



“A GREAT PLACE TO LIVE”

**AGENDA
PLANNING AND ZONING COMMISSION
TUESDAY, MARCH 6, 2018
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 September 5, 2017

PUBLIC HEARING

1. **Planning and Zoning Case Z-18-01:** Consider amendments to City of Watauga Code of Ordinances, Subpart B-Land Development, Chapter 115 – Zoning, Article III. Zoning Districts Established; Zoning Map; District Regulations, Section 115-62. – District regulations. (6) *LB Local Business District b. Development Controls*, (7) *GB General Business District b. Development Controls*, (8) *Commercial District. b. Development controls.*

NEW BUSINESS

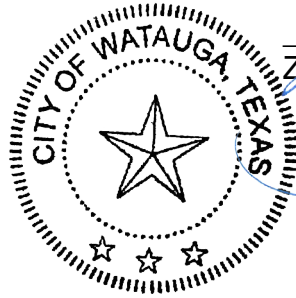
1. Consideration and action on **Planning and Zoning Case Z-18-01:** Consider amendments to City of Watauga Code of Ordinances, Subpart B-Land Development, Chapter 115 – Zoning, Article III. Zoning Districts Established; Zoning Map; District Regulations, Section 115-62. – District regulations. (6) *LB Local Business District b. Development Controls*, (7) *GB General Business District b. Development Controls*, (8) *Commercial District. b. Development controls.*


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 Tuesday, February 27, 2018 before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.





Zolaina R. Parker, City Secretary, TRMC



**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 5, 2017
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

Larry Clark	Chairperson
Sergio Molina	Secretary
Cristy McCauley	Member
Robert Martinez-Merlo	Member

and

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

with

Members Kay Ivy and Ron Holland, absent with notice.

CALL TO ORDER

Chairman Clark called the meeting to order at 6:56 p.m.

INVOCATION

Chairman Clark gave the invocation.

APPROVAL OF MINUTES

1. Minutes of regular meeting of June 6, 2017

Ms. McCauley made a motion to approve the minutes of the meeting of June 6, 2017 as written. Mr. Martinez-Merlo seconded the motion, which passed as follows:

AYES:	Clark, Molina, McCauley, Martinez-Merlo
NAYS:	None
ABSENT:	Ivey, Holland
ABSTAIN:	None

PUBLIC HEARING

1. Planning and Zoning Case Z-17-02: Consider amendments to City of Watauga Code of Ordinances, Subpart B- Land Development. Chapter 114-Zoning, Article 1, In General, Section 115-6, Permitted Principal, accessory and specific use permit uses; and Article IV. – Table of Uses, Section 115-85, Permitted use table.

Chairman Clark opened the public hearing at 6:58 p.m.

Ms. Reyff presented the proposed code of ordinances to be amended to the board who also participated with questions and comments. No public comment was received.

The public hearing was closed at 7:05 p.m.

NEW BUSINESS

1. Consideration and action to Planning and Zoning Case Z-17-02

Ms. McCauley motioned to approve recommendation to the City Council to approve the amendments as presented. Mr. Molina seconded the motion, which passed as follows:

AYES: Clark, Molina, McCauley, Martinez-Merlo
NAYS: None
ABSENT: Ivey, Holland
ABSTAIN: None

2. Discussion and action on selection of Planning and Zoning Officers

- a. Chairperson - McCauley motioned, Molina seconded to nominate Clark for Chairman. No other nominations, Clark nominated Chairman unanimously.
- b. McCauley motioned, Merlo seconded to nominate Molina as Vice-Chairman. No other nominations, Molina nominated Vice Chairman unanimously.
- c. McCauley motioned, Merlo seconded to nominate Ivy for secretary. No other nominations, Ivy nominated Secretary unanimously.

ADJOURNMENT

With there being no further business to discuss, Chairman Clark adjourned the meeting at 7:11 p.m.

APPROVED: this the _____ day of _____, 2018.

