



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

April 2, 2026

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 February 5, 2026.

David Hawkins, Director of Planning and Development

ACTION ITEMS

PUBLIC HEARING

2. Conduct a public hearing and consider a recommendation to the City Council regarding a Specific Use Permit request to operate a distribution center and warehouse facility for a new business for property located at 312 E. Main Street and also known as Lot 3A, Block 1, J D Dorsey Addition. The property is located on the south side of E. Main Street approximately 550 feet north of Gipson Road. The applicant is requesting a Specific Use Permit to allow a proposed business named Perales Flooring to operate a distribution center and warehouse facility as part of their flooring business at this location.

David Hawkins, Director of Planning and Development

3. Conduct a public hearing to consider a text amendment to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the general expiration requirements for Specific Use Permits (SUP) districts.

David Hawkins, Director of Planning and Development

DISCUSSION ITEMS

4. Development Project Updates.
David Hawkins, Director of Planning and Development
5. Planning and Zoning Training Workshop
David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on Thursday, March 26, 2026, 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

February 5, 2026

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:

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

Members Absent:

Commissioner Rick Simmons
Vice Chairman Jim Carlson

Staff Present:

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

INVOCATION

Commissioner Jared Arneson 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 January 15, 2026.

Commissioner Barrios moved to approve the minutes of the Planning and Zoning Commission meeting held January 15, 2026 as presented. Commissioner Mosier seconded the motion. Motion carried.

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

ACTION ITEMS

2. Consider and take appropriate action on a Preliminary Plat for Lot 1, Block 1, Newt Porter Addition, an addition in the city limits and ETJ of the City of Azle, Tarrant County, Texas. The property is generally located on the northeast corner of the intersection of Silver Creek Azle Road and Scotland Avenue/Porter Drive. Case No. PP2026-01

Director of Planning and Development David Hawkins presented this item. This is a Preliminary Plat for a new Tarrant County Precinct 4 Maintenance Facility within the ETJ. The property is a little over 29 acres. Only a small portion of the east side of the property is located within city limits of Azle and it is zoned for Heavy Commercial (HC). They were required to dedicate some right-of-way to Tarrant County. Tarrant County recognizes the City of Azle Master Thoroughfare Plan adopted in 2024 so it meets the requirements for that section of the plan. This Preliminary Plat meets all requirements of the subdivision ordinance. Even though this is next to a residential area, because it is in the ETJ, the city cannot enforce screening or landscaping requirements, permits, or zoning.

Jorge Almendarez, Celina, representing McAdams, one of the civil engineers on this project. He addressed what the facility will be used for and stated that the communications towers will remain.

Commissioner Arneson moved to approve Case No. PP2026-01 as presented. Commissioner Mosier seconded the motion. Motion carried.

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

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 consider a recommendation to the City Council regarding a Specific Use Permit request to operate a distribution center and warehouse facility for a new business for property located at 312 E. Main Street and also known as Lot 3A, Block 1, J D Dorsey Addition. The property is located on the south side of E. Main Street approximately 550 feet north of Gipson Road. The applicant is requesting a Specific Use Permit to allow a proposed business named Perales Flooring to operate a distribution center and warehouse facility as part of their flooring business at this location.

Background and Explanation:

The business owner/applicant is requesting a Specific Use Permit (SUP) to operate a distribution center and warehouse facility as part of their new flooring business at 312 S. Main St. On April 2, 2024, the City Council passed an ordinance (Ord. No. 2024-11) to amend the Permitted Use Schedule within the Zoning Ordinance which now requires a SUP to operate a distribution center and warehouse facility in the Heavy Commercial (HC) zoning district. Approval of this SUP request will allow the applicant to proceed forward with a permit to update the facilities and obtain a Certificate of Occupancy to open at this location.

Existing Condition of Property:

The 0.81-acre subject property has two buildings and a shipping container. The property is located on the west side of the Southeast Parkway (Hwy. 199) frontage road and is located inside the FEMA-designated 100-year floodplain and floodway. This property has remained vacant since August 2025 when it was last operated by a used car dealership.

Aerial of Property:



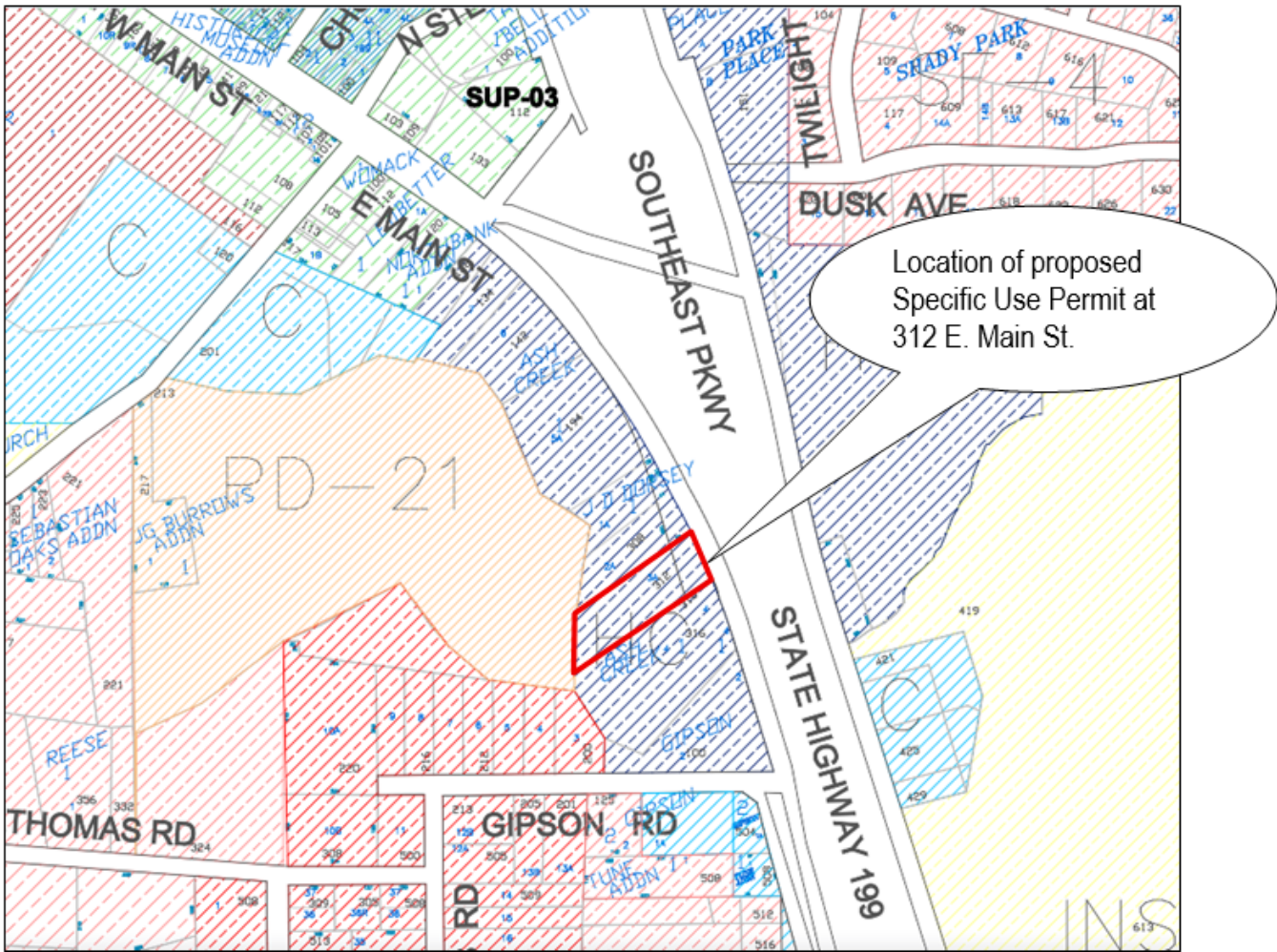
Adjacent Zoning:

North: Heavy Commercial (HC)

South: Heavy Commercial (HC)

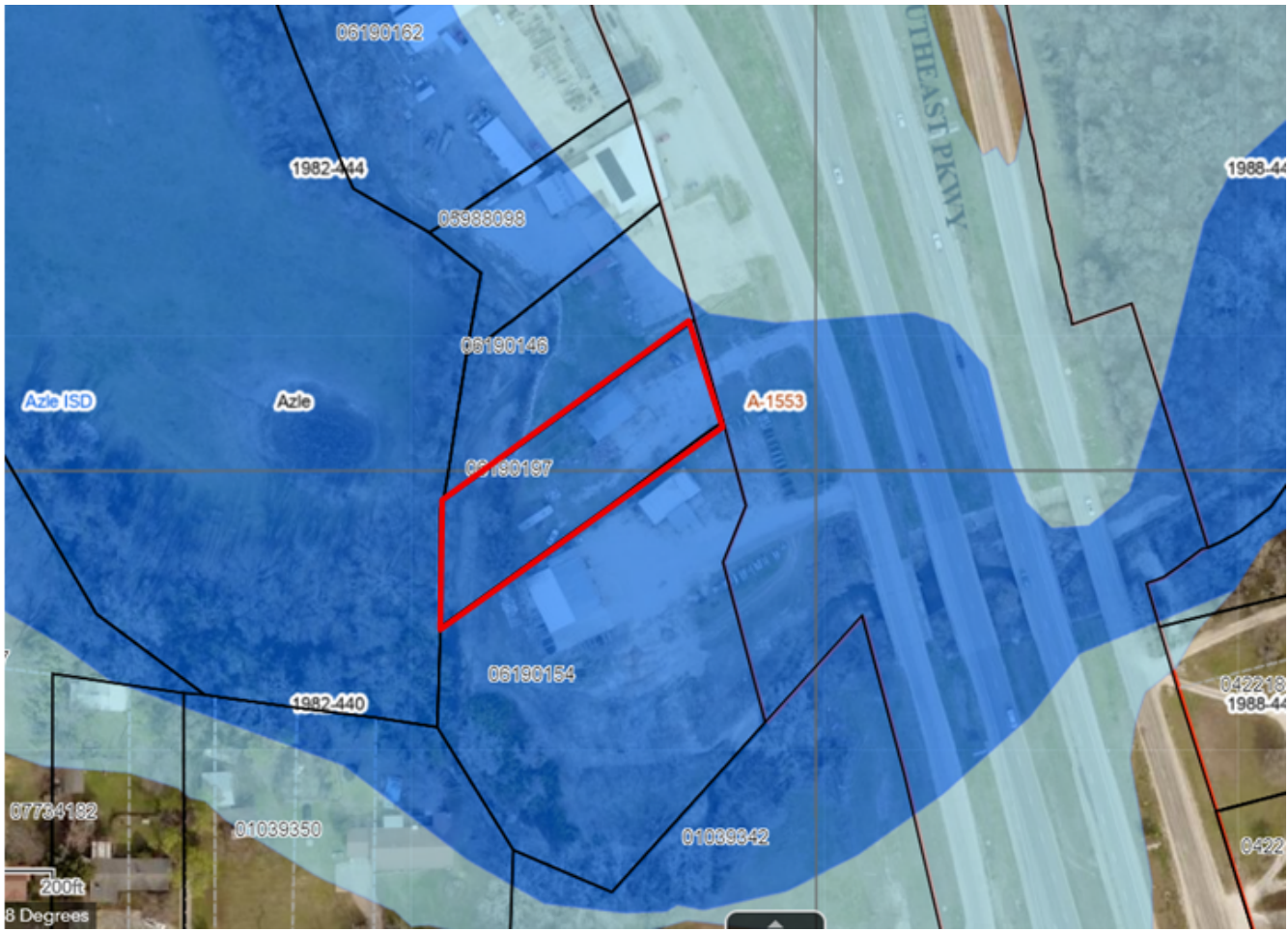
East: Southeast Parkway (Hwy. 199)

West: Single-family residential and horse stable property zoned PD-21



FEMA Floodplain:

The property is located within the FEMA 100-year floodplain and floodway boundaries. Due to this, no new buildings or additions are proposed.



Proposed Site Plan:

The applicant intends to utilize the 2 existing buildings on the property for display and storage purposes. No outside display or storage of materials is planned.

