



**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**7105 WHITLEY ROAD, WATAUGA, TEXAS 76148**  
**WEDNESDAY, OCTOBER 21, 2020**  
**6:30 PM**

**COVID-19 PRECAUTIONS**

The operation of a municipality is an Essential Service. The Texas Governor's Order, with the guidance of DSHS Commissioner Dr. Hellerstedt, allows all persons in Texas to obtain essential services, but directs the public to do so by minimizing in-person contact with people who are not in the same household and direct the implementation of social distancing, good hygiene, environmental cleanliness and sanitation. Therefore, the following social distancing rules apply to the public attending this meeting:

- 1) Any member of the public attending the meeting shall maintain a six-foot distance from others (except for those you live in the same household). City Staff and City Officials shall practice social distancing to the extent able without interfering in the ability to carry out the essential governmental functions to be conducted at this meeting.
- 2) To enter City Hall to attend this meeting all persons must wear a face covering (i.e. a cloth mask that effectively covers the mouth and nose with more than one layer of fabric) or equivalent device.
- 3) Attendance in the Council Chamber will be limited to allow for the public in attendance to practice social distancing. Seating may be assigned.
- 4) Coughs and sneezes must be covered with a cloth or tissue, which should then be properly disposed of or washed, and shall not be exposed to others.
- 5) Public courtesies such as handshakes or other greetings shall be respectfully avoided.
- 6) Any member of the public approaching city representatives, whether they be city staff or elected or appointed officials must maintain six-foot social distancing.

Any person who fails to comply with the COVID-19 Precautions may be removed from the meeting.

**EXPANDED OPPORTUNITY FOR PUBLIC COMMENT OR PUBLIC TESTIMONY:**

*The City shall continue to allow expanded opportunities for members of the public who do not attend to participate in Public Comment and Public Testimony. Such participation will be allowed when recognized upon the Mayor's announcement.*

ANYONE WHO DOES NOT ATTEND BUT DESIRES TO COMMENT ON A MATTER NOT ON THE AGENDA OR TESTIFY ON A MATTER ON THE AGENDA AT THIS MEETING MUST SEND THEIR COMMENT IN WRITING USING THE FORM AT <https://www.cowtx.org/pzcomments> NO LATER THAN ONE (1) HOUR PRIOR TO THE MEETING.

All written comments must comply with applicable decorum rules for comments made during a public meeting of the Watauga City Council to be read into the record. Up to three minutes shall be allotted for each written or oral comment to be read/spoken into the record of the meeting. All timely written comments will be read into the record of the meeting at the appropriate time during the meeting. While reasonable efforts will be taken to gather comments received within the hour prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting.

## **CALL TO ORDER**

## **ROLL CALL**

**PUBLIC TESTIMONY** Members of the public are invited and encouraged to attend all public meetings of the Planning & Zoning Commission that are not closed to the public in accordance with the Texas Open Meetings Act. It is the desire of the 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 16, 2020 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes.

## **PUBLIC HEARING**

1. **Case SUP. 20-01:** Request for a Specific Use Permit (SUP) for a massage establishment at 7600 Denton Highway #100, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway, south of North Park Drive and north of Starnes Road. Retail Properties of America, owner. Tucker Gagen, applicant/agent. Business to be known as Mattison Avenue Salon Suites and Spa.
2. **Case Z. 20-03 with SUP:** Request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Road. Nikki Cee LLC, owner. Zaid Chaudhry, applicant.

## **NEW BUSINESS**

1. Consideration and action of case **SUP. 20-01**: Request for a Specific Use Permit to allow for a massage establishment at 7600 Denton Highway #100, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway, south of North Park Drive and north of Starnes Road. Retail Properties of America, owner. Tucker Gagen, applicant/agent.
2. Consideration and action of case **Z. 20-03 with SUP**: Request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Road. Nikki Cee LLC, owner. Zaid Chaudhry, applicant.

## 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 16, 2020, before 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Andrea Gardner, City Secretary





## AGENDA MEMORANDUM

**DATE:** September 23, 2020

**TO:** Planning and Zoning Commission Members

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

**SUBJECT:** Consideration of September 16, 2020 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes.

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**BACKGROUND/INFORMATION:**

This item contains a Meeting Minutes Draft from September 16, 2020 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. September 16, 2020 - Regular Meeting - DRAFT

**REVIEWED BY:**

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

*Approved as to form for inclusion on Agenda*

Approved - 10/16/2020  
Approved - 10/16/2020  
Final Approval - 10/16/2020





**“A GREAT PLACE TO LIVE”**

**MINUTES  
PLANNING AND ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 16, 2020  
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 6:49 p.m.

**ROLL CALL**

|                                     |                                 |
|-------------------------------------|---------------------------------|
| Larry Clark                         | Chairperson                     |
| Karen Isbell                        | Secretary                       |
| Kay Ivey                            | Member                          |
| Sharon Gehle                        | Member                          |
| Robert Martinez-Merlo               | Member                          |
| And                                 |                                 |
| Jeannette Garcia                    | Planning and Zoning Coordinator |
| Art Miner                           | Mayor                           |
| With                                |                                 |
| Cristy McCauley, absent with notice |                                 |

**PUBLIC TESTIMONY**

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

No online or in person request were received.

## **APPROVAL OF MINUTES**

1. Consideration of August 19, 2020 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes.

Secretary Karen Isbell made a motion to approve the minutes of the regular meeting of August 19, 2020. Member Kay Ivey seconded the motion with all members present voting ayes.

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

## **NEW BUSINESS**

1. Discussion and action on selection of Chairperson, Vice-Chairperson and Secretary.

Secretary Karen Isbell made the motion to select Larry Clark as Chairperson. Member Robert Martinez-Merlo seconded the motion with all present voting ayes.

Member Kay Ivey made motion to select Cristy McCauley as Vice-Chairperson. Member Sharon Gehle seconded the motion with all present voting ayes.

Member Kay Ivey made motion to select Karen Isbell as Secretary. Sharon Gehle seconded the motion with all present voting ayes.

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

2. Discussion of the Planning & Zoning Commission Rules of Procedure.

Chairperson Larry Clark introduced the Rules of Procedures red-lined packet with members to allow discussion.

Brought forth for future discussion is the Commission meeting date and time. Staff advised discussions will take place with the City Secretary's Office and City Manager to determine if alternate days and times are available for Commission meetings.

Chairperson Clark questioned the necessity for Executive Session in Order of Business for the Planning & Zoning Commission meeting. Mayor Miner responded that this will allow for matters to be discussed prior to disclosing to the

public. These items will be noted on the agenda as such when topics are to be discussed.

Member Martinez-Merlo questioned how often the Commission will be able to make amendments to the Rules and Procedures. Staff advised Section 2. Authority notes the Procedure Manuel shall be reviewed by the Commission every two years. Members Martinez-Merlo and Ivey asked how packets will be delivered – digital or paper copy. Staff advised the electronic version is always available to the public but if a paper packet is needed, staff can be called upon and a paper packet can be made available.

## **ADJOURNMENT**

With there being no further business to discuss, Chairperson Larry Clark adjourned the meeting at 7:11 p.m.

**APPROVED:** this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**SIGNED:** this the \_\_\_\_\_ day of \_\_\_\_\_, 2020

**APPROVED:** \_\_\_\_\_  
Larry Clark, Chairperson

**ATTEST:** \_\_\_\_\_  
Karen Isbell, Secretary

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



## AGENDA MEMORANDUM

**DATE:** September 23, 2020

**TO:** Planning and Zoning Commission Members

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

**SUBJECT:** **Case SUP. 20-01:** Request for a Specific Use Permit (SUP) for a massage establishment at 7600 Denton Highway #100, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway, south of North Park Drive and north of Starnes Road. Retail Properties of America, owner. Tucker Gagen, applicant/agent. Business to be known as Mattison Avenue Salon Suites and Spa.

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### **BACKGROUND/INFORMATION:**

The Public Hearing Notice was duly posted and published by the City Secretary's Office on October 5, 2020 in the Fort Worth Star Telegram.

Written notice of the public hearing on the proposed changes was sent to all owners of property, or to the person rendering the same for city taxes, affected by such proposed changes of classification, and to allow all owners of property within 200 feet of the Property affected thereby, in accordance with Section 115-35(c)(3)(b).

### **FINANCIAL IMPLICATIONS:**

NA

### **RECOMMENDATION/ACTION DESIRED:**

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

### **ATTACHMENTS/ SUPPORTING DOCUMENTATION:**

1. Star Telegram - OrderConf - 2020-10-02T154056.708

### **REVIEWED BY:**

Randy Richards, CFM, Building Official

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

Andrea Gardner, City Manager

*Approved as to form for inclusion on Agenda*

Approved - 10/14/2020

Approved - 10/16/2020

Final Approval - 10/16/2020



## **AGENDA MEMORANDUM**

# Star-Telegram MEDIA

Arlington Citizen-Journal | The Keller Citizen | La Estrella  
Mansfield News-Mirror | Star-Telegram Northeast | Weatherford Star-Telegram  
star-telegram.com | 808 Throckmorton St. | Ft Worth, Tx. 76102-6315

