



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

April 16, 2026

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:01 p.m.

Members Present:

Chairman Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Rick Simmons
Commissioner Laurel Mosier
Commissioner Cynthia Barrios

Members Absent:

Commissioner Jared Arneson
Commissioner Curt Lampkin

Staff Present:

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

INVOCATION

Vice Chairman Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Laurel Mosier led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

- 1. Consider approval of the minutes of the Planning and Zoning Commission meeting held April 2, 2026.**

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held April 2, 2026 as presented. Commissioner Laurel Mosier seconded the motion. Motion carried.

Yes: (5) Rick Simmons, Laurel Mosier, Leonard Wheeler, Cynthia Barrios, Jim Carlson
Absent: (2) Jared Arneson, Curt Lampkin

PUBLIC HEARING

2. **Conduct a public hearing and consider making a recommendation to the City Council regarding a Specific Use Permit request to operate a Short-Term Rental (STR) at a residence located at 120 N. Broadway Road and also known as Lot 6, Block 1, Broadway North Addition. The property is located on the east side of N. Broadway Road approximately 535 feet north of Lakeview Drive.**

Director of Planning and Development David Hawkins presented this item stating that this is the first SUP case for a short-term rental (STR) since the Council adopted the ordinance on July 1, 2025. Mr. Hawkins stated that the property is platted and there is an existing 4,453 square foot two-story house on the property. The property is on the east side of Broadway and backs up to Eagle Mountain Lake. Mr. Hawkins stated that the City of Azle's ordinance puts a cap on occupancy which is two persons per bedroom plus two additional persons for a maximum of 12 occupants. All parking is required to be on site, not on the street. Per ordinance, density is one per block and would allow for one on each side of the road. There is a pre-existing STR on the west side of the road but no others that we are aware of on the east side. The owner/operator is required to have 24-hour local contact for issues and safety matters. Emergency exit route and floor plan have been provided, as well as a detailed occupant packet. After the packet was published, the owner also submitted a lighting diagram which was provided to commissioners this evening. Staff notified 10 properties within 200 feet as required by law and staff has received 29 public comment letters which were provided at the commissioner's seats this evening.

Chairman Wheeler opened the public hearing at 6:11 p.m.

Tammy and John Layden, 120 N. Broadway Road, owners and applicants, spoke about their request to operate a STR. They explained how they intend to utilize the short-term rental and requirements for renters. They discussed rental timeframes, clientele section, and that they intend to be in the home for all holidays and traditions as well as many times during the summer. The Laydens will be the hosts, property managers, and cleaning staff. They will be in Azle when the property is rented and will be available 24/7 as stated in their rental packet. They will have a professional staff when they go out of town. Guests will be thoroughly vetted and can be denied. No one under the age of 25 will be allowed to rent and all guests will be required to sign the rental agreement. Ms. Layden discussed security measures on the property. Events and parties will not be allowed. They believe that the high pricing of their large property and a substantial deposit will eliminate the party crowd. Ms. Layden stated they want to open their home, lake and city, local restaurants and shopping, to new people while being able to keep their family home for their own enjoyment and traditions.

Karen Searfoss, 109 West Lake Court, spoke in opposition, stating she lives next door to the current STR at 149 N. Broadway and it has not been pleasant. Noise levels have been an issue. The request is quite specific but Ms. Searfoss stated she has concerns about how well this will be monitored if they are out of town. She asked the Commission to seriously consider an opposition to this request.

Jack Stevens, 116 N. Broadway Road, spoke in opposition, stating that Azle has never been a tourist destination. He spoke about the neighborhood and stated that this street pays some of the highest property taxes in Azle. He said in general, VRBOs have been banned in many cities across the nation. Complaints include traffic, litter, illegal parking, noise, and disturbances. Mr. Stevens said he has heard that Ms. Layden wants to move to Nashville. He stated that the current speakers are too loud, the yard is labor-intensive, all the yards will be impacted, and the safety of the lake is a big concern.