Fencing:

There is an existing metal pipe rail fence along the highway frontage road. There are no plans to make any changes to the existing fencing.

Parking:

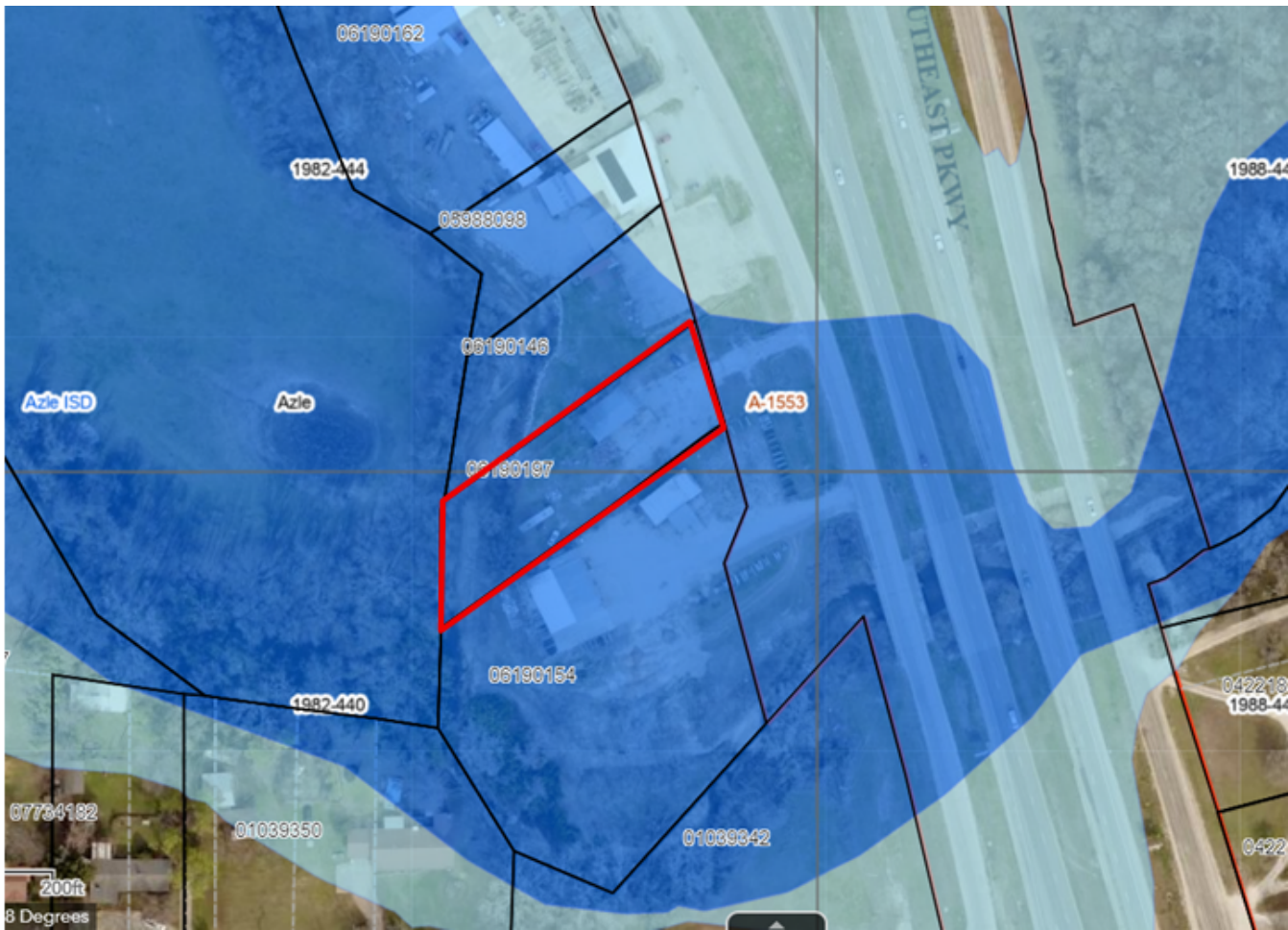
The existing parking area is loose gravel and some patches of asphalt. The applicant intends to improve the paving surface of the parking areas that will comply with City ordinances. Due to the property being located within the floodplain, the pavement will not be curbed and has to be installed at the same surface grade to maintain the current drainage on the property.

Lighting:

The proposed hours of operation are Monday through Friday between 9 a.m. and 6 p.m. With the business planned to be closed for the evenings and weekends, minimal site lighting is planned.

FEMA Floodplain:

The property is located within the FEMA 100-year floodplain and floodway boundaries. Due to this, no new buildings or additions are proposed.



Comprehensive Plan Analysis:

The City of Azle’s newly adopted 2045 Comprehensive Master Plan designates this area as "Mixed-Use Center" which *"includes a mix of commercial and residential uses on the same parcel either through horizontal or vertical mixed-use development. This place type is intended to be flexible in function and design."*

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.

Public Hearing Notification Process:

On March 23, 2026, a yellow public hearing sign was posted on the property and five (5) letters were sent to surrounding property owners within 200' of this subject property. As of March 27, 2026, staff has received no formal responses from the public about this request.

Board/Commission/Committee Recommendation:

Section 32.7 of the Zoning Ordinance states that granting or denying an application for a specific use

permit, the City Council shall take into consideration the following factors:

- A. Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.*
- B. Safety from fire hazard and measures of fire control.*
- C. Protection of adjacent property from flood or water damage.*
- D. Noise producing elements and glare of vehicular and stationary lights and effects of such lights on established character of the neighborhood.*
- E. Location, lighting, type of signs, and relation of signs to traffic control and adverse effect on adjacent properties.*
- F. Street size and adequacy of pavement width for traffic reasonably expected to be generated by the proposed use around the site in the immediate neighborhood.*
- G. Adequacy of parking, as determined by requirements of this Section, for off-street parking facilities for similar uses, location of ingress and egress points for parking and off-street loading spaces, and protection of the public health by all weather surfacing on all parking areas to control dust.*
- H. Compatibility of the proposed use with surrounding and adjacent properties and whether such use will adversely affect the use and enjoyment of the surrounding and adjacent properties.*
- I. Such other measures as will secure and protect the public health, safety, morals, and general welfare.*

Options for the Planning & Zoning Commission:

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

Staff Recommendation:

Staff forwards this Specific Use Permit request for Planning and Zoning Commission consideration.

