



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

505 W. Main Street
Azle, Texas 76020

April 8, 2025

6:00 PM

Council Chambers

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 approving the Minutes of the February 11, 2025 Azle MDD regular meeting
Brian Conner - Secretary
2. Consider approving the Economic Development Strategic Plan
David Hawkins, Director of Planning and Development

PRESENTATION

3. Economic Development Report
David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on April 4, 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.



MINUTES
Regular
Azle Municipal Development District
Board

505 W. Main Street
Azle, Texas 76020

February 11, 2025

6:00 PM

Community Room

REGULAR SESSION

CALL TO ORDER

Vice President Bill Jones called the meeting to order at 6:04 PM.

Members Present:

Alan Brundrett President
Bill Jones Vice President
Randa Goode Director Place 1
Amy Estes Director Place 2
Stacy Peek Director Place 3

Members Absent:

Brian Conner Secretary
Derrick Nelson Director Place 5

Staff Present:

Tom Muir Executive Director
Kristen Pegues Community and Marketing Specialist
Susie Hiles Assistant to the City Manager (Scribe)

ACTION ITEMS

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

Vice President Bill Jones nominated Alan Brundrett for president. Director Randa Goode moved to appoint Alan Brundrett as president of the MDD Board. Director Stacy Peek seconded the motion.

Yes: (5) Alan Brundrett, Bill Jones, Randa Goode, Stacy Peek, Amy Estes
Motion passed unanimously.

2. Consider approving the Minutes of the November 12, 2024 Azle MDD regular meeting

Bill Jones moved to approve the minutes of the November 12, 2024 Azle MDD regular meeting, as presented. Director Randa Goode seconded the motion.

Yes: (5) Alan Brundrett, Bill Jones, Randa Goode, Stacy Peek, Amy Estes
Motioned passed unanimously.

PRESENTATION

3. Economic Development update and 2024 Annual Report

Community & Marketing Specialist Kristen Pegues presented the 2024 Economic Development Report and the Development Activity Report for February 2025.

DISCUSSION ITEM

4. Economic Development Strategic Plan

President Alan Brundrett introduced Jason Claunch, Catalyst Consulting. Jason provided an overview of the draft of the Strategic Plan, developed with information obtained from the workshop held at the MDD November 2024 meeting. The Board reviewed and discussed the Plan and Staff will bring back a final document at the next MDD meeting.

ADJOURNMENT

President Alan Brundrett adjourned the meeting at 7:58 PM.

Presented and approved on April 8, 2025.

Brian Conner, Secretary

Attest:

Susie Hiles, Scribe



Presenter: David Hawkins, Director of Planning and Development
Agenda Item: Consider approving the Economic Development Strategic Plan

Background and Explanation:

The Board has been reviewing revisions to the Economic Development Action Plan. The most recent revisions have been installed and the Plan is ready for the Board's approval.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

