



**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

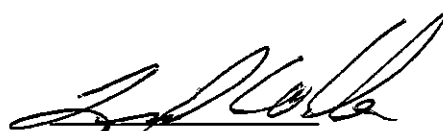
#### EXECUTIVE SESSION

None.

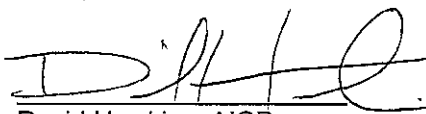
#### ADJOURNMENT

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

Presented and approved on 6/4/26

  
Leonard Wheeler, Chairman

Attest:

  
David Hawkins, AICP  
Director of Planning and Development