



**City of Azle
Regular Agenda
Municipal Development District Board**

505 W. Main Street
Azle, Texas 76020

February 11, 2025

6:00 PM

Community Room

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

REGULAR SESSION

CALL TO ORDER

ACTION ITEMS

1. Consider any action appointing officers to the Board of Directors
Tom Muir - Executive Director
2. Consider approving the Minutes of the November 12, 2024 Azle MDD regular meeting
Brian Conner - Secretary

PRESENTATION

3. Economic Development update and 2024 Annual Report
Kristen Pegues, Community & Marketing Specialist

DISCUSSION ITEM

4. Economic Development Strategic Plan
Kristen Pegues, Community & Marketing Specialist

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on February 7, 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.

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 Municipal Development District Board agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



Presenter: Tom Muir - Executive Director

Agenda Item: Consider any action appointing officers to the Board of Directors

Background and Explanation:

On January 7, the Council appointed Dr. Derrick Nelson to fill the Place 5 board position of Board President Jack Stevens, who resigned last December. Therefore, the Board needs to designate a new president.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

N/A.

Attachments:

None



Presenter: Brian Conner - Secretary

Agenda Item: Consider approving the Minutes of the November 12, 2024 Azle MDD regular meeting

Background and Explanation:

Procedural

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. Minutes 11-12-24



MINUTES
Regular
Azle Municipal Development District
Board

505 W. Main Street
Azle, Texas 76020

November 12, 2024

6:00 PM

Community Room

REGULAR SESSION

CALL TO ORDER

Executive Director Tom Muir called the meeting to order at 6:00 PM.

Members Present:

Jack Stevens	President
Bill Jones	Vice President
Brian Conner	Secretary
Randa Goode	Place 1
Stacy Peek	Place 3
Alan Brundrett	Place 6

Members Absent:

Amy Estes	Place 2
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Staff Present:

Tom Muir	Executive Director
David Hawkins	Director of Planning and Development
Kristen Pegues	Community and Marketing Specialist
Lawrence Bryant	Assistant City Manager
Susie Hiles	Assistant to the City Manager - Scribe

ACTION ITEMS

1. Consider any action appointing officers to the Board of Directors

Executive Director Tom Muir presented this item stating the MDD Bylaws state the Board of Directors shall choose from its members a president, vice president, and secretary for a one-year term beginning November 1 of each year.

Director Bill Jones moved to appoint Jack Stevens as president. Director Brian Conner seconded the motion.

Yes: (6) Jack Stevens, Bill Jones, Brian Conner, Randa Goode, Stacy Peek, Alan Brundrett.
The motion was unanimously approved.

Director Jack Stevens moved to appoint Bill Jones as vice president. Director Brian Conner seconded the motion.

Yes: (6) Jack Stevens, Bill Jones, Brian Conner, Randa Goode, Stacy Peek, Alan Brundrett.
The motion was unanimously approved.

Director Randa Goode moved to appoint Brian Conner as secretary. Director Stacy Peek seconded the

motion.

Yes: (6) Jack Stevens, Bill Jones, Brian Conner, Randa Goode, Amy Estes, Jack Reynolds.

The motion was unanimously approved.

2. Consider approving the Minutes of the October 8, 2024 Azle MDD regular meeting

Vice President Bill Jones moved to approve the Minutes of the October 8, 2024 Azle MDD regular meeting as presented. Secretary Brian Conner seconded the motion.

Yes: (6) Jack Stevens, Bill Jones, Brian Conner, Randa Goode, Stacy Peek, Alan Brundrett

Motion passed unanimously.

DISCUSSION ITEM

3. New Economic Development Action Plan

Executive Director Tom Muir advised the last Action Plan adopted by the MDD was August 2016 with a ten-year scope. He stated since the city has adopted a new Comprehensive Master Plan, he recommended the MDD reassess and create an updated action plan to advance their economic development goals. He advised Staff has engaged Catalyst Commercial to assist with this process and introduced Jason Claunch. Jason and the Board discussed new goals and priorities that will advance economic development in Azle. Jason will take the suggestions from the Board and bring back a final draft of the Action Plan to be reviewed by the Board.

