WATAUGA
TEXAS
"A GREAT PLACE TO LIVE"

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, SEPTEMBER 21, 2022
6:30 PM

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

REPORTS

PUBLIC COMMENT If speaking for an organization or group, the speaker should identify the group represented. If speaking during Public Comment (for matters not posted on that particular meeting's agenda), members of the Commission and Staff may only provide a statement of factual information in response to the inquiry or recite existing policy in response (e.g., to correct a factual misstatement made by the citizen or provide factual information requested by the citizen). Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a future meeting. If necessary, the Chair will task staff to respond to the citizen and report back to the Commission as soon as practicable. Such report to the Commission shall not constitute a meeting called by the Planning and Zoning Commission nor shall it constitute deliberation or formal action. Individual citizens addressing the Commission members during Public Comment shall not exceed three (3) minutes in their comments; however, the Chair may extend or reduce the speaker's allotted time in order to conduct an efficient and effective public meeting. The time allotted shall not be donated to others desiring to speak. Public Comment is not established to engage in a conversation with the members and no formal Commission action will be taken.

APPROVAL OF MINUTES

1. Consider action to approve the meeting minutes of the July 6, 2022 Regular Meeting of the Planning & Zoning Commission

   Randy Richards, CFM, Assistant Director of Public Works

   Paul Hackleman, Director of Public Works

PUBLIC TESTIMONY FOR ACTION ITEMS Only those persons who submit a completed Request to Speak form prior to the agenda item being introduced by the Chair will be allowed to speak on agenda items set for action (this doesn't include presentations or reports). The

Chair shall ask each person requesting to speak to approach the podium when called to speak. Speakers' time shall generally not exceed three (3) minutes in their comments and all comments must be germane to the specific agenda item being discussed; however, the Chair may extend or reduce the speaker's allotted time. Speakers shall not be permitted to donate their time to other speakers. Members of the Commisssion may ask questions or discuss the item directly with the citizen during the citizen's testimony if necessary. Any discussion between a Commission member and the citizen will not count toward the time limit and Commission members are encouraged not to speak until the citizen has first utilized their allocated time.

ACTION ITEM

1. Discussion and action on selection of Chairperson, Vice-Chairperson and Secretary
   Randy Richards, CFM, Assistant Director of Public Works
   Paul Hackleman, Director of Public Works

ADJOURNMENT

NOTICE

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (817) 514-5825, OR FAX (817) 514-3625 FOR FURTHER INFORMATION.

I, Linda Proskey, City Secretary for the City of Watauga, hereby certify that this agenda was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on September 16, 2022, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.

Linda Proskey, City Secretary

CITY OF WATAUGA, TEXAS

WATAUGA
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AGENDA MEMORANDUM

DATE: September 14, 2022

TO: Planning and Zoning Commission Members

FROM: Randy Richards, CFM, Assistant Director of Public Works

SUBJECT: Consider action to approve the meeting minutes of the July 6, 2022 Regular Meeting of the Planning & Zoning Commission

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BACKGROUND/INFORMATION:
This item contains draft meeting minutes from July 6, 2022 for Planning and Zoning review and approval.

FINANCIAL IMPLICATIONS:
NA

RECOMMENDATION/ACTION DESIRED:
Staff respectfully recommends the Planning and Zoning Commission review and approve the meeting minutes as presented.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:
1. JULY 6 2022 - Regular Meeting - DRAFT

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 9/14/2022
Paul Hackleman, Director of Public Works	Approved - 9/15/2022
Joshua Jones, City Manager	Approved - 9/15/2022
Linda Proskey, City Secretary	Final Approval - 9/16/2022

Approved as to form for inclusion on Agenda

WATAUGA
TEXAS

"A GREAT PLACE TO LIVE"

MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 6, 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 6:42 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
Karen Isbell	Place 6, Secretary
Sharon Gehle	Place 7, Vice-Chairperson–Absent with Notice

And

Randy Richards	Building Official
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.

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 April 20, 2022, regular meeting of the Planning and Zoning Commission

   Member Giles 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, McCauley-Blackburn
NAYS:	None
ABSENT:	Adams, Gehle
ABSTAIN:	None

The motion carried 4-0-2-0.

