

**MINUTES
WATAUGA COMPREHENSIVE PLAN UPDATE
PUBLIC MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
DECEMBER 3, 2019
6:00 P.M.**

CALL TO ORDER:

The public meeting began with a presentation by Consultant, Trent Petty of Petty & Associates. Mr. Petty introduced his colleagues Kirk McDaniel of Petty & Associates and Eric White of Pacheco Koch.

A quorum of the Watauga City Council was present as follows: Mayor Arthur L. Miner, Mayor Pro Tem Mark Taylor, Council Member Andrew Neal, Council Member Tom Snyder and Council Member Juanita King. Workgroup members present included: Jan Hill, Chuck Hubbard, Cristy McCauley, Kay Ivey, Mayor Pro Tem Mark Taylor and Council Member Tom Snyder. Staff in attendance were Andrea Gardner, City Manager; Lana Ewell, Library Director; Bradley Fraley, IT Director and Denise Wilkinson, Economic Development Specialist.

Mr. Petty described the process selected for the update to the existing comprehensive plan by creating a workgroup comprised of council members, planning and zoning commission members, economic development corporation members and four at large citizen members. The workgroup focus was formulating a future land use designation for the retail corridor along US 377(Denton Hwy), assuming factors in economic conditions, present and future, and creating a land use designation that will allow for flexible redevelopment of the areas should economic and market conditions change in the future. He further explained that this is not zoning, but a plan to have in place for redevelopment with design standards. The Retail Transitional Mixed-Use designation is proposed to be located in two areas; the north corridor of US 377 (Denton Hwy) from North Tarrant Parkway to just south of Starnes Road and, the south corridor beginning at the south city limit line to just north of Watauga Road. He further stated that other than a few properties on Hightower Drive and Rufe Snow Drive, no other properties are included in this update. A presently adopted Future Land Use map and a Draft Future Land Use map were displayed for comparison purposes. Mr. Petty announced that comment boxes will be located at six city offices, that information will be available on the city website and another public meeting is scheduled for January 28, 2020. He encouraged all to provide comments and questions. He said all comments and questions will be addressed prior to public hearings to consider the updated plan by the Planning and Zoning Commission and City Council in February and March of 2020, respectively. The presentation utilized by Mr. Petty, is attached to and made a part of the meeting minutes. A question and answer session with the audience followed, and the meeting adjourned at 8:00 PM.

APPROVED: this the 13th day of January 2020

SIGNED: this the 15th day of January 2020

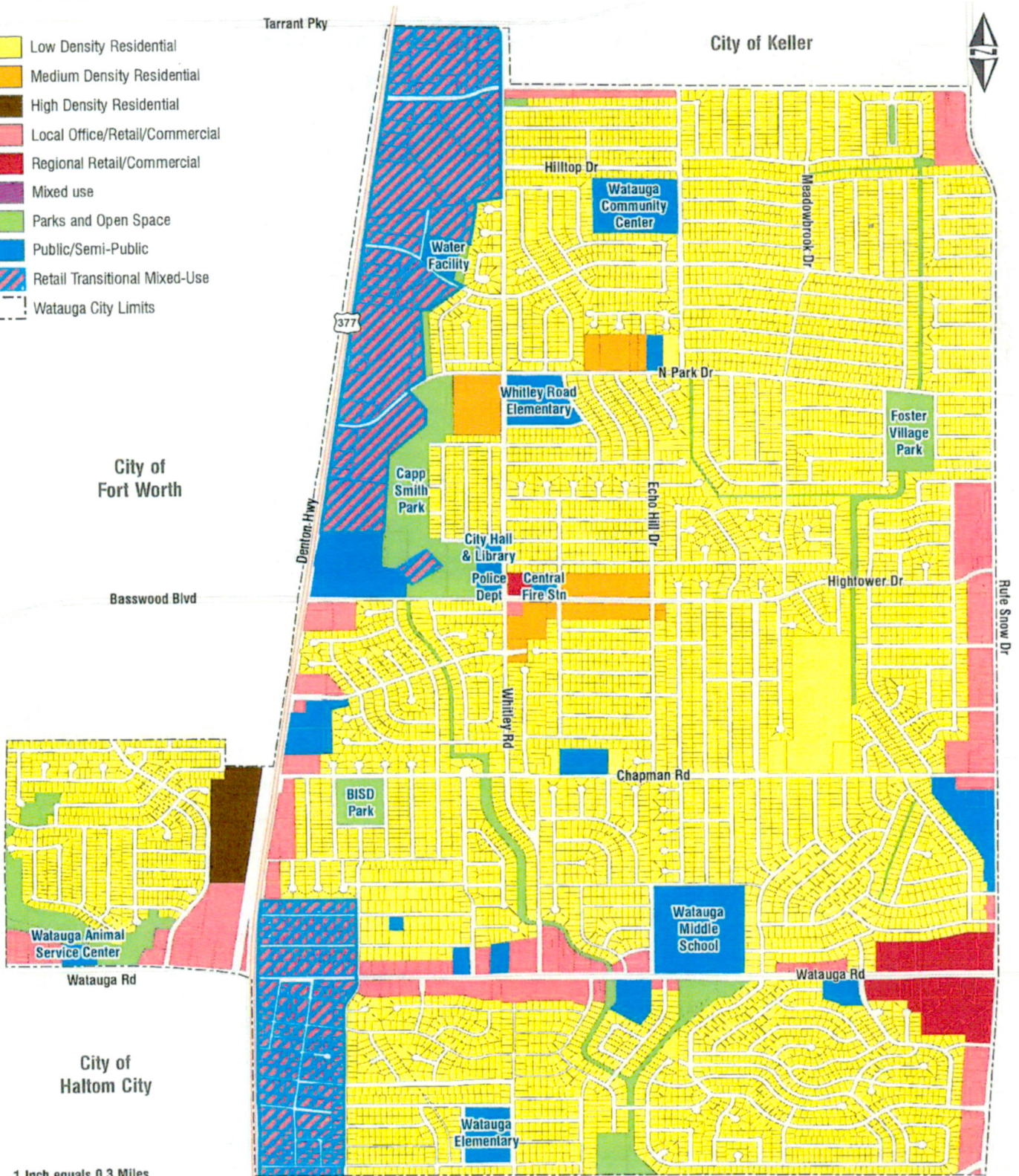
APPROVED: Arthur L. Miner /s/
Arthur L. Miner, Mayor

