



City of Azle Regular Meeting Agenda City Council

505 W. Main Street
Azle, Texas 76020

January 21, 2025

6:00 PM

Community Room

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

CALL TO ORDER

INVOCATION

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

Jamie Comer-Westbrook, LMSW, district social worker for Azle ISD.

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

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

PRESENTATIONS

1. Cross Timber Golf Course annual report.
Matthew Sommerfield, Golf Course General Manager

ACTION ITEMS

2. Consider any action on the minutes of the January 7, 2025 regular council meeting minutes.
Yael Hoffman, City Secretary
3. Consider any action on awarding the bids for the purchase of four (4) generators (Bid No. 2025-003) to KW Power Services LLC for \$152,800.00.
Jennifer Walls, Purchasing Agent
4. Consider any action on Resolution No. 2025-02 approving the submission of a Justice Assistance Grant for Traffic Safety
Mike Winterrowd, Police Detective
5. Consider any action on Resolution No. 2025-03 approving a Patrol Uniform Rifle-Resistant Body Armor Grant
Mike Winterrowd, Police Detective
6. Consider any action on Resolution No. 2025-01 setting rates for solid waste and recycling services.
Susie Hiles, Assistant to the City Manager

PUBLIC HEARING

7. Conduct a public hearing and consider any action on Ordinance No. 2025-02 regarding a proposed zoning change request from Single Family Four (SF-4) and Commercial (C) Districts to a Planned Development (PD) District for a proposed non-residential development on approximately 1.93 acres of land out of a 2.56-acre property situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 3H, 3H1, 3K, 3K1, 3K2, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road. The purpose of this Planned Development is to consider allowing a stone countertop fabrication business at this location. Case No. Z2024-04

David Hawkins, Director of Planning and Development

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

EXECUTIVE SESSION

- **551.072 REAL PROPERTY**

Deliberation regarding the purchase, exchange, lease, or value of real property 220 Locust.

- **551.074 PERSONNEL MATTERS**

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

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on 01-17-2025, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.



Yael Hoffman, TRMC, CMC
City Secretary

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



Presenter: Matthew Sommerfield, Golf Course General Manager
Agenda Item: Cross Timber Golf Course annual report.

Background and Explanation:

Cross Timbers Golf Course annual report.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

N/A.

Attachments:

None



Presenter: Yael Hoffman, City Secretary

Agenda Item: Consider any action on the minutes of the January 7, 2025 regular council meeting minutes.

Background and Explanation:

Procedural

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. Minutes 1-07-2025



MINUTES

Regular Meeting

Azle City Council

505 W. Main Street
Azle, Texas 76020

January 7, 2025

6:00 PM

Council Chambers

CALL TO ORDER

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

Members Present:

Mayor Alan Brundrett
Mayor Pro Tem Randa Goode
Councilmember Derrick Nelson
Councilmember Amy Estes
Councilmember Rouel Rothenberger
Councilmember Brian Conner

Members Absent:

Councilmember Stacy Peek

Staff Present:

Tom Muir	City Manager
Lawrence Bryant	Assistant City Manager
Andrea Russell	City Attorney
Susie Hiles	Assistant to the City Manager
Will Scott	Fire Chief
Lee Godbold	Assistant Fire Chief

INVOCATION

Bob Buckel, Azle Rotary Club president, gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Alan Brundrett led the Pledge of Allegiance.

PUBLIC PARTICIPATION

None.

ACTION ITEMS

1. Consider any action on the December 17, 2024 regular council meeting minutes.

Councilmember Rothenberger moved to approve the December 17, 2024 regular council meeting minutes, as presented. Mayor Pro Tem Goode seconded the motion.

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

Absent: (1) Stacy Peek

2. Consider any action on proposed Ordinance No. 2025-01 calling for a General Election to be held on May 3, 2025 to elect a Mayor and Council Members to Places 3, 4 and 6 for a two-year term.

Councilmember Rothenberger moved to approve Ordinance No. 2025-01 calling for a General Election to be held on May 3, 2025 to elect a Mayor and Council Members to Places 3, 4 and 6 for a two-year term. Councilmember Estes seconded the motion.

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

Absent: (1) Stacy Peek

3. Consider any action appointing a citizen to the Place 5 position of the Municipal Development District.

Mayor Pro Tem Goode moved to appoint Councilmember Derrick Nelson to Place 5 of the Municipal Development District. Councilmember Rothenberger seconded the motion.

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

Absent: (1) Stacy Peek

4. Consider any action authorizing the City Manager to execute an agreement with Community Mission Link, Inc. to operate a freight farm program.

City Manager Muir introduced Trey Harper, Executive Director of Community Link, who stated the Program involves bringing a freight container to The FeedLot and outfitting it to grow lettuce that will be sold at the Farmers Market and donated to local food pantries. This would be their first in the area. Mr Harper stated CLM would cover all expenses involving the freight container, and they are asking the City to provide water and electricity for the container.

Councilmember Rothenberger moved to approve authorizing the City Manager to execute an agreement with Community Mission Link, Inc. to operate a freight farm program. Mayor Pro Tem Goode seconded the motion.

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

Absent: (1) Stacy Peek

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

None

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

1/07/2025 - School started back from holiday break

EXECUTIVE SESSION

Mayor Brundrett convened to Executive Session at 6:17 PM.

551.072 REAL PROPERTY

Deliberation regarding the purchase, exchange, lease, or value of real property.

551.074 PERSONNEL MATTERS

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public employee or officer:

- City Manager; and
- Place 3 board member of the Municipal Development District.

RECONVENE TO REGULAR SESSION

Mayor Brundrett reconvened to Executive Session at 9:23 PM.

5. Take any action necessary pursuant to Executive Session including authorizing the purchase of Lot 2, Block 3, Dunaway, Wayne Addition (locally known as 220 Locust St, Azle, TX).

No action was taken on Personnel Matters.

Mayor Pro Tem Goode moved to authorize the City Manager to purchase Lot 2, Block 3, Dunaway, Wayne Addition (locally known as 220 Locust St, Azle, TX) for an amount not to exceed what was discussed in Executive Session. Councilmember Nelson seconded the motion.

Yes:	(6)	Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Rouel Rothenberger, Brian Conner
Absent:	(1)	Stacy Peek

ADJOURNMENT

Mayor Brundrett adjourned at 9:28 PM.

Presented and approved on _____

Alan Brundrett, Mayor

Attest:

Yael Hoffman, TRMC, CMC
City Secretary



Presenter: Jennifer Walls, Purchasing Agent

Agenda Item: Consider any action on awarding the bids for the purchase of four (4) generators (Bid No. 2025-003) to KW Power Services LLC for \$152,800.00.

Background and Explanation:

In February 2021, the community suffered through some extremely frigid temperatures. A couple of lift stations had no power due to electricity providers inability to provide electricity during this time. Staff had to take generators from site-to-site to pump sewage.

The City completed a grant application to the Federal Emergency Management Administration (FEMA) through the Texas Department of Emergency Management (TDEM) to purchase four (4) generators. The generators are expected to cost \$60,000.00/each for a total of \$240,000.00. The grant is a reimbursable grant and will fund 90% of the total cost. The generators will be stored at Utility Maintenance and the Wastewater Plant.

Bid No. 2502-003 was issued to solicit bids for the generators purchase. On December 30, 2024, eleven (11) bids were received and read aloud, and they are as follows:

Bidder	Bid Amount	Bidder	Bid Amount
KW Power Services LLC	\$152,800.00	KDL Generator Services, LLC	\$295,000.00
Meinecke Equipment LLC	\$255,669.72	Pro-Line Procurement Srvcs.	\$298,989.88
Divine Power	\$258,000.00	Native Instinct LLC	\$342,830.60
Lette Generators	\$277,834.00	Loftin Equipment	\$353,334.75
Technology International Inc.	\$284,000.00	United Rentals	\$457,323.84
Genserve	\$292,892.00		

Bids were evaluated by Utility Maintenance and Purchasing staff. KW Power Services, LLC. has the lowest, responsible bid.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Staff recommends awarding Bid No. 2025-003 to KW Power Services, LLC.

Attachments:

None



Presenter: Mike Winterrowd, Police Detective

Agenda Item: Consider any action on Resolution No. 2025-02 approving the submission of a Justice Assistance Grant for Traffic Safety

Background and Explanation:

The Police Department is pursuing a traffic safety grant (Grant #5329901) for approximately \$32,000 (100% reimbursable) for the acquisition of eight (8) vehicle-mounted radar units (same brand/type as is currently used). This federally-funded grant is fully reimbursable, however, acquisition and reimbursement will not occur until after October 1, 2025 (next fiscal year).

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Approve Resolution No. 2025-02.

