



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





AGENDA MEMORANDUM

DATE: October 25, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: Consider action to approve the meeting minutes of the September 15, 2021 Regular meeting of the Planning and Zoning Commission

BACKGROUND/INFORMATION:

This item contains draft meeting minutes from September 15, 2021 for Planning and Zoning review and approval.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Staff respectfully recommends the Planning and Zoning Commission review and approve the meeting minutes as presented.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. SEPTEMBER 15, 2021 - Regular Meeting - DRAFT

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, Director of Public Works
Linda Proskey, City Secretary

Approved - 11/11/2021
Approved - 11/11/2021
Final Approval - 11/11/2021

Approved as to form for inclusion on Agenda



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 15, 2021
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Secretary Karen Isbell called the meeting to order at 6:31 p.m.

ROLL CALL

Vacant	Place 1, Member
Quincy Adams	Place 2, Member
Vacant	Place 3, Member
Laura Nedderman	Place 4, Member
Cristy McCauley	Place 5, Vice-Chairperson – Absent with Notice
Karen Isbell	Place 6, Secretary
Sharon Gehle	Place 7, Member

And

Randy Richards	Building Official
Jeannette Garcia	Planning and Zoning Coordinator
Mark Taylor	City Council Liaison
Arthur Miner	Mayor

PUBLIC COMMENT

Vice-Chairperson McCauley called for Public Comment. Request to Speak forms were not received and there were no participants present to speak.

PUBLIC TESTIMONY

Vice-Chairperson McCauley called for Public Comment. Request to Speak forms were not received and there were no participants present to speak.

APPROVAL OF MINUTES

1. Consider action to approve the meeting minutes of the August 18, 2021, Regular Meeting of the Planning and Zoning Commission

Member Adams made a motion to approve the minutes of the Planning and Zoning regular meeting of August 18, 2021. Member Nedderman seconded the motion. Secretary Isbell called for discussion.

With there being no discussion, Secretary Isbell called for a vote, with members present voting as follows:

AYES: Adams, Nedderman, Isbell, Gehle
NAYS: None
ABSENT: McCauley
ABSTAIN: None

The motion carried 4-0-1-0.

PUBLIC HEARING/ACTION ITEMS

1. **P. 21-02:** Conduct a Public Hearing and discuss and consider action on Planning and Zoning Case P. 21-02: Request for a re-plat to allow for Bursey Road Townhome Development, commonly known as 5900 Bursey Rd., Lots 1, 2 and 3, Block 1, Huffman Addition. The subject property is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. Clarence Huffman, owner. David Washington Jr., applicant/agent

Secretary Isbell opened the public hearing at 6:38 p.m. and inquired if any items were to be read into record. With there being none, she then called upon staff to make introductions.

Building Official Randy Richards reminded the Commission that on January 25, 2021, the City Council had passed Ordinance 2021-009, changing the zoning classification of lots 1, 2 and 3, Block 1, commonly known as 5900 Bursey Road Addition, from SF6 to PD, for Bursey Road Townhomes. The PD ordinance will be developed in accordance with the Code of Ordinance and the Comprehensive Land Use Plan. The PD is subject to the SF6 Single Family Development District Regulations. The three lots will be replotted into 61 dwelling units.

Reviewing the plat, staff has ensured the requirements for the plat have been satisfied. Platting application was received June 30, 2021. Once all requirements were satisfied, the required notices were mailed to the public within 200 ft. of the development.

Texas Local Government Code 211.007(b) requires the Planning & Zoning Commission make a preliminary report prior to approving changes to the City's Zoning Ordinance.

Upon approval of the preliminary report, a final report will be completed and submitted to the City Council by the P&Z through the City Secretary's Office for action by the City Council (October 11, 2021).

Texas Local Government Code 212.005 requires the municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.

Mr. Richards finished with acknowledgement that the requirements were met and City staff respectfully recommends consideration of comments received during the public hearing of the preliminary report and make final report on the plat request for the October 11, 2021, City Council Regular Meeting.

Secretary Isbell recognized Member Gehle requested record be made that 6 protest were received, however, the Commission cannot consider since all requirements were met. She asked that Mr. Richards also address the responses received previously during the zoning case.

Council Liaison Mark Taylor advised that the previous 55 notices of protest that were received during the zoning change request do not apply to this case, which is for re-plat.

Member Adams made comment to question reason for protest responses if requirements are met, why are notices sent to the public. Mr. Richards advised legality of notifying public within 200 ft. of said property.

Secretary Isbell asked if there were any other discussions. With there being none, the Public Hearing was closed at 6:46 p.m. and the regular meeting was reconvened. She then asked the pleasure of the Commission.

Member Adams made a motion to approve the plat, consider approval of the preliminary report to be sent as a final report to the City Council. Member Nedderman seconded the motion. Secretary Isbell called for discussion and hearing none, called for a vote. Members present voting as follows:

AYES: Adams, Nedderman, Isbell, Gehle
NAYS: None
ABSENT: McCauley
ABSTAIN: None

The motion carried 4-0-1-0.

2. **Planning and Zoning Case 21-01:** Conduct a public hearing on a recommendation from the Watauga Economic Development Corporation for amendment to the City of Watauga 2016 Comprehensive Plan of the newly adopted RT-MU land use type to allow for drive-thru establishments and consider action on a recommendation to City Council regarding same.

Secretary Isbell opened the Public Hearing at 6:48 p.m. and asked if there were any items to be read into record. There being no comments to be read into record, staff was asked to introduce the case. Mr. Richards spoke that during the May 17, 2021 Watauga Economic Development Corporation (W.E.D.C.) meeting, Retail Coach provided an update to the Board on new business attraction efforts. During the discussion regarding the impact of COVID-19, the importance of drive-thru

operations was discussed. As a result, the Board requested an item to allow the Board to formally request the Planning and Zoning Commission and Council consider removing language that would prohibit new restaurants with drive-thru operations from locating in the proposed zoning district of RT-MU.

Mr. Richards advised City staff respectfully recommends the P&Z Commission consider the comments received during the public hearing of the preliminary report to amend the Comp Plan updated on April 13, 2020, to allow for drive-thru operations in the proposed zoning district RT-MU and forward a final report of the amendment for the October 11, 2021, City Council Regular Meeting. Secretary Isbell called for comments.

Secretary Isbell recognized Member Gehle who acknowledged she had comments regarding drive-thru operations and where applicable in land use type. Member Adams spoke of apartments in the comprehensive land use plan and Mr. Richards reminded the Commission that the public hearing is specific to language on the agenda.

Member Isbell questioned RT-MU uses prohibited and permitted. Mr. Richards advised that staff recommend removal of drive-thru facilities associated with any commercial use.

With there being no other comments, the Public Hearing was closed at 6:57 p.m. and the regular meeting reconvened.

Member Adams made motion to approve the item PZ.21-01, as presented. Member Gehle seconded the motion. Secretary Isbell called for discussion and hearing none, called for a vote. Members present voting as follows:

AYES:	Adams, Nedderman, Isbell, Gehle
NAYS:	None
ABSENT:	McCauley
ABSTAIN:	None

The motion carried 4-0-1-0.

ACTION ITEMS

1. Discussion and action on selection of Chairperson, Vice-Chairperson and Secretary

Secretary Isbell called for nomination of Chairperson for the term 2021-2022. Member Gehle made motion to recommend Laura Nedderman as Chairperson. Member Adams seconded the motion. With there being no other nominations for Chairperson, members present voting as follows:

AYES:	Adams, Nedderman, Isbell, Gehle
NAYS:	None
ABSENT:	McCauley
ABSTAIN:	None

The motion carried 4-0-1-0.

Secretary Isbell called for nomination of Vice-Chairperson for the term 2021-2022. Member Adams made motion to nominate Sharon Gehle as Vice-Chairperson. With there being no other nominations for Vice-Chairperson, members present voting as follows:

AYES: Adams, Nedderman, Isbell, Gehle
NAYS: None
ABSENT: McCauley
ABSTAIN: None

The motion carried 4-0-1-0.

Secretary Isbell called for nomination of Secretary for the term 2021-2022. Member Gehle made motion to nominate Karen Isbell as Secretary. With there being no other nominations for Secretary, members present voting as follows:

AYES: Adams, Nedderman, Isbell, Gehle
NAYS: None
ABSENT: McCauley
ABSTAIN: None

The motion carried 4-0-1-0.

