



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

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

PRESENTATIONS

PUBLIC COMMENT This is an opportunity for citizens to address the Commission on items not posted on the current meeting agenda. Only those who have submitted a proper "Request to Speak Form" shall be permitted to speak. Citizens should provide their name and address for the record and will have no more than 3 minutes to speak. If representing an organization or group, the speaker should identify who they represent. Those wishing to speak are reminded 1). All comments are to be directed to the Commission. 2) Be respectful of others. 3) No profanity permitted. 4) Violators will be removed from the premises. No discussion by the Commission or Staff is allowed except to correct factual inaccuracies or request that the item be placed on a future agenda.

PUBLIC TESTIMONY FOR ACTION ITEMS This is an opportunity for citizens to address the Commission on current agenda action items (excludes presentations and reports). Only those persons who have submitted a proper "Request to Speak Form" will be allowed to speak. Citizens will be required to state their name and address for the record. They have up to 3 minutes to speak, and their comments must be germane to the item. If speaking for an organization or group, the speaker should identify the group represented. Commission members may ask questions or discuss the item with the citizens directly.

REPORTS

CONSENT AGENDA All 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. Any member wishing to pull an item may do so.

1. Consider action to approve the meeting minutes of the May 15, 2024 Regular meeting of the Planning and Zoning Commission.

PUBLIC HEARING

1. **SUP.24-04:** Public hearing to receive comments for or against a request for a specific use permit on the property known as Lot 3R3 Block 1 of the Stringer Addition to allow for building material sales and retail secondhand sales in a General Business (GB) zoning district. The subject property is located north of High Lawn Terrace, south of Bursey Road and west of Rufe Snow Drive. Owner: Owens-Stringer Inc. Applicant/Agent: Jason Eggenburger on behalf of Trinity Habitat for Humanity ReStore.

ACTION ITEMS

1. **SUP.24-04:** Consideration of a request from Trinity Habitat for Humanity ReStore for a specific use permit on a property commonly known as Lot 3R3 Block 1 of the Stringer Addition; and consider action to allow for building material sales and retail secondhand sales in a General Business (GB) zoning district. Owner: Owens-Stringer Inc. Applicant/Agent: Jason Eggenburger on behalf of Trinity Habitat for Humanity ReStore.
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 August 16, 2024, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.

/S/ Linda Proskey
City Secretary





AGENDA MEMORANDUM

DATE: August 2, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: Consider action to approve the meeting minutes of the May 15, 2024 Regular meeting of the Planning and Zoning Commission.

BACKGROUND/INFORMATION:

This item contains meeting minutes from May 15, 2024 for Planning and Zoning review and approval.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Staff recommends the Planning and Zoning Commission review and approve the meeting minutes as presented.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. May 15, 2024 - Regular Meeting Minutes - DRAFT

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 8/13/2024
Paul Hackleman, Director of Public Works	Approved - 8/13/2024
Sandra Gibson, Interim City Manager and Director of Finance	Approved - 8/14/2024
Linda Proskey, City Secretary	Final Approval - 8/15/2024

Approved as to form for inclusion on Agenda



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 15, 2024
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 6:33 p.m.

ROLL CALL

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

And

Jan Hill	City Council Liaison
Randy Richards	Assistant Director of Public Works
Jeannette Garcia	Planner I

PRESENTATIONS

PUBLIC COMMENT

Chairperson Isbell called for Public Comment. One (1) Request to Speak form was received online from George White 4101 W Green Oaks Blvd. Suite 305-418, Arlington TX 76016. Mr. White approached to podium and during introductions gave the following address, 6101 Blueridge Ct., Arlington, TX.

He gave a three (3) minute presentation for request of an Event Venue Hall or Event Center being added to the City of Watauga Code of Ordinances Table of Uses. More specifically, he was requesting that a Specific Use Permit be allowed for application of the requested use. Chairperson Isbell reminded the commission that no discussion could take place at the present time but acknowledged that an item could be requested for a future agenda. Assistant Director of Public Works Randy Richards advised the commission that discussions had taken place during the Development Review Team

(DRT) meetings, and that the team could further discuss. The Request to Speak form is attached for future reference.

PUBLIC TESTIMONY FOR ACTION ITEMS

Chairperson Isbell called for Public Testimony for action items. and there were no participants present requesting to speak.

ANNOUNCEMENTS

CONSENT AGENDA

1. Consider action to approve the meeting minutes of the March 20, 2024, Regular meeting of the Planning and Zoning Commission

Chairperson Isbell entertained a motion. Member Gehle made a motion to approve the March 20, 2024 minutes as presented and Member Giles seconded the motion.

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

AYES: Posada, Giles, Bry, Gehle
NAYS: None
ABSENT: Adams
ABSTAIN: None

The motion carried 4-0-1-0.

PUBLIC HEARING

1. **SUP.24-03:** 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 6900 Denton Highway #108. The subject property is in a portion of Sanko Plaza and is located north of Bunker Boulevard west and west of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.

Chairperson Isbell introduced Jeannette Garcia to present Case No. SUP.24-03. Jeannette introduced the item as a request for a specific use permit to allow for a massage establishment to be known as A+ Massage.

The City of Watauga requires any person, firm, or corporation who wishes to operate a massage establishment to obtain approval under Chapter 115, Zoning of the Code of Ordinances. Once the zoning approval is properly secured, then application for a Massage Establishment Permit/License shall be acquired by application through the City Secretary's Office.

Ransheng is a licensed massage therapist in the state of Texas. She has been a licensed massage therapist for more than seven years.

In accordance with the One Watauga Development Strategy, a key objective for the future land use plan, which classifies the property as Local Office/Retail/Commercial, designates this area as suitable for retail, service uses and professional office activities that aim to meet the needs of residents in the vicinity.

