

**ORDINANCE NO. 2025-10**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF AZLE, TEXAS, AS HERETOFORE AMENDED, BY AMENDING SECTION 4 - ZONING DISTRICTS REGULATIONS, SECTION 6 - E-2, ESTATE TWO DISTRICT (LEGACY DISTRICT), SECTION 7 - E-3, ESTATE THREE DISTRICT (LEGACY DISTRICT), SECTION 8 - SF-1, SINGLE-FAMILY ONE DISTRICT, SECTION 9 - SF-2, SINGLE-FAMILY TWO DISTRICT (LEGACY DISTRICT), SECTION 10 - SF-3, SINGLE-FAMILY THREE DISTRICT, AMENDING SECTION 11 - SF-4, SINGLE-FAMILY FOUR DISTRICT (LEGACY DISTRICT), PERTAINING TO MINIMUM LOT WIDTHS; 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, codified in Chapter 14 of the City Code, 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 Planning and Zoning Commission of the City of Azle, Texas held a public hearing on June 5, 2025 and the City Council of the City of Azle, Texas, held a public hearing on August 18, 2025, with respect to the zoning text amendment 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 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 Comprehensive Zoning Ordinance of the City of Azle, Texas, duly passed

by the governing body of the City of Azle, as amended from time to time, is hereby amended by amending Section 4.1 "Zoning Districts Established", to read as shown on "Attachment A" attached hereto.

#### **SECTION 2.**

The Comprehensive Zoning Ordinance of the City of Azle, Texas, duly passed by the governing body of the City of Azle, as amended from time to time, is hereby amended by amending Section 6 "E-2, Estate Two District (Legacy District)", to read as shown on "Attachment A" attached hereto.

#### **SECTION 3.**

The Comprehensive Zoning Ordinance of the City of Azle, Texas, duly passed by the governing body of the City of Azle, as amended from time to time, is hereby amended by amending Section 7 "E-3, Estate Three District (Legacy District)", to read as shown on "Attachment A" attached hereto.

#### **SECTION 4.**

The Comprehensive Zoning Ordinance of the City of Azle, Texas, duly passed by the governing body of the City of Azle, as amended from time to time, is hereby amended by amending Section 8 "SF-1, Single-Family One District", to read as shown on "Attachment A" attached hereto.

#### **SECTION 5.**

The Comprehensive Zoning Ordinance of the City of Azle, Texas, duly passed by the governing body of the City of Azle, as amended from time to time, is hereby amended by amending Section 9 "SF-2, Single-Family Two District (Legacy District)", to read as shown on "Attachment A" attached hereto.

#### **SECTION 6.**

The Comprehensive Zoning Ordinance of the City of Azle, Texas, duly passed by the governing body of the City of Azle, as amended from time to time, is hereby amended by amending Section 10 "SF-3, Single-Family Three District", to read as shown on "Attachment A" attached hereto.

#### **SECTION 7.**

The Comprehensive Zoning Ordinance of the City of Azle, Texas, duly passed by the governing body of the City of Azle, as amended from time to time, is hereby amended by amending Section 11 "SF-4, Single-Family Four District (Legacy District)", to read as shown on "Attachment A" attached hereto.

#### **SECTION 8**

The zoning text amendment as herein established has been made in accordance with a Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals and general welfare of the community.

#### **SECTION 9**

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 10**

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 11**

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 12**

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 13**

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 14**

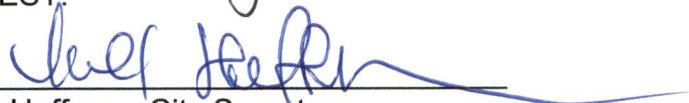
This ordinance shall be in full force and effect from and after its passage and publication as provided by law, and it is so ordained.

