



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, JULY 17, 2019
6:30 PM

CALL TO ORDER

INVOCATION

APPROVAL OF MINUTES

1. Consideration of May 22, 2019 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes.

PUBLIC HEARING

1. Planning and Zoning Case P-19-02: Consider an application for a Final Plat of 5705 North Park Drive, Lots 2R-1 and 2R-2, Block 2 , Northpark Village Addition of the J. Condra Survey Abstract No. 309, located on the north side of North Park Drive west of Whitley Road and east of Denton Highway. The 1.65 acre lot, zoned GB (General Business), is proposed to be subdivided into 2 lots for future development. Pearson-Tyler II Inc., owner/applicant.
 - a. Open Public Hearing - allow for staff comments
 - b. Public Comments
 - c. Close Public Hearing
2. Planning and Zoning Case SUP-19-04: Request for Specific Use Permit to operate a Residential Child Care business in the home at 5237 Cedar View Court, Block 6 Lot 4 of the Parkside Addition - Pursuant to the Watauga Code of Ordinances, Article III, Section 22-80. The homeowner and applicant is Ms. Alicia Grant.
 - a. Open Public Hearing - allow for staff comments
 - b. Public Comments
 - c. Close Public Hearing

Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

NEW BUSINESS

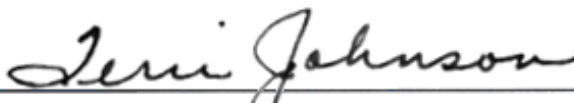
1. Discussion and action on Planning and Zoning Case No. SUP-19-04: Request for a Specific Use Permit to operate a Residential Child Care business in the home at 5237 Cedar View Court, Block 6 Lot 4 of the Parkside Addition - Pursuant to the Watauga Code of Ordinances, Article III, Section 22-80. The homeowner and applicant is Ms. Alicia Grant.
2. Discussion and action on Planning and Zoning Case No. P-19-02: Proposed Final Plat of 5705 North Park Drive, Lots 2R-1 and 2R-2, Block 2 , Northpark Village Addition of the J. Condra Survey Abstract No. 309, located on the north side of North Park Drive west of Whitley Road and east of Denton Highway. The 1.65 acre lot, zoned GB (General Business), is proposed to be subdivided into 2 lots for future development. Pearson-Tyler II, Inc., owner/applicant.
3. Report on Comprehensive Plan Update and Timeline by Planning & Zoning Liaison.

ADJOURNMENT

NOTICE

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (817) 514-5825, OR FAX (817) 514-3625 FOR FURTHER INFORMATION.

I, Terri Johnson, Interim City Secretary for the City of Watauga, hereby certify that this agenda was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on Friday, July 12, 2019, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.


Terri Johnson, Interim City Secretary





AGENDA MEMORANDUM

DATE: June 14, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Consideration of May 22, 2019 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes.

BACKGROUND/INFORMATION:

This item contains Meeting Minutes Draft for Planning and Zoning review and approval

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the Planning and Zoning Commission review and take action on the item presented.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. MAY 22, 2019

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works
Andrea Gardner, City Manager
Approved as to form for inclusion on Agenda

Approved - 7/9/2019
Approved - 7/12/2019
Final Approval - 7/12/2019



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, MAY 22, 2019
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

Cristy McCauley	Secretary
Robert Martinez-Merlo	Member
Kay Ivey	Member
Karen Isbell	Member
Jeremy Blain	Member

And

Randy Richards	Building Official
Jeannette Garcia	Planning and Zoning Coordinator
Mark Taylor	Council Liaison

With

Chairperson, Larry Clark absent with notice.
Vice-Chairperson, Ron Holland absent with notice.

CALL TO ORDER

Interim Chairperson Cristy McCauley called the meeting to order at 6:30 p.m.

INVOCATION

Interim Chairperson Cristy McCauley gave the invocation.

ROLL CALL

APPROVAL OF MINUTES

1. Consideration of April 23, 2019 Special Meeting of the Watauga Planning and Zoning Commission Meeting Minutes

Member Karen Isbell made a motion to approve the minutes of the meeting of April 23, 2019 as written. Member Kay Ivey seconded the motion with all members present voting aye.

PUBLIC HEARING

1. Planning and Zoning Case SUP-19-03: Request for a Specific Use Permit (SUP) for an automated express car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the

west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant.

a. Open Public Hearing - allow for staff comments

Interim Chairperson Cristy McCauley recessed the meeting and opened the public hearing at 6:32 p.m.

Building Official Randy Richards presented a summary on behalf of staff. Mr. Richards then introduced Mr. Christopher Bonilla, agent presenting on behalf of applicant, Paul Moon.

b. Public Comments - None

c. Close Public Hearing

Interim Chairperson Cristy McCauley closed public hearing SUP-19-03 and opened public hearing P-19-01 at 6:36 p.m.

2. Planning and Zoning Case P-19-01: Consider an application for a Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being a replat of Lot 1, Block 6 Indian Springs Addition, and situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, located at the northwest corner of Starnes Road and Indian Springs Road. The 1.864 acre lot, zoned SF6 (Single Family), is proposed to be subdivided by this re-plat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant

a. Open Public Hearing - allow for staff comments

Building Official Randy Richards presented a brief summary on behalf of staff. Questions from the Commissioners were directed to Mr. Chaucer Chern, on behalf of Mr. Wong.

b. Public Comments

Interim Chairperson Cristy McCauley called those requesting to speak to come forward.

Colleen Mulkey, 6405 Westridge

c. Close Public Hearing

Interim Chairperson Cristy McCauley closed public hearing P-19-01 and opened public hearing ORD-19-01 at 6:42 p.m.

3. Planning and Zoning Case ORD-19-01: Consider amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code; amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the multifamily (MF), General Business (GB) and Commercial (C) zoning districts only and the addition to Subsection 115-85 (c) concerning off-street parking requirements and fire safety regulations.

a. Open Public Hearing - allow for staff comments

Building Official Randy Richards presented a brief summary and explanation of ordinance revisions on behalf of staff.

b. Public Comments

Interim Chairperson Cristy McCauley called those requesting to speak to come forward. Council Liaison Mark Taylor made note to explain the eliminating of the use not being allowed in SF-6 (Single Family)

c. Close Public Hearing

Interim Chairperson Cristy McCauley closed public hearing ORD-19-01 and reconvened the meeting at 6:50 p.m.

NEW BUSINESS

1. Discussion and action on Planning and Zoning Case No. SUP-19-03: Request for a Specific Use Permit (SUP) for an automated car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant.

Member Karen Isbell made a motion to accept the item as presented. Member Kay Ivey seconded the motion, which passed as follows:

AYES: Martinez-Merlo, Ivey, Isbell, Blain, McCauley
NAYS: None
ABSENT: Clark, Holland
ABSTAIN: None

- 2 Discussion and action on Planning and Zoning Case No. P-19-01: Proposed Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being a replat of Lot 1, Block 6 Indian Springs Addition, and situated in the Mansel W. Wilmeth Survey, Abstract No. 1621. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided by this replat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.

Member Robert Martinez-Merlo made a motion to accept the agenda item as presented. Member Kay Ivey seconded the motion, which passed as follows:

AYES: Martinez-Merlo, Ivey, Isbell, Blain, McCauley
NAYS: None
ABSENT: Clark, Holland
ABSTAIN: None

3. Discussion and action on Planning and Zoning Case No. ORD-19-01: Recommendation for amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code, amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the Multifamily (MF), General Business (GB) and Commercial (C) zoning districts only, and the addition of special conditions to

Subsection 115-85 (c) concerning off-street parking requirements and fire safety regulations.

Member Jeremy Blain made a motion to accept the agenda item as presented. Member Robert Martinez-Merlo seconded the motion, which passed as follows:

AYES: Martinez-Merlo, Ivey, Isbell, Blain, McCauley
NAYS: None
ABSENT: Clark, Holland
ABSTAIN: None

ADJOURNMENT

Interim Chairperson Cristy McCauley advised the recommendations to the City Council will be submitted as approved for all cases.

With there being no further business to discuss, Interim Chairperson Cristy McCauley adjourned the meeting at 6:54 p.m.

APPROVED: this the _____ day of _____, 2019.

SIGNED: this the _____ day of _____, 2019.