## Order Confirmation

**Customer**

CITY OF WATAUGA

**Customer Account**

600616

**Customer Address**

7105 WHITLEY RD  
FORT WORTH TX 761482024 USA

**Customer Phone**

817-281-8047

**Customer Fax****Sales Rep**

clopez@star-telegram.com

**Payor Customer**

CITY OF WATAUGA

**Payor Account**

600616

**Payor Address**

7105 WHITLEY RD  
FORT WORTH TX 761482024 USA

**Payor Phone**

817-281-8047

**Customer EMail****Order Taker**

agrisham@mcclatchy.com

**PO Number**

Legal Notice

**Payment Method**

Invoice

**Blind Box****Tear Sheets**

0

**Proofs**

0

**Affidavits**

1

**Net Amount**

\$104.28

**Tax Amount**

\$0.00

**Total Amount**

\$104.28

**Payment Amount**

\$0.00

**Amount Due**

\$104.28

**Ad Order Number**

0004773677

**Order Source****Ordered By**

Raquel Guajardo

**Special Pricing****Invoice Text****Promo Type****Package Buy****Materials**

## Ad Order Information

|                  |                 |                          |                         |
|------------------|-----------------|--------------------------|-------------------------|
| <u>Ad Number</u> | <u>Ad Type</u>  | <u>Production Method</u> | <u>Production Notes</u> |
| 0004773677-01    | FTW-Legal Liner | AdBooker                 |                         |

|                           |                      |                    |                |
|---------------------------|----------------------|--------------------|----------------|
| <u>External Ad Number</u> | <u>Ad Attributes</u> | <u>Ad Released</u> | <u>Pick Up</u> |
|                           |                      | No                 |                |

|                |              |
|----------------|--------------|
| <u>Ad Size</u> | <u>Color</u> |
| 1 X 62 li      |              |

|                    |                          |                  |                      |
|--------------------|--------------------------|------------------|----------------------|
| <u>Product</u>     | <u>Placement</u>         | <u>Times Run</u> | <u>Schedule Cost</u> |
| FTW- Star-Telegram | 0300 - Legals Classified | 1                | \$89.28              |

|                                        |                                |
|----------------------------------------|--------------------------------|
| <u>Run Schedule Invoice Text</u>       | <u>Position</u>                |
| NOTICE OF PUBLIC HEARINGS PLANNING AND | 0301 - Legals & Public Notices |

|                  |
|------------------|
| <u>Run Dates</u> |
| 10/05/2020       |

|                   |                          |                  |                      |
|-------------------|--------------------------|------------------|----------------------|
| <u>Product</u>    | <u>Placement</u>         | <u>Times Run</u> | <u>Schedule Cost</u> |
| FTW-Upsell ST.Com | 0300 - Legals Classified | 1                | \$15.00              |

|                                        |                                |
|----------------------------------------|--------------------------------|
| <u>Run Schedule Invoice Text</u>       | <u>Position</u>                |
| NOTICE OF PUBLIC HEARINGS PLANNING AND | 0301 - Legals & Public Notices |

|                  |
|------------------|
| <u>Run Dates</u> |
| 10/05/2020       |

NOTICE OF PUBLIC HEARINGS  
PLANNING AND ZONING  
COMMISSION  
CITY HALL COUNCIL CHAMBER  
7105 WHITLEY ROAD,  
WATAUGA, TEXAS 76148  
OCTOBER 21, 2020  
6:30 P.M.

Notice is hereby given of a public hearing to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Wednesday, October 21, 2020 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following cases:

SUP. 20-01: Consider an application for Specific Use Permit (SUP) for Massage Establishment at 7600 Denton Highway #100, commonly known as 5901 Starnes Road, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway south of North Park Drive and north of Starnes Rd. Retail Properties of America, owner. Tucker Gagen, applicant/agent.

Z. 20-03 with SUP: Consider request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment, at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Rd. Nicki Cee LLC, owner. Zaid Chaudhry, applicant.

Published on Monday, October 5, 2020, 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 Monday, October 5, 2020 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/Andrea Gardner  
City Secretary





## AGENDA MEMORANDUM

**DATE:** October 3, 2020

**TO:** Planning and Zoning Commission Members

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

**SUBJECT:** **Case Z. 20-03 with SUP:** Request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Road. Nikki Cee LLC, owner. Zaid Chaudhry, applicant.

---

### **BACKGROUND/INFORMATION:**

The Public Hearing Notice was duly posted and published by the City Secretary's Office on October 5, 2020 in the Fort Worth Star Telegram.

Written notice of the public hearing on the proposed changes was sent to all owners of property, or to the person rendering the same for city taxes, affected by such proposed changes of classification, and to allow all owners of property within 200 feet of the Property affected thereby, in accordance with Section 115-35(c)(3)(b).

### **FINANCIAL IMPLICATIONS:**

NA

### **RECOMMENDATION/ACTION DESIRED:**

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

### **ATTACHMENTS/ SUPPORTING DOCUMENTATION:**

1. Star Telegram - OrderConf - 2020-10-02T154056.708

### **REVIEWED BY:**

Randy Richards, CFM, Building Official

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

Andrea Gardner, City Manager

*Approved as to form for inclusion on Agenda*

Approved - 10/14/2020

Approved - 10/16/2020

Final Approval - 10/16/2020



## **AGENDA MEMORANDUM**

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|                           |                      | No                 |                |

|                |              |
|----------------|--------------|
| <u>Ad Size</u> | <u>Color</u> |
| 1 X 62 li      |              |

|                    |                          |                  |                      |
|--------------------|--------------------------|------------------|----------------------|
| <u>Product</u>     | <u>Placement</u>         | <u>Times Run</u> | <u>Schedule Cost</u> |
| FTW- Star-Telegram | 0300 - Legals Classified | 1                | \$89.28              |

|                                        |                                |
|----------------------------------------|--------------------------------|
| <u>Run Schedule Invoice Text</u>       | <u>Position</u>                |
| NOTICE OF PUBLIC HEARINGS PLANNING AND | 0301 - Legals & Public Notices |

|                  |
|------------------|
| <u>Run Dates</u> |
| 10/05/2020       |

|                   |                          |                  |                      |
|-------------------|--------------------------|------------------|----------------------|
| <u>Product</u>    | <u>Placement</u>         | <u>Times Run</u> | <u>Schedule Cost</u> |
| FTW-Upsell ST.Com | 0300 - Legals Classified | 1                | \$15.00              |

|                                        |                                |
|----------------------------------------|--------------------------------|
| <u>Run Schedule Invoice Text</u>       | <u>Position</u>                |
| NOTICE OF PUBLIC HEARINGS PLANNING AND | 0301 - Legals & Public Notices |

|                  |
|------------------|
| <u>Run Dates</u> |
| 10/05/2020       |

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PLANNING AND ZONING  
COMMISSION  
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/s/Andrea Gardner  
City Secretary



## AGENDA MEMORANDUM

**DATE:** September 23, 2020

**TO:** Planning and Zoning Commission Members

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

**SUBJECT:** Consideration and action of case **SUP. 20-01:** Request for a Specific Use Permit to allow for a massage establishment at 7600 Denton Highway #100, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway, south of North Park Drive and north of Starnes Road. Retail Properties of America, owner. Tucker Gagen, applicant/agent.

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### **BACKGROUND/INFORMATION:**

Mattison Avenue Salon Suites and Spa leases upscale, professional suites to beauty professionals on an annual basis. Each beauty professional is an independent tenant that signs a lease with Mattison Avenue Salon Suites to occupy a suite inside the facility. All suites are fully furnished with top-of-the-line equipment. Services provided by the beauty professionals within Mattison Avenue include hair cutting, hair coloring, esthetician services, and massage. The location hours of operation are 8am to 8pm, 7 days per week.

The previous use within the space was Beauty Brands, which had an SUP in place for the same sub-use (massage) that Mattison Avenue is requesting an SUP. The request is consistent with the surrounding uses and the previous user of the space. There are no negative impacts from the use on the surrounding neighborhoods as Mattison Avenues greater focus is on salon stylists.

This use fits the context of the Regional Retail designation within the Future Land Use Plan/Map.

### **FINANCIAL IMPLICATIONS:**

NA



## **AGENDA MEMORANDUM**

### **RECOMMENDATION/ACTION DESIRED:**

Respectfully recommend the Commission consider the comments received during the public hearing and make a final report on the specific use request for City Council consideration during the November 9, 2020 meeting.

### **ATTACHMENTS/ SUPPORTING DOCUMENTATION:**

1. Mattison Ave Narrative of proposed operation
2. Planning Zoning Application
3. Landlord Statement Authorization
4. Statement of Agent Authorization
5. Mailed - Public Hearing Notice - 200 feet
6. Response Forms - RECEIVED - as of October 12, 2020
7. Star Telegram - Publication - October 5, 2020

### **REVIEWED BY:**

Randy Richards, CFM, Building Official

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

Andrea Gardner, City Manager

*Approved as to form for inclusion on Agenda*

Approved - 10/16/2020

Approved - 10/16/2020

Final Approval - 10/16/2020



February 5, 2020

To City of Watauga

RE: Land Use Statement for Mattison Avenue Salon Suites and Spa located 7600 Denton Hwy #100, Watauga, TX 76148

To whom it may concern,

Mattison Avenue Salon Suites and Spa leases upscale, professional suites to beauty professionals on an annual basis. Each beauty professional is an independent tenant that signs a lease with Mattison Avenue Salon Suites to occupy a suite inside the facility. Each of our suites are fully furnished with top-of-the-line equipment. Mattison Avenue locations have a diverse group of beauty professionals that rent suites. Examples of services provided by the beauty professionals within Mattison Avenue include hair cutting, hair coloring, esthetician services, and massage. The location hours of operation are 8am to 8pm 7 days per week.

The existing use within the space is Beauty Brands, which has a SUP in place for the same sub use (massage) that Mattison Avenue is requesting a SUP for. Mattison Avenue has a primary use of salon, with other potential uses (as mentioned above). We believe that our request is consistent with the surrounding uses and the previous user of the space. There are no negative impacts from our use on the surrounding neighborhoods as it is the same use that exists now, with our use having a greater focus on salon stylists. Lastly, Mattison Avenue fits the context of the Regional Retail designation within the Future Land Use Plan/Map and will only further establish the existing retail strength of Watauga Pavilion.

