



City of Azle Regular Meeting Agenda City Council

505 W. Main Street
Azle, Texas 76020

July 15, 2025

6:00 PM

Council Chambers

Pursuant to Section 551.071 of the Texas Government Code, the Council 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.

CALL TO ORDER

INVOCATION

The City of Azle is accepting volunteers from all Religions and Denominations to provide the invocation at the beginning of the City Council meeting. If you are interested in giving the invocation at a future meeting, please call the city secretary's office at 817-444-7101 or email: yhoffman@cityofazle.org

Larry Davis, senior pastor at Grace & Faith Center.

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the City Council on posted agenda items or non-agenda items. In order to address the Council, please complete a Speaker's Request Form and submit to the City Secretary prior to the start of the council meeting. All comments must be directed to the Presiding Officer, rather than an individual council member 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. Council may not comment publicly on non-agenda items, but may direct the City Manager 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 City Council action, you may obtain a form from the City Secretary and request the item be placed on a future agenda.

PRESENTATIONS

1. Human Resources Department.
Cat Schlueter, HR Manager

ACTION ITEMS

2. Consider any action on the July 1, 2025 council meeting minutes.
Yael Hoffman, City Secretary
3. Consider any action regarding a request from the Azle Area Chamber of Commerce for street closures, traffic control, security, use of Azle Memorial Library parking lot and waiver of fees and permits for the annual Sting Fling Festival and approve Resolution No. 2025-14.
Tom Muir, City Manager
4. Consider any action on Ordinance No. 2025-09 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
This item was tabled at the July 1, 2025, City Council meeting.
David Hawkins, Director of Planning and Development
5. Consider any action on Resolution No. 2025-12 suspending the effective date of Oncor Electric

Delivery Company's requested rate change.

Amber Beard, Assistant City Manager

6. Consider any action on Resolution No. 2025-13 on the Polly Avenue Waterline Replacement Project (CDBG Project, 50th Year)

Rick White, Public Services Director

7. Consider any action on the purchase of a 100-ft. mid-mount tower fire truck from the Houston-Galveston Council of Governments (H-GAC)

Thomas Scott, Fire Chief

8. Consider any action revising the Salary Plan

Tom Muir, City Manager

9. Consider any action on Councilmember Estes' resignation from the Beautification Board and appoint a new member to serve on the Board.

Tom Muir, City Manager

DISCUSSION ITEMS

10. Discussion and tour of the Animal Shelter and/or the Equipment Maintenance Facility

Tom Muir, City Manager

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on 07-11-2025, 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.



Yael Hoffman, TRMC, MMC
City Secretary

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 City Council agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



Presenter: Cat Schlueter, HR Manager
Agenda Item: Human Resources Department.

Background and Explanation:

Annual presentation on the Human Resources Department.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

N/A.

Attachments:

None



Presenter: Yael Hoffman, City Secretary

Agenda Item: Consider any action on the July 1, 2025 council meeting minutes.

Background and Explanation:

Procedural.

Board/Commission/Committee Recommendation:

N/A>

Staff Recommendation:

N/A.

Attachments:

1. Minutes 07-01-2025



MINUTES
Regular Meeting
Azle City Council

505 W. Main Street
Azle, Texas 76020

July 1, 2025

6:00 PM

Council Chambers

CALL TO ORDER

Mayor Goode called the meeting to order at 6:01 PM.

Members Present:

Mayor Randa Goode
Mayor Pro Tem Stacy Peek
Councilmember Derrick Nelson
Councilmember Amy Estes
Councilmember Rouel Rothenberger
Councilmember Brian Conner

Members Absent:

Councilmember Josh Berry

Staff Present:

Tom Muir	City Manager
Amber Beard	Assistant City Manager
Yael Hoffman	City Secretary
Will Scott	Fire Chief
Lee Godbold	Assistant Fire Chief
David Hawkins	Director of Planning and Development
Rick White	Director of Public Services

INVOCATION

Terri Bartlett, Program Director of Good N.E.W.S., gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Goode led the Pledge of Allegiance.

PUBLIC PARTICIPATION

None.

PRESENTATION

1. City Secretary's Office.

Mayor Goode recognized City Secretary Yael Hoffman, who provided a brief overview of the activities and accomplishments of the city secretary's office over the past year.

ACTION ITEMS

2. Consider any action on the minutes of the June 3, 2025 Council meeting and June 17, 2025

budget workshop

Councilmember Rothenberger moved to approve the minutes of the June 3, 2025 Council meeting and June 17, 2025 budget workshop, as presented. Mayor Pro Tem Peek seconded the motion.

Yes: (6) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

3. Consider any action appointing a city official to the Animal Control Advisory Committee and naming a chairperson

Mayor Pro Tem Peek moved to appoint Councilmember Derrick Nelson as a city official to the Animal Control Advisory Committee and naming him chairperson. Councilmember Estes seconded the motion.

Yes: (6) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

4. Consider any action on the appointments of Council Liaisons to the City's various Boards and Commissions for a one-year term.

Councilmember Nelson moved to appoint Josh Berry as the council liaison for the Building Board of Appeals, appoint Josh Berry and Stacy Peek to the Planning and Zoning Commission, and reappoint all other current Council Liaisons, as noted. Councilmember Rothenberger seconded the motion.

Yes: (6) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

5. Consider any action on the Economic Development Strategic Plan

Mayor Goode recognized Director of Planning and Development David Hawkins, who presented the Economic Development Strategic Plan, noting the plan had been reviewed and approved by the Municipal Development District Board.

PUBLIC HEARINGS

6. Conduct a public hearing and consider any action on Ordinance No. 2025-09 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

Mayor Goode recognized Director of Planning and Development David Hawkins, who gave a brief overview of the zoning case, noting it was discussed by the Planning and Zoning Commission at their May 15, 2025 meeting and recommended for approval at the June 5, 2025 Planning and Zoning Commission meeting.

Mayor Goode opened the public hearing at 6:25 p.m.

Jim Kirk, 116 Westlake Woods Drive, expressed concerns about the proposed development, specifically regarding the lack of curb and gutter.

Ken Bachelor, 432 Windjammer Lane, stated his opposition to the development, particularly the way it was presented.

Chris Price with Eagle Lot Partners, LLC (property owner and developer), 15280 Addison Road, Suite 301, Addison, TX, presented the proposed design to the Council, noting Chesmar Homes is the homebuilder. They are already building 69 luxury homes in the Azle area (Lakeview Heights Estates).

Jeff Menzel, DFW West President of Chesmar Homes, was present at the meeting and addressed the Council on the proposed homes that would be built within this subdivision, if approved.

Mayor Goode closed the public hearing at 6:38 p.m.

Council discussed several concerns related to the proposed development. There was a consensus that the street proposed for the development should be concrete with curb and gutter. Mayor Goode also addressed the lot sizes within the project.

The applicant requested to table the item, stating he would return with a revised plan that addressed Council's concerns, including the addition of a concrete street with curb and gutter.

- 7. Conduct a public hearing and consider any action on Ordinance No. 2025-06 regarding 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.**

This item was tabled from the May 20, 2025 City Council meeting.

Mayor Goode convened the Council into Executive Session at 6:55 PM pursuant to Section 551.071 of the Texas Government Code – Consultation with the City Attorney regarding Short-Term Rentals (STRs).

Mayor Goode reconvened the meeting into open session at 7:49 PM.

Mayor Goode opened the public hearing at 7:52 PM

Loyd Hancock, 1909 Spinnaker Lane, addressed concerns about parking issues and how the proposed STR regulations could impact property values.

Ken Bachelor, 432 Windjammer Lane, expressed opposition to STRs, stating you never know who will be staying in them, and questioned how the City will manage the restrictions, such as house size and other limitations. He also raised concerns about whether STRs are truly beneficial for the City's residents.

Mayor Goode closed the public hearing at 8:00 PM

The Council explained there is no legal way for the City to ban Short-Term Rentals (STRs). While the Council expressed they are not in favor of STRs, they emphasized this ordinance represents the best solution available to the City at this time. Banning STRs could expose the City to costly lawsuits, putting taxpayer money at risk. All STR permit applications will require a Specific Use Permit (SUP), meaning each request will be reviewed and considered on a case-by-case basis by the Planning and Zoning Commission and the City Council. The ordinance includes the following fees: \$500 for an initial license, \$300 for annual renewal and \$65 for the required annual inspection. Existing STR operators will have 90 days to apply for a license to operate a STR. SUPs will be allowed in every zoning district except in the manufactured housing district (SF-5).

Councilmember Estes moved to approve Ordinance No. 2025-06 regarding 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 with the changes as mentioned in the discussion. Councilmember Nelson seconded the motion.

Yes: (6) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

DISCUSSION ITEM

8. Planned Developments

Mayor Goode recognized Planning and Development Director David Hawkins, who presented the Council with a table listing all Planned Developments (PDs) previously approved by the City, including approval dates and information on how many have been developed. Council expressed interest in

exploring the option of placing time limits on PD approvals.

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

- July 17, 2025 Budget workshop.

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

- July 4, 2025 – City Offices will be closed.
- Music in the Park: The final concert of the season took place last week, featuring a Beach Boys tribute band. Thank you to everyone who came out and made it a great season!
- Summer Reading continues at the Library:
- July 4, 2025 – Follow the Flag at Central Park.

EXECUTIVE SESSION

Mayor Goode convened to Executive Session a 8:32 PM
Mayor Goode reconvened to open the meeting at 9:59 PM.

551.071 CONSULTATION WITH THE CITY ATTORNEY

- Alcohol sales/consumption on City property
- Code Enforcement
- Pecos Housing Finance Corporation

551.072 REAL PROPERTY

Deliberation regarding the purchase, exchange, lease, or value of real property located at 208 North Stewart St.

551.087 – DELIBERATION REGARDING ECONOMIC NEGOTIATIONS

Discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations for 417 Northwest Parkway.

ADJOURNMENT

Mayor Goode adjourned at 9:59 PM.

Presented and approved on 07-15-2025

Randa Goode, Mayor

Attest:

Yael Hoffman, TRMC, MMC
City Secretary



Presenter: Tom Muir, City Manager

Agenda Item: Consider any action regarding a request from the Azle Area Chamber of Commerce for street closures, traffic control, security, use of Azle Memorial Library parking lot and waiver of fees and permits for the annual Sting Fling Festival and approve Resolution No. 2025-14.

Background and Explanation:

Please see the attachments.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Approve Resolution No. 2025-14 and waive all the fees.

Attachments:

1. Azle PD Info 2025
2. Parade Route 2025
3. Sting Fling 2025 Events
4. Sting Fling Festival Overview 2025 map
5. Azle City Council SF 25 Plan
6. Resolution 2025-14

Azle PD Information
Sting Fling Festival
Saturday, September 13, 2025
Festival time 9:00 a.m. -3:00 p.m.

6:00 A.M.

Close Main Street between Industrial Ave. and Locust Street.

Close Roe Street at the entrance of 404 Main Place. Leaving the entrance open for cars to enter and exit onto Roe.

Other barricades-

Herring Bank entrance from Industrial Ave. Leaving the entrance open for the ATM drive-thru.

PNC – needs a barricade between the first and second parking lots.

The PNC second parking lot, located behind 404 Main Place, will be designated for handicap parking and a special VIP entrance, accessible from Roe. A barricade is not needed at the Roe entrance. We will have a volunteer stationed at the entrance all day.

6:30 A.M. – 8:30 A.M.

Vendor set up-

Outdoor vendors will set up on the shoulders of Main St.

Indoor vendors are asked to unload at the back entrance of 404 Main Place.

Vendors will have a vendor pass to display on the dashboard of their vehicle. (See Attached)

Outdoor vendors can drive to their booth space to set up, but they must exit the festival area once finished and find parking elsewhere.

Parking areas will be Azle Central Park, Azle City Hall, the field located on Central Drive behind Tater Club, and across from the AISD Bus Barn. There is also parking in the Azle Memorial Library parking lot, but vendors need to know that if they park there, they will not be able to leave until the festival is over.

8:30 A.M. 8:45 A.M.

Begin closing Main Street from Church Street to Industrial Street for the parade. The barricades will have to temporarily be moved at Locust St. and Industrial Ave for the parade to proceed.

9:00 A.M.

Sting Fling Parade

Other areas of concern-

The Azle ISD Administration Building will be used to stage the parade in front.

Green Way will be used to stage vehicles for the parade.

Approximate times: 7:30 A.M.- 9:00 A.M.