ADJOURNMENT

Presented and approved on February 11, 2025.

Brian Conner, Secretary

Attest:

Susie Hiles
Scribe



Presenter: Kristen Pegues, Community & Marketing Specialist
Agenda Item: Economic Development update and 2024 Annual Report

Background and Explanation:

Staff will provide the Board with an update on economic development activities and present the 2024 Annual Report (see attached).

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. 2024 ED Annual Report
2. Azle Dev. Activity Report - MDD February 2025

ANNUAL REPORT

FY 2024

An aerial photograph of a fairground or festival. The scene is filled with numerous tents and booths of various shapes and sizes. Many of the tents have blue and white striped canopies, while others are solid blue or white. There are also some tents with American flag patterns. The ground is a mix of paved areas and grass. In the background, there are trees and a parking lot with several vehicles. The overall atmosphere is festive and busy.

MUNICIPAL DEVELOPMENT DISTRICT

Prepared by
Azle economic development



MDD BOARD

MEMBERS	POSITION	TERM EXP
Bill Jones	Vice President	10/31/25
Brian Conner	Secretary	10/31/26
Randa Goode	Director PI 1	10/31/25
Amy Estes	Director PI 2	10/31/26
Derrick Nelson	Director PI 5	10/31/25
Alan Brundrett	Director PI 6	10/31/26
Stacy Peek	Director PI 7	10/31/25
Tom Muir	Executive Director	
David Hawkins	Director of Planning & Development	

ECONOMIC PERFORMANCE INDICATORS

Sales tax growth

\$269,791



BRE visits

34

Certificates of Occupancy issued

61



KEY ACCOMPLISHMENTS

Facade Grants. Awarded four facade improvement grants that totaled \$17,867. The investment value totaled \$41,235.

Economic Excellence. Received the Texas Economic Development Council's Economic Excellence recognition for the fourth consecutive year.

Comprehensive Planning. Adopted the 2045 Comprehensive Plan and a new Parks and Recreation Master Plan last fall.

COMMERCIAL PROJECTS

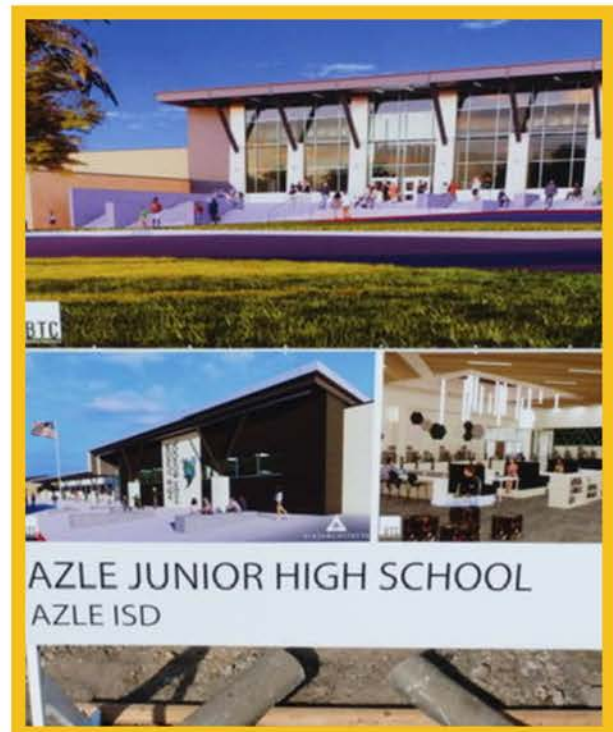


COMPLETED IN 2024

- 1 Dutch Bros Coffee – 950 sq. ft.
\$450,000
- 2 Endless Car Wash (905 Boyd Rd) – 3,965 sq. ft.
\$900,000
- 3 The FeedLot Food Truck Park – 300 sq. ft.
\$28,404

