



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

April 3, 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 February 20, 2025.

David Hawkins, Director of Planning and Development

ACTION ITEMS

2. Consider and take appropriate action on a Replat for a 4.72-acre tract of land out of the Don Thomas Flores Survey, Abstract No. 510, Tarrant County, Texas and a portion of Lot 8 and all of Lots 9, 10, 11, and 12A, Block 1, Old Cobweb Park Addition to create Lots 1, 2, and 3, Block 1, Simmons Addition, an addition in the City of Azle, Tarrant County. The properties are located at 1017 and 1025 Park Street, which are located on the north side of Park Street approximately 700 feet east of Denver Trail. Case No. RP2025-01

David Hawkins, Director of Planning and Development

PUBLIC HEARING

3. Conduct a public hearing and make a recommendation to City Council regarding a Planned Development (PD) District Amendment request for approximately 18.2434 acres of land, being described as a tract of land in the Nathan Almond Survey, Abstract No. 42, being a portion of that certain 8.76-acre tract of land described in a deed to William Earl Burtram and recorded in Instrument No. D207164501 of the official public records of Tarrant County, Texas, and also being the remaining portion of that certain 5.40-acre tract of land described in a deed to William

Earl Burtram and wife, Brenda Lee Burtram recorded in Volume 8270, Page 649, of the Deed Records of Tarrant County, Texas and the remaining portion of Lot 2, Block 2, Almond Addition, an addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Volume 388-209, Page 88, Plat Records of Tarrant County, Texas, said Lot 2 being conveyed to William Earl Burtram by deed and recorded in Instrument No. D207164499 of the Deed Records of Tarrant County, Texas. The property is generally located on the south side of Sandy Beach Road and east side of Boyd Road (FM 730 N), approximately 200 feet east of the Sandy Beach Rd. and Boyd Rd. intersection. The purpose of this Planned Development Amendment is to consider changing a few of the development standards for a previously approved multi-family residential development approved back on Dec 2, 2003 by Ordinance No. 2003-30. Case No. Z2025-01

David Hawkins, Director of Planning and Development

OTHER ITEMS

4. Development Project Updates

David Hawkins, Director of Planning and Development

EXECUTIVE SESSION

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.

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on March 28, 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 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

February 20, 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 Cynthia Barrios
Commissioner Curt Lampkin

Members Absent:

Commissioner Laurel Mosier

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 Cynthia Barrios led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held January 2, 2025.

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held January 2, 2025. Commissioner Curt Lampkin seconded the motion. Motion carried.

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

Absent: (1) Laurel Mosier

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.**

Director of Planning and Development David Hawkins presented this item stating it was a request coming forward to the Commission from the Council.

Chairman Wheeler opened the public hearing at 6:04 p.m. As there were no speakers, Chairman Wheeler closed the hearing at 6:04 p.m.

Commissioner Simmons moved to approve this item and recommend to the City Council 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 to front a public street as presented. Vice Chairman Carlson seconded the motion. Motion carried.

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

Absent: (1) Laurel Mosier

OTHER ITEMS

- 3. Development Project Updates**

Director of Planning and Development David Hawkins mentioned that Council ultimately denied the PD zoning case for 512/536 Southeast Parkway for a stone fabrication shop with concerns about that type of use at that location. The Wendy's project is not moving forward. A project for Chase Bank is under review. Their building is not planned to face/front on Boyd Road because plans were submitted prior to this evening's proposed amendment coming forward, which still has to go before Council for approval.

ADJOURNMENT

The meeting was adjourned at 6:11 p.m.

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Replat for a 4.72-acre tract of land out of the Don Thomas Flores Survey, Abstract No. 510, Tarrant County, Texas and a portion of Lot 8 and all of Lots 9, 10, 11, and 12A, Block 1, Old Cobweb Park Addition to create Lots 1, 2, and 3, Block 1, Simmons Addition, an addition in the City of Azle, Tarrant County. The properties are located at 1017 and 1025 Park Street, which are located on the north side of Park Street approximately 700 feet east of Denver Trail. Case No. RP2025-01

Background and Explanation:

The purpose of this Replat is to reconfigure six (6) tracts of land into three (3) lots. The Replat is in conformance with the City of Azle's Subdivision Ordinance.

Existing Condition of Property

The properties are located inside the city limits on the north side of Park Street approximately 700' east of Denver Trail and have two (2) existing houses. The Replat would result in 3 residential lots, with Lot 2 (1017 Park St.) and Lot 3 (1025 Park St.) having existing houses and a vacant Lot 1 for a possible future residence.

application:

1. Approve the Replat as presented.

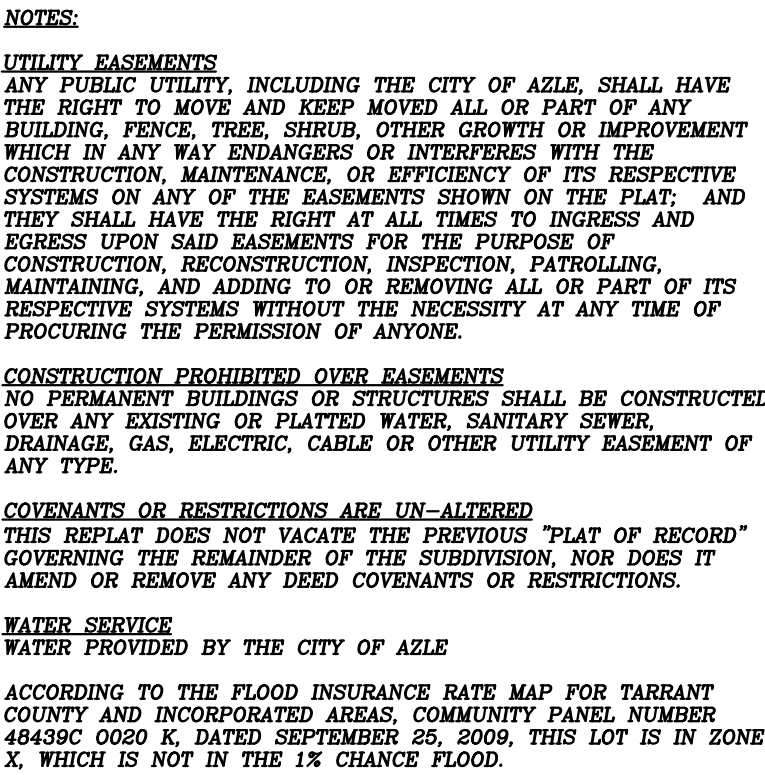
No City Council action is needed.

Staff Recommendation:

The Replat is in conformance with the City of Azle's Subdivision Ordinance. The Replat will reconfigure multiple tracts of land into three (3) lots.

