



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

September 18, 2025

6:00 PM

Council Chambers

Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

REGULAR SESSION

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the Planning and Zoning Commission on posted agenda items or non-agenda items. In order to address the Commission, please complete a Speaker's Request Form and submit to the Secretary prior to the start of the meeting. All comments must be directed to the Presiding Officer, rather than an individual commissioner or city staff. All speakers must refrain from personal attacks toward any individual. Comments are limited to three (3) minutes and must pertain to the subject matter listed on the Speaker's Request Form. Speakers requiring the assistance of a translator shall be provided four (4) minutes. The Commission may not comment publicly on non-agenda items, but may direct the staff to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require Commission action, you may obtain a form from the Secretary and request the item be placed on a future agenda.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held August 7, 2025

David Hawkins, Director of Planning and Development

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from the Single Family Five (SF-5) District to Heavy Commercial (HC) District for approximately 0.653 acres of land, being described as Tract 2J in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The property is addressed as 113 Porter Drive and is approximately 180' west of Southeast Parkway (Hwy. 199).

David Hawkins, Director of Planning and Development

DISCUSSION ITEMS

3. Development Project Updates.

David Hawkins, Director of Planning and Development

4. 2025 Planning Excellence Award.

David Hawkins, Director of Planning and Development

EXECUTIVE SESSION

Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item, and may receive advice from its attorney as permitted by law.

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on September 12, 2025, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.



This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Planning and Zoning Commission agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

August 7, 2025

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:00 p.m.

Members Present:

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

Members Absent:

None.

Staff Present:

David Hawkins, AICP Director of Planning & Development

INVOCATION

Vice Chairman Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Cynthia Barrios led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held July 17, 2025.

Commissioner Jared Arneson moved to approve the minutes of the Planning and Zoning Commission meeting held July 17, 2025 as presented. Commissioner Rick Simmons seconded the motion.

Yes: (7) Leonard Wheeler, Jim Carlson, Jared Arneson, Rick Simmons, Laurel Mosier,
 Cynthia Barrios, Curt Lampkin

Absent: (0)

PUBLIC HEARING

2. **Conduct a public hearing and consider a recommendation to the City Council regarding a Specific Use Permit request to operate a smoke shop and tobacco store business for property located at 201 W. Main Street and also known as Lot 3C, Block 3, Original Town of Azle Addition. The property is located on the south side of W. Main Street approximately six hundred feet (600') from the intersection of W. Main Street and Church Street. The applicant is requesting a Specific Use Permit to operate a smoke shop and tobacco store business at this location. Case No. SUP2025-02**

Director of Planning and Development David Hawkins stated that the applicant has officially withdrawn this SUP request and that no action is needed by the Commission on this agenda item.

OTHER ITEMS

3. **Development Project Updates.**

Director of Planning and Development David Hawkins presented an update on current development projects. He stated that only approximately 119 of the city's 1,069 platted residential lots remain. Mr. Hawkins also mentioned that Chick-Fil-A is moving through the permitting process as expected.

EXECUTIVE SESSION

None.

ADJOURNMENT

Chairman Leonard Wheeler adjourned the meeting at 6:07 p.m.

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from the Single Family Five (SF-5) District to Heavy Commercial (HC) District for approximately 0.653 acres of land, being described as Tract 2J in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The property is addressed as 113 Porter Drive and is approximately 180' west of Southeast Parkway (Hwy. 199).

Background and Explanation:

The applicant for this zoning change owns the subject property as well as the adjacent Wells Wrecker Service business to the east of this property. The existing house on 113 Porter Drive has been used as a single-family residence under the SF-5 zoning. The applicant is requesting the property zoning of SF-5 be rezoned to Heavy Commercial (HC) so it may be added to the wrecker service business as part of its expansion. At this time, the applicant has not indicated the exact future use of this property.

