



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

May 15, 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 May 1, 2025.

David Hawkins, Director of Planning and Development

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to the City Council regarding a proposed zoning change request from the Estate One (E-1) District to a Planned Development (PD) District by approving a concept plan for a proposed 18-lot private and gated residential subdivision on approximately 18.297 acres of land situated in the J. Wilcox Survey, Abstract No. 1727, City of Azle, Tarrant County, Texas, and being described as a portion of certain parcel described in deed to Eagle Lot Partners, LLC, recorded in Instrument No. D222170906, Official Records, Tarrant County, Texas. The property is generally located on the north side of Park Street approximately 2,100 feet east of South Ash Avenue. Case No. Z2025-02

David Hawkins, Director of Planning and Development

OTHER ITEMS

3. Development Project Updates

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 May 9, 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

May 1, 2025

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:05 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

Commissioner Jared Arneson 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 17, 2025.

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held April 17, 2025 as presented. 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

ACTION ITEMS

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

Director of Planning and Development David Hawkins presented this item. Mr. Hawkins stated that the applicant suggested the following definition:

"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."

Applicant Tom Cleary with GMX Real Estate Group joined the meeting remotely and provided high-level details about a proposed development at 501 Red Bud Drive.

From the benchmarking provided by staff, Commissioners stated they liked Denton's definition of "major repair". Commissioners suggested adding "for repair" at the end of the applicant's proposed definition, as well as "or business vehicles."

After discussion, Vice Chairman Jim Carlson proposed the following definition: "Vehicle repair means an establishment which may provide services of automotive repair, automotive tune-up, or lubrication service, which allows for the repair, rebuilding, or reconditioning of motor vehicles and trailers; including collision repair and painting and storage of vehicles for repair, and business use."

Vice Chairman Jim Carlson moved to recommend the following definition for "Vehicle Repair": an establishment which may provide services of automotive repair, automotive tune-up, or lubrication service, which allows for the repair, rebuilding, or reconditioning of motor vehicles and trailers; including collision repair and painting and storage of vehicles for repair, and business use. Commissioner Rick Simmons seconded the motion. Motion carried.

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

Absent: (1) Laurel Mosier

EXECUTIVE SESSION

None.

ADJOURNMENT

Chairman Leonard Wheeler adjourned the meeting at 6:29 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: Conduct a public hearing and make a recommendation to the City Council regarding a proposed zoning change request from the Estate One (E-1) District to a Planned Development (PD) District by approving a concept plan for a proposed 18-lot private and gated residential subdivision on approximately 18.297 acres of land situated in the J. Wilcox Survey, Abstract No. 1727, City of Azle, Tarrant County, Texas, and being described as a portion of certain parcel described in deed to Eagle Lot Partners, LLC, recorded in Instrument No. D222170906, Official Records, Tarrant County, Texas. The property is generally located on the north side of Park Street approximately 2,100 feet east of South Ash Avenue. Case No. Z2025-02

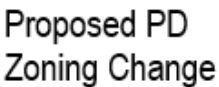
Background and Explanation:

The approximate 18.297-acre subject property is currently zoned as Estate One (E-1) and is undeveloped. The applicant is seeking to develop this property as a private and gated single-family residential subdivision consisting of 18 residential lots. With this PD zoning request, there are a few other exceptions to City ordinances being requested. This development would be considered the 2nd phase of the Roeser Addition which the 1st phase PD Zoning was approved back on February 15, 2022 (Ordinance No. 2022-06).

Existing Condition of Property:

The property is currently undeveloped with an existing abandoned gas well pad site.

