



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

August 7, 2025

6:00 PM

Council Chambers

Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

REGULAR SESSION

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the Planning and Zoning Commission on posted agenda items or non-agenda items. In order to address the Commission, please complete a Speaker's Request Form and submit to the Secretary prior to the start of the meeting. All comments must be directed to the Presiding Officer, rather than an individual commissioner or city staff. All speakers must refrain from personal attacks toward any individual. Comments are limited to three (3) minutes and must pertain to the subject matter listed on the Speaker's Request Form. Speakers requiring the assistance of a translator shall be provided four (4) minutes. The Commission may not comment publicly on non-agenda items, but may direct the staff to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require Commission action, you may obtain a form from the Secretary and request the item be placed on a future agenda.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held July 17, 2025.

PUBLIC HEARING

2. Conduct a public hearing and consider a recommendation to the City Council regarding a Specific Use Permit request to operate a smoke shop and tobacco store business for property located at 201 W. Main Street and also known as Lot 3C, Block 3, Original Town of Azle Addition. The property is located on the south side of W. Main Street approximately six hundred feet (600') from the intersection of W. Main Street and Church Street. The applicant is requesting a Specific Use Permit to operate a smoke shop and tobacco store business at this location. Case No. SUP2025-02

David Hawkins, Director of Planning and Development

OTHER ITEMS

3. Development Project Updates.

EXECUTIVE SESSION

Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item, and may receive advice from its attorney as permitted by law.

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on August 1, 2025, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.



This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Planning and Zoning Commission agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

July 17, 2025

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:00 p.m.

Members Present:

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

Members Absent:

Commissioner Rick Simmons

Staff Present:

David Hawkins, AICP	Director of Planning & Development
Malinda Nowell	Sr. Administrative Assistant

INVOCATION

Commissioner Jared Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Curt Lampkin led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held June 5, 2025.

Commissioner Curt Lampkin moved to accept the minutes of the June 5, 2025 Planning and Zoning Commission meeting as presented. Commissioner Mosier seconded the motion.

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

Absent: (1) Rick Simmons

PUBLIC HEARING

2. **Conduct a public hearing and consider a recommendation to the City Council regarding a Specific Use Permit request to operate a car sales business for property located at 101 Southeast Parkway and also known as Lot 1, Block 2, B. F. Curtis Addition. The property is located on the southeast corner of the intersection of Southeast Parkway and N. Stewart Street. The applicant is requesting a Specific Use Permit to operate a car sales business at this location.**

Director of Planning and Development David Hawkins presented this item. He stated that Mr. Tire has applied for this Special Use Permit (SUP) to operate an auto sales business at 101 Southeast Parkway. This business currently offers oil change, brake and tire replacement services and would like to add an auto sales service as part of their business. On April 2, 2024, the Council passed Ordinance No. 2024-11 amending the Permitted Use Schedule within the Zoning Ordinance, which now requires a SUP to operate an auto sales business in the Heavy Commercial (HC) zoning district. The other services are still permitted by right under the "Quick Vehicle Service" use category. Approval of this SUP will allow the applicant to proceed forward with a Certificate of Occupancy to add this additional service to the business at this location. Mr. Hawkins stated that letters were mailed to property owners within the required 200-foot radius; no responses have been received.

Chairman Leonard Wheeler opened the public hearing at 6:10 p.m. Owner Hamdy Sayed, 405 McMillan Street in Joshua, and manager Adam Sobeil, 1001 Timberoaks Drive in Azle, spoke about the proposed new use for this location. As there were no other speakers, Chairman Wheeler closed the hearing at 6:16 p.m. Discussion was held on site improvements like lighting, landscaping, screening.

Vice Chairman Jim Carlson moved to table this item to a future meeting to allow the applicants time to provide more details for screening and down-lighting and a plan or details for additional landscaping. Commissioner Jared Arneson seconded the motion. Motion carried.

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

Absent: (1) Rick Simmons

DISCUSSION ITEMS

3. **APA Texas Chapter Midwest Section's Annual Elected and Appointed Officials Workshop.**

David Hawkins, Director of Planning and Development, announced to the Commissioners of the upcoming training opportunity at the 2025 APA Texas Chapter Midwest Section's Annual Elected and Appointed Officials Workshop and encouraged them to attend the event.

