



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 16, 2020
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
VIDEOCONFERENCE REGULAR MEETING & IN-PERSON PUBLIC HEARING
6:30 P.M.**

CALL TO ORDER

Vice-Chairperson Cristy McCauley called the meeting to order at 6:52 p.m.

ROLL CALL

Robert Martinez-Merlo	Place 1, Member
Kay Ivey	Place 2, Member
Larry Clark	Place 3, Chairperson, arrived in videoconference at 7:27 p.m.
Claude Smith	Place 4, Member
Cristy McCauley	Place 5, Vice-Chairperson
Karen Isbell	Place 6, Secretary
Sharon Gehle	Place 7, Member

And

Paul Hackleman	Director of Public Works
Randy Richards	Building Official
Jeannette Garcia	Planning and Zoning Coordinator
Art Miner	Mayor
George Hyde	City Attorney
Andrea Gardner	City Manager/City Secretary

PRESENTATION

1. Presentation to the Planning & Zoning Commission from Dan Kulle of Bankers Autos.

PUBLIC COMMENT

Vice-Chairperson McCauley called for Public comment. Request to speak forms were received as follows:

No online or in person request were received.

PUBLIC TESTIMONY

Chairperson Larry Clark arrived on Videoconference at 7:27 p.m. and called for Public Testimony.

Online and/or in person request for Public Testimony were received and read into record by staff as follows: (Comments will be archived with approved minutes)

Matthew Blackburn	6320 Hunters Glen Dr.
Ladusta Stillwell Brown	6637 Betty Dr
Braden Vittatone	5929 Hillview Dr

APPROVAL OF MINUTES

1. Consideration of October 21, 2020 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes.

Vice Chairperson Cristy McCauley made a motion to approve the minutes of the regular meeting of October 21, 2020. Member Claude Smith seconded the motion with all members present voting by roll call, as follows: (Chairperson Larry Clark addressed Member Claude Smith as Butch and City Secretary Andrea Gardner asked for confirmation of called name. Mr. Smith advised he is to be called Claude for the record.)

AYES:	Martinez-Merlo, Ivey, Smith, McCauley, Isbell
NAYS:	None
ABSENT:	Gehle – lost audio and video
ABSTAIN:	Clark

The motion carried 5-0-1-1.

PUBLIC HEARING

1. **Case Z. 20-05:** Consider request for a zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition, located on the south side of Watauga Road east of Denton Highway and west of Plum Street. Mr. Land LLC, owner/applicant.

Chairperson Larry Clark opened the Public Hearing at 7:37 p.m. Building Official Randy Richards introduced the project case and introduced Jeff Linder, Bannister Engineering, to the Commission to present a brief introduction of the request to allow for a zoning change from Local Business (LB) to General Business (GB). (City Secretary Andrea Gardner, advised for purposes of the minutes, Commission Member Sharon Gehle, Place 7, returned to the meeting with restored audio and video at 7:38 p.m.) Mr. Jeff Linder, representing the applicant, was available to answer questions. The public hearing was closed at

7:51 p.m. and opened the following case, Z. 20-04. (Comments read will be archived with approved minutes.)

2. **Case Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for single family residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

Public Hearing comment was read into record by staff as follows: (Comments read will be archived with approved minutes.)

Jaclyn Godeck	5924 Hillview Dr
Ladusta Stillwell Brown	6637 Betty Dr
Melissa Petruso	5945 Hillview Dr
Danielle Duvall	5932 Hillview Dr
Ryan Glanzer	5936 Sundown Ln
Jennifer Kao	6041 Hillview Dr
Michael Arend	6052 Hillview Dr

The public hearing was closed at 8:13 p.m. and Chairperson Clark reconvened the regular meeting.

NEW BUSINESS

1. Consideration and action on case Z. 20-05: Request for zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of frozen margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition. Mr. Land LLC, owner/applicant.

Vice-chairperson Cristy McCauley made a motion to approve **Z. 20-05** and send to Council. Member Karen Isbell seconded the motion with all present voting by roll call, as follows:

AYES:	Isbell, Martinez-Merlo, Ivey, Gehle, McCauley
NAYS:	Smith
ABSENT:	None
ABSTAIN:	Clark

The motion carried 5-1-0-1.

