City of Azle
Regular Meeting Agenda
City Council

505 W. Main Street
Azle, Texas 76020

May 19, 2026 | **6:00 PM** | **Council Chambers**

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

CALL TO ORDER

INVOCATION

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

Rev. Katie Meek -Pastor, Revive United Methodist Church

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

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

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

ACTION ITEMS

1. Consider any action on the May 5, 2026 regular council meeting and May 12, 2026 special council meeting minutes.
   Yael Hoffman, City Secretary
2. Consider any action on Ordinance No. 2026-11 amending Section 12.07 of the City of Azle Code of Ordinances to amend the list of commercial vehicles restricted routes.
   Kevin Rogers - Interim Police Chief
3. Consider any action on a variance request to Section 3.10.004 (a) (1) (A) (i) of the City of Azle Code of Ordinances to allow for a five-foot (5') tall wrought iron fence to exceed the maximum allowed height of four feet (4'), allow an on-site sewage facility (OSSF), and a water well. The subject property is located at 335 S. Ash Avenue, which is located on the east side of S. Ash Avenue approximately 105' feet north of Eagle Lake Drive.
   David Hawkins, Director of Planning and Development
4. Consider any action on Resolution No. 2026-09 agreeing to meet all match contribution requirements and committing $20,000 in match contribution to affordable housing for all activities undertaken through the HOME Investment Partnership Program.
   Susie Hiles, Assistant to the City Manager

PUBLIC HEARING

5. Conduct a public hearing and consider any action on Ordinance No. 2026-14 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 RV Park development which was previously approved 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
6. Conduct a public hearing and consider any action on Ordinance No. 2026-15 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.
   David Hawkins, Director of Planning and Development
7. Conduct a public hearing and consider any action on Ordinance No. 2026-16 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.
   David Hawkins, Director of Planning and Development

DISCUSSION ITEMS

8. Discuss and present City of Azle insurance coverages
   Jennifer Walls, Purchasing Agent

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

EXECUTIVE SESSION

- **551.071 CONSULTATION WITH THE CITY ATTORNEY**
  The City Council may conduct a private consultation with its attorney when the City Council seeks the advice of its attorney concerning any item on this agenda, about pending and contemplated litigation, or a settlement offer, or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.

  U.S Realty 87 Azle Associates, LP vs. City of Azle.

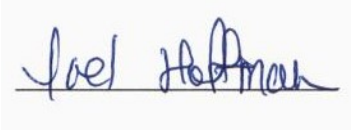
- **551.074 PERSONNEL MATTERS**

  - Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.
  - Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Attorney.

9. Take any action pursuant to executive session.

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on 05-13-2026, 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.



Yael Hoffman, TRMC, MMC
City Secretary

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

Presenter:	**Yael Hoffman, City Secretary**
Agenda Item:	**Consider any action on the May 5, 2026 regular council meeting and May 12, 2026 special council meeting minutes.**

Background and Explanation:

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. 05-05-2026 Minutes.
2. 05-12-2026 Minutes.

MINUTES
Regular Meeting
Azle City Council

505 W. Main Street
Azle, Texas 76020

May 5, 2026 | **6:00 PM** | **Council Chambers**

CALL TO ORDER

Mayor Goode called the meeting to order at 6:03 PM.

Members Present:

Mayor Pro-tem Stacy Peek
Councilmember Derrick Nelson
Councilmember Josh Berry
Councilmember Rouel Rothenberger

Members Absent:

Mayor Randa Goode
Councilmember Amy Estes
Councilmember Brian Conner

Staff Present:

Amber Beard	Interim City Manager
Yael Hoffman	City Secretary
Andrea Russell	City Attorney
Susie Hiles	Assistant to the City Manager
Will Scott	Fire Chief
Lee Godbold	Assistant Fire Chief
Kevin Rogers	Interim Police Chief
Mike Winterrowd	Administrative Corporal
David Hawkins	Director of Planning and Development
Rick White	Director of Public Services
Curren McLane	Library Director
Victor Gonzales	Assistant Library Director
Jessie Williams	Animal Shelter Supervisor
Cat Schlueter	Human Resources Director

INVOCATION

Pastor Don Webster - Pastor, Sandy Beach Road Baptist Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Peek led the Pledge of Allegiance.

PUBLIC PARTICIPATION

None.

PROCLAMATIONS

1. **Public Services Week**

Mayor Pro Tem Peek read and presented a proclamation recognizing Public Services Week, and thanked all City of Azle employees for their dedication and service to the citizens and the community.

ACTION ITEMS

2. Consider any action on the April 21, 2026 regular council meeting and April 27, 2026 special meeting

Councilmember Rothenberger moved to approve the minutes of the April 21, 2026 regular council meeting and April 27, 2026 special meeting, as presented. Councilmember Berry seconded the motion.
Yes: (4) Stacy Peek, Derrick Nelson, Josh Berry, Rouel Rothenberger

3. Consider any action on the appointment of Mr. Steve Joy, to the CCPD Board, Place 4.

Mayor Pro Tem Peek recognized Mr. Steve Joy and thanked him for his interest in serving on the City's Boards. Mr. Joy stated he is currently serving on the Parks Board and would be happy to continue volunteering his time by serving on the Crime Control and Prevention District Board.

Councilmember Rothenberger moved to approve the appointment of Steve Joy to the CCPD Board, Place 4. Councilmember Nelson seconded the motion.
Yes: (4) Stacy Peek, Derrick Nelson, Josh Berry, Rouel Rothenberger

4. Consider any action on Resolution No.2026-06 supporting permission for the Azle Police Dept. to apply for Grant No. 5639301- Rifle-Rated Bullet-Resistant Upgrades to Patrol Vehicles

Mayor Pro Tem Peek recognized Administrative Corporal Mike Winterrowd, who advised this resolution is a procedural update to Resolution 2025-23, adopted in November 2025. Since that time, there have been personnel changes. This resolution has been revised to include the current personnel in those positions on an interim basis. All other provisions remain unchanged.

Councilmember Nelson moved to approve Resolution No.2026-06 supporting permission for the Azle Police Dept to apply for Grant No. 5639301- Rifle-Rated Bullet-Resistant Upgrades to Patrol Vehicles, as presented. Councilmember Rothenberger seconded the motion.
Yes: (4) Stacy Peek, Derrick Nelson, Josh Berry, Rouel Rothenberger

PUBLIC HEARING

5. Conduct a public hearing and consider any action on Ordinance No. 2026-13 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. Case No. SUP2026-01

Mayor Pro Tem Peek recognized David Hawkins, Director of Planning and Development, who gave an overview of the request for a Specific Use Permit (SUP) to operate a new warehouse for a flooring business. Approval of the SUP is required for the applicant to proceed with facility improvements and to obtain a Certificate of Occupancy for the location.

Mayor Pro-tem Peek opened the public hearing at 6:19 PM.
The applicant provided an overview of the business and addressed the Council’s questions.
Mayor Pro-tem Peek closed the public hearing at 6:21 PM.

Councilmember Berry moved to approve Ordinance No. 2026-13 regarding a Specific Use Permit

request to operate a distribution center and warehouse facility for a new business, Perales Flooring, for property located at 312 E. Main Street and also known as Lot 3A, Block 1, J D Dorsey Addition and adding the restriction for no outdoor storage. Case No. SUP2026-01. Councilmember Nelson seconded the motion.

Yes: (4) Stacy Peek, Derrick Nelson, Josh Berry, Rouel Rothenberger

6. Conduct a public hearing and consider any action on Ordinance No. 2026-12 regarding 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.

Mayor Pro-tem Peek recognized David Hawkins, Director of Planning and Development, who stated Council had expressed concern regarding the current SUP expiration requirements in the Zoning Ordinance and requested that approved Specific Use Permits (SUPs) include an expiration provision if a business does not become operational or if the use is abandoned. This ordinance is to address that request.

Councilmember Rothenberger moved to approve Ordinance No. 2026-12 amending the text to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas, to state a Specific Use Permit (SUP) expires immediately upon abandonment. Councilmember Berry seconded the motion.

Yes: (4) Stacy Peek, Derrick Nelson, Josh Berry, Rouel Rothenberger

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

- Update on the proposed SH 199 exit to Denver Trail
- Report on TxDOT's response regarding broken curbing on Boyd Ct at FM 730N.
- Report on City facilities' insurance coverage

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

- May 7 @ 6pm - Bingo at The FeedLot, hosted by Future Hope & Healing
- May 7 - National Day of Prayer at The Orchard. Free, with lunch provided
- May 8 @ 11am - Azle Senior Center Mother's Day Tea Party
- May 8 - Music in the Park continues with the Ashmore Band (classic rock)
- May 9 - Annual X-treme Green clean-up for residents held at the City Garage, 470 Denver Trail. Free event for Azle residents, hosted by CWD and the City.
- May 12 - Special Council Meeting to canvass the results of the May 2, 2026 Special Election and to swear-in returning council members.
- May 13 - U.S. Women's Open Qualifying Tournament at Cross Timbers Golf Course
- May 14 @ 6pm - National Alliance for Mental Health (NAMI) Open House at the Azle Memorial Library to bring free mental health support groups to our area
- May 15 - Azle Area Chamber of Commerce golf tournament
- May 18 - 22 - Early voting begins for the Runoff for the Primary Election
  May 26 - Primary Election Day
- May 22 - Azle High School Graduation
- May 22 - Mayor Brundrett's Central Splash Pad opens
- May 29 - Summer Reading Kick-Off at the Azle Memorial Library

EXECUTIVE SESSION

Mayor Pro-tem Peek convened to Executive Session at 6:46 PM.
Mayor Pro-tem Peek reconvened to open meeting at 8:51 PM.

551.071 CONSULTATION WITH THE CITY ATTORNEY

- **The City Council may conduct a private consultation with its attorney when the City Council seeks the advice of its attorney concerning any item on this agenda, about pending and contemplated litigation, or a settlement offer, or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.**

U.S Realty 87 Azle Associates, LP vs. City of Azle.

551.074 PERSONNEL MATTERS

- **Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Manager.**

551.087 – DELIBERATION REGARDING ECONOMIC NEGOTIATIONS
Discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations for 256 W. Main Street, Azle, Texas.

7. **Take any action pursuant to executive session.**
   No action was taken.

ADJOURNMENT

Mayor Pro-tem Peek adjourned the meeting at 8:51 PM.

Presented and approved on May 19, 2026.

_____
Randa Goode, Mayor

Attest:

_____
Yael Hoffman, TRMC, MMC
City Secretary

MINUTES
Special Meeting
Azle City Council

505 W. Main Street
Azle, Texas 76020

May 12, 2026 | **6:00 PM** | **Council Chambers**

CALL TO ORDER

Mayor Goode called the meeting to order at 6:02 PM.

Members Present:

Mayor Randa Goode
Mayor Pro-tem Stacy Peek
Councilmember Derrick Nelson
Councilmember Amy Estes
Councilmember Josh Berry
Councilmember Rouel Rothenberger
Councilmember Brian Conner

Staff Present:

Amber Beard	Interim City Manager
Yael Hoffman	City Secretary
Susie Hiles	Assistant to the City Manager
Will Scott	Fire Chief
Kevin Rogers	Interim Police Chief
Cat Scheluter	HR Director

PLEDGE OF ALLEGIANCE

Mayor Goode led the Pledge of Allegiance.

PUBLIC PARTICIPATION

None.

PRESENTATION

1. Certificate of Election
   Written Statement of Elected Officers and Oath of Office

   Mayor Goode swore in returning council members Derrick Nelson, Amy Estes and Rouel Rothenberger.

ACTION ITEMS

2. **Consider any action approving Resolution No. 2026-07 canvassing the returns and declaring the results of the Special Election held on May 2, 2026.**

   Councilmember Berry moved to approve Resolution No. 2026-07 canvassing the results of the Special Election held on May 2, 2026, declaring the reauthorization of the Street Maintenance Sales and Use Tax. Councilmember Rothenberger seconded the motion.

   Yes: (7) Randa Goode, Stacy Peek, Derrick Nelson, Amy Estes, Josh Berry, Rouel

Rothenberger, Brian Conner

3. Consider any action on the election of the Mayor Pro Tem for a one-year term (2026-27).

Councilmember Estes recommended appointing Stacy Peek as Mayor Pro Tem for a one-year term (2026-27). Councilmember Conner seconded the motion.

Yes: (7) Randa Goode, Stacy Peek, Derrick Nelson, Amy Estes, Josh Berry, Rouel Rothenberger, Brian Conner

4. Consider any action authorizing the Interim City Manager to execute an economic development agreement between the City of Azle, the Board of Directors of the Municipal Development District (MDD), and the Azle Area Chamber of Commerce, for 256 W. Main Street, Azle, Texas.

Mayor Goode recognized Interim City Manager Amber Beard, who presented the proposed agreement supporting the Azle Area Chamber of Commerce's new facility. The agreement would provide a one-time financial incentive from the City of Azle Municipal Development District (MDD) to assist with construction costs related to the Chamber's capital investment in the project.

Councilmember Nelson moved to authorize the Interim City Manager to execute an economic development agreement between the City of Azle, the Board of Directors of the Municipal Development District (MDD), and the Azle Area Chamber of Commerce, for 256 W. Main Street, Azle, Texas. Councilmember Estes seconded the motion.

Yes: (7) Randa Goode, Stacy Peek, Derrick Nelson, Amy Estes, Josh Berry, Rouel Rothenberger, Brian Conner

EXECUTIVE SESSION

Mayor Goode convened to Executive Session at 6:13 PM.
Councilmember Estes left at 7:09 PM.
Mayor Goode reconvened to open meeting at 7:23 PM.

551.074 PERSONNEL MATTERS

- **Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Manager.**

5. Take any action pursuant to executive session.

No action was taken.

ADJOURNMENT

Mayor Goode adjourned at 7:23 PM.

Presented and approved on 05-19-2026.

_____
Randa Goode, Mayor

Attest:

_____
Yael Hoffman, TRMC, MMC
City Secretary

Presenter:	**Kevin Rogers - Interim Police Chief**
Agenda Item:	**Consider any action on Ordinance No. 2026-11 amending Section 12.07 of the City of Azle Code of Ordinances to amend the list of commercial vehicles restricted routes.**

Background and Explanation:

The City has streets that are listed as restricted 'no truck' routes by Section 12.07 Commercial Vehicles of the Code of Ordinances. Citizens residing on William Road West, William Road, Gipson Road, and Thomas Road have experienced commercial vehicles using their residential roadways to travel between Silver Creek Azle Road and Hwy 199. Due to roadway widths and deep bar ditches, several commercial vehicles have left the roadway and become inoperable, requiring towing. These incidents damage private property and create concerns among residents. Residents are requesting that these streets be added as restricted 'no truck' routes and appropriate signage installed.
Enclosed in the packet is Exhibit A which lists William Road West, William Road, Gipson Road and Thomas Road as the four (4) streets to be added to the restricted truck route list.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Staff recommends the addition of these streets to the Ordinance.

Attachments:

1. Ordinance 2026-11
2. Restricted Truck Route Street Names - Exhibit A - CC 5.19.2026

ORDINANCE NO. 2026-11

AN ORDINANCE PROVIDING FOR DESIGNATION OF RESTRICTED TRUCK ROUTES FOR COMMERCIAL MOTOR VEHICLE AS DEFINED HEREIN; REGULATING THE TRANSPORTATION OF HAZARDOUS MATERIALS AS DEFINED HEREIN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Azle finds it necessary to promote the health, safety, and general welfare of the public by regulating commercial motor vehicle traffic within the city limits; and

WHEREAS, excessive or improperly routed commercial motor vehicle traffic can cause damage to public streets, increase traffic hazards, and negatively impact residential neighborhoods; and

WHEREAS, the transportation of hazardous materials through the City of Azle presents potential risks to public safety and requires reasonable regulation; and

WHEREAS, the City Council has the authority under state law to designate restricted truck routes and regulate the transportation of hazardous materials within the city limits; and

WHEREAS, Section 12.07 - Commercial Vehicles of the Code of Ordinances shall be amended by adding the streets listed in the attached Exhibit "A".

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

SECTION 1.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than five hundred dollars ($500) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 2.

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

SECTION 3.

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

AND IT IS SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on May 19, 2026.

_____
Mayor, Randa Goode

ATTEST:

_____
Yael Hoffman, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Exhibit “A”

1. William Road West
2. William Road
3. Thomas Road
4. Gipson Road

Presenter:	**David Hawkins, Director of Planning and Development**
Agenda Item:	**Consider any action on a variance request to Section 3.10.004 (a) (1) (A) (i) of the City of Azle Code of Ordinances to allow for a five-foot (5') tall wrought iron fence to exceed the maximum allowed height of four feet (4'), allow an on-site sewage facility (OSSF), and a water well. The subject property is located at 335 S. Ash Avenue, which is located on the east side of S. Ash Avenue approximately 105' feet north of Eagle Lake Drive.**

Background and Explanation:

The owner of 335 S. Ash Ave. is planning to construct a new single-family residence on this property and is requesting several variances to fencing requirements, the use of a septic system and water well service.

Existing Condition of Property:
335 S. Ash Ave. is located on the east side of S. Ash Avenue approximately 105 feet north of Eagle Lake Dr. The subject property is one (1) acre in size and is undeveloped with large trees throughout.

Variance Request to Front Fence Height:
The property owner is requesting a variance to Section 3.10.004 (a) (1) (A) (i) which allows for a 4' tall fence that is 50% open to be installed to the front property line. This section states:
"Restrictions and requirements for a fence, wall and barrier are as follows:
(1) Fences in front yard. No fence, wall or barrier may be built within the required front yard as established by the zoning regulations of the city except as follows:
(A) Required setbacks on residential lots. A fence may be erected in the front yard, as established by the zoning regulations of the city, of a residential lot only if the following criteria are met:
(i) The fence shall not exceed four (4) feet in height above the adjacent grade;"

The purpose of this section was to allow for the construction of a picket-like fence within the required front yard provided the fence was no more than four (4) feet tall and was a minimum of 50% open. This type of fence would not obstruct any views of adjacent properties up or down the street.

The applicant is requesting that a variance be granted to allow a five-foot (5') tall wrought iron fence within the front yard. This fence would still meet the 50% open and fence material requirements.

Variance Request for OSSF (Septic Service):
The property owner is also requesting a variance to Section 13.06.038 - Septic Tank Use which states that if a city sanitary sewer system service is available within one hundred feet (100') of the subject property, the use of a privately owned sanitary septic system cannot be installed. The property owner is requesting to install and use a sanitary septic system instead of connecting to the city sanitary sewer system. There is an existing city sewer main line that runs along the west side of S. Ash Avenue to serve this property that has the capacity to serve this location. All surrounding

properties are connected to city sewer service.

Variance Request for Water Well:
The third and last variance request is to Section 13.05.083 which requires all new construction to connect to the city water system if available before occupancy is allowed. There is an existing water main line located in front of this property that has capacity to serve this location. The property owner is requesting the use of a water well for both domestic and non-domestic purposes in lieu of connecting to city water service. The current ordinance states that if a property is connected to city water service, then a water well can only be used for non-domestic purposes such as irrigation of property. All surrounding properties are connected to city water service.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Staff forwards these variance requests to the City Council for their consideration.

Attachments:

1. 335 S. Ash Ave. - Variance Exhibits - CC 5.19.2026
2. 335 S. Ash Ave. House Plans
3. 335 S. Ash Ave. Site Photos

REFERENCE: 335 S. ASH AVE.

TO WHOM IT MAY CONCERN:.
LADIES AND GENTLEMEN,

First I would like to thank David Hawkins and Rick Waite for visiting on site with me. They were both very friendly and informative.

Purpose of this meeting is:
To present my request for variance approval of Fencing, Well positioning and septic locations on property.
These certainly need to comply with City, County, and State regulations!

The property located at 335 S Ash Ave. is a full acre.

A unique piece of property that has been OVER grown and used as a DUMPING SITE, since the previous owner bought it in 1978.
We have cleared under-brush from property and are in the process of removing all Trash and debris scattered about property.

It appears that getting water and sewer to property will be difficult and disturb the edge of several neighbors. In an effort to save the City time, effort and money, Given Deep drainage system at street, not to mention upsetting "my future neighbors", it seems to me best that I accept the cost of installing well and septic, as shown on attached. Saving the City and neighbors time and frustrations. This also allows me to irrigate property year round, as most vegetation we intend to be perennial.

My wife "Lynda" and I intend to irrigate the entire property with low, raised flower beds and native grass as the sun allows. We are maintaining over a hundred tress (now pruned and trimmed) creating a park type atmosphere.

The home will be set approximately 140' back from property line, a 160' from street.

While I have designed and built (primarily large custom home) FOR OVER 50 YEARS this is the FIRST and HOPEFULLY the last home for my wife "Lynda" and I.

SO IN MY INTENTION THAT IT NEEDS TO BE SPECIAL!!!

Lynda and I appreciate your time and consideration!

If you have any questions or need for additional information Please reach out.

FENCE – PRIVACY FENCE
SECURITY FENCE @ FRONT
SEE ATTACHED 2- FIVE FOOT @ FRONT

O'Brien Custom Designs Since 1953

PAGE 4

O'Brien Custom Designs Since 1953
DAVE O'BRIEN 817-946-1186
DAVEOBRIEN@OBRIENCUSTOMHOMEDESIGNS.COM

DAVE & LYNDA O'BRIEN
335 S. ASH AVE AZLE, TX

O'Brien Custom Designs Since 1953
DAVE O'BRIEN 817-946-1186
DAVEOBRIEN@OBRIENCUSTOMHOMEDESIGNS.COM

REVISED:
5/8/2026

NOTE:

NO EASEMENTS OR SET-BACKS SHOWN ON SURVEY, HOWEVER, I HAVE ALLOWED FOR SUCH ON SITE PLAN
UTILITY EASEMENTS AND SET BACK LINES

SCALE 1" = 15'-0"
WHEN PRINTED ON 24" x 36" PAPER

NATURAL FLOW OF SURFACE WATER RUNS FROM NORTH & FRONT OF PROPERTY TOWARD SOUTH THEN REAR (EAST)
ALL DRAINAGE AREAS TO BE CLEANED, BUT NOT DISTURBED OR REDIRECTED FROM EXISTING
SURFACE WATER FLOW IS INDICATED ON SITE PLAN

ENTIRE PROPERTY TO BE IRRIGATED BY WELL AND AEROBIC SYSTEMS WITH LOW AND RAISED FLOWER BEDS AS WELL AS NATIVE GRASS AS SUN ALLOWS

5' ROD IRON FENCE WITH 16' GATE ALIGN TO EXISTING NEIGHBORS FENCE NORTH AND SOUTH

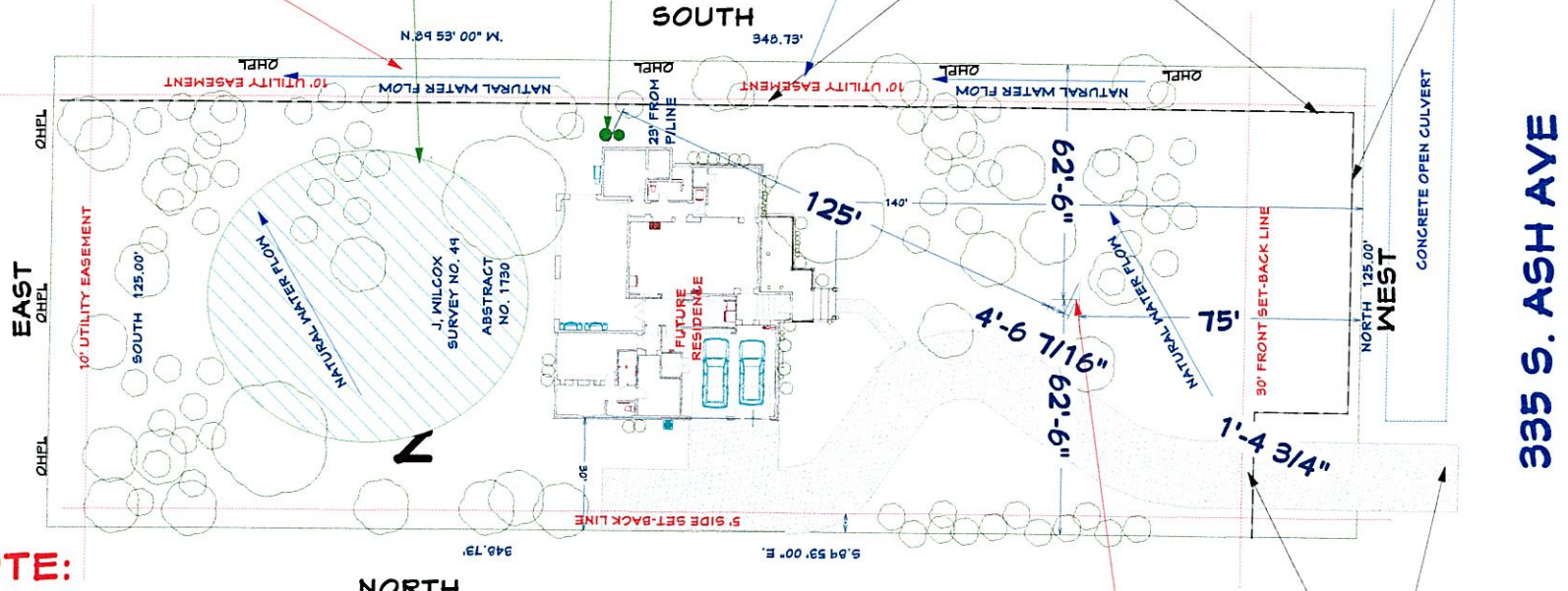
THIS LANE WITH OHPL HAS BEEN CLEARED BY TRI-COUNTY ELECTRIC

GENERAL PROPOSED SEPTIC FIELD LOCATION

GENERAL PROPOSED SEPTIC TANK LOCATION

THIS LANE LEFT OPEN TO BE MAINTAINED BY OWNER

8' PRIVACY FENCE
11' FROM PROPERTY LINE



NOTE:

HOME TO BE SET APPROXIMATELY
140' BACK FROM FRONT PROPERTY LINE

PROPOSED WELL SITE POSITION MEETS ALL STATE / COUNTY REGULATIONS

PROPOSED WELL HOUSE

16' GATE

NO CURB CUTTING
REQUIRES NEW CURB FROM STREET TO DRAINAGE DITCH
MAX. 24' ENTRANCE
FLAIRS DOWN TO 16' DRIVE AND ELECTRIC GATE

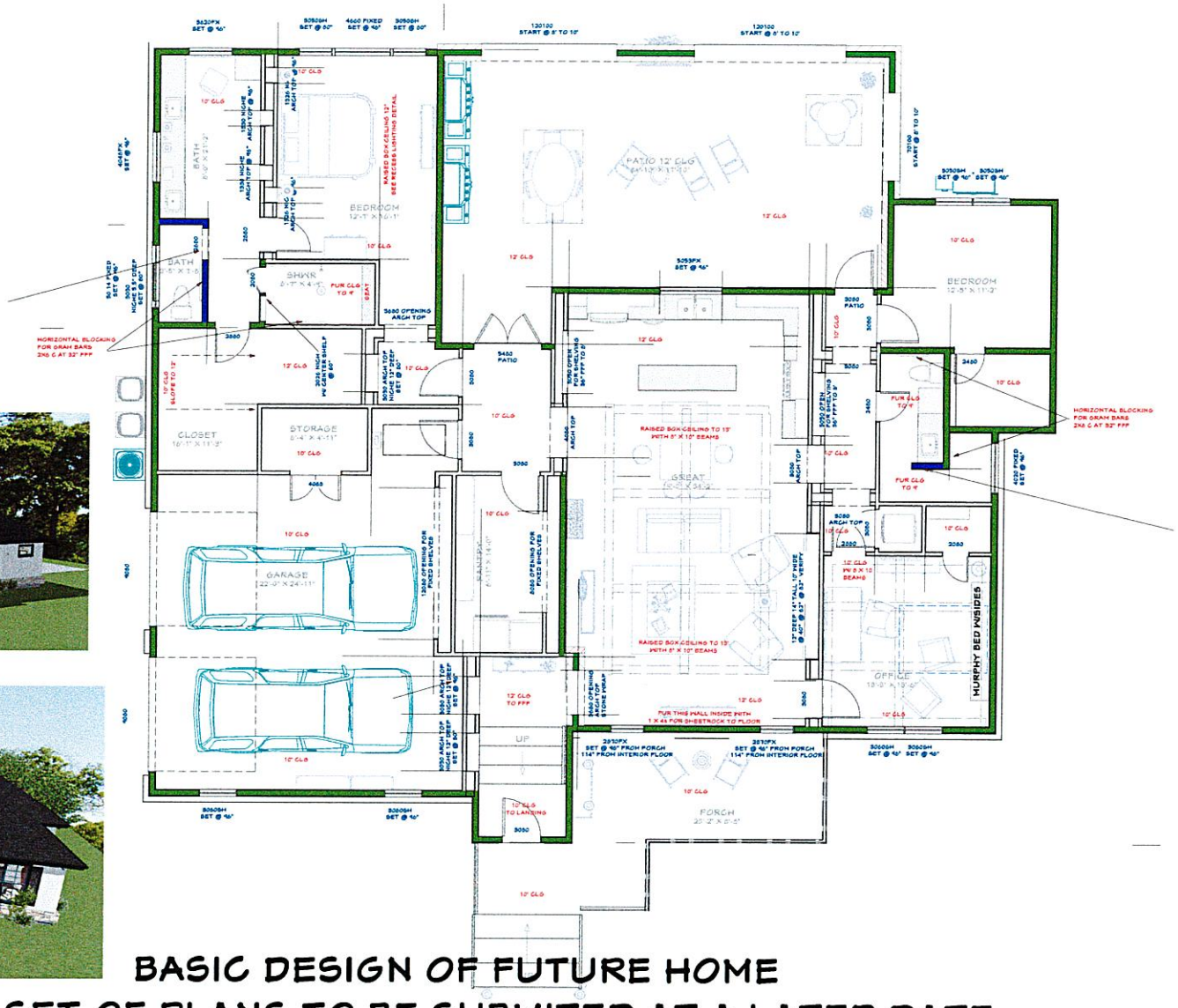
WELL, SEPTIC & FENCE NOTES

PAGE 5

O'Brien Custom Designs Since 1953
DAVE O'BRIEN 817-946-1186
DAVEOBRIEN@OBRIENCUSTOMHOMEDESIGNS.COM

DAVE & LYNDA O'BRIEN
335 S. ASH AVE AZLE, TX

REVISED:
5/8/2026



BASIC DESIGN OF FUTURE HOME

COMPLETE SET OF PLANS TO BE SUBMITED AT A LATER DATE

PAGE 6

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REVISED:

5/8/2026

City of Azle
Community & Opportunity

Miscellaneous Permit Application

City of Azle
505 W. Main St., Azle, TX 76020
817-444-2541 | permits@cityofazle.org

Date 05-04-26

Permit #_____

Receipt #_____

Project Address: 335 S Ash Ave Suite# _____

Property Owner: Dave & Lynda O'Brien Phone 817-946-1186

Address 273 Sutter Mill Rd City Saginaw State Tx ZIP 76131

Contractor: Self Phone same

Address same City - State - ZIP -

Applicant (print) Dave O'Brien Fax# _____

E-mail Address daveobrien@obriencustomhomedesigns.com

Applicant Signature _____ Driver's License # _____

Commercial ☐ **(OTC – Over the Counter, No Plan Review)**

Residential ☐

Electrical ☐ Plumbing ☐ Mechanical ☐

Irrigation ☐ Demolition ☐ Other ☒

Job Description (be specific): Fence

*****Curb Cut / Drive Approach:** Width of property? _____ Radius? _____

Corner Lot? ( ) yes ( ) No Culvert Size if applicable _____

Project must comply with City of Azle specifications set forth. **All culvert piping shall be Reinforced Concrete Pipe (RCP)** No other material will be allowed. **Culvert sizing shall be approved by the Superintendent of Streets prior to permit issuance.**

Each permit issued shall become null and void unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

All permits require a final inspection

WATER WELL PERMIT APPLICATION
CITY OF AZLE CODE ENFORCEMENT DEPARTMENT
505 W. Main, AZLE, TEXAS 76020 (817) 444-2541

Permit Fee $75.00
Non-refundable

Permit Number: _____

Job Address 335 S. ASH AVE					
All information must be completed in order to process permit					
Legal Descr.	Lot No.	Block	Subdivision Name		
or	Abstract #1730	Tract 49	Survey Name JACOB WILCOX SURVEY		
Owner DAVE O'BRIEN	Mail Address 273 SUTTER MILL RD		Zip 76131	Phone 8179461186	
Contractor	Mail Address		Zip	Phone	
Electrician	**Mail Address**		**Zip**	**Phone**	

Purpose for which well will be used

☒ Drinking Water ☒ Lawn Sprinkler System ☐ Livestock Watering ☐ Other *(state below)*

Proposed depth of well 200 Ft. *(within 25 feet)*

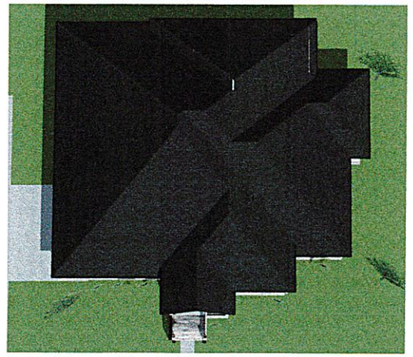
The application shall be accompanied by a site plan showing the following information:

- ☑ Exact dimensions of the lot where the proposed well is to be located.
- ☑ Location and dimensions of all structures on the property.
- ☑ Location of all utility easements and exact distances between proposed well and easements.
- ☑ Location and exact distance from proposed well to any septic tank(s), sewer lines, water lines, underground telephone lines, streets, alleys, thoroughfares, animal or livestock pens, barns, shelters, dump grounds (public or private) , creeks, streams, lakes or ponds and any flood zone area.

- **NO PERMIT WILL BE ISSUED UNTIL THE ABOVE SUBMITTALS ARE RECEIVED.**
- **ELECTRICIAN MUST BE REGISTERED WITH THE CITY OF AZLE, PERMIT COVERS ELECTRICAL PERMIT FEE.**
- **DRILLING MUD AND HAZARDOUS CHEMICALS MAY NOT BE DRAINED INTO CITY STORM DRAIN SYSTEM. WATER USED IN DRILLING WHICH CONTAINS ENVIRONMENTALLY SAFE CHEMICALS MAY BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM PROVIDED THAT THE CONTRACTOR WASHES DOWN THE SYSTEM TO REMOVE ACCUMULATIONS UPON COMPLETION OF DRILLING.**
- **A FINAL INSPECTION IS REQUIRED ON ALL WELL INSTALLATIONS / REPAIRS.**

I attest that all work will be performed in accordance with State law and municipal codes of the City of Azle.

Applicants Signature: _____ Date: _____



NOTICE, DISCLAIMER AND COPYRIGHT
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O'BRIEN CUSTOM HOME DESIGNS MAKES NO WARRANTY WHATSOEVER WITH REGARD TO ITS ACCURATE AND FREE OF DISCREPANCIES. O'BRIEN CUSTOM HOME DESIGNS MAKES NO WARRANTY THAT THESE DRAWINGS COMPLY WITH ANY BUILDING CODES, WHETHER EXPRESS OR IMPLIED OR ARISING BY CUSTOM OR TRADE USAGE, AND, SPECIFICALLY, MAKE NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DESIGN AND OTHER INFORMATION PRIOR TO STARTING CONSTRUCTION. CONSTRUCTION SHALL COMPLY WITH ALL LOCAL AND IBC REQUIREMENTS.
UNDER NO CIRCUMSTANCES WILL O'BRIEN CUSTOM HOME DESIGNS BE LIABLE FOR ANY DAMAGES, WHETHER ARISING FROM TORT OR CONTRACT, INCLUDING LOSS OF DATA, LOST PROFITS, COST OF COVER, OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES ARISING OUT OF THE USE OF THESE DRAWINGS.

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THIS RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

PROJECT STATISTICS:

LOT: AS PER PLOT PLAN / SURVEY

• LIVABLE SF:	2,400 SQ.FT.
• FOUNDATION/SLAB:	4,154 SQ.FT.
• GARAGE:	791 SQ.FT.
• FRONT PORCH:	254 SQ.FT.
• PATIO:	709 SQ.FT.
TOTAL AREA:	4,154 SQ.FT.

RENDERING / GENERAL NOTES

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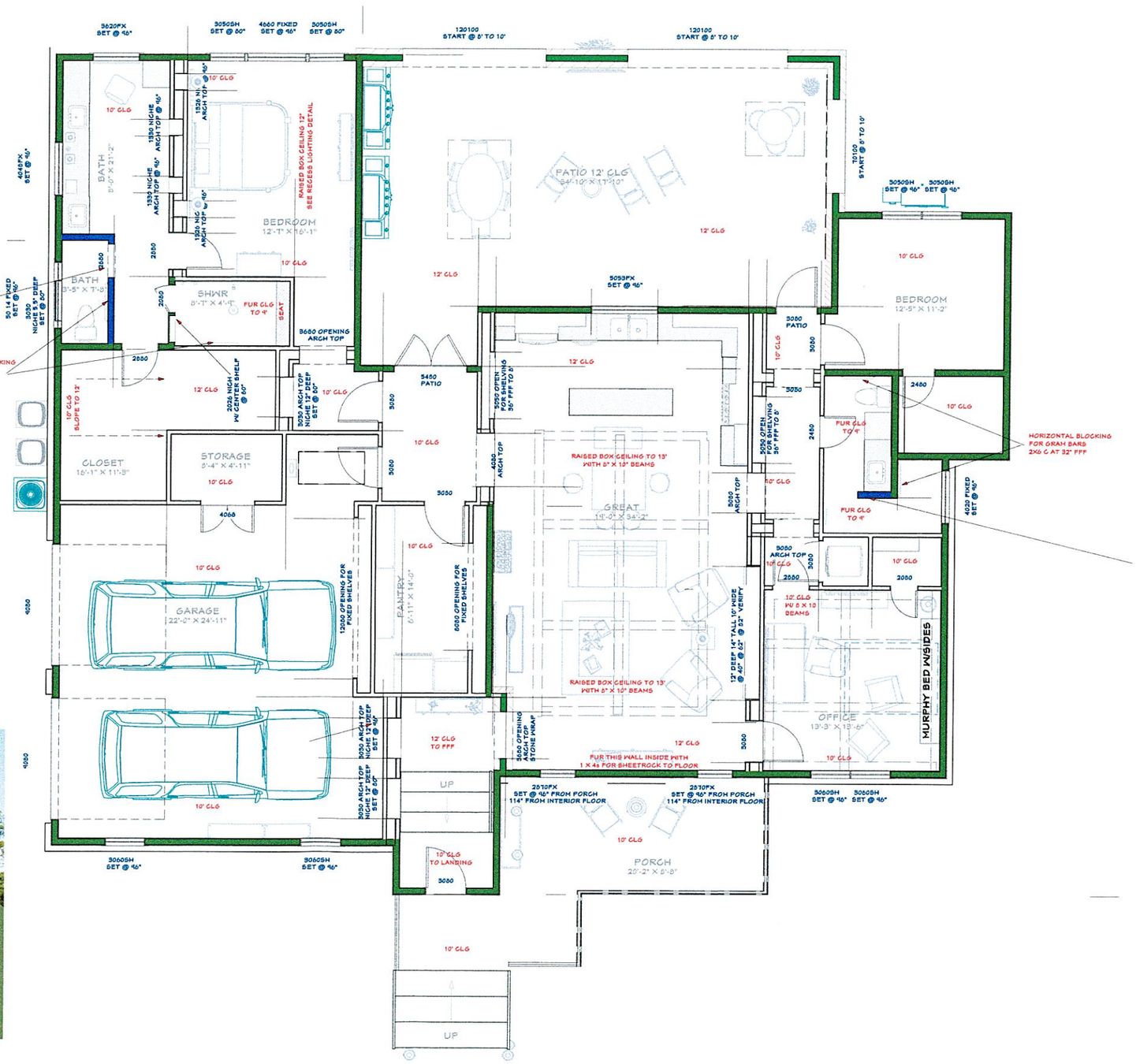
4/30/2026

RENDERING

FOR ILLUSTRATION ONLY

SCALE 1/4" = 1'-0'

WHEN PRINTED ON 24' x 36' PAPER



CLEAN FLOOR PLAN OWNER'S USE & PLANNING

PAGE 2

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REVISED:

4/30/2026

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NOTE:

NO EASEMENTS OR SET-BACKS SHOWN ON SURVEY,
HOWEVER, I HAVE ALLOWED FOR SUCH ON SITE PLAN
UTILITY EASEMENTS AND SET BACK LINES

NATURAL FLOW OF SURFACE WATER RUNS FROM FRONT OF PROPERTY TOWARD REAR (EAST)
ALL DRAINAGE AREAS TO BE CLEANED, BUT NOT DISTURBED OR REDIRECTED FROM EXISTING
SURFACE WATER FLOW IS INDICATED ON SITE PLAN

TRI COUNTY HAS NOTIFIED ME OF TREE PRUNING/REMOVAL ALONG POWER LINES
ON THE SOUTH SIDE OF PROPERTY WITH-IN THE NEXT 2-3 WEEKS

SITE PLAN NOTES

SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION. N/A

HOME LOCATION SHALL CONFORM WITH ALL BUILDING LINES AND EASEMENTS. N/A

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

CALL BEFORE YOU DIG: 800.428.4950

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION AS REQUIRED.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.

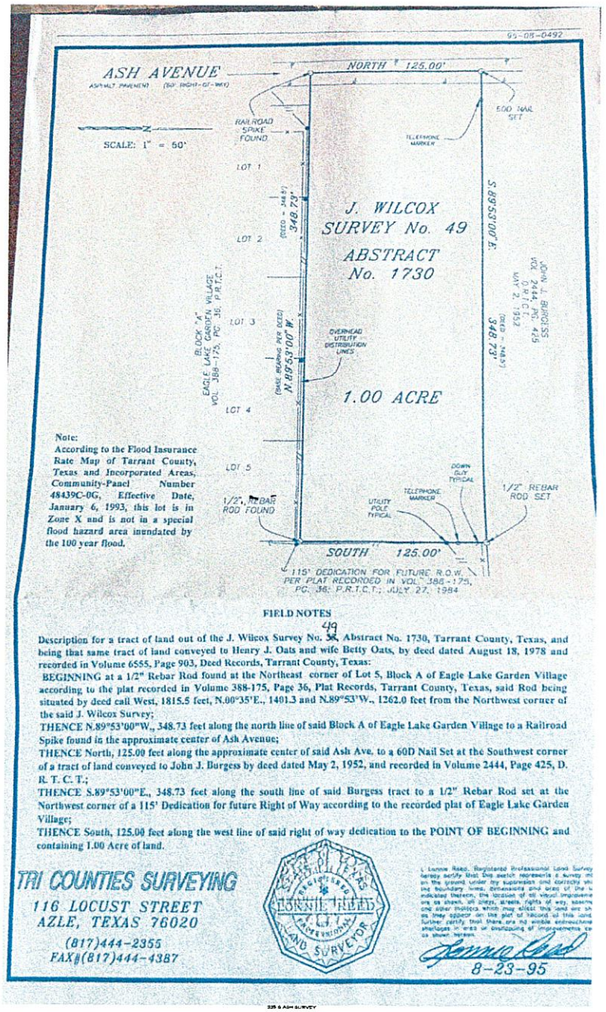
GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. FINAL GRADE TO CONVEY SURFACE DRAINAGE AS INDICATED ON DRAINAGE PLAN IF APPLICABLE.
5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

LANDSCAPE NOTES:

1 OWNER RESPONSIBLE FOR LANDSCAPING - SUCH AS LAWN, TREES, SHRUBS, ETC.
2 IRRIGATION SYSTEM SHALL BE STUBBED IN WITH VALVE BOX AND IRRIGATION MAIN LINES RUN UNDER CONCRETE.
3 OWNER RESPONSIBLE FOR POOL, EQUIPMENT, AND OTHER LANDSCAPING REQUEST.

