



City of Azle  
Regular Agenda  
Planning and Zoning Commission

505 W. Main Street  
Azle, Texas 76020

May 7, 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 April 16, 2026.

**David Hawkins, Director of Planning and Development**

**PUBLIC HEARING**

2. Conduct a public hearing and consider making a recommendation to the City Council regarding a Specific Use Permit request to operate tattoo services for an existing business for property located at 601 Northwest Parkway, Suite D and also known as Lot 2, Diamond Food Markets Addition. The property is located on the south side of Northwest Parkway and north of Speer St. within the Ranchview Village Shopping Center. The applicant is requesting a Specific Use Permit to allow the existing business named Garden Nails & Spa to add cosmetic tattoo services to their business at this location. (Case No. SUP2026-03)

**David Hawkins, Director of Planning and Development**

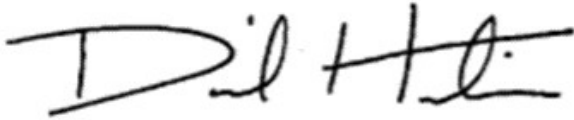
3. Conduct a public hearing and consider making a recommendation to the City Council regarding a Planned Development (PD) District Amendment request for approximately 3.7 acres of land, being described as Lot 1, Block 1, Waterfront Addition, Lots 11A & 11C, Block A, Kimbrough Subdivision Addition, and Tracts 1A1A, 1A12, 1C of the MEP & PRR Survey No. 37, Abstract No. 1142, City of Azle, Tarrant County, Texas. The property is addressed as 1100 Sportsman Park Road and is generally located on the east side of Sportsman Park Road approximately 1,300 feet north of Kimbrough Rd. The purpose of this Planned Development Amendment is to consider changing a few of the development standards for a previously approved RV Park development approved back on September 2, 2003 by Ordinance No. 2003-15 to add cabins and other

amenities. (Case No. Z2026-02)

**David Hawkins, Director of Planning and Development**

**ADJOURNMENT**

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on Friday, May 1, 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.

A handwritten signature in black ink, appearing to read "D. Hawkins". The signature is stylized with a large "D" and a long horizontal stroke at the end.

**David Hawkins, AICP**  
**Director of Planning and Development**

*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](http://www.cityofazle.org).*



**MINUTES**  
**Regular**  
**Azle Planning and Zoning**  
**Commission**

505 W. Main Street  
Azle, Texas 76020

**April 16, 2026**

**6:00 PM**

**Council Chambers**

**REGULAR SESSION**

**CALL TO ORDER**

Chairman Leonard Wheeler called the meeting to order at 6:01 p.m.

**Members Present:**

Chairman Leonard Wheeler  
Vice Chairman Jim Carlson  
Commissioner Rick Simmons  
Commissioner Laurel Mosier  
Commissioner Cynthia Barrios

**Members Absent:**

Commissioner Jared Arneson  
Commissioner Curt Lampkin

**Staff Present:**

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

**INVOCATION**

Vice Chairman Jim Carlson gave the invocation.

**PLEDGE OF ALLEGIANCE**

Commissioner Laurel Mosier led the pledge.

**PUBLIC PARTICIPATION**

None.

**CONSENT AGENDA**

- 1. Consider approval of the minutes of the Planning and Zoning Commission meeting held April 2, 2026.**

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held April 2, 2026 as presented. Commissioner Laurel Mosier seconded the motion. Motion carried.

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

**PUBLIC HEARING**

**2. Conduct a public hearing and consider making a recommendation to the City Council regarding a Specific Use Permit request to operate a Short-Term Rental (STR) at a residence located at 120 N. Broadway Road and also known as Lot 6, Block 1, Broadway North Addition. The property is located on the east side of N. Broadway Road approximately 535 feet north of Lakeview Drive.**

Director of Planning and Development David Hawkins presented this item stating that this is the first SUP case for a short-term rental (STR) since the Council adopted the ordinance on July 1, 2025. Mr. Hawkins stated that the property is platted and there is an existing 4,453 square foot two-story house on the property. The property is on the east side of Broadway and backs up to Eagle Mountain Lake. Mr. Hawkins stated that the City of Azle's ordinance puts a cap on occupancy which is two persons per bedroom plus two additional persons for a maximum of 12 occupants. All parking is required to be on site, not on the street. Per ordinance, density is one per block and would allow for one on each side of the road. There is a pre-existing STR on the west side of the road but no others that we are aware of on the east side. The owner/operator is required to have 24-hour local contact for issues and safety matters. Emergency exit route and floor plan have been provided, as well as a detailed occupant packet. After the packet was published, the owner also submitted a lighting diagram which was provided to commissioners this evening. Staff notified 10 properties within 200 feet as required by law and staff has received 29 public comment letters which were provided at the commissioner's seats this evening.

Chairman Wheeler opened the public hearing at 6:11 p.m.

Tammy and John Layden, 120 N. Broadway Road, owners and applicants, spoke about their request to operate a STR. They explained how they intend to utilize the short-term rental and requirements for renters. They discussed rental timeframes, clientele section, and that they intend to be in the home for all holidays and traditions as well as many times during the summer. The Laydens will be the hosts, property managers, and cleaning staff. They will be in Azle when the property is rented and will be available 24/7 as stated in their rental packet. They will have a professional staff when they go out of town. Guests will be thoroughly vetted and can be denied. No one under the age of 25 will be allowed to rent and all guests will be required to sign the rental agreement. Ms. Layden discussed security measures on the property. Events and parties will not be allowed. They believe that the high pricing of their large property and a substantial deposit will eliminate the party crowd. Ms. Layden stated they want to open their home, lake and city, local restaurants and shopping, to new people while being able to keep their family home for their own enjoyment and traditions.

Karen Searfoss, 109 West Lake Court, spoke in opposition, stating she lives next door to the current STR at 149 N. Broadway and it has not been pleasant. Noise levels have been an issue. The request is quite specific but Ms. Searfoss stated she has concerns about how well this will be monitored if they are out of town. She asked the Commission to seriously consider an opposition to this request.

Jack Stevens, 116 N. Broadway Road, spoke in opposition, stating that Azle has never been a tourist destination. He spoke about the neighborhood and stated that this street pays some of the highest property taxes in Azle. He said in general, VRBOs have been banned in many cities across the nation. Complaints include traffic, litter, illegal parking, noise, and disturbances. Mr. Stevens said he has heard that Ms. Layden wants to move to Nashville. He stated that the current speakers are too loud, the yard is labor-intensive, all the yards will be impacted, and the safety of the lake is a big concern.

Ray Proulx, 109 N. Broadway Road, spoke in opposition, regarding tenant behavior and that no one can ever truly guarantee the behavior of a tenant. Regardless of the safeguards, there is always the exposure. The Police Department is limited to what they can do on private property. He credited the property owners for their preparation and statement they gave, stating it sounds like they put great care into the presentation. He said he has had good renters and bad renters and he'd rather not have this risk.

Keith Gilvar, 200 N. Broadway Rd., spoke in opposition stating he has two young children and would

like to preserve the nature of this neighborhood as a place where his children can ride bikes and not have concerns about STR renters who don't respect the general nature of the neighborhood. He also agreed with previous comments.

As there were no other speakers, Chairman Wheeler closed the hearing at 6:34 p.m.

Applicant/Owner Tammy Layden, 120 N. Broadway Rd., stated they have taken each of the issues brought up to day into consideration and believe they have addressed all those concerns. She stated they will be here; they are not moving to Nashville. They are not going to allow anyone to damage their property or be a nuisance. Ms. Layden addressed some specific statements about safety issues on the property stating that in 22 years of her children's birthday parties, no one has ever been hurt on her property. She addressed the comment about volume of existing speakers stating they are not at a decibel point that goes against city ordinance, and that she has never had a text from Mr. Stevens asking for the music to be turned down. Ms. Layden spoke to the issue regarding her lawn service, which has been fired since the mentioned incident.

Johnny Layden, 120 N. Broadway Rd., stated that their street has no sidewalks and the majority of the traffic is delivery vehicles, which are frequent.

Discussion included rates for damage deposits and rentals, property width, application process for STRs post-approval of any SUP, noise concerns, and compatibility.

Commissioner Rick Simmons moved to recommend to the City Council that this application be approved. The motion failed for lack of a second.

Vice Chairman Jim Carlson made a motion to deny the SUP for this STR. Commissioner Laurel Mosier seconded the motion. Motion carried.

