



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

May 1, 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 April 17, 2025.

David Hawkins, Director of Planning and Development

ACTION ITEMS

2. Consider a request for a Land Use Determination for "Vehicle Repair".

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 April 25, 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.

Malinda Howell

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

April 17, 2025

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:03 p.m.

Members Present:

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

Members Absent:

Commissioner Cynthia Barrios

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 Rick Simmons led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held April 3, 2025.

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held April 3, 2025 as presented. Commissioner Curt Lampkin seconded the motion. Motion carried.

Yes:	(6)	Jared Arneson, Rick Simmons, Laurel Mosier, Leonard Wheeler, Curt Lampkin, Jim Carlson
Absent:	(1)	Cynthia Barrios

PUBLIC HEARING

2. Conduct a public hearing and consider text amendments to Chapter 4 “Business Regulations”, Chapter 14A “Zoning Ordinance”, and Appendix A, “Fee Schedule,” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding new regulations pertaining to Short-Term Rentals (STRs) in Azle.

Director of Planning and Development David Hawkins introduced this item. City Attorney Andrea Russell gave an overview of the draft ordinance.

Chairman Leonard Wheeler opened the public hearing at 6:18 p.m.

Ken Bachelor, 432 Windjammer, gave a presentation against short-term rentals (STRs) and against the draft ordinance as it is written. He spoke on behalf of several neighbors. Mr. Bachelor stated STRs are basically serving as hotels/motels and asked who would monitor them. He also asked what the city gains from STRs. Mr. Bachelor provided information about the listing for the STR on Windjammer. He presented information and photographs about issues such as noise, alcohol, and excessive parking. Mr. Bachelor presented a list of cities that have adopted ordinances to help address STRs. Mr. Bachelor requested that B & Bs (Bed & Breakfasts) and STRs be treated as commercial properties and limited to areas zoned commercial. He asked that they be kept out of residential areas and asked the Commission to look at the city's definition for single-family zoning.

Steve Harding, 444 Windjammer, spoke against STRs. He stated that this is a neighborhood, not a business. He asked that staff consider the volume of complaints during peak seasons, not just thus far in winter 2025.

Jim Davis, 436 Windjammer, voiced concerns about parking, vehicles and RVs parked on/blocking the sidewalk, and the advertising of the use of HOA facilities for STR renters when the facilities are not intended for the general public.

Jason Silzle, 424 Windjammer, owner of an STR, stated he also has pictures and security camera footage to counter some of the comments. He stated he monitors the situation nightly, guests are notified of issues, and that he attempted to meet with Mr. Bachelor to discuss options for the upcoming season. Mr. Silzle addressed types of people and their reasons for staying at an STR. He agreed that nuisances should be addressed and that they can be addressed with existing ordinances. He asked the Commission to avoid over-reaching rules and stated that people have always been able to rent out their homes, and also to rent out just a single room in their home.

As there were no other speakers, Chairman Wheeler closed the hearing at closed 6:52 p.m.

Discussion included: maximum number people allowed in an STR; that a subdivision's HOA can ban STRs; that cities cannot regulate HOAs; that approximately 10 STRs report hotel occupancy tax funds to the city of Azle; that there are an estimated 65 STRs in the city of Azle; that the first page of the ordinance seems negative towards STRs; that the draft ordinance aims to balance concerns of citizens for the regulation of STRs; that there are new trends in case law from lower courts regarding more regulation for STRs; that after an ordinance is adopted, an STR that meets all regulations (except for density on a block) can continue to operate as non-conforming after obtaining a permit; that an inspection and renewal of license/permit must be done annually; availability of the police department to monitor STRs or respond to complaints; the proposed zoning districts in which STRs are allowed; and the possible reason the proposed ordinance does not allow STRs in the SF-MHP district may have to do with requirements of the International Fire Code.

Commissioner Curt Lampkin excused himself from the meeting at 8:14 p.m.

Commissioner Rick Simmons moved to recommend to the City Council approval of the draft ordinance

to regulate short-term rentals (STRs) with amendments to allow an avenue for appeal to exceed the maximum occupancy, to allow for on-street parking, and to allow STRs in all zoning districts. Vice Chairman Jim Carlson seconded the motion. Motion carried.

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

EXECUTIVE SESSION

None.

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 8:20 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 a request for a Land Use Determination for “Vehicle Repair”.