ATTEST: Andrea Gardner /s/ ✓
City Manager/City Secretary



DRAFT - FUTURE LAND USE MAP

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Local Office/Retail/Commercial
- Regional Retail/Commercial
- Mixed use
- Parks and Open Space
- Public/Semi-Public
- Retail Transitional Mixed-Use
- Watauga City Limits



1 Inch equals 0.3 Miles

0 0.25 0.5



RETAIL TRANSITIONAL MIXED-USE DESIGN STANDARDS

DECEMBER 3, 2019

City of Watauga
RT-MU Design Standards
DRAFT FOR DISCUSSION ONLY

stimulating new market driven growth in the City. Bundling small, adjacent parcels into unified projects will help establish continuity of use and ultimately create a natural growth between the northern and southern gateways.

Finally, the RT-MU will function as new economic centers to ultimately replace existing big box retailers in order to adapt to a changing retail market. The RT-MU will encourage creativity in property design and landscape while minimizing negative impact to existing development and enhancing the character of the area.

The following uses are provided as a prelude to amending the Zoning Ordinance to incorporate the RT-MU use as zone change applications are submitted.

Section 2: Uses

A. General Permitted Uses

A lot or building may be used for one or more of the following by-right permitted uses.

- Retail, restaurant, and related uses
- Retail commercial sales, excluding drive-through facilities
- Personal service businesses
- Restaurants and other food or beverage establishments, excluding drive through facilities
- Professional, administrative, medical and business offices.
- City administrative uses, post offices, community centers, and libraries
- Financial institutions, excluding drive-through facilities
- Hotels, bed and breakfast facilities, convention centers, meeting space, and banquet facilities
- Galleries and museums.
- Theaters.
- Day care centers.
- Studios for dance, music, fitness, art, or photography
- Attached single-family townhomes
- Two and three family housing
- Multifamily residential provided all dwelling units are located on the second floor and above
- Civic open space uses, and plazas
- Structured parking

B. Specific Uses

A lot and/or building may be used for one or more of the following specific uses, in conjunction with a permitted use, provided special use approval is received in accordance with the requirements of the Zoning Ordinance and all standards of the RT-MU district is met.

- Amusement center indoor. Ex. bowling alley, racquet sports, and health club

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- 1) Residential units shall be designed to ensure the personal security of residents, including, but not limited to, the provision of separate and secured entrances and exits that are directly accessible to secured parking areas.
- 2) Non-residential and residential uses located on the same floor shall not use common entrance hallways or common balconies, which may compromise the residential living conditions.
- 3) Parking spaces for non-residential and residential uses shall, be specifically designated by posting, pavement marking, and/or physical separation.

C. Lighting

- 1) Parking areas shall provide sufficient illumination for access and security purposes.
- 2) Light fixtures on buildings and light poles in parking areas shall not exceed twenty-five (25) feet in height and shall be oriented in such a way as to not shine onto adjoining properties. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity of brightness. Downward facing and shielded lighting is required for all projects.

D. Odors, Dust, Vibration

- 1) No commercial or industrial use shall be permitted to expose residents, either within or adjacent to the site, to offensive odors, noxious fumes, dust, electrical interference, and/or vibration.

E. Refuse Storage and Location.

- 1) Residential units shall be provided with refuse storage containers separate from that used by the commercial or industrial uses. They shall be clearly marked for residential use only and their use by non-residential uses is prohibited.

