



MINUTES
Regular
Azle Zoning Board of Adjustment

505 W. Main Street
Azle, Texas 76020

November 14, 2023

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Pennie Nichols called the meeting to order at 6:02 p.m.

Members Present:

Chairman Pennie Nichols
Vice Chairman Leonard Wheeler
Board Member Jared Arneson
Board Member Jim Carlson
Alternate Member Rick Simmons

Members Absent:

Board Member Rob Schocke

Staff Present:

David Hawkins, AICP	Director of Planning and Development
Malinda Nowell	Sr. Administrative Assistant

INVOCATION

Board member Jared Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Chairman Pennie Nichols led the pledge.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

1. Consider approval of the Minutes of the Zoning Board of Adjustment meeting held September 12, 2023.

Vice Chairman Leonard Wheeler motioned to approve the Minutes of the Zoning Board of Adjustment meeting held September 12, 2023 as presented. Board member Jim Carlson seconded the motion. Motion carried.

Yes:	(5)	Leonard Wheeler, Jared Arneson, Jim Carlson, Pennie Nichols, Rick Simmons
Absent:	(1)	Rob Schocke

PUBLIC HEARING

- 2. Conduct a public hearing and consider a variance request to Section 28.6 “Use Parking Space Schedule” of the Zoning Ordinance for property located at 601 Northwest Parkway, legally known as Lot 2, Diamond Food Markets Addition. The purpose of the variance is to allow for a reduction to the minimum parking ratio for the shopping center.**

Director of Planning and Development David Hawkins presented this request. Tri-Rich Investments LP, owner and applicant for 601 Northwest Parkway requests this variance for a reduction in the required parking for an existing shopping center, which would allow for a portion of the parking lot to be redeveloped for a future drive-thru restaurant to be located within the parking lot. The shopping center has a total of 107 parking spaces on Lot 2. Per ordinance, the parking ratio for retail use is set at one space for every 200 square feet. The property owner seeks a variance for a reduced parking ratio of one space for every 250 square feet. This would reduce the minimum required number of parking spaces by 18, from 93 to 75 spaces. The property owner does not intend to sell a portion of the parking lot area as a retail pad site for the new drive-thru restaurant and intends to provide the minimum required parking of 12 spaces for it. The variance, if approved, would only apply to the shopping center on this property. City staff supports the request to reduce the minimum parking ratio to one space for every 250 square feet, as this is for a large commercial user and is compatible with other municipalities' parking ratio requirements for large scale commercial buildings. Any future retail user on this property would still have to comply with the current parking ratio for a retail user.

Chairman Pennie Nichols opened the public hearing at 6:10 p.m.

Richard Bates, 601 Northwest Parkway, owner and applicant, spoke about the property and explained his request for this variance to reduce the required parking ratio from one space for every 200 square feet to one space for every 250 square feet.

As there were no other speakers, Chairman Nichols closed the public hearing at 6:33 p.m.

Discussion was held by the ZBA on location of parking spaces; application of parking regulations; parking ratios for adjacent properties.

Board member Jared Arneson motioned to approve the variance request to Section 28.6 “Use Parking Space Schedule” of the Zoning Ordinance for property located at 601 Northwest Parkway, legally known as Lot 2, Diamond Food Markets Addition to allow for a reduction to the minimum parking ratio for the shopping center to one space for every 250 square feet. Board member Jim Carlson seconded the motion. Motion carried.

Yes: (4) Leonard Wheeler, Jared Arneson, Jim Carlson, Pennie Nichols

No: (1) Rick Simmons

Absent: (1) Rob Schocke

DISCUSSION ITEMS

None

ADJOURNMENT

Chairman Pennie Nichols adjourned the meeting at 6:45 p.m.

Presented and approved on _____

Pennie Nichols, Chairman

Attest:

David Hawkins
Director of Planning and Development