



**City of Azle**  
**Regular Meeting Agenda**  
**City Council**

505 W. Main Street  
Azle, Texas 76020

**May 5, 2026**

**6:00 PM**

**Council Chambers**

Pursuant to Section 551.071 of the Texas Government Code, the Council 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.

**CALL TO ORDER**

**INVOCATION**

*The City of Azle is accepting volunteers from all Religions and Denominations to provide the invocation at the beginning of the City Council meeting. If you are interested in giving the invocation at a future meeting, please call the city secretary's office at 817-444-7101 or email: [yhoffman@cityofazle.org](mailto:yhoffman@cityofazle.org)*

**Pastor Don Webster - Pastor, Sandy Beach Road Baptist Church**

**PLEDGE OF ALLEGIANCE**

**PUBLIC PARTICIPATION**

*This is an opportunity for the public to address the City Council on posted agenda items or non-agenda items. In order to address the Council, please complete a Speaker's Request Form and submit to the City Secretary prior to the start of the council meeting. All comments must be directed to the Presiding Officer, rather than an individual council 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. Council may not comment publicly on non-agenda items, but may direct the City Manager 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 City Council action, you may obtain a form from the City Secretary and request the item be placed on a future agenda.*

**PROCLAMATIONS**

1. Public Services Week  
**Stacy Peek, Mayor Pro-tem**

**ACTION ITEMS**

2. Consider any action on the April 21, 2026 regular council meeting and April 27, 2026 special meeting  
**Yael Hoffman, City Secretary**
3. Consider any action on the appointment of Mr. Steve Joy, to the CCPD Board, Place 4.  
**Yael Hoffman, City Secretary**
4. Consider any action on Resolution No.2026-06 supporting permission for the Azle Police Dept. to apply for Grant No. 5639301- Rifle-Rated Bullet-Resistant Upgrades to Patrol Vehicles  
**Mike Winterrowd, Administrative Corporal**

**PUBLIC HEARING**

5. Conduct a public hearing and consider any action on Ordinance No. 2026-13 regarding a Specific Use Permit request to operate a distribution center and warehouse facility for a new business for property located at 312 E. Main Street and also known as Lot 3A, Block 1, J D Dorsey Addition. The property is located on the south side of E. Main Street approximately 550 feet north of Gipson Road. The applicant is requesting a Specific Use Permit to allow a proposed business named Perales Flooring to operate a distribution center and warehouse facility as part

of their flooring business at this location. Case No. SUP2026-01

**David Hawkins, Director of Planning and Development**

6. Conduct a public hearing and consider any action on Ordinance No. 2026-12 regarding a text amendment to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the general expiration requirements for Specific Use Permits (SUP) districts.

**David Hawkins, Director of Planning and Development**

## **ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS**

## **MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST**

### **EXECUTIVE SESSION**

#### **• 551.071 CONSULTATION WITH THE CITY ATTORNEY**

- The City Council may conduct a private consultation with its attorney when the City Council seeks the advice of its attorney concerning any item on this agenda, about pending and contemplated litigation, or a settlement offer, or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.

U.S Realty 87 Azle Associates, LP vs. City of Azle.

#### **• 551.074 PERSONNEL MATTERS**

- Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Manager.

#### **• 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 256 W. Main Street, Azle, Texas.

7. Take any action pursuant to executive session.

## **ADJOURNMENT**

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on 04-29-2026, 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.



**Yael Hoffman, TRMC, MMC**

## **City Secretary**

*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 City Council agenda packet is available for review at the City Secretary's Office and on our website [www.cityofazle.org](http://www.cityofazle.org).*



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**Presenter:** Stacy Peek, Mayor Pro-tem

**Agenda Item:** Public Services Week

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**Background and Explanation:**

Proclamation recognizing National Public Services Week.

**Board/Commission/Committee Recommendation:**

**Staff Recommendation:**

**Attachments:**

None



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**Presenter:** Yael Hoffman, City Secretary

**Agenda Item:** Consider any action on the April 21, 2026 regular council meeting and April 27, 2026 special meeting

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**Background and Explanation:**

Procedural.

**Board/Commission/Committee Recommendation:**

**Staff Recommendation:**

**Attachments:**

1. Minutes 04-21-2026
2. Minutes 04-27-2026



**MINUTES**  
**Regular Meeting**  
**Azle City Council**

505 W. Main Street  
Azle, Texas 76020

**April 21, 2026**

**6:00 PM**

**Council Chambers**

**CALL TO ORDER**

Mayor Goode called the meeting to order at 6:03 PM.

**Members Present:**

- Mayor Randa Goode
- Mayor Pro-tem Stacy Peek
- Councilmember Derrick Nelson
- Councilmember Amy Estes
- Councilmember Josh Berry
- Councilmember Rouel Rothenberger
- Councilmember Brian Conner

**Staff Present:**

- |                   |                                      |
|-------------------|--------------------------------------|
| Tom Muir          | City Manager                         |
| Amber Beard       | Assistant City Manager               |
| Andrea Russell    | City Attorney                        |
| Yael Hoffman      | City Secretary                       |
| Susie Hiles       | Assistant to the City Manager        |
| Will Scott        | Fire Chief                           |
| Lee Godbold       | Assistant Fire Chief                 |
| Kevin Rogers      | Interim Police Chief                 |
| David Hawkins     | Director of Planning and Development |
| Rick White        | Director of Public Services          |
| Angelia Garrett   | Interim Finance Director             |
| Jennifer Walls    | Purchasing Agent                     |
| Kristin Pegues    | Community and Marketing Specialist   |
| Amanda Scott      | Special Events Coordinator           |
| Cat Schlueter     | Human Resources Director             |
| Beckie Wethington | Human Resources Generalist           |
| Felicia King      | Court Administrator                  |
| Victor Gonzalez   | Assistant Library Director           |
| Matt Sommerfield  | Golf Course Manager                  |

**INVOCATION**

Pastor Carol Roberts, Pastor of Prayer and Pastoral Care at Lighthouse Fellowship, gave the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Goode led the Pledge of Allegiance

**PUBLIC PARTICIPATION**

None.

## PROCLAMATIONS

### **1. National Library Week**

Mayor Goode read and presented a proclamation recognizing Library Week.

### **2. Retirement of Tom Muir, City Manager**

Mayor Goode recognized outgoing City Manager Tom Muir and read and presented a proclamation in his honor. She also presented him with several gifts of appreciation. The Mayor thanked Mr. Muir for his dedicated service to the City, its citizens, and city employees, and expressed appreciation for his leadership and commitment, noting he will be greatly missed.

## ACTION ITEMS

### **3. Consider any action on the April 7, 2026 regular council meeting and April 8, 2026, Strategic Planning meeting minutes.**

Councilmember Rothenberger moved to approve the minutes of the April 7, 2026, Regular Council Meeting and the April 8, 2026, Strategic Planning Meeting, with the correction as noted to add the Council Members to the roll call on the April 7, 2026 meeting. Councilmember Nelson seconded the motion.

