



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

February 20, 2025

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 January 2, 2025.

David Hawkins, Director of Planning and Development

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to the City Council regarding text amendments to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding regulations for commercial buildings fronting a public street.

David Hawkins, Director of Planning and Development

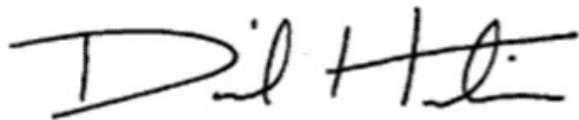
OTHER ITEMS

3. Development Project Updates

David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on Friday, February 14, 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.

A handwritten signature in black ink, appearing to read "Dil H. Hawkins". The signature is stylized with a large "D" and a horizontal line through the middle of the letters.

David Hawkins, AICP
Director of Planning and Development

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



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

January 2, 2025

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:00 p.m.

Members Present:

Chairman Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Jared Arneson
Commissioner Rick Simmons
Commissioner Laurel Mosier
Commissioner Curt Lampkin
Commissioner Cynthia Barrios

Members Absent:

None

Staff Present:

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

INVOCATION

Vice Chairman Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Jared Arneson led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held December 5, 2024.

Vice Chairman Jim Carlson moved to the approve the minutes of the Planning and Zoning Commission meeting held December 5, 2024 as presented. Commissioner Rick Simmons seconded the motion. Motion carried.

Yes: (7) Leonard Wheeler, Jim Carlson, Jared Arneson, Rick Simmons, Laurel Mosier,

No: (0)

Absent: (0)

ACTION ITEMS

- 2. Consider and take appropriate action on a Preliminary Plat for Lots 1-6, Gallegos Acres, an addition in the ETJ of the City of Azle, Tarrant County, Texas. The property is generally located on the northwest corner of the intersection of Silver Creek Azle Road and Fox Lane. Case No. PP2024-02**

Director of Planning and Development David Hawkins presented this item. He stated that this property is located just outside the city limits and is for six residential lots. Platting is the only requirement, no zoning or building requirements, since this is outside the city limits. No City Council action is required since no variances have been requested.

Commissioner Rick Simmons moved to approve the Preliminary Plat for Lots 1-6, Gallegos Acres as presented. Commissioner Curt Lampkin seconded the motion. Motion carried.

Yes: (7) Leonard Wheeler, Jim Carlson, Jared Arneson, Rick Simmons, Laurel Mosier,
Curt Lampkin, Cynthia Barrios

No: (0)

Absent: (0)

- 3. Consider and take appropriate action on a Final Plat for Lots 1-6, Gallegos Acres, an addition in the ETJ of the City of Azle, Tarrant County, Texas. The property is generally located on the northwest corner of the intersection of Silver Creek Azle Road and Fox Lane. Case No. FP2024-11**

Director of Planning and Development David Hawkins stated that there are no other requirements for this Final Plat which follows the preliminary plat in the previous item.

Commissioner Rick Simmons moved to approve the Final Plat for Lots 1-6, Gallegos Acres as presented. Commissioner Laurel Mosier seconded the motion. Motion carried.

Yes: (7) Leonard Wheeler, Jim Carlson, Jared Arneson, Rick Simmons, Laurel Mosier,
Curt Lampkin, Cynthia Barrios

No: (0)

Absent: (0)

PUBLIC HEARING

- 4. Conduct a public hearing and make a recommendation to City Council regarding a proposed 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. Case No. Z2024-04**

Director of Planning and Development David Hawkins presented this item. The applicant is requesting to rezone the front 1.93 acres of this property from Single Family Four (SF-4) and Commercial (C) to Planned Development (PD) and plans to leave the 0.63 acres in the rear of the property as SF-4. Adjacent properties to the rear, north, and south are all zoned SF-4 and have residences on them. The

applicant has requested to 1) delay the tree survey until after the PD is approved and conduct the tree survey when they bring forward the detailed site plan; 2) to restrict future businesses by excluding car washes, bars, and storage facilities from permitted uses for this property; and 3) to waive the 8-foot masonry buffer/screening wall and instead preserve the trees on the rear, north, and south of the property. The applicant plans to have metal shop buildings and they will comply with the City's paved parking requirements. Lighting will be limited to security lighting, no parking lot poles, as they are planning to be open from 7:00 a.m. to 5:00 p.m. Monday through Saturday. Mr. Hawkins provided copies of two letters of opposition to the Commission.