Yes: (4) Leonard Wheeler, Jim Carlson, Laurel Mosier, Cynthia Barrios

No: (1) Rick Simmons

Absent: (2) Jared Arneson, Curt Lampkin

Mr. Hawkins clarified that this is the first of two public hearings. The next hearing will be at the City Council meeting on Tuesday, May 19th. No new letters will be sent.

**3. Conduct a public hearing and consider a recommendation to the City Council regarding text amendments to Chapter 10 "Subdivision Regulation", Exhibit 10A "Subdivision Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the sidewalk requirements for residential and commercial developments.**

Director of Planning and Development David Hawkins presented this item. This is a public hearing to consider amending the subdivision ordinance regarding sidewalk requirements for residential and commercial developments. He stated this was initiated by city staff following a discussion about redevelopment of properties on Main Street, Hwy. 199 and FM 730 North and South. The 2045 Master Plan and the Master Thoroughfare Plan include objectives to implement new sidewalk requirements. Another element of this proposed amendment is that not every property can be redeveloped and put in a sidewalk so the property owner or developer could pay a fee in lieu of a sidewalk that would be set aside in a very specific fund only to be used for future sidewalk construction.

Mr. Hawkins stated that the current sidewalk ordinance only has two sentences and then he reviewed the proposed amendments.

Chairman Leonard Wheeler opened the public hearing at 6:58 p.m. As there were no speakers, Chairman Wheeler closed the hearing at 6:58 p.m.

Discussion included sidewalk width, making downtown more walkable, where new sidewalks would be

located, that the sidewalk fee will be dependent on annual concrete contracts awarded by the city, and that new sidewalks to be built where gaps exist will match existing adjacent properties' sidewalks.

Commissioner Rick Simmons moved to recommend to the City Council to accept this amendment with the modification of 5 feet instead of 4 feet for residential sidewalks. Vice Chairman Jim Carlson seconded the motion. Motion carried.

Yes: (5) Leonard Wheeler, Jim Carlson, Cynthia Barrios, Laurel Mosier, Rick Simmons

Absent: (2) Jared Arneson, Curt Lampkin

**EXECUTIVE SESSION**

None.

**ADJOURNMENT**

Chairman Leonard Wheeler adjourned the meeting at 7:10 p.m.

**Presented and approved on \_\_\_\_\_.**

\_\_\_\_\_  
Leonard Wheeler, Chairman

Attest:

\_\_\_\_\_  
David Hawkins, AICP  
Director of Planning and Development



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**Presenter:** David Hawkins, Director of Planning and Development

**Agenda Item:** Conduct a public hearing and consider making a recommendation to the City Council regarding a Specific Use Permit request to operate tattoo services for an existing business for property located at 601 Northwest Parkway, Suite D and also known as Lot 2, Diamond Food Markets Addition. The property is located on the south side of Northwest Parkway and north of Speer St. within the Ranchview Village Shopping Center. The applicant is requesting a Specific Use Permit to allow the existing business named Garden Nails & Spa to add cosmetic tattoo services to their business at this location. (Case No. SUP2026-03)

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**Background and Explanation:**

The business owner/applicant is requesting a Specific Use Permit (SUP) to add cosmetic tattoo services to their existing business at 601 Northwest Parkway, Suite D. Garden Nails & Spa has operated in this location since June 9, 2020 when the Certificate of Occupancy was issued. 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 tattoo parlor in the Central Business District (CBD) zoning district. Approval of this SUP request will allow the applicant to proceed forward with a permit to update their Certificate of Occupancy to add this service at this location.

**Existing Condition of Property:**

The property is approximately 1.96 acres and was platted as Lot 2, Diamond Food Markets Addition. According to Parker County Appraisal District records, a 19,550 multi-tenant commercial building was constructed in approximately 1973 and has held various businesses over the years.

**Adjacent Zoning:**

North: Central Business District (CBD)  
South: Commercial (C) and Central Business District (CBD)  
East: Central Business District (CBD)  
West: Central Business District (CBD)



**Utilities:**

Water and sewer are available to serve this property.

**Certificate of Occupancy/Licensing:**

Prior to issuance of a Certificate of Occupancy, a copy of the required licensing from the State of Texas will be required.

**Specific Use Permit Notification Process:**

On April 27, 2026, eleven (11) letters were sent to surrounding property owners within 200' and a public hearing sign was posted on the property. As of May 1, 2026, staff has received no formal responses from the public on 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 to the Commission for their consideration.

**Attachments:**

- 1. SUP Letter & Exhibits - 601 Northwest Pkwy, Suite D

JUSTIFICATION LETTER

April 15, 2026

City of Azle  
Planning and Development Department

Re: Request for Specific Use Permit (SUP) – Cosmetic Tattoo Services

Dear Members of the Planning and Zoning Commission and City Council,

I am writing to respectfully request approval of a Specific Use Permit (SUP) to allow cosmetic tattoo services at my existing business, Garden Nails & Spa, located at 601 Northwest Parkway, Suite D, Azle, Texas 76020.

Garden Nails & Spa is a professional nail salon that has been serving the local community. I am seeking to expand the services offered by adding cosmetic tattoo services, specifically eyebrow permanent makeup (microblading and shading).

These services will be performed in a clean, safe, and controlled environment, in full compliance with all health and sanitation requirements of the State of Texas. All procedures will be conducted by appointment only to ensure minimal customer traffic and no disruption to neighboring businesses or residents.

The business is located within a well-established commercial area with a high concentration of retail and service businesses. The area is spacious, with sufficient infrastructure and parking to support customer activity.

The cosmetic tattoo service will operate strictly during the existing business hours of the nail salon. There will be no late-night or overnight operations, ensuring that there is no disturbance to the surrounding area.

This service is a natural extension of the beauty services already offered at the salon. It is not intended to function as a traditional tattoo parlor, but rather as a cosmetic enhancement service consistent with personal care and beauty services.

At this time, I will be the sole service provider. In the future, I may add one additional licensed technician as the business grows. Any future expansion will continue to comply with all applicable city and state regulations.

The proposed use will not create any adverse impacts related to noise, traffic, safety, or the surrounding properties, and will remain fully compatible with neighboring businesses.

I respectfully request your approval of this Specific Use Permit so that I may continue to grow my business and better serve the Azle community.

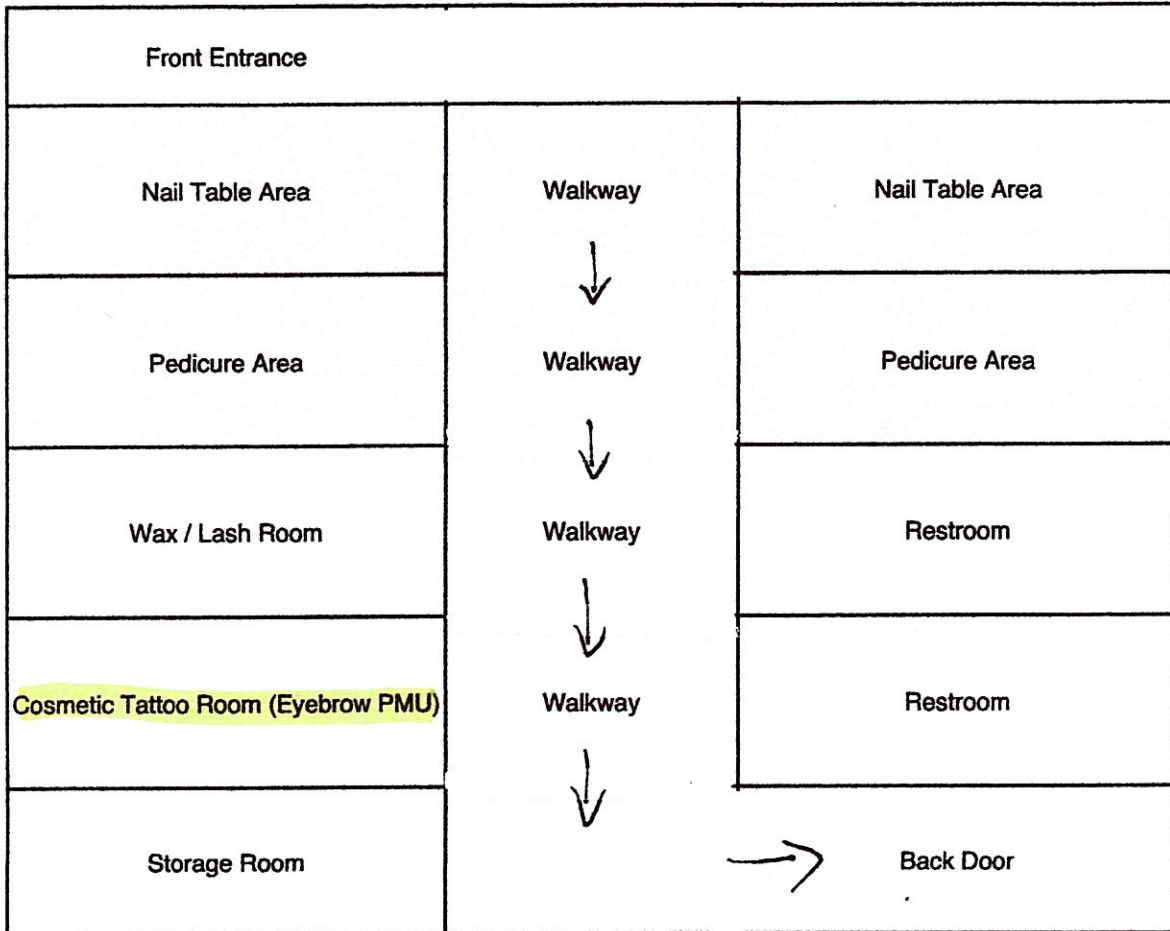
Thank you for your time and consideration.