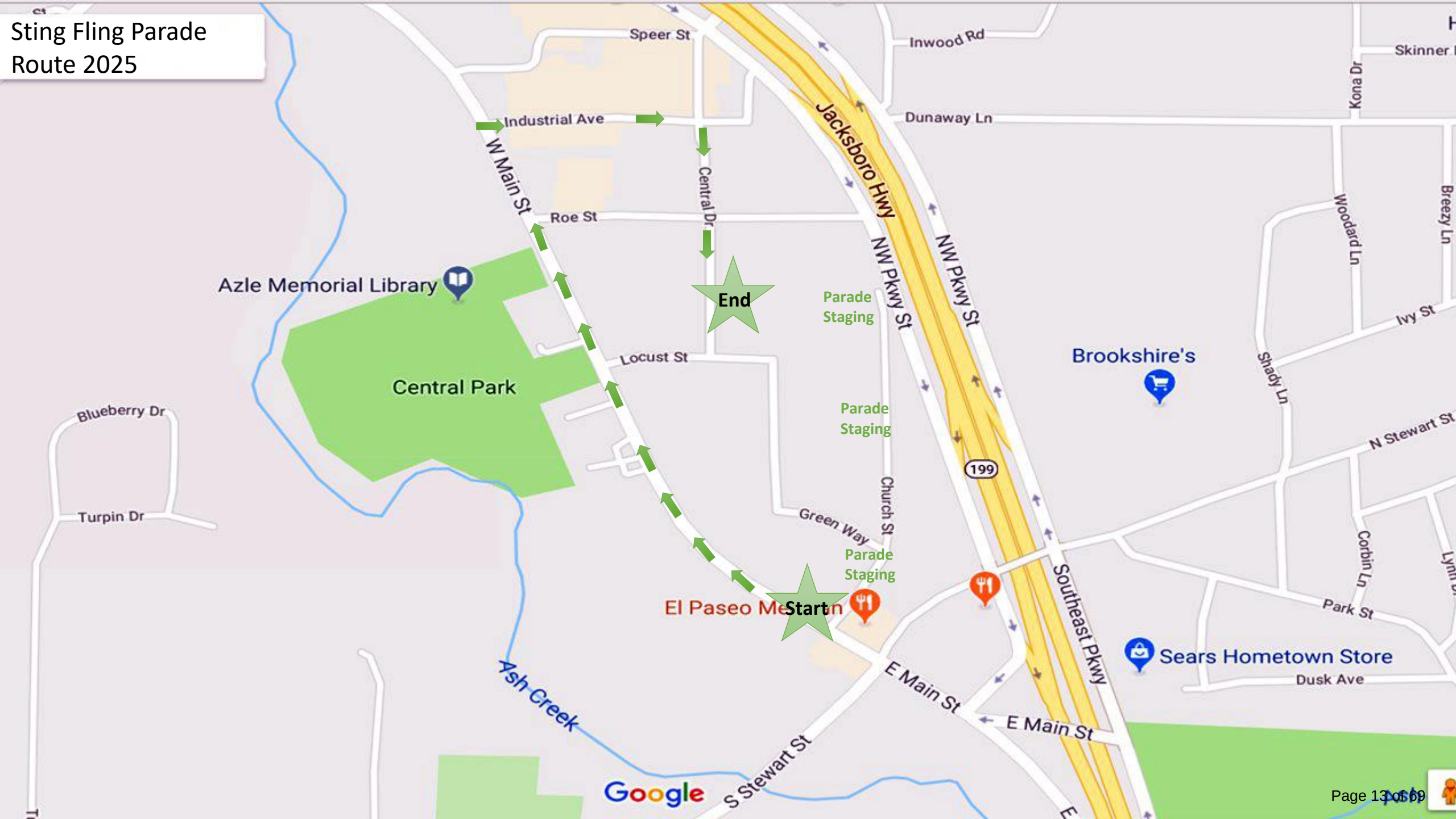
Contact Information:

Jennifer Parnell
Executive Director
Azle Area Chamber of Commerce

Office- 817-444-1112
Cell-817-881-4298

Jessica McKinney
Administrative Assistant
Azle Area Chamber of Commerce
Office- 817-444-1112
Cell-817-964-7387

Sting Fling Parade
Route 2025



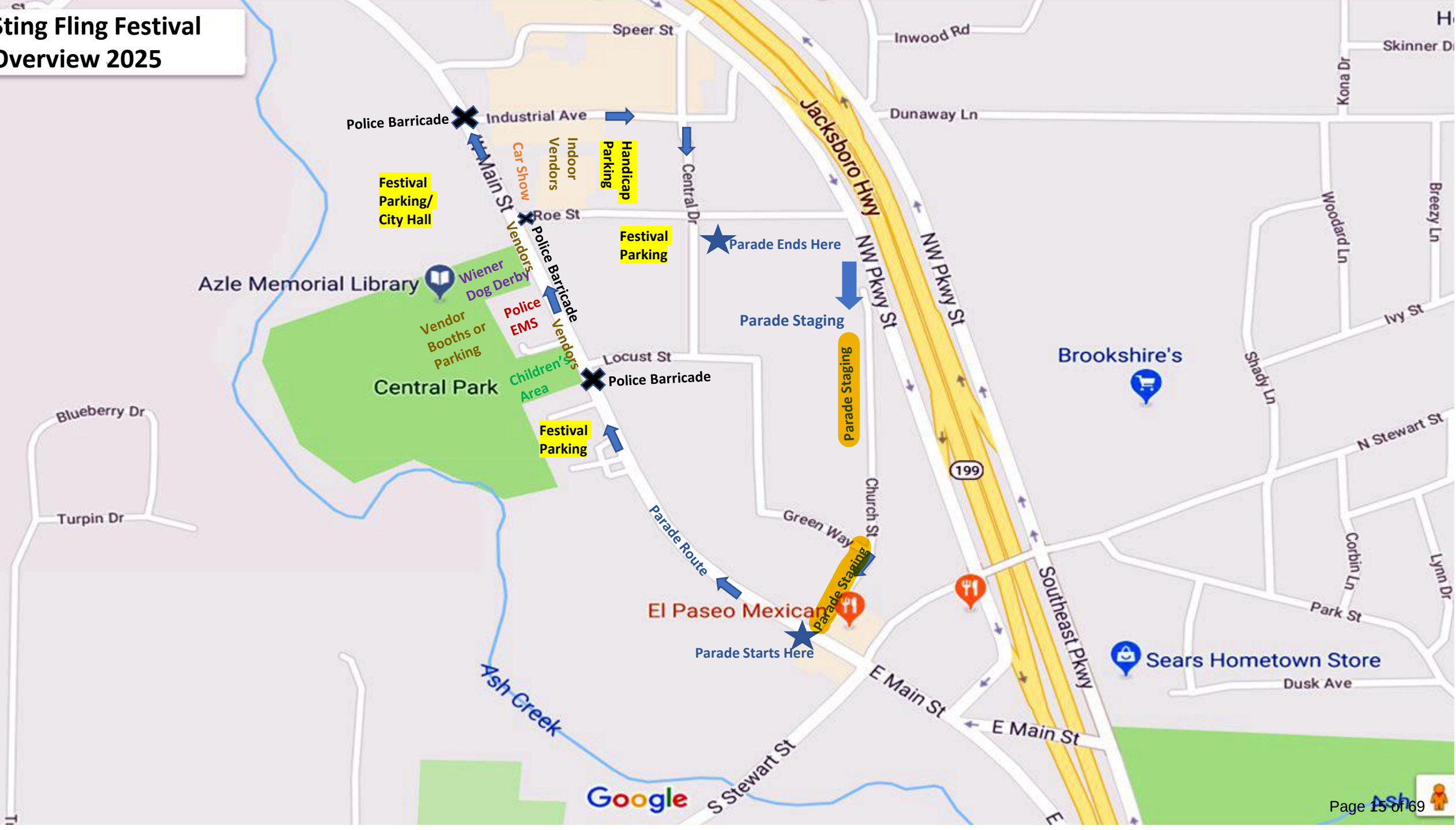


Schedule of Events September 13, 2025

Time	Event	Location
8:00-9:00 AM	Sting Fling Parade Line Up	Azle School Administration Back Parking Lot
9:00 AM	Sting Fling Festival Opens	Main Street Azle
9:00 AM	Sting Fling Parade	Main Street from Church Street to Industrial Street
9:00 AM-3:00 PM	Inside Vendors	404 Main Place
9:00 AM-3:00 PM	Outside Vendors	Main Street between Industrial and Locust
9:00 AM-3:00 PM	Children's Activities	Field next to Central Park Entrance
10:00 AM	Wiener Dog Derby	Azle Memorial Library Green Space
9:00 AM-11:00 AM	Classic Car Show Registration	404 Main Place, Front Parking Lot
11:00 AM-3:00 PM	Classic Car Show	404 Main Place, Front Parking Lot
12:00 PM-2:00 PM	Texas Clearwater Revival Band	404 Main Place, Front Parking Lot
2:00 PM	Classic Car Show Awards	404 Main Place, Front Parking Lot
3:00 PM	Sting Fling Festival Ends	Festival Ends

Times and activities are subject to change.

Sting Fling Festival
Overview 2025



**Sting Fling Festival
City Council Presentation
July 2025**

The Sting Fling Festival is an annual event hosted by the Azle Area Chamber of Commerce. It is the largest community event held in Azle, hosting thousands of guests during the one-day event. It provides affordable, wholesome family entertainment to the citizens of Azle and surrounding communities. The event is scheduled for Saturday, September 13, 2025. Festival hours are 9:00 a.m. - 3:00 p.m.

The Azle Area Chamber of Commerce respectfully requests the consideration of the Azle City Council for use of the Azle Memorial Library parking lot and green space. Further, we request the closure of streets as outlined below, and a requisite number of police and fire personnel for traffic control, security, and first aid. We further request that the council consider the waiver of fees and permits to conduct the 2025 Annual Sting Fling Festival.

Locations for use:

Main Street

Azle Memorial Library Parking Lot and Green Space

Map Attached- Overview

Main Street

The Azle Area Chamber of Commerce would like to request the closure of Main Street from Industrial Avenue to Stewart Street on September 13, 2025. Prudence mandates this request because of the uncertainty of the weather. With clear skies and good weather, our principal plan calls for the closure of Main Street between Industrial and Locust, upon which we will locate retail and food vendors. The rest of Main Street will then remain open. In the event of inclement weather, including significant rainfall and street flooding, our alternate plan would be triggered, requiring the use of the entire length of Main Street to place vendors.

For the closure of State Spur 344 (Main Street), the Texas Department of Transportation requires an application (TXDOT form TEA30A) with a detailed plan of the event, including a detailed traffic control plan, an insurance certificate form (TXDOT form 1560), and an ordinance or resolution from our incorporated city, which has been approved for five years (through 2027). If the multi-year resolution or ordinance authorizing the event is approved, the Azle Police Department has assured the Chamber they will assist in the completion of

the required documents and make delivery of the documents to the Fort Worth District Engineer as required by TXDOT.

Azle Memorial Library Grounds

Map Attached- Azle Library Grounds

Request to use the Azle Memorial Library grounds for vendor parking or retail and food vendor sales. Areas used will be the green space and south parking only.

The Azle Memorial Library was closed for the 2025 event.

Parade and Azle ISD Building

Map Attached- Parade

Approval has been granted by AISD to use the Azle ISD grounds for staging for the Sting Fling Parade.

Schedule of Events

A tentative schedule of events is attached.

The Azle Area Chamber of Commerce will be hosting live entertainment this year during the festival at the Car Show from approximately 12 p.m. to 2 p.m.

RESOLUTION NO. 2025-14

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS, IN SUPPORT OF CLOSING MAIN STREET IN THE CITY OF AZLE, TEXAS FOR CITIZENS OF AZLE, TEXAS

WHEREAS, the City of Azle recognizes that certain benefits accrue to the City as a result of citizens of the City of Azle being able to participate and support events and functions; and

WHEREAS, the City Council of the City of Azle recognizes the necessity for closing Main Street from Industrial Avenue to Church Street on September 13, 2025 from 9:00am – 3:00pm for the annual Sting Fling Festival; and

WHEREAS, The City of Azle requests permission from TxDOT to close this portion for this annual event, as described in the attachments, and takes full responsibility for all traffic control in conformance with its traffic control plan, and the elements of the attached agreement;

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

Section 1. The Council of the City of Azle do hereby support and encourage functions of citywide events that are for the good and enjoyment of the citizens of the City.

Section 2. The Council of the City of Azle do hereby authorize the closing of Main Street from Industrial Avenue to Church Street on September 13, 2025, from 9:00am – 3:00pm, for the annual Sting Fling Festival in the City of Azle, Texas, and accept full responsibility for traffic control for the event and agree to comply with all state regulations.

Section 3. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED on this the 15th day of July 2025.

APPROVED:

Randa Goode, Mayor

ATTEST:

Yael Hoffman TRMC, MMC
City Secretary



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider any action on Ordinance No. 2025-09 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

This item was tabled at the July 1, 2025, City Council meeting.

Background and Explanation:

This agenda item was tabled at the July 1, 2025, City Council meeting. The public hearing was conducted and closed at the previous meeting, so there will be no public hearing for this agenda item at this meeting.

The developer made some changes to the proposed concept plan for this development from the previous meeting held on July 1, 2025. A summary of the changes is as follows:

1. Reduced the number of lots from 16 to 14.
2. Street will be built to city standards, concrete pavement 30' wide with curb & gutter.
3. 5' sidewalks will be installed on both sides of the street within the street right-of-way at the time of home construction.
4. Cul-de-sac has been removed. Stub street to adjacent undeveloped property to the north with temporary hammerhead turnaround has been provided.
5. Increased average min. lot width from 139' to 170' with lot widths ranging from 153.20' to 227.19'.

The original proposal for this development was for an 18-lot private and gated subdivision with a private cul-de-sac street connecting to Park St. After several meetings with the Planning and Zoning Commission, the developer modified this proposal based on input from the public and the P & Z Commission and provided an updated concept plan for this development. Both the original and updated concept plans are included in this packet. A summary of the changes from the original proposal to the updated proposal is as follows:

1. Reduced the number of lots from 18 to 16.
2. Street will be a public street to be dedicated to the City of Azle.
3. Cul-de-sac length reduced from 1,200' to 943'
4. Increased average min. lot width from 125' to 139'.
5. Reduced the front setback line from min. 50' to 35'.

