



City of Azle  
Regular Agenda  
Planning and Zoning Commission

505 W. Main Street  
Azle, Texas 76020

June 18, 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 June 4, 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 a Specific Use Permit request to operate a "smoke shop and tobacco store" business for property located at 342 Northwest Parkway, Suite 202 and also known as Lot 1, Block 1, Stardust Addition. The property is located on the southeast corner of the Northwest Parkway and Dunaway Lane intersection. The applicant is requesting a Specific Use Permit to operate a "smoke shop and tobacco store" business at this location. Case No. SUP2026-04  
**David Hawkins, Director of Planning and Development**

**OTHER ITEMS**

3. Development Project Updates.  
**David Hawkins, Director of Planning and Development**

**ADJOURNMENT**

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on Friday, June 12,

**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 Nowell*

*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](http://www.cityofazle.org).*



**MINUTES**  
**Regular**  
**Azle Planning and Zoning**  
**Commission**

505 W. Main Street  
Azle, Texas 76020

**June 4, 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 Jared Arneson  
Commissioner Cynthia Barrios  
Commissioner Laurel Mosier

**Members Absent:**

Commissioner Rick Simmons  
Commissioner Curt Lampkin

**Staff Present:**

Kristen Pegues                      Community and Marketing Specialist  
Malinda Nowell                      Sr. Administrative Assistant

**INVOCATION**

Commissioner Jared Arneson gave the invocation.

**PLEDGE OF ALLEGIANCE**

Commissioner Cynthia Barrios led the pledge.

**PUBLIC PARTICIPATION**

None.

**CONSENT AGENDA**

**1. Consider approval of the Minutes of the Planning and Zoning Commission meeting held May 21, 2026.**

Vice Chairman Jim Carlson moved to approve the minutes of the Planning and Zoning Commission meeting held May 21, 2026. Commissioner Laurel Mosier seconded the motion. Motion carried.

Yes:            (6)            Leonard Wheeler, Jim Carlson, Cynthia Barrios, Jared Arneson, Laurel Mosier  
Absent:        (1)            Rick Simmons, Curt Lampkin

**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 and Marketing Specialist, presented this item explaining that state law regarding food trucks is changing effective July 1, 2026. The City of Azle ordinance includes a number of points which the city can no longer regulate after July 1, 2026. The proposed amendments reflect the changes in state law. Ms. Pegues stated that for city events such as at The FeedLot and Music In The Park, city staff will be verifying food trucks have a current health permit from the state.

Chairman Leonard Wheeler opened the public hearing at 6:08 p.m. As there were no speakers, Chairman Wheeler closed the hearing at 6:08 p.m.

Commissioner Jared Arneson moved to recommend approval of the changes as written. Vice Chairman Jim Carlson seconded the motion. Motion carried.

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

### **ADJOURNMENT**

Chairman Wheeler adjourned the meeting at 6:09 p.m.

**Presented and approved on \_\_\_\_\_**

\_\_\_\_\_  
Leonard Wheeler, Chairman

Attest:

\_\_\_\_\_  
David Hawkins, AICP  
Director of Planning and Development




---

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

**Agenda Item:** Conduct a public hearing and consider making a recommendation to the City Council regarding a Specific Use Permit request to operate a “smoke shop and tobacco store” business for property located at 342 Northwest Parkway, Suite 202 and also known as Lot 1, Block 1, Stardust Addition. The property is located on the southeast corner of the Northwest Parkway and Dunaway Lane intersection. The applicant is requesting a Specific Use Permit to operate a “smoke shop and tobacco store” business at this location. Case No. SUP2026-04

---

**Background and Explanation:**

The applicant is requesting a Specific Use Permit (SUP) to allow a new smoke shop and tobacco store business at 342 Northwest Parkway, Suite 202. On April 2, 2024, the City Council passed an ordinance (Ord. No. 2024-11) to amend the Definitions and Permitted Use Schedule within the Zoning Ordinance, which added a new business use named:

*SMOKE SHOP AND TOBACCO STORE: Any retail establishment that is dedicated, in whole or in part, to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, tobacco paraphernalia, electronic vaping devices or other similar substances; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store" and shall not be subject to the restrictions in this section.*

This new use requires a SUP to operate within the Commercial (C) zoning district. Approval of this SUP request will allow the applicant to proceed forward with a Certificate of Occupancy to open this business at this location.