F. Parking Spaces and Traffic Lanes.

- 1) Parking places and traffic lanes for both residential and non-residential uses must be available either on site or elsewhere in the vicinity of the project as they may be allowed pursuant to other sections of code.
- 2) To the extent possible, pedestrian and vehicular access for the project shall be shared by all of the proposed uses.

Section 4: General Requirements

A. Concept Master Plan

- 1) Any zone change application within the RTMU shall be accommodated by a Concept Master Plan
- 2) Any development of any size on one or more contiguous parcels or lots, whether vacant or not, where the uses are or will be mixed requires approval of a Concept Master Plan.
- 3) No minimum sized parcel is necessarily required if it is found that the development meets the performance standards and the approval criteria.

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- i. No minimum lot size; however, all lots must be consistent with the Concept Master Plan.
- 2) Minimum Net Lot Area for townhouses and duplexes:
 - i. 2,000 square feet
- 3) Minimum Net Lot Area for single-family detached homes:
 - i. 5,000 square feet

B. Minimum Lot Width

- 1) For urban dwelling and non-residential uses:
 - i. No minimum lot width; however, all lots must be consistent with the Concept Master Plan.
- 2) For townhouses and duplex:
 - i. 20 feet
- 3) For single-family detached homes:
 - i. 50 feet

C. Minimum Building Setback

- 1) When no plaza is between the building and the street:
 - i. From street curblines, portions of buildings up to 40 feet in height, provided buildings are not located within the street legal right-of-way line:
 - a) Arterial Streets:
 - 1) 20 feet
 - b) All Other Streets:
 - 1) 12 feet
 - ii. From street curblines, any portions of buildings from 40 to 75 feet in height:
 - a) 25 feet
 - iii. Maximum Building Setback from street curblines for 60% or more of the front façade of the ground floor level of buildings (these standards do not apply to structured parking garages):
 - a) Arterial Streets:
 - 1) 35 feet
 - b) All Other Streets:
 - 1) 25 feet
- b. Where a plaza is between the building and the street, the Minimum and Maximum Building Setback from street curblines shall be the depth of the plaza.
- c. Minimum Building Setback from property lines not abutting streets:
 - i. Portions of buildings sharing a party wall:
 - a) 0 feet
 - ii. Portions of buildings not sharing a party wall, up to 40 feet in height:
 - a) 10 feet
 - iii. Portions of buildings not sharing a party wall, from 40 to 75 feet in height:
 - a) 20 feet
- d. Minimum setback between any portions of separate buildings not sharing a party wall:

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RT-MU Design Standards
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- 1) All RT-MU developments shall be laid out with streets, in accordance with the following standards:
 - i. Streets shall be laid out to create blocks, and blocks shall not exceed 500 feet in length before being interrupted by a street intersection, unless the reuse of existing buildings longer than 500 feet or the presence of unique barriers, such as a creek or a grade, preclude the creation of a street intersection. In such cases, blocks shall be as small as feasible. Alley and driveway intersections shall not be used to meet the block length requirement.
 - ii. Streets shall be interconnected with each other and with streets on abutting properties in a grid or modified grid pattern.
 - iii. Streets shall be extended to abutting properties in logical locations, as determined by the City Council. When warranted by unique circumstances, the City Council may allow driveways to be used instead of streets for these connections, provided access for the driveway is guaranteed to the abutting property and appropriate cross access easements are illustrated on the final plat submittal.
 - iv. On tracts of five (5) acres or more, new streets within an RT-MU development shall have a planned street connectivity to adjoining uses and depicted as such on the Concept Master Plan.
 - v. At least every 500 linear feet, blocks shall include public pedestrian connections through the block between generally parallel streets, unless the reuse of existing buildings longer than 500 feet or the presence of unique barriers, such as grade preclude the creation of a pedestrian connection.

C. Building Design Standards

1) Building Orientation and Entrances

- i. Front facades of buildings shall be oriented towards existing and proposed streets, with an everyday entrance in the front façade. Buildings with multiple front facades shall have entrances in each front façade, corner entrances, or, if permitted by the City Council, entrances in only some of the front facades.
- ii. All primary building entrances shall be accentuated. Permitted entrance accents may include: recessed, protruding, canopy, portico, or overhang.
- iii. Loading doors, service doors, and loading docks shall not be located in any façade facing a street or any portion of a façade within 35 feet of a street.

D. Walls and Windows

- 1) Blank walls shall not be permitted along any exterior wall facing a street. Walls in these locations shall comprise a minimum of 35% window area and a maximum of 75% window area, with windows interspersed across the façade.
- 2) Ground floor facades of retail, restaurant, and related uses facing a street or passenger train station shall comprise a minimum of 50% clear window area, with windows providing views of display areas or the inside of the building. These

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- 1) Surface parking lots shall be located to the rear of principal buildings or to the side. Surface parking shall not be located between a building and a street.
- 2) Surface parking shall not extend more than 70 feet in width along any street without being interrupted with a principal building.
- 3) Parking lots visible from a street shall be continuously screened by a 3-foot-high wall/fence or hedge. Parking lots adjacent to a residential use shall be continuously screened by a 6-foot-high wall/fence or hedge. Screening shall also include street trees.
- 4) Surface parking lots within a block in an RT-MU development shall be interconnected by access driveways.
- 5) Each lot created within an RT-MU development shall provide cross-access easements for its parking areas and access driveways guaranteeing access to adjacent lots within the same block that are zoned RT-MU. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow.

