WATAUGA
TEXAS

"A GREAT PLACE TO LIVE"

MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 5, 2022
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.

CALL TO ORDER

Chairperson Laura Nedderman called the meeting to order at 6:47 p.m.

ROLL CALL

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

And

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

PUBLIC COMMENT

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

PUBLIC TESTIMONY

Chairperson Nedderman called for Public Testimony. 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 November 17, 2021, Regular Meeting of the Planning and Zoning Commission

   Member Gehle made motion to approve the minutes as presented and Member Arend seconded the motion. Chairperson Nedderman called for discussion.

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

AYES:	Arend, Giles, Isbell, Gehle
NAYS:	None
ABSENT:	Adams, McCauley-Blackburn
ABSTAIN:	None

The motion carried 4-0-2-0.

PUBLIC HEARING/ACTION ITEMS

1. SUP.21-05: Public hearing to receive comments for or against a request for a specific use permit for property located along the Rufe Snow Corridor, Lot 3R2, Block 1 of the Stringer Addition, located west of Rufe Snow Drive south of Bursey Road and north of High Lawn Terrace; 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, Owens-Stringer Inc. Applicant/agent, Blazing Hospitality, Smit Shaw.

Building Official Randy Richards was introduced. He then introduced the case advising the applicant, Blazing Hospitality is requesting for the specific use permit to allow for a 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.

Mr. Richards then turned the floor over to the commission for questions. Chairperson Nedderman opened the public hearing at 6:54 p.m. asking if any individual requested to speak or submitted items to be read into record. Staff advised there were none. Member Gehle inquired of the availability of the responses for review. Member Isbell inquired that staff reviewed the spacing requirements. Mr. Richards acknowledged this has been done. Member Giles inquired if a traffic impact analysis had been completed. Mr. Richards advised that City ordinance does not require the traffic analysis. Member Gehle inquired of the buffering around the proposed development. Official Richards advised staff will review the landscape plans when a complete set of building plans are submitted. Member Giles stated that she would also like to see a Trip Generation Data Form completed, which will be used to determine if a traffic impact analysis is needed, as stated on the planning and zoning application. Council Member Mark Taylor inquired of the shared access. Member Gehle also shared her concern of the drive approach and the need to move to the south on Rufe Snow and/or widen the approach. Official Richards reminded the Commission members that the exhibit they are seeing is very preliminary. At the time of submission, formal plans will undergo review.

Member Gehle requested the applicant, Blazing Hospitality, Smit Shah, to share the plans for the property in more depth. Smit Shah advised that business hours are mandated by TABC, which are 10:00 a.m. – 9:00 p.m., Monday-Saturday and closed on Sunday. He also advised the drive approach will be wide enough for a fire truck and advised that he is aware of the spacing requirements for approaches.

Chairperson Nedderman asked if there were any other questions. With there being none, she then closed the public hearing at 7:13 p.m.

She then asked the pleasure of the Commission.

Member Isbell made a motion to consider approval of the preliminary report of SUP.21-05 as written on the agenda to be sent as a final report to the City Council. Member Arend seconded the motion. Chairperson Nedderman called for discussion and hearing none, called for a vote. Members present voting as follows:

AYES:	Arend, Giles, Isbell, Gehle
NAYS:	None
ABSENT:	Adams, McCauley-Blackburn
ABSTAIN:	None

The motion carried 4-0-2-0.

ITEMS FOR FUTURE AGENDAS

Mike Arend	Place 1 - None
Quincy Adams	Place 2 - Absent
Jillian Giles	Place 3 - None
Laura Nedderman	Place 4 - None
Cristy McCauley-Blackburn	Place 5 - Absent
Karen Isbell	Place 6 - None
Sharon Gehle	Place 7 - None

ADJOURNMENT

With there being no further items to discuss, Chairperson Nedderman adjourned the meeting at 7:15 p.m.

APPROVED: this the 20th day of April, 2022.

SIGNED: this the 20th day of April, 2022.

APPROVED: L. Nedderman /s/
Laura Nedderman, 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.