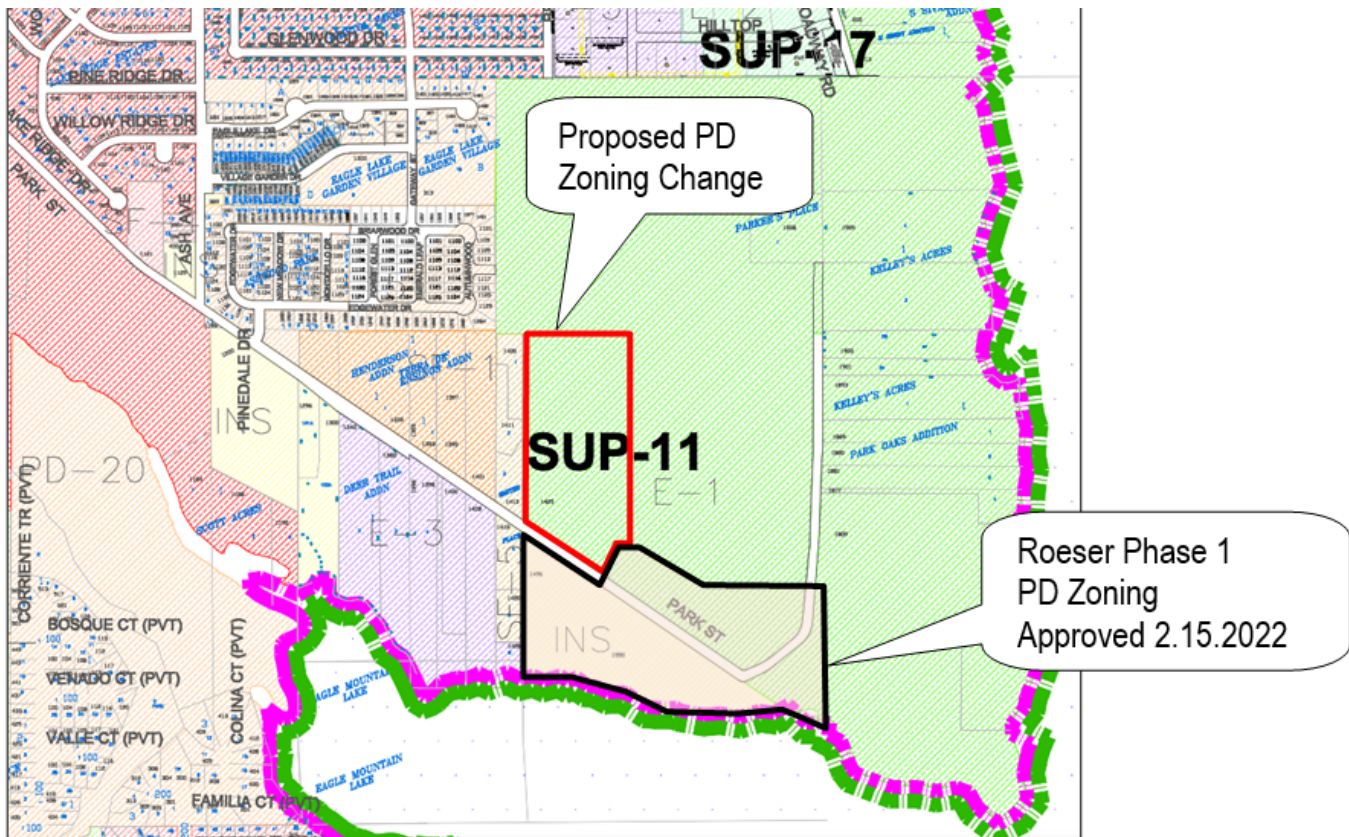
Aerial of Property:



North: Estate One (E-1)

East: Estate One (E-1) and Planned Development (PD) for Roeser Addition Ph. 1

West: Single-Family Five District (SF-5)



Proposed Concept Plan:

The Concept Plan provides for 18 single-family residential lots to be constructed on a private cul-de-sac street on the north side of Park Street. The intent of this PD development is to create a residential subdivision that is similar to the existing large 1-acre lots along Park Street that were zoned as part of the Roeser Addition Phase 1 PD District located to the south and east of this property. The Estate One (E-1) is the base zoning district but there are a few modifications to the E-1 standards that the applicant is requesting for this PD:

- Minimum Average Lot Width: one hundred twenty-five feet (125') in lieu of two hundred feet (200'); Lot 17 will have a min. lot width of sixty-five feet (65')
- Minimum Corner Lot Width: one hundred eighty feet (180') in lieu of two hundred ten feet (210')

There are also a few standards within the Subdivision Ordinance that the applicant is requesting to modify specifically for this PD with intentions to maintain the existing rural street sections in this area:

- Street sections would be thirty feet (30') asphalt pavement 1' concrete ribbons and bar ditches on both sides in lieu of street pavement width of thirty feet (30') with curbs and underground stormwater drains. Concrete lining would not be installed in the bar ditches.
- Cul-de-sac for the private street would be longer than the maximum allowed six hundred feet (600') but no longer than twelve hundred feet (1,200'). Cul-de-sac turnaround at midblock would be provided. The cul-de-sac pavement will still meet City standards.
- The minimum pavement and subgrade thickness shall be designed and constructed to support the imposed weight of an eighty-thousand-pound (80,000#) vehicle, based on the geotechnical report pavement recommendations prepared for the development by a State of Texas Licensed Professional Engineer.
- The street will be located within a private access easement and will be owned and maintained by the HOA. The HOA will also maintain the street pavement, stormwater drainage infrastructure, access gates, street lights, and screening walls.