Yes: (7) Randa Goode, Stacy Peek, Derrick Nelson, Amy Estes, Josh Berry, Rouel Rothenberger, Brian Conner

### **4. Consider any action on the request by the Azle Area Ministerial Alliance to utilize Central Park; a fire truck; a waiver of the fees charged for Fire Department personnel and equipment; a waiver of fees for the rental of the Pavilion and Amphitheater; approving a Council Variance allowing the issuance of a fireworks permit and a waiver of the fireworks permit fee contingent on all requirements being met for the "Follow the Flag" event on July 4, 2026.**

Councilmember Rothenberger moved to approve the request by the Azle Area Ministerial Alliance to utilize Central Park; a fire truck; a waiver of the fees charged for Fire Department personnel and equipment; a waiver of fees for the rental of the Pavilion and Amphitheater; approving a Council Variance allowing the issuance of a fireworks permit and a waiver of the fireworks permit fee contingent on all requirements being met for the "Follow the Flag" event on July 4, 2026, as presented. Councilmember Estes seconded the motion.

Yes: (7) Randa Goode, Stacy Peek, Derrick Nelson, Amy Estes, Josh Berry, Rouel Rothenberger, Brian Conner

### **5. Consider any action on Ordinance No. 2026-10 re-appointing the Municipal Court Judge and Associate Judge for two-year terms, effective May 1, 2026.**

Councilmember Rothenberger moved to approve Ordinance No. 2026-10 re-appointing the Municipal Court Judge and Associate Judge for two-year terms, effective May 1, 2026. Councilmember Conner seconded the motion.

Yes: (7) Randa Goode, Stacy Peek, Derrick Nelson, Amy Estes, Josh Berry, Rouel Rothenberger, Brian Conner

### **6. Consider any action on Ordinance No. 2026-09 approving a FY 2025 - 2026 Budget Amendment (2nd qtr.).**

Mayor Goode recognized Interim Finance Director Angelia Garrett, who provided an overview of the 2nd-Quarter budget amendment.

Councilmember Rothenberger moved to approve Ordinance No. 2026-09 approving a FY 2025 - 2026 Budget Amendment (2nd Qtr), as presented. Mayor Pro-tem Peek seconded the motion.

Yes: (7) Randa Goode, Stacy Peek, Derrick Nelson, Amy Estes, Josh Berry, Rouel Rothenberger, Brian Conner

**7. Consider any action on Resolution No. 2026-05 authorizing the City Manager to execute an advanced funding agreement (AFA) with TxDOT for the City of Azle Active Transportation Plan.**

Mayor Goode recognized Public Services Director Rick White, who stated that on November 13, 2025, the Texas Transportation Commission approved funding for the City’s Transportation Alternatives (TA) project (Azle Active Transportation Plan), including 80% federal funding (\$440,000) with a 20% City match (\$110,000). The resolution and an advanced funding agreement are the next steps, followed by a Request for Qualifications (RFQ) for the consulting engineers, design of the plan and implementation.

Councilmember Nelson moved to approve Resolution No. 2026-05 authorizing the City Manager to execute an advanced funding agreement (AFA) with TxDOT for the City of Azle Active Transportation Plan. Councilmember Estes seconded the motion.

Yes: (7) Randa Goode, Stacy Peek, Derrick Nelson, Amy Estes, Josh Berry, Rouel Rothenberger, Brian Conner

**DISCUSSION ITEMS**

**8. Personnel Policy Revision**

Mayor Goode recognized Director of Human Resources Cat Schlueter, who stated this was a major revision of the personnel policy and highlighted the major updates. Council requested additional time to review the document. Therefore, this item will be brought forward on a future agenda for Council consideration.

**9. Sign Ordinance Amendments Update**

Mayor Goode recognized Director of Planning and Development David Hawkins, who stated, in January, the Council discussed possible changes to the ordinance for temporary real estate signs, as well as other elements related to temporary signs. Mr. Hawkins presented proposed sign ordinance amendments related to temporary signs. He will bring back a draft ordinance at a future meeting reflecting the changes recommended by the Council.

**ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS**

None.

**MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST**

- Early voting continues through April 28, 2026.  
Election Day is Saturday, May 2, 2026, from 7:00 a.m. to 7:00 p.m.
- April 22, 2026 - Plastic Bag Exchange at The FeedLot for Earth Day
- April 24, 2026 – Kick off to Music in the Park featuring the Azle High School Jazz Band
- April 25, 2026 – Season Opener at The FeedLot with Urban Cowboy Night
- May 1, 2026 – City Manager Tom Muir’s retirement party at the Azle Memorial Library, 2:00–5:00 p.m.
- May 1, 2026 – First Music in the Park concert

- May 9, 2026 - City Clean up for residents

### **EXECUTIVE SESSION**

Mayor Goode convened to Executive Session at 7:09 PM.

Mayor Goode reconvened to open meeting at 8:50 PM.

#### **551.071 CONSULTATION WITH THE CITY ATTORNEY**

- **The City Council may conduct a private consultation with its attorney when the City Council seeks the advice of its attorney concerning any item on this agenda, about pending and contemplated litigation, or a settlement offer, or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.**

**U.S Realty 87 Azle Associates, LP vs. City of Azle.**

#### **551.074 PERSONNEL MATTERS**

- **Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Manager/Interim City Manager**

#### **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 256 W. Main Street, Azle, Texas.**

### **ADJOURNMENT**

Mayor Goode adjourned at 8:50 PM.

**Presented and approved on 05-05-2026**

\_\_\_\_\_  
Stacy Peek, Mayor Pro-tem

Attest:

\_\_\_\_\_  
Yael Hoffman, TRMC, MMC  
City Secretary



**MINUTES**  
**Regular Meeting**  
**Azle City Council**

505 W. Main Street  
Azle, Texas 76020

**April 27, 2026**

**6:00 PM**

**Large Conference Room**

**CALL TO ORDER**

Mayor Pro-tem Peek called the meeting to order at 6:00 PM.

**Members Present:**

- Mayor Pro-tem Stacy Peek
- Councilmember Derrick Nelson
- Councilmember Amy Estes
- Councilmember Josh Berry
- Councilmember Rouel Rothenberger
- Councilmember Brian Conner

**Member Absent:**

Mayor Randa Goode

**Staff Present:**

- |               |                               |
|---------------|-------------------------------|
| Tom Muir      | City Manager                  |
| Amber Beard   | Assistant City Manager        |
| Yael Hoffman  | City Secretary                |
| Susie Hiles   | Assistant to the City Manager |
| Cat Schlueter | Human Resources Director      |
| Kevin Rogers  | Interim Police Chief          |

**PUBLIC PARTICIPATION**

None

**EXECUTIVE SESSION**

Mayor Pro-tem Peek convened to Executive Session at 6:00 PM.

Mayor Pro-tem Peek reconvened to open meeting at 6:49 PM.

**551.074 PERSONNEL MATTERS**

**Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Manager / Interim City Manager**

**1. Take any action pursuant to executive session.**

Councilmember Nelson moved to name Amber Beard as Interim City Manager, with a 5% pay increase. Councilmember Rothenberger seconded the motion.

Yes: (6) Stacy Peek, Derrick Nelson, Amy Estes, Josh Berry, Rouel Rothenberger, Brian Conner.

Councilmember Berry moved to authorize the Azle City Council to negotiate an employment agreement with Amber Beard for the city manager position. Councilmember Rothenberger seconded the motion.

Yes: (6) Stacy Peek, Derrick Nelson, Amy Estes, Josh Berry, Rouel Rothenberger, Brian Conner.

