



**City of Azle
Regular Agenda
Zoning Board of Adjustment**

505 W. Main Street
Azle, Texas 76020

March 9, 2026

6:00 PM

Council Chambers

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

REGULAR SESSION

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the Zoning Board of Adjustment on posted agenda items or non-agenda items. In order to address the Board, 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 board member 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 Board 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 Board 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 Zoning Board of Adjustment meeting held December 8, 2025.

David Hawkins, Director of Planning and Development

PUBLIC HEARING

2. Conduct a public hearing to consider a variance request to Section 11.3, Development Regulations of the City of Azle Zoning Ordinance for a property located at 125 Avondale Avenue, and legally described as Lot 77, Castle Hill Estates, City of Azle, Tarrant County, Texas. The purpose of the variance is to allow a reduction to the minimum lot width requirement in the SF-4 (Legacy District) zoning district for a possible replat of the property. (Case No. V2026-01)

David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on Tuesday, March 3, 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.

Malinda Howell

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 Zoning Board of Adjustment agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



MINUTES
Regular
Azle Zoning Board of Adjustment

505 W. Main Street
Azle, Texas 76020

December 8, 2025

6:00 PM

Council Chambers

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

REGULAR SESSION

CALL TO ORDER

Vice Chairman Leonard Wheeler called the meeting to order at 6:08 p.m.

Members Present:

- Vice Chairman Leonard Wheeler
- Member Jim Carlson
- Member Rob Schocke
- Member Jared Arneson
- Member Damon Bethurum (alternate, participating)
- Member Nancy Richardson (alternate, not participating)

Members Absent:

- Chairman Pennie Nichols (technical difficulties attending remotely)
- Member Rick Simmons (alternate, not participating)

Staff Present:

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

INVOCATION

Board Member Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Board Member Rob Schocke led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

- 1. Consider approval of the minutes for the Zoning Board of Adjustment meeting held September 22, 2025.**

Board Member Jim Carlson moved to approve the minutes for the Zoning Board of Adjustment meeting held September 22, 2025 as written. Board Member Jared Arneson seconded the motion. Motion

carried.

Yes: (5)

Leonard Wheeler, Jim Carlson, Rob Schocke, Jared Arneson, Damon Bethurum

Absent: (0)

PUBLIC HEARING

2. Conduct a public hearing to consider a variance request to Section 27.6, Screening Walls or Visual Barriers of the City of Azle Zoning Ordinance for a property located at 113 Porter Drive, and legally described as Tract 2J in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The purpose of the variance is to allow for the construction of a metal fence in lieu of the required eight-foot (8') masonry screening wall. (Case No. V2025-03)

Director of Planning and Development David Hawkins presented this item. Mr. Hawkins stated the owners of 113 Porter Drive are requesting a variance for the construction of an 8' metal fence in lieu of the required 8' masonry screening wall along the west property line. The applicant intends to relocate the existing 8' metal fencing between 109 and 113 Porter Drive around the wrecker service property and place it along this west property line between 113 and 121 Porter Dr. in lieu of a masonry wall. The property owner intends to install an 8' metal fence around the south property line as well. A similar fence variance was approved by City Council on March 21, 2023 for the metal fence between 109 and 113 Porter Dr.

Vice Chairman Leonard Wheeler opened the public hearing at 6:14 p.m.

Owner Deborah Burrows, 101 Teeway Court, presented the proposed location and plan for the property at 113 Porter Drive. They would like to install R-panel to match the existing fence. They strive to keep all of their business inside the fence. They will be repairing/replacing a fence and removing overgrown thicket for an adjacent property owner at 121 Porter Dr. whose fence will tie into theirs. They will also be replacing a fence for the refrigeration company to where it meets the R-panel for the wrecker business. The front building will be rented out as office space. They will re-do the inside and repaint the outside to match all the other wrecker company buildings. The old chainlink fence behind the house will be removed and replaced approximately five feet closer to the house. The fence will not go so far as to block sight when 121 Porter backs out of their driveway. They will asphalt in the front of the house.

