



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

June 5, 2025

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Vice Chairman Jim Carlson called the meeting to order at 6:00 p.m.

Members Present:

Vice Chairman Jim Carlson
Commissioner Jared Arneson
Commissioner Rick Simmons
Commissioner Laurel Mosier
Commissioner Cynthia Barrios
Commissioner Curt Lampkin

Members Absent:

Chairman Leonard Wheeler

Staff Present:

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

INVOCATION

Commissioner Jared Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Jared Arneson led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. **Consider approval of the minutes of the Planning and Zoning Commission meeting held May 15, 2025.**

Commissioner Laurel Mosier moved to approve the minutes of the Planning and Zoning Commission meeting held May 15, 2025. Commissioner Rick Simmons seconded the motion. Motion carried.

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

Absent: (1) Leonard Wheeler

ACTION ITEMS

2. **Consider and take appropriate action on a Replat for a 2.369-acre tract of land out of the William Lawrence Survey, Abstract No. 974, Tarrant County, Texas and legally described as Lot 1X, Block B, Sandy Beach Addition to create Lots 27-32, and Lot 33X, Block B, Sandy Beach Addition, an addition in the City of Azle, Tarrant County. The property is located on the south side of Yoakum Drive, approximately 2,100 feet south of Sandy Beach Road. Case No. RP2025-03**

Director of Planning and Development David Hawkins presented this item. Discussion included that drainage would all be contained within the existing area and the current plat handles the drainage for all lots as well as these new six lots.

Commissioner Rick Simmons moved to approve the replat as submitted. Commissioner Jared Arneson seconded the motion. Motion carried.

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

Absent: (1) Leonard Wheeler

3. **Consider any action and make a recommendation to the City Council regarding a proposed zoning change request from the Estate One (E-1) District to a Planned Development (PD) District by approving a concept plan for a proposed 18-lot private and gated residential subdivision on approximately 18.297 acres of land situated in the J. Wilcox Survey, Abstract No. 1727, City of Azle, Tarrant County, Texas, and being described as a portion of certain parcel described in deed to Eagle Lot Partners, LLC, recorded in Instrument No. D222170906, Official Records, Tarrant County, Texas. The property is generally located on the north side of Park Street approximately 2,100 feet east of South Ash Avenue. Case No. Z2025-02**
This agenda item was tabled from the May 15, 2025 Planning and Zoning Commission meeting.

Director of Planning and Development David Hawkins presented this item. This item was tabled at the last meeting on May 15, 2025. This is an action item tonight. The public hearing was already held and closed; however, comments may be taken. Mr. Hawkins stated that the developer proposes the following changes to the concept plan for this development, summarized as follows:

- 1) reduced the number of lots from 18 to 16;
- 2) street will be a public street to be dedicated to the City of Azle;
- 3) cul-de-sac length reduced from 1,200' to 943';
- 4) increased average minimum lot width from 125' to 139';
- 5) reduced the front setback line from minimum 50' to 35'; and
- 6) reduced side setback line for corner lot from min. 35' to 20'.

Steve Flory, 1893 Park Street, thanked Mr. Price for making the adjustments to the proposed concept plan making each lot at least one acre and making it a public street and requested the Commission take note of where variances are made.

Jim Kirk, 116 Westlake Woods Drive, asked for a second means of egress from Broadway to Park Street. Mr. Kirk stated that nearby lots are selling for three quarters of a million dollars and that the Commission should reconsider allowing on-site sewage facilities for these lots. He also stated that this development should adhere to all requirements of the E-1 zoning.

Chris Price, developer, stated that the 200-foot lot width is too big for most people. Mr. Price stated that Chesmar Homes wants to build on these lots. Mr. Price stated that there would be sidewalks, bar-ditch roads, and it would be a premier development.

Mr. Hawkins stated there are currently no sidewalks in the concept plan, so a sidewalk easement will need to be added since Mr. Price stated there would be sidewalks. They will be on private property, but they will be accessible to the public.

Mr. Price stated that he will work with Mr. Fox regarding the fencing request he made at the last meeting.

The only fencing requirement is the masonry wall on the two corner lots on Park Street.

Commissioner Curt Lampkin moved to approve this case as presented with the addition of a sidewalk easement. Commissioner Laurel Mosier seconded the motion. Motion carried.

Yes: (4) Jared Arneson, Laurel Mosier, Curt Lampkin, Jim Carlson
No: (2) Rick Simmons, Cynthia Barrios
Absent: (1) Leonard Wheeler

Mr. Hawkins stated that the next public hearing will be at City Council on July 1, 2025.

