

**AGENDA
CITY OF WINDCREST, TEXAS
PLANNING AND ZONING MEETING AND
PUBLIC HEARING
FEBRUARY 24, 2011
6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING AND PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WINDCREST WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 24TH DAY OF FEBRUARY, 2011 AT 6:00 P.M., AT WHICH TIME THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND ACTION MAY BE TAKEN TO WIT:

IT IS ANTICIPATED THAT MEMBERS OF OTHER CITY BOARDS, COMMISSIONS AND COMMITTEES MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH OTHER CITY BOARDS, COMMISSIONS AND COMMITTEES, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE OTHER CITY BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE OTHER CITY BOARDS, COMMISSIONS AND COMMITTEES MAY PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETING, BUT NO ACTION WILL BE TAKEN BY THE OTHER BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE.

Ordinance No. 618 (09-20-10), Repealing Ordinance No. 593

At all City Council, City Commission or City Board meetings, the agenda shall include a "citizens to be heard" item. It is suggested that Citizens wishing to speak during this item sign in on the sign up roster prior to the meeting. During "citizens to be heard" comments, each individual may speak on an agenda item or any other matter affecting the city. In addition to the "citizens to be heard" portion of meetings, a person may make comments on agenda items prior to the vote on the agenda item. A member of the public will have a total of six (6) minutes to be heard during a City Council, City Commission or City Board Meeting. This does not include any responses from the body. The six (6) minutes time limit authorized herein may not be transferred to another speaker in whole or in part. The presiding Officer or his/her designee will assign a Time Keeper to each meeting. The Time Keeper will maintain strict compliance of the six (6) minute rule, stopping speakers who exceed the allotted time. As authorized by Section 551.042 of the Texas Government Code, the Presiding Officer may direct a City Official to make: a statement of specific factual information in response to an inquiry made by a member of the public or of the City Council, or; a recitation of existing policy in response to an inquiry made by a member of the public or the City Council. Any deliberation or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting. Any question posed by a Citizen, Council Member, Board Member or Commission Member for which an answer is not available at a meeting shall be answered by a member of the staff or Presiding Officer at the next regular meeting of the Body, if an answer is reasonably available and prudent. If the information is sensitive, staff will seek advice from the City Attorney.

Meeting Chair: please remind each participant in your meeting that they must speak into a microphone; the recording is the Official Minutes of your meeting and all who speak must be recorded. All guest speakers and citizens to be heard must speak from podium. Please interrupt speakers during meeting if you recognize that they are not speaking into microphone and have them do so.

I. CALL TO ORDER

II. CITIZENS TO BE HEARD

A member of the public will have three (3) minutes to discuss topics not listed on the agenda.

A member of the public will have six (6) minutes to discuss topics listed on the agenda.

III. PUBLIC HEARING

1. The Planning and Zoning Commission will conduct a public hearing to hear a request from NFP Paterniship to rezone the properties located at 7730 IH 35, (Conn's) 4802 Walzem Road, (Las Palapas) 4818 Walzem Road, (IHOP) 4822 Walzem Road, (TSO) 7954 IH 35 (Discount Tire) and 7950 IH 35 (EZ Pawn) from "Temporary R-1 Single Family District" to "B-2 Business District". These properties were annexed by the City of Windcrest in of September 2007 and as such currently have "Non-Conforming" rights.
2. The Planning and Zoning Commission will conduct a public hearing to hear a request from Ted Alexander to rezone the property located at 7876 IH 35 (Builder's Mark) from "Temporary R-1 Single Family District" to "B-2 Business District". This property was annexed by the City of Windcrest in September of 2007 and as such currently has "Non-Conforming Rights"
3. The Planning and Zoning Commission will conduct a public hearing to hear a request from Ted Alexander to rezone properties located at 5050 Walzem Road (Bennie's) and 7920 IH 35 (Olive Garden) from "Temporary R-1 Single Family District" to "B-2 Business District". These properties were annexed by the City of Windcrest in September 2007 and as such currently have "Non-Conforming" rights.
4. The Planning and Zoning Commission will conduct a public hearing to hear a request from NRP Restaurants LP to rezone the property located at 7880 IH 35 (Apple Bee's) from "Temporary R-1 Single Family District" to "B-2 Business District". This property was annexed by the City of Windcrest in September of 2007 and as such currently has "Non-Conforming Rights".

IV. ACTION ITEM

1. The Planning and Zoning Commission will review, discuss and may make a recommendation to City Council to rezone the properties located at 7730 IH 35, (Conn's) 4802 Walzem Road, (Las Palapas) 4818 Walzem Road, (IHOP) 4822 Walzem Road, (TSO) 7954 IH 35 (Discount Tire) and 7950 IH 35 (EZ Pawn) from "Temporary R-1 Single Family District" to "B-2 Business District". These properties were annexed by the City of Windcrest in of September 2007 and as such currently have "Non-Conforming" rights.
2. The Planning and Zoning Commission will review, discuss and may make a recommendation to City Council to rezone the property located at 7876 IH 35 (Builder's Mark) from "Temporary R-1 Single Family District" to "B-2 Business District". These properties were annexed by the City of Windcrest in of September 2007 and as such currently have "Non-Conforming" rights.
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4. The Planning and Zoning Commission will review, discuss and may make a recommendation to City Council to rezone the property located at 7880 IH 35 (Apple Bee's) from "Temporary R-1 Single Family District" to "B-2 Business District". These properties were annexed by the City of Windcrest in of September 2007 and as such currently have "Non-Conforming" rights.

V. ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Windcrest is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, in City Hall of said City, in a convenient place to the public and said Notice was posted prior to 6:00 p.m. on February 24, 2011 remained so posted continuously for at least seventy two hours immediately preceding the date and time of said Meeting.

Dated this the 18th day of February 2011

A handwritten signature in black ink, appearing to read "Heather Weidenbach", written in a cursive style.

By: Heather Weidenbach

Title: City Secretary