



City of Azle
Regular Agenda
Municipal Development District Board

505 W. Main Street
Azle, Texas 76020

June 9, 2026

6:00 PM

Community Room

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

REGULAR SESSION

CALL TO ORDER

ACTION ITEMS

1. Consider approving the Minutes of the March 10, 2026 Azle MDD regular meeting
Brian Conner - Secretary
2. Consider any action authorizing the 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.
Amber Beard, City Manager
3. Consider any action on the new Economic Development Branding Project
Kristen Pegues, Community & Marketing Specialist

DISCUSSION

4. Proposed FY2026-27 MDD Budget
Amber Beard, City Manager

PRESENTATION

5. Development Activity Report
Kristen Pegues, Community & Marketing Specialist

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on June 3, 2026, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.

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



Presenter: Brian Conner - Secretary

Agenda Item: Consider approving the Minutes of the March 10, 2026 Azle MDD regular meeting

Background and Explanation:

Procedural

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. 3-10-26 MDD Minutes



MINUTES
Regular
Azle Municipal Development District
Board

505 W. Main Street
Azle, Texas 76020

March 10, 2026

6:00 PM

Community Room

REGULAR SESSION

CALL TO ORDER

President Brundrett called the meeting to order at 6:03 PM.

Members Present:

Alan Brundrett	President
Bill Jones	Vice President
Brian Conner	Secretary
Randa Goode	Director Place 1
Derrick Nelson	Director Place 5
Stacy Peek	Director Place 7

Members Absent:

Amy Estes	Director Place 2
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Staff Present:

Tom Muir	Executive Director
Amber Beard	Assistant City Manager
David Hawkins	Director of Planning and Development
Kristen Pegues	Community & Marketing Specialist
Susie Hiles	Assistant to the City Manager (Scribe)

ACTION ITEM

1. Consider approving the Minutes of the January 13, 2026 Azle MDD regular meeting

Director Randa Goode moved to approve the Minutes of the January 13, 2026 Azle MDD regular meeting, as presented. Vice President Bill Jones seconded the motion.

Yes: (6) Alan Brundrett, Bill Jones, Brian Conner, Randa Goode, Derrick Nelson, Stacy Peek

Absent: (1) Amy Estes

Motion passed unanimously.

PRESENTATIONS

2. Receive update on the new Economic Development Branding Project

This item tabled to next meeting.

3. Development Activity Report

Director of Planning and Development David Hawkins presented an update on current/future projects in the city.

- Chase Bank - has requested a temporary CO so they can begin training staff. Opening day is scheduled for April 21.
- Chick-Fil-A - construction is on schedule. They will be using "Azle" photos for interior decoration in their store. Estimated opening day is July 23.
- Jersey Mike's Subs - building permit has been issued. Construction has begun.
- Azle Retail Development - Screening wall has been completed. Only thing remaining to be completed is finishing the grade on the detention pond.
- Projects under review - HOTWORX, Scramblers Golf Club (golf simulator), Perales Flooring, and Crash Champions

EXECUTIVE SESSION

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 250 & 256 W. Main Street, Azle, Texas.

The Board did not convene to Executive Session. Discussion was held in open session.

President Alan Brundrett introduced Michael Wright, Azle Area Chamber Board Member and Construction Chair, who stated the Chamber is requesting \$325,000 from the MDD to help fund construction of the new Chamber office building on Main Street. Mr Wright provided an overview of the project. Chamber Director Jennifer Parnell and several Chamber Board members were in attendance. Council and the Chamber Board members discussed various details of an agreement to protect the city's investment. Staff will contact the city attorney to draft an agreement for review.

ADJOURNMENT

President Brundrett adjourned the meeting at 6:54 PM.

Presented and approved on June 9, 2026.

Brian Conner, Secretary

Attest:

Susie Hiles, Scribe



Presenter: Amber Beard, City Manager

Agenda Item: Consider any action authorizing the 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.

Background and Explanation:

The Azle Area Chamber of Commerce seeks to construct a facility to house its operations on property located at 546 W. Main Street in Azle, Texas. This proposed economic development agreement is intended to promote economic development within the City by supporting the growth and expansion of business enterprises that create or retain primary jobs.

If approved by the City of Azle Municipal Development District (MDD), the agreement would provide for a one-time financial incentive from the MDD to the Chamber, in consideration of the Chamber's capital investment in the project. The incentive would be applied toward the construction of the new facility, as outlined in the agreement. Azle City Council approved authorizing the Interim City Manager to execute the agreement at their May 12, 2026 special meeting.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None



Presenter: Kristen Pegues, Community & Marketing Specialist
Agenda Item: Consider any action on the new Economic Development Branding Project

Background and Explanation:

As part of the new Economic Development Strategic Plan, improved branding for economic development purposes was recommended. This effort is intended to refresh the City’s existing economic development brand, Azle Absolutely, to better highlight Azle’s business-friendly environment and growth opportunities while remaining separate from the City’s overall branding.