**Existing Condition of Property:**

This property is currently zoned Commercial (C). The old Stardust skating rink building was constructed in 1960 according to Tarrant County Appraisal District records, and was recently remodeled into a spa and salon facility with 2 retail spaces for future tenants, consisting of approximately 7,608 sq. ft. There is also an existing 2,050 sq. ft. building on the property that is currently used for office and retail businesses. The property was platted on May 11, 2023.

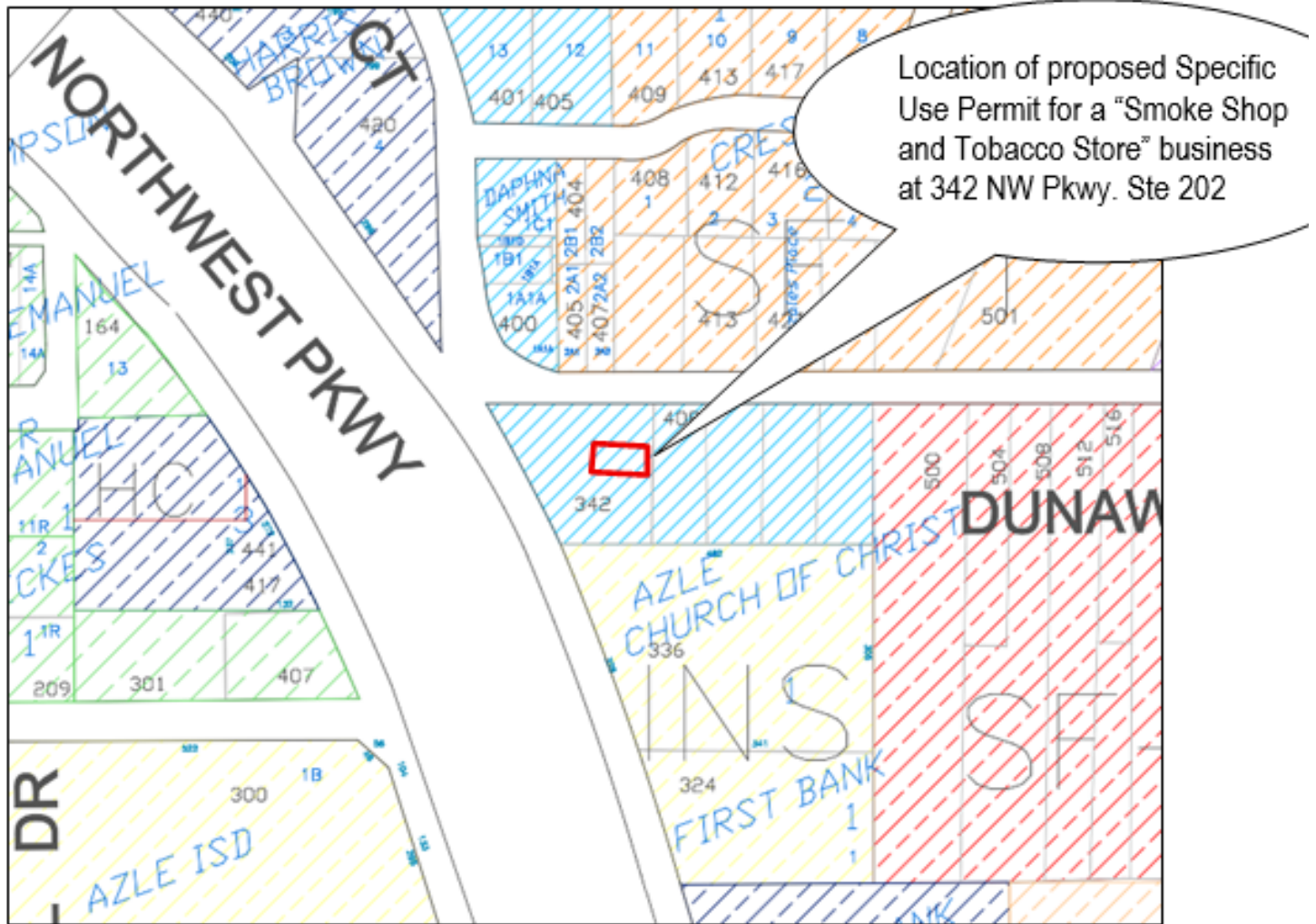
The applicant has provided a summary of this business plan and provided site exhibits to illustrate the location of the business, which is the inside retail tenant space within the building.