**ADJOURNMENT**

Mayor Pro-tem Peek adjourned at 6:51 PM.

**Presented and approved on May 5, 2026**

\_\_\_\_\_  
Stacy Peek, Mayor Pro-tem

Attest:

\_\_\_\_\_  
Yael Hoffman, TRMC, MMC  
City Secretary



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**Presenter:** Yael Hoffman, City Secretary  
**Agenda Item:** Consider any action on the appointment of Mr. Steve Joy, to the CCPD Board, Place 4.

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**Background and Explanation:**

The City received an application from Mr. Steve Joy, who has expressed interest in serving on the CCPD Board. Mr. Joy is currently serving on the Parks Board and has done so for many years. His application is attached to this item.

**Board/Commission/Committee Recommendation:**

**Staff Recommendation:**

**Attachments:**

1. Boards and Commissions Application - Steve Joy



## Boards and Commissions Application

The following information is necessary to apply for potential service on a City of Azle Board or Commission. The information you provide will become a public record and available to the press and the public. In order to apply and serve as a Board or Commission member, you must meet eligibility requirements of the specific Board or Commission for which you apply. Please fill out this form and submit it to the Office of the City Secretary at 505 W. Main St. Azle, TX 76020 or by fax at 817.444.7149 By signing this application you are acknowledging that you have applied for an appointed position with the City, and agree to serve on the Board or Commission for which you have applied in good faith.

### Personal Information

Name Steve Joy

E-Mail SNotary8150@yahoo.com

Address 315 Ridgecrest Court

City Azle

State TX

Zip 76020

Phone (H): 8173743912

Length of Residence in Azle (Months): 212

\*\*\*You must be a resident of Azle for at least 12 consecutive months preceding your appointment\*\*\*

Registered Voter Yes

Have you or do you currently serve on any City Board or Commission? Yes

If yes, which one(s) and dates: Parks

## Professional Information

Business Name Steve's Notary Service

Profession Notary

Business Address 315 Ridgecrest Court

City Azle

State TX

Zip 76098

Business Phone 8173743912

Please briefly tell us why you are interested in serving on a Board or Commission: Serve as a VIP

What do you think qualifies you to serve on a Board or Commission? Serving on other boards

Please indicate your area(s) of interest. You may select one option or select more by ranking them according to your preferences.

- Crime Control & Prevention District Board

Have you attended any meetings of the Board/Commission for which you wish to be considered? Yes

Will you commit to: Frequent Involvement

I certify that the foregoing information is true and correct.

Signature





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**Presenter:** Mike Winterrowd, Administrative Corporal

**Agenda Item:** Consider any action on Resolution No.2026-06 supporting permission for the Azle Police Dept. to apply for Grant No. 5639301- Rifle-Rated Bullet-Resistant Upgrades to Patrol Vehicles

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**Background and Explanation:**

On November 4, 2025, the City Council approved Resolution No. 2025-23 in support of the Police Department's application for this grant. Since that time, there have been personnel changes. As a result, the resolution needs to be updated to reflect the correct names and titles.

Former Police Chief Hall and former Finance Director Stephen Barnes are no longer with the City. The resolution has been revised to include the current personnel in those positions on an interim basis. All other terms, conditions, and provisions of the resolution remain unchanged.

**Board/Commission/Committee Recommendation:**

**Staff Recommendation:**

**Attachments:**

1. Resolution 2026-06-

**RESOLUTION NO. 2026-06**

**WHEREAS**, the City of Azle finds it in the best interest of the citizens of Azle, Texas that the Bullet-Resistant Upgrades to Patrol Vehicles Grant Project be applied for during the 2025-2026 budget cycle; and

**WHEREAS**, the City of Azle agrees to provide \$50,000 for the said project as required by the Office of the Governor Public Safety Office, the entire amount of which will be reimbursed by the grant (there are no matching funds required) as this request is a fully reimbursable grant; and

**WHEREAS**, the Grant is for concealed, rifle-rated armor panels in marked Police Patrol vehicles used by the Azle Police Department officers; and

**WHEREAS**, the City of Azle agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Azle assures that the funds will be returned to the Office of the Governor in full; and

**WHEREAS**, the City of Azle designates the interim Chief of Police, Kevin Rogers as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

**WHEREAS**, the City of Azle designates Corporal Mike Winterrowd as the Program Director, and designated Angelia Garrett as the Interim Financial Officer for this grant.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS THAT:**

**SECTION 1**

The Azle City Council hereby approves of the submission of the grant application for Bullet Resistant Upgrades to Patrol Vehicles Grant Project.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AZLE TEXAS ON NOVEMBER 4, 2025 REGULAR MEETING AND UPDATED APRIL 21, 2026**

\_\_\_\_\_  
**Randa Goode, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Yael Hoffman, City Secretary**




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<b>Presenter:</b>	<b>David Hawkins, Director of Planning and Development</b>
<b>Agenda Item:</b>	<b>Conduct a public hearing and consider any action on Ordinance No. 2026-13 regarding a Specific Use Permit request to operate a distribution center and warehouse facility for a new business for property located at 312 E. Main Street and also known as Lot 3A, Block 1, J D Dorsey Addition. The property is located on the south side of E. Main Street approximately 550 feet north of Gipson Road. The applicant is requesting a Specific Use Permit to allow a proposed business named Perales Flooring to operate a distribution center and warehouse facility as part of their flooring business at this location. Case No. SUP2026-01</b>

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### **Background and Explanation:**

The business owner/applicant is requesting a Specific Use Permit (SUP) to operate a distribution center and warehouse facility as part of their new flooring business at 312 S. Main St. 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 distribution center and warehouse facility in the Heavy Commercial (HC) zoning district. Approval of this SUP request will allow the applicant to proceed forward with a permit to update the facilities and obtain a Certificate of Occupancy to open at this location.

### **Existing Condition of Property:**

The 0.81-acre subject property consists of two buildings and a shipping container. The property is located on the west side of the Southeast Parkway (Hwy. 199) frontage road and is located inside the FEMA designated 100-year floodplain and floodway. The property has remained vacant since August 2025 when it was last operated by a used car dealership.

