



**AGENDA
PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 7, 2017
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:00 P.M.**

CALL TO ORDER

INVOCATION

APPROVAL OF MINUTES

1. Minutes of the regular meeting of December 6, 2016

PUBLIC HEARING

1. **Planning and Zoning Case Z-17-01:** Consider amendments to City of Watauga Code of Ordinances, Chapter 115 – Zoning, Article V - Development Controls, Section 115-114 - Off Street Parking and Loading Regulations, (c) Improvement standards - (2), (5), (10); (e) Off-street parking requirements; (g) Exclusions, reductions and exceptions - (3); (h) - Off-street loading requirements - (1), (2), (3), (4), (i) - Handicapped parking spaces - (1). City of Watauga, applicant.
 - a. Open Public Hearing-allow for staff comments
 - b. Public Comments
 - c. Close Public Hearing

NEW BUSINESS

1. **Consideration and action on Planning and Zoning Case Z-17-01:** Consider amendments to City of Watauga Code of Ordinances, Chapter 115 – Zoning, Article V - Development Controls, Section 115-114 - Off Street Parking and Loading Regulations, (c) Improvement standards - (2), (5), (10); (e) Off-street parking requirements; (g) Exclusions, reductions and exceptions - (3); (h) - Off-street loading requirements - (1), (2), (3), (4), (i) - Handicapped parking spaces - (1). City of Watauga, applicant.
2. **Platting Case P-17-01:** Consider a recommendation of a final plat for Lot 1, Block 1, Altex Addition, a proposed final plat for 1.70 acres located in the David L. Hall Survey, Abstract 700, City of Watauga, Tarrant County, Texas zoned (C) Commercial and located at the northeast corner of Watauga Road and Park Vista Boulevard, and also known as 5405 Watauga Road. Brian Salter, Salter Engineering & Surveying, Inc., applicant. JRM Holdings, Ltd., owner.

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, Zolaina R. Parker, City Secretary for the City of Watauga, Texas, do hereby certify that this agenda was posted on the official bulletin board at City Hall, 7105 Whitley Road, Watauga, Texas, on Monday, January 30, 2017 before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Zolaina R. Parker, City Secretary



MINUTES OF DECEMBER 6, 2016



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 6, 2016
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:00 P.M.**

| | |
|-----------------|---------------|
| Larry Clark | Chairperson |
| Brad Hearne | Vice-Chairman |
| Sergio Molina | Secretary |
| Kay Ivey | Member |
| Ron Holland | Member |
| Cristy McCauley | Member |

And

| | |
|-----------------------|---|
| Jacquelyn Reyff, AICP | Director of Planning & Economic Development |
| Denise Wilkinson | Economic Development Specialist |

With

Member William Boese absent with notice.

CALL TO ORDER

Chairman Clark called the meeting to order at 6:00 P.M.

INVOCATION

Chairman Clark gave the invocation.

APPROVAL OF MINUTES

1. Minutes of regular meeting of October 4, 2016

Mr. Holland motioned to approve the minutes of the meeting of October 4, 2016 as written. Mr. Hearne seconded the motion with all members present voting aye.

PUBLIC HEARING

1. **Consideration and action on Planning and Zoning Case 16-09:** Request for a Specific Use Permit (SUP) for Hearts of Faith Ministry, a clothing store/resale, secondhand, thrift business at 5941 Watauga Road, legally described as Lot 1B, Block 2, Watauga Heights Addition, located on the north side of Watauga Road approximately 400 feet east of the intersection of Watauga Road and Whitley Road. Donna Sprott, owner. Julie Green, Hearts of Faith Ministry, applicant.

Chairman Clark opened the public hearing at 6:01 P.M.

Ms. Reyff explained the case and background of the application for the specific use permit for a clothing store/resale, secondhand, thrift business. Ms. Julie Green was present for questions from the board.

No public comment was received and the public hearing was closed at 6:13 P.M.

1. **NEW BUSINESS** – consideration and action for P&Z Case 16-09

Mr. Hearne motioned to approve Planning and Zoning Case 16-09 regarding the specific use permit for the clothing store/retail, secondhand, thrift business at 5941 Watauga Road with the condition of no portable buildings and no outside storage. Ms. McCauley seconded with the following vote:

AYES: Ivey, Holland, McCauley, Hearne
NAYS: Molina
ABSENT: Boese
ABSTAIN: Clark

2. **NEW BUSINESS** – Discussion on possible amendments to City of Watauga Parking Ordinance.