ITEMS FOR FUTURE AGENDAS

No items were requested by members for future discussion.

ADJOURNMENT

With there being no further items to discuss, Secretary Isbell adjourned the meeting at 7:04 p.m.

APPROVED: this the _____ day of _____, 2021.

SIGNED: this the _____ day of _____, 2021.

APPROVED: _____
Laura Nedderman, Chairperson

ATTEST: _____
Karen Isbell, Secretary

NOTE: Original Audio Recording of this meeting is preserved and maintained by the City Secretary's Office.



AGENDA MEMORANDUM

DATE: October 25, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: **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.

BACKGROUND/INFORMATION:

Texas Local Government Code 211.007(b) requires the Planning and Zoning Commission make a preliminary report prior to approving changes to the City's Zoning Ordinance. Once zoning approval is properly secured, a Massage Establishment Permit/License can be acquired after filing an application with the City Secretary.

The Public Hearing Notice was duly posted and published by the City Secretary's Office on October 29, 2021 in the Fort Worth Star Telegram. In accordance with Sec. 115-35 (c)(3)(b), written notice of the public hearing on the proposed changes was sent to all owners of property, or to the person rendering the same for city taxes, located within 200 feet of any property affected thereby, within not less than ten days before such hearing is held.

The use is consistent in the context of the Local Office/Retail/Commercial description of the Future Land Use Plan and compatible with existing land uses.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends consideration of comments received during the public hearing of the preliminary report and make final report on the request for the December 13, 2021, City Council Regular meeting.



AGENDA MEMORANDUM

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report SUP. 21-01 - 6700 Denton Hwy - JG
2. 6700 Denton Hwy #H - Greenfield Plaza - Site Plan

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, Director of Public Works
Caroline Kelley, City Attorney
Linda Proskey, City Secretary

Approved - 11/11/2021
Approved - 11/11/2021
Approved - 11/11/2021
Final Approval - 11/12/2021

Approved as to form for inclusion on Agenda

PRELIMINARY REPORT

DATE: November 7, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official

SUBJECT: **SUP.21-01:** Recommendation to accept request for a specific use permit, for 6700 Denton Highway Suite H, being Block 23R of the Greenfield Village Addition, to allow for a massage establishment in a Commercial (C) zoning district

BACKGROUND/INFORMATION:

Texas Local Government Code 211.007(b) requires the Planning & Zoning Commission make a preliminary report prior to approving changes to the City's Zoning Ordinance. As such, this document now serves as the preliminary report.

The City of Watauga requires any person, firm or corporation who wishes to operate a massage establishment to obtain approval under Chapter 115, Zoning of the Code of Ordinances. Once zoning approval is properly secured, a Massage Establishment Permit/License can be acquired after filing application with the City Secretary.

The applicant, Josephine Bacon is requesting for the specific use permit to allow for a reflexology/massage establishment in a Commercial (C) zoning district. The request is consistent with the surrounding districts allowing for Local Office/Retail/Commercial development and meets the future land use plan. The subject property is located north of Chapman Road and east of Denton Highway. Owner, Ali Behzadpour, Managing Member of INVMax LLC.

During staff review of existing regulations, items considered, and steps taken include:

- The site plan requirements were met as stated in Sec. 115-115 as the location is an existing structure in which no structural alterations are to be made.
- Sec. 115-33. Specific Use Permit. (b) *Amendment to the zoning ordinance*. Every specific use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under construction but shall not be considered as being a permanent change in zoning.
- Staff reviewed the consistency of the zoning change with the Comprehensive Plan. B.E. Thera Massage will occupy Suite H at 6700 Denton Highway. Neighboring uses in the Greenfield Plaza Shopping Center include a restaurant, dance school, pet grooming, and tax preparation service. Surrounding properties include a Church, Auto Sales and Single-family homes.
- One sign has been erected on the property which contains a notice of hearing

PRELIMINARY REPORT

and telephone number of staff from whom dates may be obtained.

CURRENT ACTIVITY:

A Specific Use Permit Application was submitted to Development Services on October 19, 2021. Once all requirements were satisfied, notice was published in the Fort Worth Star Telegram on October 29, 2021, for the November 17, 2021, Public Hearing of the Planning and Zoning Commission. In accordance with State law, property owners received the public notice due to public records available through Tarrant Appraisal District which reflect they are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map was also attached for their information.

Staff considered the following criteria for the amendment:

1. The consistency of the proposed amendment with the City's Comprehensive Plan

On Page 6, a guiding principle for land use is "ensure that future development is orderly and efficient, compatible with existing land uses and enhances the overall quality of life."

2. The consistency of the proposed amendment with the intent and general regulations of the State Zoning laws.

The proposed amendment is consistent with the following purposes of Chapter 211 of Texas Local Government Code: promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance or significance.

RECOMMENDATION/ACTION DESIRED:

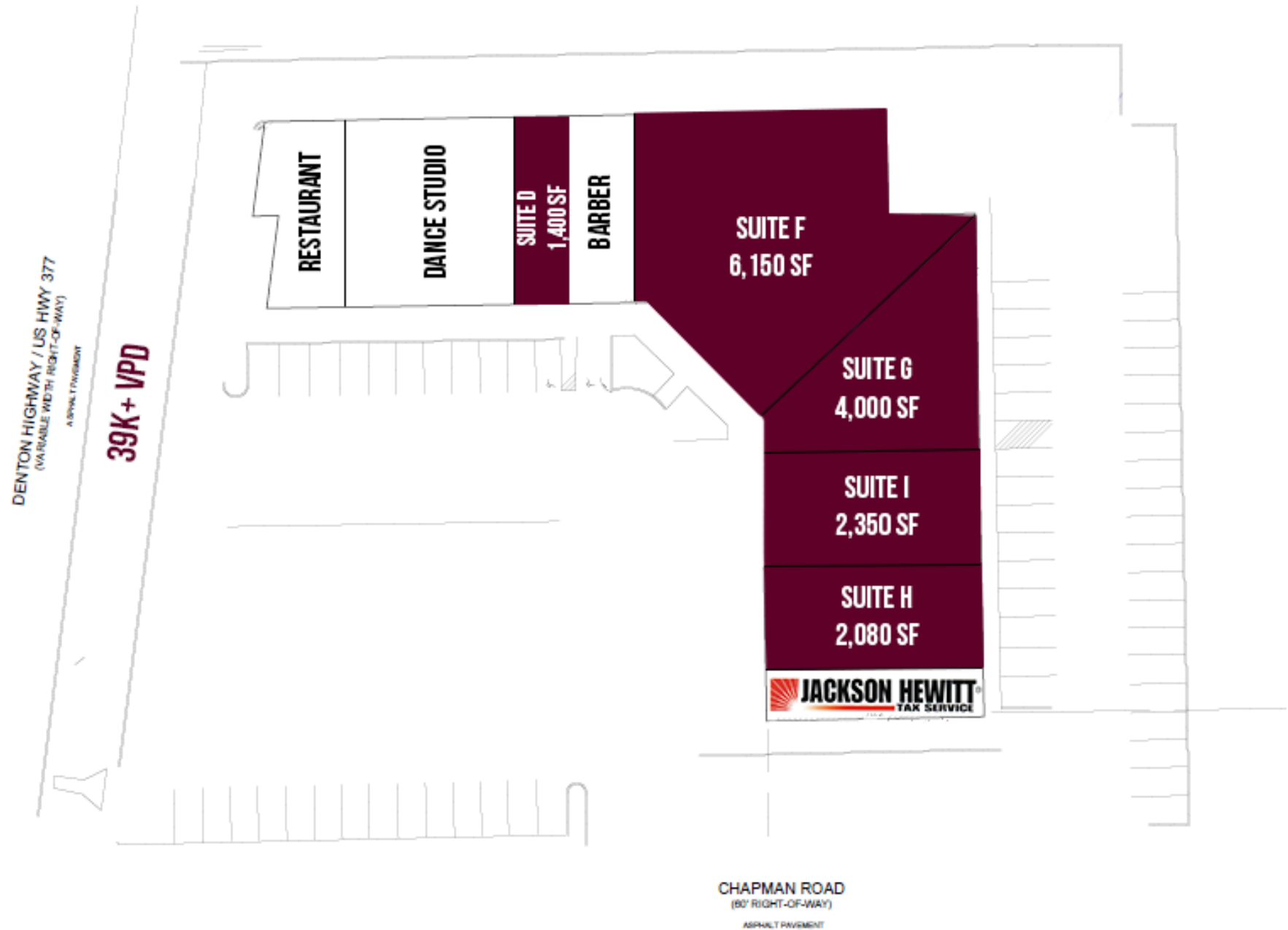
During the Planning and Zoning Commission Regular Meeting to be held Wednesday, November 17, 2021, staff respectfully recommend the commission members consider recommending approval of the following item to City Council at their regular meeting December 13, 2021.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Property Survey/Site Plan

PRELIMINARY REPORT

SITE PLAN





AGENDA MEMORANDUM

DATE: October 25, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: **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.