Leta Archer, 317 Shady Ln, stated that everyone should follow the zoning that has been set for all citizens which should be recognized and followed. She stated she lives in a residential property that backs up to a commercial property and when that property develops she expects a solid 8-foot rock wall fence. She stated the city should maintain a certain perspective on the zoning codes and not fluctuate. Citizens must follow the codes that have been set. She stated that changing the code on a variance sets a precedent.

Ms. Burrows spoke again. She stated that three sides of this property are commercial. She said they gave the board their word that they would not load and unload cars near the residential property at nighttime. They did not do that with 109 Porter Dr., and they will not do that with 121 Porter Dr. Ms. Burrows stated she is very cautious of her neighbors.

Vice Chairman Leonard Wheeler closed the hearing at 6:25 p.m.

Mr. Hawkins confirmed that the property at 121 Porter Dr. is residential and is inside city limits, but only a portion of the property at 129 Porter Dr. is inside the city limits.

Board Member Jared Arneson moved to approve Case V2025-03 as presented. Board Member Jim Carlson seconded the motion. Motion carried.

Yes: (4) Jim Carlson, Rob Schocke, Jared Arneson, Damon Bethurum

No: (1) Leonard Wheeler

Absent: (0)

ADJOURNMENT

Vice Chairman Leonard Wheeler adjourned the meeting at 6:30 p.m.

Presented and approved on _____

Leonard Wheeler, Vice Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Conduct a public hearing to consider a variance request to Section 11.3, Development Regulations of the City of Azle Zoning Ordinance for a property located at 125 Avondale Avenue, and legally described as Lot 77, Castle Hill Estates, City of Azle, Tarrant County, Texas. The purpose of the variance is to allow a reduction to the minimum lot width requirement in the SF-4 (Legacy District) zoning district for a possible replat of the property. (Case No. V2026-01)

Background and Explanation:

The owner of 125 Avondale Avenue is requesting a variance to Section 11.3, Development Regulations for the SF-4 (Legacy District) within the City of Azle Zoning Ordinance for a reduction to the minimum lot width requirements. On August 18, 2025, the minimum lot width for the SF-4 District was increased from 50' to 105' by Ordinance No. 2025-10. The applicant has provided a survey exhibit that illustrates how the property could be subdivided into 2 lots. Both lots would have a minimum lot width of 104' (which is measured at the 20' front building setback line, not the front property line), which is less than the minimum required 105'. The 2 lots would meet all other SF-4 district requirements.