Background and Explanation:

City staff received a request for determination of a land use called “**Vehicle Repair**” that is listed on the Permitted Use Schedule (Section 4.10 of the Zoning Ordinance) but is not defined within Section 3.2 of the Azle Zoning Ordinance.

Zoning Ordinance - Section 4.10 - Permitted Use Schedule

Commercial Uses	O	CBD	INS	C	HC	IND
Vehicle repair					S	P

ANALYSIS:

Per Section 4.9 – New and Unlisted Uses within the City of Azle’s Zoning Ordinance, it is necessary for a determination to be made by the P & Z Commission and City Council on any unlisted or undefined uses and which zoning district they would be permitted within. Below are the requirements as written within Section 4.9 of the Zoning Ordinance:

A. It is recognized that new types of land use will develop and forms of land use not anticipated may request to locate in the City of Azle. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- 1. The Zoning Administrator shall refer the question concerning any new or unlisted use to the City Planning and Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation questions shall be accompanied by a statement of the facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and amount of nature thereof, enclosed or open storage, anticipated employment, and amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated.*
- 2. The City Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district within which such use should be permitted.*
- 3. The City Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall by resolution approve the recommendations of the City Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate.*

The requester is seeking a determination of a definition for a specific land use named "Vehicle Repair" and has offered a proposed definition for consideration. Any land use determination made

would not be for a specific property but for all properties under a zoning classification. The nearest land use and definition within the Zoning Ordinance is "Quick Vehicle Servicing" which is defined as *"A business providing service to the motoring public. Such uses can include gasoline sales, light repair, tune-ups, oil changes, transmission or drive train repairs to automobiles or light trucks. No outside storage of any automobiles or materials such as tires, auto parts, etc., is allowable. The sale of motor vehicles shall be prohibited[.]"*

City staff has provided a benchmark of other cities and their respective definitions for a similar type of land use for "Vehicle Repair" as a reference for this land use determination request and is included within this packet.

Board/Commission/Committee Recommendation:

The Planning and Zoning Commission will need to forward to City Council a recommendation on the proposed definition for "Vehicle Repair" within the Zoning Ordinance.

Staff Recommendation:

City staff forwards this Land Use Determination request for your consideration. Any determination made on a definition for a land use within a zoning district would apply to all properties under such zoning classification(s) and not to any specific property in the City of Azle.

Attachments:

1. Email from Requestor - Vehicle Repair Definition
2. Vehicle Repair Definition Benchmarking
3. Section 4.10 - Permitted Use Schedule 4.25.2025

From: [Tom Cleary](#)
To: [Hawkins, David](#)
Subject: RE: Azle, TX - 501 Red Bud Drive (New Development)
Date: Thursday, April 17, 2025 2:46:14 PM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)

David,

As we've discussed, we'd like to move forward with entitlements for a new development at 501 Red Bud Drive, Azle, TX, under the by right use of "Vehicle Repair" in the Industrial zoning, which the subject property is currently in. However, I understand that while "Vehicle Repair" is a permitted use, there currently is no such definition for "Vehicle Repair".

Thus, I'd like to make a request to the city of Azle to determine a definition for said use, and suggest the following:

"Vehicle repair" means an area or building which may provide services of major automotive repair, automotive tune-up or lubrication service; and allows the repair, rebuilding or reconditioning of engines, motor vehicles and trailers; including collision repair and painting and storage of vehicles."

Please let me know if you need any other information.

Thanks,

Tom Cleary
GMX Real Estate Group, LLC
3000 Dundee Road, Suite 408 | Northbrook, IL 60062
M: 309.825.8513 | E: tcleary@gmxre.com | W: www.gmxre.com