APPROVED: _____
Larry Clark, Chairperson

ATTEST: _____
Cristy McCauley, Secretary



AGENDA MEMORANDUM

DATE: June 25, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Planning and Zoning Case P-19-02: Consider an application for a Final Plat of 5705 North Park Drive, Lots 2R-1 and 2R-2, Block 2 , Northpark Village Addition of the J. Condra Survey Abstract No. 309, located on the north side of North Park Drive west of Whitley Road and east of Denton Highway. The 1.65 acre lot, zoned GB (General Business), is proposed to be subdivided into 2 lots for future development. Pearson-Tyler II Inc., owner/applicant.

- a. Open Public Hearing - allow for staff comments
- b. Public Comments
- c. Close Public Hearing

BACKGROUND/INFORMATION:

The Public Hearing notice for Planning and Zoning Case No. P-19-02 was duly posted at City Hall and published in the Fort Worth Star Telegram June 28, 2019 by the City Secretary's Office.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend allowing for citizen participation as published and posted.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works
Andrea Gardner, City Manager

Approved - 7/9/2019
Approved - 7/12/2019
Final Approval - 7/12/2019



AGENDA MEMORANDUM

Approved as to form for inclusion on Agenda



AGENDA MEMORANDUM

DATE: June 14, 2019

TO: Honorable City Council Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

THROUGH: Andrea Gardner, City Manager

SUBJECT: Planning and Zoning Case SUP-19-04: Request for Specific Use Permit to operate a Residential Child Care business in the home at 5237 Cedar View Court, Block 6 Lot 4 of the Parkside Addition - Pursuant to the Watauga Code of Ordinances, Article III, Section 22-80. The homeowner and applicant is Ms. Alicia Grant.

- a. Open Public Hearing - allow for staff comments
- b. Public Comments
- c. Close Public Hearing

BACKGROUND/INFORMATION:

The Public Hearing Notice for Planning and Zoning Case No. SUP-19-04 was duly posted at City Hall and published in the Fort Worth Star Telegram June 28, 2019 by the City Secretary's Office.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend allowing for citizen participation as published and posted.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works
Andrea Gardner, City Manager

Approved - 7/9/2019
Approved - 7/12/2019
Final Approval - 7/12/2019



AGENDA MEMORANDUM

Approved as to form for inclusion on Agenda



AGENDA MEMORANDUM

DATE: June 21, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Discussion and action on Planning and Zoning Case No. SUP-19-04: Request for a Specific Use Permit to operate a Residential Child Care business in the home at 5237 Cedar View Court, Block 6 Lot 4 of the Parkside Addition - Pursuant to the Watauga Code of Ordinances, Article III, Section 22-80. The homeowner and applicant is Ms. Alicia Grant.

BACKGROUND/INFORMATION:

This is a request for a Specific Use Permit to operate a Residential Child Care business in the home at 5237 Cedar View Court, Block 6 Lot 4 of the Parkside Addition - Pursuant to the Watauga Code of Ordinances, Article III, Section 22-80.

Inspections were completed and passed by Building Inspector, Scott Pitman and Fire Marshall, Brain Hatfield. The results are attached for your review,

The homeowner and applicant is Ms. Alicia Grant. Upon opening of the in-home daycare, she will begin operations with her three children - a son, 6 months old and two school-age daughters, ages 9 and 12. Eventually, she would like to have two children under 18 months (one being her infant son), four children between the ages of 18 months to four years of age and her two daughters as her school age children.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the Planning and Zoning Commission consider the comments received during the public hearing and make a final report on the SUP request for City Council consideration during the August 12, 2019 City Council Meeting.



AGENDA MEMORANDUM

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Application for Child Care Registration
2. Alicia Grant-State Child Care License
3. Building Inspector Inspection Report
4. Fire Marshal Occupancy Report
5. P&Z NOTICE OF PUBLIC HEARING
6. Property Owners within 200 ft.
7. 200 ft Public Hearing Notice mailed

REVIEWED BY:

Randy Richards, Building Official

Paul Hackleman, P.E., CFM, Director of Public Works

Andrea Gardner, City Manager

Approved as to form for inclusion on Agenda

Approved - 7/11/2019

Approved - 7/12/2019

Final Approval - 7/12/2019



CITY OF WATAUGA

APPLICATION FOR CHILD CARE REGISTRATION

☒ RESIDENTIAL CHILD CARE - \$75.00

☐ COMMERCIAL DISTRICT - \$100.00

1. LOCATION: 5237 Cedar View Ct Watauga TX 76137
2. NAME OF BUSINESS: Buggybear Day care
3. NATURE OF BUSINESS: Daycare
4. NAME OF OWNER: Alicia Grant
5. ADDRESS OF OWNER: 5237 Cedar View Ct Watauga TX 76137
6. TELEPHONE NUMBER: (817) 874-4536
7. EMAIL ADDRESS: buggybeardaycare@gmail.com
8. EMERGENCY NAME OTHER THAN LISTED:
NAME: Jacob Grant
ADDRESS: 5237 Cedar View Ct Watauga TX 76137
PHONE: (1082) 552-4524
9. NUMBER OF CHILDREN: (OTHER THAN YOUR OWN) 12
10. AGES OF CHILDREN: 10 weeks - 14 years
11. HOURS OF OPERATION: 10:00 am - 5:30 pm

I HAVE READ AND RECEIVED ALL REQUIREMENTS. I COMPLY WITH ALL TEXAS STATE RULES, REGULATIONS, AND LICENSE REQUIREMENTS. I HAVE SUBMITTED A COPY OF MY STATE REGISTRATION CERTIFICATE.

Alicia Grant
SIGNATURE OF APPLICANT

06.10.19
DATE

PAID: \$ 75.00 RECEIPT #: 19-01624 DATE RECEIVED: 6/10/2019

RECEIVED BY: J. Garcia

CHILD CARE LICENSING

This is to certify:

Alicia Grant

5237 CEDAR VIEW CT
WATAUGA, TX 76137 -4798

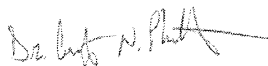
has been issued a registration to operate as a
Registered Child-Care Home
Under the provisions of Chapter 42, Human Resources Code.

Conditions and Restrictions :

*Maximum Capacity: 12

Permit Number: 1688357

Issuance Date: May 21, 2019



Dr. Courtney N. Phillips, Executive Commissioner

Attention:

- . This permit must be posted in a prominent place on premises where parents and others may see it during operating hours.
- . This permit is non-transferable and shall remain in effect until it expires, the Texas Health and Human Services Commission revokes or suspends it, or the Holder surrenders it.

Parents:

To verify the status of this permit or to check the compliance history, please call your local licensing office or visit www.txchildcaresearch.org.

CITY OF WATAUGA
RENTAL PROPERTY INSPECTION REPORT
Public Works Department
(817)514-5839 or (817)514-5843

Residential Child Care

Address: 5237 Cedar View Court

Date: 5/23/19

Inspector: Pitman

Is location occupied during inspection? ☐ Yes ☐ No ☒ Early Move-In

EXTERIOR

- | | | |
|--|--|---|
| 1. ☐ Accessory structures need repair | 13. ☐ Electrical riser loose or unsecured | 25. ☐ Patio cover needs repair |
| 2. ☐ Address not posted | 14. ☐ Exterior plugs need to be GFCI type | 26. ☐ Refrigerator illegally stored or discarded on premise |
| 3. ☐ Brick or wall material damaged | 15. ☐ Fence/gate needs repair | 27. ☐ Rodent Harborage must be disposed of |
| 4. ☐ Broken or missing doors | 16. ☐ Foundation walls need repair | 28. ☐ Roof drains need repair |
| 5. ☐ Broken or missing windows | 17. ☐ Hazardous pool/spa conditions | 29. ☐ Roof defects need repair |
| 6. ☐ Carport needs repair | 18. ☐ Improper electrical disconnects | 30. ☐ Stairways, decks, porch, or balcony needs repair |
| 7. ☐ Chimney cover missing | 19. ☐ Improper structural conditions | 31. ☐ Unsanitary conditions |
| 8. ☐ Defacement of property | 20. ☐ Inoperative vehicle / recreation vehicle stored at location | 32. ☐ Vacuum breaker(s) needed |
| 9. ☐ Door locks broken or missing | 21. ☐ Missing cleanout lid(s) | 33. ☐ Walls, doors or exterior surfaces need paint or weather protection |
| 10. ☐ Driveway/parking area needs repair | 22. ☐ Need double check valve assembly | |
| 11. ☐ Eave or fascia material rotted / rusted | 23. ☐ Need gas pressure test | |
| 12. ☐ Electric meter base damaged | 24. ☐ Overhang extensions need repair | |