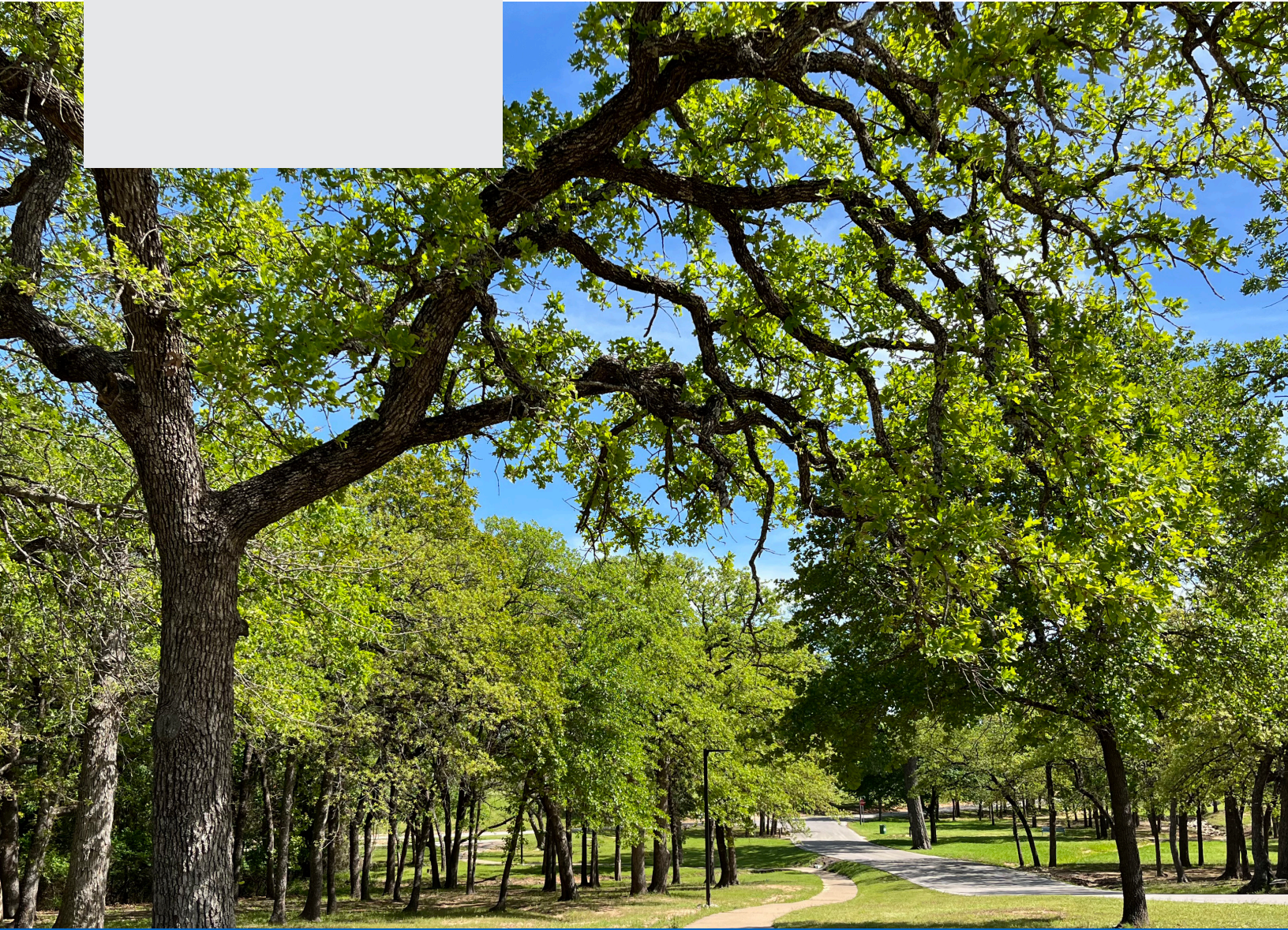
Approve the Economic Development Action Plan.

Attachments:

1. Azle MDD-Strategic Plan - DRAFT 3.18.2025



2025 ECONOMIC DEVELOPMENT STRATEGIC PLAN



ACKNOWLEDGMENT

A special thanks goes to the Municipal Development District (MDD) and Azle City staff for contributing ideas and crafting strategies to advance economic development for the City of Azle. This process culminated through several meetings and workshops to create an actionable plan for the MDD.

MDD Board Members:

Place 1 - Randa Goode

Place 2 - Amy Estes

Place 3 - Bill Jones, Vice President

Place 4 - Brian Conner, Secretary

Place 5 - Derrick Nelson

Place 6 - Alan Brundrett, President

Place 7 - Stacy Peek

Executive Director, Tom Muir, City Manager

Staff:

David Hawkins, Director of Planning and Development

Kristen Pegues, Community and Marketing Specialist

EXECUTIVE SUMMARY

Azle is located approximately 16 miles northwest of Fort Worth, within the Dallas/Fort Worth Metroplex, and is located in Tarrant and Parker counties. The City is predominately suburban and has a lake-oriented feel, due to the adjacency of Eagle Mountain Lake. Azle contains approximately 8.2 square miles with another 15.54 square miles within its extraterritorial jurisdiction (ETJ), that could be annexed in the future. The city has experienced more than 30% growth since 2010 and has a current population of approximately 15,000. Azle offers a strong quality of life due to its high-quality schools, its historic downtown, access to healthcare, adjacency to Eagle Mountain Lake, as well as cultural and business opportunities.

