



AGENDA
PLANNING AND ZONING COMMISSION
VIDEOCONFERENCE MEETING & PUBLIC HEARING
WEDNESDAY, DECEMBER 16, 2020
6:30 PM

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Planning & Zoning Commission Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

PLEASE NOTE THAT THE PUBLIC HEARING ITEM AND ONLY THE PUBLIC HEARING ITEM PROVIDES FOR “IN PERSON” TESTIMONY AT THE WATAUGA CITY HALL, 7105 WHITLEY ROAD, WATAUGA, TX 76148.

If you wish to view-only, the meeting will be streamed “live” on our web-site at the normal location: <https://www.cowtx.org/1403/Agendas-and-Minutes>

If you wish to comment during the meeting, you may do so by registering using the form located at: <https://www.cowtx.org/PZcomments>. You will have the option to join the virtual meeting and comment “live” at the appropriate time using a computer, Android device, iOS device and/or a phone. Or, you can provide your comments for public comment, public hearing or items for action at the time of registration and they will be read into the record for you.

EMERGENCY ALERT

COVID-19 Emergency Update Information
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Planning and Zoning Meeting Registration - December 16, 2020

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This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Planning and Zoning Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor, the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely 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.

First Name*

Last Name*

Address1*

“Live” meeting space is limited and will be provided on a first come, first served basis. If you select the “live” meeting option, the WEBEX meeting details will be emailed to you at the e mail address you provide during registration. You will be responsible for ensuring that you are available in the WEBEX meeting at the time public testimony is requested and that you have a microphone or have called in via telephone so that your comments can be heard.

A copy of the agenda packet for this meeting may be obtained here:

<https://www.cowtx.org/1403/Agendas-and-Minutes>. A recording of this meeting will be made available on-line at the city's website as soon as practicable after the meeting.

CALL TO ORDER

ROLL CALL

PRESENTATIONS

1. Presentation to the Planning & Zoning Commission from Dan Kulle of Bankers Autos.
Randy Richards, Building Official
Paul Hackleman, Director of Public Works
Andrea Gardner, City Manager

PUBLIC COMMENT 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 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.

PUBLIC TESTIMONY FOR ACTION ITEMS Only those persons who submit a completed Request to Speak form prior to the agenda item being introduced by the Chair will be allowed to speak on agenda items set for action (this doesn't include presentations or reports). The Chair shall ask each person requesting to speak to approach the podium when called to speak. Speakers time shall generally not exceed three (3) minutes in their comments and all comments must be germane to the specific agenda item being discussed; however, the Chair may extend or reduce the speaker's allotted time. Speakers shall not be permitted to donate their time to other speakers. Members of the Commission may ask questions or discuss the item directly with the citizen during the citizen's testimony if necessary. Any discussion between a Commission member and the citizen will not count toward the time limit and Commission Members are encouraged not to speak until the citizen has first utilized their

allocated time.

APPROVAL OF MINUTES

1. Consideration of October 21, 2020 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes.

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Andrea Gardner, City Manager

PUBLIC HEARING

1. **Z. 20-05:** Consider request for a zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition, located on the south side of Watauga Road east of Denton Highway and west of Plum Street. Mr. Land LLC, owner/applicant.

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Andrea Gardner, City Manager

2. **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for single family residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Andrea Gardner, City Manager

NEW BUSINESS

1. Consideration and action on case **Z. 20-05:** Request for zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of frozen margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition. Mr. Land LLC, owner/applicant.

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Andrea Gardner, City Manager

2. Consideration and action on a proposed revision to change the Future Land Use Map by revising a portion of the map addressed as 5900 Bursey Road, being 4.8467 acres out of the Mansel W. Wilmeth Survey, Abstract No. 1621 from "Local Office/Retail/Commercial" to

"Medium Density Residential"

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Andrea Gardner, City Manager

3. Consideration and action of case **Z. 20-04**: Request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6), is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for single family residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Andrea Gardner, City Manager

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, December 11, 2020, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Andrea Gardner, City Secretary





AGENDA MEMORANDUM

DATE: November 20, 2020

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: Presentation to the Planning & Zoning Commission from Dan Kulle of Bankers Autos.

BACKGROUND/INFORMATION:

This item was added at the request of Commission members Cristy McCauley, Place 5 and Sharon Gehle, Place 7.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Provide direction on whether presentation to allow an ordinance change within the Table of Uses Article IV.- Sec. 115-85 - Permitted Use Table for Auto Sales (Used, Outdoor), should move forward for future consideration by the Planning & Zoning Commission and City Council.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Cristy McCauley - Agenda item request
2. Sharon Gehle - Potential P&Z Agenda Item
3. Bankers Liquidation Outlet
4. Watauga Bankers Autos
5. Bankers Autos - Watauga Powerpoint Handout
6. Front Rendition - 5932 Denton Hwy.
7. 3 Quarter Rendition - 5932 Denton Hwy.

REVIEWED BY:

Randy Richards, Building Official
Karrie Marling, Legal
Paul Hackleman, Director of Public Works
George Hyde, Legal
Andrea Gardner, City Manager

Approved - 12/11/2020
New - 1/1/1900

Approved as to form for inclusion on Agenda



Bankers Autos
Watauga, TX

Just Another Used Car Dealer?



Tonight I'd Like to Share...

- A little about our company's history
- A little about me
- Why we chose Watauga
- Why we think Watauga should choose us

Our History

- Bankers Liquidation Outlet was founded by Russ Kulle in Lewisville nearly 25 years ago



Bankers Moves to Denton

- In 2005, my dad purchased a location on Hwy 377 and I35E in Denton where we have been ever since



2005-2011

- My dad's reputation of being the big guy who gave huge hugs and had a giant personality spread quickly
- Repeat and referral customers were his only advertising and he wanted a sidekick who could help him modernize
- This is where I come in



A Little About Me

- My Rock
- I've been married to my high school sweetheart and love of my life Crystal for 15 years



Family

- I was raised in a big, crazy family, and now I have one of my own



My Old Chevy (She Made Me Sell)



Whoop!

- I am a proud member of the fighting Texas Aggie class of 2005
- After college, I followed my passion and taught high school in Denton for six years



Father and Son

- In 2011, I left teaching and joined my dad to learn the family business



2011-2016

- Before my arrival, my dad partnered with a Denton bank to create a one-of-a-kind financing opportunity for our customers
- My mission was to make sure all the people in our area knew about it



Unforgettable

- These five years I spent with my dad were the most rewarding of my professional life



From Father to Son

- Unfortunately, in 2016 my dad passed away after a battle with cancer
- His legacy lives on



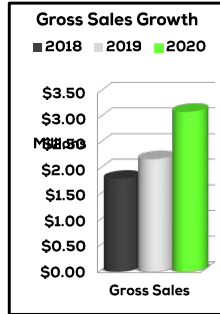
New Generation, Same Values

- I have since rebranded to Bankers Autos but stayed true to our core values
- Bankers has grown tremendously these past four years, which has led me to search for a larger primary location



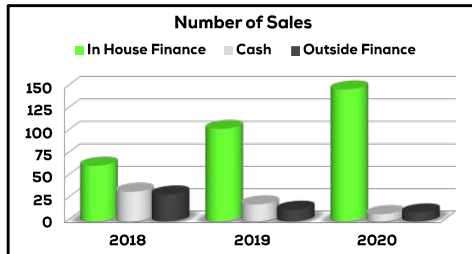
We Are Growing

- Bankers has nearly doubled in gross sales from 2018 to 2020
- We are outgrowing the square footage of our current property



We Are Growing

- The number of customers using our finance program has increased significantly since 2017
- We want to hire more people but don't have space



We Need More Room!

- Our Denton square footage will become even smaller when the state expands I35E

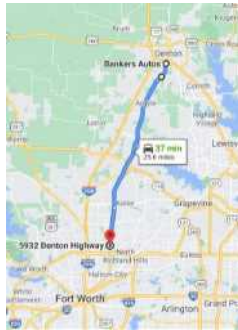


Why Bankers Autos

♥'s
Watauga?

Location! Location! Location!

- Excellent traffic counts on Denton Hwy
- Perfect distance from my home in Argyle and my dealership in Denton
- Many well-established, reputable auto vendors nearby



High Demand

- According to the 2016 Watauga Development Strategy (page 49), there is significant leakage of potential sales in the motor vehicle dealer category.



We Will Stand Out

- In Watauga, Bankers Autos will stand out as an independent, family owned and operated, high quality pre-owned car dealership and financing provider



Most Importantly: Why Should Watauga



Bankers Autos?

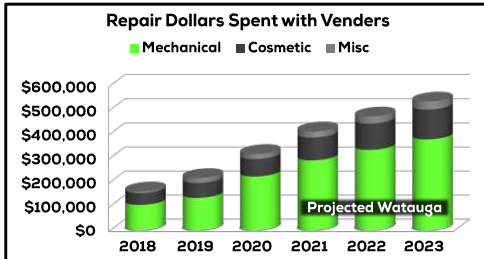
Bankers is all about FAMILY

- We nurture a real relationship with our customers
- We become family
- Family supports family



We Support Local, Small Business

- Our dealership and our customers are loyal and will spend our dollars with local vendors



Our Customers Are The Best

- We will partner with Watauga businesses so that they will benefit from the relationships we create
- We project within three years that we will be providing financing services to over 800 customers



VIT Tax

- We anticipate paying an average of \$10,000-\$12,000 per year in VIT taxes to the city of Watauga



Time for a Makeover

- We will improve and maintain our property
- In the Watauga Development Strategy from 2016 (pg. 33-34), just over 30% of Watauga residents surveyed said that their #1 desire for Watauga was improved aesthetics



Vision for 5932 Denton Hwy



Vision for 5932 Denton Hwy



Our Values Shine Bright

- Bankers Autos is a business built on **INTEGRITY**
- We finance quality vehicles that have been repaired before the sale



Our Values Shine Bright

- We genuinely care about our customers
- We provide people a second chance
- The rate of repossession for our finance program the last three years is around 5%



Our Values Shine Bright

- We help our customers in times of need
- We spent \$70,000 the last three years assisting customers with repairs on their vehicles
- As the Corona crisis began in April, we gave out nearly \$16,000 in grocery gift cards to every customer



Our Values Shine Bright

- We care about our community
- We donated just under \$50,000 to local charities and churches the last three years
- We want to be a staple in the city of Watauga as a "different kind of dealer"



Our Mission

- Provide Good Cars to Good People



BANKERS AUTOS
 CUSTOMERS FOR LIFE



GOOD CARS FOR GOOD PEOPLE



EZ SHREDDING
817-946-0621

EZ

27



GOOD CARS FOR GOOD PEOPLE





AGENDA MEMORANDUM

DATE: November 20, 2020

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: Consideration of October 21, 2020 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes.

BACKGROUND/INFORMATION:

This item contains a Meeting Minutes Draft from October 21, 2020 regular meeting 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. October 21, 2020 - Regular Meeting Minutes - DRAFT

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, Director of Public Works
Andrea Gardner, City Manager

Approved - 12/7/2020
Approved - 12/11/2020
Final Approval - 12/11/2020

Approved as to form for inclusion on Agenda



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 21, 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 6:32 p.m.

ROLL CALL

Larry Clark	Chairperson
Karen Isbell	Secretary
Butch Smith	Member
Cristy McCauley	Vice-Chairperson
Robert Martinez-Merlo	Member
And	
Randy Richards	Building Official
Jeannette Garcia	Planning and Zoning Coordinator
Art Miner	Mayor
Mark Taylor	City Council Liaison
With	
Kay Ivey, absent with notice	
Sharon Gehle, 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 September 16, 2020 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes.

Member Robert Martinez-Merlo made a motion to approve the minutes of the regular meeting of September 16, 2020. Vice-chairperson Cristy McCauley seconded the motion with all members present voting ayes.

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

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.

Chairperson Larry Clark opened the Public Hearing at 6:36 p.m. Building Official Randy Richards introduced the project case and introduced Tucker Gagen, Leon Capital Group to the commission to present a brief introduction of the request to allow for a specific use permit for a massage establishment with a greater use on salon stylist. Mr. Gagen shared they provide a salon suite concept, where a salon professional, primarily hair stylist is then able to provide their service. Up to eight (8) suites will be available for massage use upon approval of the SUP. Window suites will be used by hair stylist. The interior suites will be dedicated to the massage therapist. The public hearing was closed at 6:55 p.m. and opened the following case.

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.

Randy Richards opened the public hearing advising the Commission of the applicants request to allow for a zoning change from Local Business (LB) to General Business (GB) with a SUP to allow for massage establishment as a

permitted use at the location. He further advised the use is consistent with the surrounding district conforming to the Local Office Retail context within the future land use and map. Applicant, Zaid Chaudhry, was introduced and present for questions. Robert Martinez-Merlo inquired about whether a prospective applicant has approached management to consider the use at the Parkridge Plaza location. Mr. Chaudhry advised of the possible new tenant but did not have a formal business plan from the prospect. The public hearing was closed at 7:02 p.m. and reconvened the regular meeting.

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.

Vice-Chairperson Cristy McCauley made a motion to approve **SUP. 20-01** and send to Council. Member Martinez-Merlo seconded the motion with all present voting ayes.

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

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.

Vice-Chairperson Cristy McCauley made a motion to approve **Z. 20-03 with SUP** and send to Council. Member Isbell seconded the motion. Chairperson Clark reminded all that the motion is to change the zoning from LB to GB and allow the SUP at the same time. All present voting ayes.

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

ADJOURNMENT

With there being no further business to discuss, Chairperson Larry Clark adjourned the meeting at 7:06 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: November 20, 2020

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: **Z. 20-05:** Consider request for a zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition, located on the south side of Watauga Road east of Denton Highway and west of Plum Street. Mr. Land LLC, owner/applicant.

BACKGROUND/INFORMATION:

The Public Hearing Notice was duly posted and published by the City Secretary's Office on November 30, 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) and Section 115-115(c)(1).

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 - 2020-11-24T093651.463

REVIEWED BY:

Randy Richards, Building Official
Karrie Marling, Legal
Paul Hackleman, Director of Public Works

Approved - 12/10/2020
Approved - 12/11/2020
Approved - 12/11/2020



AGENDA MEMORANDUM

George Hyde, Legal
Andrea Gardner, City Manager
Approved as to form for inclusion on Agenda

Approved - 12/11/2020
Final Approval - 12/11/2020

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

\$111.48

Tax Amount

\$0.00

Total Amount

\$111.48

Payment Amount

\$0.00

Amount Due

\$111.48

Ad Order Number

0004817624

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>
0004817624-01	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 67 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
FTW- Star-Telegram	0300 - Legals Classified	1	\$96.48

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

<u>Run Dates</u>
11/30/2020

<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>
11/30/2020

NOTICE OF PUBLIC HEARINGS
PLANNING AND ZONING
COMMISSION
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD,
WATAUGA, TEXAS 76148
DECEMBER 16, 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, December 16, 2020 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following cases:

Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

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Published on Monday, November 30, 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, November 30, 2020 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.
/s/Andrea Gardner
City Secretary



AGENDA MEMORANDUM

DATE: November 20, 2020

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for single family residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

BACKGROUND/INFORMATION:

The Public Hearing Notice was duly posted and published by the City Secretary's Office on November 30, 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) and Section 115-115(c)(1).

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 - 2020-11-24T093651.463

REVIEWED BY:

Randy Richards, Building Official

Approved - 12/10/2020



AGENDA MEMORANDUM

Karrie Marling, Legal

Paul Hackleman, Director of Public Works

George Hyde, Legal

Andrea Gardner, City Manager

Approved as to form for inclusion on Agenda

Approved - 12/11/2020

Approved - 12/11/2020

Approved - 12/11/2020

Final Approval - 12/11/2020

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 Address7105 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 Address7105 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

\$111.48

Tax Amount

\$0.00

Total Amount

\$111.48

Payment Amount

\$0.00

Amount Due

\$111.48

Ad Order Number

0004817624

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>
0004817624-01	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 67 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
FTW- Star-Telegram	0300 - Legals Classified	1	\$96.48

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

<u>Run Dates</u>
11/30/2020

<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>
11/30/2020

NOTICE OF PUBLIC HEARINGS
PLANNING AND ZONING
COMMISSION
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD,
WATAUGA, TEXAS 76148
DECEMBER 16, 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, December 16, 2020 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following cases:

Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

Z. 20-05: Consider request for a zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of frozen margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition, located on the south side of Watauga Road east of Denton Highway and west of Plum Street. Mr. Land LLC, owner/applicant.

Published on Monday, November 30, 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, November 30, 2020 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.
/s/Andrea Gardner
City Secretary



AGENDA MEMORANDUM

DATE: December 3, 2020

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: Consideration and action on case **Z. 20-05:** Request for zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of frozen margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition. Mr. Land LLC, owner/applicant.

BACKGROUND/INFORMATION:

The surrounding property, commonly known as 5620 Watauga Road, is currently zoned (GB) General Business. The applicant who owns the subject property, 6200 Pine Street, is requesting the zoning change to develop the property for retail sales of frozen margaritas in sealed containers and a mobile food vendor court.

Properties adjacent to 5620 Watauga Road	Zoning	Current Land Use
North	LB-Local Business and C-Commercial	Retail and Single Family
South	LB-Local Business and GB-General Business	Business Services and Single Family
East	LB-Local Business, SF-6-Single Family and CF-Community Facility	Business Services, Single Family and Church
West	GB-General Business	General Business

The zoning change request and land use is consistent with the surrounding districts allowing for commercial development.

Should Planning and Zoning Case Z. 20-05 be recommended for approval by the Planning and Zoning Commission, it will be forwarded to the City Council for consideration during their regular meeting on January 11, 2021.

