



MINUTES
Regular Meeting
Azle City Council

505 W. Main Street
Azle, Texas 76020

July 1, 2025

6:00 PM

Council Chambers

CALL TO ORDER

Mayor Goode called the meeting to order at 6:01 PM.

Members Present:

Mayor Randa Goode
Mayor Pro Tem Stacy Peek
Councilmember Derrick Nelson
Councilmember Amy Estes
Councilmember Rouel Rothenberger
Councilmember Brian Conner

Members Absent:

Councilmember Josh Berry

Staff Present:

Tom Muir	City Manager
Amber Beard	Assistant City Manager
Yael Hoffman	City Secretary
Will Scott	Fire Chief
Lee Godbold	Assistant Fire Chief
David Hawkins	Director of Planning and Development
Rick White	Director of Public Services

INVOCATION

Terri Bartlett, Program Director of Good N.E.W.S., gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Goode led the Pledge of Allegiance.

PUBLIC PARTICIPATION

None.

PRESENTATION

1. City Secretary's Office.

Mayor Goode recognized City Secretary Yael Hoffman, who provided a brief overview of the activities and accomplishments of the city secretary's office over the past year.

ACTION ITEMS

2. Consider any action on the minutes of the June 3, 2025 Council meeting and June 17, 2025

budget workshop

Councilmember Rothenberger moved to approve the minutes of the June 3, 2025 Council meeting and June 17, 2025 budget workshop, as presented. Mayor Pro Tem Peek seconded the motion.

Yes: (6) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

3. Consider any action appointing a city official to the Animal Control Advisory Committee and naming a chairperson

Mayor Pro Tem Peek moved to appoint Councilmember Derrick Nelson as a city official to the Animal Control Advisory Committee and naming him chairperson. Councilmember Estes seconded the motion.

Yes: (6) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

4. Consider any action on the appointments of Council Liaisons to the City's various Boards and Commissions for a one-year term.

Councilmember Nelson moved to appoint Josh Berry as the council liaison for the Building Board of Appeals, appoint Josh Berry and Stacy Peek to the Planning and Zoning Commission, and reappoint all other current Council Liaisons, as noted. Councilmember Rothenberger seconded the motion.

Yes: (6) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

5. Consider any action on the Economic Development Strategic Plan

Mayor Goode recognized Director of Planning and Development David Hawkins, who presented the Economic Development Strategic Plan, noting the plan had been reviewed and approved by the Municipal Development District Board.

PUBLIC HEARINGS

6. Conduct a public hearing and consider any action on Ordinance No. 2025-09 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

Mayor Goode recognized Director of Planning and Development David Hawkins, who gave a brief overview of the zoning case, noting it was discussed by the Planning and Zoning Commission at their May 15, 2025 meeting and recommended for approval at the June 5, 2025 Planning and Zoning Commission meeting.

Mayor Goode opened the public hearing at 6:25 p.m.

Jim Kirk, 116 Westlake Woods Drive, expressed concerns about the proposed development, specifically regarding the lack of curb and gutter.

Ken Bachelor, 432 Windjammer Lane, stated his opposition to the development, particularly the way it was presented.

Chris Price with Eagle Lot Partners, LLC (property owner and developer), 15280 Addison Road, Suite 301, Addison, TX, presented the proposed design to the Council, noting Chesmar Homes is the homebuilder. They are already building 69 luxury homes in the Azle area (Lakeview Heights Estates).

Jeff Menzel, DFW West President of Chesmar Homes, was present at the meeting and addressed the Council on the proposed homes that would be built within this subdivision, if approved.

Mayor Goode closed the public hearing at 6:38 p.m.

Council discussed several concerns related to the proposed development. There was a consensus that the street proposed for the development should be concrete with curb and gutter. Mayor Goode also addressed the lot sizes within the project.

The applicant requested to table the item, stating he would return with a revised plan that addressed Council's concerns, including the addition of a concrete street with curb and gutter.

