

Reply Form



Planning and Zoning Commission

To have your comments presented to the Planning and Zoning Commission, please, return this form to the address at the bottom of this page before **5:00 pm Monday, December 11, 2023**. Replies received after the deadline may not be tallied but will be received by the commission for consideration. For more information, call (940) 761-7451 .

Conditional Use (C 22-16): Request for an extension on a previously approved conditional use at 1411 Taylor Street to allow for a duplex in a Single Family-2 (SF-2) zoning district.

In Favor Opposed No Opinion or Undecided

Note: Please provide additional written comments in order to help the Planning and Zoning Commission understand your concerns.

Signature (owner or authorized representative)

Date

In the event this case is postponed or this meeting should be rescheduled, and you wish to be notified of this change, please provide us with your phone number and/or email: _____

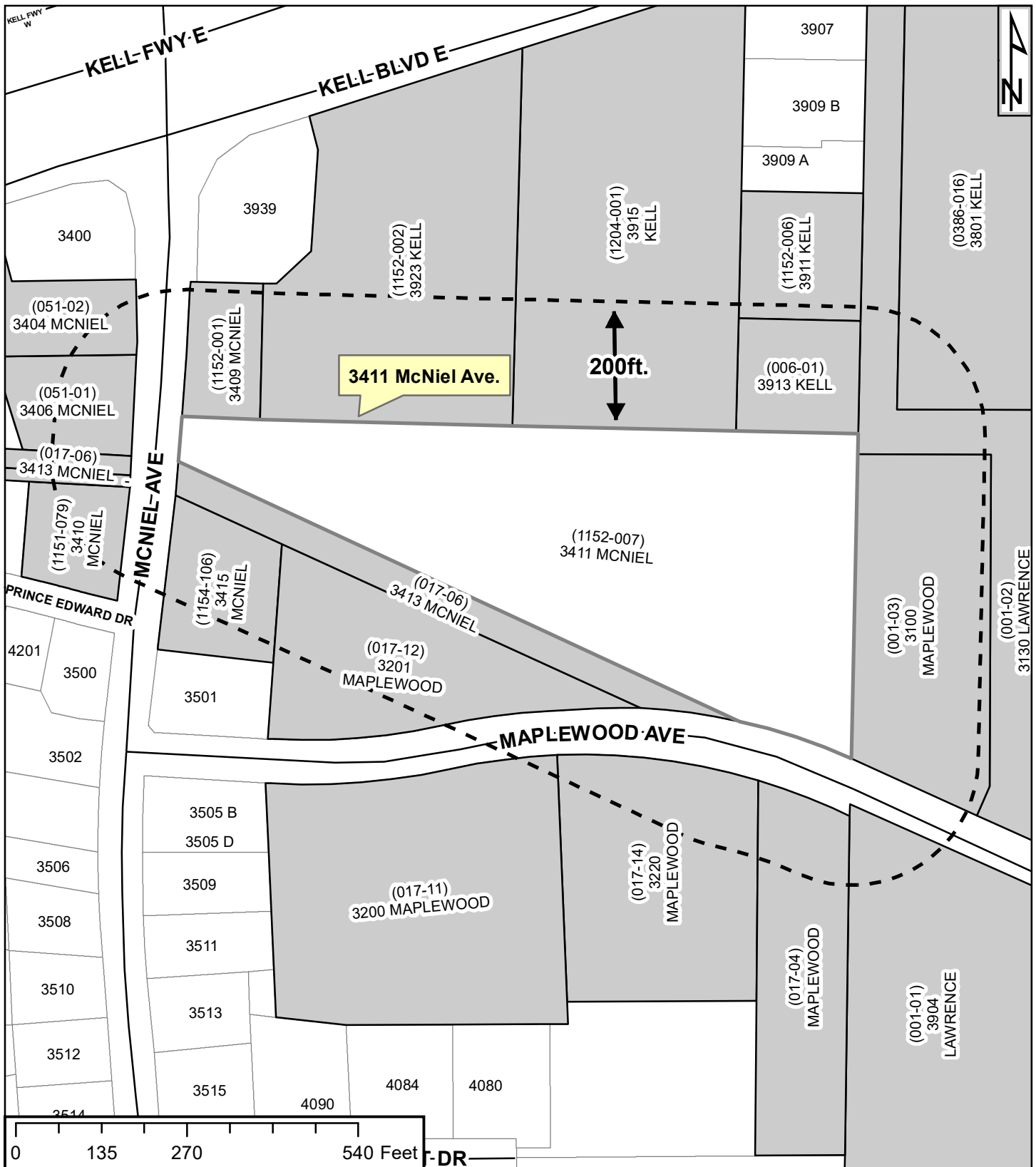
Please Print Name and Address

MAIL TO:

Planning Division
City of Wichita Falls
PO Box 1431
Wichita Falls, TX 76307

Or **EMAIL TO:**

christal.cates@wichitafallstx.gov



C 23-16





3411 McNiel Avenue

Notification Map

CITY OF WICHITA FALLS, PLANNING DIVISION
 MAP PRODUCED BY: Cedric Hu
 DATE PRODUCED: 13 September 2023

Disclaimer
 The City of Wichita Falls has attempted to verify the accuracy of the information contained in the following map at the time of publication. The City of Wichita Falls assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Legend

-  Subject Property
-  Notification Buffer
-  Notified Properties
-  Parcels



Department of Development Services
Planning Division
1300 7th Street, PO Box 1431
Wichita Falls, TX 76307
(940) 761-7451
Fax (940) 761-7419

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission will hold a rescheduled public hearing on **Wednesday, December 13, 2023 at 2:00 p.m.** in the Council Chambers, Memorial Auditorium, 1300 7th Street, Wichita Falls, Texas, to consider the following item.

Conditional Use (C 22-16): Request for an extension on a previously approved conditional use at 1411 Taylor Street to allow for a duplex in a Single Family-2 (SF-2) zoning district.

Property: 1411 Taylor Street

Applicant: Scottie Smith, Phoenician Development Group

A map showing the property is attached. To have your opinion recorded, please mail or fax (940) 761-7419 the attached "Reply Form" before 5:00 pm **Monday, December 11, 2023.** This meeting is open to the public and you are welcome to attend. If you have any questions, please call the Planning Department at (940)-761-7451.