Attachments:

1. Res. 2025-02

RESOLUTION NO. 2025-02

A RESOLUTION OF THE CITY OF AZLE TEXAS SUPPORTING THE SUBMISSION OF A JUSTICE ASSISTANCE GRANT VIA THE OFFICE OF THE GOVERNOR FOR TRAFFIC SAFETY

WHEREAS, the City of Azle finds it in the best interest of the citizens of Azle, Texas that they Traffic Safety Grant Project be operated for the 2025-2026 Budget Cycle; and

WHEREAS, the City of Azle agrees to provide \$32,000 for the said project as required by the Justice Assistance Grant Application, the entire amount of which will be reimbursed by the grant (there are no matching funds) as this request is a full-reimbursement grant; and

WHEREAS, the grant request is for Traffic Safety (radars) for Azle Police Personnel; and

WHEREAS, the City of Azle agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Azle assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, the City of Azle designates Chief of Police Ben Hall as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS,

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

SECTION 1

The Azle City Council hereby approves the submission of the grant application for Traffic Safety to the Office of the Governor.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AZLE TEXAS ON JANUARY 21, 2025 REGULAR MEETING.

Alan Brundrett, Mayor

ATTEST:

Yael Hoffman, City Secretary



Presenter: Mike Winterrowd, Police Detective

Agenda Item: Consider any action on Resolution No. 2025-03 approving a Patrol Uniform Rifle-Resistant Body Armor Grant

Background and Explanation:

The Police Department is pursuing a grant (Grant #5360101) for approximately \$10,000 (100% reimbursable) for the acquisition of patrol uniform rifle-resistant body armor. The grant will allow Azle Patrol Officers to add rifle-rated armor plates to the already soft body armor currently worn. This grant is 100% reimbursable, however, acquisition and reimbursement will not occur until after October 1, 2025 (next fiscal year).

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Approve Resolution No. 2025-03.

Attachments:

1. Res. 2025-03

RESOLUTION NO. 2025-03

A RESOLUTION OF THE CITY OF AZLE TEXAS SUPPORTING THE SUBMISSION OF A PATROL UNIFORM RIFLE-RESISTANT BODY ARMOR GRANT VIA THE OFFICE OF THE GOVERNOR FOR PATROL UNIFORM RIFLE-RESISTANT ARMOR

WHEREAS, the City of Azle finds it in the best interest of the citizens of the Azle, Texas, that the Patrol Uniform Rifle-Resistant Armor grant project be operated for the 2025-2026 budget cycle; and

WHEREAS, the City of Azle agrees to provide \$10,000 for the said project as required by the Patrol Uniform Rifle-Resistant Armor grant application, the entire amount of which will be reimbursed by the grant (there are no matching funds) as this request is a full-reimbursement grant; and

WHEREAS, the grant request is for Patrol Uniform Rifle-Resistant Armor for Azle Police personnel; and

WHEREAS, the City of Azle agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Azle assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, the City of Azle designates Chief of Police Ben Hall as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant's agency.

WHEREAS,

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

SECTION 1

The Azle City Council hereby approves the submission of the grant application for Patrol Uniform Rifle-Resistant Armor to the Office of the Governor

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AZLE TEXAS ON January 21, 2025 REGULAR MEETING

Alan Brundrett, Mayor

ATTEST:

Yael Hoffman, City Secretary



Presenter: Susie Hiles, Assistant to the City Manager

Agenda Item: Consider any action on Resolution No. 2025-01 setting rates for solid waste and recycling services.

Background and Explanation:

This resolution will establish rates for garbage and recycling services within the city in accordance with Section 13.08.009 of the Code of Ordinances. CWD is requesting a market adjustment on garbage rates, as outlined in Section 7(c) of the current contract.

Residential rates will increase by \$0.34 to \$24.09, which includes a \$.01 increase for the X-Treme Green Event. Commercial handload will increase by \$0.54 to \$34.82. Schedule "A" (attached) has a complete breakdown of all new rates. All stated residential rates include billing & franchise fees and all commercial rates include only the 6% franchise fee as CWD assumed the billing of commercial accounts on February 15, 2024.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Approve Resolution No. 2025-01 supporting CWD's market rate adjustment.

Attachments:

1. Resolution 2025-01
2. Rate Adjustment Request Letter
3. Waste Contract Comparisons 2025

RESOLUTION NO. 2025-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS SETTING RATES FOR GARBAGE AND RECYCLING SERVICES WITHIN THE CITY.

WHEREAS, the City Council has deemed it in the best interest of the citizens of Azle to remove and dispose of garbage and recyclable materials; and

WHEREAS, the City Council has awarded a contract to Community Waste Disposal to remove and dispose of garbage and recyclable materials within the city; and

WHEREAS, it is necessary to collect fees for the removal of said garbage and recyclable materials.

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

SECTION 1

The attached Schedule "A", fully incorporated herein, hereby establishes the garbage and recyclable materials collection fees applicable in the City beginning February 1, 2025, in accordance with Section 13.08.009 of the Code of Ordinances.⁵

SECTION 2

This resolution shall become effective immediately upon passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AZLE
TEXAS ON JANUARY 21, 2025 REGULAR MEETING**

Alan Brundrett, Mayor

ATTEST:

Yael Hoffman, City Secretary

Schedule A					
City of Azle Solid Waste Collection and Recycling Services					
For the period of;					
February 01, 2025 to January 31, 2026					
<i>Note: CWD considers this material as proprietary rate information that could affect their competitiveness if the waste services contract goes to competitive bid process. Therefore, CWD requests that their market adjustment, extension request letters and all associated discussion information to be exempt from public disclosure. CWD request this information is exempt from Public Records, and is only allowed to be part of Public Records, after a ruling of the Attorney General of Texas.</i>					
	Feb. 01, 2024 Azle Rate	Feb. 01, 2024 CWD Rate	Total Adjustment	Feb. 1, 2025 CWD Rate	Feb. 01, 2025 Azle Rate
Residential Collection					
	Percent of Adjustment				
Residential Trash - Manual Rear Load Vehicle	\$17.66	\$15.72	\$0.25	\$15.97	\$17.94
	Percent of Adjustment				
Residential Recycle - Manual Rear Load Vehicle	\$4.88	\$4.34	\$0.05	\$4.39	\$4.93
	Percent of Adjustment				
Residential X-treme Green Event	\$1.21	\$1.08	\$0.01	\$1.09	\$1.22
Commercial - 95 Gallon Cart Service					
	Percent of Adjustment				
Twice a Week Service	\$34.28	\$32.34	\$0.51	\$32.85	\$34.82
Front Load Commercial Trash Container Services					
	Percent of Adjustment				
3 Cubic Yard					
One time per week	\$135.45	\$127.78	\$2.70	\$130.48	\$138.31
Two times per week	\$189.26	\$178.55	\$3.77	\$182.32	\$193.26
Three times per week	\$251.09	\$236.88	\$5.00	\$241.88	\$256.39
Four times per week	\$316.64	\$298.72	\$6.31	\$305.03	\$323.33
Five times per week	\$379.47	\$357.99	\$7.56	\$365.55	\$387.48
4 Cubic Yard					
One time per week	\$164.83	\$155.50	\$3.29	\$158.79	\$168.32
Two times per week	\$224.42	\$211.72	\$4.48	\$216.20	\$229.17
Three times per week	\$297.62	\$280.77	\$5.94	\$286.71	\$303.91
Four times per week	\$381.83	\$360.22	\$7.61	\$367.83	\$389.90
Five times per week	\$405.58	\$382.62	\$8.08	\$390.70	\$414.14
6 Cubic Yard					
One time per week	\$211.89	\$199.90	\$4.22	\$204.12	\$216.37
Two times per week	\$294.83	\$278.14	\$5.88	\$284.02	\$301.06
Three times per week	\$422.37	\$398.46	\$8.43	\$406.89	\$431.30
Four times per week	\$489.90	\$462.17	\$9.77	\$471.94	\$500.26
Five times per week	\$642.78	\$606.40	\$12.82	\$619.22	\$656.37
8 Cubic Yard					
One time per week	\$250.73	\$236.54	\$5.00	\$241.54	\$256.03
Two times per week	\$454.31	\$428.59	\$9.05	\$437.64	\$463.90
Three times per week	\$538.91	\$508.41	\$10.75	\$519.16	\$550.31
Four times per week	\$710.66	\$670.43	\$14.18	\$684.61	\$725.69
Five times per week	\$853.46	\$805.15	\$17.01	\$822.16	\$871.49
Commercial Special Services					
	Percent of Adjustment				
Front Load Reloads					
3 Cubic Yard	\$70.27	\$66.29	\$1.40	\$67.69	\$71.75
4 Cubic Yard	\$74.19	\$69.99	\$1.48	\$71.47	\$75.76
6 Cubic Yard	\$78.12	\$73.70	\$1.57	\$75.27	\$79.79
8 Cubic Yard	\$87.86	\$82.89	\$1.76	\$84.65	\$89.73
Front Load Unscheduled					
3 Cubic Yard	\$114.88	\$108.38	\$2.30	\$110.68	\$117.32
4 Cubic Yard	\$117.01	\$110.39	\$2.33	\$112.72	\$119.48
6 Cubic Yard	\$121.33	\$114.46	\$2.41	\$116.87	\$123.88
8 Cubic Yard	\$125.75	\$118.63	\$2.50	\$121.13	\$128.40
	Percent of Adjustment				
Miscellaneous Front Load Charges					
Deodorize Containers	\$159.19	\$150.18	\$2.82	\$153.00	\$162.18