Attachments:

1. Simmons Addition Replat Exhibit
2. Simmons Addition, Lots 1-3, Block 1 - Tarrant County OSSF Variance Approval 3.19.2025

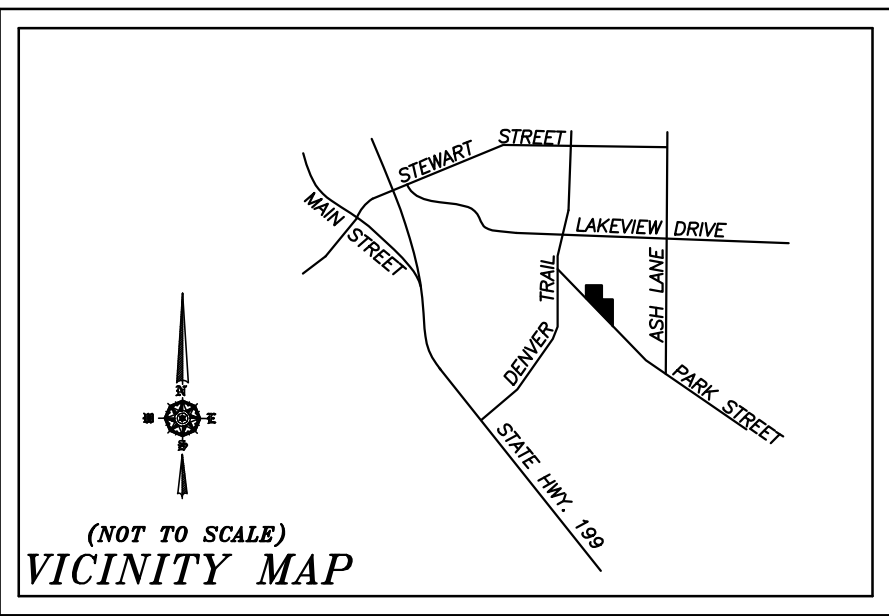


CITY OF AZLE
PLANNING & ZONING COMMISSION:

Date Approved

Chairman

Secretary



OWNERS CERTIFICATE/DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

Description for a tract of land situated in the Don Thomas Flores Survey, Abstract No. 510, Tarrant County, Texas, as described by deed to William R. Simmons, Jr. and wife, Martha Jane Simmons, recorded in Volume 5259, Page 359, Deed Records, Tarrant County, Texas, together with and including a portion of Lot 8, and all of Lots 9, 10, 11, Block 1, OLD COBWEB PARK ADDITION, according to the plat recorded in Volume 1986, Page 309, Deed Records, Tarrant County, Texas, and Lot 12A, Block 1, OLD COBWEB PARK ADDITION, according to the plat recorded in Volume 388-113, Page 97, Plat Records, Tarrant County, Texas, being more fully described by metes and bounds as follows;

Beginning at a 1/2" rebar rod found (Control Monument) in the northeasterly line of Park Street, an existing 60 feet right of way for the southeast corner of said Lot 12A, same being the southwest corner of Lot 37, Block 1, LAKE RIDGE ESTATES, an addition to the City of Azle, Tarrant County, Texas, according to the plat recorded in Volume 388-116, Page 64, Plat Records, Tarrant County, Texas;

Thence N45°00'00"W (Basis For Directional Control), 704.23 feet (PLAT=700.00') with the common line of said Park Street and said Lots 12A, 11, 10, 9 and 8, to a 1/2" Capped "RPLS 4277" rebar rod found (Control Monument) for the southwest corner of said Lot 8, same being the southeast corner of Lot 5R, Block 1, OLD COBWEB PARK ADDITION, an addition to the City of Azle, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2919, Plat Records, Tarrant County, Texas;

Thence N 00°15'32"W, (PLAT=N0°30'E), 309.05 feet along the common line of said Lot 8 and said Lot 5R, to a square bolt found in the east line of said Lot 5R, for the northwest of said Simmons tract, same being the most southwest corner of Lot 24, Block 1, of said Lake Ridge Estates;

Thence N89°47'59"E, 287.31 feet (DEED=S89°30'E, 285.3) along the north line of said Simmons Tract, same being the south line of said Lot 24, Lot 25, and Lot 26, Block 1, of said Lake Ridge Estates, to a square bolt found for the northeast corner of said Simmons Tract, same being the northwest corner of Lot 28, Block 1, of said Lake Ridge Estates;

Thence S00°03'26"W, 237.62 feet (DEED=S00°30'W) along the common line of said Simmons tract and said west line of Lot 28, same being the west line of Lot 29 and Lot 30, Block 1, of said Lake Ridge Estates, to a 1/2" rebar rod found for the northwest corner of said Lot 12A, same being the northeast corner of said Lot 11;

Thence S45°01'47"E, 300.54 feet (PLAT=S45°E, 300) along the northeasterly line of said Lot 12A, common with the southwesterly line of said Lot 30, same being the southwesterly line of Lot 31, Lot 32 and Lot 33, Block 1, of said Lake Ridge Estates, to a 1/2" rebar rod found for the northeast corner of said Lot 12A;

Thence S00°30'00"W, 358.00 (PLAT=356.53') along the east line of said Lot 12A, common with the west line of said Lot 33, Lot 34, Lot 35, Lot 36 and Lot 37, to the point of beginning and containing 4.72 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, William R. Simmons, Jr. and wife, Martha Jane Simmons do hereby dedicate this plat as Lot 1, Lot 2 and Lot 3, Block 1, SIMMONS ADDITION, an addition in the City of Azle, Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights of way and easements shown hereon.

Witness my hand at _____ County, Texas, this _____ day of _____, 2025

William R. Simmons, Jr.

Martha Jane Simmons

STATE OF TEXAS
COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William R. Simmons, Jr. and Martha Jane Simmons, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this _____ day of _____, 2025

Notary Public in and for the State of Texas.

FINAL PLAT
LOT 1, LOT 2 AND LOT 3, BLOCK 1,
SIMMONS ADDITION

AN ADDITION TO THE CITY OF AZLE, SITUATED IN THE
DON THOMAS FLORES SURVEY, ABSTRACT NO. 510, TARRANT COUNTY, TEXAS,
BEING A RE-PLAT OF A TRACT OF LAND DESCRIBED BY DEED RECORDED IN
VOLUME 5259, PAGE 359, DEED RECORDS, TARRANT COUNTY, TEXAS, TOGETHER
WITH A PORTION OF LOT 8, AND ALL OF LOTS 9, 10, 11, BLOCK 1, OLD COBWEB
PARK ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 1986, PAGE
309, DEED RECORDS, TARRANT COUNTY, TEXAS, AND LOT 12A, BLOCK 1, OLD
COBWEB PARK ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME
388-113, PAGE 97, PLAT RECORDS, TARRANT COUNTY, TEXAS AND CONTAINING
205,486 SQUARE FEET/4.72 ACRES LAND MORE OR LESS.