Land Use Determination - Vehicle Repair Definition

4.22.25

Comparison City/Town	Definitions		
Argyle	Motor Vehicle Repair and Services, <i>Major</i> means an establishment engaged in the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including, but not limited to body work, framework, welding, overall painting, and tire replacement and disposal.	Motor Vehicle Repair and Services, <i>Minor</i> means an establishment engaged in minor repairs of engines, motor vehicles, or trailers that does not require the removal of the engine head or pan, engine, transmission, or differential of a vehicle, including, but not limited to minor repair or maintenance, oil changing, minor interior upholstery work, glass repair and tinting, and any sales of parts to be installed on-site through these services. Vehicles which are inoperative or are being repaired may not remain parked outside these facilities for a period greater than 48 hours.	
Arlington	Auto Service Center A facility or area for the servicing and minor repair of motor vehicles within enclosed service bays or stalls. Typical services include the retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work including the replacement of new or reconditioned parts in motorized vehicles of 10,000 pounds or less gross vehicle weight. This definition includes quick-lube shops and tire shops, but does not include any operation included in the definition of “Auto Repair Garage, Major.”	Auto Repair Garage, Major A facility or area for one or more of the following activities: a.) Reconditioning of any type of motorized vehicle, including any repairs made to vehicles over 10,000 pounds gross vehicle weight. b.) Collision services, including body, frame, or fender straightening or repair. c.) Overall painting of vehicles or painting of vehicles in a paint shop or paint booth. d.) Dismantling of motorized vehicles in an enclosed structure.	
Azle	None		
Colleyville	<i>Auto Repair Shop.</i> Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; mufflers; automobile washing, steam cleaning, and polishing; performing state inspections and making minor repairs necessary to pass said inspection; servicing of air conditioning systems, and other similar minor services for motor vehicles except heavy load vehicles, or any other similar use. Major repair, rebuilding, or reconditioning of engines or transmissions for motor vehicles; wrecker service with vehicle storage; collision services including body, frame or fender straightening or repair; customizing; overall painting or paint shop; and other similar uses.		
Denton	Automotive Repair Shop, Major: An establishment primarily engaged in providing major automotive repair services such as engine and drive train repair, body work, mechanical servicing, and/or painting.	Automotive Repair Shop, Minor: An establishment primarily engaged in providing minor automotive repair services such as lubrication, oil and tire changes, and tune-ups, brake repair, tire replacement, detailing and polishing, paint-less repair, window tinting, vehicle wraps, and audio installation. Major repairs such as automotive bodywork or painting or repair of engines or drive trains shall not be provided.	
Flower Mound	<i>Auto service center</i> means an establishment providing general repair and servicing of motor vehicles. Such repair and servicing may include oil change and tire rotations; window tinting and car wrapping; reconditioning of engines, air conditioning systems, and transmissions; wrecker service; replacement or repair of brakes, shock absorbers, tires, batteries, mufflers, or upholstery, and other similar mechanical or electronic components. In no instance shall such establishment include services related to an "auto painting or body shop." This use may include gasoline sales as an accessory use.	Repair services, <i>general</i> , means an establishment engaged in the repair of trucks, buses, agricultural equipment, construction equipment or other heavy equipment.	Repair services, <i>limited</i> , means an establishment engaged in the repair of personal apparel and household appliances, furniture, and similar items, excluding repair of motor vehicles. Typical uses include, but are not limited to, apparel repair and alterations, small appliance repair, bicycle repair, lawn mower repair, clock and watch repair, and shoe repair shops.
Fort Worth	<i>GARAGE, PUBLIC.</i> A building other than a private or storage garage used for the care or repair of self-propelled vehicles or where such vehicles are kept for remuneration, hire or sale.	From Supplemental Use Standards, Use Index, and District Use Table station; Includes: full service for minor auto repairs, lube and oil changes or maintenance; gasoline sales. Listed in: Nonresidential use table/commercial uses/vehicle sales and service. AUTOMOTIVE REPAIR; PAINT AND BODY SHOP. Automotive repair and lubrication, oil changes, paint and body work and other maintenance services.	
Grapevine	Automotive repair <i>garage.</i> A garage or portion thereof in which automotive repair and maintenance takes place, including, but not limited to, automotive mechanical work and automotive body work, but excluding the outdoor storage of automotive parts or inoperative automobiles.	<i>Gasoline service station</i> shall mean a place or establishment where gasoline, oil, grease or motor vehicle accessories are sold, supplied or dispensed to the retail motor vehicle trade, or the minor repair of motor vehicles is performed, or the washing of motor vehicles.	
Keller	<i>Automobile Repair, Heavy Load Vehicles</i> - Repair or reconditioning of engines, air conditioning systems and transmissions for heavy load vehicles, including wrecker services; collision services, including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust-proofing.	<i>Automobile Repair, Major</i> - Automotive repair uses (including Auto Repair, moderate uses) for automobiles, boats, motorcycles, and light load vehicles that require heavy machinery and/or can be expected to generate noises and vapors not compatible with adjacent residential or retail uses. Examples include general repair or reconditioning of engines, air conditioning systems and transmissions for automobiles, boats, motorcycles, and light load vehicles (but not for heavy load vehicles), wrecker services; collision services, including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; upholstery; undercoating and rust-proofing.	<i>Automobile Repair, Minor</i> - Those automotive repair uses (including Auto Repair, sales and service uses) for automobiles, boats, motorcycles, and light load vehicles that generate mild noise and some vapors but generally support regularly required vehicle maintenance. Examples include tires and tubes; diagnostic services; minor motor services such as grease; tune-ups; emergency road service; oil and filter changes; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; and normal servicing of air-conditioning systems.
		<i>Automobile Repair, Sales and Service</i> - Automobile repair uses that include light servicing or repair of automobiles, boats, motorcycles, and light load vehicles that does not generate noise or excess vapors and where services could be performed within a completely enclosed structure. These uses may incorporate retail sales. Examples include technology upgrades, windshield repairs and replacement, radio and electronic repairs and replacement, some customization or adding or accessories, battery replacement, spark plug replacement, some diagnostic services, and adding of fluids.	