B. Structured Parking

- 1) Except for their pedestrian and vehicular entrances, structured parking garages, or structured parking within a principal building, that is located within fifty (50) feet of a street curblin at street level shall have office, entertainment, institutional, apartment lobby, retail, restaurant, or a related use in occupied space along 70% of the first floor of the structured parking that faces the street.
- 2) Structured parking shall have design treatments such as colonnades, arcades, awnings, landscaping, street furniture, and other public amenities to create the appearance of an occupied building. Blank walls are not permitted.
- 3) Cars shall be generally visually screened from the street through features such as grills, lattices, mock windows, louvers, false facades, etc. Such screening shall be in keeping with the rest of the building's architectural style and materials.

C. Access to Off-Street Parking.

- 1) When feasible, vehicular access to off-street parking facilities shall be from a street, alley, or driveway that has no retail or related uses facing this street or alley. When this is not feasible, access shall be located as far from retail or related uses' front facades as possible.

D. Multifamily Parking

- 1) Multifamily land uses shall have sufficient parking for its land use



City of Watauga

Comprehensive Plan Update

Community Meeting

December 3, 2019

Pacheco Koch

PETTY
& ASSOCIATES



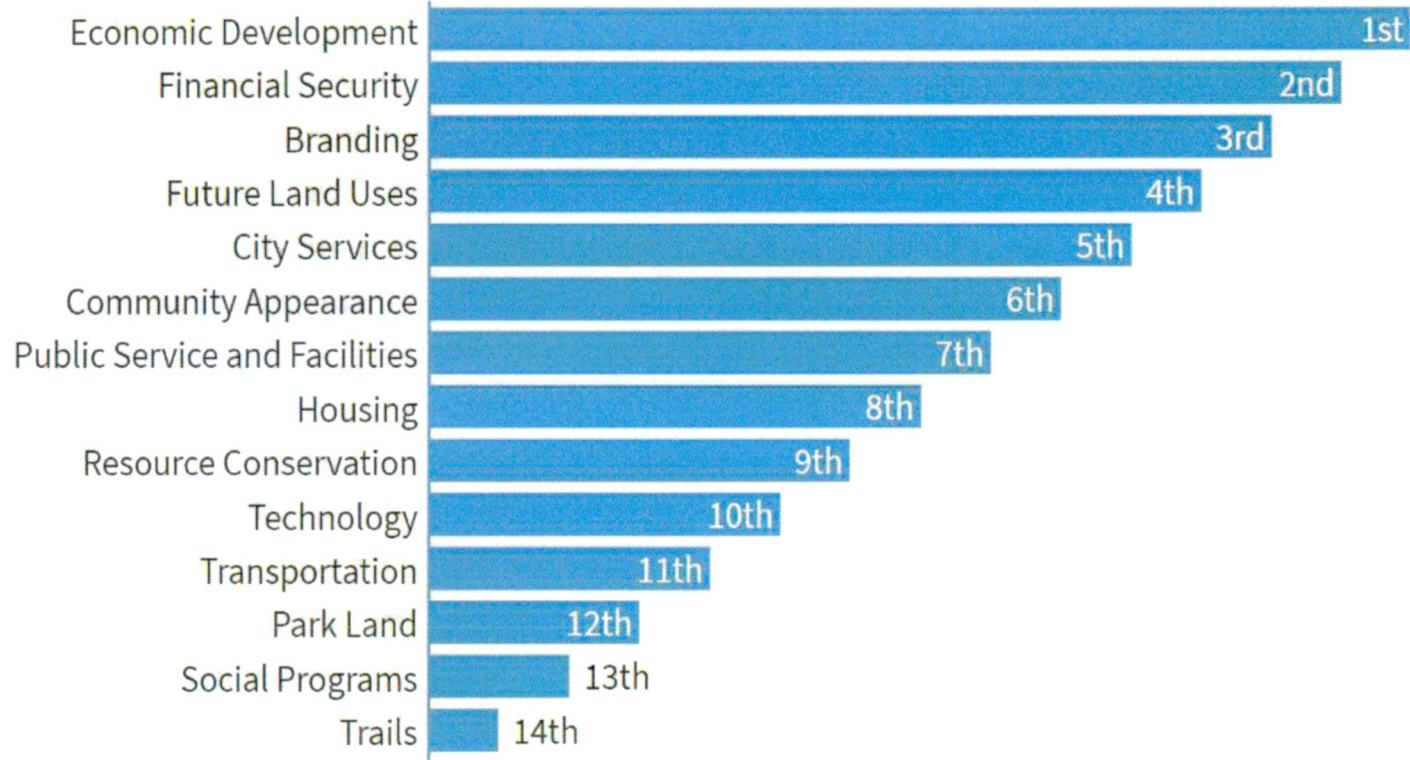
Community Meeting Agenda

- Growth Imperatives
- Draft Future Land Use Map (FLUM)
 - Changes from 2016 FLUM
- Retail Transitional Mixed Use (RT-MU)
 - Northern Gateway
 - Southern Gateway
- RT-MU Design Standards
- Economic Development Tools