Discussion only, no action taken

ADJOURNMENT

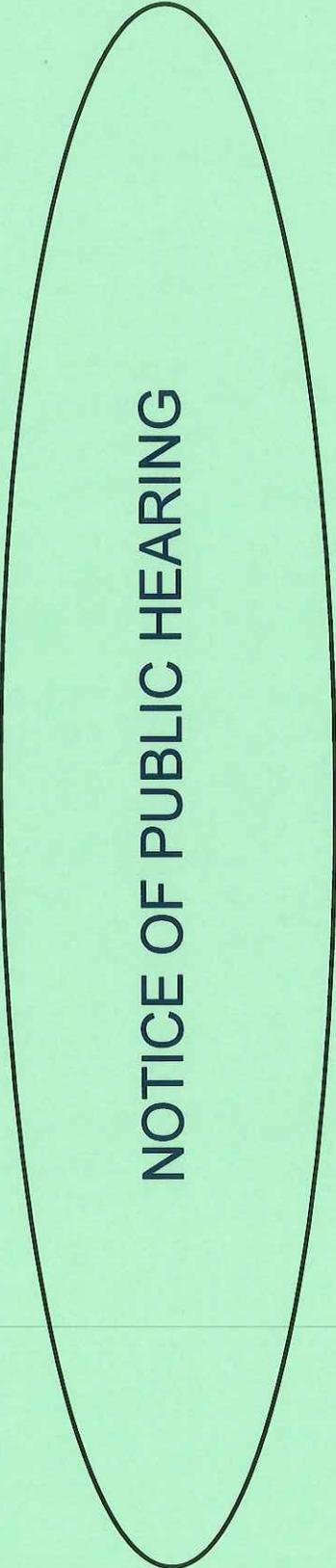
With there being no further business to discuss, Chairman Clark adjourned the meeting at 6:26 p.m.

APPROVED: this the _____ day of _____, 2017.

SIGNED: this the _____ day of _____, 2017.

APPROVED: _____
Larry Clark, Chairperson

ATTEST: _____
Sergio Molina, Secretary



NOTICE OF PUBLIC HEARING



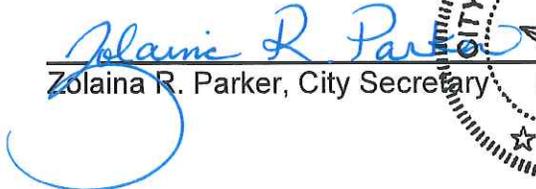
NOTICE OF PUBLIC HEARINGS

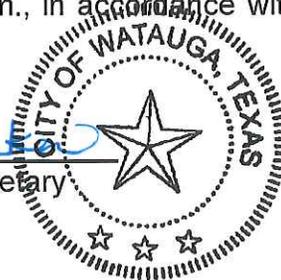
The Planning and Zoning Commission of the City of Watauga will hold a public hearing in the City Hall-Council Chamber located at 7105 Whitley Road on Tuesday, February 7, 2017 at 6:00 PM, and; the City Council of the City of Watauga will hold a public hearing in the City Hall-Council Chamber located at 7105 Whitley Road on Monday, March 27, 2017 at 6:30 PM to hear the following zoning case:

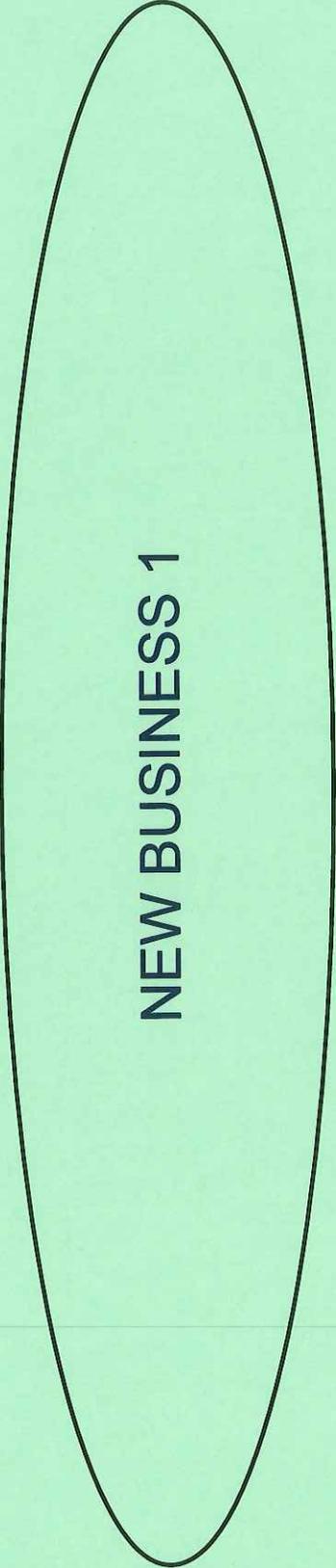
Zoning Case Z-17-01: Consider amendments to City of Watauga Code of Ordinances, Chapter 115 – Zoning, Article V - Development Controls, Section 115-114 - Off Street Parking and Loading Regulations, (c) Improvement standards - (2), (5), (10); (e) Off-street parking requirements; (g) Exclusions, reductions and exceptions - (3); (h) - Off-street loading requirements - (1), (2), (3), (4), (i) - Handicapped parking spaces - (1).