Sincerely,

Thi Huynh Lien Nguyen  
Owner, Garden Nails & Spa



## SITE PLAN – Garden Nails & Spa 601 Northwest Parkway, Suite D, Azle, TX 76020



Note: Cosmetic tattoo services are performed in a private room and by appointment only. No late-night operations.



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**Presenter:** David Hawkins, Director of Planning and Development

**Agenda Item:** Conduct a public hearing and consider making a recommendation to the City Council regarding a Planned Development (PD) District Amendment request for approximately 3.7 acres of land, being described as Lot 1, Block 1, Waterfront Addition, Lots 11A & 11C, Block A, Kimbrough Subdivision Addition, and Tracts 1A1A, 1A12, 1C of the MEP & PRR Survey No. 37, Abstract No. 1142, City of Azle, Tarrant County, Texas. The property is addressed as 1100 Sportsman Park Road and is generally located on the east side of Sportsman Park Road approximately 1,300 feet north of Kimbrough Rd. The purpose of this Planned Development Amendment is to consider changing a few of the development standards for a previously approved RV Park development approved back on September 2, 2003 by Ordinance No. 2003-15 to add cabins and other amenities. (Case No. Z2026-02)

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**Background and Explanation:**

The approximate 3.7-acre subject property is currently zoned as a Planned Development (PD) District for a Recreational Vehicle (RV) Park development. The zoning was approved back on September 2, 2003, by Ordinance No. 2003-15 for an RV park with 48 spots. Within this PD, there are specific restrictions as to what types of structures would be allowed or not allowed, such as permanent buildings within any of the pad sites. The property came under new ownership back in 2021 and the owner has made some minor improvements to the property. However, there are some restrictions within the PD that would prohibit the addition of new cabins that the owner would like to modernize and enhance the existing RV park. The number of pad sites (48) would not change, but some spots would be replaced with new cabins. The purpose of this Planned Development (PD) Amendment request is to modify the development standards and concept plan that were originally approved by Ord. No. 2003-15.

**Existing Condition of Property:**

The 3.7-acre property has been developed as an RV park since 2003. The property is located on the east side of Sportsman Park Road and has several trees throughout the property. A portion of the property does have a FEMA-designated 100-year floodplain with its adjacency to Eagle Mountain Lake.



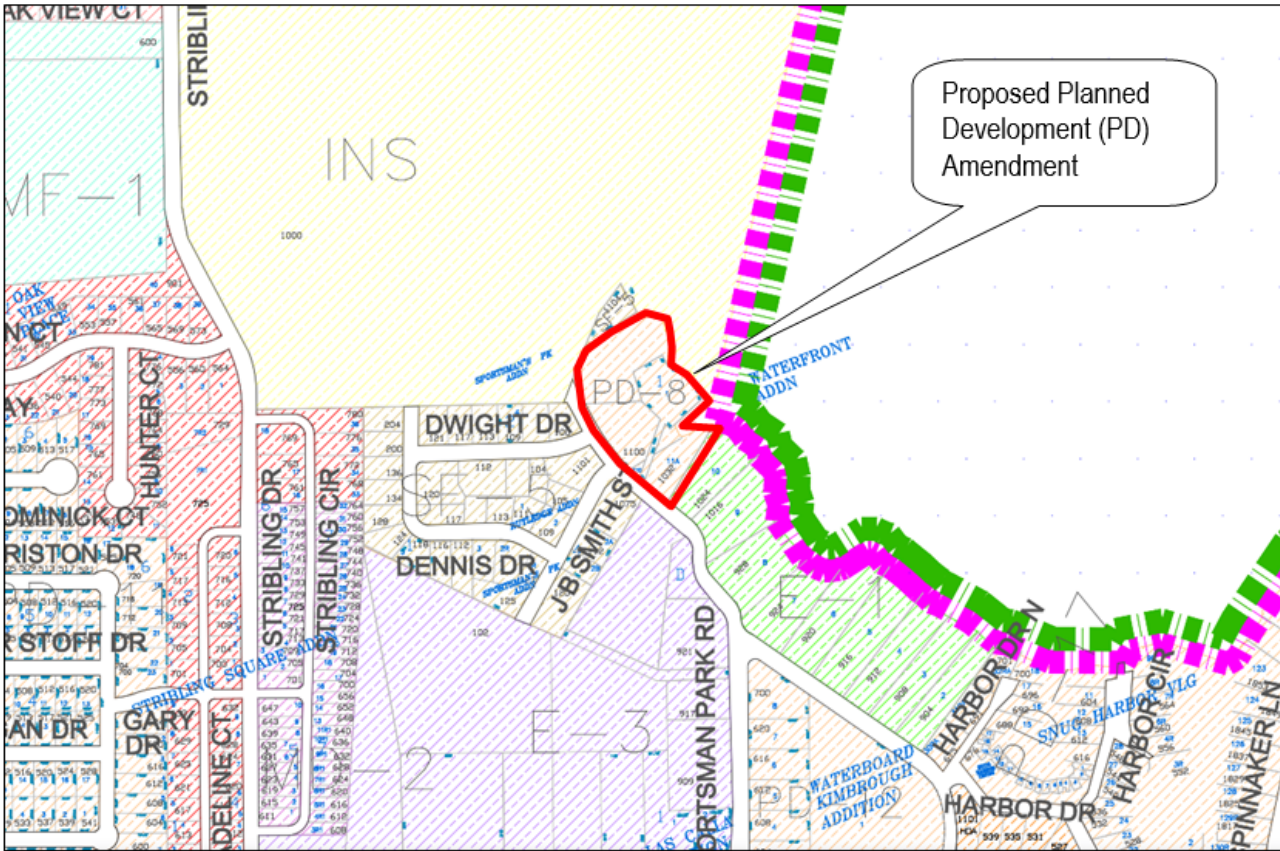
**Adjacent Zoning:**

- North: Institutional (INS)
- South: Estate One (E-1)
- East: Eagle Mountain Lake
- West: Single-Family Five (SF-5)

**Current Zoning:**

The current zoning is Planned Development (PD) District approved by Ord. No. 2003-15 on September 2, 2003.

**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.

**Zoning Change Notification Process:**

On April 27, 2026, thirteen (13) letters were sent to surrounding property owners and a public hearing sign was posted on the property. As of May 1, 2026, staff has received no formal responses from the public about this request.

**Board/Commission/Committee Recommendation:**

The Planning & Zoning Commission has the following options when considering this Planned Development (PD) Amendment request:

1. Recommend approval as submitted
2. Recommend approval with conditions or modifications
3. Recommend denial as submitted (Please note that denial means it will retain its Ord. No. 2003-15 version)
4. Table the case to a future meeting

**Staff Recommendation:**

Staff forwards this Planned Development (PD) Amendment request to the Commission for their

consideration.

