



MINUTES
Regular
Azle Zoning Board of Adjustment

505 W. Main Street
Azle, Texas 76020

September 22, 2025

6:00 PM

Council Chambers

NOTICE IS HEREBY GIVEN THAT ONE OR MORE BOARD MEMBERS MAY PARTICIPATE IN THIS MEETING OF THE CITY OF AZLE ZONING BOARD OF ADJUSTMENT VIA VIDEO CONFERENCE. A QUORUM OF THE GOVERNING BODY AND THE PRESIDING OFFICER WILL BE PRESENT AT THE ABOVE-NAMED LOCATION.

REGULAR SESSION

CALL TO ORDER

Chairman Pennie Nichols called the meeting to order at 6:02 p.m.

Members Present:

Chairman Pennie Nichols
Vice Chairman Leonard Wheeler
Board Member Jim Carlson
Board Member Jared Arneson
Board Member Pennie Nichols
Board Member Rick Simmons (alternate, present and voting)
Board Member Damon Bethurum (alternate, present but not needed)

Members Absent:

Board Member Rob Schocke (could not attend remotely due to technical issues on City side)

Staff Present:

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

INVOCATION

Board Member Jared Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Vice Chairman Leonard Wheeler led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

- 1. Consider approval of the minutes of the Zoning Board of Adjustment meeting held March 17, 2025.**

Vice Chairman Leonard Wheeler moved to approve the minutes of the Zoning Board of Adjustment

meeting held March 17, 2025. Board Member Rick Simmons seconded the motion. Motion carried.

Yes: (5) Leonard Wheeler, Jim Carlson, Jared Arneson, Pennie Nichols, Rick Simmons

No: (0)

PUBLIC HEARING

2. **Conduct a public hearing and consider a variance request to Section 8.3 Development Regulations, Setback Requirements of the City of Azle Zoning Ordinance for a property located at 4 Kona Drive, and legally described as Lot 1, Block 1, Beck Place Addition, an addition to the City of Azle, Tarrant County, Texas. The purpose of the variance is to allow for the construction of a new carport to encroach the minimum twenty-five-foot (25') front yard setback. (Case No. V2025-02)**

Director of Planning and Development David Hawkins stated the property is at 4 Kona Drive. The property was platted and constructed in 2004. The zoning today is SF-1 with a minimum twenty-five-foot (25') front yard setback. The applicant has requested a carport that will be 25' long, 22' wide, and 10' in height. The proposed location will make the carport be approximately 5' from the property line, which will encroach the front setback line by 20'.

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

- Property owner Larry Beck, 4 Kona Drive, presented his request stating that he needs the carport because his new truck is too big to fit in the garage. He stated that Kona Drive is a dead-end street that does not have much traffic. He presented pictures of a rendering of what the carport will look like. He mentioned the required setback and presented examples along Kimbrough that are not 25 feet off of the road.
- Neighbor Gary Beck, 6 Kona Drive, spoke in favor noting that the edge of the carport will not encroach on anyone's view, it will be white with blue trim and will not be an eyesore. There are other carports in Azle.
- Cliff Wrinkle, 605 Dunaway Lane, spoke in favor noting that he has a carport and that was before a carport required permission.
- Betty Busch, 3 Kona Drive, spoke in opposition. She stated that Mr. Beck came to her 2-3 weeks ago and showed her the carport design. He told her he just bought a new truck and it wouldn't fit in his garage. Kona is a small quiet street and this carport will come close to the street and will diminish property values, there is no HOA so all they have is this board.
- Brenda Ball, 7 Kona Drive, spoke in opposition noting that the carport will not add any beautification to this neighborhood.

As there were no other speakers, Chairman Nichols closed the hearing at 6:22 p.m.

Board Member Rick Simmons moved to decline to accept the variance for the carport. Board Member Jared Arneson seconded the motion. Motion carried.

Yes: (5) Leonard Wheeler, Jim Carlson, Jared Arneson, Pennie Nichols, Rick Simmons

No: (0)


DISCUSSION ITEMS

None.


ADJOURNMENT

Chairman Pennie Nichols adjourned the meeting at 6:27 p.m.

Presented and approved on Dec 8, 2025


Leonard Wheeler, Vice Chairman

Attest:


David Hawkins, AICP
Director of Planning and Development