Published on Friday, January 20, 2017, in the Star Telegram, Legal Notices Section.

I, Zolaina R. Parker, 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 Tuesday, January 17, 2017 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.


Zolaina R. Parker, City Secretary





NEW BUSINESS 1



Planning & Zoning Commission Staff Report

February 7, 2016

Public Hearing: Case# 17-01

Prepared by: Jacquelyn Reyff, AICP

| | |
|---|---|
| Applicant | City of Watauga |
| Applicable Zoning Ordinance Section | Code of Ordinances Chapter 115 – Zoning. ARTICLE V. - DEVELOPMENT CONTROLS. Sec. 115-114. Off Street Parking and loading regulations. (c) <i>Improvement standards.</i> ; (2), (5), (10); (e) Off-street parking requirements.; (g) <i>Exclusions, reductions and exceptions.</i> (3); (h) <i>Off-street loading requirements.</i> (1), (2), (3), (4), (i) <i>Handicapped parking spaces</i> - (1). |
| Notification Requirements | 15-day legal notice in Ft. Worth Star Telegram |
| One Watauga/Comprehensive Master Plan Consistency | Proposed ordinance amendments are consistent |
| Action Required | Recommendation of proposed amendments to update parking regulations |

Description of Request:

In accordance with the Implementation Plan within the One Watauga, Comprehensive Master Plan, staff forwards for your review, proposed amendments to the parking regulations within Chapter 115-Zoning, Code of Ordinances.

The Implementation Plan summarizes the key objectives of the Master Plan and provides an outline, along with ranking measures, of tasks to perform in order to achieve the vision of the master plan. As the city continues to develop and re-develop, it is necessary to perform diagnostics of our current ordinances and regulations and study areas for improvements, whether it be relaxing regulations or strengthening controls. Concerns have been expressed that the parking regulations needed attention.

Considerations:

Most cities adopt minimum standards for the development community to follow that meets the primary purpose of zoning – health, safety and welfare of its residents. A lot of times, cities have followed the same methodology for the minimums that are established. However, each city is unique and has their individual style of development.

The DRT (Development Review Team) looked at the current parking regulations. This involved studying (1) What do we have now; (2) Is it sufficient/insufficient; and, (3) Are updates warranted? As you visit some of the commercial retail centers, it is easy to recognize that maybe, in some cases, there is an abundance of unused

parking. Land developers will study parking requirements for their developments and are very wise to provide ample parking for the end user. This is a very important component in their site planning practices, because the end user must have sufficient parking for their customers. In fact some of the retail users want enough parking to accommodate peak use, which only occurs a few times per year. Staff studied parking lots of our three largest retail centers on weekends and on Black Friday and found that there was still unused parking during these peak times.) While important for the city to consider, through zoning controls and best practices, minimum standards need to be set. That way, everyone gets to play by the same rules, and if needed, the city can apply these standards without being too restrictive and stifling development while still having the ability to encourage less parking. This is especially important to consider now that Watauga is nearing complete buildout and every square foot of developable land is important.

We reviewed commercial parking regulations for some of our neighboring cities: North Richland Hills; Richland Hills; Grapevine; and Bedford. In all the cities when just comparing parking requirements for retail, all use a ratio of 1 space per 250 SF of floor area. Watauga's currently is 1 per 200 SF of floor area.

We analyzed the parking for Watauga Pavilion Shopping Center and found that there are approximately 1,000 parking spaces for a center of 205,472 SF. While this center is bustling, typically there are many open spaces. In applying a ratio of 1 space per 200 SF of floor area the number of required spaces is 1,027. If a ratio of 1 space per 300 SF is applied the number of required spaces becomes 685. The overall reduction in parking spaces becomes 342. A typical parking space is 9'x18' and in multiplying this with the 342 space reduction, it equates to 55,404 SF or 1.27 acres. Therefore, that creates a new 1.27 acre opportunity for development.

