



**MINUTES**  
**Regular**  
**Azle Planning and Zoning**  
**Commission**

505 W. Main Street  
Azle, Texas 76020

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**November 7, 2024**

**6:00 PM**

**Council Chambers**

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**NOTICE IS HEREBY GIVEN THAT ONE OR MORE PLANNING AND ZONING COMMISSION MEMBERS MAY PARTICIPATE IN THIS MEETING OF THE CITY OF AZLE PLANNING AND ZONING COMMISSION VIA VIDEO CONFERENCE. 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 6:01 p.m.

**Members Present:**

Vice Chairman Jim Carlson  
Commissioner Laurel Mosier  
Commissioner Cynthia Barrios  
Commissioner Curt Lampkin  
Commissioner Rick Simmons (attended remotely)

**Members Absent:**

Chairman Leonard Wheeler (excused)  
Commissioner Jared Arneson (excused)

**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**

Vice Chairman Jim Carlson led the pledge.

**PUBLIC PARTICIPATION**

None.

**CONSENT AGENDA**

1. **Consider approval of the minutes of the Planning and Zoning Commission Meeting held on October 3, 2024.**

Commissioner Laurel Mosier moved to approve the minutes of the Planning and Zoning Commission meeting held on October 3, 2024 as presented. Commissioner Curt Lampkin seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Cynthia Barrios, Curt Lampkin, Jim Carlson, Rick Simmons

No: (0) None

Absent: (2) Leonard Wheeler, Jared Arneson

**PUBLIC HEARING**

2. **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 regulations for Wineries.**

Director of Planning and Development David Hawkins presented this item. Mr. Hawkins stated that on October 15, 2024, Council discussed a possible winery to be located in the downtown area and directed staff to proceed with a code amendment. The purpose of this agenda item is to define the business type "winery" and to amend the Permitted Use Schedule to assign the districts in which a winery would be permitted, either by right or by a Specific Use Permit (SUP). The City's ordinances do not address wineries at all.

The proposed definition is as follows:

**WINERY:** Winery means a facility used for the manufacturing, bottling, labeling and packaging of wine and, if necessary, may include the manufacturing and importation of grape brandy for fortifying purposes only. A winery may include the following accessory uses: a vineyard for the growing, cultivation or planting of grapes or other fruits, a tasting room to dispense wine for on-premises consumption, meeting or banquet facilities, restaurants, retail gift shops and retail sales area of wine for off-premises consumption.

The proposed amendment to the Permitted Use Schedule is as follows:

**Zoning Ordinance - Section 4.10 - Permitted Use Schedule**

| Commercial Uses | AG       | LPO      | E-1      | E-2      | E-3      | SF-1 | SF-2 | SF-3 | SF-4 | SF-5 | SF-MHP |
|-----------------|----------|----------|----------|----------|----------|------|------|------|------|------|--------|
| <b>Winery</b>   | <b>S</b> | <b>S</b> | <b>S</b> | <b>S</b> | <b>S</b> |      |      |      |      |      |        |

| Commercial Uses | MD-1 | MD-2 | MF-1 | MF-2 | O        | CEB      | INS      | G        | HC       | IND      |
|-----------------|------|------|------|------|----------|----------|----------|----------|----------|----------|
| <b>Winery</b>   |      |      |      |      | <b>S</b> | <b>P</b> | <b>S</b> | <b>S</b> | <b>S</b> | <b>S</b> |

P = Permitted

S = Specific Use Permit

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.

Discussion included requirements for restaurants and the inclusion of the word "manufacturing" in the definition.

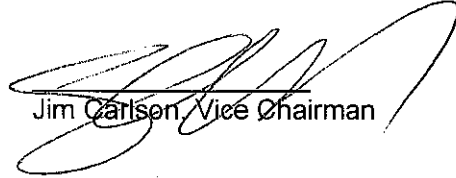
Commissioner Lampkin moved to approve and recommend to the City Council, text amendments to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas to add regulations for wineries, as presented. Commissioner Mosier seconded the motion. Motion carried.

Yes: (5) Laurel Mosier, Cynthia Barrios, Curt Lampkin, Jim Carlson, Rick Simmons  
No: (0)  
Absent: (2) Leonard Wheeler, Jared Arneson

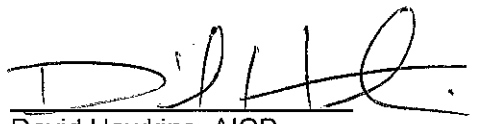
**ADJOURNMENT**

Vice Chairman Carlson adjourned the meeting at 6:16 p.m.

**Presented and approved on** 12/5/24

  
Jim Carlson, Vice Chairman

Attest:

  
David Hawkins, AICP  
Director of Planning and Development

