



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 21, 2021
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Vice-Chairperson Cristy McCauley called the meeting to order at 6:33 p.m.

ROLL CALL

Vacant	Place 1, Member
Quincy Adams	Place 2, Member – Absent with Notice
Vacant	Place 3, Member
Laura Nedderman	Place 4, Member
Cristy McCauley	Place 5, Vice-Chairperson
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
Andrea Gardner	City Manager/City Secretary

ANNOUNCEMENTS

Mayor Miner reminded Planning and Zoning Commission members with expiring terms that if they intend to reapply for reappointment to a Commission or Board, the application must be submitted to the City Secretary's Office for consideration. He also reminded members of House Bill 3834 which was signed into law June 2019 and essentially requires all employees and board members with access to the city network complete a state approved Cyber Security Training Program on an annual basis. The Cyber Security Training course is made available online.

PUBLIC COMMENT

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

PUBLIC TESTIMONY

Vice-Chairperson Cristy McCauley called for Public Testimony. Request to Speak Online form was received by one which staff read into record. (Comment will be archived with approved minutes) The City Secretary reminded the Commission that until September 1, 2021, the governor has allowed citizens to submit and have comments be read into the record for them.

Chase Poorman 6312 N Park Drive

APPROVAL OF MINUTES

1. Consider action to approve the meeting minutes of the June 9, 2021, Regular Meeting of the Planning and Zoning Commission

Member Gehle made a motion to approve the minutes of the Planning and Zoning regular meeting of June 9, 2021. Member Isbell seconded the motion. Vice-Chairperson McCauley called for discussion.

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

AYES:	Nedderman, McCauley, Isbell, Gehle
NAYS:	None
ABSENT:	None
ABSTAIN:	None

The motion carried 4-0-0-0.

ACTION ITEMS

1. Discuss and consider action on a preliminary report to complete text amendments to the City of Watauga Zoning Ordinance, Sec. 115-6. Permitted principal, accessory, and specific use permit uses; Sec. 115-85. Permitted use table, and Chapter 4, Alcoholic Beverages regarding alcohol related uses

Vice-Chairperson McCauley opened the discussions. Building Official Randy Richards advised the commission that 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. As such, the document has been prepared as such. Second, he advised the (W.E.D.C.) Watauga Economic Development Corporation has received inquiries from various companies regarding the desire to operate retail liquor stores within Watauga. Petition pages were issued, and the completed petition pages were filed with the City Secretary's Office within the required 60-day timeframe. The petition is currently being verified by the City Secretary's Office and will be placed on the August 9, 2021, Council agenda for action. Mr. Richards advised to have regulations in place,

should a local option election pass, staff is proposing an amendment to create a category for businesses that devote more than 50% of their retail floor area to the sale of alcohol and alcohol related products.

Staff has proposed zoning changes to create the use category and establish locations in which the use is permitted. Proposed preliminary, red-lined ordinances and a Table of Use Chart were also shared for review, along with staff recommendation of the specific zoning district "GB" General Business and "C" Commercial, to place the proposed business type. The text amendments are supported by the Comprehensive Plan. Mr. Richards then turned the floor over to the commission for questions.

Vice-Chairperson McCauley asked if there were any questions. The Chair first recognized Member Gehle. She referenced the comment made by the official that text amendments are supported in the Comprehensive Plan and advised of the disallowance of drive-thru establishments in the RT-MU classification of the Comprehensive Plan. Mr. Richards spoke that the W.E.D.C. had previously met and provided direction to staff to request that the Commission and Council reconsider the prohibition of drive-thru restaurants and other operations within the RT-MU. He advised the revisions are planned to come before the Commission in August. Member Gehle also addressed spacing requirements and pre-existing non-conforming uses. It was discussed should a property be in existence prior to the passage of the text amendments, the business will be allowed to continue to operate, but cannot be expanded. If the business closes and the property is vacant for more than 180 days (6 months), the use will be considered abandoned, and an Alcohol Retail Sales Establishment will not be able to locate there again. Also, discussed was frontage access along the Denton Highway and Rufe Snow Drive corridors and loitering. Mr. Richards acknowledged staff intentions to include in the amendments language which address access drives along the two corridors mentioned. With regards to the loitering, he advised Code Enforcement is the division with jurisdiction over the matter of loitering. Each individual property can also post signage with regards to what is allowed and prohibited on their property. Lastly, Member Gehle addressed additional definition for Alcohol Retail Sales Establishment. Mr. Richards reminded the Commission the items discussed will again, be brought before the Commission for public hearing and ruling in preparation of presenting the final report to Council.

Chairperson McCauley inquired if any items were to be read into record. With there being none, she then asked the pleasure of the Commission.

Member Gehle made a motion to consider action on a preliminary report contingent to the items discussed be included. Member Isbell seconded the motion. Vice-Chairperson McCauley called for discussion and hearing none, called for a vote. Members present voting as follows:

AYES:	Nedderman, McCauley, Isbell, Gehle
NAYS:	None
ABSENT:	None
ABSTAIN:	None

The motion carried 4-0-0-0.

2. Discuss and consider action to schedule a public hearing on the City of Watauga Planning & Zoning Commission's Preliminary Report to consider text amendments to the City's Zoning Ordinance

Vice-Chairperson McCauley opened the discussions.

Building Official Randy Richards advised the commission that the task at hand with the action taken tonight to approve the preliminary report with the additional items discussed to be included, in preparation of making the final report to the City Council at a future date.

Vice-Chairperson McCauley asked if there were any other discussion. With there being none, she then asked the pleasure of the Commission.

Member Gehle made a motion to schedule a public hearing on the City of Watauga Planning & Zoning Commission's Preliminary Report to consider text amendments to the City's Zoning Ordinance on August 18, 2021. Member Isbell seconded the motion. Vice-Chairperson McCauley called for discussion and hearing none, called for a vote. Members present voting as follows:

AYES:	Nedderman, McCauley, Isbell, Gehle
NAYS:	None
ABSENT:	None
ABSTAIN:	None

The motion carried 4-0-0-0.

ITEMS FOR FUTURE AGENDAS

Member Gehle made request for Cross Mod Manufactured Housing Development be addressed as language in the zoning ordinance. The City Secretary recommended that due to unfamiliarity to staff, the item first be presented in a workshop setting at a later date, prior to any formal action being taken.

ADJOURNMENT

With there being no further items to discuss, Vice-Chairperson McCauley adjourned the meeting at 7:03 p.m.

APPROVED: this the 18th day of August, 2021.

SIGNED: this the 18th day of August, 2021.

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

ATTEST: L. Nedderman /s/
Karen Isbell, Secretary
Laura Nedderman

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