



City of Azle
Regular Agenda
Zoning Board of Adjustment

505 W. Main Street
Azle, Texas 76020

April 13, 2026

6:00 PM

Council Chambers

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 March 9, 2026.

ACTION ITEMS

2. 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)

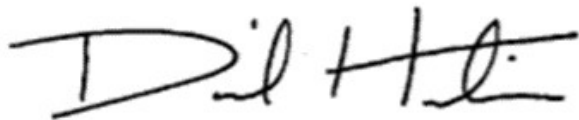
David Hawkins, Director of Planning and Development

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 Tuesday, April 7, 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.

A handwritten signature in black ink, appearing to read "D. Hawkins". The signature is stylized with a large "D" and a horizontal line through the "H".

David Hawkins, AICP
Director of Planning and Development

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

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

Vice Chairman Leonard Wheeler called the meeting to order at 6:12 p.m.

Members Present:

- Vice Chairman Leonard Wheeler
- Member Jim Carlson
- Member Rob Schocke
- Member Jared Arneson
- Chairman Pennie Nichols (attending remotely)

Members Absent:

None

Members Present/Not Voting:

- Damon Bethurum (alternate member)
- Nancy Richardson (alternate member)

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

Board Member Jim Carlson led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Zoning Board of Adjustment meeting held December 8, 2025.

Board Member Jim Carlson moved to approve the minutes of the Zoning Board of Adjustment meeting held December 8, 2025. Board Member Rob Schocke seconded the motion. Motion carried.

Yes: (5) Leonard Wheeler, Jim Carlson, Jared Arneson, Rob Schocke, Pennie Nichols

No: (0) None

Absent: (0) None

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)

Director of Planning and Development David Hawkins presented this item. He stated that 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.

Mr. Hawkins stated that the applicant emailed they would not be able to arrive until 6:30 p.m.

Vice Chairman Leonard Wheeler called for a recess at 6:18 p.m. Vice Chairman Wheeler reconvened the meeting at 6:32 p.m.

Vice Chairman Leonard Wheeler opened the Public Hearing at 6:32 p.m.

Owner Lilian Ukwute, 363 Teague Drive, Lewisville, TX and Peter Aigbivbalu, 348 Secretariat Dr, Hickory Creek, TX spoke about the lot and the purpose of their request for variance.

Amy Conrad Ross, property owner at 134 Brookshire Avenue, Azle, TX stated that she is all for measured progress but the creekbed has been used as a dumping ground for debris and construction debris. This has added to a difficult drainage situation, soil erosion, and slippage of 25 feet since she purchased her property in 2013. She asked that the board ensure that the soil has proper stability. She stated she is in opposition until due diligence has been done and until there is an understanding that the soil will support a structure. She also asked that road noise be minimized as much as possible.

As there were no other speakers, Mr. Wheeler closed the hearing at 6:41 p.m.

The Board discussed the widths of the two lots presented in the documents and the accuracy of the survey presented as well as how drainage would work on the southern lot.

Board Member Rob Schocke moved to table this item until 6pm on Monday, April 13, 2026 so that the applicant could take the documents back to the surveyor and confirm or redraw the lot lines. Board Member Jared Arneson seconded the motion.

Yes: (5) Leonard Wheeler, Jim Carlson, Rob Schocke, Jared Arneson, Pennie Nichols

No: (0)

Absent: (0)

ADJOURNMENT

Vice Chairman Wheeler adjourned the meeting at 7:07 p.m.

Presented and approved on _____

Pennie Nichols, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: 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:

This agenda item was tabled from the March 9, 2026 ZBA meeting to allow the applicant to provide a more accurate survey of the property to reflect the min. lot width being requested. The public hearing was held and closed at the previous meeting, so no public hearing will be held for this discussion tonight.

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. The front lot (Lot 77R-2) would have a min. lot width of 100.8' and the rear lot (Lot 77R-1) would have a minimum lot width of 94.6' (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. *Please note that the attached survey exhibit is not officially signed and sealed by the licensed surveyor as recommended by the Texas Board of Professional Engineers and Land Surveyors (TBPELS).*

If the variance request for the 100.8' and 94.6' lot widths are granted, then the next step would be to submit a Replat application to complete the subdivision process. Once the replat is recorded at the county, 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.