INTERIOR

Building

- 35. ☐ Doors broken or missing
- 36. ☐ Holes in ceiling, walls or floor need repair
- 37. ☐ Improper stairway or handrail conditions
- 38. ☐ Improper structural conditions
- 39. ☐ Unsanitary conditions

Plumbing

- 47. ☐ Double check valve assembly needed
- 48. ☐ Improper gas cutoff valve
- 49. ☐ Improper gas lines
- 50. ☐ Improper toilet ball cock assembly

Electrical

- 40. ☐ GFCI outlet(s) needed
- 41. ☐ Hazardous lighting conditions
- 42. ☐ Hazardous wiring conditions
- 43. ☐ Improper use of extension cords
- 44. ☐ Improperly sized breakers
- 45. ☐ Missing panel blanks
- 46. ☐ Panel circuits not properly labeled

Mechanical

- 51. ☐ Exhaust fan needs repair
- 52. ☐ Furnace conditions need repair
- 53. ☐ Improper duct conditions
- 54. ☐ Improper equipment location
- 55. ☐ Improper gas venting of appliance / equipment
- 56. ☐ Smoke detector(s) missing or need repair

Inspection: ☒ has passed-Tenant Release

☐ failed; please see below

All systems are in compliance

Inspector Signature

☐ 30 Day Release –must be re-inspected within 15 days

☐ Permanent Release – must be re-inspected within 45 days

Re-Inspection fee required if checked: ☐ \$25.00

☐ \$50.00

☐ \$75.00

The re-inspection fee must be paid due to two or more previously failed inspections.

* = Additional permit(s) required



Watauga Fire Department

Occupancy: **Miss Alicia's Day Care**

Occupancy ID: **580**

Address: **5237 Cedarview CT**

Watauga TX 76148

Inspection Type: **Certificate of Occupancy Inspection**

Inspection Date: **4/22/2019**

By: **Hatfield, Brian (407)**

Time In: **10:01**

Time Out: **10:01**

Authorized Date: **Not Author**

By:

Form: Residential Daycare

Next Inspection Date: **No Inspection Scheduled**

Inspection Description:

Residential Daycare Inspection Form

Inspection Topics:

Exterior

Is Address Visible from street or roadway

IFC Section 505.1 - Address Numbers to be minimum four inches high and half inch stroke with contrasting background plainly visible and legible from street or road fronting the property.

Status: PASS

Notes:

Exterior of building is Free of accumulation of trash & grass and other vegetation is well maintained.

Excess trash/rubbish - section 304.1.1 - accumulation of waste of any kind shall not be permitted to remain on a roof or in any court, yard, vacant lot, alley, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreational vehicle or other similar structure Excessive grass/weeds - section 304.1.2 - weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises.

Status: PASS

Notes:

General Fire hazards

No excessive Dust and/or Trash accumulation within property

IFC section 304.1- Waste accumulation prohibited. Combustible waste material (including dust) creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises

Status: PASS

Notes:

No excessive wall decorations. Wall decorations are of approved materials.

IFC Chapter 8 Interior finish, decorative materials and furnishings. Excessive decorations or inappropriate materials promote flame spread.

Status: PASS

Notes:

No missing/broken/displaced Fire Resistive Ceiling tiles. No decoration hanging from ceiling tile

IFC section 703.1- The required fire resistance rating of fire resistance rated construction (including walls, fire stops, shaft enclosures, partitions and floors) shall be maintained, properly restored, repaired or replaced if damaged, altered or breached. IFC section 703.3- The hanging and displaying of salable goods and other decorative materials from ceiling systems that are part of a fire resistance rated floor/ceiling or roof/ceiling assembly, shall be prohibited.

Status: PASS

Notes:

No open flames or candles for decoration/worship/cooking

IFC section 105.6.33 – An operational permit is required to use open flames or candles in connection with assembly areas, dining areas of restaurants or drinking establishments. IFC section 308.3- A person shall not utilize or allow to be utilized an open flame in connection with a public meeting or gathering for purposes of deliberation, worship, entertainment, amusement, instruction, education, recreation, awaiting transportation or similar purpose in assembly or educational occupancies without first obtaining a permit. IFC section 804.3- Candles and open flames not shall not be used on or near decorative vegetation.

Status: PASS

Notes:

Proper use of heat producing appliances

IFC section 605.7 - Electrical Appliances and Fixtures shall be tested and listed in published reports of inspected electrical equipment by an approved agency and installed in accordance with all instructions included as part of such listing.

Status: PASS

Notes:

Emergency Evacuation plan is prepared/maintained and keep on file

(IFC Section 404, TDFPS Subchapter W, Fire Safety and Emergency Practices, Division 2, Emergency Evacuation and Relocation) a. Required to be on file and maintained. b. Complete safety and evacuation plan reviewed annually and updated as needed c. Complete plan available for review by the fire code official upon request. d. Evacuation diagram is not required to be posted, but one must be available if a substitute caregiver is assigned.

Status: PASS

Notes:

Storage is clean and orderly. Keep to a minimum of 2-feet below ceiling and 18-inches below sprinkler heads

IFC Section 315 - Excessive storage can casue fire to spread from one are to another, and can prevent sprinkler heads from functioning as designed

Status: PASS

Notes:

Fire Resistive/Rated Construction are intact and and in good repair

IFC Section 703 Fire Resistive Construction shall be maintained and in good repair.

Status: PASS

Notes:

Gas fueled appliances are properly vented. CO Detector is present on each level of the home

Proper venting is required per the IBC and IFC Carbon Monoxide Detector required if Gas is present within the structure. May be hardwired or battery operated

Status: PASS

Notes:

Egress**At least two exits are required, and must be located in distant parts of the home.**

Section 1014 Exit and Exit Access requires at least two means of egress remote from each other for all R occupancies.

Status: PASS

Notes:

All Exit Doors open fully and path of egress is uninterrupted. Must be able to immediately open door used as an exit

IFC section 1008.1.8 - doors shall be readily open able from the egress side without the use of a key or special knowledge or effort.

Status: PASS

Notes:

Exit pathways & proper isle widths are maintained thruout the building. No exiting through kitchen, storage, or hazardous areas will be permitted

IFC section 1003.6 - path of egress shall not be interrupted by any building element other than means of egress components as specified in the accompanying chapter of the IFC. Obstructions shall not be placed in the required width of a means of egress except projections as permitted by the accompanying chapter of the IFC.

Status: PASS

Notes:

Emergency lighting is installed and properly maintained along all paths of egress

Mal-/Non-Functioning Emergency Lighting - IFC section 1006.3 - power for means of egress illumination shall normally be provided by the premise's electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate exit access corridors, interior exit discharge elements and the portion of the exterior exit discharge doorways in buildings required to have two or more exits. Emergency power should provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator.

Status: PASS

Notes:

Electrical

All electrical wiring is properly installed and in good repair.

Hazardous Outlet(s) - section 605.1 - identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the code official responsible for enforcement of the ICC electrical code. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. Improper wiring - section 605.6 - open-wiring splices (frayed or otherwise damaged or inappropriate) shall be prohibited. Exposed junction box - section 605.6 - approved covers shall be provided for all switch and electrical outlet boxes. Open junction boxes shall be prohibited.

Status: PASS

Notes:

Extension cords are not substituted for permanent wiring, and are being properly used where permitted.

Extension cord(s) - section 605.5 - extension cords shall not be substituted for permanent wiring. Extension cords shall not be affixed to structure, extend through walls, under doors, through ceiling spaces or under floor coverings. Extension cords shall be used only with portable appliances.

Status: PASS

Notes:

Electrical outlets are not overloaded, and have covers to prevent access to children under age 5

Overloaded Outlet(s) - section 605.4 - multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the ICC electrical code shall be prohibited. Texas Department of Family and Protective Services requirement

Status: PASS

Notes:

Electrical panel is unobstructed and is properly labeled.