Azle has strong accessibility to the greater Dallas/Fort Worth metroplex via SH 199, which serves as a direct connection to Downtown Fort Worth and has an interchange in Loop 820. This accessibility makes it convenient for talent, goods, and consumers to get to and from Azle from a large distance.

Azle is already home to a number of businesses but has the resources and room to grow. Industrial and commercial real estate are both available and affordable. From business services and retail, to industry and manufacturing, a selection of local, regional, and national firms thrive in the area.

Economic development within Azle is lead by Azle's Municipal Development District (MDD). The MDD is funded through the City council and manages funds for economic development programs, infrastructure investments, and operations. Funds are provided by a 1/2 cent sales tax on qualifying purchases made in Tarrant County.

Purpose

The Azle MDD Economic Development Strategic Plan provides a comprehensive set of strategic recommendations for the near term to advance goals for Azle's MDD. This Strategic Plan addresses specific challenges and capitalizes on opportunities to continue balanced economic growth. The Strategic Plan is intended to serve as an action-oriented blueprint for the MDD and incorporates a wide range of input and context from existing efforts. This plan starts by defining the mission of the MDD, then prioritizes goals, objectives, and actions to achieve and support Azle's long-term vision.

This strategic plan is an evolving plan and should be revisited annually as market conditions evolve. As the economic development efforts continue to advance efforts that improve the business environment, Azle will benefit with increased sales tax, stronger property tax base, increased vibrancy, and more revenue to invest in neighborhoods and amenities.

Economic vitality in Azle a may be evidenced by:

- More commercial/retail opportunities
- Increased development and community development in downtown
- Mixed-use development along SH 199
- Strategic public/private partnerships
- Increased investment in physical infrastructure
- Stronger regional partnerships

VISION

Azle has a balanced, sustainable tax base that attracts quality jobs, destination retail, and small businesses. With excellent infrastructure, diverse housing, and public amenities, Azle offers a high quality of life that fosters community pride and serves residents, visitors, and businesses alike.



MISSION

To identify and support opportunities that expand the city's business tax base and promote job growth in Azle.



CORE VALUES

As part of this initiative, the stakeholders outlined key principles that should guide future economic development decisions for the community, as follows:

1. Azle is comprised of mixed-use and balanced development
2. Development is high-quality and first-rate
3. Azle is community-oriented and family-friendly
4. The City has a sustainable and diversified economy
5. Azle provides an exceptional quality of life
6. Azle has a robust and vibrant economy
7. The community is well-maintained and attractive

TARGETED OUTCOME

Activate Key Places

MEASURABLES

1. Business Retention and Expansion
 - a. The ratio of business openings to the total number of MDD meetings with prospects
 - b. Site visits performed
 - c. Number of jobs retained
2. Business Recruitment
 - a. Number of meetings with prospective/targeted primary employers, partners, and landowners
 - b. Total jobs created
 - c. Number of new commercial permits/certificates of occupancy per year
 - d. Net annual change in sales tax collections
 - e. Net annual increase in commercial property value
 - f. New commercial square footage per year
3. Outreach, Communication, and Marketing
 - a. Number of website/social media hits/clicks/likes
 - b. Number of events attended/hosted by the MDD per year
 - c. Annual updates to targeted industry context
 - d. Updates to retail activation plan
4. Activation
 - a. Number of small area plans completed
 - b. Number of properties entitled
 - c. Creation and/or update to Azle's available property inventory database

INCREASE ECONOMIC DIVERSITY





ECONOMIC DEVELOPMENT GOALS:

1. Build organizational infrastructure to support a successful economic development program
2. Enhance Tourism
3. Strengthen the commercial and employment base
4. Create an ecosystem that attracts and cultivates talent
5. Continue to foster relationships with businesses, partners, and allies
6. Transform Downtown Azle into a vibrant district
7. Continually improve the quality of life in Azle
8. Foster community development
9. Develop first-class infrastructure
10. Increase retail, restaurant, and entertainment options

GOALS

Goal #1 Build the organizational infrastructure to support a successful economic development program that achieves local, state, and national recognition.

Objective (a) Ensure the MDD board has adequate resources and structure to achieve its goals.

Action (1) Develop a set of guidelines for board members to operate efficiently and effectively.

Objective (b) Track key performance indicators (i.e. job creation, public/private investment, tax value changes, and income) to measure and calibrate the MDD's performance and achievements with established benchmarks.

