



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, OCTOBER 23, 2019
6:30 PM

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

1. Consideration of September 18, 2019 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes.

PUBLIC HEARING

1. **Planning and Zoning Case Ord. 19-02:** Consider recommendation for amendment to the City of Watauga Code of Ordinances Chapter 115-85, Permitted Use Table, correcting the listed "special conditions" for swimming pools (commercial) and swimming pools (private), from number 26 to number 27.
 - a. Open Public Hearing - allow for staff comments
 - b. Public Comments
 - c. Close Public Hearing

2. **Planning and Zoning Case P. 19-03:** Consider an application for a Final Plat of 6000 and 6001 Hightower Drive. Hightower Estates, an addition to the City of Watauga, being a re-plat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV, recorded in volume 388-200, page 1 in the plat records of Tarrant County, Texas which is 11.907 acres in the E.W. Clark Survey A-289, located on the north and south side of Hightower Drive east of Whitley Road and west of Echo Hill Drive. The Planned Development (PD), is proposed to be subdivided into 70 lots for single family residential. Sunscope, LLC owner/applicant.
 - a. Open Public Hearing - allow for staff comments
 - b. Public Comments
 - c. Close Public Hearing

NEW BUSINESS

1. Discussion and action on **Planning and Zoning Case No. Ord. 19-02:** Recommendation for amendment to the City of Watauga Code of Ordinances Chapter 115-85, Permitted Use Table , correcting the listed "special conditions" for swimming pools (commercial) and swimming pools (private) from number 26 to number 27.
2. Discussion and action on **Planning and Zoning Case No. P. 19-03:** Proposed Final Plat of 6000 and 6001 Hightower Drive, being a re-plat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV. The 11.907 acre lots, zoned Planned Development (PD) is proposed to be subdivided into 70 lots for single family residential.
3. Report on Comprehensive Plan Update and Timeline by Planning and Zoning Liaisons.

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, Andrea Gardner, 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, October 18, 2019 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

Andrea Gardner

Andrea Gardner, City Secretary





AGENDA MEMORANDUM

DATE: October 1, 2019

TO: Planning and Zoning Commission Members

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

SUBJECT: Consideration of September 18, 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. MINUTES - September 18, 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 - 10/17/2019
Approved - 10/18/2019
Final Approval - 10/18/2019



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 18, 2019
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Chairperson Larry Clark called the meeting to order at 6:39 p.m.

INVOCATION

Chairperson Larry Clark gave the invocation.

ROLL CALL

Larry Clark	Chairperson
Ron Holland	Vice-Chairperson
Cristy McCauley	Secretary
Robert Martinez-Merlo	Member
Karen Isbell	Member
Sharon Gehle	Member
And	
Randy Richards	Building Official
Jeannette Garcia	Planning and Zoning Coordinator
Mark Taylor	Council Liaison
With	
Kay Ivey, Member, absent with notice	

APPROVAL OF MINUTES

1. Consideration of September 18, 2019 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes

Secretary Cristy McCauley made a motion to approve the minutes of the meeting of September 18, 2019 as amended on New Business Items #2 and #3, striking Isbell from the ABSENT: line as she was present and voted aye on both items. Member Robert Martinez-Merlo seconded the motion with all members present voting aye.

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

PUBLIC TESTIMONY

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ACTION ITEMS

1. Discussion and action on selection of officers.

a. Chairperson.

Member Karen Isbell nominated Larry Clark as Chairperson. All seconded to re-appoint Larry Clark as Chairperson. No other nominations were made and the motion carried unanimously with all present voting aye.

AYES: Martinez-Merlo, Holland, McCauley, Isbell, Gehle

NAYS: None

ABSENT: Ivey

ABSTAIN: Clark

b. Vice-Chairperson.

Secretary Cristy McCauley requested nomination of the Vice-Chairperson role stating she would like the opportunity to train under Chairperson Larry Clark. Member Sharon Gehle seconded the motion to appoint Cristy McCauley as Vice-Chairperson. No other nominations were made and the motion carried unanimously with all present voting aye.

AYES: Martinez-Merlo, Holland, McCauley, Isbell, Gehle

NAYS: None

ABSENT: Ivey

ABSTAIN: Clark

c. Secretary.

Cristy McCauley nominated Karen Isbell as Secretary and Member Isbell accepted with all seconding. No other nominations were made and the motion carried unanimously with all present voting aye.

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

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

Cristy McCauley, Planning & Zoning Liaison to the City Manager's Workgroup for the Comprehensive Plan Update, gave a brief update stating the workgroup was in the initial phases of the Comprehensive Plan. The consultant is to be updating the timeline. Chairperson Larry Clark requested the item continue to be placed on the agendas of upcoming meetings with an update to be given by the liaisons.

ADJOURNMENT

With there being no further business to discuss, Chairperson Larry Clark adjourned the meeting at 6:58 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: September 27, 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 Ord. 19-02:** Consider recommendation for amendment to the City of Watauga Code of Ordinances Chapter 115-85, Permitted Use Table, correcting the listed "special conditions" for swimming pools (commercial) and swimming pools (private), from number 26 to number 27.

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

BACKGROUND/INFORMATION:

The proposed amendment to Section 115-85 is to change a "special condition" requirement for swimming pools (commercial) and swimming pools (private) from number 26 to number 27.

One of the "Special Condition" requirements for swimming pools (commercial) and swimming pools (private) was incorrectly labeled number 26 and should have been labeled number 27.

The Public Hearing Notice for Planning and Zoning Case No. Ord. 19-02 was duly posted at City Hall and published in the Fort Worth Star Telegram by the City Secretary's Office.

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend allowing for citizen participation as published and posted.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None



AGENDA MEMORANDUM

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 - 10/17/2019

Approved - 10/18/2019

Final Approval - 10/18/2019



AGENDA MEMORANDUM

DATE: October 1, 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. 19-03:** Consider an application for a Final Plat of 6000 and 6001 Hightower Drive. Hightower Estates, an addition to the City of Watauga, being a re-plat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV, recorded in volume 388-200, page 1 in the plat records of Tarrant County, Texas which is 11.907 acres in the E.W. Clark Survey A-289, located on the north and south side of Hightower Drive east of Whitley Road and west of Echo Hill Drive. The Planned Development (PD), is proposed to be subdivided into 70 lots for single family residential. Sunscope, LLC owner/applicant.

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

BACKGROUND/INFORMATION:

The Public Hearing Notice was duly posted and published by the City Secretary's Office on October 4, 2019 in the Fort Worth Star Telegram.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend allowing for staff and public participation as published and posted.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

Randy Richards, Building Official

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

Andrea Gardner, City Manager

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DATE: September 27, 2019

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BACKGROUND/INFORMATION:

The proposed amendment to Section 115-85 is to change a "special condition" requirement for swimming pools (Commercial) and swimming pools (private) from number 26 to number 27.

One of the "Special Condition" requirements for swimming pools (commercial) and swimming pools (private) was incorrectly labeled number 26 and should have been labeled number 27.

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

Consideration and action of a revision to the Watauga Code of Ordinances Section 115-85, Permitted Use Table for the correction of a "Special Condition" pertaining to swimming pools (commercial) and swimming pools (private) to be changed from number 26 to number 27.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. FWST Public Hearing Notice 10.4.2019
2. 102319 PZ Public Hearing Notice
3. Tables of Uses - Swimming Pool Special Conditions

REVIEWED BY:



AGENDA MEMORANDUM

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 - 10/17/2019

Approved - 10/18/2019

Final Approval - 10/18/2019

be held on October 11, 2019 @ 2:00PM at 5900 West Plano Parkway, NTTA Board Room, Plano, Texas 75093. A copy of the solicitation and more information can be downloaded at <https://www.nttamarketplace.org>. Questions should be submitted online at <https://www.nttamarketplace.org> by the question deadline.

The North Texas Tollway Authority (NTTA) will receive bids at the Customer Service Center 5900 W Plano Pkwy., Plano, Texas 75093, until November 21, 2019 @ 10:00 a.m. CT. Bid opening will be November 21, 2019 @ 10:00 a.m. CT. In NTTA Boardroom, 5900 W. Plano Pkwy., Plano, Texas.

To participate in an NTTA procurement, prospective Vendors must complete the vendor registration process through <https://www.nttamarketplace.org>.

NOTE: If not registered, a prospective Vendor cannot be considered responsive, and is thus ineligible for a procurement award.

Email bidpurchasing@ntta.org for questions on registration or use of website.

NOTICE OF PUBLIC HEARINGS PLANNING AND ZONING COMMISSION CITY HALL COUNCIL CHAMBER 7105 WHITLEY ROAD, WATAUGA, TEXAS 76148 OCTOBER 23, 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, October 23, 2019 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following cases:

Planning and Zoning Case ORD-19-02: Consider an amendment to City of Watauga Code of Ordinances Chapter 115-85, Permitted Use Table - correcting the listed "special conditions" for swimming pools from number 26 to number 27.

Planning and Zoning Case P-19-03: Consider an application for a Final Plat of 6000 and 6001 Hightower Drive. Hightower Estates, an addition to the City of Watauga, being a re-plat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV, recorded in volume 388-200, page 1 in the plat records of Tarrant County, Texas which is 11.907 acres in the E.W. Clark Survey, A-289, located on the north and south side of Hightower Drive east of Whitley Road and west of Echo Hills Drive. The Planned Development (PD) is proposed to be subdivided into 70 lots for single family residential.