BACKGROUND/INFORMATION:

Texas Local Government Code 211.007(b) requires the Planning and Zoning Commission make a preliminary report prior to approving changes to the City's Zoning Ordinance.

The applicant, Jarah (Jay) Abulaila is requesting a specific use permit to allow for utility trailer retail sales and light manufacturing in this Commercial (C) zoning district.

The request is consistent with the surrounding districts and meets the future land use plan. The neighboring properties are experiencing significant redevelopment as the surrounding uses include health and medical offices, a construction group, an education center, and day care for children.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends consideration of comments received during the public hearing of the preliminary report and make final report on the request for the December 13, 2021, City Council Regular meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. 5725 Watauga Rd - REV Site Plan - Util. Trailers - Google
2. Preliminary Report SUP. 21-02 - 5725 Watauga Rd - JG



AGENDA MEMORANDUM

REVIEWED BY:

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Caroline Kelley, City Attorney

Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda

Approved - 11/10/2021

Approved - 11/11/2021

Approved - 11/11/2021

Final Approval - 11/12/2021



Center F
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Education cen

PRELIMINARY REPORT

DATE: November 7, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official

SUBJECT: **SUP.21-02:** Recommendation to accept request for a specific use permit, for 5725 Watauga Road, Lot 4, Block 6, of the Schellinger Addition, to allow for light manufacturing with retail sales in Commercial (C) zoning district

BACKGROUND/INFORMATION:

Texas Local Government Code 211.007(b) requires the Planning & Zoning Commission make a preliminary report prior to approving changes to the City's Zoning Ordinance. As such, this document now serves as the preliminary report.

The applicant, Jarah Abulaila is requesting for the specific use permit to allow for utility trailer retail sales in Commercial (C) zoning district. The request is consistent with the surrounding districts allowing for Commercial development and meets the future land use plan. The subject property is located north of Watauga Road east of Johnnie Street and west of Patsy Lane. Owner(s), Mike Brown and Donna Wagner.

During staff review of existing regulations, items considered, and steps taken include:

- The site plan requirements were met as stated in Sec. 115-115 as the location is an existing structure in which no structural alterations are to be made.
- Sec. 115-33. Specific Use Permit. (b) *Amendment to the zoning ordinance*. Every specific use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under construction but shall not be considered as being a permanent change in zoning.
- Staff reviewed the consistency of the zoning change with the Comprehensive Plan. JKL Logistics will occupy 5725 Watauga Road. The neighboring properties are experiencing significant redevelopment as surrounding uses include health and medical office, an educational center, day care for children and Single-family homes.
- One sign has been erected on the property which contains a notice of hearing and telephone number of staff from whom dates may be obtained.

CURRENT ACTIVITY:

A Specific Use Permit Application was submitted to Development Services on October 19, 2021. Once all requirements were satisfied, notice was published in the Fort Worth Star Telegram on October 29, 2021, for the November 17, 2021, Public Hearing of the

PRELIMINARY REPORT

Planning and Zoning Commission. In accordance with State law, property owners received the public notice due to public records available through Tarrant Appraisal District which reflect they are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map was also attached for their information.

Staff considered the following criteria for the amendment:

1. The consistency of the proposed amendment with the City's Comprehensive Plan

On Page 6, a guiding principle for land use is "ensure that future development is orderly and efficient, compatible with existing land uses and enhances the overall quality of life."

2. The consistency of the proposed amendment with the intent and general regulations of the State Zoning laws.

The proposed amendment is consistent to the existing districts and uses with the following purposes of Chapter 211 of Texas Local Government Code: promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance or significance.

RECOMMENDATION/ACTION DESIRED:

During the Planning and Zoning Commission Regular Meeting to be held Wednesday, November 17, 2021, staff respectfully recommend the commission members consider recommending approval of the following item to City Council at their regular meeting December 13, 2021.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Property Survey/Site Plan

PRELIMINARY REPORT



AGENDA MEMORANDUM

DATE: October 25, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: **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.

BACKGROUND/INFORMATION:

Texas Local Government Code 211.007(b) requires the Planning and Zoning Commission to make a preliminary report prior to approving changes to the City's Zoning Ordinance.

The applicant, Mohammed (Monty) Osman, is requesting to occupy an existing structure in which no structural alterations are to be made. The property was previously an auto repair location. However, it has been unoccupied throughout the year 2021. Neighboring properties are consistent with the proposed use as surrounding uses include restaurants, day care for children, auto retail sales, and single-family homes.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends consideration of comments received during the public hearing of the preliminary report and make final report on the request for the December 13, 2021, City Council Regular meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report SUP. 21-03 - 6735 Rufe Snow Dr - JG
2. 6735 Rufe Snow - Location Map - Monty's Automotive



AGENDA MEMORANDUM

3. 6735 Rufe Snow - Zoned GB - Existing Site Plan

REVIEWED BY:

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Caroline Kelley, City Attorney

Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda

Approved - 11/10/2021

Approved - 11/11/2021

Approved - 11/11/2021

Final Approval - 11/12/2021

PRELIMINARY REPORT

DATE: November 7, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official

SUBJECT: **SUP.21-03:** Recommendation to accept a request for a specific use permit, for 6735 Rufe Snow Drive, Lot B2A, Block 12, of the Watauga Heights East Addition, to allow for auto repair in General Business (GB) zoning district

BACKGROUND/INFORMATION:

Texas Local Government Code 211.007(b) requires the Planning & Zoning Commission make a preliminary report prior to approving changes to the City's Zoning Ordinance. As such, this document now serves as the preliminary report.

The applicant, Mohammed (Monty) Osman is requesting for the specific use permit to allow for auto repair in General Business (GB) zoning district. The request is consistent with the surrounding districts allowing for Local Office/Retail/Commercial development and meets the future land use plan. The subject property is located west of Rufe Snow Drive south of Harrison Way and north of Oaklawn Drive. Owner, Zouhir Al-Samadi, Managing Member of Next One LLC.

During staff review of existing regulations, items considered, and steps taken include:

- The site plan requirements were met as stated in Sec. 115-115 as the location is an existing structure in which no structural alterations are to be made.
- Sec. 115-33. Specific Use Permit. (b) *Amendment to the zoning ordinance*. Every specific use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under construction but shall not be considered as being a permanent change in zoning.
- Staff reviewed the consistency of the zoning change with the Comprehensive Plan. Monty's Automotive request to occupy 6735 Rufe Snow Drive. The neighboring properties are consistent with the proposed use as surrounding uses include restaurant, day care for children, auto retail sales, and Single-family homes.
- One sign has been erected on the property which contains a notice of hearing and telephone number of staff from whom dates may be obtained.

CURRENT ACTIVITY:

A Specific Use Permit Application was submitted to Development Services on October 26, 2021. Once all requirements were satisfied, notice was published in the Fort Worth

PRELIMINARY REPORT

Star Telegram on October 29, 2021, for the November 17, 2021, Public Hearing of the Planning and Zoning Commission. In accordance with State law, property owners received the public notice due to public records available through Tarrant Appraisal District which reflect they are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map was also attached for their information.

Staff considered the following criteria for the amendment:

1. The consistency of the proposed amendment with the City's Comprehensive Plan

On Page 6, a guiding principle for land use is "ensure that future development is orderly and efficient, compatible with existing land uses and enhances the overall quality of life."

2. The consistency of the proposed amendment with the intent and general regulations of the State Zoning laws.

The proposed amendment is consistent to the existing districts and uses with the following purposes of Chapter 211 of Texas Local Government Code: promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance or significance.