**Adjacent Zoning:**

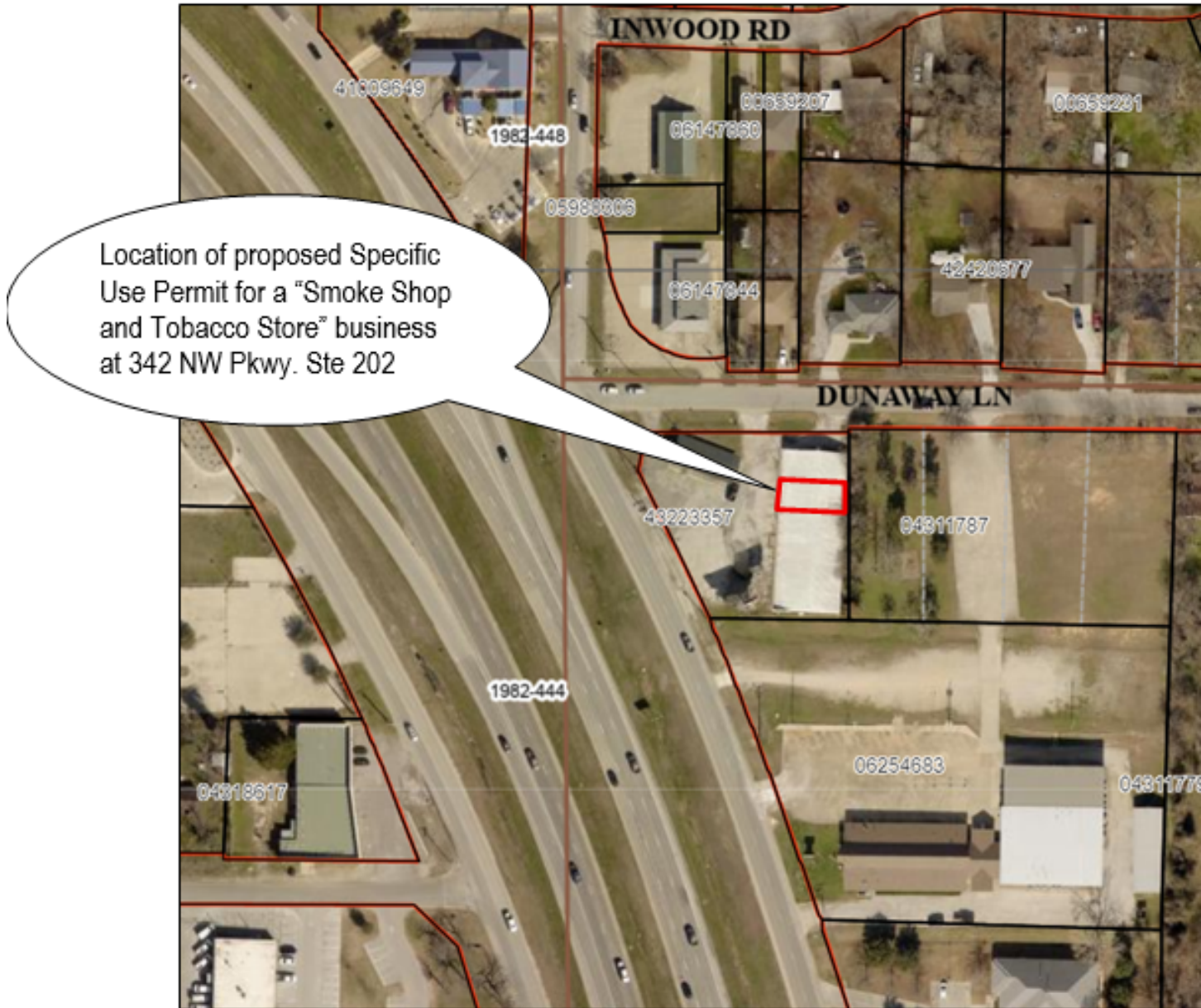
North: Commercial (C) and SF-1 Residential  
 South: Institutional (INS)  
 East: Commercial (C)

West: Northwest Parkway (Hwy. 199)

**Property Zoning Exhibit:**



**Property Location Exhibit:**



**Utilities:**

Water and sewer are available to serve this property.