THIS PLAT RECORDED IN DOCUMENT NUMBER _____, DATE _____



Public Health

W. BRIAN BYRD, M.D., Local Health Authority & Health Director

CATHERINE A. COLQUITT, M.D., Medical Director

March 19, 2025

William R. Simmons, Jr. and Martha Jane Simmons
c/o Delta Surveying, Mr. Lonnie Reed
116 Locust Street
Azle, Texas 76020

RE: Simmons Addition, Lots 1-3, Block 1

Dear Mr. and Mrs. Simmons, Jr.:

I have reviewed the material submitted for the referenced property. The following conditions are to be noted:

- 1) City Sewer service is currently not available to this property.
- 2) No On-Site Sewage Facility (OSSF) may be constructed without prior approval of this office.
- 3) Soil conditions in the area may require an alternative system.
- 4) Any new water well must comply with the Northern Trinity Groundwater Conservation District's horizontal and vertical separation requirements, which were not included as a part of this review.
- 5) Future buyers should be aware that adequate space must be reserved for the future On-Site Sewage Facility (OSSF) so that an appropriately sized system will be able to meet all the state's minimum standards.
- 6) Based on the information provided by Mr. and Mrs. Simmons, Jr., the proposed subdivision of land will be acceptable to this office. Should there be any problems with the existing On-Site Sewage Facility (OSSF), or if the provided location is incorrect, a new OSSF meeting current standards shall be required.

We have no objections to the continued processing of this plat. If you have any questions, please feel free to contact me.

Sincerely,

Ekpen Okoruwa, D.R. 32662, R.S. 4856
Environmental Health Division
Tarrant County Public Health

cc: City of Azle Planning and Zoning Commission- David Hawkins



Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Conduct a public hearing and make a recommendation to City Council regarding a Planned Development (PD) District Amendment request for approximately 18.2434 acres of land, being described as a tract of land in the Nathan Almond Survey, Abstract No. 42, being a portion of that certain 8.76-acre tract of land described in a deed to William Earl Burtram and recorded in Instrument No. D207164501 of the official public records of Tarrant County, Texas, and also being the remaining portion of that certain 5.40-acre tract of land described in a deed to William Earl Burtram and wife, Brenda Lee Burtram recorded in Volume 8270, Page 649, of the Deed Records of Tarrant County, Texas and the remaining portion of Lot 2, Block 2, Almond Addition, an addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Volume 388-209, Page 88, Plat Records of Tarrant County, Texas, said Lot 2 being conveyed to William Earl Burtram by deed and recorded in Instrument No. D207164499 of the Deed Records of Tarrant County, Texas. The property is generally located on the south side of Sandy Beach Road and east side of Boyd Road (FM 730 N), approximately 200 feet east of the Sandy Beach Rd. and Boyd Rd. intersection. The purpose of this Planned Development Amendment is to consider changing a few of the development standards for a previously approved multi-family residential development approved back on Dec 2, 2003 by Ordinance No. 2003-30. Case No. Z2025-01

Background and Explanation:

The approximate 18.2434-acre subject property is currently zoned as a Planned Development (PD) District for a multi-family residential development. The zoning was approved back on December 2, 2003 by Ordinance No. 2003-30 for a 312-unit apartment complex with an associated 5,000 sq. ft. commercial pad site fronting on Boyd Road. Since the adoption of this PD zoning, the property has never been constructed but the PD zoning still remains in place. The property is under new ownership and is ready to proceed forward with the development of the property under the PD zoning. The purpose of this Planned Development (PD) Amendment request is to modify the development standards and concept plan that were originally approved by Ord. No. 2003-30.

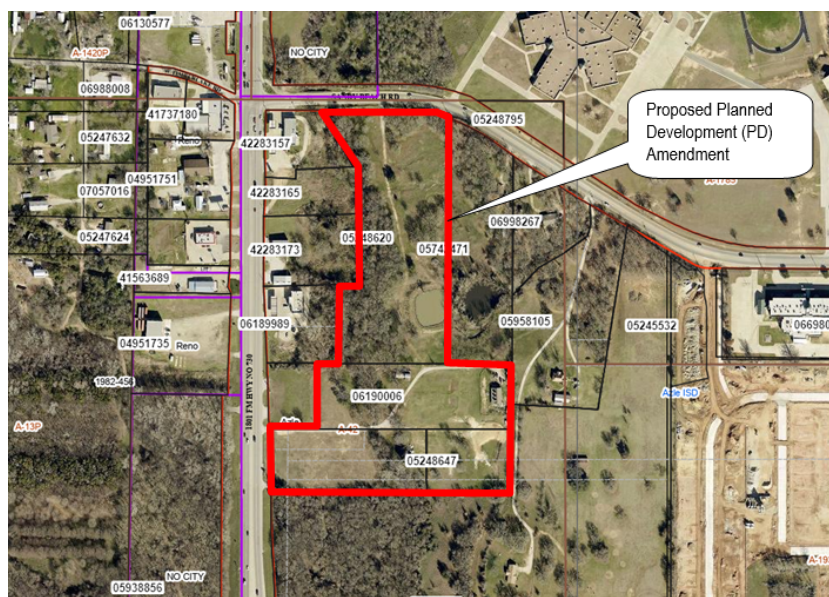
The total number of units will remain at 312, but there are a few changes being requested as follows:

1. Revise the dwelling unit mix.
2. Reduce the min. sq. ft. for two-bedroom units from 900 to 850.
3. Revise the min. parking ratio and provide for covered parking spaces.
4. Increase the size of commercial building on Boyd Road.
5. Buildings will remain 3 stories in height but increase in floor to ceiling heights.
6. Total number of buildings will remain at thirteen (13) but the overall layout of buildings and parking areas will be revised on concept plan.

The applicant is also requesting a delay to the Tree Survey requirements from the Tree Preservation Ordinance and intends to submit the Tree Survey and Tree Mitigation Plan at time of site plan application.

Existing Condition of Property:

The 18.2434-acre property is undeveloped and is planned for a new multi-family development. The property is located on the south side of Sandy Beach Road and east of Boyd Road (FM 730 N) and has several trees throughout the property. A portion of the property does have a FEMA-designated 100-year floodplain that traverse it.