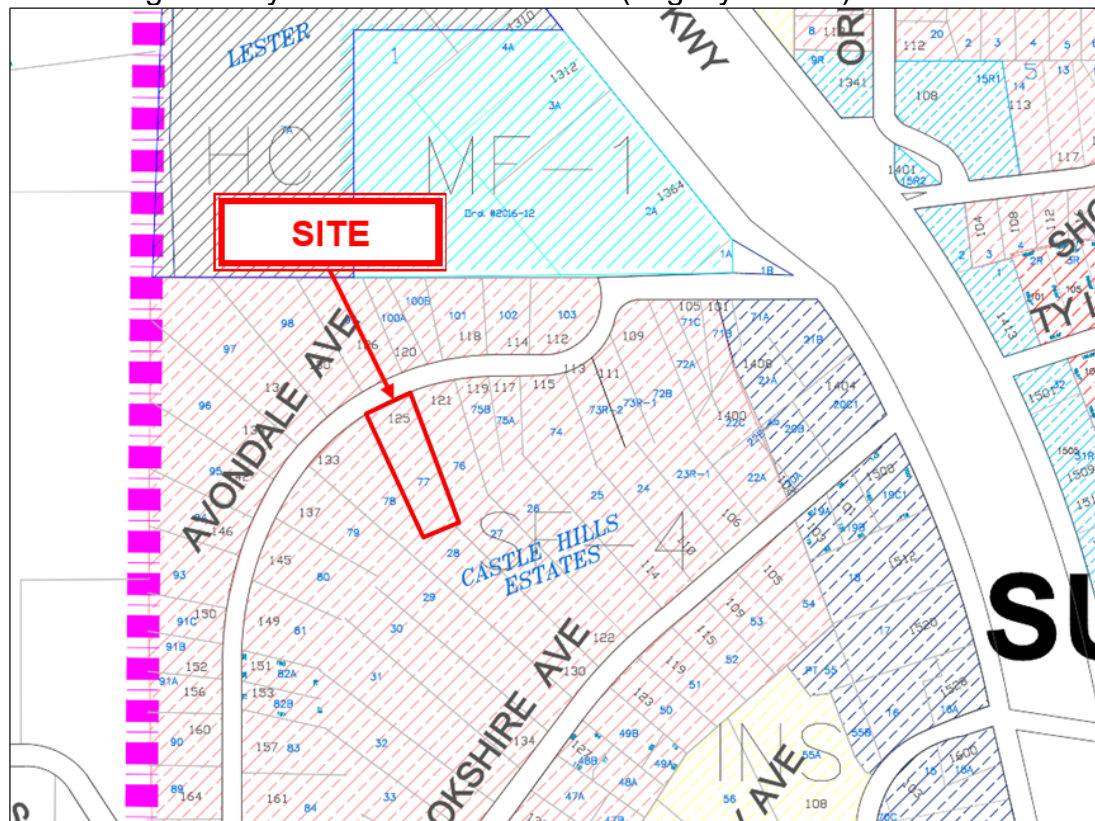
then the last step would be to submit a building permit for the construction of a new residence, one on each lot. A tree survey showing all protected trees that are 6" caliper or greater on the property would be required as part of the building permit. Any trees being removed outside the house pad and driveway areas would be subject to mitigation, either by tree replacement or paying a fee to the Tree Reforestation Fund (\$200 per caliper inch). A grading plan would also be required showing how drainage flow would work around the house pads.

Existing Condition of Property:

The property is currently undeveloped but previously had a single-family residence that was demolished back in 2022.

Zoning Map of Property and Adjacent Properties:

- North: Single-family residential zoned SF-4 (Legacy District)
- South: Single-family residential zoned SF-4 (Legacy District)
- East: Single-family residential zoned SF-4 (Legacy District)
- West: Single-family residential zoned SF-4 (Legacy District)



Aerial of Property:

grounds for which a variance may be granted. Prior to this new State law, a ZBA is authorized to grant a variance if, among other things, enforcing the ordinance as written would result in “unnecessary hardship.” An “unnecessary hardship” would be one that was not self-imposed, personal in nature, related to the property for which the variance is sought, and not a solely financial hardship. The hardship would need to be a condition unique, oppressive, and not common to other property.

Under the new State law, it adds more objective criteria which a ZBA can consider to determine whether compliance with a city’s zoning ordinance as applied to a structure would result in an “unnecessary hardship”. For the first time, purely financial considerations can qualify an applicant for a variance. Additionally, if the proposed structure would be considered a nonconforming structure, that could be grounds to grant a variance. Under the new law, there might be an unnecessary hardship if:

1. the cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
2. compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
3. compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
4. compliance would result in the unreasonable encroachment on an adjacent property or easement; or
5. the city considers the structure to be a nonconforming structure.

Public Hearing Notification:

A newspaper advertisement for this public hearing was posted in the Azle News on February 19, 2026. On February 26, 2026, a public hearing sign was posted on the subject property and sixteen (16) letters were sent out to surrounding property owners in accordance with State statute. As of March 3, 2026, staff has received one (1) formal response from the public on this variance request.