IFC section 605.3 - a working space of not less than 30 inches in width and 36 inches in depth and 78 inches in heights shall be provided in front of electrical service panels. Where the service panel is dimensionally larger than previously stated, the space provided shall not be smaller than the panel. IFC section 605.3.1 - the circuit originating on a switchboard or panel board shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident

Status: PASS

Notes:

Fire Extinguishers

Has a Fire Extinguisher located within 75-foot travel distance of all areas of the structure. Minimum rating for extinguisher is (2A-10BC)

Inappropriate/No Extinguisher - IFC section 906 - Portable extinguishers shall be installed in the following locations: In all Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies, within 30 feet of commercial cooking equipment, in areas where flammable or combustible liquids are stored, used or dispensed, as listed in table 906.1 and any special hazard areas where required by the fire code official. For occupancies that involve primarily Class A fire hazards the minimum size and distribution shall comply with table 906.3(1) which states maximum travel distance to extinguisher to be 75 feet. For occupancies involving flammable or combustible liquids with depths of less than or equal to 0.25 inch shall have the minimum size and distribution to comply with table 906.3(2)

Status: PASS

Notes:

Fire Extinguishers have been inspected annually by State Certified Fire Extinguisher company

Expired/No Inspection - IFC section 906.2 - Fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Status: PASS

Notes:

Smoke Detectors

Smoke Detectors are required in all rooms used by children, including bedrooms, playrooms and other common areas. Detectors are required to be hardwired if no commercial fire alarm is present

Local amendments to the 2003 IFC allow Residential In-Home Daycares who care of 12 or fewer children (5 or fewer who are less than 2 1/2 years of age) to utilize interconnected smoke detectors installed in all habitable rooms in lieu of a Commercially Installed Automatic Fire Alarm System.

Status: PASS

Notes:

Other Hazards

Childcare is only allowed on the main level of the home.

Child care on any level of the home other than the main level will cause the home to have to meet the requirements of a I-4 occupancy which includes automatic sprinkler systems, and commercial alarm systems.

Status: PASS

Notes:

No more than 5 children ages 2 1/2 or younger are present in the home.

More than 5 children ages 2 1/2 or younger would make this occupancy be classified as an I-4 Daycare Occupancy under the 2003 IFC; thus requiring the occupancy to be equipped with a Sprinkler System, Full Automatic Commercial Alarm System, and many other advanced requirements.

Status: PASS

Notes:

Water heater pressure relief valve is present and functions properly

All water heaters must be equipped with pressure relief valves.

Status: PASS

Notes:

State child care license is displayed and is current and occupant load is not exceeded.

Texas Child care license is required to be displayed at all times. Number of children allowed to be cared for is present on license.

Status: PASS

Notes:

Emergency Evacuation Drills have been completed as required, and proper documentation is kept on file

Emergency Evacuation Drills (TDFPS Subchapter W, Fire Safety and Emergency Practices, Division 2, Emergency Evacuation and Relocation) a. Monthly fire drill must be conducted b. Severe weather drill must be conducted every six months.

Status: PASS

Notes:

Any Other hazards not otherwise listed

Other Hazards

Status: PASS

Notes:

Additional Time Spent on Inspection:

Category

Start Date / Time

End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 0 minutes

Total Time: 0 minutes

Summary:

Overall Result: Passed

Inspector Notes:

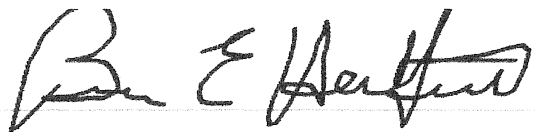
Inspector:

Name: Hatfield, Brian

Rank: Battalion Chief

Work Phone(s): 817-514-5880

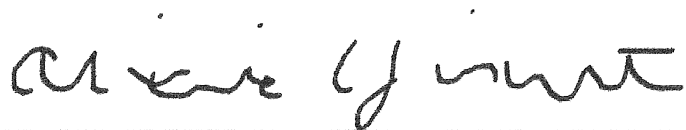
Email(s): bhatfield@cowtx.org, fredclif@aol.com Hatfield, Brian:



Signed on: 04/22/2019 10:07

Representative Signature:

Signature of: Alicia on 04/22/2019 10:08





NOTICE OF PUBLIC HEARING

PLANNING AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
JULY 17, 2019
6:30 P.M.

Notice is hereby given of public hearings to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Wednesday, July 17, 2019 at 6:30 p.m. during the regular Planning and Zoning meeting, for the purpose of hearing the following cases:

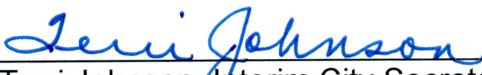
Planning and Zoning Case SUP-19-04: Request for a Specific Use Permit to operate a Residential Child Care business in the home at 5237 Cedar View Court, Block 6 Lot 4 of the Parkside Addition – Pursuant to the Watauga Code of Ordinances, Article 4.1300, Section 4.1301 and Section 4.1302, that requires among other things, State registration as described in Section 42.052 of Chapter 42 of the Texas Human Resources Code. The applicant and homeowner is Alicia Grant.

Planning and Zoning Case P-19-02: Consider an application for a Final Plat of 5705 North Park Drive, Lots 2R-1 and 2R-2, Block 2, Northpark Village Addition of the J. Condra Survey Abstract Number 309, located on the north side of North Park Drive west of Whitley Road and east of Denton Highway. The 1.65 acre lot, zoned GB (General Business), is proposed to be subdivided into 2 lots for future development. Pearson-Tyler II Inc., owner/ applicant.

Published on Friday, June 28, 2019, in the Star Telegram, Legal Notices Section.

I, Terri Johnson, Interim City Secretary for the City of Watauga, Texas, hereby certify that this notice was posted on the official bulletin board at City Hall, 7105 Whitley Road, Watauga, Texas, on Friday, June 28, 2019 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.




Terri Johnson, Interim City Secretary



I, Alicia Grant, am a registered home child care giver with the State of Texas. I live at 5237 Cedar View Ct. It has come to my attention that, as a resident of Watauga, I must register with the City as a child care provider according to the City Code of Ordinances.

All property owners within 200 feet of my property that are affected are requested to provide their signatures, addresses and comments below. All property owners will also receive, by mail from the City of Watauga, notice of public hearings held at City Hall located at 7105 Whitley Road, Watauga, TX. All concerned citizens are invited to attend and ask questions of voice opinions concerning this case.

SIGNATURE	ADDRESS	COMMENT
	5305 Cedar View Ct.	No Comment Approved
	Cedar View Trl.	No Objection
	5224 Cedar View Ct.	No Comment Approved
	5225 Cedar View Ct.	Stay with me help her stay with baby
	5228 Cedar View Ct	Watauga Approved
	5309 Cedar View Ct	Watauga Approved
	6744 Bison Tr. Watauga	7-13-07 Approved
	5301 Cedar View Ct	Approved
	6741 Bison Trl	APPROVED
	5233 Cedar View Ct.	Approved
	5228 Yampa Trl.	Approve.
	5300 Yampa Trail	Approve
	5304 Yampa Tr.	Approve