Sunscope, LLC, owner/applicant. Published on Friday, October 4, 2019, in the Star Telegram, Legal Notices Section.

I, Andrea Gardner, 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, October 4, 2019 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/Andrea Gardner
City Secretary

NOTICE OF PUBLIC SALE

Of property to satisfy a landlord's lien. Sale will be held at Vanguard Self-Storage at 7425 US 287 HWY, Arlington, TX. 76001 on October 10 at 11:30 a.m. Cleanup deposit is required. Seller reserves the right to withdraw the property at any time before the sale. Unit items sold as-is to highest bidder. Property includes the contents of space of the following tenant - James Brown: Carvelle Boat and Trailer

eligible for a procurement award. Email bidpurchasing@ntta.org for questions on registration or use of website.

ON SEPTEMBER 27, 2019 AT 8:30 A.M., A PUBLIC HEARING WAS held before the Fort Worth Municipal Courts, where the following decisions were issued:

SUBSTANDARD CASES:
(MC-19-01) 5424 Humbert Ave., Fort Worth, Texas 76107 aka Being Lot 27 In Block 102, Chamberlain Arlington Heights, 2nd Filing, An Addition To The City Of Fort Worth, Tarrant County, Texas, According To The Plat Thereof Recorded In Volume 63, Page 40, Of The Plat Records Of Tarrant County, Texas. Owner: Glory Craddock and Michael Anderson. Lienholder: First Union Nation Bank as Indenture Trustee. Ordered to repair the Accessory Structure within Thirty (30) days.

(MC-19-02) 3009 Greenridge Lot 30, Block 10, South Meadow, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-136, Page 80, Plat Records, Tarrant County, Texas; or more commonly known as Green Ridge St., Fort Worth, TX 76133. Owner: Ruffin Real Estate Investments, LLC. Lienholder: Bogan Park Real Estate, LLC. Ordered to repair or demolish the Primary Structure within Thirty (30) days.

To obtain a copy of any of these orders you may contact the City of Fort Worth, City Secretary, 200 Texas Street, Fort Worth, Texas 76102.

PLEASE BE ADVISED, ALL PROVIDERS WILL BE LEAVING Texas Orthopaedic Surgical Associates and becoming part of Methodist Medical Group, under our new name Methodist Orthopaedic Surgical Associates, as of Monday, November 4, 2019.

We will be moving our office to: 2975 E. Broad Street, Suite 200 Mansfield, TX 76063. Patients can obtain a copy of their medical records by calling (214)941-4243 x 115

PUBLIC HEARING NOTICE
Mansfield Planning & Zoning Commission will hold a public hearing on 10-21-19 6:30PM in Council Chambers at City Hall at 1200 E Broad St Mansfield Texas to consider a replat to create Lots 6R1, 6R2, 6R3, Block 2, Original Town of Britton, an addition to City of Mansfield Ellis Co TX and a revision of the plat as recorded in Vol. 158, Pg. 45, Deed Records Ellis Co TX. To be published in the 10/4/19 edition of the Star-Telegram

PUBLIC NOTICE: EFFECTIVE OCTOBER 31, 2019 GREGORY Bratton, MD will depart Lone Star Medical Group and will open Bratton Family & Sports Medicine at 1110 FM 1189 in Brock, TX. If you would like a copy of your medical record, call 817-599-1200.

The City of Fort Worth Stormwater Management Division, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City's intent to revise the flood hazard information, generally located between John T White Rd and Newberry Trail along the stream WF-1B. Specifically, the flood hazard information shall be revised along WF-1B from a point approximately 800 feet downstream of John T White Rd to John T White Rd.

As a result of the revision, the floodway shall widen and narrow, and the 1% annual chance floodplain shall widen and narrow within the area of revision. Maps and detailed analysis of

garage sales

garage/yard sale

\$1-\$5 HOME/SPORTS/BOYS
FRI-SAT 8-2 3841 ARROYO 76109

2607 GLENCOVE, Burleson Sat 8-3
Furn, and much more

303 SIXPENCE Fri & Sat. 8-7 Large
Sale, something for everyone

6121 WOODGARDEN Ln. 76132 Fri.
Sat. 10-5 Sun. 1-4

7063 MARKO COURT FRI NOON-5
Sat 7a-5p new/used items

76001-6309 GLEN Echo Lane, FRI
-SAT, 8AM-2PM, Luggage, ELEC Saw, Vintage, Baby Clothes, ETC.

76013-1304 W. Lovers Lane, Fri-
day, Saturday 8-5:SALE

76013-3011 LYNNWOOD Dr., ES-
TATE SALE, Fri 8a-5p, Sat 8a-3p Clothing, Holiday Decor, Electr, Furn, Tools, Housewares, etc

76015 - 3406 Buckingham Dr: Fri-Sat. 8a
Multi Family. Lots of misc

76021-308 HARWOOD Rd.,
Saturday 8AM-3PM, Benefits the Boy Scouts
Clothing, toys, tools, etc

76034-5004 ROSE St, Saturday
Oct. 5th 9am - 2 pm - Downsizing- better furniture, decor, rugs, clothing, shoes, toys, mirrors, wall art, jewelry. Cash only

76040-13225 SPINNING Glen,
Sat 8AM Multi-family Eulless

THIS OUT!

76053-1109 BIRCH street, Fri-
Sun 8AM - 5PM Estate Sale
Furniture, Survival items, tools, household items. Everything Must Go!
1109 birch street, Friday, Saturday, Sunday 8AM - 5PM

76053-832 BLUEBONNET Dr,
Thursday, Friday, Saturday 8AM-5PM Garage Sale with lots of stuff

76054-2676 BENT Tree Dr.,
Fri, Sat 8a-4p. Addtl addresses 2680, 2688 Bent Tree Dr., 717 Highstar Ct.

76087-DIAMOND OAKS Neigh-
borhood, Saturday 8am - 12pm

76092-STONE LAKES Dr.
SOUTHLAKE, Saturday
8AM-1PM Stone Lakes Dr. SOUTHLAKE, Neighborhood Garage Sales throughout the neighborhood.

76103-WHITE LAKE HILLS,
Neighborhood Garage Sale Fri-Sat 8am. 14 homes. NE of I-30 & Oakland, by Nolan Catholic HS.

76104-800 W. Magnolia Ave.,
Rummage Sale Oct.12th 7AM-2PM
The Center for Cancer & Blood

76109-4205 HILDRING Drive
East, Friday, Saturday 7AM - 5PM tools, clothes, baseball attire, antique showcase, filing cabs, electronics, kitchenware, desk, golf clubs, DVD movies, door hardware, MORE

76109-4500 BRIARHAVEN Rd,
HUGE SALE Sat 10/5 only 8-2

76109-4609 BOULDER Run,
Overton Park Neighborhood Garage Sale!

76109-4645 SELKIRK DR.
Thur & Fri 9am-3pm

76110- 2820 RYAN Pl. Dr. Sat. 8am
house full, priced right

76110-BERKELEY PLACE Neigh-
borhood,
Saturday 8 AM. Forest Park Boulevard - Neighborhood garage sale. Berkeley Place Saturday 8 AM

76116-1401 EMS Rd W, Friday &
Saturday 9AM - 4PM



NOTICE OF PUBLIC HEARINGS

PLANNING AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
OCTOBER 23, 2019
6:30 P.M.

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_____/s/____Andrea Gardner_____
Andrea Gardner, City Secretary

Sec. 115-85. - Permitted use table.

- (a) *Permitted use table legend* . The following table presents the zoning district classifications and the permitted uses within those classifications. Uses are listed in accordance with permitted uses (P), uses permitted by a specific use permit (S), uses permitted by special exception (SE), and prohibited uses (blank). Conditions are provided in this section. Conditions and special regulations are for listed uses.
- (b) Any land use located in the table below that predates zoning ordinance changes shall then be considered legal nonconforming per Article II, Administration and Enforcement. Specific to section 115-31, Non-conformities.

Permitted use											P		
Prohibited use											(blank)		
Special exception											SE		
Specific use											S		
Land Use	SFA	SF6	D	MF	MH	LB	GB	C	I	CF	GU	Special Conditions	

Swimming pool, commercial								P	P				1, 5, 7, 26 <u>27</u>
Swimming pool, private, residential	P	P	P	P	P								26 <u>27</u>

- (26) Antenna and towers shall be permitted and regulated in accordance with section 115-116, Antenna facilities. Special exception may be granted for sites not meeting the requirements of section 115-116.
- (27) Swimming pools. It is the purpose of these provisions to recognize outdoor swimming pools as a potential attractive nuisance and to promote the public safety and enjoyment of property rights by establishing rules and regulations governing the location and improvement of swimming pools whether privately, publicly or commercially owned or operated.
- Permits and approvals. No swimming pool shall be constructed or used until a swimming pool building permit and certificate of occupancy have been issued therefor. No building permit and no final certificate of occupancy shall be issued unless the proposed sanitary facilities and water supply will comply with applicable local and state health department regulations.
 - Requirements. A swimming pool may be constructed and operated in conjunction with any permitted use or special use when:
 - The pool is not located in any minimum yard space.
 - A wall or fence, not less than six feet in height, with self-latching gates at all entrances, shall completely enclose either the pool area or the surrounding yard area, and such wall or fence shall not be located in a front yard.
 - All lighting of the pool is shielded or directed to face away from adjoining residences. If lights are not individually shielded they shall be so placed, or the enclosing wall or fence shall be so designed, that direct rays from the lights shall not be visible from adjacent properties.
 - No broadcasting system is used for the purpose of advertising the operation of the pool or for the attraction of persons to the premises. This shall not prevent a public address system necessary or useful to the supervision of the pool and the safety of swimmers.