SCALE 1" = 50'-0"
WHEN PRINTED ON 24' x 36' PAPER



FIELD NOTES

Description for a tract of land out of the J. Wilcox Survey No. 49, Abstract No. 1730, Tarrant County, Texas, and being that same tract of land conveyed to Henry J. Oats and wife Betty Oats, by deed dated August 18, 1978 and recorded in Volume 6555, Page 903, Deed Records, Tarrant County, Texas:

BEGINNING at a 1/2" Rebar Rod found at the Northeast corner of Lot 5, Block A of Eagle Lake Garden Village according to the plat recorded in Volume 388-175, Page 36, Plat Records, Tarrant County, Texas, said Rod being situated by deed call West, 1815.5 feet, N.00°35'E., 1401.3 and N.89°53'W., 1262.0 feet from the Northwest corner of the said J. Wilcox Survey;

THENCE N.89°53'00"W., 348.73 feet along the north line of said Block A of Eagle Lake Garden Village to a Railroad Spike found in the approximate center of Ash Avenue;

THENCE North, 125.00 feet along the approximate center of said Ash Ave. to a 60D Nail Set at the Southwest corner of a tract of land conveyed to John J. Burgess by deed dated May 2, 1952, and recorded in Volume 2444, Page 425, D. R. T. C. T.;

THENCE S.89°53'00"E., 348.73 feet along the south line of said Burgess tract to a 1/2" Rebar Rod set at the Northwest corner of a 115' Dedication for future Right of Way according to the recorded plat of Eagle Lake Garden Village;

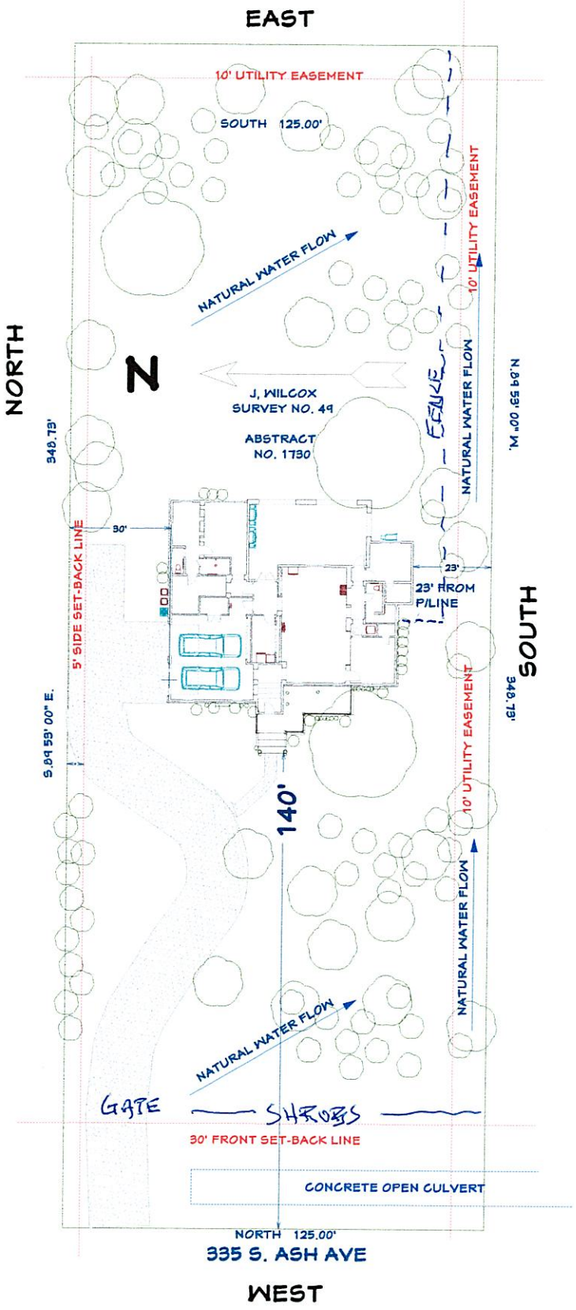
THENCE South, 125.00 feet along the west line of said right of way dedication to the POINT OF BEGINNING and containing 1.00 Acre of land.

TRI COUNTIES SURVEYING
116 LOCUST STREET
AZLE, TEXAS 76020
(817)444-2355
FAX#(817)444-4387

LONNIE REED 4086 REGISTERED PROFESSIONAL LAND SURVEYOR

8-23-95

SCALE 1" = 20'-0"
WHEN PRINTED ON 24' x 36' PAPER



SITE / PLOT PLAN & NOTES

PAGE 3

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DAVE & LYNDA O'BRIEN
335 S. ASH AVE AZLE, TX

REVISED:
4/30/2026

House

Presenter:	**Susie Hiles, Assistant to the City Manager**
Agenda Item:	**Consider any action on Resolution No. 2026-09 agreeing to meet all match contribution requirements and committing $20,000 in match contribution to affordable housing for all activities undertaken through the HOME Investment Partnership Program.**

Background and Explanation:

Tarrant County Community Development administers the Homeowner Repair Program, which uses two federal funding sources: the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME). These funds are targeted to benefit low to moderate-income homeowners who need essential repairs to remain safely housed. Tarrant County Community Development HOME program allows participating cities to apply for funding with a 25% match, which is to be used for the development of safe and decent housing.

The City would like to request $80,000 of these grant funds with the City's match portion being $20,000. A portion of the $20,000 could be derived from the waiving of building and permit fees. The HOME program does not have to follow any CDBG areas or designated low income areas. HOME funds can be used in any area of the Tarrant County portion of the city as long as the recipient qualifies. Tarrant County Community Development administers all aspects of the program.

The City has participated in this program since 2008, helping rehab several homes.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Staff recommends approval.

Attachments:

1. RESOLUTION 2026-09 HOME Grant
2. HOME Grant Application 2026
3. HomeownerAssistance_flyer2025
4. COUNCIL ONLY Tarrant County HOME Program Contacts 2000-2026

RESOLUTION NO. 2026-09

A RESOLUTION OF THE CITY OF AZLE, TEXAS AGREEING TO MEET ALL MATCH CONTRIBUTION REQUIREMENTS FOR THE EXPENDITURES UNDER THE TARRANT COUNTY HOME INVESTMENT PARTNERSHIPS PROGRAM YEAR 2026.

WHEREAS, the HOME Program was created by the National Affordable Housing Act of 1990 (NAHA) and is intended to provide decent affordable housing to lower-income households; expand the capacity of nonprofit housing providers; strengthen the ability of state and local government to provide housing, and; leverage private-sector participation; and

WHEREAS, Tarrant County is a Participating Jurisdiction under the HOME Investment Partnerships Program in accordance with §92.105; and

WHEREAS, the City of Azle is a member of the Tarrant County Urban County Consortium and is eligible to participate in the HOME program; and

WHEREAS, the City of Azle has requested $80,000 in HOME funding to be expended on HOME eligible activities within the City's jurisdiction and has agreed to provide a 25% matching contribution for all HOME funds expended within the City of Azle, in accordance with §92.218; §92.219; and §92.220.

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

SECTION 1

The City Council agrees to commit $20,000 (25%) in match contribution to affordable housing with a portion of the $20,000 consisting of amounts derived from the waiving of building and permit fees, cash and other forms of eligible HOME match as set forth in 24CFR §92.220 for all activities undertaken through the HOME program.

SECTION 2

This resolution shall become effective immediately upon passage.

PASSED AND APPROVED on this the 19th day of May 2026, at a regular meeting of the City Council of the City of Azle, Texas.

_____

Randa Goode, Mayor

ATTEST:

_____

Yael Forgey, TRMC, CMC, City Secretary

Tarrant County HOME Application for Participating Cities – PY 2026

Homeowner Rehabilitation Program

For release April 16, 2026

Introduction

The U.S. Department of Housing and Urban Development (HUD) appropriates funds to entitlement communities through the HOME Investment Partnerships Program (HOME). Tarrant County receives HOME funds and is making a portion of these HUD funds available to Cities who would like to assist low-income homeowners with home repair and rehabilitation activities such as electrical, plumbing, roofing, and weatherization.

This program is managed by Tarrant County's Community Development Department (County).

Benefits

HOME is an excellent way for cities to leverage funding in their communities while also:

- Making interior and exterior (visual) improvements;
- Helping with code compliance challenges;
- Securing attainable housing; and
- Enhancing neighborhoods.

Match Requirement

Although city residents will apply directly to the County, the city applying to participate in HOME must commit to providing a twenty-five percent (25%) non-federal match for their respective resident homeowner rehabilitation activities. Participating cities may meet the match requirement in several ways, including cash, volunteer hours, and community partnerships. **The city is required to submit a copy of the Council Resolution affirming the match requirement as part of this application (Exhibit "A").**

Term

This application is for Program Year 2026 (July 1, 2026 – June 30, 2027).

Process

If a city would like to participate in this program, the city should submit a copy of the completed application (Exhibit "A"), including a copy of the Council Resolution, to Albert Gonzalez at ALGonzalez2@tarrantcountytx.gov by May 31, 2026. If you are unable to submit a signed copy of the Council Resolution by the deadline, please list the anticipated date for Council action and submit a signed copy as soon as it is available.

Additional Information

Questions should be directed to Albert Gonzalez at ALGonzalez2@tarrantcountytx.gov or by calling 817-850-7948. Additional information about the HOME Program can be found online: https://www.hudexchange.info/programs/home/.

***

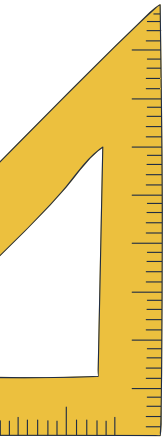
Exhibit A | Application

Homeowner Rehabilitation Program

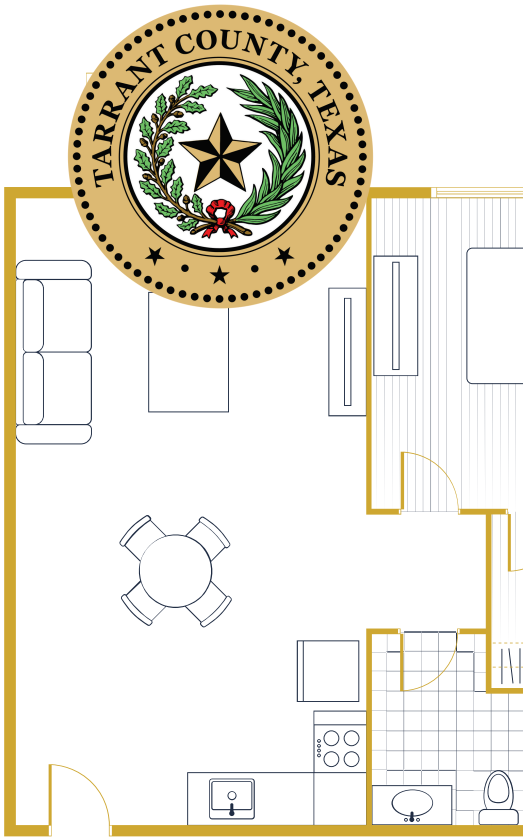
City Name	City of Azle
Project Location(s)	☒ Citywide; or ☐ Specific Zip Code(s):
Amount of HOME Funds Requested ***$200,000 Max***	$80,000
Match Amount ***25% of Amount of HOME Funds Requested***	$20,000
Contact Name	David Hawkins - Director of Planning & Development
Contact Email	dhawkins@cityofazle.org
Contact Phone	817-444-7084
Date of Application Submittal	May 20, 2026
Date of City Council Meeting*	May 19, 2026

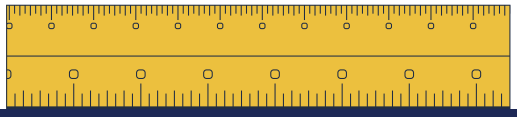
**We require a signed City Council resolution to complete this application. The resolution must confirm city support and confirm the amount and source of non-federal match. A sample resolution (Exhibit "B") follows on the next page. You may use or modify this sample as needed.*

Homeowner Assistance



- Do you live in Tarrant County, TX outside of Arlington, Fort Worth and Grand Prairie?
- Is your home valued under $309,000?
- Do you have major system failures throughout your home (plumbing, electrical, roofing, etc.)?
- Do you need minor priority repairs (water heater, AC/Heating systems, electric panel upgrade, etc.)?
- Do you need to remove barriers in your home to accommodate your needs (installing ramps, widening doorways, installing accessible door hardware, and adding grab bars in restrooms)?





Our Programs:

Home Rehabilitation
Priority Reconstruction
ADA Barrier Removal

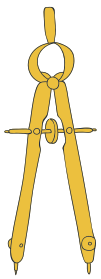
Not sure? Call us at 817-850-7940, #4

Income Limits for Total # of Persons Living in the Home

1 = $59,750	5 = $92,200
2 = $68,300	6 = $99,050
3 = $76,850	7 = $105,850
4 = $85,350	8 = $112,700

Effective July 2025

Requirements



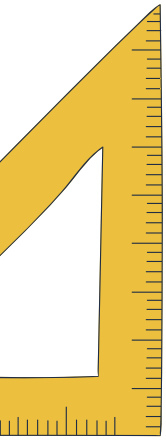
- Own and live in your home for at least one (1) year
- Have clear title to your property (no reverse mortgages, title must be in your name)
- Be current on your real estate taxes
- Be current on your mortgage loan payment
- Receive Social Security Disability Insurance (SSDI), Social Security Income (SSI), be 62+ years old, **or** have dependent children under 18 living at home
- Total household income for everyone over 18 years is below income limits (in table above)
- No assistance to mobile homes, duplexes, homes in a flood zone or homes with more than two (2) liens

Tarrant County Community Development

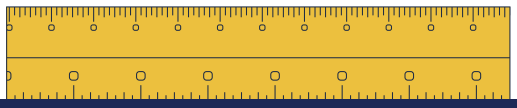
Questions? 817-850-7940, option 4

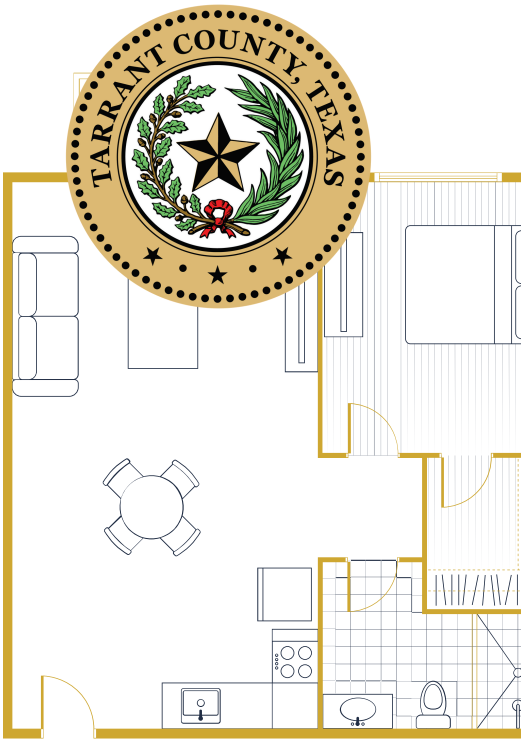
Funded by the U.S. Department of Housing and Urban Development

Asistencia para propietarios de viviendas



- ¿Vive usted en el condado de Tarrant, TX, fuera de Arlington, Fort Worth o Grand Prairie?
- ¿Su vivienda está valuada en menos de $309,000?
- ¿Tiene fallas importantes en los sistemas (plomería, techado, etc.)?
- ¿Necesita reparaciones de prioridad menores (calentador de agua, mejora del panel eléctrico, etc.)?
- ¿Necesita la eliminación de barreras para poder seguir viviendo en su hogar de manera segura (Instalación de rampas, ampliación de puertas, instalación de herrajes de puerta accesibles y colocación de barras de apoyo en los baños)?





Nuestros programas:

Rehabilitación de vivienda
Reconstrucción prioritaria
Eliminación de barreras

¿No está seguro? Llame a nuestra oficina hoy: 817-850-7940, Opción 4

Límites de ingresos para el número total de personas que viven en el hogar

1 = $59,750	5 = $92,200
2 = $68,300	6 = $99,050
3 = $76,850	7 = $105,850
4 = $85,350	8 = $112,700

Vigente a partir del 1 de julio de 2025

Requisitos

- Ser propietario y vivir en su vivienda por al menos un (1) año
- Tener título claro de la propiedad (por ejemplo, sin hipotecas inversas; el título debe estar a su nombre)
- Estar al día con los impuestos sobre la propiedad
- Estar al día con el pago del préstamo hipotecario
- Recibir Seguro por Discapacidad del Seguro Social (SSDI), Ingreso del Seguro Social (SSI), tener 62 años o más, o tener hijos dependientes menores de 18 años que vivan en el hogar
- El ingreso total del hogar para todas las personas mayores de 18 años está por debajo de los límites de anuales (en la tabla anterior)
- No se ofrece asistencia a casas móviles, dúplex, en una zona de inundación o viviendas con más de dos (2) gravámenes.

Desarrollo Comunitario del Condado de Tarrant

¿Preguntas? 817-850-7940, Opción 4

Financiado por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos

Presenter:	**David Hawkins, Director of Planning and Development**
Agenda Item:	**Conduct a public hearing and consider any action on Ordinance No. 2026-14 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 RV Park development which was previously approved on September 2, 2003 by Ordinance No. 2003-15 to add cabins and other amenities. (Case No. Z2026-02)**

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 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 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 which were originally approved by Ord. No. 2003-15.

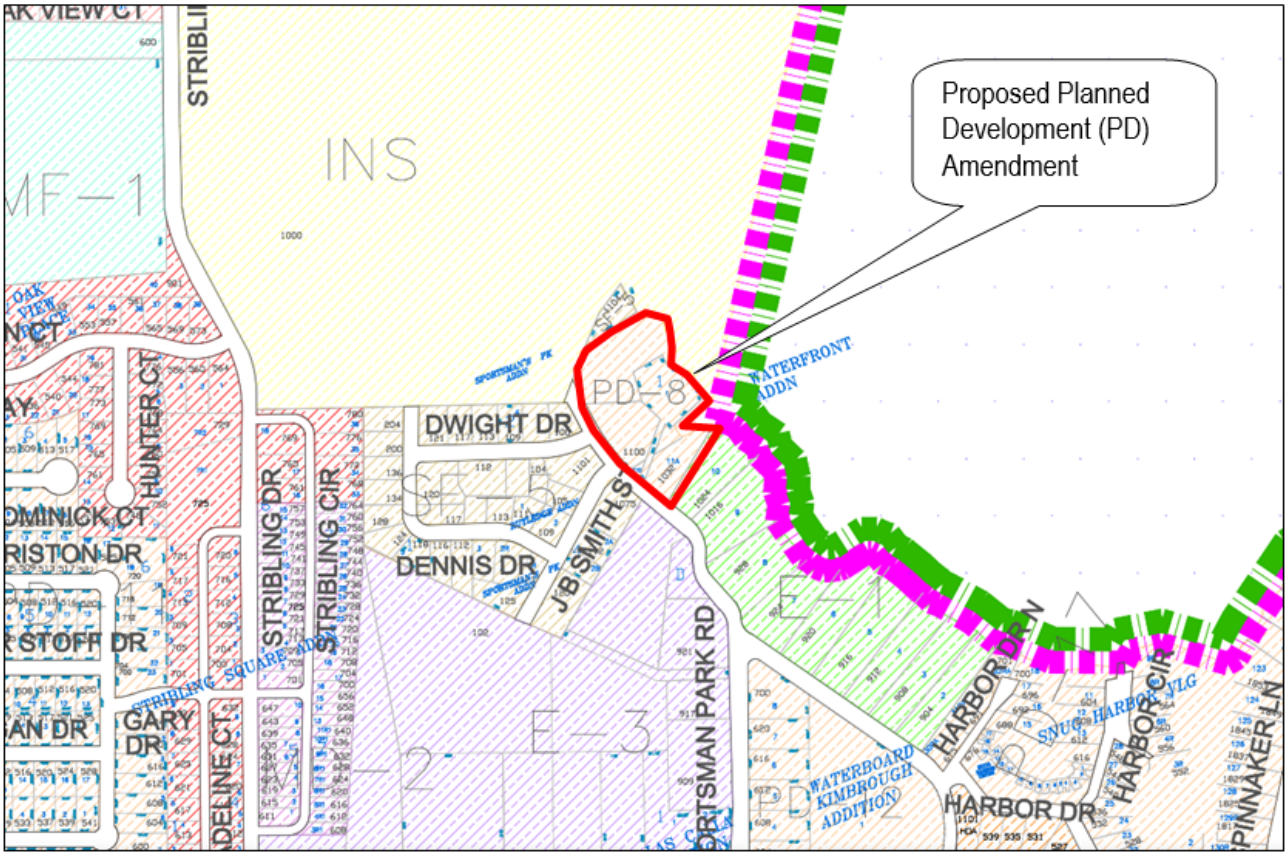
Existing Condition of Property:

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 12, 2026, staff has received one (1) formal response from the public about this request.

Board/Commission/Committee Recommendation:

On May 7, 2026, the Planning and Zoning Commission held a public hearing and made a motion to recommend approval of this PD Amendment request as presented by a unanimous vote (4-0).

The City Council has the following options when considering this Planned Development (PD) Amendment request:

1. Approve as submitted
2. Approve with conditions or modifications
3. Denial (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 City Council for their consideration.

Attachments:

1. Ordinance 2026-14
2. RV Park PD Amendment Exhibit A - CC 5.19.2026
3. RV Park PD Amendment Exhibit B - CC 5.19.2026
4. Public Response Letter - 1016 Sportsman Park Road
5. ORD - 2003-15 - RV Park PD Zoning 9.2.2003

ORDINANCE NO. 2026-14

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF AZLE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A PLANNED DEVELOPMENT (PD) DISTRICT AMENDMENT FOR AN RECREATIONAL VEHICLE (RV) PARK LOCATED ON 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; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of property generally located in the 1100 Block of Sportsman Park Road, Azle, Texas has filed an application to amend the Planned Development zoning of the property described as 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 as shown on the attached Exhibit “A” by approving an amended development plan as shown on the attached Exhibit “B” for a recreational vehicle (RV) park development for said property; and

WHEREAS, the Planning and Zoning Commission of the City of Azle, Texas held a public hearing on April 16, 2026, and the City Council of the City of Azle, Texas held a public hearing on May 19, 2026, with respect to the zoning change described herein; and

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

WHEREAS, upon review of the application, and after such public hearing, the City Council finds that granting the request herein furthers the purpose of zoning as set forth in the Zoning Ordinance of the City of Azle, and that the Planned Development Amendment should be granted, subject to the conditions imposed herein.

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

SECTION 1.

The Zoning Ordinance of the City of Azle, Texas is hereby amended by amending the Planned Development zoning of the property shown on the attached Exhibit “A” and approving an amended development plan as set forth on the attached hereto and incorporated herein as Exhibit “B“ for property described as 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.

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable,

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

SECTION 8.

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

SECTION 9.

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

SECTION 10.

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

SECTION 11.

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

AND IT IS SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on May 19, 2026.

_____

Mayor, Randa Goode

ATTEST:

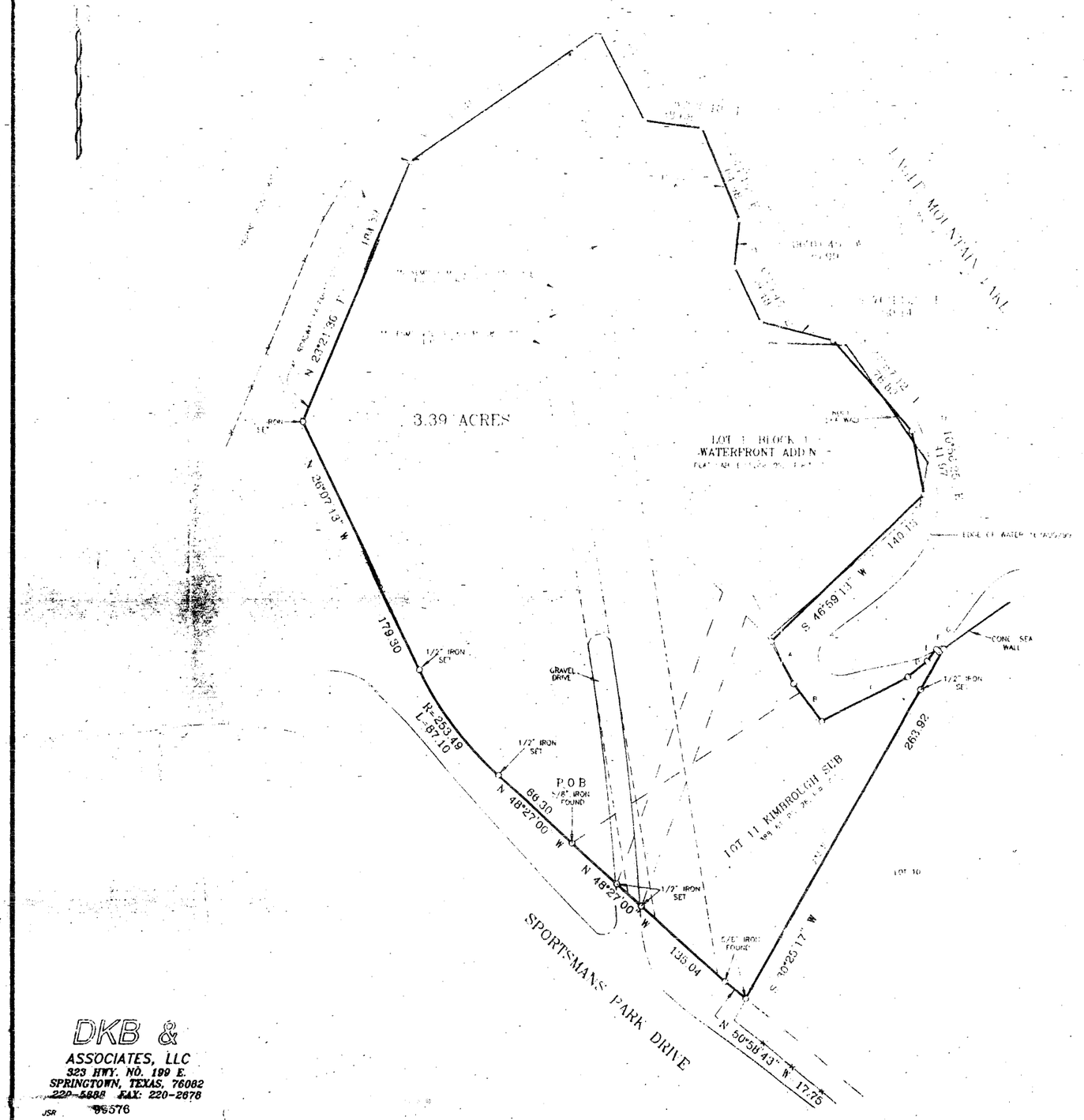
_____
Yael Hoffman, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Exhibit "A"

SCALE 1"=50'



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

BEING a tract of land out of the M E P & P RR CO SURVEY No 2, Abst No 1240, 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 388-91 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 B Slide 39-z Plat Records Tarrant County, Texas and being the same tracts of land recorded in Vol 7960 Pg 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-Kumbrough Subdivision said iron also being located in the Northerly line of Sportsmans Park Drive;

THENCE N 48°27'00"W., with the Northerly line of said Sportsmans Park Drive, 66.30 feet to a ½" 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 225.49 feet and whose central angle is 22°19.47" and whose chord bears N 37°17.07"W., 86.55 feet being an arc length of 87.10 feet to a ½" iron set,

THENCE N 26°07.13"W., continuing with the Northerly line of said Sportsmans Park Drive, 179.30 feet to a ½" iron set for the Southeast corner of a certain 40' road easement recorded in Volume 5167, Page 566, Deed Records, Tarrant County, Texas

THENCE N 23°21'36"E., with the Easterly line of said 40' road easement, 184.59 feet to a ½" iron set,

THENCE N 56°12'48"E continuing with the Easterly line of said 40' road easement, at 132.07 feet passing a ½" 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

S 27°17'58"E., 65.01 feet
S 82°35'18"E., 36.68 feet,
S 22°44'15"E., 64.98 feet,
S 06°01'45"W., 30.99 feet,
S 26°15'45"E., 39.48 feet,
S 76°13'22"E., 50.14 feet,
S 41°57'12"E., 78.83 feet;
S 10°56'25"E., 41.97 feet;
S 46°59'13"W., 140.13 feet;
S 28°46'50"E., 31.34 feet,
S 37°17'14"E., 30.84 feet;
N 63°13'45"E., 64.62 feet;
N 51°49'19"E., 16.46 feet;
N 38°30'52"E., 9.78 feet;
S 54°08'19"E., 2.75 feet,
N 55°15'31"E., 3.39 feet;

THENCE S 30°25'17"W., at 30.62 feet passing a ½" 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-Kumbrough Subdivision.

THENCE N 50°58'43"W., with the Northerly line of said Sportsmans Park Drive 17.75 feet to a 5/8" iron found

THENCE N 48°27'00"W., continuing with the Northerly line of said Sportsman 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, D.R.T.C.T. DOES AFFECT.

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

JSR 86576

STATE OF TEXAS REGISTERED DOUG BURT 2023 PROFESSIONAL LAND SURVEYOR

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.

18/AUGUST/1999

EXHIBIT "B"

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

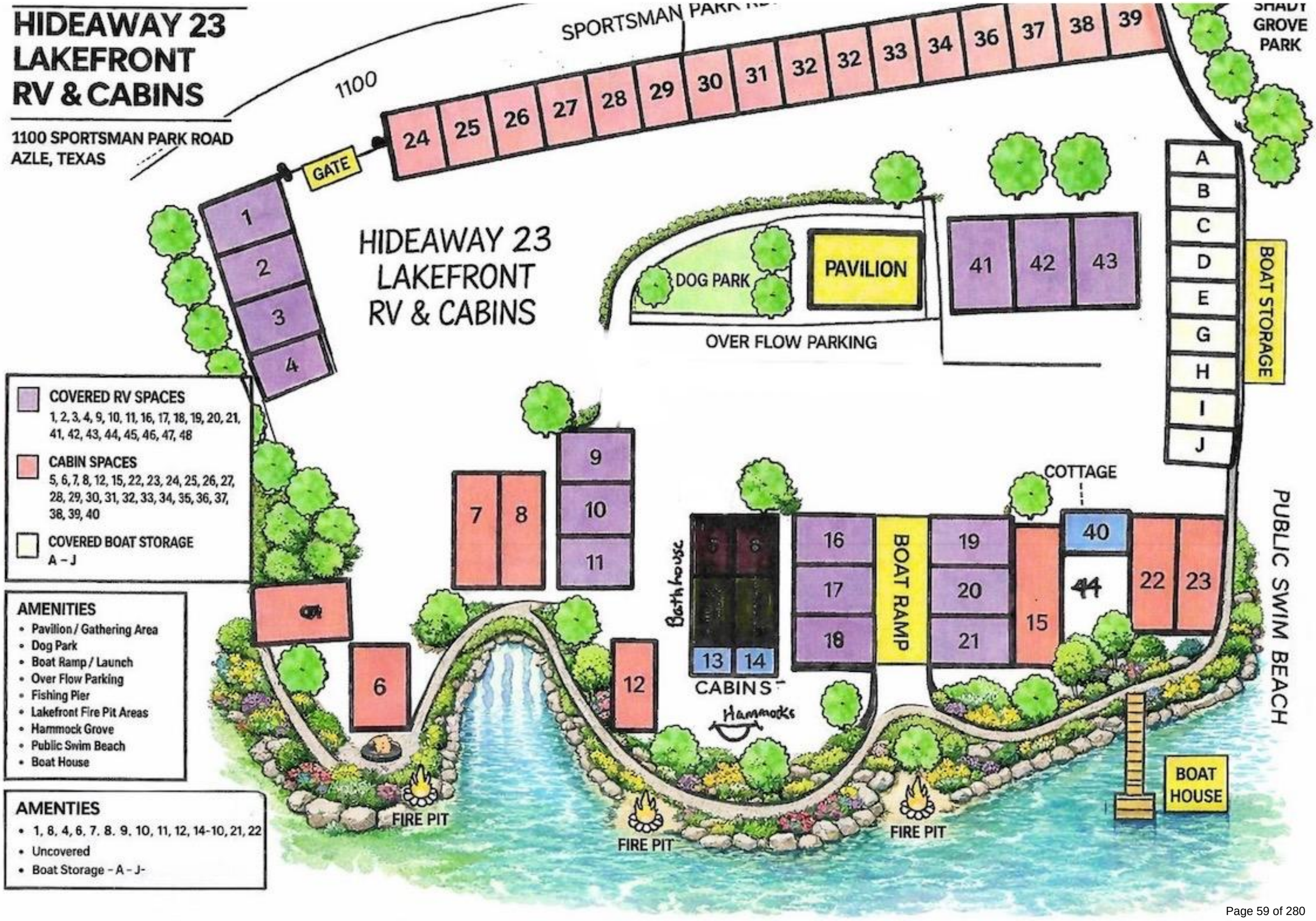
• preserves a beautiful gateway to Eagle Mountain Lake

• 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



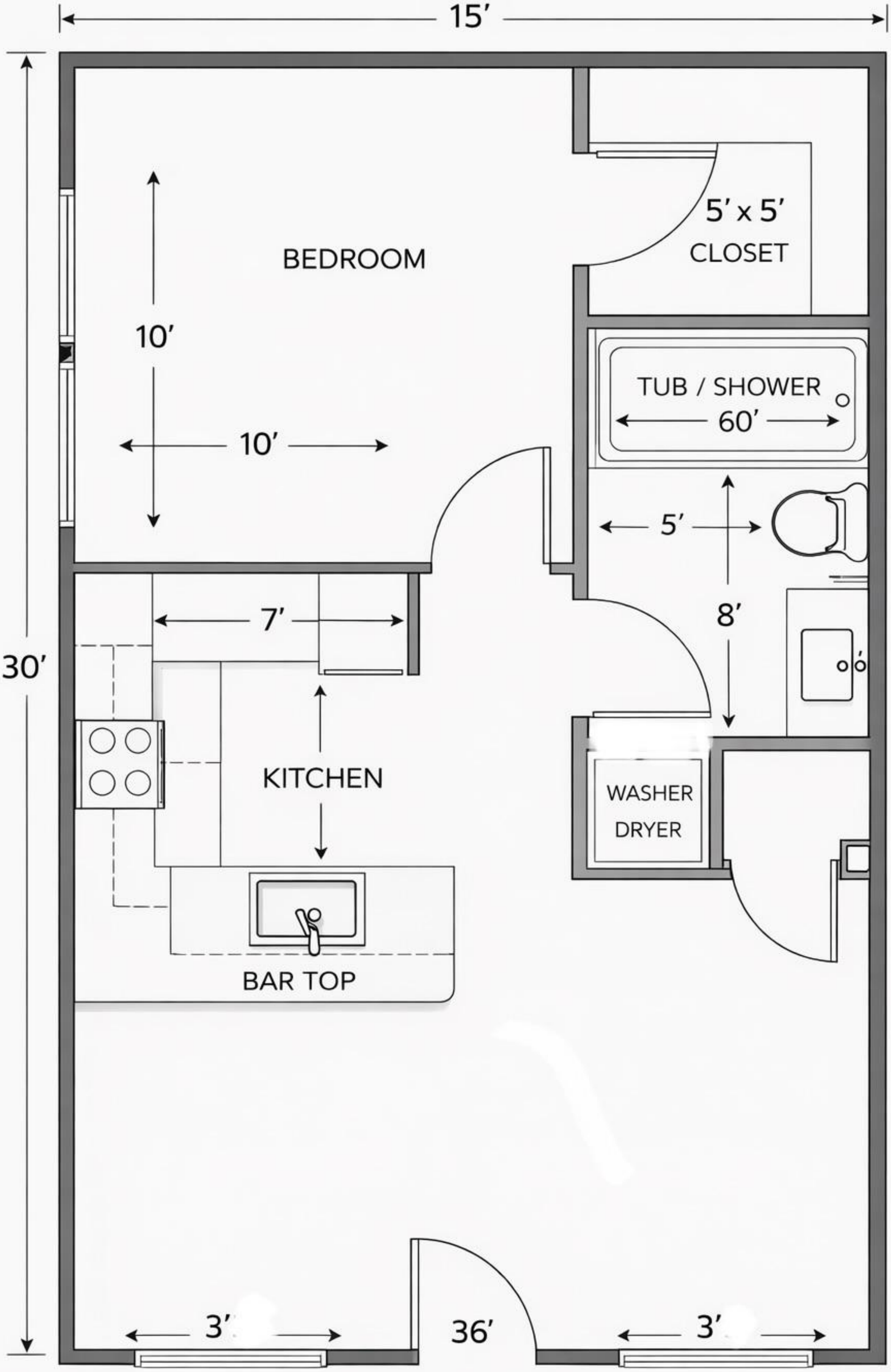
- COVERED RV SPACES
  1, 2, 3, 4, 9, 10, 11, 16, 17, 18, 19, 20, 21, 41, 42, 43, 44, 45, 46, 47, 48
- CABIN SPACES
  5, 6, 7, 8, 12, 15, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40
- COVERED BOAT STORAGE
  A – J

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

AMENTIES

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


15’
BEDROOM
10’
10’
5’ x 5’
CLOSET
TUB / SHOWER
60’
5’
8’
7’
30’
KITCHEN
BAR TOP
WASHER
DRYER
3’
36’
3’

NOTICE OF PUBLIC HEARING
Z2026-02

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, May 7, 2026** to 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. A copy of the agenda packet will be made available to the public for viewing on the City of Azle's website seventy-two (72) hours prior to the scheduled meeting under this link: https://cityofazle.org/73/Agendas-Minutes

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

Planning Department
505 W. Main St.
Azle, Texas 76020
Attn: David Hawkins, AICP

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

Please circle one:

In favor of request | (Neutral to request) | Opposed to request

Reasons for Opposition:

Signature: Sammie H. Peters

Printed Name: SAMMIE H. PETERS

Mailing Address: 8962 Tamiami Ct

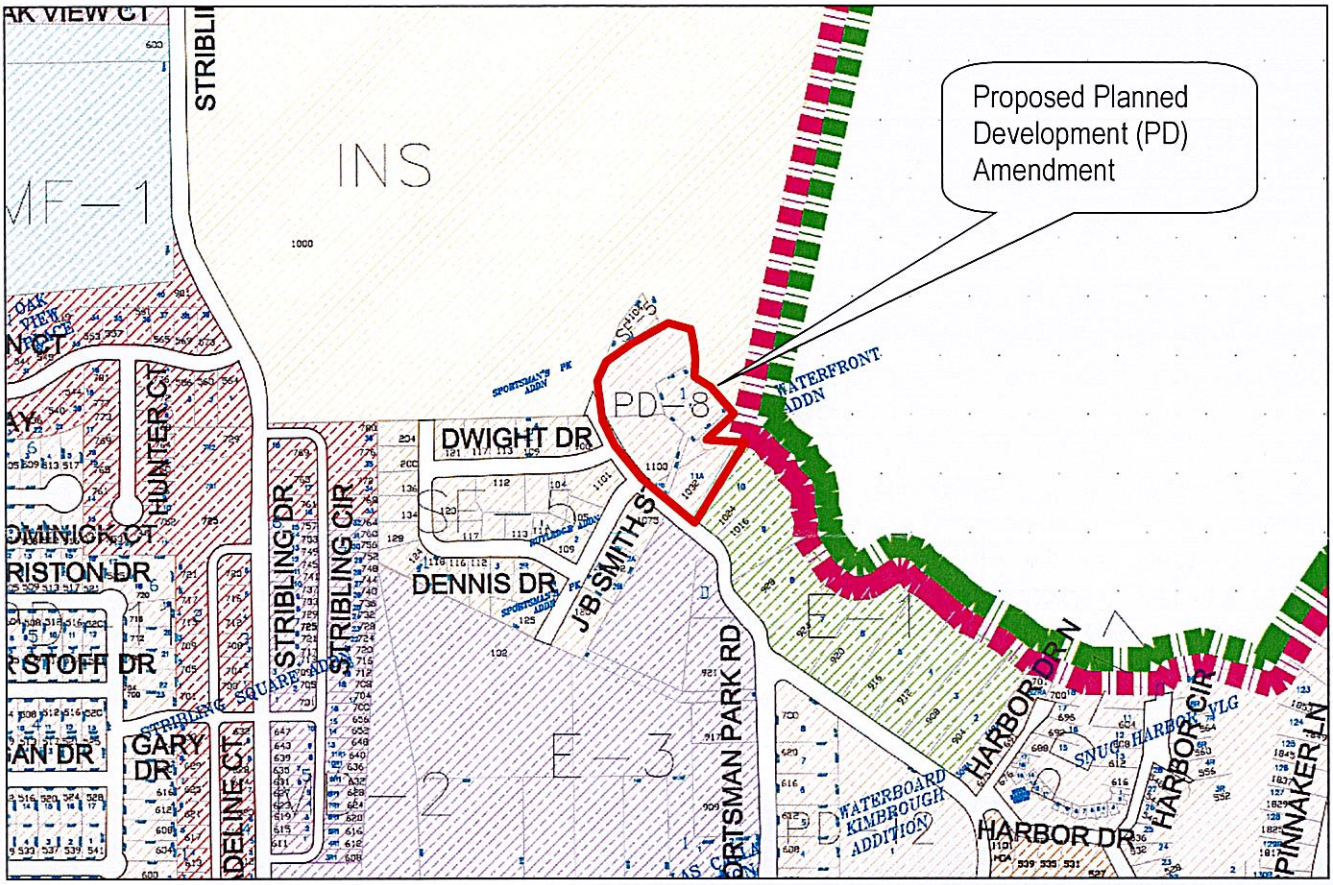
City, State Zip: N. Richland Hills Tx 76182

Telephone Number: 817 281 4880

Physical Address of Property within 200 feet: 1016 Sportsman Park Road

Rec. 5/8/26
DH

Planned Development (PD) Amendment Location Exhibit



ORDINANCE NO. O-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:

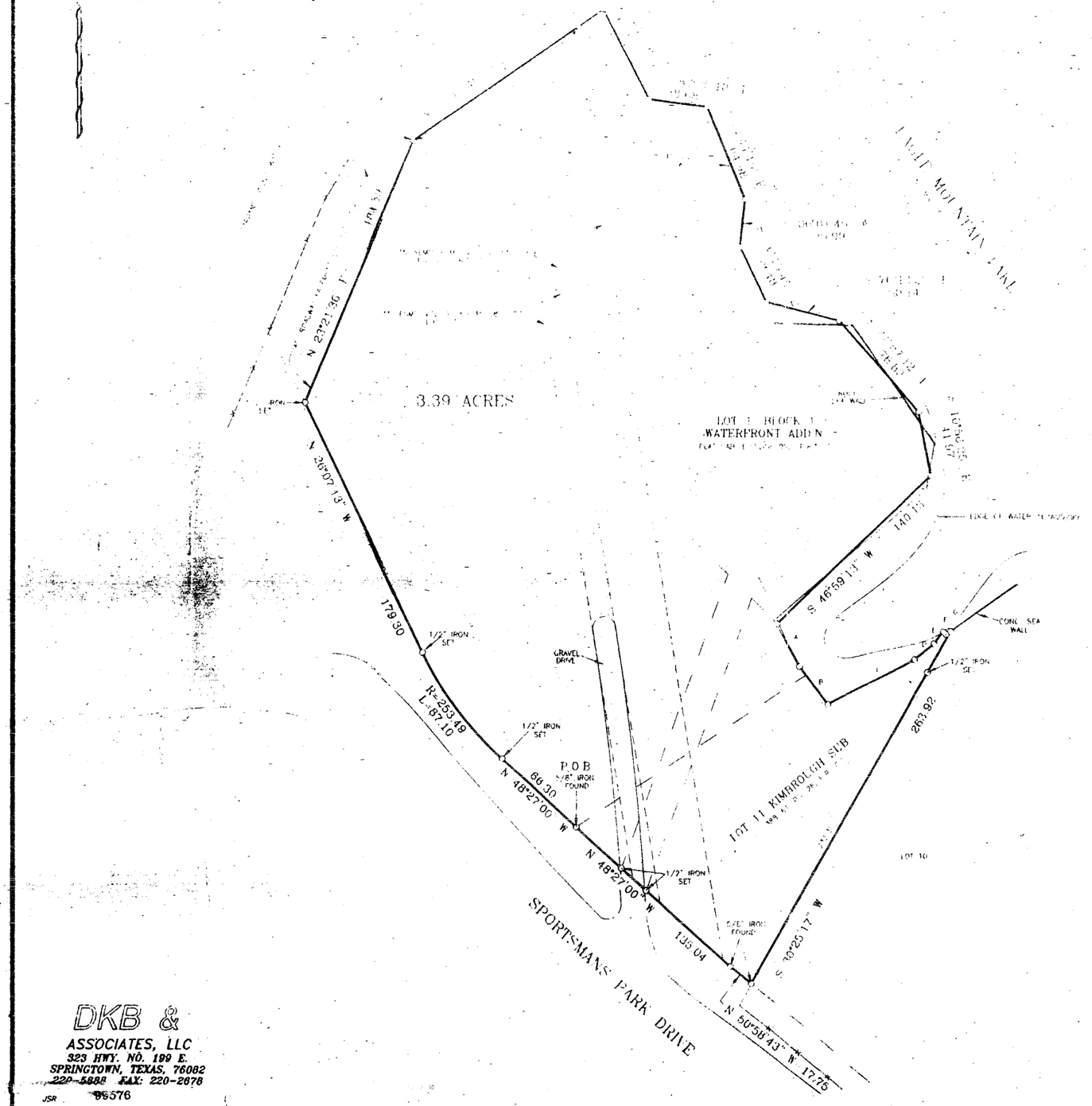
Helen Harris, City Secretary

APPROVED AS TO FORM:

Betsy Elam, City Attorney

Exhibit A

SCALE 1"=50'



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

LEGAL DESCRIPTION

Being a tract of 3.39 acres of land out of the M E P & P RR CO SURVEY No 2, Abstract No 1141, 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 388-91 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 B Slide 39z Plat Records Tarrant County, Texas and being the same tracts of land recorded in Vol 7960 Pg 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-Kumbrough Subdivision said iron also being located in the Northerly line of Sportsmans Park Drive;

THENCE N 48°27'00"W., with the Northerly line of said Sportsmans Park Drive, 66.30 feet to a ½" 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 225.49 feet and whose central angle is 22°19.47" and whose chord bears N 37°17.07"W., 86.55 feet being an arc length of 87.10 feet to a ½" iron set,

THENCE N 26°07.13"W., continuing with the Northerly line of said Sportsmans Park Drive, 179.30 feet to a ½" iron set for the Southeast corner of a certain 40' road easement recorded in Volume 5167, Page 566, Deed Records, Tarrant County, Texas

THENCE N 23°21'36"E., with the Easterly line of said 40' road easement, 184.59 feet to a ½" iron set,

THENCE N 56°12'48"E continuing with the Easterly line of said 40' road easement, at 132.07 feet passing a ½" 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

S 27°17'58"E., 65.01 feet
S 82°35'18"E., 36.68 feet,
S 22°44'15"E., 64.98 feet,
S 06°01'45"W., 30.99 feet,
S 26°15'45"E., 39.48 feet,
S 76°13'22"E., 50.14 feet,
S 41°57'12"E., 78.83 feet;
S 10°56'25"E., 41.97 feet;
S 46°59'13"W., 140.13 feet;
S 28°46'50"E., 31.34 feet,
S 37°17'14"E., 30.84 feet;
N 63°13'45"E., 64.62 feet;
N 51°49'19"E., 16.46 feet;
N 38°30'52"E., 9.78 feet;
S 54°08'19"E., 2.75 feet,
N 55°15'31"E., 3.39 feet;

THENCE S 30°25'17"W., at 30.62 feet passing a ½" 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-Kumbrough Subdivision.