SIGNED: this the _____ day of _____, 2018.

APPROVED: _____
Larry Clark, Chairperson

ATTEST: _____
Sergio Molina, Secretary



NOTICE OF PUBLIC HEARING

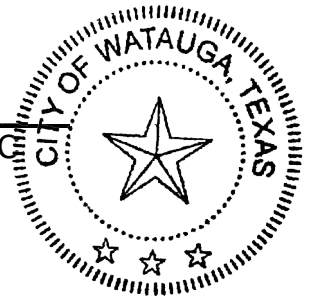
The Planning and Zoning Commission of the City of Watauga will hold a public hearing in the council chamber located at 7105 Whitley Road on Tuesday, March 6, 2018 at 6:00 PM, to hear the following zoning case:

Planning and Zoning Case Z-18-01: Consider amendments to City of Watauga Code of Ordinances, Subpart B- Land Development. Chapter 115 – Zoning, Article III. Zoning Districts Established; Zoning Map; District Regulations, Section 115-62. – District regulations. (6) *LB Local Business District b. Development Controls*, (7) *GB General Business District b. Development Controls*, (8) *Commercial District. b. Development controls*.

Published on Friday, February 16, 2018, 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 boards at City Hall, 7105 Whitley Road, Watauga, Texas, on February 15, 2018, in accordance with Chapter 551 of the Texas Government Code.


Zolaina R. Parker, City Secretary, TRMC





Planning & Zoning Commission Staff Report

March 6, 2018

Public Hearing: Case# Z-18-01

Prepared by: Jacquelyn Reyff, AICP

Applicant	City of Watauga
Applicable Zoning Ordinance Section	Code of Ordinances- Subpart B- Land Development. Chapter 115- Zoning. Article III Zoning Districts Established; Zoning Map; District Regulations, Section 115-62. – District regulations. (6) <i>LB Local Business District b. Development Controls</i> , (7) <i>GB General Business District b. Development Controls</i> , (8) <i>Commercial District. b. Development controls.</i>
Notification Requirements	15-day legal notice in Ft. Worth Star Telegram 2/16/18.
One Watauga/Comprehensive Master Plan Consistency	Proposed ordinance amendments are consistent.
Action Required	Recommendation of proposed amendments be approved.

Background and Description of Request:

In accordance with the Implementation Plan within the One Watauga, Comprehensive Master Plan, staff continues to analyze provisions contained in our development codes. A key objective from the plan is for the minimization of conflicts with existing residential areas. Throughout the city, the manner in which commercial properties developed directly adjacent to residentially zoned properties without any buffering has created conflicts in terms of the quality of development and long term appearance of those properties.

Staff forwards to the Planning and Zoning Commission amendments to aid in minimizing conflicts between commercial and residentially zoned properties as well as presenting the information in an easily understandable table format. First and foremost, organization of the information into tables to aid in communicating the information is suggested. Second, when a commercially zoned property (those zoned LB, Local Business, GB General Business, and C, Commercial) are adjacent to residentially zoned properties whether it's a side yard or a rear yard they will now be required to have a minimum 20 foot building setback. Third, under current zoning conditions a building was not required to have a minimum side yard or minimum rear yard setback in the GB and C zoning districts. However, there is a minimum building separation requirement from the fire code, which becomes confusing when a new commercial building is being considered. Therefore, by requiring minimum rear yard and side yard setbacks for the GB and C zoning districts this conflict is resolved.

The attached Exhibit A illustrates the proposed amendments in their context.

The DRT (Development Review Team) reviewed and forward these amendments to be considered by the Planning and Zoning Commission and ultimately with City Council.

Planning & Zoning Commission Review and Recommendation:

Staff forwards the proposed amendments for your consideration and recommendation. If approved by Planning and Zoning Commission, it will then be scheduled as a public hearing before the City Council at their meeting of April 23, 2018.