Chairman Leonard Wheeler opened the public hearing at 6:15 p.m.

- Applicant Trinidad Balderas, 5708 Ozark Drive, Fort Worth, spoke about her plans for the property. She and her husband purchased the property for their stone fabrication business. They thought this would be a good location due to the highway and they do not want to disturb their neighbors.
- Michael Legan, 513 William Road, Azle, spoke in opposition, do not want a commercial property behind them as this might bring some additional problems to what is already going on in their neighborhood.

As there were no other speakers, the hearing was closed at 6:19 p.m.

Discussion included noise abatement; dust abatement; building insulation; all work is conducted inside the building; mitigating sound by adding vacuum dust extractors and ventilators to the proposal; that if they cannot proceed with the stone fabrication shop then other commercial could be pursued but car washes, bars, and storage facilities would be restricted in this PD; the height, depth, and material of any fence, barrier, screening wall, or trees; and that other properties along this frontage are expected to eventually become commercial. The applicant will have to bring a detailed site plan forward to the Commission if the PD gets approved. Discussion also included access to the residential property that will be in the rear of the property.

Commissioner Curt Lampkin moved to accept the proposal. There was no second. Discussion continued. Mr. Lampkin withdrew his motion.

Commissioner Jared Arneson moved to approve Case No. Z2024-04 with the change of having the screening wall or a 15-foot tree buffer, 200 feet from the frontage road on the north and south sides, with the exception of the 50-foot decorative fence allowed in the front of the business, and which screening wall or fence may be constructed of R-panel or wood, and must be a minimum of 6-feet in height. Vice Chairman Jim Carlson seconded the motion. Motion carried.

Yes: (6) Leonard Wheeler, Jim Carlson, Jared Arneson, Laurel Mosier, Curt Lampkin, Cynthia Barrios

No: (1) Rick Simmons

Absent: (0)

EXECUTIVE SESSION

None.

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:54 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: Conduct a public hearing and make a recommendation to the City Council regarding text amendments to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding regulations for commercial buildings fronting a public street.

Background and Explanation:

On November 19, 2024, City Council directed the City staff to proceed with amendments to the building orientation requirements for commercial buildings in Azle. Currently, the Zoning Ordinance has regulations that require all residential dwellings to face or front a public street but no similar regulations for non-residential buildings. Only way to require any commercial building to face a public street is through a Planned Development (PD) zoning or an incentive agreement (380 Economic Development Agreement). City Council would like to see this be amended to make this front-facing orientation a standard requirement for all new non-residential developments. Any new building that would not face a street may request a variance to this requirement and be considered on a case-by-case basis.

Current Text Language:

Zoning Ordinance - **Section 1.14 LOCATION OF DWELLINGS AND OTHER BUILDINGS** states the following:

- A. Unless otherwise stated in this ordinance only one (1) main building for one-family or two-family use, with permitted accessory buildings and their breezeways, may be located upon a lot. Every dwelling shall face or front upon a street[.]
- B. Where a lot is used for multifamily, retail, office, commercial, or industrial purposes or a combination of same, or for a combination of retail and dwelling purposes, more than one (1) main building may be located upon the lot, but only when such buildings conform to all of the open space, parking and density requirements applicable to the uses and zoning districts[.]
- C. No required open space, yard, or area requirement for one (1) building or use shall be computed as being the open space, yard, or area requirement for any other building or use.

Proposed Text Amendment:

Zoning Ordinance - **Section 1.14 LOCATION OF DWELLINGS AND OTHER BUILDINGS** states the following:

- A. Unless otherwise stated in this ordinance only one (1) main building for one-family or two-family use, with permitted accessory buildings and their breezeways, may be located upon a lot. Every dwelling shall face or front upon a street[.]
- B. Where a lot is used for multifamily, retail, office, commercial, or industrial purposes or a combination of same, or for a combination of retail and dwelling purposes, more than one (1) main

building may be located upon the lot, but only when such buildings conform to all of the open space, parking and density requirements applicable to the uses and zoning districts[.] **Every multifamily, retail, office, commercial, or industrial building shall face or front upon a street[.]**

C. No required open space, yard, or area requirement for one (1) building or use shall be computed as being the open space, yard, or area requirement for any other building or use.