The DRT looked at each individual use and its minimum parking requirements. Also studied were construction and standards for design of parking surfaces, off-street loading and unloading area locations and hours of operation; accessibility standards that comply with the ADA (Americans with Disabilities Act), and exclusions and exceptions that might be applied in certain instances to vary from the minimum requirements.

Summary:

The attached redlined exhibit reflects the existing parking requirements and the recommended amendments in red. The recommendations include removing an engineering consideration, which is already reflected in Chapter 34 in the Code of Ordinances and;

- cleaning up language to ease interpretation;
- adding dimensions for single family driveways;
- re-locating temporary parking for special events to special event section in Code of Ordinances .

Planning & Zoning Commission Review and Recommendation:

Staff forwards the proposed amendments for your consideration and recommendation. This item has been scheduled as a public hearing before the City Council at their meeting of March 27.

Parking Ordinance Update 2016

Redlined

Sec. 115-114. - Off-street parking and loading regulations.

(a) *Purpose and intent.* The purpose of this section is as follows:

- (1) To reduce traffic congestion on public streets by getting parking off streets;
- (2) To minimize development problems with neighboring uses;
- (3) To provide for specialized parking needs for handicapped drivers;
- (4) To provide adequate parking for all uses; and
- (5) To allow flexibility in meeting the requirements for parking.

(b) *General requirements.*

- (1) When units or measurements determining the number of required spaces result in requirements of a fractional space, any fraction up to one-half shall be disregarded, and fractions of more than one-half shall require one space.
- (2) Loading space shall not be considered to supply required off-street parking space; nor shall required off-street parking spaces supply required off-street loading spaces.
- (3) On any lot in any residential zone or on any lot used for a dwelling, off-street parking or loading spaces shall not be allowed in the minimum front yard or side street side yard except on asphaltic concrete or concrete. In instances where driveways exceed 100 feet in length, an alternative hard all-weather surface may be permitted upon approval by the zoning board of adjustment.

(c) *Improvement standards.* Unless otherwise provided herein, the following improvements standards shall apply to parking required by this chapter:

- (1) Required off-street parking and loading space shall be located on the same site as the use for which the parking is provided. See subsection (g) of this section for exceptions to this requirement.
- (2) Shall be **a hard paved surface** ~~surfaced with asphaltic concrete or concrete.~~
- (3) Shall be provided with entrances and exits so located as to minimize traffic congestion.
- (4) Shall provide direct access to a public street or from an alley.
- (5) ~~Shall be provided with wheel guards or bumper guards so located that no part of the parked vehicles shall extend beyond the parking space.~~
- (6) Parking areas for existing residences that are nonconforming shall be surfaced with asphaltic concrete, concrete, or other hard all-weather surface at such time as a building permit is issued.
- (7) Any light used to illuminate or identify a parking or loading area shall be placed so as to reflect the light away from the adjacent dwellings, and so as not to interfere with traffic movement or control.
- (8) Shall be provided with barriers so that occupants of the adjacent dwellings are not unreasonably disturbed, either by day or night, and by the operation of vehicles, in accordance with the following specifications for any lot for more than six off-street parking or loading spaces:
 - a. Except as provided in subsection (b) of this section, along any property line and along each front and side street setback line for that portion of the property boundary which adjoins or lies across a street or alley from a residential district there shall be erected a solid wall of

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wood or masonry not more than five feet nor less than four feet in height, except for necessary driveways. The wall shall be maintained in a neat and orderly condition and shall be a neutral color. The required yards along the front and side street shall be landscaped and maintained in a manner comparable to the area around the principal use.

- b. On any lot in a business or industrial district which lot adjoins or lies across an alley from a residential district, there shall be provided along the adjoining or paralleling property line or along the boundary of the vehicle area a wall as required above.
- (9) Shall be arranged so that vehicles shall not be required to back out of the parking or loading spaces directly into a public street or across a public pedestrian walk.

~~(10) In the event a corrugated metal culvert is determined to be necessary by the building official for access to off-street parking, it shall be installed at the owner's expense and meet city specifications.~~

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 Comment [JR1]: Remove

(11) The following table provides parking area requirements for typical parking angles.

PARKING AREA REQUIREMENTS FOR TYPICAL PARKING ANGLES
 (Parking Dimensions: Full Size Car)

| Parking Angle | Space Width (ft.) | Space Length (ft.)* | Minimum One-Way Aisle Width (ft.) | Minimum Two-Way Aisle Width (ft.) | Curb Overhang |
|---------------|-------------------|---------------------|-----------------------------------|-----------------------------------|---------------|
| Parallel | 9.0 | 22.0 | 12.0 | 24.0 | 0.0 |
| 45 | 9.0 | 20.0 | 12.0 | 24.0 | 2.0 |
| 60 | 9.0 | 21.0 | 12.0 | 24.0 | 2.0 |
| 90 | 9.0 | 18.0 | 24.0 | 24.0 | 1.5 |

* Space length is measured at right angle to the drive aisle.

