



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

April 3, 2025

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:02 p.m.

Members Present:

Chairman Leonard Wheeler
Commissioner Jared Arneson
Commissioner Laurel Mosier
Commissioner Cynthia Barrios
Commissioner Curt Lampkin

Members Absent:

Vice Chairman Jim Carlson
Commissioner Rick Simmons

Staff Present:

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

INVOCATION

Commissioner Jared Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Laurel Mosier led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held February 20, 2025.

Commissioner Jared Arneson moved to approve the minutes of the Planning and Zoning Commission meeting held February 20, 2025. Commissioner Laurel Mosier seconded the motion. Motion carried.

Yes: (5) Jared Arneson, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin
Absent: (2) Jim Carlson, Rick Simmons

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**

Director of Planning and Development David Hawkins presented this item. This item is a Replat for three lots located on Park Street. The owner is reconfiguring six lots into three lots with two existing homes and the third lot will be vacant. The proposed plat meets all the requirements for the zoning ordinance for SF-2 where each lot has to be at least one-third (1/3) of an acre. The existing on-site septic system for Lots 2 & 3 will remain in place to serve those residences. Lot 2 has received a waiver from Tarrant County Public Health to retain their septic system with the lot being below the 1-acre minimum. No Council action is needed.

Commissioner Arneson moved to approve Case No. RP2025-01 as presented. Commissioner Laurel Mosier seconded the motion. Motion carried.

Yes: (5) Jared Arneson, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin
Absent: (2) Jim Carlson, Rick Simmons

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**

Director of Planning and Development David Hawkins presented this item. The approximate 18-acre subject property is currently zoned as a Planned Development (PD) District for a multi-family residential development. The zoning ordinance was approved in December 2003 by Ordinance No. 2003-30 for a 312-unit apartment complex with an associated 5,000-square foot commercial pad site fronting on Boyd Road. The property has never been developed but the PD zoning remains in place. The property is under new ownership and is ready to proceed with development under the existing zoning. The purpose of this amendment request is to modify the development standards and concept plan that were originally approved in 2003. The total number of units will remain at 312, but the following changes have been requested:

1. Revise the dwelling unit mix.
2. Reduce the minimum square feet for two-bedroom units from 900 to 850.
3. Revise the minimum parking ratio and provide for carports/covered parking spaces.
4. Increase the size of the commercial building fronting Boyd Road.
5. Buildings will remain three (3) stories in height but increase the floor to ceiling heights in units.
6. The total number of buildings will remain at thirteen (13) but the overall layout of buildings and parking areas will be revised.

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.

Chairman Leonard Wheeler opened the public hearing at 6:10 p.m.

Applicant Tommy Mann, 500 Winstead Building, Dallas, TX presented the proposed amendments to the PD ordinance. Mr. Mann reiterated that the existing zoning was approved for a PD in 2003 for 312 apartments. The applicant mentioned the following items and stated that the requested changes are to meet the current market and design:

1. The total amount of dwelling units permitted remains unchanged at 312.
2. The layout will be configured differently to create more of a courtyard experience.
3. The drives have been reconfigured and there will be a larger commercial pad.
4. Reduce square footage of two-bedroom units from 900 square feet to 850 square feet.
5. Provide a minimum of 200 covered parking spaces.
6. Provide a minimum required parking requirement of 1.7 parking spaces per unit.
7. Revise the dwelling unit mix requirements to be provided as percentages of the total dwelling units provided. The proposal is not to exceed 50% one-bedroom, 50% two-bedroom, and 10% three-bedroom but the overall unit mix will be determined at a later time.
8. Revise the elevations and change the overall look of the three-story building that was previously approved.

Don Lavender, 332 Sandy Beach Road, Azle, TX stated he was not advised of this in 2003. Concerns included the type of apartments, whether they would be low-income, traffic on Sandy Beach Road, and watershed on the subject property.

Todd Smith, 300 Roe Street, Azle ISD, stated that the school district can handle the students and would welcome the additional students, and that his comments are in no way related to capacity. Concerns included the changes that have occurred in Azle since 2003; focus areas of the new comprehensive plan; water availability to this property versus recent district expenditures for a tank and pump for their facility on Sandy Beach Road; sewer encroachment easement approved by Council in December 2024 about the same time that this property changed hands; timing of notice of hearing; whether 850 square foot two-bedroom apartments are "first-class" living; traffic study; and sidewalks.

Bart Rue, 1570 Jackson Trail, Azle, TX and owner of property at 328 Sandy Beach Road, stated he also had no recollection of the 2003 apartments, or the 150 homes D R Horton is building at six houses per acre. Concerns included apartment size and quality, where the traffic will go, and the waterway through the subject property.

Pam Malhotra, 1570 Jackson Trail, Azle, TX and owner of property at 328 Sandy Beach Road, stated they own the fifty acres between the proposed apartments and the D R Horton development. Concerns included 2003 approval, review of master plan, alteration of this development, amount of traffic, watershed, setbacks, 8-foot screening wall and where it starts, the natural state and that development is depressing for those that have land here in Azle.