Attachments:

- 1. SUP Exhibits - 312 E. Main St. - PZ 4.2.2026

Letter of Intent: Change of Use

Property Address: 312 E. Main Street, Azle, TX 76020

Current Zoning: Heavy Commercial (HC)

Proposed Use: Warehouse and Distribution (Flooring Industry)

To the City of Azle Planning & Zoning Department,

This letter serves as a formal request for a change of use for the property located at 312 E. Main Street. Our flooring company, which has been in successful operation for 2 years, seeks to utilize this site as a central hub for storage and distribution. We believe this location is the ideal fit for our growth and a responsible use of the Heavy Commercial district.

Nature of Business & Best Use

As an established flooring provider, our business serves local residential and commercial projects. Utilizing 312 E. Main Street for warehouse and distribution is the **highest and best use** of the property because it leverages the existing "Heavy Commercial" infrastructure while maintaining a low-impact presence on public services. Unlike high-traffic retail, our model focuses on organized inventory management and professional logistics.

Operational Overview

- **Hours of Operation:** Our standard hours will be **Monday – Friday, 9:00 AM to 6:00 PM**. We do not anticipate weekend or late-night activity, ensuring we remain a "quiet neighbor."
- **Storage & Display:** The interior will be dedicated to the storage of flooring materials (tile, wood, carpet). Any "display" areas will be limited to a small, professional showroom for pre-scheduled client consultations.
- **Noise Control:** All primary operations, including cutting or staging, will occur **inside the building**. Exterior noise will be limited strictly to standard vehicle arrivals.

Logistics & Site Infrastructure

- **Truck Deliveries:** We expect approximately **2** freight deliveries per week. We have coordinated our scheduling to ensure that loading and unloading occur efficiently within the property boundaries, preventing any staging on Main Street.
- **Parking & Paving:** The existing parking lot provides ample spaces for our staff and the occasional visiting client. We are committed to maintaining the **parking lot paving** to city standards to ensure a clean, professional aesthetic and proper drainage.
- **Signage:** We intend to install professional, code-compliant signage that enhances the building's facade without creating visual clutter or light pollution.

Community Impact

By bringing an established business to this location, we are investing in the upkeep of the Main Street corridor and contributing to the local tax base with a low-intensity, high-value operation. We are committed to being a long-term partner in Azle's economic development.

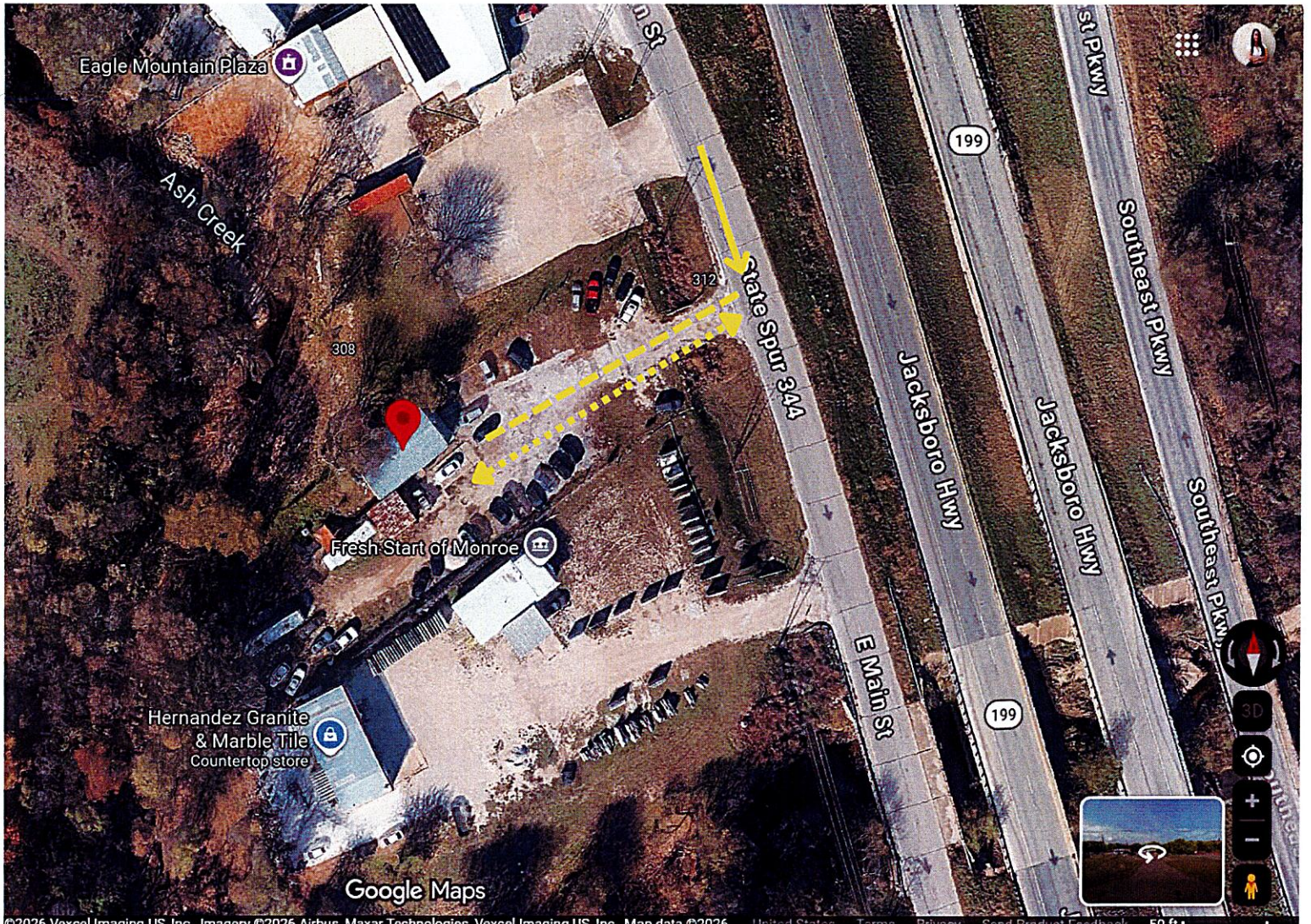
Sincerely,

Syles Perales
Perales Flooring
817-503-3697



Truck Delivery Route

Truck Deliveries: We expect approximately 2 freight deliveries per week. We have coordinated our scheduling to ensure that loading and unloading occur efficiently within the property boundaries, preventing any staging on Main Street.