**AND IT IS SO ORDAINED.**

**DULY PASSED AND APPROVED** by the City Council of the City of Azle, Texas, on August 18, 2025.

  
\_\_\_\_\_  
Mayor, Randa Goode

ATTEST:

  
\_\_\_\_\_  
Yael Hoffman, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Andrea Russell, City Attorney

# Attachment "A"

## Draft Text Amendments – Redline Version

### SECTION 4 - ZONING DISTRICTS REGULATIONS

#### 4.1 ZONING DISTRICTS ESTABLISHED:

For the purpose of this ordinance, the city is divided into the following zoning districts:

E-1 Estate One District: Single-family, detached, large-lot housing with minimum lot sizes of 43,560 square feet, with minimum lot widths of 200 feet, and with minimum living space of 2,600 square feet. (See [Section 5](#) of this ordinance).

E-2 Estate Two District (Legacy District): Single-family, detached, large-lot housing with minimum lot sizes of 32,670 square feet, with minimum lot widths of 160 feet, and with minimum living space of 2,200 square feet. (See [Section 6](#) of this ordinance).

E-3 Estate Three District (Legacy District): Single-family, detached, large-lot housing with minimum lot sizes of 20,000 square feet, with minimum lot widths of **120** ~~100~~ feet, and with minimum living space of 2,000 square feet. (See [Section 7](#) of this ordinance).

SF-1 Single-Family One District: Single-family, detached, medium size lots with minimum lot sizes of 21,780 square feet, with minimum lot widths of **120** ~~75~~ feet, and with minimum living space of 2,000 square feet. (See [Section 8](#) of this ordinance).

SF-2 Single-Family Two District (Legacy District): Single-family, detached, medium size lots with minimum lot sizes of 7,500 square feet, with minimum lot widths of **105** ~~75~~ feet, and with minimum living space of 1,800 square feet. Any subdividing of property in this legacy district shall have a minimum lot size of 14,520 square feet. (See [Section 9](#) of this ordinance).

SF-3 Single-Family Three District: Single-family, detached, medium size lots with a minimum lot sizes of 14,520 square feet, with minimum lot widths of **105** ~~65~~ feet, and with minimum living space of 1,600 square feet. (See [Section 10](#) of this ordinance).

SF-4 Single-Family Four District (Legacy District): Single-family detached homes on minimum lot sizes of 6,000 square feet with a minimum lot width of **105** ~~50~~ feet, and with minimum living space of 1,600 square feet. Any subdividing of property in this legacy district shall have a minimum lot size of 14,520 square feet. (See [Section 11](#) of this ordinance). ([Ordinance 2020-11, sec. 1, adopted 7/21/20](#))

SF-5 Single-Family Five District: Single-family, detached, HUD code manufactured housing allowed as well as conventional homes, with minimum lot sizes of 6,000 square feet, with minimum lot widths of 60 feet, and with minimum living space of 900 square feet. (See [Section 12](#) of this ordinance).

# Attachment "A"

## Draft Text Amendments – Redline Version

### SECTION 6 - E-2, ESTATE TWO DISTRICT (LEGACY DISTRICT)

#### 6.1 INTENT:

The E-2, Estate Two District, provides for spacious lot sizes for single-family, detached housing. With wide lots and typical setbacks to the facades, high quality neighborhoods are created. This zoning district is limited to large-lot, single-family, detached homes with minimum lot sizes of 32,670 square feet, with minimum lot widths of 160 feet, and with minimum living space of 2,200 square feet. This district is a legacy district that is not intended to be added to or expanded. Effective upon the adoption of Ordinance No. 2022-18 on August 2, 2022, no additional rezoning applications will be considered for rezoning to this district. Any E-2 zoned property may be considered for rezoning to a non-legacy district.