THENCE N 50°58'43"W., with the Northerly line of said Sportsmans Park Drive 17.75 feet to a 5/8" iron found

THENCE N 48°27'00"W., continuing with the Northerly line of said Sportsman 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, D.R.T.C.T. DOES AFFECT.

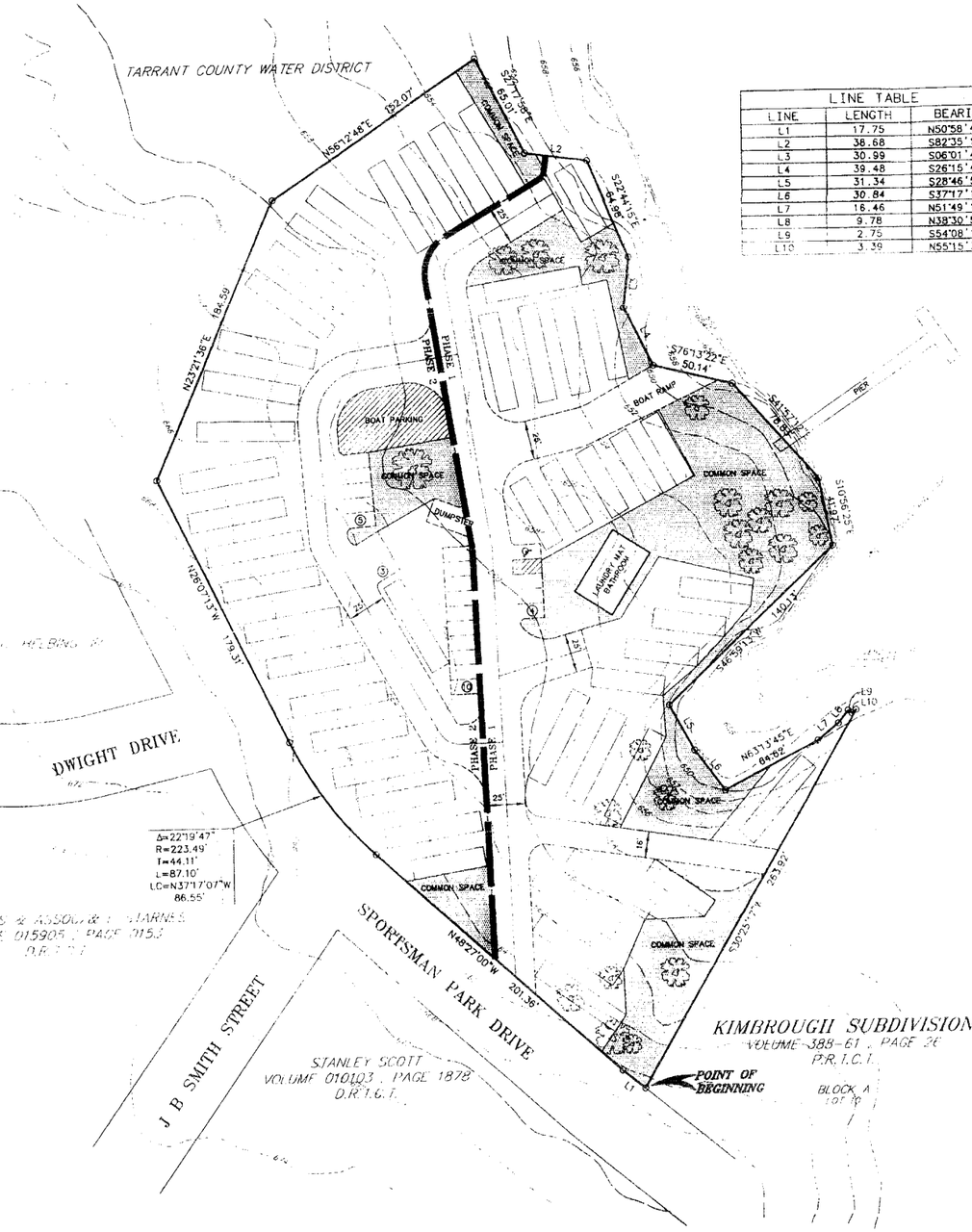
DKB & ASSOCIATES, LLC
323 HWY. NO. 199 E.
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2678
JSR 86576

STATE OF TEXAS REGISTERED DOUG BURT 2023 PROFESSIONAL LAND SURVEYOR

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.

18/AUGUST/1999

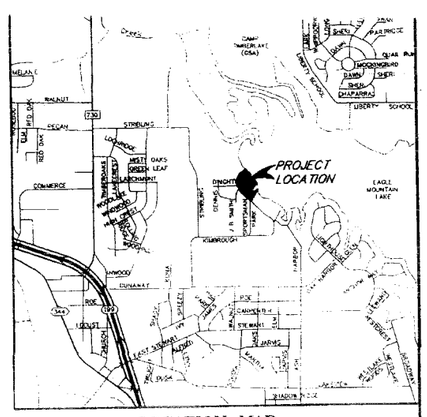
Exhibit "B"



LINE TABLE		
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	16.46	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

40 0 40 80

GRAPHIC SCALE IN FEET



LOCATION MAP

SUMMARY TABLE	
EXISTING ZONING	SF-5 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:

1. PAD SITES WILL BE CONSTRUCTED WITH GRAVEL BASE NO.1
2. EXISTING MOBILE HOMES LOCATED IN PHASE 2 WILL REMAIN UNTIL THE DEVELOPMENT OF PHASE 1 IS COMPLETED
3. GRASSY AREAS TO BE PROVIDED BETWEEN RV SPACES
4. THE DUMPSTERS WILL BE SCREENED WITH A MASONRY WALL OF 6 FOOT WITH WOODEN DOORS
5. ONE EXISTING MOBILE HOME WILL REMAIN FOR A ON-SITE MANAGER OR MAINTENANCE
6. NO BOAT TRAILERS STORAGE ARE ALLOWED ON-SITE WHEN PADS ARE VACANT.
7. CONTOURS WERE PROVIDED BY AERIAL SURVEY
8. 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, an addition to the City of Azle, Tarrant County, Texas, all of Lot 1, Block 1, Waterfront Addition, an addition to the City of Azle, Tarrant County, Texas, said 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°58'43W, along the northerly right-of-way line of said Sportsman Park Drive a distance of 17.75 feet to a 5/8 inch iron 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°07'13"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 Records, Tarrant County, Texas;

THENCE N23°21'36"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 184.59 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 all 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;
S76°13'22"E, a distance of 50.14 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;
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;
N63°13'45"E, a distance of 64.62 feet to a point;
N51°49'19"E, a distance of 16.46 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 all a total distance of 263.92 feet to the POINT OF BEGINNING and containing 147,467 square feet or 3.385 acres of land.

FILE COPY
Planning & Zoning
Date 4-3-03

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

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

Presenter:	**David Hawkins, Director of Planning and Development**
Agenda Item:	**Conduct a public hearing and consider any action on Ordinance No. 2026-15 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.**

Background and Explanation:

The property owner/applicant is requesting a Specific Use Permit (SUP) to operate a Short-Term Rental (STR for their residence at 120 N. Broadway Road. On July 1, 2025, the City Council passed an ordinance (Ord. N 2025-06) to regulate STRs in Azle and require approval of a Specific Use Permit (SUP) to operate a STR in a Single Family (SF) zoning districts. Approval of this SUP request will allow the applicant to proceed forward w a permit for a STR License and obtain a Certificate of Occupancy to open at this location. This will be the firs SUP request to operate a STR in the City of Azle since the adoption of this ordinance.

Existing Condition of Property:

The 1.04-acre subject property has an existing 4,453 sq. ft., 2-story house that was constructed in 2003 according to Tarrant County Appraisal District records. The property is located on the east side of N. Broadw Road and is partially located inside the FEMA-designated 100-year floodplain with its adjacency to Eagle Mountain Lake.

Aerial of Property:

Adjacent Zoning:
North: Single-family residential zoned Estate One District (E-1)
South: Single-family residential zoned Estate One District (E-1)
East: Eagle Mountain Lake
West: Single-family residential zoned Estate One District (E-1)

Proposed Site Plan:
The applicant intends to utilize the existing 4,453 sq. ft., 2-story house to serve as a Short-Term Rental for th property.

Occupancy:
The house currently has six (6) bedrooms but will restrict the maximum allowed number of occupants to twel (12) in compliance with the STR Ordinance.

Fencing:
There is an existing wrought iron fence along the street frontage of N. Broadway with a secured gate for property access and parking for occupants.

Parking:
The property has an existing paved driveway in front of the house as well as a 3-car garage that will provide fourteen (14) off-street parking spaces for all occupants.

Density:
The STR Ordinance states that STRs shall be limited to no more than one-eighth (1/8) or 12.5 percent of the total number of residential units on a block face and at least one short-term rental shall be permitted per bloc regardless of density. A "Block Face" is defined as the portion of a block abutting one side of a street and lyir between the two nearest intersecting streets. There is an existing STR operating out of the residence on the opposite side of this street at 149 N. Broadway which is exempt to the SUP process due to applying for and holding the STR License prior to the effective date of the STR Ordinance. This SUP complies with the density requirements of the STR Ordinance.

Police Impact:
The applicant will comply with providing a 24-hour point of contact in case of any issues and emergencies wh enables Police, Fire, or Code Enforcement to establish contact and communicate any issues.

Fire Impact:
The applicant has provided an emergency evacuation plan and intends to comply with all fire code requireme such as exit signs, fire detectors and extinguishers, and a Knox Box for building access.

Utilities:
Water - This property is currently served by City water.
Sewer - No City sewer is available to serve this property. The house is served by an onsite septic system.

Public Hearing Notification Process:
On April 6, 2026, a yellow public hearing sign was posted on the property and ten (10) letters were sent to surrounding property owners within 200' of this subject property. As of May 12, 2026, staff has received form responses from the public about this request.

Written Opposition:
Section 33.3 of the Azle Zoning Ordinance states that in order to overrule a recommendation of the Planning and Zoning Commission for denial, an affirmative vote of at least three-fourths (3/4) of all the members of the City Council shall be required.

State laws and the City of Azle Zoning Ordinance also state that if written objections are received from twenty percent (20%) of the adjacent property owners extending two-hundred feet (200') from the subject property, then a three-fourths (¾) vote (super-majority is 6 out of 7) is required by City Council for approval of the Spec Use Permit (SUP) request. City staff reviewed the written opposition received and confirmed that approximat 56% of the land area within two-hundred feet (200') is in opposition. This SUP request would require a three- fourths (¾) super-majority vote by City Council for approval. A copy of the written opposition map is included the packet.

Board/Commission/Committee Recommendation:

On April 16, 2026, the Planning and Zoning Commission held a public hearing and discussed this SUP reque A motion was made to recommend approval of the SUP, but the motion failed due to a lack of a second to th motion. Another motion was made to recommend denial and the motion passed by a vote of 4-1.

Section 32.7 of the Zoning Ordinance states that granting or denying an application for a specific use permit, 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 th 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 propos 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 sim 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 City Council:

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

Staff Recommendation:

Staff forwards this Specific Use Permit request for City Council consideration.

Attachments:

1. Ordinance 2026-15
2. SUP Exhibits - 120 N. Broadway STR - PZ 4.16.2026
3. Applicant Email - 5.5.2026
4. Applicant Email 1 - 5.11.2026
5. Applicant Email 2 - 5.11.2026
6. Applicant Email 3 - 5.11.2026
7. Applicant Email 4 - 5.11.2026
8. _Favor - within 200 feet

9. _Opposed - within 200 feet
10. _Additional Opposed - outside 200 feet
11. 120 N. Broadway STR - Written Opposition Map CC 5.19.2026
12. Ord. No. 2025-06 - STR Ordinance Approved 7.1.2025 -Signed Copy

ORDINANCE NO. 2026-15

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF AZLE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR THE OPERATION OF 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, TARRANT COUNTY, TEXAS; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the owner of the property has filed an application for a Specific Use Permit (SUP) to operate a short-term rental (STR) for the property located at 120 N. Broadway Road and also known as Lot 6, Block 1, Broadway North Addition; and

WHEREAS, the Planning and Zoning Commission of the City of Azle, Texas held a public hearing on April 16, 2026 and the City Council of the City of Azle, Texas, held a public hearing on May 19, 2026, with respect to the specific use permit described herein; and

WHEREAS, the Planning & Zoning Commission and the City Council 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 as described herein.

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

SECTION 1.

The 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 Specific Use Permit (SUP) to operate a short-term rental (STR) for property located at 120 N. Broadway Road and also known as Lot 6, Block 1, Broadway North Addition, Tarrant County, Texas.

SECTION 2.

The use of the Property described above shall conform to all applicable regulations contained in the Zoning Ordinance, all other applicable and pertinent ordinance of the City of Azle.

SECTION 3.

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

SECTION 4.

The official zoning map of the City of Azle is hereby amended and the City Secretary is directed to revise the zoning map to reflect the Specific Use Permit, as set forth above as presented.

SECTION 5.

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 6.

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 7.

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 8.

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 9.

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 10.

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.

AND IT IS SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on May 19, 2026.

_____
Mayor, Randa Goode

ATTEST:

_____
Yael Hoffman, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Dear City Of Azle Board & Council Members-

We are seeking to offer my home of 21+ years as a short term rental.

I have lived here, in this home, for over 21 years. I've raised 6 children here and watched them make memories and shared traditions. They are all adults now, and the property is very large, for just 2, my husband and I.

Selling the property or renting it long term would devastate our family, as we want to always have the home we love and treasure. We want to be here when we can and as often as we can. I am a Country Music Artist and travel to Nashville often for songwriting, recording and performing. My husband is a lineman in the power line industry and is often sent off to work storms. Since we travel often and the fact that there is only 2 of us now, I felt the STR would be the best plan of action to allow us to keep our home. We plan to be able to be here for holidays and traditions, like 4th of July, etc. forever! I would love to see my future grand children in this home for visits, vacations and to make the memories I did with my children.

We will fully comply with the City Of Azle Finance Department by reporting and filing the Hotel Occupancy Taxes and any other required documentation.

We will fully comply with all the City Of Azle Fire, Utilities and Engineering regulations and requirements, by installing the Azle Department Of Public Safety required and approved KnoxBox equipment on the property for all access and entry to the property and home.

Our target market and clientele is of course primarily for families! We have made so many great memories here (and want to continue to do so) so that is the target client. Lazy days by the pool, cooking out, fishing and enjoying all of the beautiful wildlife and birds that we have with a great cup of coffee in the mornings for the sunrise. The best life has to offer.

Other target market clientele would be: pastoral/church staff retreats for team building, sermon planning/yearly event planning, business/company team building retreats for think tank, strategy and business planning, writers for a quiet and inspiring scenery, etc. The target clientele is us offering a retreat, peaceful, quiet, and escape style environment.

No one under the age of 25 would be allowed to rent. All guests would be required to be registered. NO parties at all. There will be a large security deposit

required and stated in the rental contract that any guest doing such activities would be in violation of the contract, the booking would be canceled and immediate vacating of the property required, with no refund. As for events, I plan to refer anyone interested, to our local wedding venues, caterers, etc. as I know all the locals personally and have used them on many occasions.

We are leaving our personal furnishings, including my Baldwin baby grand piano, in the home, so the clientele will be selected wisely and with great care. This is our beautiful home, property and furnishings and only quality clientele will be allowed to rent it. We want to keep our beautiful home just the way it is.

The property would only be available for a minimum of 3 nights (Thur-Sun/ long weekends) and 7 night rentals (Fri-Fri). We will not accept last minute bookings or 1-2 night stays. After much research, we feel this policy and the pricing of a large property will eliminate any "party crowd." Our bookings will be primarily generated from our own "direct booking" platform via a top-notch website that we will have created for the property.

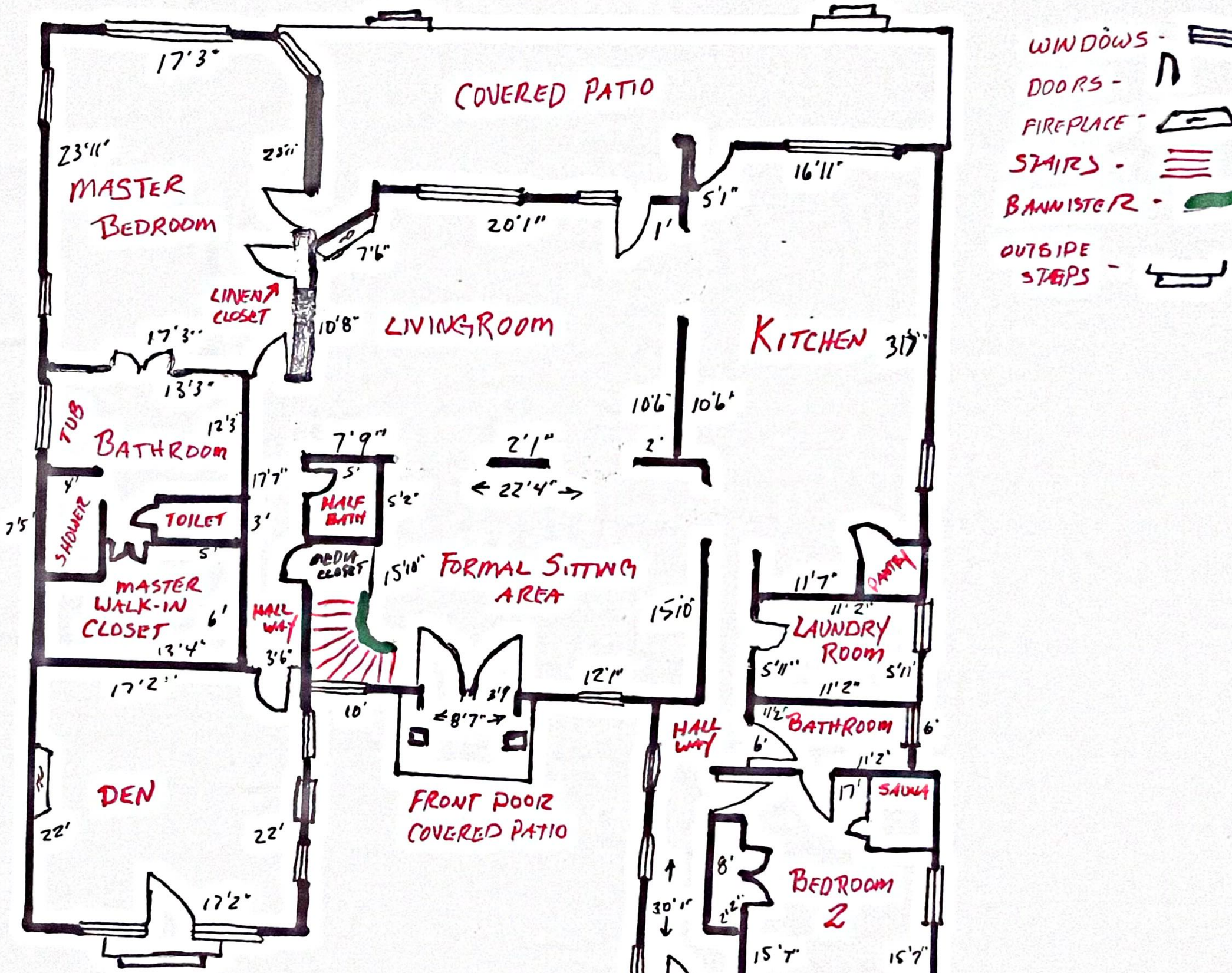
We have researched the market thoroughly, and we are in many groups of owners to learn the best way to operate and maintain the STR. We feel we have a valuable asset to offer, while being able to keep our family home, to enjoy as a family, and to one day pass down to my children.

We hope to be able to offer our home, lake, community restaurants and shopping to new people, while being able to keep our family home for our own enjoyment and traditions together.

Thank you so much for your consideration,

Tammy & Johnny Layden
120 N Broadway Rd.
Azle, Texas 76020

FIRST FLOOR



WINDOWS -

DOORS -

FIREPLACE -

STAIRS -

BANNISTER -

OUTSIDE STEPS -

120 N Broadway Rd

Sq Ft - 4,453

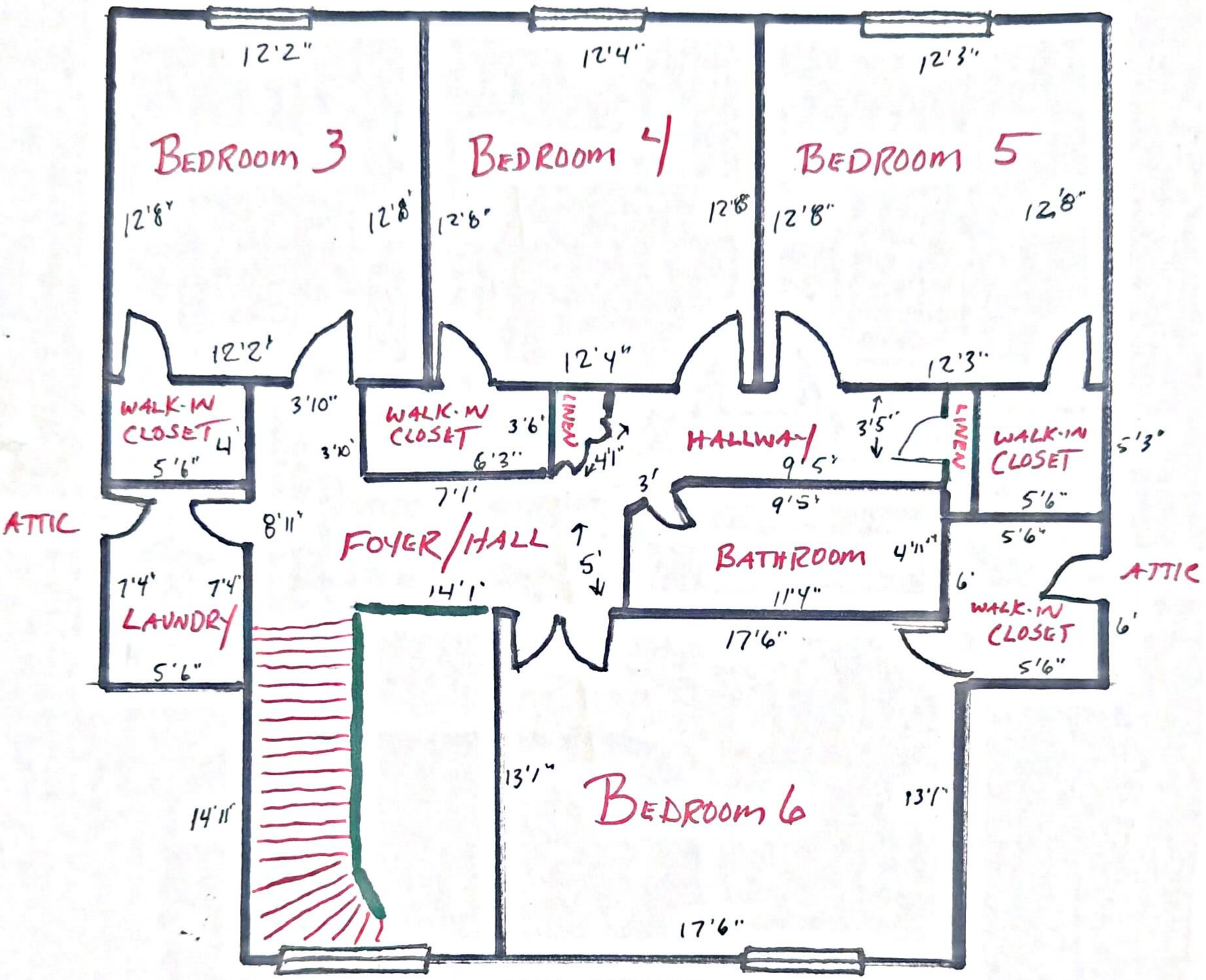
WINDOWS -

DOORS -

STAIRS -

BANNISTER -

SECOND FLOOR



120 N Broadway Rd
Sq-Ft 4,453

120 N BROADWAY

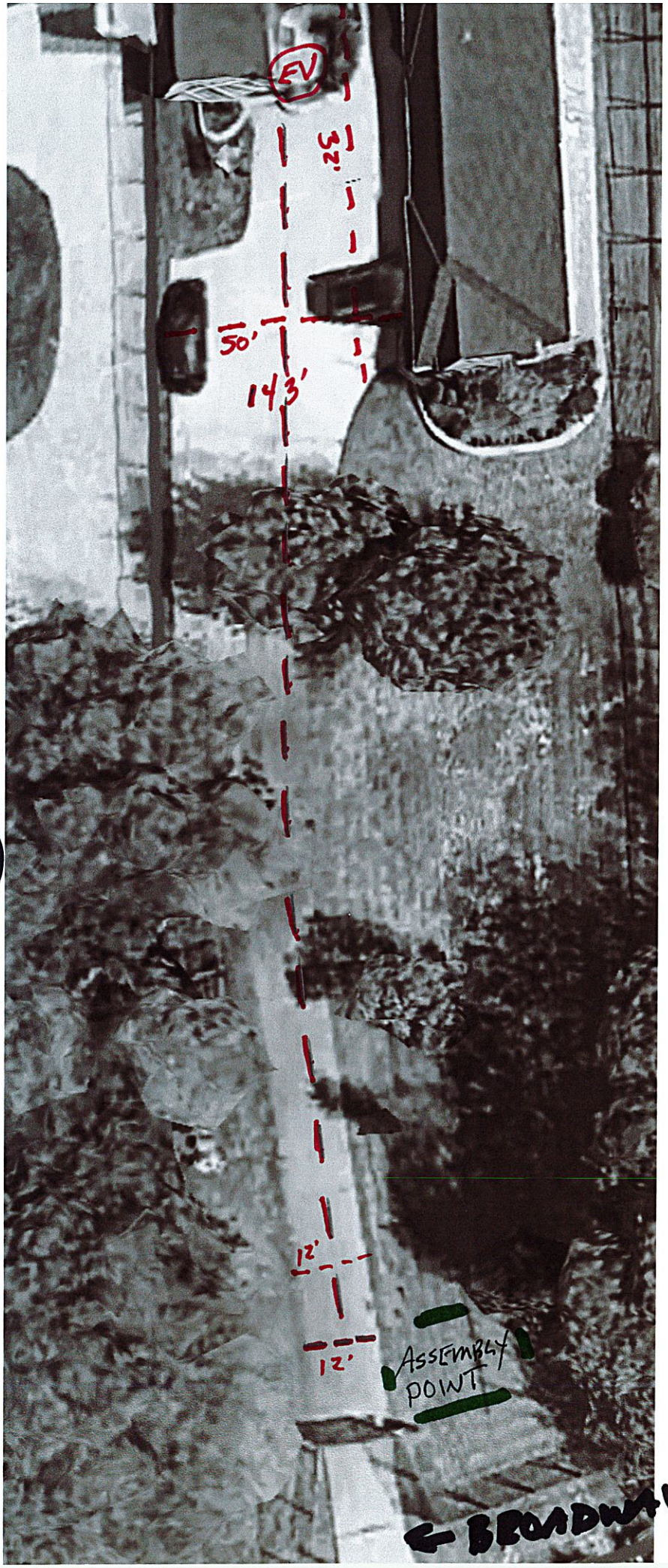
AZLE, TX

DESIGNATED PARKING

DRIVEWAY AND 3 CAR GARAGE

14-SPOTS THIS INCLUDES THE 3 CAR GARAGE (MINIMUM-14)

HAVE 1 EV PARKING FOR PLUG LOCATION

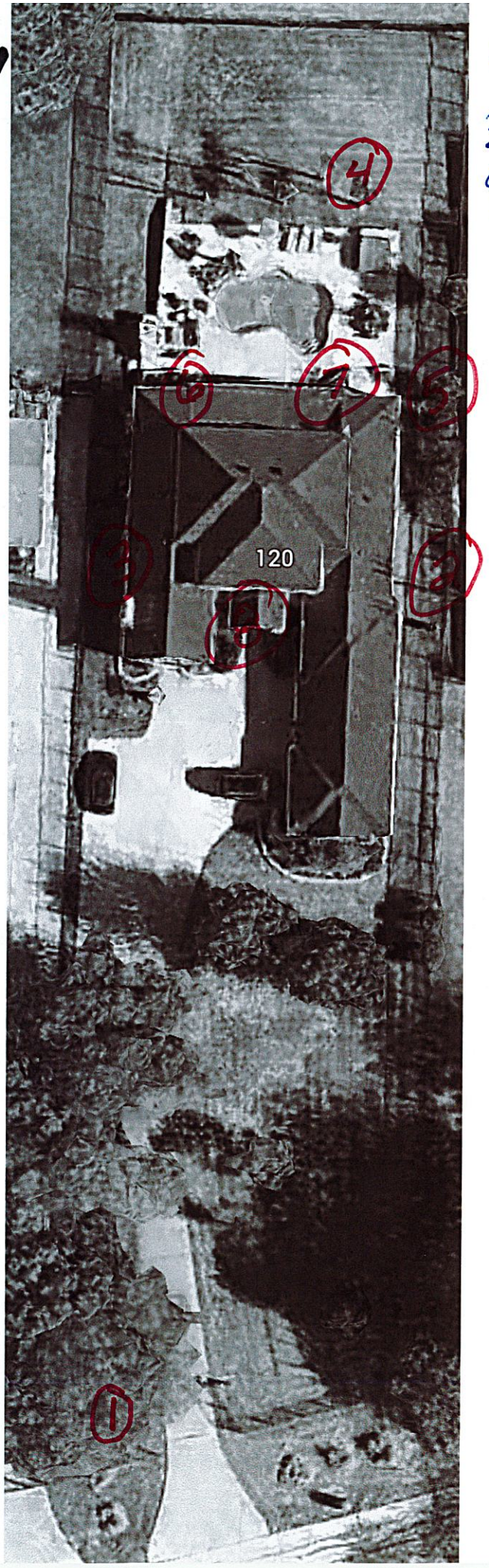


120 N Broadway
Azle, TX

Coordinates:
32.89136°N -
97.51284 W

Camera Locations

1. On tree at front gate
2. On pole South side of house
3. On chimney bricks North side of house
4. On palm tree in backyard facing lake
5. On eve of house on South side of house
6. Ceiling of back patio above bar
7. Ceiling of back patio facing pool
8. Pulse door bell camera



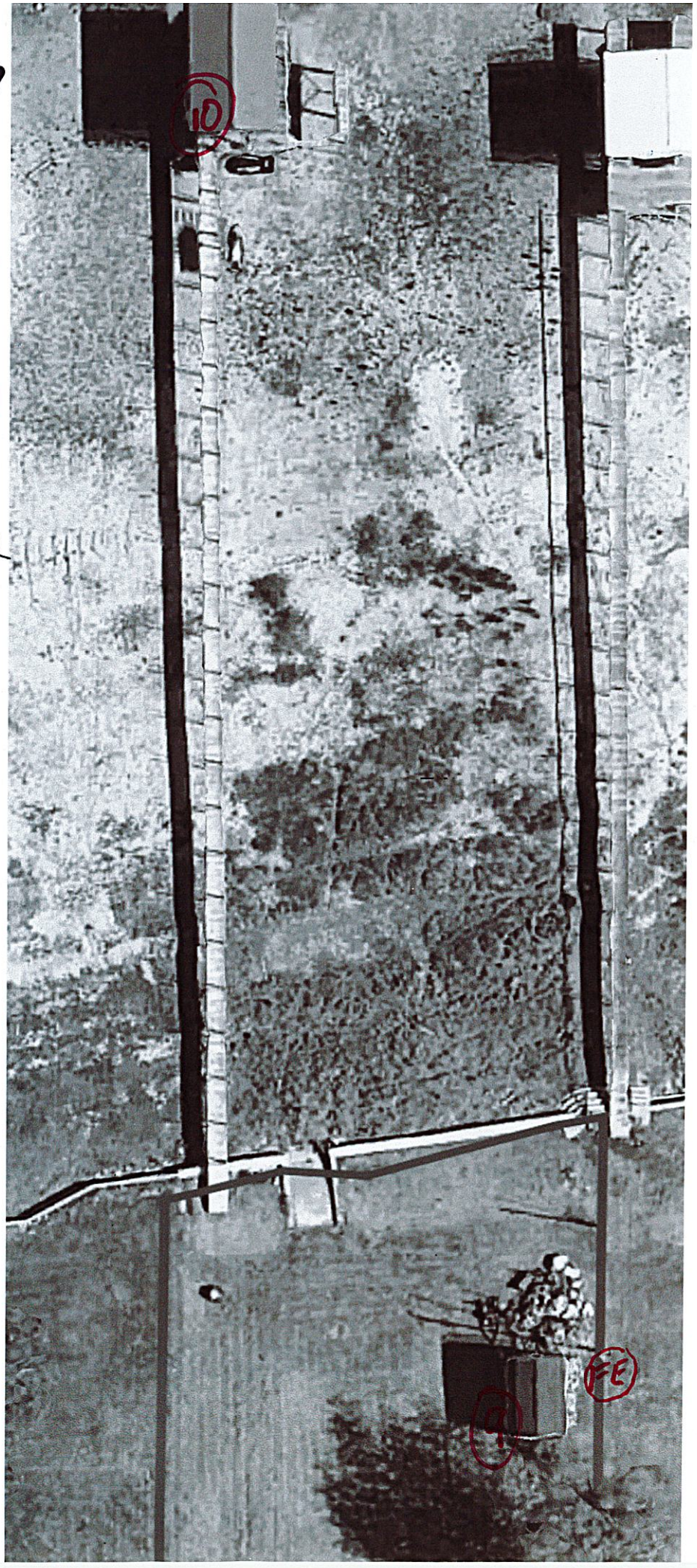
120 N BROADWAY

ALLE, TX

(9) ON SHED FACING LAKE + DOCK

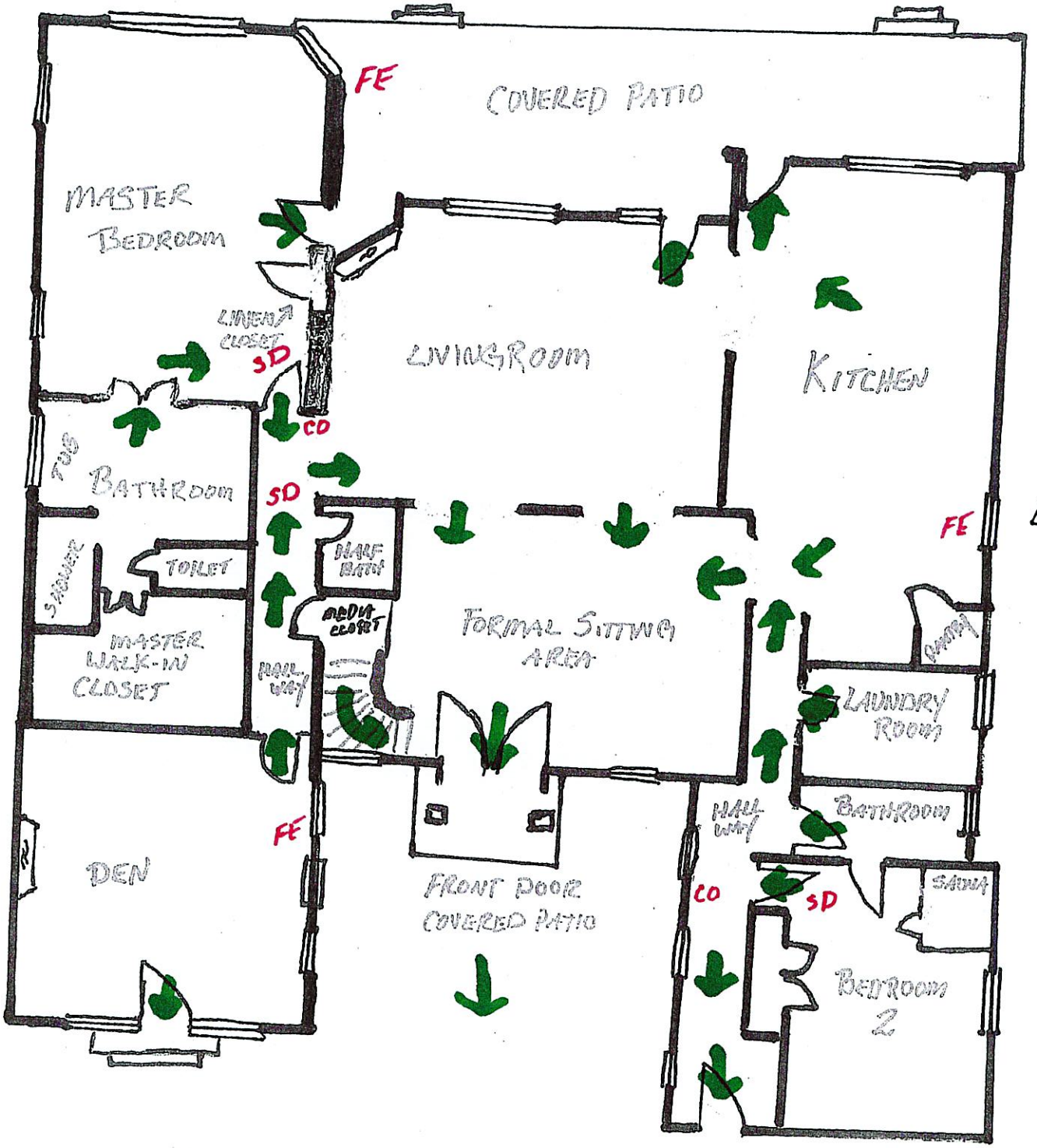
(10) ON BOAT DOCK FACING BOAT

(FE) FIRE EXTINGUISHER



FIRST FLOOR

FIRE/SAFETY LIFE PLAN LAYOUT



WINDOWS -

DOORS -

FIREPLACE -

STAIRS -

BANNISTER -

OUTSIDE STEPS -

SMOKE DETECTOR - SD

CARBON MONOXIDE - CO

FIREEXTINGUISHER - FE

EVACUATION ROUTE -

ASSEMBLY POINT - END OF DRIVEWAY

WINDOWS -

DOORS -

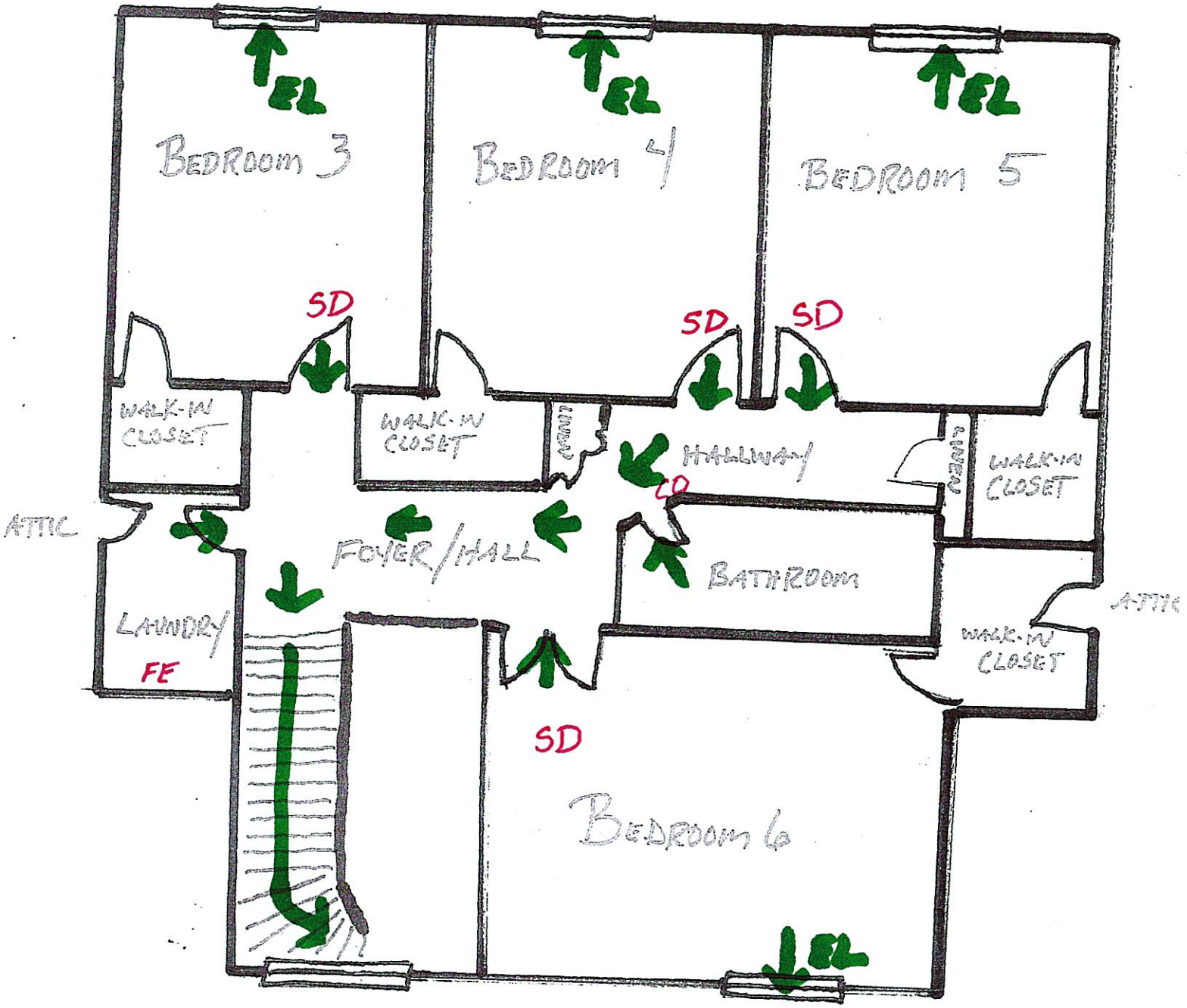
STAIRS -

BANNISTER -

SD - SMOKE DETECTOR
CO - CAIRBON MONOXIDE
FE - FIRE EXTINGUISHER
EL - ESCAPE LADDER

SECOND FLOOR

FIRE/SAFETY/LIFE PLAN LAYOUT



SD - (4)
BEDROOM 3-4-5-6

EL - (4)
BEDROOM 3-4-5-6

FE - (1)
LAUNDRY

CO - (1)
HALL

-Welcome To Waters Edge Retreat-

Occupant Packet:
120 N Broadway-Azle TX, 76020

Photo Taken At Waters Edge Retreat

Owner/Hosts: Tammy & Johnny Layden
Emergency Contact (24/7): 682-999-5409

Emergency Contacts

Fire / Police / Medical: 911
Azle Fire Department (Non-Emergency): 817-444-3221
Local Hospital: 817-444-8600

Thank You For Choosing Waters Edge Retreat!
682-999-5409

~House Rules~

(These are not all the rules- Please see all rules in this welcome binder/app/guest contract)

No smoking/vaping indoors, on the front porch, back patio, or within 12 feet of all doors
No candles or open flame
Do not tamper with safety equipment

~Fire & Life Safety~

Smoke detectors are installed in each bedroom and hallway on all levels
Carbon monoxide detectors are installed outside sleeping areas
ABC-rated fire extinguishers are located in the kitchen, laundry room upstairs, back porch and on the backyard shed. (4)
Portable safety escape ladders are located in the closet of each upstairs bedroom. (4)

~Evacuation Plan~ *(See Attached Floor Plan Diagram)*

Primary Exit: Front entrance of the home
Secondary Exit: Rear Doors(3) Backdoor (garage) Den Door
(Exits are clearly marked on floor plan/evacuation plan)
Assembly Point: End of driveway

~Parking Rules (Per City of Azle Ordinance)~

All guest parking must be accommodated on the property only. Street parking is not permitted at any time. Guests must park **ONLY** in designated driveway and garage spaces.
NO parking on the grass.
(See diagram in this packet.)

