



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 21, 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 6:32 p.m.

ROLL CALL

Larry Clark	Chairperson
Karen Isbell	Secretary
Butch Smith	Member
Cristy McCauley	Vice-Chairperson
Robert Martinez-Merlo	Member
And	
Randy Richards	Building Official
Jeannette Garcia	Planning and Zoning Coordinator
Art Miner	Mayor
Mark Taylor	City Council Liaison
With	
Kay Ivey, absent with notice	
Sharon Gehle, 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.

No online or in person request were received.

APPROVAL OF MINUTES

1. Consideration of September 16, 2020 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes.

Member Robert Martinez-Merlo made a motion to approve the minutes of the regular meeting of September 16, 2020. Vice-chairperson Cristy McCauley seconded the motion with all members present voting ayes.

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

PUBLIC HEARING

1. **Case SUP. 20-01:** Request for a Specific Use Permit (SUP) for a massage establishment at 7600 Denton Highway #100, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway, south of North Park Drive and north of Starnes Road. Retail Properties of America, owner. Tucker Gagen, applicant/agent. Business to be known as Mattison Avenue Salon Suites and Spa.

Chairperson Larry Clark opened the Public Hearing at 6:36 p.m. Building Official Randy Richards introduced the project case and introduced Tucker Gagen, Leon Capital Group to the commission to present a brief introduction of the request to allow for a specific use permit for a massage establishment with a greater use on salon stylist. Mr. Gagen shared they provide a salon suite concept, where a salon professional, primarily hair stylist is then able to provide their service. Up to eight (8) suites will be available for massage use upon approval of the SUP. Window suites will be used by hair stylist. The interior suites will be dedicated to the massage therapist. The public hearing was closed at 6:55 p.m. and opened the following case.

2. **Case Z. 20-03 with SUP:** Request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Road. Nikki Cee LLC, owner. Zaid Chaudhry, applicant.

Randy Richards opened the public hearing advising the Commission of the applicants request to allow for a zoning change from Local Business (LB) to General Business (GB) with a SUP to allow for massage establishment as a

permitted use at the location. He further advised the use is consistent with the surrounding district conforming to the Local Office Retail context within the future land use and map. Applicant, Zaid Chaudhry, was introduced and present for questions. Robert Martinez-Merlo inquired about whether a prospective applicant has approached management to consider the use at the Parkridge Plaza location. Mr. Chaudhry advised of the possible new tenant but did not have a formal business plan from the prospect. The public hearing was closed at 7:02 p.m. and reconvened the regular meeting.

NEW BUSINESS

1. Consideration and action of case **SUP. 20-01**: Request for a Specific Use Permit to allow for a massage establishment at 7600 Denton Highway #100, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway, south of North Park Drive and north of Starnes Road. Retail Properties of America, owner. Tucker Gagen, applicant/agent.

Vice-Chairperson Cristy McCauley made a motion to approve **SUP. 20-01** and send to Council. Member Martinez-Merlo seconded the motion with all present voting ayes.

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

2. Consideration and action of case **Z. 20-03 with SUP**: Request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Road. Nikki Cee LLC, owner. Zaid Chaudhry, applicant.

Vice-Chairperson Cristy McCauley made a motion to approve **Z. 20-03 with SUP** and send to Council. Member Isbell seconded the motion. Chairperson Clark reminded all that the motion is to change the zoning from LB to GB and allow the SUP at the same time. All present voting ayes.

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

ADJOURNMENT

With there being no further business to discuss, Chairperson Larry Clark adjourned the meeting at 7:06 p.m.

APPROVED: this the 16 day of December, 2020.

SIGNED: this the 17 day of December, 2020

APPROVED: Larry Clark /s/
Larry Clark, Chairperson

ATTEST: Karen Isbell /s/
Karen Isbell, Secretary

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