At the October 14, 2025 MDD meeting, the Board appointed Randa Goode, Brian Conner, and Derrick Nelson to serve on a subcommittee to work with staff and Saffire (the consulting marketing firm) during key stages of the branding project.

Saffire has provided the final draft logo concepts for review. At the time of this agenda posting, staff is working with the subcommittee to review the concepts and gather feedback.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None



Presenter: Amber Beard, City Manager
Agenda Item: Proposed FY2026-27 MDD Budget

Background and Explanation:

The proposed FY2026-27 budget will be presented - documents will be distributed at the meeting.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None



Presenter: Kristen Pegues, Community & Marketing Specialist
Agenda Item: Development Activity Report

Background and Explanation:

Staff will present the latest development activity report.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. Azle Dev. Activity Report - MDD June 2026



DEVELOPMENT ACTIVITY REPORT

June 2026

Development Activity Report – June 2026

Table of Contents

Page Title	Page Number
Development Projects Approved/Under Construction	2
Development Projects Under Review	5
Façade & Signage Improvement Program Grants	7
Certificate of Occupancy Permits Issued	12
New Residential Developments	13

Development Projects Approved/Under Construction – June 2026

Project	Land Use	Ac.	Construction Value	Description	Status
AISD New Junior High School 201 School St.	Institutional	20.6	\$92,300,000.00	<ul style="list-style-type: none"> New 180,383 sq. ft. 3-story Junior High School to replace the previous one Building Permit approved 11.17.2024 	Under construction
AISD Forte Junior High School Expansion 479 Sandy Beach Rd.	Institutional	N/A	\$13,000,000.00	<ul style="list-style-type: none"> New 14,032 sq. ft. addition to main building Includes storm shelter and classrooms Building Permit approved 5.7.2025 	Under construction
Petrie Self-Storage Facility 909 Boyd Rd.	Commercial	4.49	\$950,000.00	<ul style="list-style-type: none"> New 62,735 sq. ft. of storage; 266 units self-storage warehouse facility Building Permit issued 3.7.2025 	Under construction
Primera Iglesia Bautista Church Building 111 Gipson Road	Commercial	1.17	\$1,000,000.00	<ul style="list-style-type: none"> Site plan and building permit for new 9,480 sq. ft. 2-story church facility. Building Permit issued 10.31.2024 	Under construction
AISD School Interior Remodels (4 Schools)	Institutional	N/A	\$2,000,000.00	<ul style="list-style-type: none"> Various interior remodels for 4 AISD school facilities Includes Azle Elem., Cross Timbers Elem, Hoover Elem., & Walnut Creek Elem. Building Permits issued 2.6.2025 	Under construction
Chick-Fil-A 417 Northwest Parkway	Commercial	2.0	\$4,500,000.00	<ul style="list-style-type: none"> New 5,466 sq. ft. restaurant w/ drive-thru Building Permit and Civil Plans approved 9.12.2025 Demolition of property began 10.8.2025 Pre-Construction meeting held 11.04.2025 	Under construction
Jersey Mike's Subs 605 Northwest Parkway, Suite 1	Commercial	1.24	\$350,000.00	<ul style="list-style-type: none"> Tenant finish-out for new 1,698 sq. ft. restaurant Building Permit issued 3.2.2026 	Under construction