FINANCIAL IMPLICATIONS:



AGENDA MEMORANDUM

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the Commission consider the comments received during the public hearing and staff recommendation of rezoning the property located at 6200 Pine Street from LB-Local Business to GB-General Business.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Planning & Zoning Application - Z. 20-05
2. Statements - Owner and Agent - Verification
3. 5620 Watauga Rd - Warranty Deed - 2020
4. Zoning Exhibit
5. PSP-3 PREL SITE PLAN - Mr. Froze - 5620 Watauga Rd
6. PLS - 1 PREL LANDSCAPE PLAN-PSP-3 - Mr. Froze - 5620 Watauga Rd
7. MAILED - Z. 20-05 - Public Hearing Notice - P&Z
8. 6200 Pine St_200 foot labels final
9. Star Telegram - PZ - Published-November 30, 2020
10. Responses RECEIVED - Z. 20-05 - ZC LB-GB

REVIEWED BY:

Randy Richards, Building Official
Karrie Marling, Legal
Paul Hackleman, Director of Public Works
George Hyde, Legal
Andrea Gardner, City Manager

Approved - 12/10/2020
Approved - 12/11/2020
Approved - 12/11/2020
Approved - 12/11/2020
Final Approval - 12/11/2020

Approved as to form for inclusion on Agenda



Planning & Zoning Application

CASE NO. Z-20-05

P&Z Fee: \$600.00

Date Paid: Nov. 19, 2020

Receipt #: 20-01196

SELECT ZONING APPLICATION TYPE:

☒ Zoning Change

☐ Specific Use Permit

☐ Planned Development

PROPOSED USE OF PROPERTY: RETAIL ALCOHOL SALES (WINE/BEER) AND FOOD COURT

EXISTING USE OF PROPERTY: VACANT

ZONING INFORMATION: From Existing LB/GB District to Proposed GBW/FOOD COURT District
REQUIRING S.O.P.

PROPERTY ADDRESS: 5620 WATAUGA RD AND 6200 PINE ST.

Legal Description: (Abstract) _____ (Tract) _____ (Block) 12 (Lot) 1B AND 7-R

(Survey) _____ (Addition) ORIGINAL TOWN OF WATAUGA

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) CHANGE APPROPRIATE TO F.L.U.P.
- ☐ 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: Gelene Lounnarath for Mr. Land, LLC.

(Please Print)

ADDRESS: 622 Cobblestone Circle Mansfield, TX 76063

PHONE: 82-266-1577

EMAIL: mrlandinvestments@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: JEFF LINDER
(Please Print)
BUSINESS NAME (If applicable): BANNISTER ENGINEERING, VICE PRESIDENT
(Title)
BUSINESS ADDRESS: 240 N. MIRABEL RD, MANSFIELD, TX 76063
PHONE: 817.842.2094 EMAIL: jeff@bannistereng.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>Celene Lounnarath</u> Owner Name (Print)	<u>11/17/20</u> Date	<u>Celene Lounnarath</u> Owner Signature
<u>[Signature]</u> Agent Name (Print)	<u>11/16/2020</u> Date	<u>[Signature]</u> 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, Celene Lounnarath hereby certify that the statements furnished on my
(PLEASE PRINT NAME HERE)

Planning & Zoning Application for Planning & Zoning Case 7.2005 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.

Celene Lounnarath
Applicant Signature

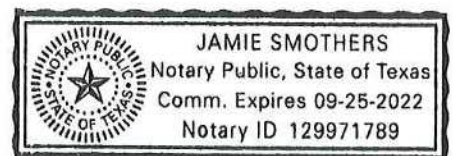
11/17/20
Date

State of Texas
County of Tarrant

Before me, the undersigned authority, on this day personally appeared Celene Lounnarath 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 17 day of November, 20 20
Jamie Smothers
Signature of Notary Public

My commission expires the 25 day of September, 20 20.





Statement of Agent Authorization

I, Celene Lounnarath for Mr. Land, LLC., owner of THE SUBJECT PROPERTY also
(PLEASE PRINT NAME HERE) known as Block 12, Lot 1R & 7-R of the ORIGINAL TOWN OF WATAUGA ADDRESS Subdivision in the City
of Watauga hereby certify that I have given my permission to JEFF LINDER
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.

Celene Lounnarath
Signature of Owner

Celene Lounnarath
Name (Typed or Printed)

11/17/20
Date

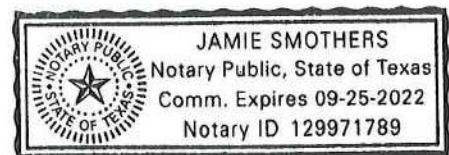
Notary Acknowledgement No. 2: Before me, the undersigned authority, on this day personally
appeared Celene Lounnarath, known to me to be the person whose name is
subscribed to the above and foregoing instrument, and knowledge to me that he/she executed the
same for the purposes and consideration expressed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

Given under my hand and seal of office on this the 17 day of November, 20 20

Jac Smothers
Notary Public

Notary Public in and For the State of Texas

My commission expires the 25 day of September, 20 20.



D220162864 7/9/2020 4:02 PM PG 4 Fee: \$31.00 Submitter: CSC ERECORDING SOLUTIONS

Electronically Recorded by Tarrant County Clerk in Official Public Records

Mary Louise Nicholson

Mary Louise Nicholson

GENERAL WARRANTY DEED

PROVIDENCE TITLE COMPANY
GF NO. 102013675

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: July 8, 2020

Grantor: Next One, LLC

Grantor's Address (including County):

4469 Driving Range Rd
Corona, CA 92883
Riverside County

Grantee: Mr. Land, LLC

Grantee's Address (including County):

622 Cobblestone Circle
Mansfield, Texas 76063

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS;

and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

5620 Watauga Rd, Watauga, TX 76148 Also known as;

Lot 1R, Block 12, Original Town of Watauga, an addition to the City of Watauga, Tarrant County, Texas, according to the final plat thereof recorded in Clerk's File No. D209225375, Plat Records, Tarrant County, Texas.

and

Lot 7R, Block 12, Original Town of Watauga, an addition to the City of Watauga, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-93, Page 77, Plat Records, Tarrant County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

Next One, LLC

BY: Zouhir Alsamadi
Zouhir Alsamadi, Manager

BY: Julie Marie Alsamadi
Julie Marie Alsamadi, Manager

ACKNOWLEDGMENT

State of Texas

§
§
§

County of _____

The foregoing instrument was acknowledged before me on this the ____ day of July, 2020 by Zouhir Alsamadi and Julie Marie Alsamadi, Managers of Next One, LLC, on behalf of said entity and in the capacity herein stated.

Notary Public, State of Texas
My Commission Expires:

AFTER RECORDING RETURN TO:
Mr. Land, LLC

PREPARED IN THE LAW OFFICE OF:
Ramsey & Foster, PC
5001 Hwy 287 S. #105
Arlington, TX 76017

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of RIVERSIDE

S.S.

On JULY 8, 2020 before me, EDWARD D. SAUCEDO, Notary Public

Name of Notary Public, Title

personally appeared ZOUHIR ALSAMADI AND

Name of Signer (1)

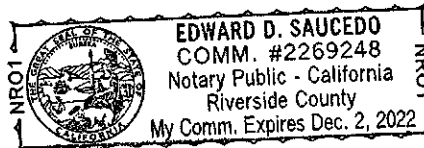
JULIE MARIE ALSAMADI

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Seal

[Signature]
Signature of Notary Public
12-02-2022

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of GENERAL WARRANTY DEED containing 3 pages, and dated JULY 8, 2020.

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

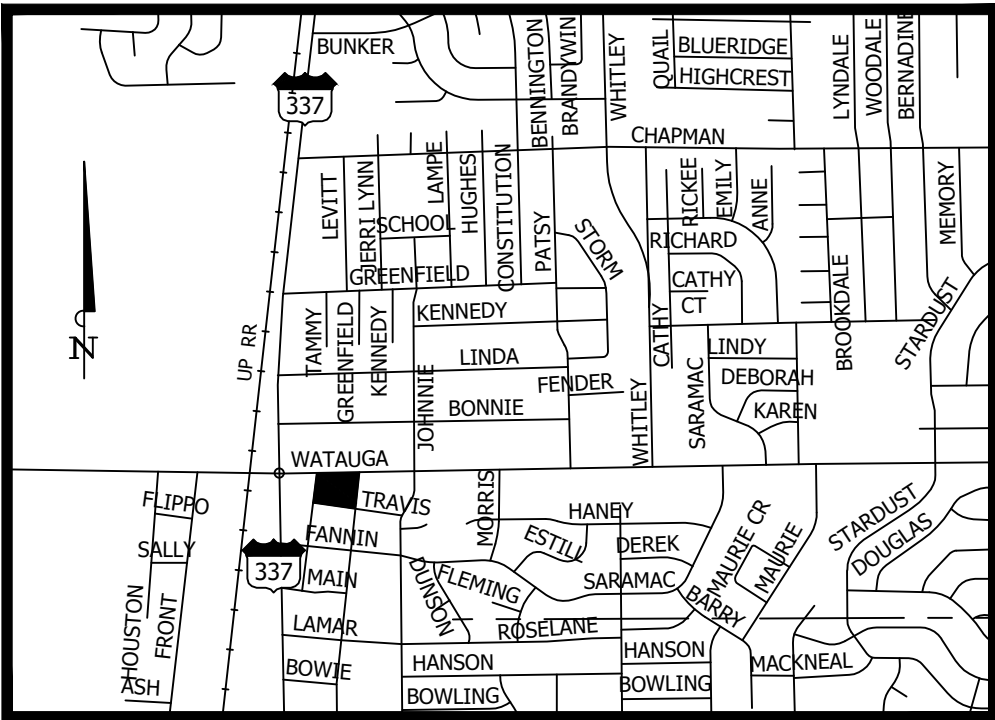
Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____



VICINITY MAP
NOT TO SCALE
WATAUGA, TEXAS

LOT R-1, BLOCK 13
ORIGINAL TOWN OF WATAUGA
INSTRUMENT NUMBER
D186048724
O.P.R.T.C.T.

LOT R-2, BLOCK 13
ORIGINAL TOWN OF
WATAUGA
INSTRUMENT NUMBER
D186048724
O.P.R.T.C.T.

PINE STREET
60' RIGHT-OF-WAY
VOLUME 106, PAGE 25, P.R.T.C.T.

Existing: LB - Local Business
Proposed: GB - General Business

LOT 7-R, BLOCK 12
ORIGINAL TOWN OF WATAUGA
INSTRUMENT NUMBER D174029613
O.P.R.T.C.T.

FOUND 5/8" CAPPED IRON ROD
STAMPED "PROLINE SURVEYING"

PLACE OF BEGINNING
FOUND 1/2" CAPPED IRON ROD
STAMPED "JPH LAND SURVEYING"

WATAUGA ROAD
100' RIGHT-OF-WAY
VOLUME 6719, PAGE 1437 &
VOLUME 6721, PAGE 1230, D.R.T.C.T.

Existing: GB - General Business

LOT 1R, BLOCK 12
ORIGINAL TOWN OF WATAUGA
INSTRUMENT NUMBER D209225375
O.P.R.T.C.T.
MR. LAND, LLC
INSTRUMENT NUMBER D220162864
O.P.R.T.C.T.

TRAVIS STREET
60' RIGHT-OF-WAY
VOLUME 106, PAGE 25, P.R.T.C.T.

PLUM STREET
60' RIGHT-OF-WAY
VOLUME 106, PAGE 25, P.R.T.C.T.

LOT 10, BLOCK 1
ORIGINAL TOWN OF
WATAUGA
VOLUME 106, PAGE 25
P.R.T.C.T.

LEGAL LAND DESCRIPTION

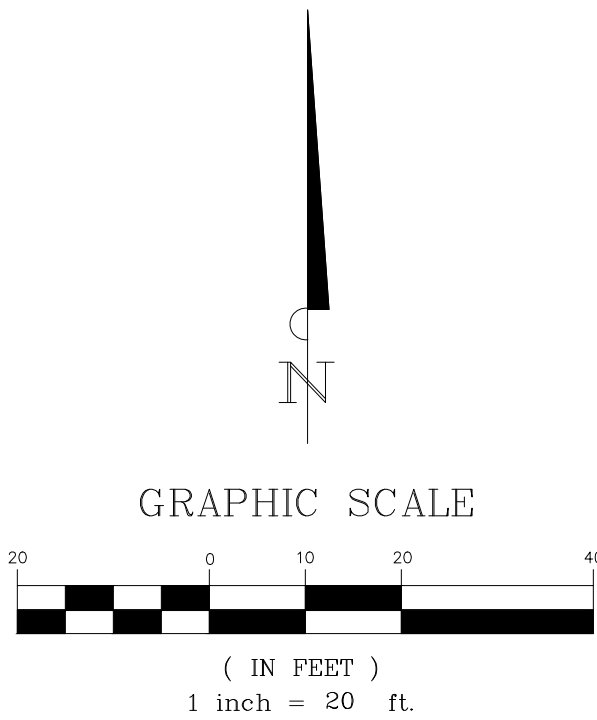
BEING a 1.116 acre (48,629 square feet) tract of land located in the Sara Sawyer Survey, Abstract Number 1424, City of Watauga, Tarrant County, Texas, as described in a General Warranty Deed to Mr. Land, LLC in Instrument Number D220162864, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), same being all of that certain tract of land described as Lot 1R, Block 12, Original Town of Watauga (hereinafter referred to as Lot 1R), an addition to the City of Watauga, Tarrant County, Texas, according to the plat recorded in Instrument Number D209225375, O.P.R.T.C.T., same also being all of that certain tract of land described as Lot 7-R, Block 12, Original Town of Watauga (hereinafter referred to as Lot 7-R), an addition to the City of Watauga, Tarrant County, Texas, according to the plat recorded in Instrument Number D174029613, O.P.R.T.C.T. and being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "JPH LAND SURVEYING" found for the Northwest corner of said Lot 1R, same being the intersection of the existing South right-of-way line of Watauga Road (100' right-of-way), as recorded Volume 6719, Page 1437 and Volume 6721, Page 1230, Deed Records, Tarrant County, Texas (D.R.T.C.T.) with the existing East right-of-way line of Pine Street (60' right-of-way), as recorded in Volume 106, Page 24, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE North 89 degrees 49 minutes 22 seconds East with the common line between said Lot 1R and the existing South right-of-way line of said Watauga Road, a distance of 302.04 feet to a one-half inch iron rod found for the Northeast corner of said Lot 1R, same being the intersection of the existing South right-of-way line of said Watauga Road with the existing West right-of-way line of Plum Street (60' right-of-way), as recorded in Volume 106, Page 25, P.R.T.C.T.;

THENCE South 07 degrees 18 minutes 09 seconds West with the common line between said Lot 1R and the existing West right-of-way line of said Plum Street, a distance of 181.92 feet to a one-half inch iron rod found for the Southeast corner of said Lot 1R, same being the intersection of the existing West right-of-way line of said Plum Street with the existing North right-of-way line of Travis Street (60' right-of-way), as recorded in Volume 106, Page 25, P.R.T.C.T.;

THENCE North 82 degrees 42 minutes 51 seconds West with the common line between said Lot 1R with the existing North right-of-way line of said Travis Street, pass at a distance of 199.68 feet, a five-eighths inch iron rod found at the Southerly Southwest corner of said Lot 1R, same being the Southeast corner of said Lot 7-R, continue with said course, the common line between said Lot 7-R and the existing North right-of-way line of said Travis Street for a total distance of 299.81 feet to a five-eighths inch iron rod with plastic cap stamped "PROLINE SURVEYING" found for the Southwest corner of said Lot 7-R, same being the intersection of the existing North right-of-way line of said Travis Street with the existing East right-of-way line said Pine Street;



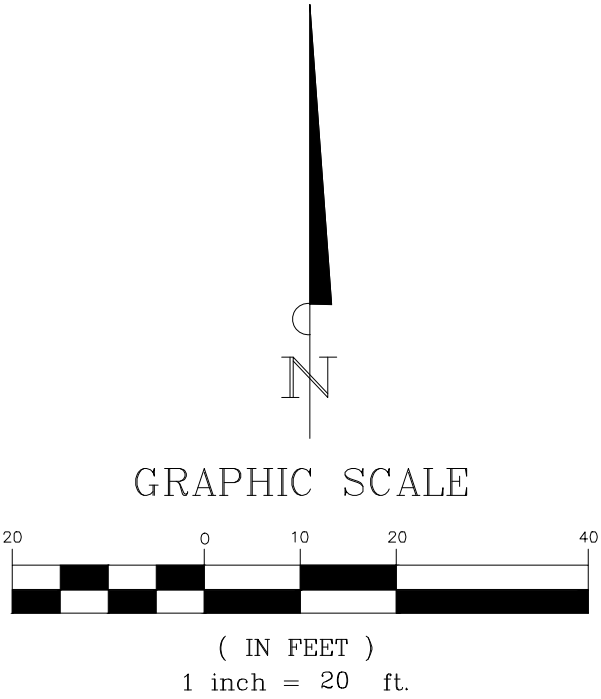
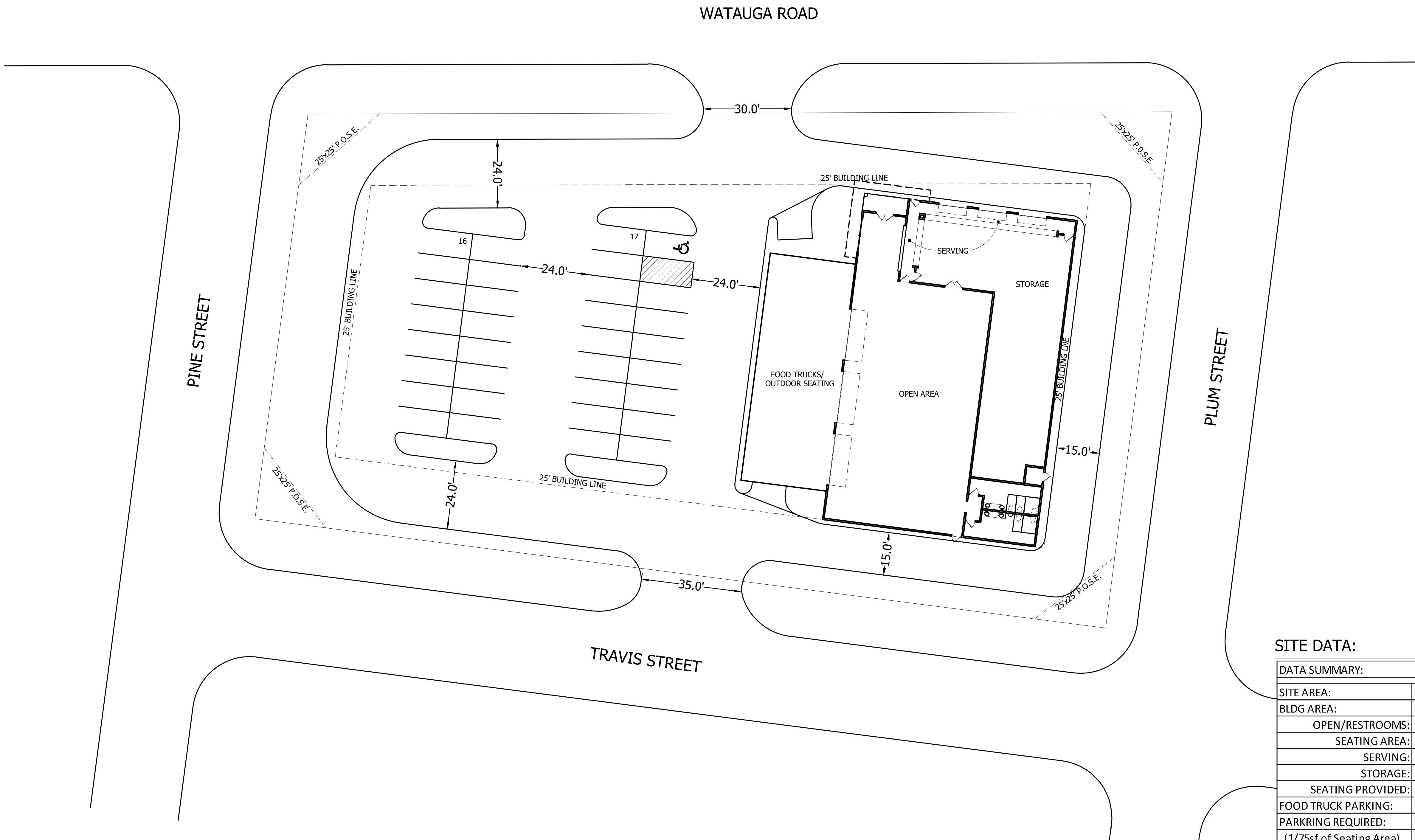
ZONING EXHIBIT:

LOTS 1R AND 7-R, BLOCK 12
1.116 acres out of the
Sara Sawyer Survey, Abstract Number 1424
City of Watauga, Tarrant County, Texas and
Original Town of Watauga, an addition to the City of Watauga,
Tarrant County, Texas, according to the plat recorded in Instrument
Number D209225375, Official Public Records, Tarrant County, Texas
and being a Replat of Lot 7-R, Block 12, Original Town of Watauga, an
addition to the City of Watauga, Tarrant County, Texas, according to
the plat recorded in Instrument Number D174029613, Official Public
Records, Tarrant County, Texas

Preparation Date: November 17, 2020
Revision Date: December 4, 2020
SHEET 1 OF 1

ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: JEFF LINDER
PHONE: 817-842-2094
Jeff@bannistereng.com

OWNER / DEVELOPER:
MR. LAND, LLC
622 COBBLESTONE CIRCLE
MANSFIELD, TEXAS 76063
CONTACT: CELENE LOUNNARATH
PHONE: 682-266-1577



SITE DATA:

DATA SUMMARY:	
SITE AREA:	1.1 ac
BLDG AREA:	8,620 sf
OPEN/RESTROOMS:	3,202 sf
SEATING AREA:	2,000
SERVING:	524 sf
STORAGE:	2,894 sf
SEATING PROVIDED:	100
FOOD TRUCK PARKING:	4
PARKRING REQUIRED:	27
(1/75sf of Seating Area)	
PARKING PROVIDED:	33

Mr. FROZE MARGARITA

5620 WATAUGA ROAD
WATAUGA, TX

PRELIMINARY SITE PLAN

BANNISTER
ENGINEERING

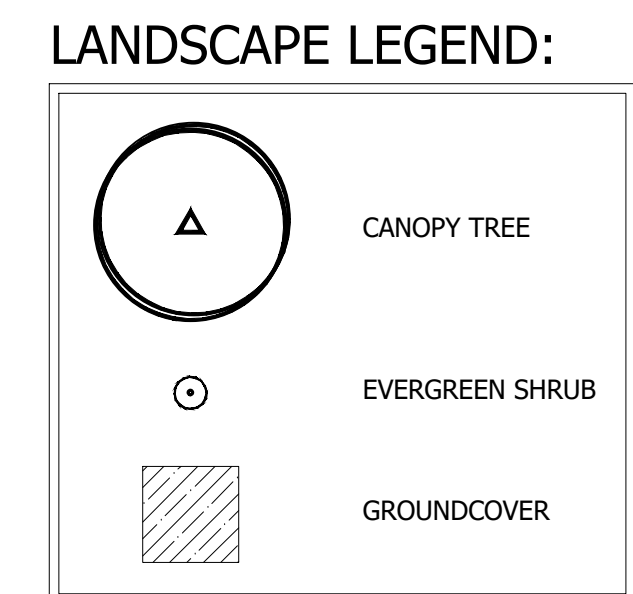
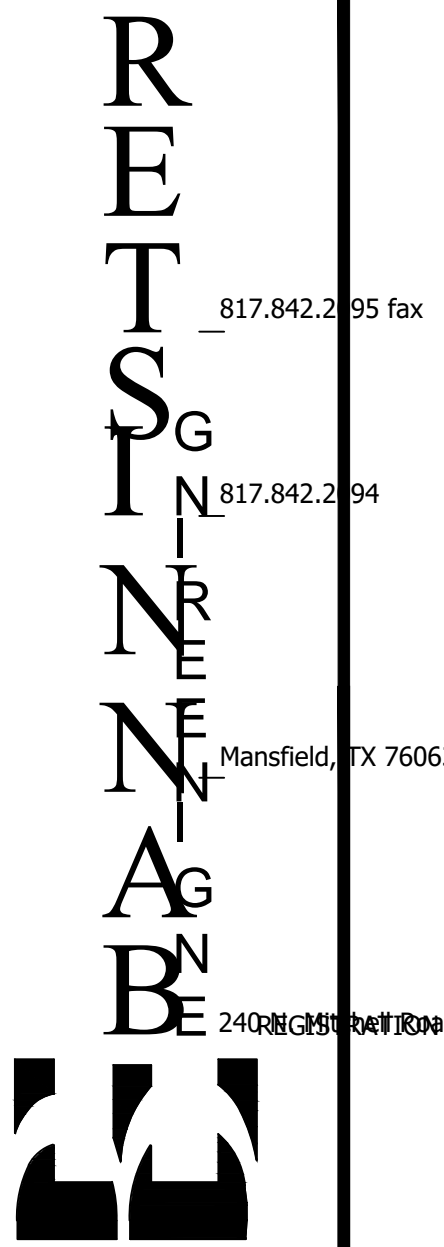
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

No.	Date	Revision	Description
PROJECT NO.: 9074-20-001			



SHEET NO.

PSP-3



LANDSCAPE CALCULATIONS:	
SITE AREA:	1.1 ac
FRONT AND SIDE YARD	
LANDSCAPE AREA:	34,211sf
LANDSCAPE AREA REQ'D: (15% OF L.S. AREA)	5,131sf
LANDSCAPE AREA PROV'D:	8,543sf
SITE TREES REQ'D: (1 TREE / 1,000sf)	9
SITE TREES PROV'D:	9
PARKING LOT L.S. REQ'D: (90sf / 12 SPACES)	270sf
PARKING LOT L.S. PROV'D:	905sf
SHRUBS REQ'D: (1 SHRUB/50sf)	168
SHRUBS PROV'D:	194
GROUND COVER REQ'D: (10% of L.S. AREA)	835sf
GROUND COVER PROV'D:	905sf

[illegible]

WATAUGA,
5620 WATAUGA
Mr. FROZE M
PRE

SHEET NO.
PLS-1



Public Hearing Notice – Zoning Change

December 2, 2020

Dear Property Owner/Resident:

The Planning and Zoning Commission will hold a public hearing to consider an application for zoning change during their regular meeting on Wednesday, December 16, 2020 at 6:30 PM via Videoconference. The City Council will hold a public hearing during their regular meeting on Monday, January 11, 2021 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road, or via Videoconference.

Z. 20-05: Consider request for a zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of frozen margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition, located on the south side of Watauga Road east of Denton Highway and west of Plum Street. Mr. Land LLC, owner/applicant.

In accordance with State law, you are receiving this notice due to public records available through Tarrant Appraisal District which reflect you are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map is attached for your information. This notice will serve as public notice for all properties owned in the subject area.

If you wish to provide written comments or documentation to the Commission and Council, please return your information on the attached response form or via email and they will be read into the record for you.

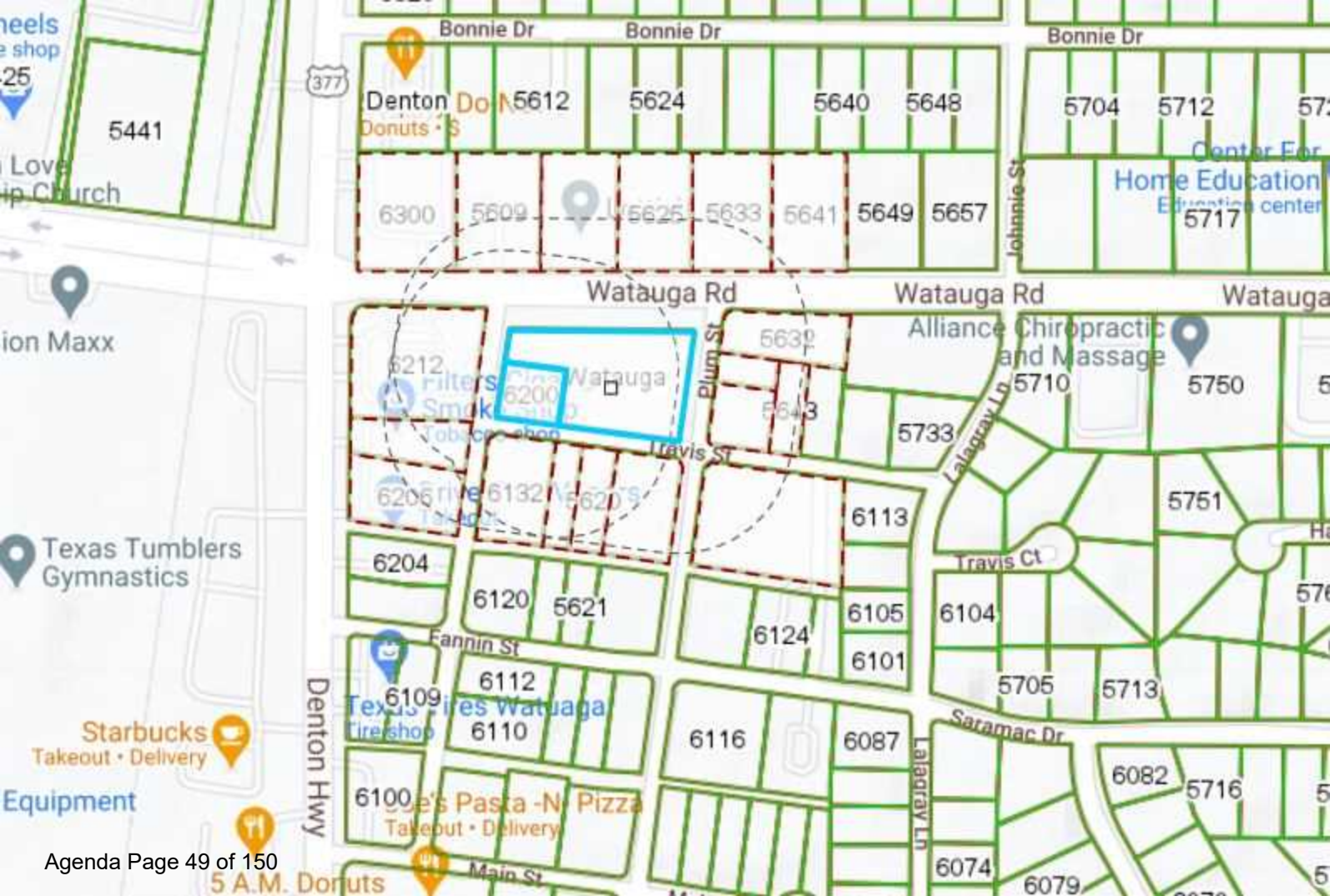
If you have any questions, please contact me at 817-514-5827 or e-mail jgarcia@wataugatx.org.

Sincerely,

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

Jeannette Garcia
Planning and Zoning Coordinator

City of Watauga
Development Services
7800 Virgil 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. 20-05:** Consider request for a zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of frozen margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition, located on the south side of Watauga Road east of Denton Highway and west of Plum Street. Mr. Land 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 R. Anthony Sr. Blvd.
Watauga, TX 76148
<http://www.wataugatx.org>

**Owners within 200 feet
of Subject Property-6200 Pine St**

Owner	Owner_Address	Owner_City State	Owner_Zip	Situs_Address
Mr Land LLC	622 Cobblestone Circle	Mansfield TX	76063	6200 Pine St
Mr Land LLC	622 Cobblestone Circle	Mansfield TX	76063	5620 Watauga Rd
Mid Enterprises LLC	340 Old Mill Rd No. 109	Santa Barbara CA	93110	6300 Denton Hwy
Harry Saginaw	4008 Shorecrest Dr	Dallas TX	75209-1718	5609 Watauga Rd
Lottie Dominey Holmes	5617 Watauga Rd	Watauga TX	76148-3064	5617 Watauga Rd
Pamela Sue Dewitt	5625 Watauga Rd	Watauga TX	76148-3073	5625 Watauga Rd
Virginia Gilbert	5649 Watauga Rd	Fort Worth TX	76148-3066	5649 Watauga Rd
Anong & Sam Vongsavath	2229 Virginia Ave	Haslet TX	76052	5657 Watauga Rd
Jay Ganpati	6805 Matador Ranch Rd	N Richland Hills TX	76182	6212 Denton Hwy
6208 Denton Hwy LLC	229 Ranch Rd	Rhome TX	76078	6200 Denton Hwy
Tamez Management Systems LLC	4745 Sunset Circle S	Fort Worth TX	76244-7240	6206 Denton Hwy
Javier & Rosa Baeza	6132 Denton Hwy	Watauga TX	76148-3044	6132 Pine St
Gabriela Uribe	5618 Travis St	Watauga TX	76148	5618 Travis St
SS Lim LLC	5401 Chatsworth Ln	Keller TX	76244	5620 Travis St
Mario De Hoyos dba Horizon Kidz	6129 Plum St	Watauga TX	76148-3051	6129 Plum St
Kam Clamon	8229 Painted Tree Tr	Fort Worth TX	76131-4562	6129 Plum St
First Baptist Church Watauga	6124 Plum St	Watauga TX	76148-3050	5632 Watauga Rd
First Baptist Church Watauga	6124 Plum St	Watauga TX	76148-3050	6204 Plum St
First Baptist Church Watauga	6124 Plum St	Watauga TX	76148-3050	6200 Plum St
First Baptist Church Watauga	6124 Plum St	Watauga TX	76148-3050	5643 Travis St
First Baptist Church Watauga	6124 Plum St	Watauga TX	76148-3050	5645 Travis St
First Baptist Church Watauga	6124 Plum St	Watauga TX	76148-3050	6124 Plum St



CHRIS SZAGOLA AP

Eagles quarterback Carson Wentz runs a drill during practice on Friday in Philadelphia.

Eagles search for answers about Wentz

PHILADELPHIA

Carson Wentz didn't finish the game the last time he faced the Seattle Seahawks because of a concussion.

His troubles have only grown worse.

It reached the point that coach Doug Pederson hesitated when asked if Wentz or rookie Jalen Hurts would start when the Philadelphia Eagles (3-6-1) host the Seahawks (7-3) on Monday night.

"He's my starter, end of story," Pederson eventually said to reporters. "You guys can blow it up however you want it and that's fine. I'm focused on this team, these players, this coaching staff and the Seattle Seahawks."

Wentz led the Eagles to four wins to secure an NFC East title last December and earned an opportunity to make his postseason debut after injuries forced him to watch Nick Foles lead Philadelphia to a Super Bowl title following the 2017 season, and a playoff win in 2018.

Wentz was outstanding down the stretch last year, completing 67.6% of his passes for 1,199 yards, seven TDs and no interceptions in four games. But he lasted only nine snaps before Jadeveon Clowney knocked him out with a shot to the head. The Seahawks won, 17-9.

Wentz hasn't been the same since that hit. He leads the NFL with 18 turnovers, including 14 interceptions, and has career lows in completion percentage (58.4) and passer rating (73.3).

But Wentz hasn't had much help. Injuries have forced the Eagles to use 12 players on the offensive line, including 10 different starters. Tight ends Zach Ertz and Dallas Goedert, running back Miles Sanders and wide receivers DeSean Jackson and Alshon Jeffery have missed significant time. Wentz is too often throwing to inexperienced receivers who aren't always running the correct routes.

"I've gone back and

Monday's Game

Seattle at Philadelphia, 7:15 p.m.
Tuesday's Games
Baltimore at Pittsburgh, 7 p.m.
Sunday, Dec. 6
Cincinnati at Miami, noon
Cleveland at Tennessee, noon
Detroit at Chicago, noon
Indianapolis at Houston, noon
Jacksonville at Minnesota, noon
Las Vegas at N.Y. Jets, noon
New Orleans at Atlanta, noon
Washington at Pittsburgh, noon
L.A. Rams at Arizona, 3:05 p.m.
N.Y. Giants at Seattle, 3:05 p.m.
New England at L.A. Chargers, 3:25 p.m.
Philadelphia at Green Bay, 3:25 p.m.
Denver at Kansas City, 7:20 p.m.
Open: Carolina, Tampa Bay
Monday, Dec. 7
Dallas at Baltimore, 2 p.m.
Buffalo at S.F., 7:15 p.m.

looked at '17 and '18 tape, our coaching staff has, I know he has," Pederson said, referring to when Wentz finished third in NFL MVP voting in 2017. "We've looked at everything from play calling, me, am I different? Am I using personnel right? Am I making decisions that are beneficial for the team? I look at a bunch of that stuff.

"It comes down to just each person, each player, each coach taking a look at yourself, looking in the mirror, see what you see. If you don't like what you see, we got to change, and you got to make improvements and you got to get better. So these are all the things that we're doing and we're helping him. We're helping the offense. We're helping the offensive line. We're helping the receivers. We're helping everybody get better and we're using everything we can to make these adjustments."

Wentz has his best chance to get back on track facing the NFL's worst pass defense. The Seahawks have allowed 343.7 yards passing per game. They've shown improvement since half-time of a 23-16 loss to the Rams on Nov. 15. **Seahawks get players back:** The Seattle Seahawks will have starting running back Chris Carson, center Ethan Pocic and cornerback Shaquill Griffin back from injuries for Monday night's game against the Philadelphia Eagles.

