



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, AUGUST 18, 2021
6:30 PM

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

REPORTS

PUBLIC COMMENT If speaking for an organization or group, the speaker should identify the group represented. If speaking during Public Comment (for matters not posted on that particular meeting's agenda), members of the Planning & Zoning Commission and Staff may only provide a statement of factual information in response to the inquiry or recite existing policy in response (e.g., to correct a factual misstatement made by the citizen or provide factual information requested by the citizen). Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a future meeting. If necessary, the Chair will task the City Manager to respond to the citizen and report back to the Planning & Zoning Commission as soon as practicable. Such report to the Planning & Zoning Commission shall not constitute a meeting called by the Planning & Zoning Commission nor shall it constitute deliberation or formal action. Individual citizens addressing the Planning & Zoning Commission during Public Comment shall not exceed three (3) minutes in their comments; however, the Chair may extend or reduce the speaker's allotted time in order to conduct an efficient and effective public meeting. The time allotted shall not be donated to others desiring to speak. Public Comment is not established to engage in a conversation with the Planning & Zoning Commission and no formal Planning & Zoning Commission action will be taken.

PUBLIC TESTIMONY FOR ACTION ITEMS Only those persons who submit a completed Request to Speak form prior to the agenda item being introduced by the Chair will be allowed to speak on agenda items set for action (this doesn't include presentations or reports). The Chair shall ask each person requesting to speak to approach the podium when called to speak. Speakers time shall generally not exceed three (3) minutes in their comments and all comments must be germane to the specific agenda item being discussed; however, the Chair may extend or reduce the speaker's allotted time. Speakers shall not be permitted to donate their time to other speakers. Members of the Planning & Zoning Commission may ask

questions or discuss the item directly with the citizen during the citizen's testimony if necessary. Any discussion between a Planning & Zoning Commission member and the citizen will not count toward the time limit and Planning & Zoning Commission Members are encouraged not to speak until the citizen has first utilized their allocated time.

APPROVAL OF MINUTES

1. Consider action to approve the meeting minutes of the July 21, 2021 Regular meeting of the Planning and Zoning Commission

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Andrea Gardner, City Manager

PUBLIC HEARINGS/ACTION

1. Consider a preliminary report and hold a public hearing to receive comments for or against that report concerning text amendments to the City's Zoning Ordinance allowing for the location of packaged liquor stores in General Business and Commercial zoning districts pursuant to a specific use permit, providing spacing requirements between such stores, and providing spacing requirements between such stores and other land uses; consider action on a final report regarding same to City Council

Paul Hackleman, Director of Public Works

Randy Richards, Building Official

Andrea Gardner, City Manager

2. Consider a preliminary report and hold a public hearing to receive comments for or against that report concerning a request for a zoning change from (LB) Local Business to (C) Commercial, at 6700 Denton Highway, being Block 23R of the Greenfield Village Addition. The subject property is located north of Chapman Road and east of Denton Highway. Applicant, Ali Behzadpour, Managing Member of InvMax LLC; consider action on a final report regarding same to City Council

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Andrea Gardner, City Manager

ITEMS FOR FUTURE AGENDAS

ADJOURNMENT

NOTICE

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (817) 514-5825, OR FAX (817) 514-3625 FOR FURTHER INFORMATION.

I, Andrea Gardner, City Secretary for the City of Watauga, hereby certify that this agenda was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on Friday, August 13, 2021, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Andrea Gardner, City Secretary