- (d) *Parking of major recreational equipment.* Parking of major recreational equipment as defined in section 115-3 shall be permitted in the SF6 and D districts under the following conditions:
 - (1) It shall be unlawful for any person to park or allow to be parked any major recreational equipment in a front yard. Major recreational equipment may be parked in the rear or side yard only if the area is:
 - a. Part of a hard-surfaced driveway, pad or parking area; or
 - b. Screened from ordinary public view by appropriate means, including a fence, tree or shrubbery.
 - (2) No parked major recreational equipment shall under any circumstances extend into or upon any right-of-way or public access easement.

(3) The parking surface shall be asphalt, concrete, or other approved hard all-weather surface.

(e) *Off-street parking requirements.* The following amounts of off-street parking space shall be provided, at a minimum, plus an area or means adequate for ingress and egress. The following classes of uses shall be deemed to include and apply to all uses within the city. Whenever a property or structure is designed, intended, or arranged for more than one class of use, the total number of parking spaces required shall be the sum of the requirements of the various classes of uses computed separately as specified below. If for any reason the classification of any use for the purpose of determining the required amount of off-street parking space is not readily determinable hereunder, the classification of the use shall be determined by the zoning official.

| Use | Required Units | Additional Requirements |
|---|-----------------------|--|
| Residential | | |
| Dwelling, single-family | 2 per dwelling unit | None 20'(L) x 18'(W) |
| Dwelling, mobile home, HUD-code manufactured home or industrialized housing | 2 per dwelling unit | None |
| Dwelling, two-family | 2 per dwelling unit | None |
| Accessory dwellings | 1 per dwelling unit | None |
| Dwelling, multifamily: | | |
| Efficiency/studio | 1 per dwelling unit | 30% of parking shall be within a garage |
| One-bedroom | 1.5 per dwelling unit | 30% of parking shall be within a garage |
| Two-bedroom | 2 per dwelling unit | 30% of parking shall be within a garage |
| Three-bedroom | 2.5 per dwelling unit | 30% of parking shall be within a garage |
| Boarding or lodging house | 1 per rental unit | Plus 1 additional space for owner or manager |
| Bed and breakfast | 1 per sleeping unit | Plus 2 additional spaces for |

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| | | |
|------------------------|------------------------------------|---|
| | | permanent residents |
| Group home | 1 per each 5 clients | Plus 1 per each employee in largest work shift. If clients may not own vehicles, 1 per 600 sq. ft. of gross floor area. |
| Halfway house | Same as group home | None |
| Hotel/motel | 1 per guest room | Plus specified requirements for restaurants, meeting rooms, and related facilities |
| Nursing and care home | 1 per two beds | None |
| Trailer park | 1 per trailer space | None |
| Institutional | | |
| Community center | 1 per 200 sq. ft. | None |
| Funeral home | 1 per 4 seats | None |
| Hospital | 1.5 per bed | None |
| Library | 1 per 500 sq. ft. | None |
| Religious institutions | 1 per 4 seats in main worship area | None |
| Schools | | |
| Day care centers | 1 per 8 students | Plus adequate drop-off and pickup area |
| Elementary | 1 per 20 students | None |
| Jr. High | 1 per 18 students | None |

| | | |
|---|--|---|
| High school | 1 per classroom | Plus 1 per 2 students |
| College or university | 1 per 4 day students | None |
| Institutions, rehab/training/ commercial trade | 1 per 2 students | None |
| Recreation and entertainment | | |
| Theater | 1 per 4 seats | None |
| Amusement center, indoor | 1 space per 200 sq. ft. | Plus 1 additional space per game provided |
| Amusement center, outdoor | 1 per 600 sq. ft. | None |
| Amusement park | 1 per ride | Plus 1 additional space per 10,000 square feet of net ground area |
| Golf course | 6 per golf hole | Plus 1 per each employee on largest shift |
| Health club/recreational facility | 1 space per 50 250 sq. ft. | None |
| Museum, fine arts center, art gallery | 1 space per 300 sq. ft. | None |
| Park | 1 space per each 3 users at maximum capacity | None |
| Stable, riding | 1 per stable space | None |
| Stadium | 1 per each 6 spectator seats | |
| Swimming pool, commercial | 1 space per 4 persons based upon design capacity of pool | None |
| Commercial - Retail and Service | | |