— ASSOCIATED PRESS

NFL IN BRIEF

TITANS 45, COLTS 26: Derrick Henry battered the NFL's second-stingiest defense for 140 yards and three touchdowns in the first half, finished with 178 yards and led the Tennessee Titans to a crucial 45-26 rout of the Indianapolis Colts on Sunday. The win gives Tennessee (8-3) sole possession of the AFC South lead, a split in the two-game season series and a tiebreaking edge based on current division records of the teams. Henry also padded his lead as he chases a second straight rushing crown.
VIKINGS 28, PANTHERS 27: Chad Beebe caught a 10-yard touchdown pass with 46 seconds left for Minnesota shortly after he muffed a punt that let Carolina pad its lead. Then Joey Slye missed a 54-yard field goal try with 1 second remaining that preserved the Vikings' victory. Kirk Cousins went 34 for 45 for 307 yards and three scores for the Vikings (5-6), hitting Justin Jefferson for his second touchdown grab with 5:38 to go and finding Beebe for the winner to punctuate a seven-play, 75-yard drive that took 65 seconds.
PATRIOTS 20, CARDINALS 17: Nick Folk kicked a 50-yard field goal as time expired and New England rallied in the second half to beat Arizona. James White rushed for two touchdowns for the Patriots (5-6). It was the second time this month that Folk hit a last-second game-winning field goal. His 51-yarder beat the New York Jets 30-27 on Nov. 9.
FALCONS 43, RAIDERS 6: Deion Jones returned an interception 67 yards for a touchdown, Matt Ryan threw a pair of short

scoring passes, and Atlanta Falcons thoroughly dominated Derek Carr and bumbling Las Vegas. The Raiders (6-5) lost their second in a row and looked very much like a pretender in the AFC playoff race, producing a listless, mistake-filled performance against an Atlanta team that's playing out the season under an interim coach.
DOLPHINS 20, JETS 3: Ryan Fitzpatrick threw two touchdown passes while starting in place of the injured Tua Tagovailoa and Miami kept New York winless. Tagovailoa was inactive with a left thumb injury, so Fitzpatrick stepped in against one of his many former teams.
BILLS 27, CHARGERS 17: Tre'Davious White's fourth-quarter interception set up Tyler Bass' 43-yard field goal, helping Buffalo hold off Los Angeles. Josh Allen threw for a touchdown and ran for another score for the AFC East-leading Bills (8-3), who hung on after nearly blowing an 18-point third-quarter lead. Receiver Cole Beasley also completed a touchdown pass. Buffalo turned the ball over on three consecutive possessions, but its defense limited Los Angeles to Michael Badgley's 27-yard field goal during the key stretch.
BROWNS 27, JAGUARS 25: Baker Mayfield took advantage of his best game-day weather in a month, throwing two touchdown passes as Cleveland beat Jacksonville to remain squarely in the AFC playoff picture. Mayfield connected with Jarvis Landry and Austin Hooper for scores, ending a three-game drought without a passing TD. Mayfield nearly had two more, but he inexplicably missed wide-open Rashard Higgins in the end zone in the second quar-

ter, then watched Harrison Bryant drop another early in the fourth.
GIANTS 19, BENGALS 17: New York lost starting quarterback Daniel Jones to a hamstring injury in the second half but generated enough offense to beat Cincinnati. Jones went down after completing a short pass in the third quarter with the game tied at 10. He returned for two plays on the next series but then was relieved by backup Colt McCoy, who played the rest of the game.
CHIEFS 27, BUCCANEERS 24: Patrick Mahomes threw for 462 yards and three touchdowns to outplay Tom Brady and lead visiting Kansas City. Tyreek Hill scored on receptions of 75, 44 and 20 yards, backflipping into the end zone on his second TD, and finishing with 13 catches for 269 yards — the last an 8-yard catch on third-and-7 to give Mahomes an opportunity to run out the clock.
49ERS 23, RAMS 20: Robbie Gould made a 42-yard field goal as time expired as visiting San Francisco snapped its three-game losing streak and swept the season series against L.A. for the second straight year.
SAINTS 31, BRONCOS 3: Taysom Hill's two touchdown runs led visiting New Orleans over Denver, which was thrust into a quarterback quandary when its passers failed to wear masks as mandated by the NFL's COVID-19 protocols. Broncos QB Kendall Hinton, a rookie receiver and former Wake Forest quarterback from their practice squad, made a shaky NFL debut by going 1 for 9 for 13 yards, no touchdowns and two interceptions.

— ASSOCIATED PRESS

Football XTRA

Results and analysis from yesterday's games can be found in today's online eEdition, along with other bonus content not available in print. Subscribers have free access once they've activated their digital account. Go to [star-telegram.com/eEdition](#), then click on the 'FOOTBALL XTRA' tab.

FROM PAGE 1B

GIANTS

first five under first-year coach Joe Judge.

The Bengals (2-8-1) started quarterback Brandon Allen, a player who was promoted from the practice squad, in place of

rookie Joe Burrow, who suffered a season-ending knee injury in last week's loss to Washington.

Allen couldn't keep the Bengals moving.

He was 17 for 29 for 136

yards and Cincinnati mustered just 155 total yards of offense.

Nonetheless, the Bengals had a chance late.

A 1-yard touchdown pass from Allen to Tee Higgins — set up by a pass-interference penalty in the end zone — got the Bengals within two points with 2:33 remaining.

Cincinnati got the ball back, but Allen fumbled while being sacked with 57 seconds left to seal it for the Giants.

One of the few Bengals highlights came in the first quarter after Gallman scored, set up by a 53-yard pass from Jones to Evan Engram.

On the ensuing kickoff,

Brandon Wilson took the ball 3 yards deep in the end zone, found a seam in the middle and rumbled for a 103-yard touchdown, the longest in franchise history.

Before he departed with the injury, Jones was 16 for 27 for 213 yards. Engram caught six passes for 129 yards.

GALLOPING GALLMAN

Gallman's first-quarter score gave him a TD in five consecutive games, the longest streak for New York since Saquon Barkley scored in five straight games in 2018. Gallman scored three total touchdowns in his first three seasons. He had 24 carries for 94 yards.

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misc. services BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick REPAIR & STONE 682-558-6086 Buildings 30x40x10 Metal Bldg 1walk door & slab \$20,400. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022 Christmas Light install, leaf cleanup, yard, gutters & roof, chimney service 817-689-4774	misc. services ELECTRICAL Contractor Veteran Owned & Operated. Comm, Res & Ind'l. 682-258-9905 TECL #26354 Fall Cleanups NRH Jeremy 817-569-0326 FENCING - AUTOMATIC GATES. PLATINUM PERFORMANCE FENCE! FREE ESTIMATES! 817-879-3181 INTERIOR HOUSE CLEANING 10yrs experience.Honest,reliable,with references call fabi 469-468-9521	misc. services GUTTERS WILSONS GUTTER SERVICE 42 yrs exp. Free est 817-237-5950 OAK FIREWOOD Seasoned \$260/cord, \$160/half delivered & stacked 817-925-9606 PAINTING/DRYWALL REPAIR paint int/ext texture tape&bed carpntry25yrs ex free est817602-5134	misc. services PAINTING EXT/INT Painting, Tape, Bed, Texture, Minor Repairs, Free Est. Work Guaranteed 817-825-1011 PLUMBING ANDERSON PLUMBING \$50 DRAIN CLEAN-OUTS, SM. REPAIRS #8761 VISA/MC 817-838-0353	misc. services PLUMBING A to Z Military/Senior Disc All Repairs 24/7-FREE est.817-323-3418 ROOFING - Frank's Roofing, Gutters, Concrete Work, Constr, Free Est 45yr exp 817-797-7675 SEASONED Oak Firewood-\$260/Cord & \$160/Half A Cord 817-422-1703	misc. services TREE SERVICE - Jose's Tree Serv tree removal/trimming Tree&brush clearing/dirt leveling Sm Jobs. We Sell Firewood,Full ins. Senior/ Military Disc. We beat any price Call 817-724-2180 YARD WORK: Lawn Care, tree trim, handyman, fence work, haul-off. 817-500-2558.
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legals & public notices
CITY OF BEDFORD PUBLIC HEARING
The City of Bedford City Council gives notice of a public hearing on Tuesday, December 15, 2020, at 7:30 p.m. at City Hall, Council Chamber, 2000 Forest Ridge Drive, Building A, Bedford, Texas: Zoning Case PZ-SUP-2020-50024 to consider a resolution to rezone Block 1R, Lot 1, Cantabria Crossing Addition, located at 1612 Airport Freeway, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/ Package Liquor Stores, specific to 3.2.C(6)j of the City of Bedford Zoning Ordinance, allowing for Goody Goody Liquors to operate a liquor store. The property is generally located south of Airport Freeway and west of Oak Creek Lane. All interested citizens will be given the opportunity to speak and be heard.

CALL 817.332.3333 & Place Your Ad NOW

legals & public notices

CITY OF BURLESON RFP 2021-008 SALE OF REAL PROPERTY 130 E. RENFRO STREET
Notice is hereby given that the City of Burleson is now calling for proposals for participation in the sale of real property 130 E. Renfro Street All proposal must be sealed and clearly marked "RFP 2021-008 Sale of Real Property 130 E. Renfro". The deadline for submission is December 28, 2020 at 3:00 CST. Specifications and Contract Documents for this project shall be available for viewing and download in electronic (PDF) format at the City of Burleson website (through https://burleson.tx.bonfirehub.com/login) at no cost beginning November 30, 2020. Interested parties must register as a vendor under the Purchasing Department tab to access the specifications and contract documents. Vendors are responsible for obtaining all addenda to the contract documents prior to the receipt time and acknowledging them at the time of bid receipt. Information regarding the status of addenda may be obtained by contacting the Purchasing Manager at (817) 426-9646. Bids that do not acknowledge all applicable addenda may be rejected as non-responsive.

legals & public notices

For additional information concerning this project, please contact Justin Scharnhorst at jsch.arnhorst@burlesontx.com. POSTED THIS the 30th day of November 2020, in the Burleson City Hall, 141 West Renfro, Burleson, Texas.
NOTICE OF PUBLIC HEARING FOR APPROVAL OF AN AMENDED PROJECT PLAN AND FINANCE PLAN FOR REINVESTMENT ZONE NUMBER TWO, BURLESON, TEXAS PURSUANT TO CHAPTER 311, TAX CODE
On Tuesday, December 8, 2020, at 12:00 P.M., the City Council of the City of Burleson, Texas will hold a Public Hearing in the Council Chambers, located at 141 W Renfro Street, Burleson, Texas, 76028. The public hearing will be held to consider proposed amendments to the approved project plan and reinvestment zone financing plan (the "Plan") for the Reinvestment Zone Number Two, Burleson, Texas (the "Zone"), to: (1) add an additional projects to the Plan at a cost of approximately \$3,196,500 and (2) amend the Plan to include the extension of the duration of the Zone to December 31, 2041. All interested citizens will be given the opportunity to speak and be heard. All residents and property owners are invited to provide comments for or against

legals & public notices

the addition of additional projects to the Plan, extension of the life of the Zone, or the concept of tax increment financing in general. At or on the adjournment of the public hearing, the City Council may approve an amended Plan and extend the life of the Zone for Reinvestment Zone Number Two, Burleson, Texas. **CITY OF BURLESON**
Alex Philips
bphilips@burlesontx.com
817-426-9613
NOTICE OF PUBLIC HEARINGS PLANNING AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBER 7105 WHITLEY ROAD, WATAUGA, TEXAS 76148 DECEMBER 16, 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, December 16, 2020 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following cases:
Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Sin-

legals & public notices

gle Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David J., Jr., applicant/agent.
Z. 20-05: Consider request for a zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of frozen margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition, located on the south side of Watauga Road east of Denton Highway and west of Plum Street. Mr. Land LLC, owner/applicant. Published on Monday, November 30, 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, November 30, 2020 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code. /s/Andrea Gardner City Secretary

legals & public notices

PUBLIC NOTICE: Cellico Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 30-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3085 Flower Mound Road, Flower Mound, Denton County, TX 75022, Lat: [33-1-6.5676], Long: [-97-4-32.4588]. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1174865. **ENVIRONMENTAL EFFECTS** - Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. **HISTORIC PROPERTIES EFFECTS** - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Hannah, h.jordan@trileaf.com 2550 S I-35, Suite 200, Austin, TX 787014. 512-519-9388.

CASE Z. 20-05

<u>NAME</u>	<u>ADDRESS</u>	<u>RESPONSE</u>
Mr Land LLC Watauga Addition	6200 Pine St Block 12 Lot 7R	_____
Mr Land LLC Watauga Addition	5620 Watauga Rd Block 12 Lot 1R	_____
Mid Enterprises LLC Schellinger, IJ Subdivision	6300 Denton Hwy Block 5 Lot 1R2	_____
Harry Saginaw Schellinger, IJ Subdivision	5609 Watauga Rd Block 5 Lot 1R	_____
Lottie Dominey Holmes Schellinger, IJ Subdivision	5617 Watauga Rd Block 5 Lot 4	_____
Pamela Sue Dewitt Schellinger, IJ Subdivision	5625 Watauga Rd Block 5 Lot 5	_____
Virginia Gilbert Schellinger, IJ Subdivision	5649 Watauga Rd Block 5 Lot 8	_____
Anong & Sam Vongsavath Schellinger, IJ Subdivision	5657 Watauga Rd Block 5 Lot 9	_____
Jay Ganpati Inc Watauga Addition	6212 Denton Hwy Block 13 Lot R1	_____
6208 Denton Hwy LLC Watauga Addition	6200 Denton Hwy Block 13 Lot R2	_____
Tamez Management Systems LLC Watauga Addition	6206 Denton Hwy Block14 Lot 1B, 2B & 3B	<u>Does Object</u>
Javier & Rosa Baeza Watauga Addition	6132 Pine St Block 11 Lot 5 & 6	_____
Gabriela Uribe Watauga Addition	5618 Travis St Block 11 Lot 4 aka W 45' of lot 4	_____

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

SS Lim LLC Watauga Addition	5620 Travis St Block 11 Lot 3 & 4A aka E 5' of lot 4	_____
Mario De Hoyos Watauga Addition	6129 Plum St Block 11 Lot 1 & 2	_____
Kam Clamon Watauga Addition	6129 Plum St Block 11 Lot 11 & 12	_____
First Baptist Church Watauga Watauga Addition	5632 Watauga Rd Block 1 Lot 6, 7, 8 & 9	_____
First Baptist Church Watauga Watauga Addition	6204 Plum St Block 1 Lot N50' 10-11	_____
First Baptist Church Watauga Watauga Addition	6200 Plum St Block 1 Lot S90' 10-11	_____
First Baptist Church Watauga Watauga Addition	5643 Travis St Block 1 Lot 12A	_____
First Baptist Church Watauga Watauga Addition	5645 Travis St Block 1 Lot 13 & 12B	_____
First Baptist Church Watauga Watauga Addition	6124 Plum St Block 2 Lot 5 thru 9	<u>Does Object</u>

16 Notices were mailed out:

_____ **Do Not Object** 2 **Does Object** 14 **Did Not Reply**

***as of December 11, 2020**

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

To: City of Watauga, Texas

From: Lori L. Tamez owner
Tamez Management Systems LLC, DBA
Ret Haven Rx
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z. 20-05:** Consider request for a zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of frozen margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition, located on the south side of Watauga Road east of Denton Highway and west of Plum Street. Mr. Land LLC, owner/applicant.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: See attached letter

Lori L. Tamez

Printed Name

Lori L. Tamez

Signature

12-8-2020

Date

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

Tamez Management Systems llc, dba PetHavenRX
6206 Denton Hwy
Watauga, TX 76148
817-656-8544 phone
817-605-8405 fax
Pethavenrx@prodigy.net e-mail

City of Watauga Development Services
7800 Virgil R. Antony Sr. Blvd.
Watauga, TX 76148

Date: 12-8-2020

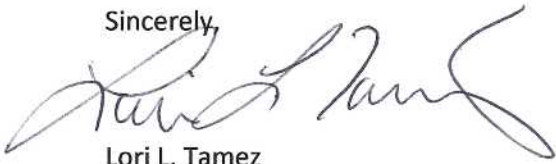
Subject: Zoning Change Z. 20-05, 5620 Watauga RD.

I am recommending denial of the request for a zoning change for the property located at 5620 Watauga Road. The reason I am requesting that city turns this request down is we don't need to be selling frozen margaritas and having food trucks at this location. This location is located within 200 feet of a child day care center and a church which holds private school classes two days a week. The currently TABC recommends that there be no sale of alcoholic beverages to be sold within 300 feet, of these types of organizations (see attachment A). Plus, the noise and smell from the trash from this type of business will be an issue for the residential properties that are located directly behind this property on Travis Street.

Also, this location is wrong for this type of business because it would be located to close to the intersection of Hwy 377 and Watauga Road. This type of business located that close to this intersection would cause traffic issues and we already have enough issues on this corner with the trains.

This business would bring in other issues as well, such as the homeless begging for food and money. We already are having issues with them now. For example: I have had their liquor and beer bottles thrown at the back of my building causing us to do a major cleanup of our parking lot from broken glass, and the current issues that we are having with the two vapor shops is we are finding drug paraphernalia in our parking lots, along with trash, and they urinating on the buildings which is a health issue. A good example is the pictures taken of this property on Sunday, December 5, 2020, there were 36 empty whiskey bottles thrown onto this property (see attachment B and C). This could also, caused increased work load for our local police department trying to ensure that people aren't drinking and driving.

Sincerely,



Lori L. Tamez

Owner Pet Haven

After a license or permit is issued, does the TABC have the authority to cancel or suspend the license or permit?

How long does it usually take to obtain a license or permit to sell alcoholic beverages?

How far away does a location that sells alcohol need to be from a church or school?

This is what the Texas Alcoholic Beverage Code allows city councils or county commissioners to do:

- Adopt a local ordinance prohibiting the sale of alcoholic beverages within 300 feet of a public or private school, church and/or public hospital. The distance from a school can be increased to 1,000 feet under certain circumstances. Code Section 109.33 specifies how the distance should be measured.
- Adopt ordinances requiring a 300-foot distance between certain types of permits and day-care centers or child-care facilities. See Code Section 109.331.

Local governments are not required to have these ordinances (the statute is merely permissive) and are free to grant variances as they see fit. If the city or county has not adopted such an ordinance, then there is no requirement that a location selling alcoholic beverages must be any specific distance from a church, school, public hospital, daycare center or child care facility.