Board/Commission/Committee Recommendation:

The ZBA has the following options when considering this variance request:

1. Motion to approve Case #V2026-01
2. Motion to approve Case #V2026-01 with modifications
3. Motion to disapprove Case #V2026-01

Staff Recommendation:

City staff forwards this lot width variance request at 125 Avondale Ave. for ZBA consideration.

Attachments:

1. Variance request letter - 125 Avondale Ave.
2. Plat Concept Plan - 125 Avondale Ave.
3. Opposition - Rasmussen - 130 Brookshire Ave

March 3, 2026

Request for Dimensional Variance – Minimum Lot Width

Variance Request: 125 Avondale Av, Azle TX

Requestor: Lilian Ukwute and Peter Aigbivbalu on behalf of PNU Group Properties

Dear Members of the City of Azle Board of Adjustment,

- **Lot 1: 104.3 feet**
- **Lot 2: 104.0 feet**
- **Dear Members of the City of Azle Board of Adjustment,**

This application requests a minor dimensional variance to allow resulting lot widths of 104.3 feet and 104.0 feet where 105 feet is required. The requested deviations of 0.7 feet and 1.0 foot represent approximately one percent or less of the required width and are limited solely to lot width.

The property at 125 Avondale consists of approximately 0.727 acres. Following the proposed lot split, the smaller of the two resulting lots will contain approximately 14,520 square feet, which meets the City’s minimum lot size requirement, and the second lot will be larger and will exceed the minimum lot size requirement by an even greater margin.

All other zoning requirements including setbacks, lot coverage, building height, access, drainage, utilities, and development intensity remain fully compliant

A single-family residence will be constructed on each lot. These homes are intended for traditional residential occupancy and will not be used as short-term rentals or Airbnb properties. The proposed development is consistent with the established single-family character of the neighborhood. For reference, we currently own and responsibly manage a single-family rental property located at 605 Madeline Court, Azle, Texas, which reflects our commitment to maintaining quality long-term residential properties within the community.