AGENDA MEMORANDUM

DATE: October 1, 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. 19-03:** Proposed Final Plat of 6000 and 6001 Hightower Drive, being a re-plat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV. The 11.907 acre lots, zoned Planned Development (PD) is proposed to be subdivided into 70 lots for single family residential.

BACKGROUND/INFORMATION:

On May 13, 2019, the governing body approved the Planning and Zoning Case No. Z 19-03 allowing the zoning change from SF-6 to Planned Development for a single family home subdivision with 70 residential and 8 open space lots.

A Platting Application was then submitted to Development Services August 20, 2019. Once all requirements were satisfied, the required notices were mailed to the public within 200 ft of the proposed development.

In exchange for allowing the PD, the developer is placing added landscaping in the open space lots and limiting the number of street connections to Hightower Drive.

The minimum residential lot size is 5,100 square feet with 50% of the homes having 1,600 s.f. of floor space and 50% of the homes having 2,000 s.f. of floor space.

In addition to the PD approved ordinance, all other zoning and building requirements will adhere to SF-6 District Regulations.

Texas Local Government Code 211.007 requires the Commission to hold a public hearing before submitting a final report to the governing body.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends the Commission consider the comments received



AGENDA MEMORANDUM

during the public hearing and make final report on the plat request for Council's use at their meeting on November 12, 2019.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Plat Application P 19-03
2. Statement of Owner P 19-03
3. Statement of Agent P 19-03
4. Hightower Estates - Final Plat
5. Public Hearing 200 ft notice Hightower Estates
6. FWST Public Hearing Notice 10.4.2019
7. PZ Public Hearing Notice 10.23.19
8. Responses Opposed-Unopposed as of 10.16.19
9. P.19-03 Hightower Estates 200 ft labels
10. 2018 Tax Statements
11. Plat receipt-TX-PLZON-190820-01476

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 - 10/17/2019

Approved - 10/18/2019

Final Approval - 10/18/2019



Application for Platting

CASE Number: FP2019-07z P-19-03
Application Fee: \$650.00
Date Fee Paid: 8/20/2019
Receipt Number: 19-00991

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: Sorour Partovi

ADDRESS: 6628 Meadow West Drive S, Fort Worth, Texas, 76132

PHONE: 817-881-6608 Email: Sunny.Partovi@gmail.com

APPLICANT INFORMATION:

NAME: Charles Dibrell

PHONE: 817-995-8648 EMAIL: CFD@terraassoc.com

PROPERTY ADDRESS: 6000 & 6001 Hightower Drive

(Abstract) _____ (Tract) _____ (Block) 16/15R (Lot) 1R/13

(Survey) _____ (Addition) Echo Hills IV

PLATTING: Plat/Replat _____ Preliminary _____ Final X # of Lots: 70

REQUIRED DOCUMENTATION:

Provided	Date Requested	Date Received	Comments
2 Copies of Plat			
Tax Certificate			
Owner Verification		<u>8/20/2019</u>	
Digital Copy			
20 Copies			
Filing Fees		<u>8/20/2019</u>	

SIGNATURE OF OWNER *Sorour Partovi*

Revised 3/28/2017





Statement of Owner Verification

I, Sorour Partovi hereby certify that the statements furnished on my (PLEASE PRINT NAME HERE)

Planning & Zoning Application for Planning & Zoning Case 19-03 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.

Applicant Signature (Handwritten signature of Sorour Partovi)

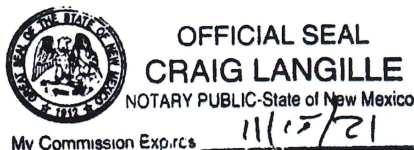
Date 10/8/19

State of Texas County of Bexar

Before me, the undersigned authority, on this day personally appeared Sorour Partovi 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 8 day of October 2019 Signature of Notary Public

My commission expires the 15 day of November 2021





Statement of Agent Authorization

I, Sorour Partovi, owner of Sunscape, LLC also
(PLEASE PRINT NAME HERE) ADDRESS
 known as Block 16/15R, Lot 1R/13 of the Echo Hills IV Addition subdivision in the City
 of Watauga hereby certify that I have given my permission to Charles Dibrell

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.

Sorour Partovi
 Signature of Owner

Sorour Partovi
 Name (Typed or Printed)

10/5/19
 Date

Notary Acknowledgement No. 2 Before me, the undersigned authority, on this day personally
 appeared Sorour Partovi, 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 8 day of October, 2019.

[Signature]
 Notary Public

Notary Public in and For the State of New Mexico, Bernalillo Co

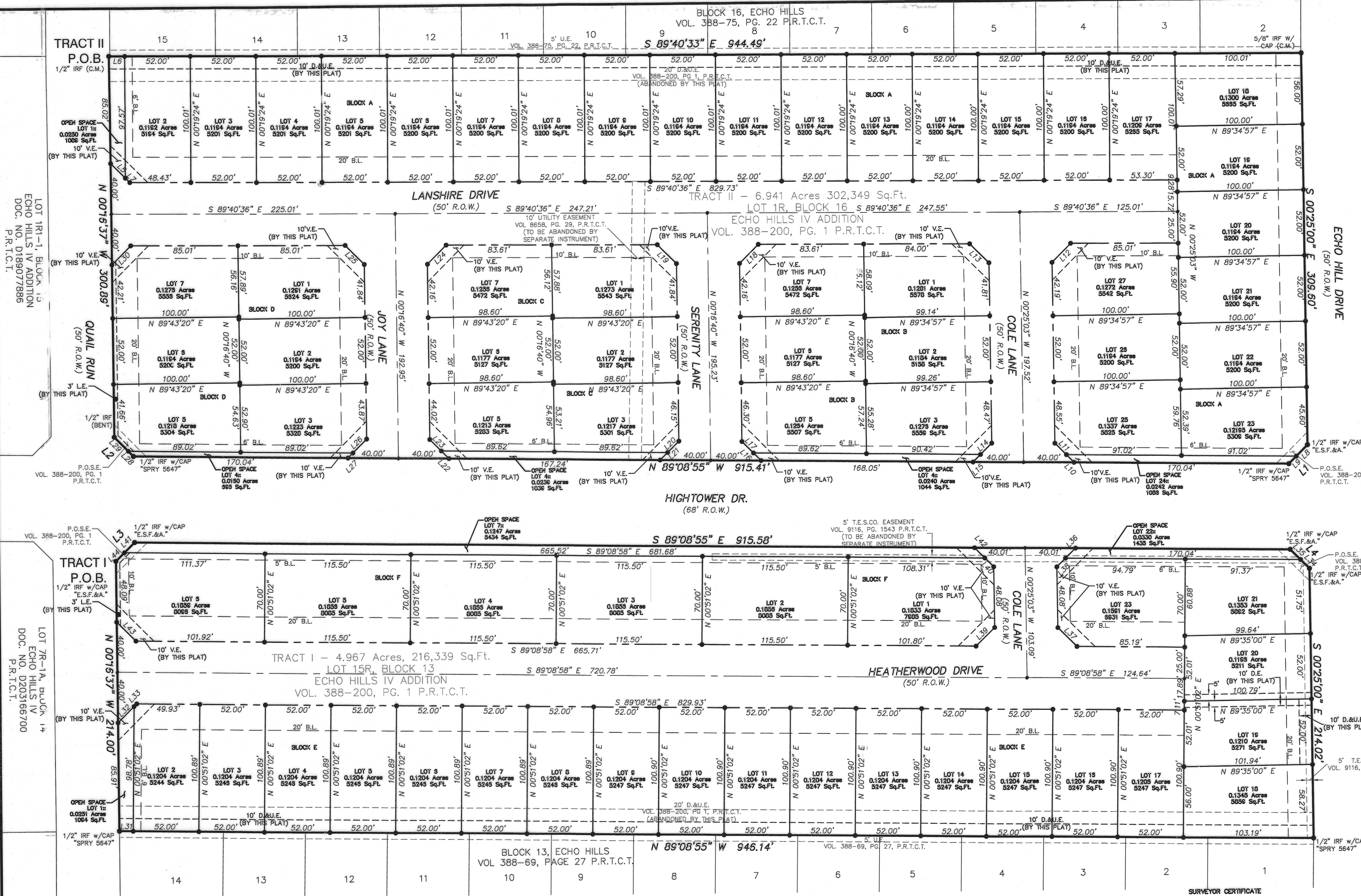
My commission expires the 15 day of November, 2021.