Ray Proulx, 109 N. Broadway Road, spoke in opposition, regarding tenant behavior and that no one can ever truly guarantee the behavior of a tenant. Regardless of the safeguards, there is always the exposure. The Police Department is limited to what they can do on private property. He credited the property owners for their preparation and statement they gave, stating it sounds like they put great care into the presentation. He said he has had good renters and bad renters and he'd rather not have this risk.

Keith Gilvar, 200 N. Broadway Rd., spoke in opposition stating he has two young children and would

like to preserve the nature of this neighborhood as a place where his children can ride bikes and not have concerns about STR renters who don't respect the general nature of the neighborhood. He also agreed with previous comments.

As there were no other speakers, Chairman Wheeler closed the hearing at 6:34 p.m.

Applicant/Owner Tammy Layden, 120 N. Broadway Rd., stated they have taken each of the issues brought up to day into consideration and believe they have addressed all those concerns. She stated they will be here; they are not moving to Nashville. They are not going to allow anyone to damage their property or be a nuisance. Ms. Layden addressed some specific statements about safety issues on the property stating that in 22 years of her children's birthday parties, no one has ever been hurt on her property. She addressed the comment about volume of existing speakers stating they are not at a decibel point that goes against city ordinance, and that she has never had a text from Mr. Stevens asking for the music to be turned down. Ms. Layden spoke to the issue regarding her lawn service, which has been fired since the mentioned incident.

Johnny Layden, 120 N. Broadway Rd., stated that their street has no sidewalks and the majority of the traffic is delivery vehicles, which are frequent.

Discussion included rates for damage deposits and rentals, property width, application process for STRs post-approval of any SUP, noise concerns, and compatibility.

Commissioner Rick Simmons moved to recommend to the City Council that this application be approved. The motion failed for lack of a second.

Vice Chairman Jim Carlson made a motion to deny the SUP for this STR. Commissioner Laurel Mosier seconded the motion. Motion carried.

Yes: (4) Leonard Wheeler, Jim Carlson, Laurel Mosier, Cynthia Barrios

No: (1) Rick Simmons

Absent: (2) Jared Ameson, Curt Lampkin

Mr. Hawkins clarified that this is the first of two public hearings. The next hearing will be at the City Council meeting on Tuesday, May 19th. No new letters will be sent.

3. Conduct a public hearing and consider a recommendation to the City Council regarding text amendments to Chapter 10 "Subdivision Regulation", Exhibit 10A "Subdivision Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the sidewalk requirements for residential and commercial developments.

Director of Planning and Development David Hawkins presented this item. This is a public hearing to consider amending the subdivision ordinance regarding sidewalk requirements for residential and commercial developments. He stated this was initiated by city staff following a discussion about redevelopment of properties on Main Street, Hwy. 199 and FM 730 North and South. The 2045 Master Plan and the Master Thoroughfare Plan include objectives to implement new sidewalk requirements. Another element of this proposed amendment is that not every property can be redeveloped and put in a sidewalk so the property owner or developer could pay a fee in lieu of a sidewalk that would be set aside in a very specific fund only to be used for future sidewalk construction.

Mr. Hawkins stated that the current sidewalk ordinance only has two sentences and then he reviewed the proposed amendments.

Chairman Leonard Wheeler opened the public hearing at 6:58 p.m. As there were no speakers, Chairman Wheeler closed the hearing at 6:58 p.m.

Discussion included sidewalk width, making downtown more walkable, where new sidewalks would be

located, that the sidewalk fee will be dependent on annual concrete contracts awarded by the city, and that new sidewalks to be built where gaps exist will match existing adjacent properties' sidewalks.

Commissioner Rick Simmons moved to recommend to the City Council to accept this amendment with the modification of 5 feet instead of 4 feet for residential sidewalks. Vice Chairman Jim Carlson seconded the motion. Motion carried.

Yes: (5) Leonard Wheeler, Jim Carlson, Cynthia Barrios, Laurel Mosier, Rick Simmons
Absent: (2) Jared Arneson, Curt Lampkin


EXECUTIVE SESSION

None.

ADJOURNMENT

Chairman Leonard Wheeler adjourned the meeting at 7:10 p.m.

Presented and approved on May 7th, 2026


Leonard Wheeler, Chairman

Attest:


David Hawkins, AICP
Director of Planning and Development