### **Aerial of Property:**



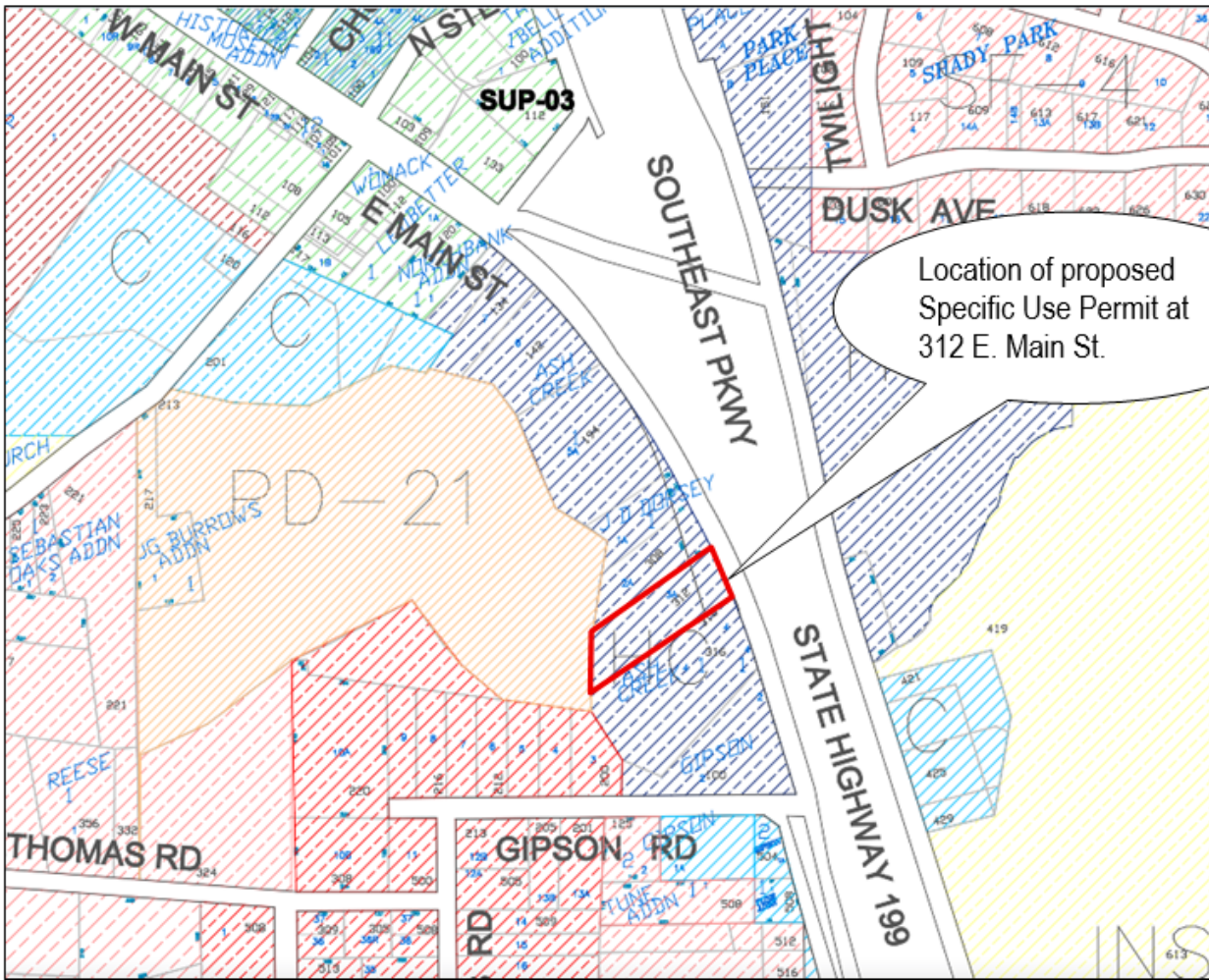
**Adjacent Zoning:**

North: Heavy Commercial (HC)

South: Heavy Commercial (HC)

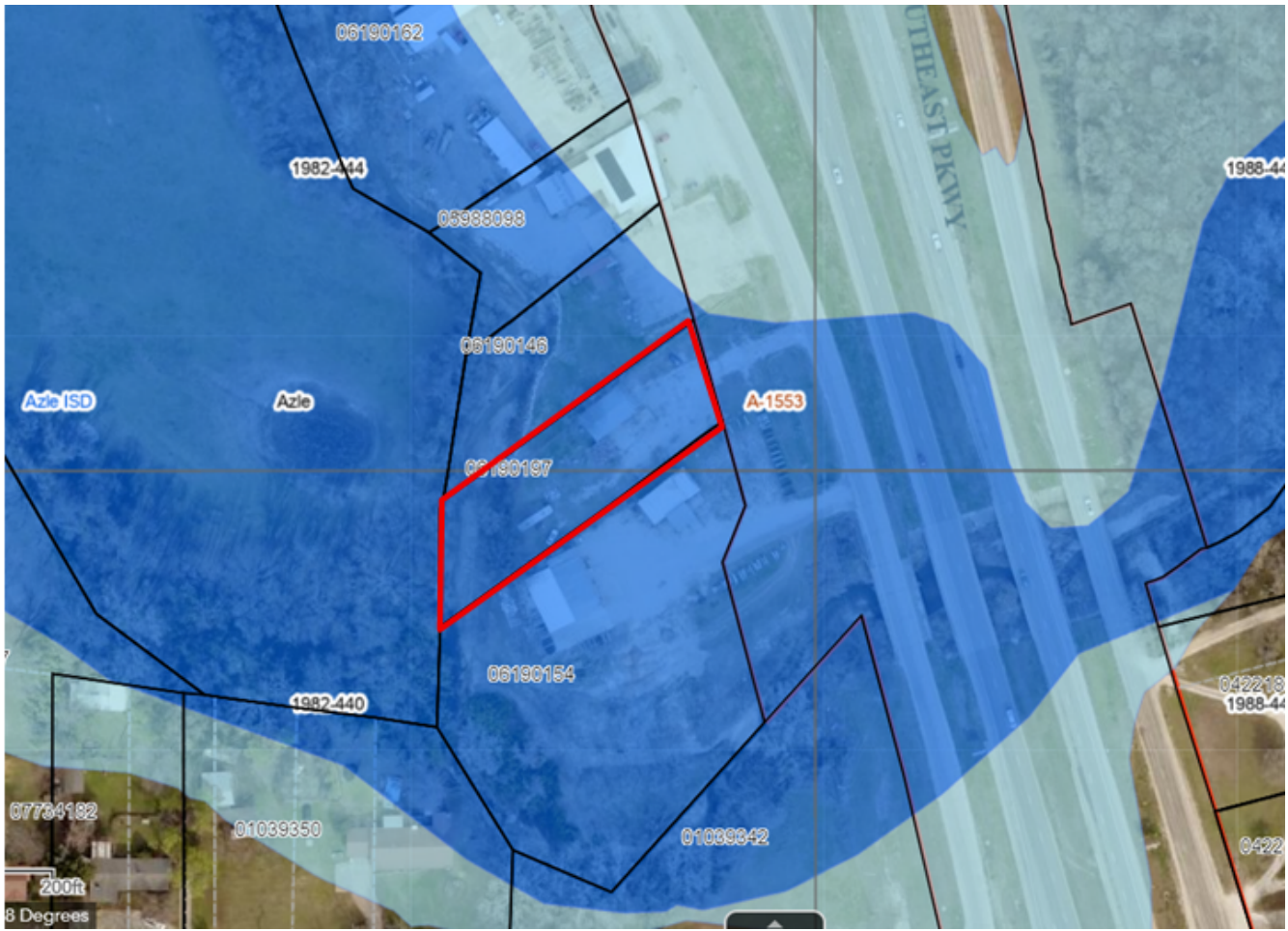
East: Southeast Parkway (Hwy. 199)

West: Single-family residential and horse stable property zoned PD-21



**FEMA Floodplain:**

The property is located within the FEMA 100-year floodplain and floodway boundaries. Due to this, no new buildings or additions are proposed.



**Proposed Site Plan:**

The applicant intends to utilize the two existing buildings on the property for display and storage purposes. No outside display or storage of materials is planned.

**Fencing:**

There is an existing metal pipe rail fence along the highway frontage road. There are no plans to make any changes to the existing fencing.