OFFICIAL SEAL
 CRAIG LANGILLE
 NOTARY PUBLIC State of New Mexico
 My Commission Expires 11/15/21

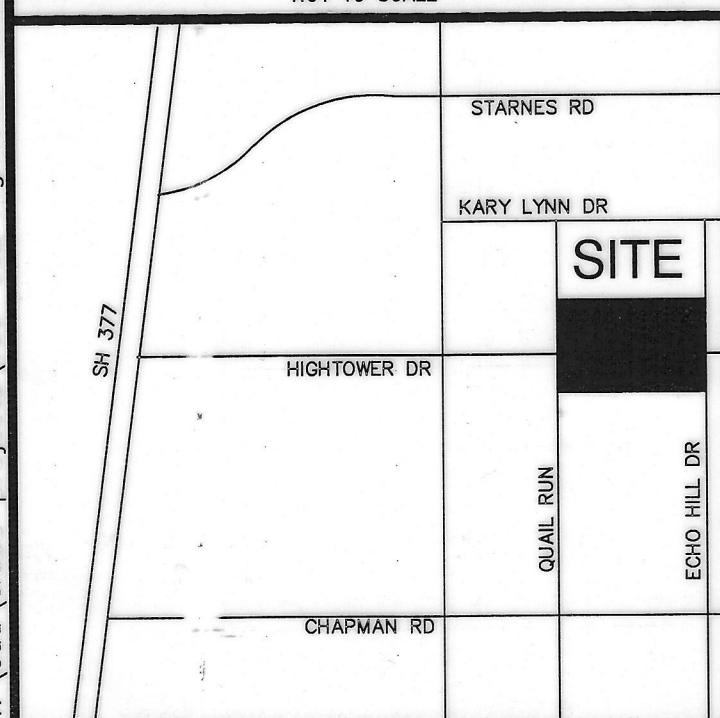


Oct 11, 2019 - 10:57am
T:\Ved\cloud-projects\109-002 Hightower Estates-Watagua\30-Plat-SPRY-HightowerEstates-Plat.dwg



- LEGEND** NOT TO SCALE
- BOUNDARY CORNER
 - LOT CORNER
 - EASEMENT CORNER

VICINITY MAP NOT TO SCALE



- ABBREVIATIONS**
- N.T.S. NOT TO SCALE
U.N.O. UNLESS NOTED OTHERWISE
P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- PG. VOLUME
VOL. PAGE
CAB. CABINET
DOC. NO. DOCUMENT NUMBER
P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING
C.M. CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET
IPF IRON PIPE FOUND
R.O.W. RIGHT-OF-WAY
B.L. BUILDING LINE
D.U.E. DRAINAGE AND UTILITY EASEMENT
P.O.S.E. PUBLIC OPEN SPACE EASEMENT
H.O.A. HOME OWNERS ASSOCIATION
V.E. VISIBILITY EASEMENT
L.E. LANDSCAPE EASEMENT
- Graphic Scale in Feet
0 40' 80' 120'
SCALE: 1"=40'

NOTES

- This Survey is issued with the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0185, published by the Federal Emergency Management Agency, dated March 31, 2015, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- Lots numbered with a "x" suffix are hereby dedicated as Open Space lots and shall be owned and maintained by the H.O.A.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°13'03" W	20.98'
L2	N 44°42'46" W	21.42'
L3	N 45°17'14" E	21.00'
L4	S 44°46'57" E	21.45'
L5	N 44°58'36" W	16.30'
L6	S 89°40'33" E	12.48'
L7	N 44°46'59" W	5.02'
L8	S 45°13'03" W	12.58'
L9	S 45°13'03" W	8.39'
L10	N 44°46'59" W	8.58'
L11	N 44°46'59" W	12.87'
L12	N 44°57'11" E	21.08'
L13	S 45°02'49" E	21.35'
L14	S 45°13'01" W	12.59'
L15	S 45°13'01" W	8.39'
L16	N 44°42'47" W	8.57'
L17	N 44°42'47" W	12.85'
L18	N 45°01'22" E	21.10'
L19	S 44°58'38" E	21.32'
L20	S 45°17'13" W	12.50'
L21	S 45°17'13" W	8.40'
L22	N 44°42'47" W	8.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N 44°42'47" W	12.85'
L24	N 45°01'22" E	21.10'
L25	S 44°58'38" E	21.32'
L26	S 45°17'13" W	15.40'
L27	S 45°17'13" W	5.60'
L28	N 44°42'46" W	5.71'
L29	N 44°42'46" W	15.71'
L30	N 45°01'24" E	21.10'
L31	N 89°08'55" W	10.94'
L32	N 45°17'13" E	18.04'
L33	N 45°17'13" E	2.95'
L34	S 44°46'57" E	9.92'
L35	S 44°46'57" E	11.52'
L36	N 45°13'01" E	11.28'
L37	N 44°47'00" W	21.45'
L38	N 45°13'01" E	9.71'
L39	S 45°13'00" W	20.98'
L40	S 44°46'59" E	9.92'
L41	N 45°17'14" E	11.30'
L42	S 44°46'59" E	11.53'
L43	N 44°42'47" W	21.42'
L44	N 45°17'14" E	9.70'

WHEREAS the PLANNING AND ZONING COMMISSION of the City of Watagua, voted affirmatively on this day of _____, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of Watagua, Texas, voted affirmatively on this day of _____, to approve this Plat for filing of record.

Mayor, City of Watagua

Attest: City Secretary

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Watagua, Texas.

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182
Phone: 817-778-4048
Firm Reg. No. 10112000

SURVEYOR:

ENGINEER: TERRA Associates, Inc.
2000 E Lomax Blvd Ste.150
Arlington, TX 76006
Phone: 817-635-0066

OWNER: Sunscope, LLC
6528 Meadows West Dr. S
Fort Worth, TX 76132

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Sunscope, LLC is the owner of all that certain 11.907 acres of land, which is all of Lot 15R, Block 13 and Lot 1R, Block 16, Echo Hills IV Addition, recorded in Volume 388-200, Page 1, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), by virtue of the deed recorded in Document Number D218285777 and D219134830, P.R.T.C.T., in the E. W. Clark Survey, A-289, City of Watagua, Tarrant County, Texas and more particularly described in two tracts by metes and bounds as follows: (All bearings shown hereon are based on Texas Coordinate System of 1983, North Central Zone)

TRACT I - 4.966 Acres:
BEGINNING at a 1/2" iron rod with a cap stamped "E.S.F.&A." found for the south corner of the corner clip at the southeast intersection corner of Hightower Drive (58' right-of-way) and Quail Run (50' right-of-way); THENCE North 45° 17' 14" East - 21.00' along said corner clip to a 1/2" iron rod with a cap stamped "E.S.F.&A." found for the east corner of the corner clip at the southeast intersection corner of said Hightower Drive and Quail Run;

THENCE South 89° 08' 55" East - 915.58' along the south right-of-way of said Hightower Drive to a 1/2" iron rod with a cap stamped "E.S.F.&A." found for the west corner of the corner clip at the southwest intersection corner of said Hightower Drive and Echo Hill Drive (50' right-of-way);

THENCE South 44° 46' 57" East - 21.45' along said corner clip to a 1/2" iron rod with a cap stamped "E.S.F.&A." found for the south corner of the corner clip at the southwest intersection corner of said Hightower Drive and Echo Hill Drive;

THENCE South 00° 25' 00" East - 214.02' along the west right-of-way line of said Echo Hill Drive to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southeast corner of the herein described tract, common to the northeast corner of Lot 1, Block 13, Echo Hills, recorded in Volume 388-69, Page 27, P.R.T.C.T.;

THENCE North 89° 08' 55" West - 945.14' along the north line of said Block 13, Echo Hills, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of the herein described tract, common to the northeast corner of Lot 14, of said Block 13, Echo Hills, in the east right-of-way line of said Quail Run;

THENCE North 00° 16' 37" West - 214.00' along the east right-of-way line of said Quail Run to the POINT OF BEGINNING and containing 4.966 acres of land.

TRACT II - 6.941 Acres:
BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract, common to the southwest corner of Lot 15, Block 16, Echo Hills, recorded in Volume 388-75, Page 22, P.R.T.C.T., in the east right-of-way line of said Quail Run;

THENCE South 89° 40' 33" East - 944.49' along the south line of said Block 16, Echo Hills to a 5/8" iron rod found for the northeast corner of the herein described tract, common to the southeast corner of Lot 2, of said Block 16, Echo Hills, in the west right-of-way line of said Echo Hill Drive;

THENCE South 00° 25' 00" East - 309.60' along the west right-of-way line of said Echo Hill Drive to a 1/2" iron rod with a cap stamped "E.S.F.&A." found for the north corner of the corner clip at the northwest intersection corner of said Hightower Drive and Quail Run;

THENCE South 45° 13' 03" West - 20.98' along said corner clip to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the west corner of the corner clip at the northwest intersection corner of said Hightower Drive and Echo Hill Drive;

THENCE North 89° 08' 55" West - 915.41' along the north right-of-way line of said Hightower Drive to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the east corner of the corner clip at the northeast intersection corner of said Hightower Drive and Quail Run;

THENCE North 44° 42' 46" West - 21.42' along said corner clip to a 1/2" iron rod (bent) found for the northeast corner of the corner clip at the northeast intersection corner of said Hightower Drive and Quail Run;
THENCE North 00° 16' 37" West - 300.89' along the east right-of-way line of said Quail Run to the POINT OF BEGINNING and containing 6.941 acres of land.

Together Tract I and Tract II contain 11.907 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Sunscope, LLC, does hereby adopt this plat designating the herein before described real property as **Lots 1x, 2-23, 24x, 25-27, Block A, Lots 1-3, 4x, 5-7, Block B, Lots 1-3, 4x, 5-7, Block C, Lots 1-3, 4x, 5-7, Block D, Lots 1x, 2-21, 22x, 23, Block E, Lots 1-6, 7x Block F, Hightower Estates**, an addition to the City of Watagua, Tarrant County, Texas, and do hereby dedicate to the public use the streets, rights-of-way, and alleys, easements, and any other public areas shown on this plat.