Sincerely,

A handwritten signature in blue ink, appearing to be "AS" with a long horizontal stroke extending to the right.

Adam Smith  
Senior Vice President, Retail Development  
3500 Maple Avenue, Suite 1600  
Dallas, TX 75219  
O 214.717.6223 | C 469.243.0363  
[asmith@leoncapitalgroup.com](mailto:asmith@leoncapitalgroup.com)

[www.mattisonsalonsuites.com](http://www.mattisonsalonsuites.com)  
2633 McKinney Avenue Suite 130-513 | Dallas TX 75204





## Planning & Zoning Application

CASE NO. SUP. 20-01

P&Z Fee: \$600.00

Date Paid: 2/21/2020

Receipt #: 20-00149

SELECT ZONING APPLICATION TYPE:

☐ Zoning Change

☒ Specific Use Permit

☐ Planned Development

PROPOSED USE OF PROPERTY: Retail Center - Mattison Avenue

EXISTING USE OF PROPERTY: Retail Center - Beauty Brands

ZONING INFORMATION: From Existing GB District to Proposed GB District

PROPERTY ADDRESS: 7508 Denton Hwy #100, Watauga, TX 76148

Legal Description: (Abstract) \_\_\_\_\_ (Tract) \_\_\_\_\_ (Block) 1 (Lot) 1R

(Survey) \_\_\_\_\_ (Addition) Watauga Pavillion Addition

IF PROPERTY IS NOT PLATTED, PLEASE PROVIDE METES AND BOUNDS DESCRIPTION.

COMPLIANCE OF PROPOSED PROJECT TO THE CITY OF WATAUGA COMPREHENSIVE USE PLAN: If Yes then skip to next section of application if No then provide answers to the questions below:

- ☐ Will the proposed change enhance the site and the surrounding area? Yes No
- ☐ Is the necessary infrastructure already in place? Yes No (if not, explain in narrative)
- ☐ Is the proposed change a better use than that is recommended by Future Land Use Plan/Map?  
Yes No (if yes, explain in narrative)
- ☐ Will the proposed use impact adjacent residential areas in a negative manner or may it enhance it?  
Yes No
- ☐ Are uses adjacent to proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?  
Yes No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community?  
Yes No

OWNER INFORMATION: NAME: Mattison Avenue - Fernando De Leon

(Please Print)

ADDRESS: 3500 Maple Ave, STE 1600, Dallas, TX 75219

PHONE: 214 865 8082

EMAIL: fdeleon@leoncapitalgroup.com

For additional owners, please include additional copies of this page. The property owner may sign the application or submit a notarized letter of authorization.



## Planning & Zoning Application

**REPRESENTATIVE/AGENT INFORMATION: NAME:** Tucker Gagen  
 (Please Print)  
**BUSINESS NAME (If applicable):** Mattison Avenue  
 (Title)  
**BUSINESS ADDRESS:** 3500 Maple Ave, STE 1600, Dallas, TX 75219  
**PHONE:** 469 301 4194 **EMAIL:** tgagen@leoncapitalgroup.com

**\*I have read the completed application and know the same is true and correct and hereby agree that if a permit is issued all provisions of the City Ordinances and State Laws will be complied with whether herein specified or not. I agree to comply with all property restrictions. I am the owner of the property or the duly authorized agent.**

**\*Submittal of false information or omission as required by this application may result in any permit, license, or approval being revoked.**

**\*Signatures certify that all information provided is true and correct.**

**\*Application will be considered filed when project is set on an appropriate agenda.**

|                         |                   |                                           |
|-------------------------|-------------------|-------------------------------------------|
| <u>Fernando De Leon</u> | <u>10/16/2020</u> | DocuSigned by:<br><u>Fernando De Leon</u> |
| Owner Name (Print)      | Date              | Owner Signature<br>8D6716A08DCE480...     |
| <u>Tucker Gagen</u>     | <u>10/16/2020</u> | DocuSigned by:<br><u>Tucker Gagen</u>     |
| Agent Name (Print)      | Date              | Agent Signature<br>8A29F4E04E8442...      |

### APPLICATION SUBMITTAL REQUIREMENTS

- ☒ Ten (10) folded copies of 24"x36" of a Site Plan (Technical requirements provided on separate sheet), Landscaping Plan, Elevations in color and one digital (PDF) copy of zoning exhibit.
- ☐ The following items are required with all types of applications:
- ☒ Planning and Zoning Application form.
- ☒ Application fee of \$600 – Zoning Change; \$600 – Planned Development; \$600 – Specific Use Permit, plus costs incurred by the City for postage, mailing, copying and other related expenses. This is non-refundable.
- ☒ One 11"x17" copy of subdivision plat (if the property is platted).
- ☒ One digital (PDF) copy of subdivision plat (if property is platted).
- ☐ If request is for (i) a portion of a platted lot, or (ii) an un-platted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by licensed surveyor must be provided electronically in Microsoft Word format and in paper copy.
- ☐ Additional information may be requested by the Development Review Team if deemed essential for review and consideration by Planning and Zoning Commission and City Council.
- ☒ Written narrative explaining in detail the proposal.

### OFFICE USE ONLY: CASE APPROVED BY:

|                                                |                         |                    |
|------------------------------------------------|-------------------------|--------------------|
| <b>PLANNING &amp; ZONING COMMISSION:</b> _____ | Yes _____ No _____      | <b>DATE:</b> _____ |
| <b>CITY COUNCIL:</b> _____                     | Yes _____ No _____      | <b>DATE:</b> _____ |
| <b>ADDITIONAL P&amp;Z FEE:</b> _____           | <b>RECEIPT #:</b> _____ | <b>DATE:</b> _____ |



**RPAL Southwest Management LLC**

2021 Spring Road  
Suite 200  
Oak Brook, IL 60523  
T: 855.247.7724

January 30, 2020

City of Watauga  
Planning and Zoning  
7800 Virgil Anthony Blvd  
Watauga, TX 76148

RE: Watauga, Texas Planning and Zoning Application - Specific Use Permit  
Mattison Avenue Holdings DFW, LLC  
7508 Denton Hwy #016, Watauga, TX 76148

To Whom it May Concern:

The applicant under the referenced Use Permit application is the tenant under that certain Lease Agreement ("Lease") by and between RPAI Watauga Limited Partnership ("Landlord") and Mattison Avenue Holdings DFW, LLC ("Tenant") for approximately 6,260 square feet of space ("Premises") located at Watauga Pavilion Shopping Center in Watauga, Texas ("Shopping Center").

Landlord, as owner of the above referenced Shopping Center, hereby authorizes Tenant, at Tenant's sole cost and expense, to submit the necessary applications to the City of Watauga for the permits to needed to operate in said Premises.

Sincerely,

RPAL Watauga Limited Partnership,  
an Illinois limited partnership

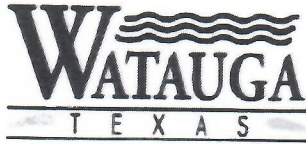
By: RPAI Watauga GP, L.L.C.,  
a Delaware limited liability company, its  
general partner

By: Retail Properties of America, Inc.,  
a Maryland corporation, its sole member

By: \_\_\_\_\_  
Name:  
Title:

Ann M. Hult  
Vice President and  
Secretary





## Statement of Agent Authorization

I, Daniel Upton (owner's agent), owner of Watauga Pavilion also  
(PLEASE PRINT NAME HERE) ADDRESS  
 known as Block K1, Lot 1R of the Watauga Pavilion Add. Blk. Subdivision in the City  
 of Watauga hereby certify that I have given my permission to Tucker Gagen of Mattison Avenue  
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.

RPAI Watauga Limited Partnership, an Illinois limited partnership  
 By: RPAI Watauga LP, L.L.C., a Delaware limited liability company, its general partner  
 By: Retail Properties of America, Inc., a Maryland corporation, its sole member

By: [Signature]  
 Name: Daniel Upton  
 Title: VP Property Management - South

Daniel Upton (owner's agt)  
 Name (Typed or Printed)

10/15/2020  
 Date

**Notary Acknowledgement No. 2:** Before me, the undersigned authority, on this day personally  
 appeared Daniel Upton, 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.

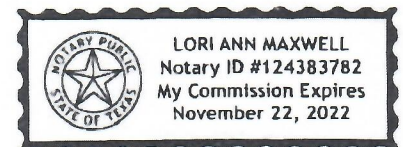
Given under my hand and seal of office on this the 15th day of October, 2020

Lori Ann Maxwell  
 Notary Public

[Signature]

Notary Public in and For the State of Texas

My commission expires the 22 day of November, 2022.





## Public Hearing Notice – Specific Use Permit

October 7, 2020

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 October 21, 2020 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road. The City Council will hold a public hearing at their meeting on November 9, 2020 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road.

**SUP. 20-01:** Consider an application for Specific Use Permit (SUP) for Massage Establishment at 7600 Denton Highway #100, commonly known as 5901 Starnes Road, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway south of North Park Drive and north of Starnes Rd. Retail Properties of America, owner. Tucker Gagen, applicant/agent.

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.