ADJOURNMENT

Chairman Leonard Wheeler adjourned the meeting at 6:30 p.m.

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter:	David Hawkins, Director of Planning and Development
Agenda Item:	Conduct a public hearing and consider a recommendation to the City Council regarding a Specific Use Permit request to operate a smoke shop and tobacco store business for property located at 201 W. Main Street and also known as Lot 3C, Block 3, Original Town of Azle Addition. The property is located on the south side of W. Main Street approximately six hundred feet (600') from the intersection of W. Main Street and Church Street. The applicant is requesting a Specific Use Permit to operate a smoke shop and tobacco store business at this location. Case No. SUP2025-02

Background and Explanation:

The applicant is requesting a Specific Use Permit (SUP) to allow a new smoke shop and tobacco store business at 201 W. Main St. On April 2, 2024, the City Council passed an ordinance (Ord. No. 2024-11) to amend the Definitions and Permitted Use Schedule within the Zoning Ordinance, which added a new business use named:

SMOKE SHOP AND TOBACCO STORE: Any retail establishment that is dedicated, in whole or in part, to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, tobacco paraphernalia, electronic vaping devices or other similar substances; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store" and shall not be subject to the restrictions in this section.

This new use requires a SUP to operate within the Central Business District (CBD) zoning district. Approval of this SUP request will allow the applicant to proceed forward with a Certificate of Occupancy to open this business at this location.

Existing Condition of Property:

The property is approximately 0.74 acres and was platted as part of the Original Town of Azle Addition back on January 15, 1894. According to Tarrant County Appraisal District records, this building was constructed in approximately 1950 and has held various businesses over the years. The applicant has provided a summary of this business plan and provided a site photo to illustrate the location of the business. At this time, there are no specific plans for changes or enhancements to the property, building, landscaping, or parking areas.

Adjacent Zoning:

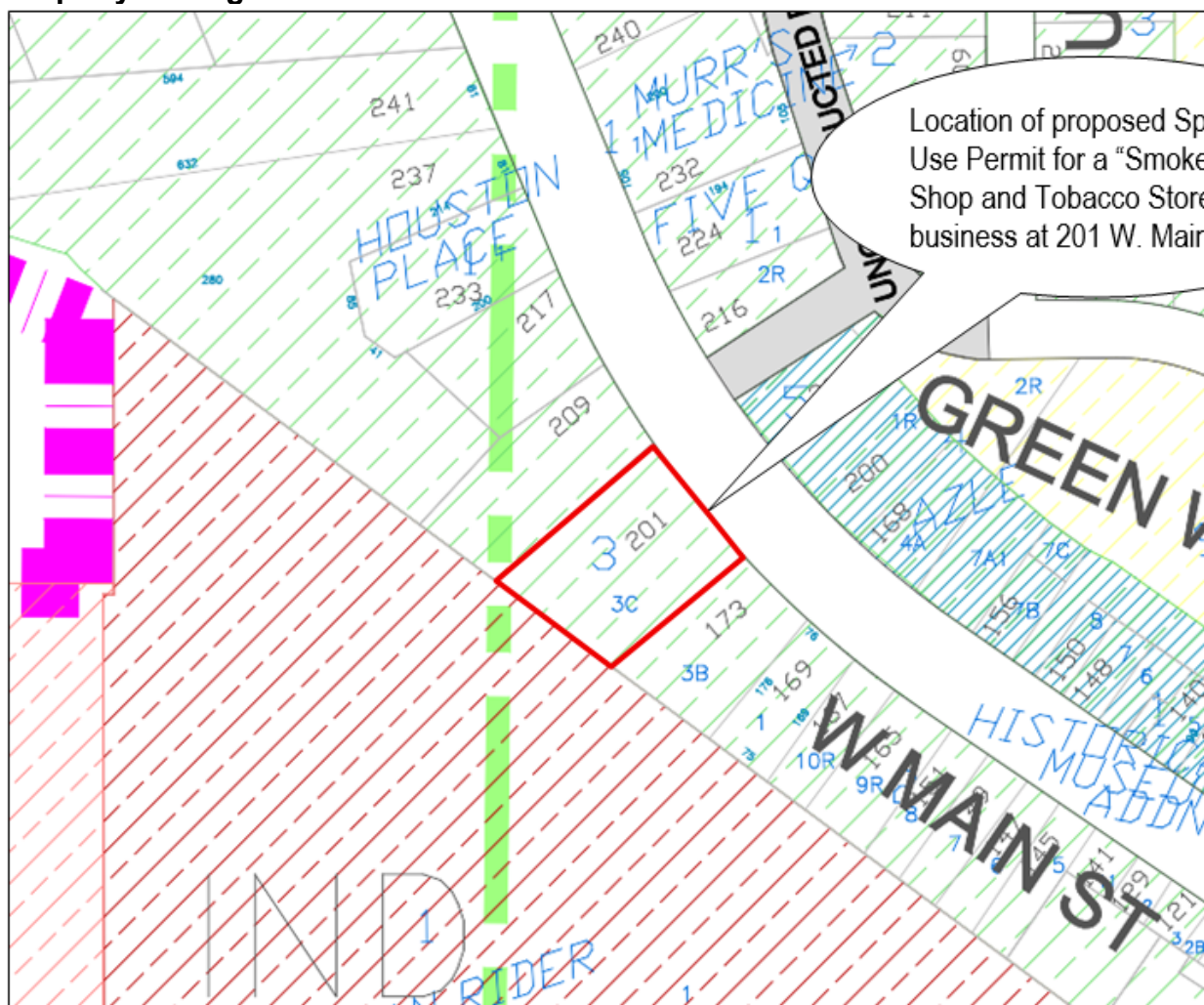
North: Central Business District (CBD)