2. Consideration and action on a proposed revision to change the Future Land Use Map by revising a portion of the map addressed as 5900 Bursey Road, being 4.8467 acres out of the Mansel W. Wilmeth Survey, Abstract No. 1621 from "Local Office/Retail/Commercial" to "Medium Density Residential".

Vice-Chairperson Cristy McCauley made a motion to approve Future Land Use Map revision from "Local Office/Retail/Commercial" to "Medium Density Residential" for property being 4.8467 acres out of the Mansel W. Wilmeth Survey, Abstract No. 1621 and send to Council. Member Ivey seconded the motion with all present voting by roll call, as follows:

AYES: Isbell, Martinez-Merlo, Smith, McCauley, Ivey
NAYS: Gehle
ABSENT: None
ABSTAIN: Clark

The motion carried 5-1-0-1.

3. Consideration and action of case Z. 20-04: Request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6), is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for single family residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

Public Works Director Paul Hackleman confirmed the application meets the requirements of Sec. 115-62. District Regulations (12) PD Planned Development District of the City of Watauga Code of Ordinances. Architect, Curtis Young and Developer David Washington presenting and available for questions.

Member Karen Isbell made a motion to approve case **Z. 20-04**, rezoning and development plan with inclusion of conditions discussed and recommended by staff and send to Council. Member Kay Ivey seconded the motion with all present voting by roll call, as follows:

AYES: Isbell, Martinez-Merlo, Smith, McCauley, Ivey
NAYS: Gehle
ABSENT: None
ABSTAIN: Clark

The motion carried 5-1-0-1 in approval of sending to Council January 11, 2021.

ADJOURNMENT

With there being no further business to discuss, Chairperson Larry Clark adjourned the meeting at 9:21 p.m.

APPROVED: this the 9th day of June, 2021.

SIGNED: this the 9th day of June, 2021.
N. A. A. A.

APPROVED: Cristy McCauley /s/
Cristy McCauley, Interim Chairperson

ATTEST: Karen Isbell /s/
Karen Isbell, Secretary

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

While reasonable efforts will be taken to gather comments received within the hour prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting. 5:13pm

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

First Name	Matthew
Last Name	Blackburn
Address1	6320 Hunters Glen Dr
Address2	Field not completed.
City	Watauga
State	TX
Zip	76148-1322
Email	Matthew.Blackburn@watauga-tx.gov
Phone	8176822161

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

I wish to comment during (check all that apply): New Business 1, New Business 2, New Business 3

Select how you wish to participate:

If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.

Select an option: Having my comments read into the record

Comments - Indicate which section of the meeting your comments refer to: Z. 20-05. I am in favor of the food and beverage park. The city needs a place for citizens to enjoy new and upcoming potential long term business ideas and have a place to gather. The selling of alcoholic drinks here is no different than an already established restaurant selling to go drinks for takeout or delivery.

For the change to the Land Use Map, I approve of the idea of having any business come in and revamp the property. The site has been an eye sore for several years. Any improvements are better than the current state of the site.

Z. 20-04. I approve of the use of the area for townhomes. Our city needs a diverse property landscape, other than single family houses. People are looking for attractive living spaces with little maintenance, close to retail and dining. My neighbor has a 2 story house and I don't worry about whether or not the residents are looking over into my yard. Has never been an issue in the 13 years I've lived next door to them.

Email not displaying correctly? [View it in your browser.](#)

This email was scanned by Bitdefender

FW: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

Andrea Gardner

Wed 12/16/2020 5:15 PM

To: Jeannette Garcia <JGarcia@wataugatx.org>;

Cc: Mayor Arthur Miner <AMiner@wataugatx.org>; Larry Clark <LClark@wataugatx.org>;

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Wednesday, December 16, 2020 5:13 PM

To: Comments <Comments@wataugatx.org>

Subject: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning and Zoning Meeting Registration - December 16, 2020

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Planning and Zoning Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

PH #2-2

While reasonable efforts will be taken to gather comments received within the hour prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting.