Witness our hands this _____ day of _____

SIGNATURE _____ Sunscope, LLC - TITLE

PRINTED NAME _____

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____

My Printed Name _____ Notary Stamp: _____

My Commission Expires _____

A REPLAT OF
LOTS 1x, 2-23, 24x, 25-27, BLOCK A, LOTS 1-3, 4x, 5-7, BLOCK B,
LOTS 1-3, 4x, 5-7, BLOCK C, LOTS 1-3, 4x, 5-7, BLOCK D,
LOTS 1x, 2-21, 22x, 23, BLOCK E, LOTS 1-6, 7x BLOCK F

HIGHTOWER ESTATES

AN ADDITION TO THE CITY OF WATAGUA, BEING A REPLAT OF LOT 15R, BLOCK 13 AND LOT 1R, BLOCK 16, ECHO HILLS IV, RECORDED IN VOLUME 388-200, PAGE 1, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 11.907 ACRES

IN THE E. W. CLARK SURVEY, A-289
CITY OF WATAGUA, TARRANT COUNTY, TEXAS

SPRY PROJECT NO. 109-002-30
DATE: AUGUST 2019



Public Hearing Notice – Final Plat

October 3, 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 October 23, 2019 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road. Upon the Commission's recommendation, the City Council will then hold a public hearing at their meeting on November 12, 2019 at 6:30 p.m. in the Council Chamber at Watauga City Hall, 7105 Whitley Road.

Planning and Zoning Case P-19-03: Consider an application for a Final Plat of 6000 and 6001 Hightower Drive. Hightower Estates, an addition to the City of Watauga, being a re-plat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV, recorded in volume 388-200, page 1 in the plat records of Tarrant County, Texas which is 11.907 acres in the E.W. Clark Survey, A-289, located on the north and south side of Hightower Drive east of Whitley Road and west of Echo Hills Drive. The Planned Development (PD) is proposed to be subdivided into 70 lots for single family residential. Sunscope, LLC, owner/applicant.

In accordance with State law, you are receiving this notice due to the fact 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 this meeting. If you cannot attend the meeting and wish to provide written comments or documentation to the Planning and Zoning Commission, please return your information on the attached response form to the address or email provided.

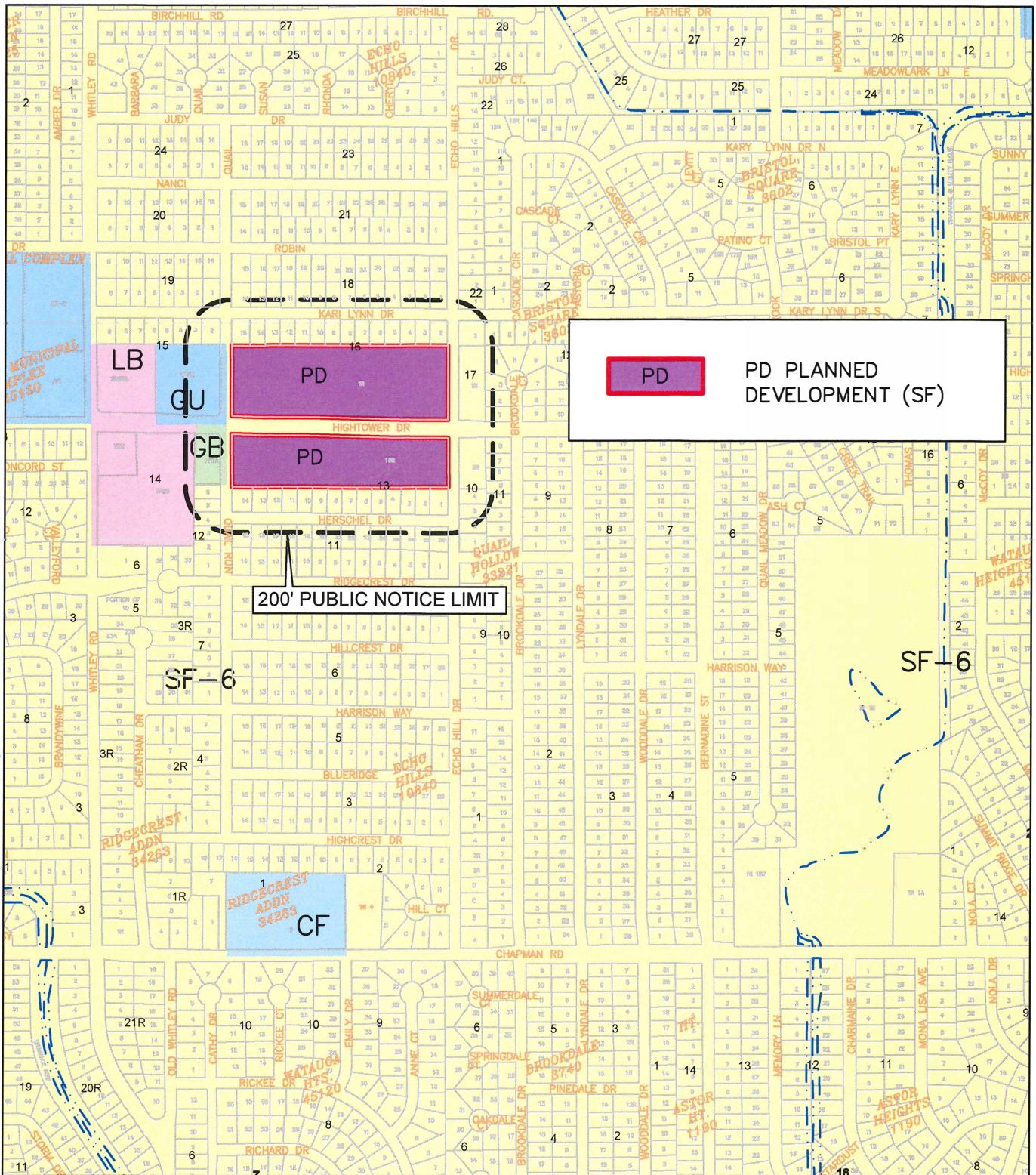
If you have any questions, please contact me at 817-514-5827 or e-mail jgarcia@wataugatx.org.

Sincerely,

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

Jeannette Garcia
Planning and Zoning Coordinator

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



LOCATION WITH 200' PERIMETER BUFFER

To: City of Watauga, Texas

From: _____

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

RE: **Planning and Zoning Case P-19-03:** Consider an application for a Final Plat of 6000 and 6001 Hightower Drive. Hightower Estates, an addition to the City of Watauga, being a replat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV, recorded in volume 388-200, page 1 in the plat records of Tarrant County, Texas which is 11.907 acres in the E.W. Clark Survey, A-289, located on the north and south side of Hightower Drive east of Whitley Road and west of Echo Hills Drive. The Planned Development (PD) is proposed to be subdivided into 70 lots for single family residential. Sunscope, LLC, 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 Anthony Blvd.
Watauga, TX 76148

<http://www.wataugatx.org>

be held on October 11, 2019 @ 2:00PM at 5900 West Plano Parkway, NTTA Board Room, Plano, Texas 75093. A copy of the solicitation and more information can be downloaded at <https://www.nttamarketplace.org>. Questions should be submitted online at <https://www.nttamarketplace.org> by the question deadline.

The North Texas Tollway Authority (NTTA) will receive bids at the Customer Service Center 5900 W Plano Pkwy., Plano, Texas 75093, until November 21, 2019 @ 10:00 a.m. CT. Bid opening will be November 21, 2019 @ 10:00 a.m. CT. In NTTA Boardroom, 5900 W. Plano Pkwy., Plano, Texas.

To participate in an NTTA procurement, prospective Vendors must complete the vendor registration process through <https://www.nttamarketplace.org>.

NOTE: If not registered, a prospective Vendor cannot be considered responsive, and is thus ineligible for a procurement award.

Email bidpurchasing@ntta.org for questions on registration or use of website.

NOTICE OF PUBLIC HEARINGS PLANNING AND ZONING COMMISSION CITY HALL COUNCIL CHAMBER 7105 WHITLEY ROAD, WATAUGA, TEXAS 76148 OCTOBER 23, 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, October 23, 2019 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following cases:

Planning and Zoning Case ORD-19-02: Consider an amendment to City of Watauga Code of Ordinances Chapter 115-85, Permitted Use Table - correcting the listed "special conditions" for swimming pools from number 26 to number 27.

Planning and Zoning Case P-19-03: Consider an application for a Final Plat of 6000 and 6001 Hightower Drive. Hightower Estates, an addition to the City of Watauga, being a re-plat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV, recorded in volume 388-200, page 1 in the plat records of Tarrant County, Texas which is 11.907 acres in the E.W. Clark Survey, A-289, located on the north and south side of Hightower Drive east of Whitley Road and west of Echo Hills Drive. The Planned Development (PD) is proposed to be subdivided into 70 lots for single family residential.

Sunscope, LLC, owner/applicant. Published on Friday, October 4, 2019, in the Star Telegram, Legal Notices Section.