Objective (c) Invest in internal infrastructure and human capital to continually improve performance and operations.

Action (1) Explore on-going training that can advance economic goals.

Objective (d) Maintain adequate funding to achieve MDD goals.

Action (1) Emphasize opportunities that increase sales tax to maintain a sustainable revenue source.

Action (2) Explore available grants for MDD projects.

Objective (e) Create and promote a positive identity that differentiates Azle from surrounding communities and communicates the benefits of Azle to prospects.

Action (1) Foster Azle pride through citizen engagement and community partnerships.

Action (2) Update the messages and branding for Azle's MDD that focuses on the City's progressive qualities, starting with an updated website (e.g., AzleAbsolutely.com) and an updated logo that represents the MDD's objectives and Azle's unique brand.

Action (3) Create a branding and marketing plan for Azle to enhance Azle's perception among internal and external stakeholders.

Action (4) Create marketing material for targeted industry attraction.

Goal #2 Enhance opportunities to expand local and regional attraction.

Objective (a) Continue to provide and enhance Azle's signature events to increase sales tax, regional visibility, and improve quality of life.

Action (1) Continue to offer annual and regular events, shows, markets, fairs, and other signature regional and local attractions and experiences.

Action (2) Develop programs that allow locals to showcase their culture, traditions, and artisan products, fostering a more authentic experience for visitors.

GOALS (CONTINUED)



Action (3) Develop a broad spectrum of events including cultural, food and beverage-related, athletic, and music-related.

Action (4) Work with event organizers to ensure events align with the targeted audience.

Objective (b) Create spaces to promote signature events and programming for community events (marquee, sign/billboard, bulletin board).

Goal #3 Strengthen Azle's employment base.

Objective (a) Increase the number of high-quality businesses to support a diverse economy.

Action (1) Strengthen the City's commercial and employment base through business attraction.

Action (2) Develop a systematic Business Retention and Expansion (BRE) Program.

(A) Establish measurables for the BRE program.

(B) Set visit goals, understand unmet economic needs, identify growth areas, and monitor business closures.

Objective (b) Leverage regional allies (Chamber, County, utility companies, etc.), dedicate resources to, foster relationships with strategic local businesses, and enhance incentives for businesses in Azle that expand.

Action (1) Nurture relationships with allies, pursue targeted firms, develop incentive packages for targets.

Objective (c) Recruit primary jobs through prioritized outreach.

Action (1) Target primary uses such as light manufacturing, assembly, fabrication, welding, and call centers.

Action (2) Target secondary targets such as hospitality, a lakeside corporate retreat center, and sit-down restaurants.

Action (3) Explore tertiary targets such as theaters, unique downtown retail, and family entertainment venues.

Objective (d) Maintain commercial inventory to meet economic needs.

Action (1) Identify and prioritize high-potential sites and buildings (all infrastructure in place, correct zoning, established asking price, and willing seller).

Action (2) Develop a database and create marketing materials for prospective companies.

Action (3) Target the activation of focus areas:

(A) Explore expanding, improving, or locating a new industrial park.

(B) Explore the creation of an office park.

(C) Reinforce and enhance existing retail nodes and corridors.

Action (4) Explore annexation policies that encourage new developments that can increase the tax base for the city.

Goal #4 Create an ecosystem that attracts and cultivates talent.

Objective (a) Develop a workforce program to enhance and improve talent.

Action (1) Partner with the Chamber of Commerce, Azle ISD, and other applicable business groups to develop a business growth and talent program.

Objective (b) Explore ways to leverage area students to fill strategic jobs in Azle.

Action (1) Continue to build internship programs with the Chamber of Commerce to provide high school students with job exposure and experience.

Action (2) Partner with local higher education centers, schools, businesses, and other entities for workforce training (e.g., youth entrepreneurship programs, certifications through Tarrant County College and other regional colleges).

Goal #5 Continue to foster relationships with businesses, partners, and allies.

Objective (a) Continue building positive relationships with the development community and business owners through ongoing outreach.



GOALS (CONTINUED)

Objective (b) Regularly exchange industry insights and best practices to mutually improve operations.

Objective (c) Expand partnerships with Tarrant County and Parker County.