PENDING FOR 2025

- 1 Petrie Self-Storage (909 Boyd Rd) – 47,284 sq. ft.
\$950,000
- 2 AISD New Junior High School – 180,383 sq. ft.
\$92,300,000
- 3 Petrie Self-Storage (1321 Kerry Ln) – 19,806 sq. ft.
\$250,000
- 4 New church (111 Gipson) – 9,420 sq. ft.
\$1,000,000
- 5 AISD Maintenance Warehouse Facility – 22,672 sq. ft.
\$10,000,000



CO SUMMARY

In 2024, Azle issued 61 Certificates of Occupancy (COs), reflecting significant activity and growth within the local business community. The breakdown includes:

- **41 new businesses**
- **3 changes of business name**
- **5 changes of ownership**
- **3 changes of business name and ownership**
- **4 business expansions**
- **1 new building (no business yet)**
- **3 business relocations (from within Azle)**
- **1 temporary sno cone stand**

NEW BUSINESS OPENINGS

DE LA ROSA MMA
BEALLS
THAI MASSAGE
PAINTED AF
THE TIRE SHOP
GANNON SWIMMING POOL SERVICE
URGENT CARE TX
CROSS TIRES
AZLE SMOKE HOUSE
PURE BLISS MASSAGE SPA
FOOT SPA
THE FEEDLOT
BOXHEAD SHIPPING
API, INC
SMOKE ART
BARON BUILDING MATERIALS
DELIGHT LANDSCAPE
SHARP EDGE AUTO
STINGERS BAR & GRILL

4TWENTY4 PRINTED APPAREL
ROCK + ROSE WELLNESS
WILD WONDER COLLECTIVE
MAGNET SIGNS
CARNE SECA EL MICHOACANO
DUTCH BROS
MANDALA ELEMENTAL WONDERS
TEXAS DRIP
TWISTED SCISSORS
INK & EXOTICS
THE COLOR LOUNGE
AZLE ACADEMY
URBAN ASSAULT BATTLE ARENA
NAT20 CARD AND HOBBY SHOP
ENDLESS CLEAN CAR WASH
ORANGE LEAF
TEXAS MASTER TUNE
TREASURE TROVE
2HM INVESTMENTS
199 WINERY/AZLE MAIN ST WINERY

STRATEGIC INVESTMENTS

Crexi Subscription: Transitioned from CoStar to Crexi for cost-effective and user-friendly access to commercial real estate data, enabling better site selection and development tracking.

ZacTax: Re-engaged with ZacTax to enhance sales tax tracking, providing improved accuracy, timely reporting, and valuable insights into local economic trends.

380 Agreement with Hornets Plaza Development: Supported the construction of an 8,500 sq. ft. building with \$219,765 in funding.

COMMUNITY DEVELOPMENT

Events Attended: Participated in more than 20 community and professional events to strengthen partnerships and showcase Azle's development potential. Staff engaged with many local organizations and met with retail tenant representatives and brokers at two key regional events—ICSC's Red River event in Dallas and Retail LIVE! in Austin. Additionally, staff gave a presentation on economic development at one of the Chamber's monthly luncheons.

GIS Mapping: Acquired ESRI GIS mapping tools in collaboration with multiple departments. While still in the learning phase, these tools will significantly enhance planning and analytics capabilities.



The FeedLot: Completed its first successful season as a hub for local food trucks and community events, thanks to the collaborative efforts of multiple city departments. These teams worked together to design and construct the facility while also organizing and staffing the weekend events. Over 42 events were hosted, including Farmers Markets, live music, craft fairs, community yoga, and themed celebrations. The Azle Farmers Market played a key role in its success, earning a "Best of Azle" award for produce.



