

**CITY OF AZLE PLANNING AND ZONING COMMISSION**  
**NOTICE AND AGENDA OF REGULAR MEETING**  
**505 W. MAIN STREET – CITY COUNCIL CHAMBERS**  
**THURSDAY – March 19, 2020**

**COMMISSIONERS**

Chairman, Leonard Wheeler  
Laurel Mosier  
Jared Arneson  
Kenny Caswell

Vice Chairperson, Jim Carlson  
Glenn Coffey  
John Stuart  
Mick Rudock (Alternate #1)

The Planning and Zoning Commission meeting consists of two parts, a Pre-Commission Work Session and the Regular Session. Both the Pre-Commission Work Session and the Regular Session are open to the public.

**PRE-COMMISSION WORK SESSION**

No Work Session

**REGULAR SESSION**

6:00 p.m.

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA ITEMS:**

1. Consider approval of the minutes of the Regular Meeting held on February 20, 2020.

**DISCUSSION ITEMS:**

2. Have a discussion and provide staff direction on proposed changes to Section 11 – SF-4 Single Family Four District.

**ADJOURNMENT:**

**I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on March 13, 2020 at the City’s official bulletin board which is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.**

\_\_\_\_\_  
**Yael Forgey, City Secretary**

\_\_\_\_\_  
**Date Agenda Removed from Posting**

*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.*

**CITY OF AZLE PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
505 W. MAIN STREET  
CITY COUNCIL CHAMBERS  
02/20/2020**

**1. Regular Session**

**2. Call to Order**

**Roll Call**

Call Meeting to Order

Attendance was taken at: 6:01 PM. A Quorum of members was present to conduct a meeting by the following results.

Present: (5) Place 1 Jared Arneson; Place 2 Glenn Coffey; Place 3 Laurel Mosier; Place 5 John Stuart; Place 6 Kenny Caswell

Absent: (3) Chairman Leonard Wheeler; Vice-Chair Jim Carlson; Alternate Mick Rudock

**3. Invocation**

Commissioner Arneson from gave the invocation

**4. Pledge of Allegiance**

Commissioner Stuart led the Pledge of Allegiance

**5. Consent Agenda**

A motion to approve this consent agenda was made by Place 3 Laurel Mosier and seconded by Place 2 Glenn Coffey.

This motion carried by the following results.

YES: (5) Place 1 Jared Arneson; Place 2 Glenn Coffey; Place 3 Laurel Mosier; Place 5 John Stuart; Place 6 Kenny Caswell

Absent: (3) Chairman Leonard Wheeler; Vice-Chair Jim Carlson; Alternate Mick Rudock

**Minutes**

Approved Minutes of the Regular Meeting held on January 16, 2020. The Minutes were approved under the consent agenda.

**6. Action Items**

**Preliminary Plat**

Consider approval of the preliminary plat for the Jackson Trail West Addition being a 2.446-acre tract of land located along Jackson Trail. The proposal is for six (6) residential lots.

A motion to approve this preliminary plat was made by Place 3 Laurel Mosier and seconded by Place 6 Kenny Caswell.

The motion carried by the following results.

- YES: (5) Place 1 Jared Arneson; Place 2 Glenn Coffey; Place 3 Laurel Mosier; Place 5 John Stuart; Place 6 Kenny Caswell
- Absent: (3) Chairman Leonard Wheeler; Vice-Chair Jim Carlson; Alternate Mick Rudock

**7. Adjourn**

Meeting adjourned at 6:10 PM

Approved on: \_\_\_\_\_

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

Attest:

\_\_\_\_\_  
Debbie Clayton, Administrative Assistant

# Planning & Zoning Commission Communication

Item # 2

<b>Submitted By:</b>	Greg Mitchell, Development Services Manager	<b>Date:</b>	March 19, 2020
<b>Applicant:</b>	City of Azle		
<b>Property Owner:</b>	N/A		
<b>Subject:</b>	Have a discussion and provide staff direction on proposed changes to Section 11 – Single Family 4 District of the City of Azle Zoning Ordinance		

<b>Purpose (Outline – Who, What, Where, Why &amp; How)</b>
<p>Section 11 – SF-4 Single Family 4 District provides for narrow (40 foot) lots for garden stile or zero lot line homes. These homes types have not been constructed in Azle and are no longer popular in the metroplex. Staff has proposed changes that increase the minimum lot width to fifty (50) feet, the minimum side yard setback to five (5) feet or 10% of the lot width. Staff in also proposing a minimum house living area of 1,400 square feet. See attached regulations.</p>

<b>Checklist of Attachments</b>			
<input type="checkbox"/> Contract	<input type="checkbox"/> Agreement	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution
<input type="checkbox"/> Policy	<input type="checkbox"/> Application	<input type="checkbox"/> Legal Opinion	<input type="checkbox"/> Minute Order
<input type="checkbox"/> Letter/ Memo From	<input type="checkbox"/> P&Z Minutes	<input type="checkbox"/> Council Minutes	<input type="checkbox"/> Other Minutes
<input type="checkbox"/> Applicant	<input type="checkbox"/> Checklist	<input type="checkbox"/> Federal Law	<input type="checkbox"/> Plans / Drawings
<input checked="" type="checkbox"/> Staff	<input type="checkbox"/> State Law	<input type="checkbox"/> Bid Tabulations	<input type="checkbox"/> Maps
<input type="checkbox"/> Other	<input type="checkbox"/> Attachments	<input type="checkbox"/> Notices	

**SF-4 Single-Family Four District:** Single-family detached, medium size lots for ~~zero lot line, garden homes, or other~~ with minimum lot sizes of 6,000 square feet and minimum lot widths of 40 **50** feet, and with minimum living space of 4,000 **1,400** square feet. (See Section 11 of this ordinance).

**SECTION 11 - SF-4, SINGLE-FAMILY FOUR DISTRICT**

**11.1 INTENT:** The SF-4, Single-Family Four District, provides for smaller detached homes on medium sized lots in the city. ~~Zero lot line, garden homes and other more dense housing patterns are encouraged.~~ This zoning district is limited to single-family homes with minimum lot sizes of 6,000 square feet, with minimum lot widths of 40 **50** feet and with minimum living space of 4,000 **1,400** square feet.

**11.2 PERMITTED USES:** See permitted use schedule in Section 4.10 of this ordinance. NOTE: (S) indicates that a specific use permit must be issued in accordance with the requirements of Section 32 of this ordinance.

**11.3 DEVELOPMENT REGULATIONS: especially**

- A. Minimum lot area 6,000 square feet
- B. Minimum lot width 40 **50** feet  
 Of corner lot 50 **60** feet  
 Fronting cul-de-sac 30 feet
- C. Minimum front yard 20 feet  
 On through lot 25 feet
- D. Minimum side yard ~~0 on zero lot line side and 6 feet on the other~~ 5 feet or 10% of the lot width  
 Of a corner lot 15 feet
- E. Minimum rear yard 20 feet  
~~On lake edge contour 0 feet~~
- F. ~~Minimum distance between principal or accessory buildings on adjacent lots~~ 6 feet
- H. Maximum lot coverage 60%
- I. Maximum height 2 ½ stories
- J. Minimum living space 4,000 **1,400** square feet. (on lots platted prior to April 2020 the minimum living space shall be at 1,000 square feet)

K. Maximum accessory bldg. Cumulative square footage not to exceed 10% of lot size

**11.4 LANDSCAPING:** Landscaping shall be in accordance with Section 29 of this ordinance.