



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, FEBRUARY 21, 2024
6:30 PM

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

PRESENTATIONS

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 Board nor shall it constitute deliberation or formal action. Individual citizens addressing the Commission 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 Commission and no formal action will be taken.

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 Commission 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 members are encouraged not to speak until the citizen has first utilized their allocated time.

REPORTS

CONSENT AGENDA All of the items on the consent agenda are considered to be self-explanatory by the Commission and will be enacted with one motion, one second, and one vote. There will be no separate discussion of these items.

1. Consider action to approve the meeting minutes of the November 15, 2023 Regular meeting of the Planning and Zoning Commission.

PUBLIC HEARING

1. **SUP.24-01:** Public hearing to receive comments for or against a request for a specific use permit for a massage establishment at the property commonly known as 8420 Denton Highway #110, Lot 3, of the Bursey & 377 Addition. The subject property known as Watauga Towne Center is located north of Bursey Road and east of Denton Highway. Owner: Brookwillow Watauga LLC. Applicant/Agent: Wen Jing Xu.
2. **P.24-02:** Public hearing for consideration of request for approval of a plat for Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road, being located east of Whitley Road west of Indian Springs Road and north of Starnes Road. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots and two (2) HOA lots . Owner/applicant: Echo Court LLC, Kevin Wong.

ACTION ITEMS

1. **SUP.24-01:** Consideration of a request from Wen Jing Xu for a specific use permit to allow for a massage establishment in a property commonly known as 8420 Denton Highway, being a portion of Watauga Towne Center which is located north of Bursey Road and east of Denton Highway. Owner: Brookwillow Watauga LLC.
Applicant/Agent: Wen Jing Xu.
Jeannette Garcia, Planner I
2. **P.24-02:** Consideration of a request for a final plat out of Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road, being located east of Whitley Road west of Indian Springs Road and north of Starnes Road. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots and two (2) HOA lots. Owner/applicant: Echo Court LLC, Kevin Wong.
Jeannette Garcia, Planner I

ITEMS FOR FUTURE AGENDAS

ADJOURNMENT

Meeting Notices and Reservation of Rights The City Council/Board/Commission/Committee 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 [City Council/Board/Commission/Committee] to address a subject matter on the agenda. Action, if any, will be taken in open session. 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) 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 February 16, 2024, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.

/S/ Linda Proskey
City Secretary

