



MINUTES
Regular
Azle Zoning Board of Adjustment

505 W. Main Street
Azle, Texas 76020

March 17, 2025

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Pennie Nichols called the meeting to order at 6:03 p.m.

Members Present:

- Chairman Pennie Nichols
- Vice Chairman Leonard Wheeler
- Board Member Jared Arneson
- Board Member Rick Simmons (Alternate)
- Board Member Damon Bethurum (Alternate)

Members Absent:

- Board Member Jim Carlson (excused due to potential conflict of interest)
- Board Member Rob Schocke (excused due to being owner of subject property)

Staff Present:

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

INVOCATION

Chairman Pennie Nichols gave the invocation.

PLEDGE OF ALLEGIANCE

Chairman Pennie Nichols led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Zoning Board of Adjustment meeting held January 6, 2025.

Vice Chairman Leonard Wheeler moved to approve the minutes of the Zoning Board of Adjustment meeting held January 6, 2025 as presented. Board Member Rick Simmons seconded the motion. Motion carried.

Yes: (5) Pennie Nichols, Leonard Wheeler, Jared Arneson, Rick Simmons, Damon Bethurum

No: (0)

PUBLIC HEARING

2. **Conduct a public hearing to consider a variance request to Section 29 "Landscaping" of the Zoning Ordinance for a property located at 617 Profit Street, and legally described as Lot 5, Block 2, Azle Industrial Park Addition, Parker County, Texas. The purpose of the variance is to consider waiving the landscaping requirements for a proposed warehouse building. Case No. V2025-01**

Director of Planning and Development David Hawkins presented this item. He stated that the owner of 617 Profit Street is requesting this variance to the landscape requirements. Industrial properties are required to plant trees at a ratio of eighteen (18) trees per acre based on 60% of the lot area for developments in the Industrial zoning district. This would require eleven (11) trees to be planted on the property.

Chairman Pennie Nichols opened the public hearing at 6:07 p.m.

Rob Schocke, 1853 Spinnaker Lane, spoke about his project. He stated that 11 trees would be infringing on his ability to add turf or a pickle ball court to the rear of the property at some point in the future. Mr. Schocke stated that he plans to use turf instead of grass and irrigation. Mr. Schocke also stated he received a text message in favor from Blake Hobbs and that he would forward that text message to David Hawkins so it could be saved in this case file.

As there were no other speakers, Chairman Nichols closed the hearing at 6:11 p.m.

Discussion included paving options, landscaping, timeframes that trees have to be kept alive after a building project concludes, tree types including ornamental trees, large trees, locations of trees, and turf.

Commissioner Jared Arneson moved to approve this variance request to allow no landscaping with the exception of at least four trees to be located in the front of the property. Vice Chairman Leonard Wheeler seconded the motion. Motion carried.

Yes: (4) Leonard Wheeler, Jared Arneson, Pennie Nichols, Damon Bethurum

No: (1) Rick Simmons

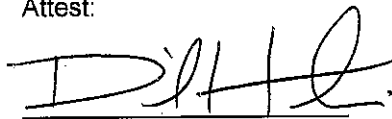
ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:38 p.m.

Presented and approved on Sept. 22, 2025


Pennie Nichols, Chairman

Attest:


David Hawkins, AICP
Director of Planning and Development