

NOTICE OF MEETING

MEETING: Planning & Zoning Commission
DATE: Wednesday, September 12, 2018
TIME: 2:00 p.m.
LOCATION: Council Chambers, Memorial Auditorium
1300 7th Street, Wichita Falls, Texas

AGENDA

- I. Call to Order
- II. Roll Call
- III. Comments from the public to members of the Planning and Zoning Commission concerning items not on the Planning & Zoning Commission Agenda. People wishing to address the Commission should sign up prior to the meeting commencing. A five minute time frame will be adhered to for those addressing their concerns.
- IV. Adoption of Minutes – August 8, 2018
- V. Consent Agenda
 - Final Plats
 1. Nunez Addition, Lot 1, Block 1
 2. R & C Brown Addition, Lot 1, Block 1
 3. Tryer Addition, Lot 1
 4. Tryer Addition
- VI. Regular Agenda
 - Case C 18-26 – 116 North Kirkwell Circle
 - Consider taking action on a conditional use to allow a carport in the required front setback in a Single Family – 2 Residential (SF-2) zoning district.
 - Applicant: E.D. and Doris Griffin
 - Case R 18-05 – Old Iowa Park Road
 - Public hearing and consideration of a request to rezone +/- 19.57 acres of land located along Old Iowa Park Rd. [*Original Tract – 108.77 acres; Abstract 254 (G.W. Scott Survey) and Abstract 40 (J.R. Cooke Survey)*] from Single Family 1 (SF-1) to Heavy Industrial (HI) to allow for expansion of an existing manufacturing facility; and amending the Land Use Plan to change the area for Low-Density Residential to Light Industrial.
 - Applicant: Tryer Properties LLC.
 - a) Public Hearing
 - b) Take Action
 - Case R 18-06 – 4701 Wyoming
 - Public hearing and consideration of a request to rezone +/- 5.22 acres of land located at 4701 Wyoming (*Lot 1, Block 110, Westmoreland Park and Adjacent Property*) from Single Family 2 (SF-2) to Multi-Family Residential (MFR) to allow for development of multiple fourplexes and duplexes on the same lot; and

amending the Land Use Plan to change the area from Low-Density Residential and Institutional to High-Density Residential.

Applicant: Carolyn Adams

- a) Public Hearing
- b) Take Action

Case T 18-03 – Text Amendments

Public hearing and consideration of a request to amend the Code of Ordinances, Appendix B: Zoning and Ordinance regarding the following regulations: outdoor display relating to placement of hardscaping in the Central Business District (CBD); projections and structures allowed in setback areas; definitions and land uses both permitted and conditional in Heavy Industrial (HI), Light Industrial (LI) and General Commercial (GC) zoning districts, specifically related to outdoor storage, motor vehicle salvage yards, shooting ranges (indoor/outdoor) and landscaping – revised species list for local, drought tolerant options and clarification on trigger for installation.

Applicant: City of Wichita Falls

- a) Public Hearing
- b) Take Action

Thoroughfare Plan Amendment – Allendale Extension

Public hearing and consideration of a request to amend the Ordinance governing the Thoroughfare Plan by removing the proposed Allendale Extension as a Major Collector Street from Southwest Parkway to Falcon Crest Boulevard.

Applicant: City of Wichita Falls

- a) Public Hearing
- b) Take Action

VII. Other Business

- 1. City Council Updates
- 2. Project/Commission Updates

VIII. Adjourn

Wheelchair or handicapped accessibility to the meeting is possible by using the handicapped parking spaces and ramp located off the east parking lot on the 6th Street entrance nearest the Council Chambers. There are additional handicapped parking spaces and ramp on 7th Street at the main building entrance. Spanish language interpreters, deaf interpreters, Braille copies or any other special needs will be provided to any person requesting a special service with at least 24 hours' notice by calling the office of the City Clerk at [940/761-7409](tel:9407617409).

Every item on this agenda shall be considered a public hearing and citizens may appear at the beginning of this meeting and request to speak on any item. Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant law, and this body may deliberate and vote upon any such subject and resolutions related thereto. Any word, phrase, or other subject may be voted upon, regardless of any language of limitation found in this agenda or any document referring to such action. Any item on this agenda may be discussed in executive session if authorized by Texas law regardless of whether any item is listed under "Executive Sessions" of this agenda, regardless of any past or current practice of this body. Additionally, this body may discuss any part of the City of Wichita Falls' Subdivision and Development Regulations, Zoning Regulations, Comprehensive Plan, or other land development requirements, and the subjects of this meeting are defined to include such subjects. Executive sessions described generally hereunder may include consideration of any item otherwise listed on the agenda plus any subject specified in the executive session notice. Executive sessions described generally hereunder are closed meetings, may include consideration of any item otherwise listed on the agenda plus any subject specified in the executive session notice, and may include items under Texas Government Code Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.084, and/or 551.087. Any descriptions of property or amounts stated herein are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents without further public notice. This agenda has been reviewed and approved by the attorney for this governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this governmental body indicating that said subject or description thereof may be legally discussed in a closed meeting.

CERTIFICATION

I certify that the above notice of meeting was posted on the bulletin board at Memorial Auditorium, Wichita Falls, Texas on the 5th day of September, 2018 at 3:30 o'clock p.m.


City Clerk