Lastly, there are no other massage establishments in Sanko Plaza.

The Development Review Team (DRT) sees no reason to deny this application and supports this specific use request for recommendation of approval of the preliminary report to be presented to the City Council during the June 10, 2024 regular meeting.

Chairperson Isbell asked the members if they had any questions.

With the introduction of the case being completed, and there being no other questions, Chairperson Isbell opened the public hearing at 6:44 p.m.

With there being no one wishing to speak, Chairperson Isbell closed the public hearing at 6:44 p.m.

2. Z.24-01: Public hearing to receive comments for or against a request for a zoning change from Single-family (SF-6) to Planned Development (PD), for property commonly known as 6355 Starnes Road, being Lot 1 Block 1, of the Indian Springs Addition. The subject property is to be subdivided into two (2) lots for an additional single-family dwelling and is located north of Starnes Road east of Whitley Road and west of Indian Springs Road. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

Chairperson Isbell introduced Randy Richards to present Case No. Z.24-01.

On January 22, 2024, a zoning change application was submitted by Indian Springs Addition LLC. Kevin Wong is requesting a zoning change from Single-family (SF-6) to Planned Development (PD) to allow for the construction of one additional single-family home. The PD ordinance is subject to the SF-6 District Regulations, with some exceptions to include size and density, as stated in the PD Ordinance.

The property is identified as "Low Density Residential" on the City of Watauga Future Land Use Plan and will remain as such.

A single-family district requires a minimum lot width of 60 feet and a minimum lot area of 6,000 square feet. The width of the proposed lot is 58.82 feet with a lot area of 10,147 square feet. The minor lot width deficiency (1.18 feet) is the reason the applicant is requesting the zoning change to Planned Development, which allows for variations which creatively complement each other.

The estimated list price for this new home is projected to be approximately \$600,000 with the average sales price in a 5-mile radius being approximately

\$360,000. The project would start immediately upon approval. The timeline for completion would be approximately 6 to 8 months.

Mr. Richards reminded commission members that all required notices were mailed to property owners located within 200 ft. of the subject properties.

The applicant, Kevin Wong, and Superintendent Greg Dauphinais are present to answer any questions.

Member Gehle inquired about lot 1B and the new home. She inquired about any additional exceptions other than the lot width. Mr. Richards shared that the only item not in compliance with the SF6 district regulations is that the lot width is slightly more than one (1) foot too narrow. The depth of the lot is more than sufficient. The lot size is in abundance of 10,000 square feet. Member Gehle also requests confirmation that the existing structure at 6355 Starnes Road will remain. Mr. Richards acknowledges confirmation.

Member Posada requested if any responses have been received. Staff advised that the original public hearing for this request was to take place in February of this year, however due to medical reasons, the case was postponed. Jeannette had copies of the previously submitted responses for review. The responses were also uploaded into the commission members agenda packets for review.

Mr. Richards shared the responses received from the following property owners:

6400 Westridge Dr. Two (2) separate responses received Protest the proposed request expressing property value concerns.

7750 Crestview Ct. Supports the proposed request.

6209 Pinehill Ct. Protest the proposed request due to increase in traffic near intersection which is already busy. Safety is of concern.

Mr. Richards clarified that the developer who built the five (5) homes on Indian Springs Road will be the developer of this proposed new home.

Next, Member Posada inquired of the price per foot of the new homes built and Mr. Richards advised that the home has not been sold. However, the five (5) new homes are occupied as rental properties.

Mr. Richards reminded the commission that the new home to be constructed will be no less than 2500 square feet.

Chairperson Isbell asked the members if they had any questions.

With the introduction of the case being completed, and there being no other questions, Chairperson Isbell opened the public hearing at 6:54 p.m.

With there being no one wishing to speak, Chairperson Isbell closed the public hearing at 6:54 p.m.

3. P.24-01: Public hearing for consideration of request for approval of a replat for Lot 1 Block 1 of the Indian Springs Addition, known as 6355 Starnes Road, being north of Starnes Road east of Whitley Road and west of Indian Springs Road. The proposed replat is to subdivide the one (1) lot into two (2) lots to accommodate for an additional single-family dwelling. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

Chairperson Isbell introduced Jeannette Garcia to present Case No. P.24-01. Jeannette reminded all members that the public hearing notices were published and posted by the City Secretary's Office, and all required notices were mailed to property owners located within 200 ft. of the subject properties. One (1) response was returned and noted as Undeliverable as addressed.

This public hearing is for consideration of request for approval of a replat of Block 1 Lot 1 of the Indian Springs Addition, known as 6355 Starnes Road. The proposed replat is to subdivide the one (1) lot into two (2) lots to allow for one additional home.

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.

Chairperson Isbell asked the members if they had any questions.

With the introduction of the case being completed, and there being no other questions, Chairperson Isbell opened the public hearing at 6:59 p.m.

With there being no one wishing to speak, Chairperson Isbell closed the public hearing at 6:59 p.m.

ACTION ITEMS

1. SUP. 24-03: Consideration of a request from Ransheng Ellis for a specific use permit to allow for a massage establishment in a property commonly known as 6900 Denton Highway #108, being a portion of Sanko Plaza which is located north of Bunker Boulevard and east of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.

Chairperson Isbell entertained a motion for recommendation of the item. Member Bry made a motion to approve the item as presented and Member Giles seconded the motion.

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

AYES:	Posada, Giles, Bry, Gehle
NAYS:	None
ABSENT:	Adams
ABSTAIN:	None

The motion carried 4-0-1-0.

2. Z.24-01: Consideration of a request from Indian Springs Addition LLC for a zoning change from Single-family (SF-6) to a Planned Development (PD) zoning district. The subject property is commonly known as 6355 Starnes Road. The proposed request is to subdivide one (1) lot into two (2) lots to allow for construction of an additional single-family home. Jeannette Garcia, Planner I

Chairperson Isbell entertained a motion for recommendation of the item. Member Gehle made a motion to approve the item as presented and Member Bry seconded the motion.