**Attachments:**

1. RV Park PD Amendment Exhibits - PZ 5.7.2026
2. ORD - 2003-15 - RV Park PD Zoning 9.2.2003

## EXHIBIT C

### PLANNED DEVELOPMENT AMENDMENT REQUEST

#### 1100 Sportsman Park Road – Azle, Texas

##### 1. Executive Overview & Vision

The intent of this Planned Development (PD) amendment request is to continue the transformation of the existing RV park located at **1100 Sportsman Park Road** into a **premier gated luxury lakefront RV and cabin community** that reflects the beauty, character, and long-term potential of Eagle Mountain Lake and the City of Azle.

When the property was acquired in **2021**, the park was in a significantly **rundown and mismanaged condition**, with numerous older deteriorated trailers, outdated long-term RV units, aging infrastructure, and inconsistent resident standards. While much of this condition was technically permitted under the current PD, it did not represent the highest and best use of this unique lakefront property.

Since acquisition, ownership has made substantial investments to reverse that decline and reposition the property into a **high-quality professionally managed gated lakefront hospitality and extended-stay community** focused on aesthetics, shoreline protection, safety, and long-term stewardship.

This amendment request is not intended to increase density or expand beyond the current developed footprint. Instead, it is intended to provide the flexibility necessary to continue reinvestment into the existing approved 48-space footprint through upgraded cabins, enhanced RV spaces, curated amenities, covered parking, and shoreline-focused site improvements.

The requested flexibility is intentionally structured to allow reinvestment decisions to occur in **phases over time as market conditions evolve**. While ownership currently anticipates an initial conversion of approximately **5 to 10 spaces**, preserving the ability to convert **up to the full existing approved 48-space count over time**—without increasing density—ensures the property can remain competitive and continue to operate as a premium lakefront hospitality asset.

The long-term vision is to create a **boutique resort-style lakeside community similar in feel and quality to Camp QYB**, while preserving the spirit of RV-focused hospitality use.

## 2. Why This Amendment Benefits the City of Azle

This request addresses an important **hospitality and managed extended-stay lodging gap within Azle**.

Currently, there are limited **high-quality flexible lake-oriented lodging options within the city** for lake visitors, seasonal residents, traveling professionals, families visiting the area, and those seeking smaller-footprint accommodations. As a result, many visitors and temporary residents utilize hotels and lodging options in nearby communities such as **Lake Worth**, causing associated spending on dining, fuel, recreation, and retail to occur outside of Azle.

This property creates a unique opportunity for the City to support a **professionally managed lakefront hospitality and flexible-duration stay model** that can accommodate:

- Long-term residents
- Seasonal lake users
- Traveling professionals
- Weekend visitors
- Flexible-duration occupancy based on market demand

This blended operational model helps:

- Keep local spending inside Azle
- Strengthen lake-related tourism and hospitality
- Increase taxable property value
- Preserve a unique lakefront destination within city limits
- Prevent future decline into lower-quality trailer conditions
- Support reinvestment in an already established use

This amendment is intended to preserve that flexibility rather than committing the property to any single occupancy-duration model.

### 3. Existing PD Condition

The current PD allows RV use; however, it does not clearly address:

- Cabin-style or park model accommodations
- Accessory amenity structures
- Covered RV parking
- Premium site improvements common in modern luxury RV communities
- Curated amenity spaces
- Guest gathering areas
- Future conceptual amenity zones
- Enhanced shoreline hospitality features

This lack of clarity creates limitations on continued reinvestment even though the requested upgrades remain fully aligned with the spirit of RV and hospitality use.

### 4. Existing Property Improvements Since 2021

Since taking ownership in 2021, substantial improvements have already been completed, including:

- Demolition and reconstruction of approximately **650 linear feet of stone retaining wall**
- Shoreline stabilization improvements
- New sod and landscaping enhancements
- Sidewalk repairs
- Exterior repainting of cabins, laundry, and restroom facilities
- Interior flooring replacement in bathhouse and common-use buildings
- Replacement of entrance gate operators and upgraded gated access controls

- Fence staining and perimeter appearance upgrades
- Street repairs and paving improvements
- Removal of older deteriorated and non-conforming RV units
- Transition away from residents inconsistent with the intended community standards
- Repositioning into a gated adult-oriented community while still allowing flexible-duration stays

These completed investments demonstrate a proven commitment to elevating and protecting this important lakefront asset.

## 5. Market Alignment & Modern Living Trends

The current housing and hospitality market increasingly supports **smaller, efficient, premium accommodations with flexible occupancy durations.**

Demand continues to rise for:

- Extended-stay lodging
- Seasonal lake-oriented living
- Small-footprint lifestyle units
- Premium outdoor hospitality environments
- Professionally managed gated communities
- Flexible-duration cabin accommodations

This trend is similar to what is seen across the multifamily and development industries through the rise of **BTR (Build-to-Rent) and small-footprint housing concepts**, where residents increasingly prioritize:

- Lifestyle
- Security
- Amenities

- Outdoor environments
- Efficient premium space
- Flexibility in duration of stay

While this property is **not intended as a BTR residential community**, the requested cabins and upgraded RV spaces support a similar market trend by allowing a mix of **long-term, seasonal, and occasional shorter-duration occupancy** in a highly managed lakefront environment.

This flexibility is critical to preserving the long-term quality, competitiveness, and financial sustainability of the property.

## 6. Proposed Modifications

### A. Cabin / Park Model Units

- Permit installation of cabins or park model units within the existing RV park footprint
- Units may be placed on skids, chassis, piers, or similar non-permanent support systems
- No permanent slab foundations
- Utility connections consistent with RV use:
  - Water via hose connection
  - Sewer through existing RV tie-ins
  - Electrical through existing 50-amp service
- Cabin conversions may occur in **phases over time based on market demand and operational needs**
- While the near-term plan is to convert approximately **5 to 10 spaces**, this request seeks flexibility to allow conversion of **up to the full existing approved 48-space count over time**

- All conversions will remain within the **existing developed footprint and existing approved density**

This approach avoids the need for future PD amendments solely due to changing market conditions.

## **B. Accessory Structures**

Permit limited accessory structures supporting guest operations:

- Laundry facilities
- Restroom / shower buildings
- Small office or management structures
- Pavilions and covered seating areas
- Guest storage / convenience spaces

These structures will remain:

- Limited in scale
- Architecturally consistent
- Non-density increasing
- Supportive of park operations

## **C. Covered RV Parking**

Permit covered RV spaces, carports, or canopy structures to:

- Protect guest property
- Improve visual consistency
- Enhance premium site quality
- Support long-term reinvestment

## **D. Site Amenities & Lakeside Enhancements**

Requested site amenities include:

- Fire pits
- Outdoor gathering spaces
- Walking paths
- Dog park / pet relief areas
- Lakeside seating
- View corridors
- Landscaping upgrades
- Open lawn areas
- Lawn recreation spaces
- Conceptual future amenity zones shown on the revised exhibit

These improvements are intended to strengthen the lakefront guest experience while preserving open space and aesthetics.

## **7. Operational Standards**

The property will continue operating under strict professional management standards, including:

- Background checks for long-term residents
- RV age and appearance requirements
- Managed approval standards for all residents and guests
- Adults-only gated community environment
- Professionally maintained infrastructure
- Ongoing removal of outdated RV inventory
- Flexible stay durations based on market demand

- High appearance and maintenance expectations

This operational model intentionally creates a **higher-quality managed community environment clearly distinct from a traditional long-term RV park.**

## **8. Compatibility with the Surrounding Area**

The proposed improvements will:

- Enhance the visual lakefront edge
- Protect shoreline integrity
- Prevent future property decline
- Improve surrounding property values
- Increase taxable value
- Align with Azle's goals for quality development
- Preserve an established hospitality use
- Maintain the existing footprint without expansion

## **9. Ownership, Experience & Local Stewardship**

My name is **Tad Sellman**, and I currently serve as **Vice President of Multifamily for MYCON General Contractors**, where I oversee the development and execution of large-scale multifamily communities throughout Texas and surrounding markets.

My background also includes **custom home building, land development, hospitality repositioning, and long-term asset management**, which directly informs the vision for this property.

Most importantly, I am also a **resident of Azle**, and I care deeply about preserving the beauty, value, and long-term success of our lakefront community.

This request is rooted in responsible local stewardship and a desire to ensure this property remains an asset the City can be proud of for decades to come.

## 10. Closing Statement

This amendment is not about increasing density.

It is about preserving the flexibility to continue upgrading the **same existing 48 approved spaces into a significantly higher-quality lakefront hospitality asset** as market demand evolves.