Adjacent Zoning:

North: Outside of City Limits (Tarrant County) and Institutional (INS)

South: Single Family Two (SF-2)

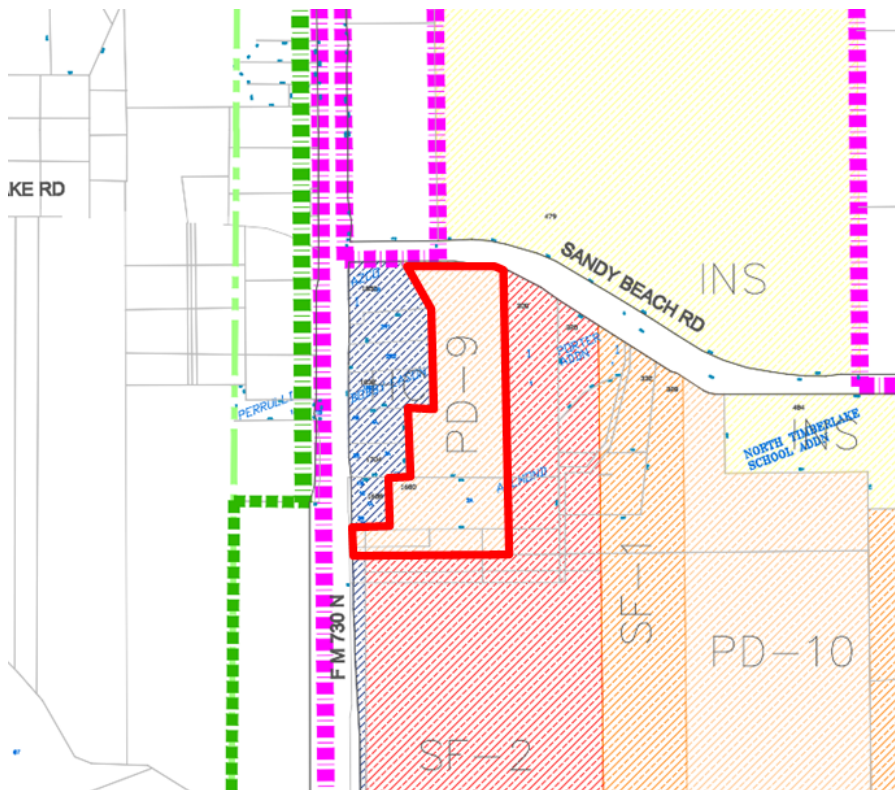
East: Single Family Two (SF-2)

West: Outside of City Limits (Tarrant County) and Heavy Commercial (HC)

Current Zoning:

Current zoning is Planned Development (PD) District approved by Ord. No. 2003-30 approved on December 2, 2003.

Zoning Change Location Exhibit:



Comprehensive Plan Analysis:

The City of Azle's newly adopted 2045 Comprehensive Master Plan designates this area as Corridor Commercial and Lifestyle Neighborhood. This classification provides for the development of both commercial and multi-family residential uses.

Corridor Commercial – includes a horizontal mix of commercial, office, and entertainment uses. These areas are defined by large retail and professional service uses, often located in multi-tenant shopping centers and office buildings, as well as hotels, restaurants, and other services. Corridor Commercial land uses are of a scale and character to serve as a city -wide and regional draw. A mix of larger box stores, specialty stores, medical and professional services, entertainment venues, and a mix of upscale and fast casual dining options will serve both local and regional needs. Emphasis is placed on pedestrian walkability throughout developments.

Lifestyle Neighborhood – includes a variety of residential housing types at medium-to-high densities and areas of supporting neighborhood commercial development. The place type includes single-family and multi-family dwelling types, and neighborhood retail, institutional, and office use. Transitions between non-residential and residential uses are achieved through horizontal mixed-use development patterns. Open green space and social gathering spaces are woven throughout these neighborhoods..

The proposed Planned Development Amendment is in conformance with the goals, objectives and land use designation of the Comprehensive 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. On December 3, 2024, the City Council granted an Encroachment Agreement to allow the sewer line to run within Sandy Beach Road street rights-of-way to allow this development to be served by City sewer.

Storm Water – Storm water and drainage plans will be reviewed with the site plan application and will comply with the City's iSWM, drainage and floodplain ordinances.

Zoning Change Notification Process:

Nine (9) letters were sent to surrounding property owners within the city limits. Adjacent properties to the north of Sandy Beach Road and west of Boyd Road that are located outside the city limits within unincorporated Tarrant County were not sent letters. As of March 28, 2025, staff has received no formal responses from the public about this request.

Board/Commission/Committee Recommendation:

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

Options for the Planning & Zoning Commission:

1. Recommend approval as submitted
2. Recommend approval with conditions or modifications
3. Recommend denial as submitted (Please note that denial means it will retain its Ord. No. 2003-30 version)
4. Table the case to a future meeting

Staff Recommendation:

Staff recommends approval of this Planned Development Amendment request as it will allow the multi-family development to be brought up to today's standards and be developed as originally intended.

Attachments:

1. Project Narrative - PD Amendment - Sandy Beach Apartments
2. Amended PD Development Standards - Sandy Beach Apartments
3. Metes and Bounds Description- Sandy Beach Apartments
4. Application Legal Description Addendum - Sandy Beach Apartments
5. Aerial Overlay - Sandy Beach Apartments
6. Azle Site Plan-A1.01 - Sandy Beach Apartments
7. Building Typ Elevations-A-3.00 - Sandy Beach Apartments
8. ORD - 2003-30 - City Council - Zoning

Project Narrative

The amendments to the existing planned development propose changes to improve the apartment community on 1680 Boyd Road and clarify language in the planned development's development standards, as specified below:

- Revise the dwelling unit mix requirements to be provided as percentages of the total dwelling units provided. The total amount of dwelling units permitted is unchanged.
- Provide a reduction from 900 square feet to 850 square feet for minimum floor area for two-bedroom dwelling units.
- Provide a minimum required parking requirement of 1.7 parking spaces per unit.
- Require a minimum of 200 covered parking spaces.
- Require a minimum of 5% of total required parking to be provided as uncovered visitor parking spaces.
- Combine permitted square footage for the leasing office, professional office and dry cleaning uses into one 7,500 square foot limit.
- Add a provision stating that the development will comply with the tree preservation ordinance at the time of detailed site plan application.

A priority of this development is to preserve as many large trees as we can to beautify the property and design our site around the shade trees. As a result, we are proposing reduce parking that would be underutilized in order to preserve existing, mature trees. If approved, these proposed amendments will improve the community, simplify the development standards, and contribute to a long-lasting project that will provide first-class housing for Azle residents for decades to come.