Required Findings

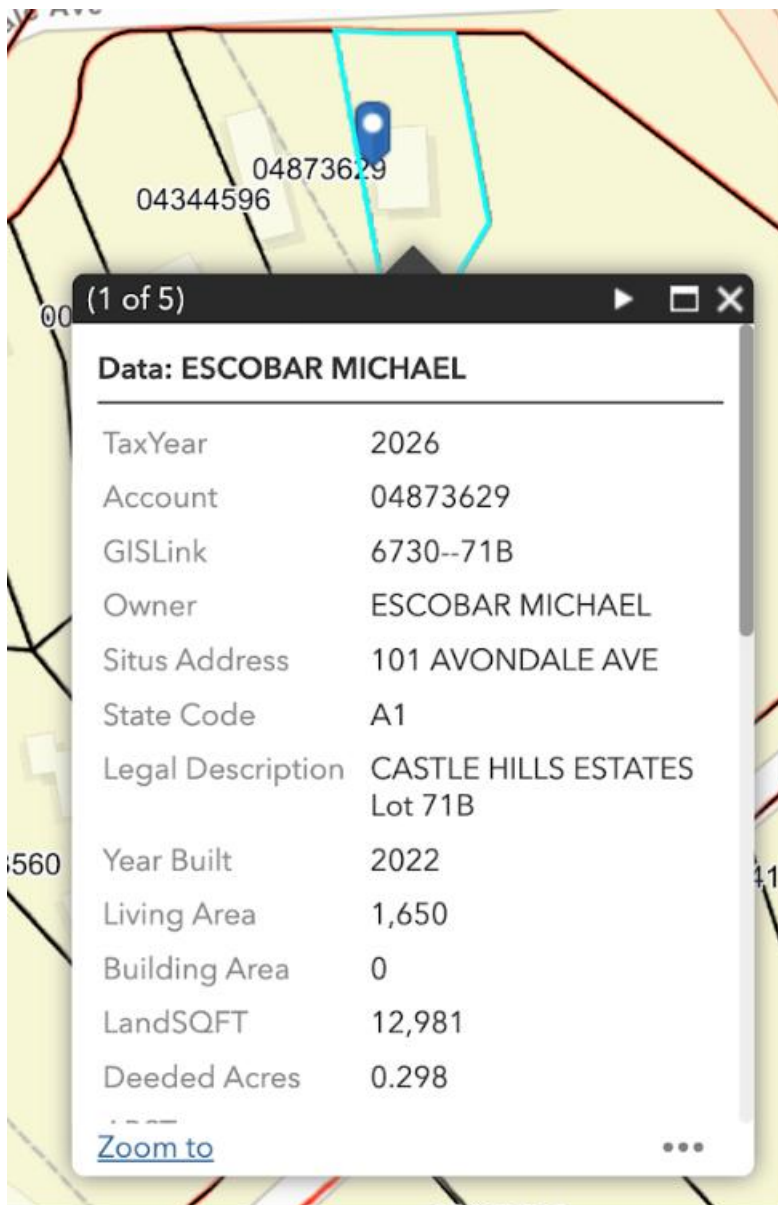
- **Unnecessary or Unreasonable Hardship**
Strict enforcement of the 105-foot width requirement would prevent reasonable development of an otherwise fully compliant property based solely on dimensional differences of less than one foot. The minimal deviation provides no measurable public benefit if denied and does not impact safety, functionality, or neighborhood character.
- **Special Conditions Not Self-Created**
The existing lot configuration predates the proposed subdivision and is not the result of any action by the applicant.
- **Minimum Variance Necessary**
The request is narrowly limited to 0.7 feet and 1.0 foot of lot width relief. No other development standards are affected. The **smaller lot exceeds** the required minimum lot area, and the **second lot exceeds** the minimum by an even greater amount.
- **No Special Privilege Granted**
Approval does not grant a privilege denied to similarly situated properties. It ensures equitable treatment of a legally created parcel while maintaining full compliance with density and development standards.