**Parking:**

The existing parking area is loose gravel and has some patches of asphalt. The applicant intends to improve the paving surface of the parking areas that will comply with City ordinances. Due to the property being located within the floodplain, the pavement will not be curbed and has to be installed at the same surface grade to maintain the current drainage on the property.

**Lighting:**

The proposed hours of operation are Monday through Friday between 9 a.m. and 6 p.m. With the business planned to be closed for the evenings and weekends, minimal site lighting is planned.

**Comprehensive Plan Analysis:**

The City of Azle's newly adopted 2045 Comprehensive Master Plan designates this area as "Mixed-Use Center" which *"includes a mix of commercial and residential uses on the same parcel either through horizontal or vertical mixed-use development. This place type is intended to be flexible in function and design."*

**Police Impact:**

No impact on services

**Fire Impact:**

No impact on services

**Utilities:**

Water - Water is available to serve this property.

Sewer - Sewer is available to serve this property.

**Public Hearing Notification Process:**

On March 23, 2026, a yellow public hearing sign was posted on the property and five (5) letters were sent to surrounding property owners within 200' of this subject property. As of April 27, 2026, staff has received one (1) formal response from the public about this request. The person submitting the response letter spoke at the April 2, 2026 P & Z Commission meeting and indicated her support for this SUP request.

**Board/Commission/Committee Recommendation:**

The Planning and Zoning Commission conducted a public hearing at their regular meeting on April 2, 2026 and recommended unanimous approval of this Specific Use Permit request as presented.

**Staff Recommendation:**

Staff forwards this Specific Use Permit request for City Council consideration.

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 City Council:

- 1. Approve as submitted
- 2. Approve with conditions
- 3. Denial as submitted
- 4. Table the case to a future meeting

**Attachments:**

1. Ordinance 2026-13
2. SUP Exhibits - 312 E. Main St. - PZ 4.2.2026
3. SUP2026-01 - Turpin, Deborah - 300 & 308 E Main St

**ORDINANCE NO. 2026-13**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF AZLE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR THE OPERATION OF A DISTRIBUTION CENTER AND WAREHOUSE FACILITY FOR PERALES FLOORING, A NEW BUSINESS ON THE PROPERTY LOCATED AT 312 E. MAIN ST. AND ALSO KNOWN AS LOT 3A, BLOCK 1, J D DORSEY ADDITION, TARRANT COUNTY, TEXAS; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Azle is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, the City Council of the City of Azle heretofore adopted the Zoning Ordinance of the City, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

**WHEREAS**, the owner of the business has filed an application for a Specific Use Permit (SUP) to operate a distribution center and warehouse facility for a new business for the property located at 312 E. Main St. and also known as Lot 3A, Block 1, J D Dorsey Addition; and

**WHEREAS**, the Planning and Zoning Commission of the City of Azle, Texas held a public hearing on April 2, 2026 and the City Council of the City of Azle, Texas, held a public hearing on May 5, 2026, with respect to the specific use permit described herein; and

**WHEREAS**, The Planning & Zoning Commission and the City Council of the City of Azle, in compliance with the laws of the State of Texas and the ordinances of the City of Azle, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended as described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS THAT:**

## **SECTION 1.**

The Zoning Ordinance and Map of the City of Azle, Texas, duly passed by the governing body of the City of Azle, as amended from time to time, be and the same is hereby amended by granting a Specific Use Permit (SUP) to operate a distribution center and warehouse facility for Perales Flooring, a new business for property located at 312 E. Main St. and also known as Lot 3A, Block 1, J D Dorsey Addition, Tarrant County, Texas.

## **SECTION 2.**

The use of the Property described above shall conform to all applicable regulations contained in the Zoning Ordinance, all other applicable and pertinent ordinance of the City of Azle.

## **SECTION 3.**

The zoning classification as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

## **SECTION 4.**

The official zoning map of the City of Azle is hereby amended and the City Secretary is directed to revise the zoning map to reflect the Specific Use Permit, as set forth above as presented.

## **SECTION 5.**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Azle, Texas, as amended, except where the provisions are in direct conflict with the provisions of other ordinances, in which event the conflicting provisions of the other ordinances are hereby repealed.

## **SECTION 6.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

## **SECTION 7.**

Any person, firm or corporation who violates, disobeys, omits, neglects, refuses or fails to comply with, or who resists the enforcement of any provision of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 8.**

All rights and remedies of the City of Azle are expressly saved as to any and all violations of the provisions of the Azle Municipal Code, or any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the court.

**SECTION 9.**

The City Secretary of the City of Azle is hereby directed to publish the caption, the penalty clause and effective date clause in the official newspaper at least once within ten (10) days after the passage of this ordinance.

**SECTION 10.**

This ordinance shall be in full force and effect from and after its passage and publication as provided by law, and it is so ordained.

**AND IT IS SO ORDAINED.**

**DULY PASSED AND APPROVED** by the City Council of the City of Azle, Texas, on May 5, 2026.

\_\_\_\_\_  
Mayor, Randa Goode

ATTEST:

\_\_\_\_\_  
Yael Hoffman, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Andrea Russell, City Attorney

## Letter of Intent: Change of Use

**Property Address:** 312 E. Main Street, Azle, TX 76020

**Current Zoning:** Heavy Commercial (HC)

**Proposed Use:** Warehouse and Distribution (Flooring Industry)

**To the City of Azle Planning & Zoning Department,**

This letter serves as a formal request for a change of use for the property located at 312 E. Main Street. Our flooring company, which has been in successful operation for 2 years, seeks to utilize this site as a central hub for storage and distribution. We believe this location is the ideal fit for our growth and a responsible use of the Heavy Commercial district.

### Nature of Business & Best Use

As an established flooring provider, our business serves local residential and commercial projects. Utilizing 312 E. Main Street for warehouse and distribution is the **highest and best use** of the property because it leverages the existing "Heavy Commercial" infrastructure while maintaining a low-impact presence on public services. Unlike high-traffic retail, our model focuses on organized inventory management and professional logistics.

### Operational Overview

- **Hours of Operation:** Our standard hours will be **Monday – Friday, 9:00 AM to 6:00 PM**. We do not anticipate weekend or late-night activity, ensuring we remain a "quiet neighbor."
- **Storage & Display:** The interior will be dedicated to the storage of flooring materials (tile, wood, carpet). Any "display" areas will be limited to a small, professional showroom for pre-scheduled client consultations.
- **Noise Control:** All primary operations, including cutting or staging, will occur **inside the building**. Exterior noise will be limited strictly to standard vehicle arrivals.