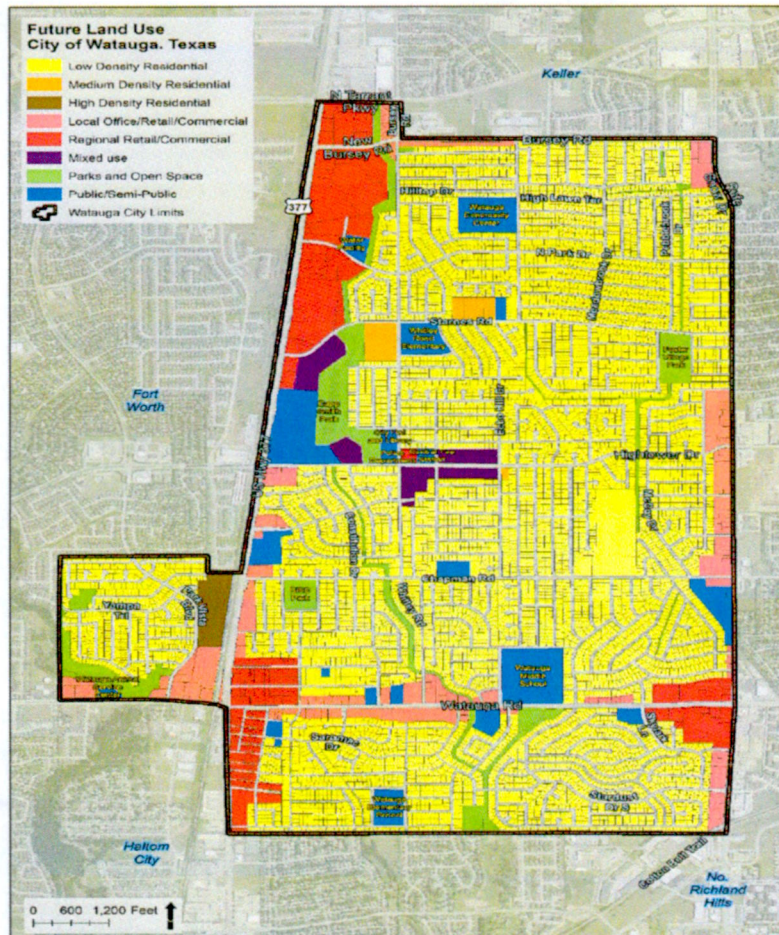




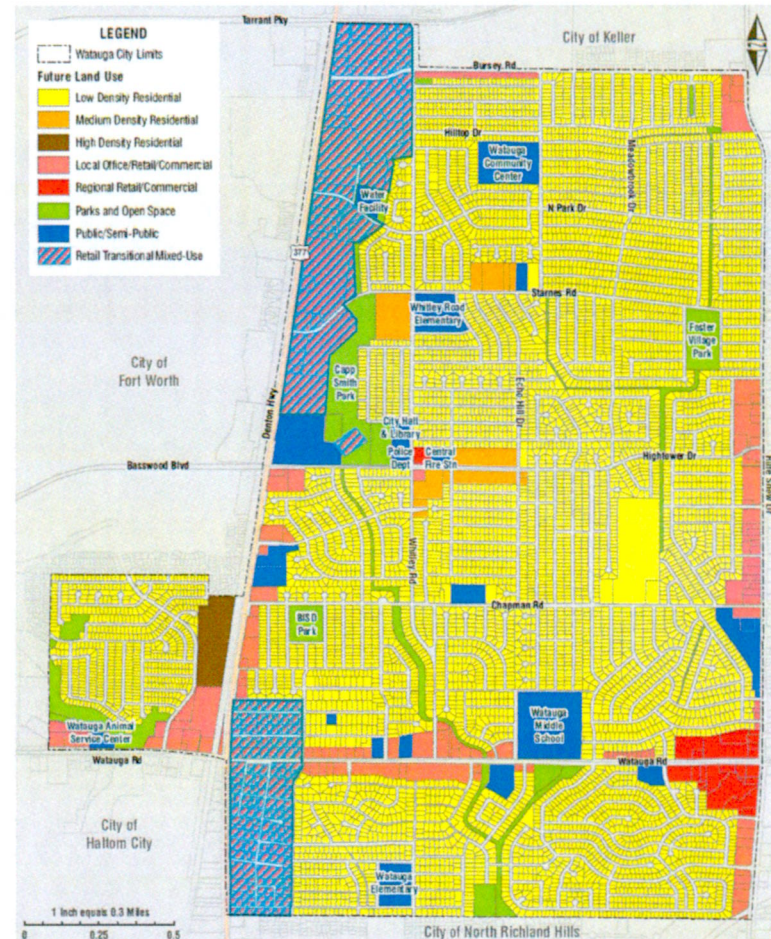
Growth Imperatives Ranking



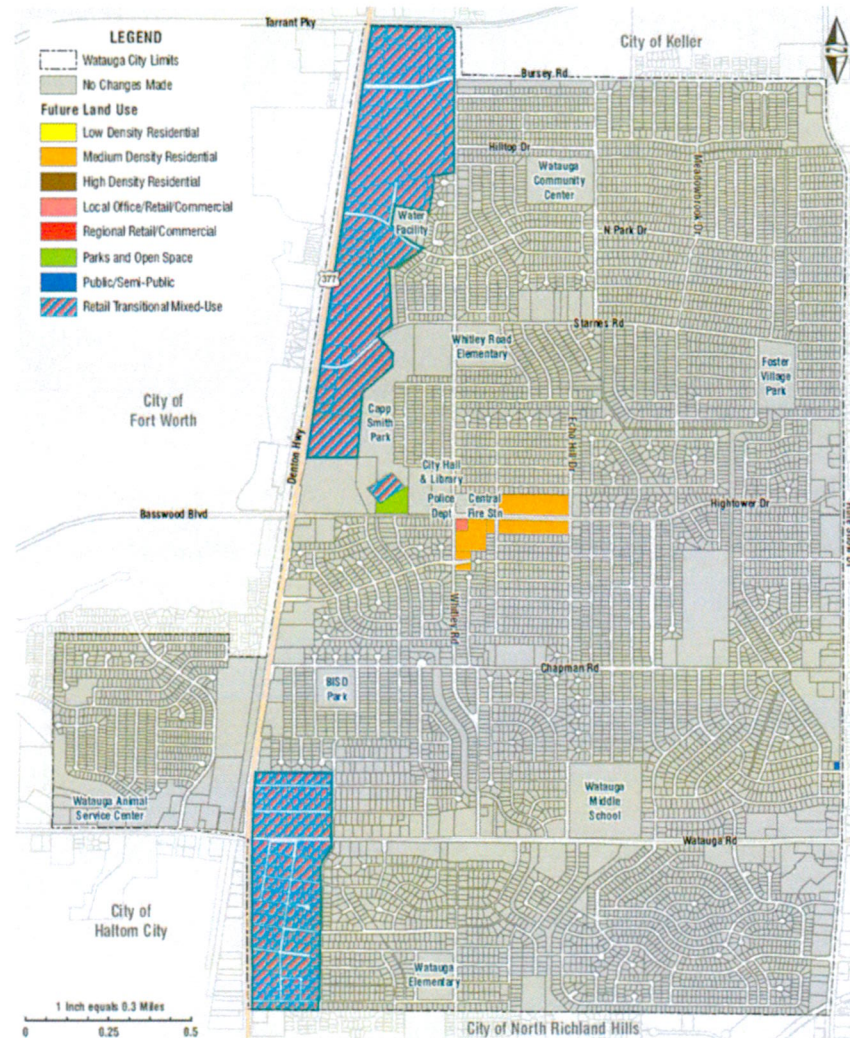
2016 Future Land Use Map