Schedule A					
City of Azle Solid Waste Collection and Recycling Services					
For the period of;					
February 01, 2025 to January 31, 2026					
<i>Note: CWD considers this material as proprietary rate information that could affect their competitiveness if the waste services contract goes to competitive bid process. Therefore, CWD requests that their market adjustment, extension request letters and all associated discussion information to be exempt from public disclosure. CWD request this information is exempt from Public Records, and is only allowed to be part of Public Records, after a ruling of the Attorney General of Texas.</i>					
	Feb. 01, 2024 Azle Rate	Feb. 01, 2024 CWD Rate	Total Adjustment	Feb. 1, 2025 CWD Rate	Feb. 01, 2025 Azle Rate
Gates (per pick-up)	\$14.68	\$13.85	\$0.26	\$14.11	\$14.96
Casters (per pick-up)	\$14.68	\$13.85	\$0.26	\$14.11	\$14.96
Locks (per pick-up)	\$14.68	\$13.85	\$0.26	\$14.11	\$14.96
Signed Receipts	\$14.68	\$13.85	\$0.26	\$14.11	\$14.96
Front Load Deliver or Exchange	\$159.19	\$150.18	\$2.82	\$153.00	\$162.18
Roll Off Services					
	Percent of Adjustment				
Open Tops					
Delivery	\$266.55	\$251.46	\$4.73	\$256.19	\$271.56
Weekly Rental	\$63.56	\$59.96	\$1.13	\$61.09	\$64.76
	Percent of Adjustment				
Haul 20 Yard **	\$518.11	\$488.78	\$10.82	\$499.60	\$529.58
Haul 30 Yard **	\$518.11	\$488.78	\$10.82	\$499.60	\$529.58
Haul 40 Yard **	\$518.11	\$488.78	\$10.82	\$499.60	\$529.58
Container Deposit	\$260.00	\$245.28	\$5.43	\$250.71	\$265.75
Compactors					
28 Yard Haul**	\$477.66	\$450.62	\$9.97	\$460.59	\$488.23
30 Yard Haul**	\$477.66	\$450.62	\$9.97	\$460.59	\$488.23
35 Yard Haul**	\$477.66	\$450.62	\$9.97	\$460.59	\$488.23
40 Yard Haul**	\$477.66	\$450.62	\$9.97	\$460.59	\$488.23
42 Yard Haul**	\$477.66	\$450.62	\$9.97	\$460.59	\$488.23
	Percent of Adjustment				
** Disposal Per Ton	\$86.50	\$81.60	\$4.14	\$85.74	\$90.88
** Excess Payload Charge over 54,000 GVW per ton	\$224.21	\$211.52	\$10.72	\$222.24	\$235.57
Residential Temporary Roll Off Services					
	Percent of Adjustment				
12 Yard Open Top					
Delivery, 1 week rental & 1 haul (includes 2 ton of disposal)	\$729.52	\$688.23	\$15.22	\$703.45	\$745.66
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Percent of Adjustment				
Disposal over 2 ton to 4 tons per ton	\$121.60	\$114.72	\$5.82	\$120.54	\$127.77
Excess payload charge over 4 ton per ton	\$170.26	\$160.62	\$8.14	\$168.76	\$178.89
Commercial Temporary Roll Off Services					
	Percent of Adjustment				
30 Yard Open Top					
Delivery	\$221.26	\$208.74	\$3.92	\$212.66	\$225.42
Weekly Rental	\$79.47	\$74.97	\$1.41	\$76.38	\$80.96
	Percent of Adjustment				
Haul 30 Yard weekday **	\$856.80	\$808.30	\$17.43	\$825.73	\$875.27
Haul 30 Yard weekend ** (Includes 4 Ton of Disposal)	\$913.34	\$861.64	\$18.58	\$880.22	\$933.03
	Percent of Adjustment				
** Disposal Over 4 Tons Per Ton	\$103.80	\$97.92	\$4.96	\$102.88	\$109.05
** Excess Payload Charge over 54,000 GVW per ton	\$230.92	\$217.85	\$11.04	\$228.89	\$242.62
Roll Off Haul Rates for the City of Azle					
	Percent of Adjustment				
City of Azle Sludge Hauls					
Open Top Sludge Container Rental	n/a	\$0.00	\$0.00	\$0.00	n/a
Open Top Sludge Hauls - 30 Yard	n/a	\$1,819.70	\$0.00	\$1,819.70	n/a

Schedule A					
City of Azle Solid Waste Collection and Recycling Services					
For the period of;					
February 01, 2025 to January 31, 2026					
<i>Note: CWD considers this material as proprietary rate information that could affect their competitiveness if the waste services contract goes to competitive bid process. Therefore, CWD requests that their market adjustment, extension request letters and all associated discussion information to be exempt from public disclosure. CWD request this information is exempt from Public Records, and is only allowed to be part of Public Records, after a ruling of the Attorney General of Texas.</i>					
	Feb. 01, 2024 Azle Rate	Feb. 01, 2024 CWD Rate	Total Adjustment	Feb. 1, 2025 CWD Rate	Feb. 01, 2025 Azle Rate
City of Azle Open Tops (O/T)					
First 5 - 30 yard o/t hauls	n/a	\$0.00	\$0.00	\$0.00	n/a
Next 7 - 30 yard o/t haul **	n/a	\$0.00	\$0.00	\$0.00	n/a
13th & on - 30 yard o/t hauls **	n/a	\$496.09	\$10.98	\$507.07	n/a
Delivery (on the first 12 containers only)	n/a	\$0.00	\$0.00	\$0.00	n/a
Weekly Rental (first 12 containers only)	n/a	\$0.00	\$0.00	\$0.00	n/a
	Percent of Adjustment				
City of Azle O/T Disposal Rates					
** Disposal Per Ton	n/a	\$61.41	\$3.11	\$64.52	n/a
Loads delivered to CWD Transfer Station	n/a	\$42.45	\$2.15	\$44.60	n/a
Special Collections (above and beyond the 2 cubic yards per home per week)					
	Percent of Adjustment				
Appliances: Listed Below					
Ice Maker, Freezers & Refrigeration (Freon Removed)	\$57.92	\$54.64	\$0.86	\$55.50	\$58.83
Stoves, Ovens, Water Heaters	\$57.92	\$54.64	\$0.86	\$55.50	\$58.83
Furnace & Garbage Compactors & Etc.	\$57.92	\$54.64	\$0.86	\$55.50	\$58.83
Furniture: Listed Below	\$56.42	\$53.23	\$0.83	\$54.06	\$57.30
Couch, Bed, Love Seat, Tables, EZ Chairs & Etc.	\$57.92	\$54.64	\$0.86	\$55.50	\$58.83
Other Charges					
Return Checks	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00



December 16, 2024

Susie Hiles
City of Azle
505 W. Main Street
Azle, TX 76020

RE: Residential & Commercial Cost Adjustment Effective February 01, 2025

Dear Susie:

In accordance with the Contract with Community Waste Disposal, LP for Collection of Solid Waste, Community Waste Disposal (CWD) request an Annual Cost Adjustment. This notice is to inform you of our request for a cost adjustment effective February 01, 2025. Attached is a new schedule "A" outlining the changes in rates. Also included is the CPI index, the Henry Hub Natural Gas Spot Prices, and a worksheet that recaps the changes in disposal, fuel, and landfill.

The information below is a sample that reflects the adjustment for Azle residential cost adjustment.

2024 Residential Rate to City	\$17.66	2024 8 Yard twice a Week	\$454.31
2025 Residential Rate to City	\$17.94	2025 8 Yard twice a Week	\$463.90
2024 X-treme Green Event	\$1.21	2024 Haul on a 35 Yard Compactor	\$477.66
2025 X-treme Green Event	\$1.22	2025 Haul on a 35 Yard Compactor	\$488.23

If you would like to schedule a meeting with City Management/Staff to discuss CWD's 2025 cost adjustment request. Please contact Municipal Coordinator, Robert Medigovich at 972.333.6106.

