



MINUTES
Regular
Azle Zoning Board of Adjustment

505 W. Main Street
Azle, Texas 76020

January 29, 2024

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Both Chairman and Vice Chairman were absent from this meeting. Board member Jim Carlson served as meeting "Chairman" and called the meeting to order at 6:00 p.m.

Members Present:

Board Member Jim Carlson
Board Member Alternate Rick Simmons
Board Member Jared Arneson
Board Member Rob Schocke participated remotely

Members Absent:

Chairman Pennie Nichols
Vice Chairman Leonard Wheeler

Staff Present:

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

INVOCATION

Board member Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Board member Jared Arneson led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting held on November 14, 2023.

Board member Jared Arneson motioned to **approve** the minutes of the regular meeting held on November 14, 2023 as presented. Board member Rick Simmons seconded the motion. Motion carried.

Yes: (4) Jim Carlson, Jared Arneson, Rick Simmons, Rob Schocke
No: (0)

Absent: (2) Pennie Nichols, Leonard Wheeler

PUBLIC HEARING

- 2. Conduct a public hearing to consider a variance request to Section 11.3 Development Regulations, Setback Requirements of the City of Azle Zoning Ordinance for the property located at 544 Cresthaven Court, and also known as Lot 396, Castle Hills Estates, an addition to the City of Azle, Tarrant County, Texas. The purpose of the variance is to allow for the construction of a new single-family residence to encroach the minimum twenty-five-foot (25') front yard setback.**

Director of Planning and Development David Hawkins presented this item. The owner and applicant of 544 Cresthaven Court is requesting this variance to allow for the construction of a new single-family residence which would encroach the minimum twenty-five-foot (25') front yard setback in the SF-4 (Legacy District). The applicant has provided a site plan exhibit that shows the proposed house location that would be within the 25' front yard setback line.

Jim Carlson opened the public hearing at 6:07 p.m.

Owners and applicants Mark and Melodie Schneberger, 544 Cresthaven Court, spoke about their project and plans including their house design, that they have calculated the corner of the house to still be 34 feet from the edge of the cul-de-sac asphalt, and that they are trying to save as many trees as possible.

As there were no other speakers, Mr. Carlson closed the hearing at 6:11 p.m.

Board member Rick Simmons motioned to **approve** the variance request to Section 11.3 Development Regulations, Setback Requirements of the City of Azle Zoning Ordinance for the property located at 544 Cresthaven Court, and also known as Lot 396, Castle Hills Estates as presented with a 10-foot (10') front yard setback instead of a twenty-five-foot (25') front yard setback. Board member Rob Schocke seconded the motion. Motion carried.

Yes: (4) Jim Carlson, Jared Arneson, Rick Simmons, Rob Schocke

No: (0)

Absent: (2) Pennie Nichols, Leonard Wheeler

- 3. 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 342 Northwest Parkway, legally described as a tract of land out of the Wilson & Scruggs Survey, Abstract No. 1948, Tract 1L05A. The purpose of the variance is to allow for a reduction to the minimum parking ratio for the proposed spa and salon building.**

Director of Planning and Development David Hawkins presented this item. Mr. Hawkins stated that Ron Sturgeon Real Estate L.P., owner and Garrett Davis, applicant are requesting a variance to Section 28.6 "Use Parking Space Schedule" of the City of Azle Zoning Ordinance to allow for a reduction in the required parking for the proposed spa and salon building which would allow for the redevelopment of a non-conforming structure on this property. The applicant has provided a variance letter and site plan exhibit that shows the existing property, buildings, and the proposed parking lot.

Jim Carlson opened the public hearing at 6:17 p.m.

Property owner Ron Sturgeon of Ron Sturgeon Real Estate L.P. presented his request for variance. He provided proposed renderings for the remodel of the 63-year-old former skating rink. Mr. Sturgeon stated he prefers to purchase old buildings and remodel them. He talked to the church and felt they would be a good neighbor and stated they were excited to see the property be redeveloped. He has

completed the platting process and has submitted plans for a permit. Mr. Sturgeon introduced his construction superintendent Garret Davis who was also available for questions. Mr. Sturgeon also stated he is hopeful that the dog groomer currently located in the small building on the parking lot will occupy one of the additional retail spaces.

Discussion included the limited parking; number of employees; location of A/C units; possible change of uses to reduce required parking; that the church does not use all of their parking, even on Sundays and that the salon will not be open on Sundays; that the church does not want to sign a shared parking agreement in perpetuity on the city's form; that Sturgeon will place the property back on the market if the variance does not get approved; that even at only 50 percent capacity, there are not enough parking spaces; that many of the elements on the property are already non-compliant and the circumstances beyond the owner's control which caused the hardships that will prevent this parcel from ever coming into full compliance.

As there were no other speakers, Mr. Carlson closed the hearing at 6:35 p.m.

Board member Rob Schocke motioned to **deny** the request for a variance to reduce the minimum parking ratio for the proposed spa and salon building on property located at 342 Northwest Parkway. Board member Jared Arneson seconded the motion. Motion carried.

Yes: (4) Jim Carlson, Jared Arneson, Rick Simmons, Rob Schocke
No: (0)
Absent: (2) Pennie Nichols, Leonard Wheeler

DISCUSSION ITEMS

None.

ADJOURNMENT

Board member Jim Carlson adjourned the meeting at 6:40 p.m.

Presented and approved on 7/29/24


Pennie Nichols, Chairman

Attest:


David Hawkins, AICP
Director of Planning and Development