~Note to Guests~

Floor plans, parking diagrams, and evacuation plan/safety layouts are provided as part of the property information and are available on-site, in this welcome packet and digitally.

~Safety Doorhandles/Latches~

Please take note that all doors with back patio access, facing the pool and lake area, have "safety door handles" in place as a precaution for children. The doors are as follows: Kitchen Patio Door, Living Room Patio Door and the Master Bedroom Patio Door.

To close (lock) these handles, lift up on the handle and lock. The doors do not lock automatically.

A safety latch is located on each of these doors as well. Simply lift up and flap the latch over before opening the door and back when you lock it.

~Outdoor Warning Sirens~

The City of Azle tests their outdoor warning siren system the first Wednesday of every month at 1 p.m.
These tests will be conducted only if no emergency or threatening weather exists at the time. There are six sirens located throughout the city; Charles St, Shoreline Dr, Jackson Trail (Cross Timbers Elementary), South Stewart (Cross Timbers Golf Course), 1000 Stribling Dr (Shady Grove Park) and SH 730 N & Commerce St (Azle Water Tower).
An Outdoor Warning System consists of multiple sirens designed to alert and notify citizens of emergencies in "OUTDOOR AREAS". In Azle, residents can be exposed to a variety of emergencies, including weather related events such as tornadoes or flooding, hazardous materials accidents and other catastrophic events. The Outdoor Warning Sirens will be used in the event the public needs to be notified of these situations. This is why we don't simply call them "tornado sirens."

(Continued...)

Citizens that are indoors should not mistakenly wait to hear a siren as their only source of warning information; turn on a television, radio or NOAA Weather radio for more specific community-related information.

Any of the following are factors to consider as minimum activation guidelines for the City of Azle:
1. The National Weather Service issues a Tornado Warning or Severe Thunderstorm Warning with the phrase "Destructive winds in excess of 73 mph (or higher) are likely with this storm" in your immediate area.
2. Reported hail of 1" in diameter or greater.
3. Any other emergency as directed by the community's elected officials.

~Remember!~

Just because the sirens are no longer sounding, does NOT mean the danger has passed! Sirens are activated to alert people outside to seek shelter, once an individual seeks shelter, they need to listen carefully to the instructions from the media and/or from your personal indoor warning system for the "all clear." For more information, check out the quick link here: Please visit https://www.cityofazle.org/566/Outdoor-Warning-Sirens)

Thank You For Choosing Waters Edge Retreat!
682-999-5409

Fire / Life / Safety Floor Plan

120 N Broadway-Azle, TX 76020

(See attached floor plan)

This annotated floor plan applies specifically to ***120 N Broadway, Azle, TX.*** Annotations correspond directly to the Fire/Safety Life Plan layout and designated parking diagram provided for this property.

Area / Room Safety Device Annotated Placement:
Master Bedroom SD Ceiling-mounted smoke detector
Bedroom 2 SD Ceiling-mounted smoke detector
Bedroom 3 SD Ceiling-mounted smoke detector
Bedroom 4 SD Ceiling-mounted smoke detector
Bedroom 5 SD Ceiling-mounted smoke detector
Bedroom 6 SD Ceiling-mounted smoke detector

Hallways outside bedrooms-SD + CO Smoke detector and carbon monoxide detector centrally located

Kitchen- FE ABC-rated fire extinguisher in kitchen
Upstairs- FE ABC rated fire extinguisher mounted in laundry room
Back Patio- FE ABC rated fire extinguisher behind bar
Backyard Shed- FE ABC rated fire extinguisher mounted in enclosed case

Front Door - EXIT Primary Exit
Living Room Patio - EXIT Secondary Exit
Kitchen Patio - EXIT Secondary Exit
Master Bedroom Patio Door - EXIT Secondary Exit
Garage Door - EXIT Secondary Exit
Den Patio Door - EXIT Secondary Exit
Upstairs - EXIT Secondary Exit Foldable Escape Ladders for window use are stored in each bedroom closet
Exterior – Driveway AP Assembly point at end of driveway

~Houseplan Legend~

(Located in this welcome packet)
SD = Smoke Detector = 8 Total
CO = Carbon Monoxide Detector = 3 Total
FE = Fire Extinguisher (ABC-rated) = 4 Total
EXIT = Exit Door
AP = Assembly Point

6 main exits
1 main assembly point

This annotated floor plan is provided in compliance with City of Azle Short-Term Rental fire and life safety documentation requirements.

~Evacuation Routes & Flood Information~

Property Address: 120 N Broadway - Azle, TX 76020

FEMA Flood Map Information-
According to FEMA Flood Insurance Rate Map (FIRM) data, this property is shown on flood map panel 48439C0020K with an effective date of September 25,2009. This panel represents the official FEMA flood hazard designation currently in effect. Flood risk may still exist outside mapped high-risk zones, particularly during heavy rainfall events.

~Recommended Evacuation Routes~

***• Primary Route:* Exit on Broadway (left) to Lakeview Drive (right) and travel toward State Highway 199 (Jacksboro Highway). Proceed east or southeast toward Fort Worth as directed by emergency officials.**

(Continued...)

• **Secondary Route:** Exit Broadway (right) Turn (left) onto Westlake Gardens. Turn (right) onto Lakeview Drive and connect to FM 730. Travel south to access the broader Fort Worth-area roadway network.

• **Alternate Route:** (West): If directed away from the lake or metro area, use State Highway 199 westbound turn on FM-730 toward Weatherford.

Important Notes

• Always follow evacuation instructions issued by the City of Azle, Parker County, or Tarrant County emergency management.
• Check real-time road closures before evacuating.
• Flood insurance is not typically included in standard homeowners policies.

Thank You For Choosing Waters Edge Retreat!
682-999-5409

~Check-In Procedures~

• Check-in is at 4:00pm •

Early check-in requires request and approval.
(Please message host to inquire.)

• Gate Codes & Door Codes •

Gate and door codes will be sent via the Welcome App, Email and via Text prior to check-in the day of your scheduled arrival.

• Welcome Packet •

Everything you need to know is carefully outlined in this welcome packet.

Feel free to text or message on the app if there is something specific you are looking for. We are here to help and make your stay incredible! **682-999-5409**

We have listed highlights on the local restaurants, along with some discount offers! Check out our local faves!

Local shopping, dining, coffee, wineries and fun events are listed for your convenience and the enjoyment of our town. Please see the tab for *"Local Dining/Shopping/ Events."*

Lake events, lake front restaurants and pontoon/jet ski rentals are located under the *"Lake Events"* tab.

We have also listed shopping, dining, events and venues under the *"Area Dining/Shopping/Events"* tab.

• Walk-Through •

Please do a careful walkthrough upon arrival. We use a cleaning crew, and sometimes items or things may get overlooked. Please take pictures of anything that is not cleaned, looks to be out of place or is damaged to the point that it is unusable. *Send those via text immediately to me.* ***682-999-5409***

• Walk Through • (continued)

If there is something that needs to be addressed, please take a picture and message us in the Airbnb app and via text directly at ***682-999-5409*** **immediately.** We will make every effort to replace an item or have an area left unclean to be cleaned so that your stay is not interrupted. Our goal is **YOU** and to make your stay as perfect as possible!

Thank You For Choosing
Waters Edge Retreat!
682-999-5409

~Check-Out & Cleaning Procedures~

• Check-out is at 11:00am •

You may request a late check-out in advance, for a fee. We cannot guarantee approval, as the home may be booked. The cleaning crew arrives within 30 minutes after check-out.

• Please make sure any dishes that you have not already washed are put in the dishwasher and the cycle has been started before leaving. We ask no dishes be left in the sink.

• Please DO NOT LEAVE ANY FOOD OR DRINKS!
All items must be discarded in the trash!
INSIDE: PANTRY, MICROWAVE, OVEN, FRIDGE, FREEZER, DRAWERS, ALL TRASH CANS.
OUTSIDE: BAR, FRIDGE, ALL SITTING AREAS, PATIO & PICNIC TABLE FURNITURE, GRILL AREA, DOCK, LAKESIDE SITTING AREA, PATIO TRASH CAN.

•TRASH •

Trash Collection Days Are *Tuesday & Friday* Morning
Trash receptacles are located in the garage (see your Welcome Binder for location) for any trash that needs to be taken out during your stay. Please break down any large boxes before placing them in the receptacles. Please remove all trash from inside the property, including bathrooms, at check-out.

Garbage must be placed at curbside by ***7:00 am*** to ensure pick up and may not be placed for collection earlier than ***7:00 pm*** the day before the scheduled day for collection.

Please place all trash in the city approved and provided receptacles, ***no bags or large items left on the curb.***

• Backyard Maintenance •

If the grill is used, we kindly ask you to clean up after use. Scrape the grill down after each use. We do ask that all trash or items left out on the lawn be put back as found or trash into bags and put in the trash collection receptacle. Not doing so will result in an extra cleaning fee if the cleaning crew has to clean up the yard, or provide additional cleaning of items such as grill. If any outdoor furniture has been moved, please place it back where it was upon arrival.

• Furniture/Floats/Games •

Please be sure to place the outdoor games and floats back on the patio in the designated area where it is found.
If any furniture has been moved, please place it back where it was upon arrival.

• Air Conditioning/Heating •

We ask you to keep it between 65-80 degrees as anything outside of these ranges could cause damage.
Upon check-out you may leave it at 72 degrees, cool for most months (unless its winter and super cold outside) and on auto for the fan speed.

• Bedding/Towels •

Please make sure all beds that are used have the sheets and blankets removed and put into the corner of the room, all used towels are to be left in bathrooms in a pile.
PLEASE DO NOT LEAVE ANY LAUNDRY IN THE LAUNDRY ROOM OR WASHER OR DRYER.

• Toys/Games/Books •

Please make sure any toys or games that are used during your stay are wiped down and placed back on the shelves as these are items that can become sticky and sometimes ruined or lost.

• Gate & Garage Openers •

Please make sure all gate openers and garage openers are put back on the kitchen island, and that you lock all doors, including the front door on your way out. Unreturned gate/garage openers result in a $75 fee per item.

Thank You For Choosing Waters Edge Retreat!
682-999-5409

~House Rules~

We kindly ask EACH guest to read our house rules carefully and keep them in mind during your stay.

Violation of any rule will result in a cancellation of your reservation, and exit from the premises with no refund.

Please treat our home as you would your own! We want to keep the property beautiful for the next guests, your next stay and for many years to come!

- No unregistered guests are allowed. All guests must be registered prior to check-in. (There is a fee for additional guests per rental contract) ***MAXIMUM OCCUPANCY IS 12!***

THIS IS OUR CITY LAW AND IS STRICTLY ENFORCED, ANY VIOLATION WOULD CAUSE US TO LOSE OUR LICENSE AS HOSTS.

- No parties or events allowed. Please treat our home as you would your own to preserve it's condition for future guests and your return! This ensures that you can enjoy the property and that our neighbors can enjoy theirs as well.

If you need to have an event, please let us know. We have an extensive list of local venues, caterers, florists, etc. for your event needs.

- No fireworks are allowed on the property per Azle City Limits Ordinance Article **5.06.001.**

(Azle City Ordinance listed in the welcome packet)

- No pets allowed. (ADA Service Dogs are allowed but must be disclosed in the booking contract) **NO CATS** are allowed as the owner has a severe allergy. (***Violation is a $500 cleaning fee.)***

- No smoking or vaping inside, on the front or back porches or within 12 feet of all doors. ***(Violation is a $500 cleaning fee)***

- No glass on the back pool deck around the pool and hot tub areas. We have provided nice safe dishes for your outdoor use.

- No running or diving in the pool, hot tub, or off of the dock. No running on the pool deck! ***It is very slippery when wet.*** Signs are posted for your safety. Please use caution!

- Please be sure to close the hot tub cover *immediately* after use. This keeps the spa clean and heated. Do not change the set temperature on the spa/hot tub.
  (See additional information in the welcome packet.)

- Children **must be attended by an adult** when using the pool, hot tub or on the dock.

- No children are allowed in the sauna for safety reasons. Adults should contact their physician prior to use, if you have any medical conditions.

• Please don't eat or drink (water is acceptable) in the bedrooms, or near the baby grand piano.
Spilled drinks or food will result in an extra cleaning/damage fee.

• Please respect the noise levels. The city of Azle has outlined in the ordinances. Our neighbors don't hear us and we don't hear them, let's keep it that way so everyone enjoys this beautiful lake and property! *(Azle City Ordinance is in this welcome packet)*

• Please respect check-in and check-out times. The cleaning crew arrives immediately, within 30 minutes of check-out.
(Refer to rental contract for additional clarification)

- Please do not tamper with or unplug the wi-fi devices.

- Please take care of the furnishings. We have provided the most comfortable furnishings for your stay.
  Please treat our home the way you would treat your own!

You must pay for damage caused by you or anyone in your group per the rental contract.

- Laundry rooms. We have a full laundry room upstairs and downstairs. If you would like to wash towels or linens, we ask that the linens & towels are washed on the floor they are kept on and kept separately. This helps keep the correct linens for the correct beds and not be confusing for our cleaning team.

- Please wash colored or whites separately. Please wash beach towels separately from bath towels. ***NO BLEACH allowed.***

- Please do not allow children to play on the baby grand piano. It is for adults who are serious or learning piano players.

- Please don't move or rearrange the indoor furniture.

- Please clean any dishes used and please do not leave anything in the sink at check out.

- No illegal substances allowed on the premises.

- No feminine hygiene products or wipes ***of any kind*** in the toilets. ***Toilet paper ONLY!*** (See rental contract for further information)

- Cameras are on the property for insurance and safety purposes. There are ***NO*** indoor cameras.
  (See attached diagram for camera locations)

Thank You For Choosing
Waters Edge Retreat!
682-999-5409

• Azle City Ordinances •

Conduct on premises:
Each short-term rental owner, operator, and occupant shall comply with all requirements of the city code. Owners and/or operators shall be
responsible for informing occupants of all relevant city codes and occupants' liability for violations of same. In addition, the following shall be unlawful: (1)
Conduct involving the use of amplified sound or radios, phonographs, or musical instruments between the hours of 7:00 p.m. and 7:00 a.m., excessive noise, or other disturbances outside the short-term rental structure that would violate Chapter 8, Article 8.03 of the code, including, but not limited to, the following outside areas: decks, portals, porches, balconies, patios, hot tubs, pools, saunas, or spas; (2) Sleeping outdoors; (3) Placing, or allowing to be placed, waste or recycling receptacles at the designated pickup location prior to 7:00 p.m. on

the day prior to the scheduled pickup, or otherwise in violation of Chapter 13, Article 13.08 of the code; (4) Advertising, promoting, or operating a special event, or permitting the advertising, promotion, or operation of a special event (including, but not Page 6 limited to, a banquet, wedding, reception, reunion, bachelor or bachelorette party, concert, or similar activity that would assemble large numbers of invitees) to be held on the premises; and (5) Using or permitting the use of the short-term rental for the purpose of: housing sex offenders; operating a structured sober, recovery, or other purpose living home or similar enterprise; selling illegal drugs; selling alcohol or another activity that requires a permit or license under the Alcoholic Beverage Code; or operating as a sexually oriented business.

• Parking Per City Ordinance •

Parking is restricted to the number of ***off-street parking spaces*** associated with the residential structure, either in the driveway and garage or by location or number assigned to a specific unit. It shall be unlawful for an occupant or invitee of an occupant to park a motor vehicle on a residential street adjacent to or near a short-term rental. All motor vehicles are further subject to the parking requirements of chapter 12, article 5 of the code.

Failure to conform to the occupancy and parking requirements constitutes a violation of the code and an occupant or visitor may be cited.

Ordinance section 4.11.004 (j) (6-7) specifically identifies that this item must be included in your occupant packet.

Please refer to the Welcome Binder/App/Rental Contract for check out procedures. Not following them could result in an extra charge. Thank you for understanding.

We hope you enjoy your stay at Waters Edge Retreat!
We strive to earn your 5 star review and will kindly leave you one in return! Please do not hesitate to contact us if you are in need of anything! **682-999-5409** *We want you to be as comfortable and happy as possible.*

We would LOVE to host you again! If you refer anyone, your referral will receive a discount on their booking and you will receive a discount on your next stay with us! **~Tammy & Johnny**

Thank You For Choosing
Waters Edge Retreat!
682-999-5409

Outlook

STR 120 N Broadway Azle

From John Layden <laydenjohn2219@gmail.com>
Date Tue 5/5/2026 3:24 PM
To Hawkins, David <dhawkins@cityofazle.org>; Nowell, Malinda <mnowell@cityofazle.org>
Cc oohlalatx@gmail.com <oohlalatx@gmail.com>

[You don't often get email from laydenjohn2219@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good afternoon

I wanted to make sure that everyone is aware of the blatant disregard of city ordinances by those who opposed our STR and complained of violations by the current STR and the fear of further violations from our future STR.

We have been monitoring our street continuously since our last meeting. It seems the opposers and the standards they stated at the meeting are only being violated by them.

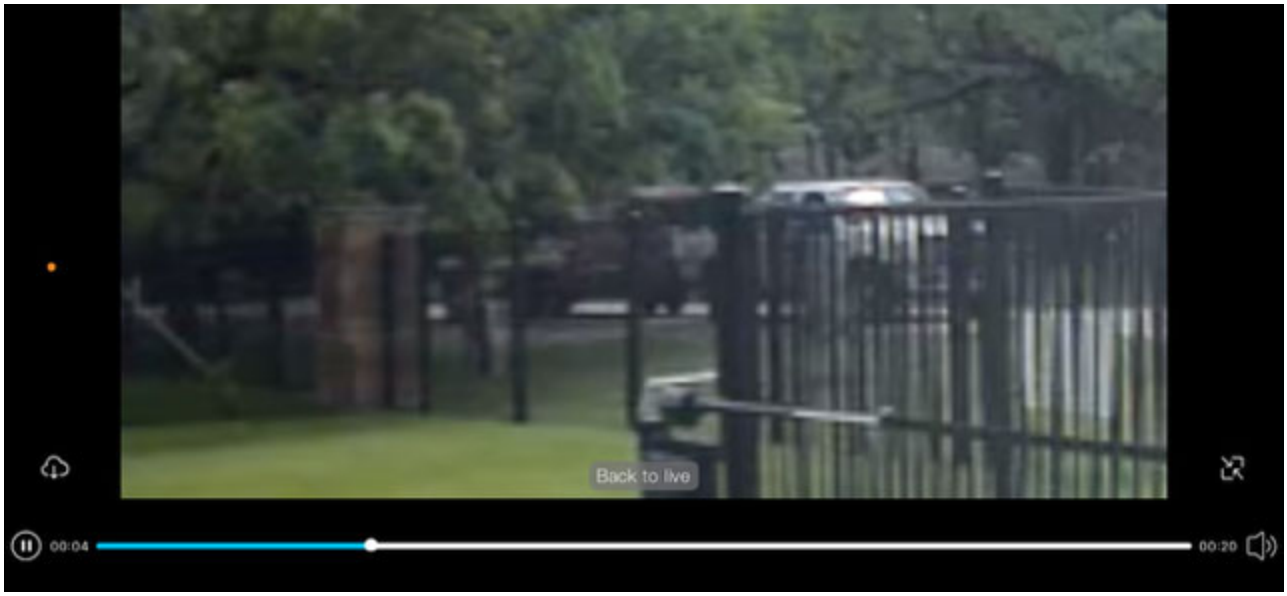
We want this formally known and put in our file. As documents showing that all this is an attempt of our neighbor jakc Stevens not wanting an STR next to him and he lobbying other to make false accusations towards the current STR and of parking on street and property not being taken care of. But all of these show how the opposers are the ones that are doing any kind of wrong doing.

Please see attached photos as evidence of those violations.

Thank you,

John Layden

111


Back to live
00:04
00:20

SD

Sent from my iPhone

Outlook

STR - 120 N Broadway

From #TGIT🌼 Tammy L. Layden <oohlalatx@gmail.com>
Date Mon 5/11/2026 1:59 PM
To Nowell, Malinda <mnowell@cityofazle.org>; Hawkins, David <dhawkins@cityofazle.org>; John Layden <laydenjohn2219@gmail.com>

2 attachments (3 MB)
SKM_C30826050713180.pdf; SKM_C30826050713160.pdf;

Good Afternoon-

We will be sending a few things for our file. Please, add these responses, to those for and opposing, to our file for the City Council to review.

As stated previously, we feel our STR application is the target of one neighbor, Jack Stevens, providing a template for others to send in and support ***HIS*** opposition.

Those who are on the "lobbying bandwagon" have no relevance as they aren't affected by any ordinances being broken by the current STR or the one we hope to be approved for.

We measured the distance from each residence to ours. There are many nit even on our street, but different streets and different neighborhoods.

Many are the same owners of the same address or one owner of multiples that they themselves are renting.

This is very important as it is obvious a template was made and it's a group of older residents all stating the same reasoning.

Thank you kindly.

Thank God It's Today!🌼

- *Tammy Layden*
Founder-Creator Of "Thank God It's Today

NOTICE OF PUBLIC HEARING
SUP2026-02

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Please circle one:

In favor of request Neutral to request Opposed to request

Reasons for Opposition:

Signature: _____

Printed Name: JOHN LAIDEN

Mailing Address: 120 N BROADWAY

City, State Zip: AZLE TX 76020

Telephone Number: 682 229 5879

Physical Address of Property within 200 feet: 120 N BROADWAY AZLE TX 76020

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Please circle one:

In favor of request | Neutral to request | Opposed to request

Reasons for Opposition: 124 N Broadway 70 feet

Signature: _____

Printed Name: Judson P. Smith III

Mailing Address: 3812 Winslow Dr

City, State Zip: Fort Worth, TX 76109

Telephone Number: (817) 228-5374

Physical Address of Property within 200 feet: 124 North Broadway

New neighbor = middle aged family

Date: April 13, 2026

To: Planning and Zoning Commission and Azle City Council

Re: Supporting Data for my Opposition to Granting 120 N. Broadway a P&Z Change

From: Jack Stevens, 116 N. Broadway Road, Azle, TX

I live next door to the house that is requesting the Short-Term Rental and I oppose this request. Azle has never been a tourist destination. STR's are not only for tourists.

Broadway Road

- Broadway is noted as a little-traveled, quiet street with well-maintained yards. (See our photos of their maintenance.)
- The majority of the residents in this neighborhood are retired individuals who have contributed to this community in many areas including teachers, physicians, Community Caring Center, Chamber of Commerce, past city council members, city boards members, hospital auxiliary members, etc. (See attached)
- This street pays one of the highest amounts of property taxes in Azle. (As do the current homeowners)

VRBO's

- VRBO's have been banned in many cities across the metroplex and the country. They are NOT here
- Many times, hosts avoid paying taxes on rentals. HOT compliant 7% quarterly
- Tourists often go on vacations to have a good time and party. Not all STR's are for tourists.
- There are many complaints regarding traffic, litter, illegal parking, and noise disturbances around VRBO's. In violation weekly himself Reported.

Problems with having a VRBO at 120 N. Broadway

- Absentee Owner and no Property Manager identified. If there is an issue with the VRBO, who would the neighbors contact since the owner is ~~moving out-of-state~~? Are the neighbors going to have to take responsibility when there is an issue with noise, parking, or trash? Not a fact
- The yard is very labor intensive and they already have had a difficult time getting someone to take care of it. only due to him - police called
- Large speakers are on the back patio. Often when someone is outside in the backyard of this house, the volume is turned up very loudly. The music from these speakers can currently be heard by several Bonos I very small hired a new lawn service

We are the Hosts/Managers/Cleaners

He threathened lawn service over street parking

Lobbying - Never a single complaint even though he has my cell.

neighbors. This would be even worse when there are more people staying in the house.

- The backyard of this house is connected to other backyards on the lake without fences to block the views of neighboring backyards. The current owner does not respect the neighbors' properties, so how would you expect renters to respect the property of the neighbors?
- Light pollution. This house has strings of lights that are left on all night long in the patio area and dock. We neighbors can't even see the stars from our patios. We can with them on?!
- The lake is not a safe place to swim. One time an individual, not knowing what the Azle water intake was, tried to swim out to it, and became distressed. I had to call the owner to get someone out there on a jet ski to bring them back safely. (Explained)

Never have we ever been on anyone's property nor had a complaint.

Allowed - never a complaint as other have the same lights

There is already a short-term rental property on Broadway Road and there have been many issues with loud music, trash on the street, increased traffic, and parking. The neighborhood does not want another short-term rental property which would cause even more issues for the neighbors.

Jack Rathmann

* Current plan to finish the fence line down the property to secure not only our property but respect the neighbors.

I have in 15 years never seen my neighbor outside at his pool or on the lake for enjoyment. He stays inside and only comes outside to grill once in awhile or inspect his property.

Hayden

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60 feet direct neighbor South

Please circle one:

In favor ~~of~~ request ~~X~~ Neutral ~~to~~ request ~~X~~ (Opposed to request)

Reasons for Opposition:

Signature: Jack R Stevens Janet M Stevens

Printed Name: JACK R STEVENS AND JANET M. STEVENS, TRUSTEES OF THE STEVENS FAMILY TRUST

Mailing Address: 116 N. BROADWAY RD

City, State Zip: AZLE, TX 76020

Telephone Number: 817.291.0911

Physical Address of Property within 200 feet: 116 N. BROADWAY RD, AZLE

"WHY IS THIS RELEVANT?"

Outlook

(No subject)

From Jack R. Stevens <stevens_jack@msn.com>
Date Mon 4/13/2026 12:34 PM
To Janet Stevens <stevens_janet@msn.com>

You should be able to sign the document "Jack R. Steves and Janet M. Stevens, Trustees of the Stevens Family Trust". If they need it to match exactly, then it's a lot. "Jack R. Stevens and Janet M. Stevens, as Trustees of the Stevens Family Trust, an inter vivos revocable trust created under the laws of the State of Texas pursuant to that certain Trust Agreement dated August 12, 2005, as may be amended, restated, or otherwise modified from time to time"

Jack R. Stevens
Janet M. Stevens

"Relevancy? Power flex?"

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Please circle one:

In favor of request Neutral to request (Opposed to request)

220 feet

Reasons for Opposition:

Signature: Connie F Ruane

Printed Name: Connie F Ruane

Mailing Address: 125 N. Broadway Rd

City, State Zip: Azle Tx 76020

Telephone Number: 817 925 8723

Physical Address of Property within 200 feet: 120 N. Broadway Rd
Azle . Tx

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300ft.

Please circle one:

In favor of request Neutral to request Opposed to request

Reasons for Opposition: please: Too commercial for our quiet, cohesive neighborhood. Safety issues with our very young children and active elderly walking/pedestrian street, will increase car and boat traffic (Public Lake) - at unusual hours. Establish new precedent to maintain residential advantages and not commercial

Signature: Jennifer Gilvar

Printed Name: Jennifer Gilvar

Mailing Address: 200 N. Broadway Rd. Azle, TX 76020

City, State Zip: Azle, TX 76020

Telephone Number: (903) 651-9504

Physical Address of Property within 200 feet: 200 N. Broadway Rd Azle, TX 76020

Lives by a current STR - no complaints
Streets are public - pedestrians must yield

Thank you!

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Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition:

300 feet

Signature: Joseph R Rhone

Printed Name: Joseph R Rhone

Mailing Address: 128 N Broadway Rd

City, State Zip: Azle Tx 76020

Telephone Number: 214-801-5333

Physical Address of Property within 200 feet: 128 N Broadway Rd

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350 feet

Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition: See attached letter

Signature: Gerald Dean Posey Diana Coe Posey

Printed Name: Gerald Dean Posey Diana Coe Posey

Mailing Address: 133 North Broadway Road

City, State Zip: Azle, TX 76020

Telephone Number: 817-271-4864 (Dean) 817-312-1094 (Diana)

Physical Address of Property within 200 feet: 133 North Broadway Road
Azle, TX 76020

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500 feet

Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition: No ~~control~~ influence on increased traffic or noise level, We are uncertain of character of those using Property.

Signature: Delma Sue Nielsen Leslie P. Nielsen

Printed Name: Delma Sue Nielsen Leslie P. Nielsen

Mailing Address: 117 N. Broadway Rd

City, State Zip: Azle Tx 76020

Telephone Number: 817 925 3774

Physical Address of Property within 200 feet: 117 N. Broadway Rd. Azle 76020

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700 feet

Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition: TRAFFIC, NOISE.

Signature: Carolyn Proulx Raymond Proulx

Printed Name: Carolyn Proulx RAYMOND PROULX

Mailing Address: 109 N BROADWAY RD

City, State Zip: AZLE, TX 76020

Telephone Number: 682-802-1156

Physical Address of Property within 200 feet: 109 N. BROADWAY RD
AZLE, TX 76020

SEE ATTACHED Letter

X DUPLICATED 3 ADDRESSES

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.2miles 700 feet

Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition: SHORT-TERM RENTALS GENERATE EXCESSIVE NOISE, TRAFFIC AND PARKING CONGESTION WHILE UNDERMINING NEIGHBORHOOD CHARACTER AND SAFETY. THEY CAN ALSO PLACE STRAIN ON INFRASTRUCTURE AND EMERGENCY SERVICES.

Signature _____

Printed Name: WILLIAM ROSENTHAL, ON BEHALF OF 100 N. BROADWAY, LLC

Mailing Address: 600 E. EXCHANGE AVE, STE. 200

City, State Zip: FORT WORTH, TX 76164

Telephone Number: 817-201-7217

Physical Address of Property within 200 feet: 100 N. BROADWAY, LLC

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DUPLICATE x3

Please circle one:

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Signature Ben Rosenthal

Printed Name: BEN ROSENTHAL, ON BEHALF OF 104 & 108 N. BROADWAY, LLC

Mailing Address: 600 E. EXCHANGE AVE, STE. 200

City, State Zip: FORT WORTH, TX 76164

Telephone Number: 817-271-1280

Physical Address of Property within 200 feet: 108 N. BROADWAY

DUPLICATED x3 addressed

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SUP2026-02

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, April 16, 2026** to 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.

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

Planning Department
505 W. Main St.,
Azle, Texas 76020
Attn: David Hawkins, AICP

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

Please circle one:

In favor of request Neutral to request Opposed to request

Reasons for Opposition: SHORT-TERM RENTALS GENERATE EXCESSIVE NOISE, TRAFFIC AND PARKING CONGESTION WHILE UNDERMINING NEIGHBORHOOD CHARACTER AND SAFETY. THEY CAN ALSO PLACE STRAIN ON INFRASTRUCTURE AND EMERGENCY SERVICES.

Signature Ben Rosenthal

Printed Name: BEN ROSENTHAL, ON BEHALF of 104 & 108 N. BROADWAY, LLC

Mailing Address: 600 E. EXCHANGE AVE, STE. 200

City, State Zip: FORT WORTH, TX 76164

Telephone Number: 817-271-1280

Physical Address of Property within 200 feet: 104 N. BROADWAY

Letters from Property Owners within 200' from the subject property:

1. Jack + Jared Stevens
2. Joseph R Lore 300 feet
3. Velma + Leslie Nielsen 500 feet
4. Dean + Maria Posey 350 feet

Letters from Other Neighbors

1. Joe Bob + Laurel Poulos
2. Kathy + Maynard Fettes
3. Kell + Tammy Edwards

Not within 200 feet as required-

"Not affected"

Delivered to Planning + Zoning by Maria Posey on 4-14-26

"Lobbying" "Popularity" "Bullying" contest"

Asked for and delivered by one person at 350 feet

VIOLATION:
According to the 14th Amendment + Equal Protection Clause

April 12, 2026

Dear Planning and Zoning Commission and Azle City Council:

We strongly oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas 300 feet

Our home is within 200 feet of the house that is making this request. That house is across the street and two houses south from our home so we would be greatly negatively impacted if this request is approved by the Azle City Council. (also 300 feet)

There is already one STR located two houses north of us on our side of the street. We have experienced first-hand many of the undesirable issues associated with allowing a STR in our neighborhood, and we do not want another STR! (complaints? Still operative!) (oppose ALL STR's)

We have many concerns about allowing another STR in our neighborhood. Here are a few of the issues we have repeatedly experienced from the current STR and why we oppose another one: (7am-7pm no restrictions) (NO HOA!)

No HOA

1. Loud music and noise at all hours of the day and night disrupt our quiet, family neighborhood. We do not want to have to stay inside our home in order to avoid the noise. Oftentimes the music can even be heard inside our home.
   a. We have read the Laden's House Rules in which they state: "No parties or events allowed." and "Maximum occupancy is 12!" Is it reasonable to think that 12 people will not be noisy and loud, even if they do not call it a "party"? The Laden's also state that they "plan to refer anyone interested, to our local wedding venues, caterers, etc." The current STR often has bachelor and bachelorette parties and it seems likely that this could also happen at the proposed STR. If the music and noise is loud at 1 AM, we neighbors are the ones who have to call the police. Who will monitor the number of people who are in the house? Who will decide if it is a "party"? Cameras w/ microphones & Minut noise detector

Complaints? Supernost- No guests ↑ report police calls!

"Could happen?"

2. Increased traffic on our narrow street where the current STR is located. We do not have sidewalks and there are many people walking, running, pushing children in strollers, and bike riding in our neighborhood throughout the day and evening. STR guests have no relationship with our neighbors and are less likely to obey speed limits. Add alcohol, which is often an issue in the current STR, and the situation becomes even more dangerous to us, our children and grandchildren. A second STR will increase this traffic issue even more. The maximum occupancy is 12, so realistically there could be an additional 12 cars on our street during the 3 to 7-night rentals.

Pedestrians must adhere to traffic by law.

UPS doesn't obey speed limits!

As having raised 6 children here, I've had way more than 12 and never a complaint.

We cannot be compared to any other STR - we should get a chance to show our standards & policies.

current owners park and allow mowers - (parents) of tutor students daily

a. Parking renter's cars along our narrow street has also been an issue. The Laden's House Rules state that "It shall be unlawful for an occupant or invitee of an occupant to park a motor vehicle on a residential street adjacent to or near a short-term rental." However, who is going to monitor this? What happens if renters park along our street? In the past, since the street is so narrow, cars park in our yard and if the sprinklers have been on, large ruts are made in our yard.

cameras with notifications - and voice

3. Trash in the street from overflowing trash receptacles. This is a huge issue with the current STR. They take the trash out when they leave, often several days before trash collection day. There is so much trash that the lids on the trash receptacles cannot be closed. The trash bags fall out of the trash receptacles and animals get into the bags at night and trash is strewn all along Broadway Road.

We have enforced trash collection 3 day rentals would mean we come on trash day as Hosts/owners

a. The Laden's House Rules state: "Trash collection days are Tuesday and Friday morning." "Garbage must be placed at curbside by 7:00 am to ensure pick up and may not be placed for collection earlier than 7:00 pm the day before the scheduled day for collection." If the STL renters are there for the weekend, Friday-Sunday, they would leave the trash out on Sunday morning since check-out is at 11:00 am. The trash is not collected until Tuesday and by then the trash would be all over the neighborhood and we residents would have to pick it up.

Another issue about allowing a second STR in our neighborhood is that it will lower our property values. No one wants to buy a home where loud noise and music, unsafe traffic, and trash are huge issues. Allowing a STR will hurt our neighbors financially. If you allow another STR in our neighborhood, it will not be the last one. There will be no precedent to stop other owners on Broadway from requesting a STR. There are ordinances for this!

ONLY GOING UP.

Please deny the Specific Use Permit Request at 120 N. Broadway Road so that we can continue to enjoy our neighborhood in Azle. NO HOA

STR's will profit the City by 7% of all rentals.

Sincerely,

Diana Posey

Dean Posey

Dean & Diana Posey

133 North Broadway Road

Azle, Texas 76020

.2 miles
500 feet

To: Planning and Zoning Commission and Azle City Council
From: Will and Tammy Edwards 101 N. Broadway Rd, Azle, TX

Date: April 13, 2026
Subject: Objection to Short-Term Rental Permit for 120 N. Broadway Rd. Azle, TX

Dear Commission and Council Members,

As longtime residents of N. Broadway Road, we are writing to you today to share our perspective on the proposed Specific Use Permit for the property at 120 N. Broadway Rd.

We truly love our corner of Azle, particularly for the quiet, predictable, and supportive environment it provides. Many of us on this stretch of N. Broadway are senior residents who have lived here for years, and we deeply value the sense of security that comes from knowing exactly who our neighbors are. Because of the unique character of our street, we have some concerns about introducing a high-turnover rental into this specific area:

- **Safety and Peace of Mind:** For those of us in our senior years, the comfort of a stable neighborhood is incredibly important. A constant rotation of short-term rental guests creates a "revolving door" that can be unsettling and diminishes the quiet security we've worked hard to maintain.
- **Sound on the Water:** As you may know, sound carries and amplifies significantly over the lake. While we want everyone to enjoy the water, vacation gatherings are naturally much louder than the daily life of permanent residents. For those of us who spend most of our time at home, this increased noise can be quite disruptive. (Not on the lake)
- **Traffic and Emergency Access:** Our access roads are notably narrow. With short-term renters often bringing in multiple vehicles or large boat trailers, we are concerned about congestion and that these narrow lanes remain clear at all times for emergency vehicle access, which is a high priority for the seniors in our community. (No boat ramps)
- **Preserving the Shoreline:** We take great pride in our local ecosystem and our private docks. We worry that the heavy turnover of guests who may not be familiar with the area could lead to unintended wear on the shoreline and increased litter. (Not on shoreline)

We appreciate the work you do to balance the growth of Azle with the needs of its long-term residents. We trust that you will keep the quiet, residential spirit of N. Broadway in mind when making your decision.