Draft Future Land Use Map



Differences between the 2016 FLUM and the Proposed FLUM



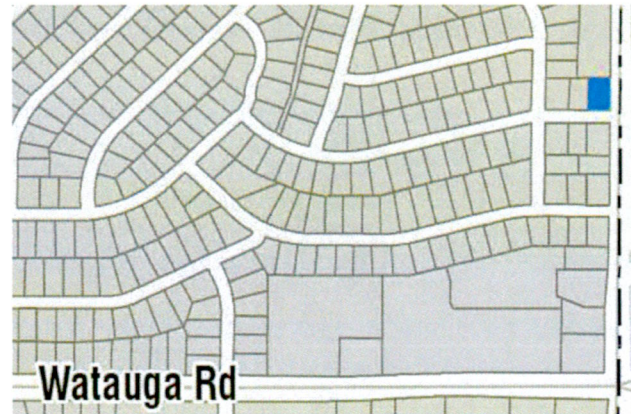
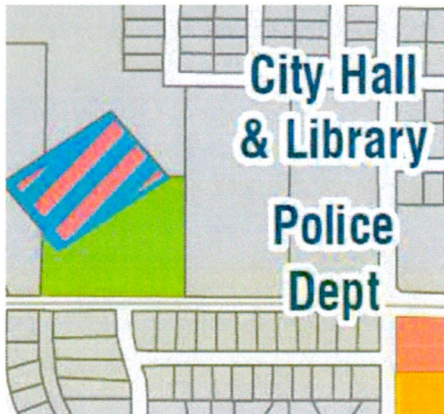
Hightower Tracts