If the zoning change is approved, then there will be an 8-foot masonry screening wall required along the west property line adjacent to the SF-5 zoned property (address is 121 Porter Dr.). The applicant intends to request a separate variance to be considered by the City Council to allow the metal panel fencing to be used in lieu of a masonry screening wall.

The subject property is designated as "Corridor Commercial" on the Future Place Type Map, so this zoning change request would be in line with the new 2045 Comprehensive Master Plan for Azle.

This case is similar to the zoning change for 109 Porter Drive which was approved by the City back on March 7, 2023 by Ordinance No. 2023-04. This zoning change allowed the existing house on 109 Porter Dr. to be converted into an office for Wells Wrecker Service. They also received a variance from City Council to install a metal fence in lieu of the required masonry screening wall back on March 21, 2023.

Existing Condition of Property:

The property currently has an existing single-family residence located on the south side of Porter Drive.



Adjacent Zoning:

North: Institutional (INS)

South: Outside of City of Azle limits

East: Heavy Commercial (HC)

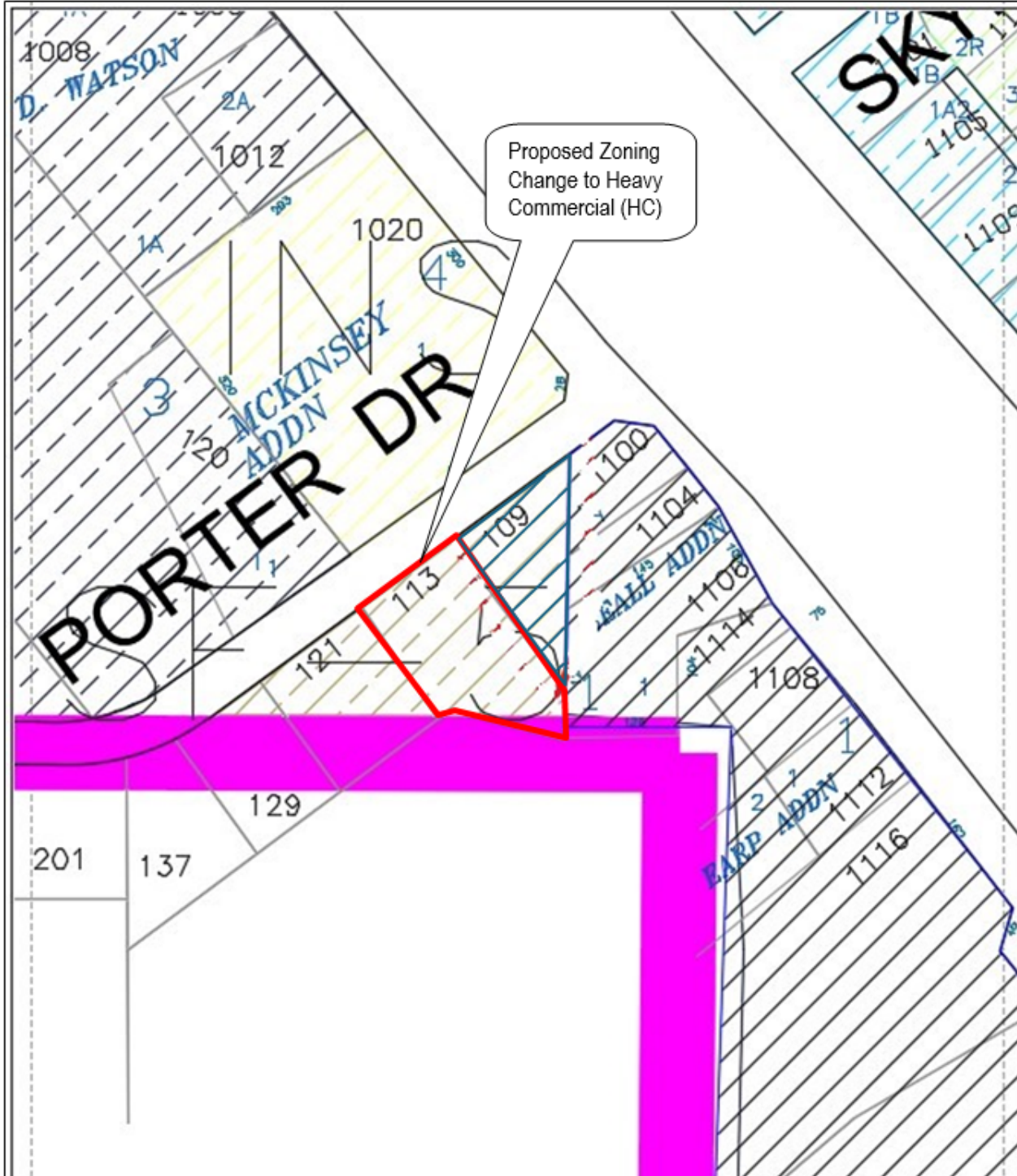
West: Single Family Five (SF-5)

