



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

January 15, 2026

6:00 PM

Council Chambers

Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

REGULAR SESSION

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the Planning and Zoning Commission on posted agenda items or non-agenda items. In order to address the Commission, please complete a Speaker's Request Form and submit to the Secretary prior to the start of the meeting. All comments must be directed to the Presiding Officer, rather than an individual commissioner or city staff. All speakers must refrain from personal attacks toward any individual. Comments are limited to three (3) minutes and must pertain to the subject matter listed on the Speaker's Request Form. Speakers requiring the assistance of a translator shall be provided four (4) minutes. The Commission may not comment publicly on non-agenda items, but may direct the staff to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require Commission action, you may obtain a form from the Secretary and request the item be placed on a future agenda.

CONSENT AGENDA

1. Consider approval of the minutes of the December 18, 2025 Planning and Zoning Commission Meeting.

David Hawkins, Director of Planning and Development

PUBLIC HEARINGS

2. Conduct a public hearing and consider a recommendation to the City Council regarding a Specific Use Permit request to operate tattoo services for an existing business for property located at 1169 Southeast Parkway and also known as Lot 1A & 2A1A, Block 1, Luke Estates Addition. The property is located on the northeast corner of the Southeast Parkway (Hwy. 199) and Lori Lane intersection. The applicant is requesting a Specific Use Permit to allow the existing business named CopperMoon Body Essentials to add cosmetic tattoo services to their business at this location.

David Hawkins, Director of Planning and Development

OTHER ITEMS

3. Development Project Updates.

David Hawkins, Director of Planning and Development

EXECUTIVE SESSION

Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item, and may receive advice from its attorney as permitted by law.

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on Friday, January 9, 2026, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.



This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Planning and Zoning Commission agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



**MINUTES
Regular
Azle Planning and Zoning
Commission**

505 W. Main Street
Azle, Texas 76020

December 18, 2025

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Vice Chairman Jim Carlson called the meeting to order at 6:01 p.m.

Members Present:

Vice Chairman Jim Carlson
Commissioner Rick Simmons
Commissioner Cynthia Barrios
Commissioner Curt Lampkin

Members Absent:

Chairman Leonard Wheeler
Commissioner Jared Arneson
Commissioner Laurel Mosier

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

Vice Chairman Jim Carlson led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held November 6, 2025.

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held November 6, 2025. Commissioner Cynthia Barrios seconded the motion. Motion carried.

Yes: (4) Rick Simmons, Cynthia Barrios, Curt Lampkin, Jim Carlson
Absent: (3) Jared Arneson, Laurel Mosier, Leonard Wheeler

ACTION ITEMS

2. Consider and take appropriate action on a Replat for a 3.13-acre tract of land out of the Texas and Pacific Railroad Company Survey, Abstract No. 1431, Parker County, Texas and legally described as Lot 1R, Block 4, Azle Industrial Park Addition to create Lots 1R-A and 1R-B, Block 4, Azle Industrial Park Addition, an addition in the City of Azle, Parker County. The property is located on the west side of Commerce Street, approximately 1,150 feet north of Northwest Parkway (Hwy. 199). Case No. RP2025-05

Director of Planning and Development David Hawkins presented this item. Mr. Hawkins stated that this plat meets all requirements of the City and no action is required by the City Council.

Commissioner Rick Simmons moved to approve the Replat to create Lots 1R-A and 1R-B, Block 4, Azle Industrial Park Addition as presented. Commissioner Curt Lampkin seconded the motion. Motion carried.

Yes: (4) Rick Simmons, Cynthia Barrios, Curt Lampkin, Jim Carlson
Absent: (3) Jared Arneson, Laurel Mosier, Leonard Wheeler

EXECUTIVE SESSION

None.

ADJOURNMENT

Vice Chairman Jim Carlson adjourned the meeting at 6:06 p.m.

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Conduct a public hearing and consider a recommendation to the City Council regarding a Specific Use Permit request to operate tattoo services for an existing business for property located at 1169 Southeast Parkway and also known as Lot 1A & 2A1A, Block 1, Luke Estates Addition. The property is located on the northeast corner of the Southeast Parkway (Hwy. 199) and Lori Lane intersection. The applicant is requesting a Specific Use Permit to allow the existing business named CopperMoon Body Essentials to add cosmetic tattoo services to their business at this location.

Background and Explanation:

The business owner/applicant is requesting a Specific Use Permit (SUP) to add cosmetic tattoo services to their existing business at 1169 Southeast Parkway. CopperMoon Body Essentials has operated in this location since August 7, 2023 when the Certificate of Occupancy was issued. On April 2, 2024, the City Council passed an ordinance (Ord. No. 2024-11) to amend the Permitted Use Schedule within the Zoning Ordinance which now requires a SUP to operate a tattoo parlor in the Commercial (C) zoning district. Approval of this SUP request will allow the applicant to proceed forward with a permit to update their Certificate of Occupancy to add this service at this location.