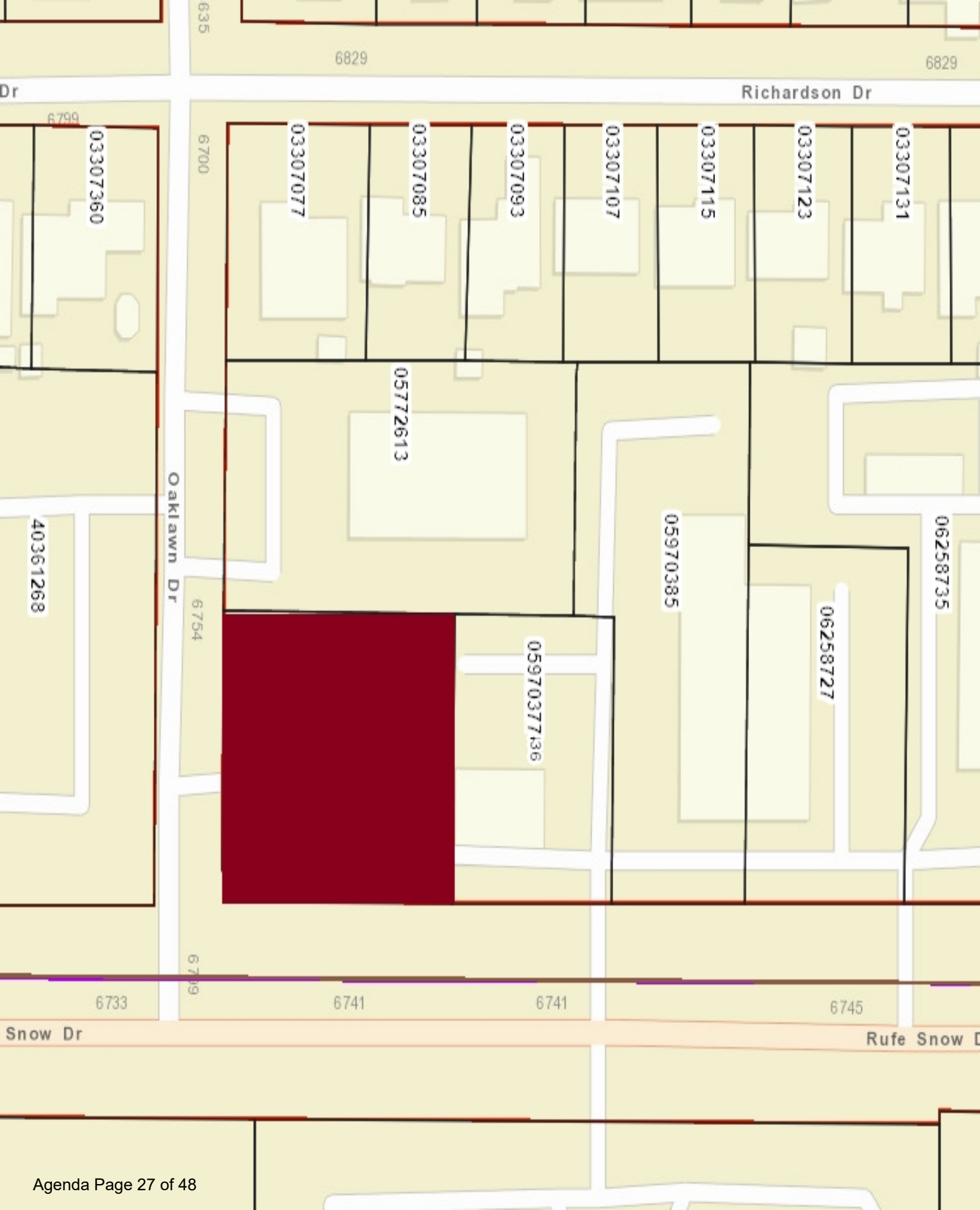
RECOMMENDATION/ACTION DESIRED:

During the Planning and Zoning Commission Regular Meeting to be held Wednesday, November 17, 2021, staff respectfully recommend the commission members consider recommending approval of the following item to City Council at their regular meeting December 13, 2021.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Property Survey/Site Plan

PRELIMINARY REPORT







AGENDA MEMORANDUM

DATE: October 15, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: **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.

BACKGROUND/INFORMATION:

The applicant, Blazing Hospitality, is requesting a specific use permit to allow for a packaged liquor store with a drive-thru in a General Business (GB) zoning district. The location is a former RaceTrac which is under contract to be purchased for redevelopment.

Establishments that sell alcohol are to be licensed by the approval of the Texas Alcoholic Beverage Commission (TABC). An alcohol permit application will be filed with the City Secretary in accordance with the Code of Ordinances, Chapter 4-Alcoholic Beverages.

The proposed amendment is clearly located along a required corridor meeting spacing requirements between such stores and other land uses such as schools, parks and churches.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends consideration of comments received during the public hearing of the preliminary report and make final report on the request for the December 13, 2021, City Council Regular meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. SUP - Preliminary Site Plan & Survey
2. Preliminary Report SUP. 21-04 - 5932 Denton Highway - JG



AGENDA MEMORANDUM

REVIEWED BY:

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Caroline Kelley, City Attorney

Linda Proskey, City Secretary

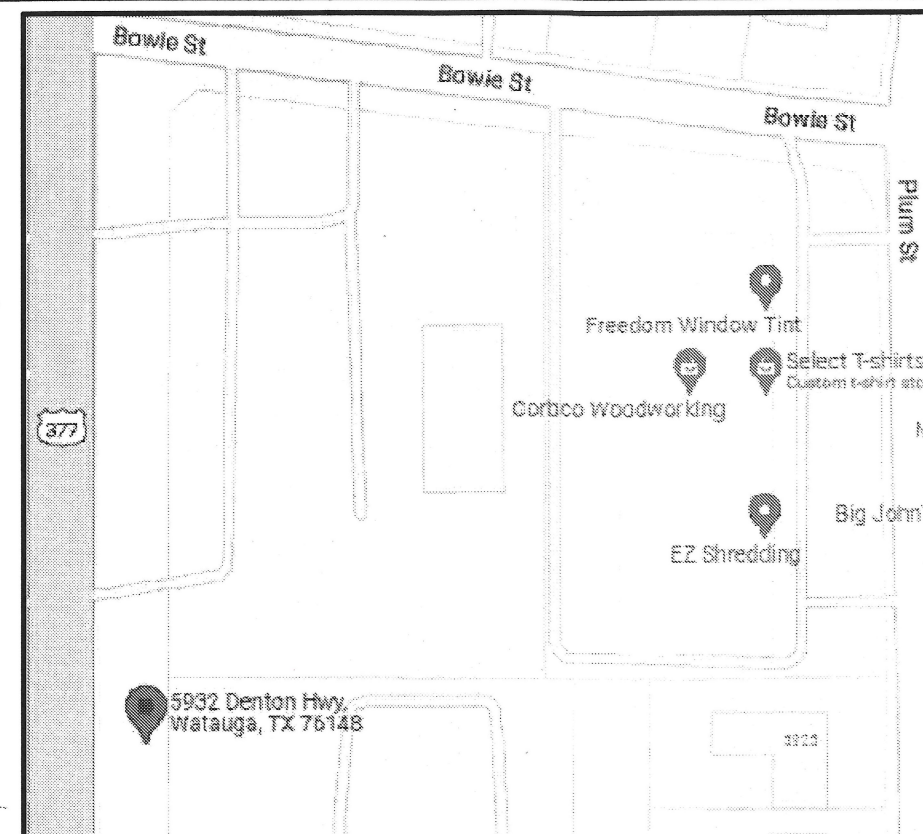
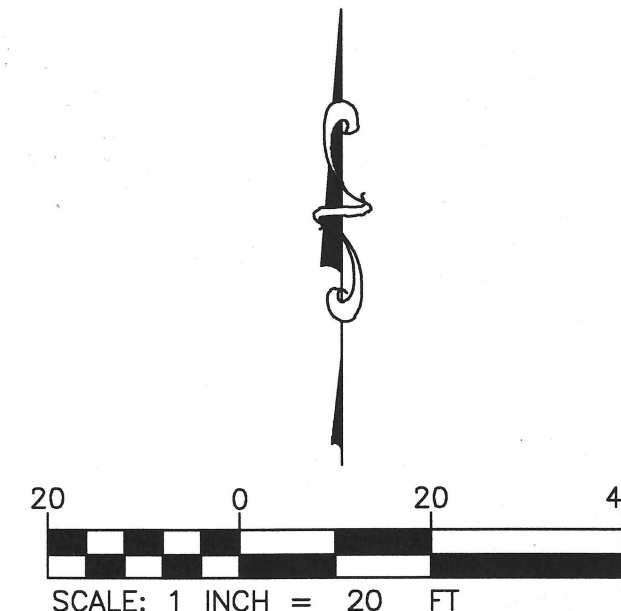
Approved as to form for inclusion on Agenda