North Richland Hills	Automobile inspection station means a facility which performs inspections of and affixes inspection stickers to vehicles for compliance with applicable state motor vehicle inspection laws. No repairs are performed other than the minor replacement of items associated with the automobile inspection process.	Automobile <i>lubrication center</i> means facilities which perform retail sales of motor fuels and perform routine tune-up services of motor vehicles, including the replacement of elements and fluids which are expected to be routinely replaced on a frequent basis such as engine oils, lubrications, brake fluids, transmission and power steering fluids, spark plugs, and filters.	Automobile repair means general repair or replacement of parts, tires, tubes, and batteries; diagnostic services; reconditioning of engines; general servicing such as grease, oil, spark plug, and filter changing; tune-ups; towing and emergency road service; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making repairs necessary to pass said inspection; normal servicing of air conditioning systems; and other similar services for motor vehicles, except paint and body repair.	Paint and body shop means an automobile related use where vehicles are repainted, the exterior repaired and replaced, frames straightened, damaged panels repaired and replaced, and window glass is repaired and replaced.	Service station. An establishment for the retail sales of petroleum products and automotive accessories which may include minor automotive service and repair only as an incidental activity to such retail sales, but not including the overhaul of major automobile components, body work, or repair of heavy trucks.
Roanoke	Automobile repair garage means an establishment providing major or minor automobile repair services to all motor vehicles except heavy load vehicles.	Automobile repair, major, means general repair or reconditioning of engines, air conditioning systems and transmissions for motor vehicles; wrecker service; collision repair services including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rustproofing; those uses listed under "Automobile repair, minor" and other similar uses.	Automobile repair, minor, means minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tuneups; emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile repair, major" or any other similar use. Vehicles which are inoperative or are being repaired may not remain parked outside these facilities for a period greater than 48 hours.	Automotive gasoline or motor fuel service station means any building, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of automotive fuels, lubricants and automobile accessories, including those operations listed under "Automobile repair, minor." Vehicles which are inoperative or are being repaired may not remain parked outside these facilities for a period greater than 48 hours.	
Saginaw	Auto paint and body shop. An automotive shop with a primary purpose of repairing and painting the outside surfaces of automobiles, trucks, and vans, and repairing and replacing the upholstery of such vehicles.	Auto repair garage. An enclosed facility designed for the repair and maintenance of automobiles, trucks, and vans with outside storage allowed but no outside repair or maintenance conducted.	Auto service station. An establishment for the retail sales of petroleum products, automobile accessories, auto tune-up, muffler installation incidental to the primary use, tire installation or repair, oil change or other lubricate services, in which all services provided and all storage, supplies, parts, equipment, and accessories are indoors, with the exception of fuel-dispensing operations.	Auto service station, light maintenance. A premise where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tune-ups, lubrication, minor repairs, and carburetor cleaning are conducted. Service stations shall include automobile inspection services, but shall not include areas where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted.	Garage, repair. A building or space for the repair or maintenance of motor vehicles, not including factory assembly of vehicles, auto wrecking establishments, or junkyards.
Southlake	AUTOMOBILE SALES AREA - An open area or lot used for the display or sale of automobiles, where no repair work is done except minor reconditioning of the cars to be displayed and sold on the premises, and where no dismantling of cars or sale or keeping of used car parts or junk on the premises is done.	GARAGE, PUBLIC - A building or portion thereof designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.	Light Industrial. "...Land uses which will generally be found within this district will be a mixture of uses involving fabrication, manufacturing, assembly, processing, distribution, sale of and repair of materials, goods, parts, products, equipment, machinery, and other such operations incidental to industrial uses. These sites are not designed to be located contiguous to residentially zoned properties and should be located in such a manner as to preclude the necessity to transit through residentially zoned areas to reach these sites. This zoning district classification shall be located in those areas designed to accommodate industrial development by the provision of appropriate supporting utility infrastructure and with appropriate access to arterial level thoroughfares designed to accommodate industrial level traffic. This zoning category is not appropriate for environmentally sensitive areas."	Corridor Overlay Zone. "...It is intended to be a mixture of light industrial, large scale retail and wholesale uses. It may include auto service and repair uses. "	
Weatherford	Auto accessories/auto parts store. Uses involving the retail sale of aftermarket auto accessories and parts. Installation is customarily completed by the purchaser at home or onsite while the purchaser waits. Examples of accessories or parts sold in this category include alarms, batteries, bumpers, filters, lights, motor oil and related accessories, pickup liners, pickup bed caps, stereos, tires, wheels, and windshield wipers. Does not include uses categorized as auto repair or auto quick lube/oil change/state vehicle inspection.	Auto quick lube/oil change/state vehicle inspection. Uses involving the primary activities of oil change and state vehicle inspections. Customary accessory uses are preventative maintenance activities such as the changing of fluids, filters, or lights. Does not include uses categorized as auto accessories/auto parts store or auto repair.	Auto rental. Uses involving the short-term rental of cars, motorcycles, and other vehicles that do not require a class A or B driver license to operate. Customary accessory uses include office and auto repair.	Auto repair. Uses involving the servicing or maintenance of autos. Examples of work performed include body, brakes, engines, glass, paint, transmissions, and upholstery. Does not include uses categorized as auto accessories/auto parts store or quick lube/oil change/state vehicle inspection.	Auto sales and service. Uses involving the sale or lease of autos, motorcycles, and other vehicles that do not require a class A or B driver license to operate. Customary accessory uses include office and auto repair.
Westlake	Listed in use charts, but no definition: AUTO SERVICES: Truck/trailer rental; Auto body repair; Auto mechanical repair; Quick lube/oil change; Vehicle maintenance (private)				

