



**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING**  
**7105 WHITLEY ROAD, WATAUGA, TEXAS 76148**  
**WEDNESDAY, NOVEMBER 2, 2022**  
**6:30 PM**

**CALL TO ORDER**

**ROLL CALL**

**EXECUTIVE SESSION** The ZBA will recess its open meeting and reconvene in executive session to discuss the following items pursuant to the below section(s) of the Texas Government Code:

1. The ZBA members shall convene in executive session pursuant to Section 551.071, Texas Government Code (Legal Consultation), to conduct a private consultation with the City Attorney and to receive legal advice relating to legal standards for variances and Code of Ordinances Sec. 115-34, (b)(3) Variances.

**Randy Richards, CFM, Assistant Director of Public Works**  
**Paul Hackleman, Director of Public Works**

**RECONVENE**

**ACTION ITEMS**

1. Discussion and action on selection of Zoning Board of Adjustment Chairperson  
**Randy Richards, CFM, Assistant Director of Public Works**
2. Discussion and action on selection of Zoning Board of Adjustment Vice-chairperson  
**Randy Richards, CFM, Assistant Director of Public Works**
3. Discussion and action on selection of Zoning Board of Adjustment Secretary  
**Randy Richards, CFM, Assistant Director of Public Works**

**PUBLIC COMMENT** Individual citizens addressing the Board 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 Board and no formal action will be taken.

**APPROVAL OF MINUTES**

1. Consider action to approve the meeting minutes of the May 4, 2022 regular meeting of the Zoning Board of Adjustment

## **PUBLIC HEARINGS/ACTION**

1. **ZBA- 22-02:** Public hearing to receive comments for or against a request for a Variance to Watauga City Code of Ordinances, Chapter 115 Zoning, Article V, Section 115-118 Subsection (3)(a) which regulates carports must be set back from the sidewalk a minimum of five feet; and consider action as the applicant is seeking a variance to allow for the carport to remain as constructed within the five foot set back. The subject property is in Greenfield Village Addition Block 12 Lot 9, commonly known as 6404 Tammy Court and is located north of Linda Street, south of Greenfield Drive and east of Denton Highway. Owner/Applicant is Steven Jones.  
**Randy Richards, CFM, Assistant Director of Public Works**  
**Paul Hackleman, Director of Public Works**
2. **ZBA- 22-03:** Public hearing to receive comments for or against a request for a Variance to Watauga City Code of Ordinances, Chapter 115 Zoning, Article V, Section 115-118 Subsection (3)(a) which regulates carports must be set back from the sidewalk a minimum of five feet; and consider action as the applicant is seeking a variance to allow for the carport to remain as constructed within the five foot set back. The subject property is in Quail Meadows Estates Block 3 Lot 12, commonly known as 7748 Pear Tree Lane and is located north of Starnes Road, south of North Park Drive and east of Whitley Road. Owner/Applicant is Richard Garza Sr.  
**Randy Richards, CFM, Assistant Director of Public Works**  
**Paul Hackleman, Director of Public Works**

## **ADJOURNMENT**

### **Meeting Notices and Reservation of Rights**

The Zoning Board of Adjustment may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code if the requisite information is otherwise posted; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code (as applicable) when determined necessary by the to address a subject matter on the agenda. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to

satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city council, boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the city council, boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that city council, body, board, commission or committee subject to the Texas Open Meetings Act.

**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) 281-1991 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 October 28, 2022, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.

  
Linda Proskey, City Secretary