Existing Condition of Property:

The property is approximately 0.73 acres and was platted as part of the Luke Estates Addition. According to Tarrant County Appraisal District records, a 15,650 multi-tenant commercial building was constructed in approximately 1972 and has held various businesses over the years.

Adjacent Zoning:

North: Commercial (C)
South: Commercial (C)
East: Single Family-Three (SF-3) and Planned Development (Escondito Gated Community)
West: Southeast Parkway (Hwy. 199)



Utilities:

Water and sewer are available to serve this property.

Certificate of Occupancy/Licensing:

Prior to issuance of a Certificate of Occupancy, a copy of the required licensing from the State of Texas will be required.

Specific Use Permit Notification Process:

Sixteen (16) letters were sent to surrounding property owners within 200'. As of January 9, 2026, staff has received one (1) formal response from the public on this request.

Board/Commission/Committee Recommendation:

Section 32.7 of the Zoning Ordinance states that granting or denying an application for a specific use permit, the City Council shall take into consideration the following factors:

- A. *Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.*
- B. *Safety from fire hazard and measures of fire control.*
- C. *Protection of adjacent property from flood or water damage.*
- D. *Noise producing elements and glare of vehicular and stationary lights and effects of such lights on established character of the neighborhood.*
- E. *Location, lighting, type of signs, and relation of signs to traffic control and adverse effect on adjacent properties.*
- F. *Street size and adequacy of pavement width for traffic reasonably expected to be generated by the proposed use around the site in the immediate neighborhood.*
- G. *Adequacy of parking, as determined by requirements of this Section, for off-street parking facilities for similar uses, location of ingress and egress points for parking and off-street loading spaces, and*

protection of the public health by all weather surfacing on all parking areas to control dust.
H. Compatibility of the proposed use with surrounding and adjacent properties and whether such use will adversely affect the use and enjoyment of the surrounding and adjacent properties.
I. Such other measures as will secure and protect the public health, safety, morals, and general welfare.

Options for the Planning & Zoning Commission:

1. Recommend approval as submitted
2. Recommend approval with conditions
3. Recommend denial as submitted
4. Table the case to a future meeting

Staff Recommendation:

Staff forwards this Specific Use Permit request to the Commission for their consideration.

Attachments:

1. SUP Exhibit - 12.29.2025
2. Email Response - 1124 Idlewood 1.7.2026 for packet

To the Honorable Members of the Azle Planning and Zoning Commission:

I am writing to respectfully request a Special Use Permit to allow the operation of a cosmetic tattoo studio at 1169 Southeast Parkway, Azle, TX.

The property is zoned Commercial, which permits a tattoo studio with special approval. We believe the proposed use is consistent with the intent of the Commercial zoning designation and complies with all applicable zoning requirements.

The cosmetic tattoo studio will occupy a single room within an existing beauty salon, **CopperMoon Body Essentials**. I have three separate rooms built out inside 1169 Southeast Parkway, and I will be utilizing one of these rooms for the tenant providing tattooing services. Its limited scope and location ensure that it will not interfere with surrounding properties. Additionally, there are no schools or churches nearby that would be adversely affected.

Hours of Operation: The studio will operate **by-appointment-only on weekends and evenings**, with **no walk-in availability**.

Tattoo Services: All work will strictly adhere to Texas state regulations, and any imagery associated with gangs, hate groups, or other prohibited content will not be permitted. The tattoo artist intends to gradually expand service offerings to include additional artistic styles, such as fine-line and small-format tattoos similar to permanent makeup. In Texas, tattoo artists and cosmetic tattooers are licensed in the same manner: both must be licensed through the **Texas Department of State Health Services (DSHS)**, complete required infection control training, work in a DSHS-licensed facility, and follow the same health and safety regulations. Once zoning approval is granted by the City, I will submit my application to DSHS, which will conduct an inspection to verify that the facility complies with all state health and safety requirements. Because the license is issued to the facility rather than the individual, I will be applying for the license as the tenant of 1169 Southeast Parkway. The license is non-transferable and would not carry over if a subtenant vacates the space.

The primary chemical cleaning supplies used for these services is **Madacide**, a commercially manufactured surface disinfectant. When stored and used according to the manufacturer's Safety Data Sheet, it presents minimal risk. Certain formulations contain alcohol and are flammable; therefore, the product is stored in original labeled containers, away from heat or ignition sources, used in limited quantities, and in a well-ventilated area. No bulk storage, aerosol use, or on-site chemical mixing occurs.

The studio will provide **artistic tattoos, small-format tattoos, fine-line tattoos, and permanent makeup services**, including eyeliner, microblading, powder or ombré brows, lip blush, freckle tattoos, beauty marks, scar and stretch-mark camouflage, and areola reconstruction.

Our studio will operate in a safe, professional, and fully compliant manner, adhering to all federal, state, and local regulations, as well as all required health and safety protocols. We

believe this business will contribute positively to the community by offering a professional service in a controlled, licensed environment. We respectfully ask the Commission to approve this request for a Special Use Permit to allow the cosmetic tattoo studio to operate at this location.