Exhibit 14A. Zoning Ordinance

SECTION 4. ZONING DISTRICTS REGULATIONS

§ 4.10. PERMITTED USE SCHEDULE.

PERMITTED USES	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-4	SF-5	SF-MHP	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
Residential Uses																					
Agriculture activity	P																				
Livestock	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1						
Single-family detached	P	P	P	P	P	P	P	P	P												
Two family/duplex												P	P	P	P						
Accessory dwellings																	L4				
HUD-code manufac-tured homes									L2	P	P										
Community homes forthe disabled	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Multifamily 3 or moreunits												S	S	P	P						
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Group homes/halfway house	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
Accessory buildings	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3						
Educational Uses																					
Public schools	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
College or university																P	P	P	P	P	P
Private school													S	S	S	S	S	P	S	S	S
Trade school																S	S	P	S	P	P
Adult or child day-care																S	P	P	P	P	P
Child day-care 12 chil-dren or less	S	S	S	S	S	S	S	S	S	S	S	S	S								
Institutional Uses																					
Basic utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Churches	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Conference/convention centers																S	S	P	S	P	P
Cemeteries																		P			

PERMITTED USES	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-4	SF-5	SF-MHP	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
Elderly housing														P	P			P			
Hospital																		P	P	P	
Medical centers																P	P	P	P	P	P
Parks and recreation(public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wind generator(build- ing mounted)																L5	L5	L5	L5	L5	L5
Wind generator (free- standing monopole)	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6
Commercial Uses																					
Auto and RV sales																				S	S
Bar																	S		S	S	S
Bed and breakfast	S	S	S	S	S												S				
Broadcastin g or pro- duction studio																			P	P	P
Car wash																			S	S	S
Commercial parking lots																S	S	S	S	S	S
Equestrian facilities	P																				
Equipment rental																					S
Food Truck Park																S	S	P	S	S	S
Free standing emer- gency medical care facility/urgent care																L10	L10	L10	L10	L10	L10
Hotel/motel																S	S	S	S	S	P
Indoor recreation																	P	P	P	P	P
Laundry facilities																			S	S	P
Major event entertainment	S																		S	S	S
Medical laboratories																P	P	P	P	P	P
Movie theaters																			P	P	P
Outdoor recreation	P																		P	P	P
Private club																	S		S	S	S
Professional services and offices																P	P	P	P	P	P
Quick vehicle servicing																	S		P	P	P
Restaurant																P	P	P	P	P	P
Retail sales and service																S	P	P	P	P	P
RV camp ground/park																			S	S	
Scientific research																P	P		P	P	P
Sexually oriented business																					S

