



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 17, 2021
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Vice-Chairperson Sharon Gehle called the meeting to order at 7:00 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 - Absent with Notice
Cristy McCauley-Blackburn	Place 5, Member
Karen Isbell	Place 6, Secretary – Absent with Notice
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

PUBLIC COMMENT

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

PUBLIC TESTIMONY

Vice-Chairperson Gehle 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 September 15, 2021, Regular Meeting of the Planning and Zoning Commission

Member Giles made a motion to approve with corrections noting the September 15, 2021 minutes read that Vice-Chairperson McCauley called for Public Comment and Public Testimony and it should read that Secretary Isbell called for Public Comment and Public Testimony. Member Arend made motion to approve as corrected and Member McCauley seconded the motion. Vice-Chairperson Gehle called for discussion.

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

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

The motion carried 4-0-3-0.

PUBLIC HEARING/ACTION ITEMS

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.

Building Official Randy Richards was introduced. He then introduced the case advising 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.

Mr. Richards then turned the floor over to the commission for questions. Vice-Chairperson Gehle inquired of the Board if there were any questions. With there being none, she then opened the public hearing at 7:09 p.m. asking if any individual requested to speak or submitted items to be read into record. Staff advised there were none. With there being none, she then closed the public hearing at 7:09 p.m.

She then asked the pleasure of the Commission.

Member Giles made a motion to consider approval of the preliminary report to be sent as a final report to the City Council. Member Arend seconded the motion. Vice-Chairperson Gehle called for discussion and hearing none, called for a vote. Members present voting as follows:

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

ABSTAIN: None

The motion carried 4-0-3-0.

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.

Vice-Chairperson Gehle called staff to introduce the case. Mr. Richards noted 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.

The property is listed as light manufacturing and is necessary due to retail sales of utility trailers and small accessory installations.

Vice-Chairperson Gehle asked if the board had any questions. She then spoke that she had a question regarding the noise from the installation of accessories. Mr. Richards advised that the noise would be minimal with the light manufacturing being assembly of bolts on lights, tongues, and trailer hitches

The Public Hearing was opened at 7:14 p.m. and staff was asked if there were any items to be read into record. With there being no comments to be read into record, Vice-Chairperson Gehle closed the public hearing at 7:14 p.m.

She then asked the pleasure of the Commission.

Member McCauley-Blackburn made motion to approve the item as presented. Member Giles seconded the motion. Vice-Chairperson Gehle called for discussion and hearing none, called for a vote. (Council Liaison Taylor advised of slight technical difficulty, and it was resolved.) Members present voting as follows:

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

The motion carried 4-0-3-0.

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.

Vice-Chairperson Gehle called staff to introduce the case. Mr. Richards noted 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.

The Public Hearing was opened at 7:19 p.m. and staff was asked if there were any items to be read into record. With there being no comments to be read into record, Vice-Chairperson Gehle closed the public hearing at 7:19 p.m.

She then asked the pleasure of the Commission.

Member McCauley-Blackburn made motion to approve the item as presented. Member Giles seconded the motion. Vice-Chairperson Gehle called for discussion and hearing none, called for a vote. Members present voting as follows:

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

The motion carried 4-0-3-0.

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

Vice-Chairperson Gehle called Mr. Richards to introduce the case who advised 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.

Mr. Richards introduced the case known as Blazing Hospitality Watauga Retail and Restaurant with two proposed Drive-thru Restaurant and Drive-thru Liquor store. The proposed drive-up model accounts for approximately 5% of customer traffic. Employees will ensure efficient flow of onsite traffic while providing fast service to customers to prevent congestion. He then advised that the applicant was available for any questions.

Vice-Chairperson Gehle asked if the board had any questions.