Exhibit A

Redlined Amendments to Commercial Zoning Districts – 2018

Sec. 115-62. - District regulations.

The following district regulations are established for each designated zoning district listed herein. Supplementary district regulations are provided in other locations of this chapter and apply as described.

.(6) *LB Local Business District.* The LB Local Business District is a restricted business district comprised of business and professional service establishments and retail stores serving primarily the everyday shopping needs of the surrounding residential neighborhood. When located adjacent to a state or federal highway, the district includes those uses customary and necessary to serve the needs of the tourist and intercity highway traveler. The regulations of this district are designed to permit the uses enumerated while protecting adjacent residential development by establishing low intensity commercial district standards.

- a. *Use regulations.* In the LB Local Business District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged unless otherwise provided in this chapter, except for one or more of the following uses:
 1. *Permitted uses.* Uses permitted within the LB district are provided in section 115-85, Permitted use table.
 2. *Accessory uses.* Accessory uses permitted within the LB district are provided in section 115-85, Permitted use table. For accessory building regulations see section 115-63, Supplemental regulations.
 3. *Specific use permit uses.* Uses permitted with a specific use permit in the LB district are provided in section 115-85, Permitted use table.
- b. *Development controls.* The following regulations are established as minimum or maximum tolerance limits to regulate the development of land and the replacement of buildings, structures, and uses on all properties contained within the district.
 1. *Lot area regulations.* None.
 2. *Yard requirements.*
 - (i) ~~Minimum front yard:~~
 - A. ~~Interior lots: 20 feet, except where buildings in the district within the same block have front yards of less depth.~~
 - B. ~~Corner lots: 25 feet adjacent to street.~~
 - (ii) ~~Minimum side yard:~~
 - A. ~~Interior lots: None, except a six foot side yard is required where a side lot line abuts a residentially zoned district.~~
 - B. ~~Corner lots: 25 feet adjacent to street.~~
 - (iii) ~~Minimum rear yard: 15 percent of the depth of the lot, not to exceed 20 feet.~~

Setbacks

<u>Minimum Front Yard</u> interior lots- 20 ft. corner lots adjacent to street- 25 ft.
<u>Minimum Side Yard</u> interior lots- 10 ft. corner lots adjacent to street- 25 ft.
<u>Minimum Rear Yard- 20 ft.</u>
<u>Adjacent to Single Family Zoning District</u> side and/or rear yard– 20 ft.

3. *Height limits.* Maximum height of buildings: None.
4. *Additional regulations and development controls.*
 - (i) A canopy at least six feet in height attached to the main building may be built within 15 feet of the street line so long as such construction is not supported by columns which will obstruct the vision of vehicles driving upon adjacent streets.
 - (ii) Refuse and waste storage. Refuse and waste storage areas, facilities, and containers shall conform to standards as required and specified by the director of public works.
 - (iii) See section 115-63, Supplemental regulations, section 115-114, Off-street parking and loading regulations, and section 115-117, Landscape regulations.
- (7) *GB General Business District.* The GB General Business District permits all those business and service establishments and retail stores necessary to the everyday and occasional shopping needs of the public.
 - a. *Use regulations :* In the GB General Business District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered, or enlarged except for one or more of the following uses:
 1. *Permitted uses.* Uses permitted within the GB district are provided in section 115-85, Permitted use table.
 2. *Accessory uses.* Accessory uses permitted within the GB district are provided in section 115-85, Permitted use table. For accessory building regulations see section 115-63, Supplemental regulations.
 3. *Specific use permit uses.* Uses permitted with a specific use permit in the LB district are provided in section 115-85, Permitted use table.
 - b. *Development controls.* The following regulations are established as minimum or maximum tolerance limits to regulate the development of land and the placement of buildings, structures, and uses on all properties contained within the district.