### Logistics & Site Infrastructure

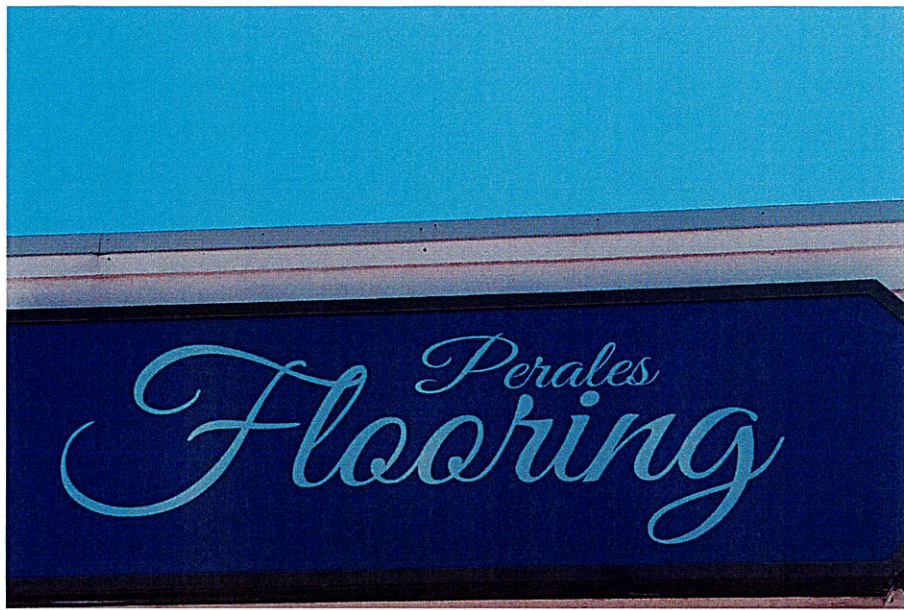
- **Truck Deliveries:** We expect approximately **2** freight deliveries per week. We have coordinated our scheduling to ensure that loading and unloading occur efficiently within the property boundaries, preventing any staging on Main Street.
- **Parking & Paving:** The existing parking lot provides ample spaces for our staff and the occasional visiting client. We are committed to maintaining the **parking lot paving** to city standards to ensure a clean, professional aesthetic and proper drainage.
- **Signage:** We intend to install professional, code-compliant signage that enhances the building's facade without creating visual clutter or light pollution.

## **Community Impact**

By bringing an established business to this location, we are investing in the upkeep of the Main Street corridor and contributing to the local tax base with a low-intensity, high-value operation. We are committed to being a long-term partner in Azle's economic development.

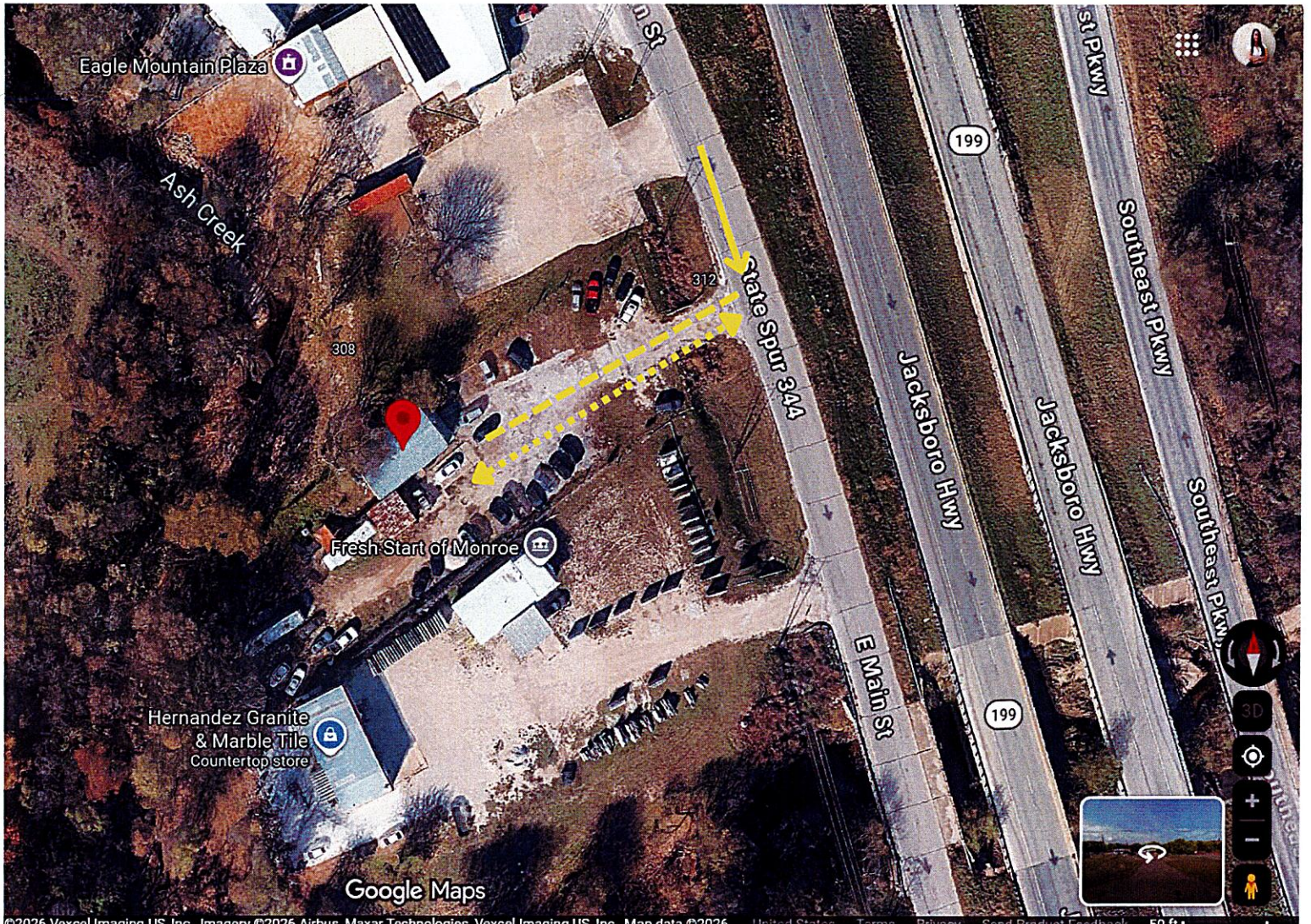
Sincerely,

Syles Perales  
Perales Flooring  
817-503-3697



## Truck Delivery Route

Truck Deliveries: We expect approximately 2 freight deliveries per week. We have coordinated our scheduling to ensure that loading and unloading occur efficiently within the property boundaries, preventing any staging on Main Street.



**SUP Narrative Letter**  
**312 E. Main Street**

**Date:** March 20, 2026

Dear David,

This letter is submitted in response to City staff comments regarding the Specific Use Permit (SUP) application for the proposed flooring business located at 312 E. Main Street. The following provides responses to the comments and concerns identified during the initial review:

**1. Building Enhancements**

No exterior modifications are proposed at this time. The existing building will remain as-is, and no painting, façade upgrades, or material changes are planned.

**2. Additional Buildings or Structures**

No additional buildings or structures are proposed. The project will comply with all applicable FEMA floodplain regulations.

**3. Showroom & Parking**

A showroom area may be incorporated within the existing building for customers to view flooring materials. Adequate parking will be provided for both employees and customers. A site plan is included illustrating the parking layout, striping, and circulation.

**4. Paving Materials**

All vehicle and trailer parking will be located on paved surfaces (asphalt or concrete) in compliance with City requirements. Any proposed paving will be installed at existing grade to avoid impacts to drainage within the floodplain.

**5. Night Lighting**

Exterior lighting will be minimal and designed to be downward-facing and shielded to prevent light spillover onto adjacent residential properties.

**6. Outdoor Display Areas**

No outdoor display areas are proposed for this project.

**7. Delivery Hours**

Deliveries will occur only during normal business hours and will not take place outside of those times.