Board/Commission/Committee Recommendation:

After the conclusion of the public hearing, the P & Z Commission may make a recommendation on the proposed amendments to the Zoning Ordinance pertaining to requirements of building orientation for non-residential buildings. Any recommendation will be forwarded to the City Council for final action.

Staff Recommendation:

Staff forwards this proposed code amendment for P & Z Commission consideration.

Attachments:

1. PD Standards Comparison Spreadsheet - 3.21.2024
2. Section 24 - Planned Development Districts

Acreage Standards for PD Zoning Designations in Comparison Cities

3.21.2024

Column1	Minimum required for non-residential	Minimum required for residential	Minimum required regardless of use type	Ordinance
Azle	2 acres	5 acres		https://ecode360.com/39138449#39138449
Fort Worth	no minimum	no minimum		https://codeoflibrary.amlegal.com/codes/ftworth/latest/ftworth_tx/0-0-0-33679#JD_App.ACh.4Art.3
Keller			1 acre	https://library.municode.com/tx/keller/codes/code_of_ordinances?nodeId=PTIIJUNDECO_ARTEIGHTZODI_S8_27PLADE
North Richland Hills	3 acres	10 acres		https://library.municode.com/tx/north_richland_hills/codes/building_and_land_use_regulations?nodeId=PTIICOOR_CH118ZO_ARTIVDI_DIV11PDPLDEDI
Roanoke	see below	see below		https://library.municode.com/tx/roanoke/codes/code_of_ordinances?nodeId=PTIICOOR_CH12CIOTECOCZOOR_ARTIVOVSPDI_DIV2PDPLDEOVDI_S12_622PLDERE
Southlake	5 acres	1 acre		https://library.municode.com/tx/southlake/codes/development_ordinances?nodeId=Section%2030%20-%20PUD%20Planned%20Unit%20Development%20District
Weatherford	no minimum	no minimum		https://library.municode.com/tx/weatherford/codes/code_of_ordinances?nodeId=COOR_TITXIIZOOR_CH3ZODI_S12-3-500PDPLDE
Arlington	no minimum	no minimum		https://cdnsms5-hosted.civiclive.com/UserFiles/Servers/Server_14481062/File/City%20Hall/Depts/City%20Secretary/City_Code_of_Ordinances/UDCChapter.pdf
Colleyville	no minimum*	no minimum*		https://library.municode.com/tx/colleyville/codes/code_of_ordinances?nodeId=PTIICOOR_APXBLADECO_CH3LAUS_S3_23PUPLUNDE * https://www.colleyville.com/home/showpublisheddocument/9744/637964386040930000
Grapevine	see below	see below		https://library.municode.com/tx/grapevine/codes/code_of_ordinances?nodeId=PTIICOOR_APXDZORDNO82-73_S41PDPLDEOV
Denton	no minimum	no minimum		https://library.municode.com/tx/denton/codes/development_code?nodeId=CITY_DENTONDECO_SUBCHAPTER_3ZODI
Flower Mound	no minimum	no minimum		https://library.municode.com/tx/flower_mound/codes/code_of_ordinances?nodeId=SPBLADERE_CH98ZO_ARTIIIDIRE_DIV21PDPLDEDI
Westlake	no minimum	no minimum		https://library.municode.com/tx/westlake/codes/code_of_ordinances?nodeId=COOR_CH102ZO_ARTVIPLDERE
Saginaw	no minimum	no minimum		https://library.municode.com/tx/saginaw/codes/code_of_ordinances?nodeId=CICO_APXAZO_ART7SPDI_S7-1PDPLDEDI
Argyle	see below	see below		https://library.municode.com/tx/argyle/codes/development_standards?nodeId=ARTIIIZO

Roanoke:

- (1) Residential Development (SF, SFA): Twenty (20) contiguous acres
- (2) Multi-Family Development (MF-12 or MH): Ten (10) contiguous acres
- (3) Nonresidential Development (O, R, LC, BP, HI): Ten (10) contiguous acres
- (4) Mixed Use (residential and nonresidential): Fifty (50) contiguous acres