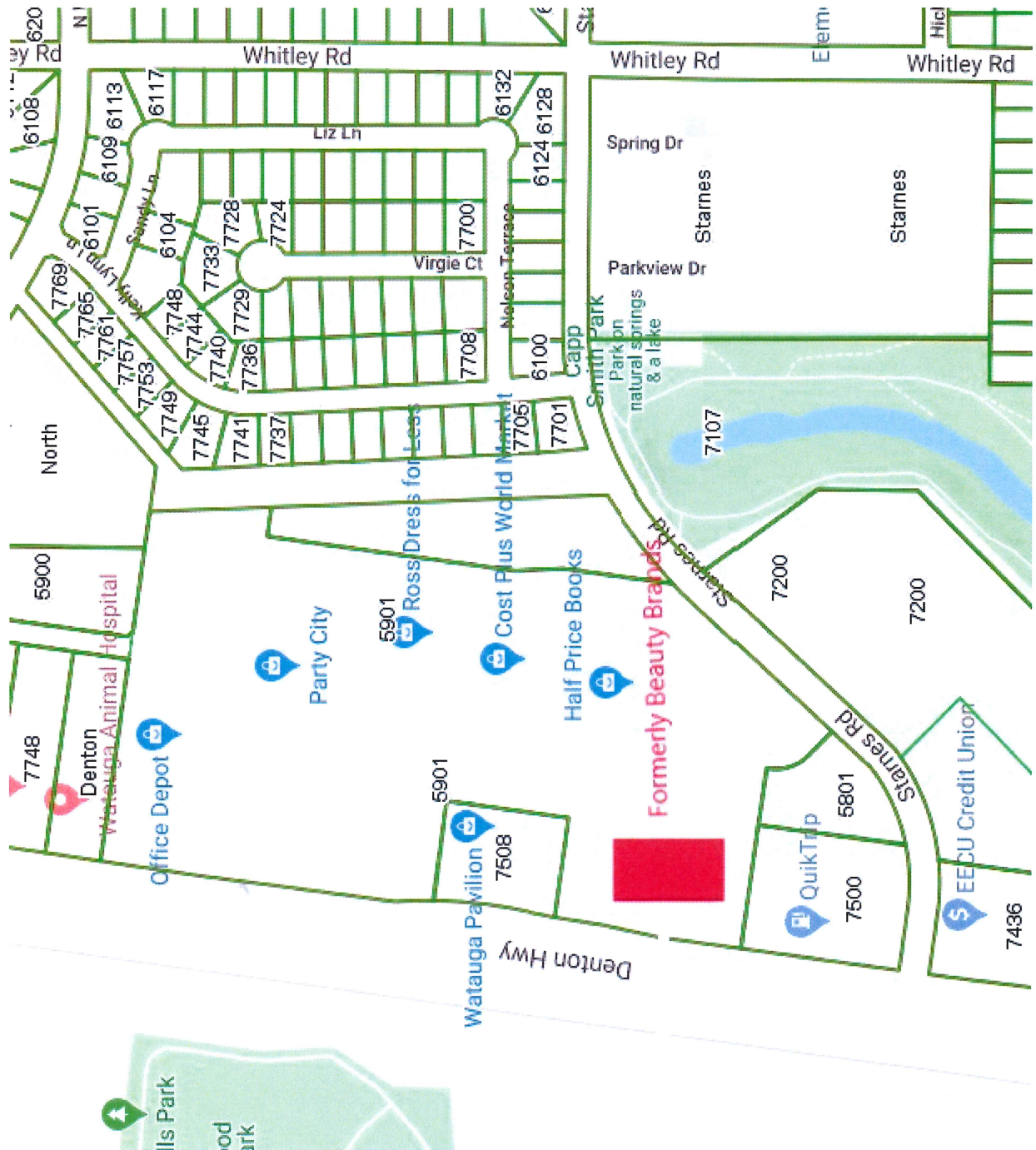
If you have any questions, please contact me at 817-514-5827 or e-mail [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org).

Sincerely,

A handwritten signature in blue ink that reads "Jeannette Garcia". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

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: **SUP. 20-01:** Consider an application for Specific Use Permit (SUP) for Massage Establishment at 7600 Denton Highway #100, commonly known as 5901 Starnes Road, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway south of North Park Drive and north of Starnes Rd. Retail Properties of America, owner. Tucker Gagen, applicant/agent.

☐

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>



## SPECIFIC USE PERMIT CASE 20-01

| <u>NAME</u>                                                                 | <u>ADDRESS</u>                              | <u>RESPONSE</u> |
|-----------------------------------------------------------------------------|---------------------------------------------|-----------------|
| Inland Western Watauga LP<br>Watauga Pavilion Addition                      | 7600 Denton Hwy #100<br>Block 1 Lot 1R      | _____           |
| City of Watauga<br>Northpark Village Addition                               | 7800 Virgil Anthony Blvd<br>Block 2R Lot 3A | _____           |
| Texas-LTC LP<br>Northpark Village Addition                                  | 5800 North Park Dr<br>Block 1 Lot 3A        | _____           |
| Bettye Kay Inv Group LTD<br>Watauga Pavilion Addition                       | 5900 North Park Dr<br>Block 1 Lot 5R        | _____           |
| North Park Dr RE Holdings LLC<br>Watauga Pavilion Addition                  | 5700 North Park Dr<br>Block 1 Lot 6R        | _____           |
| Padick Partners<br>Northpark Village Addition                               | 7900 Denton Hwy<br>Block 2 Lot 1            | _____           |
| Pearson-Tyler II Inc<br>Northpark Village Addition                          | 5701 North Park Dr<br>Block 2 Lot 2R2       | _____           |
| 2J Interest LLC<br>Northpark Village Addition                               | 5705 North Park Dr<br>Block 2 Lot 2R1       | _____           |
| Wells Fargo Bank NA<br>Watauga Pavilion Addition                            | 7830 Denton Hwy<br>Block 1 Lot 6R           | _____           |
| Whataburger Inc<br>Northpark Village Addition                               | 7826 Denton Hwy<br>Block 1R Lot 4RE         | _____           |
| Sandra C, Perry S & Thomas J<br>Rose Bene IRA<br>Northpark Village Addition | 7752 Denton Hwy<br>Block 1R Lot 4RF         | _____           |
| F3 Prop Investments LLC<br>Northpark Village Addition                       | 7748 Denton Hwy<br>Block 1R Lot 4RC         | _____           |
| Roy C Gully<br>Northpark Village Addition                                   | 7744 Denton Hwy<br>Block 1R Lot 4B          | _____           |

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



|                                                                    |                                       |       |
|--------------------------------------------------------------------|---------------------------------------|-------|
| Inland Western Watauga LP<br>Watauga Pavilion Addition             | 7508 Denton Hwy<br>Block 1 Lot 3      | _____ |
| Wesley Properties Inc<br>Northpark Village Addition                | 7500 Denton Hwy<br>Block 1 Lot 7R     | _____ |
| Lifestyle Christianity<br>Pheasant Run 65                          | 7200 Denton Hwy<br>Lots H1A & H1B     | _____ |
| North Park Dr RE Holdings LLC<br>Watauga Pavilion Addition         | 5700 North Park Dr<br>Block 1 Lot 6R1 | _____ |
| Wetzel Consultants LLC<br>Watauga Pavilion Addition                | 5805 Starnes Rd<br>Block 1 Lot 4      | _____ |
| Andrew S George<br>Kathryn Duranczyk<br>Northpark Village Addition | 7729 Kelly Lynn Ln<br>Block 3 Lot 8   | _____ |
| John & Kendra Vander Kamp<br>Northpark Village Addition            | 7733 Kelly Lynn Ln<br>Block 3 Lot 9   | _____ |
| Jennifer Neva Meuir<br>Northpark Village Addition                  | 7737 Kelly Lynn Ln<br>Block 3 Lot 10  | _____ |
| Fangping Zhou<br>Northpark Village Addition                        | 7741 Kelly Lynn Ln<br>Block 3 Lot 11  | _____ |
| Jon & Mary Jo Miner<br>Northpark Village Addition                  | 7745 Kelly Lynn Ln<br>Block 3 Lot 12  | _____ |
| Arturo C & Christi Montoya<br>Northpark Village Addition           | 7749 Kelly Lynn Ln<br>Block 3 Lot 13  | _____ |
| Tina D Moore<br>Mark A Moore Moffitt<br>Northpark Village Addition | 7753 Kelly Lynn Ln<br>Block 3 Lot 14  | _____ |
| Arthur L & Sharon K Miner<br>Northpark Village Addition            | 7757 Kelly Lynn Ln<br>Block 3 Lot 15  | _____ |

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

|                                                         |                                      |                    |
|---------------------------------------------------------|--------------------------------------|--------------------|
| Ryan Reed<br>Northpark Village Addition                 | 7761 Kelly Lynn Ln<br>Block 3 Lot 16 | _____              |
| Joseph C & Donna Nangauta<br>Northpark Village Addition | 7765 Kelly Lynn Ln<br>Block 3 Lot 17 | _____              |
| Queen Spriggs<br>Northpark Village Addition             | 7769 Kelly Lynn Ln<br>Block 3 Lot 18 | <u>Does Object</u> |

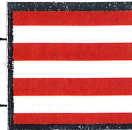
**30 Notices were mailed out:**

\_\_\_\_\_ Do Not Object 1 Does Object \_\_\_\_\_ Did Not Reply.

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

To: City of Watauga, Texas

From:

|                                                                                   |                                                          |             |
|-----------------------------------------------------------------------------------|----------------------------------------------------------|-------------|
|  | Queen Spriggs<br>7769 Kelly Lynn Ln<br>Watauga, TX 76148 | ★<br>★<br>★ |
|-----------------------------------------------------------------------------------|----------------------------------------------------------|-------------|

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

RE: **SUP. 20-01:** Consider an application for Specific Use Permit (SUP) for Massage Establishment at 7600 Denton Highway #100, commonly known as 5901 Starnes Road, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway south of North Park Drive and north of Starnes Rd. Retail Properties of America, owner. Tucker Gagen, applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments:

NO RED LIGHT DISTRICT  
IN THIS NEIGHBORHOOD!