PUBLIC HEARING/ACTION ITEMS

1. **P.22-01:** Public hearing for request for approval of a final plat for Lots 3R2R and 3R3 Block 1, Stringer Addition, being a replat of Lot 3R2, Block 1, Stringer Addition, being located west of Rufe Snow Drive south of Bursey Road and north of High Lawn Terrace; and consider action on the proposed replat to subdivide the lot into two (2) lots to allow future development. Owner, SP WA II Development, LLC. Applicant/agent, Blazing Hospitality, Smit Shah.

   Building Official Randy Richards was introduced. He then introduced the case advising the owner/applicant, SP WA II Development, LLC request for approval of a final plat for Lots 3R2R and 3R3 Block 1, Stringer Addition, being a replat of Lot 3R2, Block 1, Stringer Addition The request is consistent with the surrounding districts allowing for Local Office/Retail/Commercial development and meets the future land use plan.

   On January 10, 2022, the City Council of the City of Watauga passed and adopted Ordinance No. 2022-001, granting a Specific Use Permit (PZ Case #SUP.21-05) to allow for a packaged liquor store with drive-thru located along the Rufe Snow Corridor. New owner, SP WA II Development, LLC. Applicant/agent, Blazing Hospitality, Smit Shah has applied for approval of a final plat for Lots 3R2R and 3R3 Block 1, Stringer Addition. The proposed replat of Lot 3R2, Block 1 Stringer Addition, is to subdivide the one (1) lot into two (2) lots to allow for future development. 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 then turned the floor over to the commission for questions. Chairperson Nedderman opened the public hearing at 6:48 p.m. asking if any individual requested to speak or submitted items to be read into record. Staff advised there were none. Member Isbell asked which lot the liquor store will be built upon. Mr. Richards advised it will develop on Lot 3R2R, Block 1 of the Stringer Addition. Member Giles asked about the SUP approved on January 10, 2022, PZ case SUP.21-05, if the one lot to be developed into the packaged liquor store would be the only liquor store on the Rufe Snow Corridor. Again, Mr. Richards advised that it develops on Lot 3R2R, Block 1 of the Stringer Addition and the additional lot will be for future development, unknown at this time. Member McCauley-Blackburn remind the Commission that the City of Watauga boundary is solely one side of the Rufe Snow corridor, and that North Richland Hills will continue to expand development along their side of the corridor. Chairperson Nedderman asked if there were any other questions. With there being none, she then closed the public hearing at 6:51 p.m. She then asked the pleasure of the Commission.

Member Isbell made a motion to consider approval of the preliminary report of P.22-01 as written on the agenda to be sent as a final report to the City Council. Member Giles seconded the motion. Chairperson Nedderman called for discussion and hearing none, called for a vote. Members present voting as follows:

AYES:	Arend, Giles, Isbell, McCauley-Blackburn
NAYS:	None
ABSENT:	Adams, Gehle
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 – Review of Comprehensive Plan
Karen Isbell	Place 6 - None
Sharon Gehle	Place 7 - Absent

ADJOURNMENT

With there being no further items to discuss, Chairperson Nedderman adjourned the meeting at 6:54 p.m.

APPROVED: this the _________ day of _____________________, 2022.

SIGNED: this the _________ day of _____________________, 2022.

APPROVED:_________________________________
Laura Nedderman, Chairperson

ATTEST: _________________________________
Karen Isbell, Secretary

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

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AGENDA MEMORANDUM

DATE: September 14, 2022

TO: Planning and Zoning Commission Members

FROM: Randy Richards, CFM, Assistant Director of Public Works

SUBJECT: Discussion and action on selection of Chairperson, Vice-Chairperson and Secretary

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BACKGROUND/INFORMATION:

Article II.-Planning and Zoning Commission - Section 101-23 (e) Officers (1) Composition. The officers of the commission shall be a chairperson, vice-chairperson and secretary. (2) Membership; term. At its first meeting in September of each year, the membership of the commission shall determine by majority vote the chairperson, vice-chairperson and secretary. Those positions shall be for a period of one year, or until the first meeting after September 1 of the following year.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend selection of officers.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 9/14/2022
Paul Hackleman, Director of Public Works	Approved - 9/15/2022
Joshua Jones, City Manager	Approved - 9/15/2022
Linda Proskey, City Secretary	Final Approval - 9/16/2022

Approved as to form for inclusion on Agenda