Grapevine:

PRD-6	Planned Residential Low Density District	minimum 25 contiguous acres	https://www.grapevinetexas.gov/DocumentCenter/View/283/Section-34---PRD-6?bidId=
PRD-12	Planned Residential Medium Density District	minimum 15 contiguous acres A Master Development Plan shall not be approved unless the total site contains not less than twenty-five (25) contiguous acres of gross area, provided, however, the Planning and Zoning Commission may recommend and the City Council may approve a PCD Master Development Plan for a site containing less than twenty-five (25) acres if they find that unusual or unique characteristics of the site or its vicinity make development pursuant to a Master Development Plan advisable and if the proposed development of the site is consistent with the purpose and intent of this section.	https://www.grapevinetexas.gov/DocumentCenter/View/284/Section-35---PRD-12?bidId=
PCD	Planned Commerce Development District	STANDARD DEVELOPMENT OPTION: Any use permitted in the LI-Light Industrial District shall be permitted as a matter of right within a PID District. In the event the standard development option is chosen by the landowner, all development shall be regulated by the criteria established in Section 31 for the LI-Light Industrial District except that the minimum lot size shall be not less than three (3) acres.	https://www.grapevinetexas.gov/DocumentCenter/View/285/Section-36---PCD?bidId=
PID	Planned Industrial Development District	MINIMUM PARCEL SIZE: A Master Development Plan shall not be approved unless the total site contains not less than twenty (20) acres of gross area, provided, however, the Planning and Zoning Commission may recommend and the City Council may approve a PID Master Development Plan for a site containing less than twenty (20) contiguous acres if they find that unusual or unique characteristics of the site or its vicinity make development pursuant to a Master Development Plan advisable and if the proposed development of the site is consistent with the purpose and intent of this Section	https://www.grapevinetexas.gov/DocumentCenter/View/286/Section-37---PID?bidId=

Argyle:

- Single-Family and Two-Family Development: 20 contiguous acres.
- Multifamily Development: 10 contiguous acres.
- Nonresidential Development: 10 contiguous acres.
- Large Commercial/Mixed-Use PD: 85 acres

Exhibit 14A. Zoning Ordinance

SECTION 24. PD, PLANNED DEVELOPMENT DISTRICT

§ 24.1. INTENT.

The planned development district, PD, is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations, and to permit growth flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood. A PD district may be used to permit new and innovative concepts in land utilization.

While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to ensure against misuse of the increased flexibility.

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

§ 24.2. PERMITTED USES.

Any use shall be permitted if such use is specified in the ordinance granting a planned development district. The size, location, appearance, and method of operation may be specified to the extent necessary to ensure compliance with the purpose of this ordinance.

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

§ 24.3. DEVELOPMENT REQUIREMENTS.

- A. Development requirements for each separate PD district shall be set forth in the ordinance granting the PD district and may include but not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building size, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.
- B. In the PD district, if uses conform to the standards and regulations of the zoning district to which it is most similar, the particular district must be stated in the application. All applications to the city shall list all requested variances from the standard requirements set forth throughout this ordinance (applications without this list will be considered incomplete).
- C. The PD district shall conform to all other sections of the ordinance unless specifically excluded in the granting ordinance.
- D. The minimum acreage for a PD district request shall be two (2) acres for nonresidential development and five (5) acres for residential development.

- E. For multifamily uses a common open space shall be designated for the leisure and recreational use of the occupants. The open space shall be a minimum of 10% of the total land area devoted to the multifamily use. This requirement may be varied downward by the City Council when a lesser amount of open space would be more appropriate based on the density of the development, the installation of private recreational amenities, or where the availability and nature of adjacent public open space is such that a lesser amount would adequately accommodate the development.

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

§ 24.4. APPROVAL PROCESS.

In establishing a PD district in accordance with this section, the City Council shall approve and file, as part of the amending ordinance, appropriate plans and standards for each PD district. During the review and public hearing process, the Planning and Zoning Commission and City Council shall require a conceptual plan and/or a detail site plan.