Current Zoning:

This zoning change request is a straight zoning change from one district to another. There is no Planned Development or Concept Plan associated with this request. A change to the Heavy Commercial (HC) zoning district would permit any business or land use listed in the Permitted Use Chart in Section 4.10 of the Azle Zoning Ordinance (see attached Permitted Use Schedule in

packets).

Zoning Change Location Exhibit:



Police Impact:

No impact on services

Fire Impact:

No impact on services

Utilities:

Water - Water is available to serve this property.

Sewer - Sewer is available to serve this property.

Storm Water - Storm water and drainage plans will be reviewed at the permitting phase should the zoning change be approved and the property is redeveloped.

Zoning Change Notification Process:

Eight (8) letters were sent to surrounding property owners. As of September 12, 2025, staff has not received any formal responses from the public.

Board/Commission/Committee Recommendation:

The proposed zoning change is in conformance with the City of Azle's Comprehensive Master Plan.

Options for the Planning & Zoning Commission:

1. Recommend approval as submitted.
2. Recommend denial as submitted.
3. Table the case to future meeting.

Staff Recommendation:

Staff forwards this zoning change request to the Commission for their consideration.

Attachments:

1. 113 Porter Dr. Zoning Change - Narrative Letter 8.29.2025
2. 113 Porter Dr. Metes & Bounds Description
3. 113 Porter Dr. Property Survey
4. Section 4.10 - Permitted Use Schedule 9.11.2025

Azle Planning and Zoning board,

Aug 29, 2025

RE: 113 Porter Dr.

This is Deborah and James Burrows with Wells Woods Wrecker LLC. coming to you regarding the property at 113 Porter Azle Tx. We were able to purchase the property on Aug 25th this year. We are wanting to add this property to our existing business at 109 Porter Dr. I haven't had a chance to speak with the neighbor on southside, have spoke with the refrigerant company behind us, they are great with the addition.

This will give room for growth as our community grows and expand.

We will also like ask for approval on adding the 8ft metal fence to match the rest of our property.

If I have missed something please advise

Thank you

Deborah Burrows



FIELD NOTES:

0.653 acre of land situated in the G.W. McKINSEY SURVEY, Abstract No. 1827, City of Azle, Tarrant County, Texas, being that certain tract of land described by deed to Brooks Dee Brown, recorded in Instrument No. D219218972, Official Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the most Southerly Southeast corner of said Brown tract, from which a chain link fence post bears N 18° 34' 57" E, 1.41 feet, for the Southwest corner of Lot 1R, Block 1, BEALL ADDITION, an Addition to the City of Azle, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9706, Plat Records, Tarrant County, Texas;

THENCE N 76° 54' 43" W, along the common line of said Brown tract and that certain tract of land described as Tract I, by deed to RBBR Enterprises LLC, recorded in Instrument No. D217008588, Official Records, Tarrant County, Texas, 135.79 feet to the Southwest corner of said Brown tract and for the Southeast corner of that certain tract of land described by deed to RC Residential Properties LLC, recorded in Instrument No. D206147640, Official Records, Tarrant County, Texas, from which, a chain link fence post bears N 03° 11' 27" W, 0.49 feet;