A t t a c h m e n t B



A Hachmen + C



To: City of Watauga, Texas FBC Watauga

From: 6124 Plum St

Watauga, TX 76148

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

RE: **Z. 20-05:** Consider request for a zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of frozen margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition, located on the south side of Watauga Road east of Denton Highway and west of Plum Street. Mr. Land LLC, owner/applicant.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: Not excited about an alcohol vendor
next door to the church and daycare

Pennis Hester

Printed Name

Dani Hester

Signature

Pastor

12/8/2020

Date

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



AGENDA MEMORANDUM

DATE: December 4, 2020

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: Consideration and action on a proposed revision to change the Future Land Use Map by revising a portion of the map addressed as 5900 Bursey Road, being 4.8467 acres out of the Mansel W. Wilmeth Survey, Abstract No. 1621 from "Local Office/Retail/Commercial" to "Medium Density Residential"

BACKGROUND/INFORMATION:

A request has been made changing the use of the 4.8467 acre property at 5900 Bursey Road from Single Family (SF-6) to Planned Development (PD). This change will require a revision to the "Future Land Use Map" from "Local Office/Retail/Commercial" to "Medium Density Residential".

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Consider revising the Future Land Use Map for 4.8467 acres out of the Mansel W. Wilmeth Survey, Abstract No. 1621, from "Local Office/Retail/Commercial" to "Medium Density Residential".

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

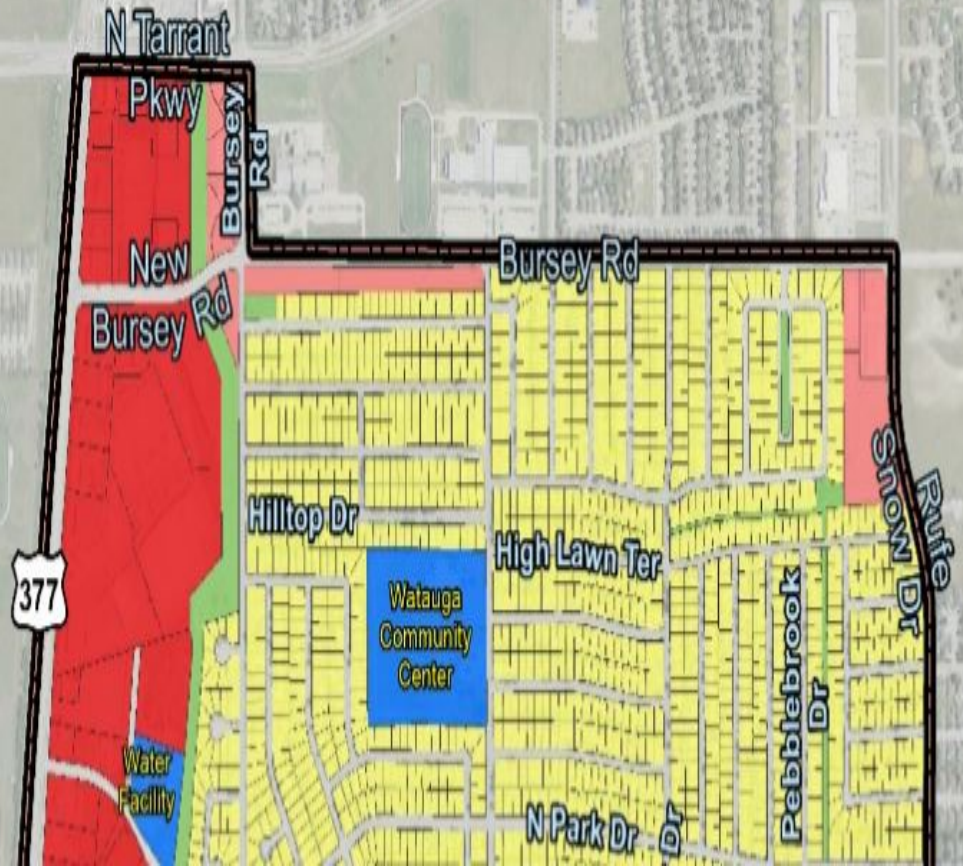
1. Location Map - Future Land Use Map - Comprehensive Plan
2. 5900 Bursey Rd - Warranty Deed - 1994

REVIEWED BY:

Randy Richards, Building Official
Karrie Marling, Legal
Paul Hackleman, Director of Public Works
George Hyde, Legal
Andrea Gardner, City Manager
Approved as to form for inclusion on Agenda

Approved - 12/11/2020
New - 1/1/1900

Future Land Use City of Watauga. Texas



GF No. BH225792DKD

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 14, 1994

Grantor: Clarence Huffman

Grantor's Mailing Address (including county):

6537 Meadow Lakes Drive
N. Richland Hills, Tarrant County, Texas 76180

Grantee: SSM Investments, Inc.

Grantee's Mailing Address (including county):

2424 Rogers
Fort Worth, Tarrant County, Texas 76109

Consideration: TEN AND NO/100 DOLLARS (\$10.00), other good and valuable consideration, and a Note of even date that is in the principal amount of \$90,000.00 executed by Grantee, payable to the order of Overton Bank and Trust. The Note is secured by a Vendor's Lien retained in favor of Overton Bank and Trust in this Deed and by a Deed of Trust of even date from Grantee to Mark L. Jones, Trustee.

Property (including any improvements):

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES.

Reservations from and Exceptions to Conveyance and Warranty:

1. Easement from Burt Pipkin to Gulf Pipe Line Co., dated January 14, 1927, recorded in Volume 949, Page 357, Deed Records, Tarrant County, Texas.
2. Easement transferred to Continental Pipe Line Co. recorded in Volume 3068, Page 295, Deed Records, Tarrant County, Texas.
3. Easement transferred to Utilities Pipe Line Co. recorded in Volume 5897, Page 736, Deed Records, Tarrant County, Texas.
4. Easement transferred to Amber Pipe Line Co. recorded in Volume 7295, Page 957, Deed Records, Tarrant County, Texas, partial release recorded in Volume 8243, Page 1365, Deed Records, Tarrant County, Texas.
5. Mineral and/or royalty reservation, the royalties, bonuses, rentals and all other rights described in instrument from San Antonio Joint Stock Land Bank of San Antonio to C. B. Renfro, dated January 18, 1939, recorded in Volume 1358, Page 508, Deed Records, Tarrant County, Texas.

SUZANNE H. GIBSON
COUNTY CLERK

91 OCT 21 14:15

FILED
TARRANT COUNTY TEXAS

11773 0796

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warranty and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

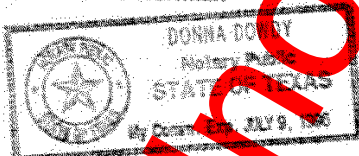
The vendor's lien against and superior title to the property are retained until note described is fully paid according to its terms, at which time this deed shall become absolute.

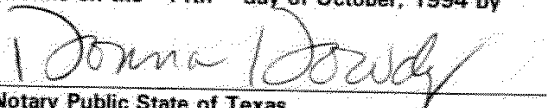

Clarence Huffman

(Acknowledgment)

STATE OF TEXAS ii
COUNTY OF TARRANT ii

This instrument was acknowledged before me on the 14th day of October, 1994 by
Clarence Huffman




Notary Public State of Texas

WHEN RECORDED RETURN TO:
SSM Investments, Inc.
2424 Rogers
Fort Worth, Texas 76109

11770 0739

EXHIBIT "A"

TRACT I:

Being a tract of land in the Mansel Wilmeth Survey, Abstract No. 1621, Tarrant County, Texas, and being the southerly 250 feet of a tract of land described in a deed to Clarence Huffman and recorded in Volume 10896, Page 1830 (described as 5.178 acres), County Records, Tarrant County, Texas. Said tract is more particularly described as follows:

Beginning at a 5/8" iron found at the southeast corner of said 5.178 acre tract, and being the southwest corner of a tract of land described in a deed to Clarence Huffman and recorded in Volume 10990, Page 655 (described as 11.616 acres) said County Records;

Thence South 89 degrees 27 minutes 50 seconds West, with the south line of said 5.178 acre tract, 572.38 feet to a 5/8" iron found at the southwest corner of the 5.178 acre tract and from which the northwest corner of Lot 1, Block 1, Hilltop Addition, an addition to the City of Watauga as shown on the map recorded in Volume 388-192, Page 5, said County Records, bears South 89 degrees 19 minutes 45 seconds East, 30.26 feet;

Thence North 00 degrees 32 minutes 10 seconds West, with the west line of said 5.178 acre tract, 250.00 feet to a 5/8" iron with cap set;

Thence North 89 degrees 27 minutes 50 seconds East, 574.06 feet to a 5/8" iron with cap set on the common line of the 5.178 acre and 11.616 acre tracts;

Thence South 00 degrees 09 minutes 07 seconds East, with the common line of said 5.178 acre and 11.616 acre tracts, 250.01 feet to the point of beginning and containing 3.290 acres, more or less; AND

TRACT II:

Being a tract of land in the Mansel Wilmeth Survey, Abstract No. 1621, Tarrant County, Texas, and being the southerly 250 feet of a tract of land described in a deed to Clarence Huffman and recorded in Volume 10990, Page 655 (described as 11.616 acres), County Records, Tarrant County, Texas. Said tract is more particularly described as follows:

Beginning at a 5/8" iron found at the southwest corner of said 11.616 acre tract, and being the southeast corner of a tract of land described in a deed to Clarence Huffman and recorded in Volume 10896, Page 1830 (described as 5.178 acres), said County Records;

Thence North 00 degrees 09 minutes 07 seconds West with the common line of said 11.616 acre and 5.178 acre tracts, 250.01 feet to a 5/8" iron with cap set;

Thence North 89 degrees 27 minutes 50 seconds East, 1306.29 feet to a P.K. nail set in the centerline of Indian Springs Road, being in the east line of the 11.616 acre tract and from which a railroad spike found at the northeast corner of said 11.616 acre tract bears North 00 degrees 49 minutes 31 seconds West, 133.07 feet;

Thence South 00 degrees 49 minutes 31 seconds East, with the centerline of Indian Springs Road and the east line of the 11.616 acre tract, 250.0 feet to a railroad spike found at the southeast corner of said 11.616 acre tract and from which the northeast corner of Lot 30, Block 1, Hilltop Addition, an addition to the City of Watauga as shown on the plat recorded in Volume 388-192, Page 5, said County Records, bears South 75 degrees 06 minutes 32 seconds West, 31.46 feet;

Thence South 89 degrees 27 minutes 50 seconds West, with the south line of the 11.616 acre tract, 1309.23 feet to the Point of Beginning and containing 7.506 acres, more or less.

Unofficial Copy

D194238961
SSM INVESTMENTS INC
2424 ROGERS
FT WORTH, TX

76109

WARNING--THIS IS PART OF THE OFFICIAL RECORD--DO NOT DESTROY

INDEXED -- TARRANT COUNTY TEXAS
SUZANNE HENDERSON -- COUNTY CLERK
OFFICIAL RECEIPT

TO: TRINITY WESTERN TITLE CO

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
195026521	DR92	T006603	11/01/94	14:44

	INSTRUMENT FEED	INDEXED	TIME	
1	D194238961 WD	941101	14:44	CG

TOTAL: DOCUMENTS: 01 FEES: 15.00

BY: 

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

11773 0882



AGENDA MEMORANDUM

DATE: December 3, 2020

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, Director of Public Works

SUBJECT: Consideration and action of case **Z. 20-04**: Request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6), is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for single family residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

BACKGROUND/INFORMATION:

The site is a 4.8467 acre undeveloped tract, located on the south side of Bursey Road, between Whitley Road on the west and Indian Springs on the east.

The property is currently zoned Single Family (SF-6). DW Commercial, LLC is requesting the zoning submittal for "Bursey Road Townhomes", a high-quality Single Family Planned Development Townhome neighborhood. The planned development will be more compatible with the adjacent Hillview Addition immediately to the south.

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 request for City Council consideration during the January 11, 2021 meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Bursey Road Townhomes - 201210 Zoning Narrative
2. Planning & Zoning Application
3. 201210 Bursey Road Townhomes - Watauga - Zoning - PD Site Plan
4. 201210 Bursey Road Townhomes - Watauga - Zoning - PD Landscape Plan



AGENDA MEMORANDUM

5. 201210 Development Schedule
6. 5900 Bursey Rd - Warranty Deed - 1994
7. Huffman Addition - Final Plat
8. Location Map - Zoning Map
9. MAILED - Z. 20-04 - Public Hearing Notice - P&Z
10. 5900 Bursey Rd_200 foot labels final
11. Star Telegram - PZ - Published-November 30, 2020
12. Responses RECEIVED - outside 200 ft
13. Responses RECEIVED - Z. 20-04 - PD - Bursey Rd Townhomes

REVIEWED BY:

Randy Richards, Building Official
Karrie Marling, Legal
Paul Hackleman, Director of Public Works
George Hyde, Legal
Andrea Gardner, City Manager

Approved - 12/11/2020
New - 1/1/1900

Approved as to form for inclusion on Agenda



Bursey Road Townhomes

Watauga, Texas

A project of DW Commercial, LLC

Zoning submittal: 10 DEC 20

On behalf of DW Commercial, LLC, we are pleased to present this zoning submittal for “Bursey Road Townhomes,” a high-quality, Planned Development Townhome neighborhood.

The site is a 4.85 acre undeveloped tract, on the south side of Bursey Road, between Whitley Road on the west, and Indian Springs on the east. Across Bursey Road, to the north, are two Keller ISD school facilities, and to the south, immediately adjacent to the project is the Hillview Addition, a neighborhood of existing single-family homes

The property is identified as “Local Office/Retail/Commercial” on the City of Watauga Future Land Use Plan, however it is currently zoned SF-6. Attempts to develop or market it for Commercial uses have been unsuccessful. We, therefore, are proposing the Townhome use, which we feel will prove to be a successful and good addition to the city, and more compatible with the adjacent uses, than Retail/Commercial uses would be.

Development Plan:

The development layout theme is to orient the fronts of the townhomes toward Bursey Road, providing a vibrant streetscape to the community, and placing the garage doors to the rear, with alley access. Although this is a more expensive way to develop Townhomes (as opposed to a front entry layout), we believe it pays dividends by providing a higher quality product and eliminates individual driveways onto Bursey Road, a busy Collector Street in Watauga, as development under the present zoning would yield.

All of the Townhomes will have rear garage access, via an alley. The garages will be located a minimum of 18’ from the Alley/HOA lot, allowing for both 2 car garage and 2 car driveway parking, for a total of 4 spaces on each lot. There will be additional visitor parking along the three drive connections to Bursey Road.

Along the southern property line, we are proposing, within the 25’ deep HOA lot, a 10’ Open Space and Utility Easement, to allow for a vegetative screen to be installed, to help provide a buffer to the adjacent residences. Above that, there will be 15’ easement for the Alley (within the HOA lot), with a 12’ paved alley, providing access to the garages of the homes.

Because of the variable depth of the property, the lots will vary between a depth of 97’ at the west end, and 85’ to the east end. All of the Townhomes will be 25’ in width, on 25’ wide lots (except end unit lots, which will be 30’ wide). All lots will have a 10’ Front Offset (measured from the edge of the proposed 8’ sidewalk (such sidewalk will be built immediately “back-of-

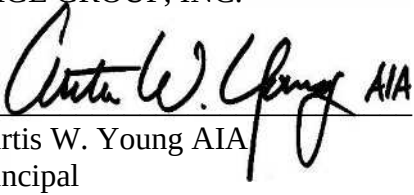
curb” to the existing Bursey Road paving), and 18’ Rear Setbacks (measured from the Alley/ HOA lot line) making the total rear building offset, measured from the south property line, 43’. Unit depth shall be between 50 and 65’, depending on the available lot depth, as illustrated on the PD Zoning Site Plan. The Maximum Unit footprint size is 25’ x 65’, and will be arraigned in 5 & 6 unit buildings. All buildings will be separated by at least 10’.

Street trees will be placed along the Bursey Road street frontage at one for every 50’ (every other lot), as shown on the Landscape Plan and detailed exhibits. Within the rear landscape buffer, a large, evergreen shade tree will be provided an average of every 50’ on center, with evergreen shrubs planted in between, every 10’ on center.

The Townhomes/ buildings will be 100% masonry along the front elevation, and will provide a varied streetscape. Minimum Design Guidelines have also been proposed to assure a quality appearance. Sample elevations have been included on the Site Plan exhibit.

We look forward to working with the Watauga to develop a neighborhood the city will be proud of. Please let me know if you need any additional information.

Best Regards,
SAGE GROUP, INC.


