



**City of Azle
Regular Agenda
Planning and Zoning Commission**

505 W. Main Street
Azle, Texas 76020

June 4, 2026

6:00 PM

Council Chambers

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.

REGULAR SESSION

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the Planning and Zoning Commission on posted agenda items or non-agenda items. In order to address the Commission, 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 commissioner 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 Commission 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 Commission 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 Planning and Zoning Commission meeting held May 21, 2026.

David Hawkins, Director of Planning and Development

PUBLIC HEARING

2. Conduct a public hearing and consider making a recommendation to the City Council regarding text amendments to Chapter 1 "General Provisions", Chapter 4 "Business Regulations", Chapter 6 "Health and Sanitation" and 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 regulations for Food Trucks and Food Truck Parks.

Kristen Pegues, Community & Marketing Specialist

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on Friday, May 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.

Malinda Howell

This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Planning and Zoning Commission agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

May 21, 2026

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:02 p.m.

Members Present:

Chairman Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Rick Simmons
Commissioner Laurel Mosier
Commissioner Curt Lampkin

Members Absent:

Commissioner Jared Arneson
Commissioner Cynthia Barrios

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 Rick Simmons led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

- 1. Consider approval of the Minutes of the Planning and Zoning Commission meeting held May 7, 2026.**

Commissioner Curt Lampkin moved to approve the Minutes of the Planning and Zoning Commission meeting held May 7, 2026. Commissioner Laurel Mosier seconded the motion. Motion carried.

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

PUBLIC HEARING

2. **Conduct a public hearing and consider making a recommendation to the City Council regarding a proposed Planned Development District (PD) Amendment request for Roeser Addition, Phase I to add an additional residential lot and increase the total number of residential lots from sixteen (16) to seventeen (17) lots on approximately 28.25 acres of land situated in the J. Wilcox Survey, Abstract No. 1727, City of Azle, Tarrant County, Texas, and being described as Lots 1-16, 1X & 2X, Block 1, Roeser Addition, a plat recorded in Document No. D224029136, Plat Records, Tarrant County, Texas. The property is generally located on the north and south sides of Park Street approximately 2,100 feet east of South Ash Avenue. Case No. Z2026-03**

Director of Planning and Development David Hawkins presented this item. He stated that this PD amendment request is for Roeser Addition which was originally approved in 2022. He stated the concept plan showed 16 residential lots. This request is to split the original lot eight (8) into two lots. If approved, the split lot will still meet the minimum standards for the original PD that was approved. If approved, this will make 17 lots, overall.

Chairman Leonard Wheeler opened the public hearing at 6:06 p.m.

Applicant/Developer Mark Sommer, 1004 Avalon Dr., Lewisville, stated the initial plan was for lot 8 to be larger, but they have decided it is too large.

As there were no other speakers, Chairman Wheeler closed the public hearing at 6:09 p.m.

Commissioner Rick Simmons moved to recommend approval to the City Council. Commissioner Curt Lampkin seconded the motion. Motion carried.

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

EXECUTIVE SESSION

None.

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:11 p.m.

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter: Kristen Pegues, Community & Marketing Specialist

Agenda Item: Conduct a public hearing and consider making a recommendation to the City Council regarding text amendments to Chapter 1 “General Provisions”, Chapter 4 “Business Regulations”, Chapter 6 “Health and Sanitation” and 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 regulations for Food Trucks and Food Truck Parks.

Background and Explanation:

House Bill 2844, adopted by the 89th Texas Legislature (effective Sept. 1, 2025, with statewide licensing taking effect July 1, 2026), establishes a statewide regulatory framework for mobile food vendors and preempts certain local regulations. The proposed amendments to the City's Zoning Ordinance are intended to ensure compliance with state law. The proposed amendments remove provisions that are no longer enforceable under state law.

There are other proposed amendments within Chapters 1, 4, 6 of the Code of Ordinances as well as Appendix A - Fee Schedule but are not under the purview of the Planning and Zoning Commission and do not require a recommendation by the Commission to City Council.