PERMITTED USES	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-4	SF-5	SF-MHP	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
Smoke Shop and Tobacco Store																				S	S
Temporary construction office	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8
Vehicle repair																				S	P
Winery	S	S	S	S	S											S	P	S	S	S	S
Industrial Uses																					
Bakeries																	P		P	P	P
Construction material sales																					
Construction equipment sales/storage																					P
Distribution center																			S	S	S
Feed lots	S																				
Food processing	S																				S
Gas wells/oil wells	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Junk yards and auto wrecking																					S
Kennels	S																		S, L9	S, L9	S, L9
Manufacturing, light																	S, L7		S, L7	S, L7	
Manufacturing, heavy																				S, L7	S, L7
Manufacturing of non-odoriferous foods																					P
Motor freight terminal																					S
Printing/publishing																	P			P	P
Radio, tv or cellular towers																S	S	S	S	S	S
Recycling business																				S	S
Sanitary landfills, commercial incinerators, transfer stations	S																				S
Self-service storage																				S	S
Temporary concrete batch plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary clinics	P																		P	P	P
Wholesale sales																			S	P	P
Wholesale nurseries	P																				
Wholesale storage and distribution																				S	S
Wrecker services and impound lots																S	S	S	S	S	S
Service Uses																					

PERMITTED USES	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-4	SF-5	SF-MHP	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
Barber, beauty & nail salon																P	P		P	P	P
Dance studio																P	P		P	P	P
Fitness facility																P	P	P	P	P	P
Health studio																P	P	P	P	P	P
Tattoo parlor																	S		S	S	S
Tanning Salon																	P		P	P	P

P - Permitted Use

S - Specific Use Permit Required

L - Permitted Use with designated limitations

L1 - Live stock are permitted in accordance with Chapter 2 of the City of Azle Code of Ordinances

L2 - HUD-Code Manufactured homes

L3 - Accessory structure directly related to an agriculture function are allowed without a primary structure on platted land greater than 5 acres.

L4 - Accessory Dwelling shall not exceed the total square footage of the primary use, including all ancillary uses Accessory Dwelling are only allowed on properties with frontage on and addressed from Main Street Accessory Dwellings must be attached to the structure housing the primary use. Only 1 Accessory Dwelling is allowed per platted lot [.]

L5 - Building mounted wind generators may not extend higher than ten (10) feet above where the wind generator is mounted on the building.

The height shall be measured from the base of the wind generator where it is mounted on the building to the highest point of the arc of the blades' elevation. If the wind generator does not use blades, then height is measured from the base of the wind generator where it is mounted on the building to the highest point of the wind generator.

L6 - Lots where the proposed wind generators will be located shall have a minimum lot area of two (2) acres.

A maximum of one (1) wind generator is permitted by right. Wind generators shall be located minimum of 150 feet from the property lines. Multiple wind generators are permitted only with approval of a SUP. The maximum height of a wind generators shall not exceed the maximum height of a structure per the zoning district without an SUP[.]

L7 - No outside storage of materials is allowed. No measurable increase in ambient sound shall be detectable at the property line.

L8 - Temporary Construction Office may be erected 30 days prior to construction activities and shall be removed within 10 days of completion of construction activity[.]

L9 - A minimum separation of 500' from any outdoor kennel or run shall be maintained to any adjacent residential use.

L10 - A minimum separation of 300' shall be maintained to any adjacent residential use[.]

(Ordinance 2013-09, ex. A, adopted 5/7/13; Ordinance 2022-18 adopted 8/2/2022; Ordinance 2024-5 adopted 3/4/2024; Ordinance 2024-11 adopted 4/2/2024; Ordinance 2024-22 adopted 8/26/2024; Ordinance 2024-25 adopted 11/19/2024)