I, Andrea Gardner, 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, October 4, 2019 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/Andrea Gardner
City Secretary

NOTICE OF PUBLIC SALE

Of property to satisfy a landlord's lien. Sale will be held at Vanguard Self-Storage at 7425 US 287 HWY, Arlington, TX. 76001 on October 10 at 11:30 a.m. Cleanup deposit is required. Seller reserves the right to withdraw the property at any time before the sale. Unit items sold as-is to highest bidder. Property includes the contents of space of the following tenant - James Brown: Carvelle Boat and Trailer

eligible for a procurement award. Email bidpurchasing@ntta.org for questions on registration or use of website.

ON SEPTEMBER 27, 2019 AT 8:30 A.M., A PUBLIC HEARING WAS held before the Fort Worth Municipal Courts, where the following decisions were issued:

SUBSTANDARD CASES:
(MC-19-01) 5424 Humbert Ave., Fort Worth, Texas 76107 aka Being Lot 27 In Block 102, Chamberlain Arlington Heights, 2nd Filing, An Addition To The City Of Fort Worth, Tarrant County, Texas, According To The Plat Thereof Recorded In Volume 63, Page 40, Of The Plat Records Of Tarrant County, Texas. Owner: Glory Craddock and Michael Anderson. Lienholder: First Union Nation Bank as Indenture Trustee. Ordered to repair the Accessory Structure within Thirty (30) days.

(MC-19-02) 3009 Greenridge Lot 30, Block 10, South Meadow, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-136, Page 80, Plat Records, Tarrant County, Texas; or more commonly known as Green Ridge St., Fort Worth, TX 76133. Owner: Ruffin Real Estate Investments, LLC. Lienholder: Bogan Park Real Estate, LLC. Ordered to repair or demolish the Primary Structure within Thirty (30) days.

To obtain a copy of any of these orders you may contact the City of Fort Worth, City Secretary, 200 Texas Street, Fort Worth, Texas 76102.

PLEASE BE ADVISED, ALL PROVIDERS WILL BE LEAVING Texas Orthopaedic Surgical Associates and becoming part of Methodist Medical Group, under our new name Methodist Orthopaedic Surgical Associates, as of Monday, November 4, 2019.

We will be moving our office to: 2975 E. Broad Street, Suite 200 Mansfield, TX 76063. Patients can obtain a copy of their medical records by calling (214)941-4243 x 115

PUBLIC HEARING NOTICE
Mansfield Planning & Zoning Commission will hold a public hearing on 10-21-19 6:30PM in Council Chambers at City Hall at 1200 E Broad St Mansfield Texas to consider a replat to create Lots 6R1, 6R2, 6R3, Block 2, Original Town of Britton, an addition to City of Mansfield Ellis Co TX and a revision of the plat as recorded in Vol. 158, Pg. 45, Deed Records Ellis Co TX. To be published in the 10/4/19 edition of the Star-Telegram

PUBLIC NOTICE: EFFECTIVE OCTOBER 31, 2019 GREGORY Bratton, MD will depart Lone Star Medical Group and will open Bratton Family & Sports Medicine at 1110 FM 1189 in Brock, TX. If you would like a copy of your medical record, call 817-599-1200.

The City of Fort Worth Stormwater Management Division, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City's intent to revise the flood hazard information, generally located between John T White Rd and Newberry Trail along the stream WF-1B. Specifically, the flood hazard information shall be revised along WF-1B from a point approximately 800 feet downstream of John T White Rd to John T White Rd.

As a result of the revision, the floodway shall widen and narrow, and the 1% annual chance floodplain shall widen and narrow within the area of revision. Maps and detailed analysis of

garage sales

garage/yard sale

\$1-\$5 HOME/SPORTS/BOYS
FRI-SAT 8-2 3841 ARROYO 76109

2607 GLENCOVE, Burleson Sat 8-3
Furn, and much more

303 SIXPENCE Fri & Sat. 8-7 Large
Sale, something for everyone

6121 WOODGARDEN Ln. 76132 Fri.
Sat. 10-5 Sun. 1-4

7063 MARKO COURT FRI NOON-5
Sat 7a-5p new/used items

76001-6309 GLEN Echo Lane, FRI
-SAT, 8AM-2PM, Luggage, ELEC Saw, Vintage, Baby Clothes, ETC.

76013-1304 W. Lovers Lane, Fri-
day, Saturday 8-5:SALE

76013-3011 LYNNWOOD Dr, ES-
TATE SALE, Fri 8a-5p, Sat 8a-3p
Clothing, Holiday Decor, Electr,
Furn, Tools, Housewares, etc

76015 - 3406 Buckingham Dr: Fri-Sat. 8a
Multi Family. Lots of misc

76021-308 HARWOOD Rd.,
Saturday 8AM-3PM, Benefits
the Boy Scouts
Clothing, toys, tools, etc

76034-5004 ROSE St, Saturday
Oct. 5th 9am - 2 pm - Downsizing-
better furniture, decor, rugs,
clothing, shoes, toys, mirrors,
wall art, jewelry. Cash only

76040-13225 SPINNING Glen,
Sat 8AM Multi-family Eulless

THIS OUT!

76053-1109 BIRCH street, Fri-
Sun 8AM - 5PM Estate Sale
Furniture, Survival items, tools,
household items. Everything
Must Go!
1109 birch street, Friday, Satur-
day, Sunday 8AM - 5PM

76053-832 BLUEBONNET Dr,
Thursday, Friday, Saturday 8AM-
5PM Garage Sale with lots of
stuff

76054-2676 BENT Tree Dr.,
Fri, Sat 8a-4p. Addtl addresses
2680, 2688 Bent Tree Dr., 717
Highstar Ct.

76087-DIAMOND OAKS Neigh-
borhood, Saturday 8am - 12pm

76092-STONE LAKES Dr.
SOUTHLAKE, Saturday
8AM-1PM Stone Lakes Dr.
SOUTHLAKE, Neighborhood
Garage Sales throughout the
neighborhood.

76103-WHITE LAKE HILLS,
Neighborhood Garage Sale Fri-
Sat 8am. 14 homes. NE of I-30 &
Oakland, by Nolan Catholic HS.

76104-800 W. Magnolia Ave.,
Rummage Sale Oct.12th 7AM-2PM
The Center for Cancer & Blood

76109-4205 HILDRING Drive
East, Friday, Saturday 7AM -
5PM tools, clothes, baseball
attire, antique showcase, fil-
ing cabs, electronics, kitchen-
ware, desk, golf clubs, DVD
movies, door hardware, MORE

76109-4500 BRIARHAVEN Rd,
HUGE SALE Sat 10/5 only 8-2

76109-4609 BOULDER Run,
Overton Park Neighborhood
Garage Sale!

76109-4645 SELKIRK DR.
Thur & Fri 9am-3pm

76110- 2820 RYAN Pl. Dr. Sat. 8am
house full, priced right

76110-BERKELEY PLACE Neigh-
borhood,
Saturday 8 AM. Forest Park Boule-
vard - Neighborhood garage sale.
Berkeley Place Saturday 8 AM

76116-1401 EMS Rd W, Friday &
Saturday 9AM - 4PM



NOTICE OF PUBLIC HEARINGS

PLANNING AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
OCTOBER 23, 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, October 23, 2019 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following cases:

Planning and Zoning Case ORD-19-02: Consider an amendment to City of Watauga Code of Ordinances Chapter 115-85, Permitted Use Table - correcting the listed “special conditions” for swimming pools from number 26 to number 27.

Planning and Zoning Case P-19-03: Consider an application for a Final Plat of 6000 and 6001 Hightower Drive. Hightower Estates, an addition to the City of Watauga, being a re-plat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV, recorded in volume 388-200, page 1 in the plat records of Tarrant County, Texas which is 11.907 acres in the E.W. Clark Survey, A-289, located on the north and south side of Hightower Drive east of Whitley Road and west of Echo Hills Drive. The Planned Development (PD) is proposed to be subdivided into 70 lots for single family residential. Sunscope, LLC, owner/applicant.

Published on Friday, October 4, 2019, in the Star Telegram, Legal Notices Section.

I, Andrea Gardner, 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, October 4, 2019 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

_____/s/____Andrea Gardner_____
Andrea Gardner, City Secretary

To: City of Watauga, Texas

From: Sorour Portari

6000 Hightower Road

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

RE: **Planning and Zoning Case P-19-03:** Consider an application for a Final Plat of 6000 and 6001 Hightower Drive. Hightower Estates, an addition to the City of Watauga, being a replat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV, recorded in volume 388-200, page 1 in the plat records of Tarrant County, Texas which is 11.907 acres in the E.W. Clark Survey, A-289, located on the north and south side of Hightower Drive east of Whitley Road and west of Echo Hills Drive. The Planned Development (PD) is proposed to be subdivided into 70 lots for single family residential. Sunscope, LLC, owner/applicant.



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Sorour Portari

Printed Name

Sorour Portari

Signature

10/10/2019

Date

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



To: City of Watauga, Texas

From: Saraun Portani

6001 Hightower

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

RE: **Planning and Zoning Case P-19-03:** Consider an application for a Final Plat of 6000 and 6001 Hightower Drive. Hightower Estates, an addition to the City of Watauga, being a re-plat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV, recorded in volume 388-200, page 1 in the plat records of Tarrant County, Texas which is 11.907 acres in the E.W. Clark Survey, A-289, located on the north and south side of Hightower Drive east of Whitley Road and west of Echo Hills Drive. The Planned Development (PD) is proposed to be subdivided into 70 lots for single family residential. Sunscope, LLC, owner/applicant.