Curtis W. Young AIA
Principal



Planning & Zoning Application

CASE NO. Z. 20-04

P&Z Fee: \$600.00
Date Paid: Nov. 19, 2020
Receipt #: 20-0194

SELECT ZONING APPLICATION TYPE:

☒ Zoning Change

☐ Specific Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY: SF TOWNHOMES

EXISTING USE OF PROPERTY: VACANT

ZONING INFORMATION: From Existing SF-6 District to Proposed PD District

PROPERTY ADDRESS: 5900 BURSEY ROAD, WATAUGA, TX

Legal Description: (Abstract) _____ (Tract) _____ (Block) 1 (Lot) 1, 2 & 3

(Survey) _____ (Addition) HUFFMAN

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? We believe it will enhance the adjacent neighborhood, better than Retail/Commercial would.
No Yes
- ☐ Are uses adjacent to proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
Yes No Both Residential, so very compatible.
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community? Quality Residential always benefits the Community.
Yes No

OWNER INFORMATION: NAME: CLARENCE HUFFMAN

(Please Print)

ADDRESS: 6537 MEADOW LAKES DR., NORTH RICHLAND HILLS, TX 76180

PHONE: 817-312-2500

EMAIL: TXCLARENCE@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: DAVID WASHINGTON, JR.
(Please Print)
BUSINESS NAME (If applicable): DW COMMERCIAL, LLC
BUSINESS ADDRESS: P.O. BOX 466, KELLER, TX 76244 (Title)
PHONE: 817-991-2647 EMAIL: david@dwcommercial.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.**

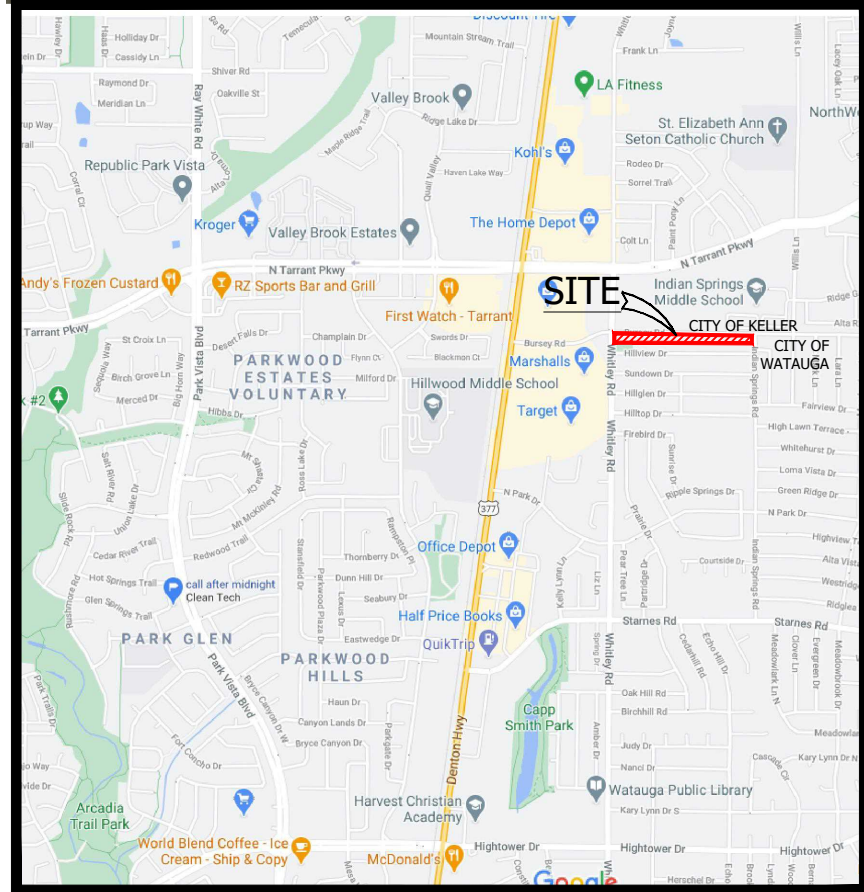
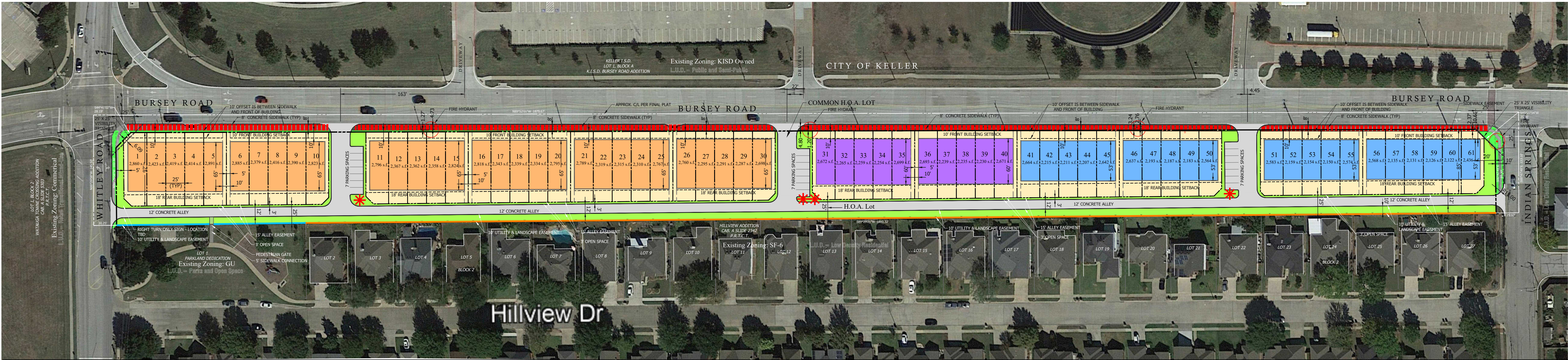
Chazene Huffman 10-20-20 David Washington, Jr.
Owner Name (Print) Date Owner Signature
DAVID WASHINGTON, JR. 10/20/2020 [Signature]
Agent Name (Print) Date Agent Signature

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: _____



Location Map

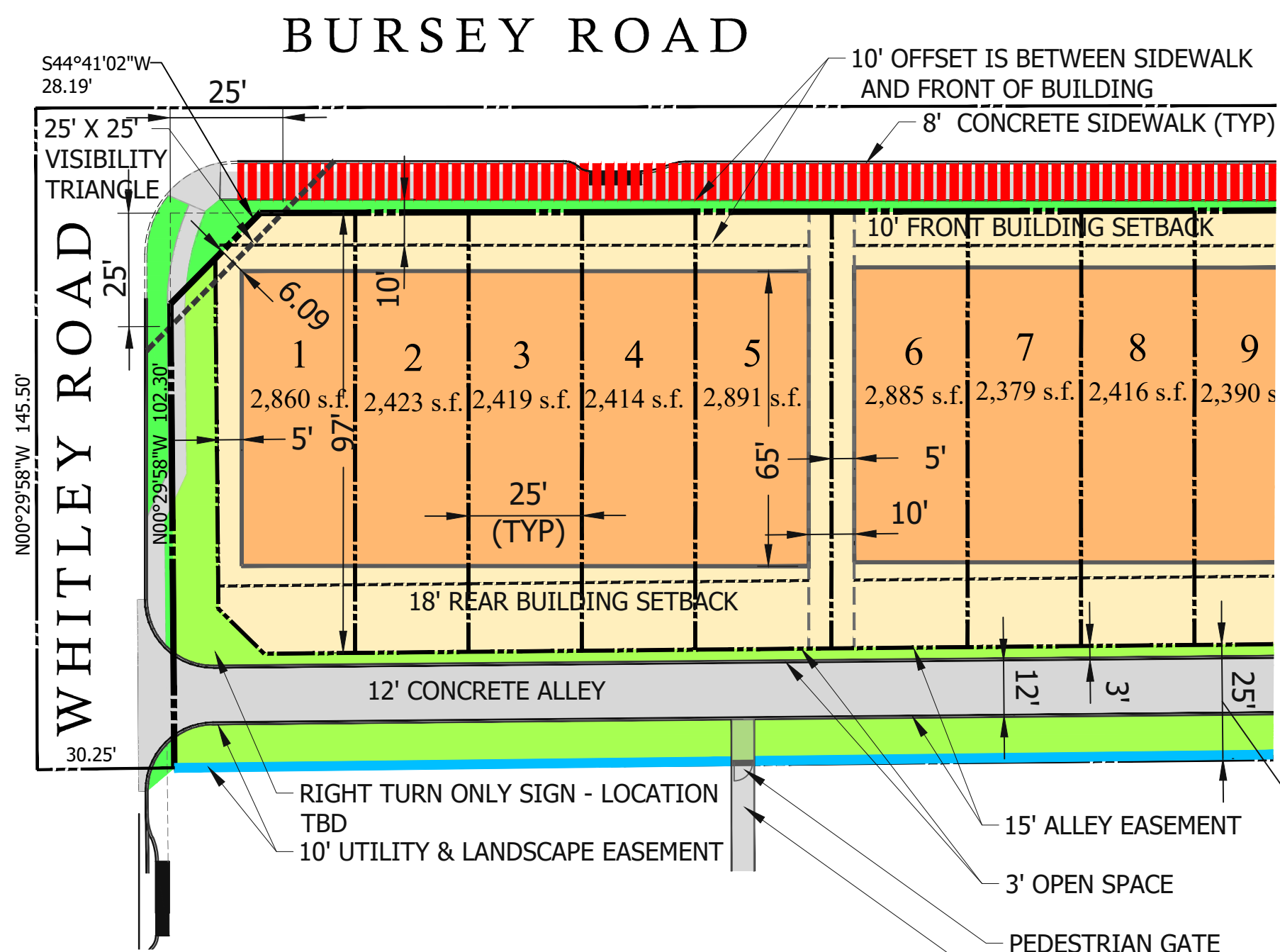
Site Data Summary Chart			
Townhome Lots	61		
Common HOA Lot	1		
Residential Lots	69.53%	3.37 ac.	
Common HOA Lots			
Alleys, Drives and Parking	17.13%	0.83 ac.	
Open Space	13.34%	0.6467 ac.	
Gross Acreage	100.00%	4.8467 ac.	
Site Data			
Gross Acreage		4.8467 ac.	
Gross Density		12.59 units/acre	
Lot Summary			
Townhome Lots	61		
Minimum Lot Size	2,122 s.f.		
Average Lot Size	2,407 s.f.		

Zoning & Current Use		
Existing Zoning:	SF-6	
Proposed Zoning:	Planned Development	
Current Use:	Vacant	
Proposed Use:	Single Family Residential	

Legend	
65' Townhome Building	
60' Townhome Building	
53' Townhome Building	
8' Sidewalk	
Retain Existing Fence or Replace with 6' Cedar Fence	
Retain Existing Iron Fence and add Iron Pedestrian Gate	

Zoning Notes:

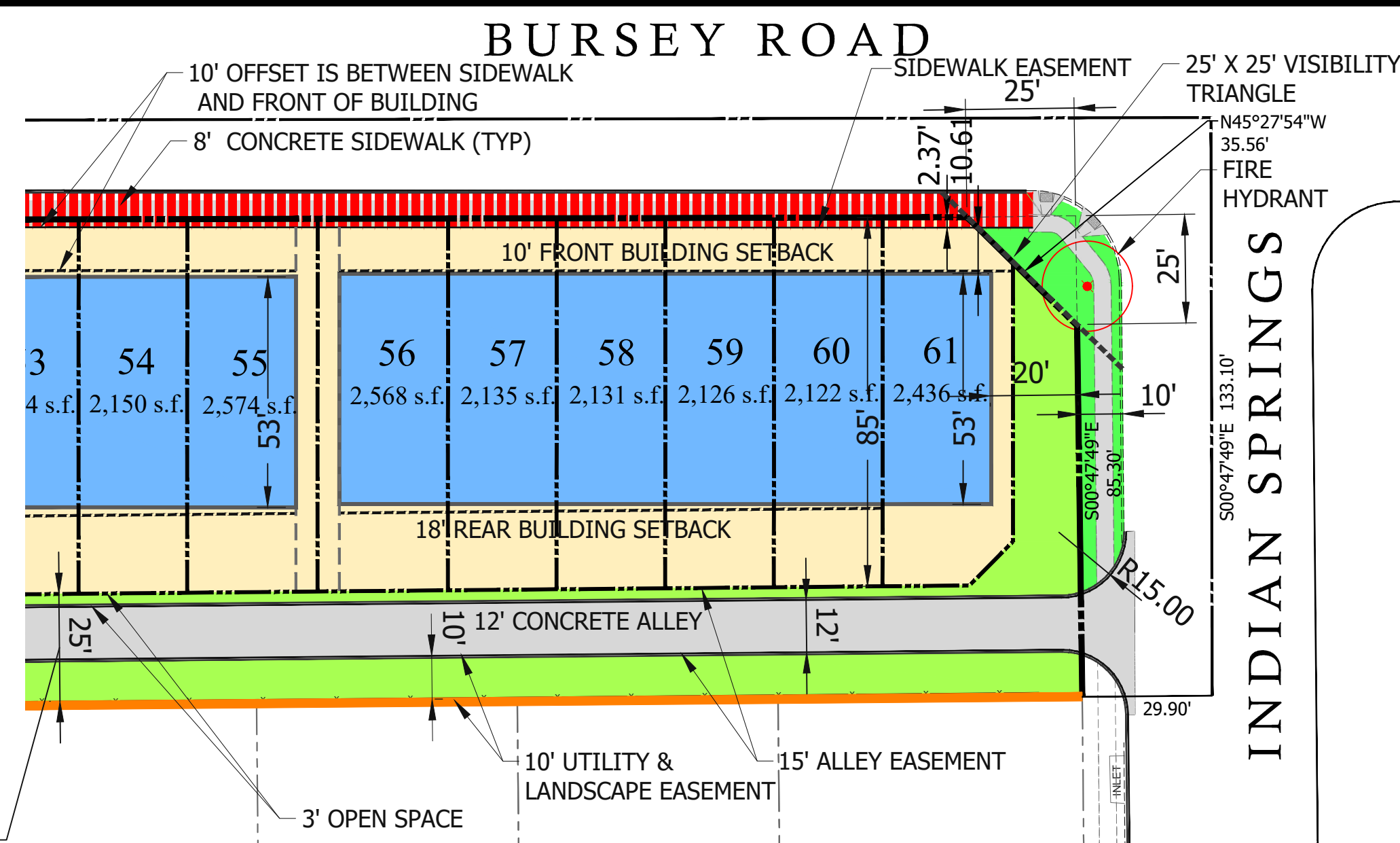
- Maximum Density: 12.59 dwelling units / ac. of gross area
- Lot width is 25' minimum (except at end lots)
- Front setbacks are 10'
- Rear setbacks are 18'
- Side setbacks are 5' at end lots
- Planned development overlay PDxx-xx is a request to deviate from but not be limited to density requirements and area regulations.
- All residences to be equipped with an approved fully automatic sprinkling system.



TYPICAL LOT LAYOUT

1" = 30'

Cluster Box Unit - 16 Doors and 2
Parcel Lockers - Color TBD (4 units)



TYPICAL LOT LAYOUT

1" = 30'

EXAMPLES OF: POSSIBLE BUILDING
ELEVATIONS

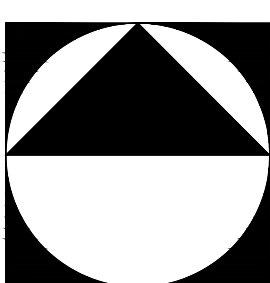


Planned Development Site Plan

Case #ZA20-xxxx
Bursey Road Townhomes

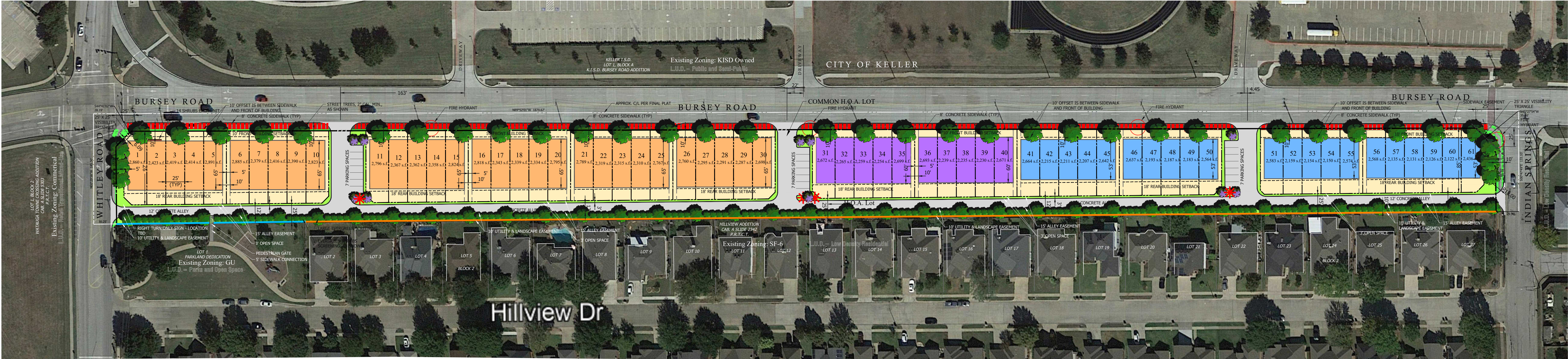
Watauga, Tarrant County, Texas

10 DEC 20



0 60' 120' 240'





- Large Tree from the city's approved Tree List
- Small Tree from the city's approved Tree List
- Shrub from the city's approved Shrub List

Legend

65' Townhome Building

60' Townhome Building

53' Townhome Building

8' Sidewalk

Retain Existing Fence or Replace with 6' Cedar Fence

Retain Existing Iron Fence and add Iron Pedestrian Gate

LANDSCAPE PLANTING

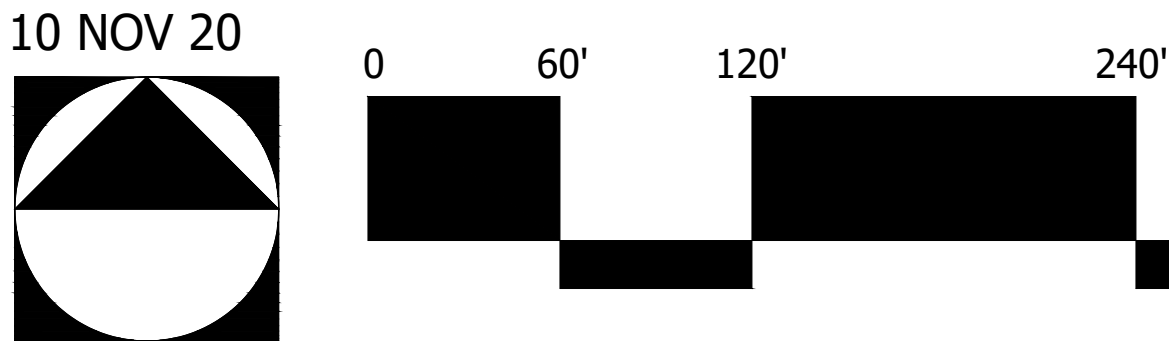
TREES - 2" CAL.	73 EA.
SMALL TREES	10 EA
SHRUBS - EVERGREEN SCREEN	144 EA
SHRUBS - 14 EA UNIT	854 EA

Owner:
Clarence Huffman
6537 Meadow Lakes Drive
North Richland Hills, TX 76180

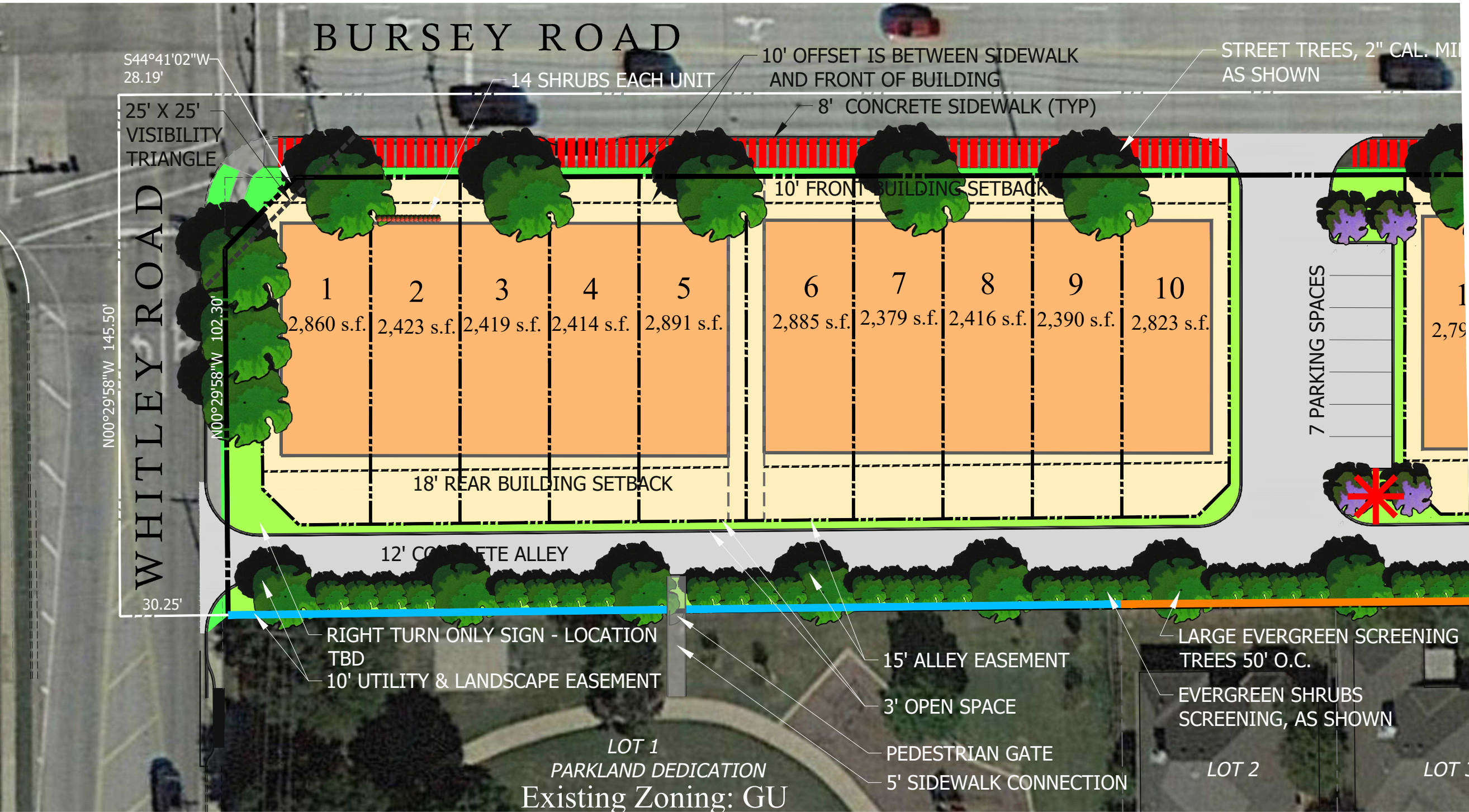
Engineer:
Latigo, Inc.
7300 Hix Court
Colleyville, TX 76034
Contact: David Washington

Applicant / Developer:
DW Commercial, LLC
PO Box 466
Keller, Texas 76244
Tel: 817-991-2647 (mobile)
Contact: David Washington, Jr.