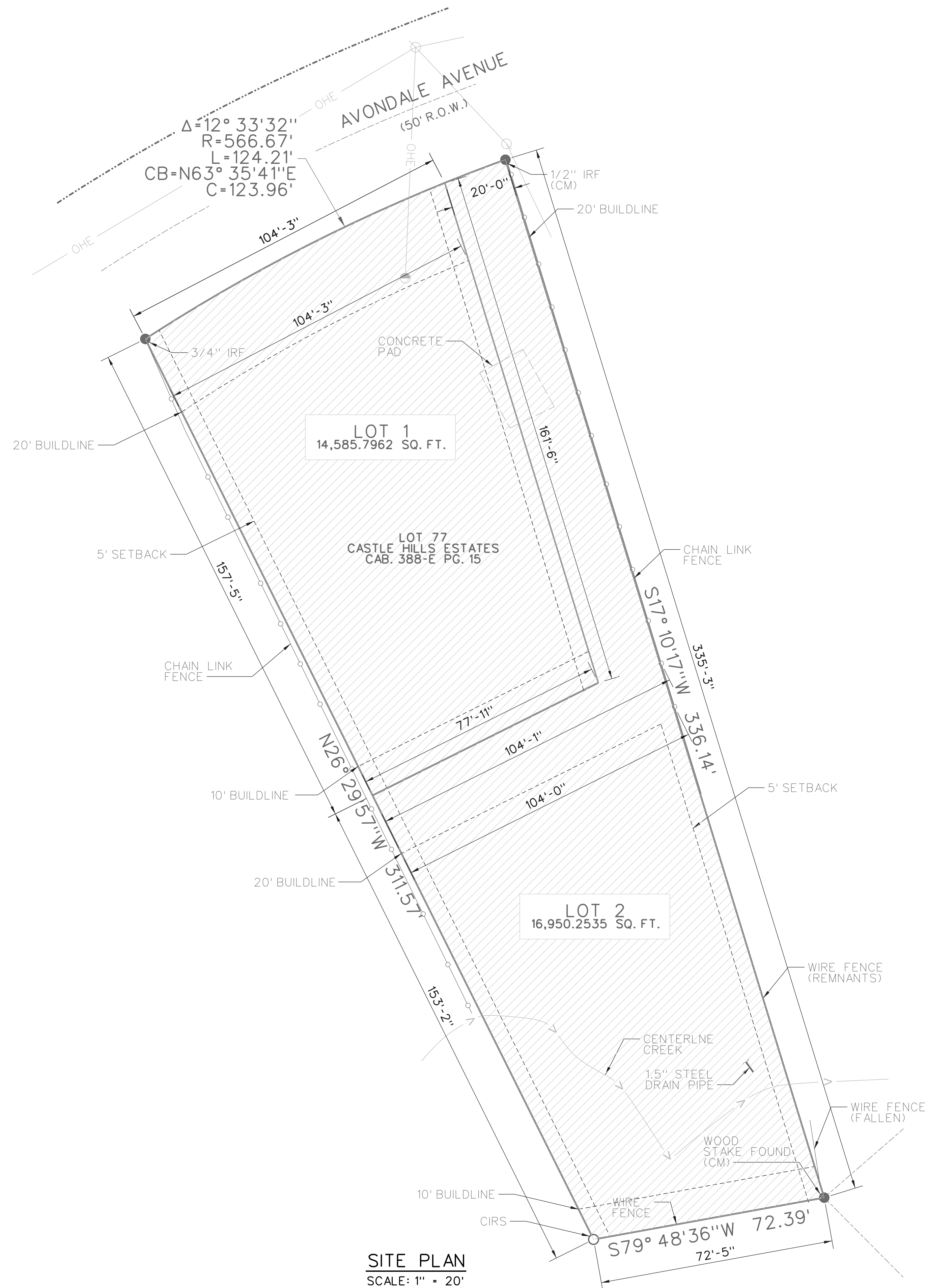
- **Spirit of the Ordinance Observed**

Both lots fully accommodate the required 20-foot side drive access and meet all functional requirements related to emergency access, utilities, and circulation. The purpose and intent of the ordinance are fully satisfied despite the minor dimensional deviation. The development remains consistent with the surrounding single-family residential character of the area.

Consistent with State variance criteria, strict enforcement would impose a disproportionate hardship by effectively restricting reasonable development due solely to negligible dimensional shortfalls while yielding no corresponding public benefit.

For these reasons, the requested variances of 0.7 feet and 1.0 foot satisfy all required findings under the City of Azle Zoning Ordinance. The request is de minimis in nature, represents the minimum relief necessary, preserves the purpose and intent of the ordinance, and ensures substantial justice.





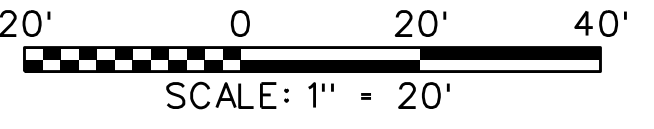
SITE PLAN
SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

LEGEND:

- GATE OR FENCE
- SITE PLOT DIMENSION OUTLINE
- BUILDLINES
- TREE
- CONCRETE DRIVEWAY AND WALKWAY
- SHRUBS/ PLANTS



These Plans are the property of "JIU DESIGNS" and are not to be reproduced, traced or reused without the written permission of "JIU DESIGNS". It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes and Dimensions prior to any construction.