Approved - 11/10/2021

Approved - 11/11/2021

Approved - 11/11/2021

Final Approval - 11/12/2021



SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	GB - GENERAL BUSINESS
CURRENT LOCAL JURISDICTION:	CITY OF WATAUGA
FLOOD ZONE CLASSIFICATION:	ZONE 'X'
FEMA PANEL:	48439C0185L
DATE:	03/21/2019
SITE AREA TOTAL:	52,453 SF (1.204 AC)
IMPERVIOUS AREA:	39,686 SF (0.911 AC)
PERVIOUS AREA OPEN SPACE:	12,767 SF (0.293 AC)
OPEN SPACE PERCENTAGE:	24.34%
FLOOR AREA RATIO BLDG/SITE:	15.67%

PARKING DATA

SPACE REQUIRED:	RESTAURANT: 1 SPACE PER 200 SF
TOTAL REQUIRED:	RETAIL: 1 SPACE PER 300 SF
SPACES PROVIDED:	32 REGULAR
	2 ADA
	34 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH
	18' DEPTH

DISTANCE TO CLOSEST SCHOOL
WATAUGA ELEMENTARY SCHOOL
4,000 FEET

DISTANCE TO CLOSEST HOSPITAL
BAYLOR SCOTT & WHITE EMERGENCY
5.2 MILES

DISTANCE TO CLOSEST CHURCH
FIRST BAPTIST CHURCH HALTOM CITY
1500 FEET

PROPOSED LEGEND

PROPOSED BUILDING	
CONCRETE SIDEWALK	
PROPERTY LINE	
STD. 6" CONCRETE CURB	
PARKING SPACE COUNT	38
FIRE LANE STRIPING	

EXISTING LEGEND

FOUND MONUMENT (AS NOTED)

COMPUTED POINT

GAS METER

WATER VALVE

SANITARY SEWER

ELECTRIC CABINET

ELECTRIC BOX

TELEPHONE PEDESTAL

ELECTRIC PULLBOX

STORM DRAIN MANHOLE

LIGHT POLE

CURB INLET

HANDICAP PARKING

GREASE TRAP

ELECTRIC METER

BOLLARD

TEMPORARY BENCHMARK

BIKE RACK

SIGN

MEASURED/CALCULATED DIMENSION

RECORD DIMENSION

NOW OR FORMERLY

RIGHT-OF-WAY

BUILDING HEIGHT LOCATION

TEMPORARY BENCHMARK

BACK OF CURB

FLOW LINE

TOP OF CONCRETE

TOP OF GRAVEL

EDGE OF ASPHALT

SIDEWALK

NATURAL GROUND

EDGE OF GRAVEL

SUBJECT PROPERTY LINE

EASEMENT LINE

BUILDING OVERHANG

UNDERGROUND SANITARY SEWER LINE

OVERHEAD ELEC.

U.G. ELECTRIC

U.G. TELE. LINE

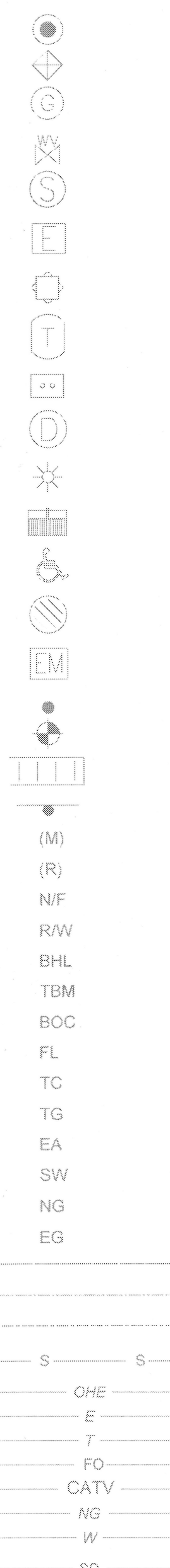
U.G. FIBER OPTIC

U.G. CABLE TV

U.G. GAS

U.G. WATER

U.G. STORM SEWER



BENCHMARKS

1. THE SITE BENCHMARK IS CAPPED REBAR SET, BEING LOCATED APPROXIMATELY 20 FEET SOUTH OF A SANITARY SEWER MANHOLE NEAR THE SOUTHWEST CORNER OF THE SITE. ELEVATION = 605.53' (NAVD '88)
2. THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET IN CONCRETE NEAR THE SOUTH PORTION OF BOWIE STREET, BEING LOCATED 2.8 FEET NORTHEAST OF AN EXISTING UTILITY POLE. ELEVATION = 609.13' (NAVD '88)

LOT 1, BLOCK 7
WATAUGA ADDITION
DOC.# D211156035
P.R.T.C.T.

LOT B-R-1,
CITY OF W
VOLUME 388-
P.R.T.

40103
606.20'
CONTROL XCS

40102
609.32'
CONTROL MAGS

PROPOSED RESTAURANT
2,100 SF

PROPOSED RETAIL
5,100 SF

1,020 SF

25' BUILDING SETBACK

10' BUILDING SETBACK

DRIVE THRU

ONE WAY

U.S. HIGHWAY NO. 377

APPROXIMATE LOCATION OF UNDERGROUND UTILITY POLE

APPROXIMATE LOCATION OF UNDERGROUND GAS LINE

APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE

APPROXIMATE LOCATION OF UNDERGROUND WATER LINE

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SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0185L, with an effective date of March 21, 2019, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

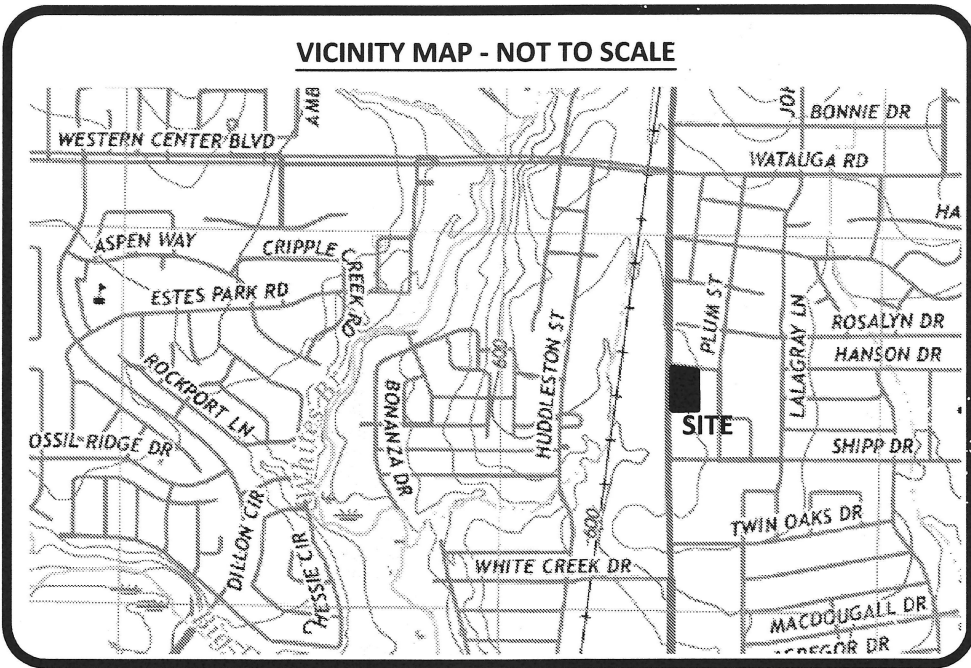
Utility locations are per observed evidence and the below sources
DigTess - Ticket #2175771668

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SITE BENCHMARKS:

- The site benchmark is a capped rebar set, being located approximately 20 feet south of an sanitary sewer manhole near the southwest corner of the site. **ELEVATION= 605.53' (NAVD '88)**
- The site benchmark is an "X" cut with box set in concrete near the south portion of Bowie street, being located 2.8 feet northeast of an existing utility pole **ELEVATION= 609.13' (NAVD '88)**



SCALE: 1" = 30'

PROPERTY DESCRIPTION

Being all of Lots A-R-1-A & A-R-1-B, Block 7 of Watauga Addition, an addition to the City of Watauga, Tarrant County, Texas, as recorded under Volume 388-198, Page 16, Plat Records Tarrant County, Texas.