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Landscape Plan



TYPICAL LOT LANDSCAPING
1" = 30'

Case #ZA20-xxxx
Bursey Road Townhomes
Watauga, Tarrant County, Texas

Development Schedule
for
Bursey Road Townhomes
Watauga, Texas

Construction Schedule:

May 1, 2021	Groundbreaking – Site Work
June 1, 2021	Public Utilities
August 1, 2021	Paving
October 1, 2021	Franchise Utilities
November 1, 2021	Landscaping
December 1, 2021	City Inspection and Acceptance
January 1, 2022	Building Permits Issued and Home Construction Begins

Estimated build out time of the development is +/- 2 years with an anticipated construction and absorption rate of 7 homes per quarter beginning in January 2022.

GF No. BH225792DKD

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 14, 1994

Grantor: Clarence Huffman

Grantor's Mailing Address (including county):

6537 Meadow Lakes Drive
N. Richland Hills, Tarrant County, Texas 76180

Grantee: SSM Investments, Inc.

Grantee's Mailing Address (including county):

2424 Rogers
Fort Worth, Tarrant County, Texas 76109

Consideration: TEN AND NO/100 DOLLARS (\$10.00), other good and valuable consideration, and a Note of even date that is in the principal amount of \$90,000.00 executed by Grantee, payable to the order of Overton Bank and Trust. The Note is secured by a Vendor's Lien retained in favor of Overton Bank and Trust in this Deed and by a Deed of Trust of even date from Grantee to Mark L. Jones, Trustee.

Property (including any improvements):

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES.

Reservations from and Exceptions to Conveyance and Warranty:

1. Easement from Burt Pipkin to Gulf Pipe Line Co., dated January 14, 1927, recorded in Volume 949, Page 357, Deed Records, Tarrant County, Texas.
2. Easement transferred to Continental Pipe Line Co. recorded in Volume 3068, Page 295, Deed Records, Tarrant County, Texas.
3. Easement transferred to Utilities Pipe Line Co. recorded in Volume 5897, Page 736, Deed Records, Tarrant County, Texas.
4. Easement transferred to Amber Pipe Line Co. recorded in Volume 7295, Page 957, Deed Records, Tarrant County, Texas, partial release recorded in Volume 8243, Page 1365, Deed Records, Tarrant County, Texas.
5. Mineral and/or royalty reservation, the royalties, bonuses, rentals and all other rights described in instrument from San Antonio Joint Stock Land Bank of San Antonio to C. B. Renfro, dated January 18, 1939, recorded in Volume 1358, Page 508, Deed Records, Tarrant County, Texas.

SUZANNE H. GIBSON
COUNTY CLERK

91 OCT 21 14:15

FILED
TARRANT COUNTY TEXAS

11773 0796

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warranty and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

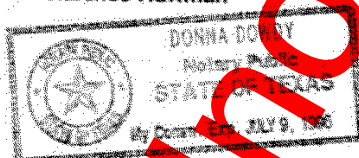
The vendor's lien against and superior title to the property are retained until note described is fully paid according to its terms, at which time this deed shall become absolute.

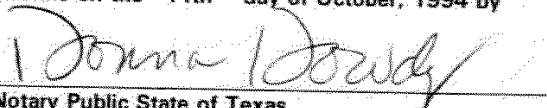

Clarence Huffman

(Acknowledgment)

STATE OF TEXAS ii
COUNTY OF TARRANT ii

This instrument was acknowledged before me on the 14th day of October, 1994 by
Clarence Huffman




Notary Public State of Texas

WHEN RECORDED RETURN TO:
SSM Investments, Inc.
2424 Rogers
Fort Worth, Texas 76109

11770 0739

EXHIBIT "A"

TRACT I:

Being a tract of land in the Mansel Wilmeth Survey, Abstract No. 1621, Tarrant County, Texas, and being the southerly 250 feet of a tract of land described in a deed to Clarence Huffman and recorded in Volume 10896, Page 1830 (described as 5.178 acres), County Records, Tarrant County, Texas. Said tract is more particularly described as follows:

Beginning at a 5/8" iron found at the southeast corner of said 5.178 acre tract, and being the southwest corner of a tract of land described in a deed to Clarence Huffman and recorded in Volume 10990, Page 655 (described as 11.616 acres) said County Records;

Thence South 89 degrees 27 minutes 50 seconds West, with the south line of said 5.178 acre tract, 572.38 feet to a 5/8" iron found at the southwest corner of the 5.178 acre tract and from which the northwest corner of Lot 1, Block 1, Hilltop Addition, an addition to the City of Watauga as shown on the map recorded in Volume 388-192, Page 5, said County Records, bears South 89 degrees 19 minutes 45 seconds East, 30.26 feet;

Thence North 00 degrees 32 minutes 10 seconds West, with the west line of said 5.178 acre tract, 250.00 feet to a 5/8" iron with cap set;

Thence North 89 degrees 27 minutes 50 seconds East, 574.06 feet to a 5/8" iron with cap set on the common line of the 5.178 acre and 11.616 acre tracts;

Thence South 00 degrees 09 minutes 07 seconds East, with the common line of said 5.178 acre and 11.616 acre tracts, 250.01 feet to the point of beginning and containing 3.290 acres, more or less; AND

TRACT II:

Being a tract of land in the Mansel Wilmeth Survey, Abstract No. 1621, Tarrant County, Texas, and being the southerly 250 feet of a tract of land described in a deed to Clarence Huffman and recorded in Volume 10990, Page 655 (described as 11.616 acres), County Records, Tarrant County, Texas. Said tract is more particularly described as follows:

Beginning at a 5/8" iron found at the southwest corner of said 11.616 acre tract, and being the southeast corner of a tract of land described in a deed to Clarence Huffman and recorded in Volume 10896, Page 1830 (described as 5.178 acres), said County Records;

Thence North 00 degrees 09 minutes 07 seconds West with the common line of said 11.616 acre and 5.178 acre tracts, 250.01 feet to a 5/8" iron with cap set;

Thence North 89 degrees 27 minutes 50 seconds East, 1306.29 feet to a P.K. nail set in the centerline of Indian Springs Road, being in the east line of the 11.616 acre tract and from which a railroad spike found at the northeast corner of said 11.616 acre tract bears North 00 degrees 49 minutes 31 seconds West, 133.07 feet;

Thence South 00 degrees 49 minutes 31 seconds East, with the centerline of Indian Springs Road and the east line of the 11.616 acre tract, 250.0 feet to a railroad spike found at the southeast corner of said 11.616 acre tract and from which the northeast corner of Lot 30, Block 1, Hilltop Addition, an addition to the City of Watauga as shown on the plat recorded in Volume 388-192, Page 5, said County Records, bears South 75 degrees 06 minutes 32 seconds West, 31.46 feet;

Thence South 89 degrees 27 minutes 50 seconds West, with the south line of the 11.616 acre tract, 1309.23 feet to the Point of Beginning and containing 7.506 acres, more or less.

Unofficial Copy

D194238961
SSM INVESTMENTS INC
2424 ROGERS
FT WORTH, TX

76109

WARNING-TTHIS IS PART OF THE OFFICIAL RECORD--DO NOT DESTROY

INDEXED -- TARRANT COUNTY TEXAS
SUZANNE HENDERSON -- COUNTY CLERK
OFFICIAL RECEIPT

TO: TRINITY WESTERN TITLE CO

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
195026521	DR92	T006603	11/01/94	14:44

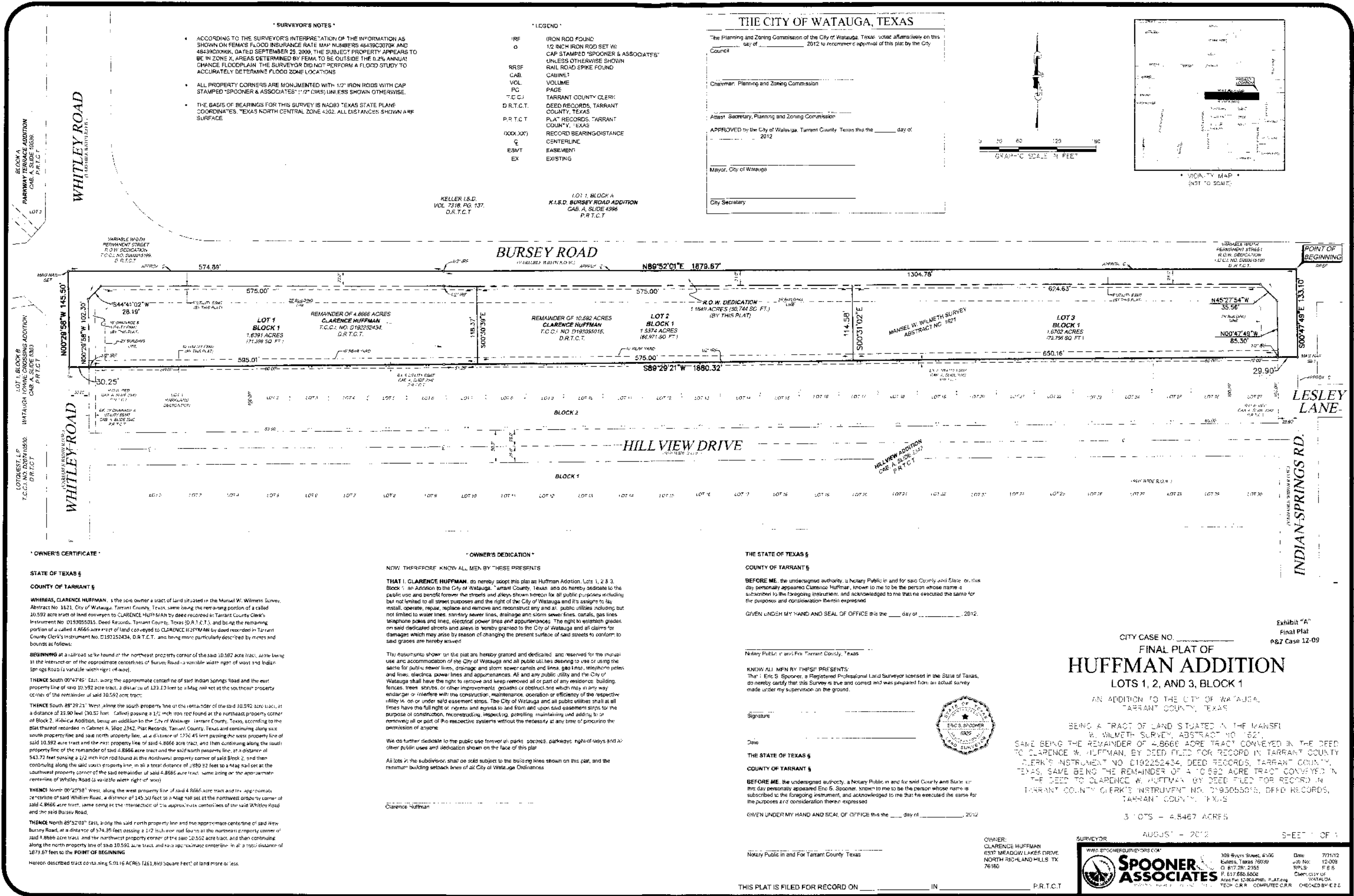
	INSTRUMENT FECD	INDEXED	TIME	
1	D194238961 WD	941101	14:44	CG

TOTAL: DOCUMENTS: 01 FEES: 15.00

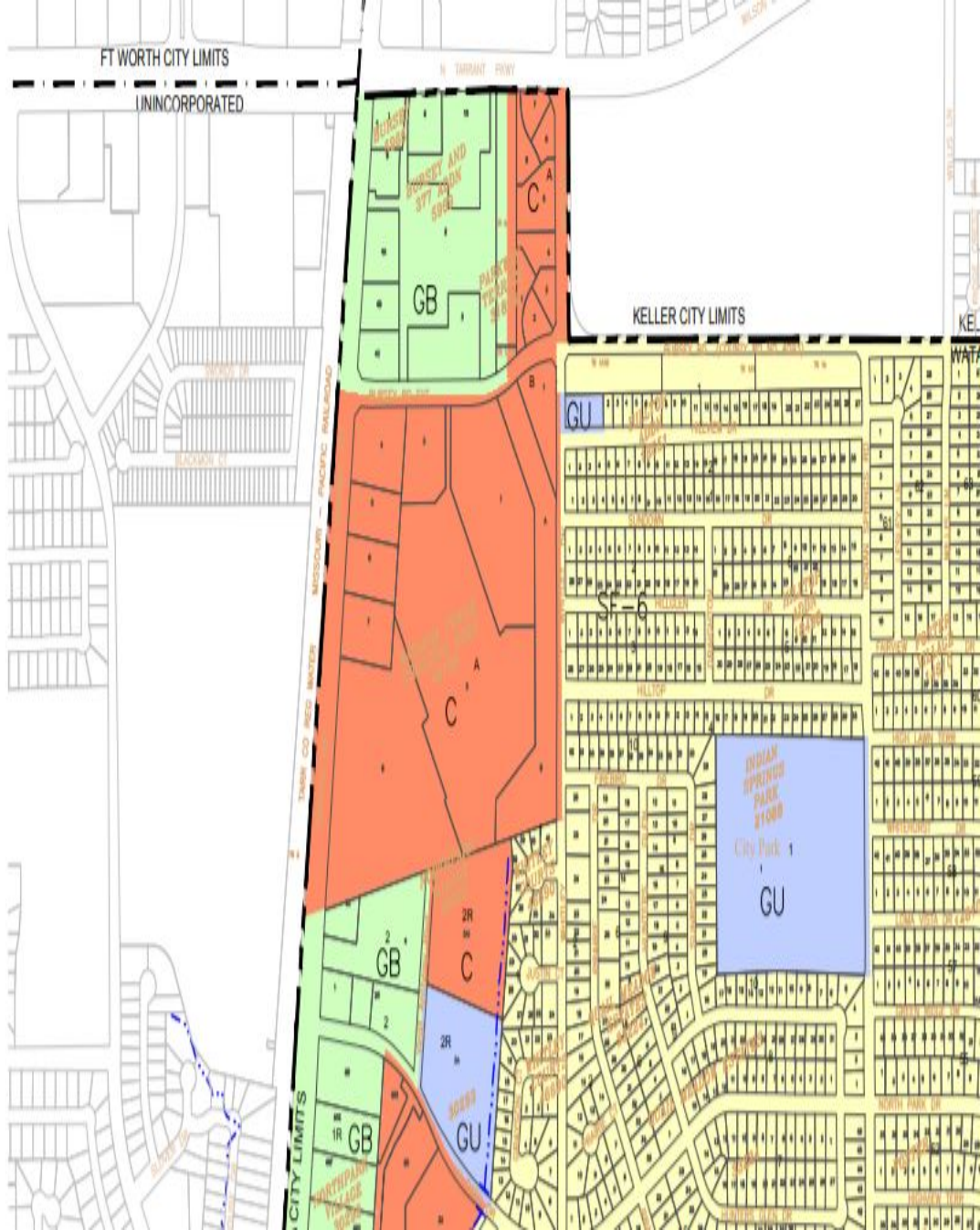
BY: 

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

11773 0882



SF-6	SINGLE FAMILY
SF-A	SINGLE FAMILY ATTACHED
D	TWO FAMILY
MF	MULTI-FAMILY
MH	HUD-CODE MANUFACTURED HOMES
LB	LOCAL BUSINESS
GB	GENERAL BUSINESS
C	COMMERCIAL
I	INDUSTRIAL
CF	COMMUNITY FACILITIES
GU	GOVERNMENTAL USE
PD	PLANNED DEVELOPMENT
	PUBLIC IMPROVEMENT DISTRICT





Public Hearing Notice – Zoning Change

December 2, 2020

Dear Property Owner/Resident:

The Planning and Zoning Commission will hold a public hearing to consider an application for zoning change during their regular meeting on Wednesday, December 16, 2020 at 6:30 PM via Videoconference. The City Council will hold a public hearing during their regular meeting on Monday, January 11, 2021 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road, or via Videoconference.

Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

In accordance with State law, you are receiving this notice due to public records available through Tarrant Appraisal District which reflect you are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map is attached for your information. This notice will serve as public notice for all properties owned in the subject area.