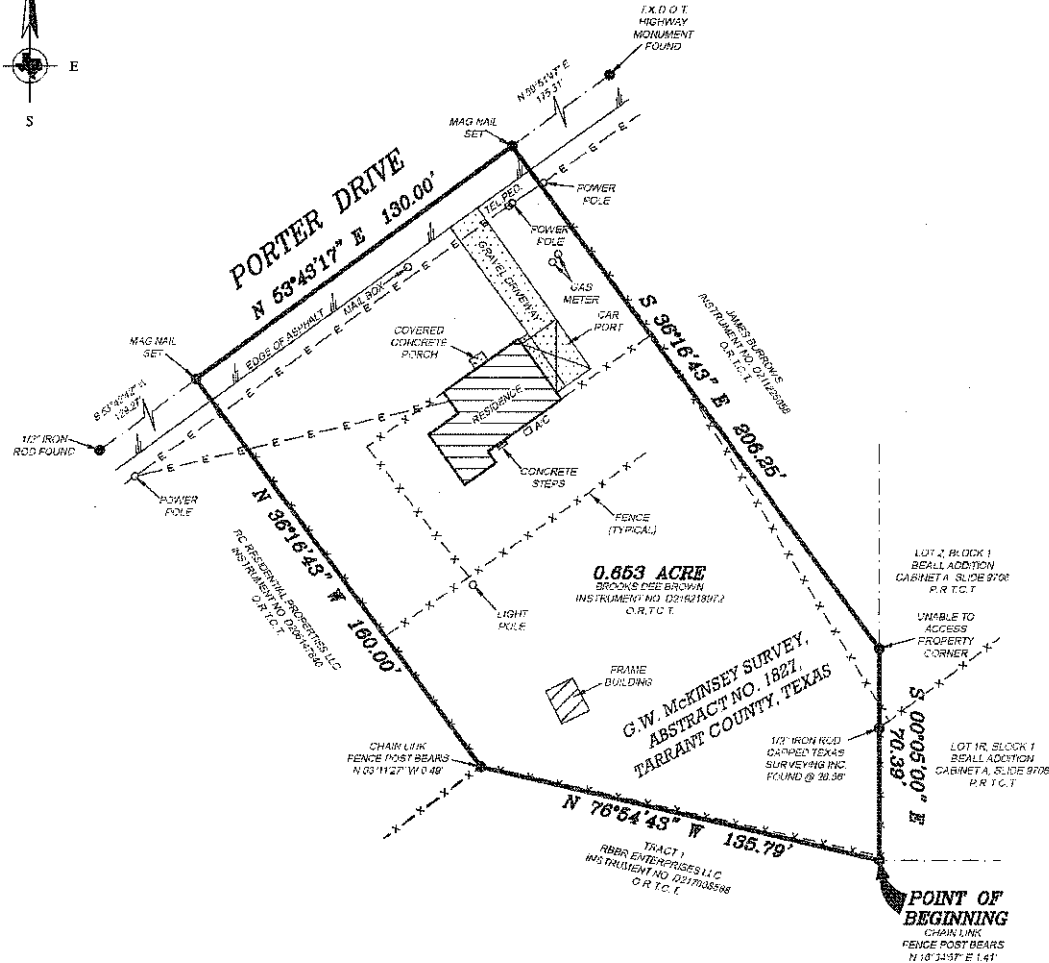
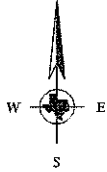
THENCE N 36° 16' 43" W, along the common line of said Brown tract and said RC Residential Properties tract, 160.00 feet to a mag nail set in Porter Drive for the Northwest corner of said Brown tract, for the Northeast corner of said RC Residential Properties tract, from which, a 1/2" iron rod found bears S 53° 42' 42" W, 129.27 feet;