This request ensures the property can continue transforming into a **luxury gated lakefront RV and cabin destination** that:

- protects the shoreline
- strengthens local spending
- increases taxable value
- aligns with modern market demand
- prevents future deterioration
- preserves a beautiful gateway to Eagle Mountain Lake
- remains an asset to Azle for years to come

This amendment respectfully allows the City to support the continued reinvestment of an already established use into a development that reflects the future quality and vision of Azle.

# HIDEAWAY 23 LAKEFRONT RV & CABINS

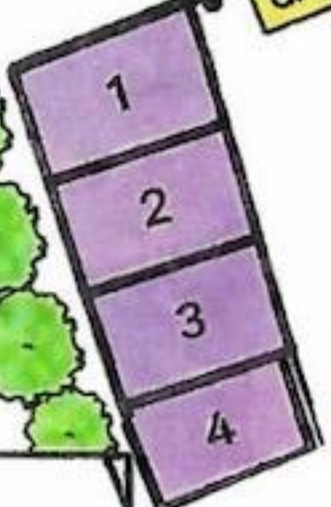
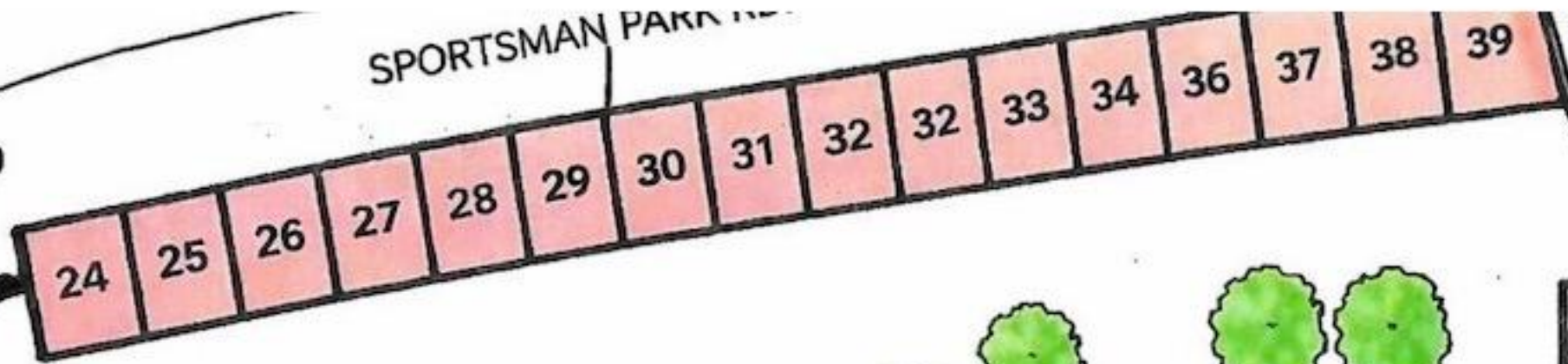
1100 SPORTSMAN PARK ROAD  
AZLE, TEXAS

SPORTSMAN PARK ROAD

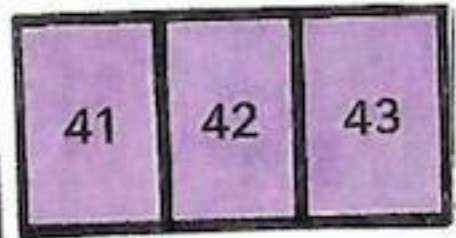
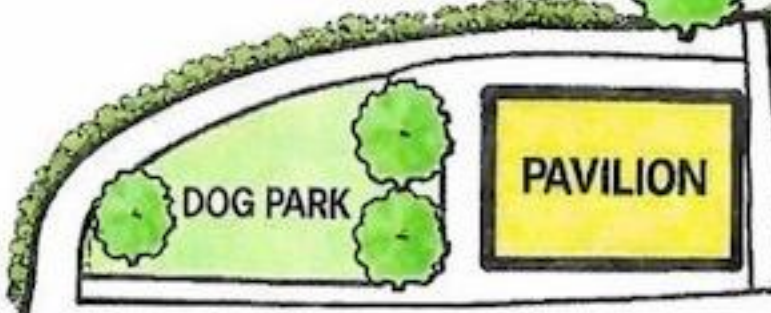
STADT GROVE PARK

1100

GATE



## HIDEAWAY 23 LAKEFRONT RV & CABINS



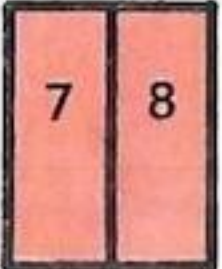
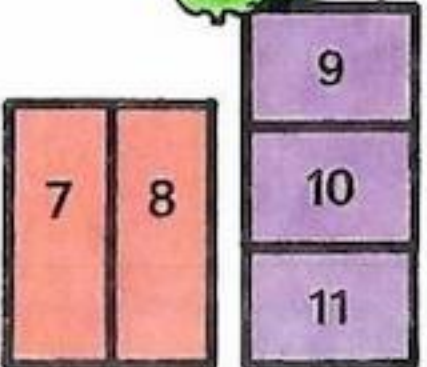
BOAT STORAGE

OVER FLOW PARKING

- COVERED RV SPACES**  
1, 2, 3, 4, 9, 10, 11, 16, 17, 18, 19, 20, 21, 41, 42, 43, 44, 45, 46, 47, 48
- CABIN SPACES**  
5, 6, 7, 8, 12, 15, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40
- COVERED BOAT STORAGE**  
A - J

- AMENITIES**
- Pavilion / Gathering Area
  - Dog Park
  - Boat Ramp / Launch
  - Over Flow Parking
  - Fishing Pier
  - Lakefront Fire Pit Areas
  - Hammock Grove
  - Public Swim Beach
  - Boat House

- AMENITIES**
- 1, 8, 4, 6, 7, 8, 9, 10, 11, 12, 14-10, 21, 22
  - Uncovered
  - Boat Storage - A - J-