Member Posada inquired if any additional regulation should be taken into consideration. Member Giles inquired of the building setbacks. Mr. Richards confirmed these regulations will be met by the ordinance.

With there being no discussion, Chairperson Isbell restated the motion made by Member Gehle and second made by Member Bry, calling for a vote, with members present voting as follows:

AYES: Giles, Bry, Gehle
NAYS: Posada
ABSENT: Adams
ABSTAIN: None

The motion carried 3-1-1-0.

3. P.24-01: Consideration of a request from Indian Springs Addition LLC for a replat of Lot 1 Block 1 of the Indian Springs Addition to allow for one additional single-family home. Jeannette Garcia, Planner I

Mr. Richards reminded commission members 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. Again, this plat meets these requirements.

Chairperson Isbell entertained a motion for the item. Member Giles made a motion to approve the replat as presented and Member Bry seconded the motion.

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

AYES: Posada, Giles, Bry, Gehle
NAYS: None
ABSENT: Adams
ABSTAIN: None

The motion carried 4-0-1-0.

ITEMS FOR FUTURE AGENDAS

Sebastian Posada	Place 1 - None
Quincy Adams	Place 2 – Absent w/Notice
Jillian Giles	Place 3 – None
David Bry	Place 4 - None
Vacant	Place 5 – None
Karen Isbell	Place 6 - None
Sharon Gehle	Place 7 – STR Rentals; Event Halls; Carports

ADJOURNMENT

With there being no further items to discuss, Chairperson Adams adjourned the meeting at 7:11 p.m.

APPROVED: this the _____ day of _____, 2024.

SIGNED: this the _____ day of _____, 2024.

APPROVED: _____
Karen Isbell, Chairperson

ATTEST: _____
Quincy Adams, Secretary

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



AGENDA MEMORANDUM

DATE: August 2, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP.24-04:** Public hearing to receive comments for or against a request for a specific use permit on the property known as Lot 3R3 Block 1 of the Stringer Addition to allow for building material sales and retail secondhand sales in a General Business (GB) zoning district. The subject property is located north of High Lawn Terrace, south of Bursey Road and west of Rufe Snow Drive. Owner: Owens-Stringer Inc. Applicant/Agent: Jason Eggenburger on behalf of Trinity Habitat for Humanity ReStore.

BACKGROUND/INFORMATION:

The Public Hearing Notice was duly posted and published by the City Secretary's Office on Friday, August 2, 2024 in the Fort Worth Star Telegram. Written notice of the public hearing on the proposed request was sent to all owners of property, to the person rendering the same for city taxes within two hundred (200) feet of the subject property.

The applicant, Trinity Habitat for Humanity ReStore, has submitted a request for a specific use permit to allow for building material sales and retail secondhand sales in a General Business zoning district. The proposed site is located in the Stringer Addition. A site plan for this proposed project is attached.

Habitat ReStores resemble home improvement stores - where shoppers have the opportunity to purchase items at less than retail prices. Items can range from brand new to gently used, that fit into the following categories: furniture, appliances, cabinets, home goods and building materials.

FINANCIAL IMPLICATIONS:

Habitat for Humanity International is a tax-exempt 501(C)(3) nonprofit organization. The City of Watauga will not collect property tax. Based on Habitat's projected annual sales provided to the City, sales tax revenue will be minimal.

RECOMMENDATION/ACTION DESIRED:

The Development Review Team respectfully recommend consideration of comments received during the public hearing of the preliminary report.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:



AGENDA MEMORANDUM

1. Publishers Affidavit - 080220242-79
2. Property Owner PH Notice

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 8/13/2024
Paul Hackleman, Director of Public Works	Approved - 8/13/2024
David Berman, City Attorney	Approved - 8/16/2024
Sandra Gibson, Interim City Manager and Director of Finance	Approved - 8/16/2024
Linda Proskey, City Secretary	Final Approval - 8/16/2024
<i>Approved as to form for inclusion on Agenda</i>	



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
18806	579607	Print Legal Ad-IPL01869890 - IPL0186989		\$75.16	1	38 L

Attention: Jeannette Garcia

CITY OF WATAUGA
7105 WHITLEY RD
FORT WORTH, TX 761482024

CSO@wataugatx.org

NOTICE OF PUBLIC HEARING

Notice is hereby given that there will be a public hearing before the City of Watauga Planning and Zoning Commission at its regularly scheduled meeting on August 21, 2024 beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX regarding the following item:

SUP24-04: Public hearing to receive comments for or against a request for a specific use permit at the property known as Lot 3R3 Block 1, of the Stringer Addition; and consider action on a preliminary report to allow for building materials sales and retail secondhand sales in a General Business (GB) zoning district. The subject property is located north of Highlawn Terrace, south of Bursey Road and west of Rufe Snow Drive. Owner: Owens-Stringer Inc. Applicant/Agent: Jason Eggenburger on behalf of Trinity Habitat for Humanity ReStore.