- A. Conceptual Plan: This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed PD district in a graphic manner and as may be required, supported by written documentation of proposals and standards for development.
1. A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.
 2. A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the Planning and Zoning Commission or City Council, may include but is not limited to the types of use(s), topography and boundary of PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building height and location, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final detailed plan.
- B. Detailed Site Plan: This plan shall set forth the final plans for development of the PD district and shall conform to the data presented and approved on the conceptual plan. Approval of the detailed plan shall be the basis for issuance of a building permit. The detailed plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan. The detailed plan must be approved by the City Council upon recommendation of the Planning and Zoning Commission.

The detailed site plan shall include:

1. A site inventory analysis including a scale drawing showing existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood-prone areas.
2. A scale drawing showing any proposed public or private streets and alleys, building sites or lots, and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes, the points of ingress and egress from existing streets, general location and description of existing and proposed utility services including size of water and sewer mains, the location and width for all curb cuts, and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract.
3. A site plan for proposed building complexes showing the location of separate buildings and the minimum distance between buildings, and between buildings and property lines, street lines

and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision of off-street parking.

4. A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.
5. An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two-family may be required by the Planning and Zoning Commission or City Council, if deemed appropriate.
6. Any or all of the required information may be incorporated on a single drawing if one (1) drawing is clear and can be evaluated by the city manager or his designated representatives.
7. Supplemental data. All concept or detail site plans may have supplemental data describing standards, schedules, or other data pertinent to the development of the PD district which is to be included in the text of the amending ordinance. Additional information needed to adequately analyze the development may be required by planning staff, the Planning and Zoning Commission or the City Council.

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

§ 24.5. ESTABLISHMENT OF DISTRICT.

Procedure for establishing a PD district shall follow the procedure for zoning amendments as set forth in the code of ordinances. This procedure is further expanded as follows for approval of conceptual and development plans.

- A. Separate public hearings shall be held by the Planning and Zoning Commission and City Council for the approval of the conceptual plan and the detailed plan or any section of the detailed plan unless such requirement is waived by the City Council when it is determined a single public hearing is adequate. A single public hearing is adequate when:
 1. The applicant submits adequate data with the request for the PD district to fulfill the requirements for both plans.
 2. Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from this plan.
 3. The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.
- B. The ordinance establishing the PD district shall not be approved until the conceptual plan is approved unless the conceptual plan step is bypassed.
 1. The detailed plan may be approved in sections. When the plan is approved in sections, then separate approvals by the Planning and Zoning Commission and City Council for the initial and subsequent sections will be required. If the detailed plan is approved in phases a conceptual plan for the entire site shall be approved by the City Council upon recommendation of the Planning and Zoning Commission.

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

§ 24.6. STAFF REPORT.

When a PD district is being considered, a written staff report shall be submitted to the Planning and Zoning Commission and City Council discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic.

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

§ 24.7. ZONING MAP.

All PD districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the zoning district map, and a list of such PD districts, shall be maintained in the appendix of this ordinance.

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

§ 24.8. MINOR AMENDMENTS TO A DETAILED PLAN.

Upon request of the applicant, the city manager or his designee may authorize minor amendments to a detail plan so long as such minor amendments do not change the land use or substantially change the character, development standards, or design of the development as shown on the approved detailed plan. For purposes of this provision, a “substantial change” shall mean a change which will increase the number of proposed dwelling units, increase the floor to area ratio, size of structure, height, lot coverage, or number of stories or buildings, reduce lot, yard, or space size, decrease the amount of required off-street parking spaces, change types of buildings, setback, street access points, or lots, or increase density, change traffic patterns, or alter the basic relationship of the proposed development to adjacent properties. The city manager or his designee shall make such authorization only in writing and such document shall be placed in the ordinance file governing the specific plan.

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

§ 24.9. PLANNED DEVELOPMENT ORDINANCES CONTINUED.

Prior to adoption of this ordinance, the City Council had established various PD districts, some of which are to be continued in full force and effect. The ordinances or parts of ordinances approved prior to this ordinance shall be carried forth in full force and effect and are the conditions, restrictions, regulations, and requirements which apply to the respective PD districts shown on the zoning map at the date of adoption of this ordinance

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



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			