SUP Narrative Letter
312 E. Main Street

Date: March 20, 2026

Dear David,

This letter is submitted in response to City staff comments regarding the Specific Use Permit (SUP) application for the proposed flooring business located at 312 E. Main Street. The following provides responses to the comments and concerns identified during the initial review:

1. Building Enhancements

No exterior modifications are proposed at this time. The existing building will remain as-is, and no painting, façade upgrades, or material changes are planned.

2. Additional Buildings or Structures

No additional buildings or structures are proposed. The project will comply with all applicable FEMA floodplain regulations.

3. Showroom & Parking

A showroom area may be incorporated within the existing building for customers to view flooring materials. Adequate parking will be provided for both employees and customers. A site plan is included illustrating the parking layout, striping, and circulation.

4. Paving Materials

All vehicle and trailer parking will be located on paved surfaces (asphalt or concrete) in compliance with City requirements. Any proposed paving will be installed at existing grade to avoid impacts to drainage within the floodplain.

5. Night Lighting

Exterior lighting will be minimal and designed to be downward-facing and shielded to prevent light spillover onto adjacent residential properties.

6. Outdoor Display Areas

No outdoor display areas are proposed for this project.

7. Delivery Hours

Deliveries will occur only during normal business hours and will not take place outside of those times.

A site plan has been prepared and submitted to illustrate the proposed parking layout, paving areas, and overall site configuration.

We appreciate staff's review and guidance and look forward to continuing to work through the approval process. Please feel free to contact us if additional information is needed.

Sincerely,

Senquae Cox
Business Consultant | Commercial Real Estate
469-297-8351



Eagle Mountain Plaza

Ash Creek

308

312

Fresh Start of Monroe

Hernandez Granite & Marble Tile
Countertop store

Google Maps

State Spur 374A

E Main St

199

199

HWY

Theast Pkwy

- Q3:Yellow: is Parking spaces for employees and customers. (Customers schedule their showing appts)
- Q4:Light Blue : Existing Paved area that trucks will drive on to drop the materials
- Q6: N/A No outdoor display or storage of materials



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Conduct a public hearing to consider a text amendment to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the general expiration requirements for Specific Use Permits (SUP) districts.

Background and Explanation:

At the January 15, 2026 Planning and Zoning Commission meeting, the Commission expressed concerns about the wording of expirations for approved SUPs, specifically on the 180 days after a business ceases to operate and vacates a building. The current language may be open to interpretation that a new similar-type business could come into the same space upon vacancy of another similar business within 180 days without seeking a new SUP.

On February 17, 2026, City Council discussed these SUP expiration requirements and expressed the same concerns, then directed staff to proceed with changing the language. With the removal of the 180-day period after the business vacancy, the SUP expires immediately, and a new SUP application will be required.

Current Text Language:

Zoning Ordinance - Section 32.4 General Requirements for Specific Use Permit (SUP) Districts.

- A. Any specific use permit, which is approved, shall meet the minimum requirements provided in the zoning district in which it is located.*
- B. A specific use permit shall automatically expire if:*
- 1. A building permit is not issued and construction begun within one hundred eighty (180) days of the granting of the specific use permit.*
 - 2. The use has not begun operation (if no construction is required) within one hundred eighty (180) days of the granting of the specific use permit.*
 - 3. The use is abandoned (a use which is discontinued for a period of one hundred eighty (180) days is presumed to be abandoned).*
 - 4. The term for which the specific use permit was issued has expired and it has not been renewed.*

Proposed Text Amendment:

The proposed additions/changes are in red text.

Zoning Ordinance - Section 32.4 General Requirements for Specific Use Permit (SUP) Districts.

- A. Any specific use permit, which is approved, shall meet the minimum requirements provided in the zoning district in which it is located.*
- B. A specific use permit shall automatically expire if:*
- 1. A building permit is not issued and construction begun within one hundred eighty (180) days of the*

granting of the specific use permit.

2. The use has not begun operation (if no construction is required) within one hundred eighty (180) days of the granting of the specific use permit.

3. The use is abandoned. ~~(a use which is discontinued for a period of one hundred eighty (180) days is presumed to be abandoned).~~

4. The term for which the specific use permit was issued has expired and it has not been renewed.

Board/Commission/Committee Recommendation:

After the conclusion of the public hearing, the P & Z Commission may make a recommendation on the proposed amendments to the Zoning Ordinance pertaining to the general expiration requirements for Specific Use Permits (SUP) districts. Any recommendation will be forwarded to the City Council for final action.

Staff Recommendation:

Staff forwards this proposed code amendment for P & Z Commission consideration.

Attachments:

None



Presenter: David Hawkins, Director of Planning and Development
Agenda Item: Development Project Updates.

Background and Explanation:

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. Azle Dev. Activity Report - MDD March 2026
2. Azle Economic Development Annual Report - 2025



DEVELOPMENT ACTIVITY REPORT

March 2026

Development Activity Report – March 2026

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Development Projects Approved/Under Construction – March 2026

Project	Land Use	Ac.	Construction Value	Description	Status
AISS New Junior High School 201 School St.	Institutional	20.6	\$92,300,000.00	<ul style="list-style-type: none"> New 180,383 sq. ft. 3-story Junior High School to replace the previous one Building Permit approved 11.17.2024 	Under construction
AISS Forte Junior High School Expansion 479 Sandy Beach Rd.	Institutional	N/A	\$13,000,000.00	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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
Petrie Self-Storage Facility 909 Boyd Rd.	Commercial	4.49	\$950,000.00	<ul style="list-style-type: none"> New 62,735 sq. ft. of storage; 266 units self-storage warehouse facility Building Permit issued 3.7.2025 	Under construction
Primera Iglesia Bautista Church Building 111 Gipson Road	Commercial	1.17	\$1,000,000.00	<ul style="list-style-type: none"> Site plan and building permit for new 9,480 sq. ft. 2-story church facility. Building Permit issued 10.31.2024 	Under construction
AISS School Interior Remodels (4 Schools)	Institutional	N/A	\$2,000,000.00	<ul style="list-style-type: none"> Various interior remodels for 4 AISS school facilities Includes Azle Elem., Cross Timbers Elem, Hoover Elem., & Walnut Creek Elem. Building Permits issued 2.6.2025 	Under construction
Chase Bank 700 Boyd Rd.	Commercial	0.65	\$3,100,000.00	<ul style="list-style-type: none"> Property previously approved for a new Wendy's New 3,319 sq. ft. bank facility Building Permit issued 7.31.2025 	Under Construction