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

First Name	Ladusta
Last Name	Stillwell Brown
Address1	6637 Betty Dr
Address2	Field not completed.
City	Watauga
State	Tx
Zip	76148
Email	
Phone	682-597-4854

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

I wish to comment during Public Hearing 2 **, New Business 2, New Business 3
(check all that apply):

Select how you wish to participate:

If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.

Select an option:	Having my comments read into the record
Comments - Indicate which section of the meeting your comments refer to:	Public hearing Z.20-4. I am For a zoning change from single family to planned development to allow townhomes development at 5900 Bursey Rd. New business 2. A proposed revision should be allowed a change from local/office retail space to medium density residential. 3. Townhomes should be allowed to be built. It is progress for the City of Watauga. The townhomes are a real life opportunity for the city and the citizens. They are portrayed as upscale, with an increased value of more than many of our homes. The

idea that townhomes may become less than desirable is no different than the home next door to you. They state they will have an HOA. Have faith any problems would be addressed. An alley does not increase crime anymore than a driveway or a street. I cannot offer a suggestion to traffic but if they were single family homes instead of townhomes the traffic would also change. Especially if the single home owned 4 cars each. The townhomes are not apartments and are not duplexes which is a plus. Additional brick and mortar buildings are not needed. More and more business operate from alternative locations. Economically, the last thing needed is empty vacant or failing retail/office/medical space. Citizens should not continue to stymie and close all growth within the city. I hope the City accepts the proposed change for townhomes. Thank You.

Email not displaying correctly? [View it in your browser.](#)

This email was scanned by Bitdefender

Jeannette Garcia

From: Andrea Gardner
Sent: Tuesday, December 15, 2020 11:14 AM
To: Jeannette Garcia
Cc: Mayor Arthur Miner; Larry Clark
Subject: FW: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

Follow Up Flag: Flag for follow up
Flag Status: Flagged

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 15, 2020 10:51 AM
To: Comments <Comments@wataugatx.org>
Subject: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning and Zoning Meeting Registration - December 16, 2020

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Planning and Zoning Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

P1 #2-4

prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting.

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

First Name	Braden
Last Name	Vittatoe
Address1	5929 HILLVIEW DR
Address2	Field not completed.
City	WATAUGA
State	TX
Zip	76148
Email	
Phone	Field not completed.

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

I wish to comment during Public Comment
(check all that apply):

Select how you wish to participate:
If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.

Select an option:	Having my comments read into the record
Comments - Indicate which section of the meeting your comments refer to:	I live on the North side of Hillview and I am in support of the town homes!

Email not displaying correctly? [View it in your browser.](#)

Jeannette Garcia

From: Andrea Gardner
Sent: Wednesday, December 16, 2020 10:02 AM
To: Jeannette Garcia
Cc: Mayor Arthur Miner; Larry Clark
Subject: FW: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, December 16, 2020 10:00 AM
To: Comments <Comments@wataugatx.org>
Subject: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning and Zoning Meeting Registration - December 16, 2020

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Planning and Zoning Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

While reasonable efforts will be taken to gather comments received within the hour

Jeannette Garcia

From: Jackie Godek [REDACTED]
Sent: Tuesday, December 15, 2020 8:52 AM
To: Jeannette Garcia
Subject: response form for zoning change
Attachments: Zoning rejection.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Garcia,
I am attaching the response form for tomorrow's Planning and Zoning Commission meeting as well as the City Council meeting in January. Is there someone else I should forward this to other than yourself?
Thank you,
Jackie Godek

This email was scanned by Bitdefender

PH # 2-3

While reasonable efforts will be taken to gather comments received within the hour prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting.

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

First Name	Melissa
Last Name	Petruso
Address1	5945 Hillview drive
Address2	Field not completed.
City	Watauga
State	Texas
Zip	76148
Email	
Phone	817-323-8894

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

I wish to comment during Public Hearing 2 **
(check all that apply):

Select how you wish to participate:
If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.

