



**MINUTES
ZONING BOARD OF ADJUSTMENT
THURSDAY, OCTOBER 29, 2020
CITY HALL-COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:00 P.M.**

CALL TO ORDER:

Chairperson David Villafuerte called the meeting to order at 6:12 PM.

MEMBERS PRESENT:

David Villafuerte, Place 1
Damon Solko, Place 2
Pete Beierschmitt, Place 3
Charlie Mann, Place 5 – arrived 6:15 p.m.
Lissa Sieja, Alternate, Place 3
Jan Hill, Alternate, Place 4

With

Mel Eperthener, Place 4 – absent with notice
Mary Stormer, Alternate, Place 1 – absent with notice

And

Andrew Neal, Primary Council Liaison
Randy Richards, Building Official
Jeannette Garcia, Planning and Zoning Coordinator

PUBLIC TESTIMONY Members of the public are invited and encouraged to attend all public meetings of the City Council that are not closed to the public in accordance with the Texas Open Meetings Act. It is the desire of the City Council that citizens actively participate in the City's governance system and processes. Public input to the City Council 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 Body. 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 for Public Testimony.

APPROVAL OF MINUTES:

1. Approval of Minutes from the September 29, 2020 Regular Meeting of the Zoning Board of Adjustment.

Member Pete Beierschmitt made a motion to approve the minutes of September 29, 2020 as presented. Member Damon Solko seconded the motion, which was approved as follows:

AYES:	Villafuerte, Solko, Beierschmitt, Sieja, Hill
NAYS:	None
ABSENT:	Eperthener, Mann
ABSTAIN:	None

PUBLIC HEARING

1. **ZBA Case No. 20-01:** Request for a Special Exception to Watauga City Code of Ordinances, Chapter 115 - Zoning, Article II, Section 115-34, Paragraph (e), to allow an authorized special exception (7) Outside storage for department stores and hardware stores. **Conditions:** Storage Items must not be located in the designated front yard setback area. All stored Items within the storage area shall be displayed items for sale and not discarded items. The property is located at 5609 Watauga Road, Lot 1R Block 5 of the Schellinger, I J Subdivision. Harry Saginaw, owner. Raul Ramon, authorized applicant/owner of El Sol Mexican Imports.

The public hearing was opened at 6:16 p.m. Randy Richards introduced the case no. ZBA. 202-01 in stating that the applicant, Raul Ramon, has been a long tenured business owner in the City for over 26 years and advised of the applicants request for outside storage at their new location, 5609 Watauga Rd. Code of Ordinance Section 115-34(e) does allow for the use of storing outside items which are for sale and not discarded items. Staff recommends approval of the outside storage for retail use which is allowed in a local business zoning district with a reminder items must not be located in the front yard setback area. With no other questions, Chairperson Villafuerte closed the public hearing at 6:20 p.m. and reconvenes the regular meeting.

NEW BUSINESS

1. Discussion and Action of **ZBA Case No. 20-01:** Consider request for a Special Exception to Watauga City Code of Ordinances, Chapter 115 - Zoning, Article II, Section 115-34, Paragraph (e), to allow as an authorized special exception (7) Outside storage for department stores and hardware stores. **Conditions:** Storage Items must

not be located in the designated front yard setback area. All stored items within the storage area shall be displayed items for sale and not discarded items. The property is located at 5609 Watauga Road, Lot 1R Block 5 of the Schellinger, I J Subdivision. Harry Saginaw, owner. Raul Ramon, authorized applicant/owner of El Sol Mexican Imports.

Member Pete Beierschmitt made a motion to approve ZBA case no. 20-01 as presented. Member Damon Solko seconded the motion, which was approved as follows:

AYES: Villafuerte, Solko, Beierschmitt, Mann, Sieja, Hill
NAYS: None
ABSENT: Eperthener
ABSTAIN: None

ADJOURNMENT:

With no further business to discuss, Chairperson David Villafuerte adjourned the meeting at 6:22 p.m.

APPROVED: this the 28th day of September, 2021.

SIGNED: this the 28th day of September, 2021.

APPROVED: David Villafuerte /s/
David Villafuerte, Chairperson

ATTEST: Charlie Mann/s/
Damon Solko, Secretary
Charles Mann