Bath house



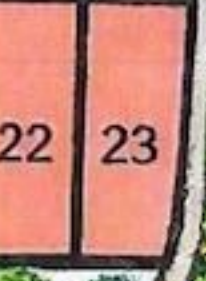
CABINS  
Hammocks



BOAT RAMP



COTTAGE



PUBLIC SWIM BEACH



FIRE PIT



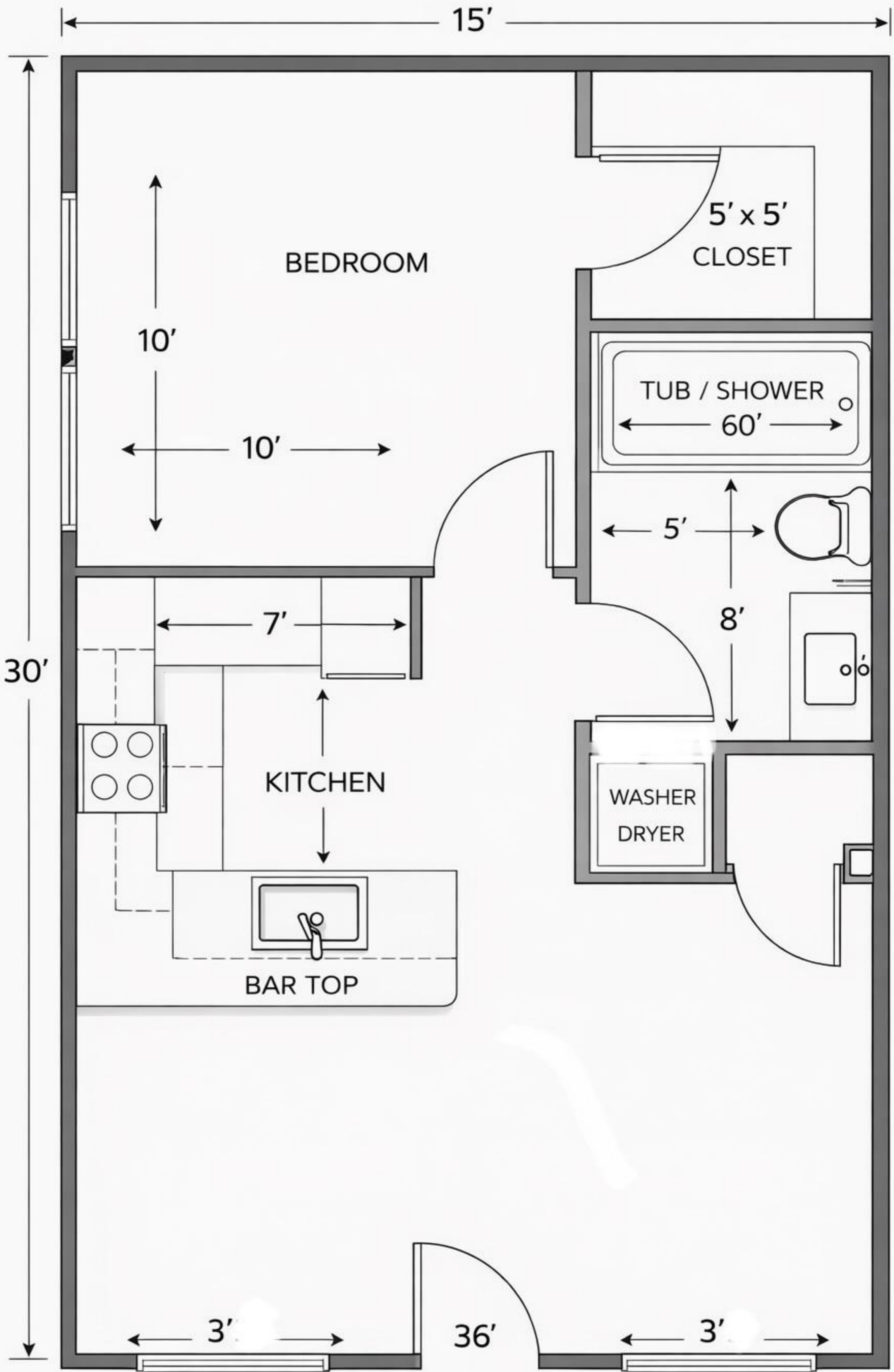
FIRE PIT

FIRE PIT



BOAT HOUSE







ORDINANCE NO. 0-2003-015

AN ORDINANCE OF THE CITY OF AZLE, TEXAS, TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF AZLE, TEXAS, AS HEREFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM SINGLE FAMILY 5 (SF-5) AND COMMERCIAL (C) TO PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY DESCRIBED AS LOT 1 OF THE WATERFRONT ADDITION, LOT 11A OF THE WATERBOARD-KIMBROUGH ADDITION AND TRACTS 1C, 1A1A, 11C, 1A12 OF THE MEP& PRR SURVEY NO. 37, ABSTRACT NO 1142, CITY OF AZLE, TARRANT COUNTY, TEXAS AS DESCRIBED ON EXHIBIT "A", AND APPROVING A DEVELOPMENT PLAN AS SHOWN ON EXHIBIT "B", 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 Planning & Zoning Commission and the governing body of the City of Azle, in compliance with the laws of the State of Texas and the ordinances of the City of Azle, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS:**

**SECTION 1.**

The Comprehensive Zoning Ordinance and Map of the City of Azle, Texas, duly passed by the governing body of the City of Azle, as amended from time to time, be and the same is hereby amended by granting a change in zoning from Single Family 5 (SF-5) and Commercial (c) to Planned Unit Development (PUD) for property generally located north of Sportsman Park Road and east of Stribling Drive, described as a 3.3 acre tract comprised of Lot 1 of the Waterfront Addition, Lot 11A of the Waterboard-

Kimbrough Addition and Tracts 1C, 1A1A, 11C, 1A12 of the MEP& PRR Survey No. 37, Abstract No. 1142, City of Azle, Tarrant County, Texas as described on exhibit "A".

## **SECTION 2.**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Azle, Texas, as amended, except where the provisions are in direct conflict with the provisions of other ordinances, in which event the conflicting provisions of the other ordinances are hereby repealed.

## **SECTION 3.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section 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 phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

## **SECTION 4.**

Any person, firm or corporation who violates, disobeys, omits, neglects, refuses or fails to comply with, or who resists the enforcement of any provision of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

## **SECTION 5.**

All rights and remedies of the City of Azle are expressly saved as to any and all violations of the provisions of the Azle Municipal Code, or any other ordinances affecting zoning which 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 court.


**SECTION 6.**

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 7.**

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

**DULY PASSED AND APPROVED** by the City Council of the City of Azle, Texas, on this the 2nd day of September 2003.

  
\_\_\_\_\_  
Linda Arrington, Mayor

ATTEST:

  
\_\_\_\_\_  
Helen Harris, City Secretary

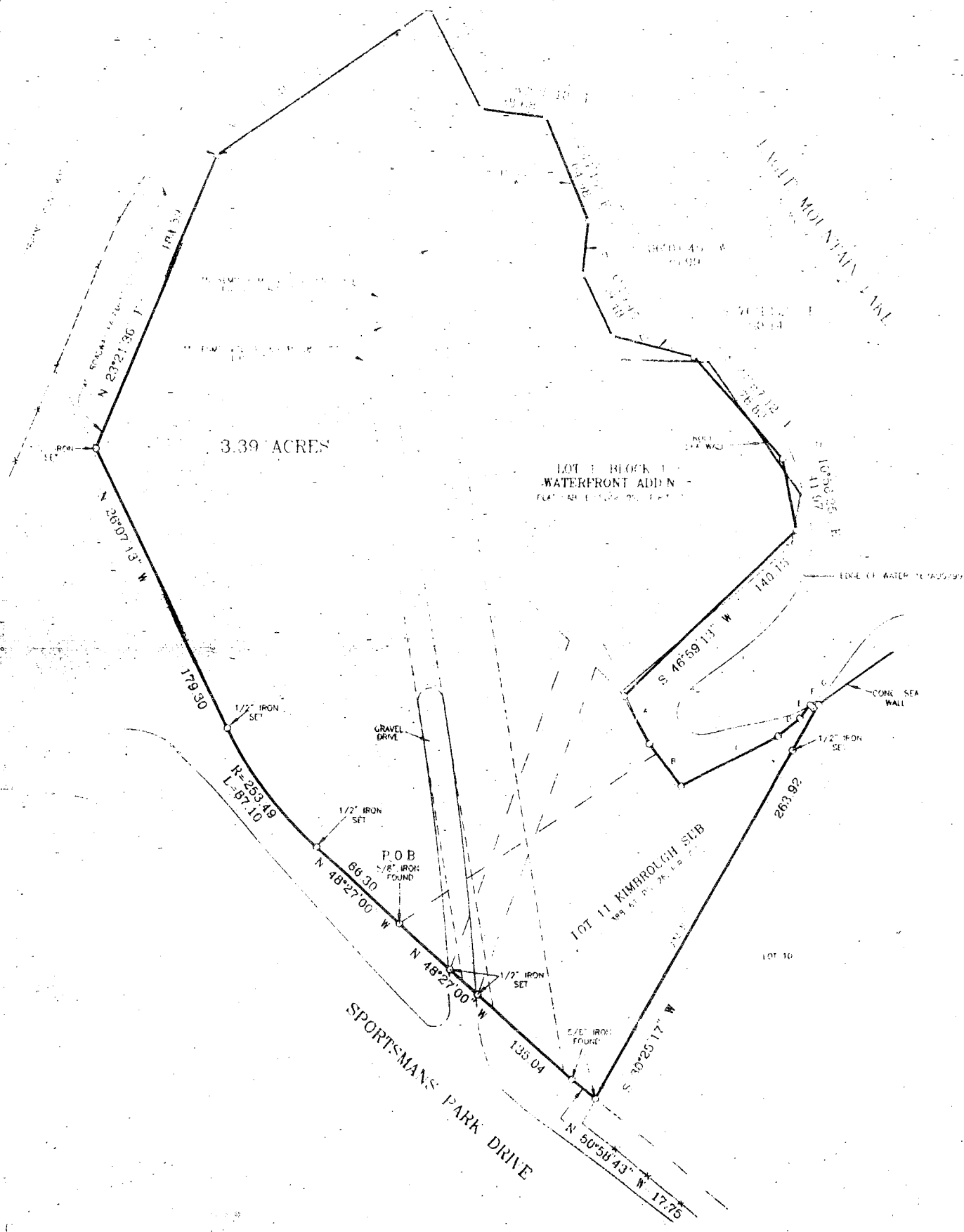
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Betsy Elam, City Attorney

# Exhibit A

BEARING DETAIL

A	S 28°46'50" E	31.34
B	S 37°17'14" E	30.84
C	N 63°13'45" E	64.62
D	N 51°49'19" E	16.46
E	N 38°30'52" E	9.78
F	S 54°08'19" E	2.75
G	N 55°15'31" E	3.39



THIS IS THE  
 A portion of a 1/2 acre of land out of the METERS ER CO SURVEY No. 21, 1917, Tarrant County, Texas with a portion of said described property being also known as Lot 11 WATERBOARD-KIMBROUGH SUBDIVISION according to plat recorded in Volume 568, Page 26, Deed Records, Tarrant County, Texas, and a portion of said described property also being known as Lot 1 Block 1 WATERFRONT ADDITION, an Addition to the City of Azle, Tarrant County, Texas according to the plat recorded in Cabinet # Slide 992 Plat Records, Tarrant County, Texas and being the same tracts of land recorded in Vol. 7960, Pp. 472, Deed Records, Tarrant County, Texas.

