



MINUTES
Regular
Azle Zoning Board of Adjustment

505 W. Main Street
Azle, Texas 76020

January 6, 2025

6:00 PM

Council Chambers

NOTICE IS HEREBY GIVEN THAT ONE OR MORE MEMBERS MAY PARTICIPATE IN THIS MEETING OF THE CITY OF AZLE ZONING BOARD OF ADJUSTMENT VIA VIDEOCONFERENCE. 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 Leonard Wheeler called the meeting to order at 6:09 p.m.

Members Present:

- Vice Chairman Leonard Wheeler
- Board Member Jim Carlson
- Board Member Rob Schocke
- Board Member Jared Arneson
- Board Member (alt) Rick Simmons
- Board Member (alt) Damon Bethurum (present but not voting)

Members Absent:

Chairman Pennie Nichols (excused-planned to attend remotely but could not due to technical difficulties)

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 Zoning Board of Adjustment meeting held on July 29, 2024.

Board Member Jared Arneson moved to approve the minutes of the Zoning Board of Adjustment meeting held on July 29, 2024 as presented. Board Member Rick Simmons seconded the motion. Motion carried.

Yes: (5) Leonard Wheeler, Jim Carlson, Rob Schocke, Jared Arneson, Rick Simmons
No: (0)

PUBLIC HEARING

- 2. Conduct a public hearing to consider a variance request to Section 22 (3) Setback Requirements of the City of Azle Zoning Ordinance for the property located at 317 Commerce Street and also known as a tract of land out of the T. & P. R. Co. Survey, Abstract No. 1431, and legally described as Lot 1, Clark’s Industrial Addition, Parker County, Texas. The purpose of the variance is to allow for the construction of two (2) new awnings to encroach the minimum ten-foot (10’) side yard setbacks. Case No. V2024-04**

Director of Planning and Development David Hawkins presented this item. This variance request is for the Community Caring Center’s next phase of their expansion which includes the renovation of the original 7,500 sq. ft. building and includes the addition of two (2) awnings on the north and south sides of the building. The request is for a variance to allow these awnings to encroach within the minimum required 10’ side yard setbacks.

Vice Chairman Leonard Wheeler opened the public hearing at 6:14 p.m.

Mr. Andy Rector spoke on behalf of the Community Caring Center for this project. Kristie Cooper and Clint Beck were also present. Mr. Rector stated that the the loading dock has been relocated to the south end of the building in order to accommodate two lanes of traffic when people come to pick up food so the center is moving the awning for the loading dock to the south which will encroach that setback. Mr. Rector also stated that the awning on the north side is requested so that the center’s volunteers can have shelter from the sun, the cold, and the rain, when they load food into vehicles for people that have come to pick up. This awning will be wide enough to cover two lanes of traffic for this purpose and will encroach the setback on the north side of the property.

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

Board Member Rick Simmons moved to approve the variance request for the property located at 317 Commerce Street to allow for the construction of two (2) new awnings to encroach the minimum ten-foot (10’) side yard setbacks. Board Member Jim Carlson seconded the motion. Motion carried.

Yes: (5) Leonard Wheeler, Jim Carlson, Rob Schocke, Jared Arneson, Rick Simmons
No: (0)

ADJOURNMENT

Vice Chairman Leonard Wheeler adjourned the meeting at 6:19 p.m.

Presented and approved on _____

Pennie Nichols, Chairman

Attest:

David Hawkins
Director of Planning and Development