



MINUTES

Regular Meeting

Azle City Council

505 W. Main Street
Azle, Texas 76020

May 6, 2025

6:00 PM

Council Chambers

CALL TO ORDER

Mayor Brundrett called the meeting to order at 6:00 PM.

Members Present:

Mayor Alan Brundrett
Mayor Pro Tem Randa Goode
Councilmember Derrick Nelson
Councilmember Amy Estes
Councilmember Stacy Peek
Councilmember Rouel Rothenberger
Councilmember Brian Conner

Staff Present:

Tom Muir	City Manager
Amber Beard	Assistant City Manager
Yael Hoffman	City Secretary
Andrea Russell	City Attorney
Will Scott	Fire Chief
Ben Hall	Police Chief
David Hawkins	Director of Planning and Development
Rick White	Director of Public Services
Curren McLane	Library Director
Victor Gonzalez	Assistant Library Director
Kristen Pegues	Community & Marketing Specialist
Amanda Scott	Special Events & Activities Coordinator

INVOCATION

Mr. Jason Malewiski, executive director of Servolution Network, gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Brundrett led the Pledge of Allegiance.

PUBLIC PARTICIPATION

None

PROCLAMATIONS

1. Proclamations:

- **Public Service Recognition Week: May 4-10**
- **Peace Officer Memorial Day: May 15 and National Police Week: May 12-18**
- **National Public Works Week: May 18-24**

- **Emergency Medical Services Week: May 18-24**
- **Small Business Week: May 4-10**

Mayor Brundrett read and presented proclamations to all organizations being recognized.

PRESENTATIONS

2. SafeHaven of Tarrant County.

Ronna Huckaby, Chief of Mission at SaveHaven, gave a brief presentation on the organization's activities.

ACTION ITEMS

3. Consider any action on the April 15, 2025 regular council meeting minutes.

Councilmember Rothenberger moved to approve the April 15, 2025 regular council meeting minutes, as presented. Mayor Pro Tem Goode seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

4. Consider any action on the request by the Azle Area Ministerial Alliance to utilize Central Park; a fire truck; a waiver of the fees charged for Fire Department personnel and equipment; a waiver of fees for the rental of the Pavilion and Amphitheater; approving a Council Variance allowing the issuance of a fireworks permit and a waiver of the fireworks permit fee contingent on all requirements being met for the "Follow the Flag" event on July 4, 2025.

Councilmember Rothenberger moved to approve the request by the Azle Area Ministerial Alliance to utilize Central Park; a fire truck; a waiver of the fees charged for Fire Department personnel and equipment; a waiver of fees for the rental of the Pavilion and Amphitheater; approving a Council Variance allowing the issuance of a fireworks permit and a waiver of the fireworks permit fee contingent on all requirements being met for the "Follow the Flag" event on July 4, 2025. Mayor Pro Tem Goode seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

5. Consider any action authorizing the City Manager to execute an interlocal cooperative purchasing agreement with TXShare.

Councilmember Rothenberger moved to authorize the City Manager to execute an interlocal cooperative purchasing agreement with TXShare. Councilmember Peek seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

6. Consider any action on awarding the Vac-Truck Storage Building Project (Bid No. 2025-007)

Mayor Brundrett recognized Rick White, Director of Public Services, who explained the bid process. Staff recommended awarding this project to First Construction, LLC, for \$205,276.

Councilmember Rothenberger moved to award the Vac-Truck Storage Building Project (Bid No. 2025-007) to First Construction, LLC, for \$205,276. Councilmember Estes seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

7. Consider any action on Resolution No. 2025-08 approving a grant application for the Texas MVCPA SB224 Theft Grant by the Police Department.

Mayor Brundrett recognized Chief Hall, who explained the grant application process.

Councilmember Rothenberger moved to approve Resolution No. 2025-08 approving a grant application for the Texas MVCPA SB224 Theft Grant by the Police Department, as presented. Mayor Pro Tem Goode seconded the motion.

8. Consider any action on Resolution No. 2025-09 agreeing to meet all match contribution requirements and committing \$22,500 in match contribution to affordable housing for all activities undertaken through the HOME Investment Partnership Program.

Councilmember Rothenberger moved to approve Resolution No. 2025-09 agreeing to meet all match contribution requirements and committing \$22,500 in match contribution to affordable housing for all activities undertaken through the HOME Investment Partnership Program, as presented. Councilmember Conner seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

PUBLIC HEARING

9. Conduct a public hearing and consider any action on Ordinance No. 2025-07 regarding a Planned Development (PD) District Amendment request for approximately 18.2434 acres of land, being described as a tract of land in the Nathan Almond Survey, Abstract No. 42, being a portion of that certain 8.76-acre tract of land described in a deed to William Earl Burtram and recorded in Instrument No. D207164501 of the official public records of Tarrant County, Texas, and also being the remaining portion of that certain 5.40-acre tract of land described in a deed to William Earl Burtram and wife, Brenda Lee Burtram recorded in Volume 8270, Page 649, of the Deed Records of Tarrant County, Texas and the remaining portion of Lot 2, Block 2, Almond Addition, an addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Volume 388-209, Page 88, Plat Records of Tarrant County, Texas, said Lot 2 being conveyed to William Earl Burtram by deed and recorded in Instrument No. D207164499 of the Deed Records of Tarrant County, Texas. The property is generally located on the south side of Sandy Beach Road and east side of Boyd Road (FM 730 N), approximately 200 feet east of the Sandy Beach Rd. and Boyd Rd. intersection. The purpose of this Planned Development Amendment is to consider changing a few of the development standards for a multi-family residential development previously approved on Dec 2, 2003 by Ordinance No. 2003-30. Case No. Z2025-01