Published on August 2, 2024 in the Star Telegram, Legal Notices Section. I, Linda Proskey, City Secretary for the City of Watauga, Texas, hereby certify that this notice was posted on the official bulletin board at City Hall, 7105 Whitley Road, Watauga, Texas, on August 2, 2024 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/Linda Proskey
Linda Proskey, City Secretary
IPL0186989
Aug 2 2024

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1 insertion(s) published on:

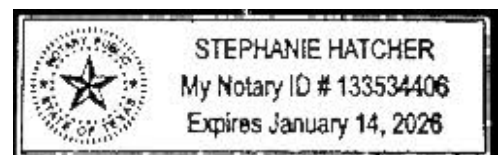
08/02/24

Mary Castro

Sworn to and subscribed before me this 2nd day of August in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Public Hearing Notice – Specific Use Permit

August 5, 2024

Dear Property Owner:

The Planning and Zoning Commission will hold a public hearing to consider a request for a specific use permit during their regular meeting on August 21, 2024, at 6:30 PM in the City Council Chamber at Watauga City Hall, 7105 Whitley Road. The purpose is to receive comments regarding the following item:

SUP.24-04: Public hearing to receive comments for or against a request for a specific use permit at the property known as Lot 3R3 Block 1, of the Stringer Addition; and consider action on a preliminary report to allow for building materials sales and retail secondhand sales in a General Business (GB) zoning district. The subject property is located north of High Lawn Terrace, south of Bursey Road and west of Rufe Snow Drive. Owner: Owens-Stringer Inc. Applicant/Agent: Jason Eggenburger on behalf of Trinity Habitat for Humanity ReStore.

In accordance with State law, you are receiving this notice due to public records available through Tarrant Appraisal District which reflect you are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map is attached for your information. This notice will serve as public notice for all properties owned in the subject area.

If you are interested, you are invited to attend the meeting. If you cannot attend the meeting and wish to provide written comments or documentation for consideration, please return your information on the attached response form.

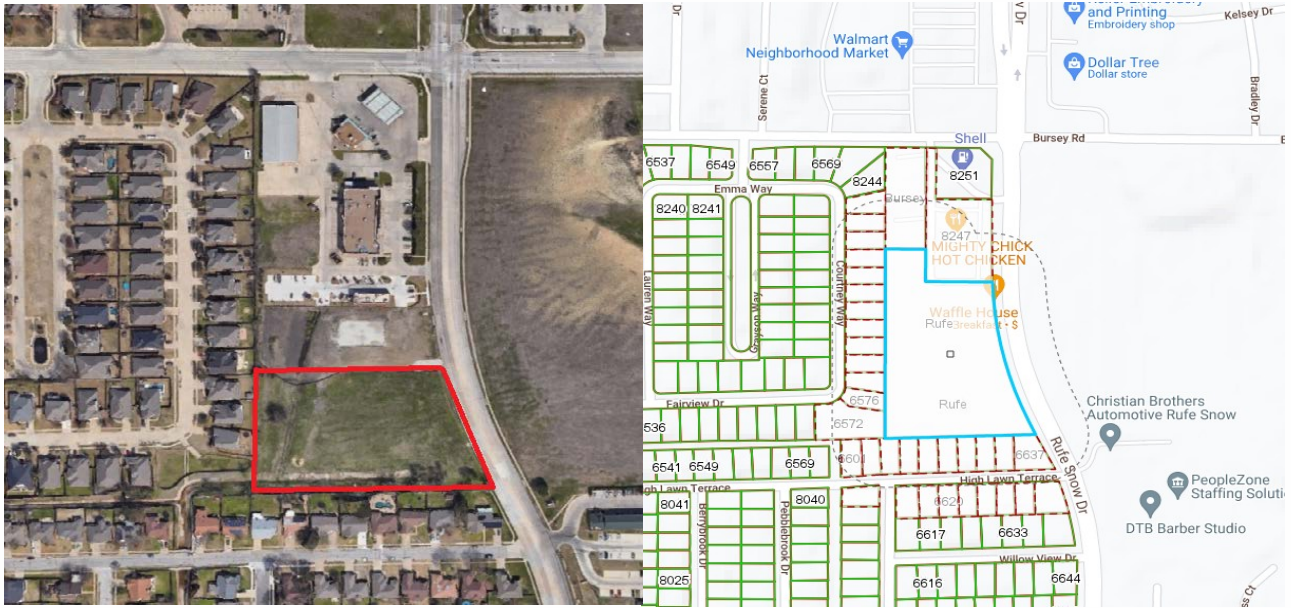
If you have any questions, please contact me at 817-514-5827 or e-mail jgarcia@wataugatx.org.

Sincerely,


Jeannette Garcia
Planner I

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

Location Maps



Prepared by Development Services 08/02/2024

DISCLAIMER: *This product is for informational purposes only and represents the approximate relative location of property boundaries.

To: City of Watauga, Texas

From: _____

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

RE: SUP.24-04: Public hearing to receive comments for or against a request for a specific use permit and consider action on a preliminary report for Lot 3R3 Block 1, of the Stringer Addition, allowing for building material sales and retail secondhand sales in a General Business (GB) zoning district. The subject property is located north of High Lawn Terrace, south of Bursey Road and west of Rufe Snow Drive. Owner: Owens-Stringer Inc. Applicant/Agent: Jason Eggenburger on behalf of Trinity Habitat for Humanity ReStore.

☐

I PROTEST THE PROPOSED SPECIFIC USE PERMIT

☐

I SUPPORT THE PROPOSED SPECIFIC USE PERMIT

Basis for your protest/support _____

Printed Name

Signature

Date

Return to: City of Watauga Development Services
7800 Vigil 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>



AGENDA MEMORANDUM

DATE: August 2, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP.24-04:** Consideration of a request from Trinity Habitat for Humanity ReStore for a specific use permit on a property commonly known as Lot 3R3 Block 1 of the Stringer Addition; and consider action to allow for building material sales and retail secondhand sales in a General Business (GB) zoning district. Owner: Owens-Stringer Inc. Applicant/Agent: Jason Eggenburger on behalf of Trinity Habitat for Humanity ReStore.

BACKGROUND/INFORMATION:

On May 28, 2024, a specific use permit application was submitted by Trinity Habitat for Humanity ReStore, requesting to allow for building material sales and retail secondhand sales in a General Business (GB) zoned district. The SUP ordinance language is attached for your review.