**Owners within 200 feet
of Subject Property-5237 Cedar View Ct.**

Owner	Owner_Address	Owner_City State	Owner_Zip	Situs_Address
City of Watauga	7105 Whitley Rd	Watauga TX	76148	5237 Yampa Trl
City of Watauga	7105 Whitley Rd	Watauga TX	76148	5224 Yampa Trl
Kramm, James W & Wendy K	5228 Yampa Trl	Fort Worth TX	76137-4799	5228 Yampa Trl
Majak, Yak M & Musu	5232 Yampa Trl	Fort Worth TX	76137-4799	5232 Yampa Trl
Sien, Then & Sokubthea San	5236 Yampa Trl	Fort Worth TX	76137-4799	5236 Yampa Trl
HPA Texas Sub 2018-1 MS LLC	180 N Stetson Ave Ste 3650	Chicago IL	60601	5300 Yampa Trl
Brown, Jeffery G	5304 Yampa Trl	Fort Worth TX	76137-6719	5304 Yampa Trl
Do, Anh T	5309 Cedar View Ct	Fort Worth TX	76137	5309 Cedar View Ct
Horton, Craig M & Michele M	217 Huffman Blf	Keller, TX	76248-3696	5305 Cedar View Ct
LEWTEX Properties LLC	PO Box 22	Haslet TX	76052	5301 Cedar View Ct
Grant, Jacob A & Alicia M	5237 Cedar View Ct	Fort Worth TX	76137	5237 Cedar View Ct
Talley, Jason M & Tara M	5233 Cedar View Ct	Fort Worth TX	76137	5233 Cedar View Ct
Acharya, Subodh K & Kaele, Priti K	5229 Cedar View Ct	Watauga TX	76137	5229 Cedar View Ct
Long, Paula	5225 Cedar View Ct	Fort Worth TX	76137-4798	5225 Cedar View Ct
Luong, Thanh	5224 Cedar View Ct	Fort Worth TX	76137-4798	5224 Cedar View Ct
Garcia, Luis	5228 Cedar View Ct	Watauga TX	76137	5228 Cedar View Ct
Tran, Loan T	6745 Bison Trl	Watauga TX	76148	6745 Bison Trl
Tran, Tham Thi	6741 Bison Trl	Watauga TX	76137-6701	6741 Bison Trl
Tran, Thang Q	3305 Bans Crown Blvd	Lewisville, TX	75056	6741 Bison Trl
Sanders, Donna J	6740 Bison Trl	Watauga TX	76137-6703	6740 Bison Trl
Robinson, William B	6744 Bison Trl	Fort Worth TX	76137-6703	6744 Bison Trl
Taulton, Min	6745 Cedar View Trl	Watauga TX	76137-4796	6745 Cedar View Trl



Public Hearing Notice – Specific Use Permit

June 26, 2019

Dear Property Owner/Resident:

The Planning and Zoning Commission will hold a public hearing to consider a request for specific use permit application at their meeting on July 17, 2019 at 6:30 p.m. in the Council Chamber at Watauga City Hall, 7105 Whitley Road. The City Council will hold a public hearing at their meeting on August 12, 2019 at 6:30 p.m. in the Council Chamber at Watauga City Hall, 7105 Whitley Road.

Planning and Zoning Case SUP-19-04: Request for a Specific Use Permit to operate a Residential Child Care business in the home at 5237 Cedar View Court, Block 6 Lot 4 of the Parkside Addition – Pursuant to the Watauga Code of Ordinances, Article III, Section 22-80, that requires among other things, State registration as described in Section 42.052 of Chapter 42 of the Texas Human Resources Code. The applicant and homeowner is Alicia Grant.

In accordance with State law, you are receiving this notice due to public records available through Tarrant Appraisal District reflect you are the owner(s) of property within two hundred (200) feet of the subject property. A site map is attached for your information.

If you are interested, you are invited to attend these meetings. If you cannot attend these meetings and wish to provide written comments or documentation to the Commission, please return your information on the attached response form.

If you have any questions, please contact me at 817-514-5827 or e-mail igarcia@wataugatx.org.

Sincerely,

A handwritten signature in blue ink that reads 'Jeannette Garcia'.

Jeannette Garcia
Planning and Zoning Coordinator

City of Watauga
Development Services
7800 Virgil R. Anthony Sr. Blvd.
Watauga, TX 76148
<http://www.wataugatx.org>

To: City of Watauga, Texas

From: _____

(Address of Your Property that Could Be Impacted by this Request)

RE: **Planning and Zoning Case SUP-19-04:** Request for a Specific Use Permit to operate a Residential Child Care business in the home at 5237 Cedar View Court, Block 6 Lot 4 of the Parkside Addition – Pursuant to the Watauga Code of Ordinances, Article III, Section 22-80, that requires among other things, State registration as described in Section 42.052 of Chapter 42 of the Texas Human Resources Code. The applicant and homeowner is Alicia Grant.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☐

I RECOMMEND DENIAL OF THE REQUEST

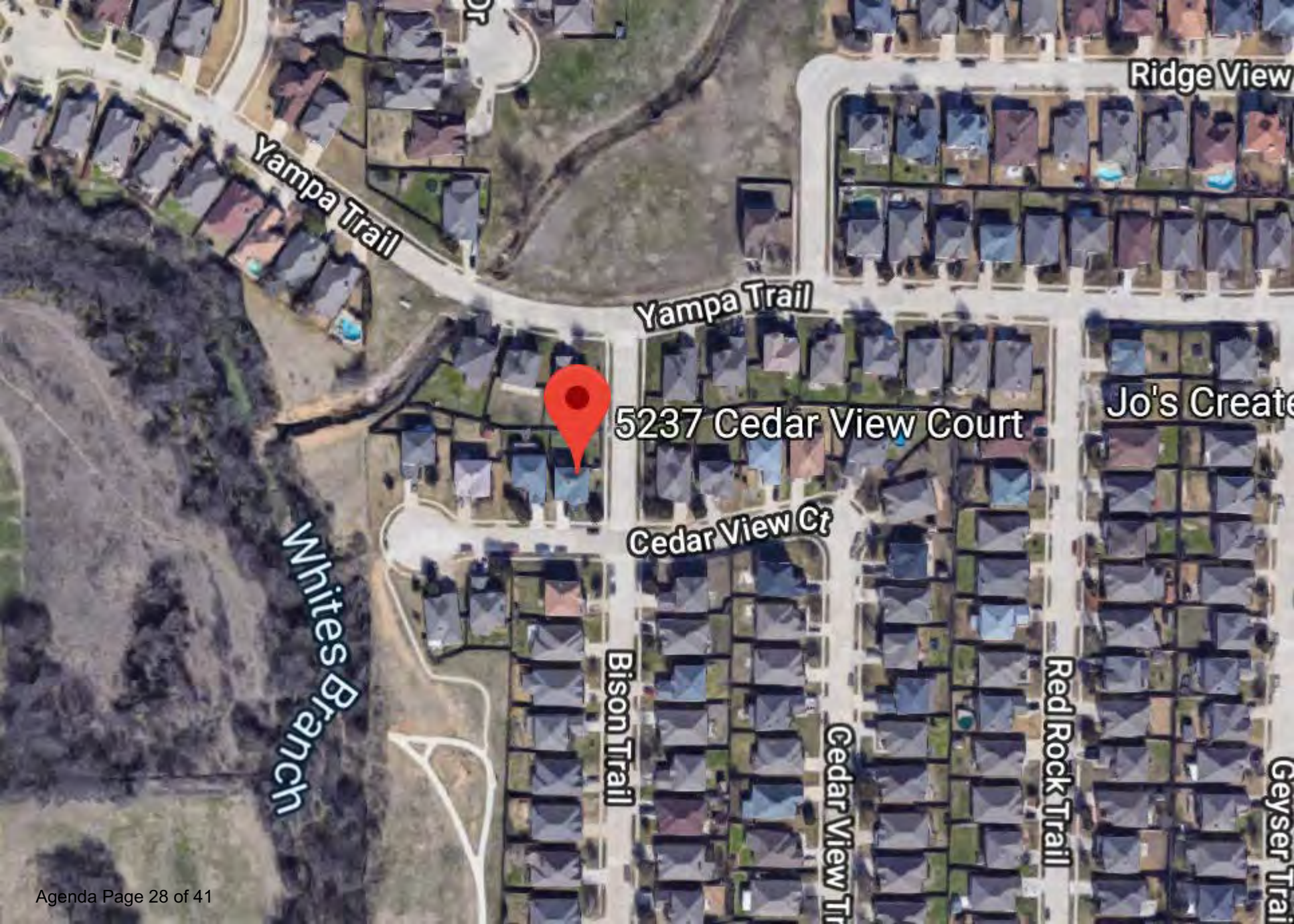
Comments: _____

Printed Name

Signature

Date

City of Watauga
Development Services
7800 Virgil R. Anthony Sr. Blvd.
Watauga, TX 76148
<http://www.wataugatx.org>





AGENDA MEMORANDUM

DATE: June 25, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Discussion and action on Planning and Zoning Case No. P-19-02: Proposed Final Plat of 5705 North Park Drive, Lots 2R-1 and 2R-2, Block 2, Northpark Village Addition of the J. Condra Survey Abstract No. 309, located on the north side of North Park Drive west of Whitley Road and east of Denton Highway. The 1.65 acre lot, zoned GB (General Business), is proposed to be subdivided into 2 lots for future development. Pearson-Tyler II, Inc., owner/applicant.

