



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

July 6, 2023

6:00 PM

Council Chambers

CALL TO ORDER

Chairman Wheeler called the meeting to order at 6:04 p.m.

Members Present:

Chairman Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Cynthia Barrios
Commissioner Curt Lampkin
Commissioner Laurel Mosier
Commissioner Rick Simmons (joined the meeting at 6:30 p.m.)

Members Absent:

Commissioner Jared Arneson

Staff Present:

David Hawkins	Director of Planning and Development
Malinda Nowell	Administrative Assistant

INVOCATION

Commissioner Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Chairman Leonard Wheeler led the Pledge of Allegiance.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on June 1, 2023.

Commissioner Mosier moved to approve the minutes of the Regular Meeting held on June 1, 2023 as presented. Commissioner Lampkin seconded the motion.

Yes:	(5)	Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Jim Carlson, Curt Lampkin
Absent:	(2)	Jared Arneson, Rick Simmons

ACTION ITEMS

- 2. Consider and take appropriate action on a Preliminary Plat for Lot 1, Merge Community Church Addition, an addition in the Extra Territorial Jurisdiction of the City of Azle, Parker County, Texas. The property is generally located on the west side of FM 730 South, approximately three hundred sixty feet (360') south of Forsyth Road.**

Director of Planning and Development David Hawkins presented this item.

Vice Chairman Jim Carlson moved to approve the Preliminary Plat for Lot 1, Merge Community Church Addition, an addition in the ETJ of the City of Azle, Parker County, Texas. Commissioner Cynthia Barrios seconded the motion.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Jim Carlson, Curt Lampkin

No: (0) None

Absent: (2) Jared Arneson, Rick Simmons

PUBLIC HEARING

- 3. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from Agriculture (A) District to Industrial (IND) District for approximately 28.64 acres of land, being described as a tract of land in the G.W. Robbins Survey, Abstract No. 1155, City of Azle, Parker County, Texas. The property is generally located on the east side of Ashwood Street approximately six hundred seventy feet (670') north of Northwest Parkway (Hwy. 199).**

Director of Planning and Development David Hawkins presented this item.

Chairman Wheeler opened the public hearing at 6:15 p.m.

- Casey Davis was present and spoke on behalf of IMS, property owner and applicant.
- Lisa Lindsey, 1641 Tangelwood Drive, adjacent property owner to the north, in the ETJ, spoke in opposition of this zone change due to noise and drainage. Ms. Lindsey stated that she had not been notified about the zone change; she asked to see in writing where law states that the city does not have to notify property owners outside the city limits.
- Kathy Cobb, 317 Cedarwood Street, spoke in opposition due to noise concerns and drainage. Ms. Cobb stated she also did not receive a notice but she saw the sign and looked up the information.

Commissioner Rick Simmons joined the meeting at 6:30 p.m.

Chairman Wheeler closed the public hearing at 6:33 p.m.

Discussion was held on land use, location of buildings and building setbacks, noise, and screening walls adjacent to the residential subdivision to the north.

Commissioner Curt Lampkin moved to recommend approval of the proposed zoning change request from Agriculture (A) District to Industrial (IND) District for approximately 28.64 acres of land, being described as a tract of land in the G.W. Robbins Survey, Abstract No. 1155, City of Azle, Parker County, Texas. The property is generally located on the east side of Ashwood Street approximately six hundred seventy feet (670') north of Northwest Parkway (Hwy. 199).

Commissioner Laurel Mosier seconded the motion.

Yes: (4) Laurel Mosier, Leonard Wheeler, Jim Carlson, Curt Lampkin

No: (1) Cynthia Barrios

Abstained: (1) Rick Simmons
Absent: (1) Jared Arneson

DISCUSSION ITEMS

4. Development Project Updates

Director of Planning and Development David Hawkins gave an update regarding the Comprehensive Plan and the associated survey. Mr. Hawkins mentioned the Dutch Bros. Coffee site plan and building permit applications for the former Dairy Queen location have been received. Also mentioned the masonry screening wall for the commercial development across from Wal-Mart. Mr. Hawkins stated there is a deadline of July 31 regarding project completion as part of the 380 Agreement with the City.

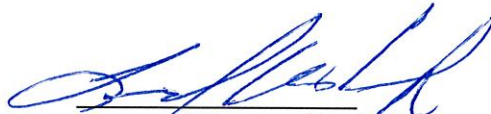
5. APA Texas Chapter Midwest Section's Annual Elected and Appointed Officials Workshop

Director of Planning and Development David Hawkins mentioned this workshop Commissioners are to email David if they are interested in attending so that Mr. Hawkins can register them. Lunch will be provided and the city will pay the registration fee. Chairman Wheeler recommended the workshop.

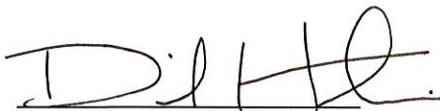
ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:53 p.m.

Presented and approved on August 17, 2023.


Leonard Wheeler, Chairman

Attest:


David Hawkins, AICP
Director of Planning and Development