



“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

Secretary Isbell called for Public Comment. Request to Speak forms were not received and there were no participants present to speak.

PUBLIC TESTIMONY

Secretary Isbell 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 17th day of November, 2021.

SIGNED: this the 17th day of November, 2021.

APPROVED: S. Gehle /s/
Laura Nedderman, Chairperson

ATTEST: J. Garcia /s/
~~Karen Isbell, Secretary~~ Jeannette Garcia, P&Z Coordinator

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