



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 6, 2016
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:00 P.M.**

Larry Clark	Chairman
Brad Hearne	Vice-Chairman
Sergio Molina	Secretary
Kay Ivey	Member
William Boese	Member
Cristy McCauley	Member

And

Paul Hackleman	Director of Public Works
Jacquelyn Reyff, AICP	Planning & Development Manager
Patricia Rodriguez	Planning & Development Specialist
Denise Wilkinson	Economic Development Coordinator
Councilman Patrick Shelbourne	Primary Council Liaison
Mark Daniel	City Attorney

With

Member Ron Holland absent with notice.

CALL TO ORDER

Chairman Clark called the meeting to order at 6:00 p.m.

INVOCATION

Mr. Hearne gave the invocation.

APPROVAL OF MINUTES

1. Minutes of regular meeting of July 11, 2016

Mr. Boese made a motion to approve the minutes of the meeting of July 11, 2016 as written. Ms. Ivey seconded the motion with all members present voting aye.

Chairman Clark announced that a change of order had been suggested. Mr. Hearne made a motion to move Unfinished Business to follow New Business. Ms. McCauley seconded with the following vote:

AYES:	Hearne, Ivey, Boese, McCauley, Molina
NAYS:	None
ABSENT:	Holland
ABSTAIN:	Clark

PUBLIC HEARING

Planning and Zoning Case 16-06 Request for a Specific Use Permit (SUP) for Watauga Automotive, an existing Auto, repair garage business for an expansion of 2,400 SF at 5757 Watauga Road, legally described as Block 6, Lot 8 of the I. J. Schellinger Subdivision; located near the northwest corner of Watauga Road and Patsy Lane. The property is zoned C-Commercial. Michael Brown and Donna L. Wagner, owners and Thomas Hoover Engineering, is the applicant.

Chairman Clark opened the public hearing at 6:02 p.m.

Ms. Reyff, Planning and Development Manager, explained the application and the staff report.

Mr. Tom Hoover with Thomas Hoover Engineering was present for questions.

There being no public comment received, Chairman Clark closed the public hearing at 6:08 p.m.

NEW BUSINESS

- 1. Consideration and action on Planning and Zoning Case 16-06:** Request for a Specific Use Permit (SUP) for Watauga Automotive, an existing Auto, repair garage business for an expansion of 2,400 SF at 5757 Watauga Road, legally described as Block 6, Lot 8 of the I. J. Schellinger Subdivision; located near the northwest corner of Watauga Road and Patsy Lane. The property is zoned C-Commercial. Michael Brown and Donna L. Wagner, owners and Thomas Hoover Engineering, is the applicant.

After discussion, Ms. Ivey motioned to recommend approval of Planning & Zoning Case 16-06 for a Specific Use Permit (SUP) for an expansion of 2,400 SF at 5757 Watauga Road, legally described as Block 6, Lot 8 of the I. J. Schellinger Subdivision. Mr. Hearne seconded with all present voting aye.

AYES: Hearne, Ivey, Boese, McCauley, Molina
NAYS: None
ABSENT: Holland
ABSTAIN: Clark

UNFINISHED BUSINESS

- 1. Consideration and action on Planning and Zoning Case 16-08:** Amending the Zoning Ordinance, Chapter 115, City of Watauga Code of Ordinances, Section 115-117-Landscape Regulations, (b) Landscaping standards for one- and two-family dwellings, (2) Right-of-way, a., 2, permitting landowners to plant shrubbery, trees, or ornamental trees in the public right-of-way.

After discussion, Chairman Clark suggested voting on each of the options.

Ms. McCauley made a motion to eliminate Option 1. Ms. Ivy seconded with the following vote:

AYES: Hearne, Ivey, Boese, McCauley, Molina
NAYS: None
ABSENT: Holland
ABSTAIN: Clark

Ms. McCauley made a motion to eliminate Option 4. Mr. Hearne seconded with the following vote:

AYES: Hearne, Ivey, Boese, McCauley
NAYS: Molina
ABSENT: Holland
ABSTAIN: Clark

Ms. McCauley made a motion to select Option 3, which allows for no new trees within the right-of-way, update visibility triangle in the right-of way language, move landscaping maintenance to property maintenance section of Code of Ordinances, with attention to dead/dying plantings. Mr. Hearne seconded and the motion carried with the following vote:

AYES: Hearne, Ivey, McCauley
NAYS: Molina, Boese
ABSENT: Holland
ABSTAIN: Clark

2. Discussion and Action on selection of Planning and Zoning Officers

a) Chairperson

Mr. Hearne made a motion to appoint Larry Clark as Chairperson. Ms. Ivey seconded the motion with all members present voting aye.

b) Vice-Chairperson

Ms. Ivey made a motion to appoint Brad Hearne as Vice-Chairperson. Ms. McCauley seconded the motion with all members present voting aye.

c) Secretary

Ms. Ivey made a motion to appoint Sergio Molina as Secretary. Mr. Hearne seconded the motion with all members present voting aye.

ADJOURNMENT

With there being no further business to discuss, Chairman Clark adjourned the meeting at 7:21 p.m.

APPROVED: this the 4 day of OCTOBER, 2016.

SIGNED: this the 4 day of OCTOBER, 2016.

APPROVED: 
Larry Clark, Chairperson

ATTEST: 
Sergio Molina, Secretary