As there were no other speakers, Chairman Wheeler closed the hearing at 6:40 p.m. and invited the applicant to address the mentioned concerns.

Mr. Mann stated that this is proposed to be a \$67 million project, rent is estimated between \$1,200 to \$2,000 per month, and there is no Section 8 housing. Regarding drainage, a full engineering study will be conducted and they cannot increase the flow or velocity of stormwater off of their property. The plan is to increase the capacity of the creek to cut down the risk of flooding. Regarding traffic, they are creating dispersion and alternate routes with two points of ingress/egress. A traffic study is currently under review by TxDOT. The city will get a copy too. Sidewalks and etc. will be required by the city at time of permitting. Mr. Mann stated that they are not changing the density that was approved in 2003.

Sean Alibrando, 1670 Keller Parkway, Keller, TX stated he is a second-generation real estate developer. The company takes pride in the way their properties are managed. They typically hold their developments for decades, and they build beautiful projects that provide good quality for a very long time. This development is not Section 8, and they don't plan on converting it to Section 8.

Director of Planning and Development David Hawkins stated that the zoning was established in 2003 and there is no expiration. Zoning stays with a property regardless of whether anything was built unless the property changes hands and the new owner would then go through the zoning process if they wanted to change the zoning to allow something else. FM 730 is a state road, so the City of Azle has no control over whether a traffic light will be required. The traffic study could warrant a deceleration lane due to the number of units. There could be a sidewalk on Sandy Beach Road. Screening walls, if required, are typically eight (8) feet above grade. The subject property does have a 100-year flood plain designated by FEMA. The owner/developer will have to ensure they are not increasing the runoff or velocity. Regarding water or sewer for this property, if there is not enough capacity, it will be on the developer to extend, expand, etc. The Comprehensive Plan was updated last year, and it still shows high-density at this intersection. The new Comp Plan listed a number of expectations they would like to see, so if this property was a blank slate and someone approached the City about developing it, staff would look at the Comp Plan and work with the developer to incorporate some of the elements. However, in this case, the PD from 2003 is locked in. If this proposed amendment is not approved, it will simply revert to the 2003 version and the developer could proceed with what was approved at that time. The applicant could detain any stormwater on their property and increase the capacity of Walnut Creek on their property, but they have to prove they are not exceeding the runoff or increasing the flow upstream or downstream. Other site plans have come in since 2003, but they never followed through, possibly due to costs of extending water/sewer and dealing with the floodplain.

Further discussion included proposed changes to the approved PD, roadway expansion on FM 730, water pressure for fire suppression, due diligence for company to obtain sewer encroachment, unit mix, types of amenities within the complex for residents, no public amenities, commercial space and professionally leasing space for residents/tenants who work from home.

Chairman Wheeler allowed Mr. Lavender to ask one additional question. Don Lavender, 332 Sandy Beach Road, Azle, TX stated he put that he was against this complex but it seems like the issue to be determined is whether they move forward with the 2003 version or the version that has been presented now. If that is the case, Mr. Lavender said he prefers the version that has been presented tonight. Mr. Wheeler confirmed that the 2003 version or the new version is the question for this item.

Commissioner Arneson moved to approve Case No. Z2025-01 as presented. Commissioner Mosier seconded the motion. Motion carried.

Yes: (5) Jared Arneson, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin

Absent: (2) Jim Carlson, Rick Simmons

Mr. Hawkins stated that the next hearing is on May 6th at City Council. Letters will not be sent out for that hearing.

OTHER ITEMS

4. Development Project Updates

Director of Planning and Development David Hawkins presented the development report. He mentioned commercial projects in progress as well as projects under review including the Sandy Beach Apartments, the Profit Street warehouse, Chase Bank, and a proposed Short-Term Rentals ordinance. This is scheduled for Planning and Zoning on April 17th. He also mentioned facade grants and the first one has been approved for Pecan Plaza parking lot improvements. That parking lot work will start on April 8th with a new sub base, and new three-inch asphalt. Mr. Hawkins stated Ascuba Diving is

relocating, several new Certificates of Occupancy and residential permits have been issued. Mr. Hawkins also stated that Azle Grove Phases One and Two are almost built out with only 19 lots left. Sandy Beach residential subdivision is already 50% built out. There are approximately 220 residential lots left across platted subdivisions.

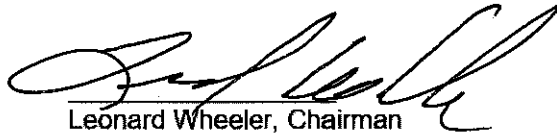
EXECUTIVE SESSION

None.

ADJOURNMENT

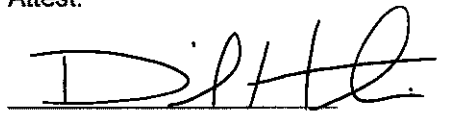
Chairman Wheeler adjourned the meeting at 7:19 p.m.

Presented and approved on 4/17/25



Leonard Wheeler, Chairman

Attest:



David Hawkins, AICP
Director of Planning and Development