- Recommended to change these parcels from Mixed-Use to Medium Density Residential
- This is a more accurate designation of development potential, and will help accommodate potential future development of the area
- Medium Density Residential includes smaller single-family detached lots and attached dwelling units



Correcting Errors from previous FLUM

- The park near City Hall has been corrected to be Open Space as originally intended
- One parcel has been corrected to be Public/Semi-Public as originally intended
- One parcel has been corrected to be Local Business as originally intended



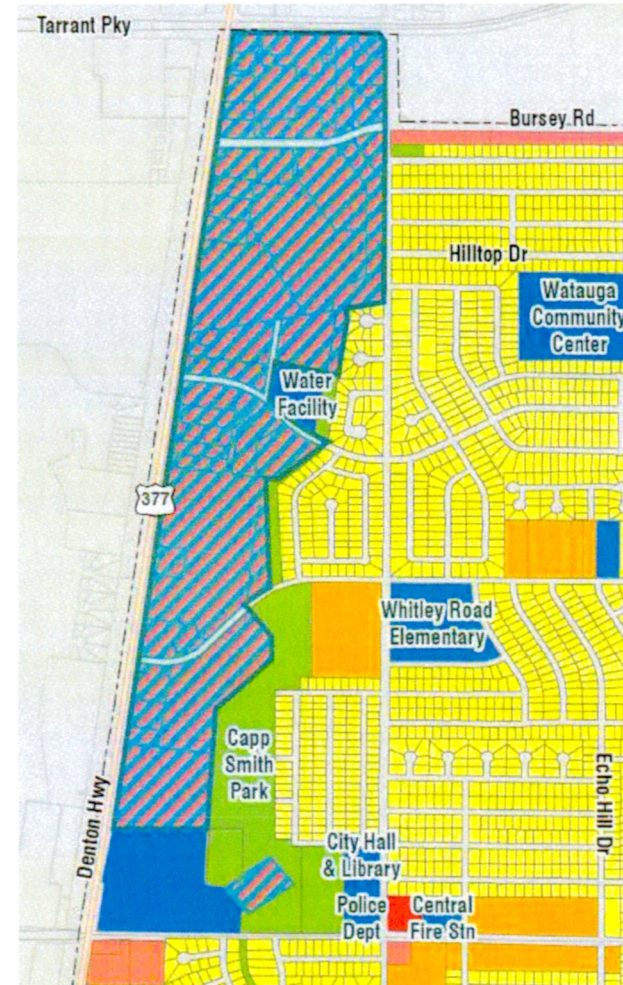


Retail Transitional Mixed-Use (RT-MU)

- Enhance redevelopment of large existing retail areas to accommodate transitioning retail market
- Bundle small, adjacent parcels into unified projects
- Minimize impact on existing development
- Prepare City for potential retail decline
- Create market-driven growth
- Encourage redevelopment of properties
- Foster creativity in property design and landscape

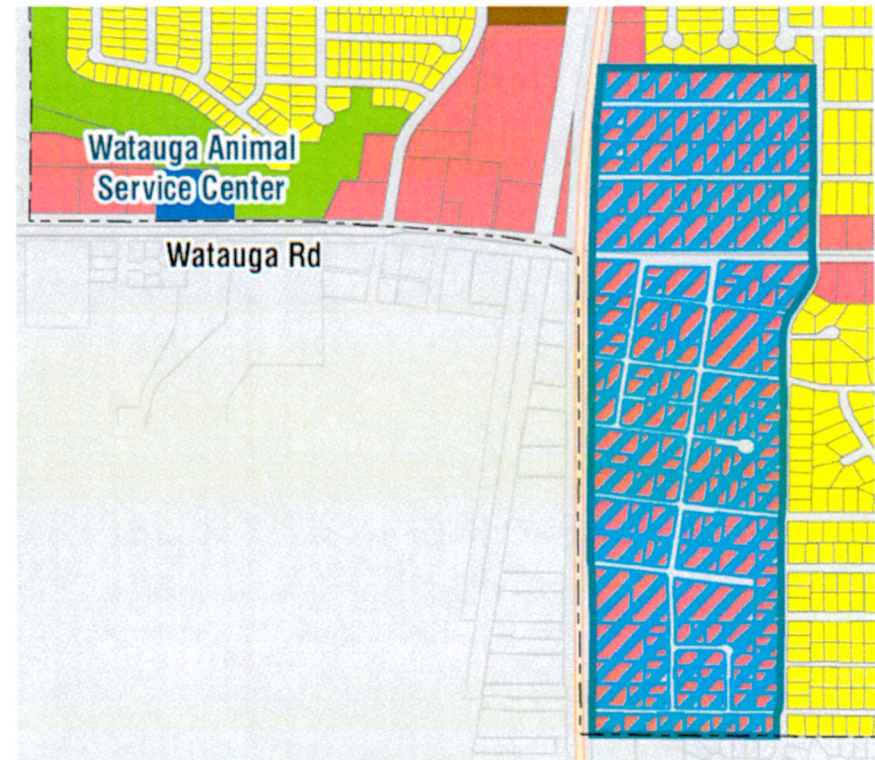
Northern Gateway

- Iterative approach to accommodating retail market transformation
- Create an active street life
- Reduce vehicular traffic
- Develop Downtown feel in Watauga
- Improve housing options
- Flexible and adaptable retail stores



