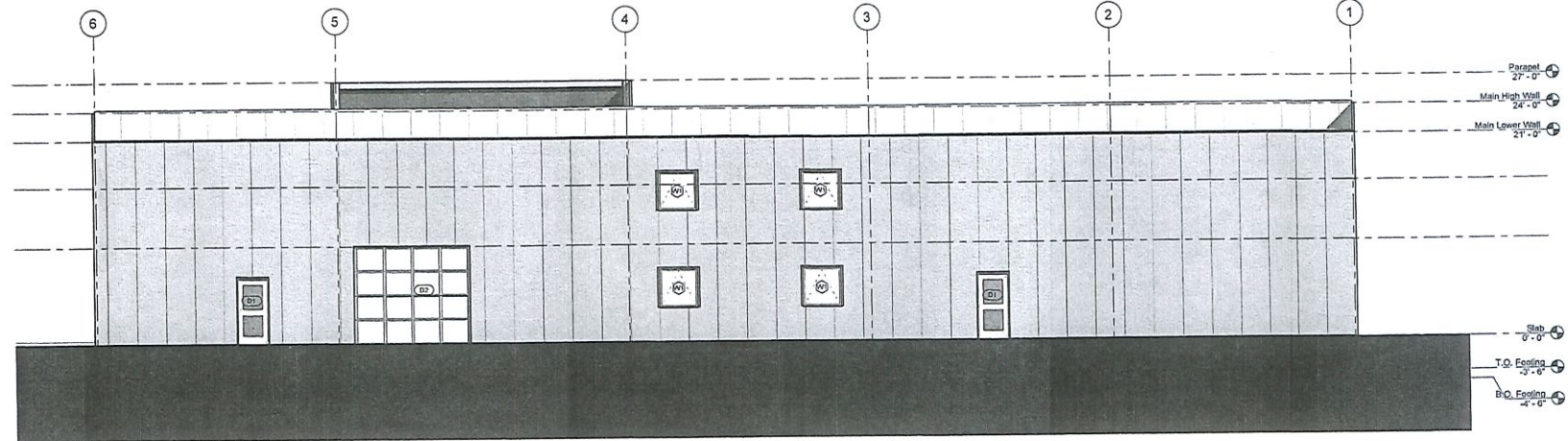
THENCE North at 40.0 ft. an iron pin, in all with fence 316.7 ft. to an iron pin set in concrete for a corner;

THENCE West 847.9 ft. to Place of Beginning and containing 13.101 acres of land more or less.





① West
3/16" = 1'-0"



② East
3/16" = 1'-0"

DOORS
 (QTY: 2) D1 - 3'-0"W x 7'-0"H (VERIFY WITH MANUFACTURER EXACT FRAMEOUT DIMENSIONS)
 (QTY: 1) D2 - 12'-0"W x 10'-0"H (VERIFY WITH MANUFACTURER EXACT FRAMEOUT DIMENSIONS)

WINDOWS
 (QTY: 4) W1 - 4'-0"W x 4'-0"H (VERIFY WITH MANUFACTURER EXACT FRAMEOUT DIMENSIONS)
 (QTY: 4) W2 - 20'-0"W x 4'-0"H (VERIFY WITH MANUFACTURER EXACT FRAMEOUT DIMENSIONS)
 (QTY: 3) W3 - 20'-0"W x 10'-0"H (VERIFY WITH MANUFACTURER EXACT FRAMEOUT DIMENSIONS)



KONAK ENGINEERING
 DENVER, IA 50322
 319-456-5597

PROJECT TITLE:
 METAL BUILDING
 BRYAN HEAVY EQUIPMENT
 16372 COUNTY LINE RD
 GLENN, IA 50545

SHEET TITLE:
 Exterior
 Elevations

ISSUE DATE:
 08/11/17

CHECKED BY:
 AF

DRAWN BY:
 AF

PROJECT NUMBER:
 A17035

REVISIONS:

△
 △
 △
 △
 △

SHEET NUMBER:

S-7

NOTICE OF PUBLIC HEARING

Z2024-02

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, August 15, 2024** to consider making a recommendation to the City Council regarding a zoning change request from Heavy Commercial (HC) District to a Planned Development (PD) District for approximately 13.101 acres of land, being described as a tract of land in the B.F. Curtis Survey, Abstract No. 344 and Spencer Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas. The property is generally located on the east side of Southeast Parkway (Hwy. 199) approximately 880 feet south of N. Stewart St. The purpose of this Planned Development is to consider allowing a Construction Equipment Sales/Storage and Auction business at this location. A copy of the agenda packet will be made available to the public for viewing on the City of Azle's website seventy-two (72) hours prior to the scheduled meeting under this link: <https://cityofazle.org/73/Agendas-Minutes>

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

Planning Department
505 W. Main St.
Azle, Texas 76020
Attn: David Hawkins, AICP

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

Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

*NOISE, RUN OFF TO CREEK, WILL AFFECT
PROPERTY VALUES, TRAFFIC HAZARD ON SERVICE ROAD*

Signature: _____

Printed Name: _____

Mailing Address: _____

City, State Zip: _____

Telephone Number: _____

Physical Address of Property within 200 feet: _____

*SAME AS ABOVE. WE
RESIDE (2) HOUSES DOWN FROM PROPOSED
SITE. LONG TIME AZLE RESIDENTS.*



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

Background and Explanation:

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None