Sincerely,

Chyna Pham-Nguyen
Accounts Receivable Manager

Enc: Schedule A
Adjustment Worksheet
CPI Statistical Data
Henry Hub Fuel Prices

CC: Robert Medigovich
Jason Roemer
Greg Roemer
Jim Huyck

Solid Waste Rate Comparison - 2025

Azle (CWD)	2x wk garbage collection "Take All"	renewed contract in '23 - expires 02/2031	
	1x recycling (option to use 65 gal carts)	franchise fee 6% + 5% billing residential	
	1x mo loose brush	franchise fee 6%	commercial
	2x yr X-treme Green Event (hazardous waste collection)		
	Free paint		
	curbside w/recycle	\$22.87/mo	Proposed rates effective Feb 1, 2025
	X-treme Green Event	\$1.22/mo	
Benbrook	1x wk garbage collection "Take All"	rates effective Jan 1, 2024	
Repubic Svcs	1x recycling		
(Allied Waste)	brush and bulk materials included with weekly garbage collection		
	2x yr HHW collection event (residents can also use FTW Environmental Collection Ctr)		
	Yellow Bag Program - Residents can also have their trash collected each Saturday for no added cost, however, they must purchase "yellow bags" from Republic. Cost is \$13.86 for 25 bags or \$27.71 for 50, \$41.57 for 75, & \$55.43 for 100.		
	curbside w/recycle	\$18.23/mo	
Saginaw	2x wk garbage collection "Take All"	new rates effective December 2024	
Waste	1x recycling (18 gal bins)		
Connections	curbside pu of loose brush 2x yr (spring/fall)	franchise fee 10% commercial	
	1x yr HHW collection event (Residents can also use FTW Environmental Collection Center)	2% + 8% billing residential	
	curbside w/recycling	\$14.82/mo	
Watauga	1x wk garbage collection (95 gal cart)	new rates effective August 1, 2023	
Frontier Waste	1x recycling (65 gal cart)	(no increase in 2024)	
Solutions	1x wk brush/bulk (does not include "construction debris")	franchise/billing fees 10% commercial	
	HHW - HHW Solutions \$.89/mo		
	curbside	\$17.36/mo	
		(\$7.78/mo ea add'l trash cart - \$3.27 add'l recycle cart)	
	Sr rate	\$15.76/mo	
	(65 and older)		
Springtown	1x wk garbage collection (95 gal cart)	new contract Nov 1, 2023 - expires 2025	
Frontier Waste	1 x mo bulk collection (includes loose brush)	franchise fee 12%	
Solutions	recycle - City provides a community bin for drop off of recycle items		
	curbside	\$15.51/mo	(\$9.77/mo ea additional cart)
Haltom City	2x wk garbage collection "Take All"	rates effective since October 1, 2024	
Waste	1x wk recycling		
Connections	Waste Connections Center free drop off 4x yr for non-hazardous materials/bulk brush		
	HHW - FTW Environmental Collection Center		
	curbside	\$15.06/mo including 18-gal recycling bin	\$15.06/mo including 65-gal recycling cart
	backdoor	\$24.95/mo including 18-gal recycling bin	\$24.95/mo including 65-gal recycling cart
	Sr w/recycling	\$13.63/mo including 18-gal bin	\$13.63/mo including 65-gal recycling cart
	Sr bkdr w/recycle	\$23.48/mo including 18-gal bin	\$23.48/mo including 65-gal recycling cart
	backdoor disabled	\$13.65/mo including 18-gal bin	\$13.65/mo including 65-gal recycling cart
Lake Worth	2x wk garbage collection	rates effective April 2024	
Waste	no recycle	franchise fee 10% commercial	
Connections	bulk pu last full week of each month		
	1x yr HHW event (Residents can also use FTW Environmental Collection Center)		
	curbside	\$12.01/mo	
	backdoor (elective)	\$19.25/mo	
		backdoor (disabled)	\$8.72/mo

Keller	2x wk garbage collection "Take All"	rates effective Sept 1, 2024
CWD	1x wk recycling	franchise fee 7.2%
	1x mo door-side HHW and e-waste collection on a call-in basis	
	loose brush collected for a fee - CWD free landfill days first Saturday of each month	
	HHW - FTW Environmental Collection Center	
	curbside w/recycle	\$19.39/mo
	Sr rate w/recycle	\$17.82/mo
	Backdoor Svc	\$26.25/mo
	Community Clean-up Program \$0.20/mo residential fee is assessed by the City to support this program.	



Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Conduct a public hearing and consider any action on Ordinance No. 2025-02 regarding a proposed zoning change request from Single Family Four (SF-4) and Commercial (C) Districts to a Planned Development (PD) District for a proposed non-residential development on approximately 1.93 acres of land out of a 2.56-acre property situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 3H, 3H1, 3K, 3K1, 3K2, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road. The purpose of this Planned Development is to consider allowing a stone countertop fabrication business at this location. Case No. Z2024-04

Background and Explanation:

The approximate 2.56-acre property is currently zoned as Single Family Four (SF-4) and Commercial (C) and is undeveloped. The applicant is seeking to rezone the front 1.93 acres out of the 2.56 acres as a Planned Development (PD) District, specifically to bring in a new stone countertop fabrication business on this property. The remaining 0.63 acres in the rear will remain zoned as SF-4 for a future single-family residence and will not be a part of this PD zoning change request. With this PD request, there are a few other exceptions to City ordinances being requested. If approved, this stone countertop fabrication business would only apply to this 1.93-acre property.

Existing Condition of Property:

The 1.93-acre subject property is undeveloped and has several existing trees throughout the property. The property is located on the west side of the Southeast Parkway (Hwy. 199) frontage road and is located outside the FEMA-designated 100-year floodplain.

Aerial of Property:

See attachments for aerial photo of subject property.

Adjacent Zoning:

North: Commercial (C) and single-family residential lot zoned SF-4
 South: Commercial (C) and single-family residential lot zoned SF-4
 East: Southeast Parkway (Hwy. 199)
 West: Single-family residential lots zoned SF-4

Zoning Change Location Exhibit:

See attachments for aerial photo of subject property.

Proposed Concept Plan:

This zoning change request is a Planned Development (PD) District specific to this 1.93-acre property. There is a Concept Plan associated with this request that illustrates approximately where the new buildings would be located on the property and subsequent parking and display areas for the countertop materials.

Land Use Restrictions:

As part of this PD request, the applicant is restricting certain businesses from operating at this location: car washes, bars or storage facilities would not be permitted to operate on this property. Any other businesses listed under the Commercial (C) zoning district by Permitted (P) or by Specific Use Permit (SUP) would be allowed.

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 security fencing along the road frontage with access gates and approximately 50 feet along the north and side south sides of the property. The applicant does intend to preserve a buffer of existing trees around the property for screening and security as illustrated on the concept plan. Along the north and south property lines, 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. This would also apply to the west boundary of this PD which would be adjacent to the newly created residential lot in the rear that will remain as SF-4 zoning.

Parking:

The parking area will be located towards the front of the property for the customers and will comply with the paving requirements at time of site plan application.

Lighting:

The hours of operation are Monday through Saturday between 8 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:

The property is located outside the FEMA floodplain boundaries.

Comprehensive Plan Analysis:

The City of Azle's newly adopted 2045 Comprehensive Master Plan designates this area as "Corridor Commercial" so this PD zoning change request is in conformance with the new Plan.

Police Impact:

No impact on services

Fire Impact:

No impact on services

Utilities:

Water - Water is available to serve this property.

Sewer - Sewer is available to serve this property.

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

Zoning Change Notification Process:

Ten (10) letters were sent to surrounding property owners within 200' of this subject property. As of January 17, 2025, staff has received two (2) formal responses from the public about this request which are included in this packet.

Board/Commission/Committee Recommendation:

On January 2, 2025, the Planning and Zoning Commission conducted a public hearing and made a recommendation for approval of this Planned Development (PD) zoning change as presented with the following condition:

1. Screening wall or a 15-foot tree buffer shall be required extending 200 feet from the frontage road on the north and south sides of the property with the exception of the 50-foot decorative fence allowed in the front of the business. The screening wall or fence may be constructed of R-panel or wood and shall be a minimum of 6-feet in height.

The motion carried by a vote of 6-1 (Noes - Commissioner Simmons).

Staff Recommendation:

Staff forwards this Planned Development zoning change request for City Council consideration.