Select an option:	Having my comments read into the record
Comments - Indicate which section of the meeting your comments refer to:	Good Evening, I am writing to express my support for the rezoning to townhomes on Bursey Road. Historically, Hillview Drive has been opposed to townhomes of any kind being built. I know that I was. "No to townhomes" has always been an unwritten code for our street. When I saw the plans for the Bursey Road project, I was pleasantly surprised, but did still have concerns, but I reached

out directly to David Washington and was pleased at how quick to respond he was. My biggest concerns were fence height, flood lighting in our yards and individual garbage cans as opposed to dumpsters. He quickly responded to my concerns and was able to work with us by raising the fence height and choosing light fixtures that wouldn't be invasive. I haven't heard updates on trash service at this time.

Those of us that live on the North side of Hillview have always had the Luxury of NOT having a shared fence in our backyard.

We measured 5 feet and 40 feet in the field, and I can definitely say that feel more comfortable having the space between our properties instead of another home so close to our backyard. It's by far the better of two evils for our family.

As much as I would love to see the land remain undeveloped, I know that this isn't a reasonable option and by allowing townhomes to be built, we would continue to have SOME amount of privacy based on the distance of which the townhomes would be set at, as opposed to a single family home right up against our property line.

Townhomes with a driveway in back will ensure that we keep SOME level of privacy, create a great wind barrier and I can imagine will lower the noise level from Bursey Road.

Thank you for allowing me the time to speak.
Melissa Petruso (Hillview Drive)

Email not displaying correctly? [View it in your browser.](#)

This email was scanned by Bitdefender

Jeannette Garcia

From: Andrea Gardner
Sent: Tuesday, December 15, 2020 2:51 PM
To: Jeannette Garcia
Cc: Mayor Arthur Miner; Larry Clark
Subject: FW: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 15, 2020 2:07 PM
To: Comments <Comments@wataugatx.org>
Subject: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning and Zoning Meeting Registration - December 16, 2020

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Planning and Zoning Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

PH #2-5

prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting.

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

First Name Danielle

Last Name Duvall

Address1 5932 HILLVIEW DR

Address2 *Field not completed.*

City WATAUGA

State TX

Zip 76148

Email

Phone 8172716651

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

I wish to comment during Public Hearing 2 **
(check all that apply):

Select how you wish to participate:

If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.

Select an option: Having my comments read into the record

Comments - Indicate which section of the meeting your comments refer to:

In reference to the zoning change request for the Huffman Addition, I am in favor of the zoning change. Having looked over the projected plans I feel this is best case scenario for the field. The developer has taken the time to answer all questions about the development as well as take into consideration concerns spoken by residents who neighbor the field.

Email not displaying correctly? [View it in your browser.](#)

Jeannette Garcia

From: Andrea Gardner
Sent: Wednesday, December 16, 2020 4:31 PM
To: Jeannette Garcia
Cc: Mayor Arthur Miner; Larry Clark
Subject: FW: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, December 16, 2020 4:28 PM
To: Comments <Comments@wataugatx.org>
Subject: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning and Zoning Meeting Registration - December 16, 2020

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Planning and Zoning Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

While reasonable efforts will be taken to gather comments received within the hour

PH: 2-6

While reasonable efforts will be taken to gather comments received within the hour prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting. 4:35pm

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

First Name	Ryan
Last Name	Glanzer
Address1	5936 Sundown Drive
Address2	Field not completed.
City	Watauga
State	TX
Zip	76148
Email	[REDACTED]
Phone	512-635-7739

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

I wish to comment during Public Hearing 2 **
(check all that apply):

Select how you wish to participate:

If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.

Select an option: Having my comments read into the record

Comments - Indicate which section of the meeting your comments refer to: I, along with many others of the Hilltop Addition which include but not limited to residents of Hillview and Sundown drive urge the Planning and Zoning Committee to deny the request to change the Huffman Addition zoning from SF6 to SFA.

When I first moved to Watauga fifteen years ago, it wasn't originally in my plan to stay long term. However, Watauga has been such a great place to live that I elected to make it my long term home. Clean, safe parks and excellent businesses have all been hallmarks, but even greater has been the safety and friendliness of the single family homes located throughout the

city. Though the metroplex is comprised of tens of millions of people, Watauga has always had a "small town" feel for those who live here.