Attachments: Reply Form

CONDITIONAL USE PROCESS

What is a Conditional Use?

The Planning and Zoning Commission reviews applications for certain types of proposed land uses at their monthly scheduled meetings. These uses are called “conditional uses.” Such uses may not be appropriate generally or without certain restrictions or conditions that ensure compatibility with surrounding existing land uses. The Planning and Zoning Commission may establish conditions of approval such as: maximum floor area, hours of operation, permitted activities, building elevation designs, location of parking, need for fencing, and other elements which may be appropriate to ensure compatibility with adjacent land uses.

What is the reply form?

As part of the Conditional Use Process, notification letters and reply forms are sent to property owners who own property within 200 feet of the proposed location. Property owners may send in their reply forms marked “In Favor”, “Opposed” or “Undecided”. The Planning and Zoning Commission seeks to provide a balance between the desire of the applicant to establish a conditional use and the concerns of the neighbors. The reply forms give the Planning and Zoning Commission the opportunity to review the feelings of surrounding property owners. The Planning and Zoning Commission is under no obligation to deny or approve a conditional use based solely on public responses. Therefore, it is important for affected neighbors to state any specific concerns in the comments section of the reply form.

Can I attend the Planning and Zoning Commission Meeting?

Yes. All citizens that have an interest in the proposed project are encouraged to attend the public hearing.

How long is a Conditional Use Permit good for?

If approved, a Conditional Use Permit is valid for one year. The applicant has one year to obtain a building permit and commence construction of the project. The Applicant is not required to renew the Conditional Use Permit once the project is complete.

Can the Planning and Zoning Commission’s decision be appealed?

Yes. A decision of the Planning and Zoning Commission may be appealed to the City Council. An appeal application must be filed with the Planning Division within ten (10) days of the Planning and Zoning Commission’s decision. There is a \$100.00 fee to appeal to the City Council.