Attachments:

1. Ordinance No. 2025-02
2. 512 & 516 SE Pkwy PD Zoning Change - Aerial Photo of Property
3. 512 & 516 SE Pkwy PD Zoning Change - Zoning Change Location Exhibit
4. 512 and 516 SE Parkway PD Zoning - Exhibit A
5. 512 and 516 SE Parkway PD Zoning - Exhibit B
6. Public Response Letters

ORDINANCE NO. 2025-02

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF AZLE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM THE SINGLE FAMILY FOUR (SF-4) AND COMMERCIAL (C) DISTRICTS TO A PLANNED DEVELOPMENT (PD) DISTRICT BY APPROVING A CONCEPT PLAN FOR A PROPOSED NON-RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 1.93 ACRES OF LAND OUT OF A 2.56-ACRE PROPERTY SITUATED IN THE SPENSER TOWNSEND SURVEY, ABSTRACT, NO. 1553, CITY OF AZLE, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS TRACTS 1A2, 1A2A, 3H, 3H1, 3K, 3K1, 3K2, SPENSER TOWNSEND SURVEY, ABSTRACT NO. 1553, TARRANT COUNTY, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of property generally located in the 500 Block of Southeast Parkway, Azle, Texas has filed an application to change the zoning of the property described as approximately 1.93 acres of land out of a 2.56-acre property situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 3H, 3H1, 3K, 3K1, 3K2, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas as shown on the attached Exhibit "A" from the Single Family Four (SF-4) and Commercial (C) Districts to the Planned Development (PD) District by approving a concept plan as shown on the attached Exhibit "B" for a proposed non-residential development for said property; and

WHEREAS, the Planning and Zoning Commission of the City of Azle, Texas held a public hearing on January 2, 2025, and the City Council of the City of Azle, Texas held a public hearing on January 21, 2025, with respect to the zoning change described herein; and

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

WHEREAS, upon review of the application, and after such public hearing, the

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

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

SECTION 1.

The Zoning Ordinance of the City of Azle, Texas is hereby amended by changing the zoning of the property shown on the attached Exhibit "A" from the Single Family Four (SF-4) and Commercial (C) Districts to the Planned Development (PD) District and approving a concept plan as set forth on the attached hereto and incorporated herein as Exhibit "B" for property described as approximately 1.93 acres of land out of a 2.56-acre property situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 3H, 3H1, 3K, 3K1, 3K2, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas.

SECTION 2.

The City Council finds that the information submitted by the applicant pursuant to the requirements of the Zoning Ordinance of the City of Azle, Texas is sufficient to approve the Concept Plan attached hereto as Exhibit "B" and incorporated for all purposes.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in the Planned Development Concept Plan attached as Exhibit "B". Unless otherwise provided in Exhibit "B", the Property shall be governed by all applicable regulations contained in all applicable and pertinent ordinances of the City of Azle.

SECTION 4.

The zoning district as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 5.

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

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

SECTION 7.

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

SECTION 8.

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

SECTION 9.

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

SECTION 10.

The City Secretary of the City of Azle is hereby directed to publish the caption, the penalty clause and effective date clause in the official newspaper at least once within ten (10) days after the passage of this ordinance.

SECTION 11.

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

AND IT IS SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on January 21, 2025.

Mayor, Alan Brundrett

ATTEST:

Yael Hoffman, City Secretary

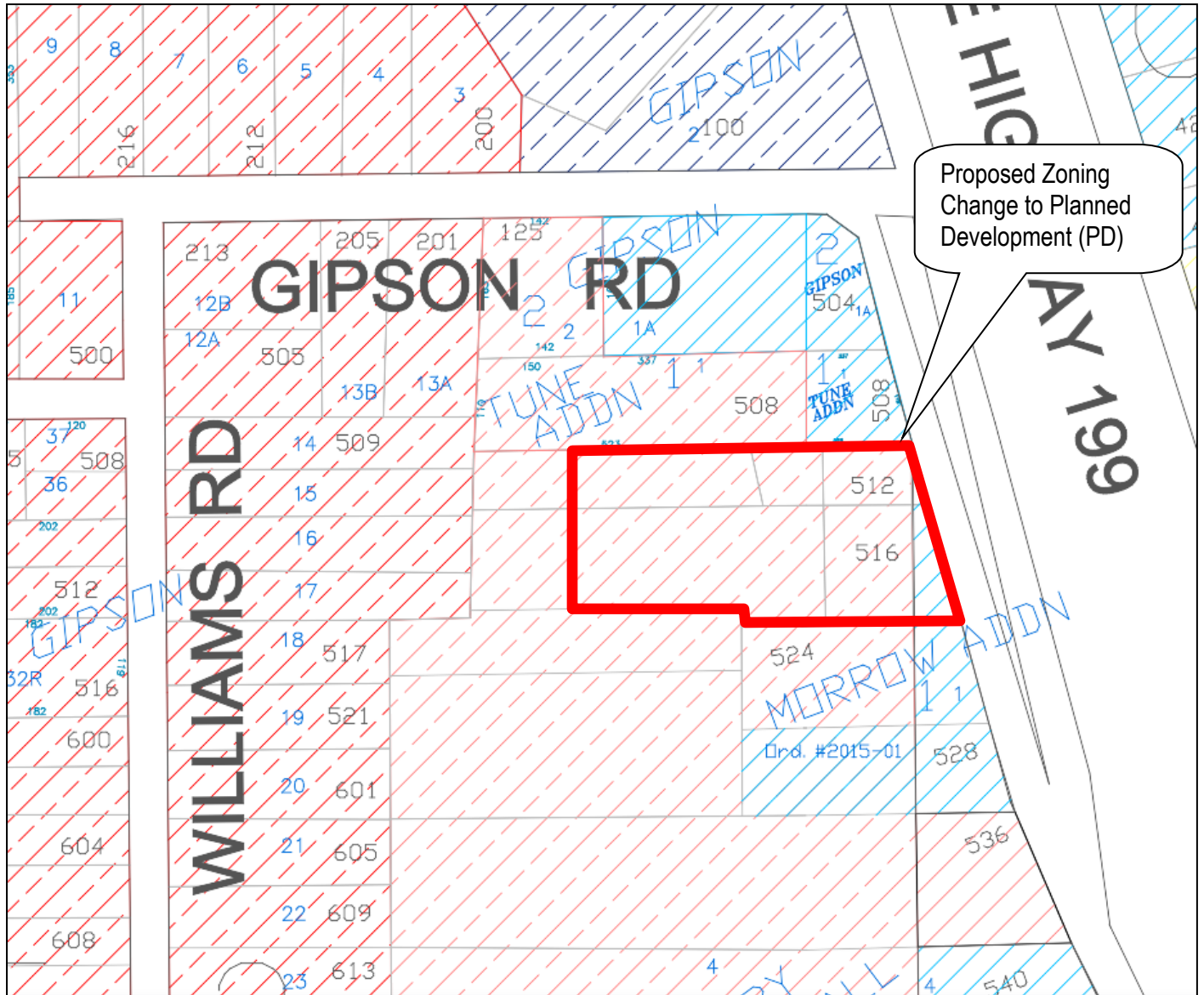
APPROVED AS TO FORM:

Andrea Russell, City Attorney

Aerial of Property



Zoning Change Location Exhibit



Azle Land 512 and 516 Southeast Parkway

Legal Description

The property is a 2.565-acre tract located in the Spencer Townsend Survey, Abstract No. 1553, in Tarrant County, Texas. It includes two previously conveyed tracts:

A 0.841-acre tract conveyed to Richard Whitten (Deed recorded in Volume 5028, Page 778). A 1.724-acre tract conveyed to Sharon Tittle and Richard Whitten Jr. (Deed recorded in Volume 11874, Page 133). The boundaries of the property, described by metes and bounds, are as follows: Beginning at a 1/2-inch iron rod found at the southeast corner of the Tittle and Whitten Jr. tract, along the west line of Southeast Parkway (Gipson Road). Thence N 89° 57' 23" W (Record Bearing) for 589.06 feet along the south line of the Tittle and Whitten Jr. tract and the north line of Morrow Addition to a 1/2-inch iron rod. Thence N 03° 03' 35" E (Deed N 02° 35' 13" E) passing at 122.00 feet a 1/2-inch iron rod, continuing for 201.91 feet to a fence post for the corner. Thence S 89° 48' 55" E (Deed East) for 522.93 feet along a fence line and the north line of the Whitten tract to a 1/2-inch iron rod. Thence S 15° 26' 30" E (Deed S 16° 30' 45" E) passing at 70.00 feet to the southeast corner of the Whitten tract and continuing for 207.89 feet along the west line of Southeast Parkway and the east line of the Tittle and Whitten Jr. tract to the point of beginning.