Exhibit “A” - Amendments

Planned Unit Development #2003-30 Sandy Beach Road Multi-family Development

MULTI-FAMILY DEVELOPMENT STANDARDS:

- 1) A minimum eight (8) foot tall screening fence constructed of a masonry product shall be installed along the eastern and southern property lines where adjacent to a residential use or district.
- 2) The dumpster enclosure shall be constructed of masonry block on three (3) sides.
- 3) No outfall lighting shall be permitted for this development.
- 4) A maximum of thirteen (13) multi-family dwelling buildings shall be allowed.
- 5) A maximum of 312 dwelling units may be constructed
 - a. The total unit mix shall not exceed 100% of the maximum allowances below. The dwelling unit mix shall be limited to:
 - i. Efficiency units: 10%
 - ii. One-bedroom units: 40%
 - iii. Two-bedroom units: 50%
 - iv. Three-bedroom units: 10%
 - b. Substitution of bedrooms between units is allowed provided the total number of bedrooms does not exceed 562 bedrooms.
- 6) The minimum floor area for two-bedroom units shall be 850 square feet.
- 7) Maximum height of the building shall be three (3) stories.
- 8) Parking.
 - a. Minimum required parking shall be 1.7 parking spaces per unit.
 - b. A minimum of 200 parking spaces shall be covered parking spaces/carports.
 - c. A minimum of 5% of the total required parking shall be provided as uncovered visitor parking spaces.
- 9) The development shall conform to the submitted detail site plan (Exhibit “B”) and the architectural elevations for the multi-family buildings (Exhibit “C”). Minor changes to the detail site plan may be approved by staff provided no increase in density, height, or number of structures if proposed.

COMMERCIAL DEVELOPMENT STANDARDS

- 1) A non-residential structure not exceeding 7,500 square feet may be constructed as shown on the detail site plan. Uses shall be limited to:
 - a. Leasing Office
 - b. Professional Office
 - c. Dry Cleaning
- 2) Parking for the non-residential shall be as shown on the detail site plan.

GENERAL

1) This development shall comply with the Tree Preservation Ordinance at the time of detailed site plan application.

METES AND BOUNDS DESCRIPTION

BEING 18.2434 ACRE TRACT OF LAND SITUATED IN THE NATHAN ALMOND SURVEY, ABSTRACT NO. 42, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 8.76 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM EARL BURTRAM AND RECORDED IN INSTRUMENT NO. D207164501 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND ALSO BEING THE REMAINING PORTION OF THAT CERTAIN 5.40 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM EARL BURTRAM AND WIFE, BRENDA LEE BURTRAM RECORDED IN VOLUME 8270, PAGE 649, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AS AND THE REMAINING PORTION OF LOT 2, BLOCK 2, ALMOND ADDITION, AN ADDITION TO THE CITY OF AZLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-209, PAGE 88, PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID LOT 2 BEING CONVEYED TO WILLIAM EARL BURTRAM BY DEED AND RECORDED IN INSTRUMENT NO. D207164499 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SANDY BEACH ROAD (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO TARRANT COUNTY BY RIGHT-OF-WAY DEED RECORDED IN INSTRUMENT NO. D191063547 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 676.20 FEET, A CENTRAL ANGLE OF 20° 11' 59", A CHORD BEARING SOUTH 81° 25' 11" EAST AT A DISTANCE OF 237.16 FEET;

THENCE SOUTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SANDY BEACH ROAD AND CURVE TO THE RIGHT, RIGHT-OF-WAY WIDENED BY RIGHT-OF-WAY DEED RECORDED IN INSTRUMENT NO. D191063547 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FOR AN ARC DISTANCE OF 238.39 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT, AND THE COMMON WEST LINE OF LOT 1, ALMOND ADDITION, AN ADDITION TO THE CITY OF AZLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-191, PAGE 91, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID LOT 1 BEING COVEYED TO TINA O TRIGG BY DEED RECORDED IN INSTRUMENT NO. D207232260 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 00° 26' 12" EAST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID SANDY BEACH ROAD AND GENERALLY FOLLOWING A WIRE FENCE LINE AND ALONG THE EAST LINE OF SAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT, AND THE COMMON WEST LINE OF LOT 1, ALMOND ADDITION AND TINA O TRIGG TRACT, FOR A DISTANCE OF 948.10 FEET TO A 5/8" IRON ROD SET AT THE SOUTHEASTERLY CORNER OF SAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT

AND THE SOUTHWESTERLY CORNER OF SAID LOT 1, ALMOND ADDITION AND TINA O TRIGG TRACT, SAID POINT BEING IN THE NORTH LINE OF LOT 2, BLOCK 2, ALMOND ADDITION, AN ADDITION TO THE CITY OF AZLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-209, PAGE 88, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID LOT 2 BEING CONVEYED TO WILLIAM EARL BURTRAM BY DEED RECORDED IN INSTRUMENT NO. D207164499 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 89° 06' 58" EAST ALONG THE SOUTH LINE OF SAID TINA O TRIGG TRACT AND THE NORTH LINE OF SAID LOT 2, BLOCK 2, ALMOND ADDITION AND WILLIAM EARL BURTMAN TRACT, FOR A DISTANCE OF 237.64 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID TINA O TRIGG TRACT AND THE NORTHEASTERLY CORNER OF SAID LOT 2 AND WILLIAM EARL BURTMAN TRACT, SAID POINT BEING THE WEST LINE OF A TRACT OF LAND CONVEYED TO BART A RUE BY DEED RECORDED IN INSTRUMENT NO. 217169090 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 00° 25' 28" EAST, FOLLOWING A WIRE FENCE LINE ALONG THE WEST LINE OF SAID BART A RUE TRACT AND THE EAST LINE OF SAID LOT 2 AND WILLIAM EARL BURTMAN TRACT, AND PASSING AT A DISTANCE OF 243.4 FEET THE SOUTHEASTERLY CORNER OF SAID LOT 2 AND WILLIAM EARL BURTMAN TRACT AND THE NORTHEASTERLY CORNER OF AFORESAID WILLIAM EARL BURTRAM AND BRENDA LEE BURTRAM - 5.40 ACRE TRACT AND CONTINUING ALONG THE WEST LINE OF SAID BART A RUE TRACT AND THE EAST LINE OF AFORESAID WILLIAM EARL BURTRAM AND BRENDA LEE BURTRAM - 5.40 ACRE TRACT, FOR A TOTAL DISTANCE OF 490.17 FEET TO A 1 /2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF AFORESAID WILLIAM EARL BURTRAM AND BRENDA LEE BURTRAM - 5.40 ACRE TRACT;

THENCE SOUTH 88° 32' 14" WEST ALONG THE SOUTH LINE OF AFORESAID WILLIAM EARL BURTRAM AND BRENDA LEE BURTRAM - 5.40 ACRE TRACT, AND GENERALLY FOLLOWING A WIRE FENCE LINE FOR A DISTANCE OF 920.79 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST LINE OF FARM TO MARKET ROAD NO. 730;

