



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

January 18, 2024

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Commissioner Jared Arneson called the meeting to order at 6:00 p.m.

Members Present:

Commissioner Jared Arneson
Commissioner Rick Simmons
Commissioner Laurel Mosier
Commissioner Curt Lampkin

Members Absent:

Chairman Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Cynthia Barrios

Staff Present:

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

INVOCATION

Commissioner Jared Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Jared Arneson led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on October 5, 2023.

Commissioner Mosier motioned to approve the minutes of the Regular Meeting held on October 5, 2023 as presented. Commissioner Simmons seconded the motion.

Yes: (4) Jared Arneson, Laurel Mosier, Rick Simmons, Curt Lampkin
No: (0)
Absent: (3) Leonard Wheeler, Jim Carlson, Cynthia Barrios

ACTION ITEMS

2. **Consider and take any appropriate action on an appeal to the City of Azle Code of Ordinances, Article 6.08, Tree Preservation, Section 6.08.007, Tree Replacement Requirement to allow a reduction in tree mitigation requirements, partial fee waiver and partial tree replacement for Kodiak Car Wash, a non-residential development located at 905 Boyd Road, a 1.55-acre tract of land located on the west side of Boyd Road, approximately 500 feet south of Pecan Street, and zoned as Heavy Commercial (HC). Case No. TR2024-01**

Director of Planning and Development David Hawkins presented this item. Per ordinance, the Planning and Zoning Commission serves as the Tree Board. Mr. Hawkins explained that this appeal is to consider allowing a reduction to the tree mitigation requirements of the Tree Preservation Ordinance due to the development of the car wash and drainage facilities. As part of the permitting process, the applicant submitted a tree survey showing 168 protected trees on the property with a total of 1,662 caliper inches. There are 130 trees equaling 1,338 caliper inches which are planned to be removed from the property due to the construction of the car wash. The site plan with tree survey shows 29 trees equaling 364 caliper inches that are exempted from mitigation due to their location within the building pad, driveway, fire lane, and easements. An additional 20 trees equaling 238 caliper inches are also exempted due to the additional twenty percent (20%) allowance for parking and grading purposes.

After determining the number of trees that are exempted, there are a total of 81 trees equaling 736 caliper inches that are subject to mitigation requirements.

Applicant Robert Petrie, 7217 Charlene Court, Azle, Texas, 76020, spoke about the project and presented his request. Mr. Petrie spoke about the large number of trees and the cost of the tree survey for the portion where the car wash is proposed. Mr. Petrie requested a 100 percent (100%) waiver of tree mitigation requirements where the detention pond is to be located. Mr. Petrie stated he thought this hearing was to discuss a waiver of the requirement to do a tree survey for the property located behind the car wash where the self-storage facility is planned.

Mr. Hawkins explained that the 1.55-acre tract for the car wash and proposed detention pond are the only areas subject for this appeal and hearing. Further discussion included that this request is solely for the portion of the property where the car wash is to be constructed and which includes the detention pond but not the rear portion of the property where the storage units are proposed. There was also discussion about the possibility of moving the driveway area in front of the property to save some trees. Mr. Petrie indicated his engineer was not present to answer any engineering questions about redesigning the front detention pond.

Commissioner Rick Simmons motioned to recommend to the City Council to accept this proposal as presented including the car wash and the catch basin area with the provision that they add some trees along the north and south sides continuing on, which is like five (5) trees, and waive all tree caliper mitigation fees except we charge a \$645 fee in total. Commissioner Curt Lampkin seconded the motion. Motion carried.

Yes: (3) Rick Simmons, Curt Lampkin, Laurel Mosier
No: (1) Jared Arneson
Absent: (3) Leonard Wheeler, Jim Carlson, Cynthia Barrios

DISCUSSION ITEMS

3. Development Project Updates

Director of Planning and Development David Hawkins included the latest Economic Development Activity Report in the agenda packet, which was from the recent Municipal Development District Board meeting. The Commission liked and appreciated the concise handout. Discussion included that the Dutch Bros. permit has been signed off by TxDOT, that they should break ground within 30 days, and that as of December 2023, Wendy's was considering pulling out and finding another location because they have been waiting on this property development for two years. Commissioner Arneson inquired about revisiting the ordinance to allow accessory dwelling units.

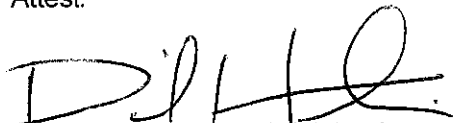
ADJOURNMENT

Chairman Jared Arneson adjourned the meeting at 7:02 p.m.

Presented and approved on 2/15/24


Jim Carlson, Vice Chairman

Attest:


David Hawkins, AICP
Director of Planning and Development