A site plan has been prepared and submitted to illustrate the proposed parking layout, paving areas, and overall site configuration.

We appreciate staff's review and guidance and look forward to continuing to work through the approval process. Please feel free to contact us if additional information is needed.

Sincerely,

Senquae Cox  
Business Consultant | Commercial Real Estate  
469-297-8351



Eagle Mountain Plaza

Ash Creek

308

312

Fresh Start of Monroe

Hernandez Granite & Marble Tile  
Countertop store

Google Maps

State Spur 374A

E Main St

st Pkwy

HWY

theast Pkwy

- Q3:Yellow: is Parking spaces for employees and customers. (Customers schedule their showing appts)
- Q4:Light Blue : Existing Paved area that trucks will drive on to drop the materials
- Q6: N/A No outdoor display or storage of materials

199

199

# NOTICE OF PUBLIC HEARING

## SUP2026-01

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, April 2, 2026** to consider making a recommendation to the City Council regarding a Specific Use Permit request to operate a distribution center and warehouse facility for a new business for property located at 312 E. Main Street and also known as Lot 3A, Block 1, J D Dorsey Addition. The property is located on the south side of E. Main Street approximately 550 feet north of Gipson Road. The applicant is requesting a Specific Use Permit to allow a proposed business named Perales Flooring to operate a distribution center and warehouse facility as part of their flooring business at this location.

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 feet (200') of the subject property, the Planning and Zoning Commission 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 St.,**  
**Azle, Texas 76020**  
**Attn: David Hawkins, AICP**

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. Should the Commission recommend denial, or if the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. ***These forms are used to calculate the percentage of landowner opposition.***