Board/Commission/Committee Recommendation:

After the conclusion of the public hearing, the P & Z Commission may make a recommendation on the proposed amendments to the Ordinance pertaining to Food Trucks and Food Truck Parks. Any recommendation will be forwarded to the City Council for final action.

Staff Recommendation:

Staff forwards this text amendment to the Planning and Zoning Commission for their consideration.

Attachments:

1. Section 27.8 FOOD TRUCK PARKS

§ 27.8. FOOD TRUCK PARKS.

The purpose of this section is to regulate the operation of food truck parks in the City of Azle. Though the section does not regulate the use of food trucks for private events in residential areas, it does address the use of food truck parks on private commercial property and on City-owned and/or managed property.

A. Provisions for Private Commercial Property (Non-Residential Zoning Districts).

- ~~1. Food trucks shall obtain an annual Mobile Food Vendor permit from the City of Azle before operating in the food truck park. Mobile food units must be properly licensed in accordance with applicable state law prior to operating within the city.~~
- ~~2. A fire inspection must be conducted and passed annually per NFPA 96 (National Fire Protection Association).~~
- ~~3. A health inspection certificate must be provided from the County Health organization.~~
- 4.2. All Food trucks shall meet the City of Azle requirements of the most recently adopted applicable International Code Council building codes including the Fire and Electrical Codes.
- ~~5.3.~~ All food trucks must be located on a parcel which is appropriately zoned for non-residential development and use.
- ~~6.4.~~ Mobile food units operating on private property shall be located on a single private parcel ~~Food trucks shall be located on an individual private parcel, adjacent to or where, within three hundred (300) feet, an existing permanent business operates in a building with a Certificate of Occupancy.~~
- 7.5. Food trucks shall not operate less than ten (10) feet from another food truck or structure.
- 8.6. Food trucks including any applicable seating, may operate in parking spaces if the required parking for the center remains in compliance with Azle Code of Ordinance, Section 28 Parking and Loading[.]
- 9.7. The Certificate of Occupancy shall be obtained and maintained by the Food Truck Park rather than individual vendors.
- 10.8. Electricity shall be from an electrical outlet or generator.
- 11.9. Hose hook-ups to potable water must be of food grade quality.
- ~~12.10.~~ A trash receptacle must be placed outside next to the food trucks for use by the patrons of the unit. The area around the food trucks shall be kept clean and free from litter, garbage, and debris.
- ~~13.11.~~ Food trucks may not stay overnight.

B. Provisions for City-Owned and/or Managed Property.

1. Mobile food units must be properly licensed in accordance with applicable state law prior to

~~operating within the city. Food trucks shall obtain an annual Mobile Food Vendor permit from the City of Azle before operating in the food truck park.~~

~~1. A fire inspection must be conducted and passed annually per NFPA 96 (National Fire Protection Association).~~

~~2. A health inspection certificate must be provided from the County Health organization.~~

3.2. All Food trucks shall meet the City of Azle requirements of the most recently adopted applicable International Code Council building codes including the Fire and Electrical Codes.

4.3. A Hold-Harmless Agreement is required to be completed with the City of Azle if the food truck is to be located on City of Azle property.

5.4. Owners of any food truck must sign a notarized statement that they acknowledge and accept a minimum amount of \$1,000,000 liability insurance, that covers the food truck, must be maintained at all times and that proof of such insurance coverage can be required to be provided to the City upon three (3) working days' notice to the owner. This requirement may be met with an additional rider on the related automobile insurance.

6.5. The City Manager or his/her designee shall have the authority to manage the operation for Food Truck Parks on city-owned and/or managed property.

7.6. Electricity shall be from an electrical outlet. Generators may be used if approved by the City of Azle.

8.7. Food trucks shall not operate less than ten (10) feet from another food truck or structure.

9.8. Food trucks may not stay overnight unless approved by the City of Azle.
(Ordinance 2024-5 adopted 3/4/2024)