Thank you for your time and for listening to our concerns.

Warmly,

Tammy Edwards Will Edwards

Will and Tammy Edwards

817-444-0298

Date: 4-12-2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Laurel Porter

Printed Name: Joe Bob & Laurel Porter

.09 miles
500 feet

Address: 141 N. Broadway 76020

Telephone Number: 817-366-7150

Additional Comments: We have endured a short-term rental next-door for the past two years, at 149 N. Broadway. It has been TERRIBLE! Some of the renters have been very loud, profane and vulgar, late at night. Six, eight, ten, even more cars, filling the driveway and onto the street. It has definitely degraded and devalued the neighborhood. Complaints? Super host! Pictures of no cars on the street - plenty of parking. Our property taxes continue to rise - no devaluation

Date: 4/10/26

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: [signature]

Printed Name: Thomas Brace

Address: 300 N Broadway Azle Tx 76020 .2miles 700ft

Telephone Number: 817-235-0242

Additional Comments: STR's inherently become "party houses" for a significant percentage of their rentals. This house @ 120 N. Broadway, is in a quiet, upscale neighborhood, and being on the lake would be a real draw for those wishing to party. I oppose the zoning change to allow STR zoning

Date: 4-10-2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Esther J Brown

Printed Name: Esther J. Brown

Address: 124 Westlake Ct Azle, Tx .2 miles 800 feet

Telephone Number: 817-966-8003

Additional Comments:

Date: 4/13/2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Kathy Fetters Maynard Fetters

Printed Name: KATHY FETTERS MAYNARD FETTERS

Address: 125 WESTLAKE COURT .3 miles
AZLE, TX 76020 800 feet

Telephone Number: 214 435 2342 817 919-0597

Additional Comments: Our Values Neighborhood

Date: 4/11/2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Karen Searfoss

Printed Name: Karen Searfoss

Address: 109 Westlake Ct Azle TX 76020 .2miles 1056 feet

Telephone Number: 817-300-3449

Additional Comments:

I currently live next to the Airbnb on 149 N. Broadway & have been disturbed numerous times due to noise outside by the pool + many times after midnight. I have called the police for assistance with this.

Superhost - why still in operation?

Date: APRIL 13TH, 2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: [signature]

Printed Name: MICHAEL D. GILVAR

Address: 111 S. BROADWAY RD
AZLE, TX 76020

.2 miles
1056 feet

Telephone Number: (214) 601-6122

Additional Comments: SAFETY CONCERNS: WITHOUT SIDEWALKS INCREASED TRAFFIC ON HIGH PEDESTRIAN USE - OF OLDER RESIDENTS - ON NARROW BROADWAY ROAD - AND SIDEWALKS CLOSE KNIT, LONG-STANDING RESIDENTS - COMMERCIAL-TYPE RESIDENCE DISRUPTION.

(Pedestrians must yield to traffic per Texas law) This is a public street.
Shady Grove Park - 1.6 miles
Rivertrail Park - 2 miles

Date: 4/14/26

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: [signature]

Printed Name: Nick Garcia

Address: 113 S Broadway Azle TX 76020 .3 miles 1584 feet

Telephone Number: 817.205.2662

Additional Comments:

Duplicate address only

Date: 4/14/26

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Selina Garcia

Printed Name: Selina Garcia

Address: 113 S Broadway Azle TX. 76020

Telephone Number: 214-289-2502

Additional Comments:

Date: 4/14/2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: John Gavin

Printed Name: John T. GAVIN

Address: 105 S. Broadway Rd, Azle Tx 76020 .3miles 1584 feet

Telephone Number: 817-235-7813

Additional Comments: I would assume that properties along Broadway are some of the higher property tax revenue (non-commercial) in Azle. Allowing this zoning request will I believe put our property values at risk. I am also concerned for public safety as police requirements for crowd & noise complaints will increase

Date: April 13, 2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Diane Morrison / Marshall Morrison

Printed Name: Diane Morrison / Marshall Morrison

Address: 226 N. Broadway Rd. Azle, TX 76020 .3miles 1584 feet

Telephone Number: 817-300-5380 / 817-937-6932

Additional Comments:

To – Planning and Zoning Commission

Re: Short term rental request for property at 120 N Broadway, Case Number SUP2026-02

I strongly oppose this specific use request. (No HOA – a city street) (lobbying)

Our neighborhood is a friendly one where neighbors make special efforts to know and support one another. We are happy for a neighbor's gathering of family and friends. We welcome new families joining our neighborhood. We enjoy the relatively quiet streets that host many walkers and bike riders. These are all wonderful qualities that help to make our neighborhood a special one. A short term rental upsets that -- new people each rental period, a strong possibility of lack of respect and caring of the impact of their activities on those around them, extra auto traffic which may lack concern for pedestrians on our narrow street – are just a few concerns. must yield to traffic

It would be like a neighbor having a party every weekend, except there is no relationship or mutual care and respect to discuss noise or possible parking problems before the event. hosts provide this

We already have one short term rental home in our neighborhood that has created problems with noise, irresponsible behavior, extra traffic and street parking. To grant another one would not only further upset the special

Complaints? Why is the STR still operative?

tranquility of our neighborhood but could start a trend for more short term rentals to come. We are a neighborhood not a suitable place for a commercial endeavor.

Please do not grant this request.

Jane Rector
325 N Broadway
817-444 5954

.3 miles
1684 feet

April 10, 2026

There is an existing STR within limitation of our application by law.

We are not an HOA but a street with privately owned lots.

If there is such an issue why has no one requested sidewalks? Public streets are not pedestrian friendly and pedestrians MUST yield to traffic.

Date: April 9, 2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Mary Tredennick

Printed Name: Mary Tredennick

.4 miles
2012 feet

Address: 1537 Westcreek Dr, Azle, Tx. 76020

Telephone Number: 817-444-7359

Nutan HOA

Additional Comments: I'm definitely opposed to having another short-term rental in our neighborhood. We already have one on Broadway that has caused problems. It certainly doesn't help the value of our houses to have a short term rental near by. It increases our traffic flow with many unknown individuals - It also certainly increases the noise level in our normally very quiet housing development.

(opposed to all)

Complaints? No devaluation?

Not a development privately owned lots

Date: April 13, 2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Nancy Gibbons

Printed Name: Nancy Gibbons

Address: 121 South Broadway Rd. .4 miles 2012 feet

Telephone Number: 817 988-2450

Additional Comments: I've lived on South Broadway Road for over 40 years. I love our neighborhood and the relaxing views. All of the neighbors know each other and have become friends. We have invested in our property to improve and maintain the "easy-lake-living" lifestyle, as my Recently deceased husband would call it.

Short term rental property clients typically want to celebrate with large groups of people at the lake, sometimes for a week or longer. This often creates an atmosphere that does not match the long-standing reputation of our Broadway Street on beautiful Eagle Mountain Lake. I say NO to all short-term →

rentals, including 120 North Broadway Road in Azle.

Date: 4-14-26 David Hoelscher

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: [signature]

Printed Name: James + Rebecca Wilkes

.4 miles 2112 feet

Address: 119 S. Broadway Rd 76020

Telephone Number: 817 797 7008

Additional Comments: To the Commissioners -

AirBnB blurs the line between residential and commercial realty. The intrusion of short term rental properties onto our street and neighborhood - will ultimately destroy our street in its entirety. Imagine celebrating major milestones (birthdays, graduations, 4th parties etc) with your dear neighbors. Naturally the extra noise, cars and late nights would be forgiven, if not participated in. →

Now imagine that every weekend and many Summer nights having an endless parade of parties and large family gatherings. Residents celebrate occasionally. Short term rentals are all about celebrating. Fireworks, music, loud (potentially drunk) conversation would occur frequently. Would you want to sleep next to nightly noise. our street is a premium location with nearly homes of permanent residents. If one AIRBNB is approved each subsequent request will also be approved cascading into a domino effect. The dollar signs would be too enticing. Why would anyone sell when thousands could be made nightly.

My former neighbor leased her home for several years prior to selling. Upkeep on the property became an issue. This is a frequent problem with non residential property. Please do not destroy our neighborhood. The residents of Broadway Rd have given much support to the infrastructure of the city in schools parks, hospitals, libraries, etc. Short term visitors will not.

Date: 10 April 2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Donley J Blair

Printed Name: Donley J. Blair

Address: 1537 Westcreek Dr Azle, TX 76020 .4 miles = 2112 feet

Telephone Number: 830-328-0802

Additional Comments:

(1) We already have one Short Term Rental on Broadway with the attendant problems with overflowing trash cans, congestion, etc

(2) Ours is a nice residential area. STRs change the character of a neighborhood... and not for the better! I built in Azle. I would not build here if STRs are present.

Date: 4/12/2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Former neighbor at 124 N Broadway Walks daily with Jack Stevens at 116 N Broadway

Signature: Carolyn Mobley

Printed Name: CAROLYN Mobley

.5 miles 2640 feet

Address: 109 Westlake Woods Dr.

Telephone Number: 817-999-9249

Additional Comments:

I feel this would set a precedent for the future. also I feel no matter what these rules are - there will be noise and traffic and trash in our now quiet neighborhood (no longer here)

Raymond Proulx

109 N Broadway Rd, Azle, TX 76020
(682) 802-1156
Ray_Proulx@charter.net

04/13/2026

Subject: Reason for objection to SUP2026-02

To: City of Azle P&Z Board

My objection to this SUP concerns the possible traffic problems, noise and unknown behavioral problems that may occur with multiple short-term residents.

I have a personal reference supporting this possibility. My sister and her husband own a pristine Lake Front Property in Little Elm, on Lake Lewisville. Years ago, a neighbor property was turned into a short-term rental. It evolved into a party location, sometimes hosting large gatherings with loud outdoor activities. The overflow of cars forced to park on the street, partial or complete blocking of private drives and some aggressive driving, made normal transit of the neighboring properties to be difficult at best. The property was managed by a leasing company that had little interest in addressing neighbor complaints. City enforcement was not very helpful as each complaint was treated as a first-time offence due to tenant change.

After about 2 years, the property changed hands. It is once again occupied by owners, who became very good neighbors. The prior chaos is now just a bad memory. I know nothing about the current applicants or their proposed business plan, however, as a landlord myself, I know tenant problems can grow out of the best intentions and exploited lease language. I'd prefer the P&Z not expose our quiet, established neighborhood to a similar possible problem.

Relevance?

Thank you for your consideration.

Raymond Proulx

There is a current AirBNB (STR) ordinances won't allow a "domino effect"

Leasing = devaluation of property/no upkeep

Not a "neighborhood/no HOA"

The owners pay taxes and will pay MORE (7%) than current homeowners.

A very distinct tax & revenue.

Current STR (unknown to us for 2 years) has not "destroyed" our "neighborhood" aka public street.

STR's add to properties and communities - increasing value.

We have a driveway for 14 cars-
No parking off street will be permitted
PER city ordinance.
Our cameras notify us of all activity -
with sound.

Outlook

STR - 120 N Broadway

From #TGIT Tammy L. Layden <oohlalatx@gmail.com>
Date Mon 5/11/2026 3:22 PM
To Nowell, Malinda <mnowell@cityofazle.org>; Hawkins, David <dhawkins@cityofazle.org>; John Layden <laydenjohn2219@gmail.com>

Good afternoon-

Here are more things to be added to our file.

We heard the “opposition” opposes the current STR and an approval on ours due to “compliance issues” and to keep the street we live on, “prestigious and maintained well.”

Included below are photos of those in opposition violating the very ordinances they oppose and not maintaining their property to the standards that we do.

These photos have been taken since the last meeting in April but have been ongoing for years.

We have had the city called on us for having our jet ski on the trailer on the side of our driveway in the grass and moved it immediately. Countless other owners currently have 1 (or many more) of the same thing.

Jack Stevens approached our lawn guy for parking on the street (1 time) and literally argued verbally and aggressively with our lawn guy, causing our lawn guy to call the police on the scene to diffuse the situation. However, Jack has his lawn care park on the street at least weekly and sometimes twice a week.

Cars of friends, families, parents of students being tutored (multiple per day) and workers are constantly parked on our street.

Boat docks literally falling apart and making our backyard (which is our front yard on the lake) unsightly.

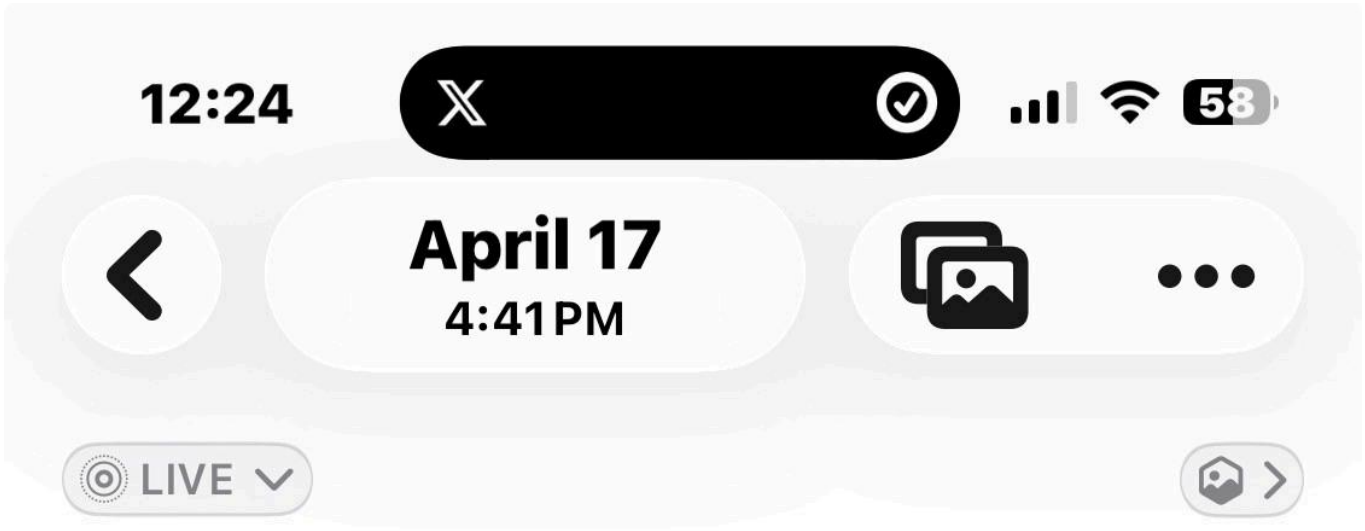
Retaining walls crumbling and allowing erosion to our mutual property sea wall.

Rusted railings and so I walkways that are unsightly.

Trash put out before the city ordinance time.

Please see the attached photos.

Thank you kindly.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April 17
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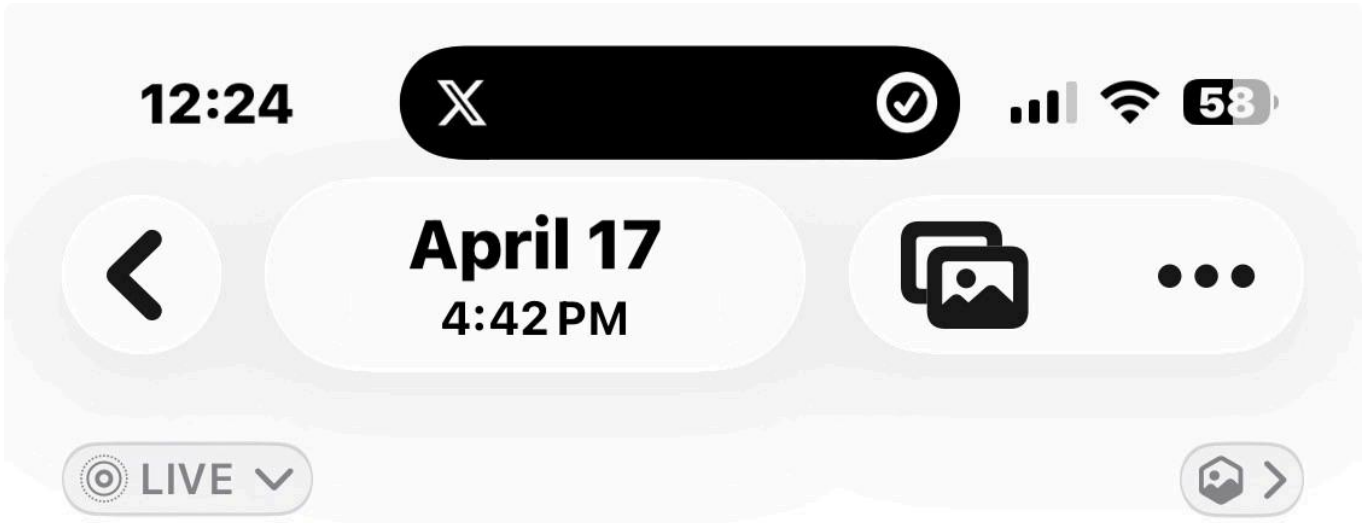
LIVE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April 17
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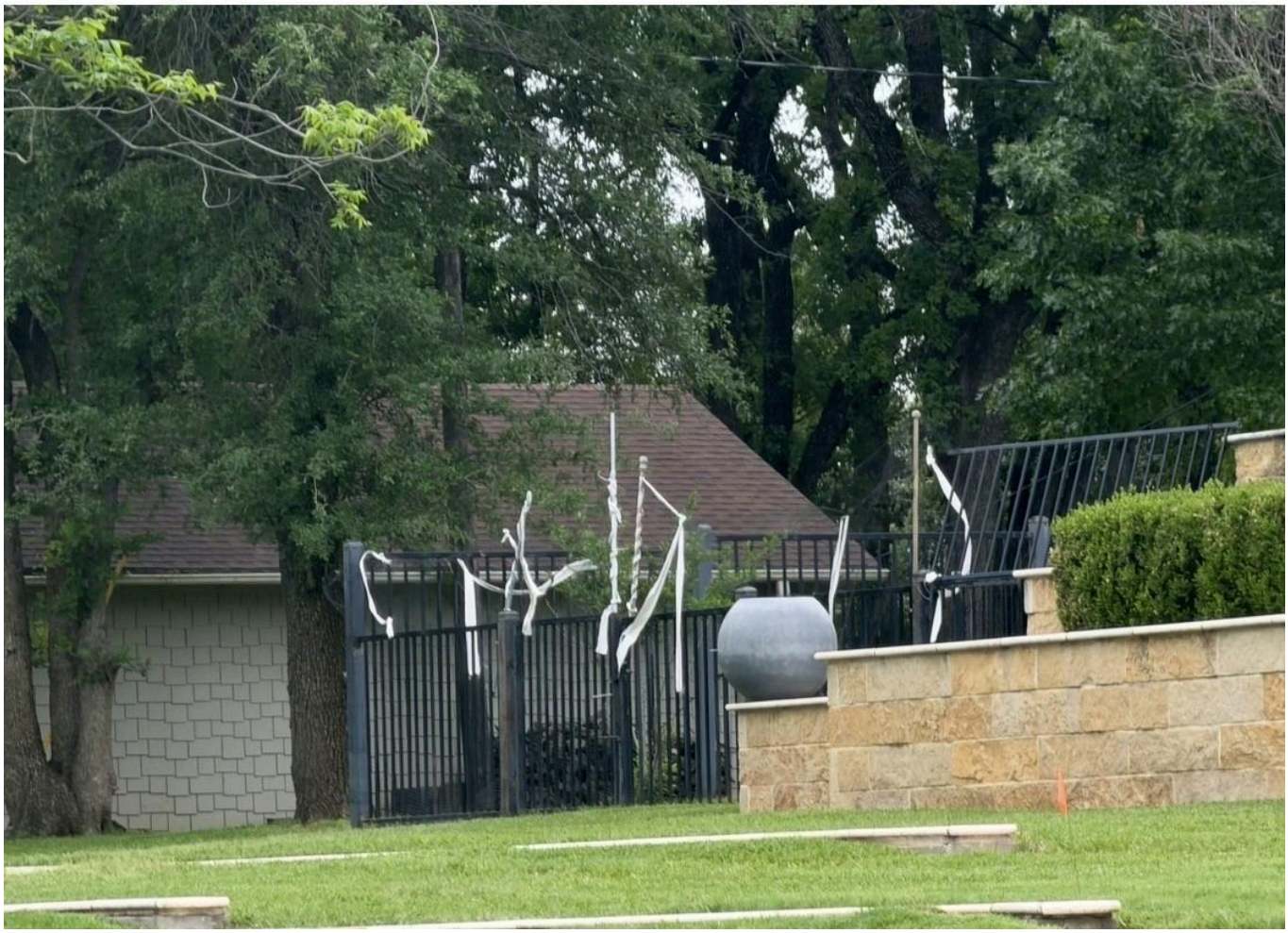
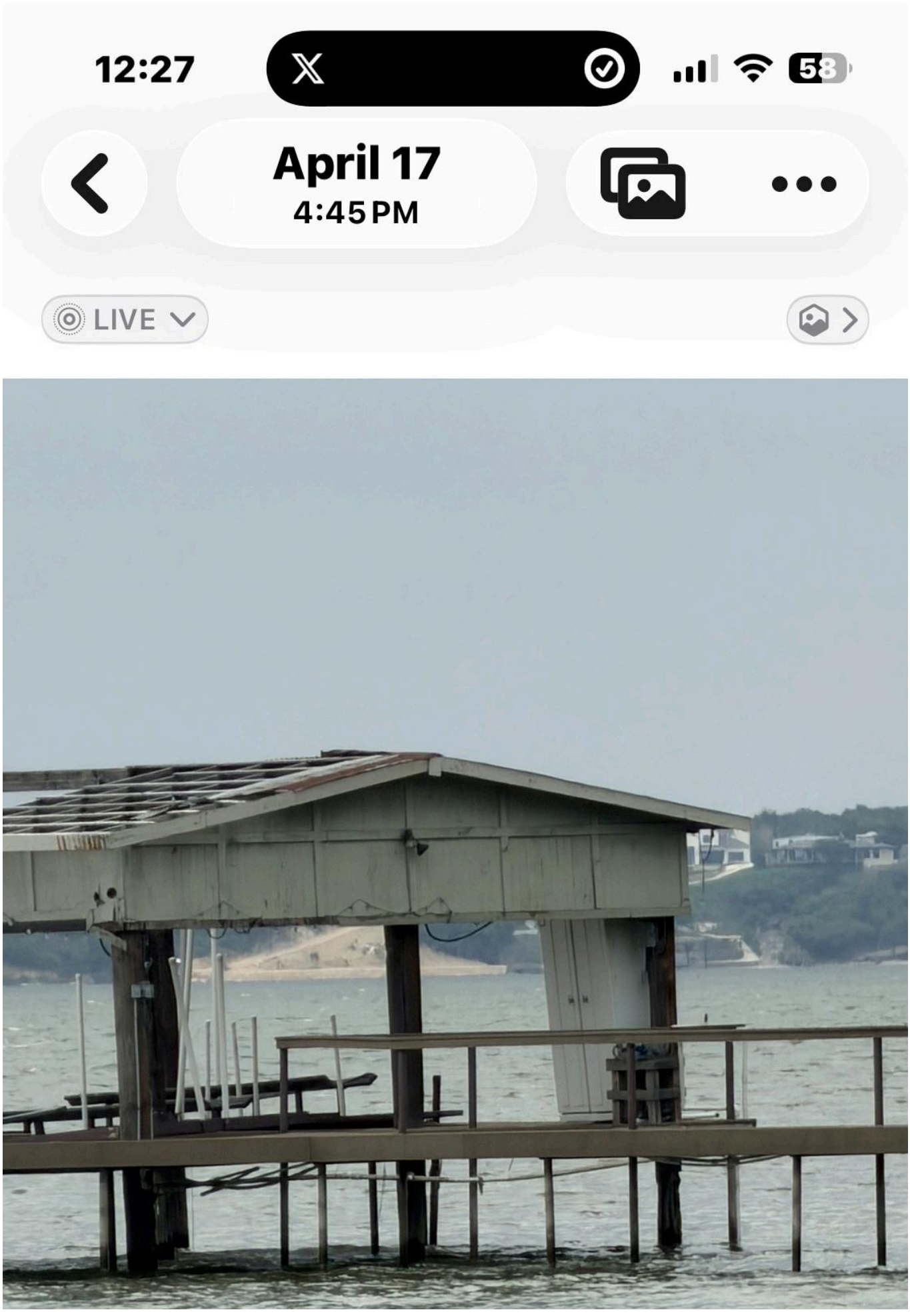


Crop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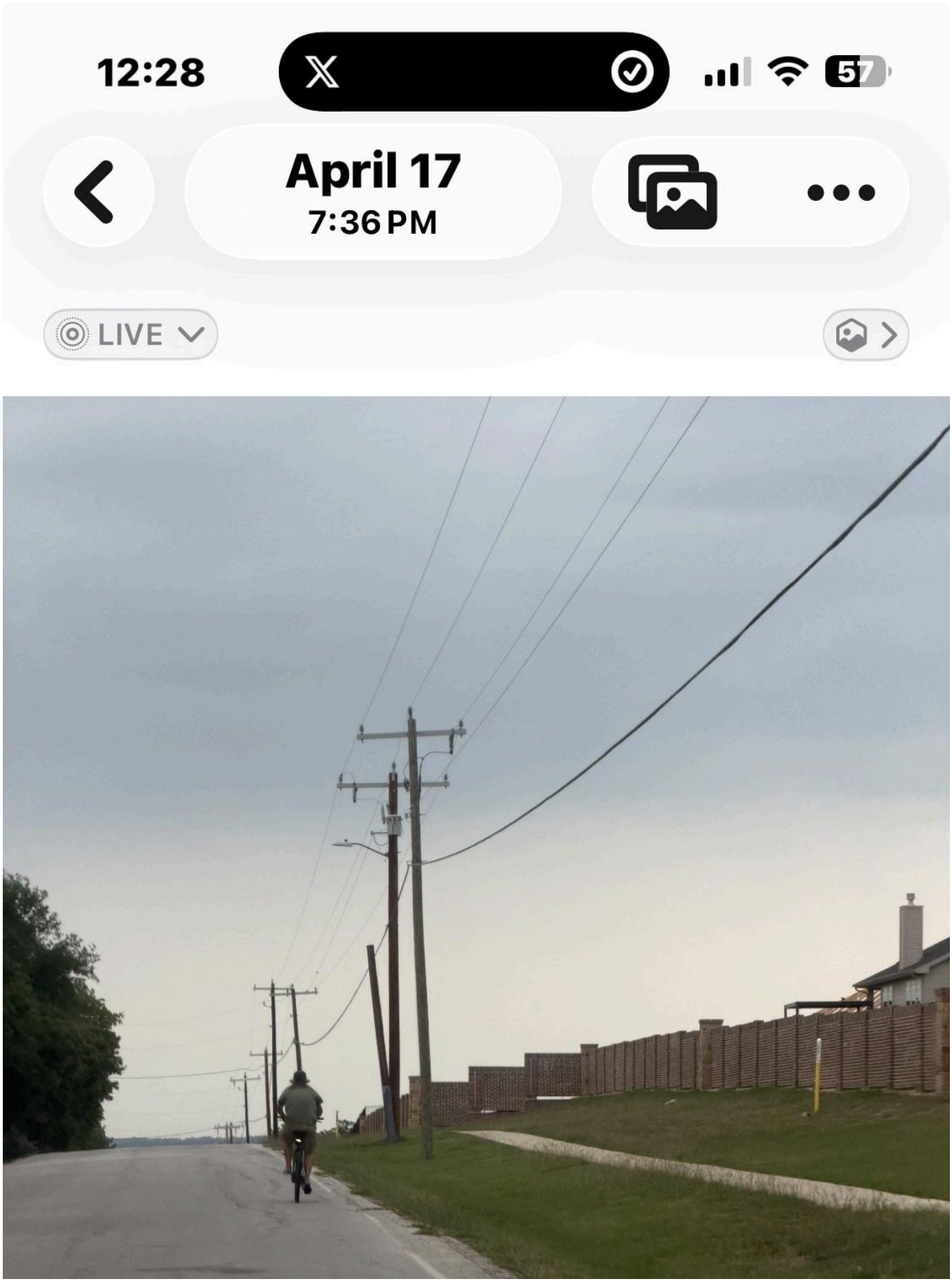
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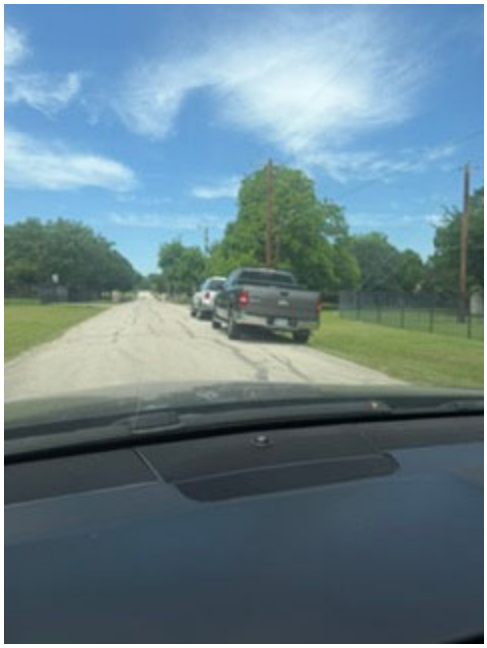

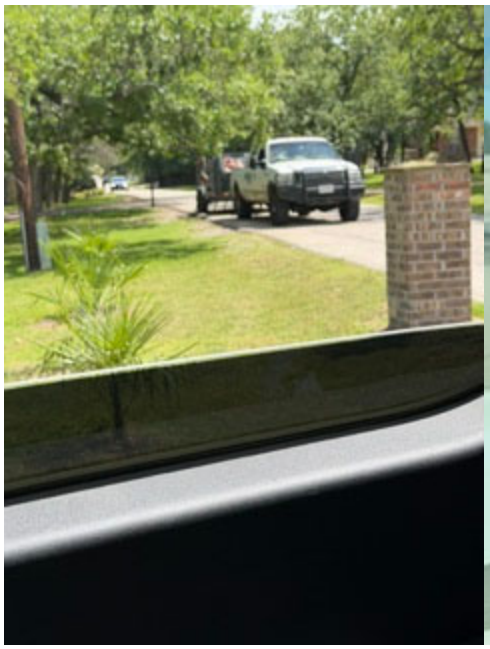

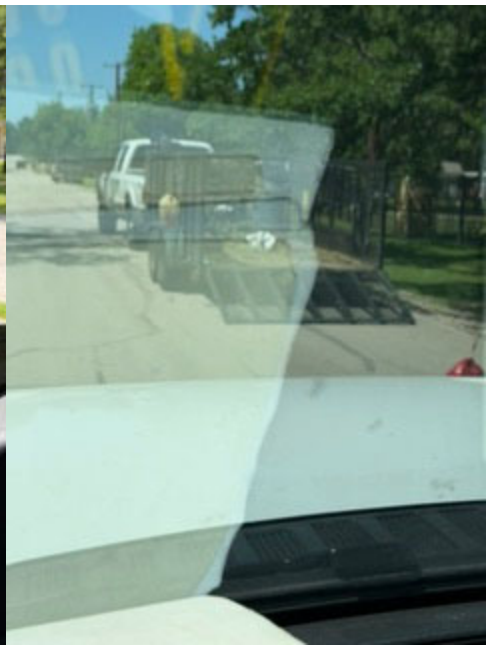

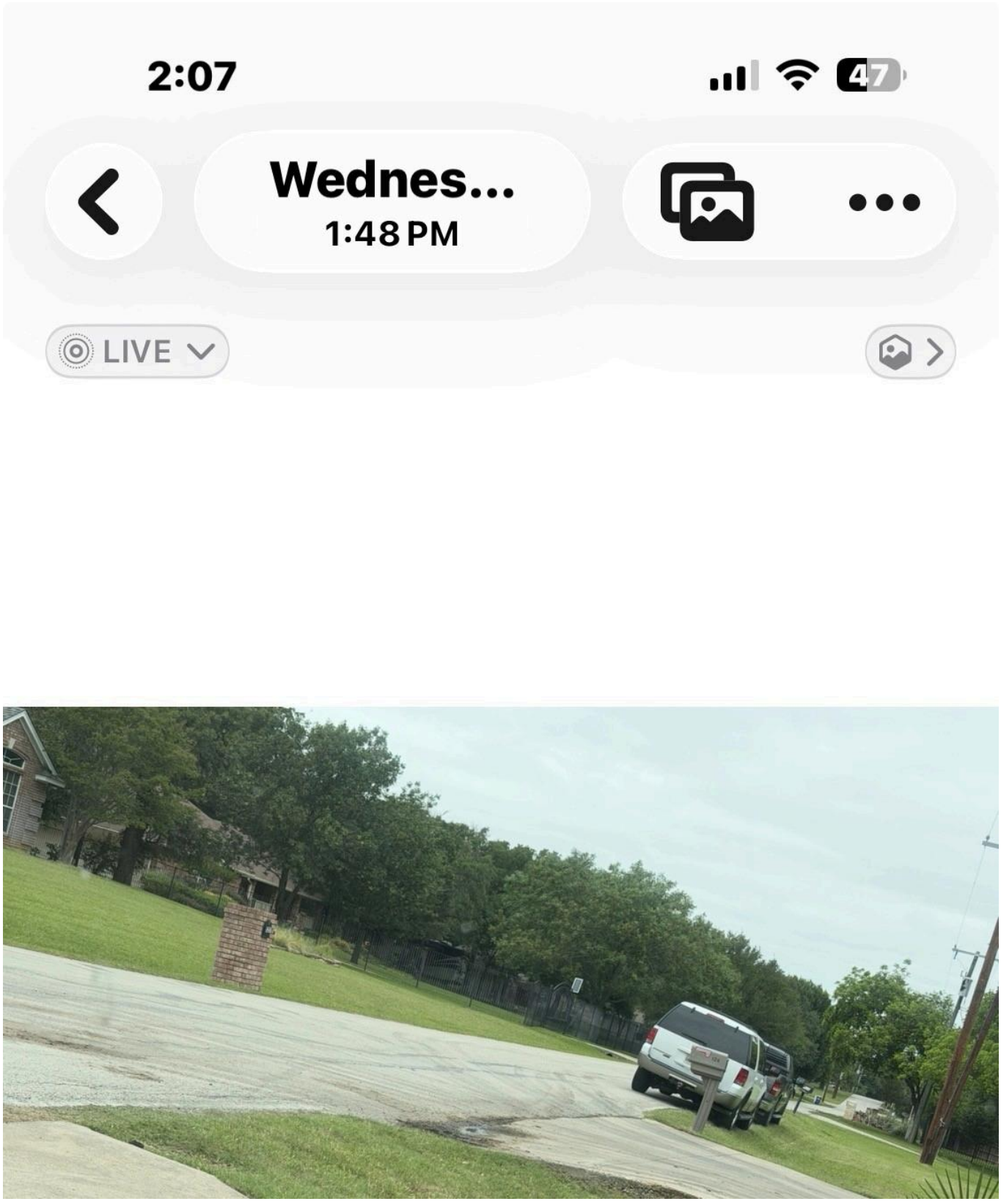
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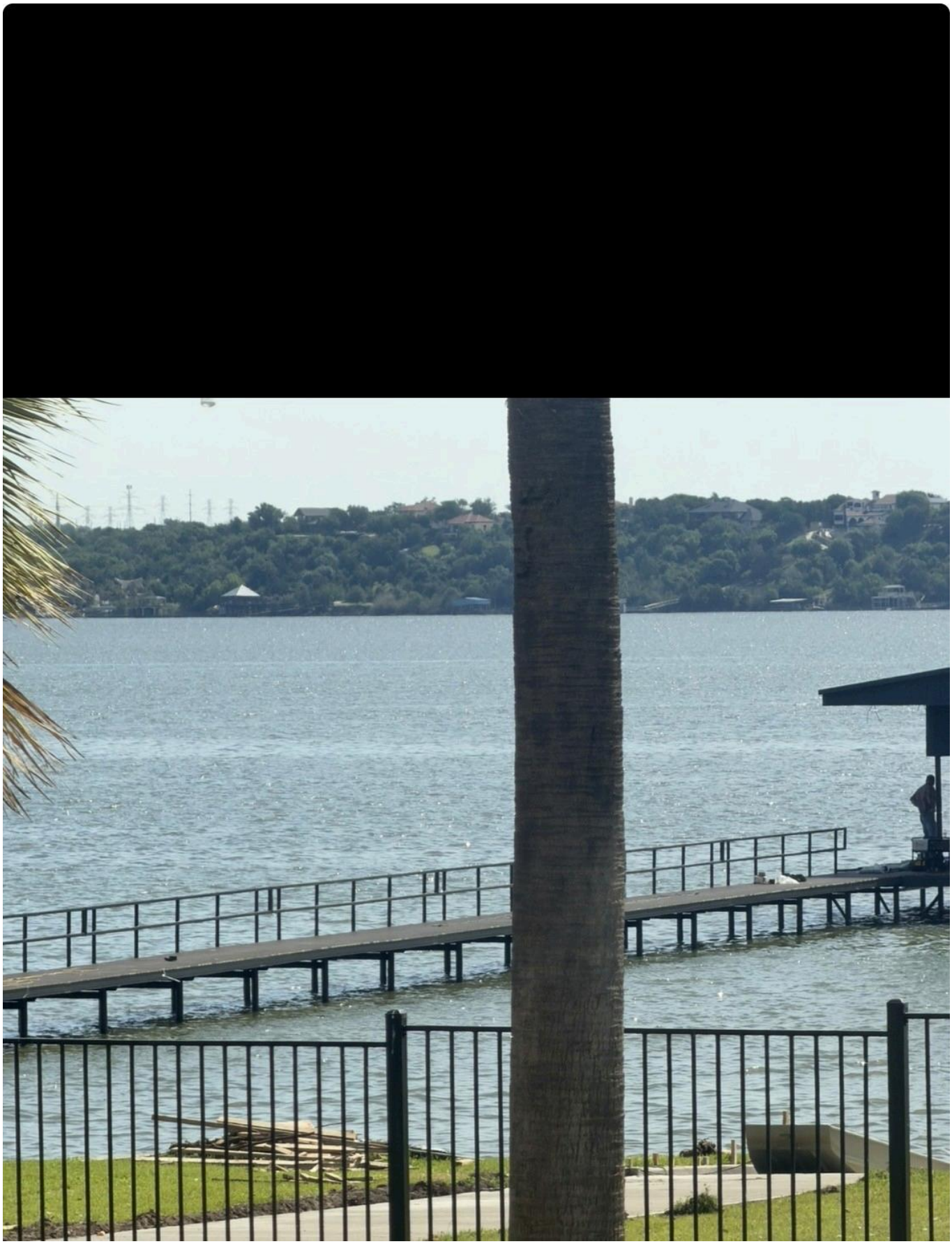

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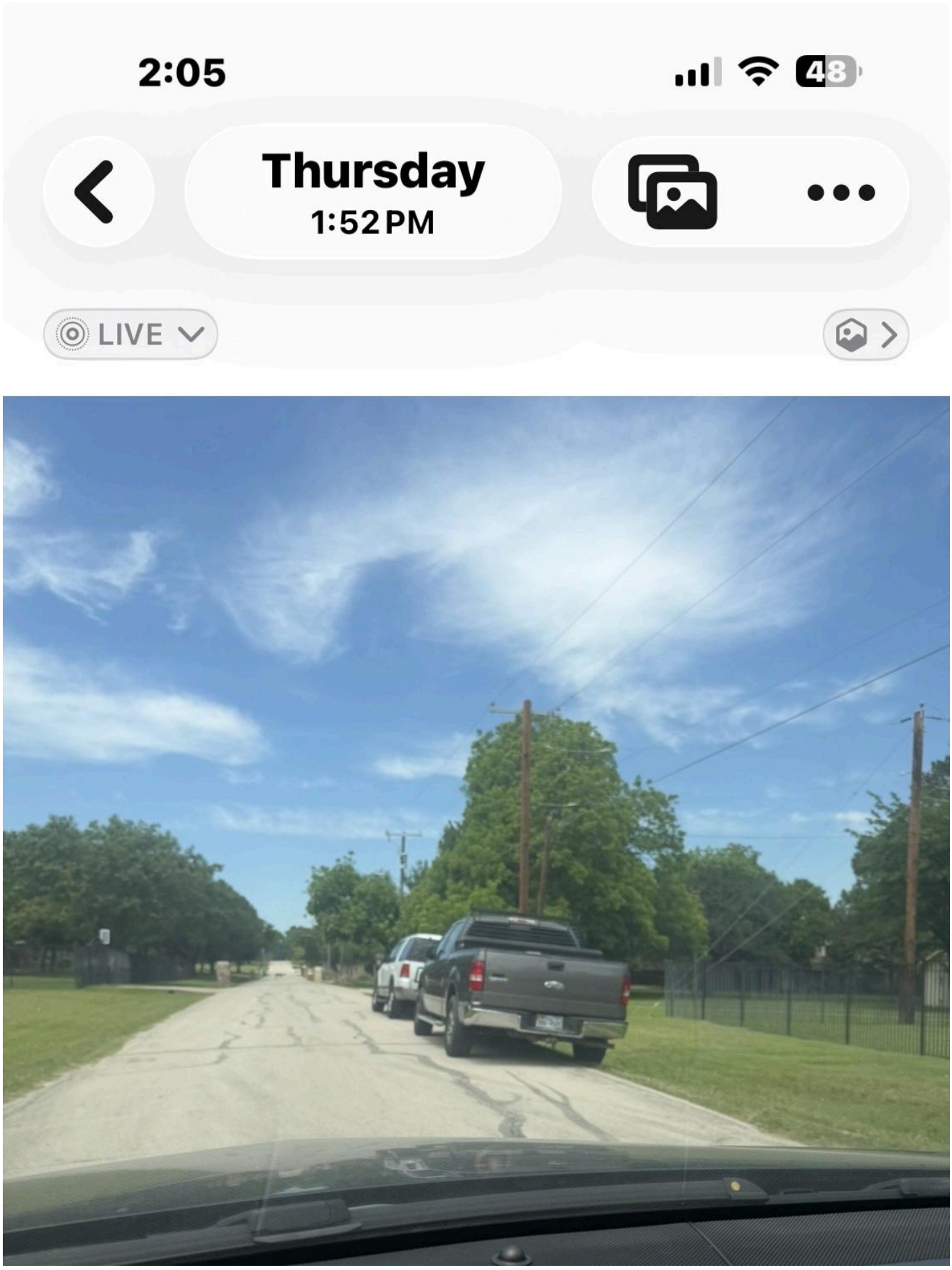
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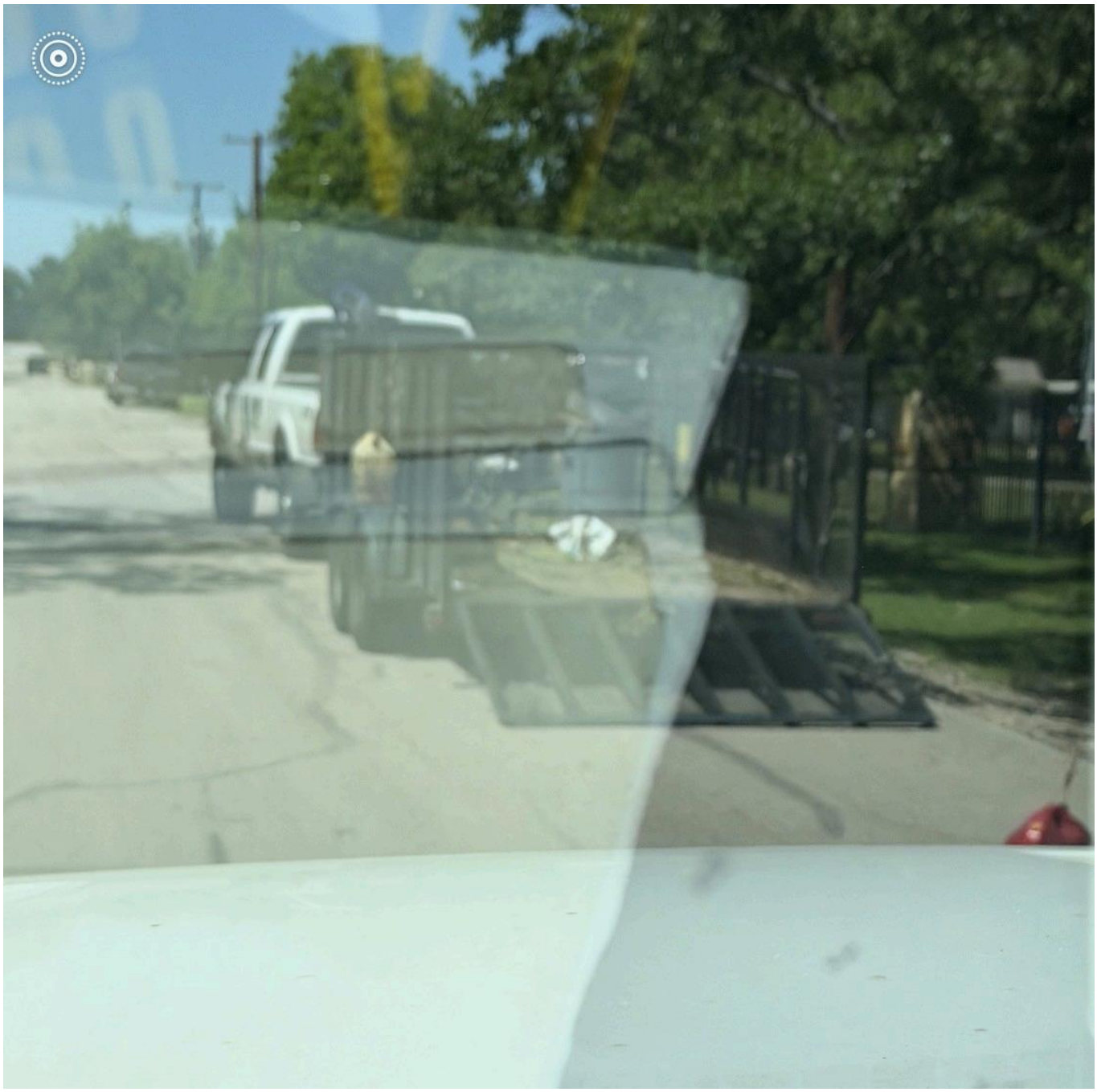

