



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 19, 2020
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 6:37 p.m.

ROLL CALL

Larry Clark	Chairperson
Cristy McCauley	Vice-Chairperson
Robert Martinez-Merlo	Member
Kay Ivey	Member
Ron Holland	Member
Sharon Gehle	Member
And	
Randy Richards	Building Official
Paul Hackleman	Director of Public Works
Jeannette Garcia	Planning and Zoning Coordinator
Mark Taylor	Council Liaison
With	
Karen Isbell, Secretary, 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 October 23, 2019 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes

Member Sharon Gehle made a motion to approve the minutes of the meeting of October 23, 2019. Member Robert Martinez-Merlo seconded the motion with all members present voting aye.

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

PUBLIC HEARING

1. Planning and Zoning Case 20-01: Consider recommendation from the City Manager's Work Group for amendment to the City of Watauga 2016 Comprehensive Plan.
 - a. Open Public Hearing allow for staff comments – Chairperson Larry Clark opened the public hearing at 6:41 p.m. Building Official Randy Richards introduced Trent Petty, Petty & Associates to begin the public hearing with a brief overview of the Workgroup and Community Meetings which have taken place during the past several months with emphasis on retail land uses and the significant changes being seen throughout the states as a result of online commerce. Business strategies are in need of change in order to survive and unfortunately many “Big box” retailers have been forced to close their doors. Mr. Petty explained adopting of the new land use designated Retail Transitional Mixed-Use or RT-MU in our Future Land Use Map will better accommodate future redevelopment opportunities in this area.
 - b. Public Comments – No public comment was received. Members of the Commission followed up with questions and comments of their own.
 - c. Close Public Hearing – Chairperson Clark closed the public hearing and reconvened the regular meeting at 8:01 p.m.

NEW BUSINESS

1. Discussion and action on recommendation of the 2020 Comprehensive Plan Update for Planning and Zoning Case 20-01: Consider recommendation from City Manager's Work Group for amendment to the 2016 Comprehensive Plan.

Vice-Chairperson Cristy McCauley made a motion to approve the 2020 Comprehensive Plan Update recommending to Council support to update the future land use map. Member Kay Ivey seconded the motion which passed as follows:

AYES: Martinez-Merlo, Ivey, McCauley, Holland
NAYS: Gehle
ABSENT: Isbell
ABSTAIN: Clark

Chairperson Larry Clark called a brief recess at 8:04 p.m. The regular meeting reconvened at 8:10 p.m.

2. Discuss and consider action to create Rules and Procedures for Planning and Zoning Commission members during meetings.

Mayor Art Miner introduced the rules and procedures packet used by the Council. He stressed that rules and guidelines should be set up specifically for the commissions' use during meetings. As this item is not a training item, it was recommended by the Mayor to review and prepare questions for discussion at the next Planning & Zoning Commission workshop and meeting. Council Liaison Mark Taylor reminded the members that official action cannot be taken during a workshop.

Vice Chairperson Cristy McCauley made a motion to postpone this agenda item to the next meeting scheduled Wednesday, March 25, 2020 to allow for additional review. Member Sharon Gehle seconded the motion, which passed as follows:

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

ADJOURNMENT

With there being no further business to discuss, Chairperson Larry Clark adjourned the meeting at 8:23 p.m.

APPROVED: this the 17 day of June, 2020.

SIGNED: this the 17 day of June, 2020

APPROVED: Larry Clark /s/

Larry Clark, Chairperson

ATTEST: Sharon Gehle /s/

Karen Isbell, Secretary

Sharon Gehle

NOTE: Original Audio Recording of this meeting is preserved and maintained by the City Secretary's Office.