Queen Spriggs

Printed Name

Queen Spriggs

Signature

10-9-20

Date

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

#### legals & public notices

Notice is hereby given that, acting under and pursuant to the Ordinances of the City of Grand Prairie, Texas, on the 21st day of September, 2020, GHA Barnett LLC will file with the City of Grand Prairie, an application to drill, complete and operate a well for gas upon property located at 2501 Hardrock Road, Dallas County, Grand Prairie, Texas, Tract 15 of the John R. Baugh Survey, Abstract 137, Page 65, City of Grand Prairie, Dallas County, Texas.

NOTICE IS HEREBY GIVEN that a public hearing will be held at the Westworth Village City Special City Council Mtg on Oct 9th at 7:30PM on a proposed moratorium on the acceptance of applications or the issuance of permits for residential property development in the SF-R districts of the City of Westworth Village. Interested persons are invited to attend or submit comments. This facility and its parking lot are wheelchair accessible. Requests for accommodations must be made 48 hours prior to this meeting by contacting the City Secretary at 817-710-2500.

#### NOTICE OF PUBLIC HEARINGS PLANNING AND ZONING COMMISSION CITY HALL COUNCIL CHAMBER 7105 WHITLEY ROAD, WATAUGA, TEXAS 76148 OCTOBER 21, 2020 6:30 P.M.

Notice is hereby given of a public hearing to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Wednesday, October 21, 2020 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following cases:

SUP. 20-01: Consider an application for Specific Use Permit (SUP) for Massage Establishment at 7600 Denton Highway #100, commonly known as 5901 Starnes Road, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway south of North Park Drive and north of Starnes Rd. Retail Properties of America, owner. Tucker Gagen, applicant/agent.

Z. 20-03 with SUP: Consider request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment, at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Rd. Nicki Cee LLC, owner. Zaid Chaudhry, applicant.

Published on Monday, October 5, 2020, 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

FORT WORTH STAR-TELEGRAM  
CLASSIFIEDS. Hire, Sell & Buy

#### legals & public notices

cial bulletin board at City Hall, 7105 Whitley Road, Watauga, Texas, on Monday, October 5, 2020 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.  
/s/Andrea Gardner  
City Secretary

#### NOTICE OF PUBLIC HEARING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS MULTIFAMILY HOUSING REVENUE BONDS (LEGACY RIVERSIDE SENIOR LIVING COMMUNITY)

Notice is hereby given of a telephonic public hearing to be held by the Texas Department of Housing and Community Affairs (the "Issuer") on October 14, 2020, at 10:00 AM. All interested parties are invited to call in to express their views with respect to the Development and the issuance of the Bonds. Interested parties may join the public hearing on the date and the time indicated above by dialing +1-888-431-3632 (US Toll Free) and, when prompted, entering the access code 6525156#.

The hearing is regarding the issuance of obligations by the Issuer, which may be issued in one or more series, in an aggregate principal amount not to exceed \$40,000,000 (the "Bonds"). The Bonds will be issued as exempt facility bonds for a qualified residential rental project pursuant to section 142(a)(7) of the Internal Revenue Code of 1986, as amended (the "Code"). Proceeds of the Bonds will be loaned to TX Riverside Seniors, LP, or an affiliate thereof (collectively, the "Borrower") to finance an affordable multifamily housing development to be known as Legacy Riverside Senior Living Community (the "Development") that will be located at 8101 North Riverside Drive, Fort Worth, Tarrant County, Texas 76137. The Borrower will be the initial legal owner and principal user of the Development.

Questions or requests for additional information may be directed to Jon Galvan at the Texas Department of Housing and Community Affairs, P.O. Box 13941, Austin, Texas 78711-3941; (512) 475-3963; and/or jonathan.galvan@tdhca.state.tx.us. To ensure that an adequate number of interested persons can be accommodated on the telephone line, all parties that intend to attend the telephonic hearing are required to notify Jon Galvan via telephone or e-mail at least 48 hours prior to the telephonic hearing. Any interested persons unable to dial into the hearing, but who would like to express their views on the Development and the issuance of the Bonds may submit their views in writing to Jon Galvan via standard mail or e-mail on or prior to October 20, 2020.

Individuals who require a language interpreter for the public hearing should contact Elena Peinado at (512) 475-3814 at least five days prior to the hearing date so that appropriate arrangements can be made.

*Jon Galvan*  
*10/5/2020*



## AGENDA MEMORANDUM

**DATE:** October 3, 2020

**TO:** Planning and Zoning Commission Members

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

**SUBJECT:** Consideration and action of case **Z. 20-03 with SUP:** Request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Road. Nikki Cee LLC, owner. Zaid Chaudhry, applicant.

---

### **BACKGROUND/INFORMATION:**

Zaid Chaudhry, applicant Greenfield Village Addition, has a pending tenant requesting to provide massage services in a lease space. The zoning change is consistent with the surrounding district. Again, there are no negative impacts from the use on the surrounding neighborhoods.

### **FINANCIAL IMPLICATIONS:**

NA

### **RECOMMENDATION/ACTION DESIRED:**

Respectfully recommend the Commission consider the comments received during the public hearing and make a final report on the specific use request for City Council consideration during the November 9, 2020 meeting.

### **ATTACHMENTS/ SUPPORTING DOCUMENTATION:**

1. Parkridge Plaza - Rezoning Narrative
2. Site Plan
3. Planning & Zoning Application
4. Statement of Owner - verification
5. Statement of Agent - verification
6. MAILED - Public Hearing Notice - Z. 20-03 wSUP
7. RECEIVED - Response Form Z. 20-03 wSUP
8. 6600 Denton Hwy Ste 126\_200 foot labels final
9. Star Telegram - Public Hearing Publication - Oct. 5, 2020



## **AGENDA MEMORANDUM**

**REVIEWED BY:**

Randy Richards, CFM, Building Official

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

Andrea Gardner, City Manager

*Approved as to form for inclusion on Agenda*

Approved - 10/16/2020

Approved - 10/16/2020

Final Approval - 10/16/2020



Zaid Chaudhry  
6000 Arrowhead  
Fort Worth, TX 76132  
[Parkridgeplaza1@gmail.com](mailto:Parkridgeplaza1@gmail.com)  
817-901-6290

The Parkridge Management Team would like to change the zoning of Parkridge Plaza, located at 6600 Denton Hwy, from a Local Business Permit to a General Use Permit and would also like to apply for a specific use permit to establish a Massage Parlor at the center.

Currently Parkridge Plaza is at a competitive disadvantage when compared to nearby centers, such as Greenfield Plaza next door, which has a General Use Permit to attract prospective tenants while Parkridge does not. We feel it is of the utmost importance to have as broad of use the center as possible.

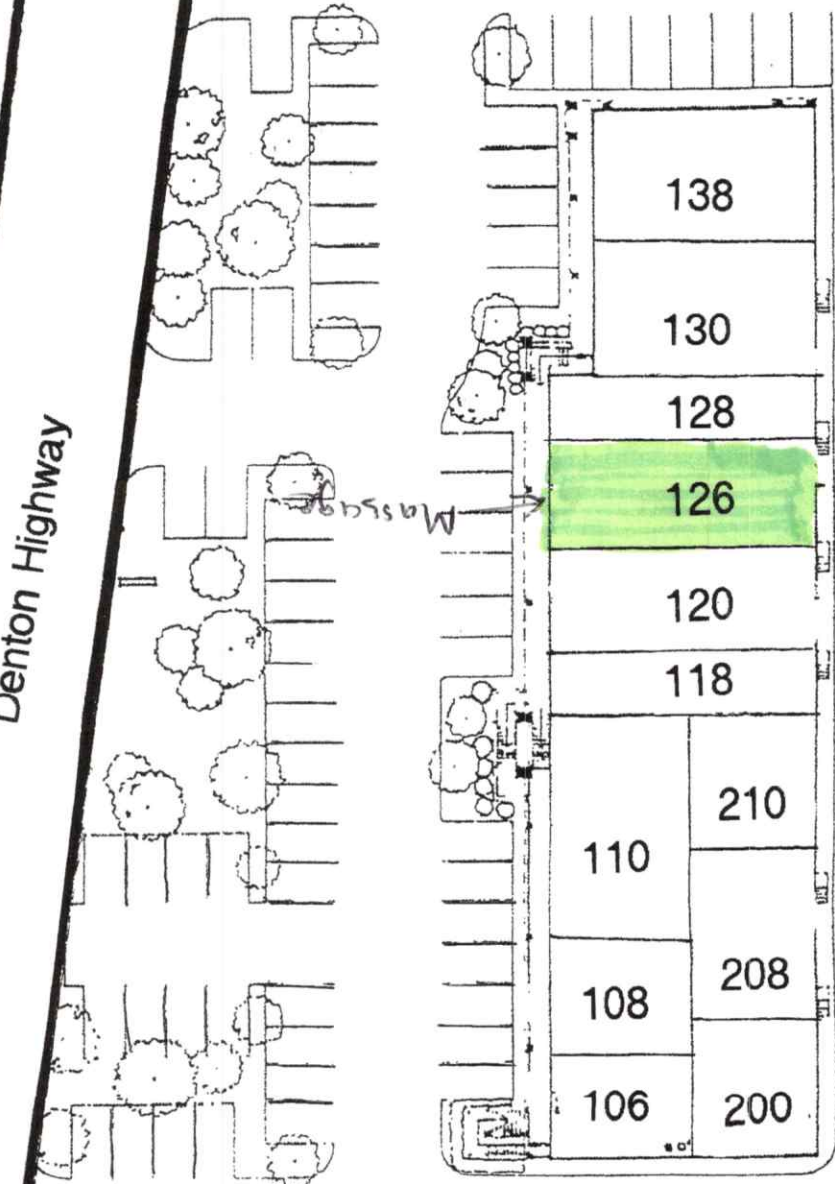
We currently have a Tenant that would like to open a massage parlor at the center and think it would bring a valuable commerce to the city and our center.