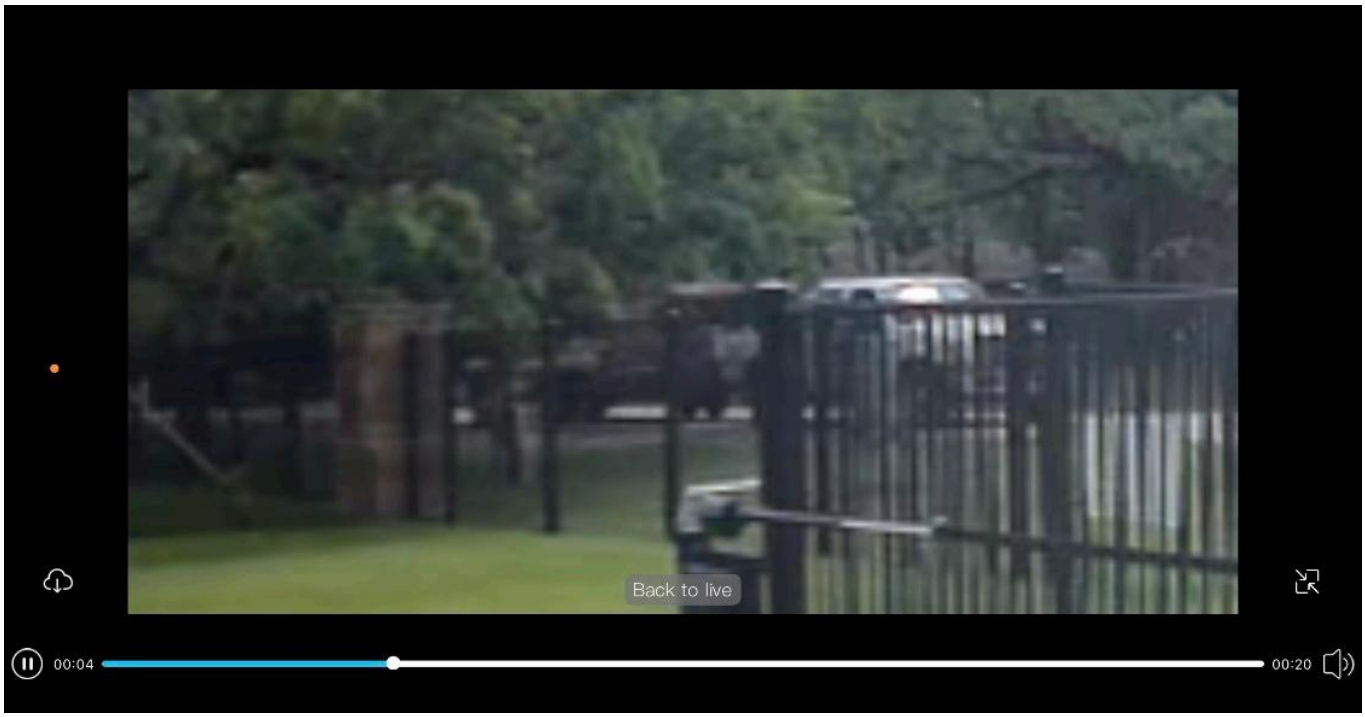
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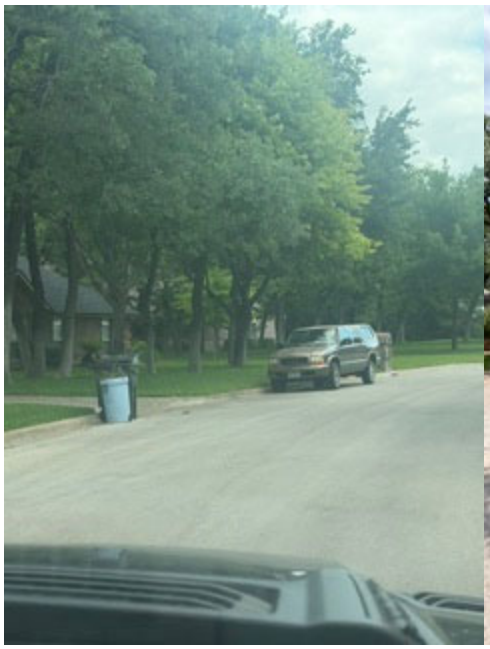
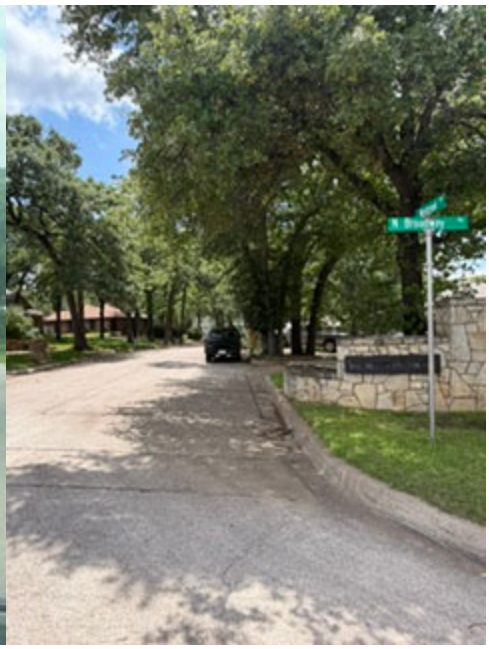
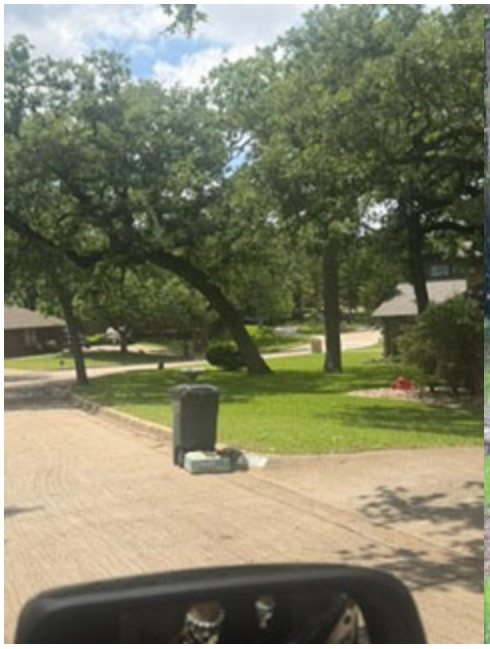




Thank God It's Today!🌼

- *Tammy Layden*
Founder-Creator Of "Thank God It's Today!" #TGIT🌼
Singer | Songwriter Recording Artist | Actress Director | Influencer | Vlogger Speaker

Outlook

STR - 120 N Broadway (Existing STR on Broadway)

From #TGIT🌼 Tammy L. Layden <oohlalatx@gmail.com>
Date Mon 5/11/2026 3:50 PM
To Hawkins, David <dhawkins@cityofazle.org>; Nowell, Malinda <mnowell@cityofazle.org>; John Layden <laydenjohn2219@gmail.com>

Good afternoon-

Here is documentation for our file regarding our observation of the current STR on Broadway.

We emailed the current STR owners and their host replied to us stating that they are in good standing with the neighbors.

They are a current “Superhost” on Air BNB, which means they don’t have low ratings/reviews from their guests.

We have read the reviews and there isn’t ***one*** negative review from a guest having the police called or having issues with neighbors.

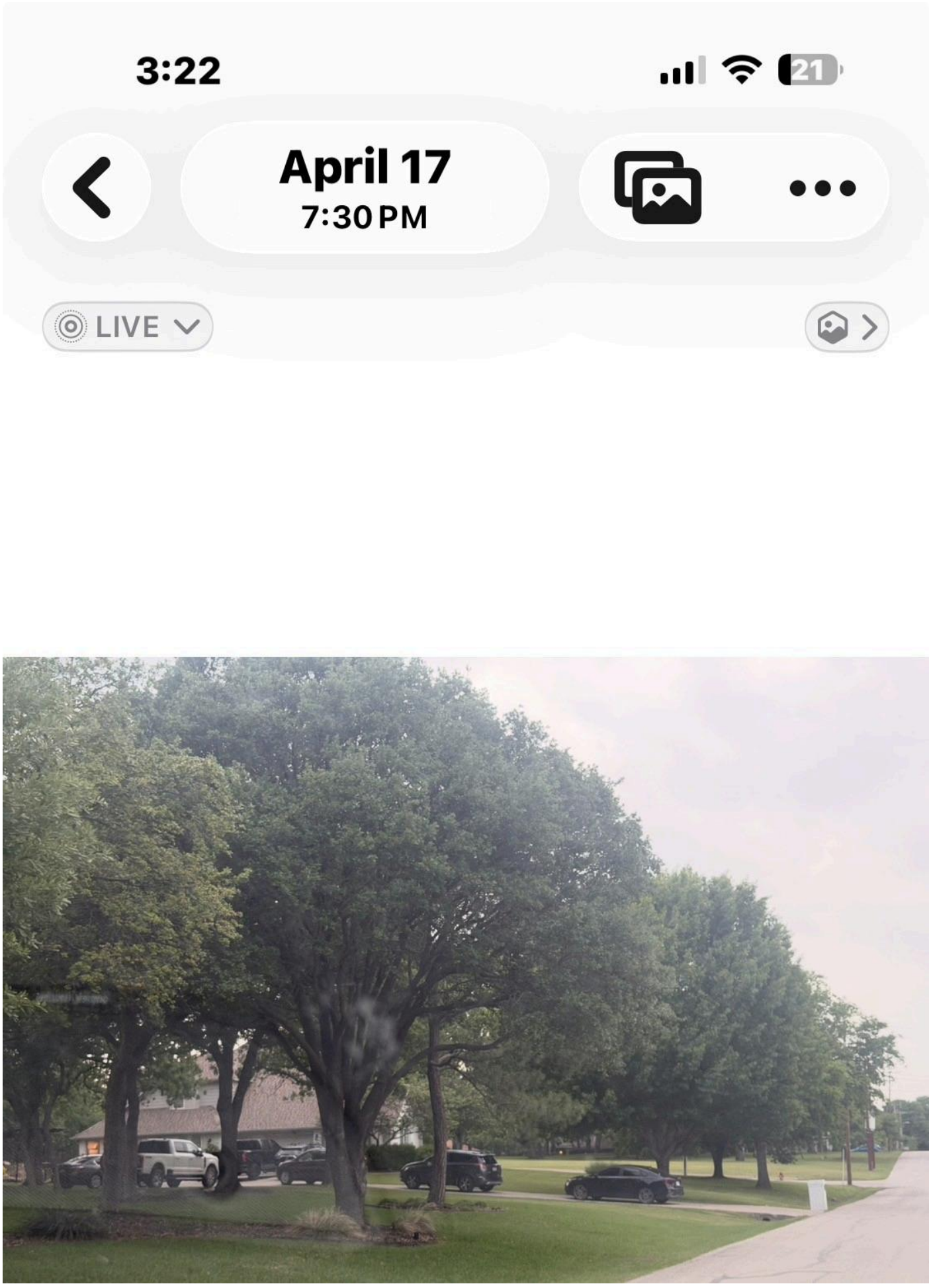
We have monitored the parking and if there are violations of it, along with noise. We haven’t seen a single car parked on the street, a violation of trash, nor loud noise. We drove by numerous times to observe noise and only heard some laughter as a normal family might have in their backyard.

This past weekend the guests put a congratulatory grad sign and apparently had a small celebration for that. No cars or noise were in violation.

Attached are photos with date and time stamp to show that there are regularly, no violations.

We have audio from the street also if that is needed or desired.

Thank you kindly-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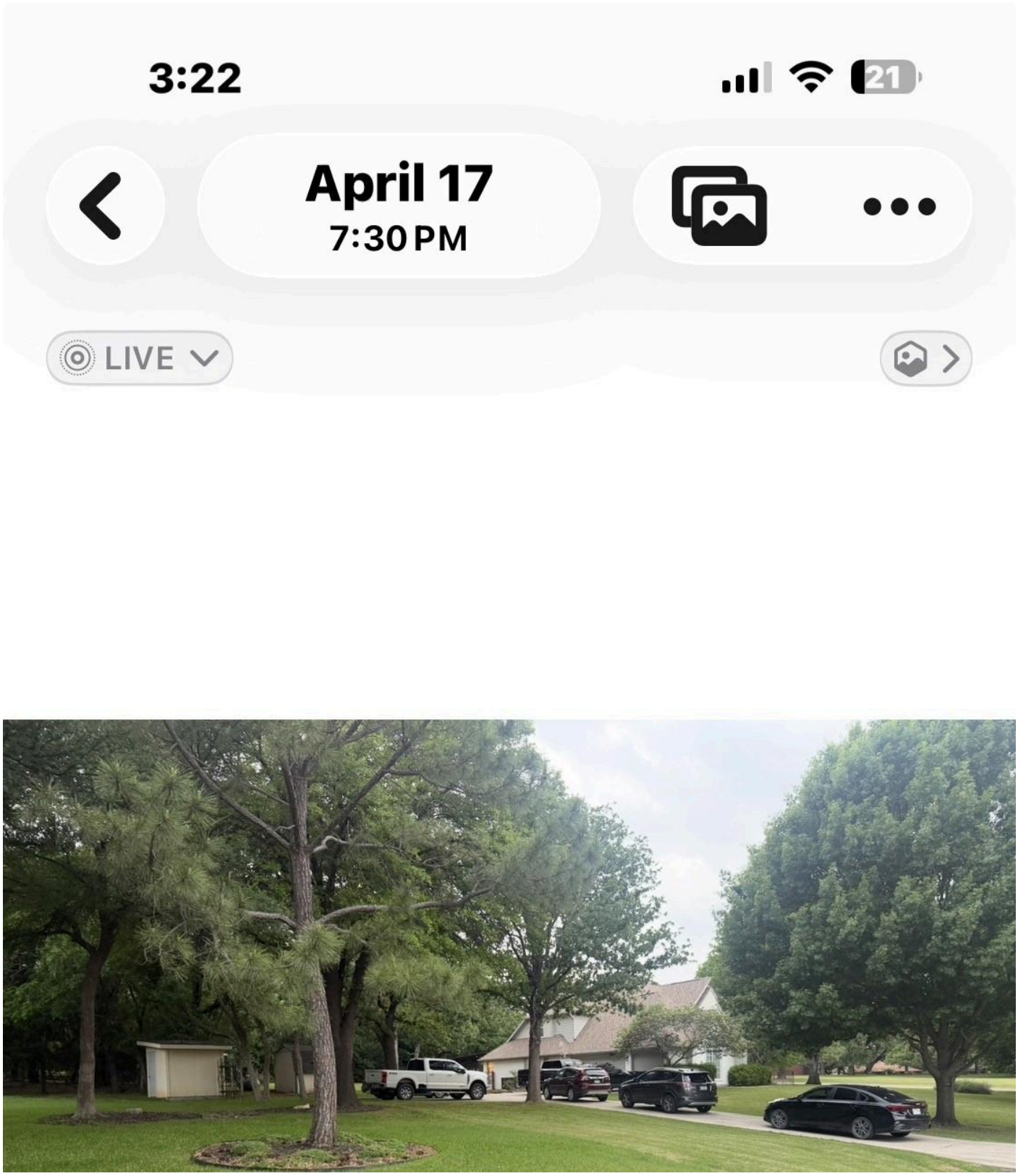
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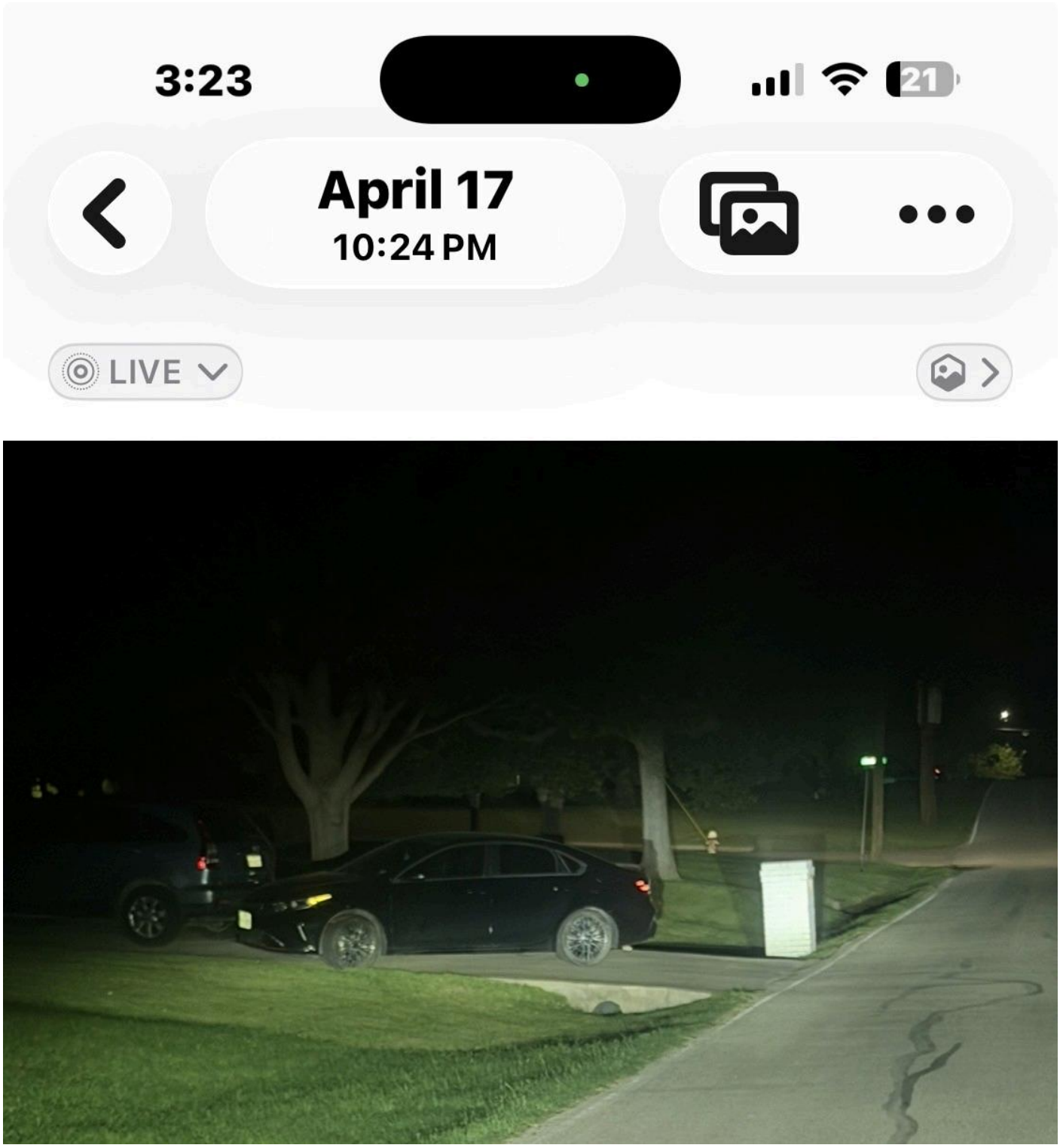
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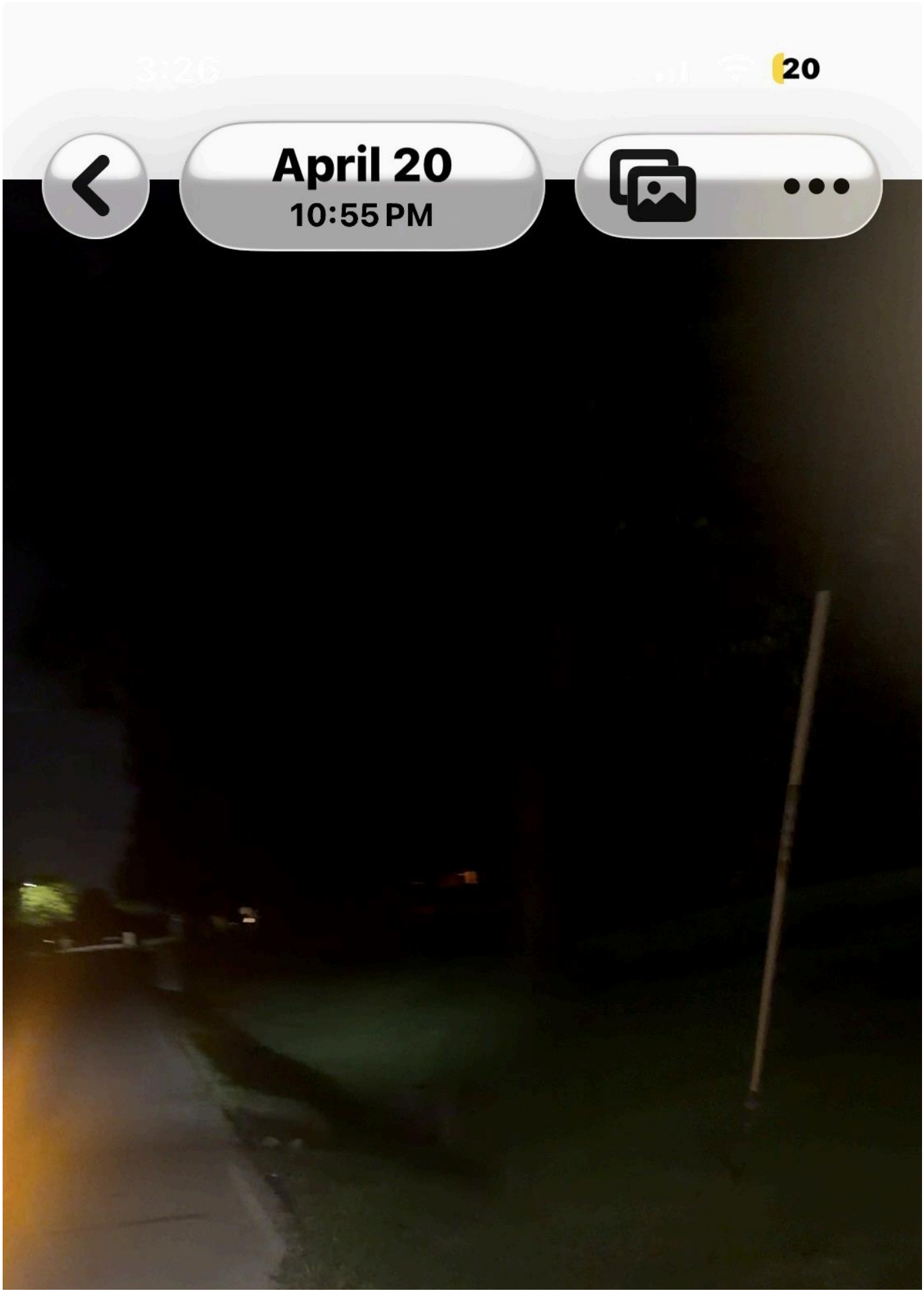
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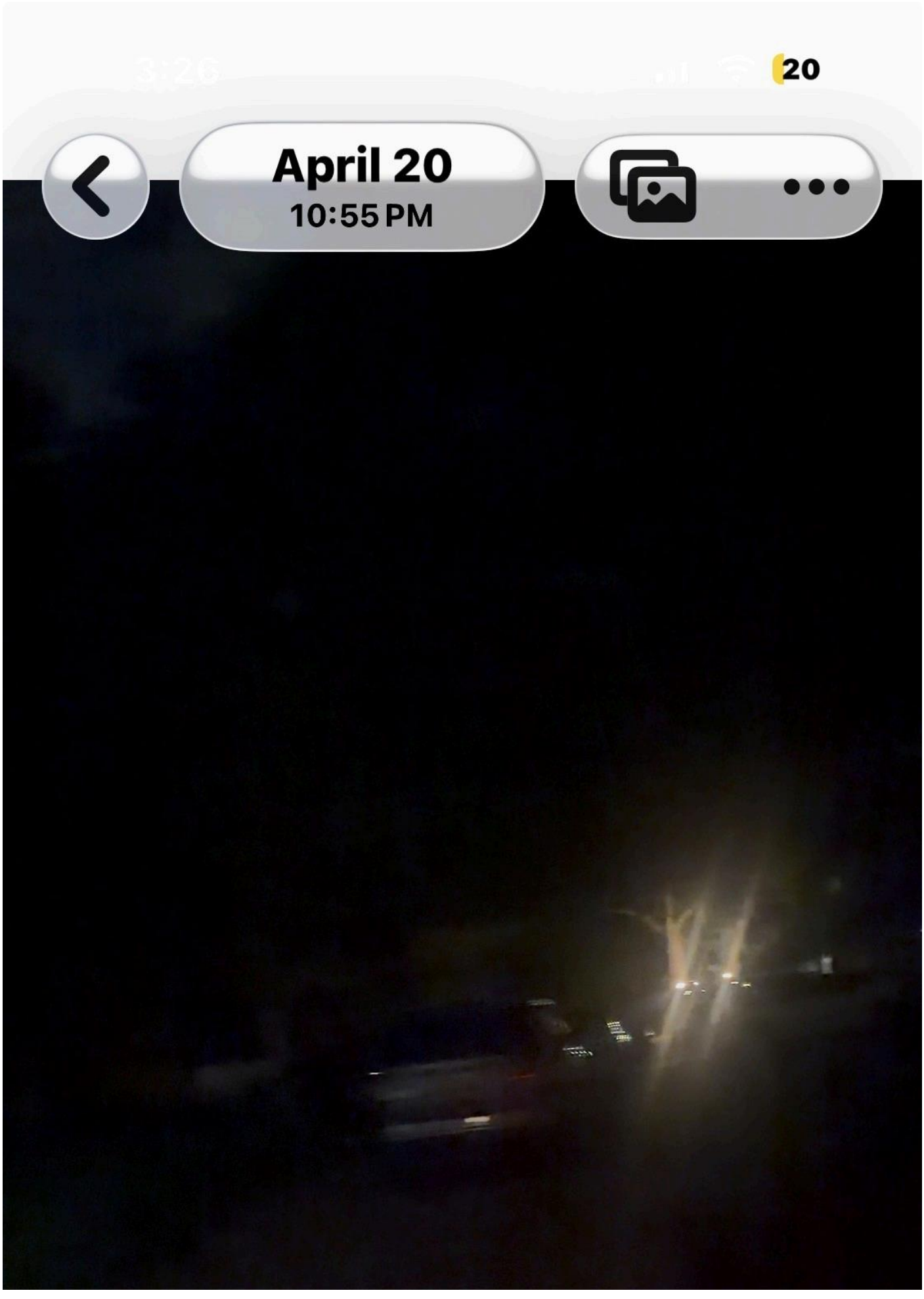
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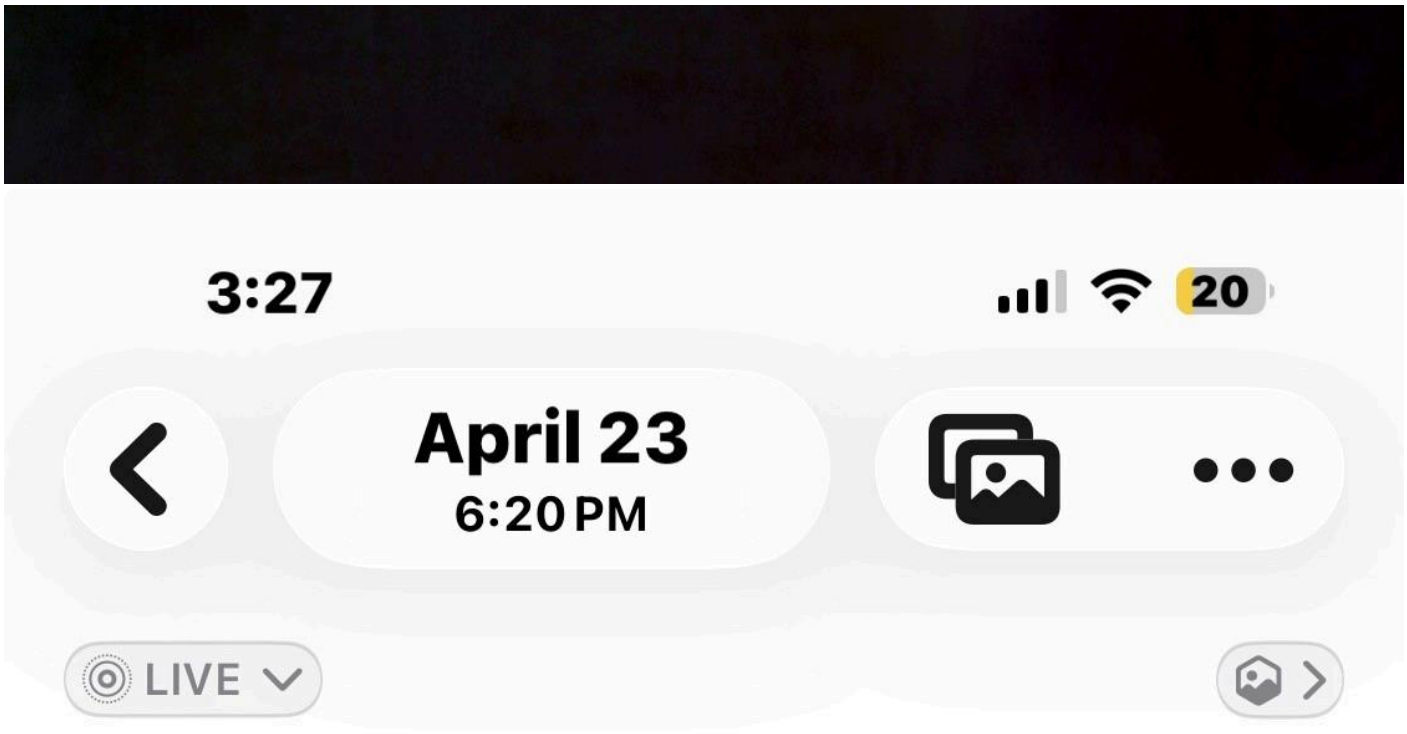
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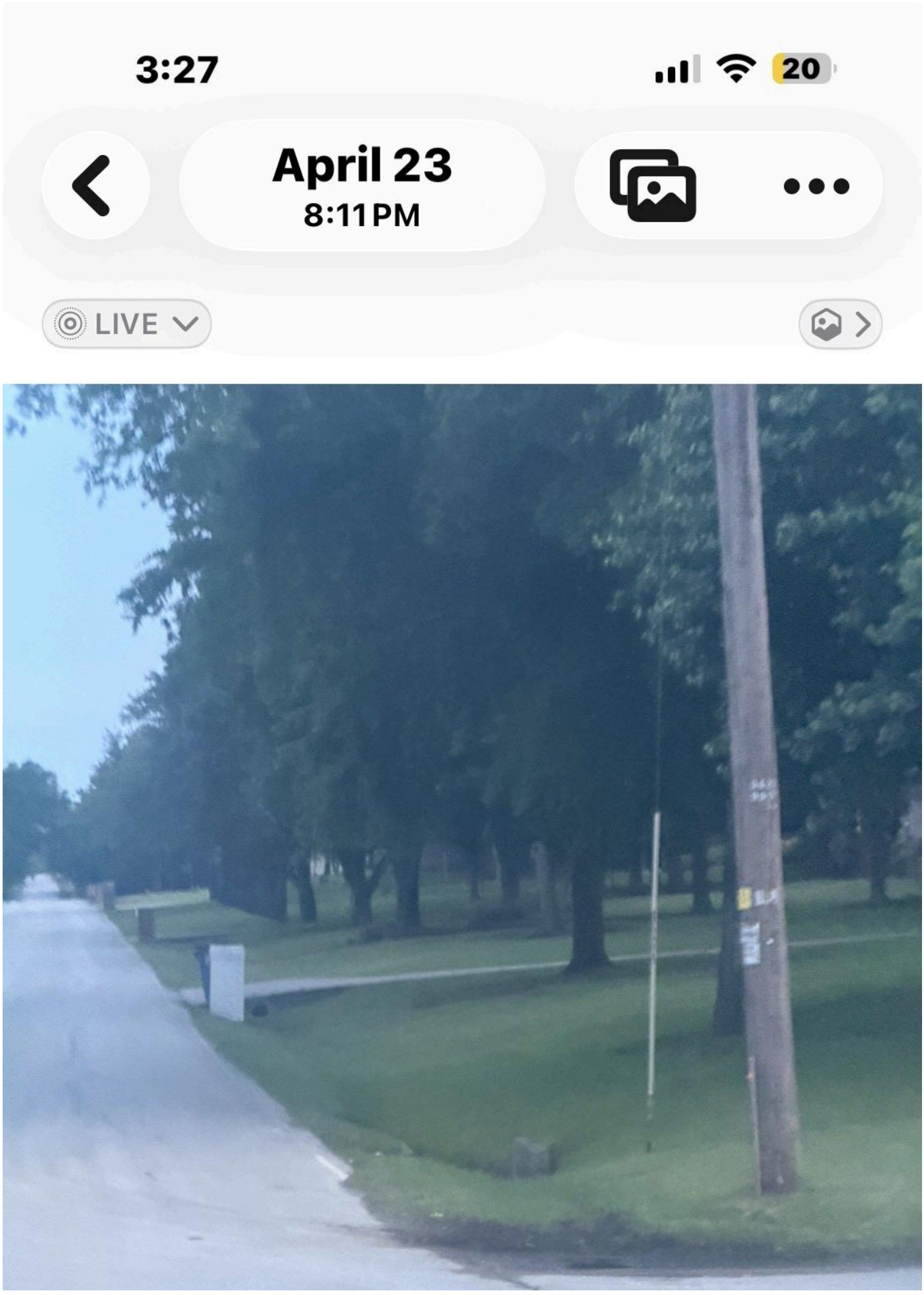
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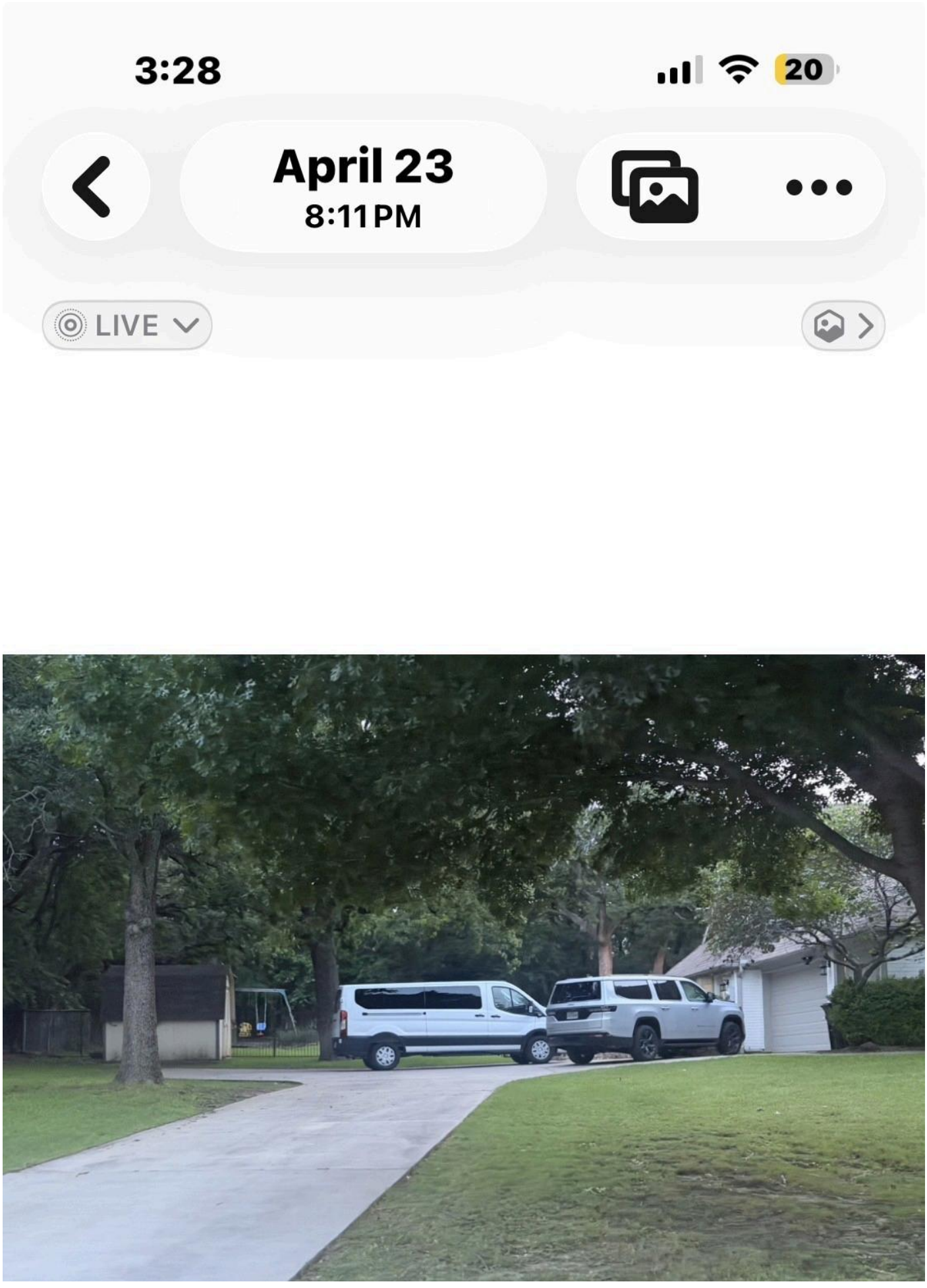
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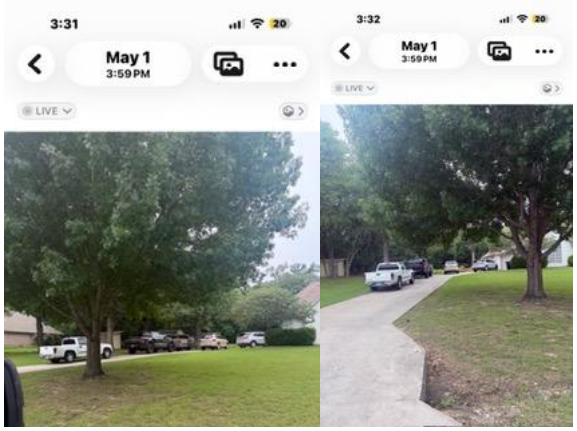
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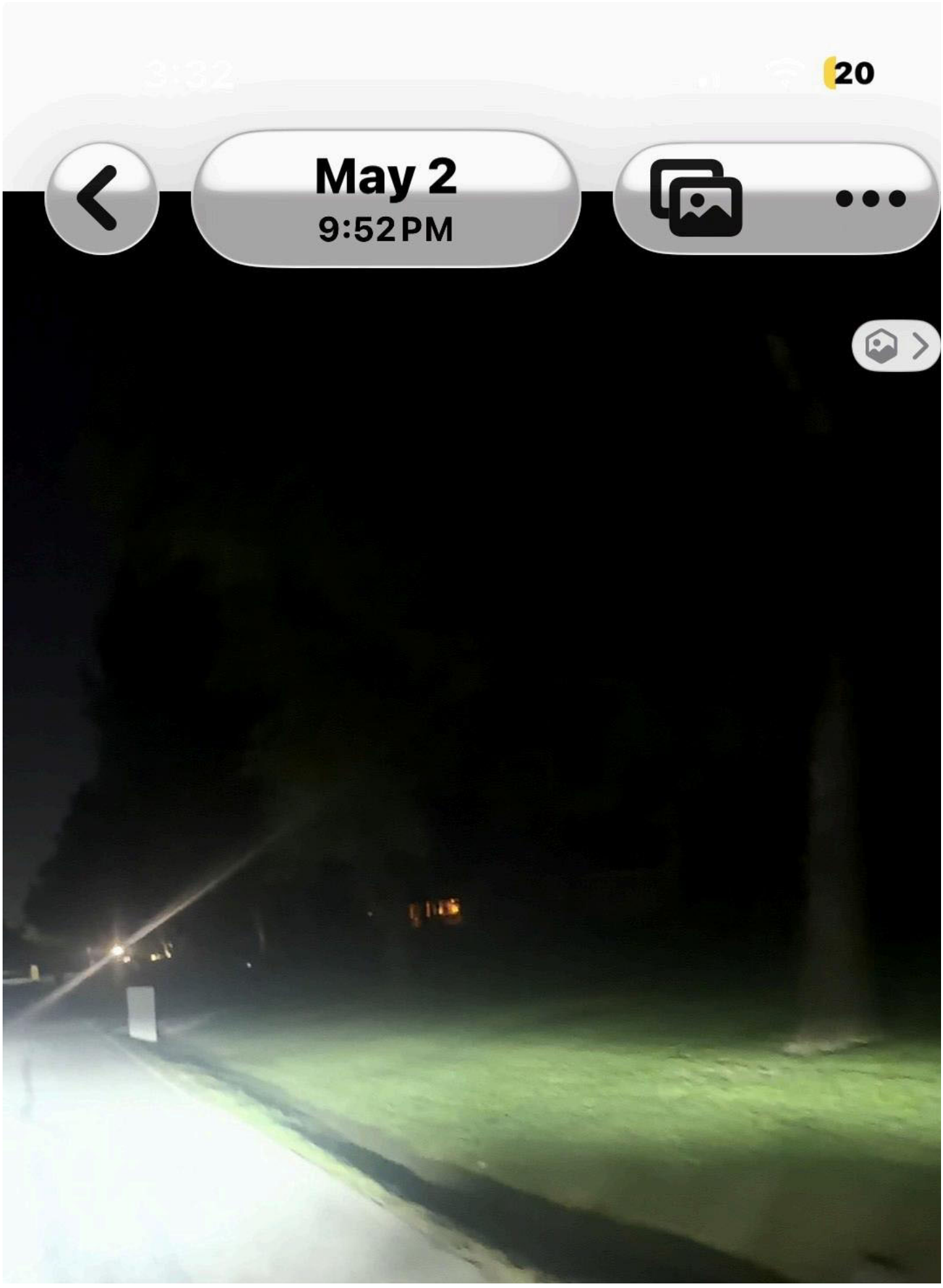
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Thank God It's Today!🌞

- *Tammy Layden*
Founder-Creator Of "Thank God It's Today!" #TGIT🌞
Singer | Songwriter Recording Artist | Actress Director | Influencer | Vlogger Speaker

Outlook

STR - 120 N Broadway (Rights)

From #TGIT🌼 Tammy L. Layden <oohlalatx@gmail.com>
Date Mon 5/11/2026 4:12 PM
To Nowell, Malinda <mnowell@cityofazle.org>; Hawkins, David <dhawkins@cityofazle.org>; John Layden <laydenjohn2219@gmail.com>

Good afternoon-

Please see the following in the 14th amendment regarding STR's.