BACKGROUND/INFORMATION:

This application is a request for a final re-plat of Lots 2R-1 and 2R-2, Block 2, Northpark Village Addition, being situated in the J. Condra Survey, Abstract No. 309 in the City of Watauga consisting of a 72,888 square foot tract of land.

The property, zoned General Business (GB) is located at 5705 North Park Drive on the north side of North Park Drive west of Whitley Road and east of Denton Highway. All requirements for platting have been met with this plat submittal.

Sec. 2-168. - Additional requirements for board members.
(a) Any member of the planning and zoning commission or zoning board of adjustment having interest or having a relative with any interest in any property within 200 feet of the property which is the subject of an amendment to the comprehensive zoning ordinance or on which a change of zoning is requested shall file a written affidavit with the city secretary stating the nature and extent of such interest and shall disqualify themselves from voting or participating in a decision relative to any amendment to the city's comprehensive zoning ordinance or any change in the zoning classification of subject property. Any such member who has any such interest is legally disqualified from participating in any vote or decision to the change in zoning.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:



AGENDA MEMORANDUM

Approval of application for Final Plat of Lots 2R-1 and 2R-2, Block 2, Northpark Village Addition. The additional lot is being proposed for future development.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Application for Platting
2. Statement of Owner Verification
3. Statement of Agent Authorization
4. Final Plat - Northpark Village Lots 2R-1, 2R-2 Block 2
5. P&Z NOTICE OF PUBLIC HEARING
6. 5705 North Park Drive 200 foot labels final
7. 200 ft Public Hearing Notice mailed

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works
Andrea Gardner, City Manager
Approved as to form for inclusion on Agenda

Approved - 7/8/2019
Approved - 7/12/2019
Final Approval - 7/12/2019



Application for Platting

CASE Number: P-19-02
Application Fee: \$310.00
Date Fee Paid: June 21, 2019
Receipt Number: 19-00711

OFFICE USE ONLY: CASE APPROVED BY

PLANNING & ZONING COMMISSION: _____ Yes _____ No Date: _____

CITY COUNCIL: _____ Yes _____ No Date: _____

Check all that apply: Replat ☒

Preliminary Plat ☐

Final ☐

Fees are: Preliminary Plat \$300.00 + 10.00/lot; Final Plat \$300.00 + \$20.00/lot; Replat \$300.00 + \$5.00/residential lot or commercial unit

PLEASE PRINT

OWNER INFORMATION:

NAME: Debra Mosley

ADDRESS: 5705 North Park Dr.

PHONE: 817-929-0248

Email: cmosley@wataugakwikkar.com

APPLICANT INFORMATION:

NAME: Christian Mosley

PHONE: 817-929-0248

EMAIL: cmosley@wataugakwikkar.com

PROPERTY ADDRESS: 5705 North Park Dr.

(Abstract) 309 (Tract) _____ (Block) _____ (Lot) 2R-1 2R-2

(Survey) _____ (Addition) _____

PLATTING: Plat/Replat x Preliminary _____ Final X # of Lots: 2

REQUIRED DOCUMENTATION:

Provided	Date Requested	Date Received	Comments
2 Copies of Plat		<u>✓</u>	
Tax Certificate			
Owner Verification		<u>✓</u>	
Digital Copy		<u>✓</u>	
20 Copies		<u>✓</u>	
Filing Fees		<u>✓</u>	

SIGNATURE OF OWNER

Revised 3/28/2017



Statement of Owner Verification

Debra Mosley
(PLEASE PRINT NAME HERE)

hereby certify that the statements furnished on my

Planning & Zoning Application for Planning & Zoning Case P-19-02 and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

By signing this application, I certify that I am the legal title holder for the property concerned in the application for the above mentioned Planning & Zoning Case.

Compliance with written requirements. No specific use permit shall be granted unless the applicant, owner, and grantee of the specific use permit shall be willing to accept and agree to be bound by and comply with the written requirements of the specific use permit as attached to the site plan drawing (or drawings) and recommendation by the planning and zoning commission and approved by the city council.

I understand that it is necessary for me or my agent to be present at the Planning and Zoning Commission and City Council public meetings to represent this request.

Debra Mosley
Applicant Signature

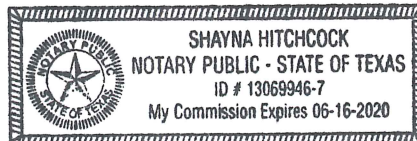
6.19.19
Date

State of Texas
County of Tarrant

Before me, the undersigned authority, on this day personally appeared Debra Mosley, known to me, or proved to me on the oath of Driver License Verification, or through description to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19th day of June, 20 19

Shayna Hitchcock
Signature of Notary Public



My commission expires the 16th day of June, 20 20.



Statement of Agent Authorization

Debra Mosley, owner of 5705 North Park DR also
(PLEASE PRINT NAME HERE) ADDRESS
known as Block 2, Lot 2A of the North Park Village Subdivision in the City
of Watauga hereby certify that I have given my permission to Christian Mosley
AGENT
to act as my agent for zoning, specific use permit, preliminary plat, final plat, or variance/special
exception for said property. As the owner of the aforementioned property, I accept and agree to be
bound by and comply with any written requirements a zoning, specific use permit, preliminary plat, final
plat or variance/special exception of the property.

Debra Mosley
Signature of Owner

Debra Mosley
Name (Typed or Printed)

6/25/19
Date

Notary Acknowledgement No. 2: Before me, the undersigned authority, on this day personally
appeared Debra Mosley, known to me to be the person whose name is
subscribed to the above and foregoing instrument, and knowledge to me that he/she executed the
same for the purposes and consideration expressed and in the capacity therein stated.