JIU DESIGNS INC.	
FORT WORTH, TX 972-679-1395	
125 AVONDALE AVENUE AZLE, TEXAS 76020	
CASTLE HILLS ESTATES, LOT 77	
AZLE	TX
DATE	02/02/2026

DESCRIPTION	SITE PLAN
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PAGE	C1
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NOTICE OF PUBLIC HEARING

V2026-01

The Zoning Board of Adjustment for the City of Azle will conduct a public hearing on Monday, March 9, 2026, to consider a variance request to Section 11.3, Development Regulations of the City of Azle Zoning Ordinance for a property located at 125 Avondale Avenue, and legally described as Lot 77, Castle Hill Estates, City of Azle, Tarrant County, Texas. The purpose of the variance is to allow a reduction to the minimum lot width requirement in the SF-4 (Legacy District) zoning district for a possible replat of the property into two (2) lots.

The public hearing will start at **6:00 p.m.** in the City Council Chambers located at 505 W. Main, Azle, Texas. *Because you own property within two hundred (200) feet of the subject property, the Zoning Board of Adjustment would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

Planning Department
505 W. Main, Azle, Texas
Attn: David Hawkins, AICP

Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

(SEE ATTACHED DOCUMENT)

Signature:

Kristoffer Rasmussen

Printed Name:

KRISTOFFER RASMUSSEN

Mailing Address:

130 BROOKSHIRE AVE

City, State Zip:

AZLE TX 76020

Telephone Number:

817-247-8216

Physical Address of Property within 200 feet:

YES

Opposition Statement – Public Hearing V2026-01

Property: 125 Avondale Avenue – Lot 77, Castle Hill Estates

Hearing Date: March 9, 2026

Members of the Zoning Board of Adjustment,

My name is Kristoffer Rasmussen, and I am the adjacent property owner at 130 Brookshire Avenue, which directly abuts 125 Avondale. I respectfully submit this statement in opposition to Variance Request V2026-01.

First and foremost, proper notice does not appear to have been given in accordance with City requirements. I did not receive any mailed notice regarding this hearing. I subscribe to USPS Informed Delivery, which provides digital previews of incoming mail, and no correspondence from the City of Azle appeared in my notifications. Additionally, although photographs have been provided showing a sign posted on the property, that sign has since been removed and was not present when I personally visited the site. As an adjacent property owner, the failure to ensure effective notice raises serious due process concerns and limits my ability to participate meaningfully in this matter.

Second, I have significant substantive concerns regarding drainage and stormwater impacts. Given the property's proximity to the creek, any replat of Lot 77 into two narrower lots — and any structures erected on proposed Lot #2 — would almost certainly alter stormwater flow patterns and potentially impact adjacent properties, including mine.

Has a formal drainage study been completed for this property? If so, it has not been made available for review. Without a professional drainage analysis evaluating runoff, detention, creek capacity, and downstream impacts, the Board cannot reasonably determine whether the requested variance would adversely affect neighboring properties.

Further, the survey identifies a steel drainage pipe on the property. Has this pipe been evaluated to determine its source, discharge point, and capacity? Understanding where this pipe originates, how it functions, and whether it is adequate to handle additional runoff is critical before any development or replat is considered. Approving a lot-width variance without fully understanding existing drainage infrastructure and watershed impacts would be premature.

The requested variance seeks to reduce the minimum lot width requirement in the SF-4 (Legacy District) zoning district to allow a potential replat into two lots. Minimum lot width standards exist to maintain neighborhood character, manage density, and protect infrastructure capacity — including drainage systems. Granting a variance without clear evidence of hardship and without fully evaluating infrastructure impacts undermines the intent of those development regulations.

For these reasons — lack of proper notice and unresolved drainage and infrastructure concerns — I respectfully request that the Board deny Variance Request V2026-01 or, at minimum,

postpone consideration until proper notice has been confirmed and a comprehensive drainage study has been completed and made available for public review.

Thank you for your time and consideration.

Respectfully submitted,

A handwritten signature in black ink, reading "Kristoffer Rasmussen". The signature is written in a cursive style with a large, sweeping initial 'K'.

Kristoffer Rasmussen
130 Brookshire Avenue