



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

September 18, 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 Rick Simmons
Commissioner Laurel Mosier
Commissioner Cynthia Barrios
Commissioner Curt Lampkin

Members Absent:

Commissioner Jared Arneson

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 Curt Lampkin led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held August 7, 2025

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held August 7, 2025 as presented. Commissioner Laurel Mosier seconded the motion. Motion carried.

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

No: (0)

Absent: (1) Jared Arneson

PUBLIC HEARING

2. **Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from the Single Family Five (SF-5) District to Heavy Commercial (HC) District for approximately 0.653 acres of land, being described as Tract 2J in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The property is addressed as 113 Porter Drive and is approximately 180' west of Southeast Parkway (Hwy. 199).**

Director of Planning and Development David Hawkins presented this item. He stated that this request is for approximately 0.653 acres of land at 113 Porter Drive, which currently has an existing house and is zoned residential SF-5. The applicant recently acquired the property and is requesting it be rezoned to Heavy Commercial (HC) so it may be incorporated as part of Wells Wrecker Service, which is adjacent to the east and to the south. Mr. Hawkins mentioned that the Commission might remember a similar case for 109 Porter Drive back in 2023; this change allowed the existing house at 109 Porter Drive to be converted into an office for Wells Wrecker Service. They also received a variance from City Council in 2023 to install a metal fence in lieu of the required masonry screening wall.

Chairman Leonard Wheeler opened the public hearing at 6:05 p.m.

Debra Burrows, 101 Tee Way Court, Azle, stated they own 1100 to 1106 Southeast Parkway and that they purchased 109 Porter Drive in 2010. They rented out the house that was on that property for a while but their business was growing, so they requested and were approved for a zoning change to convert it to commercial in 2023. Mrs. Burrows stated that she and James recently purchased 113 Porter Drive, which has an older house on it that needs a lot of work. Mrs. Burrows stated that they might convert it to an office or make it into a driver's bunkhouse so the drivers can stay there overnight when they are on call. She stated that they plan to bring down the existing fence and put 8-foot fences across this property, and it would fit well with the existing 3/4-acre they already have.

As there were no other speakers, Chairman Wheeler closed the hearing at 6:08 p.m.

Discussion included masonry fencing, noise concerns, and the fact that any variance from the required masonry fence is a completely separate matter and process that will go before City Council, not the Commission. Mrs. Burrows explained that the gate they will use is the one on Southeast Parkway. They would not take a wrecker into the residential area down Porter Drive because it is falling apart on both sides, and the road is not big enough. Fencing and setbacks were also discussed. Mrs. Burrows stated they do not anticipate purchasing any additional properties in the future. Letters were sent to adjacent property owners as required.

Commissioner Rick Simmons moved to recommend to City Council to approve the zone change from SF-5 residential to Heavy Commercial (HC). Vice Chairman Jim Carlson seconded the motion. Motion carried.

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

No: (0)

Absent: (1) Jared Arneson

DISCUSSION ITEMS

3. **Development Project Updates.**

Director of Planning and Development David Hawkins gave a quick update on current projects: 1) the remodel of the old skating rink into a salon is underway, 2) Jimmy John's is open, 3) Sugar Llamas, which specializes in donuts, sweets, and coffees, should be opening soon, and 4) Chase Bank will be pouring the slab soon. There is no update on the remainder of the property across from Walmart. Mr.

Hawkins mentioned that Council passed two recent code amendments regarding minimum lot widths and definitions for vehicle repair. He also stated that Chick-fil-a's plans were approved last week, and that demo permits were issued today for existing structures on those properties; we should start seeing some movement on that property, and the anticipated construction start date is January or March. The City received the first short-term rental (STR) application for a property in Oak Harbor; however, Oak Harbor recently passed an amendment to their HOA bylaws that prohibits STRs. Discussion also included the decline in residential building permits.

4. 2025 Planning Excellence Award.

Mr. Hawkins mentioned the 2025 Planning Excellence Award and some of the criteria for receiving the award. This is the third time the planning department has received this award in the last four years. The City will be recognized at the state conference in October.

EXECUTIVE SESSION

None.

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:26 p.m.

Presented and approved on November 6, 2025


Leonard Wheeler, Chairman

Attest:


David Hawkins, AICP
Director of Planning and Development