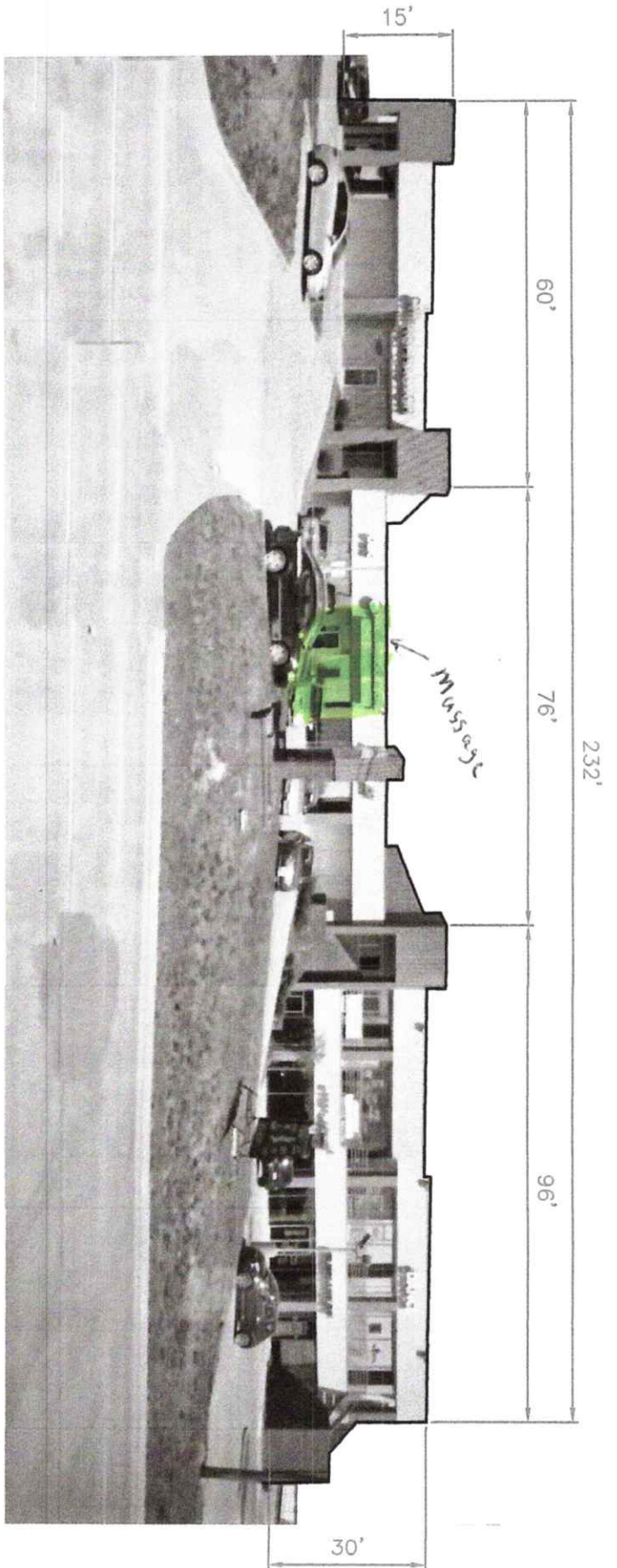
A handwritten signature in black ink, appearing to read 'Zaid Chaudhry', is located in the lower-left quadrant of the page.





Denton Highway

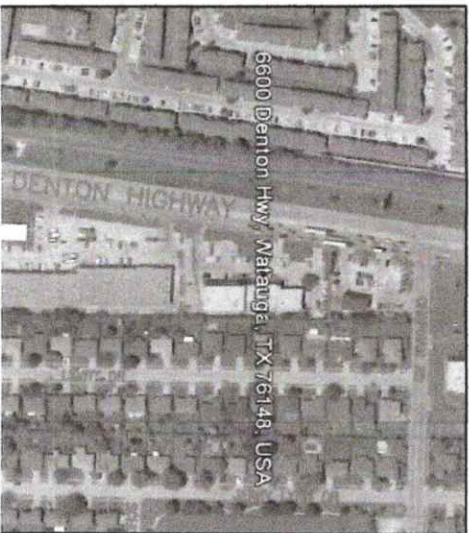




Parkridge Plaza  
 6600 Denton Highway  
 Greenfield Village Addition Block 4 LotB2R  
 Owner: Nikki Cee, LLC  
 Zoned: Local Business (LB)

WEST ELEVATION  
 NOT TO SCALE

VICINITY MAP  
 NOT TO SCALE





## Planning & Zoning Application

CASE NO. \_\_\_\_\_

P&Z Fee: \_\_\_\_\_

**SELECT ZONING APPLICATION TYPE:**

Date Paid: \_\_\_\_\_

Receipt #: \_\_\_\_\_

☒ Zoning Change

☒ Specific Use Permit

☐ Planned Development

PROPOSED USE OF PROPERTY: General Business (GB)

EXISTING USE OF PROPERTY: Local Business (LB)

ZONING INFORMATION: From Existing LB District to Proposed GB District

PROPERTY ADDRESS: 6600 Arrowhead Denton Hwy, Watauga TX, 76148

Legal Description: (Abstract) \_\_\_\_\_ (Tract) \_\_\_\_\_ (Block) 4 (Lot) 2R

(Survey) Greenfield Village (Addition) \_\_\_\_\_

IF PROPERTY IS NOT PLATTED, PLEASE PROVIDE METES AND BOUNDS DESCRIPTION.

COMPLIANCE OF PROPOSED PROJECT TO THE CITY OF WATAUGA COMPREHENSIVE USE PLAN: If Yes then skip to next section of application if No then provide answers to the questions below:

- ☐ Will the proposed change enhance the site and the surrounding area? Yes No
- ☐ Is the necessary infrastructure already in place? Yes No (if not, explain in narrative)
- ☐ Is the proposed change a better use than that is recommended by Future Land Use Plan/Map? Yes No (if yes, explain in narrative)
- ☐ Will the proposed use impact adjacent residential areas in a negative manner or may it enhance it? Yes No
- ☐ Are uses adjacent to proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility? Yes No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community? Yes No

OWNER INFORMATION: NAME: Zaid Chaudhry  
(Please Print)

ADDRESS: 6600 Denton Hwy, Watauga TX, 76148

PHONE: 817-901-6290 EMAIL: parkridge plaza 7@gmail.com

For additional owners, please include additional copies of this page. The property owner may sign the application or submit a notarized letter of authorization.





## Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Zaid Chaudhry  
(Please Print)  
BUSINESS NAME (If applicable): Parkridge Plaza  
BUSINESS ADDRESS: 6600 Denton Hwy, Watauga TX, 76148 (Title)  
PHONE: 817-901-6290 EMAIL: parkridgeplaza@gmail.com

\*I have read the completed application and know the same is true and correct and hereby agree that if a permit is issued all provisions of the City Ordinances and State Laws will be complied with whether herein specified or not. I agree to comply with all property restrictions. I am the owner of the property or the duly authorized agent.

\*Submittal of false information or omission as required by this application may result in any permit, license, or approval being revoked.

\*Signatures certify that all information provided is true and correct.

\*Application will be considered filed when project is set on an appropriate agenda.

NIGMAT CHAUDHRY  
Owner Name (Print)

9-22-2020  
Date

N. A. Chaudhry  
Owner Signature

Zaid Chaudhry  
Agent Name (Print)

9-21-20  
Date

[Signature]  
Agent Signature

### APPLICATION SUBMITTAL REQUIREMENTS

- ☐ Ten (10) folded copies of 24"x36" of a Site Plan (Technical requirements provided on separate sheet), Landscaping Plan, Elevations in color and one digital (PDF) copy of zoning exhibit.
- ☐ The following items are required with all types of applications:
- ☐ Planning and Zoning Application form.
- ☐ Application fee of \$600 – Zoning Change; \$600 – Planned Development; \$600 – Specific Use Permit, plus costs incurred by the City for postage, mailing, copying and other related expenses. This is non-refundable.
- ☐ One 11"x17" copy of subdivision plat (if the property is platted).
- ☐ One digital (PDF) copy of subdivision plat (if property is platted).
- ☐ If request is for (i) a portion of a platted lot, or (ii) an un-platted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by licensed surveyor must be provided electronically in Microsoft Word format and in paper copy.
- ☐ Additional information may be requested by the Development Review Team if deemed essential for review and consideration by Planning and Zoning Commission and City Council.
- ☐ Written narrative explaining in detail the proposal.

### OFFICE USE ONLY: CASE APPROVED BY:

PLANNING & ZONING COMMISSION: \_\_\_\_\_ Yes \_\_\_\_\_ No

DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ Yes \_\_\_\_\_ No

DATE: \_\_\_\_\_

ADDITIONAL P&Z FEE: \_\_\_\_\_ RECEIPT #: \_\_\_\_\_

DATE: \_\_\_\_\_



## Statement of Owner Verification

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

Planning & Zoning Application for Planning & Zoning Case \_\_\_\_\_ 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.

Nignat Chaudhry  
Applicant Signature

9.22.2020  
Date

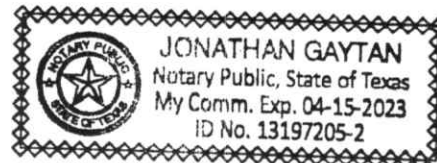
State of Texas  
County of TARRANT

Before me, the undersigned authority, on this day personally appeared Nignat Chaudhry, 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 22 day of September 20 20

[Signature]  
Signature of Notary Public

My commission expires the 15 day of April, 20 23.





## Statement of Agent Authorization

I, Nighat Chaudhry, owner of 6600 Denson Hwy also  
(PLEASE PRINT NAME HERE) ADDRESS  
known as Block 4, Lot 2R of the Greenfield Village Subdivision in the City  
of Watauga hereby certify that I have given my permission to Zaid Chaudhry  
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.