6. Reduced side setback line for corner lot from min. 35' to 20'.
7. 5' sidewalk easement on both sides of the cul-de-sac street.

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 public single-family residential subdivision consisting of 16 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:



Adjacent Zoning:

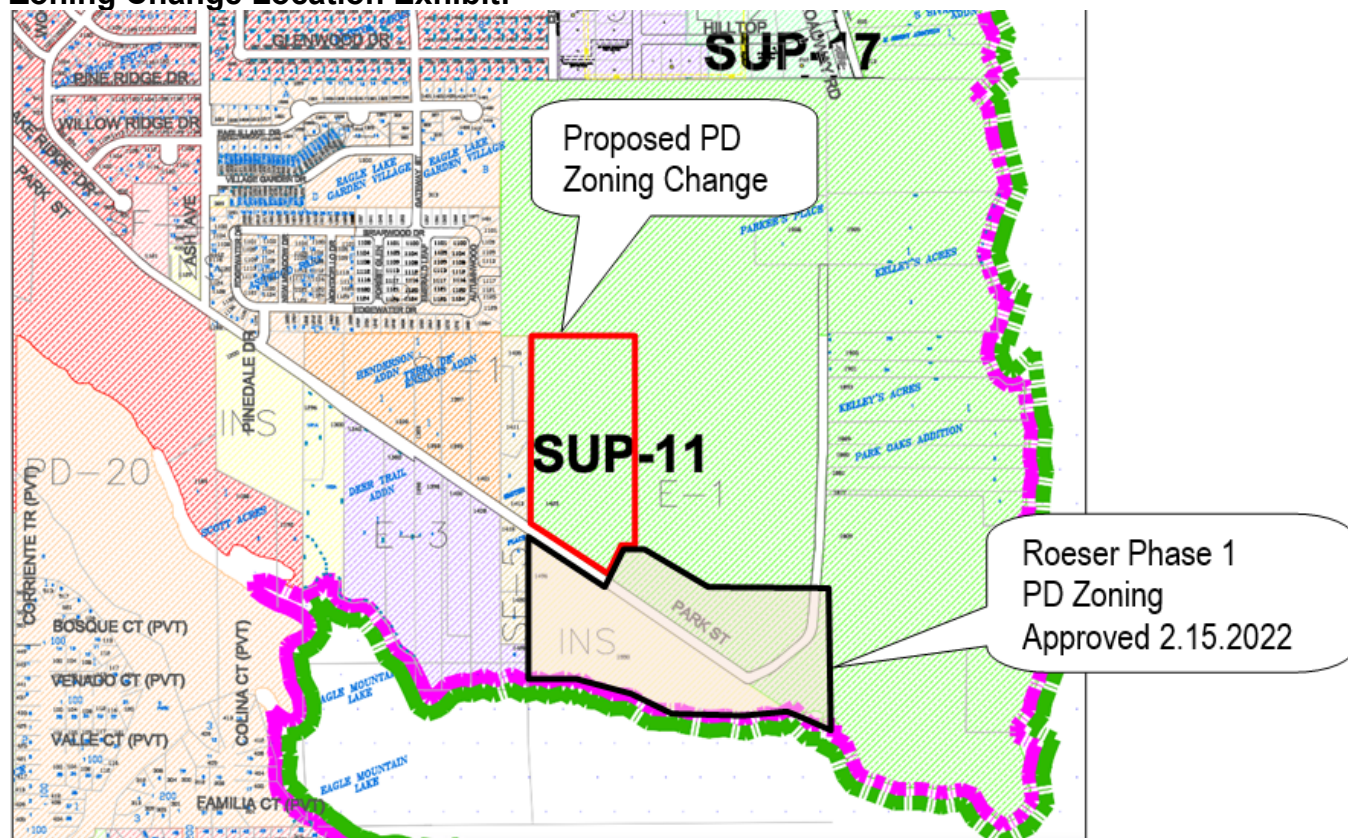
North: Estate One (E-1)

South: Planned Development (PD) for Roeser Addition Ph. 1

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

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

Zoning Change Location Exhibit:



Proposed Concept Plan:

The Concept Plan provides for 16 single-family residential lots to be constructed on a public 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 thirty-nine feet (139') in lieu of two hundred feet (200')
- Minimum Corner Lot Width: two hundred eight feet (208') in lieu of two hundred ten feet (210')
- Minimum Front Setback: Thirty-five feet (35') in lieu of fifty feet (50')
- Reduced side setback line for corner lot from min. 35' to 20'

There are also a few standards within the Subdivision Ordinance that the applicant is requesting to modify specifically for this PD with the intention of maintaining 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 public 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 lb.) vehicle, based on the geotechnical report pavement recommendations prepared for the development by a State of Texas Licensed Professional

Engineer.

Comprehensive Plan Analysis:

The City of Azle's 2045 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. This development has a density of 1.14 units per acre and meets the intent of this Comprehensive Master Plan.

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 the time of the 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. No negative impact anticipated.

Utilities:

Water - A new 8-inch 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 the 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 July 17 2025, staff received two (2) formal responses from the public which are included in the packet.

Board/Commission/Committee Recommendation:

The Planning and Zoning Commission conducted a public hearing on May 15, 2025 and made a recommendation for approval of this Planned Development (PD) zoning change at their June 5, 2025 meeting with the following condition:

1. Add a sidewalk easement along the cul-de-sac street.

The motion carried by a 4-2 vote (Noes - Simmons and Barrios; Wheeler absent).

Staff Recommendation:

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

1. Approve as submitted
2. Approve with modifications
3. Denial
4. Table the case to a future meeting

Staff forwards this Planned Development zoning change request for City Council consideration.

Attachments:

1. Ordinance No. 2025-09
2. Exhibit A - Roeser Ph. 2 PD Zoning Metes & Bounds Description - 7.1.2025
3. Exhibit B - Roeser Ph. 2 PD Exhibits 7.15.2025
4. Roeser Ph. 2 Revised Plan for CC Mtg. 7.1.2025
5. Roeser Ph. 2 Revised Plan for PZ Mtg. 6.5.2025
6. Roeser Ph. 2 Original Plan for PZ Mtg. 5.15.2025
7. Public Responses

ORDINANCE NO. 2025-9

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF AZLE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM THE ESTATE-1 (E-1) DISTRICT TO THE PLANNED DEVELOPMENT (PD) DISTRICT BY APPROVING A CONCEPT PLAN FOR A PROPOSED 14-LOT 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; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Azle is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Azle heretofore adopted the Zoning Ordinance of the City of Azle, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the owner of property generally located in the 1500 Block of Park Street, Azle, Texas has filed an application to change the zoning of the property described as 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 as shown on the attached Exhibit "A" from the Estate 1 (E-1) District to the Planned Development (PD) District by approving a concept plan as shown on the attached Exhibit "B" for a proposed single-family residential development for said property; and

WHEREAS, the Planning and Zoning Commission of the City of Azle, Texas held a public hearing on May 15, 2025 and made a recommendation on June 5, 2025, and the City Council of the City of Azle, Texas held a public hearing on July 1, 2025 and took official action on July 15, 2025, with respect to the zoning change described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property; and

WHEREAS, upon review of the application, and after such public hearing, the

City Council finds that granting the request herein furthers the purpose of zoning as set forth in the Zoning Ordinance of the City of Azle, and that the zoning change should be granted, subject to the conditions imposed herein.

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

SECTION 1.

The Zoning Ordinance of the City of Azle, Texas is hereby amended by changing the zoning of the property shown on the attached Exhibit "A" from the Estate 1 (E-1) District to the Planned Development (PD) District and approving a concept plan as set forth on the attached hereto and incorporated herein as Exhibit "B" for property described as 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.

SECTION 2.

The City Council finds that the information submitted by the applicant pursuant to the requirements of the Zoning Ordinance of the City of Azle, Texas is sufficient to approve the Concept Plan attached hereto as Exhibit "B" and incorporated for all purposes.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in the Planned Development Concept Plan attached as Exhibit "B". Unless otherwise provided in Exhibit "B", the Property shall be governed by all applicable regulations contained in all applicable and pertinent ordinances of the City of Azle.

SECTION 4.

The zoning district as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 5.

That the official zoning map of the City of Azle is amended and the City Secretary is directed to revise the official zoning map, as set forth above.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Azle, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 8.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of Azle, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

SECTION 9.

All rights and remedies of the City of Azle are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.

The City Secretary of the City of Azle is hereby directed to publish the caption, the penalty clause and effective date clause in the official newspaper at least once within ten (10) days after the passage of this ordinance.

SECTION 11.

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

AND IT IS SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on July 15, 2025.

Mayor, Randa Goode
ATTEST:

Yael Hoffman, City Secretary

APPROVED AS TO FORM:

Andrea Russell, City Attorney

Exhibit "A"

18.297 acres of land situated in the J. WILCOX SURVEY, Abstract No. 1727, Tarrant County, Texas, being a portion of that certain tract of land described by deed to Eagle Lot Partners, LLC, recorded in Instrument No. D222170906, Official Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod capped MIZELL 6165 set for the Northwest corner of that certain tract of land described by deed to Gregory C. Fox and Lynda J. Fox recorded in Instrument No. D222171781, Official Records, Tarrant County, Texas, from which a pipe found being per deed call the Northeast corner of said J. WILCOX SURVEY, Abstract No. 1727 and the Northeast corner of said Eagle Lot Partners tract, bears S 89°54'10" E, 967.85 feet;

THENCE S 00°00'47" W, along the West line of said Fox tract, 1144.07 feet to a 1/2" iron rod capped MIZELL 6165 set for the Southwest corner of said Fox tract for the North line of a 25' private alley, on recorded plat for Roeser Addition, an Addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Instrument No. D224056965, Official Records, Tarrant County, Texas;

THENCE WEST, along the North line of said 25' private alley, 115.04 feet to a 1/2" iron rod capped MIZELL 6165 set for the beginning of a curve to the left whose radius is 55.00 feet and whose chord bears S 62°15'38" W, 51.20 feet;

THENCE along said curve in a Southwesterly direction along the North line of said 25' through a central angle of 55°28'45" a distance of 53.26 feet to a 1/2" iron rod capped MIZELL 6165 set;

THENCE S 34°31'16" W, along said 25' private alley, 167.85 feet to a 1/2" iron rod capped MIZELL 6165 set for the North line of Park Street;

THENCE N 55°28'44" W, along the North line of said Park Street, 518.92 feet to a 1/2" iron rod capped MIZELL 6165 set for the West line of said Eagle Lot Partners tract and for the West line of Lot 3, Smith's Place Addition, an Addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Volume 388-203, Page 64, Plat Records, Tarrant County, Texas, from which, a 1/2" iron rod capped GRAHAM & ASSOC INC found for the Northwest corner of Lot 1, Block 1, of said Roeser Addition bears S 00°03'55" W, 72.77 feet;

THENCE N 00°03'55" E, along the common line of said Eagle Lot Partners tract and said Smith's Place Addition, 549.67 feet passing a railroad spike found for the Northeast corner of Lot 2 of said Smith's Place Addition and for the Southeast corner of Lot 1, of said Smith's Place Addition, continuing in all, 1013.27 feet to a 1" iron rod found for the Northwest corner of said Eagle Lot Partners tract and the Northeast corner of said Lot 1, Smith's Place Addition, from which, a 3/4" iron rod found for the Northwest corner of said Lot 1, Smith's Place Addition bears N 89°54'10" W, 144.21 feet;

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.

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 14 lots (Block 2) that is accessed by a public road connecting to the existing Park St.

These variances include adjustments to the lot dimension as follows:

Lot Dimensions:**Proposed variances to the standard Estate One District:**

- Minimum average lot width: one hundred fifty three feet (153')

Street Design Requirements:

- Thirty one feet (31') concrete with curb and gutters.
- Cul-de-sac mid length to provide a turn around and with a stub street with a temporary hammer-head on the north property line.
- Public road not to be subject to 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

The roadway width will be 30' concrete for a total of 31' with curb and gutter.

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:	153'	200'
Minimum Width of Corner Lot:	210'	210'
Minimum Street Side Yard of Corner Lot:	20'	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 screening wall at entrance.

Each lot will install a 5' sidewalk within the street right of way at the time of home construction.

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 concrete pavement in conjunction with curb and gutters.

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 a right-of-way of at least sixty feet (60') and a concrete pavement width of thirty feet (30') wide from edge of pavement with curb and gutter required for a total of 31' from back of curb to back of curb.

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').