**Certificate of Occupancy/Licensing:**

If the Specific Use Permit is approved by the City, any required permits and licensing from the State will be provided before a new Certificate of Occupancy will be issued for this business.

**Specific Use Permit Notification Process:**

On June 8, 2026, a public hearing sign was posted on the property and twelve (12) letters were sent to surrounding property owners within 200'. As of June 12, 2026, staff has received no formal responses from the public on this request.

**Board/Commission/Committee Recommendation:**

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 Planning & Zoning Commission:

1. Recommend approval as submitted
2. Recommend approval with conditions
3. Recommend denial as submitted
4. Table the case to a future meeting

**Staff Recommendation:**

Staff forwards this Specific Use Permit request to the Commission for their consideration.

**Attachments:**

1. SUP Justification Letter - 342 NW Pkwy. Vape Shop 5.28.2026
2. SUP Site Location map - 342 NW Pkwy. Vape Shop 5.28.2026

Date: 05/27/2026

To: Planning & Zoning Department City of Azle

Subject: Justification Letter for Proposed Smoke Shop Business Dear Planning & Zoning Officials,

I am submitting this letter in support of my request to operate a smoke shop at 342 Northwest Parkway, Suite - 202, Azle, Texas - 76020.

The purpose of this business is to provide a clean, professionally managed retail store that offers legal smoking-related products and accessories to adult consumers in compliance with all city, state, and federal regulations.

We believe this business will positively contribute to the area for several reasons:

1. Economic Contribution

The store will contribute to the local economy through sales tax revenue, commercial occupancy, and job creation for local residents.

2. Responsible Business Operations

The business will operate with strict age-verification policies and compliance procedures to ensure that all products are sold only to legally eligible customers. The store will maintain a professional atmosphere with security cameras, proper lighting, and active management oversight.

3. Compatibility with the Commercial Area

The proposed location is within a commercially zoned area surrounded by retail and service-based businesses. The store is intended to complement the existing commercial environment without creating noise, traffic, or operational disturbances.

4. Property Improvement & Maintenance

We plan to maintain the storefront in a clean and professional condition, including signage, parking areas, and exterior appearance, helping support the overall quality of the shopping center and surrounding businesses.

5. Community Respect

Our goal is to operate a respectful and compliant business that follows all zoning requirements and city ordinances while serving adult customers responsibly.

We appreciate the opportunity to present this request and are committed to being a responsible business within the City of Azle. Please let us know if any additional information or documentation is needed.