| | | |
|---|---|---|
| Bank, savings and loan, financial institution | 1 per 300 400 sq. ft. | None |
| Department store | 1 per 400 sq. ft. | None |
| Furniture/appliance store | 1 per 400 sq. ft. | None |
| Health service facilities | 1 per 200 300 sq. ft. | None |
| Private club or tavern | 10 per 1,000 sq. ft. | None |
| Retail sales and personal service (indoor) | 1 per 200 300 sq. ft. of gross leasable area | |
| Retail sales (outdoor) | 1 per 600 sq. ft. | None |
| Restaurant (drive-in/drive-thru) | 1 per 75 200 sq. ft. | Min. 8 spaces w/two stacking spaces per drive-thru facility |
| Restaurant | 1 per 125 250 sq. ft. | None |
| Commercial - Offices | | |
| Offices, business/professional | 1 per 300 400 sq. ft. | Minimum 5 spaces |
| Automotive and equipment | | |
| Auto sales or repair | 1 per 500 sq. ft. | None |
| Auto fuel sales | 1 per 200 300 sq. ft. | Minimum 4 spaces |
| Auto carwash | None | 2 stacking spaces per wash bay |
| Machinery sales/repair | 1 per 900 sq. ft. | None |
| Storage, Wholesale and Manufacturing | | |
| Batching plant | 1 per employee located [sic] | |

Comment [JR2]: There is no definition and this is not listed in the use table Sec. 115-85

| | | |
|---------------------------------|---|--|
| Manufacture/assembly operations | 1 per each 3 employees on the largest shift or 1 per 1,000 sq. ft. gross floor area, whichever is greater | |
| Warehouse facilities | 1 per 1.5 employees on the largest shift or 1 per 1,000 sq. ft. of floor area, whichever is greater | |

(f) *Area layout.*

- (1) All off-street parking areas shall be paved with concrete or asphaltic concrete.
- (2) Parking spaces shall meet the dimension requirements of subsection (c)(11) of this section unless otherwise specifically approved by the city council, upon recommendation by the planning and zoning commission.
- (3) Separate off-street parking space shall be provided for each use, or the parking space required of two or more uses located on the same site may be combined and used jointly.
- (4) All off-street parking areas shall be arranged, improved, and maintained according to the following standards:
 - a. Parking areas shall be provided with separate entrances and exit driveways which may be combined in a single driveway where adequate safeguards are provided to minimize congestion and to protect pedestrian and vehicular traffic upon the approval of traffic flow plans on the site and in the public street by the zoning official.
 - b. For all areas designed for the parking of four or more vehicles, the minimum width of driveways measured at the property line shall be a minimum of 15 feet for one-way drives and a maximum of 35 feet for two-way drives.

(g) *Exclusions, reductions and exceptions.*

- (1) Shared parking and off-site parking by special exception. Shared parking and off-site parking shall be permitted as an alternative to on-site parking under the conditions and procedures as provided in section 115-34(e), authorized special exceptions.
- (2) Reductions of required spaces. Administrative approval of a request for a reduction in the number of required spaces may be allowed by the zoning administrator for requests for reductions of ten percent or less where the applicant can demonstrate that the necessary parking to serve the proposed land use is less than that number required by this chapter. A request for a reduction in the number of required spaces may be allowed by special exception for request for reductions of between 11 and 50 percent. The following procedure must be followed in order to apply for a reduction:
 - a. The applicant must provide a parking analysis done by a certified professional indicating the parking necessary to serve the proposed use.
 - b. The application will be reviewed by the zoning administrator in cases where the reduction request is ten percent or less. The application will be reviewed by the zoning board of

adjustment in cases where the reduction request is between 11 and 50 percent. No requests for more than 50 percent will be permitted.

(3) **Temporary parking for special events.** Parking shall be allowed on grassy or dirt areas on a temporary basis for no more than 24 hours for special events when sufficient parking is not available, public parking is not available within a reasonable walking distance and a convenient alternative does not exist. Temporary parking for special events must comply with the following conditions:

Comment [JR3]: Relocate to Special Event Permit Chapter 28 Sec. 28-237

- a. An application for a temporary special event parking permit must be submitted to the department of public works and approved by the director of public works and the chief of police or their designee(s). The owner of the property where the vehicle will be parked must sign and approve the application.
- b. Vehicles parked on grassy or dirt areas may not interfere with traffic on city streets.
- c. Vehicles parked on grassy or dirt areas may not be parked in the right-of-way or where an easement or other encumbrance allows the city to use the property for a public purpose.

