

# NOTICE OF MEETING

**MEETING:** Planning & Zoning Commission  
**DATE:** Wednesday, July 10, 2019  
**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 – June 12, 2019
- V. Consent Agenda
  - Final Plats
    1. Park Place Subdivision, Lot 5-B, Block M & Lot 1-A, Block N
- VI. Regular Agenda
  - Case C 19-22 – 3105 Old Windthorst Road  
Consider taking action on a conditional use to allow the conversion of a non-conforming use (auto repair) to a commissary kitchen (central preparation facility) in a Single Family-1 Residential (SF-1) zoning district.
  - Case C 19-23 – 3000 Hollywood Avenue  
Consider taking action on a conditional use to allow a carport in the required side exterior setback in a Single Family – 2 Residential (SF-2) zoning district.
  - Case C 19-24 – 4123 Alpine Drive  
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
  - Text Amendment - TA 19-02  
Public hearing to consider an ordinance amending the Code of Ordinances, Appendix B: Zoning, related to creating detached single-family dwelling classifications based on habitable space square footage and conditionally allow for dwelling, single-family, detached limited uses; specifically, Section 2030: Definitions related to the creation of Detached Single-Family Dwelling

classifications; and amending Section 3000: Zoning District Types and Regulations to conditionally allow Single-Family Detached Dwelling, Limited.

- a) Public Hearing
- b) Take Action

## VII. 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:940761-7409).

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 2nd day of July, 2019 at 4:30 o'clock p.m..

  
City Clerk