Sincerely,

Ramavathy Korada

Ph.no: +1(929)398-2926

Email: ramakorada1234@gmail.com

*K. Ramavathy*  
05/27/2026



**342 Northwest Pkwy  
Azle, Texas 76020**

**FOR LEASE  
961-1,966 SF**

**NAI Robert Lynn** / Retail

# FEATURES + MAP + DEMOGRAPHICS



**961-1005 SF White Box Spaces Available for Lease**



**Building Remodel Completed in 2026 - Join Salon & Spa Galleria!**



**Direct Frontage to**



**Located in Growing Azle Suburb**



**Asking Rate: \$24.00/SF Modified Gross**



**JACKSBORO HWY (STATE HWY 199)**

**35,019 VPD**

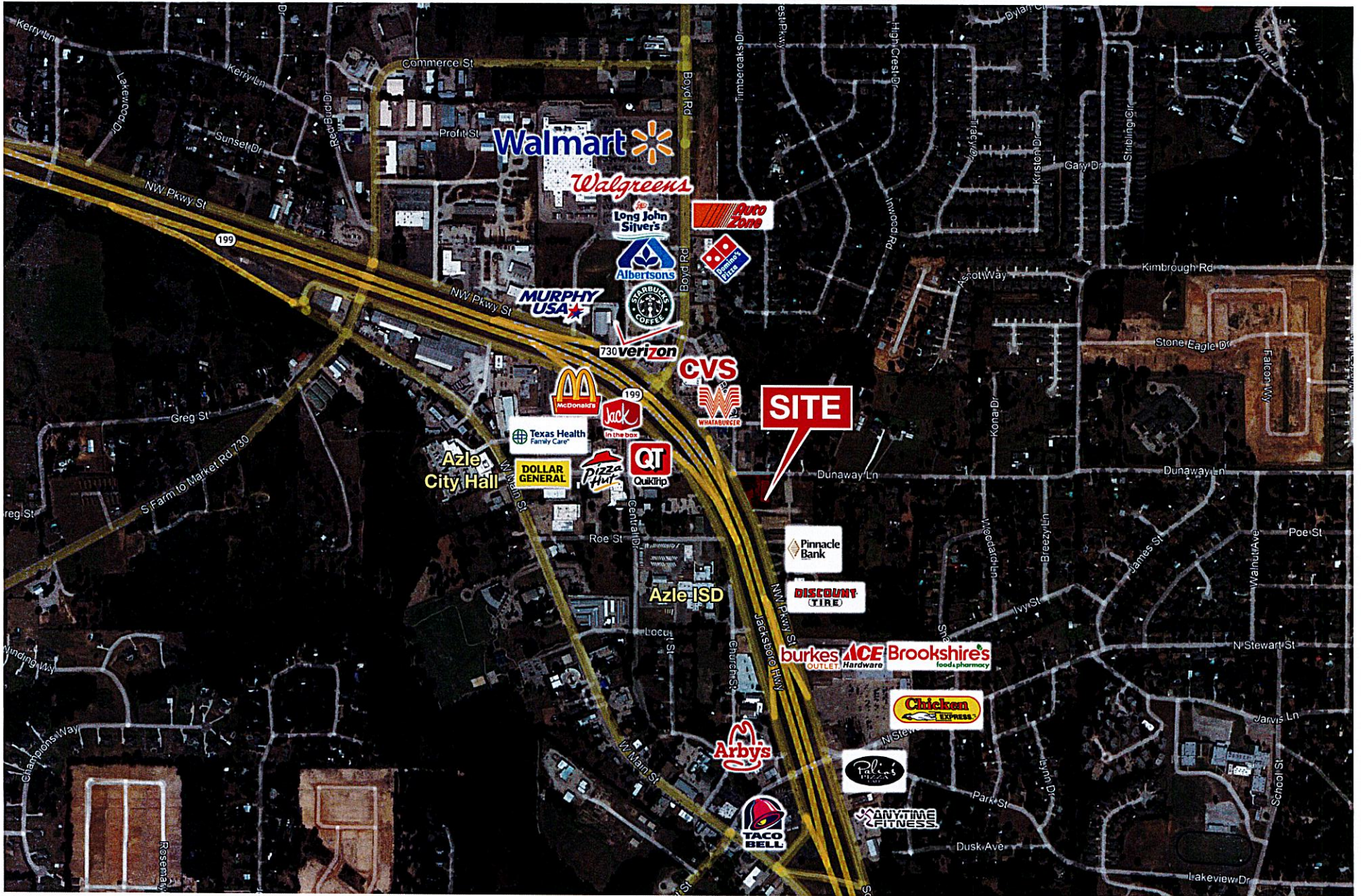


	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,095	25,659	43,660
TOTAL HOUSEHOLDS	2,319	9,638	16,302
AVERAGE HOUSEHOLD SIZE	2.60	2.60	2.60
AVERAGE HOUSEHOLD INCOME	\$87,634	\$98,052	\$114,218