#### 6.2 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.

#### 6.3 DEVELOPMENT REGULATIONS:

A.	Minimum lot area	32,670 square feet
B.	Minimum lot width	160 feet
	Of corner lot	170 feet
	Fronting cul-de-sac	60 <del>50</del> feet
C.	Minimum front yard	35 feet
	On through lot	35 feet
D.	Minimum side yard	15 feet
	Of corner lot	20 feet
E.	Minimum rear yard	30 feet
F.	Maximum lot coverage	30%
G.	Maximum height	2-1/2 stories
H.	Minimum living space	2,200 square feet
I.	Maximum accessory bldg.	Cumulative square footage not to exceed 10% of lot size

#### 6.4 LANDSCAPING:

Landscaping shall be in accordance with [Section 29](#) of this ordinance.

# Attachment "A"

## Draft Text Amendments – Redline Version

### SECTION 7 - E-3, ESTATE THREE DISTRICT (LEGACY DISTRICT)

#### 7.1 INTENT:

The E-3, Estate Three District, provides for spacious lot sizes for single-family detached housing. With wide lots and typical setbacks to the facades, high quality neighborhoods are created. This zoning district is limited to large-lot, single-family, detached homes with minimum lot sizes of 20,000 square feet, with minimum lot widths of **120** ~~100~~ feet, and with minimum living space of 2,000 square feet. This district is a legacy district that is not intended to be added to or expanded. Effective upon the adoption of Ordinance No. 2022-18 on August 2, 2022, no additional rezoning applications will be considered for rezoning to this district. Any E-3 zoned property may be considered for rezoning to a non-legacy district.

#### 7.2 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.

#### 7.3 DEVELOPMENT REGULATIONS:

A.	Minimum lot area	20,000 square feet
B.	Minimum lot width	<b>120</b> <del>100</del> feet
	Of corner lot	<b>130</b> <del>110</del> feet
	Fronting cul-de-sac	<b>50</b> <del>40</del> feet
C.	Minimum front yard	25 feet
	On through lot	25 feet
D.	Minimum side yard	8 feet
	Of corner lot	20 feet
E.	Minimum rear yard	25 feet
F.	Maximum lot coverage	30%
G.	Maximum height	2-1/2 stories
H.	Minimum living space	2,000 square feet
I.	Maximum accessory bldg.	Cumulative square footage not to exceed 10% of lot size

#### 7.4 LANDSCAPING:

Landscaping shall be in accordance with [Section 29](#) of this ordinance.

# Attachment "A"

## Draft Text Amendments – Redline Version

### SECTION 8 - SF-1, SINGLE-FAMILY ONE DISTRICT

#### 8.1 INTENT:

The SF-1, Single-Family One District, provides for quality detached homes on medium sized lots in the city. This zoning district is limited to single-family homes with minimum lot sizes of 21,780 square feet, with minimum lot widths of **120 75** feet, and with minimum living space of 2,000 square feet.

#### 8.2 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.

#### 8.3 DEVELOPMENT REGULATIONS:

A.	Minimum lot area	21,780 square feet
B.	Minimum lot width	<b>120 75</b> feet
	Of corner lot	<b>130 90</b> feet
	Fronting cul-de-sac	<b>50 40</b> feet
C.	Minimum front yard	25 feet
	On through lot	25 feet
D.	Minimum side yard	6 feet
	Of corner lot	15 feet
E.	Minimum rear yard	20 feet
F.	Maximum lot coverage	40%
G.	Maximum height	2-1/2 stories
H.	Minimum living space	2,000 square feet
I.	Maximum accessory bldg.	Cumulative square footage not to exceed 10% of lot size

#### 8.4 LANDSCAPING:

Landscaping shall be in accordance with [Section 29](#) of this ordinance.

# Attachment "A"

## Draft Text Amendments – Redline Version

### SECTION 9 - SF-2, SINGLE-FAMILY TWO DISTRICT (LEGACY DISTRICT)

#### 9.1 INTENT:

The SF-2, Single-Family Two District, provides for smaller detached homes on medium sized lots in the city. This zoning district is limited to single-family homes with minimum lot sizes of 7,500 square feet, with minimum lot widths of **105 75** feet, and with minimum living space of 1,800 square feet. This district is a legacy district that is not intended to be added to or expanded. Effective upon the adoption of Ordinance No. 2022-18 on August 2, 2022, no additional rezoning applications will be considered for rezoning to this district. Any SF-2 zoned property may be considered for rezoning to a non-legacy district. Any subdividing of property in this legacy district shall have a minimum lot size of 14,520 square feet.

