



**MINUTES  
ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, MAY 4, 2022  
CITY HALL-COUNCIL CHAMBER, 7105 WHITLEY ROAD  
REGULAR MEETING  
6:30 P.M.**

**CALL TO ORDER:**

Chairperson David Villafuerte called the meeting to order at 6:39 PM.

**ROLL CALL:**

David Villafuerte, Place 1  
Lindsey Neal, Place 2  
Roy Stults, Place 3  
Macy Forrester, Place 4  
Charlie Mann, Place 5 – **Absent with notice**

And

Randy Richards, Building Official  
Jeannette Garcia, Planning and Zoning Coordinator

**PUBLIC COMMENT** Individual citizens addressing the Board during Public Comment shall not exceed three (3) minutes in their comments; however, the Chair may extend or reduce the speaker's allotted time in order to conduct an efficient and effective public meeting. The time allotted shall not be donated to others desiring to speak. Public Comment is not established to engage in a conversation with the Board and no formal action will be taken.

**APPROVAL OF MINUTES:**

1. Consider action to approve the meeting minutes of the September 28, 2021 regular meeting of the Zoning Board of Adjustment

Member Neal made a motion to approve the minutes of September 28, 2021 as presented. Member Stults seconded the motion, approving the minutes as presented. With there being no discussion, Chairperson Villafuerte called for a vote by show of hands, with members present voting as follows:

AYES: Villafuerte, Neal, Stults, Forrester  
NAYS: None  
ABSENT: Mann  
ABSTAIN: None

The motion carried as 4-0-1-0.

## **PUBLIC HEARING**

- 1. ZBA. 22-01:** Public hearing to receive comments for or against the request for a Variance to Watauga City Code of Ordinances, Chapter 115 Zoning, Article III, Section 115-62, Subsection (2)(b)(1)(ii) regulates minimum lot width is sixty (60) feet. The applicant is seeking a variance to construct a new residential home on a lot which is fifty (50) feet wide in a SF6 Single-Family district. The subject property is in Watauga Addition Block 5 Lot 6, commonly known as 5630 Lamar Street and is located north of Bowie Street, south of Main Street and east of Denton Highway. Owner/Applicant is Xochitl C. Alvarez.

Building Official Randy Richards introduced the case advising the owner, Xochitl C. Alvarez, who is requesting for the variance to construct a new residential home on a lot which is fifty (50) feet wide in a SF6 Single-Family district. Member Neal inquired if notices were sent to the surrounding property owners as required in the code of ordinance. Mr. Richards advised the notices were sent to owners of one or more parcels within two hundred (200) feet of the subject property.

Chairperson Villafuerte opened the public hearing at 6:43 p.m. asking if any individuals requested to speak. Staff advised there were none. With there being none, Chairperson then closed the public hearing at 6:45 p.m.

## **ACTION ITEM**

- 1. ZBA. 22-01:** Discuss and consider action for or against a Variance to Watauga City Code of Ordinances, Chapter 115 Zoning, Article III, Section 115-62, Subsection (2)(b)(1)(ii) regulates minimum lot width is sixty (60) feet. The applicant is seeking a variance to construct a new residential home on a lot which is fifty (50) feet wide in a SF6 Single-Family district. The subject property is in Watauga Addition Block 5 Lot 6, commonly known as 5630 Lamar Street and is located north of Bowie Street, south of Main Street and east of Denton Highway. Owner/ applicant is Xochitl C. Alvarez.

Member Neal request confirmation that owner would like to construct a single-family home. Mr. Richards reminded the board that all other required setbacks shall be adhered to. Chairperson Villafuerte sought confirmation that the surrounding lots were also fifty (50) feet wide. Mr. Richards reminded the board that a 2003 variance was also approved to allow for the construction of single-family homes on fifty (50) feet wide lots.

Member Neal made a motion to approve the variance as presented. Member Stults seconded the motion. With there being no discussion, Chairperson Villafuerte called for a vote, with members present voting by show of hands as follows:

AYES: Villafuerte, Neal, Stults, Forrester

NAYS: None  
ABSENT: Mann  
ABSTAIN: None

The motion carried as 4-0-1-0.

**ADJOURNMENT:**

With no further business to discuss, Chairperson Villafuerte adjourned the meeting at 6:51 p.m.

**APPROVED:** this the 2 day of 11, 2022.

**SIGNED:** this the 2 day of 11, 2022.

**APPROVED:** Charlie Mann/s/  
~~David Villafuerte, Chairperson~~

*Charles Mann*  
**ATTEST:** Roy Stults /s/  
Roy Stults, Secretary

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