DEVELOPMENT ACTIVITY REPORT

February 2025

Development Activity Report – February 2025

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Commercial Development Projects Approved/Under Construction – February 2025

Project	Land Use	Ac.	Construction Value	Description	Status
AISD New Junior High School 201 School St.	Institutional	20.6	\$92,300,000.00	- New 180,383 sq. ft. 3-story Junior High School to replace the previous one. - Building Permit approved 11.17.2024	Under construction
AISD New Maintenance Warehouse Facility 481 Sandy Beach Rd.	Institutional	10.0	\$10,000,000.00	- New 22,672 sq. ft. maintenance facility next to Forte Junior High School. - Building Permit issued 11.8.2024	Under construction
Community Caring Center Expansion 317 Commerce St.	Commercial	1.0	N/A	3,800 sq. ft. freezer/cooler box storage addition to existing Community Caring Center of Azle food pantry facility. - Building Permit issued 11.7.2023	Under construction
One Place Expansion 412 Commerce St.	Commercial	0.79	\$140,000.00	- New 2,475 sq. ft. warehouse expansion of One Place facility. - Building Permit issued 12.4.2024	Under construction
Azle Retail Development 700 Block of FM 730 N (across from Walmart)	Commercial	5.35	N/A	- Civil Plans approved for new retailing wall/detention facility - TxDOT approved access permit for 3 driveways - Screening Wall installation completed	Under construction
AISD School Interior Remodels (4 Schools)	Institutional	N/A	N/A	- Various interior remodels for 4 AISD school facilities - Includes Azle Elem., Cross Timbers Elem, Hoover Elem., & Walnut Creek Elem.	Approved 2.4.2025
Cross Timbers Golf Course Driving Range Renovation 1181 S. Stewart St.	Government	12.0	\$400,000 (budgeted)	Renovation of driving range, putting greens, and short game practice area.	Approved 1.23.2025

Petrie Self-Storage Facility 909 Boyd Rd.	Commercial	4.49	\$950,000.00	• New 62,735 sq. ft. of storage; 266 units self-storage warehouse facility. • Building Permit and Site Plan approved 1.17.2025	Approved 1.17.2025
Petrie Self-Storage Facility 1321 Kerry Lane	Commercial	1.57	\$250,000.00	• New 19,806 sq. ft., 107 units self-storage warehouse facility. • Building Permit and Site Plan approved 1.17.2025	Approved 12.7.2024
Urgent Care Facility 133 E. Main St.	Commercial	0.87	\$300,000.00	• Renovation of old 4,200 sq. ft. Azle Post Office building into new Urgent Care facility. • Site Plan and Building Permit approved 12.5.2024	Approved 12.5.2024
Primera Iglesia Bautista Church Building 111 Gipson Road	Commercial	1.17	\$1,000,000.00	• Site plan and building permit for new 9,480 sq. ft. 2-story church facility. • Building Permit issued 10.31.2024	Approved 10.31.2024

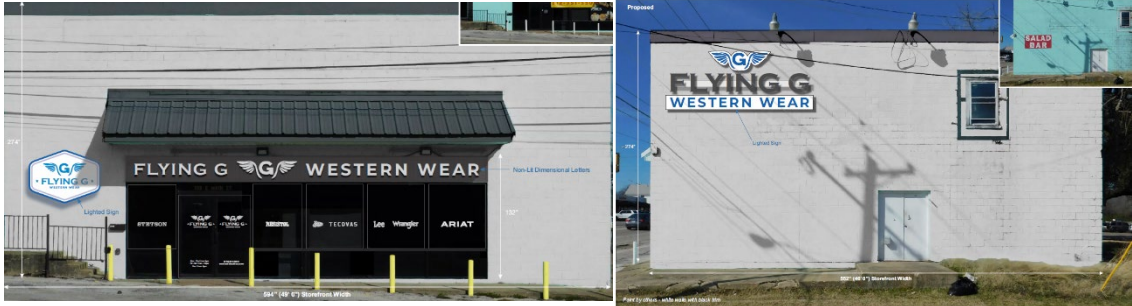
Commercial Development Projects Under Review – February 2025

