



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

April 17, 2025

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:03 p.m.

Members Present:

Chairman Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Jared Arneson
Commissioner Rick Simmons
Commissioner Laurel Mosier
Commissioner Curt Lampkin

Members Absent:

Commissioner Cynthia Barrios

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

Commissioner Rick Simmons led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

- 1. Consider approval of the minutes of the Planning and Zoning Commission meeting held April 3, 2025.**

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held April 3, 2025 as presented. Commissioner Curt Lampkin seconded the motion. Motion carried.

Yes:	(6)	Jared Arneson, Rick Simmons, Laurel Mosier, Leonard Wheeler, Curt Lampkin, Jim Carlson
Absent:	(1)	Cynthia Barrios

PUBLIC HEARING

- 2. Conduct a public hearing and consider text amendments to Chapter 4 "Business Regulations", Chapter 14A "Zoning Ordinance", and Appendix A, "Fee Schedule," of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding new regulations pertaining to Short-Term Rentals (STRs) in Azle.**

Director of Planning and Development David Hawkins introduced this item. City Attorney Andrea Russell gave an overview of the draft ordinance.

Chairman Leonard Wheeler opened the public hearing at 6:18 p.m.

Ken Bachelor, 432 Windjammer, gave a presentation against short-term rentals (STRs) and against the draft ordinance as it is written. He spoke on behalf of several neighbors. Mr. Bachelor stated STRs are basically serving as hotels/motels and asked who would monitor them. He also asked what the city gains from STRs. Mr. Bachelor provided information about the listing for the STR on Windjammer. He presented information and photographs about issues such as noise, alcohol, and excessive parking. Mr. Bachelor presented a list of cities that have adopted ordinances to help address STRs. Mr. Bachelor requested that B & Bs (Bed & Breakfasts) and STRs be treated as commercial properties and limited to areas zoned commercial. He asked that they be kept out of residential areas and asked the Commission to look at the city's definition for single-family zoning.

Steve Harding, 444 Windjammer, spoke against STRs. He stated that this is a neighborhood, not a business. He asked that staff consider the volume of complaints during peak seasons, not just thus far in winter 2025.

Jim Davis, 436 Windjammer, voiced concerns about parking, vehicles and RVs parked on/blocking the sidewalk, and the advertising of the use of HOA facilities for STR renters when the facilities are not intended for the general public.

Jason Silzle, 424 Windjammer, owner of an STR, stated he also has pictures and security camera footage to counter some of the comments. He stated he monitors the situation nightly, guests are notified of issues, and that he attempted to meet with Mr. Bachelor to discuss options for the upcoming season. Mr. Silzle addressed types of people and their reasons for staying at an STR. He agreed that nuisances should be addressed and that they can be addressed with existing ordinances. He asked the Commission to avoid over-reaching rules and stated that people have always been able to rent out their homes, and also to rent out just a single room in their home.

As there were no other speakers, Chairman Wheeler closed the hearing at closed 6:52 p.m.

Discussion included: maximum number people allowed in an STR; that a subdivision's HOA can ban STRs; that cities cannot regulate HOAs; that approximately 10 STRs report hotel occupancy tax funds to the city of Azle; that there are an estimated 65 STRs in the city of Azle; that the first page of the ordinance seems negative towards STRs; that the draft ordinance aims to balance concerns of citizens for the regulation of STRs; that there are new trends in case law from lower courts regarding more regulation for STRs; that after an ordinance is adopted, an STR that meets all regulations (except for density on a block) can continue to operate as non-conforming after obtaining a permit; that an inspection and renewal of license/permit must be done annually; availability of the police department to monitor STRs or respond to complaints; the proposed zoning districts in which STRs are allowed; and the possible reason the proposed ordinance does not allow STRs in the SF-MHP district may have to do with requirements of the International Fire Code.

Commissioner Curt Lampkin excused himself from the meeting at 8:14 p.m.

Commissioner Rick Simmons moved to recommend to the City Council approval of the draft ordinance

to regulate short-term rentals (STRs) with amendments to allow an avenue for appeal to exceed the maximum occupancy, to allow for on-street parking, and to allow STRs in all zoning districts. Vice Chairman Jim Carlson seconded the motion. Motion carried.

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

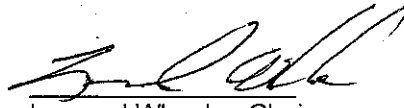
EXECUTIVE SESSION

None.

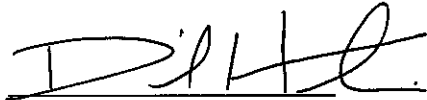
ADJOURNMENT

Chairman Wheeler adjourned the meeting at 8:20 p.m.

Presented and approved on 5/1/25


Leonard Wheeler, Chairman

Attest:



David Hawkins, AICP
Director of Planning and Development