Chick-Fil-A 417 Northwest Parkway	Commercial	2.0	\$4,500,000	<ul style="list-style-type: none"> New 5,466 sq. ft. restaurant w/ drive-thru Building Permit and Civil Plans approved 9.12.2025 Demolition of property began 10.8.2025 Pre-Construction meeting held 11.04.2025 	Under construction
Jersey Mike's Subs 605 Northwest Parkway, Suite 1	Commercial	1.24	\$350,000.00	<ul style="list-style-type: none"> Tenant finish-out for new 1,698 sq. ft. restaurant Building Permit issued 3.2.2026 	Under construction
Azle Retail Development 700 Block of FM 730 N (across from Walmart)	Commercial	5.35	N/A	<ul style="list-style-type: none"> Civil Plans approved for new retailing wall/detention facility TxDOT approved access permit for 3 driveways Screening Wall installation completed 	Under construction
Urgent Care Facility 133 E. Main St.	Commercial	0.87	\$300,000.00	<ul style="list-style-type: none"> 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
Newt Porter Addition 1001 & 1005 Scotland Ave.	Commercial	29.5	N/A	<ul style="list-style-type: none"> Civil plans and Preliminary Plat for one-lot non-residential plat for proposed Tarrant County Precinct No. 4 Maintenance Facility Located in Azle ETJ 	Approved by P & Z 2.5.2026
CopperMoon Body Essentials 1169 SE Parkway	Commercial	0.79	N/A	<ul style="list-style-type: none"> Specific Use Permit (SUP) to allow an additional cosmetic tattooing service for existing business. 	Approved by CC 2.17.2026

Development Projects Under Review – March 2026

Project	Land Use	Acreage	Description	Status
Kmart (Beall's) 352 Leeward Circle	Commercial	4.0	<ul style="list-style-type: none"> Code Enforcement has started a Substandard Building case against this building due to multiple issues with the building. Oct. 6, 2025, City revoked the Cert. of Occupancy for Beall's due to building not fit for occupancy. Property owner had 15 days to apply for demolition permit (Oct. 22nd deadline). Building Board of Appeals issued order for demolition by Feb. 1, 2026 Property owner has filed appeal to BBA Order with District Court 	Deadline for Order Feb. 1, 2026
Roeser Addition Phase 2 1500 Block of Park St.	Residential	18.3	<ul style="list-style-type: none"> Civil plans for proposed residential subdivision consisting of 14 single-family residential 1-acre lots In preparation for upcoming Preliminary Plat application 	Waiting on 2 nd Sub. 12.29.2025
HOTWORX 605 Northwest Parkway, Suite 2	Commercial	1.24	<ul style="list-style-type: none"> Tenant finish-out for new 1,805 sq. ft. fitness center for sauna workouts Located next to Jersey Mike's Subs 	Building Permit under review
Scramblers Golf Club 1000 Boyd Road Ste 300	Commercial	1.0	<ul style="list-style-type: none"> Tenant finish-out for a new 1,881 sq. ft. golf simulator club Located next to Jimmy John's 	Building Permit under review
Perales Flooring LLC 312 E Main St.	Commercial	0.81	<ul style="list-style-type: none"> Specific Use Permit (SUP) to operate a distribution center and warehouse for flooring company Tent. scheduled for P & Z on 4.2.2026 	1st Sub. under review 3.4.2026
Crash Champions 501 Red Bud Dr.	Commercial	2.31	<ul style="list-style-type: none"> Site Plan for a new 15,134 sq. ft. vehicle repair facility Replacing Pierce Consignment Sales 	1st Sub. under review 3.6.2026
City-Initiated Text Amendment – Sidewalk Requirements	N/A	N/A	<ul style="list-style-type: none"> Initiated by City Council on 10.21.2025. Proposed text amendment to change and expand sidewalk ordinance. Would require wider new sidewalks along TxDOT roadways, City thoroughfare streets for new commercial/residential developments. 	TBD

<p style="text-align: center;">City-Initiated Text Amendment – Signage Requirements</p>	<p style="text-align: center;">N/A</p>	<p style="text-align: center;">N/A</p>	<ul style="list-style-type: none"> • Initiated by City Council on 10.21.2025. • Proposed text amendment is focused on changing temporary signage requirements, sign types, timeframes, location. 	<p style="text-align: center;">Tent. Sch. for CC 4.2026</p>
<p style="text-align: center;">City-Initiated Text Amendment – SUP Expiration Requirements</p>	<p style="text-align: center;">N/A</p>	<p style="text-align: center;">N/A</p>	<ul style="list-style-type: none"> • Initiated by P & Z Commission on 1.15.2026 and supported by City Council on 2.17.2026 • Remove 180-day exception before SUP is deemed expired. 	<p style="text-align: center;">Tent. Sch. for P & Z 4.2.2026</p>

Façade & Signage Improvement Program Grants – March 2026

Project	Details	Status
<p>Double L Plumbing New Signage</p> <p>708 Northwest Parkway Commercial Land Use</p>	<ul style="list-style-type: none"> Façade Grant for new building signage approved by City Council on 2.3.2026 <div style="display: flex; flex-direction: column; align-items: center;">   </div>	<p>Construction Completed: 3.6.2026</p> <p>Private Investment: \$8,400.00</p> <p>City's Investment: \$4,200.00</p>


