



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

August 15, 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:

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

Members Absent:

Commissioner Jared Arneson
Commissioner Rick Simmons

Staff Present:

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

INVOCATION

Vice Chairman Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Laurel Mosier led the pledge.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

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

Vice Chairman Carlson moved to approve the minutes of the meeting held July 18, 2024 as presented. Commissioner Lampkin seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin, Jim Carlson
Absent: (2) Jared Arneson, Rick Simmons

ACTION ITEMS

- 2. Consider and take appropriate action on a Preliminary Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (ETJ) of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S. Case No. 2024-01**

Director of Planning and Development David Hawkins presented this item. The Commission had no questions.

Commissioner Lampkin moved to approve this Preliminary Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (ETJ) of the City of Azle, Parker County as presented. Commissioner Barrios seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin, Jim Carlson
Absent: (2) Jared Arneson, Rick Simmons

- 3. Consider and take appropriate action on a Final Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (ETJ) of the City of Azle, Parker County. The property is generally located on the west side of Thomas Len Road approximately 1,000 feet north of FM 730 S. Case No. 2024-06**

Director of Planning and Development David Hawkins presented this item. This plat is coming to the Planning and Zoning Commission for consideration and approval because there are more than four (4) lots. The Commission had no questions.

Commissioner Lampkin moved to approve the Final Plat for Lots 1-5, Block 1, Saddleback Ranch Addition, an addition in the Extraterritorial Jurisdiction (ETJ) of the City of Azle, Parker County as presented. Commissioner Barrios seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin, Jim Carlson
Absent: (2) Jared Arneson, Rick Simmons

- 4. Consider and take any appropriate action on an appeal to the City of Azle Code of Ordinances, Article 6.08, Tree Preservation, Section 6.08.003, Applicability, to allow the removal of trees prior to submission of a building permit for an undeveloped residential lot located at 1325 Park Street, a 1.53-acre tract of land located on the north side of Park Street, approximately 620 feet east of S. Ash. Avenue, and zoned as Single-Family One (SF-1) District. Case No. TR2024-03**

Director of Planning and Development David Hawkins presented this item. The tree survey shows a total of 26 trees equaling 257 caliper inches that are exempted from mitigation due to their location within the building pad, driveway, and right-of-way (overhead power lines). Based on the proposed tree survey, there is no tree mitigation required for this request. The purpose of this request is to allow the removal of the trees prior to building permit issuance by the City. City Council will take the final action on this item.

Applicant Joyce Taylor, 279 Marina Drive, wants to grade the property to make it level but cannot do that because of trees. Ms. Taylor stated she is requesting early removal of trees so that they can begin grading in anticipation of submitting their building permit application. Being able to remove some of the trees now will reduce time and expense.

Commissioner Mosier moved to approve this item and recommend approval to the City Council to allow the removal of trees prior to submission of a building permit for an undeveloped residential lot located at 1325 Park Street, a 1.53-acre tract of land located on the north side of Park Street. Vice Chairman Carlson seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Curt Lampkin, Jim Carlson
Absent: (2) Jared Arneson, Rick Simmons

PUBLIC HEARING

5. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from Heavy Commercial (HC) District to a Planned Development (PD) District for approximately 13.101 acres of land, being described as a tract of land in the B.F. Curtis Survey, Abstract No. 344 and Spencer Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas. The property is generally located on the east side of Southeast Parkway (Hwy. 199) approximately 880 feet south of N. Stewart St. The purpose of this Planned Development is to consider allowing a Construction Equipment Sales/Storage and Auction business at this location. Case No. Z2024-02

Director of Planning and Development David Hawkins presented this item. The approximate 13.101-acre subject property is currently zoned as Heavy Commercial (HC) and is undeveloped. The applicant is seeking to bring in a new auction center business on this property. The purpose of this Planned Development (PD) is to consider allowing a Construction Equipment Sales/Storage and Auction business at this location as this type of land use is not permitted within the current Heavy Commercial (HC) zoning district. The applicant will also have to mitigate floodplain/floodway issues and will be required to submit engineering plans to do so.

Chairman Leonard Wheeler opened the public hearing at 6:24 p.m.

Applicant Doug Bryan presented information about his project and request. He stated that most of their sales are online. Their general business hours will be 8:30 a.m. to 4:30 p.m. and they are closed holidays and weekends. He stated this is an expansion of their business; he has approximately 4 acres at his Fort Worth facility. He addressed noise concerns, the types of equipment he will have, dust concerns, oil and runoff, and that he plans to leave a 60-ft. tree buffer between his business and the adjacent neighborhood. Probably only 8-9 acres of this property will be utilized due to the tree buffer he plans to leave, the flood zone, and the detention pond he plans to build.

No one spoke in favor.

The following spoke in opposition:

- Steven Mobley, 618 Dusk Avenue, mentioned the view, wildlife, and environmental concerns.
- Morgan Frazier, 621 Dusk Avenue, mentioned noise concerns.
- Montell Odle, 602 Dusk Avenue, mentioned light pollution.
- Teri Smith, 606 Dusk Avenue, mentioned noise, security, view, and flooding creek.

As there were no other speakers, Chairman Wheeler closed the public hearing at 6:49 p.m.

Mr. Bryan addressed the concerns mentioned during the public hearing.

After discussion, Vice Chair Jim Carlson moved to deny the proposed zoning change request from Heavy Commercial (HC) District to a Planned Development (PD) District for approximately 13.101 acres of land. Commissioner Cynthia Barrios seconded the motion. Motion carried.

Yes: (4) Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Jim Carlson

No: (1) Curt Lampkin

Absent: (2) Jared Arneson, Rick Simmons

DISCUSSION ITEMS

6. Development Project Updates

Director of Planning and Development David Hawkins presented this item. Update on recent activities and developments included the following:

1. Hornets' Plaza has completed construction and have a Certificate of Occupancy for the shell building. No permits for finish out except for the Early Bird Cafe but not sure if they are going to proceed.
2. Stingers Bar and Grill recently opened.
3. There are new applications for the Maintenance Warehouse facility for AISD on Forte Junior HS property. Azle Jr. High School is going to construct a new 3-story facility with only the two gyms remaining in place. Expected to open in Fall 2026.
4. City Council approved the new Parking Lot Maintenance Ordinance with some minor revisions such as dissimilar materials as long as similar color, 60 days to comply, can get 30-day extension by City staff and if still cannot complete the repairs, can make a request to go before City Council for an additional 60 days.
5. The IMS zoning change and SUP for tattoo parlor were both approved by City Council.
6. The Facade and Signage Improvement Grant Policy was modified with a recommendation by the MDD in July and approval by City Council. Approved changes were to make the process easier and allow for other additional things to be included.
7. Oak Harbor Ph. 2 with 39 additional lots was finally completed and can have new building permits submitted. The homebuilder is unknown at this time.
8. The Comprehensive Master Plan final version of draft would be available tomorrow to allow the public to see and review. A Public Workshop will be scheduled in September to allow public to meet with staff and consultants in Community Room at City Hall.

ADJOURNMENT

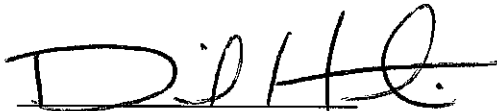
Chairman Wheeler adjourned the meeting at 7:16 p.m.

Presented and approved on 9/19/24.



Leonard Wheeler, Chairman

Attest:



David Hawkins, AICP
Director of Planning and Development