7. **Conduct a public hearing and consider any action on Ordinance No. 2025-06 regarding text amendments to Chapter 4 "Business Regulations", Chapter 14A "Zoning Ordinance," and Appendix A, "Fee Schedule," of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding new regulations pertaining to Short-Term Rentals (STRs) in Azle.**

This item was tabled from the May 20, 2025 City Council meeting.

Mayor Goode convened the Council into Executive Session at 6:55 PM pursuant to Section 551.071 of the Texas Government Code – Consultation with the City Attorney regarding Short-Term Rentals (STRs).

Mayor Goode reconvened the meeting into open session at 7:49 PM.

Mayor Goode opened the public hearing at 7:52 PM

Loyd Hancock, 1909 Spinnaker Lane, addressed concerns about parking issues and how the proposed STR regulations could impact property values.

Ken Bachelor, 432 Windjammer Lane, expressed opposition to STRs, stating you never know who will be staying in them, and questioned how the City will manage the restrictions, such as house size and other limitations. He also raised concerns about whether STRs are truly beneficial for the City's residents.

Mayor Goode closed the public hearing at 8:00 PM

The Council explained there is no legal way for the City to ban Short-Term Rentals (STRs). While the Council expressed they are not in favor of STRs, they emphasized this ordinance represents the best solution available to the City at this time. Banning STRs could expose the City to costly lawsuits, putting taxpayer money at risk. All STR permit applications will require a Specific Use Permit (SUP), meaning each request will be reviewed and considered on a case-by-case basis by the Planning and Zoning Commission and the City Council. The ordinance includes the following fees: \$500 for an initial license, \$300 for annual renewal and \$65 for the required annual inspection. Existing STR operators will have 90 days to apply for a license to operate a STR. SUPs will be allowed in every zoning district except in the manufactured housing district (SF-5).

Councilmember Estes moved to approve Ordinance No. 2025-06 regarding text amendments to Chapter 4 "Business Regulations", Chapter 14A "Zoning Ordinance," and Appendix A, "Fee Schedule," of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding new regulations pertaining to Short-Term Rentals (STRs) in Azle with the changes as mentioned in the discussion. Councilmember Nelson seconded the motion.

Yes: (6) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

DISCUSSION ITEM

8. Planned Developments

Mayor Goode recognized Planning and Development Director David Hawkins, who presented the Council with a table listing all Planned Developments (PDs) previously approved by the City, including approval dates and information on how many have been developed. Council expressed interest in

exploring the option of placing time limits on PD approvals.

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

- July 17, 2025 Budget workshop.

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

- July 4, 2025 – City Offices will be closed.
- Music in the Park: The final concert of the season took place last week, featuring a Beach Boys tribute band. Thank you to everyone who came out and made it a great season!
- Summer Reading continues at the Library:
- July 4, 2025 – Follow the Flag at Central Park.

EXECUTIVE SESSION

**Mayor Goode convened to Executive Session a 8:32 PM
Mayor Goode reconvened to open the meeting at 9:59 PM.**

551.071 CONSULTATION WITH THE CITY ATTORNEY

- Alcohol sales/consumption on City property
- Code Enforcement
- Pecos Housing Finance Corporation

551.072 REAL PROPERTY

Deliberation regarding the purchase, exchange, lease, or value of real property located at 208 North Stewart St.

551.087 – DELIBERATION REGARDING ECONOMIC NEGOTIATIONS

Discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations for 417 Northwest Parkway.

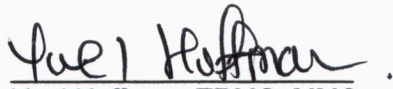
ADJOURNMENT

Mayor Goode adjourned at 9:59 PM.

Presented and approved on 07-15-2025


Randa Goode, Mayor

Attest:


Yael Hoffman, TRMC, MMC
City Secretary