



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

June 20, 2024

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:01 p.m.

Members Present:

Chair Leonard Wheeler
Commissioner Curt Lampkin
Commissioner Rick Simmons
Commissioner Laurel Mosier
Vice Chairman Jim Carlson
Commissioner Cynthia Barrios

Members Absent:

Commissioner Jared Arneson

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 Cynthia Barrios led the pledge.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

1. **Consider approval of the minutes of the Planning and Zoning Commission meeting held March 21, 2024.**

Commissioner Curt Lampkin moved to approve the minutes of the Planning and Zoning Commission meeting held March 21, 2024 as presented. Commissioner Rick Simmons seconded the motion.

Motion carried.

Yes: (6) Rick Simmons, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin,
Jim Carlson

No: (0)

Absent: (1) Jared Arneson

ACTION ITEMS

2. **Consider and take appropriate action on a Replat for a 2.37-acre tract of land out of the M.E.P.&P. R.R. CO. Survey, Abstract No. 1142, Tarrant County, Texas and Lot 1, Block B, Stone Eagle Addition to create Lots 1R1, 1R2, 1R3, and 1R4, Block B, David Place, an addition in the City of Azle, Tarrant County. The properties are located at 500 and 700 Kimbrough Road, which are located on the east and south sides of Kimbrough Road and west of Stribling Drive.**

Director of Planning and Development David Hawkins presented this item. Discussion was held on providing sewer service; driveway approach location and design.

Commissioner Rick Simmons moved to approve this replant as presented. Commissioner Curt Lampkin seconded the motion. Motion carried.

Yes: (6) Rick Simmons, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin,
Jim Carlson

No: (0)

Absent: (1) Jared Arneson

3. **Consider and take appropriate action on a Replat for Lot 25, Block 1, English Creek Estates to create Lots 25R-1 and 25R-2, Block 1, English Creek Estates, an addition within the ETJ of the City of Azle, Tarrant County. The property is located at 3309 English Creek Court, which is north of the City limits on FM 730 N, approximately 3,305 feet north of the intersection of Peden Road and Liberty School Road, off of English Creek Drive.**

Director of Planning and Development David Hawkins presented this item. Discussion was held on providing septic service to the vacant lot.

Commissioner Rick Simmons moved to approve this replant as presented. Commissioner Cynthia Barrios seconded the motion. Motion carried.

Yes: (6) Rick Simmons, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin,
Jim Carlson

No: (0)

Absent: (1) Jared Arneson

PUBLIC HEARING

4. **Conduct a public hearing and consider a recommendation to the City Council regarding text amendments to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding parking maintenance requirements for commercial properties.**

Director of Planning and Development presented this item. Discussion included responsibility of parking lot maintenance falling to the property owner regardless of any agreement the property owner may have with his/her tenants. Discussion also included what would happen to existing parking lots in disrepair. Mr. Hawkins stated that all parking lots would be subject to this ordinance upon adoption; there is no grandfather clause.

Chairman Leonard Wheeler opened the public hearing at 6:17 p.m. As there were no speakers, Chairman Wheeler closed the hearing at 6:17 p.m.

Further discussion included the need for more tolerance in the depth of the grade when repairs are required, from one inch to 1.25 inches, that the depth of grade for repairs on city streets is probably larger than one inch, and that repair area may be repaired with like or better material.

Vice Chairman Jim Carlson moved to recommend approval of this text amendment to Chapter 14 "Zoning Ordinance", as presented, but with the following changes:

1. Amend Section C.1. to state "changes in surface grade of 1.25 inches or greater to the repaired area."
2. Amend Section C.2 to state "All repairs to the parking lot shall be permanent repairs and shall be equivalent to the original material in depth and material, or greater. All repairs are to be completed using the same type of material for parking lots, or greater, (i.e. asphalt for asphalt, or concrete for asphalt). Dissimilar materials shall only be allowed if improving surface with equal to or greater than type of material. All repairs have to be made so that the compacted repair is level with the surrounding surface."

Commissioner Rick Simmons seconded the motion.

Motion carried 6-0.

Yes: (6) Rick Simmons, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin, Jim Carlson

No: (0)

Absent: (1) Jared Arneson

DISCUSSION ITEMS

5. Development Project Updates

Director of Planning and Development David Hawkins presented a copy of the latest Development Activity Report that had been prepared for the Municipal Development District (MDD) Board. Mr. Hawkins mentioned the following projects: Dutch Bros., Hornets Plaza, Wing drone delivery partnership with Wal-Mart, Stingers Bar and Grill at the old Flames building, and plans for a new church building at 111 Gipson Road. Mr. Hawkins also stated that Council recently approved a facade grant for Azle Paint and Body, as well as a couple others for replacement of non-conforming signs. All certificates of occupancy have been issued for the 20 buildings in the Stafford Place Apartments. Additionally, Mr. Hawkins stated that some street repairs are needed for the Sandy Beach subdivision but once accepted, staff anticipate 80 residential building permits to be submitted initially.

Mr. Hawkins also mentioned that the Comprehensive Master Plan has been delayed a couple of months; staff anticipate a September/October adoption date after putting the plan up for public review in August.

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

Mr. Hawkins mentioned that the one-day APA workshop will be held on July 26th in North Richland Hills. He stated that the city would pay the registration cost if anyone wanted to attend.

OTHER ITEMS

None

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:40 p.m.

Presented and approved on July 18, 2024



Leonard Wheeler, Chairmain

Attest:



David Hawkins
Director of Planning and Development