Mayor Brundrett recognized Director of Planning and Development David Hawkins, who presented the item regarding an approximately 18-acre property zoned as a Planned Development (PD) District for a 312-unit multi-family residential development, originally approved in 2003 by Ordinance No. 2003-30. The property, which includes a 5,000-square-foot commercial pad site fronting Boyd Road, has never been developed but remains zoned as a PD. Now under new ownership, the applicant is ready to proceed and is requesting amendments to the original PD development standards and concept plan. Proposed changes include revising the unit mix, reducing the minimum square footage for two-bedroom units, updating parking ratios to allow carports/covered spaces, increasing the size of the commercial building, increasing floor-to-ceiling heights while maintaining three-story buildings, and adjusting the site layout while keeping the total number of buildings at thirteen. The applicant is also asking to postpone submission of the Tree Survey until the site plan application stage. Mr. Hawkins noted that the Planning and Zoning Commission approved the request on April 3, 2025, with a vote of 5-0 (2 Commissioners were absent).

Tommy Mann with Winstead Attorneys, 500 Winstead Building, Dallas, TX presented the proposed amendments to the PD ordinance to the City Council. Sean Alibrando, developer with Asvalo Real Estate, also addressed the Council.

Mayor Brundrett opened the public hearing at 6:58 PM.

Russell Thomas, 2105 Country Club Road, expressed concern that the property is located within the 100-year flood zone and will require a flood study and FEMA approval, among other issues within this area.

Bart A. Rue, 1570 Jackson Trail, stated he is against this development, stating the apartment complex's tax-exempt status would negatively impact the city's long-term revenue.

Pam Malhota, 328 Sandy Beach Rd, is against this project, saying it would increase area traffic and create a financial burden on the city and school district due to the tax-exempt nature of the development.

Brenda Ball, #7 Kona Dr, shared her objections to the proposed development.

Karla Manker, 808 Wood Trail, also spoke against this project.

Mayor Brundrett closed the public hearing at 7:31 PM.

Mayor Brundrett convened to Executive Session under section 551.071 Consultation with the City Attorney and Pecos Housing Finance Corp at 7:32 PM.

Mayor Brundrett reconvened to open session at 8:32 PM.

Discussion was held on ownership of the property and proposed standards for the PD.

Mayor Pro Tem Goode moved to Deny Ordinance No. 2025-07 regarding a Planned Development (PD) District Amendment request for approximately 18.2434 acres of land, being described as a tract of land in the Nathan Almond Survey, Abstract No. 42, being a portion of that certain 8.76-acre tract of land described in a deed to William Earl Burtram and recorded in Instrument No. D207164501 of the official public records of Tarrant County, Texas, and also being the remaining portion of that certain 5.40-acre tract of land described in a deed to William Earl Burtram and wife, Brenda Lee Burtram recorded in Volume 8270, Page 649, of the Deed Records of Tarrant County, Texas and the remaining portion of Lot 2, Block 2, Almond Addition, an addition to the City of Azle, Tarrant County, Texas, according to the Plat recorded in Volume 388-209, Page 88, Plat Records of Tarrant County, Texas, said Lot 2 being conveyed to William Earl Burtram by deed and recorded in Instrument No. D207164499 of the Deed Records of Tarrant County, Texas. The property is generally located on the south side of Sandy Beach Road and east side of Boyd Road (FM 730 N), approximately 200 feet east of the Sandy Beach Rd. and Boyd Rd. intersection. The purpose of this Planned Development Amendment is to consider changing a few of the development standards for a multi-family residential development previously approved on Dec 2, 2003 by Ordinance No. 2003-30. Case No. Z2025-01. Councilmember Peek seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

DISCUSSION ITEMS

10. Preserving historical buildings

Mayor Pro-tem Goode asked about possible measures to preserve historical buildings in the city. City Attorney Andrea Russell will check how other cities address this and will return with more information.

11. Lot sizes and setbacks

The Council would like to address the minimum lot width. Director of Planning and Development David Hawkins will research the matter and bring it back to the Council for review at a future meeting.

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

- Expiration dates for Planned Developments.
- Advise Council of any Planned Developments that have been approved, but no action has been taken.

- Cats

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

- The first Concert in the Park had a good turnout, considering the weather.
- Azle ISD Graduation is scheduled for May 22, 2025.
- May 13 - the City will host a Farewell Reception for Mayor Brundrett
- A Special Meeting will be held on May 13, 2025, which will include recognition for outgoing Mayor Alan Brundrett and the swearing-in of the incoming mayor and council members.

EXECUTIVE SESSION

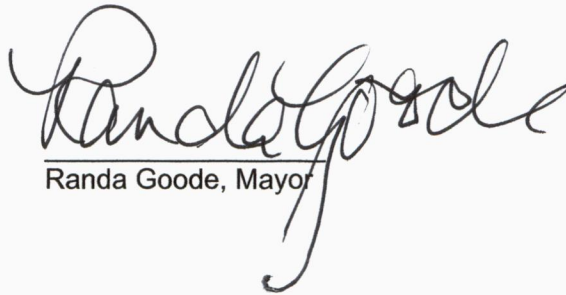
**551.071 CONSULTATION WITH THE CITY ATTORNEY
Pecos Housing Finance Corp.**

12. Take any action pursuant to executive session.

ADJOURNMENT

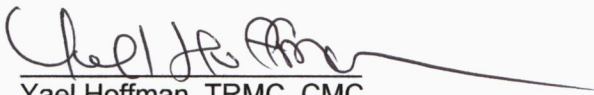
Mayor Brundrett adjourned at 09:05 PM.

Presented and approved on 05-20-2025.



Randa Goode, Mayor

Attest:



Yael Hoffman, TRMC, CMC
City Secretary