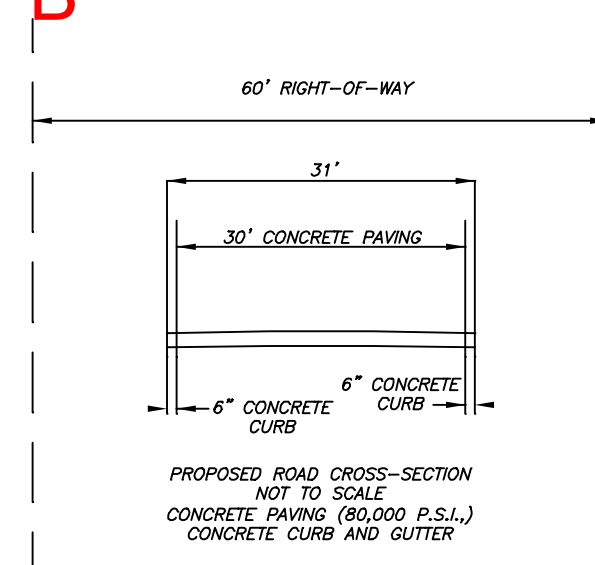
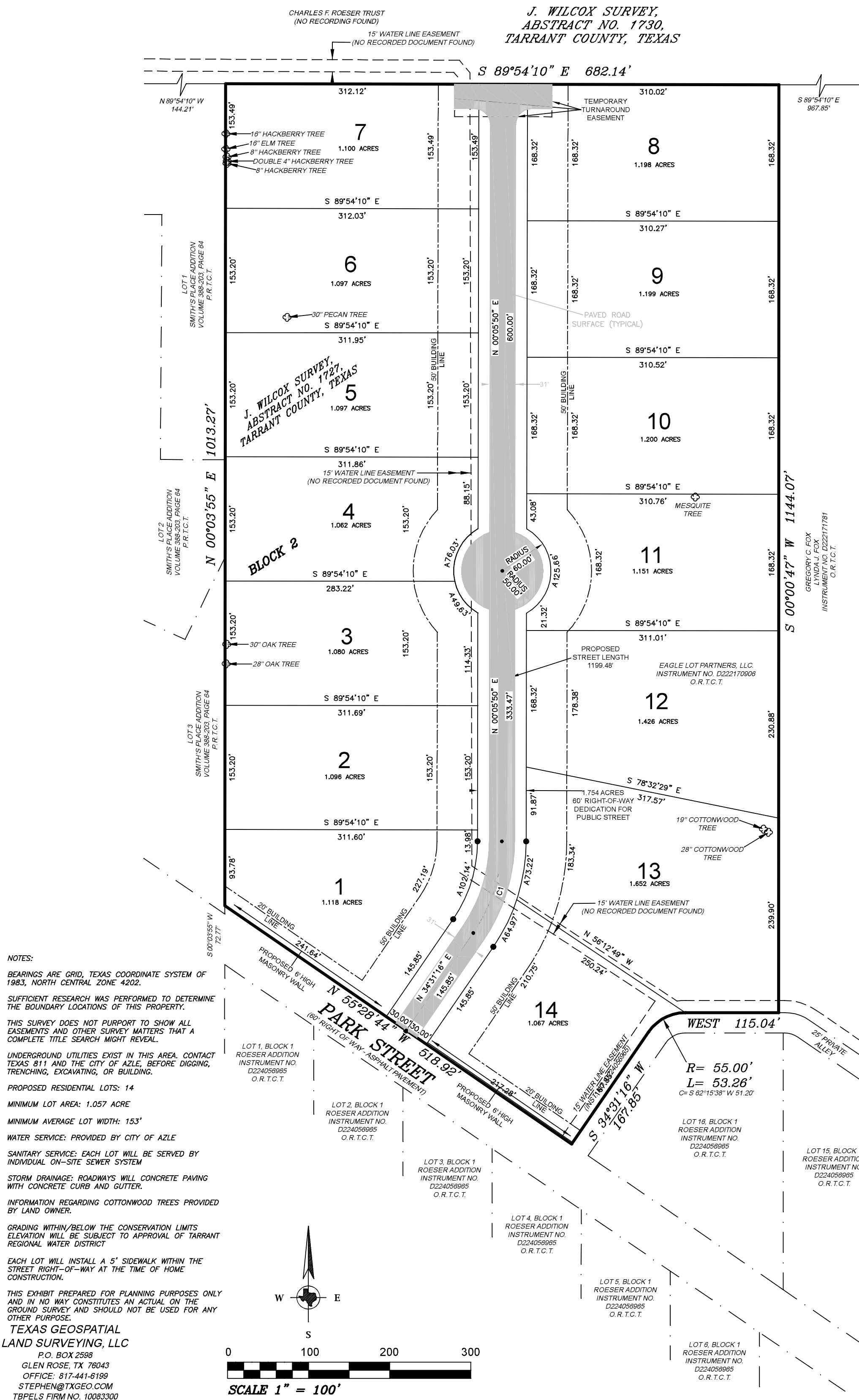
DCMT Section 2.3.9*Proposed Criteria:*

The minimum pavement and subgrade thickness for public local streets within the development shall be 5" concrete pavement.

Storm Drainage Improvement Design Criteria Manual (DCMS)

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

Exhibit "B"



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	120.16'	118.36'	S 17°18'33" W	34°25'26"

FIELD NOTES:

18.297 acres of land situated in the J. WILCOX SURVEY, Abstract No. 1727, Tarrant County, Texas, being a portion of that certain tract of land described by deed to Eagle Lot Partners, LLC. recorded in Instrument No. D222170906, Official Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod capped MIZELL 6165 set for the Northwest corner of that certain tract of land described by deed to Gregory C. Fox and Lynda J. Fox recorded in Instrument No. D22217781, Official Records, Tarrant County, Texas, from which a pipe found being per deed call the Northeast corner of said J. WILCOX SURVEY, Abstract No. 1727 and the Northeast corner of said Eagle Lot Partners tract, bears S 89°54'10" E, 967.85 feet;

THENCE S 00°00'47" W, along the West line of said Fox tract, 1144.07 feet to a 1/2" iron rod capped MIZELL 6165 set for the Southwest corner of said Fox tract for the North line of a 25' private alley, on recorded plat for Roeser Addition, an Addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Instrument No. D224056965, Official Records, Tarrant County, Texas;

THENCE WEST, along the North line of said 25' private alley, 115.04 feet to a 1/2" iron rod capped MIZELL 6165 set for the beginning of a curve to the left whose radius is 55.00 feet and whose chord bears S 62°15'38" W, 51.20 feet;

THENCE along said curve in a Southwesterly direction along the North line of said 25' through a central angle of 55°28'45" a distance of 53.26 feet to a 1/2" iron rod capped MIZELL 6165 set;

THENCE S 34°31'16" W, along said 25' private alley, 167.85 feet to a 1/2" iron rod capped MIZELL 6165 set for the North line of Park Street;

THENCE N 55°28'44" W, along the North line of said Park Street, 518.92 feet to a 1/2" iron rod capped MIZELL 6165 set for the West line of said Eagle Lot Partners tract and for the West line of Lot 3, Smith's Place Addition, an Addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Volume 388-203, Page 64, Plat Records, Tarrant County, Texas, from which, a 1/2" iron rod capped GRAHAM & ASSOC INC found for the Northwest corner of Lot 1, Block 1, of said Roeser Addition bears S 00°03'55" W, 72.77 feet;

THENCE N 00°03'55" E, along the common line of said Eagle Lot Partners tract and said Smith's Place Addition, 549.67 feet passing a railroad spike found for the Northeast corner of Lot 2 of said Smith's Place Addition and for the Southeast corner of Lot 1, of said Smith's Place Addition, continuing in all, 1013.27 feet to a 1" iron rod found for the Northwest corner of said Eagle Lot Partners tract and the Northeast corner of said Lot 1, Smith's Place Addition, from which, a 3/4" iron rod found for the Northwest corner of said Lot 1, Smith's Place Addition bears N 89°54'10" W, 144.21 feet;

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.

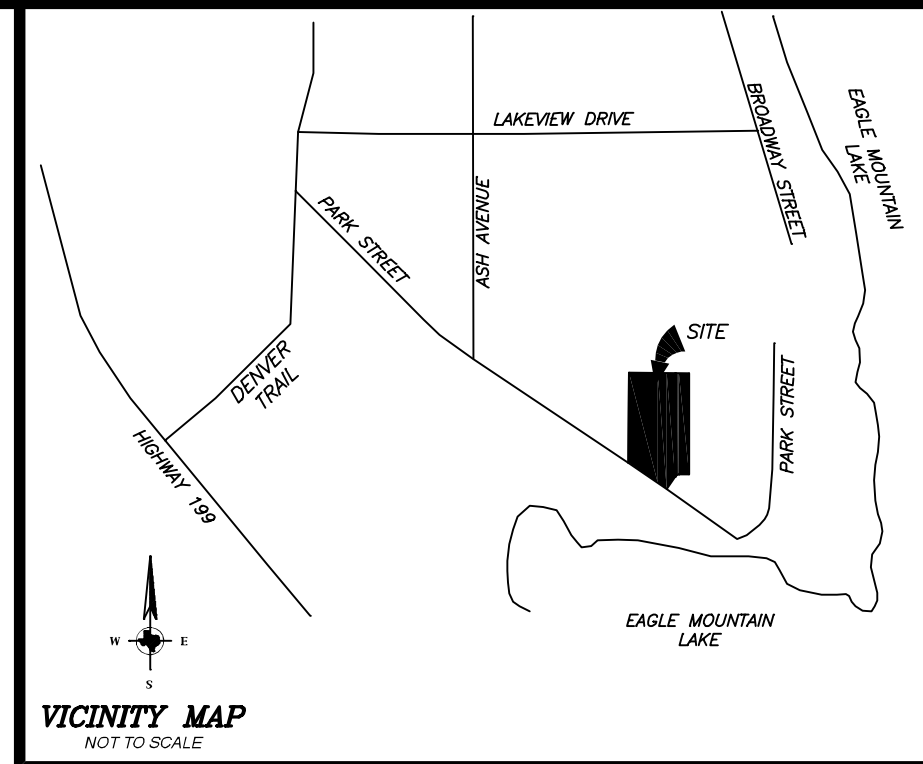
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

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)
REVISED MAY 22, 2025 (NEW LOT LAYOUT)
REVISED MAY 29, 2025 (ADD B.L.'S AND ST. INFO.)
REVISED JUNE 10, 2025 (SIDEWALK ESMT)
REVISED JULY 09, 2025 (14 LOT)
REVISED JULY 10, 2025 (COMMENTS)

Concept Plan
Lots 1-16, 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.L.C., RECORDED IN INSTRUMENT NO. D222170906, OFFICIAL RECORDS, TARRANT COUNTY, TEXAS.



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 16 lots (Block 2) that is accessed by a public road 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 thirty nine feet (139')

Street Design Requirements:

- Rural Street Section: thirty feet (30') asphalt with roadside ditches in 60' right-of-way
- Cul-de-sac length with turn arounds provided
- Public road not to be subject to 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:	139'	200'
Minimum Width of Corner Lot:	208'	210'
Minimum Street Side Yard of Corner Lot:	20'	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 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 a right-of-way 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. A five (5) foot easement shall be provided on each lot.

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 eighty feet (80').

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)