**Please circle one:**

In favor of request

Neutral to request

Opposed to request

**Reasons for Opposition:**

Signature: Deborah Turpin

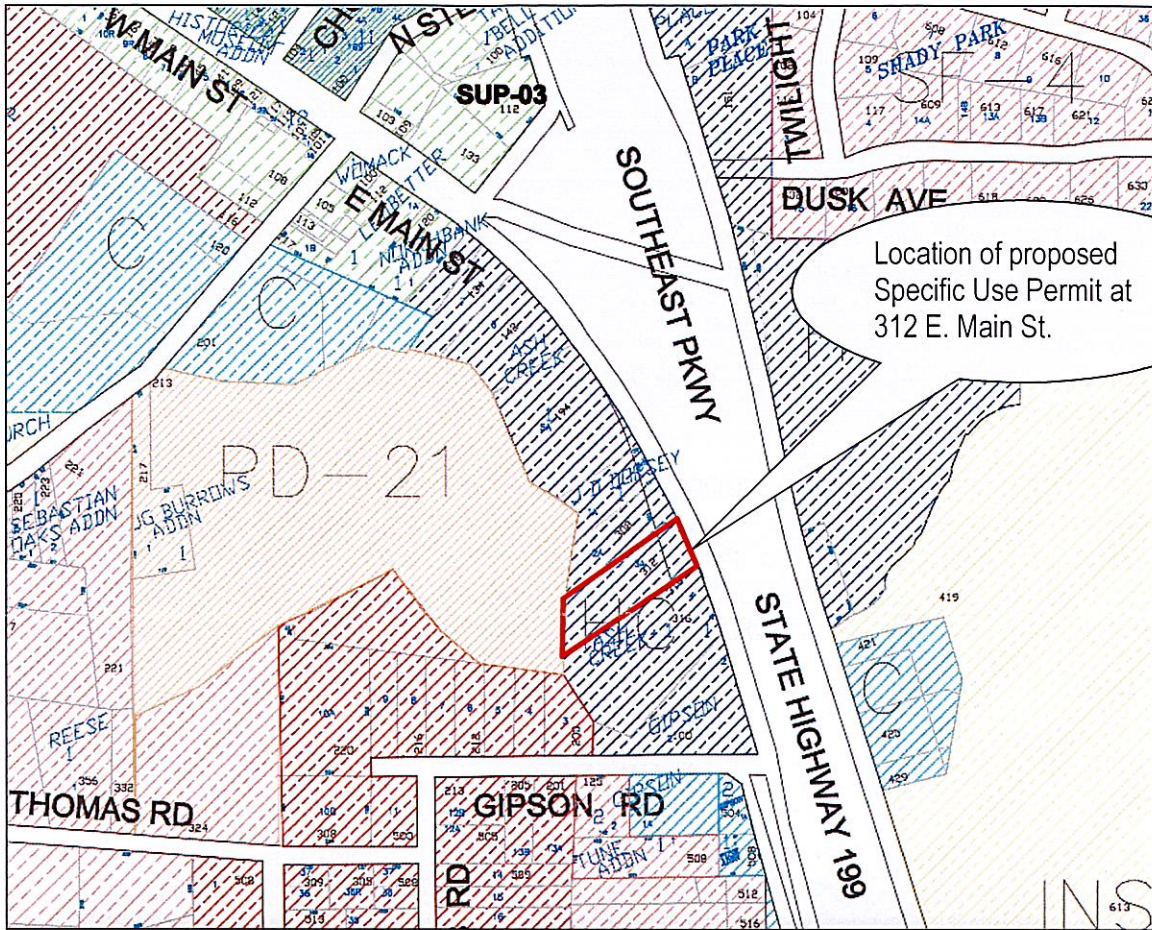
Printed Name: DEBORAH TURPIN

Mailing Address: P O BOX 228

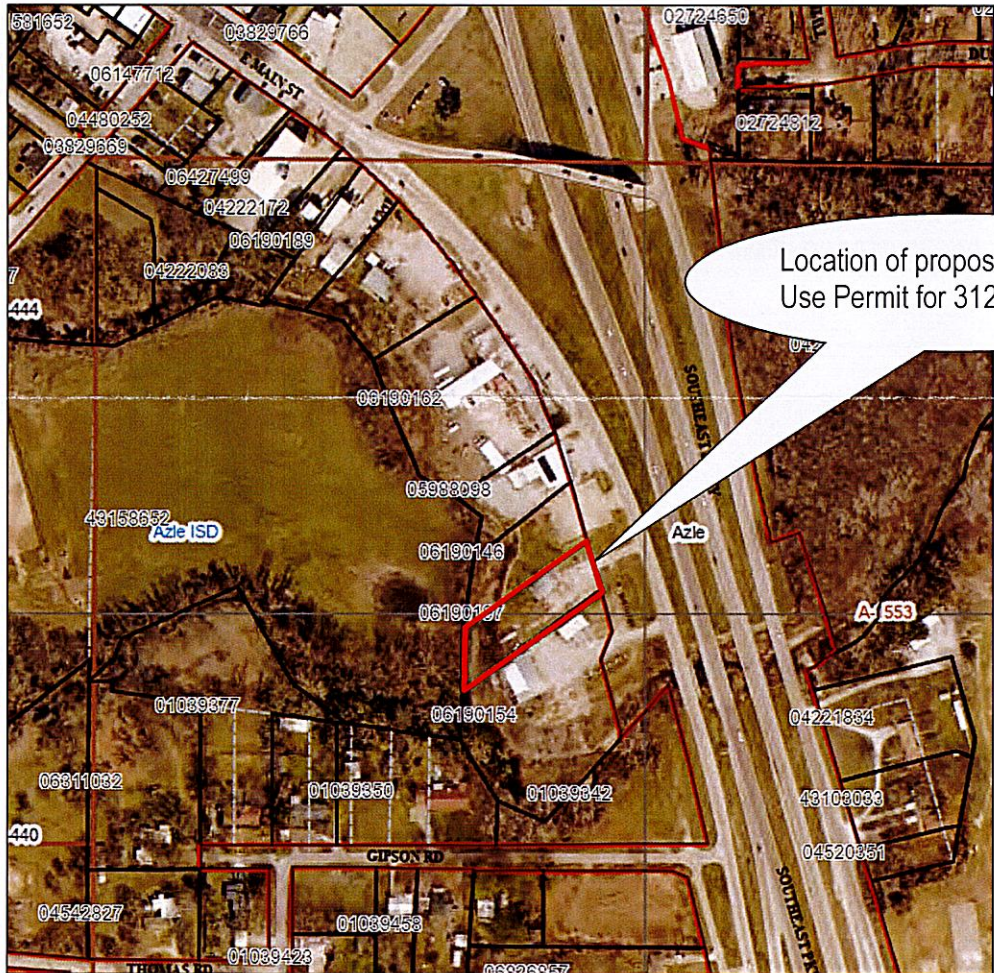
City, State Zip: AZLE, TX 76098

Telephone Number: 817-706-4481

Physical Address of Property within 200 feet: 300' & 308 E. MAIN ST, AZLE



Location of proposed Specific Use Permit at 312 E. Main St.



Location of proposed Specific Use Permit for 312 E. Main St.




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**Presenter:** David Hawkins, Director of Planning and Development

**Agenda Item:** Conduct a public hearing and consider any action on Ordinance No. 2026-12 regarding a text amendment to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the general expiration requirements for Specific Use Permits (SUP) districts.

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**Background and Explanation:**

At the January 15, 2026 Planning and Zoning Commission meeting, the Commission expressed concerns about the wording of expirations for approved SUPs, specifically on the 180 days after a business ceases to operate and vacates a building. The current language may be open to interpretation that a new similar-type business could come into the same space upon vacancy of another similar business within 180 days without seeking a new SUP.

On February 17, 2026, City Council discussed these SUP expiration requirements and expressed the same concerns, then directed staff to proceed with changing the language. With the removal of the 180-day period after the business vacancy, the SUP expires immediately, and a new SUP application will be required.

**Current Text Language:**

Zoning Ordinance - Section 32.4 General Requirements for Specific Use Permit (SUP) Districts.

- A. Any specific use permit, which is approved, shall meet the minimum requirements provided in the zoning district in which it is located.*
- B. A specific use permit shall automatically expire if:*
- 1. A building permit is not issued and construction begun within one hundred eighty (180) days of the granting of the specific use permit.*
  - 2. The use has not begun operation (if no construction is required) within one hundred eighty (180) days of the granting of the specific use permit.*
  - 3. The use is abandoned (a use which is discontinued for a period of one hundred eighty (180) days is presumed to be abandoned).*
  - 4. The term for which the specific use permit was issued has expired and it has not been renewed.*

**Proposed Text Amendment:**

The proposed additions/changes are in red text.

Zoning Ordinance - Section 32.4 General Requirements for Specific Use Permit (SUP) Districts.

- A. Any specific use permit, which is approved, shall meet the minimum requirements provided in the zoning district in which it is located.*
- B. A specific use permit shall automatically expire if:*

1. A building permit is not issued and construction begun within one hundred eighty (180) days of the granting of the specific use permit.
2. The use has not begun operation (if no construction is required) within one hundred eighty (180) days of the granting of the specific use permit.
3. The use is abandoned. ~~(a use which is discontinued for a period of one hundred eighty (180) days is presumed to be abandoned).~~
4. The term for which the specific use permit was issued has expired and it has not been renewed.

**Board/Commission/Committee Recommendation:**

On April 2, 2026, the Planning and Zoning Commission conducted a public hearing and discussed the proposed new text amendment. The Planning and Zoning Commission made a motion to recommend approval of the proposed text amendment as presented.

**Staff Recommendation:**

Staff forwards this proposed text amendment for City Council consideration.

**Attachments:**

1. Ordinance 2026-12

**ORDINANCE NO. 2026-12**

**AN ORDINANCE OF THE CITY OF AZLE, TEXAS, AMENDING SECTION 32, "SPECIFIC USE PERMITS" OF EXHIBIT A, "ZONING ORDINANCE" OF CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES, CITY OF AZLE, TEXAS, TO AMEND THE GENERAL EXPIRATION REQUIREMENTS PERTAINING TO SPECIFIC USE PERMITS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Azle is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, the City Council of the City of Azle heretofore adopted the Zoning Ordinance of the City, codified in Chapter 14 of the City Code, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

**WHEREAS**, the Planning and Zoning Commission of the City of Azle, Texas held a public hearing on April 2, 2026, and the City Council of the City of Azle, Texas held a public hearing on May 5, 2026, with respect to the zoning ordinance changes described herein; and

**WHEREAS**, the Planning & Zoning Commission and the City Council of the City of Azle, in compliance with the laws of the State of Texas and the ordinances of the City of Azle, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance should be amended as described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS THAT:**

**SECTION 1.**

Section 32, "Specific Use Permits" of Exhibit A, "Zoning Ordinance" of Chapter 14, "Zoning" shall be amended to amend subsection 32.4 to read as follows:

*"A. Any specific use permit, which is approved, shall meet the minimum requirements provided in the zoning district in which it is located.*

*B. A specific use permit shall automatically expire if:*

- 1. A building permit is not issued and construction begun within one hundred eighty (180) days of the granting of the specific use permit.*
- 2. The use has not begun operation (if no construction is required) within one hundred eighty (180) days of the granting of the specific use permit.*
- 3. The use is abandoned.*
- 4. The term for which the specific use permit was issued has expired and it has not been renewed."*

## **SECTION 2.**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of Azle, Texas, as amended, except where the provisions are in direct conflict with the provisions of other ordinances, in which event the conflicting provisions of the other ordinances are hereby repealed.

## **SECTION 3.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

## **SECTION 4.**

Any person, firm or corporation who violates, disobeys, omits, neglects, refuses or fails to comply with, or who resists the enforcement of any provision of this ordinance shall be fined not more than Five Hundred dollars (\$500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

## **SECTION 5.**

All rights and remedies of the City of Azle are expressly saved as to any and all violations of the provisions of the Code of Ordinances, City of Azle, Texas, as amended, which have accrued at the time of the effective date of this ordinance; and, as such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this ordinance but may be prosecuted until final disposition by the court.

## **SECTION 6.**

This ordinance shall be in full force and effect from and after its passage as

provided by law, and it is so ordained.

**AND IT IS SO ORDAINED.**

**DULY PASSED AND APPROVED** by the City Council of the City of Azle, Texas,  
on May 5, 2026.

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Mayor, Randa Goode

ATTEST:

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Yael Hoffman, City Secretary

**APPROVED AS TO FORM:**

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Andrea Russell, City Attorney



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**Presenter:**

**Agenda Item:** Take any action pursuant to executive session.

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**Background and Explanation:**

**Board/Commission/Committee Recommendation:**

**Staff Recommendation:**

**Attachments:**

None