Southern Gateway

- Prime redevelopment potential
- Enhance boundary through landscaping and streetscaping
- Transitional land uses
- Emphasize neighborhood goods and services





RT-MU Uses

- **Permitted:**

- Retail, restaurant, and related uses
- Retail commercial sales
- Personal service businesses
- Restaurants and other food or beverage establishments,
- Professional, administrative, medical and business offices
- City administrative uses, post offices, community centers, and libraries
- Financial institutions
- Hotels, bed and breakfast facilities, convention centers, meeting space, and banquet facilities
- Galleries and museums
- Theaters
- Day care centers
- Studios for dance, music, fitness, art, or photography
- Indoor sports facilities, including bowling alley, racquet sports, and health club
- Attached single-family townhomes
- Two and three family housing
- Urban living residential
- Civic open space uses, and plazas
- Structured parking

- **Conditional:**

- Amusement center indoor. Ex. bowling alley, racquet sports, and health club
- Bar, tavern, or nightclub
- Amusement center (outdoor)
- Community center
- Farmers market, community garden

- **Prohibited:**

- Drive-up facilities associated with any allowed commercial use
- Self-storage facilities climate controlled or otherwise
- Thrift stores, second-hand stores and pawnshops
- Adult entertainment and sexually oriented business
- Automobile or other vehicle sales, service, or repair
- Automated fueling centers, bulk fuel dealers, gas stations
- Motor vehicle sales, service or repair businesses
- Sales of manufactured and modular homes
- Hookah lounges
- Vape bars
- **Garden style apartments**
- Veterinary clinics with outdoor kennels

RT-MU Design Standards

- Land uses shall be laid out and spaced for walkability
- Maximum residential area of 30% of entire RT-MU, unless City Council designates an exception
- Retail shall be close to existing retail areas, high traffic areas, and proposed plaza areas
- Single-use residential buildings will buffer off-site residential and non-residential uses
- Streets shall enhance connectivity across RT-MU



RT-MU Conceptual Master Plan

- Created when a property is proposed for a subdivision or land development
- Subdivided properties intended to be developed later are subject to initial Conceptual Master Plan
- Land area proposed must have single ownership or a joint application with only one Conceptual Master Plan
- May be completed in phases as long as development complies with Conceptual Master Plan
- Conceptual Master Plan:
 - Requires new development of one or more parcels to have a mix of uses
 - Shows proposed buildings, land uses, lots, streets and open space for entire tract



RT-MU Guidelines

- Every project must address:
 - Noise
 - No late offensive noise from traffic or late night activities
 - Security
 - Must include secured entries and exits for all residential uses
 - Lighting
 - Sufficient lighting for access and security
 - Odors
 - No offensive odors/dust/fumes
 - Refuse Storage and Location
 - Must be provided with refuse storage containers
 - Parking and Traffic
 - Sufficient for both residential and non-residential uses



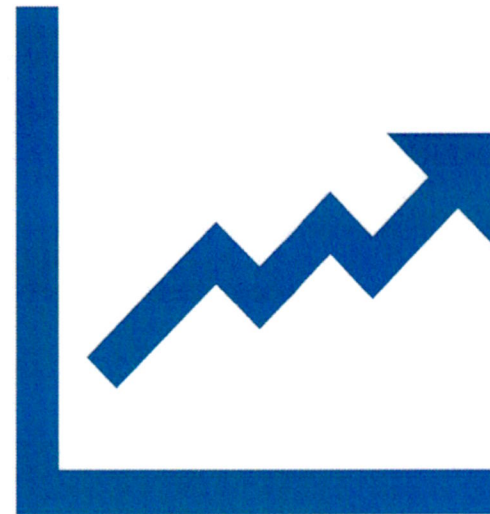


Economic Development Tools

- Tax Increment Reinvestment Zone (TIRZ)
 - Designates a certain area in the City as a reinvestment zone
 - Additional value generated within the zone that exceeds the base value of the zone is diverted into a specific TIRZ fund based on the contribution percentage
 - Can be used to incentivize high quality development
- 380 Agreements
 - Typically take the form of loans, grants, commitments for infrastructure or performance based sales tax rebates generated from the project

Conclusion

- RT-MU designation does not change current zoning
- RT-MU District will emphasize high quality development over quantity
- High quality development requires a residential component
- Incentives can help entice Developers to create high quality developments



Next Steps

- Sites for Public Comment
 - Community Center
 - City Hall
 - Library
 - Website
- Public Meeting #2.....Jan 28, 2020
- P&Z Public Hearing.....Feb 19, 2020
- City Council Meeting.....Mar 9, 2020



Questions?

