



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, NOVEMBER 17, 2021
6:30 PM

CALL TO ORDER

ROLL CALL

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 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 liaison to respond to the citizen and report back to the Commission as soon as practicable. Such report to the Commission shall not constitute a meeting called by the Commission nor shall it constitute deliberation or formal action. Individual citizens addressing the 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 Commission and no formal 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 Commission may ask questions or discuss the item directly with the citizen during the citizen's testimony if necessary. Any discussion between a Commission member and the citizen will not count toward the time limit and 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 September 15, 2021 Regular meeting of the Planning and Zoning Commission

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

PUBLIC HEARINGS/ACTION

1. **SUP.21-01:** Public hearing to receive comments for or against a request for a specific use permit for a property located at 6700 Denton Highway, Block 23R of the Greenfield Village Addition, located north of Chapman Road and east of Denton Highway; and consider action on the preliminary report recommending to Council to allow for a massage establishment in a Commercial (C) zoning district. Owner, Ali Behzadpour, Managing member of INVMax LLC. Applicant/agent, Josephine Bacon.

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

2. **SUP.21-02:** Public hearing to receive comments for or against a request for a specific use permit for a property located at 5725 Watauga Road, Lot 4, Block 6, of the Schellinger Addition, located north of Watauga Road east of Johnnie Street and west of Patsy Lane; and consider action on the preliminary report recommending to Council to allow for light manufacturing with retail sales in a Commercial (C) zoning district. Owner(s), Mike Brown and Donna Wagner. Applicant/agent, Jarah (Jay) Abulaila.

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

3. **SUP.21-03:** Public hearing to receive comments for or against a request for a specific use permit for a property located at 6735 Rufe Snow Drive, Lot B2A, Block 12, of the Watauga Heights East Addition, located west of Rufe Snow Drive south of Harrison Way and north of Oaklawn Drive; and consider action on the preliminary report recommending to Council to allow for auto repair in a General Business (GB) zoning district. Owner, Zouhir Al-Samadi, Managing Member of NextOne LLC. Applicant/agent, Mohammed (Monty) Osman.

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

4. **SUP.21-04:** Public hearing to receive comments for or against a request for a specific use permit for property located at 5932 Denton Highway, Lot AR1, Block 7 of the Watauga Addition, located east of Denton Highway south of Bowie Street and north of Shipp Drive; and consider action on the preliminary report recommending to Council to allow for a packaged liquor store with drive-thru in a General Business (GB) zoning district. Owner, RaceTrac Petroleum, Trey Spivey, Executive Director. Applicant/agent, Blazing Hospitality, Smit Shaw.

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

5. **ORD. 21-02:** Consider action on a preliminary report concerning text amendments to the City of Watauga Code of Ordinances, Chapter 115.- Zoning, Article V.- Development Controls, Sec. 115-114.- Off-street parking and loading regulations

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

ACTION ITEMS

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, Linda Proskey, 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 November 12, 2021, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Linda Proskey, City Secretary