THENCE NORTH 00° 38' 58" WEST ALONG THE EAST LINE OF SAID FARM TO MARKET ROAD NO. 730, FOR A DISANCE OF 182.35 FEET TO A BRASS MONUMENT FOUND FOR CORNER;

THENCE NORTH 03° 24' 38" WEST CONTINUING ALONG THE EAST LINE OF SAID FARM TO MARKET ROAD NO. 730, FOR A DISTANCE OF 84.91 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF LOT 1, BLOCK 2, ALMOND ADDITION, AN ADDITION TO THE CITY OF AZLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-209, PAGE 88 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID LOT 1 BEING CONVEYED TO JOSE & NELIA

INIGUEZ DELGADILLO BY DEED RECORDED IN INSTRUMENT NO. D222142609 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 88° 20' 51" EAST DEPARTING THE EAST LINE OF SAID FARM TO MARKET ROAD NO. 730 AND ALONG THE SOUTH LINE OF SAID LOT 1 AND JOSE & NELIA INIGUEZ DELGADILLO TRACT, FOR A DISTANCE OF 171.40 FEET TO A 5/8" IRON ROD WITH RED CAP FOUND FOR THE COMMON CORNER OF SAID LOT 1 AND JOSE & NELIA INIGUEZ DELGADILLO TRACT AND AFORESAID LOT 2 AND WILLIAM EARL BURTRAM TRACT;

THENCE NORTH 00° 28' 50" WEST ALONG THE COMMON LINE OF SAID LOT 1 AND JOSE & NELIA INIGUEZ DELGADILLO TRACT AND AFORESAID LOT 2 AND WILLIAM EARL BURTRAM TRACT, FOR A DISTANCE OF 227.39 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID LOT 1 AND JOSE & NELIA INIGUEZ DELGADILLO TRACT AND THE NORTHWESTERLY CORNER OF AFORESAID LOT 2 AND WILLIAM EARL BURTRAM TRACT, SAID POINT BEING IN THE SOUTH LINE OF LOT 3, BLOCK 2, ALMOND ADDITION, AN ADDITION TO THE CITY OF AZLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-210, PAGE 35 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 87° 14' 16" EAST ALONG THE SOUTH LINE OF SAID LOT 3 AND THE NORTH LINE OF AFORESAID LOT 2 AND WILLIAM EARL BURTRAM TRACT, FOR A DISTANCE OF 79.39 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF SAID LOT 3 AND THE SOUTHWESTERLY CORNER OF AFORESAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT;

THENCE NORTH 00° 41' 53" WEST ALONG THE EAST LINE OF SAID LOTS 3, AND 4, BLOCK 2, ALMOND ADDITION, AS RECORDED IN VOLUME 388-210, PAGE 35 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND THE WEST LINE OF AFORESAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT, FOR A DISTANCE OF 312.16 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID LOT 4, SAID POINT BEING IN THE SOUTH LINE OF LOT 2R2R, BLOCK 1, AZCO ADDITION, AN ADDITION THE CITY OF AZLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 217058256 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 87° 30' 27" EAST ALONG THE COMMON LINE OF SAID LOT 2R2R AND AFORESAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT, FOR A DISTANCE OF 106.35 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF SAID LOT 2R2R;

THENCE NORTH 01° 00' 06" WEST ALONG THE EAST LINE OF SAID LOT 2R2R AND THE WEST LINE OF AFORESAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT, FOR A DISTANCE OF 85.35 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 02° 16' 30" WEST CONTINUING ALONG THE EAST LINE OF SAID LOT 2R2R AND LOT 2R1, BLOCK 1 OF SAID AZCO ADDITION AND THE COMMON WEST LINE OF AFORESAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT, FOR A DISTANCE OF 365.12 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 23° 32' 54" WEST CONTINUING ALONG THE WEST LINE OF AFORESAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT, FOR A DISTANCE OF 96.68 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 44° 42' 44" WEST CONTINUING ALONG THE WEST LINE OF AFORESAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT, FOR A DISTANCE OF 65.52 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 32° 34' 41" WEST CONTINUING ALONG THE WEST LINE OF AFORESAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT, FOR A DISTANCE OF 93.90 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID SANDY BEACH ROAD, SAID POINT BEING THE NORTHWESTERLY CORNER OF AFORESAID WILLIAM EARL BURTRAM - 8.76 ACRE TRACT;

THENCE NORTH 88° 00' 49" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID SANDY BEACH ROAD, FOR A DISTANCE OF 244.89 FEET TO THE POINT OF **BEGINNING AND CONTAINING 18.2434 ACRES OF' LAND**, MORE OR LESS.

Legal Description Addendum

1700 Boyd Road – Almond, Nathan Survey Abstract 42 Tract 2B2 2C2 2H 4B 6B1A & 6B2A

150 Sandy Beach Road – Almond, Nathan Survey Abstract 42 Tract 2F

1704 Boyd Road – Almond, Nathan Survey Abstract 42 Tract 2B1 2D & 4A

1680 Boyd Road – Almond Addition Block 2 Lot 2A Less Homesite



INVESTWELL ARCHITECTS LLC
DESIGNS FOR LIFE

24285 KATY FREEWAY, SUITE 400
KATY, TX 77494
346-387-7177

AZLE
APARTMENTS
AZLE, TX

DEVELOPER:
ASVALO -REAL ESTATE-
KELLER, TX

[illegible]

DATE	1-10-2025
ISSUE	CONCEPT
PROJECT NUMBER	240601
DRAWN BY	KBM

BUILDING TYPE
ELEVATIONS

SHEET NUMBER

A3.00

ORDINANCE NO. 0-2003-030

AN ORDINANCE OF THE CITY OF AZLE, TEXAS, TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF AZLE, TEXAS, AS HEREFOR AMENDED, BY GRANTING A CHANGE IN ZONING FROM SINGLE FAMILY 2 (SF-2) AND THE HEAVY COMMERCIAL (HC) TO PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY GENERALLY LOCATED EAST OF FM 730 AND SOUTH OF SANDY BEACH ROAD AS DESCRIBED ON EXHIBIT "D" AND TO PROVIDE FOR DEVELOPMENT STANDARDS FOR THE PLANNED UNIT DEVELOPMENT AS DESCRIBED ON EXHIBIT "A" AND TO PROVIDE FOR A NEW DETAIL PLAN AS SHOWN ON EXHIBIT "B" AND TO PROVIDE FOR ARCHITECTURAL DESIGN STANDARDS AS SHOWN ON EXHIBIT "C", 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 Planning & Zoning Commission and the governing body of the City of Azle, in compliance with the laws of the State of Texas and the ordinances of the City of Azle, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1.