HOTWORX 605 Northwest Parkway, Suite 2	Commercial	1.24	\$181,960.00	<ul style="list-style-type: none"> Tenant finish-out for new 1,805 sq. ft. fitness center for sauna workouts Located next to Jersey Mike's Subs Building Permit issued 5.1.2026 	Under construction
Scramblers Golf Club 1000 Boyd Road Ste 300	Commercial	1.0	\$206,000.00	<ul style="list-style-type: none"> Tenant finish-out for a new 1,881 sq. ft. golf simulator club Located next to Jimmy John's Building Permit issued 3.27.2026 	Under construction
Azle Retail Development 700 Block of FM 730 N (across from Walmart)	Commercial	5.35	N/A	<ul style="list-style-type: none"> Civil Plans approved for new retailing wall/detention facility TxDOT approved access permit for 3 driveways Screening Wall installation completed 	Under construction
RS3 Industrial Park, Ph. 1 1500 NW Parkway	Industrial	47.6	N/A	<ul style="list-style-type: none"> New driveways, fire lanes, and sewer lines to service future industrial buildings Paid \$53,800 in Tree Mitigation Fees Approved 5.8.2026 	Under construction
ETJ Release 13103 FM 730 S	Commercial	6.88	N/A	<ul style="list-style-type: none"> Petition to be released from Azle ETJ Met requirements of SB 2038 	Approved by CC 3.17.2026
Perales Flooring LLC 312 E Main St.	Commercial	0.81	N/A	<ul style="list-style-type: none"> Specific Use Permit (SUP) to operate a distribution center and warehouse for flooring company Rec. approval for P & Z on 4.2.2026 	Approved by CC 5.5.2026
City-Initiated Text Amendment – SUP Expiration Requirements	N/A	N/A	N/A	<ul style="list-style-type: none"> Initiated by P & Z Commission on 1.15.2026 and supported by City Council on 2.17.2026 Remove 180-day exception before SUP is deemed expired. Rec. approval by P & Z on 4.2.2026 	Approved by CC 5.5.2026
Crash Champions 501 Red Bud Dr.	Commercial	2.31	\$2,350,000.00	<ul style="list-style-type: none"> Site Plan for a new 15,134 sq. ft. vehicle repair facility Replacing Pierce Consignment Sales Building Permit approved; waiting for payment to be issued 	Approved 5.18.2026

RV Park PD Amendment 1100 Sportsman Park	Commercial	3.7	N/A	<ul style="list-style-type: none"> • PD Amendment request to modify original concept plan and development standards to allow cabins and other amenities. • Rec. approval by P & Z 5.7.2026 	Approved by CC 5.19.2026
Variance Request 335 S. Ash St.	Residential	1.00	N/A	<ul style="list-style-type: none"> • Variance approved to allow 5' front fencing, septic tank and water well services 	Approved by CC 5.19.2026
City-Initiated Text Amendment – Sidewalk Requirements	N/A	N/A	N/A	<ul style="list-style-type: none"> • Initiated by City Council on 10.21.2025. • Proposed text amendment to change and expand sidewalk ordinance. • Would require wider new sidewalks along TxDOT roadways, City thoroughfare streets for new commercial/residential developments. • Rec. approval by P & Z on 4.16.2026 	Approved by CC 5.19.2026
Short-Term Rental (STR) 120 N. Broadway Rd.	Residential	1.04	N/A	<ul style="list-style-type: none"> • 1st Specific Use Permit (SUP) to allow a STR to operate within a in a residence. Rec. denial by P & Z 4.16.2026 	Denied by CC 5.19.2026

Development Projects Under Review – June 2026

Project	Land Use	Acreage	Description	Status
Kmart (Beall's) 352 Leeward Circle	Commercial	4.0	<ul style="list-style-type: none"> Code Enforcement has started a Substandard Building case against this building due to multiple issues with the building. Oct. 6, 2025, City revoked the Cert. of Occupancy for Beall's due to building not fit for occupancy. Property owner had 15 days to apply for demolition permit (Oct. 22nd deadline). Building Board of Appeals issued order for demolition by Feb. 1, 2026 Property owner has filed appeal to BBA Order with District Court 	Deadline for Order Feb. 1, 2026
City-Initiated Text Amendment – Temp. Signage Requirements	N/A	N/A	<ul style="list-style-type: none"> Initiated by City Council on 10.21.2025. Proposed text amendment is focused on changing temporary signage requirements, sign types, timeframes, location. 	Sch. for CC 6.2.2026
Garden Nails & Spa 601 NW Parkway, Suite D	Commercial	1.96	<ul style="list-style-type: none"> Specific Use Permit (SUP) to allow an additional cosmetic tattooing service for existing business. Rec. approval by P & Z 5.7.2026 	Sch. for CC 6.2.2026
City-Initiated Text Amendment – Food Trucks & Food Truck Parks	N/A	N/A	<ul style="list-style-type: none"> Initiated by City Council on 2.3.2026. Proposed text amendment is due to new House Bill 2844, adopted by 89th Texas Legislature (effective Sept. 1, 2025, with statewide licensing taking effect July 1, 2026), establishes a statewide regulatory framework for mobile food vendors and preempts certain local regulations. Changes also include FeedLot regulations, alcohol sales, fees. 	Sch. for P & Z 6.4.2026
New Smoke & Vape Store 342 NW Parkway, Ste 202	Commercial	0.75	<ul style="list-style-type: none"> Specific Use Permit (SUP) to allow a new “Smoke shop and tobacco store” business. 1st new retail tenant in old Stardust Skating Rink building 	Sch. for P & Z 6.18.2026
Roeser Addition Phase 1 PD Amendment 1500 Block of Park St.	Residential	18.3	<ul style="list-style-type: none"> Amending original PD Concept Plan for 16 lots to add 1 additional residential lot for a total of 17. Rec. approval by P & Z 5.21.2026 	Sch. for CC 7.7.2026