Low density zoning has been a cornerstone of Watauga's success. Changing the zoning to allow a more dense population might sound harmless at face value, but in the case of the Huffman Addition, it will have long lasting ramifications that I don't believe have been well thought out:

1. Allowing for 15 homes per acre versus 6 represents an exponential increase in population on a small piece of land.
2. The increase in traffic for 61 units will add serious congestion at the Whitley/Bursey traffic light and neighboring streets. Safety, especially with the neighboring school is an issue. This alone should table the zoning change request until a sufficient updated traffic study has been completed.
3. The developer has stated that the only way to make his plan work is through a narrow 12ft alleyway in the rear of the complex. 12 ft is too narrow for bi-directional traffic. This will cause extreme congestion and frustration for the residents of the planned 61 units. I have visited similar properties and shake my head at how packed in they are.
4. In regards to the homeowners on the north side of Hillview, their quiet back yards will now be home to non-stop alleyway traffic noise, light pollution, and unsightly views from a tall town home structure. While this may be partially true of any future plan for this land, 61 units, traffic, and associated population is a lot to ask for those who have made plans to live adjacent to land which been planned as SF6 for so long.

In conclusion, this zoning request requires serious consideration of the direction we want our city to go. This impacts life far more than those within 200 feet of the planned development. While I and others have reached the conclusion this would not be the right direction for our city to take, it is far more important to slow down and take the proper studies to include traffic studies and overall polling of our city's residents. Let's keep Watauga that small town feel and to our motto: "A great place to Live"

Best Regards,

Ryan Glanzer

Email not displaying correctly? [View it in your browser.](#)

FW: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

Andrea Gardner

Wed 12/16/2020 4:55 PM

To: Jeannette Garcia <JGarcia@wataugatx.org>;

Cc: Mayor Arthur Miner <AMiner@wataugatx.org>; Larry Clark <LClark@wataugatx.org>;

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Wednesday, December 16, 2020 4:35 PM

To: Comments <Comments@wataugatx.org>

Subject: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning and Zoning Meeting Registration - December 16, 2020

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Planning and Zoning Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

PH: 2-7

While reasonable efforts will be taken to gather comments received within the hour prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting.

4:41pm

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

First Name JENNIFER

Last Name KAO

Address1 6041 Hillview Dr

Address2 Field not completed.

City Watauga

State TX

Zip 76148

Email

Phone 8179053696

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

I wish to comment during Public Hearing 2 **
(check all that apply):

Select how you wish to participate:

If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.

Select an option: Having my comments read into the record

Comments - Indicate which Public Hearing 2

section of the meeting your
comments refer to:

DEC 16, 2020 — Dear Watauga Planning & Zoning
Commission,

As concerned neighbors of the Huffman Addition, we are
opposed to the proposed rezoning of the property (case #Z. 20-
04) up for Committee hearing on December 16, 2020.
We respectfully ask for no zoning change on this parcel not
because we are anti-growth but because we are enthusiastic
supporters of smart, planned developments. Our most

compelling reasons include:

1. The Proposal Does Not Meet The Criteria For A Rezoning.

- The proposed rezoning is inconsistent with the Comprehensive Plan the City of Watauga has submitted to the residents.
- Inappropriate use of high density large scale development in an area of low density. The neighborhood in which the rezoning is proposed is an area of low density. Yet, the proposed rezoning seeks significant change. Contrary to the City of Watauga Community Planning and Development, the proposed development is high density – and would be surrounded by low density residential property.
- Retail Traditional Mixed Use – While the Comprehensive Plan allows limited revitalization in a RT-MU zone, the property in question is not within the RT-MU zone as submitted by the City of Watauga in their Comprehensive Plan. The Comprehensive Plan states that the RT-MU zone is located East of the proposed zoning change request subject property East of Whitley Road.
- The current zoning of the property is compatible with the surrounding properties – Low density SF6 zoning allows 6.25 homes per acre. Proposed zoning change will increase density by a multiple of nearly 2.5 times to 15 homes per acre.
- Medium density as defined by the City of Watauga Future Land Use Categories is 4.5 and 8 dwelling units per acre.
- The proposed peak roof height would exceed 45'. The current peak roof height in the SF6 zone is 35'.
- The Proposed Rezoning is inconsistent with Public Health, Safety, and General Welfare
- Insufficient road infrastructure – Nearby intersections simply cannot handle the dramatic increase in traffic that will occur if the rezoning is permitted.
These intersections are a walking route for neighborhood students of Indian Springs Middle School and Keller Center for Advanced Learning. The significant increase in traffic flow at these 7 intersections(2 existing & 5 proposed) and the close proximity to the 2 existing intersections that will result from this rezoning is a notable risk to students and other pedestrians. If this rezoning is approved and the planned development completed, the residential neighborhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents and

injuries.