Façade & Signage Improvement Program Grants – March 2026

Project	Details	Status
<p>Parkway Plaza Parking Lot</p> <p>1145-1181 SE Parkway Commercial Land Use</p>	<ul style="list-style-type: none"> Façade Grant for new parking lot paving/stripping approved by City Council on 1.6.2026  	<p>Construction Completed: 2.26.2026</p> <p>Private Investment: \$20,000.00</p> <p>City's Investment: \$10,000.00</p>

Façade & Signage Improvement Program Grants – March 2026

Project	Details	Status
<p>Waldrops Furniture Roof Repair</p> <p>1413 SE Parkway Commercial Land Use</p>	<ul style="list-style-type: none"> Façade Grant for roof repair approved by City Council on 3.3.2026 <div style="display: flex; justify-content: space-around;">   </div>	<p>Construction Completed: <i>TBD</i></p> <p>Private Investment: <i>\$25,000.00</i></p> <p>City's Investment: <i>\$10,000.00</i></p>

Façade & Signage Improvement Program Grants – March 2026

Project	Details	Status
<p style="text-align: center;">Parkway Plaza Parking Lot</p> <p>1129-1137 SE Parkway Commercial Land Use</p>	<ul style="list-style-type: none"> Façade Grant for new parking lot paving/stripping. Tent. sch. for City Council on 3.17.2026 	<p>Construction Completed: <i>TBD</i></p> <p>Private Investment: \$1,950.00</p> <p>City's Investment: \$975.00</p>

Certificates of Occupancy Permits Issued – March 2026

	BUSINESS	DATE	ADDRESS
	CONTACT	ISSUED	C/O TYPE
1	SALON & SPA GALLERIA (FORMERLY STARDUST SKATING RINK)	12/03/2025	342 NW PARKWAY
	GARRETT DAVIS		NEW BUSINESS
2	PALM PRIMARY CARE (FORMERLY TEXAS HEALTH)	12/22/2025	909 SE PARKWAY, STE 105
	STRATEGIC MANAGEMENT TX LLC		NEW BUSINESS
3	BEAUTY SALON	1/30/2026	828 BOYD RD #106
	SUJAN KC		NEW BUSINESS
4	THE SHIRLEY SHACK	2/4/2026	404 W MAIN ST #104
	ROBERT D SHIRLEY		NEW BUSINESS
5	CLASSIC CHARM BEAUTY BAR	2/10/2026	1161 SE PARKWAY
	BROOKE JORDAN		NEW BUSINESS
6	FUNKYTOWN SOCIAL	2/11/2026	1137 SE PARKWAY
	CHRYSTAL JOHNSON		NEW LOCATION
7	VACPAC PROCLEAN	2/17/2026	1145 SE PARKWAY
	AMBER JEWETT		NEW BUSINESS

New Residential Developments – March 2026

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 I	136	136	0	Completed	Lennar Homes	N. Ash St./ Lakeview Dr.
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	94	0	Permits being issued	McBee Homes; Kindred Homes; Impression Homes	Kimbrough Rd./ Dunaway Ln.
Lakeview Heights	79	54	25	Permits being issued	Riverside Homes; Chesmar Homes	Lakeview Dr./S. Broadway Rd.
Sandy Beach Addition	155	145	10	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	963	106	90% Completion		

ANNUAL REPORT 2025



**MUNICIPAL
DEVELOPMENT
DISTRICT**

MDD BOARD

MEMBERS	POSITION	TERM
Alan Brundrett	President	10/31/26
Bill Jones	Vice President	10/31/25
Brian Conner	Secretary	10/31/26
Randa Goode	Director Place 1	10/31/25
Amy Estes	Director Place 2	10/31/26
Derrick Nelson	Director Place 5	10/31/25
Stacy Peek	Director Place 7	10/31/25
Tom Muir	Executive Director	
David Hawkins	Director of Planning & Development	

4.8%
YOY SALES TAX GROWTH

45
BRE VISITS

31
CERTIFICATES OF OCCUPANCY ISSUED

\$52,857
TOTAL INVESTMENT FROM FSIP PROJECTS
(MDD invested \$25,274)



ECONOMIC EXCELLENCE
TEC
RECOGNITION
5 years!

\$5,000
ANICE READ FOUNDATION GRANT
TX DOWNTOWN ASSN

DEVELOPMENT HIGHLIGHTS



COMPLETED IN 2025

New Pavilion at The FeedLot

\$190,000

Lettuce Shack (at The FeedLot)

\$40,000

Petrie Self Storage (Kerry Ln)

\$250,000

AISD Maintenance Facility

\$10,000,000

Cross Timbers Golf Course Driving Range

\$550,000

Salon & Spa Suites (fmr Stardust Skating Rink)

\$125,000

PENDING FOR 2026

Chick-Fil-A

\$4,500,000

AISD New Junior High School

\$92,300,000

Chase Bank

\$3,100,000

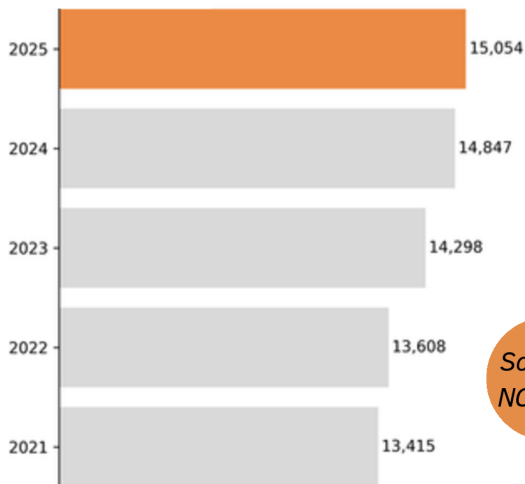
Petrie Self Storage (Boyd Rd)