#### 9.2 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.

#### 9.3 DEVELOPMENT REGULATIONS:

A.	Minimum lot area	7,500 square feet
B.	Minimum lot width	<b>105 75</b> feet
	Of corner lot	<b>115 90</b> feet
	Fronting cul-de-sac	40 feet
C.	Minimum front yard	25 feet
	On through lot	25 feet
D.	Minimum side yard	6 feet
	Of corner lot	15 feet
E.	Minimum rear yard	20 feet
F.	Maximum lot coverage	50%
G.	Maximum height	2-1/2 stories
H.	Minimum living space	1,800 square feet
I.	Maximum accessory bldg.	Cumulative square footage not to exceed 10% of lot size

#### 9.4 LANDSCAPING:

Landscaping shall be in accordance with [Section 29](#) of this ordinance.

# Attachment "A"

## Draft Text Amendments – Redline Version

### SECTION 10 - SF-3, SINGLE-FAMILY THREE DISTRICT

#### 10.1 INTENT:

The SF-3, Single-Family Three District, provides for smaller detached homes on medium sized lots in the city. This zoning district is limited to single-family homes with minimum lot sizes of 14,520 square feet, with minimum lot widths of **105 65** feet, and with minimum living space of 1,600 square feet.

#### 10.2 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.

#### 10.3 DEVELOPMENT REGULATIONS:

A.	Minimum lot area	14,520 square feet
B.	Minimum lot width	<b>105 65</b> feet
	Of corner lot	<b>115 90</b> feet
	Fronting cul-de-sac	40 feet
C.	Minimum front yard	25 feet
	On through lot	25 feet
D.	Minimum side yard	6 feet
	Of corner lot	15 feet
E.	Minimum rear yard	20 feet
F.	Maximum lot coverage	50%
G.	Maximum height	2-1/2 stories
H.	Minimum living space	1,600 square feet
I.	Maximum accessory bldg.	Cumulative square footage not to exceed 10% of lot size

#### 10.4 LANDSCAPING:

Landscaping shall be in accordance with [Section 29](#) of this ordinance.

# Attachment "A"

## Draft Text Amendments – Redline Version

### SECTION 11 - SF-4, SINGLE-FAMILY FOUR DISTRICT (LEGACY DISTRICT)

#### 11.1 INTENT:

The SF-4, Single-Family Four District, provides for smaller detached homes on medium sized lots in the city. This zoning district is limited to single-family homes with minimum lot sizes of 6,000 square feet, with minimum lot widths of **105 50** feet, and with minimum living space of 1,600 square feet. This district is a legacy district that is not intended to be added to or expanded. Effective upon the adoption of Ordinance No. 2022-18 on August 2, 2022, no additional rezoning applications will be considered for rezoning to this district. Any SF-4 zoned property may be considered for rezoning to a non-legacy district. Any subdividing of property in this legacy district shall have a minimum lot size of 14,520 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:

- |    |                         |   |
|----|-------------------------|---|
| A. | Minimum lot area        | 6,000 square feet                                       |
| B. | Minimum lot width       | <b>105 50</b> feet                                      |
|    | Of corner lot           | <b>115 60</b> feet                                      |
|    | Fronting cul-de-sac     | 30 feet   |
| C. | Minimum front yard      | 20 feet   |
|    | On through lot          | 25 feet   |
| D. | Minimum side yard       | 5 feet or 10% of lot width                              |
|    | Of corner lot           | 15 feet   |
| E. | Minimum rear yard       | 20 feet   |
| F. | Maximum lot coverage    | 60%   |
| G. | Maximum height          | 2 stories   |
| H. | Minimum living space    | 1,600 square feet                                       |
| I. | 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.