Comprehensive Plan Analysis:

The City of Azle's Comprehensive Master Plan designates this area as "**Suburban Neighborhood**" which is described as "low-to-moderate density residential land uses intermixed with areas of commercial development". This area has a density range of 1 to 8 dwelling units per acre.

Tree Survey/Tree Mitigation:

Section 6.08.003 (3.B) of the Code of Ordinance (Tree Preservation) requires a tree survey and tree mitigation plan to be provided at the time of a Planned Development zoning change application. A tree survey has been provided, and no trees are planned to be removed until time of building permit application for each lot.

Police Impact:

No negative impact anticipated.

Fire Impact:

A cul-de-sac is planned to provide adequate turnaround for emergency vehicles. Any access gate will have a Knox box device as well as a siren-controlled system. No negative impact anticipated.

Utilities:

Water - A new 8" water line was installed for the Roeser Phase 1 development and will also serve this development.

Sewer - With no sewer mains nearby, each lot will be served by an onsite septic system.

Storm Water – Storm water and drainage plans will be reviewed at time of Preliminary and Final Plat applications should the zoning change be approved.

Zoning Change Notification Process:

Twelve (12) letters were sent to surrounding property owners as well as the Azle I.S.D. As of May 9, 2025, staff has not received any responses from the public.

Board/Commission/Committee Recommendation:

The proposed Planned Development is in conformance with the City of Azle's Comprehensive Master Plan. The Planning and Zoning Commission has the following options when considering this agenda item:

1. Recommend approval as submitted
2. Recommend approval with modifications
3. Recommend denial
4. Table the case to a future meeting

Staff Recommendation:

Staff forwards this Planned Development zoning change request for Planning and Zoning Commission consideration.

Attachments:

1. Roeser Addition Ph. 2 PD Narrative Request 5.5.2025
2. Roeser Addition Ph. 2 PD Concept Plan 5.5.2025
3. Roeser Addition Ph. 2 PD Concept Plan Aerial 5.5.2025

EAGLE LOT PARTNERS, LLC
15280 Addison Road, Suite 301
Addison, TX 75001

David Hawkins, Planning Director
City of Azle
505 W. Main Street
Azle, TX 76020

Re: Planned Development (PD) Request
Roeser Tract at Eagle Mountain Lake

This request is to zone the proposed development property as a Planned Development (PD) under the general conditions of Estate One (E-1) District as defined in the City Zoning Ordinance with variances. The proposed variances are to accommodate the physical constraints of the land and existing improvements while remaining consistent with the surrounding community.

The property consists of an 18.297 acre tract of undeveloped land that includes an abandoned gas well pad site (currently zoned E-1). The property is further illustrated and described in the Concept Plan prepared with this request.

This development is planned to re-develop the abandoned gas well site into rural residential estates that are consistent with, and compliment, the existing surrounding residential community. The development will consist of 18 lots (Block 2) that is accessed by a private access drive connecting to the existing Park St.

To accommodate the physical constraints of the existing roadway, topography, and restrictions adjacent to Roeser Addition, Phase I, variances to the standard Estate One

Zoning District are proposed with this PD. These variances include adjustments to the lot dimension and the roadway street requirements as follows:

Lot Dimensions:

Proposed variances to the standard Estate One District:

- Minimum average lot width: one hundred twenty-five feet (125')
- Lot 17 will have a minimum lot width of sixty-five feet (65')

Street Design Requirements:

- Rural Street Section: thirty feet (30') asphalt with roadside ditches in 60' easement
- Cul-de-sac length for private road with turn arounds provided
- Private access drive; however, not be subject to other cul-de-sac, dead-end, block length requirements within the ordinances
- Monument Entry Signs to be provided along Park Drive at the entrance to the planned development area

To maintain the rural nature of the existing and proposed community the street is proposed as an asphalt street with roadside drainage ditches. The roadway width will be 30'.

To summarize the proposed changes proposed with this Planned Development, the property shall be developed and used in accordance with the provisions of the Zoning Ordinance applicable to the Estate One (E-1) Zoning District, Subdivision Ordinance (SO), and the Design Criteria Manual (DCM) subject to the following:

Zoning Ordinance – Section 5.3 Development Regulations:

	Proposed	E-1 Zoning Standard
Minimum Average Lot Width:	125'	200'
Minimum Width of Corner Lot:	180'	220'
Minimum Side Yard of Corner Lot:	35'	35'
Proposed Maximum Height:	2 ½ stories – measured above the front door elevation	
E-1 Standard Maximum Height:	2 ½ stories	

HOA will own and maintain the street, bar ditches, storm drain, and screening wall at entrance.