Source: CoStar 2025

342 Northwest Parkway | Azle, Texas 76020

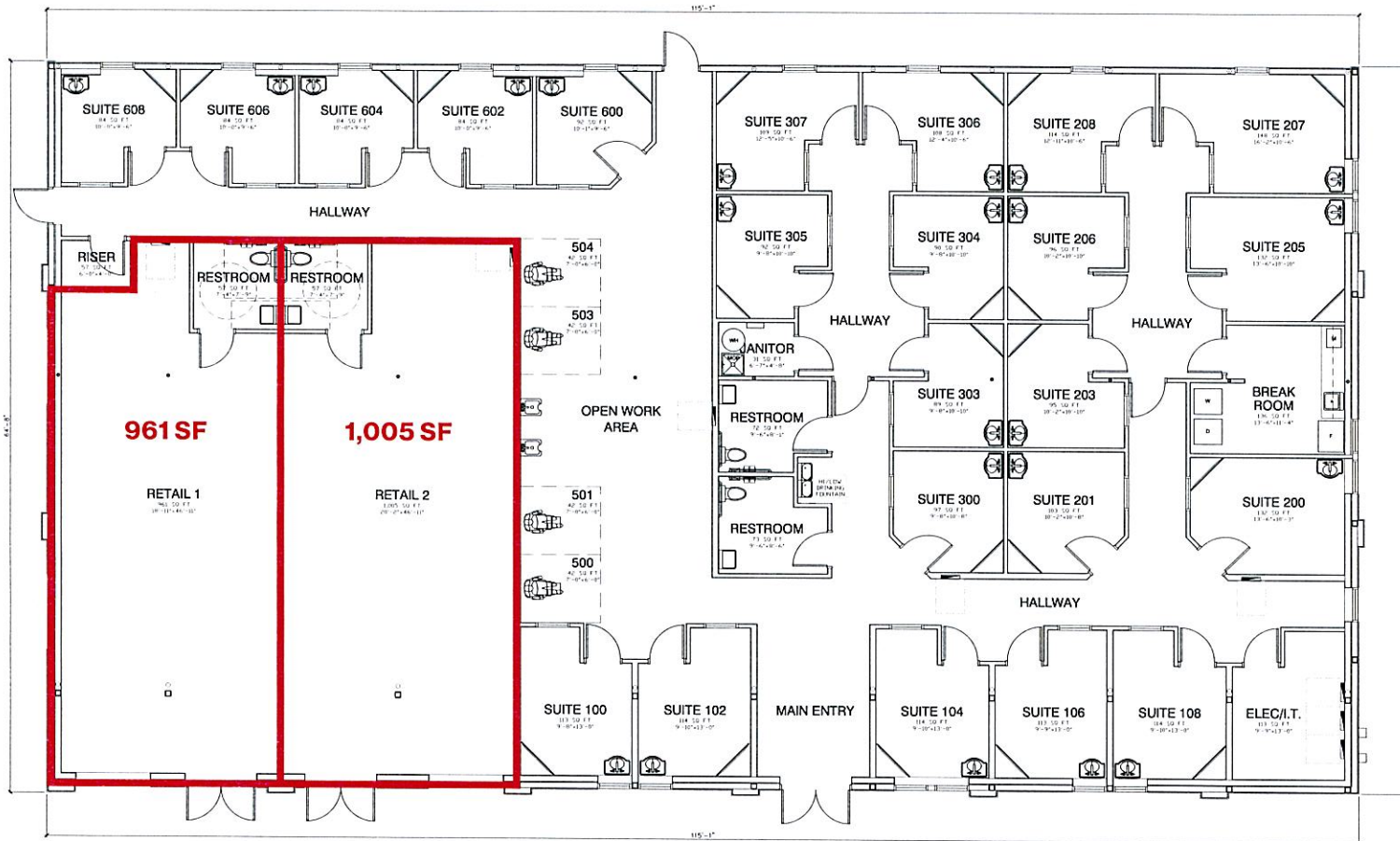
**FOR LEASE 961-1,966 SF**



342 Northwest Parkway | Azle, Texas 76020

FOR LEASE 961-1,966 SF

# SITE PLAN



## AGENTS

**Bobby Montgomery**

817.872.3908

BMONTGOMERY@NAIRL.COM

**Jon McDaniel**

817.872.3902

JMCDANIEL@NAIRL.COM

201 S. Adams Street  
Fort Worth, Texas 76104  
817.885.8333 | [nairl.com](http://nairl.com)



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

342 Northwest Parkway | Azle, Texas 76020

FOR LEASE **961-1,966 SF**



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
<b>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
<b>Designated Broker of Firm</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Jon T. McDaniel	552186	jmcdaniel@nairl.com	817-885-8333
<b>Licensed Supervisor of Sales Agent/Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Bobby Montgomery	629233	bmontgomery@nairl.com	817-885-8333
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>