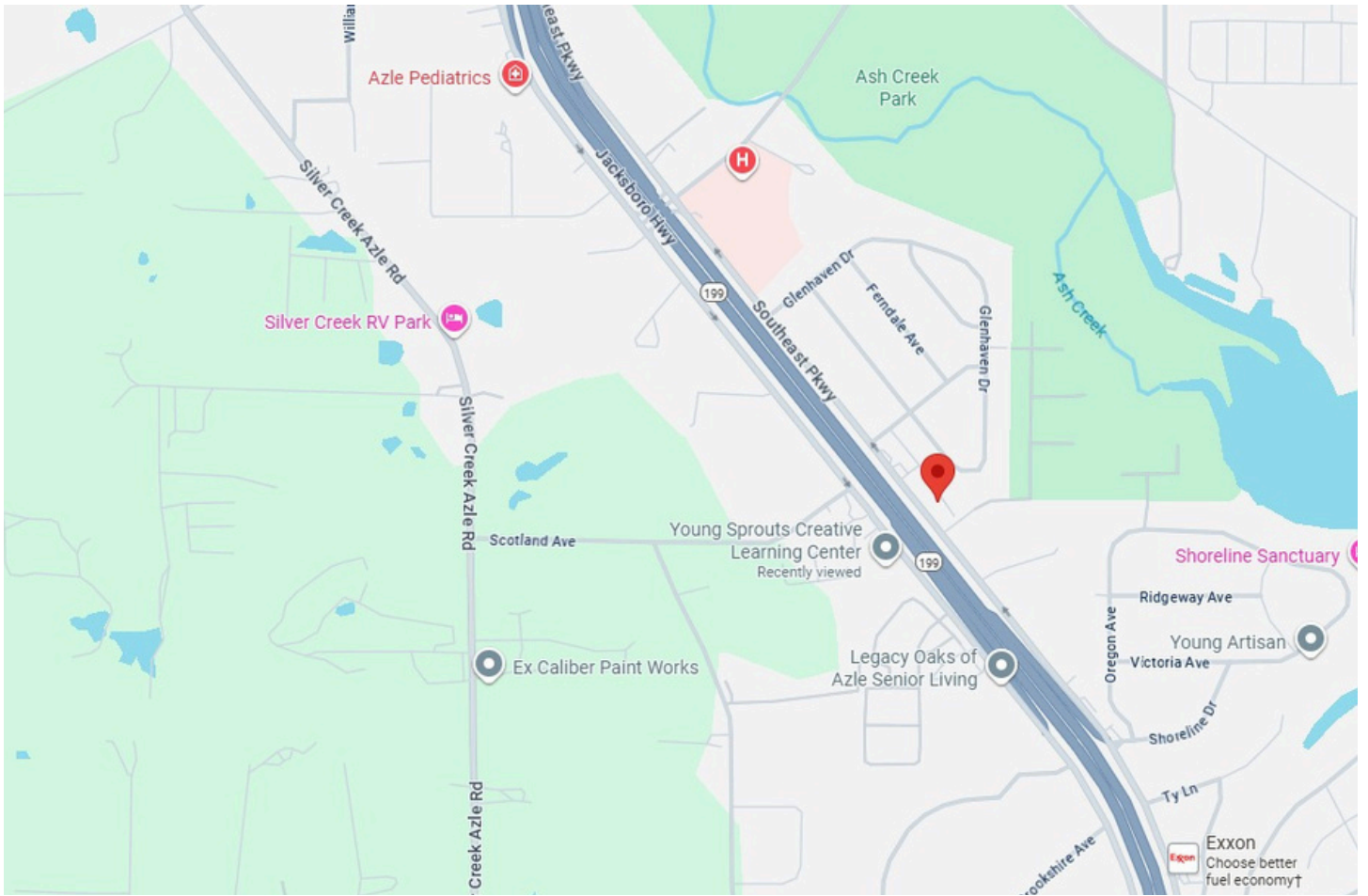
Thank you for your time and consideration.

Respectfully,

Cirah Wilkinson

CopperMoon Body Essentials





From: [Roger Cokenour](#)
To: [Hawkins, David](#)
Subject: Tattoo shop
Date: Wednesday, January 7, 2026 6:59:35 PM

Mr. Hawkins and P and Z commission
Tattoo shop at 1169 Southeast Parkway

I want to start by saying that I have no opposition to a, well run, clean tattoo studio. The location doesn't bother me either. However, there is a covered area, in back, that I fear could be used as a break area, for smoking cigarettes and/or other items.

As long as that area, would be off limits, at a reasonable hour, 9-10 pm, because I know tattoo shops, keep late hours, and smoking anything other than cigarettes, in that area would be unacceptable. And not to be used as a party area. If they agree to be good neighbors, then, we welcome them and may even install a gate to make it easier to visit!

Sincerely,
Roger and Laura Cokenour
1124 Idlewood Avenue
Azle, Texas