



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

February 15, 2024

6:00 PM

Council Chambers

NOTICE IS HEREBY GIVEN THAT ONE OR MORE PLANNING AND ZONING COMMISSION MEMBERS MAY PARTICIPATE IN THE THURSDAY, FEBRUARY 15, 2024 MEETING OF THE CITY OF AZLE PLANNING AND ZONING COMMISSION VIA VIDEOCONFERENCE. A QUORUM OF THE GOVERNING BODY AND THE PRESIDING OFFICER WILL BE PRESENT AT THE ABOVE-NAMED LOCATION.

REGULAR SESSION

CALL TO ORDER

Vice Chairman Jim Carlson called the meeting to order at 6:00 p.m.

Members Present:

Vice Chairman Jim Carlson
Commissioner Jared Arneson
Commissioner Rick Simmons
Commissioner Cynthia Barrios
Commissioner Laurel Mosier
Commissioner Curt Lampkin
Chairman Leonard Wheeler attended remotely

Members Absent:

None

Staff Present:

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

INVOCATION

Vice Chairman Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Rick Simmons led the pledge.

PUBLIC PARTICIPATION

Mr. Jim Kirk, 116 Westlake Woods Drive, requested a discussion item be placed on the next regular meeting agenda regarding Lakeview Heights' development, slope, grading, and fill easement of Azle Elementary School property and the City's Tree Preservation Ordinance.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held January 18, 2024.

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held January 18, 2024, as presented. Commissioner Laurel Mosier seconded the motion. Motion carried.

Yes: (7) Jim Carlson, Jared Arneson, Rick Simmons, Cynthia Barrios, Laurel Mosier, Curt Lampkin, Leonard Wheeler

No: (0)

Absent: (0)

PUBLIC HEARING

2. Conduct a public hearing and consider a recommendation to the City Council regarding text amendments to Chapter 10 "Subdivision Ordinance" and Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the screening wall requirements for single-family residential developments.

Director of Planning and Development David Hawkins presented this item. On January 23, 2024, Council directed staff to proceed with amendments to the screening wall requirements for residential developments. Currently, six-foot (6') tall solid masonry screening walls are required to be installed when a residential lot backs up to an arterial or collector-type street. Only a wood fence would be installed when the side of the residential lot is adjacent to an arterial or collector street. Amendments are proposed in the Subdivision Ordinance - Section 7: Standards and Specifications, and Zoning Ordinance - Section 27A: New Construction Design Criteria.

Vice Chairman Jim Carlson opened the public hearing at 6:09 p.m. As there were no speakers, Mr. Carlson closed the hearing at 6:09 p.m.

After discussion, Commissioner Rick Simmons motioned to recommend approval to the City Council the proposed text amendments to Chapter 10 "Subdivision Ordinance" and Chapter 14 "Zoning Ordinance" of the Code of Ordinances as presented, with minor grammatical changes as needed. Commissioner Jared Arneson seconded the motion. Motion carried.

Yes: (7) Jim Carlson, Jared Arneson, Rick Simmons, Cynthia Barrios, Laurel Mosier, Curt Lampkin, Leonard Wheeler

No: (0)

Absent: (0)

3. Conduct a public hearing and consider a recommendation to the City Council regarding text amendments to Chapter 4 "Business Regulations", Chapter 6 "Health and Sanitation" and Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding regulations for Food Truck Parks.

Director of Planning and Development David Hawkins presented this item. The City of Azle is currently developing a new Food Truck Park named The Feedlot to be located on city-owned property at 225 Church Street (former Azle Manor site) and it is scheduled to open on March 29, 2024. The City of Azle has no regulation in place to address the use of a Food Truck Park within its corporate boundary. On January 23, 2024, Council directed staff to proceed with amendments to the Code of Ordinances, codifying the use of a Food Truck Park in Azle. Amendments are proposed to Zoning Ordinance - Section 3: Definitions, and Zoning Ordinance - Section 27: Supplementary Regulations to add a new Section 27.8 Food Truck Parks.

Vice Chairman Jim Carlson opened the public hearing at 6:24 p.m. As there were no speakers, Mr. Carlson closed the hearing at 6:24 p.m.

Discussion included types of entertainment; whether people could rent the food truck park for their own private use; use of generators; special use permits for non-city food truck parks; consequences if litter or debris is left onsite; management of the food truck park by city staff since it is on city property; zoned as INS (institutional); and that no amendments to the mobile food vendor ordinance were proposed.

Commissioners discussed modifications to various sections pertaining to "non-residential" classification, the use of a generator, and overnight stay at the Food Truck Park.

Vice Chairman Jim Carlson motioned to recommend approval to the City Council the proposed text amendments to Chapter 4 "Business Regulations", Chapter 6 "Health and Sanitation" and Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas as written with the following conditions:

1. Change "commercial" to "non-residential" under Section 27.8 (A.5).
2. Add "Generators may be used if approved by the City of Azle" under Section 27.8 (B.8).
3. Add "unless approved by the City of Azle" under Section 27.8 (B.10).

Commissioner Rick Simmons seconded the motion. The motion carried.

Yes: (7) Jim Carlson, Jared Arneson, Rick Simmons, Cynthia Barrios, Laurel Mosier, Curt Lampkin, Leonard Wheeler

No: (0)

Absent: (0)

DISCUSSION ITEMS

4. Comprehensive Master Plan Update

David Hawkins provided an update on the Comprehensive Master Plan Update and announced the upcoming Downtown Planning Workshop to be held at the Azle Christian Church on Thursday, February 29, 2024 at 6:00 p.m.. This meeting is open to the public and will have public participation from attendees.

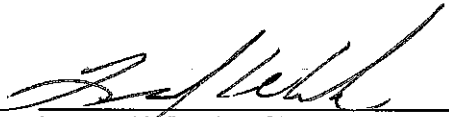
EXECUTIVE SESSION

None

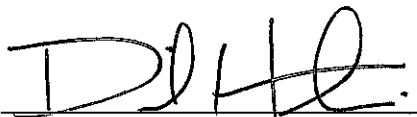
ADJOURNMENT

Meeting was adjourned at 6:46 p.m..

Presented and approved on 3/21/24


Leonard Wheeler, Chairman

Attest:


David Hawkins, AICP
Director of Planning and Development