Member Giles inquired if a Traffic Impact analysis was needed. Mr. Richards advised not needed at this time due to stacking ability and foreseeing approximately 5% traffic in the drive-up model. McCauley-Blackburn confirmed that the RaceTrac location was the property being discussed for redevelopment. Vice-Chairperson Gehle inquired of the tenants, heavy drive-thru, inadequate parking? Smit Shah, President, Blazing Hospitality, 4940 N Tarrant Parkway, Fort Worth, TX 76244. He advised at this time they have received no confirmation of restaurant tenant. It is a small site. It will be a small restaurant; not nationally known. Vice-Chairperson Gehle noted limited parking and inquired if separate ownership of establishments will be considered. Mr. Shah advised of controlled parking; nor will the property be subdivided. Smit advised property will utilize shared parking agreement.

The Public Hearing was opened at 7:29 p.m. and staff was asked if there were any items to be read into record. Mr. Richards advised a response was received today, November 17, 2021, in support of the specific use permit. Vice-Chairperson Gehle asked if any comments were written, and staff advised there were none. With there being no comments to be read into record, Vice-Chairperson Gehle closed the public hearing at 7:30 p.m.

She then asked the pleasure of the Commission.

Member Arend made motion to approve the item as presented. Member McCauley-Blackburn seconded the motion. Vice-Chairperson Gehle called for discussion and hearing none, called for a vote. Members present voting as follows:

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

The motion carried 4-0-3-0.

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

Vice-Chairperson Gehle called staff to introduce the case. Mr. Richards noted that 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. He mentioned large parking areas such as Target, based on old Ratio requirements for parking required more parking spaces than needed. As this is no longer necessary, staff recommends allowing for a reduction in parking spaces which possibly will allow for further development. Other changes within ordinance with regards to size of garage space 22'x22' on the inside, pickup and trash containers can then be stored in garage space. In theory, this should allow for a reduction in on street parking

Vice-Chairperson asked if the board had any questions. Council Liaison Mark Taylor advised support of the revision to ordinance to allow for F150's to fit inside of a garage.

Member Giles questioned clarification of General Requirements #3 regarding off-street parking not being allowed in the front yard or side street side yard except during city construction projects. Mr. Richards advised that Meadowlark Lane is a project ongoing at this time. The intent is to allow for residents to park in front of their home on a non-paved surface, if possible, when due to construction projects.

Member Arend asked reasoning of this agenda item. Staff advised that many meetings were held discussing this specific matter. Mr. Richards advised this is based on new standards and to allow more development. Staff also spoke that some regulations have changed. He also noted shared parking regulations and agreements based on use and not on property can be used in place of gaining additional spaces for parking.

Member Giles inquired of Improvement standards #5 asking staff if making an unrelated improvement or renovation to home, such as repairs due to ice storm, would property owner be required to amend driveway paving due to improvements made to the home or property totaling 10% or more of value of building or property. Staff advised that at that time the parking would be brought up to code. Liaison Taylor suggest using "restoring value" as a better term for clarification.

Member McCauley-Blackburn questioned the number of gravel driveways in the city, and she advised roughly 2% are gravel drives.

With there being no further discussion by the commission, the Public Hearing was opened at 7:50 p.m. and staff was asked if there were any items to be read into record. With there being no comments to be read into record, Vice-Chairperson Gehle closed the public hearing at 7:50 p.m.

She then asked the pleasure of the Commission.

Member Giles made motion to approve the item as amended and presented. Member McCauley-Blackburn seconded the motion. Vice-Chairperson Gehle called for a vote. Members present voting as follows:

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

The motion carried 4-0-3-0.

ITEMS FOR FUTURE AGENDAS

Mike Arend
Quincy Adams

Place 1 – None
Place 2 - Absent with Notice

Jillian Giles
Laura Nedderman
Cristy McCauley-Blackburn
Karen Isbell
Sharon Gehle

Place 3 - None
Place 4 - Absent with Notice
Place 5 - None
Place 6 – Absent with Notice
Place 7 - None

ADJOURNMENT

With there being no further items to discuss, Vice-Chairperson Gehle adjourned the meeting at 7:52 p.m.

APPROVED: this the 5th day of January 2022.

SIGNED: this the 5th day of January, 2022.

APPROVED: /s/ Laura Nedderman
Laura Nedderman, Chairperson

ATTEST: /s/ Karen Isbell
Karen Isbell, Secretary

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