PUBLIC HEARING

- 4. 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 a definition for "Vehicle Repair".**

Director of Planning and Development David Hawkins presented this item. Following the Commission's discussion on May 1, and the Council's discussion on May 20, the following text amendments are recommended:

VEHICLE REPAIR: An establishment which may provide services of automotive repair, automotive tune-up, or lubrication service, which allows for the repair, rebuilding, or reconditioning of motor vehicles and trailers that are not considered a Heavy Load Vehicle; including collision repair and painting and storage of vehicles for repair, and business use. Any outside storage of vehicles or equipment is required to be screened with a wall or fence.

HEAVY LOAD VEHICLE: A pickup truck having a manufacturer's Gross Vehicle Weight Rating (GVWR) of greater than fourteen thousand (14,000) pounds; any other self-propelled vehicle having a manufacturer's Gross Vehicle Weight Rating (GVWR) of greater than eleven thousand (11,000) pounds, such as tractor-trailers, buses, box vans, and other similar vehicles; or any towed vehicle with a manufacturer's Maximum Loaded Trailer Weight (MLTW) greater than eleven thousand (11,000) pounds or more than two (2) axles, such as flatbed trailers, utility trailers, and cargo trailers. Heavy Load Vehicle does not include Recreational Vehicles or Agricultural Vehicles and Equipment. The term "truck" shall be construed to mean "Heavy Load Vehicle" unless specifically stated otherwise. For dispute resolution, the owner shall provide proof of the weight of vehicle.

Vice Chairman Jim Carlson opened the public hearing at 6:51 p.m. As there were no speakers, Mr. Carlson closed the hearing at 6:51 p.m.

Commissioner Rick Simmons moved to recommend these text amendments to City Council with the removal of all instances of heavy load vehicle, including the removal of the definition of heavy load vehicle. Commissioner Jared Arneson seconded the motion. Motion carried.

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

- 5. 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 amendments to the minimum lot width regulations within the single-family residential zoning districts.**

Director of Planning and Development David Hawkins presented this item. Council requested a re-

evaluation of minimum lot widths in the City's residential zoning categories. Mr. Hawkins also pointed out that the min. lot size for the SF-3.5 was amended back in 2022 with the last amendments, so it is recommended that this be corrected to be a min. lot size of 14,520 sq. ft. Proposed changes are in red.

Zoning Ordinance - Section 4.10 - Permitted Use Schedule

Zoning Districts L = Legacy	E-1	E-2 (L)	E-3 (L)	SF-1	SF-2 (L)	SF-3	SF-3.5	SF-4 (L)	SF-5 (HUD)
Min. Lot Size	1 ac	32,670	20,000	21,780	7,500	14,520	6,500	6,000	6,000
(sq. ft.)					(14,520)			(14,520)	
Min. Lot Width	200'	160'	120'	120'	105'	105'	105'	105'	60'
Min. Lot Width - Corner Lot	210'	170'	130'	130'	115'	115'	115'	115'	60'
Min. Lot Width - Cul-de-sac	60'	60'	50'	50'	40'	40'	40'	30'	40'

Vice Chairman Jim Carlson opened the public hearing at 7:13 p.m. As there were no speakers, Mr. Carlson closed the hearing at 7:14 p.m.

Commissioner Rick Simmons moved to approve and recommend the proposed amendments to City Council with the adjustment that SF-3.5 be changed to a min. lot size of 14,520 sq. ft.. Motion failed for lack of a second.

Commissioner Jared Arneson moved to recommend to the City Council to leave the ordinance as it stands today, without changes. Commissioner Laurel Mosier seconded the motion. Motion tied and therefore failed.

Yes: (3) Jared Arneson, Laurel Mosier, Cynthia Barrios
 No: (3) Rick Simmons, Curt Lampkin, Jim Carlson
 Absent: (1) Leonard Wheeler

Vice Chairman Jim Carlson moved to recommend to the City Council that no change be made except that SF-3.5 be made a Legacy zoning designation with a minimum lot size of 14,520 sq. ft. Commissioner Jared Arneson seconded the motion. Motion carried.

Yes: (5) Jared Arneson, Laurel Mosier, Cynthia Barrios, Curt Lampkin, Jim Carlson
 No: (1) Rick Simmons
 Absent: (1) Leonard Wheeler

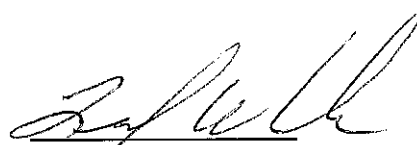
EXECUTIVE SESSION

None.

ADJOURNMENT

Chairman Jim Carlson adjourned the meeting at 7:33 p.m.

Presented and approved on 7/17/25


 Leonard Wheeler, Chairman

Attest:

A handwritten signature in black ink, appearing to read 'D. Hawkins', with a horizontal line drawn underneath it.

David Hawkins, AICP
Director of Planning and Development