



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)

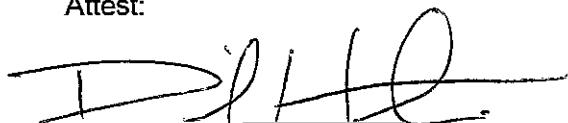
ADJOURNMENT

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

Presented and approved on 4/13/26


Pennie Nichols, Chairman

Attest:



David Hawkins, AICP
Director of Planning and Development