(h) **Off-street loading requirements.**

(1) All retail, commercial, and industrial structures, on an as needed basis, shall provide and maintain an off-street area for loading and unloading of merchandise and goods at a ratio of at least one (1) space for the first twenty-five thousand (25,000) square feet of gross floor area or a fraction thereof. Unless otherwise specified, a space twelve (12) feet by 40 thirty (30) feet of floor or lot area with unobstructed access to a public street or alley shall be deemed to be a loading space for one vehicle. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks off-street. Each site shall provide a designated maneuvering area for trucks. These requirements may be modified based on use at the time of site plan review.

(2) Required off-street loading space shall be located on the same site as the use for which provided and shall have a clear height of 14 feet. All loading areas and service bay doors shall be designed where loading doors or docking area is not directly visible from streets. These areas shall be fully screened with a screening wall. Live landscaping may be allowed based on use or location.

(3) All loading areas shall be designed to minimize the impact on adjacent uses. If loading areas are adjacent to residential properties, developments or zoning districts, loading and unloading hours shall comply with Chapter 26-Nuisances. Article I. Section 26-1. – Noise.

(4) Garage doors or service bays for auto/boat motor vehicle related uses shall not face a street.

(3)(5) The following amounts of off-street loading space shall be provided, at a minimum, plus an area or means adequate for ingress and egress. The number of spaces provided, except as otherwise required in subsection (h)(4) of this section, shall be not less than the following, which shall be deemed to include and apply to all structures in the city: For structures containing less than 25,000 square feet of gross floor area, one space for each 12,500 square feet of gross floor area or increment thereof. For structures containing 25,000 or more square feet of gross floor area, an additional number of spaces shall be provided as specified in the following table:

| | Additional Spaces Required |
|-----------------------------------|----------------------------|
| 25,000 up to and including 40,000 | 1 |

| | |
|---|---|
| 40,000 up to and including 100,000 | 2 |
| 100,001 up to and including 160,000 | 3 |
| 160,001 up to and including 240,000 | 4 |
| 240,001 up to and including 320,000 | 5 |
| 320,001 up to and including 400,000 | 6 |
| For each additional 90,000 over 400,000 | 1 |

~~(4) Special requirements. The following amounts of off-street loading spaces shall be required for the following enumerated use classes in lieu of the general requirements in subsection (h)(3) of this section:~~

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- ~~a. Nursing or convalescent home: None.~~
- ~~b. Pre-school, kindergarten or day care center: Two spaces each ten feet by 20 feet.~~
- ~~c. Tourist facilities: One-fourth the number of spaces required in subsection (h)(3) of this section.~~
- ~~d. Places of public assembly: One-fourth the number of spaces required in subsection (h)(3) of this section.~~
- ~~e. Office areas: One-fourth the number of spaces required in subsection (h)(3) of this section.~~

(i) *Handicapped parking spaces.*

(1) In each parking facility in zoning districts CF, LB, GD ~~[GB]~~, C, and I or for any nonresidential development located in a residentially zoned district, a portion of the total parking shall be specifically designed, located, and reserved for vehicles licensed by the state for use by the handicapped. These spaces will be provided according to the following schedule:

Comment [JR4]: Remove brackets

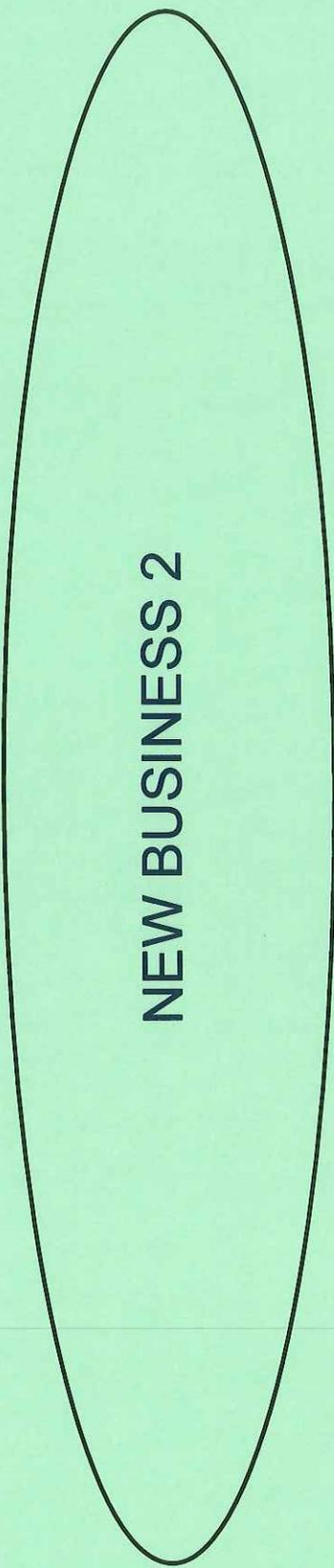
| Total Spaces in Lot | No. of Required Handicapped Spaces |
|---------------------|------------------------------------|
| Up to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |

Comment [JR5]: Codification left this out are these numbers still accurate for ADA?

| | |
|------------|-------------|
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| 201 to 300 | 7 |
| 301 to 400 | 8 |
| 401 to 500 | 9 |
| Over 501 | 2% of total |

- (2) Each parking space designated for use by the handicapped shall consist of a rectangular area not less than 12½ feet wide by 18 feet long, with vertical clearance of 7½ feet.
- (3) Each designated handicapped parking space shall be located in an area not exceeding a two percent slope, and shall be located near and convenient to a level or ramped entrance accessible to handicapped persons.
- (4) Parking spaces for the handicapped shall be designed in accordance with state law and restricted for use by the handicapped only.
- (5) Care in planning shall be exercised so that individuals in wheelchairs and individuals using braces and crutches are not compelled to wheel or walk behind parked cars.
- (6) All applicable ADA requirements for parking spaces must be met.

(Code 2001, § 14.501; Code 2010, § 14.05.001; Ord. No. 1547, § I(Exh. A), 3-24-2014; Ord. No. 1566, § I, 7-28-2014)



NEW BUSINESS 2



Planning & Zoning Commission Staff Report

February 7, 2016

Case# Platting 17-01

Address: 5405 Watauga Road

Prepared by: Jacquelyn Reyff, AICP

Request:

This application is a request for a final plat of Lot 1, Block 1, Altex Addition, a 1.70 acre tract of land out of the David L. Hall Survey, Abstract 700. The property, zoned Commercial, is located at 5405 Watauga Road on the northeast corner of Watauga Road and Park Vista Blvd.

| | |
|---|-----------------------------------|
| Applicant | Brian Salter for Altex |
| General Location | 5405 Watauga Road |
| Nearest Intersection | Watauga Road and Park Vista Blvd. |
| Notification Requirements | None required |
| Land Use Compatibility | Requested platting is compatible |
| One Watauga/Comprehensive Master Plan Consistency | Requested platting is consistent |
| Action Required | Recommendation to City Council |

Location Map & Description of Request:

This vacant parcel of land was purchased recently for development of a new retail store, Altex Computers & Electronics. The company currently operates several stores in Texas. This will be their third store in the Metroplex. The property has never been platted, which is the first step required for development of vacant property. Engineering and construction plans for the project will be submitted for review after action has been taken on this final plat.



Planning & Zoning Commission Review Options:

Staff forwards this application for your review and recommendation which will be forwarded to City Council for final action at their meeting of March 27, 2017.



Application for Platting

CASE Number: P-17-01
Application Fee: 120.00
Date Fee Paid: 1.10.19
Receipt Number: 01929723

OFFICE USE ONLY: CASE APPROVED BY
PLANNING & ZONING COMMISSION: Yes No Date
CITY COUNCIL: Yes No Date
Check all that apply: Replat Preliminary Plat Final
Fees are: Preliminary Plat \$100.00 + 10.00/lot; Final Plat \$100.00 + \$20.00/lot; Replat \$75.00 + \$5.00/residential lot or commercial unit

OWNER INFORMATION:

NAME: JRM HOLDINGS, LTD.
ADDRESS: 11342 INTERSTATE 35 NORTH, SAN ANTONIO, TX 78233
PHONE: 210 6373232 Email: TMUNDT@ALTEX.COM

APPLICANT INFORMATION:

NAME: TIMOTHY J. MUNDT
PHONE: EMAIL: TMUNDT@ALTEX.COM

PROPERTY ADDRESS: 5405 WATAUGA ROAD, WATAUGA, TX

(Abstract) 700 (Tract) "2B" (Block) (Lot)
(Survey) DAVID HALL SURVEY (Addition)

PLATTING: Plat/Replat X Preliminary Final X # of Lots: 1 (ONE)

REQUIRED DOCUMENTATION:

Table with 4 columns: Provided, Date Requested, Date Received, Comments. Rows include 2 Copies of Plat, Tax Certificate, Owner Verification, Digital Copy, 20 Copies, and Filing Fees.

SIGNATURE OF OWNER

Handwritten signature in blue ink

