



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 15, 2024
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Chairperson Karen Isbell called the meeting to order at 6:33 p.m.

ROLL CALL

Sebastian Posada
Quincy Adams
Jillian Giles
David Bry
Vacant
Karen Isbell
Sharon Gehle

Place 1, Member
Place 2, Secretary – **Absent w/notice**
Place 3, Vice-Chairperson
Place 4, Member
Place 5, Member
Place 6, Chairperson
Place 7, Member

And

Jan Hill
Randy Richards
Jeannette Garcia

City Council Liaison
Assistant Director of Public Works
Planner I

PRESENTATIONS

PUBLIC COMMENT

Chairperson Isbell called for Public Comment. One (1) Request to Speak form was received online from George White 4101 W Green Oaks Blvd. Suite 305-418, Arlington TX 76016. Mr. White approached to podium and during introductions gave the following address, 6101 Blueridge Ct., Arlington, TX.

He gave a three (3) minute presentation for request of an Event Venue Hall or Event Center being added to the City of Watauga Code of Ordinances Table of Uses. More specifically, he was requesting that a Specific Use Permit be allowed for application of the requested use. Chairperson Isbell reminded the commission that no discussion could take place at the present time but acknowledged that an item could be requested for a future agenda. Assistant Director of Public Works Randy Richards advised the commission that discussions had taken place during the Development Review Team

(DRT) meetings, and that the team could further discuss. The Request to Speak form is attached for future reference.

PUBLIC TESTIMONY FOR ACTION ITEMS

Chairperson Isbell called for Public Testimony for action items. and there were no participants present requesting to speak.

ANNOUNCEMENTS

CONSENT AGENDA

1. Consider action to approve the meeting minutes of the March 20, 2024, Regular meeting of the Planning and Zoning Commission

Chairperson Isbell entertained a motion. Member Gehle made a motion to approve the March 20, 2024 minutes as presented and Member Giles seconded the motion.

With there being no discussion, Chairperson Isbell called for a vote, with members present voting as follows:

AYES: Posada, Giles, Bry, Gehle
NAYS: None
ABSENT: Adams
ABSTAIN: None

The motion carried 4-0-1-0.

PUBLIC HEARING

1. **SUP.24-03:** Public hearing to receive comments for or against a request for a specific use permit for a massage establishment at the property commonly known as 6900 Denton Highway #108. The subject property is in a portion of Sanko Plaza and is located north of Bunker Boulevard west and west of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.

Chairperson Isbell introduced Jeannette Garcia to present Case No. SUP.24-03. Jeannette introduced the item as a request for a specific use permit to allow for a massage establishment to be known as A+ Massage.

The City of Watauga requires any person, firm, or corporation who wishes to operate a massage establishment to obtain approval under Chapter 115, Zoning of the Code of Ordinances. Once the zoning approval is properly secured, then application for a Massage Establishment Permit/License shall be acquired by application through the City Secretary's Office.

Ransheng is a licensed massage therapist in the state of Texas. She has been a licensed massage therapist for more than seven years.

In accordance with the One Watauga Development Strategy, a key objective for the future land use plan, which classifies the property as Local Office/Retail/Commercial, designates this area as suitable for retail, service uses and professional office activities that aim to meet the needs of residents in the vicinity.

Lastly, there are no other massage establishments in Sanko Plaza.

The Development Review Team (DRT) sees no reason to deny this application and supports this specific use request for recommendation of approval of the preliminary report to be presented to the City Council during the June 10, 2024 regular meeting.

Chairperson Isbell asked the members if they had any questions.

With the introduction of the case being completed, and there being no other questions, Chairperson Isbell opened the public hearing at 6:44 p.m.

With there being no one wishing to speak, Chairperson Isbell closed the public hearing at 6:44 p.m.

2. Z.24-01: Public hearing to receive comments for or against a request for a zoning change from Single-family (SF-6) to Planned Development (PD), for property commonly known as 6355 Starnes Road, being Lot 1 Block 1, of the Indian Springs Addition. The subject property is to be subdivided into two (2) lots for an additional single-family dwelling and is located north of Starnes Road east of Whitley Road and west of Indian Springs Road. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

Chairperson Isbell introduced Randy Richards to present Case No. Z.24-01.

On January 22, 2024, a zoning change application was submitted by Indian Springs Addition LLC. Kevin Wong is requesting a zoning change from Single-family (SF-6) to Planned Development (PD) to allow for the construction of one additional single family home. The PD ordinance is subject to the SF-6 District Regulations, with some exceptions to include size and density, as stated in the PD Ordinance.

The property is identified as "Low Density Residential" on the City of Watauga Future Land Use Plan and will remain as such.

A single-family district requires a minimum lot width of 60 feet and a minimum lot area of 6,000 square feet. The width of the proposed lot is 58.82 feet with a lot area of 10,147 square feet. The minor lot width deficiency (1.18 feet) is the reason the applicant is requesting the zoning change to Planned Development, which allows for variations which creatively complement each other.

The estimated list price for this new home is projected to be approximately \$600,000 with the average sales price in a 5-mile radius being approximately

\$360,000. The project would start immediately upon approval. The timeline for completion would be approximately 6 to 8 months.

Mr. Richards reminded commission members that all required notices were mailed to property owners located within 200 ft. of the subject properties.

The applicant, Kevin Wong, and Superintendent Greg Dauphinais are present to answer any questions.

Member Gehle inquired about lot 1B and the new home. She inquired about any additional exceptions other than the lot width. Mr. Richards shared that the only item not in compliance with the SF6 district regulations is that the lot width is slightly more than one (1) foot too narrow. The depth of the lot is more than sufficient. The lot size is in abundance of 10,000 square feet. Member Gehle also requests confirmation that the existing structure at 6355 Starnes Road will remain. Mr. Richards acknowledges confirmation.