Nighat A. Chaudhry  
Signature of Owner

NIGHAT CHAUDHRY  
Name (Typed or Printed)

9.22.2020  
Date

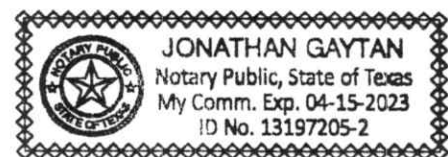
**Notary Acknowledgement No. 2:** Before me, the undersigned authority, on this day personally  
appeared Nighat Chaudhry, known to me to be the person whose name is  
subscribed to the above and foregoing instrument, and knowledge to me that he/she executed the  
same for the purposes and consideration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

Given under my hand and seal of office on this the 22 day of September, 20 20

[Signature]  
Notary Public

Notary Public in and For the State of Texas

My commission expires the 15 day of April, 20 23.







## Public Hearing Notice – Zoning Change with SUP

October 7, 2020

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 October 21, 2020 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road. The City Council will hold a public hearing at their meeting on November 9, 2020 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road.

**Z. 20-03 with SUP:** Consider request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment, at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Rd. Nicki Cee LLC, owner. Zaid Chaudhry, 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 [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org).

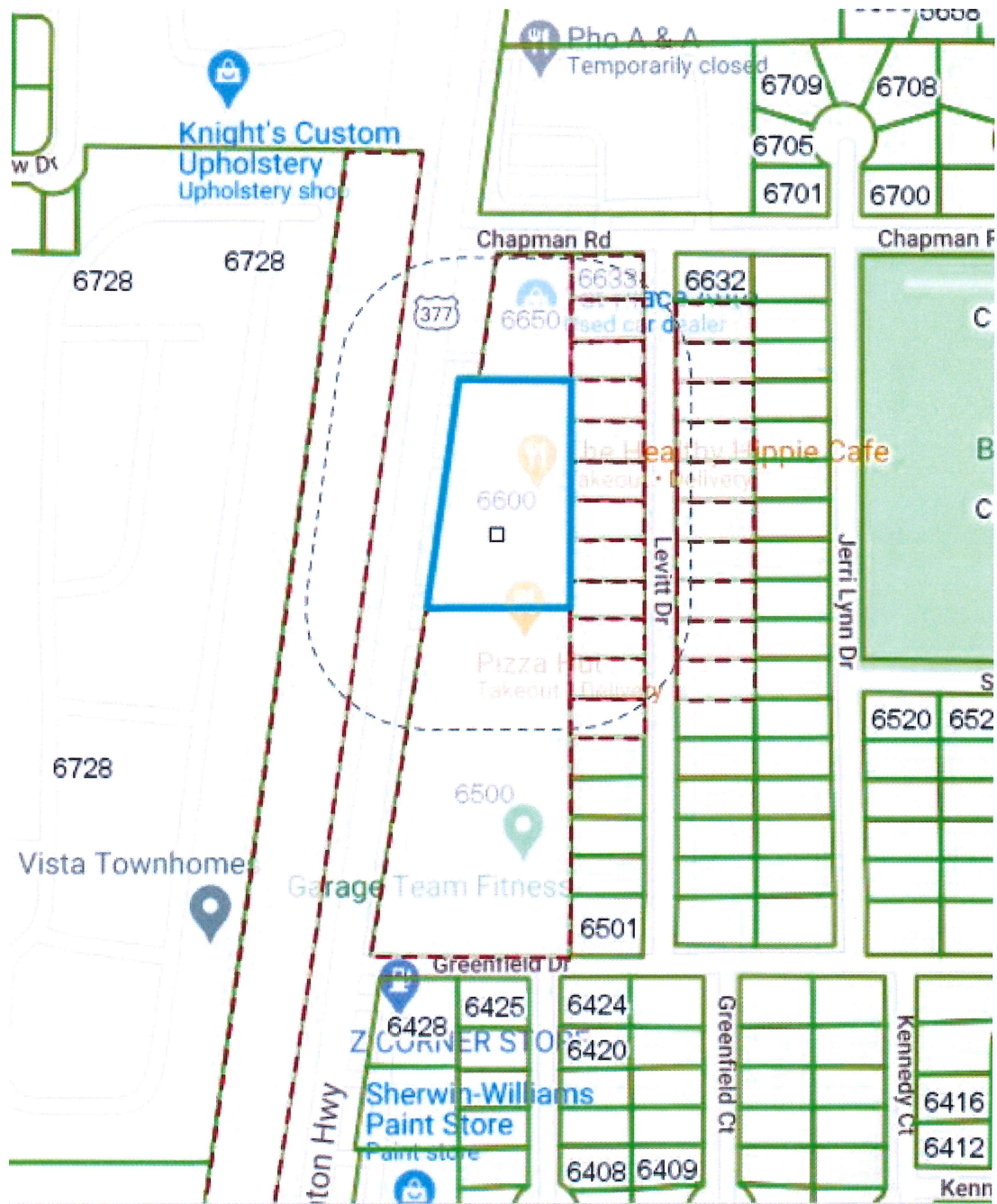
Sincerely,

A handwritten signature in blue ink that reads "Jeannette Garcia". The signature is fluid and cursive.

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: **Z. 20-03 with SUP:** Consider request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment, at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Rd. Nikki Cee LLC, owner. Zaid Chaudhry, 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>

To: City of Watauga, Texas

From: \_\_\_\_\_  
\_\_\_\_\_

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

RE: **Z. 20-03 with SUP:** Consider request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment, at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Rd. Nikki Cee LLC, owner. Zaid Chaudhry, 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>

**CASE Z. 20-03 wSUP**

| <b><u>NAME</u></b>                                               | <b><u>ADDRESS</u></b>              | <b><u>RESPONSE</u></b> |
|------------------------------------------------------------------|------------------------------------|------------------------|
| Nikki Cee LLC<br>Greenfield Village Addition                     | 6600 Denton Hwy<br>Block 4 Lot B2R | _____                  |
| Greenfield Square Partners LLC<br>Greenfield Square Shpg. Center | 6500 Denton Hwy<br>Block 4 Lot B   | _____                  |
| Tri Dal Real Estate LTD<br>Greenfield Village Addition           | 6650 Denton Hwy<br>Block 4 Lot B1  | _____                  |
| Kenneth W Jr & Donna Hill<br>Greenfield Village Addition         | 6633 Levitt Dr<br>Block 4 Lot 1    | _____                  |
| Hem Sunwar & Maya Karki<br>Greenfield Village Addition           | 6629 Levitt Dr<br>Block 4 Lot 2    | _____                  |
| Hiep & Van Thi Nguyen<br>Greenfield Village Addition             | 6625 Levitt Dr<br>Block 4 Lot 3    | _____                  |
| Tich Van & Huong T Ninh Tran<br>Greenfield Village Addition      | 6621 Levitt Dr<br>Block 4 Lot 4    | _____                  |
| Thoi & Thuy Tran Hoang<br>Greenfield Village Addition            | 6617 Levitt Dr<br>Block 4 Lot 5    | _____                  |
| Taron Armour<br>Greenfield Village Addition                      | 6613 Levitt Dr<br>Block 4 Lot 6    | _____                  |
| Francisco Jr & Lui Mercado<br>Greenfield Village Addition        | 6609 Levitt Dr<br>Block 4 Lot 7    | _____                  |
| Van Ronald Taulton<br>Greenfield Village Addition                | 6605 Levitt Dr<br>Block 4 Lot 8    | _____                  |
| Darlene Carter<br>Greenfield Village Addition                    | 6601 Levitt Dr<br>Block 4 Lot 9    | _____                  |
| Mattie Terry<br>Greenfield Village Addition                      | 6529 Levitt Dr<br>Block 4 Lot 10   | _____                  |

City of Watauga  
Development Services  
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|                                                                                  |                                  |                    |
|----------------------------------------------------------------------------------|----------------------------------|--------------------|
| Kenneth & Jeanne Boucher<br>Greenfield Village Addition                          | 6525 Levitt Dr<br>Block 4 Lot 11 | _____              |
| David & Courtney E Cromer<br>Greenfield Village Addition                         | 6521 Levitt Dr<br>Block 4 Lot 12 | _____              |
| Jose J & Miriam Saldana<br>Greenfield Village Addition                           | 6524 Levitt Dr<br>Block 5 Lot 11 | _____              |
| David L Jr & Joyce Raymer<br>Greenfield Village Addition                         | 6528 Levitt Dr<br>Block 5 Lot 10 | <u>Does Object</u> |
| Breana Coffee<br>Greenfield Village Addition                                     | 6600 Levitt Dr<br>Block 5 Lot 9  | _____              |
| Miguel & Maria Santiago<br>Greenfield Village Addition                           | 6604 Levitt Dr<br>Block 5 Lot 8  | _____              |
| Todd H Bunker<br>Greenfield Village Addition                                     | 6608 Levitt Dr<br>Block 5 Lot 7  | _____              |
| Shamshad & Gail Shah<br>Greenfield Village Addition                              | 6612 Levitt Dr<br>Block 5 Lot 6  | _____              |
| Chandeng Xaysongkham<br>Greenfield Village Addition                              | 6616 Levitt Dr<br>Block 5 Lot 5  | _____              |
| PCW One Leasing LLC<br>Greenfield Village Addition                               | 6620 Levitt Dr<br>Block 5 Lot 4  | _____              |
| Megan Elise Williamson<br>Anthony Grondin<br>Greenfield Village Addition         | 6624 Levitt Dr<br>Block 5 Lot 3  | _____              |
| Anh & Hien Thi Hoang<br>Greenfield Village Addition                              | 6628 Levitt Dr<br>Block 5 Lot 2  | _____              |
| Servin Luna Maria De Los Angeles<br>Juan P Ortega<br>Greenfield Village Addition | 6632 Levitt Dr<br>Block 5 Lot 1  | _____              |