Action (1) Actively work together to identify and address challenges, finding solutions that benefit all parties involved.

Action (2) Maintain open and frequent dialogue through meetings, emails, phone calls, and other channels to stay updated on needs and progress.

Action (3) Acknowledge and celebrate collective wins reinforcing the positive aspects of the partnership, through events, awards, and other acknowledgements.

Goal #6 Transform Downtown Azle into a vibrant district.

Objective (a) Pursue long-term activation for city-owned properties.

Objective (b) Create a recruitment process to identify prospects and/or developer selection for city-owned sites.

Objective (c) Improve retail/entertainment offerings through targeted incentives and outreach.

Objective (d) Expand pedestrian conditions in Downtown that align with the Comprehensive Plan and/or improve connectivity and community development in key areas.

Objective (e) Explore missing middle and medium density (as the context allows) residential in mixed-use environments and infill areas Downtown.

Objective (f) Foster high-quality development and infrastructure through incentives and grant programs.

Objective (g) Develop a framework for identifying priority sites as catalysts for Downtown redevelopment and proactively rezone parcels for development, if applicable.

Objective (h) Maintain a list of available sites for development, redevelopment, and/or revitalization.

(A) Maintain a locally managed database of owners and brokers to assist in MDD efforts.

Objective (i) Support the creation of a signature and iconic Downtown.

Objective (j) Support signature gateways at Main/Stewart Streets and Main/FM 730 intersections to increase Downtown awareness, improve wayfinding, and enhance branding.

Action (1) Establish a unified Downtown Azle brand and promotional materials to attract interest from developers, property owners, and visitors.

Action (2) Support a public art program and funding strategy in collaboration with cultural and community organizations for selecting and siting public art and funding.

(A) Work with Downtown business interest groups, regional Chamber, and local culture, art, and heritage organizations.

Action (3) Partner with other entities to promote and host festivals and events Downtown throughout the calendar year to maximize events.

Action (4) Create marketing information for Downtown to increase awareness and as a recruitment tool.

Action (5) Partner with the Chamber to create a buy local campaign to promote and support local businesses.

Goal #7 Improve quality of life for Azle residents and businesses.

Objective (a) Support investments to enhance recreational areas.

Objective (b) Explore opportunities to promote lake-oriented and waterfront development.

Objective (c) Assist the City in implementing development policies that align with Azle's standards while preserving Azle's community character.



GOALS (CONTINUED)

Action (1) Support development and incentive agreements as a tool to encourage quality developments.

Goal #8 Expand community development throughout Azle.

Objective (a) Support community development through public and private investments.

Action (1) Signify the entrances into the community along SH 199 by implementing community gateways.

Action (2) Pursue, promote, and encourage public art in public spaces that highlights the distinct charm of Azle.

Action (3) Explore strategic mixed-use options that will maximize development opportunities.

Goal #9 Invest in projects that expand and/or maintain first-class infrastructure in Azle.

Objective (a) Support the expansion and enhancement of water, sewer, streets, sidewalks, trails, and other strategic connections and infrastructure that can create economic development.

Objective (b) Work with franchise providers to enhance telecommunication infrastructure, services, and products.

Action (1) Explore opportunities to create or expand business parks.

(A) Continually invest in existing infrastructure to improve business parks.

Goal #10 Increase retail, restaurant, and destination entertainment options in Azle.

Objective (a) Create a retail recruitment program for retail expansion and retention.

Objective (b) Partner with the Chamber to develop and promote a “buy local” campaign to promote Azle businesses.

Objective (c) Increase neighborhood retail options to meet community needs.

Objective (d) Implement strategies to attract grocers and other targeted retailers.