TITLE COMMITMENT NOTES

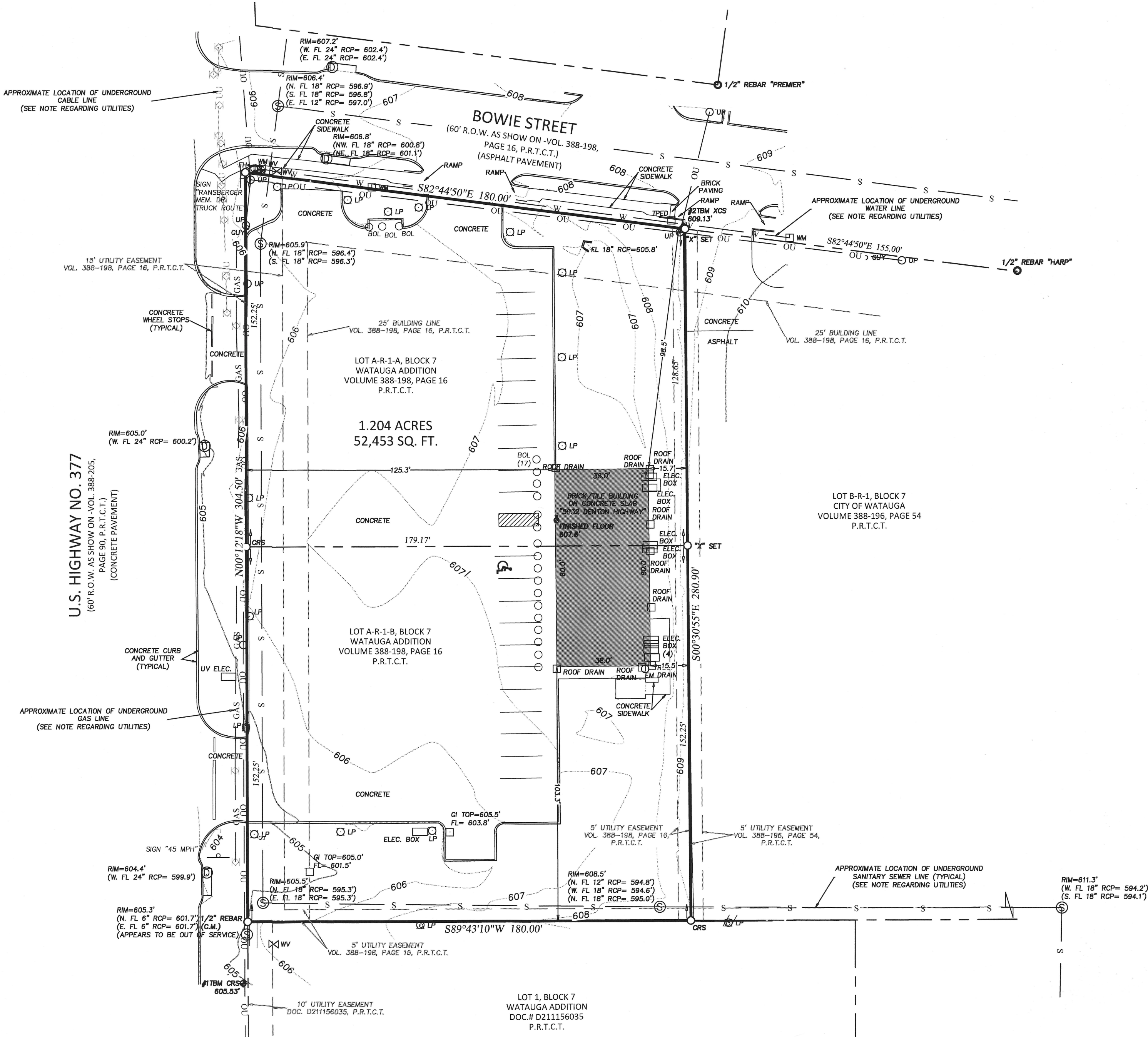
This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. Fieldwork was completed on September 28, 2021.

Date of Plat/Map: September 29, 2021

John H. Barton III, RPLS# 6737



LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

TOPOGRAPHIC SURVEY

LOTS A-R-1-A & A-R-1-B, BLOCK 7
WATAUGA ADDITION
WATAUGA
TARRANT COUNTY, TEXAS



BARTON CHAPA
SURVEYING

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

JOB NO. 2021.072.003

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

5932 DENTON
HIGHWAY

WATAUGA,
TEXAS

SHEET:

VO1

TOPOGRAPHIC
SURVEY

PRELIMINARY REPORT

DATE: November 7, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official

SUBJECT: **SUP.21-04:** Recommendation to accept a request for a specific use permit, for 5932 Denton Highway, Lot AR1, Block 7, of the Watauga Addition, to allow for packaged liquor store with drive-thru in General Business (GB) zoning district

BACKGROUND/INFORMATION:

Texas Local Government Code 211.007(b) requires the Planning & Zoning Commission make a preliminary report prior to approving changes to the City's Zoning Ordinance. As such, this document now serves as the preliminary report.

The applicant, Blazing Hospitality is requesting for a specific use permit to allow for packaged liquor store with drive-thru in a General Business (GB) zoning district. The request is consistent with the surrounding districts allowing for Local Office/Retail/Commercial development and meets the future land use plan. The subject property is located east of Denton Highway south of Bowie Street and north of Shipp Drive. Owner, RaceTrac Petroleum Inc., Trey Spivey, Executive Director.

During staff review of existing regulations, items considered, and steps taken include:

- The site plan requirements were met as stated in Sec. 115-115 as the location is currently a former RaceTrac structure which at this time is under contract to be purchased by Blazing Hospitality for demolition and redevelopment.
- Permit liquor store establishments in the (GB) zoning district with an SUP required. Establishments that sell alcohol are to be licensed by the approval of the Texas Alcoholic Beverage Commission (TABC). An alcohol permit application will be filed with the City Secretary in accordance with the Code of Ordinances, Chapter 4-Alcoholic Beverages.
- Sec. 115-33. Specific Use Permit. (b) *Amendment to the zoning ordinance*. Every specific use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under construction but shall not be considered as being a permanent change in zoning.
- Staff reviewed the consistency of the zoning change with the Comprehensive Plan. Blazing Hospitality has filed request to construct a retail packaged liquor store and restaurant development at 5932 Denton Highway. The neighboring properties are consistent with the proposed use as surrounding uses include restaurant, auto sales, retail sales, and industrial uses.

PRELIMINARY REPORT

- One sign has been erected on the property which contains a notice of hearing and telephone number of staff from whom dates, and other information may be obtained.

CURRENT ACTIVITY:

A Specific Use Permit Application was submitted to Development Services on October 26, 2021. Once all requirements were satisfied, notice was published in the Fort Worth Star Telegram on October 29, 2021, for the November 17, 2021, Public Hearing of the Planning and Zoning Commission. In accordance with State law, property owners received the public notice due to public records available through Tarrant Appraisal District which reflect they are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map was also attached for their information.

Staff considered the following criteria for the amendment:

1. The consistency of the proposed amendment with the City's Comprehensive Plan

On Page 6, a guiding principle for land use is "ensure that future development is orderly and efficient, compatible with existing land uses and enhances the overall quality of life."

Page 23 states, "The retail along US Hwy. 377 that is located in the city limits of Watauga is an asset to the community, because it provides tax base, shopping and dining within close proximity."

Page 26 states a guiding principle for economic development is to encourage the development of non-residential services to enhance the tax base and meet the needs of Watauga residents.

