



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 18, 2023
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Chairperson Karen Isbell called the meeting to order at 6:30 p.m.

ROLL CALL

Vacant	Place 1, Member
Quincy Adams	Place 2, Secretary
Jillian Giles	Place 3, Member
David Bry	Place 4, Member
Cristy McCauley-Blackburn	Place 5, Member
Karen Isbell	Place 6, Chairperson
Sharon Gehle	Place 7, Vice-Chairperson – Absent w/notice

And

Tom Snyder	City Council Liaison
Jeannette Garcia	Planner I

Other Council Members present:

Art Miner	Mayor
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PRESENTATIONS

PUBLIC COMMENT

Chairperson Isbell called for Public Comment. Request to Speak forms were not received and there were no participants present requesting to speak.

PUBLIC TESTIMONY FOR ACTION ITEMS

Chairperson Isbell called for Public Comment. Request to Speak forms were not received and there were no participants present requesting to speak.

ANNOUNCEMENTS

CONSENT AGENDA

1. Consider action to approve the meeting minutes of the September 20, 2023, Regular meeting of the Planning and Zoning Commission

Chairperson Isbell entertained a motion. Member McCauley-Blackburn made a motion to approve the September minutes as presented and Member Adams seconded the motion. Chairperson Isbell called for discussion.

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

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

The motion carried 4-0-1-0.

PUBLIC HEARING

1. **P. 23-02:** Public hearing to receive comments for or against a request for approval of a plat for Lots 1 and 2 Block 1 of the Watauga Taco Casa Addition, known as 6500 Watauga Road, being located west of Rufe Snow Drive east of Skylark Lane and south of Watauga Road. The proposed plat is to subdivide 2.365 acres out of the J.M. Gregory Survey, Abstract No. 630 into two (2) lots to accommodate future development. Owner: Letaine Daunis, Daunis Enterprises Inc.

Chairperson Isbell introduced Jeannette Garcia to present Case No. **P.23-02**.

Ms. Garcia introduced the item as a plat request for property commonly known as 6500 Watauga Road, proposed to be Lots 1 and 2, Block 1 of the Watauga Taco Casa Addition. The proposed plat is to subdivide 2.365 acres out of the J.M. Gregory Survey, Abstract No. 630 into two (2) lots for the development of a new Taco Casa restaurant with drive-thru and future development. The site is southwest of the existing Taco Casa and will allow for spacing to accommodate a more driver-friendly drive-thru lane.

The development will have a frontage on Watauga Road and Skylark Lane and a shared access lane will be available. A 10' right-of-way dedication and 25' x 25' corner clip (0.094 acre) shall exist at the location.

The public hearing notice was published and posted by the City Secretary's Office. Additionally, required notices were mailed to all property owners located within 200 ft. of the subject property. Staff received one response from the property owner at 6232 Skylark Ln. and the basis for the protest is due to increased light/noise levels, increased traffic which adds to people speeding into the cul-de-sac for a U-turn, endangering kids. (This response was included in the

Planning and Zoning packet that afternoon for the commission members to review.)

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. The plat submitted meets these requirements.

Finally mentioned was that Planning and Development fully supports this request for a final plat. The applicant's agent, Mr. Joshua Anderson, was present to answer any questions.

Chairperson Isbell asked if any of the commission members had any questions. Member Adams, Place 2 inquired of the screening along the southern property line. Staff shared that the screening should be installed in accordance with the plans reviewed and approved by the Directors.

Member McCauley-Blackburn also acknowledges that the new property and drive-thru is positive for all users and travelers along Watauga Road.

Chairperson Isbell, Place 6 also favors the Taco Casa plat for relocating but shared concern regarding the lighting; requesting that no bright LED lighting be allowed through the overnight hours directing towards single-family dwellings. Again, staff shared that the concerns mentioned should be addressed during plan review.

With the introduction of the case being completed, Chairperson Isbell opened the public hearing at 6:39 p.m.

With there being no one wishing to speak, Chairperson Isbell closed the public hearing at 6:39 p.m.

ACTION ITEMS

1. **P.23-02:** Consideration of a request from Letaine Daunis for a final plat out of the J.M. Gregory Survey, Abstract No. 630, being 2.365 acres located at 6500 Watauga Road.