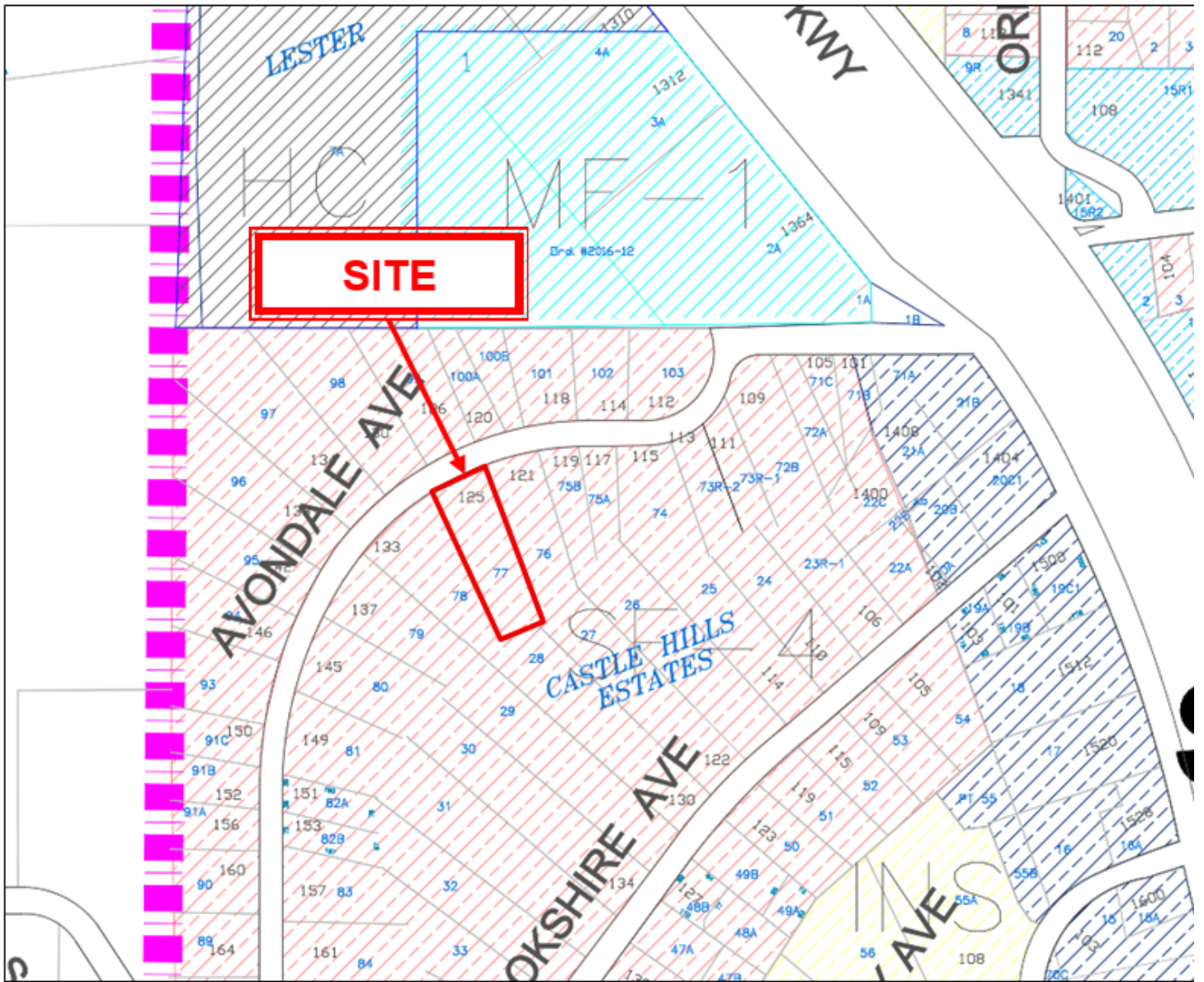
Zoning Map of Property and Adjacent Properties:

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:



Criteria for Approving Variance:

When in its judgment the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board may, in specific cases, after public notice and public hearing and subject to appropriate conditions and safeguards, take the following action:

1. The literal enforcement of the provisions of this ordinance would result in an unnecessary and/or unreasonable hardship.