- The proposed rezoning would permit the largest building parcel in North Watauga to be built – Under the applicants requested zoning change this lot will be developed into the largest residential development North Watauga. This is not a small scale development, this is large scale development that is inappropriate for this neighborhood.

2. The Neighborhood Does Not Support This Project

- Neighbors most impacted by the project are against the project – Almost every neighbor who lives within 200 feet of the property is against the project. In the meeting agenda before us today there have been no approvals submitted for this plan. As evidenced on page 125 of the meeting agenda there were 66 notices mailed out to residences within 200' of the planned development. 26 were returned with a denial designation, 40 were not returned and more importantly none were returned with an approval designation. In addition to this there were 30 notices returned from outside the 200' subject property all with a denial designation. Also important to note that there were no notices returned outside the 200' subject property with an approval designation.

- There have been no letters of support submitted to the city and included in the agenda before us today.

- Of the lack of genuine neighborhood engagement – While the property owner and developer claim to have held meetings at which they gathered feedback from the community, in reality these meetings were used to inform the neighborhood of the plans, not to engage in meaningful dialogue or consider neighbors' concerns. The developer was unwilling to consider any of the changes proposed by the neighborhood to the size or use of the property. Neighbors have requested alternate plans for a development better suited for this neighborhood but have been ignored.

3. Townhomes Are Not Needed In This Area.

- Other areas are currently zoned for medium density and desire the development. Use of the property in question for townhome development is inappropriate. Proposed density of the townhome development is inappropriate for the allowable acreage. Maximum density for the allowable acreage would be 38 as defined by the Future Land Use Categories provided by the City of Watauga.

For the foregoing reasons, we urge you to vote against this proposed rezoning. As noted, the neighborhood is willing to

work with the city and developer to create a plan that is acceptable to all of the parties involved.

Sincerely,
Jennifer Kao
Bo Avakian
and many other neighbors

Email not displaying correctly? [View it in your browser.](#)

This email was scanned by Bitdefender

FW: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

Andrea Gardner

Wed 12/16/2020 4:56 PM

To: Jeannette Garcia <JGarcia@wataugatx.org>;

Cc: Mayor Arthur Miner <AMiner@wataugatx.org>; Larry Clark <LClark@wataugatx.org>;

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Wednesday, December 16, 2020 4:41 PM

To: Comments <Comments@wataugatx.org>

Subject: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning and Zoning Meeting Registration - December 16, 2020

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Planning and Zoning Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

Public
Comment

public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

While reasonable efforts will be taken to gather comments received within the hour prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting.

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

First Name michael

Last Name Arend

Address1 6052 Hillview Dr

Address2 Field not completed.

City Watauga

State TX

Zip 76148

Email

Phone 8176144065

**** SPECIAL NOTICE: PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR "IN PERSON" TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.**

I wish to comment during Public Comment
(check all that apply):

Select how you wish to participate:

If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.

Select an option: Connecting to the meeting using WEBEX

Email not displaying correctly? [View it in your browser.](#)

Jeannette Garcia

From: Andrea Gardner
Sent: Tuesday, December 15, 2020 5:48 PM
To: Jeannette Garcia
Cc: Mayor Arthur Miner; Larry Clark
Subject: Fwd: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020

Sent from my iPhone

Begin forwarded message:

From: noreply@civicplus.com
Date: December 15, 2020 at 5:42:55 PM CST
To: Comments <Comments@wataugatx.org>
Subject: Online Form Submittal: Planning and Zoning Meeting Registration - December 16, 2020
Reply-To: [REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning and Zoning Meeting Registration - December 16, 2020

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Planning and Zoning Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a