In granting a specific use permit, the City Council may impose on the Owners/Agent certain requirements and safeguards as are necessary to protect adjoining properties, to include the following conditions and special regulations as listed in Sec. 115-85(c):

- (2) A site plan in accordance with section 115-115, Site plan requirements, will only be required in districts which require a specific use permit.
- (5) All outdoor lighting, including parking lot lighting, shall be directional away from any property zoned or developed for residential uses.
- (7) Must provide screening and/or landscaping consisting of fences/walls, beams [berms], or a combination of such from any abutting residentially zoned property.
- (12) All outside storage areas shall be screened with either landscaping, fences/walls, beams [berms] or a combination thereof.
- (14) Parking areas shall be designed such that vehicles do not face any residentially used street.
- (15) Dumpster and loading areas shall not be located in areas adjacent to any abutting residential property.
- (18) Such incidental parts, maintenance, and repair facilities shall be completely located within an enclosed building.
- (22) No semi-trailer truck or tractor parking will be allowed adjacent to any residentially zoned property.



AGENDA MEMORANDUM

If SUP is approved, the projected timeline for Phase 1 is to start construction in Q2 of 2025, with an opening in 2026. Phase 2 would be started once the store has generated a good track record of sales.

The property is identified as “Local Office/Retail/Commercial” on the City of Watauga Future Land Use Plan and will remain as such. The compatibility with the surrounding zoning and land uses includes the following:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	GENERAL BUSINESS	LOCAL OFFICE/RETAIL/COMMERCIAL	RETAIL
SOUTH	SF6	LOW DENSITY RESIDENTIAL	RESIDENTIAL
WEST	SF6	LOW DENSITY RESIDENTIAL	RESIDENTIAL

FINANCIAL IMPLICATIONS:

Habitat for Humanity International is a tax-exempt 501(C)(3) nonprofit organization. The City of Watauga will not collect property tax.

Annual sales numbers per ReStore in the DFW area were provided to staff. Based on projected annual sales, the sales tax will be very minimal.

RECOMMENDATION/ACTION DESIRED:

DRT does not recommend support of this item.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report SUP. 24-04 - Trinity HfH ReStore - JG
2. Exhibit A - RUFESNOW RESTORE
3. ORDINANCE - SUP.24-04 - Stringer Addition - Building Materials Sales and Resale - DRAFT
4. 8208 Courtney Way - Protest SUP
5. EMail - TDziurawiec

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 8/13/2024
Paul Hackleman, Director of Public Works	Approved - 8/13/2024
David Berman, City Attorney	Approved - 8/16/2024
Sandra Gibson, Interim City Manager and Director of Finance	Approved - 8/16/2024



AGENDA MEMORANDUM

Linda Proskey, City Secretary

Final Approval - 8/16/2024

Approved as to form for inclusion on Agenda

PRELIMINARY REPORT

DATE: August 10, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP.24-04:** Consideration of a request from Trinity Habitat for Humanity ReStore for a specific use permit on a property commonly known as Lot 3R3 Block 1 of the Stringer Addition; and consider action to allow for building material sales and retail secondhand sales in a General Business (GB) zoning district.

BACKGROUND/INFORMATION:

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, this document now serves as the preliminary report.

The applicant, Trinity Habitat for Humanity ReStore, is requesting for the specific use permit (SUP) to allow building material sales and retail secondhand sales in a General Business (GB) zoning district.

The General Business (GB) district permits all those business and service establishments and retail stores necessary to the everyday and occasional shopping needs of the public. Building Material sales and Retail Secondhand sales is allowed only upon approval of a specific use permit.

This site, located on the Rufe Snow Corridor in the Stringer Addition, contains 2.836 acres of undeveloped land which is proposed to be developed in two phases. Phase 1 is proposed to include a 12,000 square foot building with office, receiving and retail floor space. The site with frontage and access to Rufe Snow Drive will also have screening, landscaping and parking requirements to be met.

The request is consistent with the surrounding districts allowing for Local Office/Retail/Commercial development and meets the future land use plan meeting the needs of residents in the vicinity. Building designs should be smaller in scale, typically one or two story and require visibility from roadways. Development should orient towards local traffic, but also allow for a comfortable pedestrian environment. Landscaping is encouraged to keep the area attractive, functional and minimize negative impacts on nearby uses.

During staff review of existing regulations, items considered, and steps taken include:

- Sec. 115-33. Specific Use Permit. (b) *Amendment to the zoning ordinance*. Every specific use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under

PRELIMINARY REPORT

construction but shall not be considered as being a permanent change in zoning.

- Sec. 115-114. Off-street Parking and Loading regulations, establishes a parking requirement of forty-nine (49) parking spaces for the proposed use. As indicated in the site plan, fifty-four (54) parking spaces are available; thus, the parking standards are satisfied. Parking spaces include seven (7) staff spaces and three (3) ADA spaces.
- The site plan requirements submitted for preliminary review for the SUP were met as stated in Sec. 115-115 as the location is undeveloped. If the item is granted approval, additional modifications shall be requested at application submittal.
- Staff reviewed the consistency of the request for building material sales and retail secondhand sales with the Comprehensive Plan. Habitat for Humanity has been in operation since 1976, and most ReStores will include a variety of new and used building materials, appliances and furniture. Many stores have inventory that expands beyond these three categories. They propose to develop adjacent to neighborhood retail, small sized restaurant, professional services and single-family homes, to name a few.

CURRENT ACTIVITY:

A Specific Use Permit Application was submitted to Development Services on May 28, 2024 and once all requirements were satisfied, notice was published in the Fort Worth Star Telegram on August 2, 2024, for the August 21, 2024, Public Hearing of the Planning and Zoning Commission. In accordance with State law, property owners received the public notice due to public records available through Tarrant Appraisal District which reflect they are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map was also attached for their information.