The property was originally platted around February 1949 before the SF-4 zoning district was created and developed as a single-family residence under a previous version of the SF-4 (amended in 2022 (lot size/house size) and 2025 (lot width)).

2. The special conditions are not the result of the applicant's actions, but are peculiar to the land, structure or building involved.

Prior to August 18, 2025, the minimum lot width for the SF-4 district was 50' and both lots would have met the minimum requirements to be subdivided into two (2) lots.

3. The variance requested is the minimum necessary.

Only the minimum lot width for the SF-4 district is being requested as a variance. The lots would meet all other development standards for the SF-4 district, including min. lot size.

4. No special privilege is granted which is denied to other similarly situated uses.

Since the increase to the minimum lot width requirements for all SF districts, there have not been any variance requests to reduce the minimum standard.

New State Statute on ZBA Variance Criteria:

The State Legislation passed a new bill, H.B. 1475 which went into effect on September 1, 2021 that changes the Zoning Board of Adjustment authority related to variances and gives additional objective 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 April 7, 2026, staff has received one (1) formal response from the public on this variance request.

Since the public hearing was closed on March 9, 2026, public hearing notices were not required for this meeting. However, City staff did send out courtesy letters on Monday, March 30, 2026 to the surrounding property owners announcing this meeting.

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

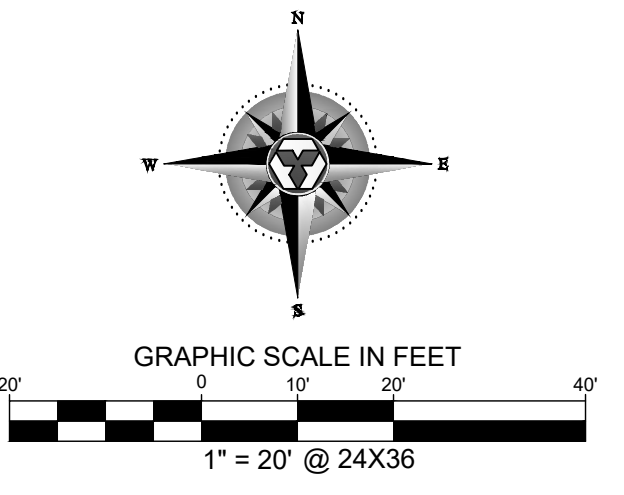
Staff Recommendation:

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

Attachments:

1. 125 Avondale Ave - Revised Concept Plan - ZBA 4.13.2026

2. Opposition - Rasmussen - 130 Brookshire Ave



SURVEYOR'S NOTES:

1. Bearings and coordinates are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, adjustment realization 2011.
2. All corners are 1/2" iron rods set with a yellow plastic cap stamped "TRINITY 6854" unless otherwise noted.
3. This property lies within the limits of the City of Azle, Tarrant County, Texas.
4. Notice – selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
5. The purpose of this concept plan is to propose two lots out of one existing lot.
6. This property is zoned SF-4 according to the zoning map posted on the city website.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0135K, for TARRANT County, Texas and incorporated areas, dated September 25, 2009 this property appears to be located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