Transportation Design Criteria Manual (DCMT) Street System:

DCMT Section 2.2 Streets Required:

Proposed Criteria:

The local streets constructed within the development shall be constructed with asphalt pavement in conjunction with roadside drainage ditches. This street section drains to the roadside ditches and does not require curb and gutter on the edge of pavement.

SO Section 7.5.L (DCMT Section 2.3-4) – Pavement Widths and Right-of-Ways

Existing Criteria:

Minor streets shall have a right-of-way of at least fifty feet (50') and a pavement width of at least thirty feet (30').

Proposed Criteria:

Construction of the street for the development shall have an easement of at least sixty feet (60') and an asphalt pavement width of thirty feet (30') wide from edge of pavement with no curb and gutter required served by a roadside drainage ditch on each side.

SO Section 7.5.H (DCMT Section 2.3.7)

Existing Criteria:

Cul-de-sacs shall not exceed six hundred feet (600') in length and shall have a turnaround of not less than one hundred feet (100') in diameter.

Proposed Criteria:

Cul-de-sac will be longer than six hundred feet (600') with a turnaround pavement diameter of not less than one hundred feet (100').

DCMT Section 2.3.9

Proposed Criteria:

The minimum pavement and subgrade thickness for public local streets within the development shall be 4" asphalt pavement on a compacted subgrade, both based on the geotechnical report pavement recommendations prepared for the development by a State of Texas Licensed Professional Engineer.

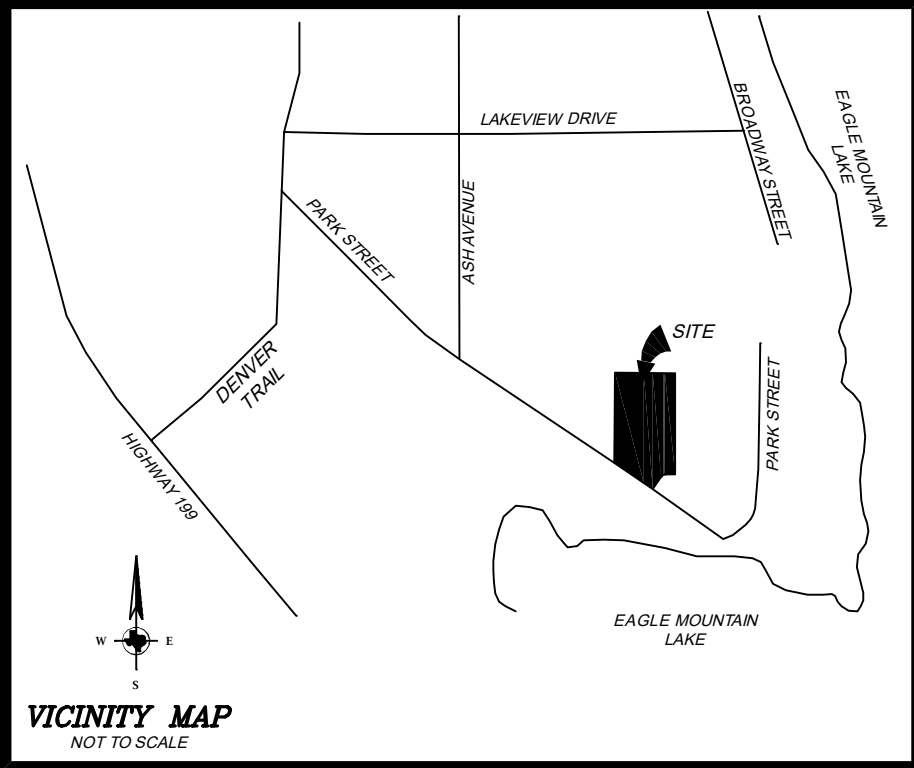
Storm Drainage Improvement Design Criteria Manual (DCMS)

DCMS Section 1.2.11 Full Concrete Lining

Proposed Criteria:

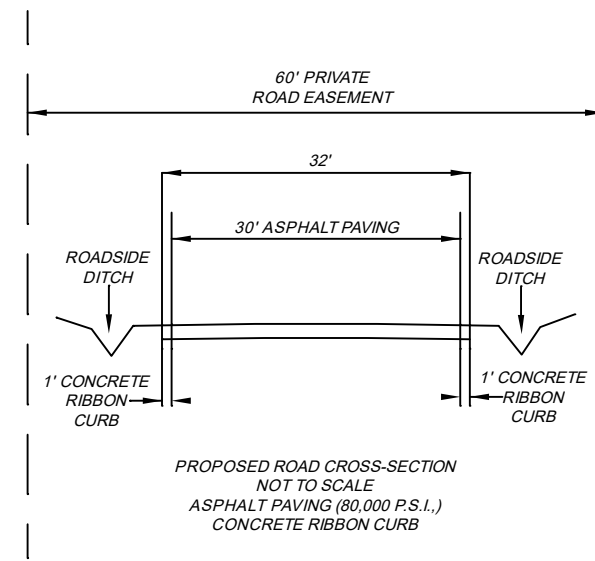
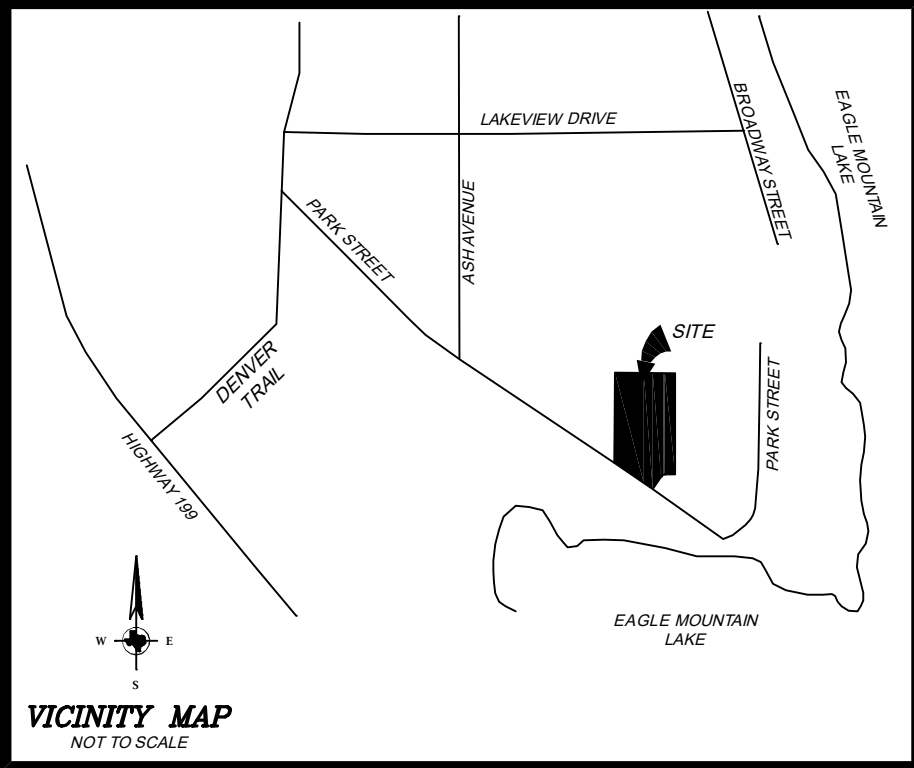
Roadside ditches including ditches along common access drives within the development shall not require concrete lining.

Subdivision will comply with the iSWM drainage criteria at the time of platting with civil engineering plans.



THENCE S 89°54'10" E, along the North line of said Eagle Lot Partners tract, 682.14 feet to the POINT OF BEGINNING and containing 18.297 acres of land.

25020 NLR



THENCE S 89°54'10" E, along the North line of said Eagle Lot Partners tract, 682.14 feet to the POINT OF BEGINNING and containing 18.297 acres of land.

FOR REVIEW ONLY

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND JANUARY 16, 2025
REVISED MARCH 31, 2025 (CITY COMMENTS)
REVISED APRIL 22, 2025 (REV. WATER LINE)
REVISED MAY 05, 2025 (CITY COMMENTS)

Concept Plan
Lots 1-18, Block 2, of
Roeser Addition, Phase II,
an Addition to the City of Azle,
Tarrant County, Texas.
BEING 18.297 ACRES OF LAND SITUATED IN THE J.
WILCOX SURVEY, ABSTRACT NO. 1727, TARRANT COUNTY,
TEXAS, AND BEING A PORTION OF EAGLE
LOT PARTNERS, L.P., AN INSTRUMENT
NO. D222170906, OFFICIAL RECORDS, TARRANT
COUNTY, TEXAS.