



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 20, 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 6:33 p.m.

ROLL CALL

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

And

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

PUBLIC COMMENT

Chairperson Nedderman 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 January 5, 2022, Training Workshop and Meeting of the Planning and Zoning Commission

Member Giles made motion to approve the minutes as presented and Member Isbell 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, Adams, Giles, McCauley-Blackburn, Isbell, Gehle
NAYS:	None

ABSENT: None
ABSTAIN: None

The motion carried 6-0-0-0.

PUBLIC TESTIMONY

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

PUBLIC HEARING/ACTION ITEMS

1. **Z.22-01 w/SUP:** Public hearing to receive comments for or against a request for a zoning change from General Business (GB) to Commercial (C) with a Specific Use Permit (SUP) at 5617 Main Street, being Block 10 Lot 7R of the Watauga Addition, located east of Pine Street, west of Plum Street and north of Main Street; and consider action on the preliminary report recommending to Council to allow for an auto paint and body shop. Owner, Mike Brown and Donna Wagner. Agent, Body Rocks Paint & Body, LLC., Jackie Hays, General Manager.

Building Official Randy Richards introduced the case advising the owner, Mike Brown, who is requesting for the zoning change from General Business (GB) to Commercial (C) and agent, Body Rocks Paint & Body LLC is requesting for the specific use permit to allow for an auto paint and body shop. The request is consistent with the surrounding districts allowing for local office and commercial development meeting the future land use plan. He stated 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. He also advised of the site plan requirements being met.

Mr. Richards then turned the floor over to the commission for questions. Member Gehle inquired of the parking and Mr. Richards advised parking requirements shall be met. Member Arend inquired of the fence on the north side. Mr. Richards also advised that when commercial property is adjacent to residential property, a fence is required. However, when commercial property is beside commercial property, a fence is not required. Mr. Richards reminded the Commission members that the exhibit they are seeing is very preliminary. At the time of submission, formal plans will undergo review. He also advised that public notice was mailed to the surrounding property owners within 200 ft. of the subject location, fifteen (15) were sent out; one (1) response was received in favor of the request. Secretary Isbell inquired if the paint being used will meet the state requirements for air quality. Mr. Richards advised upon review of the building plans, all specifications for paint booth installations will be met.

Chairperson Nedderman opened the public hearing at 6:43 p.m. asking if any individual requested to speak. Staff advised there were none. With there being none, she then closed the public hearing at 6:44 p.m.

She then asked the pleasure of the Commission.

Member Giles made a motion to consider approval of the preliminary report of Z.22-01 w/SUP 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, Adams, Giles, McCauley-Blackburn, Isbell, Gehle
NAYS: None
ABSENT: None
ABSTAIN: None

The motion carried 6-0-0-0.

ITEMS FOR FUTURE AGENDAS

Mike Arend	Place 1 - None
Quincy Adams	Place 2 - None
Jillian Giles	Place 3 - None
Laura Nedderman	Place 4 - None
Cristy McCauley-Blackburn	Place 5 - None
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 6:45 p.m.

APPROVED: this the 6th day of July, 2022.

SIGNED: this the 6th day of July, 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.