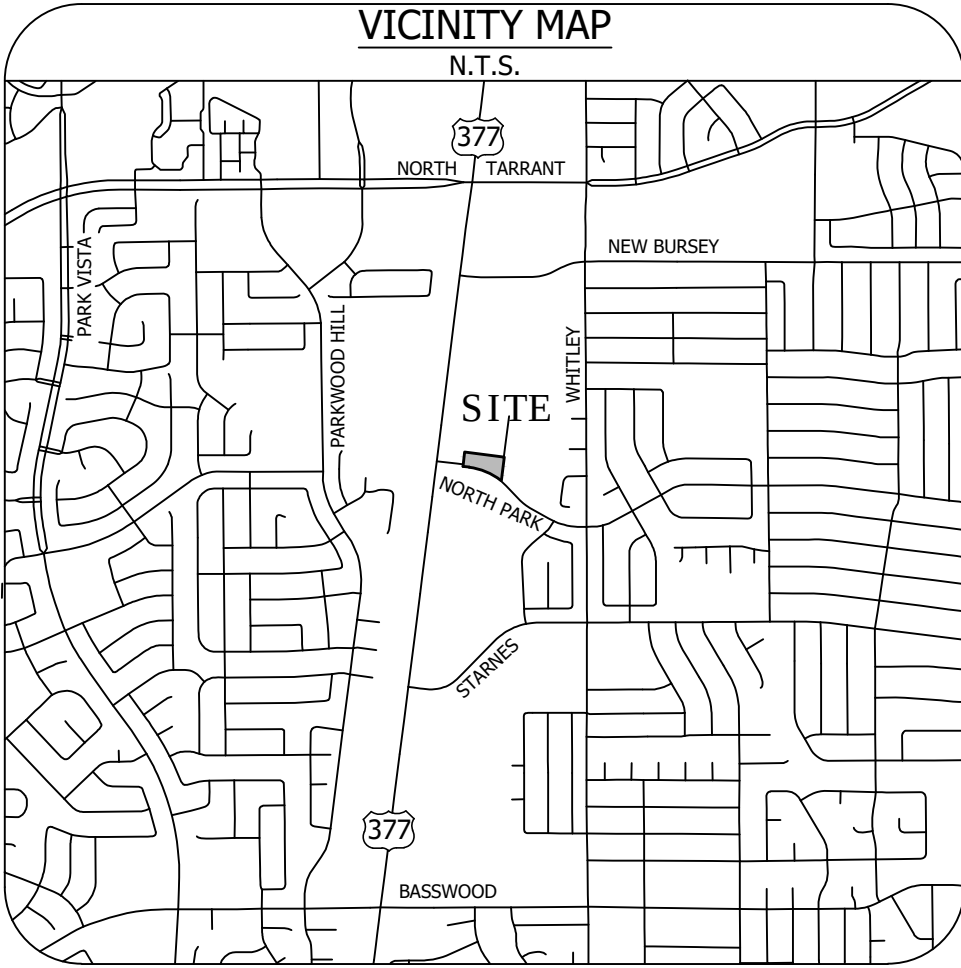
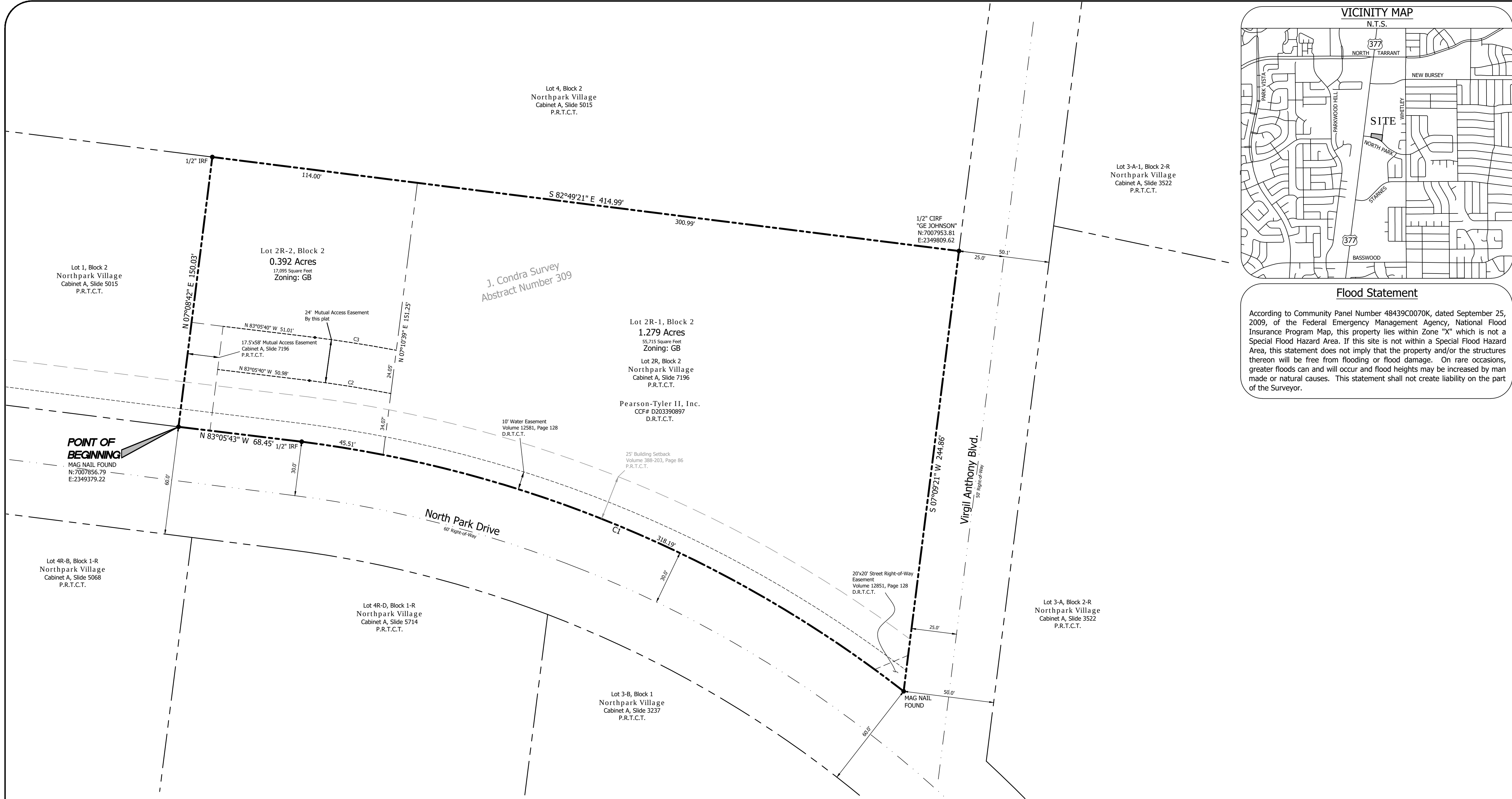
Given under my hand and seal of office on this the 25th day of June, 20 19

Shayna Hitchcock
Notary Public



Notary Public in and For the State of Texas

My commission expires the 16th day of June, 20 20.



Flood Statement

According to Community Panel Number 48439C0070K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

OWNER'S CERTIFICATION

WHEREAS Pearson-Tyler II, Inc. is the sole owner of a 1.671 acre tract of land situated in the J. Condra Survey, Abstract 309, City of Watauga, Tarrant County, Texas, and being all of Lot 2R, Block 2, Northpark Village, an addition to the City of Watauga, according to the plat recorded in Cabinet A, Slide 7196, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found in a concrete drive at the southwest corner of said Lot 2R, same being the southeast corner of Lot 1, Block 2, Northpark Village, an addition to the City of Watauga, according to the plat recorded in Cabinet A, Slide 7196, Plat Records, Tarrant County, Texas, and being on the North right-of-way line of North Park Drive, a 50' public right-of-way;

THENCE North 07 Degrees 08 Minutes 42 Seconds East, along the West line of said Lot 2R, being common with the East line of said Lot 1, a distance of 150.03 feet, to a 1/2" iron rod found at the northwest corner of said Lot 2R, same being the northeast corner of said Lot 1, and being on the South line of Lot 4, Block 2, said Northpark Village (A-5015);

THENCE South 82 Degrees 49 Minutes 21 Seconds East, departing said common line and along the North line of said Lot 2R, being common with the South line of said Lot 4, a distance of 414.99 feet, to a 1/2" capped iron rod found stamped "GE JOHNSON" at the northeast corner of said Lot 2R, same being the southeast corner of said Lot 4, and being on the West right-of-way line of Virgil Anthony Boulevard, a 50' public right-of-way;

THENCE South 07 Degrees 09 Minutes 21 Seconds West, departing said common line and along said West right-of-way line, a distance of 244.86 feet, to a Mag Nail found in concrete pavement at the southeast corner of said Lot 2R, being at the intersection of said West right-of-way line and the North right-of-way line of said North Park Drive, and being at the beginning of a non-tangent curve to the left;

THENCE 363.70 feet, along the North right-of-way line of said North Park Drive and with said curve to the left, having a radius of 680.00 feet, through a central angle of 30 Degrees 38 Minutes 41 Seconds, whose long chord bears North 67 Degrees 28 Minutes 10 Seconds West, a chord length of 359.38 feet, to a 1/2" iron rod found;

THENCE North 83 Degrees 05 Minutes 43 Seconds West, continuing along said North right-of-way line, a distance of 68.45 feet, to the POINT OF BEGINNING, and containing 1.671 acres or 72,810 square feet of land, more or less.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That Pearson-Tyler II, Inc., owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 2R-1 and 2R-2, BLOCK 2, NORTH PARK VILLAGE an addition to the City of Watauga, Tarrant County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

Name: _____
Title: _____

Date ____/____/____.

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Watauga, Texas.

Executed this the ____ day of November, in the year of our Lord 2018.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

Notes

1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.

**FINAL PLAT OF
LOT 2R-1 AND 2R-2, BLOCK 2
NORTH PARK VILLAGE**

BEING a replat of Lot 2R, Block 2, Northpark Village, an addition to the City of Watauga, according to the plat recorded in Cabinet A, Slide 7196, Plat Records, Tarrant County, Texas. BEING 1.671 acres of land situated in the J. Condra Survey, Abstract Number 309, Tarrant County, Texas.