Roeser Addition Phase 2 1500 Block of Park St.	Residential	18.3	<ul style="list-style-type: none"> • Civil plans for proposed residential subdivision consisting of 14 single-family residential 1-acre lots • In preparation for upcoming Preliminary Plat application 	Waiting on 4th Sub. 5.28.2026
Sandy Beach Addition PD Amendment 400 Block of Sandy Beach Rd./Archer Dr.	Residential	1.37	<ul style="list-style-type: none"> • Amending original PD Concept Plan to change the commercial lot zoning to add 7 additional residential lot at main entrance into subdivision. 	2 nd Sub. under review 5.13.2026
Brookshire Fuel Pumps 511 N. Stewart St.	Commercial	4.09	<ul style="list-style-type: none"> • Convert portion of Brookshire parking lot into 4 fuel pumps (8 spots) with 264 sq. ft. kiosk • Building Permit under review 	Waiting on 2 nd Sub. 5.5.2026
Castle Hills Estates, Lot 117B 205 Marquette Ave.	Residential	0.24	<ul style="list-style-type: none"> • 1-lot minor plat for future construction of a new single-family residence. 	1 st Sub. under review 5.28.2026



Façade & Signage Improvement Program Grants – June 2026

Project	Details	Status
<p>Waldrops Furniture Roof Repair</p> <p>1413 SE Parkway Commercial Land Use</p>	<ul style="list-style-type: none"> Façade Grant for roof repair approved by City Council on 3.3.2026 <div style="display: flex; flex-direction: column; align-items: center;">   </div>	<p>Construction Completed: 4.7.2026</p> <p>Private Investment: \$25,000.00</p> <p>City's Investment: \$10,000.00</p>

Façade & Signage Improvement Program Grants – June 2026

Project	Details	Status
<p>Parkway Plaza Parking Lot</p> <p>1129-1137 SE Parkway Commercial Land Use</p>	<ul style="list-style-type: none"> • Façade Grant for new parking lot paving/stripping. Approved by City Council on 3.17.2026  	<p>Construction Completed: 4.16.2026</p> <p>Private Investment: \$1,950.00</p> <p>City's Investment: \$975.00</p>


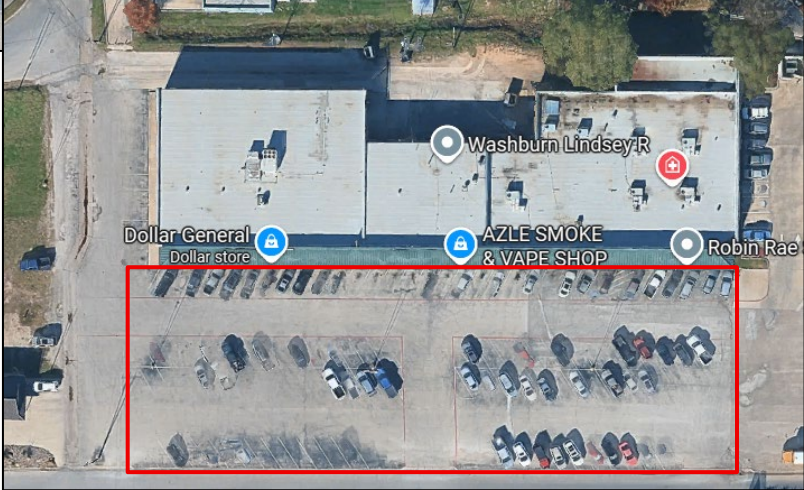
Façade & Signage Improvement Program Grants – June 2026

Project	Details	Status
<p>Prep and Crave New Signage</p> <p>128 Park Place Commercial Land Use</p>	<ul style="list-style-type: none"> • Façade Grant for new building sign to replace old Fro Zone sign. Approved by City Council on 4.7.2026 <div style="text-align: center;">  </div> <div style="text-align: center; margin-top: 20px;">  </div>	<p>Construction Completed: 5.6.2026</p> <p>Private Investment: \$3,332.65.00</p> <p>City's Investment: \$1,666.33.00</p>