Chairperson Isbell entertained a motion for recommendation regarding the final plat as requested. A motion was made by Member McCauley-Blackburn and a Second by Member Giles to recommend approval of the final plat as requested.

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

AYES:	Adams, Giles, Bry, McCauley-Blackburn
NAYS:	None
ABSENT:	Gehle

ABSTAIN: None

The motion carried 4-0-1-0.

ITEMS FOR FUTURE AGENDAS

Vacant	Place 1
Quincy Adams	Place 2 – None
Jillian Giles	Place 3 – None
David Bry	Place 4 - None
Cristy McCauley-Blackburn	Place 5 - None
Karen Isbell	Place 6 - None
Sharon Gehle	Place 7 – Absent

ADJOURNMENT

With there being no further items to discuss, Chairperson Isbell adjourned the meeting at 6:41 p.m.

APPROVED: this the 15th day of NOVEMBER, 2023.

SIGNED: this the 15th day of NOVEMBER, 2023.

APPROVED:
Karen Isbell /s/
Member

APPROVED: _____
Karen Isbell, Chairperson

ATTEST: Q. Adams /s/ _____
Quincy Adams, Secretary

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



PLANNING AND ZONING COMMISSION
RECOMMENDATION TO COUNCIL

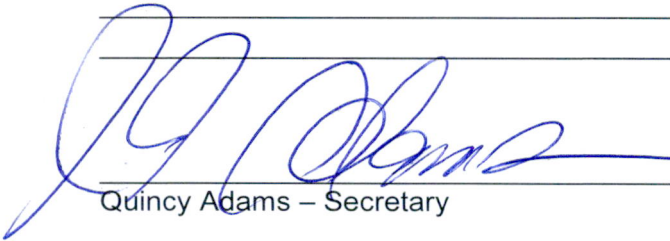
PLANNING AND ZONING MEETING: **October 18, 2023**

P. 23-02: Consideration of a request from Letaine Daunis for a final plat out of the J.M. Gregory Survey, Abstract No. 630, being 2.365 acres located at 6500 Watauga Road.

RECOMMEND APPROVAL OR DENIAL:
APPROVAL ✓ **DENIAL** _____

COMMENTS:

(REQUIRED FOR DISAPPROVALS)


Quincy Adams – Secretary


Karen Isbell - Chairperson

received
2023/01/01

To: City of Watauga, Texas

From: 6232 Skylark Ln.

Watauga, TX 76148

(Address of Your Property that Could Be Impacted by this Request)

RE: **P. 23-02:** Public hearing to receive comments for or against a request for approval of a plat for Lots 1 and 2 Block 1 of the Watauga Taco Casa Addition, known as 6500 Watauga Road, being located west of Rufe Snow Drive east of Skylark Lane and south of Watauga Road. The proposed plat is to subdivide 2.365 acres out of the J.M. Gregory Survey, Abstract No. 630 into two (2) lots to accommodate future development. Owner: Letaine Daunis, Daunis Enterprises Inc.



I PROTEST THE PROPOSED PLAT



I SUPPORT THE PROPOSED PLAT

Basis for your protest/support increased light/noise levels,
increased ~~to~~ traffic which adds to people speeding
into the cul-de-sac for a U-Turn, endangering kids.

Monica Laird

Printed Name

[Signature]

Signature

10/9/23

Date

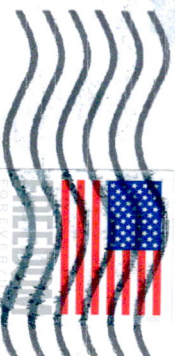
Return to: City of Watauga Development Services
7800 Virgil R. Anthony Sr. Blvd.
Watauga, TX 76148
Email: jgarcia@wataugatx.org

City of Watauga
Development Services
7800 Virgil R. Anthony Sr. Blvd.
Watauga, TX 76148
<http://www.wataugatx.org>

Monica Laird
6932 Skylark Ln.
Watauga, TX 76148

City of Watauga
Development Services
7800 Vigil R. Anthony Blvd.
Watauga, TX 76148

NORTH TEXAS TX P&DC
DALLAS TX 750
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76148-245600

