



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, MAY 22, 2019
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

Cristy McCauley	Secretary
Robert Martinez-Merlo	Member
Kay Ivey	Member
Karen Isbell	Member
Jeremy Blain	Member

And

Randy Richards	Building Official
Jeannette Garcia	Planning and Zoning Coordinator
Mark Taylor	Council Liaison

With

Chairperson, Larry Clark absent with notice.
Vice-Chairperson, Ron Holland absent with notice.

CALL TO ORDER

Interim Chairperson Cristy McCauley called the meeting to order at 6:30 p.m.

INVOCATION

Interim Chairperson Cristy McCauley gave the invocation.

ROLL CALL

APPROVAL OF MINUTES

1. Consideration of April 23, 2019 Special Meeting of the Watauga Planning and Zoning Commission Meeting Minutes

Member Karen Isbel made a motion to approve the minutes of the meeting of April 23, 2019 as written. Member Kay Ivey seconded the motion with all members present voting aye.

PUBLIC HEARING

1. Planning and Zoning Case SUP-19-03: Request for a Specific Use Permit (SUP) for an automated express car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant.

- a. Open Public Hearing - allow for staff comments

- Interim Chairperson Cristy McCauley recessed the meeting and opened the public hearing at 6:32 p.m.

Building Official Randy Richards presented a summary on behalf of staff. Mr. Richards then introduced Mr. Christopher Bonilla, agent presenting on behalf of applicant, Paul Moon.

- b. Public Comments - None

- c. Close Public Hearing

- Interim Chairperson Cristy McCauley closed public hearing SUP-19-03 and opened public hearing P-19-01 at 6:36 p.m.

2. Planning and Zoning Case P-19-01: Consider an application for a Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being a replat of Lot 1, Block 6 Indian Springs Addition, and situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, located at the northwest corner of Starnes Road and Indian Springs Road. The 1.864 acre lot, zoned SF6 (Single Family), is proposed to be subdivided by this re-plat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant

- a. Open Public Hearing - allow for staff comments

- Building Official Randy Richards presented a brief summary on behalf of staff. Questions from the Commissioners were directed to Mr. Chaucer Chern, on behalf of Mr. Wong.

- b. Public Comments

- Interim Chairperson Cristy McCauley called those requesting to speak to come forward.

Colleen Mulkey, 6405 Westridge

- c. Close Public Hearing

- Interim Chairperson Cristy McCauley closed public hearing P-19-01 and opened public hearing ORD-19-01 at 6:42 p.m.

3. Planning and Zoning Case ORD-19-01: Consider amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code; amending Chapter 115, Article IV, Section 115-85

providing for the use of "Boarding or Lodging Houses" in the multifamily (MF), General Business (GB) and Commercial (C) zoning districts only and the addition to Subsection 115-85 (c) concerning off-street parking requirements and fire safety regulations.

a. Open Public Hearing - allow for staff comments

Building Official Randy Richards presented a brief summary and explanation of ordinance revisions on behalf of staff.

b. Public Comments

Interim Chairperson Cristy McCauley called those requesting to speak to come forward. Council Liaison Mark Taylor made note to explain the eliminating of the use not being allowed in SF-6 (Single Family)

c. Close Public Hearing

Interim Chairperson Cristy McCauley closed public hearing ORD-19-01 and reconvened the meeting at 6:50 p.m.

NEW BUSINESS

1. Discussion and action on Planning and Zoning Case No. SUP-19-03: Request for a Specific Use Permit (SUP) for an automated car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant.

Member Karen Isbell made a motion to accept the item as presented. Member Kay Ivey seconded the motion, which passed as follows:

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

- 2 Discussion and action on Planning and Zoning Case No. P-19-01: Proposed Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being a replat of Lot 1, Block 6 Indian Springs Addition, and situated in the Mansel W. Wilmeth Survey, Abstract No. 1621. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided by this replat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.

Member Robert Martinez-Merlo made a motion to accept the agenda item as presented. Member Kay Ivey seconded the motion, which passed as follows:

AYES:	Martinez-Merlo, Ivey, Isbell, Blain, McCauley
NAYS:	None
ABSENT:	Clark, Holland

ABSTAIN: None

3. Discussion and action on Planning and Zoning Case No. ORD-19-01: Recommendation for amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code, amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the Multifamily (MF), General Business (GB) and Commercial (C) zoning districts only, and the addition of special conditions to Subsection 115-85 (c) concerning off-street parking requirements and fire safety regulations.

Member Jeremy Blain made a motion to accept the agenda item as presented. Member Robert Martinez-Merlo seconded the motion, which passed as follows:

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

ADJOURNMENT

Interim Chairperson Cristy McCauley advised the recommendations to the City Council will be submitted as approved for all cases.

With there being no further business to discuss, Interim Chairperson Cristy McCauley adjourned the meeting at 6:54 p.m.

APPROVED: this the 17 day of July, 2019.

SIGNED: this the 17 day of July, 2019.

APPROVED:
Larry Clark /s/
Chairperson

ATTEST:
Cristy McCauley /s/
Secretary