2. The consistency of the proposed amendment with the intent and general regulations of the State Zoning laws

The proposed amendment is consistent to the existing districts and uses with the following purposes of Chapter 211 of Texas Local Government Code: promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance or significance.

3. The consistency of the proposed amendment with the City's Code of Ordinance

The proposed amendment is clearly located along a required corridor meeting spacing requirements between such stores and other land uses such as schools, parks, and churches.

RECOMMENDATION/ACTION DESIRED:

During the Planning and Zoning Commission Regular Meeting to be held Wednesday, November 17, 2021, staff respectfully request the commission members consider

PRELIMINARY REPORT

recommending approval of the following item to City Council at their regular meeting December 13, 2021.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Property Survey/Site Plan

PRELIMINARY REPORT



AGENDA MEMORANDUM

DATE: October 27, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: **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

BACKGROUND/INFORMATION:

After several meetings, staff proposes amendments to the Off-street parking ordinance to allow for a possible reduction in required parking spaces to increase the options for further commercial development.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Staff respectfully recommends the Commission consider the comments received during the public hearing and make a final report on the text amendment additions request for City Council consideration during the December 13, 2021 regular meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Sec. 115-114. Off street parking and loading regulations (Redlines)

REVIEWED BY:

Paul Hackleman, Director of Public Works

Caroline Kelley, City Attorney

Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda

Approved - 11/11/2021

Approved - 11/12/2021

Final Approval - 11/12/2021

Sec. 115-114. - Off-street parking and loading regulations.

(a) **Purpose and intent.** The purpose of this section is as follows:

- (1) To reduce traffic congestion on public streets by shifting parking of vehicles to areas other than public streets;
- (2) To minimize development issues with neighboring properties and uses;
- (3) To provide for specialized parking needs for handicapped drivers;
- (4) To provide adequate parking for all uses; and
- (5) To provide flexibility in meeting the requirements and need for parking in the city.

(b) **General requirements.**

- (1) When units or measurements determining the number of required spaces result in a fractional space, the smaller number shall apply, i.e. 20.8 20.4 spaces ~ 20 spaces.
- (2) Loading space shall not be considered to supply required off-street parking space; nor shall required off-street parking spaces supply required off-street loading spaces.
- (3) On any lot in any residential zone or on any lot used for a dwelling, off-street parking or loading spaces shall not be allowed in the front yard or side street side yard except during city construction projects in front of said property. Parking in the front yard or side street side yard shall be on asphaltic-concrete or concrete or other hard all-weather surface as approved by the director of public works or their designee. In instances where driveways exceed 50 100 feet in length, an alternative hard all-weather surface may be permitted upon variance approval by the director of public works or their designee zoning board of adjustment.

(c) **Improvement standards.** Unless otherwise provided herein, the following commercial and residential standards shall apply to parking required by this chapter:

- (1) Required off-street parking and loading spaces shall be located on the same site as the use for which the parking is provided. See subsection (g) of this section for exceptions to this requirement.
- (2) Shall be a hard paved surface or temporary gravel overflow parking when approved by the director of public works or their designee.
- (3) Shall be provided with entrances and exits located in order to maximize ingress and egress and accessibility to the parking area.
- (4) Shall provide direct access to a public or private street or from an alley.
- (5) Driveway and parking ~~Parking~~ areas for existing residential lots ~~ees~~ that are nonconforming shall be surfaced with asphaltic-concrete, concrete, or other hard all-weather surface as approved by the director of public works or their designee at such time as a building permit is issued for improvements made to the house or property totaling 10% of the value of the building or property.

(6) Residential driveways shall not be allowed to front collector, arterial or any street greater than 31' wide.

(7) (6) Any light used to illuminate or identify a parking or loading area shall be placed in order to reflect the light away from the adjacent dwellings, downwards and not into the sky and not interfere with traffic flow or regulations.

(8) (7) Non-residential development shall ~~Shall~~ be provided with barriers to ensure that occupants of the adjacent dwellings are not unreasonably disturbed by noise, emissions, and the operation of vehicles, in accordance with the following specifications for any parking area that includes more than six off-street parking or loading spaces:

- a. Except as provided in subsection (b) of this section, along any property line and along each front and side street setback line for that portion of the property boundary which adjoins or lies across a street or alley from a residential district there shall be erected a solid wall of ~~wood or~~ masonry or other material as approved by the Public Works Director, not more than eight five feet nor less than six four feet in height, except for necessary driveways. The wall shall be maintained in a neat and orderly condition and shall be a neutral color.
- b. On any lot in a business or industrial district which lot adjoins or lies across an alley from a residential district, there shall be provided along the adjoining or paralleling property line or along the boundary of the vehicle area a wall as required above.

(9) (8) Shall be arranged so that vehicles shall not be required to back out of the commercial parking or loading spaces directly into a public street or across a public pedestrian walk.

(10) (9) The following table provides parking area requirements applicable to the respective parking angle configurations.

PARKING AREA REQUIREMENTS FOR TYPICAL PARKING ANGLES

(Parking Dimensions: Full Size Car)

Parking Angle	Space Width (ft.)	Space Length (ft.)*	Minimum One-Way Aisle Width (ft.)	Minimum Two-Way Aisle Width (ft.)	Curb Overhang
Parallel	9.0	22.0	12.0	24.0	0.0
45	9.0	20.0	12.0	24.0	2.0

60	9.0	21.0	12.0	24.0	2.0
90	9.0	18.0 <u>(20)**</u>	24.0	24.0	1.5

* Space length is measured at right angle to the drive aisle.

** If no curb overhang

(d) **Parking of major recreational equipment.** Parking of major recreational equipment as defined in section 115-3 shall be permitted in the SF6 and D districts with the following conditions applicable:

- (1) It shall be unlawful for any person to park or allow to be parked any major recreational vehicle or equipment in a front yard (except during city construction projects in front of said property). Major recreational equipment or vehicles may be parked in the rear or side yard only if the area is:
 - a. Part of a hard-surfaced driveway, pad or parking area; or
 - b. Screened from public view by fencing, trees or shrubbery.
- (2) No parked major recreational equipment or vehicle shall extend into or upon any right-of-way or public access easement or drainage, utility easement.
- (3) The driveway and parking surface shall be ~~asphalt~~, concrete, or other ~~approved~~ hard all-weather surface as approved by the Director of Public Work or their designee.

(e) **Off-street parking requirements.** The following units of off-street parking space shall be provided, at a minimum, plus an area or means adequate for ingress and egress. The following classes of uses shall be deemed to include and apply to all uses within the city. Whenever a property or structure is designed, intended, or arranged for more than one class of use, the total number of parking spaces required shall be the sum of the requirements of the various classes of uses computed separately as specified below. If for any reason the classification of any use for the purpose of determining the required amount of off-street parking space is not readily ascertainable, the classification of the use shall be determined by the director of public works or their designee zoning official.

Use	Required Units	Additional Requirements
Residential		
Dwelling, single-family	2 per dwelling unit	20'(L) x 18' (W) <u>outside garage</u> <u>22' (L) x 22' (W) inside garage</u>

Dwelling, mobile home, HUD-code manufactured home or industrialized housing	2 per dwelling unit	None <u>20' (L) X 18' (W) outside</u> <u>22' (L) x 22' (W) inside garage</u>
Dwelling, two-family	2 per dwelling unit	None <u>20' (L) X 18' (W) outside garage</u> <u>22' (L) x 22' (W) inside garage</u>
Accessory dwellings	1 per dwelling unit	None
Dwelling, multifamily:		
Efficiency/studio	1 per dwelling unit	30% of parking shall be within a garage <u>22'(L) X 22' (W) minimum / unit</u>
One-bedroom	1.5 per dwelling unit	30% of parking shall be within a garage <u>22'(L) X 22' (W) minimum / unit</u>
Two-bedroom	2 per dwelling unit	30% of parking shall be within a garage <u>22'(L) X 22' (W) minimum / unit</u>
Three-bedroom	2.5 per dwelling unit	30% of parking shall be within a garage <u>22'(L) X 22' (W) minimum / unit</u>
Boarding or lodging house	1 per each tenant rental unit	Plus 1 additional space for owner or manager
Bed and breakfast	1 per sleeping unit	Plus 2 additional spaces for permanent residents
Group home	1 per each 5 clients	Plus 1 per each employee in largest work shift. If clients may not own vehicles, 1 per 600 sq. ft. of gross floor area.