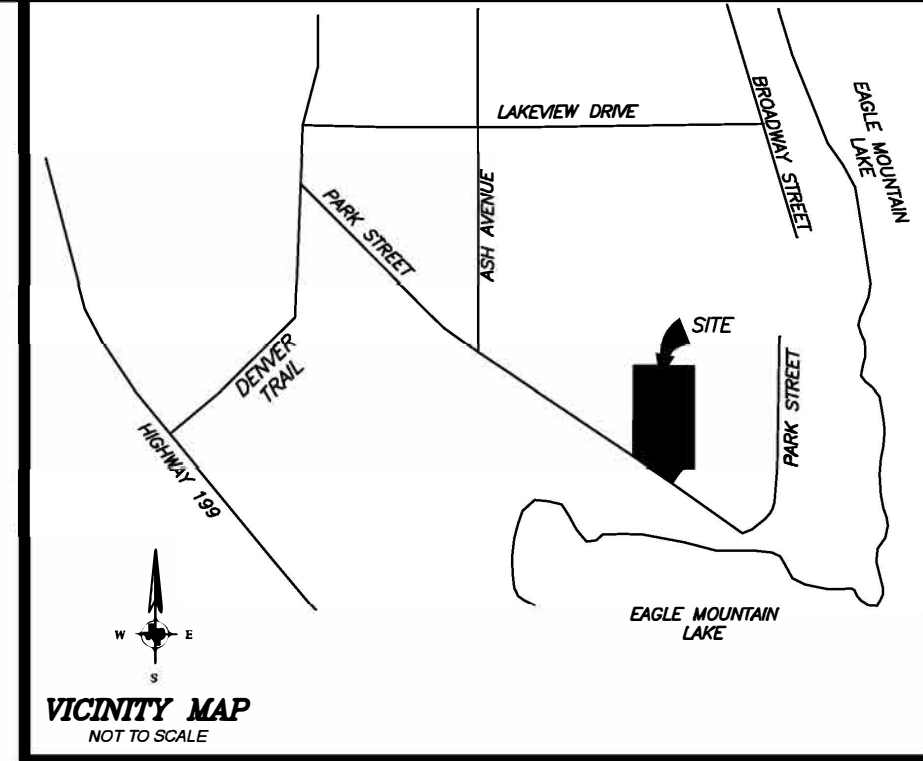
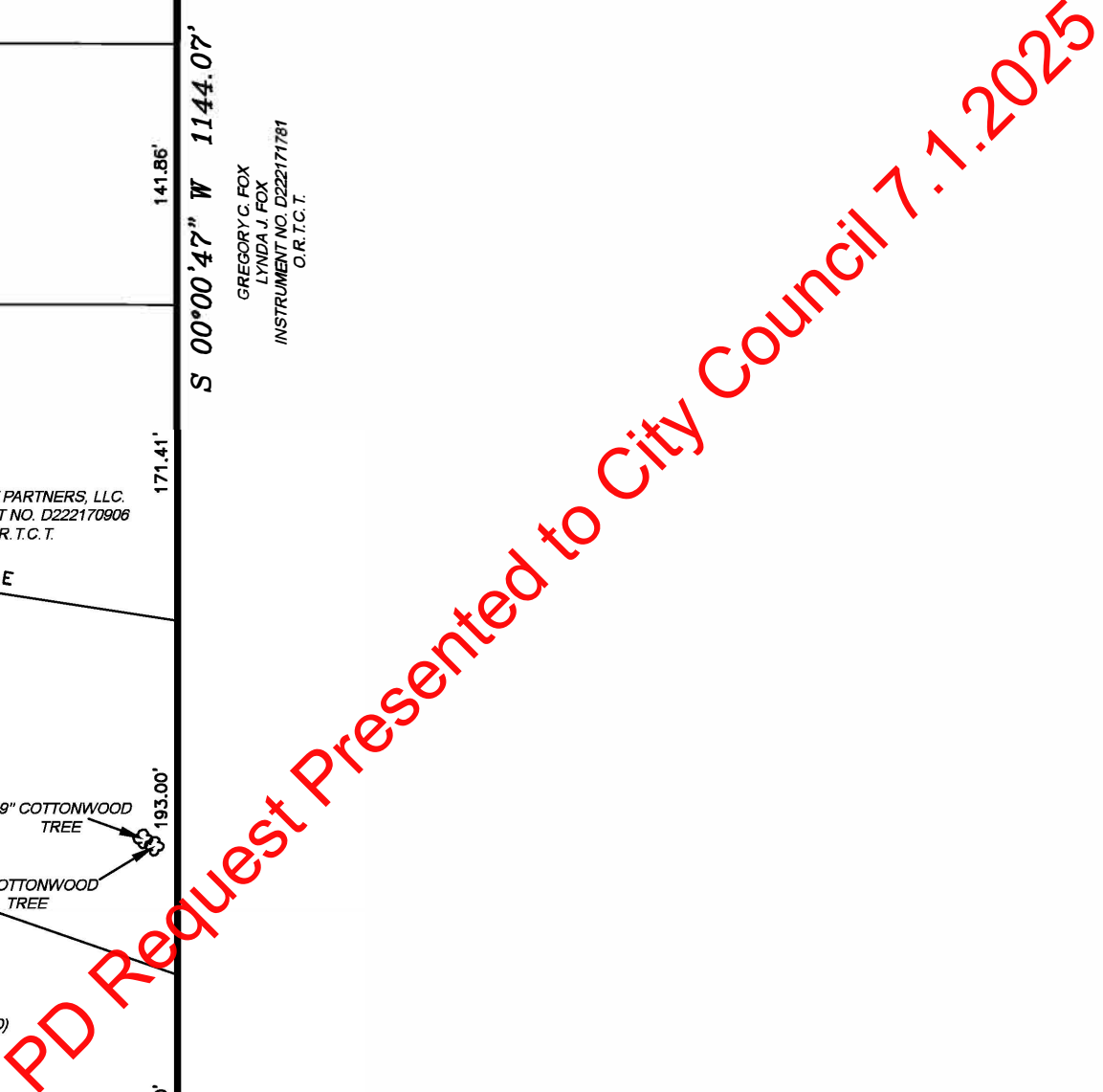
DCMS Section 1.2.11 Full Concrete Lining

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.

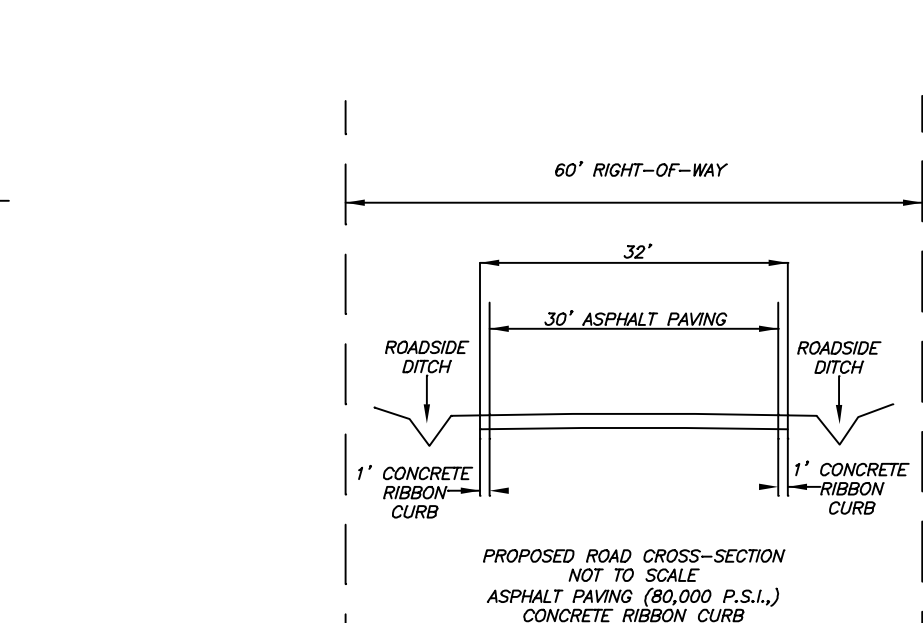
PD Request Presented to City Council 7.1.2025



FIELD NOTES:

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.

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, LLC., RECORDED IN INSTRUMENT NO. D222170906, OFFICIAL RECORDS, TARRANT COUNTY, TEXAS.



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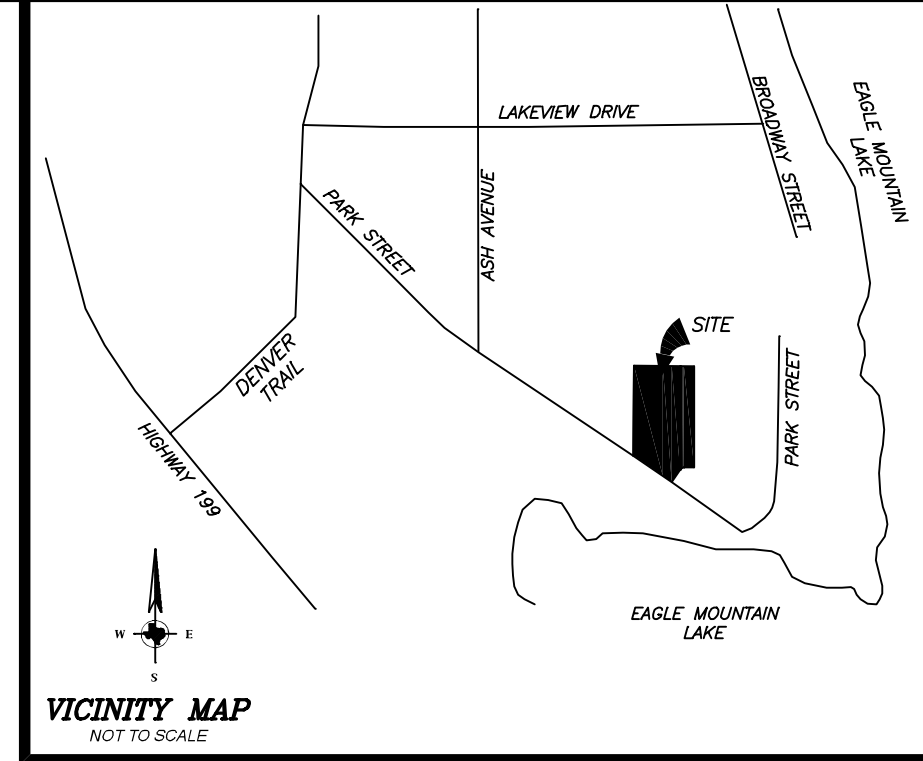
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THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

FOR REVIEW ONLY

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6185
SURVEYED ON THE GROUND JANUARY 16, 2025
REVISED MARCH 31, 2025 (CITY COMMENTS)
REVISED APRIL 28, 2025 (REV. WATER LINE)
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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 16 lots (Block 2) that is accessed by a public road 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 thirty nine feet (139')

Street Design Requirements:

- Rural Street Section: thirty feet (30') asphalt with roadside ditches in 60' right-of-way
- Cul-de-sac length with turn arounds provided
- Public road not to be subject to 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:	139'	200'
Minimum Width of Corner Lot:	208'	220'
Minimum Street Side Yard of Corner Lot:	20'	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 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 a right-of-way 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 eighty feet (80').

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)

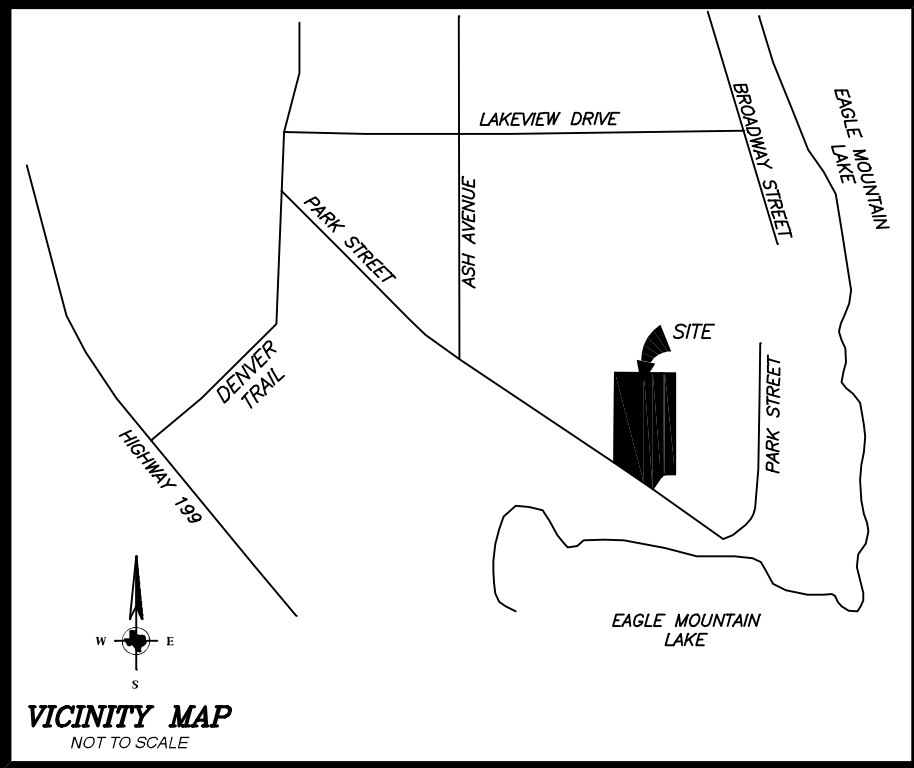
DCMS Section 1.2.11 Full Concrete Lining

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.

Revised for P & Z 6.5.2025 Mtg.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	120.16'	118.36'	S 17°18'33" W	34°25'26"

FIELD NOTES:

18.297 acres of land situated in the J. WILCOX SURVEY, Abstract No. 1727, Tarrant County, Texas, being a portion of that certain tract of land described by deed to Eagle Lot Partners, LLC. recorded in Instrument No. D222170906, Official Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod capped MIZELL 6165 set for the Northwest corner of that certain tract of land described by deed to Gregory C. Fox and Lynda J. Fox recorded in Instrument No. D222171781, Official Records, Tarrant County, Texas, from which a pipe found being per deed call the Northeast corner of said J. WILCOX SURVEY, Abstract No. 1727 and the Northeast corner of said Eagle Lot Partners tract, bears S 89°54'10" E, 967.85 feet;

THENCE S 00°00'47" W, along the West line of said Fox tract, 1144.07 feet to a 1/2" iron rod capped MIZELL 6165 set for the Southwest corner of said Fox tract for the North line of a 25' private alley, on recorded plat for Roeser Addition, an Addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Instrument No. D224056965, Official Records, Tarrant County, Texas;

THENCE WEST, along the North line of said 25' private alley, 115.04 feet to a 1/2" iron rod capped MIZELL 6165 set for the beginning of a curve to the left whose radius is 55.00 feet and whose chord bears S 62°15'38" W, 51.20 feet;

THENCE along said curve in a Southwesterly direction along the North line of said 25' through a central angle of 55°28'45" a distance of 53.26 feet to a 1/2" iron rod capped MIZELL 6165 set;

THENCE S 34°31'16" W, along said 25' private alley, 167.85 feet to a 1/2" iron rod capped MIZELL 6165 set for the North line of Park Street;

THENCE N 55°28'44" W, along the North line of said Park Street, 518.92 feet to a 1/2" iron rod capped MIZELL 6165 set for the West line of said Eagle Lot Partners tract and for the West line of Lot 3, Smith's Place Addition, an Addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Volume 388-203, Page 64, Plat Records, Tarrant County, Texas, from which, a 1/2" iron rod capped GRAHAM & ASSOC INC found for the Northwest corner of Lot 1, Block 1, of said Roeser Addition bears S 00°03'55" W, 72.77 feet;

THENCE N 00°03'55" E, along the common line of said Eagle Lot Partners tract and said Smith's Place Addition, 549.67 feet passing a railroad spike found for the Northeast corner of Lot 2 of said Smith's Place Addition and for the Southeast corner of Lot 1, of said Smith's Place Addition, continuing in all, 1013.27 feet to a 1" iron rod found for the Northwest corner of said Eagle Lot Partners tract and the Northeast corner of said Lot 1, Smith's Place Addition, from which, a 3/4" iron rod found for the Northwest corner of said Lot 1, Smith's Place Addition bears N 89°54'10" W, 144.21 feet;