BEGINNING at a 5/8" iron found said iron being for the most Westerly corner of said Lot 11, Waterboard-Kimbrough Subdivision, said iron also being located in the Northerly line of Sportsmans Park Drive;

THENCE N48°27'00"W, with the Northerly line of said Sportsmans Park Drive, 66.30 feet to a 1/2" iron set at the beginning of a curve to the right;

THENCE continuing with the Northerly line of said Sportsmans Park Drive and with said curve to the right whose radius is 223.49 feet and whose central angle is 27°19'47" and whose chord bears N27°17'07"W, 86.55 feet being an arc length of 87.10 feet to a 1/2" iron set;

THENCE N26°07'13"W, continuing with the Northerly line of said Sportsmans Park Drive, 179.30 feet to a 1/2" iron set for the Southeast corner of a certain 40' road easement recorded in Volume 5167, Page 566, Deed Records, Tarrant County, Texas;

THENCE N23°21'36"E, with the Easterly line of said 40' road easement, 184.59 feet to a 1/2" iron set;

THENCE N56°12'48"E, continuing with the Easterly line of said 40' road easement, at 132.07 feet passing a 1/2" reference iron set and continue in all 152.07 feet to elevation 649.00 of Eagle Mountain Lake;

THENCE with the elevation 649.00 the following calls:

- S27°17'58"E, 65.01 feet;
- S82°35'18"E, 36.68 feet;
- S22°44'15"E, 64.98 feet;
- S06°01'45"W, 30.99 feet;
- S26°15'45"E, 39.48 feet;
- S76°13'22"E, 50.14 feet;
- S41°57'12"E, 78.83 feet;
- S10°56'25"E, 41.97 feet;
- S46°59'13"W, 140.13 feet;
- S28°46'50"E, 31.34 feet;
- S37°17'14"E, 30.84 feet;
- N63°13'45"E, 64.62 feet;
- N51°49'19"E, 16.46 feet;
- N38°30'52"E, 9.78 feet;
- S54°08'19"E, 2.75 feet;
- N55°15'31"E, 3.39 feet;

THENCE S30°25'17"W, at 30.62 feet passing a 1/2" reference iron set and continue in all 263.92 feet to a 5/8" iron found in the Northerly line of said Sportsmans Park Drive, said iron being for the most Southerly corner of said Lot 11, Waterboard-Kimbrough Subdivision and the most Westerly corner of Lot 10, Waterboard-Kimbrough Subdivision;

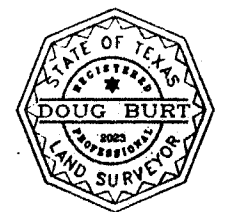
THENCE N50°58'43"W, with the Northerly line of said Sportsmans Park Drive 17.75 feet to a 5/8" iron found;

THENCE N48°27'00"W, continuing with the Northerly line of said Sportsmans Park Drive 135.04 feet to the POINT OF BEGINNING and containing 3.39 acres of land;

NOTE: THE IMPROVEMENTS WERE NOT SHOWN AT THE REQUEST OF MY CLIENT.

NOTE: THE EASEMENT TO TARRANT COUNTY WATER CONTROL BOARD AND IMPROVEMENT DISTRICT # 1 RECORDED IN VOL. 5167, PG. 566, DISTRICT DOES AFFECT.

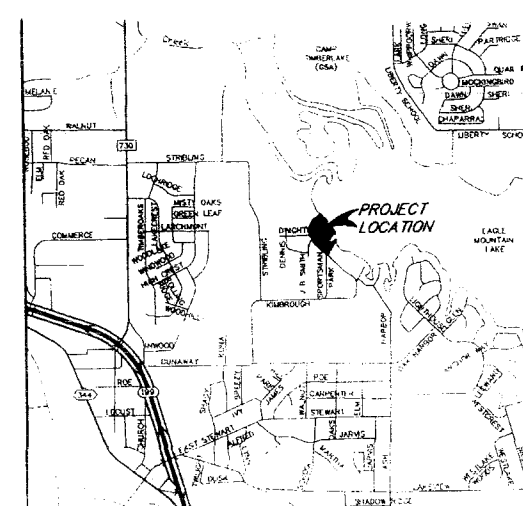
**DKB & ASSOCIATES, LLC**  
 323 HWY. NO. 199 E.  
 SPRINGTOWN, TEXAS, 76082  
 220-5888 FAX: 220-2678  
 JSR 08576



I, DOUG BURT, REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

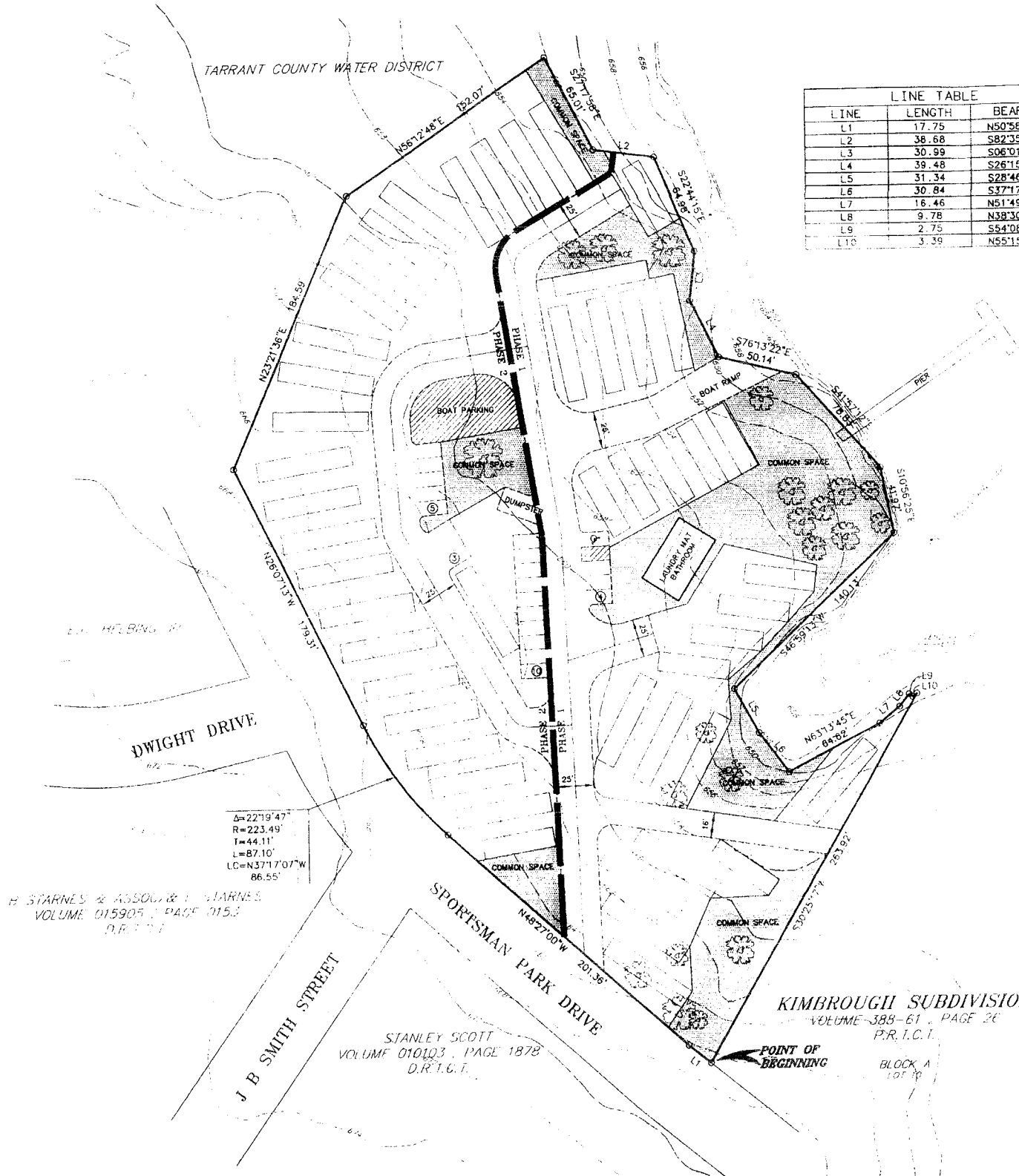
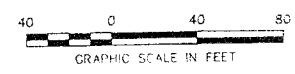
*Doug Burt*