THENCE N 53° 43' 17" E, along the Northwest line of said Brown tract, 130.00 feet to a mag nail set, from which, a T.X.D.O.T. highway monument found bears N 59° 51' 47" E, 175.31 feet;

THENCE S 36° 16' 43" E, along the common line of said Brown tract and that certain tract of land described by deed to James Burrows, recorded in Instrument No. D211225058, Official Records, Tarrant County, Texas, 206.25 feet to the most Northerly Northeast corner of said Brown tract, for the Southernmost corner of said Burrows tract, for the West line of Lot 2, Block 1, of said BEALL ADDITION;

THENCE S 00° 05' 00" E, along the common line of said Brown tract and said BEALL ADDITION, at 26.56 feet passing a 1/2" iron rod capped TEXAS SURVEYING INC. found, continuing along the common line of said Brown tract and said BEALL ADDITION, in all, 70.39 feet to the POINT OF BEGINNING and containing 0.653 acre of land.

SCALE 1" = 40'



Survey Plat
113 Porter Drive
0.653 acre of land situated in the
G.W. McKINSEY SURVEY,
Abstract No. 1827,
City of Azle, Tarrant County, Texas.

FIELD NOTES:

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NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY IN TITLE COMMITMENT OF NO. FT-2RE-9000382500361-KT, EFFECTIVE DATE JULY 20, 2025, ISSUED AUGUST 01, 2025.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF AZLE, BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.

TEXAS GEOSPATIAL
LAND SURVEYING, LLC
P.O. BOX 2968
GLENN ROSE, TX 76043
OFFICE: 817-441-8199
STEPHEN@TXGEO.COM
TBPPLS FIRM NO. 10053360



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY AND WATER HEREIN.
STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND AUGUST 07, 2025

2518912L.R

Exhibit 14A. Zoning Ordinance

SECTION 4. ZONING DISTRICTS REGULATIONS

§ 4.10. PERMITTED USE SCHEDULE.

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

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

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

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

P - Permitted Use

S - Specific Use Permit Required

L - Permitted Use with designated limitations

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

L2 - HUD-Code Manufactured homes

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

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

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

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

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

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

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

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

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

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

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



DEVELOPMENT ACTIVITY REPORT

September 2025

Development Activity Report – September 2025

Table of Contents

Page Title	Page Number
Development Projects Approved/Under Construction	2
Development Projects Under Review	5
Façade & Signage Improvement Program Grants	6
Certificate of Occupancy Permits Issued	7
New Residential Developments	8

Development Projects Approved/Under Construction – September 2025

Project	Land Use	Ac.	Construction Value	Description	Status
AI SD New Junior High School 201 School St.	Institutional	20.6	\$92,300,000.00	- New 180,383 sq. ft. 3-story Junior High School to replace the previous one. - Building Permit approved 11.17.2024	Under construction
AI SD New Maintenance Warehouse Facility 481 Sandy Beach Rd.	Institutional	10.0	\$10,000,000.00	- New 22,672 sq. ft. maintenance facility next to Forte Junior High School. - Building Permit issued 11.8.2024	Under construction
AI SD Forte Junior High School Expansion 479 Sandy Beach Rd.	Institutional	N/A	\$13,000,000.00	- New 14,032 sq. ft. addition to main building - Includes storm shelter and classrooms - Building Permit approved 5.7.2025	Under construction
Community Caring Center (Phase 2 Remodel) 317 Commerce St.	Commercial	1.0	N/A	- Interior remodel of existing 6,783 sq. ft. building originally constructed in 2003; Includes new fire sprinkler system. - Variance granted for 2 new awnings to encroach side setbacks - Building Permit issued 3.4.2025	Under construction
Cross Timbers Golf Course Driving Range Renovation 1181 S. Stewart St.	Government	12.0	\$400,000 (budgeted)	- Renovation of driving range, putting greens, and short game practice area. - Permit issued 1.23.2025	Under construction
Petrie Self-Storage Facility 909 Boyd Rd.	Commercial	4.49	\$950,000.00	- New 62,735 sq. ft. of storage; 266 units self-storage warehouse facility. - Building Permit issued 3.7.2025	Under construction
Petrie Self-Storage Facility 1321 Kerry Lane	Commercial	1.57	\$250,000.00	- New 19,806 sq. ft., 107 units self-storage warehouse facility. - Building Permit issued 1.21.2025	Under construction