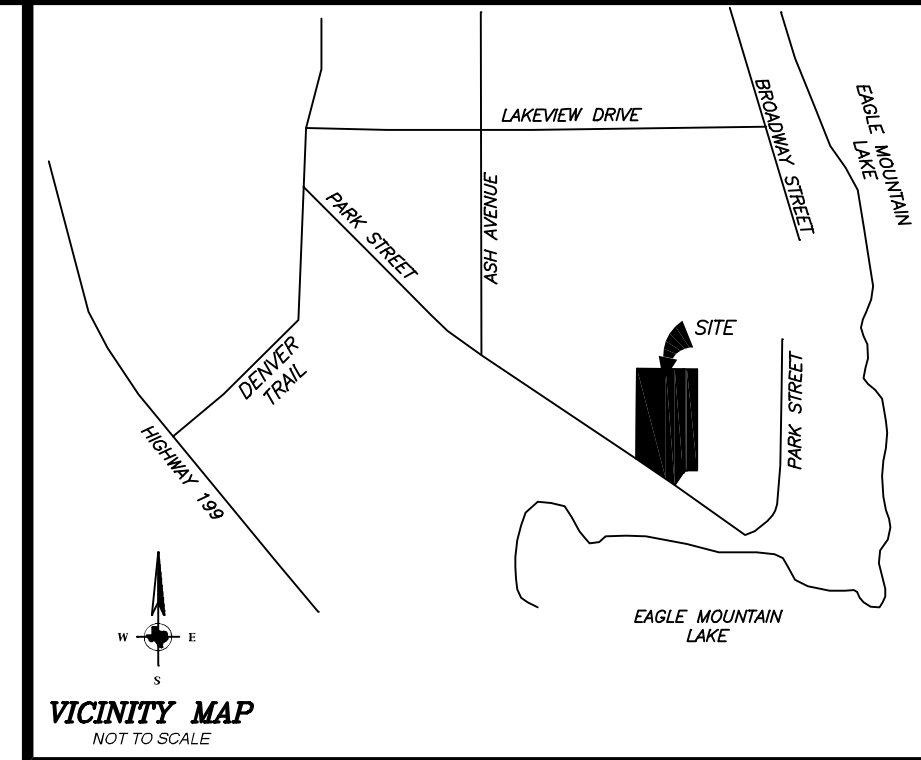
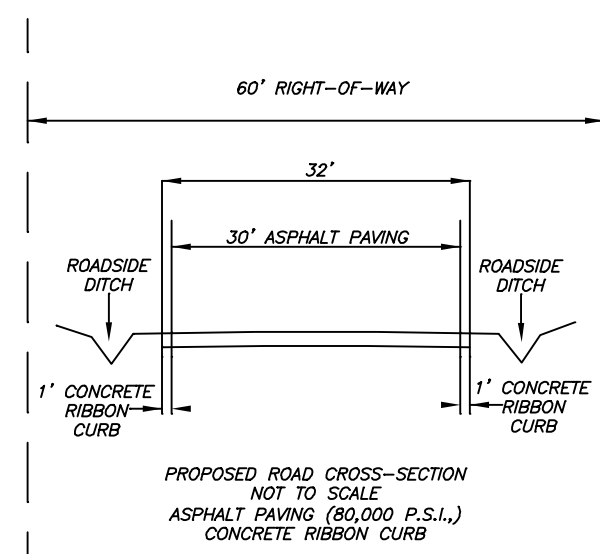
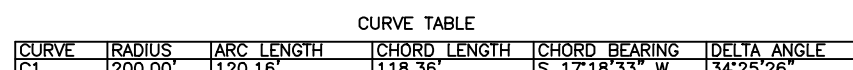
THENCE S 89°54'10" E, along the North line of said Eagle Lot Partners tract, 682.14 feet to the POINT OF BEGINNING and containing 18.297 acres of land.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

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)
REVISED MAY 22, 2025 (NEW LOT LAYOUT)
REVISED MAY 29, 2025 (ADD B.L.'S AND ST. INFO.,

Concept Plan
Lots 1-16, 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 THE PATENTERS' L.L.C.,
RECORDED IN INSTRUMENT NO. D222170906,
OFFICIAL RECORDS, TARRANT COUNTY, TEXAS.



FIELD NOTES:

18.297 acres of land situated in the J. WILCOX SURVEY, Abstract No. 1727, Tarrant County, Texas, being a portion of that certain tract of land described by deed to Eagle Lot Partners, LLC. recorded in Instrument No. D222170906, Official Records, Tarrant County, Texas and being more particularly described as follows:

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THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
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REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
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REVISED MARCH 31, 2025 (CITY COMMENTS)
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REVISED MAY 22, 2025 (NEW LOT LAYOUT)
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Concept Plan
Lots 1-16, 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, TRACT NO. 1727, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF EAGLE LOT PARTNERS, LLC., RECORDED IN INSTRUMENT NO. D222170906, OFFICIAL RECORDS, TARRANT COUNTY, TEXAS.

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)

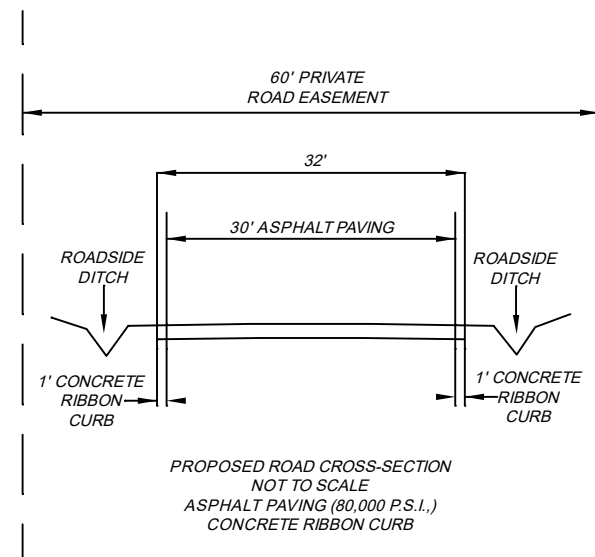
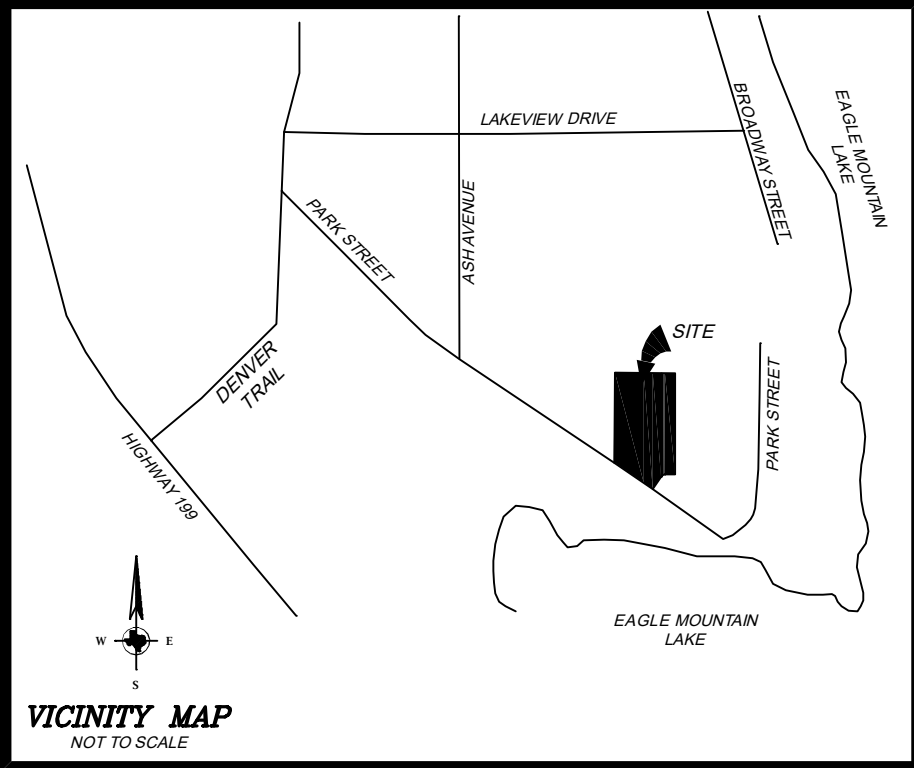
DCMS Section 1.2.11 Full Concrete Lining

Proposed Criteria:

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

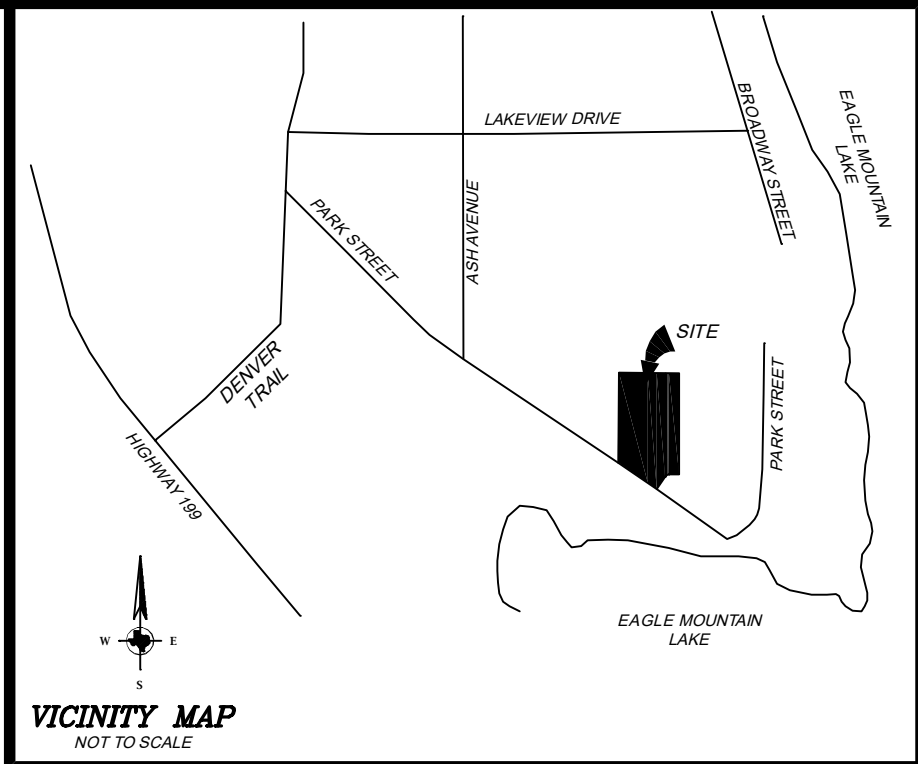
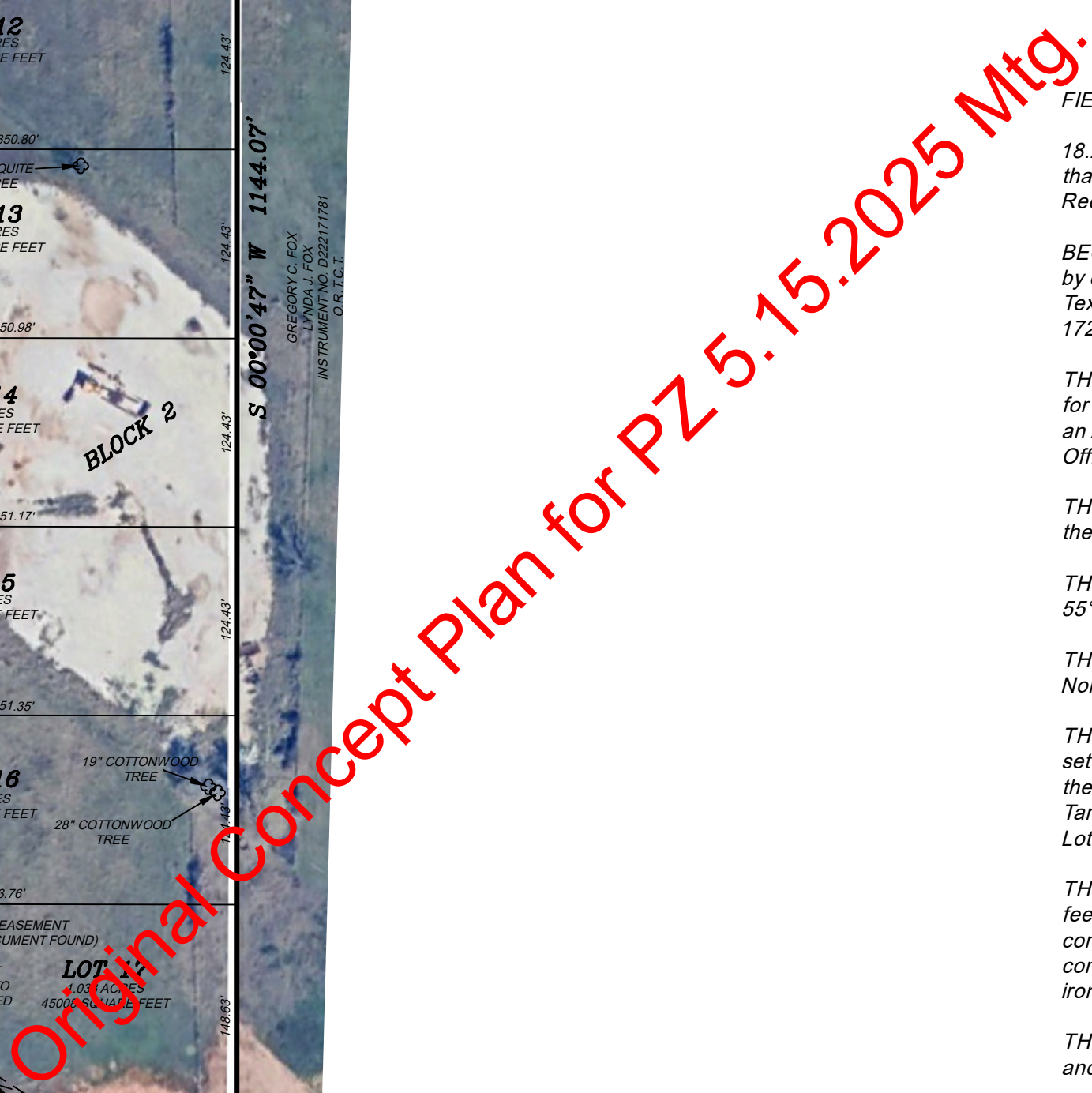
Subdivision will comply with the iSWM drainage criteria at the time of platting with civil engineering plans.