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Saraun Portani

Printed Name

Saraun Portani

Signature

10/10/19

Date

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



To: City of Watauga, Texas

From:

Ibrahim Khan

PIDN 10840 14 7R1B

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

RE: **Planning and Zoning Case P-19-03:** Consider an application for a Final Plat of 6000 and 6001 Hightower Drive. Hightower Estates, an addition to the City of Watauga, being a replat of Lot 15-R Block 13 and Lot 1-R Block 16, Echo Hills IV, recorded in volume 388-200, page 1 in the plat records of Tarrant County, Texas which is 11.907 acres in the E.W. Clark Survey, A-289, located on the north and south side of Hightower Drive east of Whitley Road and west of Echo Hills Drive. The Planned Development (PD) is proposed to be subdivided into 70 lots for single family residential. Sunscope, LLC, owner/applicant.

☐

I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Ibrahim Khan

Printed Name

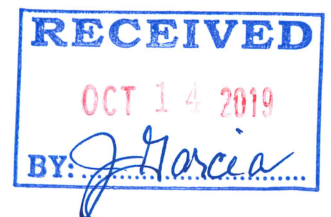
[Signature]

Signature

10-07-2019

Date

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



**Owners within 200 feet
of Subject Property**

Owner	Owner_Address	Owner_City State	Owner_Zip	Situs_Address
Etheridge Barbara Elin	6000 Herschel Dr	Fort Worth TX	76148	6000 Herschel Dr
Brammer Judy	6004 Herschel Dr	Watauga TX	76148	6004 Herschel Dr
Gilbert Bobby L & Bernice H	4620 Holiday Ln W	N Richland Hills TX	76180	6008 Herschel Dr
Kidwill Keith A	PO Box 4491	Fort Worth TX	76164	6012 Herschel Dr
Brown Tommy Wayne Jr	6016 Herschel Dr	Fort Worth TX	76148	6016 Herschel Dr
Jones Claudia R	6020 Herschel Dr	Fort Worth TX	76148	6020 Herschel Dr
Hoover Deborah L	1230 Brown Trail Ste 107	Bedford TX	76022	6024 Herschel Dr
Chapman Ted L	6028 Herschel Dr	Fort Worth TX	76148	6028 Herschel Dr
Singer Scott Andrew	6032 Herschel Dr	Fort Worth TX	76148	6032 Herschel Dr
Tullis Albert L	6036 Herschel Dr	Fort Worth TX	76148	6036 Herschel Dr
Navarro Alicia	6040 Herschel Dr	Watauga TX	76148	6040 Herschel Dr
Carter Deborah	6044 Herschel Dr	Watauga TX	76148	6044 Herschel Dr
Goodrum Judy Kay	6048 Herschel Dr	Watauga TX	76148	6048 Herschel Dr
Skoog Robert E	6052 Herschel Dr	Watauga TX	76148	6052 Herschel Dr
Jones James C and Casey L	6001 Herschel Dr	Fort Worth TX	76148	6001 Herschel Dr
Shelton Valerie Diane	4618 McKinney Apt No 1	Houston TX	77023	6005 Herschel Dr
Lunn Tommy Joe	6009 Herschel Dr	Watauga TX	76148	6009 Herschel Dr
Krokum Chad Wesley	6013 Herschel Dr	Watauga TX	76148	6013 Herschel Dr
Davis Ronnie L Etux Maria E	6017 Herschel Dr	Fort Worth TX	76148	6017 Herschel Dr
Steele Debra	6021 Herschel Dr	Watauga TX	76148	6021 Herschel Dr
Thompson Billy Eugene Etux Li	6025 Herschel Dr	Watauga TX	76148	6025 Herschel Dr
J & S Nguyen Family Ltd	4912 Delta Ct	N Richland Hills TX	76180	6029 Herschel Dr
Oest Phillip & Sarah Wilson	6033 Herschel Dr	Fort Worth TX	76148	6033 Herschel Dr
Alban Carolyn Ann	6037 Herschel Dr	Fort Worth TX	76148	6037 Herschel Dr
Henderson Daniel D	6041 Herschel Dr	Fort Worth TX	76148	6041 Herschel Dr
Brobst William M & Kelli L	6045 Herschel Dr	Fort Worth TX	76148	6045 Herschel Dr
Yang Xang Etux Bao Lee	6049 Herschel Dr	Fort Worth TX	76148	6049 Herschel Dr
PMC SFR Borrower LLC	120 S Sixth St Ste 2100	Minneapolis MN	55402	6053 Herschel Dr
Valenzuela Jose D	7200 Echo Hill Dr	Watauga TX	76148	7200 Echo Hill Dr
Gutierrez Maria G M	7200 Echo Hill Dr	Watauga TX	76148	7200 Echo Hill Dr
Guzman Salvador	7132 Echo Hill Dr	Watauga TX	76148	7132 Echo Hill Dr
Jordan Roger	831 CR 2360	Decatur TX	76234	7128 Echo Hill Dr
Jordan, Roger	831 CR 2360	Decatur TX	76234	7124 Echo Hill Dr

**Owners within 200 feet
of Subject Property**

Jordan, Roger	831 CR 2360	Decatur TX	76234	7120 Echo Hill Dr
Jordan, Roger	831 CR 2360	Decatur TX	76234	7116 Echo Hill Dr
Jordan, Roger	831 CR 2360	Decatur TX	76234	7112 Echo Hill Dr
S & H Carwash	9110 Charles St	Lantana TX	76226	7016 Echo Hill Dr
Nicholson, Kenneth Ray	7012 Echo Hill Dr	Watauga TX	76148	7012 Echo Hill Dr
Diaz, Roberto	7008 Echo Hill Dr	Watauga TX	76148	7008 Echo Hill Dr
Zaghloui, Anton	7004 Echo Hill Dr	Watauga TX	76148	7004 Echo Hill Dr
Walker, Brent A & Katrina L	7013 Brookdale Dr	Watauga TX	76148	7013 Brookdale Dr
Shields, Jerry R	7017 Brookdale Dr	Watauga TX	76148	7017 Brookdale Dr
Joyner, Gregory & Maria	7021 Brookdale Dr	Fort Worth TX	76148	7021 Brookdale Dr
Current Owner	7025 Brookdale Dr	Watauga TX	76148	7025 Brookdale Dr
Turner, Brandice	7029 Brookdale Dr	Watauga TX	76148	7029 Brookdale Dr
Hammonds, Rhonda Irene	7101 Brookdale Ct	Fort Worth TX	76148	7101 Brookdale Ct
Syverson, David	7105 Brookdale Ct	Watauga TX	76148	7105 Brookdale Ct
Rodriguez, Clint and Rachel	7109 Brookdale Ct	Watauga TX	76148	7109 Brookdale Ct
Charles, Michael and Dorothy	7113 Brookdale Ct	Watauga TX	76148	7113 Brookdale Ct
Brooks, Gerald C	5924 Kary Lynn Dr S	Fort Worth TX	76148	5924 Kary Lynn Dr S
Purvis, Saysamorn Etvir Timoth	5928 Kary Lynn Dr S	Watauga TX	76148	5928 Kary Lynn Dr S
Cox, Ronald Dow	6000 Kary Lynn Dr S	Fort Worth TX	76148	6000 Kary Lynn Dr S
Hicks, Brooke and Foster, Maria	6004 Kary Lynn Dr S	Watauga TX	76148	6004 Kary Lynn Dr S
Burnett, Sam A and Jessica D	6008 Kary Lynn Dr S	Watauga TX	76148	6008 Kary Lynn Dr S
Wentin Properties LLC	PO Box 250536	Plano TX	75025	6012 Kary Lynn Dr S
Greener, Randy L & Soles, Haleigh D	6016 Kary Lynn Dr S	Watauga TX	76148	6016 Kary Lynn Dr S
Patino, Jorge R and Amber Watson	6020 Kary Lynn Dr S	Watauga TX	76148	6020 Kary Lynn Dr S
Manning, C L B	1220 Airport Fwy # 555	Bedford TX	76022	6024 Kary Lynn Dr S
Varela, Maria	6028 Kary Lynn Dr S	Watauga TX	76148	6028 Kary Lynn Dr S
Ericson, David Allan	4753 Moss Rose Dr	Fort Worth TX	76137	6032 Kary Lynn Dr S
Golden, Sharon Etvir Charles J	6036 Kary Lynn Dr S	Watauga TX	76148	6036 Kary Lynn Dr S
Curl, Donald Ray	6040 Kary Lynn Dr S	Fort Worth TX	76148	6040 Kary Lynn Dr S
Ivey, Frank Russell	6044 Kary Lynn Dr S	Watauga TX	76148	6044 Kary Lynn Dr S
Griffin, Francis E and Melba K	PO Box 821263	N Richland Hills TX	76182	6048 Kary Lynn Dr S
Dewey, Melanie L Etvir Lance	14021 Lost Spurs Rd	Roanoke TX	76262	6052 Kary Lynn Dr S
Weaver, Elena J	5929 Kary Lynn Dr S	Watauga TX	76148	5929 Kary Lynn Dr S
Hinton, Joanne M	6001 Kary Lynn Dr S	Watauga TX	76148	6001 Kary Lynn Dr S