Primera Iglesia Bautista Church Building 111 Gipson Road	Commercial	1.17	\$1,000,000.00	• Site plan and building permit for new 9,480 sq. ft. 2-story church facility. • Building Permit issued 10.31.2024	Under construction
Stardust Salon & Spa 342 NW Parkway	Commercial	0.51	\$125,000.00	• Renovation of old Stardust Skating Rink into a 7,420 sq. ft. retail and salon building • Building Permit issued 3.21.2025	Under construction
Urgent Care Facility 133 E. Main St.	Commercial	0.87	\$300,000.00	• Renovation of old 4,200 sq. ft. Azle Post Office building into new Urgent Care facility. • Site Plan and Building Permit approved 12.5.2024	Under construction
AISD School Interior Remodels (4 Schools)	Institutional	N/A	\$2,000,000.00	• Various interior remodels for 4 AISD school facilities • Includes Azle Elem., Cross Timbers Elem, Hoover Elem., & Walnut Creek Elem. • Building Permits issued 2.6.2025	Under construction
Sugar Llamas 1000 Boyd Rd.	Commercial	0.99	\$315,000.00	• New tenant within 8,500 sq. ft. Hornets Plaza retail building • New 1,350 sq. ft. doughnut shop • Building Permit issued 6.12.2025	Under construction
Chase Bank 700 Boyd Rd.	Commercial	0.65	\$3,100,00.00	• Property previously approved for a new Wendy's • New 3,319 sq. ft. bank facility • Building Permit issued 7.31.2025	Under Construction
Azle Retail Development 700 Block of FM 730 N (across from Walmart)	Commercial	5.35	N/A	• Civil Plans approved for new retailing wall/detention facility • TxDOT approved access permit for 3 driveways • Screening Wall installation completed	Under construction
Roeser Addition Phase 2 PD Zoning Change 1500 Block of Park St.	Residential	18.3	N/A	• Proposed residential subdivision consisting of 14 single-family residential 1-acre lots	Approved by CC 7.15.2025
Profit Street Warehouse 617 Profit St.	Industrial	0.95	\$985,000.00	• New 12,000 sq. ft. warehouse building for future tenants. • Variance granted to reduced required landscaping by ZBA	Approved 6.13.2025

City-Initiated Text Amendment	N/A	N/A	N/A	- Proposed text amendment to adjust minimum lot widths for SF zoning districts - P & Z recommended approval w/ changes 6.5.2025	Approved by CC 8.18.2025
City-Initiated Text Amendment	N/A	N/A	N/A	- Proposed text amendment to add new definition for “Vehicle Repair” in Zoning Ordinance - P & Z recommended approval w/ changes 6.5.2025	Approved by CC 9.2.2025

Development Projects Under Review – September 2025

Project	Land Use	Acreage	Description	Status
Chick-Fil-A 417 Northwest Parkway	Commercial	2.0	New 5,466 sq. ft. restaurant drive-thru	Civil Plans 2 nd Sub. 9.5.2025
113 Porter Drive Zoning Change 113 Porter Drive	Residential to Commercial	0.653	- Request to rezone SF-5 residential property with existing house to Heavy Commercial (HC) - Plan is to incorporate property into adjacent Wells Wrecker towing service property for business expansion	Sch. For P & Z 9.18.2025
Short-Term Rental (STR) Specific Use Permit 352 Leeward Circle	Residential	0.355	- Request to operate a new Short-Term Rental (STR) at a single-family residence - This is 1st SUP request to operate a STR since adoption of new STR Ordinance on 7.1.2025	1 st Sub. Under Review 9.9.2025