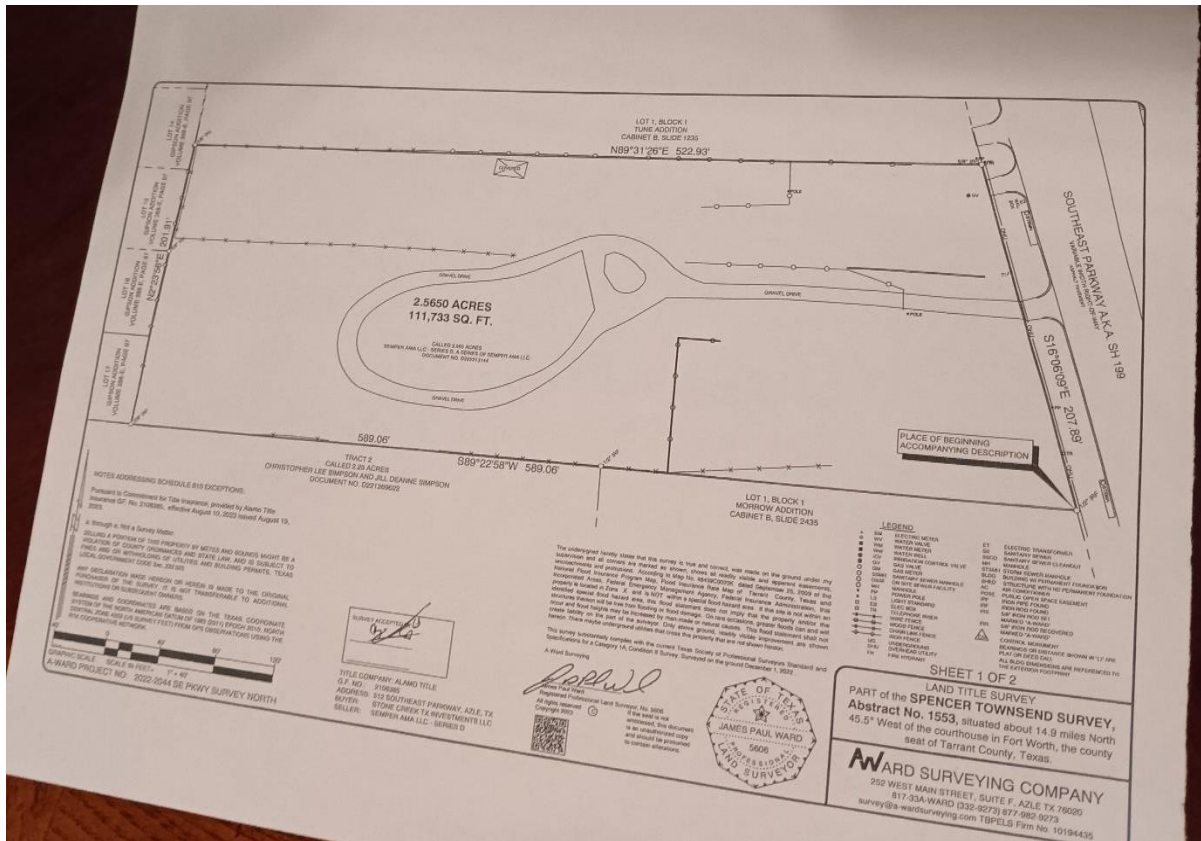
This tract contains a total of 2.565 acres of land, 111,733 SQFT as described by metes and bounds. Actual Lot Coordinates and Distances:

N89° 31' 26" E (522.83 FT)

S16° 06' 09" E (207.89 FT)

S89° 22' 58" W (589.06 FT)

N2° 23' 56" E (201.91 FT)



Actual Survey



Exhibit "B"

Rezoning Permit Development Request

We are seeking approval for the rezoning of a portion of the existing residential lots to Commercial Planned Development. The area to be rezoned encompasses the first three-quarters of the 2.56-acre property (111,733 square feet), totaling approximately 1.93 acres (83,800 square feet). The boundaries of the requested rezoning area are clearly defined as follows:



Coordinates and distances for the rezoning area:

N89° 31' 26" E (392.2 FT)

S16° 06' 09" E (207.89 FT)

S89° 22' 58" W (442.00 FT)

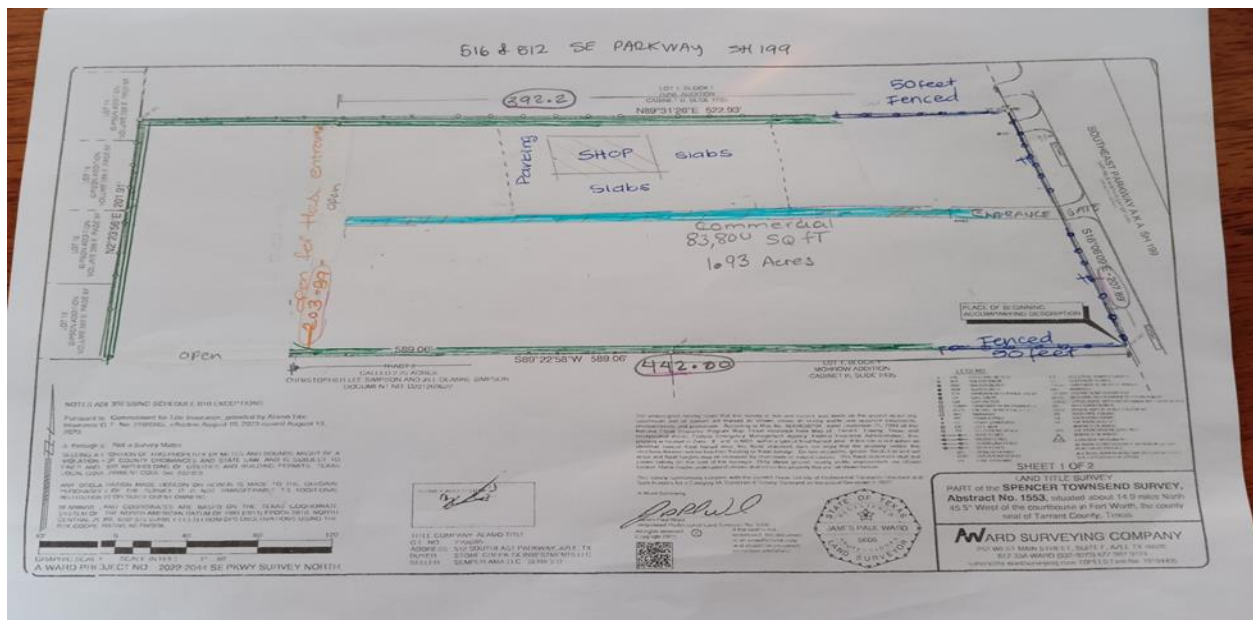
N2° 23' 56" E (203.89 FT)

We understand that a tree survey is required as part of the Planned Development Zoning request, and we fully intend to comply with this requirement. However, in line with the process, we would like to formally request a delay in providing the tree survey until after the Planned Development Zoning is approved by the city.

Buffer Zone and Fence:



An 8-foot buffer of preserved trees will be maintained along the lines N89° 31' 25" E, N2 23' 56" E and S89° 22' 58" W to protect natural vegetation. Marked in green. We want to request to waive the 8' masonry screening wall along the north, south and west property lines for complete access to the house and open to access the adjacent residential acreage lot.



For security and privacy, we propose the installation of fence along the front line of the property, situated at coordinates S16° 06' 09" E. The fence will extend a 50-foot along the following boundaries: S89° 22' 58" W and N89° 31' 26" E, as marked in dark blue on the attached plan and picture.



Fence type would like to install be a 5" Brick walls with 3 iron pipes like the photo.