South: Industrial (IND)

East: Central Business District (CBD)

West: Central Business District (CBD)

Property Zoning Exhibit:



Property Location Exhibit:

**Utilities:**

Water and sewer are available to serve this property.

Certificate of Occupancy/Licensing:

If the Specific Use Permit is approved by the City, any required permits and licensing from the State will be provided before a new Certificate of Occupancy will be issued for this business.

Specific Use Permit Notification Process:

Twelve (12) letters were sent to surrounding property owners within 200'. As of August 1, 2025, staff has received no formal responses from the public on this request.

Board/Commission/Committee Recommendation:

Section 32.7 of the Zoning Ordinance states that granting or denying an application for a specific use permit, the City Council shall take into consideration the following factors:

- A. Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.*
- B. Safety from fire hazard and measures of fire control.*
- C. Protection of adjacent property from flood or water damage.*
- D. Noise producing elements and glare of vehicular and stationary lights and effects of such lights on established character of the neighborhood.*

E. Location, lighting, type of signs, and relation of signs to traffic control and adverse effect on adjacent properties.

F. Street size and adequacy of pavement width for traffic reasonably expected to be generated by the proposed use around the site in the immediate neighborhood.

G. Adequacy of parking, as determined by requirements of this Section, for off-street parking facilities for similar uses, location of ingress and egress points for parking and off-street loading spaces, and protection of the public health by all weather surfacing on all parking areas to control dust.

H. Compatibility of the proposed use with surrounding and adjacent properties and whether such use will adversely affect the use and enjoyment of the surrounding and adjacent properties.

I. Such other measures as will secure and protect the public health, safety, morals, and general welfare.

Options for the Planning & Zoning Commission:

1. Recommend approval as submitted
2. Recommend approval with conditions
3. Recommend denial as submitted
4. Table the case to a future meeting

Staff Recommendation:

Staff forwards this Specific Use Permit request to the Commission for their consideration.

Attachments:

1. SUP Narrative Letter - 201 W Main St Azle TX

Debindra Gajurel

City Vape n More

201 W main ST, Azle Tx 76036

cityvapenmore@gmail.com

Date: 07/25/2025

To:

City of Azle
Planning & Zoning Commission
City Council Members
613 Southeast Parkway
Azle, TX 76020

Subject: Supporting Narrative for Opening a Vape Shop in Downtown Azle

Dear Members of the Planning & Zoning Commission and City Council,

I appreciate the opportunity to submit this narrative letter in support of my proposed business—a specialty vape shop located in the heart of downtown Azle. As a Texas resident and business owner, I believe this store will not only serve a growing consumer demand but also contribute positively to the revitalization and economic growth of downtown.

