



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

December 1, 2022

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

INVOCATION

Commissioner Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Mosier led the Pledge of Allegiance

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on November 17, 2022.

Commissioner Simmons moved to approve the minutes of the Regular Meeting held on November 17, 2022. as presented. Commissioner Mosier seconded the motion.

Yes: 6 Leonard Wheeler, Jim Carlson, Ricky Simmons, Laurel Mosier, Cynthia Barrios,
Curt Lampkin

Absent: 1 Jared Arneson

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial for approximately 7.84 acres of land situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 1A7, 3E, 3H, 3H1, 3I, 3K, 3K1, 3K2 & 3M, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road.

David Hawkins, Director of Planning and Development gave a presentation to the Commission on this agenda item. Chris Simpson, applicant, was also present and addressed the Commission on this item.

Chairman Wheeler opened the Public Hearing at 6:22 p.m. No one spoke in favor of this agenda item.

The following persons spoke in opposition citing concerns of traffic, property values, drainage, land use

not compatible with residential properties next door, noise:

1. David Dawson - 601 Williams Road
2. Rebekah Fox - 600 Williams Road
3. Terri Dechert Evans - 521 Williams Road/213 Gipson Road
4. Amanda Gillock - 600 Williams Road
5. Craig Hindle - 125 Gipson Road
6. Bailey (Property Owner) - 613 Williams Road

Chairman Wheeler closed the Public Hearing at 7:09 p.m.

Vice Chairman Jim Carlson moved to recommend approval of the Comprehensive Master Plan Amendment as presented. Commissioner Laurel Mosier seconded the motion.

Yes: (3) Laurel Mosier, Jim Carlson, Curt Lampkin

No: (3) Leonard Wheeler, Cynthia Barrios, Jesse Simmons

Absent: (1) Jared Arneson

The motion did not carry due to a tie vote. Due to a tied vote, this agenda item is being forwarded to City Council with a recommendation for denial.

3. **Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from the Single Family Four (SF-4) and Commercial (C) Districts to Heavy Commercial (HC) District on approximately 7.84 acres of land situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 1A7, 3E, 3H, 3H1, 3I, 3K, 3K1, 3K2 & 3M, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road.**

With the recommendation of denial for the Comprehensive Master Plan Amendment for this property, the P & Z Commission cannot vote to recommend approval of this zoning change request. This agenda item is being forwarded to the City Council with a recommendation for denial.

OTHER ITEMS

4. Development Project Updates

ADJOURNMENT

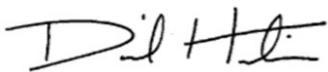
Chairman Wheeler adjourned the meeting at 7:36 pm

Presented and approved on 2/16/23



Leonard Wheeler, Chairman

Attest:



David Hawkins, AICP
Director of Planning and Development