Planning & Zoning Approval

Approval Date _____

Chairman _____

City Secretary _____

City Council Approval

Approval Date _____

Mayor _____

City Secretary _____

Project Number: 180275

Date: May 17, 2019

Revised Date: _____

Revision Notes: _____

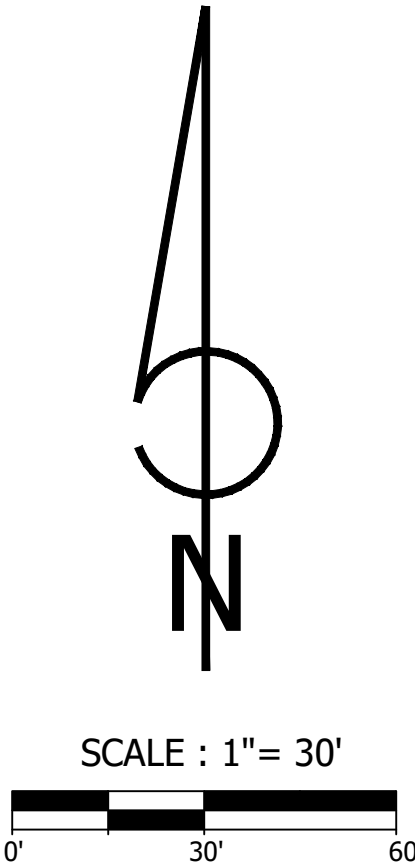
Sheet 1 of 1

LEGEND
D.R.T.C.T. = Deed Records, Tarrant County, Texas
P.R.T.C.T. = Plat Records, Tarrant County, Texas
CCF# = County Clerk's File Number
IRF = Iron Rod Found
IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	353.70	680.00'	150°38'41"	N 67°28'10" W	359.38
C2	45.48	714.00'	3°39'00"	N 80°58'00" W	45.48
C3	145.47	738.00'	3°31'48"	N 81°01'36" W	145.46

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TPE Firm Registration # 10150300 TPE Firm Registration # 17968

Owner
Pearson-Tyler II, Inc.
1106 Country Hill Lane
Keller, Texas 76248



THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE: _____



NOTICE OF PUBLIC HEARING

PLANNING AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
JULY 17, 2019
6:30 P.M.

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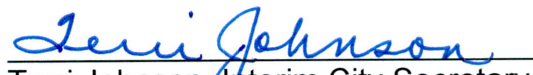
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Planning and Zoning Case P-19-02: Consider an application for a Final Plat of 5705 North Park Drive, Lots 2R-1 and 2R-2, Block 2, Northpark Village Addition of the J. Condra Survey Abstract Number 309, located on the north side of North Park Drive west of Whitley Road and east of Denton Highway. The 1.65 acre lot, zoned GB (General Business), is proposed to be subdivided into 2 lots for future development. Pearson-Tyler II Inc., owner/ applicant.

Published on Friday, June 28, 2019, in the Star Telegram, Legal Notices Section.

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Terri Johnson, Interim City Secretary

**Owners within 200 feet
of Subject Property-5705 North Park Dr**

Owner	Owner_Address	Owner_City State	Owner_Zip	Situs_Address
Pearson-Tyler II Inc.	5705 North Park Dr	Watauga, TX	76148-2447	5705 North Park Drive
Pearson-Tyler Inc.	5705 North Park Dr	Watauga, TX	76148-2447	7904 Denton Highway
SH 746-755 LLC % Sovan Self Storage #755	6467 Main St	Williamsville, NY	14221-5856	7902 Denton Highway
Padick Partners	7900 Denton Highway	Fort Worth, TX	76148	7900 Denton Highway
Wells Fargo Bank NA	PO Box 2609	Carlsbad, CA	92018-2609	7830 Denton Highway
Watauga Association Attn. Kristy McGarvey	303 International Circle Suite 200	Hunt Valley, MD	21030	7804 Virgil Anthony Blvd
City of Watauga	7105 Whitley Road	Watauga, TX	76148	7800 Virgil Anthony Blvd
Texas - LTC LP	PO Box 56607	Atlanta, GA	30343	5800 North Park Drive
Bettye Kay Inv Group LTD c/o Phyllis Dyer	2220 Coit Rd Ste 360	Plano, TX	75075-3776	5900 North Park Drive
Inland Western Watauga LP	PO Box 9273	Oak Brook, IL	60522-9273	5901 Starnes Road
Bettye Kay Inv Group LTD c/o Phyllis Dyer	2220 Coit Rd Ste 360	Plano, TX	75075-3776	6000 North Park Drive



Public Hearing Notice – Final Plat

June 26, 2019

Dear Property Owner/Resident:

The Planning and Zoning Commission will hold a public hearing to consider a request for a final plat application at their meeting on July 17, 2019 at 6:30 p.m. in the Council Chamber at Watauga City Hall, 7105 Whitley Road. The City Council will hold a public hearing at their meeting on August 12, 2019 at 6:30 p.m. in the Council Chamber at Watauga City Hall, 7105 Whitley Road.

Planning and Zoning Case P-19-02: Request for application for a Final Plat of 5705 North Park Drive, Lots 2R-1 and 2R-2, Block 2, Northpark Village Addition of the J. Condra Survey Abstract Number 309, located on the north side of North Park Drive west of Whitley Road and east of Denton Highway. The 1.65 acre lot, zoned GB (General Business), is proposed to be subdivided into 2 lots for future development. Pearson-Tyler II Inc., owner/ applicant.

In accordance with State law, you are receiving this notice due to public records available through Tarrant Appraisal District reflect you are the owner(s) of property within two hundred (200) feet of the subject property. A site map is attached for your information.

If you are interested, you are invited to attend these meetings. If you cannot attend these meetings and wish to provide written comments or documentation to the Commission, please return your information on the attached response form.

If you have any questions, please contact me at 817-514-5827 or e-mail igarcia@wataugatx.org.

Sincerely,

A handwritten signature in blue ink that reads 'Jeannette Garcia'.

Jeannette Garcia
Planning and Zoning Coordinator

City of Watauga
Development Services
7800 Virgil R. Anthony Sr. Blvd.
Watauga, TX 76148
<http://www.wataugatx.org>

To: City of Watauga, Texas

From: _____

(Address of Your Property that Could Be Impacted by this Request)

RE: **Planning and Zoning Case P-19-02:** Consider an application for a Final Plat of 5705 North Park Drive, Lots 2R-1 and 2R-2, Block 2, Northpark Village Addition of the J. Condra Survey Abstract Number 309, located on the north side of North Park Drive west of Whitley Road and east of Denton Highway. The 1.65 acre lot, zoned GB (General Business), is proposed to be subdivided into 2 lots for future development. Pearson-Tyler II Inc., owner/ applicant.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☐

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Printed Name

Signature

Date

City of Watauga
Development Services
7800 Virgil R. Anthony Sr. Blvd.
Watauga, TX 76148
<http://www.wataugatx.org>

Den

Kwik Kar Lube &
Tune of Watauga

Life Storage

North Pointe Nursing
& Rehabilitation

5705 North Park Drive

N Park Dr

Wells Fargo Bank

Watauga Department
of Public Works

Whataburger

Firestone Complete

Virgil Anthony Blvd

N Park Dr

Whitley Rd

Grayson Ct



AGENDA MEMORANDUM

DATE: July 3, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Report on Comprehensive Plan Update and Timeline by Planning & Zoning Liaison.

BACKGROUND/INFORMATION:

This item was added at the request of Chairman Larry Clark.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend Planning and Zoning Commission liaison(s) provide update and timeline.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Workgroup and Public Meetings Timeline

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works
Andrea Gardner, City Manager
Approved as to form for inclusion on Agenda

Approved - 7/9/2019
Approved - 7/12/2019
Final Approval - 7/12/2019



Workgroup and Public Meetings

DATE	TOPIC(S)
June 11, 2019	Kickoff Meeting, Set Goals/Priorities & Implementation Steps
	Land Use
	Economic Development
	Utilities & Drainage
	Transportation
	Establish Public Meeting Schedule
	Parks & Open Space
	Public Meeting #1
	Review Comments from Public Meeting #1, Goals/Priorities & Implementation Steps
	Review 1 st Draft of Comprehensive Plan Update; Discuss Schedule for Approval
	Public Meeting #2 – Receive Input on 1 st Draft
	Review Comments from Public Meeting #2 & Revise Implementation Schedule if needed
	Review of 2 nd Draft of Comprehensive Plan Update; Prepare for Joint Workshop with City Council
	Joint Workshop with Council
	Joint Workshop with Council (if needed)
	Revisions reviewed by workgroup
	Review with WEDC, P&Z and Council at their regular meetings
	Public Hearing on Draft Plan
	Public Hearing and Recommendation by P&Z
	Public Hearing and Action By Council