Target Outcome	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Business Acquisition Ratio										
Targeted Prospect Ratio										
Click Rate										
Sales Tax Growth										
Property Tax Growth										
Number of New Commercial COs										
New Commercial Square Footage										
Number of Permits Issued										
Number of events attended/hosted										

SCORECARDS

Economic Development Measurables
(Key Performance Indicators)

Ratio of Broker/
Developer Visits



Projected:

Actual:

Number of Targeted
Prospects Engaged



Projected:

Actual:

Number of Web
Visits



Projected:

Actual:

Change in Sales
Tax Collection



Projected:

Actual:

Net Annual Increase in
Commercial Property
Value



Projected:

Actual:

Net Annual Increase
in Commercial
Square Footage



Projected:

Actual:

Number of Commercial
Permits Issued



Projected:

Actual:

Number of Events
Hosted



Projected:

Actual:





Presenter: David Hawkins, Director of Planning and Development
Agenda Item: Economic Development Report

Background and Explanation:

Staff will present the latest economic development report.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. Azle Dev. Activity Report - MDD April 2025



DEVELOPMENT ACTIVITY REPORT

April 2025

Development Activity Report – April 2025

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Commercial Development Projects Approved/Under Construction – April 2025

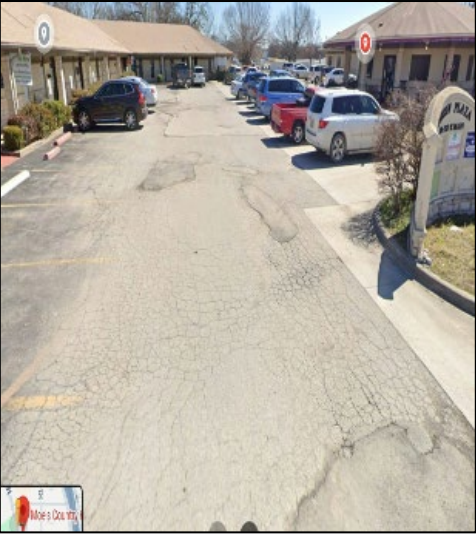
Project	Land Use	Ac.	Construction Value	Description	Status
AISD New Junior High School 201 School St.	Institutional	20.6	\$92,300,000.00	<ul style="list-style-type: none"> New 180,383 sq. ft. 3-story Junior High School to replace the previous one. Building Permit approved 11.17.2024 	Under construction
AISD New Maintenance Warehouse Facility 481 Sandy Beach Rd.	Institutional	10.0	\$10,000,000.00	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Civil Plans approved for new retailing wall/detention facility TxDOT approved access permit for 3 driveways Screening Wall installation completed 	Under construction
Cross Timbers Golf Course Driving Range Renovation 1181 S. Stewart St.	Government	12.0	\$400,000 (budgeted)	<ul style="list-style-type: none"> Renovation of driving range, putting greens, and short game practice area. Permit issued 1.23.2025 	Under construction
Petrie Self-Storage Facility 1321 Kerry Lane	Commercial	1.57	\$250,000.00	<ul style="list-style-type: none"> New 19,806 sq. ft., 107 units self-storage warehouse facility. Building Permit issued 1.21.2025 	Under construction

Petrie Self-Storage Facility 909 Boyd Rd.	Commercial	4.49	\$950,000.00	<ul style="list-style-type: none"> • New 62,735 sq. ft. of storage; 266 units self-storage warehouse facility. • Building Permit issued 3.7.2025 	Under construction
Primera Iglesia Bautista Church Building 111 Gipson Road	Commercial	1.17	\$1,000,000.00	<ul style="list-style-type: none"> • Site plan and building permit for new 9,480 sq. ft. 2-story church facility. • Building Permit issued 10.31.2024 • 	Under construction
Lake Country Avionics Expansion 1605 SE Parkway	Commercial	0.81	\$600,00.00	<ul style="list-style-type: none"> • 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. • Building Permit issued 2.11.2025 	Under construction
Community Caring Center (Phase 2 Remodel) 317 Commerce St.	Commercial	1.0	N/A	<ul style="list-style-type: none"> • 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 • Building Permit issued 3.4.2025 	Under construction
Stardust Salon & Spa 342 NW Parkway	Commercial	0.51	\$125,000.00	<ul style="list-style-type: none"> • Renovation of old Stardust Skating Rink into a 7,420 sq. ft. retail and salon building • Building Permit issued 3.21.2025 	Under construction
AISD School Interior Remodels (4 Schools)	Institutional	N/A	\$2,000,000.00	<ul style="list-style-type: none"> • Various interior remodels for 4 AISD school facilities • Includes Azle Elem., Cross Timbers Elem, Hoover Elem., & Walnut Creek Elem. • Building Permits issued 2.6.2025 	Under construction
Urgent Care Facility 133 E. Main St.	Commercial	0.87	\$300,000.00	<ul style="list-style-type: none"> • 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