Original Concept Plan for PZ 5.15.2025 Mtg.



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.

25020 NLR

NOTICE OF PUBLIC HEARING

Z2025-02

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, May 15, 2025** to consider making 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.

The public hearing will start at 6:00 p.m. in the City Council Chambers located at 505 W. Main, Azle, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

Planning Department
PO Box 1378
Azle, Texas 76098
Attn: David Hawkins, AICP

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. Should the Commission recommend denial, or if the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. **These forms are used to calculate the percentage of landowner opposition.**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

would like for City to consider mandating a fence around the proposed development constructed of masonry materials @ a height of 6 feet

Signature:

Gregory C Fox

Printed Name:

Gregory C Fox

Mailing Address:

1881 Park St

City, State Zip:

Azle, TX, 76020

Telephone Number:

817-296-9535

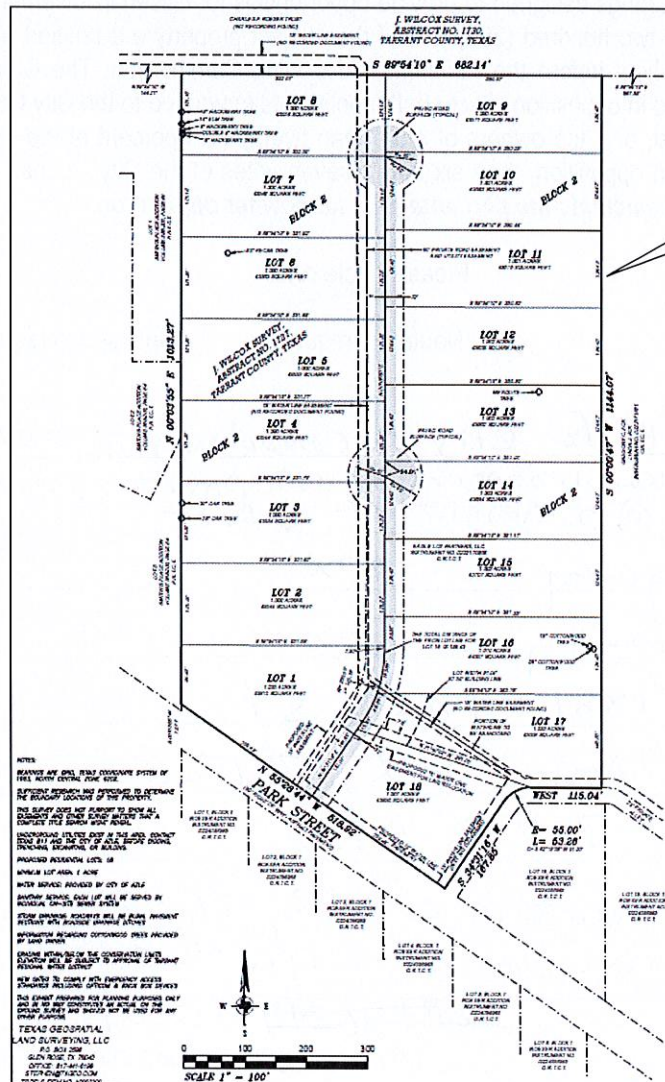
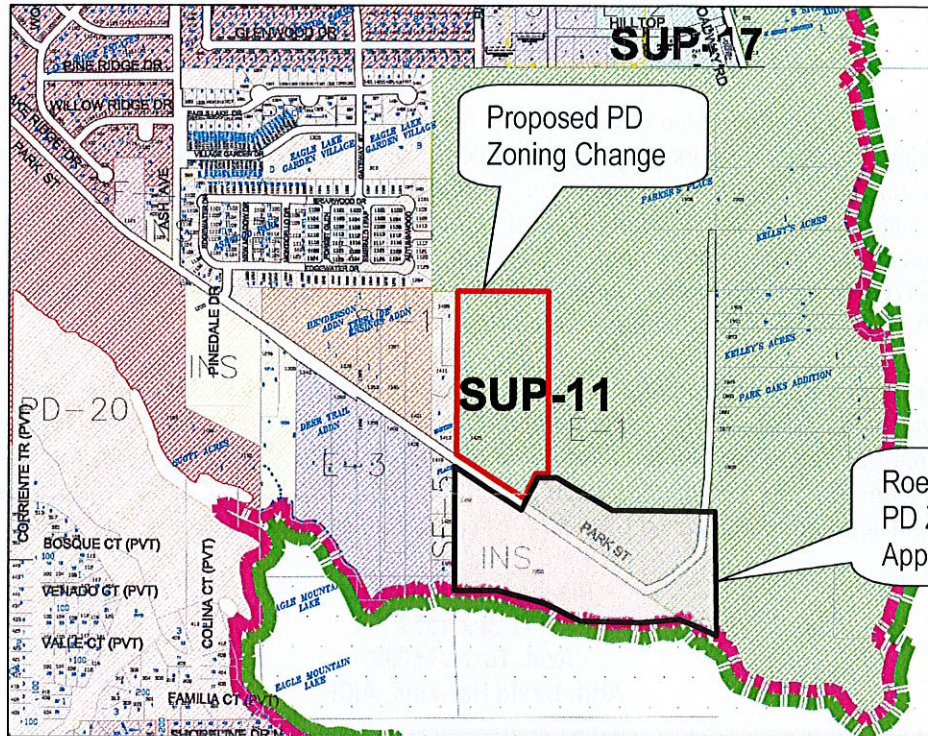
Physical Address of Property within 200 feet:

LOT 1R, 26.92 acres to the EAST of proposed development

Deed: ~~223156919~~ 223095585

J. Wilcox # 44 Survey, Abstract No: 1727

Zoning Change Location & Concept Plan Exhibit



NOTICE OF PUBLIC HEARING

Z2025-02

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, May 15, 2025** to consider making 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.

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PO Box 1378
Azle, Texas 76098
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Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition: We purchased the land because of how quiet and non traffic. We know that it's growth and it's going to happen regardless!!!

Signature: Neil & Deborah Jackson

Printed Name: Neil & Deborah Jackson

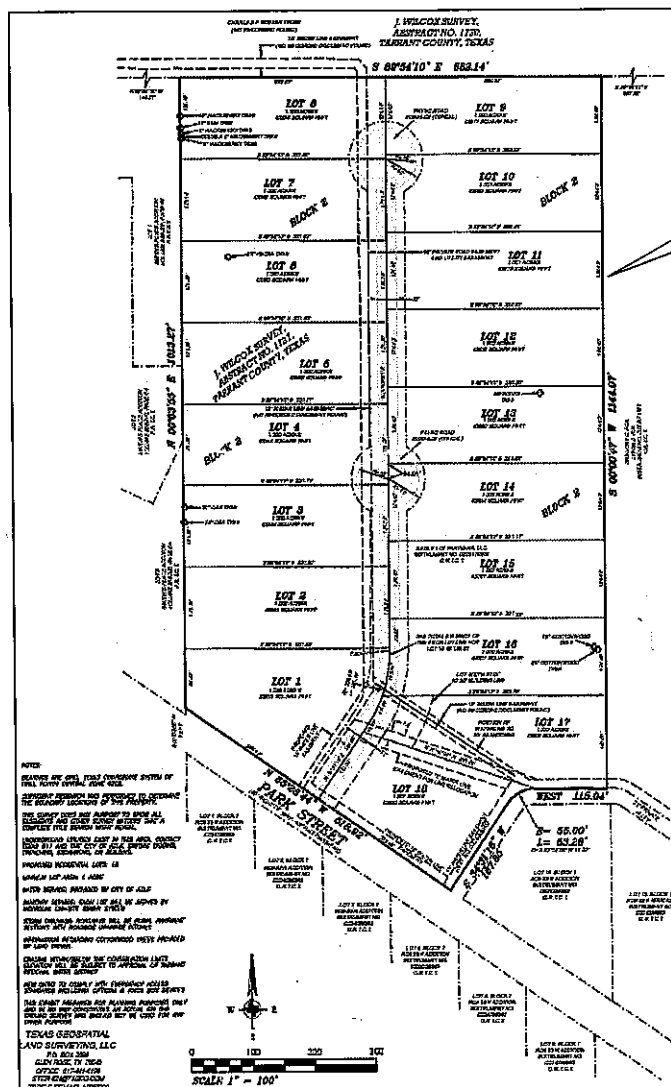
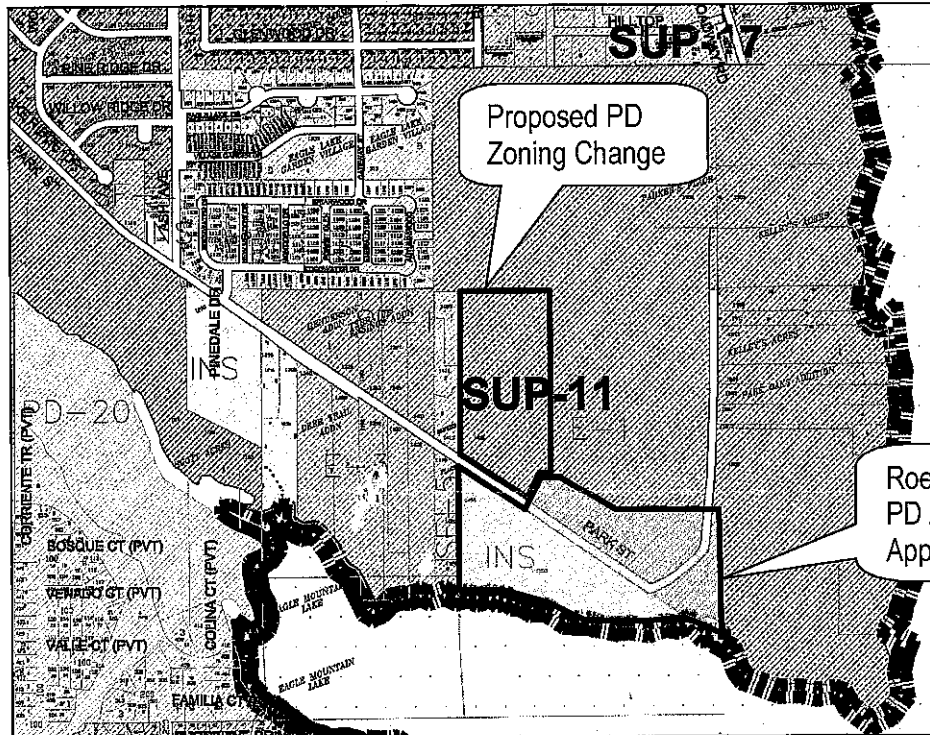
Mailing Address: 1413 Park St.

City, State Zip: Azle Tx 76020

Telephone Number: _____

Physical Address of Property within 200 feet: 1413 Park St Azle Tx 76020

Zoning Change Location & Concept Plan Exhibit





Presenter: Amber Beard, Assistant City Manager

Agenda Item: Consider any action on Resolution No. 2025-12 suspending the effective date of Oncor Electric Delivery Company's requested rate change.

Background and Explanation:

Oncor Electric Delivery Company ("Oncor") filed an application on or about June 26, 2025 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. Oncor is asking the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, an average residential customer would see a bill increase of about \$7.90 per month.

The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. If the City fails to take some action regarding the filing before the effective date, Oncor's rate request is deemed administratively approved.

Although Oncor has increased rates many times over the past few years, this is the first comprehensive base rate case for Oncor since May 2022. If the suspension period is not otherwise extended by Oncor, the City must take final action on Oncor's request to raise rates by July 31, 2025.

Cities have jurisdiction over this matter. A draft resolution (No. 2025-12) is attached for Council consideration which will suspend the effective date of Oncor Electric Delivery Company's requested rate change and authorize participation with the Steering Committee of Cities Served by Oncor. The resolution suspends the July 31, 2025 effective date of Oncor's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee of Cities Served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Approve Resolution No. 2025-12.