Halfway house	Same as group home	None
Hotel/motel	1 per guest room	Plus specified requirements for restaurants, meeting rooms, and related facilities
Nursing and care home	1 per two beds	None
Trailer park	<u>2</u> 1 per trailer space	None
Institutional		
Community center	1 per <u>400</u> 200 sq. ft.	None
Funeral home	1 per 4 seats	None
Hospital	1.5 per bed	None
Library	1 per 500 sq. ft.	None
Religious institutions	1 per 4 seats in main worship area	None
Schools		
Day care centers	1 per 8 students	Plus adequate drop-off and pickup area
Elementary	1 per 20 students	None
Jr. High	1 per 18 students	None
High school	1 per classroom	Plus 1 per 2 students
College or university	1 per 4 day students	None
Institutions, rehab/training/commercial trade	1 per 2 students	None

Recreation and entertainment		
Theater	1 per 4 seats	None
Amusement center, indoor	1 space per 200 sq. ft.	Plus 1 additional space per game provided
Amusement center, outdoor	1 per 600 sq. ft.	None
Amusement park	1 per ride	Plus 1 additional space per 10,000 square feet of net ground area
Golf course	6 per golf hole	Plus 1 per each employee on largest shift
Health club/recreational facility	1 space per 250 sq. ft.	None
Museum, fine arts center, art gallery	1 space per 300 sq. ft.	None
Park	<u>As determined by the Director of Public Works</u> 1 space per each 3 users at maximum capacity	None
Stable, riding	1 per stable space	None
Stadium	1 per each 6 spectator seats	
Swimming pool, commercial	1 space per 4 persons based upon design capacity of pool	None
Commercial - Retail and Service		
Bank, savings and loan, financial	1 per 400 sq. ft.	None

institution		
Department store	1 per 450 400 sq. ft.	None
Furniture/appliance store	1 per 450 400 sq. ft.	None
Health service facilities	1 per 300 sq. ft.	None
Private club or tavern	10 per 1,000 sq. ft.	None
Retail sales and personal service (indoor)	1 per 300 sq. ft. of gross leasable area	None
Restaurant (drive-in/drive-thru)	1 per 200 sq. ft.	Min. 8 spaces w/two stacking spaces per drive-thru facility
Restaurant	1 per 250 sq. ft.	None
Commercial - Offices		
Offices, business/professional	1 per 400 sq. ft.	Minimum 5 spaces
Automotive and equipment		
Auto sales or repair	1 per 500 sq. ft.	None
Auto fuel sales	1 per 300 sq. ft.	Minimum 4 spaces
Auto carwash	None	2 stacking spaces per wash bay
Machinery sales/repair	1 per 900 sq. ft.	None
Storage, Wholesale and Manufacturing		
Manufacture/assembly operations	1 per each 3 employees on the largest shift or 1 per 1,000 sq. ft. gross floor area, whichever is greater	

Warehouse facilities	1 per 1.5 employees on the largest shift or 1 per 1,000 sq. ft. of floor area, whichever is greater	
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(f) **Area layout.**

- (1) All commercial off-street parking areas shall be paved with concrete or other hard all-weather surface as approved by the Director of Public Works or their designee asphaltic concrete.
- (2) Parking spaces shall meet the dimension requirements of subsection (c) (9)(11) of this section unless otherwise specifically approved by the director of public works or their designee city council, upon recommendation by the planning and zoning commission.
- (3) Separate off-street parking space shall be provided for each use, or the parking space required of two or more uses located on the same site may be combined and used jointly.
- (4) All off-street parking areas shall be arranged, improved, and maintained according to the following standards:
 - a. Parking areas shall be provided with separate entrances and exit driveways which may be combined in a single driveway when adequate safeguards are provided to minimize congestion and to protect pedestrian and vehicular traffic upon the approval of traffic flow plans on the site and in the public street by the zoning official.
 - b. For all areas designed for the parking of four or more vehicles, the minimum width of driveways measured at the property line shall be a minimum of 15 feet for one-way drives, and a minimum of 24 feet for two-way drives maximum of 35 feet for two-way drives.

(g) **Exclusions, reductions and exceptions.**

- (1) *Shared parking and off-site parking by special exception.* Shared parking and off-site parking shall be permitted as an alternative to on-site parking under the conditions and procedures as provided in section 115-34(e), authorized special exceptions.
- (2) *Reductions of required spaces.* Administrative approval of a request for a reduction in the number of required spaces may be allowed by the director of public works or their designee zoning administrator for requests for reductions of seventy-five ~~ten~~ percent or less where the applicant can demonstrate that the necessary parking to serve the proposed land use is less than that number required by this chapter. A request for a reduction in the number of required spaces may be allowed by special exception for

request for reductions greater than seventy-five (75%) of between 11 and 50 percent. The following procedure must be followed in order to apply for a reduction:

- a. The applicant must provide a parking analysis done by a certified professional indicating the parking necessary to serve the proposed use, or other alternate method as approved by the director of public works.
- b. The application will be reviewed by the director of public works or their designee zoning administrator in cases where the reduction request is seventy-five ten percent or less. The application will be considered by the zoning board of adjustment in cases where the reduction request is more than seventy-five ten percent.

(h) **Commercial Off-street loading requirements.**

- (1) All retail, commercial, and industrial structures, on an as needed basis, shall provide and maintain an off-street area for loading and unloading of merchandise and goods at a ratio of at least one (1) space for the first 25,000 square feet of gross floor area or a fraction thereof. Unless otherwise specified, a space 12 feet by 30 feet of floor or lot area with unobstructed access to a public street or alley shall be deemed to be a loading space for one vehicle. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks off-street. Each site shall provide a designated maneuvering area for trucks. These requirements may be modified based on use at the time of site plan review.
- (2) All loading areas and service bay doors shall be designed so that loading doors or docking area are not directly visible from streets. These areas shall be fully screened with a screening wall. Landscaping may be allowed based on use or location.
- (3) All loading areas shall be designed to minimize the impact on adjacent uses. If loading areas are adjacent to residential properties, developments or zoning districts, loading and unloading hours shall comply with chapter 26, nuisances, article I, section 26-1, Noise.
- (4) Garage doors or service bays for auto/boat motor vehicle related uses shall not face a public street.
- (5) The following space requirements for off-street loading space shall be provided plus an area or means adequate for ingress and egress. For structures containing 25,000 or more square feet of gross floor area, an additional number of spaces shall be provided as specified in the following table:

Square Feet of Gross Floor Area	Additional Spaces Required
25,000 up to and including 40,000	1

40,000 up to and including 100,000	2
100,001 up to and including 160,000	3
160,001 up to and including 240,000	4
240,001 up to and including 320,000	5
320,001 up to and including 400,000	6
For each additional 90,000 over 400,000	1

(i) ***Handicapped parking spaces.***

- (1) In each parking facility in zoning districts CF, LB, GU ~~GD~~, GB, C, and I or for any nonresidential development located in a residentially zoned district, a portion of the total parking shall be specifically designed, located, and reserved for vehicles licensed by the state for use by the handicapped. These spaces will be provided according to the following schedule:

Total Spaces in Lot	No. of Required Handicapped Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5

151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
Over 501	2% of total

- (2) Each parking space designated for use by the handicapped shall meet the requirements of Sections 208, 501 and 502 of the latest edition of the Texas Accessibility Standards (TAS) consist of a rectangular area not less than 12½ feet wide by 18 feet long, with vertical clearance of seven and one-half feet.
- (3) Each designated handicapped parking space shall be located in an area not exceeding a two percent slope, and shall be located near and convenient to a level or ramped entrance accessible to handicapped persons.
- (4) Parking spaces for the handicapped shall be designed in accordance with Texas state law and the Americans with Disabilities Act (ADA) requirements, and shall be designated and restricted for use by the handicapped only.
- (5) Planning and design shall be undertaken to ensure that individuals utilizing wheelchairs, braces and crutches are not compelled to wheel or walk behind parked vehicles other than their own.
- (6) All applicable TAS/ADA requirements for parking spaces must be met.

(Code 2001, § 14.501; Code 2010, § 14.05.001; Ord. No. 1547, § I(Exh. A), 3-24-2014; Ord. No. 1566, § I, 7-28-2014; Ord. No. [1639](#), § II, 3-27-2017)