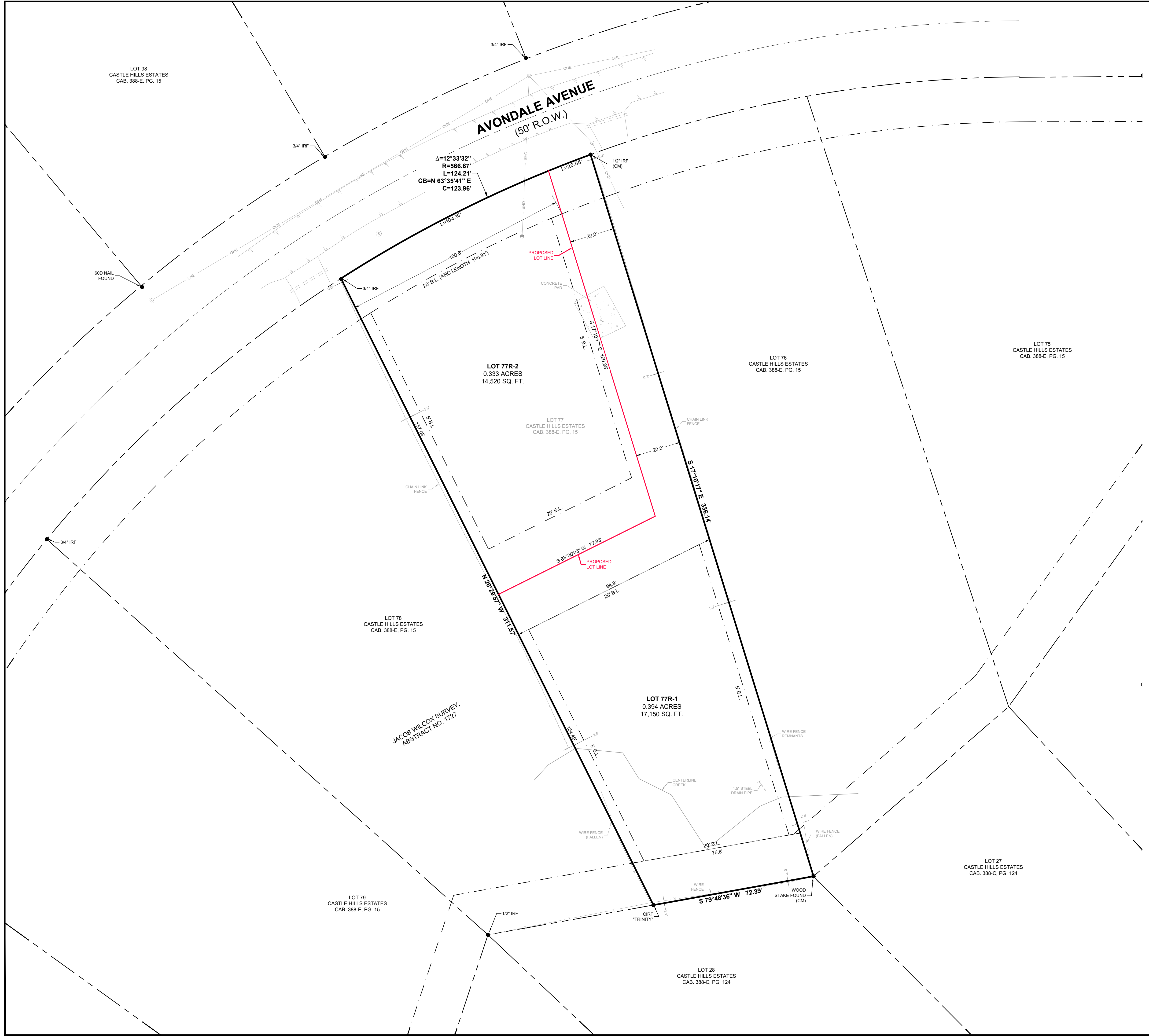
**CONCEPT PLAN
CASTLE HILLS ESTATES**

LOT 77R-1 & 77R-2
BEING A 0.727 ACRE REPLAT OF LOT 77 OF CASTLE HILLS ESTATES, AN ADDITION TO TARRANT COUNTY, TEXAS, AS RECORDED IN CABINET 388-E, PAGE 15, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING SITUATED IN THE JACOB WILCOX SURVEY, ABSTRACT NO. 1727



4401 N. Interstate 35, #202 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 385-7885

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	04/06/2026	2026-024	1 OF 1



DWG NAME: Z:\SHARED DRIVES\OFFICE\PROJECT FOLDER\2026\2-ARCHIVE\2026\024-125-AVONDALE AVE - AZLE, TX\DWG PLOTTED BY MICHAEL BLACK-4/02/26 12:33 PM LAST SAVED: 4/02/26 12:33 PM

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