Attachments:

1. Resolution 2025-12

RESOLUTION NO. 2025-12

RESOLUTION OF THE CITY OF AZLE SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE

WHEREAS, on or about June 26, 2025, Oncor Electric Delivery Company (Oncor), pursuant to the Public Utilities Regulatory Authority (PURA) §§ 33.001 and 36.001 filed with the City of Azle a Statement of Intent to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective July 31, 2025; and

WHEREAS, the City of Azle is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 170 similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company prior to getting reasonable rates and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking proceedings are to be reimbursed by the regulated utility.

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

1. That the July 31, 2025 effective date of the rate request submitted by Oncor on or about June 26, 2025, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

2. As indicated in the City's resolution approving membership in the Steering Committee, the Executive Committee of Steering Committee is authorized to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations regarding reasonable rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

3. That the City's reasonable rate case expenses shall be reimbursed by Oncor.

4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

5. A copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED this 15th day of July, 2025.

Randa Goode, Mayor

ATTEST:

Yael Hoffman, City Secretary



Presenter: Rick White, Public Services Director

Agenda Item: Consider any action on Resolution No. 2025-13 on the Polly Avenue Waterline Replacement Project (CDBG Project, 50th Year)

Background and Explanation:

On December 5, 2023, the City Council approved the Polly Avenue Waterline Replacement Project as the City's 50th Year Community Development Block Grant (CDBG) project. This project will replace a 2-inch galvanized water line with a 6-inch PVC water main to include valves, fire hydrants, and new services.

On June 25, 2025, two (2) bids were opened and read aloud, and they are referenced in the attached bid tabulation. Staff and Jacob Martin LLC, the consulting engineer, reviewed the bids and determined EGW Services, LLC to be the lowest responsible bidder with a bid of \$161,200. As stated, this project is a CDBG project which is federally-funded at \$160,000 with the City funding the remaining balance of \$17,037 (which includes engineering of \$15,837). Tarrant County administers the City's CDBG funds and a resolution needs to be passed and forwarded to the Tarrant County Commissioners Court (Resolution No. 2025-13) recommending the bid award.

The bid tab and letter of recommendation from Jacob Martin LLC are attached.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Approve Resolution No. 2025-13.

Attachments:

1. JM Letter of Recommendation_Signed
2. Award Resolution 50th year



INTEGRITY
EXCELLENCE
TRUST

06/30/2025

Rick White, Director of Public Services
City of Azle
505 W. Main Street
Azle, Texas 76020

RE: Letter of Recommendation

Dear Mr. Rick White:

On June 25, 2025 bids were opened for the Polly Ave Waterline Upgrades project. This project included Replace 2-inch galvanized steel waterline with a 6-inch PVC waterline, install new service lines, and a fire hydrant in the 600 and 700 blocks of Polly Avenue. 2 bids were received with the low base bid of \$161,200.00 being turned in by EGW Services, LLC out of Midlothian, Texas.

We have performed a reference check for EGW Services, LLC and see no reason not to award the contract. Based on our communication with the City, we recommend awarding the base bid to EGW Services, LLC for the total contract amount of \$161,200.00.

Based on the Council's preference for awarding the project, we will prepare documents for execution by the Contractor and the City.

Sincerely,

JACOB | MARTIN

Nic Kirk, P.E.
Attachments – Recommended Budget, Bid Tabulation



3465 Curry Lane
Abilene, TX 79606
325.695.1070

908 S. Main Street, Suite 100
Boerne, TX 78006
325.695.1070

4920 S. Loop 289, Suite 106
Lubbock, TX 79414
806.368.6375

1925 Fort Worth Highway
Weatherford, TX 76086
817.594.9880

OPINION OF PROBABLE COST

Polly Ave Waterline Upgrades

For all Labor, Materials, Equipment, and Incidentals to Furnish and Install the Following:

Item #	Item Description	Quantity	Unit	Unit Price	Total
1	Mobilization, Bonds, Insurance	1	LS	\$ 19,000.00	\$ 19,000.00
2	6" PVC Waterline	1,010	LF	\$ 75.00	\$ 75,750.00
3	Tie-in to Existing Fire Hydrant	2	EA	\$ 2,500.00	\$ 5,000.00
4	New Fire Hydrant Assembly	1	EA	\$ 6,500.00	\$ 6,500.00
5	Existing Service Connection	7	EA	\$ 2,500.00	\$ 17,500.00
6	Install New 2" Service Line and 5/8" x 3/4" Water Meter	5	EA	\$ 4,000.00	\$ 20,000.00
7	Temporary Mailbox Relocation	3	EA	\$ 200.00	\$ 600.00
8	Miscellaneous Project Allowance	1	LS	\$ 28,000.00	\$ 28,000.00
TOTAL CONSTRUCTION (Items 1 - 8)					\$ 172,350.00

City of Azle
Polly Ave Waterline Upgrades
Bid Date: 6/26/25
JM Project Number: 24274
UCEPWP Project No: 24274
Bid Tabulation



Engineer: Jacob & Martin, LLC
Weatherford, Texas

For all Labor, Materials, Equipment, and Incidentals to Furnish and Install the
Following:

For all Labor, Materials, Equipment, and Incidentals to Furnish and Install the Following:				EGW Services, LLC			Day Services, LLC		
				125 N. 8th Street			1936 S. State Hwy 171		
				Midlothian, TX 76065			Cleburne, TX 76031		
Item #	Item Description	Quantity	Unit	Unit Price	Total		Unit Price	Total	
1	Mobilization, Bonds and Insurance	1	LS	\$ 13,000.00	\$ 13,000.00		\$ 12,064.00	\$ 12,064.00	
2	6" PVC Waterline	1010	LF	\$ 65.00	\$ 65,650.00		\$ 152.90	\$ 154,429.00	
3	Tie-in to Existing Fire Hydrant	2	EA	\$ 10,750.00	\$ 21,500.00		\$ 8,500.00	\$ 17,000.00	
4	New Fire Hydrant Assembly	1	EA	\$ 9,200.00	\$ 9,200.00		\$ 8,250.00	\$ 8,250.00	
5	Existing Service Connection	7	EA	\$ 1,300.00	\$ 9,100.00		\$ 1,660.75	\$ 11,625.25	
6	Install New 2" Service Line and 5/8" x 3/4" Water Meter	5	EA	\$ 3,500.00	\$ 17,500.00		\$ 2,330.00	\$ 11,650.00	
7	Temporary Mailbox Relocation	3	LS	\$ 250.00	\$ 750.00		\$ 3,150.00	\$ 9,450.00	*
8	Miscellaneous Project Allowance	1	LS	\$ 24,500.00	\$ 24,500.00		\$ 10,000.00	\$ 10,000.00	
TOTAL BASE BID (Items 1 - 8)					\$ 161,200.00	**		\$ 234,468.25	*

(*) - Extension Error
(**) - Total not provided

RESOLUTION NO. 2025-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZLE
AUTHORIZING THE TARRANT COUNTY COMMISSIONER’S COURT TO
AWARD THE BID FOR THE POLLY AVENUE WATERLINE REPLACEMENT
PROJECT (CDBG 50TH YEAR) TO EGW SERVICES, LLC**

WHEREAS, the City of Azle, Texas currently participates in the Community Development Block Grant (CDBG) funding program through the Tarrant County Commissioner’s Court; and

WHEREAS, the 2025 CDBG funding in the amount of \$160,000 has been allocated for the purpose of replacing the 2-inch Polly Avenue waterline with a 6-inch PVC line to include new services, fire hydrants and valves; and

WHEREAS, the low bid for constructing this project was submitted by EGW Services, LLC, in the amount of \$161,200.00; and

WHEREAS, the City of Azle agrees to accept the project costs which are within the amount of available CDBG funding; and

WHEREAS, the City of Azle authorizes the City Manager to approve and execute change orders not to exceed a total of 25% as allowed by State Statues.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS that the City of Azle hereby authorizes the Tarrant County Commissioner’s Court to award the construction bid for the Polly Avenue Waterline Replacement Project to EGW Services, LLC in the amount of \$161,200.00;

PASSED AND APPROVED on this the _____ day of _____, 2025.

Randa Goode, Mayor

ATTEST:

Yael Forgey, City Secretary

City Seal



Presenter: Thomas Scott, Fire Chief

Agenda Item: Consider any action on the purchase of a 100-ft. mid-mount tower fire truck from the Houston-Galveston Council of Governments (H-GAC)

Background and Explanation:

The Fire Department is requesting the replacement of its 77-foot ladder truck with a 100-foot platform ladder truck to align with the City's evolving emergency response needs and modern building developments. By the estimated delivery date, the current truck will be 15 years old—beyond its optimal operational lifespan—and increasingly incapable of servicing multi-story structures due to growing setbacks and height requirements.

Recent changes in City codes and the construction of taller residential and commercial buildings have outpaced the reach of our existing apparatus. The new 100-foot platform ladder truck will provide enhanced vertical and horizontal access, ensuring safe and efficient rescue and fire suppression operations across the City's expanding footprint.

The proposed truck is available through the H-GAC's purchasing cooperative. Items purchased through H-GAC satisfy state and local purchasing/bidding requirements.

The base cost of the new apparatus is \$2,707,000.00, inclusive of a \$2,000 H-GAC fee. Three (3) payment options have been evaluated:

- **No Prepayment:** \$2,700,191.00
- **25% Prepayment:** \$2,621,734.01 (3.16% savings)
- **100% Prepayment:** \$2,387,298.64 (11.82% savings)

The projected build time for the truck is 47–48 months.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Approve the purchase of the tower fire truck, as described, with the "no prepayment option." The 100% pre-payment option offers significant savings but the City could continue to invest that money in the investment pools and have interest earnings which would surpass the savings.

Attachments:

1. 6.23.25 Mid-Mount 25% Prepay Discount Quote
2. 6.23.25 Mid-Mount 100% Prepay Discount Quote
3. 6.23.25 Mid-Mount Tower Proposal
4. 2025 Azle Mid-Mount Tower 100'



Presenter: Tom Muir, City Manager
Agenda Item: Consider any action revising the Salary Plan

Background and Explanation:

In 2019, the City adopted a new salary plan as a result of a comprehensive salary survey of thirteen (13) other governmental entities performed by Public Sector Personnel Consultants (PSPC). The cost of implementing that salary plan was an additional \$520,000 annually.

In 2022, PSPC was engaged to perform another salary survey of the same governmental entities. In three (3) years, our salary plan was again outdated. Adjustments were made to the salary plan as a result of the survey which cost an additional \$661,000 annually.

For 2025, PSPC was again engaged to perform another salary survey. Due to the Council approving 5% cost of living adjustments (COLAs) in 2023 and 2024, the proposed annual cost of this revision to the salary plan is a more modest \$210,000. Not every position is seeing a shift in pay grades, but most positions are moving at least one (1) pay grade. Eleven (11) other positions moved two (2) pay grades. Two (2) positions in the Dispatch Division will move three (3) pay grades.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Approve implementing the new salary plan which would take effect with the first full pay period of July 2025 (paychecks will be issued August 1st).

Attachments:

None



Presenter: Tom Muir, City Manager

Agenda Item: Consider any action on Councilmember Estes' resignation from the Beautification Board and appoint a new member to serve on the Board.

Background and Explanation:

Councilmember Estes has chosen to resign from the Beautification Board due to other professional and personal commitments.

Section 1.04.152 of the Code of Ordinances outlines the membership and term of the Beautification Board as follows:

The Board shall be composed of a combination of the following, with no more than seven (7) members being appointed:

1. Up to three (3) members from the Azle City Council
2. One (1) Azle ISD high school student who resides within the Azle City limits
3. Up to two (2) members may be nonresidents, owners or employees of businesses operating within the Azle City limits.
4. Up to three (3) resident citizens who are qualified voters.

The Board shall serve staggered two-year (2) terms with Places 1, 3, 5 and 7 expiring in odd-numbered years, and Places 2, 4 and 6 expiring in even-numbered years. The terms shall expire on October 31st of each year as referenced above.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

N/A.

Attachments:

1. Resignation

From: [Estes, Amy](#)
To: [Yael Hoffman](#); [Muir, Tom](#)
Subject: Beautification Board – Agenda Packet.
Date: Thursday, July 10, 2025 7:23:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Morning,
Regretfully, I cannot make this meeting this week. May I please request a replacement for my seat? Thursday's are a hard day to attend meetings in the Spring because of Track meets and currently, my little guy has counseling in W'Ford in the late afternoon.

My deepest apologies.
Amy Estes
Azle City Council Pl. 2

On Jul 7, 2025, at 4:27 PM, Yael Hoffman <yhoffman@cityofazle.org> wrote:

It will be at the **Large Conference Room**.

Regards,



Yael Shushan-Hoffman, TRMC, MMC

City Secretary

City of Azle



817-444-7101



www.cityofazle.org



505 W Main St, Azle, TX

From: Yael Hoffman
Sent: Monday, July 7, 2025 4:11 PM
To: Alan Brundrett <azlemayor@gmail.com>; Goode, Randa <rgoode@cityofazle.org>;
Estes, Amy <aestes@cityofazle.org>; Tiffany Nelson <tiffanyannsmith@yahoo.com>;
Shadi Sutton <shadisutton@gmail.com>; Ryan Nelson <ryan@marchroofing.com>;
Aspen Castaneda <aspenbleu06@gmail.com>



Presenter: Tom Muir, City Manager

Agenda Item: Discussion and tour of the Animal Shelter and/or the Equipment Maintenance Facility

Background and Explanation:

Discuss and tour the Animal Shelter and/or the Equipment Maintenance Facility.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

N/A.

Attachments:

None