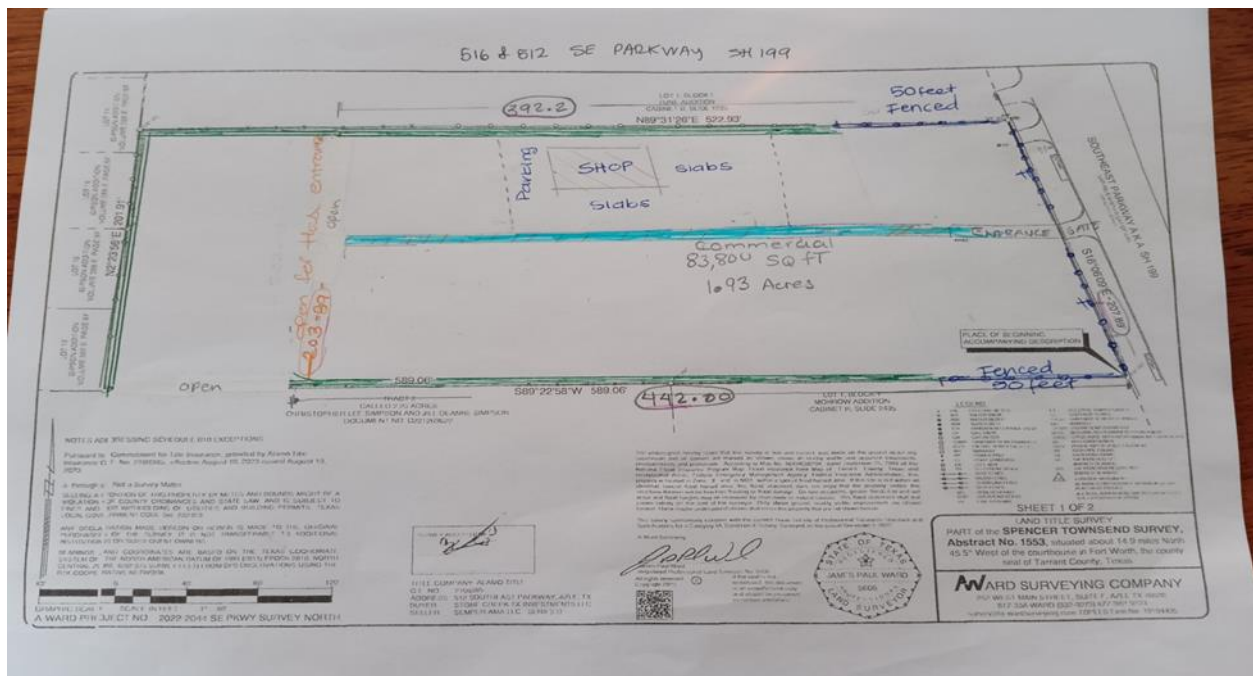
Lot/s Access:

This development will consist of 2 lots – the front lot that will be zoned as Planned Development (PD) and the back lot still zoned as SF-4



There will be an access easement that will connect the new back lot for the future house to access the driveway on SE Parkway.

We respectfully request the use of the centrally located entrance for both the shop and the house. This entrance, marked in light blue on the attached plan, has already been constructed, ensuring minimal disruption to the land and preserving the natural environment. In contrast, the northeast entrance is poorly visible and difficult to access, making it an impractical option for regular use.



Planned Structure and Development:



The planned structure will be a stone countertop fabrication shop. The exact location and dimensions of the shop is still to be determined based on budget, factors including leveling, utility access, and trees removal. A small parking lot and slabs display areas will be needed around the structure, as indicated on the previous survey and pictures.



The brown area will be scheduled for a gradual cleanup process over time, with slabs being displayed as needed.

The shop will operate with equipment for sawing and drilling stone, with water usage. We consider making a private water well and mud trap will be built to capture water runoff and avoid connection to city sewer systems for this process.

Drilling noises will be minimized by conducting fabrication indoors, and operations will only occur only during business hours (8:00 AM to 5:00 PM, Monday through Saturday).

The location of the shop is planned to be far enough from neighboring properties to mitigate noise disturbance. The open 2+acres area surrounding the building will aid in this separation.

Certain uses, such as car washes, bars, or storage facilities, will not be permitted. However, we request that all other uses allowed in the “C” district, whether by “P” or “SUP,” be considered for approval.

Business Operations and Signage:

Our business operations will be confined to daylight hours, with security lights and cameras installed for safety.

We request the ability to place business signage at the front of the property.

Residential Area and Buffer:

The remaining quarter of the 2.56-acre property (0.641 acres, or 27,933 SQFT) will be retained as residential zoning, where a single-family home will be built. The back area will remain as originally zoned.



The back section of the property is defined by the following coordinates and distances:

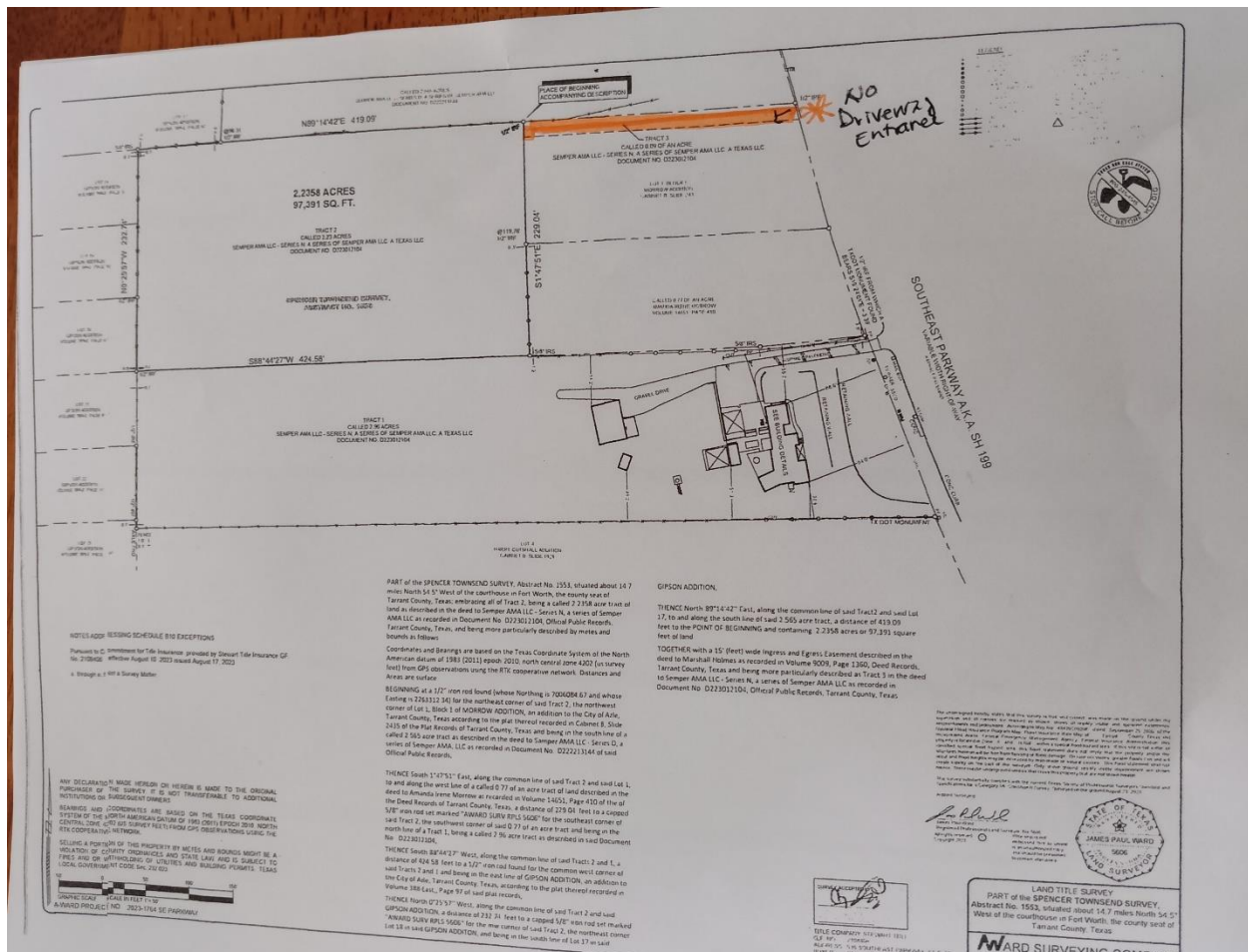
N89° 31' 26" E (130.73 FT)

S16° 06' 09" E (203.89 FT)

S89° 22' 58" W (147.06 FT)

N2° 23' 56" E (201.91 FT)

Spencer Townsend ABST1533 (survey adjacent lot).