The Comprehensive Zoning Ordinance and Map of the City of Azle, Texas, duly passed by the governing body of the City of Azle, as amended from time to time, be and the same is hereby amended by granting a change in zoning from Single Family 2 (SF-2) district and the Heavy Commercial (HC) district to the Planned Unit Development (PUD) for property generally located east of FM 730 and south of Sandy Beach Road as described in exhibit "D",

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Azle, Texas, as amended, except where the provisions are in direct conflict with the provisions of other ordinances, in which event the conflicting provisions of the other ordinances are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section 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 phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

Any person, firm or corporation who violates, disobeys, omits, neglects, refuses or fails to comply with, or who resists the enforcement of any provision of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Azle are expressly saved as to any and all violations of the provisions of the Azle Municipal Code, or any other ordinances

affecting zoning which 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 court.

SECTION 6.

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 7.

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

DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on this the 2nd day of December 2003.


Linda Arrington, Mayor

ATTEST:


Helen Harris, City Secretary

APPROVED AS TO FORM:

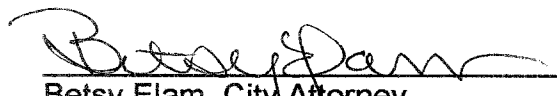

Betsy Elam, City Attorney

Exhibit "A"

Planned Unit Development #2003-14 Sandy Beach Road Multi-family Development

MULTI-FAMILY DEVELOPMENT STANDARDS:

- 1) A minimum of 1.81 parking spaces shall be provided for each dwelling unit.
- 2) A minimum eight (8) foot tall screening fence constructed of a masonry product shall be installed along the eastern and southern property lines where adjacent to a residential use or district.
- 3) The dumpster enclosure shall be constructed of masonry block on three (3) sides.
- 4) No outfall lighting shall be permitted for this development.
- 5) A maximum of thirteen (13) multi-family dwelling buildings shall be allowed.
- 6) A maximum of 312 dwelling units may be constructed
 - a. The dwelling unit mix shall be limit to:
 - i. 106 one bedroom units
 - ii. 156 two bedroom units
 - iii. 48 three bedroom unit

Substitution of bedrooms between units is allowed provided the total number of bedrooms does not exceed 562 bedrooms.

- 7) Maximum height of the building shall be three (3) stories.
- 8) The development shall conform to the submitted detail site plan (Exhibit "B") and the architectural elevations for the multi-family buildings (Exhibit "C"). Minor changes to the site plan may be approved by staff provided no increase in density, height, or number of structures is proposed.

COMMERCIAL DEVELOPMENT STANDARDS

- 1) A leasing office not exceeding 2,500 square feet may be constructed as shown on the detail plan.
- 2) A non-residential structure not exceeding 5,000 square feet may be constructed as shown on the detail plan. Uses shall be limited to:
 - a. Professional Office
 - b. Dry Cleaning
- 3) Parking for the non-residential shall be as shown on the detail plan

Exhibit "B"

richard l. metersky, inc.
312 leeward circle, suite 176020

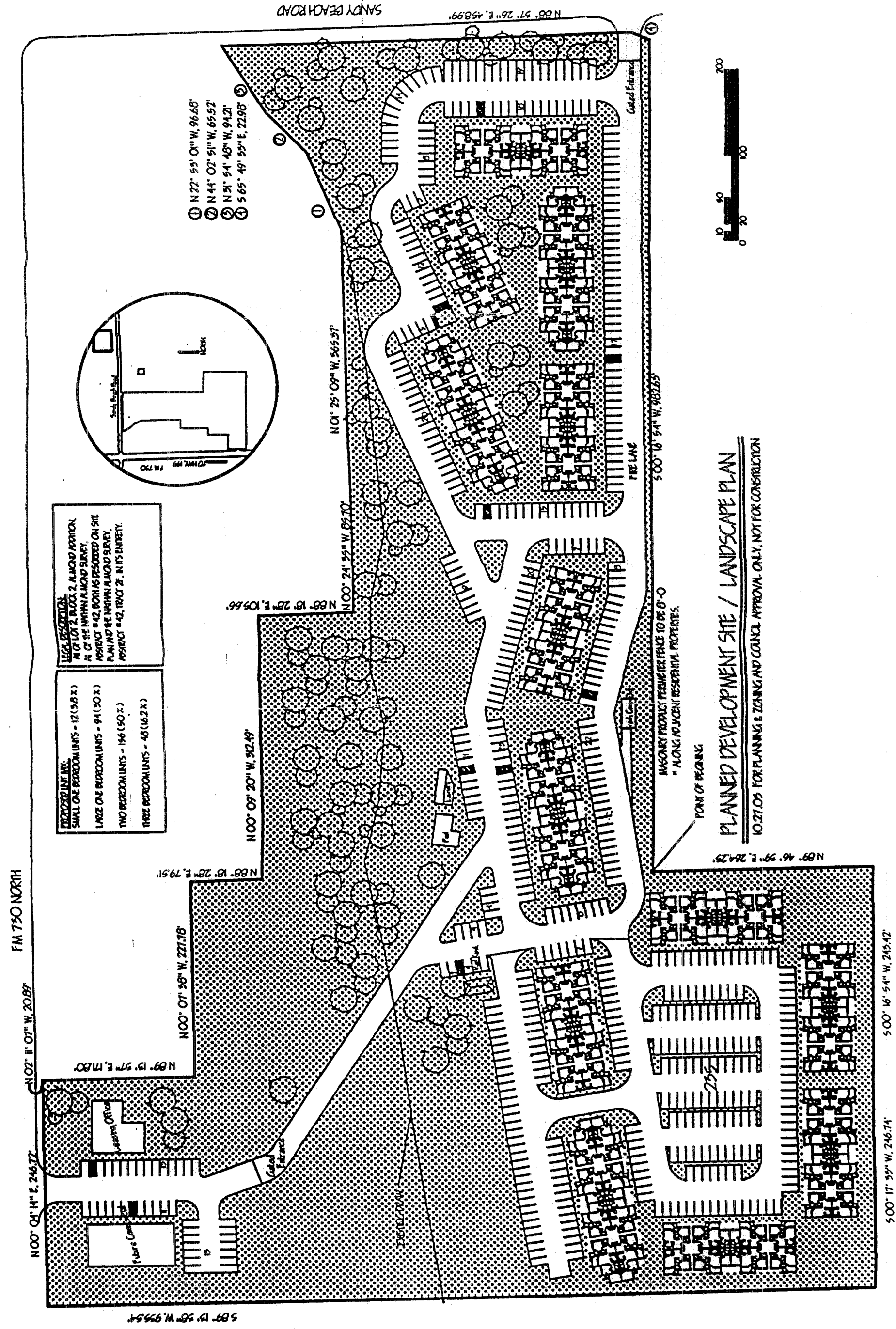


Exhibit "C"

PROPOSED BUILDING/ UNIT INFORMATION

COMPLEX TO BE COMPRISED OF A MAXIMUM OF 13 BUILDINGS, EACH CONTAINING 24 UNITS. EACH BUILDING WILL CONTAIN A MIX OF UNIT TYPES.