1. *Lot area regulations.*
 - (i) Minimum lot area: None.
 - (ii) Minimum lot width: None.
2. *Yard requirements.*
 - ~~(i) Minimum front yard: 25 feet. If 40 percent or more of the frontage on the same side of a street between two intersecting streets is developed with buildings having a greater front yard depth, the average of such front yard depth shall establish the minimum front yard depth for the entire frontage.~~
 - ~~(ii) Minimum side yard:
 - A. Along interior lot line: None, except a ten-foot side yard is required where a side lot line abuts a residentially zoned district.
 - B. Along side street lot lines: Same as front yard.~~
 - ~~(iii) Minimum rear yard: None, except a ten-foot side rear yard is required where a side rear lot line abuts a residentially zoned district.~~

Setbacks

<u>Minimum Front Yard</u> interior lots- 20 ft.
<u>Minimum Side Yard</u> 0 ft. for attached buildings* or 10 ft. for detached individual buildings corner lots adjacent to street- 25 ft.
<u>Minimum Rear Yard</u> - 10 ft.
<u>Adjacent to Single Family Zoning District</u> side and/or rear yard– 20 ft.
*Attached buildings shall meet all minimum fire separation required between buildings, if applicable.

3. *Height limit.* Maximum height of buildings: None.
 4. *Additional regulations and development controls.*
 - (i) Refuse and waste storage. Refuse and waste storage areas, facilities, and containers shall conform to standards as required and specified by the director of public works.
 - (ii) See section 115-63, Supplemental regulations, section 115-114, Off-street parking and loading regulations, and section 115-117, Landscape regulations.
- (8) *C Commercial District.* The C Commercial District is an all-purpose business district providing areas for the total service, retail, and wholesale trade needs of the community.

- a. *Use regulations.* In the C Commercial District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered, or enlarged except for one or more of the following uses:
 1. *Permitted uses.* Uses permitted within the C district are provided in section 115-85, Permitted use table.
 2. *Accessory uses.* Accessory uses permitted within the C district are provided in section 115-85, Permitted use table. For accessory building regulations see section 115-63, Supplemental regulations.
 3. *Specific use permit uses.* Uses permitted with a specific use permit in the C district are provided in section 115-85, Permitted use table.
- b. *Development controls.* The following regulations are established as minimum or maximum tolerance limits to regulate the development of land and the placement of buildings, structures, and uses on all properties contained within the district.
 1. *Lot area regulations.* None.
 2. *Yard requirements.*
 - (i) ~~Minimum front yard:~~
 - A. ~~Interior lots: 20 feet, except where buildings in the district within the same block have front yards of less depth.~~
 - B. ~~Corner lots: 25 feet adjacent to street.~~
 - (ii) ~~Minimum side yard:~~
 - A. ~~Interior lots: None, except a ten foot side yard is required where a side lot line abuts a residentially zoned district.~~
 - B. ~~Corner lots: 25 feet adjacent to street.~~
 - (iii) ~~Minimum rear yard: 15 percent of the depth of the lot, not to exceed 20 feet.~~

Setbacks

<p style="color: red;"><u>Minimum Front Yard</u> interior lots- 20 ft. corner lots adjacent to street- 25 ft.</p>
<p style="color: red;"><u>Minimum Side Yard</u>- 0 ft. for attached buildings* or 10 ft. for detached individual buildings corner lots adjacent to street- 25 ft.</p>
<p style="color: red;"><u>Minimum Rear Yard</u>- 10 ft.</p>
<p style="color: red;"><u>Adjacent to Single Family Zoning District</u> side and/or rear yard – 20 ft.</p>
<p style="color: red;">*Attached buildings shall meet all minimum fire separation required</p>

between buildings, if applicable.

3. *Height limits.* Maximum height of buildings: None.
4. *Additional regulations and development controls.*
 - (i) Refuse and waste storage. Refuse and waste storage areas, facilities, and containers shall conform to standards as required and specified by the director of public works.
 - (ii) See section 115-63, Supplemental regulations, section 115-114, Off-street parking and loading regulations, and section 115-117, Landscape regulations.