**Owners within 200 feet
of Subject Property**

Williamson, Dustin L	6005 Kary Lynn Dr S	Watauga TX	76148	6005 Kary Lynn Dr S
Pensco Trust Co	717 Seventeenth St Ste 2200	Denver CO	80202	6009 Kary Lynn Dr S
Cruze, Cheyena and Richard	6013 Kary Lynn Dr S	Watauga TX	76148	6013 Kary Lynn Dr S
Richardson, Phyllis	6017 Kary Lynn Dr S	Fort Worth TX	76148	6017 Kary Lynn Dr S
Patman Dolly Ruth Weaver	6017 Kary Lynn Dr S	Fort Worth TX	76148	6017 Kary Lynn Dr S
Wilson, Lori A	6021 Kary Lynn Dr S	Watauga TX	76148	6021 Kary Lynn Dr S
Hotaling, Evelyn	6025 Kary Lynn Dr S	Watauga TX	76148	6025 Kary Lynn Dr S
Barbetti, Henry V	1204 Wyndham Hill Ln	Southlake TX	76092	6029 Kary Lynn Dr S
Ellis, Patrick	6033 Kary Lynn Dr S	Watauga TX	76148	6033 Kary Lynn Dr S
Norris, Barbara	6037 Kary Lynn Dr S	Fort Worth TX	76148	6037 Kary Lynn Dr S
Gonzalez, Juan T	6041 Kary Lynn Dr S	Watauga TX	76148	6041 Kary Lynn Dr S
Smith, Bennie L Jr and Bonnie S	6045 Kary Lynn Dr S	Watauga TX	76148	6045 Kary Lynn Dr S
Spencer, Cory Ryan	6049 Kary Lynn Dr S	Watauga TX	76148	6049 Kary Lynn Dr S
Johnson, Gregory Paul and Lisa Anne	6300 Paper Shell Way	Fort Worth TX	76179	6053 Kary Lynn Dr S
Watauga, City Of	7105 Whitley Rd	Watauga TX	76148	5909 Hightower Dr
Khan, Ibrahim Spidari	5257 Smokey Ridge Dr	Fort Worth TX	76123	7025 Quail Run
White, Houston B and Cherlyn	7021 Quail Run	Fort Worth TX	76148	7021 Quail Run
Vega-Zuniga, Salvador	7017 Quail Run	Fort Worth TX	76148	7017 Quail Run
Moreno-Rico, MA Guadalupe	7017 Quail Run	Fort Worth TX	76148	7017 Quail Run
Page, Mark E and Cynthia M	7013 Quail Run	Watauga TX	76148	7013 Quail Run
Ernsperger, Richard K Ernsperger	2313 Danielle Dr	Colleyville TX	76034	7009 Quail Run
Khan, Ibrahim Spidari	5257 Smokey Ridge Dr	Fort Worth TX	76123	7050 Whitley Dr
Sunscope LLC	6628 Meadows West Dr S	Fort Worth TX	76132	6000 Hightower
Sunscope LLC	6628 Meadows West Dr S	Fort Worth TX	76132	6001 Hightower

Notices mailed out - 91

Do Not Object - 2*

Does Object - 1*

Did Not Reply - 88*

***Responses received as of October 16, 2019**



WENDY BURGE
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR

@TarrantCoTax

Facebook.com/TarrantCountyTAC

10 E. Weatherford, Fort Worth, TX 76196
(817) 884-1100
e-mail: taxoffice@tarrantcounty.com
web: www.tarrantcounty.com

DATE: 08/15/2019

2018 TAX STATEMENT

IN GOD WE TRUST

V1.10

ACCOUNT: 00000793787

LEGAL: ECHO HILLS ADDITION BLOCK 16
LOT 1R

e-STATEMENT



Visit our website for online credit card and eCheck payments
Pay by phone at 817-884-1110

OWNER: SUNSCOPE LLC

PARCEL ADDRESS: 0006001 HIGHTOWER DR

EXEMPTIONS:

LAND VALUE 294,857	APPRAISED VAL 294,857					
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	TAXES DUE CURRENTLY
WATAUGA CITY	294,857	0	294,857	0.601788	1774.41	0.00
TARRANT COUNTY	294,857	0	294,857	0.234000	689.97	0.00
T C HOSPITAL	294,857	0	294,857	0.224429	661.74	0.00
T C COLLEGE	294,857	0	294,857	0.136070	401.21	0.00
KELLER ISD	294,857	0	294,857	1.510000	4452.34	0.00
TOTAL TAXES					7,979.67	0.00

TOTAL AMOUNT DUE 0.00
INCLUDES PAYMENTS RECEIVED

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

****YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER****

SUNSCOPE LLC

RETURN WITH PAYMENT

00000793787

00000793787

PAY THIS AMOUNT

\$0.00

Delinquent after: 1/31/2019

00000793787 2018

78186773

78186773

IF PAID IN	AMOUNT DUE
SEP	0.00
OCT	0.00

SUNSCOPE LLC
6628 MEADOWS WEST DR S
FORT WORTH, TX 76132-1132

Make checks payable to:
WENDY BURGESS, TAX-ASSESSOR-COLLECTOR
PO BOX 961018
FORT WORTH TX 76161-0018

00000793787

0000000000

0000000000

0000000000

0815201900000



WENDY BURGE
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR

@TarrantCoTax

Facebook.com/TarrantCountyTAC

10 E. Weatherford, Fort Worth, TX 76196
(817) 884-1100
e-mail: taxoffice@tarrantcounty.com
web: www.tarrantcounty.com

DATE: 08/15/2019

2018 TAX STATEMENT

IN GOD WE TRUST

V1.10

ACCOUNT: 00000793655

LEGAL: ECHO HILLS ADDITION BLOCK 13
LOT 15R

e-STATEMENT



Visit our website for online credit card and eCheck payments
Pay by phone at 817-884-1110

OWNER: SUNSCOPE LLC

PARCEL ADDRESS: 0006000 HIGHTOWER DR

EXEMPTIONS:

LAND VALUE 216,319	APPRAISED VAL 216,319					
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	TAXES DUE CURRENTLY
WATAUGA CITY	216,319	0	216,319	0.601788	1301.78	0.00
TARRANT COUNTY	216,319	0	216,319	0.234000	506.19	0.00
T C HOSPITAL	216,319	0	216,319	0.224429	485.48	0.00
T C COLLEGE	216,319	0	216,319	0.136070	294.35	0.00
BIRDVILLE ISD	216,319	0	216,319	1.453900	3145.06	0.00
TOTAL TAXES					5,732.86	0.00

TOTAL AMOUNT DUE 0.00
INCLUDES PAYMENTS RECEIVED

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

****YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER****

SUNSCOPE LLC

RETURN WITH PAYMENT

00000793655

00000793655

PAY THIS AMOUNT

\$0.00

Delinquent after: 6/30/2019

00000793655 2018

78186775

78186775

IF PAID IN	AMOUNT DUE
SEP	0.00
OCT	0.00

SUNSCOPE LLC
6628 MEADOWS WEST DR S
FORT WORTH, TX 76132-1132

Make checks payable to:
WENDY BURGESS, TAX-ASSESSOR-COLLECTOR
PO BOX 961018
FORT WORTH TX 76161-0018

00000793655 0000000000 0000000000 0000000000 0815201900000



Permit Receipt

Receipt No.: 19-00991

received from

Business Owner
Business Owner
0000 Business
Watauga, TX 76148

Receipt No.: 19-00991
Receipt Date: 08/20/2019
Receipt Time: 5:59 PM
Payment Method: Check
Payment Note: 1004
Project ID #: 19-01476
Project Type: Planning and Zoning
Address: 6000 Hightower Dr.

Transactions

Fee type	Amount
Replat	\$ 300.00
Replat Extra Lots	350.00

Amount Paid \$ 650.00

received by

Jeannette Garcia
Development Services
7800 Virgil Anthony Blvd.
Watauga, TX 76148-2456
(817) 514-5827 Phone
(817) 514-3627 Fax
jgarcia@wataugatx.org

Account Summary

01-000-31590	\$ 650.00
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AGENDA MEMORANDUM

DATE: October 1, 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 and Zoning Liaisons.

BACKGROUND/INFORMATION:

This item has been added at the request of Chairman Larry Clark.

The City Manager's Workgroup plans to present the draft Comprehensive Plan update to the Planning and Zoning Commission at its February 19, 2020 meeting.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

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

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Comp plan Update - PZ5 - Cristy McCauley

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 - 10/18/2019

Approved - 10/18/2019

Final Approval - 10/18/2019

Comp Plan update

Workshop notes 9-24-2019

OVERVIEW & PURPOSE

A review and update to existing land use plan to address new and current land use codes for future Watauga.

Missing Land use codes

1. To add/edit codes
2. M1 and M2 to be defined by council later dates

Review

1. Open up areas for redeveloping.
2. Address aging developments
3. New business uses

Seek feedback

1. Organizing citizen meetings
2. Locations and groups

VERIFICATION

Steps to check for understanding

1. Consultant firm will set review of edited comp plan to planning and zoning board.
2. Workshop review joint council?
3. Set public meetings

Conclusion

Comprehensive Land Use plan was incomplete and the original was rush. We left a few serious land uses off that need to be considered. Consulting firm will send draft once completed to review.

Nothing can be 100% shared at this time. The icing is not on the cake yet.