



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

July 18, 2024

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:04 p.m.

Members Present:

Chair Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Cynthia Barrios
Commissioner Curt Lampkin
Commissioner Jared Arneson

Members Absent:

Commissioner Rick Simmons
Commissioner Laurel Mosier

Staff Present:

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

INVOCATION

Commissioner Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Chairman Wheeler led the pledge.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held June 20, 2024.

Vice Chairman Carlson moved to approve the minutes of the Planning and Zoning Commission meeting held June 20, 2024 as presented. Commissioner Lampkin seconded the motion. Motion carried.

Yes: (5) Leonard Wheeler, Jim Carlson, Cynthia Barrios, Curt Lampkin, Jared Arneson

No: (0) None

Absent: (2) Rick Simmons, Laurel Mosier

PUBLIC HEARING

- 2. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from Industrial (IND) District to a Planned Development (PD) District for approximately 57 acres of land, being described as Lots 1-3, Block 1, RS3 Industrial Park and a 28.638-acre tract of land in the G.W. Robbins Survey, Abstract No. 1155, City of Azle, Parker County, Texas. The property is generally located on the east side of Ashwood Street and on the north side of Northwest Parkway (Hwy. 199).**

Director of Planning and Development David Hawkins presented this item. Mr. Hawkins stated that the purpose of this Planned Development (PD) zoning change is to modify the permitted uses that would be allowed for this 57-acre Industrial Park. If approved, this modified permitted use schedule would only apply to this 57-acre property. The applicants are requesting the Planned Development for Industrial Use zoning to allow them to continue with their original goal of developing an industrial park for uses such as professional services and offices; industrial sales and service; distribution centers; light manufacturing (outdoor storage allowed); heavy manufacturing (outdoor storage allowed); and wholesale storage and distribution. If approved, businesses of these natures would be allowed within this 57-acre property and need only to submit permit applications as opposed to each having to obtain their own SUP.

Rick Reeves, co-owner of RS3, spoke about the request. He stated that RS3 intends to help with drainage concerns. He stated they have already completed an engineering study and will be building another drainage pond and a culvert for metered drainage.

Chairman Leonard Wheeler opened the public hearing at 6:12 p.m. The following spoke:

- Angela Richardson, 142 Richardson Street, submitted a letter of opposition due to not being aware of what kind of development is planned. Ms. Richardson spoke during the meeting and stated that she has no opposition against what she heard during the meeting. Ms. Richardson stated she brought a letter of opposition on behalf of 128 Richardson Street as well.
- Taylor Elkins, 354 Richardson Street, inquired about building pads and voiced concerns about drainage.

Mr. Reeves stated they intend to help with the drainage concerns. He stated they will double the retention pond so they can meter the drainage flow and will culvert the road as well.

As there were no other speakers, Chairman Wheeler closed the hearing at 6:25 p.m.

Discussion included that this change is requested because of the April 2, 2024 ordinance adopted by the City Council which now requires a Specific Use Permit (SUP) to operate various light and heavy industrial-type businesses within the Industrial (IND) zoning district.

Commissioner Arneson moved to approve and recommend to the City Council the approval of this proposed zoning change request from Industrial (IND) District to a Planned Development (PD) District for approximately 57 acres of land, being described as Lots 1-3, Block 1, RS3 Industrial Park and a 28.638-acre tract of land in the G.W. Robbins Survey, Abstract No. 1155, City of Azle, Parker County, Texas. Vice Chairman Carlson seconded the motion. Motion carried.

Yes:	(5)	Leonard Wheeler, Jim Carlson, Cynthia Barrios, Curt Lampkin, Jared Arneson
No:	(0)	None
Absent:	(2)	Rick Simmons, Laurel Mosier

3. **Conduct a public hearing and consider a recommendation to the City Council regarding a Specific Use Permit request to operate a tattoo parlor business for property located at 629 Profit Street and also known as Lot 2, Block 2, Azle Industrial Park Addition. The property is located on the south side of Profit Street approximately one hundred fifty feet (150') east of Commerce Street. The applicant is requesting a Specific Use Permit to operate a tattoo parlor business at this location.**

Director of Planning and Development David Hawkins presented this item. The property owner/applicant is requesting a Specific Use Permit (SUP) to operate a tattoo parlor business at 629 Profit St. On April 2, 2024, the City Council passed an ordinance (Ord. No. 2024-11) to amend the Permitted Use Schedule within the Zoning Ordinance which now requires a SUP to operate a tattoo parlor in the Industrial (IND) zoning district. Approval of this SUP request will allow the applicant to proceed forward with a building permit and Certificate of Occupancy to open the business at this location.

Applicant Adam Page, Sr., and his son, Adam Page, Jr. spoke about this request, which is for the operation of an upscale tattoo parlor with exotic cars inside. Mr. Page, Sr. stated that he purchased this property before the Council's adoption of the new permitted uses schedule, which now requires this SUP and hearing.

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

Discussion included that the cars will primarily be located in building A. Mr. Page, Jr. stated that his standard hours will be 9:00 a.m. to 5:00 p.m. with occasional exceptions by appointment only. Mr. Page, Sr. confirmed that he purchased the property in November 2023, and he leased the property back to the previous tenant, Screaming Chicken, until March 2024. Discussion also included that there are no distance requirements between a tattoo parlor and operations such as daycare or schools.

Vice Chairman Carlson moved to approve and recommend to the City Council approval of this request for a SUP to operate a tattoo parlor business for property located at 629 Profit Street and also known as Lot 2, Block 2, Azle Industrial Park Addition. Commissioner Arneson seconded the motion. Motion carried.

Yes:	(5)	Leonard Wheeler, Jim Carlson, Cynthia Barrios, Curt Lampkin, Jared Arneson
No:	(0)	None
Absent:	(2)	Rick Simmons, Laurel Mosier

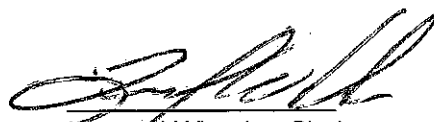
DISCUSSION ITEMS

None

ADJOURNMENT

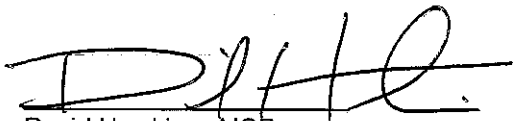
Chairman Wheeler adjourned the meeting at 6:39 p.m.

Presented and approved on 8/15/24.



Leonard Wheeler, Chairman

Attest:

A handwritten signature in black ink, appearing to read 'D. Hawkins', written over a horizontal line.

David Hawkins, AICP
Director of Planning and Development