# EXHIBIT "B"



LOCATION MAP

LINE	LENGTH	BEARING
L1	17.75	N50°58'43"W
L2	38.68	S82°35'18"E
L3	30.99	S06°01'45"W
L4	39.48	S26°15'45"E
L5	31.34	S28°46'50"E
L6	30.84	S37°17'14"E
L7	18.46	N51°49'19"E
L8	9.78	N38°30'52"E
L9	2.75	S54°08'19"E
L10	3.39	N55°15'31"E



SUMMARY TABLE	
EXISTING ZONING	SF-S AND C-2
ZONING	PUD-RV
TOTAL NUMBER OF PADS	48
TOTAL ACREAGE (GROSS ACREAGE)	3.385 ACRES
TOTAL AREA OF OPEN SPACE	29,345 S.F.
TOTAL LANDSCAPING	29,940 S.F.
MINIMUM PAD SIZE	(12'x60') 720 S.F. AND (12'x45') 540 S.F.
TOTAL PADS (PHASE 1)	24
TOTAL PADS (PHASE 2)	24
TOTAL ACRES (PHASE 1)	1.883 ACRES
TOTAL ACRES (PHASE 2)	1.502 ACRES
PUD-RV USES	RECREATIONAL VEHICLES, ACCESSORY USES, BOAT RAMPS, PIERS
PARKING PROVIDED (ADJACENT TO PAD)	48
ADDITIONAL PARKING SPACES	22

- GENERAL NOTES:**
- PAD SITES WILL BE CONSTRUCTED WITH GRAVEL BASE NO. 1
  - EXISTING MOBILE HOMES LOCATED IN PHASE 2 WILL REMAIN UNTIL THE DEVELOPMENT OF PHASE 1 IS COMPLETED
  - GRASSY AREAS TO BE PROVIDED BETWEEN RV SPACES
  - THE DUMPSTERS WILL BE SCREENED WITH A MASONRY WALL OF 6 FOOT WITH WOODEN DOORS
  - ONE EXISTING MOBILE HOME WILL REMAIN FOR A ON-SITE MANAGER OR MAINTENANCE
  - NO BOAT TRAILERS STORAGE ARE ALLOWED ON-SITE WHEN PADS ARE VACANT
  - CONTOURS WERE PROVIDED BY AERIAL SURVEY
  - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED ON ANY PAD SITES PER CITY COUNCIL MOTION

PROPERTY DESCRIPTION:  
 Being a 3.385 acre tract of land situated in the M.E.P. & P. R.R. COMPANY SURVEY NO. 37, ABSTRACT NO. 1142, Tarrant County, Texas, and being all of Lot 11, Kimbrough Subdivision, as addition to the City of Azle, Tarrant County, Texas, all of Lot 1, Block 1, Waterfront Addition, as addition to the City of Azle, Tarrant County, Texas, and 3.385 acre tract of land being more particularly described by metes and bounds as follows:  
 BEGINNING at a 5/8 inch iron rod found in the northerly right-of-way line of Sportsman Park Drive for the southeast corner of Lot 11, said Kimbrough Subdivision and the southwest corner of Lot 10, said Kimbrough Subdivision;  
 THENCE N50°58'43"W, along the northerly right-of-way line of said Sportsman Park Drive a distance of 17.75 feet to a 5/8 inch iron rod found for corner;  
 THENCE N48°27'00"W, continuing along the northerly right-of-way line of said Sportsman Park Drive, a distance of 201.36 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right having a radius of 223.49 feet and whose long chord bears N37°17'07"W, a distance of 27.22 feet;  
 THENCE along said curve to the right, continuing along the northerly right-of-way line of said Sportsman Park Drive, through a central angle of 22°19'47" an arc length of 87.10 feet to a 1/2 inch iron rod set for corner at the end of said curve;  
 THENCE N26°57'13"W, continuing along the northerly right-of-way line of said Sportsman Park Drive, a distance of 179.31 feet to a 1/2 inch iron rod set for the southeast corner of a 40 foot road easement as described in deed and recorded in Volume 5167, Page 566, Deed Record, Tarrant County, Texas;  
 THENCE N23°21'30"E, leaving the northerly right-of-way line of said Sportsman Park Drive and along the easterly line of said 40 foot road easement, a distance of 184.54 feet to a 1/2 inch iron rod set for corner;  
 THENCE N56°12'48"E, leaving the easterly line of said 40 foot road easement, at 132.07 feet passing a 1/2 inch reference iron rod set, in a total distance of 152.07 feet to the 649.00 elevation of Eagle Mountain Lake;  
 THENCE along the 649.00 elevation of Eagle Mountain Lake the following courses and distances:  
 S27°17'58"E, a distance of 65.01 feet to a point;  
 S82°35'18"E, a distance of 38.68 feet to a point;  
 S22°44'15"E, a distance of 64.98 feet to a point;  
 S06°01'45"W, a distance of 30.99 feet to a point;  
 S26°15'45"E, a distance of 39.48 feet to a point;  
 S28°46'50"E, a distance of 31.34 feet to a point;  
 S37°17'14"E, a distance of 30.84 feet to a point;  
 S41°57'12"E, a distance of 78.83 feet to a point;  
 S10°56'25"E, a distance of 41.97 feet to a point;  
 S46°59'13"W, a distance of 140.13 feet to a point;  
 S26°46'50"E, a distance of 31.34 feet to a point;  
 S37°17'14"E, a distance of 30.84 feet to a point;  
 N63°13'45"E, a distance of 64.82 feet to a point;  
 N51°49'19"E, a distance of 18.46 feet to a point;  
 N38°30'52"E, a distance of 9.78 feet to a point;  
 S54°08'19"E, a distance of 2.75 feet to a point;  
 N55°15'31"E, a distance of 3.39 feet to a point;  
 THENCE S30°25'17"W, at 30.62 feet passing a 1/2 inch reference iron rod set, in a total distance of 263.92 feet to the POINT OF BEGINNING and containing 147,417 square feet or 3.385 acres of land.

Δ=22°19'47"  
 R=223.49'  
 L=44.11'  
 L=87.10'  
 LC=N37°17'07"W  
 86.55'

H. STARNES & ASSOC. & H. STARNES  
 VOLUME 015905, PAGE 0153  
 D.R. 11-11

STANLEY SCOTT  
 VOLUME 010103, PAGE 1878  
 D.R. 1-6-1

KIMBROUGH SUBDIVISION  
 VOLUME 388-61, PAGE 26  
 P.R.I.C.I.

POINT OF BEGINNING  
 BLOCK A  
 LOT 19

FILE COPY  
 Planning & Zoning  
 Date 4-8-03

A PD-SITE PLAN FOR  
**SPORTSMAN'S RV PARK**  
 AN ADDITION TO THE CITY OF AZLE, TARRANT COUNTY, TEXAS AND BEING  
 SITUATED IN THE M.E.P. & P. R.R. COMPANY SURVEY NO.37, ABSTRACT NO.1142

MARCH 2003 1 LOT 3.385 ACRES

APPLICANT/DEVELOPER:  
 STEVE KENNEDY  
 7200 CRABTREE LANE  
 NORTH RICHLAND HILLS, TEXAS 76180  
 (817) 793-7943

ENGINEER:  
**WEI** WELCH ENGINEERING, INC.  
 4109 CAGLE DRIVE, SUITE D  
 NORTH RICHLAND HILLS, TEXAS 76180  
 (817) 589-2900

REVISION: APRIL 4, 2003  
 REVISION: MARCH 31, 2003