We understand, and we are very grateful that our Mayor is allowing STR's.

We do, however, feel that some of the following apply to our case currently.

In particular, Jack Stevens arriving very early to "speak with" the P&Z Board. Jack Stevens even stated in his "opposition" that he had directly "given" much to the city and to "the council."

We feel our application, after paying for the fee to apply, spending countless hours on getting everything together: maps of cameras, lights, fire and safety precautions and escape plans, driveway parking, and a diagram of the measurements for every room in the house, were voted down (only 1 in favor) due to pressure from Jack Stevens and his "group" of friends. Some of those who wrote in opposition don't even live on the street. We feel that biased the decision.

Jack Stevens and those who stood in opposition, do not support the Mayor, and her decision for the allowing of short term rentals from our own private property. They don't understand that our city is growing. It will continue to grow. Growth changes our "old way" of living. Growth changes everything. It is inevitable and we all have to accept those changes.

Equal Protection Clause (14th
Amendment)
This clause ensures that the government cannot treat individuals differently without a rational basis. a

- What is violated: If the city allows similar commercial uses in your zoning district (e.g., long-term rentals, bed-and-breakfasts) but singles out STRs based on neighbors' complaints, it may violate equal protection.
- Targeting: Selective enforcement— targeting your property because of pressure from a vocal neighbor group, while ignoring other similar properties

— is a potential violation.

When neighbors lobby, the government must still follow fair procedures:

- Ex Parte Contacts: Decision-makers (like planning boards) should generally avoid private "behind-the-scenes" lobbying from neighbors that could bias their impartiality.

Thank God It's Today!🌼

- Tammy Layden

Founder-Creator Of “Thank God It’s Today!“ #TGIT🌼

Singer | Songwriter Recording Artist | Actress Director | Influencer | Vlogger Speaker

FAVOR WITHIN 200 FEET

NOTICE OF PUBLIC HEARING
SUP2026-02

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, April 16, 2026** to 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.

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

Planning Department
505 W. Main St.,
Azle, Texas 76020
Attn: David Hawkins, AICP

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

Please circle one:

In favor of request Neutral to request Opposed to request

Reasons for Opposition:

Signature: _____

Printed Name: JOHN LAIDEN

Mailing Address: 120 N BROADWAY

City, State Zip: AZLE TX 76020

Telephone Number: 682 229 5879

Physical Address of Property within 200 feet: 120 N BROADWAY AZLE TX 76020

FAVOR WITHIN 200 FEET

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Please circle one:

In favor of request — Neutral to request — Opposed to request

Reasons for Opposition:

Signature: _____

Printed Name: Judson P. Smith III

Mailing Address: 3812 Winslow Pl

City, State Zip: Fort Worth, TX 76109

Telephone Number: (817) 228-5374

Physical Address of Property within 200 feet: 124 North Broadway

OPPOSED WITHIN 200 FEET

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SUP2026-02

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Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition: please: Too commercial for our quiet, cohesive neighborhood. Safety issues with our very young children and active elderly walking/pedestrian street, with increased car and boat traffic - at unusual hours. Establish new precedent to maintain residential advantages and not commercial

Signature: Jennifer A Gilvar

Printed Name: Jennifer Gilvar

Mailing Address: 200 N. Broadway Rd. (Azle, TX 76020)

City, State Zip: Azle, TX 76020

Telephone Number: (903) 651-9504

Physical Address of Property within 200 feet: 200 N. Broadway Rd Azle, TX 76020

Thank you!

OPPOSED WITHIN 200 FEET

NOTICE OF PUBLIC HEARING
SUP2026-02

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Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition: No ~~control~~ influence on increased traffic or noise level, We are uncertain of character of those using Property.

Signature: Delma Sue Nielsen Leslie P. Nielsen

Printed Name: Delma Sue Nielsen Leslie P. Nielsen

Mailing Address: 117 N. Broadway Rd

City, State Zip: Azle Tx 76020

Telephone Number: 817 925 3774

Physical Address of Property within 200 feet: 117 N. Broadway Rd. Azle 76020

OPPOSED WITHIN 200 FEET

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SUP2026-02

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Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition: See attached letter

Signature: Gerald Dean Posey Diana Coe Posey

Printed Name: Gerald Dean Posey Diana Coe Posey

Mailing Address: 133 North Broadway Road

City, State Zip: Azle, TX 76020

Telephone Number: 817-271-4864 (Dean) 817-312-1094 (Diana)

Physical Address of Property within 200 feet: 133 North Broadway Road
Azle, TX 76020

OPPOSED WITHIN 200 FEET

April 12, 2026

Dear Planning and Zoning Commission and Azle City Council:

We strongly oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas

Our home is within 200 feet of the house that is making this request. That house is across the street and two houses south from our home so we would be greatly negatively impacted if this request is approved by the Azle City Council.

There is already one STR located two houses north of us on our side of the street. We have experienced first-hand many of the undesirable issues associated with allowing a STR in our neighborhood, and we do not want another STR!

We have many concerns about allowing another STR in our neighborhood. Here are a few of the issues we have repeatedly experienced from the current STR and why we oppose another one:

1. Loud music and noise at all hours of the day and night disrupt our quiet, family neighborhood. We do not want to have to stay inside our home in order to avoid the noise. Oftentimes the music can even be heard inside our home.
    a. We have read the Laden's House Rules in which they state: "No parties or events allowed." and "Maximum occupancy is 12!" Is it reasonable to think that 12 people will not be noisy and loud, even if they do not call it a "party"? The Laden's also state that they "plan to refer anyone interested, to our local wedding venues, caterers, etc." The current STR often has bachelor and bachelorette parties and it seems likely that this could also happen at the proposed STR. If the music and noise is loud at 1 AM, we neighbors are the ones who have to call the police. Who will monitor the number of people who are in the house? Who will decide if it is a "party"?
2. Increased traffic on our narrow street where the current STR is located. We do not have sidewalks and there are many people walking, running, pushing children in strollers, and bike riding in our neighborhood throughout the day and evening. STR guests have no relationship with our neighbors and are less likely to obey speed limits. Add alcohol, which is often an issue in the current STR, and the situation becomes even more dangerous to us, our children and grandchildren. A second STR will increase this traffic issue even more. The maximum occupancy is 12, so realistically there could be an additional 12 cars on our street during the 3 to 7-night rentals.

OPPOSED WITHIN 200 FEET

a. Parking renter's cars along our narrow street has also been an issue. The Laden's House Rules state that "It shall be unlawful for an occupant or invitee of an occupant to park a motor vehicle on a residential street adjacent to or near a short-term rental." However, who is going to monitor this? What happens if renters park along our street? In the past, since the street is so narrow, cars park in our yard and if the sprinklers have been on, large ruts are made in our yard.

3. Trash in the street from overflowing trash receptacles. This is a huge issue with the current STR. They take the trash out when they leave, often several days before trash collection day. There is so much trash that the lids on the trash receptacles cannot be closed. The trash bags fall out of the trash receptacles and animals get into the bags at night and trash is strewn all along Broadway Road.
    a. The Laden's House Rules state: "Trash collection days are Tuesday and Friday morning." "Garbage must be placed at curbside by 7:00 am to ensure pick up and may not be placed for collection earlier than 7:00 pm the day before the scheduled day for collection." If the STL renters are there for the weekend, Friday-Sunday, they would leave the trash out on Sunday morning since check-out is at 11:00 am. The trash is not collected until Tuesday and by then the trash would be all over the neighborhood and we residents would have to pick it up.

Another issue about allowing a second STR in our neighborhood is that it will lower our property values. No one wants to buy a home where loud noise and music, unsafe traffic, and trash are huge issues. Allowing a STR will hurt our neighbors financially. If you allow another STR in our neighborhood, it will not be the last one. There will be no precedent to stop other owners on Broadway from requesting a STR.

Please deny the Specific Use Permit Request at 120 N. Broadway Road so that we can continue to enjoy our neighborhood in Azle.

Sincerely,

Diana Posey
Dean Posey

Dean & Diana Posey

133 North Broadway Road

Azle, Texas 76020

OPPOSED WITHIN 200 FEET

Letters from Property Owners within 200' from the subject property:

1. Jack + Janet Stevens
2. Joseph R Lore
3. Velna + Leslie Nielsen
4. Dean + Diana Posey

Letters from Other Neighbors

1. Joe Bob + Laurel Parker
2. Kathy + Maynard Settles
3. Kell + Tammy Edwards

Delivered to Planning + Zoning by Diana Posey on 4-14-26

OPPOSED WITHIN 200 FEET

NOTICE OF PUBLIC HEARING
SUP2026-02

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, April 16, 2026** to 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.

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

Planning Department
505 W. Main St.,
Azle, Texas 76020
Attn: David Hawkins, AICP

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Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition: TRAFFIC, NOISE.

Signature: Carolyn Proulx Raymond Proulx

Printed Name: Carolyn Proulx RAYMOND PROULX

Mailing Address: 109 N BROADWAY RD

City, State Zip: AZLE, TX 76020

Telephone Number: 682-802-1156

Physical Address of Property within 200 feet: 109 N. BROADWAY RD
AZLE, TX 76020

SEE ATTACHED Letter

OPPOSED WITHIN 200 FEET

Raymond Proulx

109 N Broadway Rd, Azle, TX 76020
(682) 802-1156
Ray_Proulx@charter.net

04/13/2026

Subject: Reason for objection to SUP2026-02

To: City of Azle P&Z Board

My objection to this SUP concerns the possible traffic problems, noise and unknown behavioral problems that may occur with multiple short-term residents.

I have a personal reference supporting this possibility. My sister and her husband own a pristine Lake Front Property in Little Elm, on Lake Lewisville. Years ago, a neighbor property was turned into a short-term rental. It evolved into a party location, sometimes hosting large gatherings with loud outdoor activities. The overflow of cars forced to park on the street, partial or complete blocking of private drives and some aggressive driving, made normal transit of the neighboring properties to be difficult at best. The property was managed by a leasing company that had little interest in addressing neighbor complaints. City enforcement was not very helpful as each complaint was treated as a first-time offence due to tenant change.

After about 2 years, the property changed hands. It is once again occupied by owners, who became very good neighbors. The prior chaos is now just a bad memory. I know nothing about the current applicants or their proposed business plan, however, as a landlord myself, I know tenant problems can grow out of the best intentions and exploited lease language. I'd prefer the P&Z not expose our quiet, established neighborhood to a similar possible problem.

Thank you for your consideration.

Raymond Proulx

OPPOSED WITHIN 200 FEET

NOTICE OF PUBLIC HEARING
SUP2026-02

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505 W. Main St.,
Azle, Texas 76020
Attn: David Hawkins, AICP

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Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition:

Signature: Joseph R Rhone

Printed Name: Joseph R Rhone

Mailing Address: 128 N Broadway Rd

City, State Zip: Azle Tx 76020

Telephone Number: 214-801-5333

Physical Address of Property within 200 feet: 128 N Broadway Rd

OPPOSED WITHIN 200 FEET

NOTICE OF PUBLIC HEARING
SUP2026-02

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Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition: SHORT-TERM RENTALS GENERATE EXCESSIVE NOISE, TRAFFIC AND PARKING CONGESTION WHILE UNDERMINING NEIGHBORHOOD CHARACTER AND SAFETY. THEY CAN ALSO PLACE STRAIN ON INFRASTRUCTURE AND EMERGENCY SERVICES.

Signature Ben Rosenthal

Printed Name: BEN ROSENTHAL, ON BEHALF of 104 & 108 N. BROADWAY, LLC

Mailing Address: 600 E. EXCHANGE AVE, STE. 200

City, State Zip: FORT WORTH, TX 76164

Telephone Number: 817-271-1280

Physical Address of Property within 200 feet: 104 N. BROADWAY

OPPOSED WITHIN 200 FEET

NOTICE OF PUBLIC HEARING
SUP2026-02

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Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition: SHORT-TERM RENTALS GENERATE EXCESSIVE NOISE, TRAFFIC AND PARKING CONGESTION WHILE UNDERMINING NEIGHBORHOOD CHARACTER AND SAFETY. THEY CAN ALSO PLACE STRAIN ON INFRASTRUCTURE AND EMERGENCY SERVICES.

Signature Ben Rosenthal

Printed Name: BEN ROSENTHAL, ON BEHALF OF 104 + 108 N. BROADWAY, LLC

Mailing Address: 600 E. EXCHANGE AVE, STE. 200

City, State Zip: FORT WORTH, TX 76164

Telephone Number: 817-271-1280

Physical Address of Property within 200 feet: 108 N. BROADWAY

OPPOSED WITHIN 200 FEET

NOTICE OF PUBLIC HEARING
SUP2026-02

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Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition:

Signature: Connie F Ruane

Printed Name: CONNIE F RUANE

Mailing Address: 125 N. BROADWAY RD

City, State Zip: AZLE TX 76020

Telephone Number: 817 925 8723

Physical Address of Property within 200 feet: 120 N. BROADWAY RD AZLE. TX

OPPOSED WITHIN 200 FEET

NOTICE OF PUBLIC HEARING
SUP2026-02

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Please circle one:

In favor ~~of~~ request ~~X~~ Neutral ~~to~~ ~~X~~ request (Opposed to request)

Reasons for Opposition:

Signature: Jack R Stevens Janet M Stevens

Printed Name: JACK R STEVENS AND JANET M. STEVENS, TRUSTEES OF THE STEVENS FAMILY TRUST

Mailing Address: 116 N. BROADWAY RD

City, State Zip: AZLE, TX 76020

Telephone Number: 817.291.0811

Physical Address of Property within 200 feet: 116 N. BROADWAY RD, AZLE

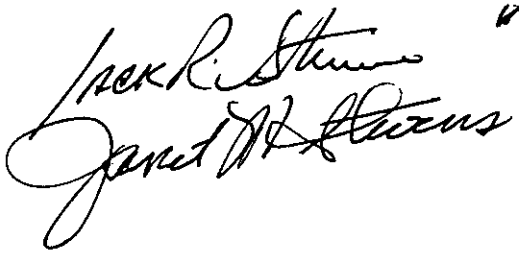
OPPOSED WITHIN 200 FEET

Outlook

(No subject)

From Jack R. Stevens <stevens_jack@msn.com>
Date Mon 4/13/2026 12:34 PM
To Janet Stevens <stevens_janet@msn.com>

You should be able to sign the document "Jack R. Steves and Janet M. Stevens, Trustees of the Stevens Family Trust". If they need it to match exactly, then it's a lot. "Jack R. Stevens and Janet M. Stevens, as Trustees of the Stevens Family Trust, an inter vivos revocable trust created under the laws of the State of Texas pursuant to that certain Trust Agreement dated August 12, 2005, as may be amended, restated, or otherwise modified from time to time"



OPPOSED WITHIN 200 FEET

Date: April 13, 2026

To: Planning and Zoning Commission and Azle City Council

Re: Supporting Data for my Opposition to Granting 120 N. Broadway a P&Z Change

From: Jack Stevens, 116 N. Broadway Road, Azle, TX

I live next door to the house that is requesting the Short-Term Rental and I oppose this request. Azle has never been a tourist destination.

Broadway Road

- Broadway is noted as a little-traveled, quiet street with well-maintained yards.
- The majority of the residents in this neighborhood are retired individuals who have contributed to this community in many areas including teachers, physicians, Community Caring Center, Chamber of Commerce, past city council members, city boards members, hospital auxiliary members, etc.
- This street pays one of the highest amounts of property taxes in Azle.

VRBO's

- VRBO's have been banned in many cities across the metroplex and the country.
- Many times, hosts avoid paying taxes on rentals.
- Tourists often go on vacations to have a good time and party.
- There are many complaints regarding traffic, litter, illegal parking, and noise disturbances around VRBO's.

Problems with having a VRBO at 120 N. Broadway

- Absentee Owner and no Property Manager identified. If there is an issue with the VRBO, who would the neighbors contact since the owner is moving out-of-state? Are the neighbors going to have to take responsibility when there is an issue with noise, parking, or trash?
- The yard is very labor intensive and they already have had a difficult time getting someone to take care of it.
- Large speakers are on the back patio. Often when someone is outside in the backyard of this house, the volume is turned up very loudly. The music from these speakers can currently be heard by several

neighbors. This would be even worse when there are more people staying in the house.

- The backyard of this house is connected to other backyards on the lake without fences to block the views of neighboring backyards. The current owner does not respect the neighbors' properties, so how would you expect renters to respect the property of the neighbors?
- Light pollution. This house has strings of lights that are left on all night long in the patio area and dock. We neighbors can't even see the stars from our patios.
- The lake is not a safe place to swim. One time an individual, not knowing what the Azle water intake was, tried to swim out to it, and became distressed. I had to call the owner to get someone out there on a jet ski to bring them back safely.

There is already a short-term rental property on Broadway Road and there have been many issues with loud music, trash on the street, increased traffic, and parking. The neighborhood does not want another short-term rental property which would cause even more issues for the neighbors.

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 10 April 2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Donley J Blair

Printed Name: Donley J. Blair

Address: 1537 Westcreek Dr Azle, TX 76020

Telephone Number: 830-328-0802

Additional Comments:

(1) We already have one Short Term Rental on Broadway with the attendant problems with overflowing trash cans, congestion, etc

(2) Ours is a nice residential area, STRs change the character of a neighborhood and not for the better! I built in Azle. I would not build here if STRs are present.

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 4/10/26

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: [signature]

Printed Name: Thomas Brace

Address: 300 N Broadway Azle Tx 76020

Telephone Number: 817-235-0242

Additional Comments: STR's inherently become "party houses" for a significant percentage of their rentals. This house @ 120 N. Broadway, is in a quiet, upscale neighborhood, and being on the lake would be a real draw for those wishing to party. I oppose the zoning change to allow STR zoning

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 4-10-2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Esther J Brown

Printed Name: Esther J. Brown

Address: 124 Westlake Ct Azle, Tx

Telephone Number: 817-966-8003

Additional Comments:

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

To: Planning and Zoning Commission and Azle City Council
From: Will and Tammy Edwards 101 N. Broadway Rd, Azle, TX

Date: April 13, 2026
Subject: Objection to Short-Term Rental Permit for 120 N. Broadway Rd. Azle, TX

Dear Commission and Council Members,

As longtime residents of N. Broadway Road, we are writing to you today to share our perspective on the proposed Specific Use Permit for the property at 120 N. Broadway Rd.

We truly love our corner of Azle, particularly for the quiet, predictable, and supportive environment it provides. Many of us on this stretch of N. Broadway are senior residents who have lived here for years, and we deeply value the sense of security that comes from knowing exactly who our neighbors are. Because of the unique character of our street, we have some concerns about introducing a high-turnover rental into this specific area:

- **Safety and Peace of Mind:** For those of us in our senior years, the comfort of a stable neighborhood is incredibly important. A constant rotation of short-term rental guests creates a "revolving door" that can be unsettling and diminishes the quiet security we've worked hard to maintain.
- **Sound on the Water:** As you may know, sound carries and amplifies significantly over the lake. While we want everyone to enjoy the water, vacation gatherings are naturally much louder than the daily life of permanent residents. For those of us who spend most of our time at home, this increased noise can be quite disruptive.
- **Traffic and Emergency Access:** Our access roads are notably narrow. With short-term renters often bringing in multiple vehicles or large boat trailers, we are concerned about congestion and that these narrow lanes remain clear at all times for emergency vehicle access, which is a high priority for the seniors in our community.
- **Preserving the Shoreline:** We take great pride in our local ecosystem and our private docks. We worry that the heavy turnover of guests who may not be familiar with the area could lead to unintended wear on the shoreline and increased litter.

We appreciate the work you do to balance the growth of Azle with the needs of its long-term residents. We trust that you will keep the quiet, residential spirit of N. Broadway in mind when making your decision.

Thank you for your time and for listening to our concerns.

Warmly,

Tammy Edwards Will Edwards

Will and Tammy Edwards

817-444-0298

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 4/13/2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Kathy Fetters Maynard Fetters

Printed Name: KATHY FETTERS MAYNARD FETTERS

Address: 125 WESTLAKE COURT
AZLE, TX 76020

Telephone Number: 214 435 2342 817 919-0597

Additional Comments: Our Values Neighborhood

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 4/14/26

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: [signature]

Printed Name: Nick Garcia

Address: 113 S Broadway Azle TX 76020

Telephone Number: 817.205.2662

Additional Comments:

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 4/14/26

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Selina Garcia

Printed Name: Selina Garcia

Address: 113 S Broadway Azle TX. 76020

Telephone Number: 214-289-2502

Additional Comments:

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 4/14/2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: John Gavin

Printed Name: John T. GAVIN

Address: 105 S. Broadway Rd, Azle Tx 76020

Telephone Number: 817-235-7813

Additional Comments: I would assume that properties along Broadway are some of the higher property tax revenue (non-commercial) in Azle. Allowing this zoning request will I believe put our property values at risk. I am also concerned for public safety as police requirements for crowd & noise complaints will increase

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: April 13, 2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Nancy Gibbons

Printed Name: Nancy Gibbons

Address: 121 South Broadway Rd.

Telephone Number: 817 988-2450

Additional Comments: I've lived on South Broadway Road for over 40 years. I love our neighborhood and the relaxing views. All of the neighbors know each other and have become friends. We have invested in our property to improve and maintain the "easy-lake-living" lifestyle, as my Recently deceased husband would call it.

Short term rental property clients typically want to celebrate with large groups of people at the lake, sometimes for a week or longer. This often creates an atmosphere that does not match the long-standing reputation of our Broadway Street on beautiful Eagle Mountain Lake. I say NO to all short-term →

rentals, including 120 North Broadway Road in Azle.

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: April 13th, 2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: _____

Printed Name: Michael D. Gilvar

Address: 111 S. Broadway Rd
Azle, TX 76020

Telephone Number: (214) 601-6122

Additional Comments: Safety concerns: without sidewalks increased traffic on high pedestrian use of older residents on narrow Broadway Road - and sidewalks

Close knit, long-standing residents - commercial-type residence disruption.

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 4/12/2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Carolyn Mobley

Printed Name: Carolyn Mobley

Address: 109 Westlake Woods Dr.

Telephone Number: 817-999-9249

Additional Comments:

I feel this would set a precedent for the future. Also I feel no matter what their rules are - there will be noise and traffic and trash in our now quiet neighborhood.

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: April 13, 2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Diane Morrison / Marshall Morrison

Printed Name: Diane Morrison / Marshall Morrison

Address: 226 N. Broadway Rd. Azle, TX 76020

Telephone Number: 817-300-5380 / 817-937-6932

Additional Comments:

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 04-14-26

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: [signature] / M Munoz

Printed Name: Victor Munoz / Maria P. Muñoz

Address: 205 S Broadway RD Azle TX 76020

Telephone Number: 817-253-7223 / 817-707-7281

Additional Comments:

ADDITIONAL OPPOSED OUTSIDE 200 FEET

April 10, 2026

Dear Neighbor,

The Planning and Zoning Commission of the City of Azle will hold a public hearing on Thursday, April 16, 2026 at 6:00 p.m. in the City Council Chambers to consider a request to operate a Short-Term Rental in our neighborhood. If you are willing to help prevent another Short-Term Rental in our neighborhood, please complete the attached letter and drop it off by Tuesday, April 14, 2026 in person to:

Planning Department
Azle City Hall
505 W. Main Street
Azle, TX 76020
Attn: David Hawkins

It is not necessary, but in the "Additional Comments" of the letter, you can write the reasons why you oppose the request for the Short-Term Rental.

If you are unable to drop off the letter to Azle City Hall, Karen Searfoss (817-300-3449) or Diana Posey (817-312-1094) would be happy to drop it off for you.

Thank you,
Karen Searfoss
Diana Posey

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 4-12-2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Laurel Porter

Printed Name: Joe Bob & Laurel Porter

Address: 141 N. Broadway 76020

Telephone Number: 817-366-7150

Additional Comments: We have endured a short-term rental next-door for the past two years, at 149 N. Broadway. It has been TERRIBLE! Some of the renters have been very loud, profane and vulgar, late at night. Six, eight, ten, even more cars, filling the driveway and onto the street. It has definitely degraded and devalued the neighborhood.

To – Planning and Zoning Commission

Re: Short term rental request for property at 120 N Broadway, Case Number SUP2026-02

I strongly oppose this specific use request.

Our neighborhood is a friendly one where neighbors make special efforts to know and support one another. We are happy for a neighbor's gathering of family and friends. We welcome new families joining our neighborhood. We enjoy the relatively quiet streets that host many walkers and bike riders. These are all wonderful qualities that help to make our neighborhood a special one. A short term rental upsets that -- new people each rental period, a strong possibility of lack of respect and caring of the impact of their activities on those around them, extra auto traffic which may lack concern for pedestrians on our narrow street – are just a few concerns.

It would be like a neighbor having a party every weekend, except there is no relationship or mutual care and respect to discuss noise or possible parking problems before the event,

We already have one short term rental home in our neighborhood that has created problems with noise, irresponsible behavior, extra traffic and street parking. To grant another one would not only further upset the special

tranquility of our neighborhood but could start a trend for more short term rentals to come. We are a neighborhood not a suitable place for a commercial endeavor.

Please do not grant this request.

Jane Rector
325 N Broadway
817-444 5954

April 10, 2026

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

NOTICE OF PUBLIC HEARING
SUP2026-02

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, April 16, 2026** to 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.

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

Planning Department
505 W. Main St.,
Azle, Texas 76020
Attn: David Hawkins, AICP

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

Please circle one:

In favor of request Neutral to request (Opposed to request)

Reasons for Opposition: SHORT-TERM RENTALS GENERATE EXCESSIVE NOISE, TRAFFIC AND PARKING CONGESTION WHILE UNDERMINING NEIGHBORHOOD CHARACTER AND SAFETY. THEY CAN ALSO PLACE STRAIN ON INFRASTRUCTURE AND EMERGENCY SERVICES.

Signature _____

Printed Name: WILLIAM ROSENTHAL, ON BEHALF OF 100 N. BROADWAY, LLC

Mailing Address: 600 E. EXCHANGE AVE, STE. 200

City, State Zip: FORT WORTH, TX 76164

Telephone Number: 817-201-7217

Physical Address of Property within 200 feet: 100 N. BROADWAY, LLC

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 4/11/2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Karen Searfoss

Printed Name: Karen Searfoss

Address: 109 Westlake Ct Azle TX 76020

Telephone Number: 817-300-3449

Additional Comments:

I currently live next to the Airbnb on 149 N. Broadway & have been disturbed numerous times due to noise outside by the pool + many times after midnight. I have called the police for assistance with this.

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: April 9, 2026

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: Mary Tredennick

Printed Name: Mary Tredennick

Address: 1537 Westcreek Dr., Azle, Tx. 76020

Telephone Number: 817-444-7359

Additional Comments: I'm definitely opposed to having another short-term rental in our neighborhood. We already have one on Broadway that has caused problems. It certainly doesn't help the value of our houses to have a short term rental near by. It increases our traffic flow with many unknown individuals - It also certainly increases the noise level in our normally very quiet housing development.

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Date: 4-14-26

To: Planning & Zoning Commission and Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road, Azle, Texas.

Signature: [signature]

Printed Name: James + Rebecca Wilkes

Address: 119 S. Broadway Rd 76020

Telephone Number: 817 797 7008

Additional Comments: To the Commissioners -

AirBnB blurs the line between residential and commercial realty. The intrusion of short term rental properties onto our street and neighborhood will ultimately destroy our street in its entirety. ~~[illegible]~~ Imagine celebrating major milestones (birthdays, graduations, 4th parties etc) with your dear neighbors. Naturally the extra noise, cars and late night laughter are forgiven, if not participated with. →

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Now imagine that every weekend and many summer nights having an endless parade of parties and large family gathering. Residents celebrate occasionally. Short term rentals are all about celebrating. Fireworks, music, loud (potentially drunk) conversations would occur frequently. Would you want to sleep next to nightly noise. our street is a premium location with many homes of permanent residents. If an AIRBNB is approved each subsequent request will also be approved cascading into a domino effect. The dollar signs would be too enticing. Why would anyone sell when thousands could be made nightly.

My former neighbor leased her home for several years prior to selling & litter on the property became an issue. This is a frequent problem with non residential property. Please do not destroy our neighborhoods. The residents of Broadway Rd have given much support to the infrastructure of the city via schools parks, hospitals, libraries, etc. Short term visitors will not.

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Rec'd 5/11/26

Date: May 3 2026

To: Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road Azle, Texas.

Signature: Juan D Solorzano Lauren Solorzano

Printed Name: Juan D Solorzano Lauren Solorzano

Address: 201 S. Broadway Rd Azle TX 76020

Telephone Number: 2148683064

Additional Comments: We like our neighborhood as is -- a quiet, peaceful street where we know our neighbors.

We do not like the idea of a short term rental on our street -- clients tend to be careless and loud and do not always respect the peace & quiet we currently enjoy.

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Rec'd 5/11/26

Date: May 2, 2026

To: Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road Azle, Texas.

Signature: Kelly Saylor

Printed Name: Kelly Saylor James Saylor

Address: 301 N. Broadway Rd

Telephone Number: 910-382-4748

Additional Comments: We object to having the short term rental. This will create more traffic and compromise the security of our neighborhood as well as the burden of the noise that comes with a revolving rental property. Granting this permit will set a dangerous precedent that prioritizes a single owner's commercial profit over the safety, privacy, and property values of the entire established neighborhood.

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Recd 5/11/26

Date: 5/4/26

To: Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road Azle, Texas.

Signature: Dana Beltran

Printed Name: Brian & Dana Beltran

Address: 305 N Broadway Rd
Azle, TX 76020

Telephone Number: 682-472-3091

Additional Comments: see attached

5/19/2026 PZ Meeting

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

We were unable to attend the 4/16/2026 PZ meeting regarding the possible STR at 120 N Broadway but have reviewed the minutes and strongly agree with all the comments of those opposed.

Especially with the statement that "no one can guarantee (or predict) the behavior of a tenant". This is well documented by the many reports of violence and disturbance issues which have lead to the banning of STR's in other cities.

The Texas Neighborhood Coalition says they have documented 543 shootings at STR's from the time they started tracking them in 2019 - Madi Marks Fox 4 News report published 10/28/2025.

We are also concerned with the loss of privacy. Since the addition of the hundreds of homes built off Lakeview Dr, our Westlake Point HOA on N Broadway Rd has noticed a steep increase in vehicle and foot traffic despite being a cul-de-sac with no outlet. The people on foot are constantly ignoring the multiple private property/no trespassing signs on our community boat ramp. Adding another "short-term hotel" in our single-family residential zoned neighborhood that is in such close proximity to the one that is grandfathered in is only going to exacerbate the problem.

Dana Beltran

5/4/26

5/4/26

305 N Broadway Rd
Azle TX 76020

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Rec'd 5/6/26

Date: 5-5-26

To: Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road Azle, Texas.

Signature: William Robertson

Printed Name: William Robertson

Address: 308 N Broadway Rd Azle

Telephone Number: 469-951-1994

Additional Comments: We do not want rentals in our quiet residential neighborhood.

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Rec'd 5/8/26

Date: 5-5-26

To: Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road Azle, Texas.

Signature: Bruce L

Printed Name: Bruce Greek

Address: 308 N. Broadway Rd. Azle

Telephone Number: 808-783-4508

Additional Comments: I oppose any rentals for our residential neighborhood. We want to continue to enjoy our quiet, peaceful neighborhood.

Rec. 5/8/26
DH

ADDITIONAL OPPOSED - OUTSIDE 200 FEET Rec'd 5/11/26

Date: 5/10/26

To: Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road Azle, Texas.

Signature: [signature]

Printed Name: Wesley Williams

Address: 316 N Broadway, Azle, TX 76020

Telephone Number: (214) 293-4066

Additional Comments:

ADDITIONAL OPPOSED - OUTSIDE 200 FEET

Recd 5/11/26

Date: 5-6-2026

To: Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road Azle, Texas.

Signature: Mark & Karen Long

Printed Name: Mark & Karen Long

Address: 1517 Westcreek Dr. Azle Tx.

Telephone Number: 817-929-4595 : 817-454-9026

Additional Comments:

Rec. 5-

ADDITIONAL OPPOSED - OUTSIDE 200 FEET Rec'd 4/28/26 mm

Date: 4-27-26

To: Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road Azle, Texas.

Signature: Rebecca McNutt

Printed Name: Rebecca McNutt

Address: 1532 Westcreek Dr
Azle, Tx 76020

Telephone Number: 817-689-7232

Additional Comments:

ADDITIONAL OPPOSED - OUTSIDE 200' FEET Rec'd 5/11/26

Date: 4/28/26

To: Azle City Council

Re: Case Number SUP2026-02

I wish to oppose the Specific Use Permit Request to operate a Short-Term Rental at the residence located at 120 N. Broadway Road Azle, Texas.

Signature: Kayla Long

Printed Name: Kayla Long

Address: 1540 Westcreek Dr Azle, TX 76020

Telephone Number: 830-385-1315

Additional Comments:

Written Opposition Map

= Opposed

= Neutral / No Response

= Support

Approximately 55% of land area within 200 feet are in opposition

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY OF AZLE, TEXAS, AMENDING CHAPTER 4, "BUSINESS REGULATIONS," OF THE CODE OF ORDINANCES, CITY OF AZLE, TEXAS, TO CREATE AN ARTICLE DEFINING AND GOVERNING THE STANDARDS AND REQUIREMENTS FOR SHORT-TERM RENTALS; AMENDING APPENDIX A, "FEE SCHEDULE," TO PROVIDE FOR ADMINISTRATIVE FEES ASSOCIATED WITH THE PERMITTING AND INSPECTION OF SHORT-TERM RENTALS; AMENDING CHAPTER 14A, "ZONING ORDINANCE," TO IDENTIFY SHORT-TERM RENTALS AS A PERMITTED USE IN ZONING DISTRICTS WITH RESIDENTIAL USES, SUBJECT TO CERTAIN CONDITIONS, AND TO AUTHORIZE THE BOARD OF ADJUSTMENT TO HEAR SPECIAL EXCEPTIONS IN CERTAIN CIRCUMSTANCES; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City ("City Council"), recognizes the City's proximity to tourist destinations in the Dallas-Fort Worth Metroplex, including nearby Eagle Mountain Lake; and

WHEREAS, in the City and elsewhere, the increase in the number of persons or entities desiring to rent their residential properties has led to the proliferation of transient and vacation rental uses within neighborhoods previously planned, approved, and constructed for solely residential use; and

WHEREAS, the use of residential properties by individuals for short periods of time may negatively impact the original residential character of neighborhoods that was an inducement for owners to buy their homes in such neighborhoods due, in part, to substituting permanent residents with transient visitors and thereby reducing or eliminating common goals, cohesiveness, communication, and accountability between permanent residents; and

WHEREAS, the regulation of the use and operation of such "short-term rental" property is intended to prevent the further erosion of pre-existing and stable neighborhoods, and further advance the City Council's commitment to preserving the residential character of its neighborhoods; and

WHEREAS, the rise of substitute land uses for residential property contributes to

the shortage of affordable housing for both homeowners and long-term renters; and

WHEREAS, the proliferation of unregulated short-term rentals presents fire and structural safety concerns that are not applicable to structures used for permanent occupancy but are deemed necessary to accommodate guests who, as visitors to the City, will rely on City emergency services in the event of a crisis; and

WHEREAS, the City has received numerous complaints from neighbors seeking to resolve issues with parking, noise, and other adverse effects related to the operation of short-term rentals in residential areas; and

WHEREAS, the purpose of the regulations set forth herein is to provide a procedure to allow the rental of private residences to visitors on a short term basis, while ensuring that such rental use does not cause adverse impacts to residential neighborhoods due to the intensive nature of the use creating excessive traffic, noise, density, and other adverse effects, and additionally to ensure that the number of occupants within such rental units do not exceed the design capacity of the structure causing health and safety concerns, and that minimum health and safety standards are maintained in such units to protect visitors from unsafe or unsanitary conditions; and

WHEREAS, the City Council has reviewed data and information from other cities' experiences with short-term rentals and used this data and information to develop a regulatory structure suitable for the circumstances within the City; and

WHEREAS, the City Council finds and determines that regulations related to short-term rental uses should be adopted to define short-term rentals, establish standards for operation and appropriate review processes applicable to short-term rentals, and establish commensurate permitting and inspection fees; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on April 17, 2025, and the City Council held a public hearing on May 20, 2025, with respect to the short-term rental regulations described herein; and

WHEREAS, the City Council finds that regulating the short-term rental of residential property is necessary for promoting the health, safety, and welfare of the general public, ensuring consistency in land uses and development, and protecting the rights of property owners, residents, and visitors in the City.

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

SECTION 1.

Chapter 4, "Business Regulations," of the Code of Ordinances, City of Azle, Texas, ("the Code") is hereby amended by adding a new Article 4.11 to read as follows:

"ARTICLE 4.11. **SHORT-TERM RENTAL**

§ 4.11.001 **Purpose.**

The purpose of the regulations set forth herein is to provide a procedure to allow the rental of private residences to visitors on a short term basis, while ensuring that such rental use does not create adverse impacts to residential neighborhoods due to excessive traffic, noise, density, and other adverse effects, and additionally to ensure that the number of occupants within such rental units do not exceed the design capacity of the structure causing health and safety concerns, and that minimum health and safety standards are maintained in such units to protect visitors from unsafe or unsanitary conditions.

§ 4.11.002 **Definitions.**

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bathroom. Enclosed space containing one or more bathtubs, showers, or both, as well as one or more toilets, lavatories or fixtures serving similar purposes.

Bedroom. A room with a closet that is used or intended to be used for sleeping purposes and not as a kitchen, bathroom, living room, closet, hallway, utility space, entry way, garage, patio, breezeway, or other purpose.

Block. A tract of land bounded by streets, or a combination of streets, public parks, railroad rights-of-way, shorelines of waterways, or corporate limits.

Block face. The portion of a block abutting one side of a street and lying between the two nearest intersecting or intercepting streets, or between the nearest intersecting or intercepting street and another boundary such as a railroad right-of-way, unsubdivided land, watercourse, or municipal boundary. A corner lot shall be part of the block face parallel to the lot's front lot line.

Code or city code. The Code of Ordinances, City of Azle, Texas.

Department. The planning and development department of the city.

Director. The director of planning and development of the city or their designated representative.

Fire marshal. The fire marshal of the city or their designated representative.

License. The license issued pursuant to the terms of this article authorizing the operation of a short-term rental.

Occupant. The person(s) who have lawfully obtained the exclusive use and possession of the short-term rental premises from the owner and/or operator, and the guest(s) of such

person(s).

Operator. The owner or local responsible party tasked with managing a property operating as a short-term rental on behalf of the owner.

Owner. The individual or entity that owns a property operating as a short-term rental.

Short-term rental. The rental for compensation, of any structure, or a portion of a structure, located within a zoning district which such use is lawful, for the purpose of overnight lodging for a period of less than thirty (30) days. A short-term rental shall not include a hotel or motel.

§ 4.11.003 **Short-term rental permit application.**

It shall be unlawful for any owner, operator, or other person to advertise, offer to rent or rent, lease, sublease, license or sublicense a property within the city as a short-term rental for which a specific use permit application has not been properly made in accordance with Section 32 of Exhibit 14A of the Code, and an annual operator's license issued. A specific use permit application shall be made in accordance with Section 32 of Exhibit 14A of the Code and shall also specifically include the following minimum information:

(1) The name, address, contact information, and signature of the owner of the premises (or signed owner authorization, on a form provided by the city);

(2) The name, address, and phone number of a twenty-four (24)-hour contact;

(3) The registration number for the city hotel occupancy tax as required by Section 4.11.004 (m), below;

(4) A parking plan of the premises identifying the location and quantity of parking spaces to be used in conjunction with the short-term rental.

(5) A dimensioned floor plan of the proposed short-term rental identifying the proposed maximum number of occupants, bedrooms, other living spaces, location of safety features, and emergency evacuation routes;

(6) The name, contact information, and rules for the applicable homeowners' association (HOA), if any;

(7) Proof of liability insurance, which shall meet the following minimum requirements:

(A) The city, its officials, employees, agents and officers shall be named as an "additional insured" on all policies;

(B) The policy should provide a minimum liability coverage of $1,000,000 (one million dollars); and

(C) Each policy shall be endorsed to provide the city with a minimum of a thirty (30)-day notice of cancellation, non-renewal, and/or material change in policy terms or coverage; provided, however, a minimum ten (10) days' notice shall be required in the event of non-payment of premium;

(8) A current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from the Appraisal District for the county in which the property is located). Tax statements printed from the Tarrant or Parker County website (pdf) are acceptable in lieu of the original certificate(s);

(9) A copy of the proposed host rules for the short-term rental, including a statement identifying the description and location of safety features described in section 4.11.004(e); and

(10) A statement that the owner of the short-term rental complies with and will continue to comply with the standards and other requirements of this article, as well as all applicable standards and other requirements of the code.