Project	Land Use	Acreage	Description	Status
Lake Country Avionics Expansion 1605 SE Parkway	Commercial	0.81	- New 1,680 sq. ft. expansion of 4,317 sq. ft. existing office/warehouse facility. - Variance granted for new addition encroachment into building setback line.	2nd Sub. under review 1.29.2025
Community Caring Center (Phase 2 Remodel) 317 Commerce St.	Commercial	1.0	- Interior remodel of existing 6,783 sq. ft. building originally constructed in 2003. - Includes new fire sprinkler system. - Variance granted for 2 new awnings to encroach side setbacks	1st Sub. under review 2.3.2025
Profit Street Warehouse 617 Profit St.	Industrial	0.95	New 12,000 sq. ft. warehouse building for future tenants.	Waiting on 3rd Sub. 2.5.2025
Chase Bank 700 Boyd Rd.	Commercial	0.65	- Property previously approved for a new Wendy's - New 3,319 sq. ft. bank facility	1st Sub. under review 2.3.2025
Stardust Salon 342 NW Parkway	Commercial	0.51	Renovation of old Stardust Skating Rink into a 7,420 sq. ft. retail and salon building	Waiting for 2 nd Sub. 2.5.2025
Crave 317 W. Main St.	Commercial	0.51	- Conversion of former 2,516 sq. ft. antique store to new eatery - Relocating from 404 W. Main St. building	Project On Hold

Façade & Signage Improvement Program Grants – February 2025

Project	Details	Status
Mandela Elemental Wonders Building Signage 133 W. Main St. Commercial Land Use	Façade Grant for new building signage approved by City Council on 2.4.2025 	Construction Completed: <i>TBD</i> Private Investment: \$1,076.52 City's Investment: \$538.26

Façade & Signage Improvement Program Grants – February 2025

Project	Details	Status
Flying G Western Wear Exterior Paint & Building Signage 109 E. Main St. Commercial Land Use	Façade Grant for new exterior paint and building signage approved by City Council on 2.4.2025  <i>Before</i>  <i>After</i>	Construction Completed: <i>TBD</i> Private Investment: \$15,320.38 City's Investment: \$6,950.00

Certificates of Occupancy Permits Issued – February 2025

	BUSINESS	DATE	ADDRESS
	CONTACT	ISSUED	C/O TYPE
1	None		
2			
3			
4			
5			
6			
7			
8			
9			

New Residential Developments – February 2025

Development Name	No. of Lots	Lots Built/Under Construction	Lots Remaining	Project Status	Homebuilder(s)	Location
Woodland Hills	25	25	0	Completed	GM Elite; Distinguished Homes	West side of Ascot Way
Graystone Ridge	98	98	0	Completed	D.R. Horton	S. Stewart St.
Auburn Terrace	143	143	0	Completed	D.R. Horton	S. Stewart St.
Rosewood, Phase I	61	61	0	Completed	Andares Homes; Veralux Homes	S. Stewart St.
Rosewood, Phase II	73	67	6	Permits being issued	Andares Homes; Veralux Homes	S. Stewart St.
Stone Eagle	94	61	33	Permits being issued	McBee Homes; Kindred Homes; Impression Homes	Kimbrough Rd./ Dunaway Ln.
Azle Grove, Phase I	136	128	8	Permits being issued	Lennar Homes	N. Ash St./ Lakeview Dr.
Azle Grove, Phase II	136	93	43	Permits being issued	Lennar Homes	N. Ash St./ Lakeview Dr.
Lakeview Heights	79	45	34	Permits being issued	Riverside Homes; Chesmar Homes	Lakeview Dr./S. Broadway Rd.
Sandy Beach Addition	149	25	124	Permits being issued	D.R. Horton	Sandy Beach Rd (behind Hoover Elem. School)
Roeser Park Addition	16	0	16	Ready for Permits	TBD	Park St. east of Ash St.
Oak Harbor, Phase II	39	0	39	Ready for Permits	TBD	Flying Jib Dr. & Spinnaker Ln.
Totals	1,049	746	303			



Presenter: Kristen Pegues, Community & Marketing Specialist

Agenda Item: Economic Development Strategic Plan

Background and Explanation:

Staff engaged a consultant to assist in developing a new strategic plan for economic development. This plan will provide a path forward to achieve goals and objectives related to economic development and the MDD Board as set forth in the 2024 Comprehensive Master Plan. The consultant hosted a workshop at the MDD meeting in November 2024 and will present a draft of the strategic plan based on results from the workshop and the Comprehensive Master Plan.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None