\$950,000



5-YEAR GROWTH TRENDS

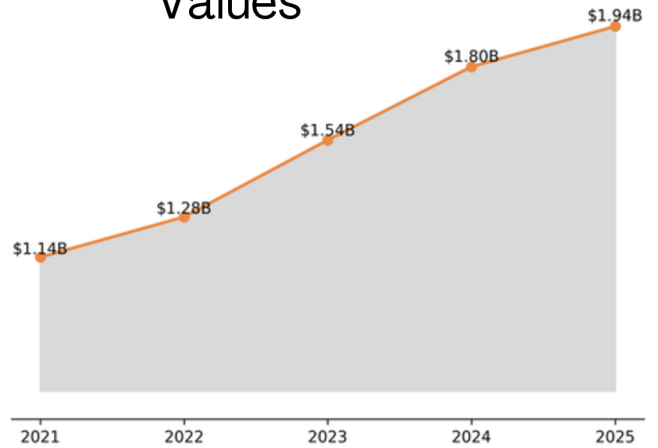
Population Estimates



Source:
NCTCOG

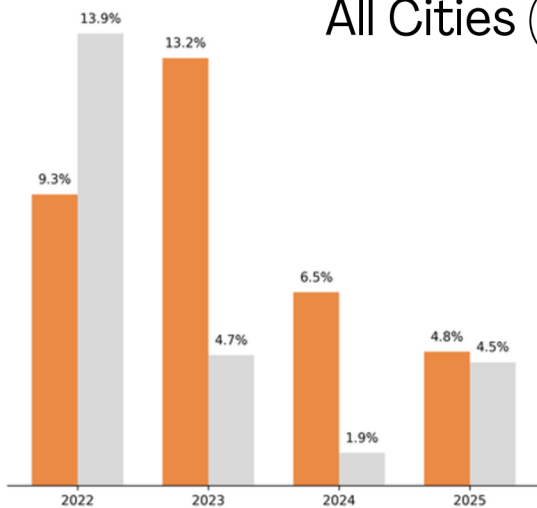
Population growth has remained steady, surpassing 15,000 residents in 2025.

Total Taxable Values



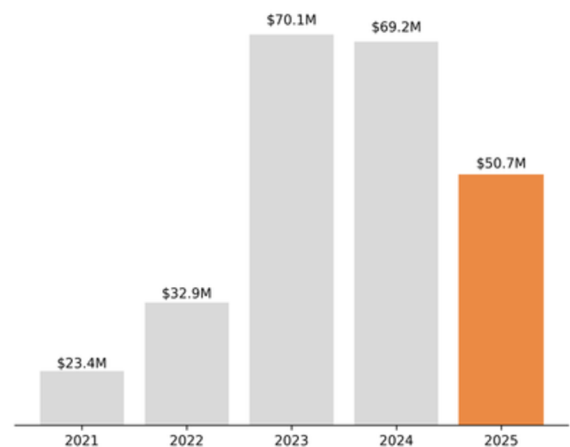
Taxable property value has increased by nearly \$800 million since 2021.

Sales Tax Growth: Azle vs All Cities (TX)



Azle's sales tax growth has remained competitive with statewide trends.

New Construction Added to Taxable Value



New construction continues to add substantial value to Azle's tax base annually.

A GROWING COMMUNITY DESTINATION

The FeedLot continued to grow as a community gathering space while adapting to changes in the food truck industry. Staff used 2025 to test new event formats and expand the long-term vision for the venue as a multi-purpose destination.

KEY IMPROVEMENTS

- Constructed new 60' x 90' covered pavilion
- Added additional driveway
- Expanded parking on Church St.
- Became a BYOB venue
- Lettuce Shack began operation

NATIVE LANDSCAPE & POLLINATOR GARDEN

- Received \$5,000 from the Anice Read Foundation through Texas Downtown Assn.
- Native pollinator garden and educational signage
- Walking path and Tree City USA space

FUTURE PROGRAMMING

Larger signature events will continue to build The FeedLot into a regional destination for tourism, community gatherings, and private rentals. Upcoming events under consideration include a Butterfly Festival, Home & Garden Show, and Art Show, further establishing the venue as a regional attraction.



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Planning and Zoning Training Workshop

Background and Explanation:

The North Central Texas Council of Governments (NCTCOG) is offering its annual P & Z Training Workshop to be held at NCTCOG in Arlington, TX on July 9-10, 2026. Please see attachments for additional information.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. Planning _ Zoning Workshop Flyer Jul 2026
2. Planning & Development Academy Info July 2026

**July
9-10,
2026**

Planning & Zoning Workshop

The objective of this two-day CPD series is to provide a detailed overview of planning and zoning in Texas and is designed to address practical issues in zoning and land development. It is geared to planning and zoning commissioners as well as members of zoning boards of adjustment and municipal support staff.

The sessions address in detail matters related to zoning, land use issues, comprehensive planning, platting and subdivision regulation, impact fees, economic development, and legal issues associated with land use and development in Texas.

Participants will receive a detailed book (electronic version) on land use in Texas and handouts of the power point slides used in the presentation.

Workshop Location

**NCTCOG Offices
616 Six Flags Drive
Arlington, TX 76011**

9 am - 4 pm

Lunch Included

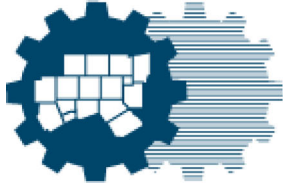
\$250

Additional Info & Registration

[CLICK HERE](#)

**Class Hosted
& Facilitated by:**





North Central Texas Council of Governments [\(/\)](#)

[Home \(/\)](#) > [Training & Development Institute \(/training-development-institute\)](#) > [Planning & Development Academy](#)

Planning & Development Academy

Click on the class types below for session dates and registration.

ADA: Emergency Management - Including & Protecting Citizens with Disabilities

ADA: Understanding Requirements and Transition Plan Development for Title II Entities

Planning & Zoning Training

Details

Course Hours: 12 hours

Instruction Type: In Person

Instructor: Brown & Hofmeister, L.L.P.

Location: NCTCOG, Centerpoint II, 616 Six Flags Dr, Arlington, TX 76011

Prerequisites: There are no prerequisites for this course.

Dates

Click the session date to open the registration form.

July 9 and 10, 2026

(<https://pci.jotform.com/form/252245612995160>) (Reg. ends Jun. 25)

Cost

\$250

Lunches are included

100% refund for withdrawal 14 days prior to session start date

50% refund for withdrawal 5 days prior to session start date

No refund for no-shows or withdrawals within 4 days of the class date

Objectives

The objective of this two-day CPD workshop is to provide a detailed overview of planning and zoning in Texas and is designed to address practical issues in zoning and land development.

This workshop addresses, in detail, matters related to zoning, land use,

Contact the TDI Staff