§ 4.11.004 **Regulations.**

(a) Maximum stay; minimum stay. It shall be unlawful for an owner to rent or lease a short-term rental for a period of more than twenty-nine (29) days or less than twenty-four (24) hours.

(b) Occupancy. The maximum number of persons permitted to stay in a short-term rental is limited to two (2) persons per bedroom, plus two (2) additional persons; however, no short-term rental shall permit the cumulative total number of occupants to exceed twelve (12) persons.

(c) Parking restrictions. Parking is restricted to the number of off-street parking spaces associated with the residential structure, either in the driveway and garage or by location or number assigned to a specific unit. It shall be unlawful for an occupant or invitee of an occupant to park a motor vehicle on a residential street adjacent to or near a short-term rental. All motor vehicles are further subject to the parking requirements of chapter 12, article 5 of the code.

(d) Access to basic sanitation. Each bedroom of a residence or portion of a residence used as a short-term rental must provide interior access to a bathroom, such that an occupant shall have access to a bathroom without exiting the residence, regardless of whether such bathroom is private or shared.

(e) Life safety.

(1) The short-term rental must be equipped with:

(A) Working smoke alarms, meeting the requirements of Section 92.254 and 92.255 of the Texas Property Code, with a minimum of one (1) on each floor or level and one (1) in each room used as a bedroom; and

(B) A minimum of one (1) working carbon monoxide detector on each floor or level if the premises are equipped with natural gas, propane, fire place/ or heating stove, and/or an attached garage; and

(C) A minimum of one (1) 2A:10B:C type fire extinguisher (a standard five-pound extinguisher) available on each floor, inspected annually in accordance with the International Fire Code and tagged by a third-party inspector.

(2) All gas appliances shall be properly ventilated outside the home.

(3) Emergency escape openings shall comply with the city's currently adopted International Residential Code (IRC), with at least one (1) emergency escape opening for each bedroom opening directly to the outdoors.

(4) An evacuation plan shall be posted in each bedroom.

(5) Any room that does not comply with this subsection (e) shall not be used as a bedroom, and where equipped with a door, shall remain locked at all times when the dwelling is being used as a short-term rental. Any non-compliant bedroom shall not be included in the maximum occupancy calculation for the short-term rental, nor be advertised as a bedroom.

(f) Conduct on premises. Each short-term rental owner, operator, and occupant shall comply with all requirements of the city code. Owners and/or operators shall be responsible for informing occupants of all relevant city codes and occupants' liability for violations of same. In addition, the following shall be unlawful:

(1) Conduct involving the use of amplified sound or radios, phonographs, or musical instruments between the hours of 7:00 p.m. and 7:00 a.m., excessive noise, or other disturbances outside the short-term rental structure that would violate Chapter 8, Article 8.03 of the code, including, but not limited to, the following outside areas: decks, portals, porches, balconies, patios, hot tubs, pools, saunas, or spas;

(2) Sleeping outdoors;

(3) Placing, or allowing to be placed, waste or recycling receptacles at the designated pickup location prior to 7:00 p.m. on the day prior to the scheduled pickup, or otherwise in violation of Chapter 13, Article 13.08 of the code;

(4) Advertising, promoting, or operating a special event, or permitting the advertising, promotion, or operation of a special event (including, but not

limited to, a banquet, wedding, reception, reunion, bachelor or bachelorette party, concert, or similar activity that would assemble large numbers of invitees) to be held on the premises; and

(5) Using or permitting the use of the short-term rental for the purpose of: housing sex offenders; operating a structured sober, recovery, or other purpose living home or similar enterprise; selling illegal drugs; selling alcohol or another activity that requires a permit or license under the Alcoholic Beverage Code; or operating as a sexually oriented business.

(g) Signage. On-premise signage advertising or identifying the short-term rental shall not be permitted.

(h) Advertising. The owner and/or operator shall not advertise or promote, or allow another to advertise or promote, the short-term rental without including the occupancy limits, parking standards, and city license number for the listing.

(i) Local contact. An owner and/or operator must designate the name and contact information of a representative who shall be the local responsible party who can be contacted regarding immediate concerns and complaints from the public. Said individual must be available in person or by phone at all times while occupants are on the premises of the short-term rental. If called, said individual must be able to, and shall, be present at the premises within one (1) hour of receiving a call from the planning director. A local contact must be authorized to make decisions regarding the premises and its occupants.

(j) Occupant notification packet. The owner and/or operator shall post in a conspicuous location of the short-term rental premises a packet containing, at a minimum, the following information:

(1) Maximum number of occupants;

(2) Location of required off-street parking, other available parking and prohibition of parking on unapproved surfaces as provided by Section 12.05.008 of the code;

(3) Quiet hours and noise restrictions;

(4) List of HOA rules, if applicable;

(5) Twenty-four (24)-hour local contact person and phone number;

(6) Property cleanliness requirements;

(7) Waste pick-up requirements, including location of waste and recycling receptacles;

(8) Flooding hazards and evacuation routes, as well as information on the emergency siren system and other safety features;

(9) Emergency and non-emergency numbers; and

(10) Notice that failure to conform to the occupancy and parking requirements constitutes a violation of the code and an occupant or visitor may be cited.

(k) Rental agreement notification. The rental agreement between the owner and/or operator of the short-term rental and the occupant shall include, by attachment, all of the information provided in the occupant notification packet.

(l) Changes in ownership. The purchaser of a short-term rental shall provide the director with current application materials required by Section 4.11.003, revised to include any new information associated with the change in ownership, within thirty (30) days of the closing date for the purchase of the short-term rental. Since a license is non-transferable pursuant to section 4.11.005, the purchaser shall also remit a license renewal fee as described in Appendix A of the code.

(m) Hotel occupancy taxes. The owner and/or operator of the short-term rental property shall register with the city finance department to pay hotel occupancy taxes prior to the date that the short-term rental license application is submitted, and the owner and/or operator must remit all applicable hotel occupancy taxes in a timely manner pursuant to applicable laws.

(n) Request for occupancy history. Upon request of the director, the owner of a premises used as a short-term rental shall remit, within thirty (30) days, an accounting of all rental activity and the hotel occupancy taxes paid therefor.

(o) Right to inspect premises.

(1) Inspections. The fire marshal or building official shall perform periodic inspections of each short-term rental property to ensure compliance with this article and other applicable laws. For the purpose of performing inspections, the fire marshal or building official may enter, examine, and survey, at all reasonable times, all buildings, dwelling units, guest rooms, and the premises used as a short-term rental property. An owner and/or operator may refuse to consent to an inspection conducted by the fire marshal. If consent is refused, the fire marshal may seek an administrative search warrant authorized by Article 18 of the Texas Code of Criminal Procedure and the city code. No license for operating a short-term rental shall be issued until the premises successfully passes such inspection.

(2) Types of inspections. The city may perform the following inspections:

(A) Initial and renewal inspections. The fire marshal or building official may perform an initial inspection of the short-term rental property upon

application for a license, as well as inspections of the short-term rental property upon application for license renewal.

(B) Repeat inspections. If, upon completion of an inspection, the premises are found to be in violation of one or more provisions of this section, the city shall provide written notice of such violation and shall set a re-inspection date. If a property fails to pass an inspection, a re-inspection fee will be charged after the third re-inspection of the premises. A property cannot be occupied as a short-term rental while its status with the fire marshal's office is noted as being in violation.

(C) Fire extinguishers. The owner and/or operator is responsible for obtaining annual independent inspections of the fire extinguishers in compliance with city regulations.

(D) Change in ownership inspection. As part of the change in ownership process for a short-term rental the fire marshal shall conduct an inspection to verify compliance with this article.

(p) Density limitations for short-term rental properties.

(1) Limitation. Short-term rentals shall be limited to no more than one-eighth (12.5 percent) of the total number of residential units on the block face or in a multi-unit building. Notwithstanding the foregoing, at least one short-term rental shall be permitted per block or multi-unit building, regardless of density.

(2) Special exception available. In order to obtain a license for a short-term rental that would exceed the density limitation of this section, a property owner may apply to the Zoning Board of Adjustment for a special exception in accordance with Chapter 14A, Section 34 of the code. The board may consider factors such as the following:

(A) Whether operation as a short-term rental in excess of the density limitation will not adversely impact the residential quality of the neighborhood in which the property is located;

(B) Whether such operation is likely to disrupt adjacent owners' right to the quiet enjoyment of their property (for example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners);

(C) Whether such operation will substantially impact nearby streets, including whether the property provides only limited off-street parking;

(D) Whether the applicant seeks to operate an entire residence as a short-term rental or whether the short-term rental use is limited to a portion of the residence;

(E) Whether the applicant occupies the premises as their primary residence or uses it as an investment property; and

(F) Whether other short-term rentals in excess of the density limitation are already operating on that block.

(3) Nonconforming uses. A short-term rental that was lawfully in existence on the effective date of this article shall be considered a nonconforming use and shall not be subject to the density limitations set forth in this subsection. A short-term rental shall be considered lawfully in existence on the effective date of this article if the owner provides written confirmation from the city finance department indicating that, prior to the effective date of this article, the property was registered for payment of hotel occupancy tax as required by Chapter 11, Article 11.04 of the code and the tax account was not in arrears. A short-term rental that was lawfully in existence on the effective date of this article must obtain an annual operator's license within ninety (90) days of the effective date of this article in order to continue to lawfully operate beyond that date.

§ 4.11.005 **License term and renewal; fees; non-transferability; public information designation**

(a) All licenses issued under this article shall be valid for a period of one (1) year from the date of issuance.

(b) A nonrefundable fee for administration of the application shall be charged as established in Appendix A of the code. Such fee shall be paid at the time the application is made and shall not be returned to the applicant, regardless of whether a license is issued.

(c) A license holder shall apply for renewal prior to the expiration of the license on a form provided by the director. The fee for the renewal of a license to operate a short-term rental shall be charged as established in Appendix A of the code. The license holder shall either update the information required under Section 4.11.003 or submit a statement affirming that the information previously submitted is still accurate. A complete application for renewal received after the expiration of a current license shall be treated as an application for a new license in accordance with Section 4.11.003.

(d) A license to operate a short-term rental is not transferable to another owner, operator, or location.

(e) All licenses issued under this article constitute public information, subject to the terms of the Public Information Act. Information regarding permitted short-term rentals shall be made available on the city's website and shall identify, at minimum, the property address, license number, and license date of each short-term rental permitted to operate in the city.

§ 4.11.006 **Repeat offenses.**

(a) If the director finds that the owner, operator, or any occupant of a short-term rental failed to comply with any requirement of this Article three (3) or more times within a twelve (12) month period, the director may revoke an existing license or may deny an application to renew a license. No new license may be sought for the subject property for a period of twelve (12) months following a denial or revocation pursuant to this section.

(b) If a property is the subject of five (5) or more violations of federal law, state law, or the other provisions of the city code outside of this article within the previous twenty-four (24)-month period, the director may revoke an existing license; may deny an application for an original license; or may deny an application to renew a license, based on: (1) the frequency of any repeated violations; (2) whether a violation was committed intentionally or knowingly; and (3) any other information that demonstrates the degree to which the owner or occupant has endangered public health, safety, or welfare. No new license may be sought for the subject property for a period of twelve (12) months following the denial or revocation pursuant to this section.

(c) A license applicant may appeal the director's decision to revoke an existing license or deny an application, in accordance with the process set forth in Section 4.11.006 of this article.

§ 4.11.006 **Appeals.**

(a) The revocation of a license or the director's denial of an application for a license to operate a short-term rental may be appealed to the city manager in accordance with the provisions of this section.

(b) An appeal filed under this section must be filed with the director no later than the twentieth (20^{th}) day following the date on which the license was revoked or denied. The appeal must be sworn and must identify each alleged point of error, facts, and evidence supporting the appeal, and reasons why the action of the director should be modified or reversed.

(c) The city manager or a designee shall, not later than the tenth (10^{th}) day after the date the notice of appeal is filed, hear the appeal, and may affirm, modify, or reverse a license revocation or application denial.

(d) The city manager or designee shall give written notice of a decision on an appeal to the appellant.

(e) An appellant who seeks judicial review of the city manager's review on appeal must file a petition with a court of competent jurisdiction not later than the thirtieth (30^{th}) day after issuance of the notice of the decision.

§ 4.11.007 **Enforcement.**

(a) If the owner, operator, or any occupant of the short-term rental property fails or refuses to comply with the standards and requirements contained herein, the city may initiate enforcement action against the owner, operator, or any occupant, including, but not limited to, the immediate issuance of a citation.

(b) Failure to timely remit applicable hotel occupancy tax is a violation under this article and shall result in license revocation if all applicable tax is not paid within ninety (90) days of the issuance of a delinquency notice.

(c) Any advertisement, whether it be online or in print, promoting the availability of a property within the city for rent for a period of less than thirty (30) days, shall constitute prima facie evidence of the property's use as a short-term rental.

§ 4.11.008 **Discontinuance of operations.**

(a) The owner and/or operator of a property used as a short-term rental that was registered with the city for collecting hotel occupancy tax prior to the effective date of this article, and who is unable, fails, or refuses to obtain a license for operation as a short-term rental following the effective date of this article, shall discontinue the short-term rental use within sixty (60) days of the effective date of this article or the notice of license denial. The density limitation of Section 4.11.004(p) shall not bar such owner and/or operator from obtaining a license if all other requirements and standards of Section 4.11.004 are met.

(b) The owner and/or operator of a property used as a short-term rental that was not registered with the city for collecting hotel occupancy tax prior to the effective date of this article shall discontinue the short-term rental use immediately following the effective date of this article. Such property shall not be resumed as a short-term rental until a license has been applied for and has been issued pursuant to Section 4.11.003.

§ 4.11.009 through § 4.11.14. **(Reserved)**"

SECTION 2.

Article A1.000, "General Fee Tables," of Appendix A, "Fee Schedule," of the Code is hereby amended by adding a new Section A1.012, "Short-term rental fees," to read as follows:

"§ A1.012 **Short-term rental fees.**

The schedule of fees for short-term rentals shall be as follows:

(1) Application for license: $500.00.

(2) License renewal: $300.00.

(3) Inspection (initial or renewal): $65.00

(4) After hours inspection (after 4:00 p.m. or weekends/holidays):

(A) 2-hour minimum: $190.00

(B) Each additional hour: $65.00 per hour.

(5) Reinspection fee: $65.00.

(6) Application for special exception: $325.00

SECTION 3.

Section 3.2, "Definitions," of Chapter 14A, "Zoning Ordinance," of the Code is hereby amended to add the definition for short-term rentals, to be inserted alphabetically and to read as follows:

"*SHORT-TERM RENTAL:* The rental for compensation of any structure, or a portion of a structure, located within any zoning district where such use is lawful, for the purpose of overnight lodging for a period of not more than twenty-nine (29) days. A short-term rental shall not include a hotel or motel or bed and breakfast facilities. A short-term rental is further subject to the provisions of Chapter 4, Article 4.11 of the Azle Municipal Code."

SECTION 4.

Section 4.10, "Permitted Use Schedule," of Chapter 14A, "Zoning Ordinance," of the Code is hereby amended by adding the operation of a short-term rental as a use allowed by a Specific Use Permit (S) in certain zoning districts, in the section "Residential Uses."

PERMITTED USES	**AG**	**LFO**	**E-1**	**E-2**	**E-3**	**SF-1**	**SF-2**	**SF-3**	**SF-4**	**SF-5**	**SF-MHP**	**MD-1**	**MD-2**	**MF-1**	**MF-2**	**O**	**CBD**	**INS**	**C**	**HC**	**IND**
* * *																					
Short-term rental	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S

SECTION 5.

Subsection 34.3, "Jurisdiction of Board," of Section 34, "Zoning Board of Adjustment," of Chapter 14A, "Zoning Ordinance," of the Code is hereby amended to add a new subsection C to read as follows:

"**C.** Hear and decide, upon application, special exceptions to the terms of the zoning

ordinance. The term "special exception" shall mean a deviation from the requirements of the zoning regulations herein established. Special exceptions shall be granted only when the board finds that such special exceptions will not adversely affect the value and use of adjacent or neighboring property or be contrary to the public interest. Special exceptions may be granted in the following circumstances:

1. To permit short-term rental operations in excess of the density limitation identified in Section 4.11.004(p) of the Azle Municipal Code, subject to consideration of the following factors:

    a. Whether operation as a short-term rental in excess of the density limitation will not adversely impact the residential quality of the neighborhood in which the property is located;

    b. Whether such operation is likely to disrupt adjacent owners' right to the quiet enjoyment of their property (for example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners);

    c. Whether such operation will substantially impact nearby streets, including whether the property provides only limited off-street parking;

    d. Whether the applicant seeks to operate an entire residence as a short-term rental or whether the short-term rental use is limited to a portion of the residence;

    e. Whether the applicant occupies the premises as their primary residence or uses it as an investment property; and

    f. Whether other short-term rentals in excess of the density limitation are already operating on that block.

2. To permit a minimum lot area of 2.5 acres in the AG, Agricultural district, in accordance with Section 26.7 of Chapter 14A."

SECTION 6.

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

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any

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

SECTION 8.

Any person, firm, or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1.01.009 of the Code of Ordinances, City of Azle, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 9.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the Code of Ordinances, City of Azle, Texas, as amended or revised herein, or any other ordinances affecting the matters regulated herein 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 courts.

SECTION 10.

The City Secretary is hereby directed to publish the caption and penalty clause of this Ordinance in the official newspaper of the City as required by Section 3.11 of the Charter of the City.

SECTION 11.

This Ordinance shall be in full force and effect from and after its passage and publication as provided by the City Charter and the laws of the State of Texas.

PRESENTED AND PASSED this 1st day of July, 2025, by a vote of 6 ayes, 0 nays, and 0 abstentions, at a regular meeting of the City Council of the City of Azle, Texas.

Randa Goode, Mayor

ATTEST:

Yael Forgey, City Secretary

APPROVED AS TO FORM:

Andrea Russell, City Attorney

Presenter:	**David Hawkins, Director of Planning and Development**
Agenda Item:	**Conduct a public hearing and consider any action on Ordinance No. 2026-16 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.**

Background and Explanation:

There are a few new developments and re-developments of properties taking place along the State highway roads [Hwy. 199, State Spur 344 (Main Street), and FM 730] in Azle. This prompted staff to consult with TxDOT officials on sidewalk requirements along their roadways and how to implement them into the City codes. Azle currently has sidewalk requirements specific to interior streets (4' wide concrete) within new residential developments and just the perimeter of the development that has adjacency to a street (i.e. sidewalk along Azle Grove and Lakeview Heights subdivisions).

On October 21, 2025, City staff made a presentation to the City Council about some new goals and objectives outlined in the 2045 Comprehensive Master Plan. One of the intermediate objectives to complete is adding new sidewalk regulations to the City's ordinance that correlate to the new Master Thoroughfare Plan within the new 2045 Comp Plan. Staff is looking to expand the sidewalk ordinance requirements to include new sidewalks along thoroughfare streets and TxDOT roadways, as well as adding a new sidewalk fee in lieu of construction, which the City Council supported the proposed changes.

In some cases, a sidewalk installation may not be feasible, so a fee could be paid in lieu of sidewalk construction. The sidewalk fee would be added to the fee schedule and would be based on actual costs as determined by the City's consulting engineer.

2045 Comprehensive Master Plan:

The new Comprehensive Master Plan adopted back on October 29, 2024, has several sections within the Plan that have specific implementation goals related to sidewalk improvements throughout the City. The Master Thoroughfare Plan (Chapter 4 of the Plan) contains a map and list of street classification types throughout the City. Table 4.3 shows the recommended design criteria for each street classification and recommends sidewalks of certain widths. Comp Plan Implementation (Chapter 6) has Table 6.5 - Implementation Matrix for Transportation has several tasks outlined specific to making regulation and policy changes to sidewalk requirements as part of the overall improvement to the City's mobility system.

Other City Projects:

Staff is working with a consultant on the Azle Active Transportation Plan (ATP) which is a long-range multimodal mobility plan to address the City's most vulnerable users. The ATP will integrate the recommendations from the Comprehensive Plan and the ongoing Downtown Main Street Strategy

project. Amendments to the sidewalk ordinance requirements would help strengthen this project as it progresses.

Current Text Language:
7.8 Sidewalks.
Sidewalks are required as follows:

A. Sidewalks shall be required on both sides of internal streets, where curb and gutter are required, within the subdivision and on the side of perimeter streets abutting the development.
B. Sidewalks are to be installed along the frontage of all lots prior to final building inspection approval, except that handicapped ramps at street intersections and sidewalks along perimeter streets abutting the development shall be installed at time of public improvement installation.

Proposed Text Amendment:
The proposed additions/changes are in red text.

7.8 Sidewalks.
~~*Sidewalks are required as follows:*~~

A. The purpose of the public sidewalk and curb ramps is to provide a safe area for all pedestrians. Sidewalks and curb ramps are required on all streets to be constructed with the paving of streets or when building construction occurs. All sidewalks shall conform to state laws for barrier free construction.

B. ~~A.~~ Sidewalks not less than four feet (4') wide shall be required on both sides of all internal residential streets, where curb and gutter are required, within the residential subdivision and on the side of perimeter streets abutting the development.

C. ~~B.~~ Sidewalks are to be installed along the frontage of all residential lots prior to final building inspection approval, except that handicapped ramps at street intersections and sidewalks along perimeter streets abutting the residential development shall be installed at time of public improvement installation.

D. A five-foot (5') wide sidewalk is required for all developments with frontage along Local Streets as shown on the Master Thoroughfare Plan.

E. A six-foot (6') wide sidewalk is required for all developments with frontage along Minor Collectors, Major Collectors, and Arterials as shown on the Master Thoroughfare Plan.

F. A ten-foot (10') wide sidewalk is required for all developments with frontage along TxDOT Highway Frontage Roads as shown on the Master Thoroughfare Plan. Sidewalks and curb ramps shall conform to TxDOT Design and Construction Standards.

G. Sidewalks shall be constructed within the street right-of-way one foot (1') from the property line. If sidewalks are constructed adjacent to the curb, an additional one foot (1') of width is required.

H. The sidewalk width shall match the existing width when sidewalk repairs or reconstructions are performed and when gaps in existing sidewalks are filled, as conditions allow.

I. Other locations may be approved by the City at the time of plat or site plan approval by the Director of Public Services or his/her designee. If sidewalks are to be constructed on private property, a public

sidewalk easement shall be granted to the City.

J. Sidewalks and curb ramps shall conform to the Design Criteria Manual and shall be constructed by the builder and/or developer as applicable. A Certificate of Occupancy shall not be issued until the required sidewalk is in place or a sidewalk fee in lieu of construction is paid to the City as determined by the Director of Public Services.

K. The construction of sidewalks along thoroughfares, as shown on the Master Thoroughfare Plan, may be delayed if approved by the City. In such cases, the developer/builder shall pay a fee in lieu of sidewalk construction to be used by the City in the future construction of sidewalks (see Appendix A - Fee Schedule). This provision applies to all lots and developments adjacent to the thoroughfares.

Board/Commission/Committee Recommendation:

On April 16, 2026, the Planning and Zoning Commission held a public hearing and made a recommendation of approval of the proposed text amendment for sidewalks as presented with the following condition:

1. Revise the minimum sidewalk width from 4' to 5' for residential streets.

The motion carried by a vote of 5-0.

Staff Recommendation:

Staff forwards this proposed code amendment for City Council consideration.

Attachments:

1. Ordinance 2026-16
2. 2045 Master Thoroughfare Plan Map - Adopted 10.29.2024
3. Table 4.3 - Roadway Design Characteristics
4. Table 6.5 - Transportation Implementation Matrix

ORDINANCE NO. 2026-16

AN ORDINANCE OF THE CITY OF AZLE, TEXAS, AMENDING CHAPTER 10A, "SUBDIVISION ORDINANCE," OF THE CODE OF ORDINANCES, CITY OF AZLE, TEXAS, TO AMEND SECTION 7 - STANDARDS AND SPECIFICATIONS FOR SIDEWALKS; AMENDING APPENDIX A, "FEE SCHEDULE" TO PROVIDE FOR FEES IN LIEU OF SIDEWALK CONSTRUCTION; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City ("City Council"), adopted the new 2045 Comprehensive Master Plan for the City of Azle on October 29, 2024 which included a Master Thoroughfare Plan for current and future roadways in Azle; and

WHEREAS, the 2045 Comprehensive Master Plan included an implementation plan for incorporating new sidewalk requirements in accordance with the Master Thoroughfare Plan; and

WHEREAS, The City of Azle supports a safe and connected multimodal network which includes a sidewalk system for a pedestrian and cyclist-friendly community that promotes healthy lifestyles, reduces traffic congestion, and enhances overall quality of life; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on April 16, 2026, and the City Council held a public hearing on May 19, 2026, with respect to the sidewalk regulations described herein; and

WHEREAS, the City Council finds that regulating and expanding the sidewalk program throughout the City of Azle is necessary for promoting the health, safety, and welfare of the general public, ensuring consistency in land uses and development, and protecting the rights of property owners, residents, and visitors in the City.

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

SECTION 1.

Chapter 10A, "Subdivision Ordinance," of the Code of Ordinances, City of Azle, Texas, ("the Code") is hereby amended by amending Section 7.8 - Sidewalks to read as follows:

"A. The purpose of the public sidewalk and curb ramps is to provide a safe area for all pedestrians. Sidewalks and curb ramps are required on all streets to be constructed with the paving of streets or when building construction occurs. All sidewalks shall conform to state laws for barrier-free construction.

B. Sidewalks not less than five feet (5') wide shall be required on both sides of all internal residential streets, where curb and gutter are required, within the residential subdivision and on the side of perimeter streets abutting the development.

C. Sidewalks are to be installed along the frontage of all residential lots prior to final building inspection approval, except that handicapped ramps at street intersections and sidewalks along perimeter streets abutting the residential development shall be installed at time of public improvement installation.

D. A five-foot (5') wide sidewalk is required for all developments with frontage along Local Streets as shown on the Master Thoroughfare Plan.

E. A six-foot (6') wide sidewalk is required for all developments with frontage along Minor Collectors, Major Collectors, and Arterials as shown on the Master Thoroughfare Plan.

F. A ten-foot (10') wide sidewalk is required for all developments with frontage along TxDOT Highway Frontage Roads as shown on the Master Thoroughfare Plan. Sidewalks and curb ramps shall conform to TxDOT Design and Construction Standards.

G. Sidewalks shall be constructed within the street right-of-way one foot (1') from the property line. If sidewalks are constructed adjacent to the curb, an additional one foot (1') of width is required.

H. The sidewalk width shall match the existing width when sidewalk repairs or reconstructions are performed and when gaps in existing sidewalks are filled, as conditions allow.

I. Other locations may be approved by the City at the time of plat or site plan approval by the Director of Public Services or his/her designee. If sidewalks are to be constructed on private property, a public sidewalk easement shall be granted to the City.

J. Sidewalks and curb ramps shall conform to the Design Criteria Manual and shall be constructed by the builder and/or developer as applicable. A Certificate of Occupancy shall not be issued until the required sidewalk is in place or a sidewalk fee in lieu of construction is paid to the City as determined by the Director of Public Services.

K. The construction of sidewalks along thoroughfares, as shown on the Master

Thoroughfare Plan, may be delayed if approved by the City. In such cases, the developer/builder shall pay a fee in lieu of sidewalk construction to be used by the City in the future construction of sidewalks (see Appendix A - Fee Schedule). This provision applies to all lots and developments adjacent to the thoroughfares."

SECTION 2.

Appendix A "Fee Schedule" of the Code of Ordinances, City of Azle, Texas as amended, amended to add Article A1.014 "Sidewalk Fee" to read as follows:

"A1.014 Sidewalk Fee in Lieu of Construction

a) Fees based on actual costs as determined by City of Azle's Consulting Engineer."

SECTION 3.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, 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 4.

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 5.

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 five-hundred dollars ($500.00) for each offence. Each day that a violation is permitted to exist shall constitute a separate offense. Only warning citations may be issued for the first thirty (30) days following the effective date of this article so that an educational effort by the City may be conducted to inform the public about the importance and requirements of this article.

SECTION 6.

All rights and remedies of the City of Azle are expressly saved as to any and all violations of the provisions of the Code of Ordinances, City of Azle, Texas, as amended, which have accrued at the time of the effective date of this ordinance; and, as such accrued violations and all pending litigation, both civil and criminal,

whether pending in court or not, under such ordinances, shall not be affected by this ordinance but may be prosecuted until final disposition by the court.

SECTION 7.

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

SECTION 8.

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

AND IT IS SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on May 19, 2026.

_____
Mayor, Randa Goode

ATTEST:

_____
Yael Hoffman, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

MAP 4.4 | THOROUGHFARE PLAN

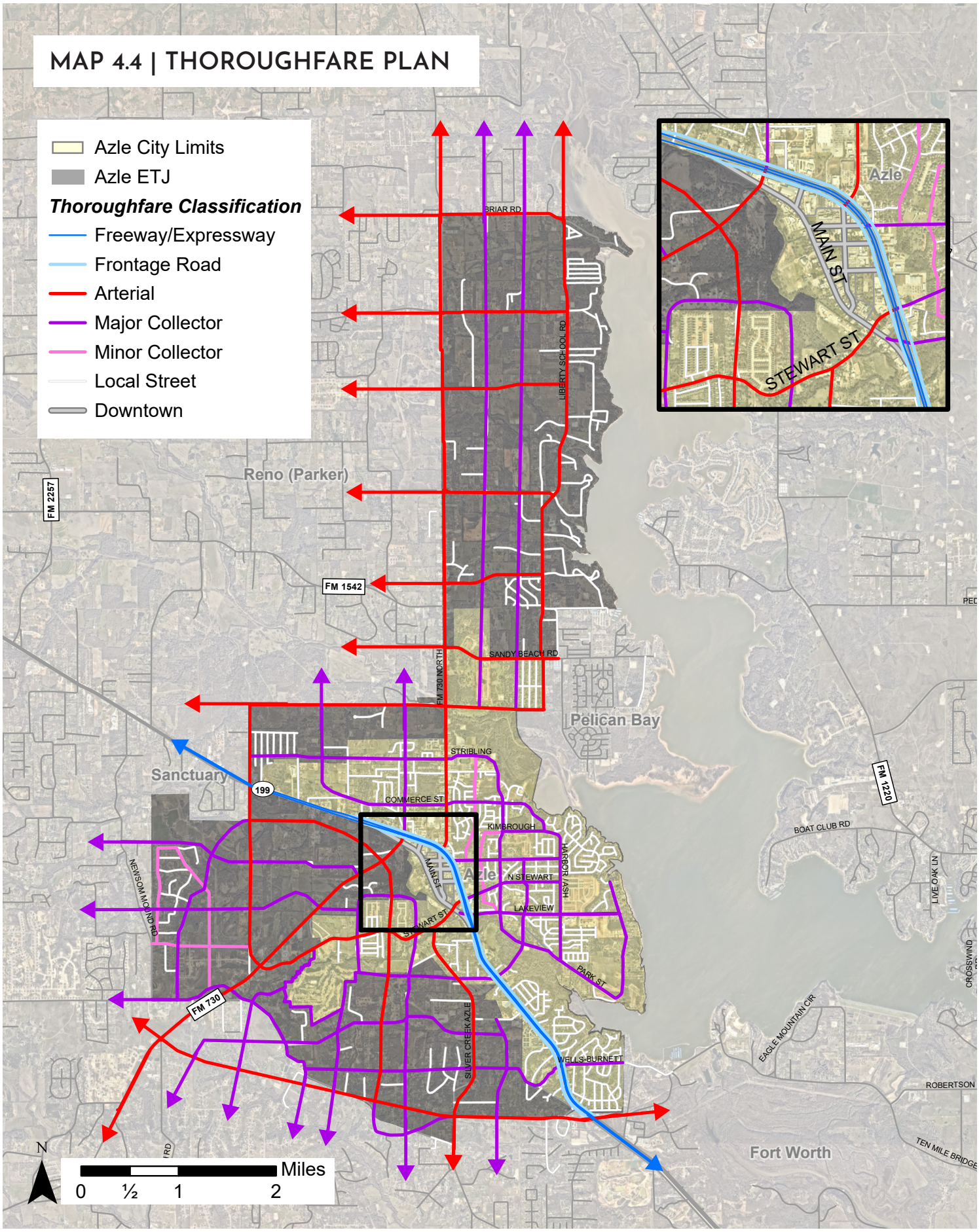


TABLE 4.3 | DESIGN CHARACTERISTICS

ATTRIBUTE	FRONTAGE ROAD	ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL
FUNCTION					
Functional Role	Connects freeways and arterials	Regional mobility	Connects arterials and local streets	Collects local traffic and connects to collectors and arterials	Property access
Streetway Continuity	Continuous urban core connectivity	Continuous regional cross-city connectivity	Continuous between arterials	Often discontinuous but should be interconnected where feasible	Generally discontinuous, but connects to collectors
Right-of-Way	Varies	80 - 160 feet	65 - 75 feet	50 - 60 feet	50 feet
Lane Width	12 feet	10 - 12 feet	10 - 12 feet	10 - 11 feet	10 - 11 feet
Desirable Spacing	Varies	2 miles	1/4 to 1/2 miles	Varies	300 - 800 feet
Design Speed	45 to 60 mph	35 to 65 mph	30 to 40 mph	25 to 35 mph	25 to 30 mph
Traffic Volumes	25,000 - 45,000	20,000 - 40,000	4,000 - 15,000	1,000 - 5,000	80 - 1,000
STREETWAY					
Travel lanes	4 to 5 lanes	3 to 4 lanes; access management a priority	2 to 3 lanes	2-way vehicular movement, no striping travel lanes	2-way vehicular movement, no striping travel lanes
Turn Lanes	Decel lanes required; 1 to 2 turn lanes at highway crossing intersections	Decel lanes may be required; intermittent left-hand turn lanes required (e.g., 1 at most intersections & up to 2 at major intersections)	One left-hand turn lane at signalized intersections when warranted	Not typical	None
On-street Parking	No	No	Typically restricted, but may be appropriate in certain areas	Typically restricted, but may be appropriate in certain areas	Permitted
Curb & Gutter	Varies	Varies	Vertical curb	Vertical curb	Vertical or ribbon curb
Stormwater	Typically subsurface storm drain in developed areas	Typically subsurface storm drain in developed areas	Typically subsurface storm drain in developed areas	Typically subsurface storm drain in developed areas	Typically subsurface storm drain in developed areas and open channel/culverts in rural areas
Median	Not appropriate	Medians are intended to manage turning movements and access, provide refuge for pedestrians crossing, and landscaping	Medians are appropriate to improve visual character and access management	Medians may be appropriate to improve visual character and traffic calming	Not recommended
Bikeways	No	Shared-use paths	On-street 5’ bike lanes or shared-use paths	Not designated (shared lanes at ≤25 mph), striped bike lanes or shared-use paths	Not designated (shared lanes at ≤25 mph)
Traffic Calming	Not appropriate	In limited situations	May be considered	May be considered	May be considered
STREETSIDE					
Sidewalks	Not appropriate	6’ minimum on both sides or 10’ minimum for shared-use path	6’ minimum on both sides or 10’ minimum for shared-use path	6’ minimum on both sides or 10’ minimum for shared-use path	5’ minimum both sides
Landscaped Buffer Zone	Not appropriate	Yes, 5-8 feet	Yes, 3-5 feet	Optional, 3-5 feet	Yes, 3-5 feet
Street Trees/ Landscaping	Not appropriate	Shade trees and/or ornamental trees in medians and landscaped buffer zones where appropriate	Shade trees and/ or ornamental trees in medians and landscaped buffer zones where appropriate	Shade trees and/or ornamental trees in medians and landscaped buffer zones where appropriate	Shade trees in landscaped buffer zones or outside of right-of-way
Residential Driveways	Prohibited	Prohibited	Prohibited	Permitted	Permitted

TABLE 6.5 | IMPLEMENTATION MATRIX - TRANSPORTATION				
	RECOMMENDATIONS	STRATEGY TYPE	TIMEFRAME	AGENCY / PARTNERS
Goal One: Support a safe and connected multimodal network.				
T1.1	Complete a citywide sidewalk inventory to identify gaps in the existing sidewalk system, areas with no sidewalks at all, areas where sidewalks are in need of repair or replacement, and areas with the most substantial pedestrian activity where sidewalks are most needed. Continually update the inventory and utilize the inventory to identify priority gap areas.	Study	Short	PD, PS
T1.2	Develop an active transportation plan to identify opportunities and strategies for creating a pedestrian and cyclist-friendly community that promotes healthy lifestyles, reduces traffic congestion, and enhances overall quality of life.	Study	Mid	CM, CC, PD, PS, PARD
T1.3	In conjunction with street rehabilitation or other public improvement projects, construct or reconstruct sidewalks where they do not exist or are in poor condition.	Investment	Ongoing	PD, PS
T1.4	Create safe multimodal crossings across HWY 199 near Downtown through placemaking and mobility enhancements to connect residents across east and west Azle. Work with TxDOT to implement these enhancements.	Investment	Long	PD, PS, TXDOT
T1.5	Implement a Complete Streets Policy to incorporate multimodal facilities and amenities on roadways throughout the City. As part of this policy, update development regulations and Engineering Design Criteria to permit multimodal facilities and establish standards for high-quality design of these facilities.	Policy	Mid	CM, CC, PD, PS
T1.6	Amend the zoning and subdivision ordinances to require new residential developments to include a connected network of paths and/or bike routes within neighborhoods and connecting to nearby collector and arterial streets. Designs should prioritize adequate buffering between bike lanes and sidewalks from vehicular traffic using National Association of City Transportation Officials (NACTO) standards.	Regulation	Mid	CM, CS, PD, PS
T1.7	Revise the Design Criteria Manual to require sidewalks to be a minimum of five feet per Federal Highway Administration guidance.	Regulation	Short	CC, PD
T1.8	Prepare a Sidewalk Action Plan every five years.	Study	Mid	CC, PD, PS
T1.9	Collaborate with community partners or nonprofit organizations to promote a bicycle-supportive culture through a bikeshare pilot program and/or bicycle education and awareness.	Partnership	Short	CM, PD, PS, Community

TABLE 6.5 | IMPLEMENTATION MATRIX - TRANSPORTATION				
	RECOMMENDATIONS	STRATEGY TYPE	TIMEFRAME	AGENCY / PARTNERS
Goal Two: Improve the safety of Azle's transportation network.				
T2.1	Implement a Vision Zero policy to reduce the number of transporation-related injuries and fatalities. Partner with regional planning entities, Azle ISD, the Vision Zero Texas program of Farm&City to develop strategies and obtain funding resources. Monitor and annually report progress on safety improvements and reductions in accidents.	Policy	Mid	CM, CC, PD, PS, AISD
T2.2	Evaluate, or update as necessary, existing Standard Operating Procedures (SOPs) and maintenance schedules to ensure timely and high-quality maintenance of roadways and sidewalks.	Policy, Operations	Short	PS
T2.3	Coordinate with Azle ISD to identify optimal projects and pursue funding through Safe Routes to Schools programs.	Partnership	Mid	PD, PS, AISD
T2.4	Conduct additional studies for each of the identified priority areas to determine the best feasible solutions for redesign. Develop realignment concepts as part of these studies.	Study	Short	CM, PD, PS
Goal Three: Partner in regional planning efforts to enhance transportation connectivity and choices in Azle.				
T3.1	Actively participate in regional transportation planning efforts to promote funding and infrastructure improvements which benefit Azle.	Operations, Partnership	Ongoing	PD, PS, Regional Entities
T3.2	Continue to work with other agencies in the spirit of intergovernmental cooperation. Projects involving the City and other governmental entities should be evaluated as a means for achieving transportation projects that are regional in scale.	Partnership	Ongoing	PD, PS, Regional Entities
T3.3	Collaborate with regional planning agencies to plan for potential transit needs.	Partnership	Ongoing	PD, Regional Entities
T3.4	Develop a Downtown Parking Management Strategy. This may include revising existing standards, programs, or fees, the implementation of paid parking, the implementation of timed parking, or other programs to limit long-term parking, increase parking capacity, and encourage economic activity.	Study	Long	CM, CC, PD, PS
T3.5	Work with Tarrant County and Parker County to plan for growth and future roadway improvements in the ETJ and to develop design standards that integrate the recommendations of this Plan on roads in the ETJ.	Partnership	Ongoing	PD, PS, Tarrant County
T3.6	Collaborate with NCTCOG to determine potential for connecting active transportation facilities with the NCTCOG Veloweb network.	Partnership	Long	PD, PS, NCTCOG

TABLE 6.5 | IMPLEMENTATION MATRIX - TRANSPORTATION				
	RECOMMENDATIONS	STRATEGY TYPE	TIMEFRAME	AGENCY / PARTNERS
Goal Four: Apply forward-thinking to improve safety and efficiency of the transportation network.				
T4.1	Prepare an update to development codes to facilitate the growth of EV charging infrastructure. Consider adopting EV-ready building codes, creating incentives, rebates, or expedited permitting processes.	Regulation	Long	CM, CC, PD
T4.2	Evaluate opportunities to invest in transportation demand management and smart city technologies to improve transportation efficiencies.	Study, Investment	Mid	PD, PS
Goal Five: Support continual improvement and maintenance of the transportation system.				
T5.1	Evaluate the City Code of Ordinances and Design Criteria Manual to align requirements with the recommendations of this Thoroughfare Plan.	Study, Regulation	Short	CM, CC, PD, PS
T5.2	Update the Thoroughfare Plan every five years.	Study, Regulation	Mid	CM, CC, PD, PS
T5.3	Inventory the amount of roadway and provide progress updates of roadways added and improvements made to City Council annually.	Study, Operations	Ongoing	PD, PS
T5.4	Regularly monitor the performance of the transportation system and provide regular updates to City Council. Using performance monitoring data, update policies as needed to accommodate future traffic demands.	Study, Operations	Ongoing	PD, PS
T5.5	Establish a designated funding source or fee structure dedicated to roadway maintenance to ensure the longevity of the community's road infrastructure.	Operations, Investment	Mid	CM, PS, Finance
T5.6	Develop context-sensitive street cross-sections tailored to the character of neighborhoods and nearby land use. Apply these context-sensitive design standards in the construction of new or updated streets.	Policy, Study, Investment	Mid	CM, PD, PS

Presenter: **Jennifer Walls, Purchasing Agent**

Agenda Item: **Discuss and present City of Azle insurance coverages**

Background and Explanation:

As requested by Mayor Pro Tem Peek, staff is providing an overview and discussion of the City of Azle's current insurance coverages.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None

Item Number: 9

Presenter:

Agenda Item: **Take any action pursuant to executive session.**

Background and Explanation:

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None