Commercial Development Projects Under Review – April 2025

Project	Land Use	Acreeage	Description	Status
Sandy Beach Rd. Apartments 150 Sandy Beach Rd./1680 Boyd Rd.	Multi-Family/ Commercial	18.2434	<ul style="list-style-type: none"> Planned Development (PD) Amendment to development standards for original PD-9 Original PD was approved on Dec. 2, 2003 312 units within 13 3-story buildings and 7,500 sq. ft. commercial building 	P & Z Meeting 4.3.2025
Profit Street Warehouse 617 Profit St.	Industrial	0.95	<ul style="list-style-type: none"> New 12,000 sq. ft. warehouse building for future tenants. Variance granted to reduced required landscaping by ZBA 	Waiting on 3rd Sub. 3.10.2025
Chase Bank 700 Boyd Rd.	Commercial	0.65	<ul style="list-style-type: none"> Property previously approved for a new Wendy's New 3,319 sq. ft. bank facility 	Waiting on 3rd Sub. 3.10.2025
AISD Forte Junior High School Expansion 479 Sandy Beach Rd.	Institutional	N/A	<ul style="list-style-type: none"> New 14,032 sq. ft. addition to main building Includes storm shelter and classrooms 	Waiting on 2nd Sub. 3.1.2025
Crave 317 W. Main St.	Commercial	0.51	<ul style="list-style-type: none"> Conversion of former 2,516 sq. ft. antique store to new eatery Relocating from 404 W. Main St. building Looking into adding outside event venue for property 	Project On Hold
Short-Term Rentals (STRs) Ordinance	Commercial	N/A	<ul style="list-style-type: none"> City-initiated code amendment to add regulations for permitting and inspections of STRs in residential property for commercial use. 	P & Z Meeting 4.17.2025

Façade & Signage Improvement Program Grants – April 2025

Project	Details	Status
<p>Pecan Plaza Parking Lot</p> <p>328 W. Main St. Commercial Land Use</p>	<ul style="list-style-type: none"> • Façade Grant for new parking lot paving approved by City Council on 3.4.2025 <div style="display: flex; justify-content: space-around;">   </div>	<p>Construction Completed: <i>TBD</i></p> <p>Private Investment: \$22,309.75</p> <p>City's Investment: \$10,000.00</p>

Façade & Signage Improvement Program Grants – April 2025

Project	Details	Status
<p style="text-align: center;">Ascuba Diving Exterior Paint & Building Repairs</p> <p style="text-align: center;">149 W. Main St. Commercial Land Use</p>	<ul style="list-style-type: none"> • Façade Grant for new exterior paint and repairs to window wood trim, overhang soffits/shingles & roof approved by City Council on 3.4.2025 <div style="display: flex; justify-content: space-around; align-items: center;">   </div>	<p>Construction Completed: <i>TBD</i></p> <p>Private Investment: <i>\$13,000.00</i></p> <p>City's Investment: <i>\$6,500.00</i></p>

Certificates of Occupancy Permits Issued – April 2025

	BUSINESS	DATE	ADDRESS
	CONTACT	ISSUED	C/O TYPE
1	CJ'S PLAY CORNER, LLC	3/11/2025	118 S. STEWART ST #2
	LACHASITY CLOUD		NEW BUSINESS
2	AZLE FLORIST	3/11/2025	103 E MAIN ST
	CRYSTAL JOHNSON-BERNARD		BUSINESS RELOCATION
3	FUN'S CREATIONS	3/19/2025	401 NORTHWEST PARKWAY
	JENNIFER FUNDERBURK		NEW BUSINESS
4	DOC'S FOOD STORE #3 CONVENIENCE STORE	4/2/2025	1704 BOYD RD
	NELESH LLC		CHANGE OF OWNERSHIP
5			
6			
7			
8			
9			

New Residential Developments – April 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	72	22	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	125	11	Permits being issued	Lennar Homes	N. Ash St./ Lakeview Dr.
Lakeview Heights	79	46	33	Permits being issued	Riverside Homes; Chesmar Homes	Lakeview Dr./S. Broadway Rd.
Sandy Beach Addition	149	63	86	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	828	221	79% Completion		