Two signs have been erected on the property which contains a notice of hearing and telephone number of staff from whom dates may be obtained.

Any additional correspondence received after the publication of the notice will be distributed to the Planning and Zoning Commission and City Council prior to the public hearings.

DRT considered the following criteria for the amendment:

The proposed amendment is consistent with the surrounding neighborhoods and uses in accordance with the general regulations of Chapter 211 of Texas Local Government Code: promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance or significance.

The City's Comprehensive Plan enacted several Guiding Principles for Land Use, as referenced in the Executive Summary, page (v.) to include:

PRELIMINARY REPORT

- “Ensure that future development is orderly and efficient, compatible with existing land uses and enhances the overall quality of life.”
- “Encourage the development of non-residential services to enhance the tax base and meet the needs of Watauga residents.”
- “Encourage quality non-residential development that enhances Watauga’s visual appearance, ensuring Watauga is distinguishable from adjacent communities.”

As Habitat for Humanity International is a tax-exempt 501(C)(3) nonprofit organization, the City of Watauga could not collect property tax.

Annual sales numbers per ReStore in the DFW area were provided to staff. Based on projected annual sales, the marketing plan estimate for the proposed Watauga store indicates very minimal sales tax.

The City Council will consider this request at the September 9, 2024 regular meeting following a recommendation by the Planning and Zoning Commission.

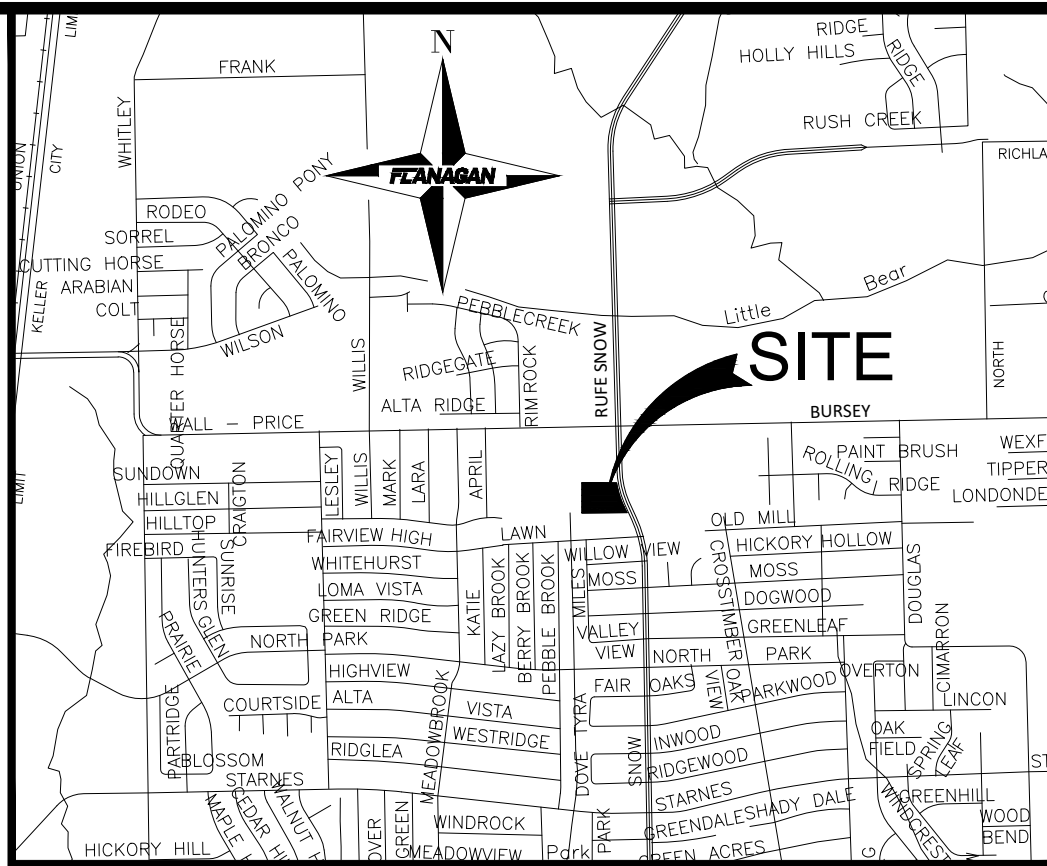
RECOMMENDATION/ACTION DESIRED:

During the Planning and Zoning Commission Regular Meeting to be held Wednesday, August 21, 2024, the Development Review Team (DRT) does not recommend support of this item.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