Façade & Signage Improvement Program Grants – June 2026

Project	Details	Status
<p style="text-align: center;">State Farm Mural/Signs/ Awning/Paving</p> <p style="text-align: center;">103 E. Main St. Commercial Land Use</p>	<ul style="list-style-type: none"> • Façade Grant for new mural art/signage/awning/paving. Sch. for City Council on 6.2.2026 <div style="text-align: center;">  </div> <div style="text-align: center; margin-top: 20px;">  </div>	<p>Construction Completed: <i>TBD</i></p> <p>Private Investment: \$42,256.62</p> <p>City's Investment: \$21,128.31</p>

Façade & Signage Improvement Program Grants – June 2026

Project	Details	Status
<p style="text-align: center;">Dollar General Alley/Parking Lot</p> <p style="text-align: center;">141 Industrial Ave. Commercial Land Use</p>	<ul style="list-style-type: none"> • Façade Grant for alley repairs/new parking lot paving/stripping. Tent. sch. for City Council TBD <div style="display: flex; flex-direction: column; align-items: center;">   </div>	<p>Construction Completed: <i>TBD</i></p> <p>Private Investment: <i>TBD</i></p> <p>City's Investment: <i>TBD</i></p>

Certificates of Occupancy Permits Issued – June 2026

	BUSINESS	DATE	ADDRESS
	CONTACT	ISSUED	C/O TYPE
1	PALM PRIMARY CARE	3/19/2026	141 INDUSTRIAL AVE
	STRATEGIC MANAGEMENT TX, LLC		NEW BUSINESS
2	CLASSIC CHARM BEAUTY BAR	4/7/2026	252 W MAIN ST, SUITE E
	BROOKE JORDAN & TATUM RUSHING		NEW LOCATION
3	AZLE SPORTING GOODS LLC	4/16/2026	411 NW PARKWAY
	DAVID FUNDERBURK		NEW BUSINESS
4	CHASE BANK	4/16/2026	740 BOYD RD
	JENESSA MYERS		NEW BUSINESS
5	GOOD SHEPARD LUTHERAN CHURCH DBA THE EDGE CHURCH OF AZLE	5/4/2026	1325 SE PARKWAY
	REV. STEVE SANDFORT		CHANGE OF OWNERSHIP
6	CASH STORE	5/11/2026	603 BOYD RD
	SOUTHWESTERN & PACIFIC SPECIALTY FINANCE, INC		CHANGE OF OWNERSHIP
7	CHAMPION FITNESS	5/28/2026	613 PROFIT ST
	JOSEPH ROSAMOND		CHANGE OF OWNERSHIP
8	AZLE CREEK APARTMENTS	5/28/2026	514, 515, 517, 519, 521, 523, 527 W MAIN ST
	LORAINNE PENNINGTON		CHANGE OF OWNERSHIP
9	COMMUNITY CARING CENTER (PHASE 2 REMODEL)	6/2/2026	317 COMMERCE ST
	KRISTIE COOPER		BUSINESS EXPANSION/REMODEL

New Residential Developments – June 2026

Development Name	No. of Lots	Lots Built/Under Construction	Lots Remaining	Project Status	Homebuilder(s)	Location
Woodland Hills	25	25	0	Completed	GM Elite; Distinguished Homes	West side of Ascot Way
Graystone Ridge	98	98	0	Completed	D.R. Horton	S. Stewart St.
Auburn Terrace	143	143	0	Completed	D.R. Horton	S. Stewart St.
Azle Grove, Phase I	136	136	0	Completed	Lennar Homes	N. Ash St./ Lakeview Dr.
Azle Grove, Phase II	136	136	0	Completed	Lennar Homes	N. Ash St./ Lakeview Dr.
Stone Eagle	94	94	0	Permits being issued	McBee Homes; Kindred Homes; Impression Homes	Kimbrough Rd./ Dunaway Ln.
Rosewood, Phase I	61	60	1	Permits being issued	Andares Homes; Veralux Homes	S. Stewart St.
Rosewood, Phase II	73	71	2	Permits being issued	Andares Homes; Veralux Homes	S. Stewart St.
Lakeview Heights	79	54	25	Permits being issued	Riverside Homes; Chesmar Homes	Lakeview Dr./S. Broadway Rd.
Sandy Beach Addition	155	145	10	Permits being issued	D.R. Horton	Sandy Beach Rd (behind Hoover Elem. School)
Roeser Addition	16	1	15	Permits being issued	Hull Builders	Park St. east of Ash St.
Oak Harbor, Phase II	39	0	39	Ready for Permits	TBD	Flying Jib Dr. & Spinnaker Ln.
Roeser Addn, Phase II	14	0	14	Approved; Not Constructed	TBD	Park St. east of Ash St.
Totals	1,069	963	106	90% Completion		