Façade & Signage Improvement Program Grants – September 2025

Project	Details	Status
None		

Certificates of Occupancy Permits Issued – September 2025

	BUSINESS	DATE	ADDRESS
	CONTACT	ISSUED	C/O TYPE
1	THE CENTER FOR CANCER AND BLOOD DISORDERS	6/19/2025	909 SOUTHEAST PARKWAY STE 104
	ONCOLOGY HEMATOLOGY CONSULTANTS PA		NEW BUSINESS
2	STAR AC SUPPLY EXPANSION	8/6/2025	155 SOUTHEAST PARKWAY
	ZACH JOHNSON		BUSINESS EXPANSION
3	COMMUNITY CARING CENTER EXPANSION	8/11/2025	317 COMMERCE ST
	KRISTIE COOPER		BUSINESS EXPANSION (NEW ICEBOX FREEZER)
4	SANDY BEACH MART	8/12/2025	1850 BOYD RD
	RABIN SHARMA		NEW OWNERSHIP
5	AZLE ONE BUILDING NO. 2 EXPANSION	8/22/2025	412 COMMERCE ST
	ANDREW RECTOR		BUSINESS EXPANSION
6	JIMMY JOHN'S	9/2/2025	1000 BOYD RD #200
	DAVID F BRUMFIELD		NEW BUSINESS
7			
8			

New Residential Developments – September 2025

Development Name	No. of Lots	Lots Built/Under Construction	Lots Remaining	Project Status	Homebuilder(s)	Location
Woodland Hills	25	25	0	Completed	GM Elite; Distinguished Homes	West side of Ascot Way
Graystone Ridge	98	98	0	Completed	D.R. Horton	S. Stewart St.
Auburn Terrace	143	143	0	Completed	D.R. Horton	S. Stewart St.
Azle Grove, Phase II	136	136	0	Completed	Lennar Homes	N. Ash St./ Lakeview Dr.
Rosewood, Phase I	61	60	1	Permits being issued	Andares Homes; Veralux Homes	S. Stewart St.
Rosewood, Phase II	73	71	2	Permits being issued	Andares Homes; Veralux Homes	S. Stewart St.
Stone Eagle	94	89	5	Permits being issued	McBee Homes; Kindred Homes; Impression Homes	Kimbrough Rd./ Dunaway Ln.
Azle Grove, Phase I	136	135	1	Permits being issued	Lennar Homes	N. Ash St./ Lakeview Dr.
Lakeview Heights	79	51	28	Permits being issued	Riverside Homes; Chesmar Homes	Lakeview Dr./S. Broadway Rd.
Sandy Beach Addition	155	143	12	Permits being issued	D.R. Horton	Sandy Beach Rd (behind Hoover Elem. School)
Roeser Addition	16	1	15	Permits being issued	Hull Builders	Park St. east of Ash St.
Oak Harbor, Phase II	39	0	39	Ready for Permits	TBD	Flying Jib Dr. & Spinnaker Ln.
Roeser Addn, Phase II	14	0	14	Approved; Not Constructed	TBD	Park St. east of Ash St.
Totals	1,069	952	117	89% Completion		



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: 2025 Planning Excellence Award.

Background and Explanation:

The City of Azle and its Community Development Department was named one of 49 Texas municipalities recognized in the 2025 Richard R. Lillie, FAICP Planning Excellence Program sponsored by the American Planning Association Texas Chapter. This recognition highlights communities that demonstrate a strong commitment to professional planning, support for training of planning commissioners and staff continuing education, and a culture that values the role of planning in creating great places. This is Azle's 2nd consecutive recognition and 3rd in the past 4 years.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None