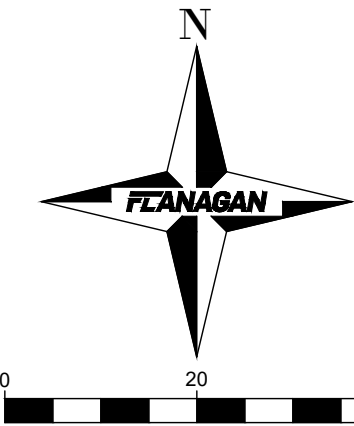
Site Plan

PRELIMINARY REPORT



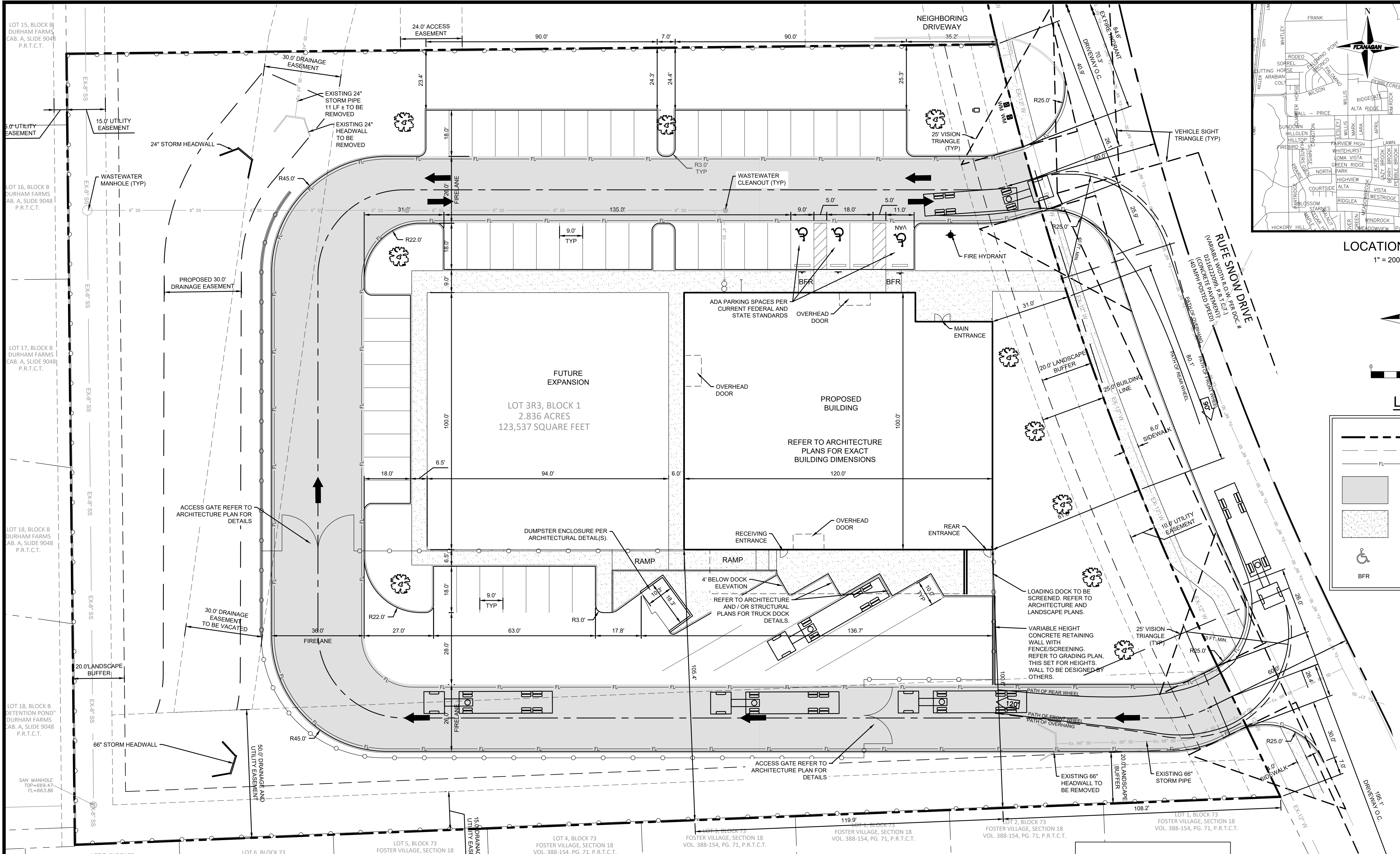
LOCATION MAP

1" = 2000'



LEGEND

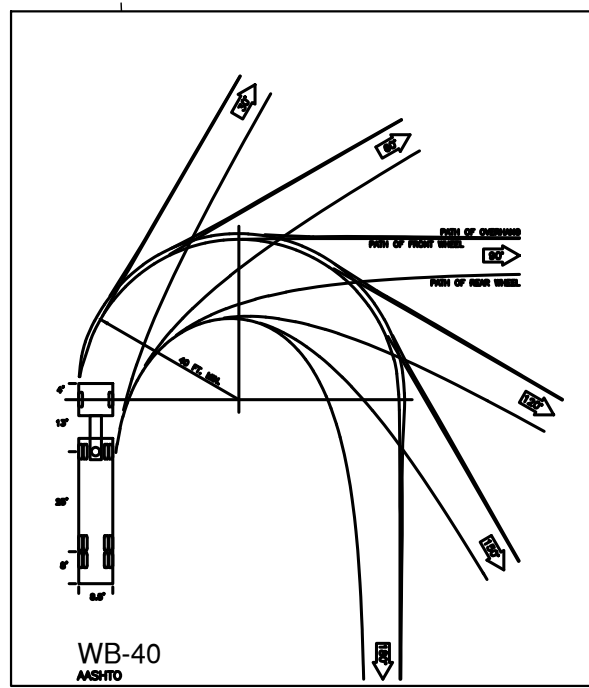
	PROPERTY LINE
	EASEMENT / SETBACK LINE
	FIRE LANE STRIPING
	FIRE LANE EXTENTS
	SIDEWALK/FLATWORK
	ACCESSIBLE PARKING SPACE
	BARRIER FREE RAMP



NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
- ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

SITE INFORMATION		
SITE AREA	3.92 ACRES (170,874 SF)	
ROW DEDICATION	N/A	
EXISTING ZONING	GB-GENERAL BUSINESS	
PROPOSED ZONING	N/A NO CHANGE	
PROPOSED USE	FURNITURE/APPLIANCE STORE	
SITE COMPOSITION BREAKDOWN		
	AREA	% OF SITE
TOTAL STREET AREA	0.719	18.3%
TOTAL PARKING AREA	0.206	5.3%
TOTAL SIDEWALK AREA	0.153	3.9%
TOTAL PAVED %	1.078	27.5%
TOTAL LANDSCAPE AREA	1.253	32.0%
PARKING DATA		
	REQUIRED	PROVIDED
PARKING SPACES (TOTAL)	49	54
REQUIRED PARKING: 1 SPACE PER 450 SQ. FT.		
BUILDING AREA: PROPOSED 12,000 S.F. + FUTURE EXPANSION 10,000 S.F.		
PARKING SPACES INCLUDE 7 STAFF SPACES AND 3 ADA SPACES		