Member Posada requested if any responses have been received. Staff advised that the original public hearing for this request was to take place in February of this year, however due to medical reasons, the case was postponed. Jeannette had copies of the previously submitted responses for review. The responses were also uploaded into the commission members agenda packets for review.

Mr. Richards shared the responses received from the following property owners:

6400 Westridge Dr. Two (2) separate responses received Protest the proposed request expressing property value concerns.

7750 Crestview Ct. Supports the proposed request.

6209 Pinehill Ct. Protest the proposed request due to increase in traffic near intersection which is already busy. Safety is of concern.

Mr. Richards clarified that the developer who built the five (5) homes on Indian Springs Road will be the developer of this proposed new home.

Next, Member Posada inquired of the price per foot of the new homes built and Mr. Richards advised that the home has not been sold. However, the five (5) new homes are occupied as rental properties.

Mr. Richards reminded the commission that the new home to be constructed will be no less than 2500 square feet.

Chairperson Isbell asked the members if they had any questions.

With the introduction of the case being completed, and there being no other questions, Chairperson Isbell opened the public hearing at 6:54 p.m.

With there being no one wishing to speak, Chairperson Isbell closed the public hearing at 6:54 p.m.

3. P.24-01: Public hearing for consideration of request for approval of a replat for Lot 1 Block 1 of the Indian Springs Addition, known as 6355 Starnes Road, being north of Starnes Road east of Whitley Road and west of Indian Springs Road. The proposed replat is to subdivide the one (1) lot into two (2) lots to accommodate for an additional single-family dwelling. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

Chairperson Isbell introduced Jeannette Garcia to present Case No. P.24-01. Jeannette reminded all members that the public hearing notices were published and posted by the City Secretary's Office, and all required notices were mailed to property owners located within 200 ft. of the subject properties. One (1) response was returned and noted as Undeliverable as addressed.

This public hearing is for consideration of request for approval of a replat of Block 1 Lot 1 of the Indian Springs Addition, known as 6355 Starnes Road. The proposed replat is to subdivide the one (1) lot into two (2) lots to allow for one additional home.

Texas Local Government Code 212.005 requires the municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations. The plat submitted meets these requirements.

Chairperson Isbell asked the members if they had any questions.

With the introduction of the case being completed, and there being no other questions, Chairperson Isbell opened the public hearing at 6:59 p.m.

With there being no one wishing to speak, Chairperson Isbell closed the public hearing at 6:59 p.m.

ACTION ITEMS

1. SUP. 24-03: Consideration of a request from Ransheng Ellis for a specific use permit to allow for a massage establishment in a property commonly known as 6900 Denton Highway #108, being a portion of Sanko Plaza which is located north of Bunker Boulevard and east of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.

Chairperson Isbell entertained a motion for recommendation of the item. Member Bry made a motion to approve the item as presented and Member Giles seconded the motion.

With there being no discussion, Chairperson Isbell called for a vote, with members present voting as follows:

AYES:	Posada, Giles, Bry, Gehle
NAYS:	None
ABSENT:	Adams
ABSTAIN:	None

The motion carried 4-0-1-0.

2. Z.24-01: Consideration of a request from Indian Springs Addition LLC for a zoning change from Single-family (SF-6) to a Planned Development (PD) zoning district. The subject property is commonly known as 6355 Starnes Road. The proposed request is to subdivide one (1) lot into two (2) lots to allow for construction of an additional single-family home. Jeannette Garcia, Planner I

Chairperson Isbell entertained a motion for recommendation of the item. Member Gehle made a motion to approve the item as presented and Member Bry seconded the motion.

Member Posada inquired if any additional regulation should be taken into consideration. Member Giles inquired of the building setbacks. Mr. Richards confirmed these regulations will be met by the ordinance.

With there being no discussion, Chairperson Isbell restated the motion made by Member Gehle and second made by Member Bry, calling for a vote, with members present voting as follows:

AYES: Giles, Bry, Gehle
NAYS: Posada
ABSENT: Adams
ABSTAIN: None

The motion carried 3-1-1-0.

3. P.24-01: Consideration of a request from Indian Springs Addition LLC for a replat of Lot 1 Block 1 of the Indian Springs Addition to allow for one additional single-family home. Jeannette Garcia, Planner I

Mr. Richards reminded commission members the municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations. Again, this plat meets these requirements.

Chairperson Isbell entertained a motion for the item. Member Giles made a motion to approve the replat as presented and Member Bry seconded the motion.

With there being no discussion, Chairperson Isbell called for a vote, with members present voting as follows:

AYES: Posada, Giles, Bry, Gehle
NAYS: None
ABSENT: Adams
ABSTAIN: None

The motion carried 4-0-1-0.

ITEMS FOR FUTURE AGENDAS

Sebastian Posada
Quincy Adams
Jillian Giles
David Bry
Vacant
Karen Isbell
Sharon Gehle

Place 1 - None
Place 2 – Absent w/Notice
Place 3 – None
Place 4 - None
Place 5 – None
Place 6 - None
Place 7 – STR Rentals; Event Halls; Carports

ADJOURNMENT

With there being no further items to discuss, Chairperson Adams adjourned the meeting at 7:11 p.m.

APPROVED: this the 21st day of AUGUST, 2024.

SIGNED: this the 21st day of AUGUST, 2024.

APPROVED: Karen Isbell /s/
Karen Isbell, Chairperson

ATTEST: Q. Adams /s/
Quincy Adams, Secretary

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