Business Overview

Business Name:City Vape n More

Business Type: Retail Vape Store

Proposed Location: 201 W main ST, Azle Tx 76036

Days and Hours of Operation

- **Monday –Friday:** 9:00 AM – 9:00 PM
- **Saturday-Sunday:** 9:00 AM – 9:00 PM

These hours are designed to accommodate both weekday and weekend shoppers while respecting the quieter evening atmosphere downtown.

Products and Services Offered

Our store will offer a wide variety of vape-related products including:

- FDA-registered vaping devices and hardware
- Nicotine and non-nicotine e-liquids (all age-restricted per Texas law)
- CBD wellness products (all legal under Texas law)
- Accessories: chargers, batteries, coils, and cases
- Educational materials and harm-reduction resources for adult smokers transitioning from combustible tobacco

Community Value and Economic Benefits

- **Revitalization of Downtown:** This location has seen foot traffic decline due to vacant retail spaces. A clean, modern vape store can attract customers who will also patronize nearby cafes, restaurants, and shops.
- **Local Employment:** The store will initially create 2–4 part-time and full-time jobs for Azle residents.
- **Regulatory Responsibility:** We are committed to full compliance with all local, state, and federal regulations regarding age-restricted sales. We will implement ID scanning technology to prevent sales to minors.
- **Public Health Focus:** Our mission is not to promote vaping but to offer an alternative for adult smokers seeking a safer method of nicotine consumption. We will provide information about smoking cessation and guide responsible use.
- **A Clean, Professional Business:** The store design will reflect a modern, health-oriented retail space—not a smoke shop atmosphere—emphasizing wellness and education.

Why a Vape Store Is a Good Fit for This Location

1. **Consumer Demand:** The adult vaping community in Azle and surrounding areas is underserved. Currently, residents must drive to Fort Worth, Saginaw, or Weatherford for quality vape products.
2. **Low Impact:** Our business produces no noise, odor, or outdoor signage issues. There is minimal parking or infrastructure burden.
3. **Age-Restricted Clientele:** Our store's customers are 21+, which ensures we operate as a mature, respectful retail environment.
4. **Downtown Diversity:** A vape shop adds retail variety to downtown and encourages different age groups to explore local offerings.
5. **Economic Growth:** A portion of our revenue will circulate back into the community through taxes, wages, and partnerships with other local businesses.

Why This Location Works for “City Vape n More”

Feature	Advantage
Central Downtown Presence	Frontage on Main St ensures visibility and foot traffic synergy with cafes & restaurants.
Dedicated Parking	Seven on-site spaces ease customer access, unlike denser retail elsewhere.
Critical Mass of Related Retail	Convenience and tobacco shops nearby show demand and acceptability.
Diverse Community Uses	Surrounding shops draw varied demographics—coffee drinkers, diners, local shoppers.

**Retail Footprint
Mastery**

1,406 sq ft easily adapts for display, counter service, stock storage, and private consultation space.

Key Features:

- **Front entrance** opens to a welcoming retail area bathed in natural light from the Main Street façade.
- **Wall shelving and display counters** showcasing products, devices, authentic accessories.
- **Consultation area** tucked near the center—two chairs and a small table, ideal for educational interactions or nicotine-harm reduction guidance.
- **Point-of-Sale station + ID scanning equipment** centrally located for streamlined service and strict age verification.
- **Backroom zone** offers secure storage, a small staff office, and restroom — all discreet and accessible without interrupting public space.
- **Professional finishes** throughout: epoxy or vinyl plank flooring, neutral wall colors, modern LED lighting, ADA-compliant design.

Subject Property

201 W Main st Azle TX 76020





In conclusion, I respectfully request your support in approving our application to operate this business in downtown Azle. We are excited to become part of this community's ongoing growth and are fully committed to being a responsible, community-minded business.

Thank you for your time and consideration.

Sincerely,

Debindra Gajure

Owner & Manager

City Vape n More

cityvapenmore@gmail.com