MODEL VEHICLE
DIMENSIONS
NTS



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(@ least 48 hours prior to digging)



**CITY OF WATAUGA, TEXAS
ORDINANCE NO. 2024-XXX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATAUGA, TEXAS GRANTING A SPECIFIC USE PERMIT TO ALLOW FOR BUILDING MATERIAL SALES AND RESALE AS DESCRIBED IN PLANNING AND ZONING CASE SUP.24-04: FOR THE PROPERTY DESCRIBED AS THE STRINGER ADDITION, LOT 3R3 BLOCK 1; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission of the City of Watauga and the City Council of the City of Watauga, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Watauga is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance, Plan and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Watauga, Texas that:

I.

The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

II.

The City Council hereby grants a Specific Use Permit (Specific Use Permit SUP.24-04) to allow Building Material Sales and Resale on property generally located to the north of High Lawn Terrace south of Bursey Road and west of Rufe Snow Drive and described as Lot 3R3, Block 1, of the Stringer Addition, an addition to the City of Watauga, Tarrant County, Texas (the “Property”).

III.

The Property shall be developed in accordance with the Site Plan attached hereto as Exhibit “A” and shall comply with the following additional regulations:

- (1) The use and development of the Property shall comply with all regulations in the GB – General Business District zoning regulations, and shall further comply with Section 115-

85(c) (2), (5), (7), (12), (14), (15), (18), and (22) of Chapter 115 of the Code of Ordinances, City of Watauga, Texas;

- (2) A site plan in accordance with section 115-115, Site Plan Requirements, shall be complied with prior to any development on the Property:
- (3) All outdoor lighting, including parking lot lighting, shall be directional away from any property zoned or developed for residential uses.
- (4) Screening and/or landscaping consisting of fences/walls, berms, or a combination of such shall be provided as screening from any abutting residentially zoned property.
- (5) All outside storage areas shall be screened with either landscaping, fences/walls, berms, or a combination thereof.
- (6) Parking areas shall be designed such that vehicles do not face any residentially used street.
- (7) Dumpster and loading areas shall not be located in areas adjacent to any abutting residential property.
- (8) Such incidental parts, maintenance, and repair facilities shall be completely located within an enclosed building.
- (9) No semi-trailer truck or tractor parking will be allowed adjacent to any residentially zoned property.

IV.

The Zoning Map of City of Watauga, Texas shall be revised and amended to show the specific use permitted on the Property as provided in Section II hereof, with the appropriate reference thereon to the number and effective date of this Ordinance.

V.

If the use authorized by the Specific Use Permit granted is not commenced within one (1) year from the date of issuance for this permit, then this permit shall become void, provided that such limitation may be extended upon application by the Owners/Agent of such property to the City Council of the City of Watauga. In the event the building, premise, or land use under the specific use permit is voluntarily vacated by the Owners/Agent for a period of no less than six months, or if such building, premise, or land is more than 50 percent destroyed by fire or other cause, the use of the same shall thereafter conform to the regulations of the original zoning and the rights granted by this Ordinance shall terminate.

VI.

This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Watauga, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances, except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other ordinance(s) are hereby repealed. However, to the extent this Ordinance represents any deviation from the Future Land Use Plan of the City of Watauga City Comprehensive Plan; such map is hereby amended

to conform to this Ordinance.

VII.

If any section, sub-section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

VIII.

It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2000.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day in which any violation of this Ordinance occurs shall constitute a separate offense.

IX.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

X.

This Ordinance shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council and upon approval thereof by the Mayor of the City of Watauga, Texas and publication hereof as prescribed by law.

PASSED AND ADOPTED by the City Council of the City of Watauga, Texas, the 9th day of September, 2024.

APPROVED:

ARTHUR L. MINER, MAYOR

ATTEST:

LINDA PROSKEY, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

DAVID M BERMAN, CITY ATTORNEY

To: City of Watauga, Texas

From:

Penny Fridge

8208 Courtney Way, Watauga TX 76148

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

RE: SUP.24-04: Public hearing to receive comments for or against a request for a specific use permit and consider action on a preliminary report for Lot 3R3 Block 1, of the Stringer Addition, allowing for building material sales and retail secondhand sales in a General Business (GB) zoning district. The subject property is located north of High Lawn Terrace, south of Bursey Road and west of Rufe Snow Drive. Owner: Owens-Stringer Inc. Applicant/Agent: Jason Eggenburger on behalf of Trinity Habitat for Humanity ReStore.



I PROTEST THE PROPOSED SPECIFIC USE PERMIT



I SUPPORT THE PROPOSED SPECIFIC USE PERMIT

Basis for your protest/support We already have to hear
gunshots, yelling, fighting, and cars
revving engines now with Waffle House and
NOW Liquor Land. Where is the noise barrier?

Penny Fridge

Printed Name

Pennyfridge

Signature

08-09-2024

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>

From: [Tony Dziurawiec](#)
To: [Jeannette Garcia](#)
Date: Thursday, August 15, 2024 11:23:52 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Watauga,

I am a resident of Durham Farms subdivision and have heard about the Habitat for Humanity ReStore proposal.

My family and fellow neighbors have some issues and concerns over the project. I honestly really don't care to look at an ugly supply yard every day. We already have an unsightly building on our corner that has sat vacant for years.

Keller has brought in liquor stores, and they are nice looking brick buildings. We get one and the signage looks like a carnival tent.

Please keep your citizens in mind and not just the revenue coming in. If this location fails, we are going to have to look at this building nobody will upkeep for years...

Tony Dziurawiec