City of Watauga  
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26 Notices were mailed out:

\_\_\_\_\_ Do Not Object 1 Does Object 25 Did Not Reply\*

\*as of October 16, 2020

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



**Owners within 200 feet  
of Subject Property-6600 Denton Hwy. #126**

| Owner                                | Owner_Address        | Owner_City State    | Owner_Zip  | Situs_Address   |
|--------------------------------------|----------------------|---------------------|------------|-----------------|
| Nikki Cee LLC                        | 6000 Arrowhead Rd    | Fort Worth TX       | 76132-4414 | 6600 Denton Hwy |
| Greenfield Square Partners LLC       | PO Box 701085        | Dallas TX           | 75370-1085 | 6500 Denton Hwy |
| Tri Dal Real Estate LTD              | 540 Commerce St      | Southlake TX        | 76092-9113 | 6650 Denton Hwy |
| Hill Kenneth W Jr & Donna            | 6633 Levitt Dr       | Watauga TX          | 76148-2531 | 6633 Levitt Dr  |
| Sunwar Hem & Karki Maya              | 6629 Levitt Dr       | Watauga TX          | 76148-2531 | 6629 Levitt Dr  |
| Nguyen Hiep & Van Thi                | 6625 Levitt Dr       | Watauga TX          | 76148-2531 | 6625 Levitt Dr  |
| Tran Tich Van & Huong T Ninh         | 6621 Levitt Dr       | Watauga TX          | 76148-2531 | 6621 Levitt Dr  |
| Hoang Thoi & Thuy Tran               | 6617 Levitt Dr       | Watauga TX          | 76148-2531 | 6617 Levitt Dr  |
| Armour Taon                          | 6613 Levitt Dr       | Watauga TX          | 76148-2531 | 6613 Levitt Dr  |
| Mercado Francisco Jr & Lui           | 6609 Levitt Dr       | Watauga TX          | 76148-2531 | 6609 Levitt Dr  |
| Taulton Van Ronald                   | 6605 Levitt Dr       | Fort Worth TX       | 76148-2531 | 6605 Levitt Dr  |
| Carter Darlene                       | 6601 Levitt Dr       | Watauga TX          | 76148-2531 | 6601 Levitt Dr  |
| Terry Mattie                         | 6529 Levitt Dr       | Watauga TX          | 76148-2529 | 6529 Levitt Dr  |
| Resident                             | 6525 Levitt Dr       | Watauga TX          | 76148      | 6525 Levitt Dr  |
| Boucher Kenneth & Jeanne             | 7420 Dana Ln         | N Richland Hills TX | 76182-4548 | 6525 Levitt Dr  |
| Cromer David & Courtney E            | 6521 Levitt Dr       | Watauga TX          | 76148      | 6521 Levitt Dr  |
| Saldana Jose J & Miriam              | 6524 Levitt Dr       | Fort Worth TX       | 76148-2528 | 6524 Levitt Dr  |
| Raymer David L Jr & Joyce            | 6528 Levitt Dr       | Fort Worth TX       | 76148-2528 | 6528 Levitt Dr  |
| Coffee Breana                        | 6600 Levitt Dr       | Watauga TX          | 76148-2530 | 6600 Levitt Dr  |
| Santiago Miguel & Maria              | 6604 Levitt Dr       | Watauga TX          | 76148      | 6604 Levitt Dr  |
| Bunger Todd H                        | 6608 Levitt Dr       | Fort Worth TX       | 76148-2530 | 6608 Levitt Dr  |
| Resident                             | 6612 Levitt Dr       | Watauga TX          | 76148      | 6612 Levitt Dr  |
| Shah Shamshad & Gail                 | 7601 N Richland Blvd | N Richland Hills TX | 76180-6411 | 6612 Levitt Dr  |
| Xaysongkham Chandeng                 | 6616 Levitt Dr       | Watauga TX          | 76148-2530 | 6616 Levitt Dr  |
| Resident                             | 6620 Levitt Dr       | Watauga TX          | 76148      | 6620 Levitt Dr  |
| PCW One Leasing LLC                  | 6496 Singleton Ct    | Fort Worth TX       | 76179      | 6620 Levitt Dr  |
| Williamson Megan E & Grondin Anthony | 6624 Levitt Dr       | Fort Worth TX       | 76148      | 6624 Levitt Dr  |
| Hoang Anh & Hien Thi                 | 6628 Levitt Dr       | Fort Worth TX       | 76148-2530 | 6628 Levitt Dr  |
| Ortega Juan P & Servin Luna Maria    | 6632 Levitt Dr       | Watauga TX          | 76148      | 6632 Levitt Dr  |

#### legals & public notices

Notice is hereby given that, acting under and pursuant to the Ordinances of the City of Grand Prairie, Texas, on the 21st day of September, 2020, GHA Barnett LLC will file with the City of Grand Prairie, an application to drill, complete and operate a well for gas upon property located at 2501 Hardrock Road, Dallas County, Grand Prairie, Texas, Tract 15 of the John R. Baugh Survey, Abstract 137, Page 65, City of Grand Prairie, Dallas County, Texas.

NOTICE IS HEREBY GIVEN that a public hearing will be held at the Westworth Village City Special City Council Mtg on Oct 9th at 7:30PM on a proposed moratorium on the acceptance of applications or the issuance of permits for residential property development in the SF-R districts of the City of Westworth Village. Interested persons are invited to attend or submit comments. This facility and its parking lot are wheelchair accessible. Requests for accommodations must be made 48 hours prior to this meeting by contacting the City Secretary at 817-710-2500.

#### NOTICE OF PUBLIC HEARINGS PLANNING AND ZONING COMMISSION CITY HALL COUNCIL CHAMBER 7105 WHITLEY ROAD, WATAUGA, TEXAS 76148 OCTOBER 21, 2020 6:30 P.M.

Notice is hereby given of a public hearing to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Wednesday, October 21, 2020 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following cases:

SUP. 20-01: Consider an application for Specific Use Permit (SUP) for Massage Establishment at 7600 Denton Highway #100, commonly known as 5901 Starnes Road, being Lot 1R, Block 1 of the Watauga Pavilion Addition. The subject property zoned General Business (GB), is located on the east side of Denton Highway south of North Park Drive and north of Starnes Rd. Retail Properties of America, owner. Tucker Gagen, applicant/agent.

Z. 20-03 with SUP: Consider request for a zoning change from Local Business (LB) to General Business (GB) with a Specific Use Permit (SUP) to allow a massage establishment, at 6600 Denton Highway #126 being Lot B2R, Block 4 of the Greenfield Village Addition. The property is located on the east side of Denton Highway south of Chapman Road and north of Watauga Rd. Nicki Cee LLC, owner. Zaid Chaudhry, applicant.

Published on Monday, October 5, 2020, 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 Monday, October 5, 2020 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

#### legals & public notices

Notice is hereby given that, acting under and pursuant to the Ordinances of the City of Grand Prairie, Texas, on the 21st day of September, 2020, GHA Barnett LLC will file with the City of Grand Prairie, an application to drill, complete and operate a well for gas upon property located at 2501 Hardrock Road, Dallas County, Grand Prairie, Texas, Tract 15 of the John R. Baugh Survey, Abstract 137, Page 65, City of Grand Prairie, Dallas County, Texas.

#### NOTICE OF PUBLIC HEARING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS MULTIFAMILY HOUSING REVENUE BONDS (LEGACY RIVERSIDE SENIOR LIVING COMMUNITY)

Notice is hereby given of a telephonic public hearing to be held by the Texas Department of Housing and Community Affairs (the "Issuer") on October 14, 2020, at 10:00 AM. All interested parties are invited to call in to express their views with respect to the Development and the issuance of the Bonds. Interested parties may join the public hearing on the date and the time indicated above by dialing +1-888-431-3632 (US Toll Free) and, when prompted, entering the access code 6525156#.

The hearing is regarding the issuance of obligations by the Issuer, which may be issued in one or more series, in an aggregate principal amount not to exceed \$40,000,000 (the "Bonds"). The Bonds will be issued as exempt facility bonds for a qualified residential rental project pursuant to section 142(a)(7) of the Internal Revenue Code of 1986, as amended (the "Code"). Proceeds of the Bonds will be loaned to TX Riverside Seniors, LP, or an affiliate thereof (collectively, the "Borrower") to finance an affordable multifamily housing development to be known as Legacy Riverside Senior Living Community (the "Development") that will be located at 8101 North Riverside Drive, Fort Worth, Tarrant County, Texas 76137. The Borrower will be the initial legal owner and principal user of the Development.

Questions or requests for additional information may be directed to Jon Galvan at the Texas Department of Housing and Community Affairs, P.O. Box 13941, Austin, Texas 78711-3941; (512) 475-3963; and/or jonathan.galvan@tdhca.state.tx.us. To ensure that an adequate number of interested persons can be accommodated on the telephone line, all parties that intend to attend the telephonic hearing are required to notify Jon Galvan via telephone or e-mail at least 48 hours prior to the telephonic hearing. Any interested persons unable to dial into the hearing, but who would like to express their views on the Development and the issuance of the Bonds may submit their views in writing to Jon Galvan via standard mail or e-mail on or prior to October 20, 2020.

Individuals who require a language interpreter for the public hearing should contact Elena Peinado at (512) 475-3814 at least five days prior to the hearing date so that appropriate arrangements can be made.

FORT WORTH STAR-TELEGRAM  
CLASSIFIEDS. Hire, Sell & Buy