



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 23, 2019
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Chairperson Larry Clark called the meeting to order at 6:30 p.m.

ROLL CALL

Larry Clark	Chairperson
Cristy McCauley	Vice-Chairperson
Robert Martinez-Merlo	Member
Kay Ivey	Member
Karen Isbell	Secretary
Sharon Gehle	Member

And

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

With

Ron Holland, Member, absent with notice

PUBLIC TESTIMONY

Members of the public are invited and encouraged to attend all public meetings of the Planning and Zoning Commission that are not closed to the public in accordance with the Texas Open Meetings Act. It is the desire of the Planning and Zoning Commission that citizens actively participate in the City's governance system and processes. Public input to the Planning and Zoning Commission is encouraged during the Public Testimony, Public Hearings, or Action Item sections of a meeting agenda. Individuals desiring to speak during Public Testimony shall be called upon to speak only after completing a Request to Speak form provided. The Request to Speak form for Public Testimony shall be submitted to the administrative staff prior to speaking. Individuals desiring to speak on an agenda item or during a public hearing shall submit the Request to Speak form prior to the introduction of that respective item by the Chair. Once the form is received by administrative staff, the individual shall be recognized and called upon by the Chair prior to speaking. Any public testimony must occur prior to formal action being taken by the Commission. The Chair shall have the power to suspend citizen comments at any time during the meeting to preserve the order and efficiency of the meeting. Reasonable time limitations may be placed on public testimony by the presiding officer in order to conduct an efficient and effective public meeting.

APPROVAL OF MINUTES

1. Consideration of September 18, 2019 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes

Secretary Cristy McCauley made a motion to approve the minutes of the meeting of September 18, 2019. Member Robert Martinez-Merlo seconded the motion with all members present voting aye.

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

PUBLIC HEARING

1. **Planning and Zoning Case Ord.19-02:** Consider recommendation for amendment to the City of Watauga Code of Ordinances Chapter 115-85, Permitted Use Table, correcting the listed "special conditions" for swimming pools (commercial) and swimming pools (private), from number 26 to number 27.
 - a. Open Public Hearing - allow for staff comments
Chairperson Larry Clark recessed the meeting and opened the public hearing at 6:33 p.m. Building Official Randy Richards presented a brief summary on behalf of staff.
 - b. Public Comments
 - c. Close Public Hearing
Chairperson Larry Clark closed public hearing case Ord. 19-02 and opened public hearing case P. 19-03 at 6:34 p.m.
2. **Planning and Zoning Case P.19-03:** Consider an application for a Final Plat of 6000 and 6001 Hightower Drive. Hightower Estates, an addition to the City of Watauga, being a re-plat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV, recorded in volume 388-200, page 1 in the plat records of Tarrant County, Texas which is 11.907 acres in the E.W. Clark Survey A-289, located on the north and south side of Hightower Drive east of Whitley Road and west of Echo Hill Drive. The Planned Development (PD), is proposed to be subdivided into 70 lots for single family residential. Sunscope, LLC owner/applicant.
 - a. Open Public Hearing - allow for staff comments
Building Official Randy Richards presented a brief summary on behalf of staff and then introduced John Pierret, presenting on behalf of Sunscope, LLC. Commission member Sharon Gehle had questions related to parking regulations and location. Staff advised parking was considered and currently parking will not be allowed on Hightower.
 - b. Public Comments

c. Close Public Hearing

Chairperson Larry Clark closed public hearing case P.19-03 at 6:41 p.m. and reconvened the Commission meeting.

ACTION ITEMS

1. Discussion and action on Planning and Zoning Case No. Ord. 19-02: Recommendation for amendment to the City of Watauga Code of Ordinances Chapter 115-85, Permitted Use Table, correcting the listed "special conditions" for swimming pools (commercial) and swimming pools (private) from number 26 to number 27.

Commission Vice-Chairperson Cristy McCauley made a motion to accept the item as presented. Member Kay Ivey seconded the motion, which passed as follows:

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

2. Discussion and action on Planning and Zoning Case No. P. 19-03: Proposed Final Plat of 6000 and 6001 Hightower Drive, being a re-plat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV. The 11.907 acre lots, zoned Planned Development (PD) is proposed to be subdivided into 70 lots for single family residential.

Commission Vice-Chairperson Cristy McCauley made a motion to accept the item as presented. Secretary Karen Isbell seconded the motion, which passed as follows:

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

3. Report on Comprehensive Plan Update and Timeline by Planning & Zoning Liaison

Cristy McCauley, Planning & Zoning Liaison to the City Manager's Workgroup for the Comprehensive Plan Update, gave a brief update stating the workgroup was in the initial phases of the Comprehensive Plan. The consultant is to be updating the timeline.

Chairperson Larry Clark requested the item continue to be placed on the agendas of upcoming meetings with an update to be given by the liaisons.

ADJOURNMENT

With there being no further business to discuss, Chairperson Larry Clark adjourned the meeting at 6:46 p.m.

APPROVED: this the 19 day of February, 2019.

SIGNED: this the 19 day of February, 2019.

APPROVED: Larry Clark /s/

Larry Clark, Chairperson

ATTEST: Kay Ivey /s/

Karen Isbell, Secretary

Kay Ivey