ALL BUILDINGS TO BE 3-STORIES.

ALL BUILDINGS TO HAVE CULTURED STONE OR BRICK COVERING MINIMUM OF 45 % OF EXTERIOR. CEMENTICIOUS SIDING TO COMPRISE THE REMAINING 65 %. NO WOOD OR ALUMINUM SIDING WILL BE USED.

ROOFS TO BE COMPOSITION SHINGLE OR METAL PANELS.

PROPOSED UTILITY INFORMATION

WATER & ELECTRIC SERVICES:

WATER AND ELECTRIC TO BE BROUGHT TO SITE VIA EXISTING UTILITY SERVICES IN R.O.W. OF SANDY BEACH ROAD, THE NORTHERN BOUNDARY OF THE PLANNED DEVELOPMENT.

SANITARY SEWER:

SANITARY SEWER TO BE EXTENDED FROM EXISTING LINE LOCATED APPROXIMATELY 1700' EAST IN R.O.W. OF SANDY BEACH ROAD, ADJACENT TO HOOVER MIDDLE SCHOOL. A PRIVATE LIFT STATION WILL BE DESIGNED AND INSTALLED TO SERVICE THE SITE.

STORM SEWER:

ALL STORM WATER DRAINAGE WILL FLOW TO EXISTING WATERWAY LOCATED ON PLANNED DEVELOPMENT'S WESTERN BOUNDARY. NO STORM WATER RUN-OFF WILL BE DIVERTED TO ADJACENT PROPERTIES OR PUBLIC STREETS.

LAND USES AND INFORMATION

PLANNED OPEN SPACE:

APPROX. 7.48 ACRES - 40 %
LANDSCAPE AREAS: SHOWN SHADED

MAXIMUM UNIT DENSITY:

20 UNITS / ACRE

MAXIMUM UNIT COVERAGE:

6.4 ACRES - 34.2 %

NON-RESIDENTIAL USE COVERAGE:

LEASING OFFICE - 2500 SF
FUTURE COMMERCIAL BUILDING - 5000 SF

PARKING DENSITY:

1.85 SPACES / RESIDENTIAL UNIT
576 TOTAL PROVIDED

TOTAL LAND FOR USE:

18.7 ACRES

PRESENT ZONING CLASSIFICATION:

EXISTING PLD, HD, 1 SF-2

PRESENT COMPREHENSIVE LAND USE:

HIGH DENSITY

PLANNED UNIT DEVELOPMENT GENERAL INFORMATION:

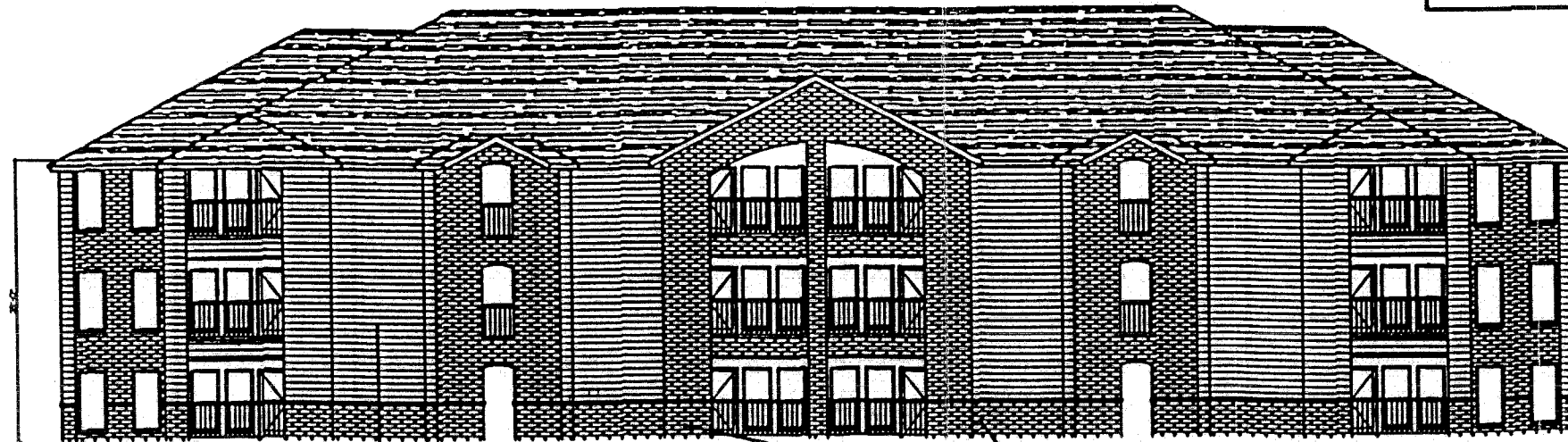
PROPOSED DEVELOPMENT TO CONSIST OF 312 UNIT APARTMENT COMPLEX. COMPLEX TO PROVIDE A MIX OF ONE, TWO, AND THREE BEDROOM UNITS IN THE PROPOSED APARTMENT BUILDINGS AND FUTURE PLANNED COMMERCIAL BUILDING OF MAXIMUM 5000 SF.

EACH BUILDING TO BE THREE (3) STORES IN HEIGHT, 28'-0" TO THIRD FLOOR PLATE LINE. FLOORS ONE AND TWO TO HAVE 9'-0" PLATE HEIGHTS, WITH THE THIRD FLOOR AT 8'-0", AND INCLUDE A FIRE SUPPRESSION SYSTEM.

ALL SITE LIGHTING TO PREVENT "OUTFALL" LIGHTING ON ADJACENT PROPERTIES.

THE PROPERTY WILL BE A GATED COMMUNITY WITH SECURITY ACCESS GATES AND PROVIDED WITH AN EMERGENCY ACCESS SYSTEM APPROVED BY THE CITY.

NATURAL LANDSCAPING WILL BE UTILIZED IN MOST OPEN AREAS, WITH DECORATIVE LANDSCAPING SPECIFICALLY AT THE ENTRANCE, LEASING OFFICE AND SURROUNDING EACH BUILDING. TREES SHOWN ON SITE PLAN ARE REPRESENTATIVE OF EXISTING TREES.



"HARDY" BOARD SIDING

TYPICAL ELEVATION

N.T.S.

CULTURED STONE VENEER OR BRICK

richard l. metersky, inc.

312 leeward circle, azle, tx 76020

817.444.9956, 817.500.2534 cell

10.06.05

SUBMITTED FOR PLANNING & ZONING APPROVAL