NOTICE OF PUBLIC HEARING

Z2024-04

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, January 2, 2025** to consider making a recommendation to the City Council regarding a zoning change request from Single Family Four (SF-4) and Commercial (C) Districts to a Planned Development (PD) District for approximately 1.93 acres of land out of a 2.56-acre property situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 3H, 3H1, 3K, 3K1, 3K2, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road. The purpose of this Planned Development is to consider allowing a stone countertop fabrication 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:

Too much noise; Stone dust can cause lung disease;
Azle doesn't need another stone fab business

Signature: _____

Printed Name: Lance Klein

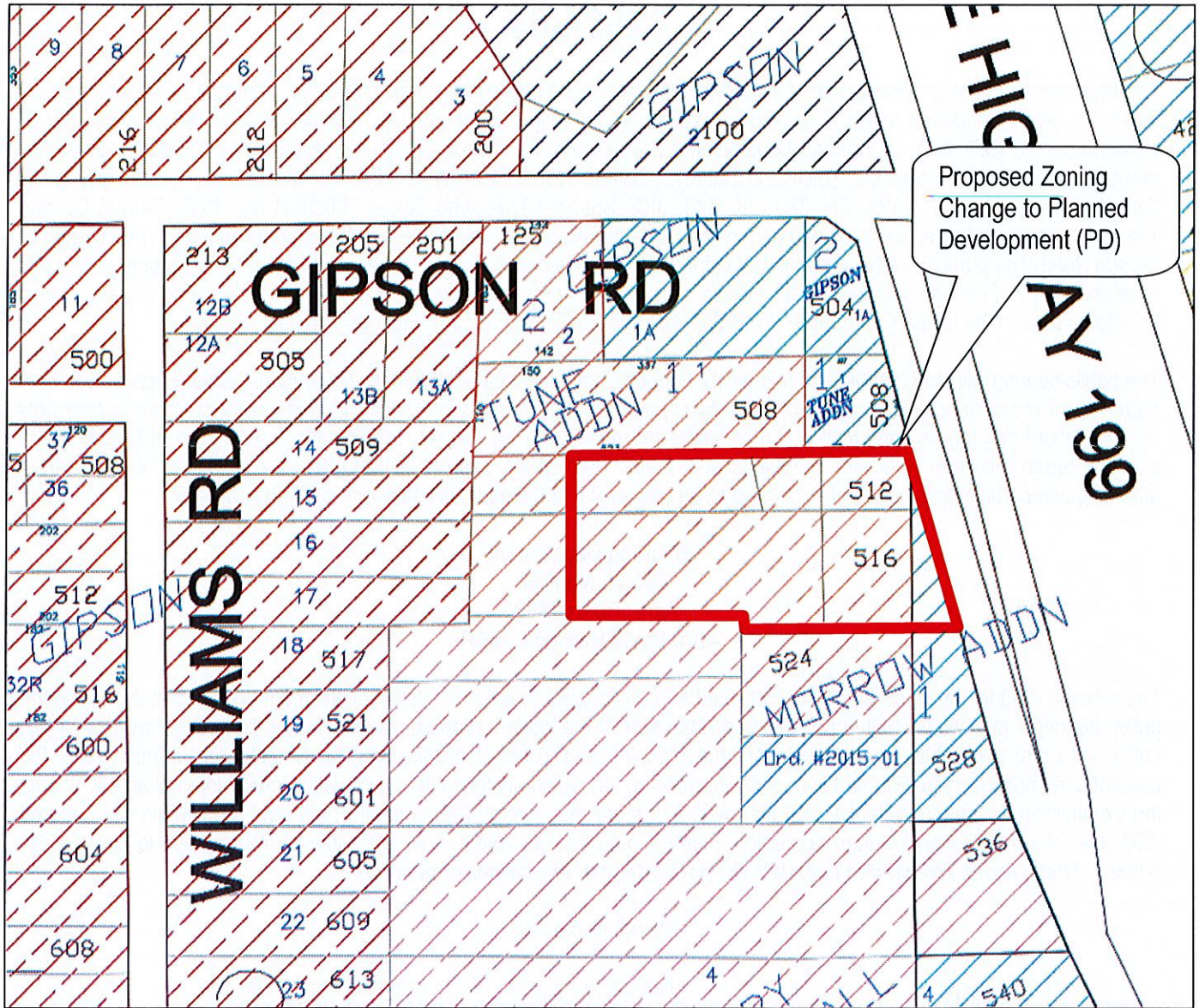
Mailing Address: 125 Gipson Rd

City, State Zip: Azle, TX 76020

Telephone Number: 940 765 6739

Physical Address of Property within 200 feet: ↑

Zoning Change Location Exhibit



NOTICE OF PUBLIC HEARING

Z2024-04

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, January 2, 2025** to consider making a recommendation to the City Council regarding a zoning change request from Single Family Four (SF-4) and Commercial (C) Districts to a Planned Development (PD) District for approximately 1.93 acres of land out of a 2.56-acre property situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 3H, 3H1, 3K, 3K1, 3K2, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road. The purpose of this Planned Development is to consider allowing a stone countertop fabrication 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:

Signature: 

Printed Name: Michael Legan

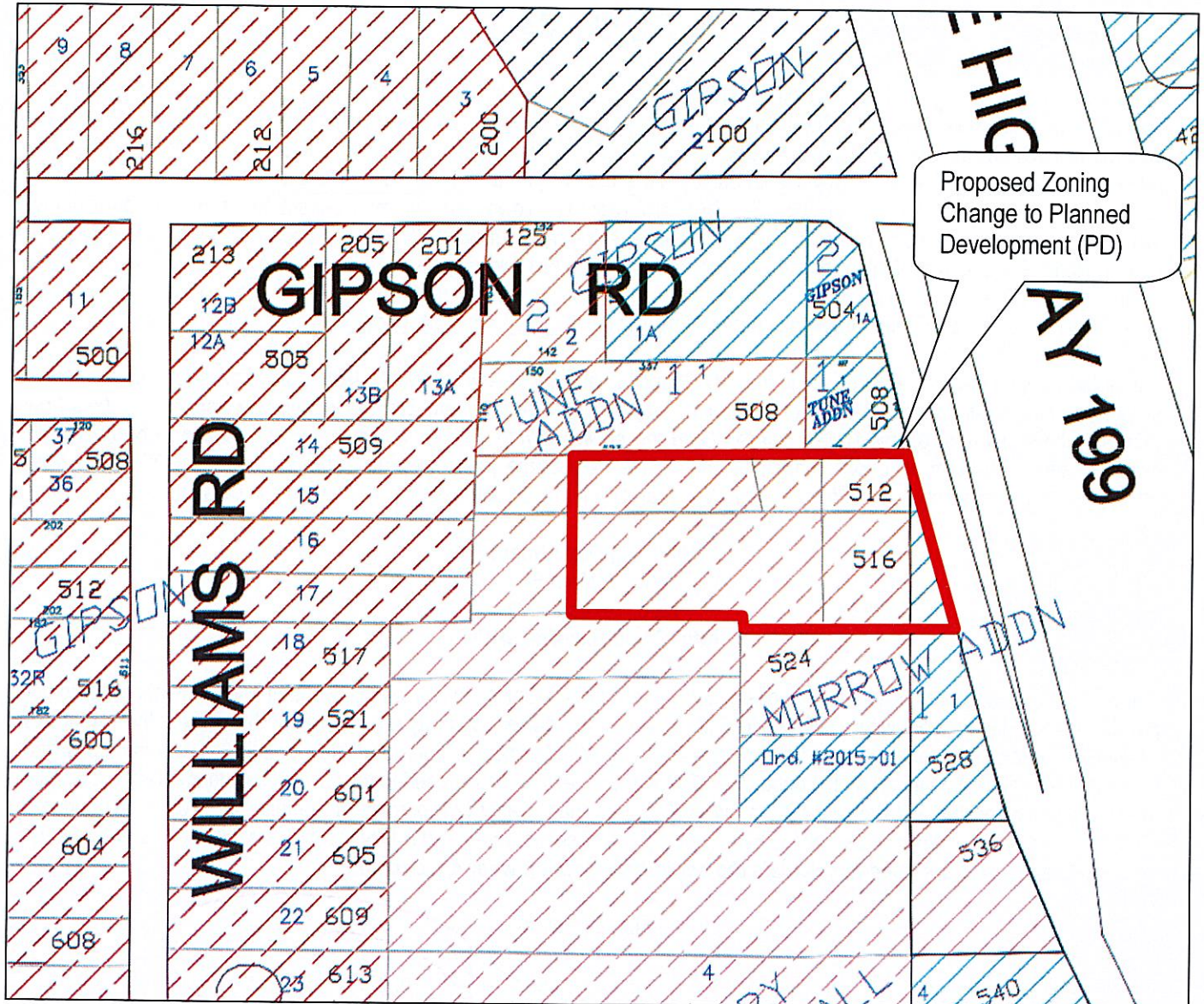
Mailing Address: 513 William Rd

City, State Zip: Azle TX 76020

Telephone Number: 817-845 3915

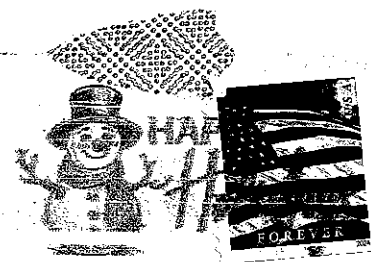
Physical Address of Property within 200 feet: 513 William Rd Azle TX 76020

Zoning Change Location Exhibit



Legan
513 William Rd
Azle Tx 76006

NORTH TEXAS TX P&DC
DALLAS TX 750
27 DEC 2024 PM 2 L



Planning Department
505 W. Main St
Azle Tx 76020
ATTN David Hawkins