If you wish to provide written comments or documentation to the Commission and Council, please return your information on the attached response form or via email and they will be read into the record for you. 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". 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: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., 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>

**Owners within 200 feet
of Subject Property-5900 Bursey Rd**

Owner	Owner_Address	Owner_City State	Owner_Zip	Situs_Address
Clarence Huffman	6537 Meadow Lakes Dr	N. Richland Hills TX	76180-7807	5900 Bursey Rd
Chungs Family Estate LLC	8305 Whitley Rd Ste A	Watauga TX	76148	8305 Whitley Rd
KM Gandy Investments LLC	6029 Star Mesa Dr	Frisco TX	75034	8301 Whitley Rd
LotQuest LP	501 Audra Ln	Savannah TX	76227-7921	8026 Denton Hwy
Patricia A Newton	8256 Lesley Ln	Watauga TX	76148-1118	8256 Lesley Ln
Billie C Small	8252 Lesley Ln	Watauga TX	76148-1118	8252 Lesley Ln
Christopher Beck	8237 Lesley Ln	Watauga TX	76148	8237 Lesley Ln
Lanny R & Barbara Donnell	8233 Lesley Ln	Watauga TX	76148-1117	8233 Lesley Ln
David P & Patricia S Shealy	6056 Hillview Dr	Watauga TX	76148-1374	6056 Hillview Dr
Michael S & Terri L Arend	6052 Hillview Dr	Watauga TX	76148-1374	6052 Hillview Dr
David P & Ngoc T Nguyen	6048 Hillview Dr	Watauga TX	76148-1374	6048 Hillview Dr
Mark Edwin & Kim M Pond	6044 Hillview Dr	Watauga TX	76148-1374	6044 Hillview Dr
Thomas C & Susan T George	6040 Hillview Dr	Watauga TX	76148-1374	6040 Hillview Dr
Elwanda Finstad	6036 Hillview Dr	Watauga TX	76148-1374	6036 Hillview Dr
Glenda Jordan	6036 Hillview Dr	Watauga TX	76148-1374	6036 Hillview Dr
Kelly & James Wehrenberg	6032 Hillview Dr	Watauga TX	76148-1374	6032 Hillview Dr
Wanda L Busby	6028 Hillview Dr	Fort Worth TX	76148	6028 Hillview Dr
James C McDonald	6024 Hillview Dr	Watauga TX	76148-1374	6024 Hillview Dr
Donald R & Kathleen Kelly	5 Friendship Dr	Arkadelphia AR	71923	6020 Hillview Dr
Linda Carol Bower	6016 Hillview Dr	Watauga TX	76148-1374	6016 Hillview Dr
Janet L Temple	6012 Hillview Dr	Watauga TX	76148-1374	6012 Hillview Dr
Rickie & Cornelia Keane	6008 Hillview Dr	Watauga TX	76148-1374	6008 Hillview Dr
David A & Karen C Norvell	6004 Hillview Dr	Fort Worth TX	76148	6004 Hillview Dr
Ruth A Salinas	6000 Hillview Dr	Watauga TX	76148-1374	6000 Hillview Dr
Deborah K Kissinger	5956 Hillview Dr	Watauga TX	76148-1372	5956 Hillview Dr
Abram & Teri Bolton Sandoval	5952 Hillview Dr	Watauga TX	76148-1372	5952 Hillview Dr
Neil M & Sarah A Trichel	5948 Hillview Dr	Watauga TX	76148	5948 Hillview Dr
Jared E Flores	5944 Hillview Dr	Watauga TX	76148	5944 Hillview Dr
Current Owner	5940 Hillview Dr	Watauga TX	76148-1372	5940 Hillview Dr
Ricky J & Kimber McPherson	5936 Hillview Dr	Watauga TX	76148-1372	5936 Hillview Dr
Jonathon W & Danielle Duvall	5932 Hillview Dr	Watauga TX	76148-1372	5932 Hillview Dr
Lisa M Maldonado	5928 Hillview Dr	Fort Worth TX	76148	5928 Hillview Dr
Michael S & Jaclynn Godek	5924 Hillview Dr	Watauga TX	76148-1372	5924 Hillview Dr

**Owners within 200 feet
of Subject Property-5900 Bursey Rd**

Courtney Williams & Carey Morrow	5920 Hillview Dr	Fort Worth TX	76148	5920 Hillview Dr
Mayra E Rodriguez Gallegos & Brian Goff	5916 Hillview Dr	Watauga TX	76148	5916 Hillview Dr
Rehana Jahan	5912 Hillview Dr	Watauga TX	76148	5912 Hillview Dr
Juan M & Leticia Juarez	5908 Hillview Dr	Watauga TX	76148-1372	5908 Hillview Dr
Virginia M Lampman	5904 Hillview Dr	Watauga TX	76148-1372	5904 Hillview Dr
Rodney M Langston	5900 Hillview Dr	Watauga TX	76148-1372	5900 Hillview Dr
SSM Investments Inc	2424 Rogers Ave	Fort Worth TX	76109-1013	5901 Hillview Dr
Nathaniel Khani	5917 Hillview Dr	Watauga TX	76148-1373	5917 Hillview Dr
Susie U & Se Uy Lim Lim	5401 Chatsworth Ln	Keller TX	76244-5022	5921 Hillview Dr
Haley A Jackson & Jason M Richman	5925 Hillview Dr	Fort Worth TX	76148	5925 Hillview Dr
Braden Vittatote	5929 Hillview Dr	Fort Worth TX	76148	5929 Hillview Dr
Sirisha Paturi	5933 Hillview Dr	Fort Worth TX	76148	5933 Hillview Dr
GJL Investments LLC	10805 Dixon Branch Dr	Dallas TX	75218	5937 Hillview Dr
Chittaphone P & Nino Castillo	5941 Hillview Dr	Watauga TX	76148-1373	5941 Hillview Dr
Melissa Petruso	5945 Hillview Dr	Fort Worth TX	76148	5945 Hillview Dr
G C & Gracykuty Varughese	5949 Hillview Dr	Watauga TX	76148-1373	5949 Hillview Dr
Zachary A & Jennifer L Shrout	5953 Hillview Dr	Watauga TX	76148	5953 Hillview Dr
Wilson Pelaez	5957 Hillview Dr	Watauga TX	76148-1373	5957 Hillview Dr
Carolyn J Tottenham	6001 Hillview Dr	Watauga TX	76148-1375	6001 Hillview Dr
Michael P & Paula J Fritzel Est	804 Charleston Dr	Southlake TX	76092	6005 Hillview Dr
LFC Liquors Inc	6009 Hillview Dr	Watauga TX	76148-1375	6009 Hillview Dr
In Taing	6013 Hillview Dr	Watauga TX	76148-1375	6013 Hillview Dr
Dave & Alora Henry	6017 Hillview Dr	Watauga TX	76148-1375	6017 Hillview Dr
Vattamala & Ammukut Mathew	6021 Hillview Dr	Watauga TX	76148-1375	6021 Hillview Dr
Benson & Anugy Johny	6025 Hillview Dr	Watauga TX	76148-1375	6025 Hillview Dr
Philip Marsh	6436 Whitehurst Dr	Fort Worth TX	76148	6029 Hillview Dr
Sujan & Mariamma Mathews	6033 Hillview Dr	Watauga TX	76148-1375	6033 Hillview Dr
Mario & Herlinda Gamez	6037 Hillview Dr	Watauga TX	76148-1375	6037 Hillview Dr
Jennifer Kao	6041 Hillview Dr	Watauga TX	76148-1375	6041 Hillview Dr
Suzzette M Shelton & Michele Orshal	510 State Highway 67	Woodland Park CO	80863	6045 Hillview Dr
Tracy L Konkle	6049 Hillview Dr	Watauga TX	76148	6049 Hillview Dr
Robyn McCleery	1305 Rembrandt Dr	Little Elm TX	75068	6053 Hillview Dr
SS Lim LLC	5401 Chatsworth Ln	Keller TX	76244-5022	6057 Hillview Dr



CHRIS SZAGOLA AP

Eagles quarterback Carson Wentz runs a drill during practice on Friday in Philadelphia.

Eagles search for answers about Wentz

PHILADELPHIA

Carson Wentz didn't finish the game the last time he faced the Seattle Seahawks because of a concussion.

His troubles have only grown worse.

It reached the point that coach Doug Pederson hesitated when asked if Wentz or rookie Jalen Hurts would start when the Philadelphia Eagles (3-6-1) host the Seahawks (7-3) on Monday night.

"He's my starter, end of story," Pederson eventually said to reporters. "You guys can blow it up however you want it and that's fine. I'm focused on this team, these players, this coaching staff and the Seattle Seahawks."

Wentz led the Eagles to four wins to secure an NFC East title last December and earned an opportunity to make his postseason debut after injuries forced him to watch Nick Foles lead Philadelphia to a Super Bowl title following the 2017 season, and a playoff win in 2018.

Wentz was outstanding down the stretch last year, completing 67.6% of his passes for 1,199 yards, seven TDs and no interceptions in four games. But he lasted only nine snaps before Jadeveon Clowney knocked him out with a shot to the head. The Seahawks won, 17-9. Wentz hasn't been the same since that hit. He leads the NFL with 18 turnovers, including 14 interceptions, and has career lows in completion percentage (58.4) and passer rating (73.3).

But Wentz hasn't had much help. Injuries have forced the Eagles to use 12 players on the offensive line, including 10 different starters. Tight ends Zach Ertz and Dallas Goedert, running back Miles Sanders and wide receivers DeSean Jackson and Alshon Jeffery have missed significant time. Wentz is too often throwing to inexperienced receivers who aren't always running the correct routes.

"I've gone back and

Monday's Game

Seattle at Philadelphia, 7:15 p.m.
Tuesday's Games
Baltimore at Pittsburgh, 7 p.m.
Sunday, Dec. 6
Cincinnati at Miami, noon
Cleveland at Tennessee, noon
Detroit at Chicago, noon
Indianapolis at Houston, noon
Jacksonville at Minnesota, noon
Las Vegas at N.Y. Jets, noon
New Orleans at Atlanta, noon
Washington at Pittsburgh, noon
L.A. Rams at Arizona, 3:05 p.m.
N.Y. Giants at Seattle, 3:05 p.m.
New England at L.A. Chargers, 3:25 p.m.
Philadelphia at Green Bay, 3:25 p.m.
Denver at Kansas City, 7:20 p.m.
Open: Carolina, Tampa Bay
Monday, Dec. 7
Dallas at Baltimore, 2 p.m.
Buffalo at S.F., 7:15 p.m.

looked at '17 and '18 tape, our coaching staff has, I know he has," Pederson said, referring to when Wentz finished third in NFL MVP voting in 2017. "We've looked at everything from play calling, me, am I different? Am I using personnel right? Am I making decisions that are beneficial for the team? I look at a bunch of that stuff.

"It comes down to just each person, each player, each coach taking a look at yourself, looking in the mirror, see what you see. If you don't like what you see, we got to change, and you got to make improvements and you got to get better. So these are all the things that we're doing and we're helping him. We're helping the offense. We're helping the offensive line. We're helping the receivers. We're helping everybody get better and we're using everything we can to make these adjustments."

Wentz has his best chance to get back on track facing the NFL's worst pass defense. The Seahawks have allowed 343.7 yards passing per game. They've shown improvement since half-time of a 23-16 loss to the Rams on Nov. 15. **Seahawks get players back:** The Seattle Seahawks will have starting running back Chris Carson, center Ethan Pocic and cornerback Shaquill Griffin back from injuries for Monday night's game against the Philadelphia Eagles.

— ASSOCIATED PRESS

NFL IN BRIEF

TITANS 45, COLTS 26:

Derrick Henry battered the NFL's second-stingiest defense for 140 yards and three touchdowns in the first half, finished with 178 yards and led the Tennessee Titans to a crucial 45-26 rout of the Indianapolis Colts on Sunday. The win gives Tennessee (8-3) sole possession of the AFC South lead, a split in the two-game season series and a tiebreaking edge based on current division records of the teams. Henry also padded his lead as he chases a second straight rushing crown.

VIKINGS 28, PANTHERS 27:

Chad Beebe caught a 10-yard touchdown pass with 46 seconds left for Minnesota shortly after he muffed a punt that let Carolina pad its lead. Then Joey Slye missed a 54-yard field goal try with 1 second remaining that preserved the Vikings' victory. Kirk Cousins went 34 for 45 for 307 yards and three scores for the Vikings (5-6), hitting Justin Jefferson for his second touchdown grab with 5:38 to go and finding Beebe for the winner to punctuate a seven-play, 75-yard drive that took 65 seconds.

PATRIOTS 20, CARDINALS 17:

Nick Folk kicked a 50-yard field goal as time expired and New England rallied in the second half to beat Arizona. James White rushed for two touchdowns for the Patriots (5-6). It was the second time this month that Folk hit a last-second game-winning field goal. His 51-yarder beat the New York Jets 30-27 on Nov. 9.

FALCONS 43, RAIDERS 6:

Deion Jones returned an interception 67 yards for a touchdown, Matt Ryan threw a pair of short

scoring passes, and Atlanta Falcons thoroughly dominated Derek Carr and bumbling Las Vegas. The Raiders (6-5) lost their second in a row and looked very much like a pretender in the AFC playoff race, producing a listless, mistake-filled performance against an Atlanta team that's playing out the season under an interim coach.

DOLPHINS 20, JETS 3:

Ryan Fitzpatrick threw two touchdown passes while starting in place of the injured Tua Tagovailoa and Miami kept New York winless. Tagovailoa was inactive with a left thumb injury, so Fitzpatrick stepped in against one of his many former teams. **BILLS 27, CHARGERS 17:** Tre'Davious White's fourth-quarter interception set up Tyler Bass' 43-yard field goal, helping Buffalo hold off Los Angeles. Josh Allen threw for a touchdown and ran for another score for the AFC East-leading Bills (8-3), who hung on after nearly blowing an 18-point third-quarter lead. Receiver Cole Beasley also completed a touchdown pass. Buffalo turned the ball over on three consecutive possessions, but its defense limited Los Angeles to Michael Badgley's 27-yard field goal during the key stretch.

BROWNS 27, JAGUARS 25:

Baker Mayfield took advantage of his best game-day weather in a month, throwing two touchdown passes as Cleveland beat Jacksonville to remain squarely in the AFC playoff picture. Mayfield connected with Jarvis Landry and Austin Hooper for scores, ending a three-game drought without a passing TD. Mayfield nearly had two more, but he inexplicably missed wide-open Rashard Higgins in the end zone in the second quar-

ter, then watched Harrison Bryant drop another early in the fourth.

GIANTS 19, BENGALS 17:

New York lost starting quarterback Daniel Jones to a hamstring injury in the second half but generated enough offense to beat Cincinnati. Jones went down after completing a short pass in the third quarter with the game tied at 10. He returned for two plays on the next series but then was relieved by backup Colt McCoy, who played the rest of the game. **CHIEFS 27, BUCCANEERS 24:** Patrick Mahomes threw for 462 yards and three touchdowns to outplay Tom Brady and lead visiting Kansas City. Tyreek Hill scored on receptions of 75, 44 and 20 yards, backflipping into the end zone on his second TD, and finishing with 13 catches for 269 yards — the last an 8-yard catch on third-and-7 to give Mahomes an opportunity to run out the clock.

49ERS 23, RAMS 20:

Robbie Gould made a 42-yard field goal as time expired as visiting San Francisco snapped its three-game losing streak and swept the season series against L.A. for the second straight year. **SAINTS 31, BRONCOS 3:** Taysom Hill's two touchdown runs led visiting New Orleans over Denver, which was thrust into a quarterback quandary when its passers failed to wear masks as mandated by the NFL's COVID-19 protocols. Broncos QB Kendall Hinton, a rookie receiver and former Wake Forest quarterback from their practice squad, made a shaky NFL debut by going 1 for 9 for 13 yards, no touchdowns and two interceptions.

— ASSOCIATED PRESS

Football XTRA

Results and analysis from yesterday's games can be found in today's online eEdition, along with other bonus content not available in print. Subscribers have free access once they've activated their digital account. Go to [star-telegram.com/eEdition](#), then click on the 'FOOTBALL XTRA' tab.

FROM PAGE 1B

GIANTS

first five under first-year coach Joe Judge.

The Bengals (2-8-1) started quarterback Brandon Allen, a player who was promoted from the practice squad, in place of

rookie Joe Burrow, who suffered a season-ending knee injury in last week's loss to Washington.

Allen couldn't keep the Bengals moving.

He was 17 for 29 for 136

yards and Cincinnati mustered just 155 total yards of offense.

Nonetheless, the Bengals had a chance late.

A 1-yard touchdown pass from Allen to Tee Higgins — set up by a pass-interference penalty in the end zone — got the Bengals within two points with 2:33 remaining.

Cincinnati got the ball back, but Allen fumbled while being sacked with 57 seconds left to seal it for the Giants.

One of the few Bengals highlights came in the first quarter after Gallman scored, set up by a 53-yard pass from Jones to Evan Engram.

On the ensuing kickoff,

Brandon Wilson took the ball 3 yards deep in the end zone, found a seam in the middle and rumbled for a 103-yard touchdown, the longest in franchise history.

Before he departed with the injury, Jones was 16 for 27 for 213 yards. Engram caught six passes for 129 yards.

GALLOPING GALLMAN

Gallman's first-quarter score gave him a TD in five consecutive games, the longest streak for New York since Saquon Barkley scored in five straight games in 2018. Gallman scored three total touchdowns in his first three seasons. He had 24 carries for 94 yards.

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legals & public notices
**CITY OF BEDFORD
PUBLIC HEARING**
The City of Bedford City Council gives notice of a public hearing on Tuesday, December 15, 2020, at 7:30 p.m. at City Hall, Council Chamber, 2000 Forest Ridge Drive, Building A, Bedford, Texas: Zoning Case PZ-SUP-2020-50024 to consider a resolution to rezone Block 1R, Lot 1, Cantabria Crossing Addition, located at 1612 Airport Freeway, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/ Package Liquor Stores, specific to 3.2.C(6)j) of the City of Bedford Zoning Ordinance, allowing for Goody Goody Liquors to operate a liquor store. The property is generally located south of Airport Freeway and west of Oak Creek Lane. All interested citizens will be given the opportunity to speak and be heard.

**CALL
817.332.3333
& Place Your Ad NOW**

legals & public notices

**CITY OF BURLESON
RFP 2021-008 SALE OF REAL
PROPERTY 130 E. RENFRO
STREET**
Notice is hereby given that the City of Burleson is now calling for proposals for participation in the sale of real property 130 E. Renfro Street All proposal must be sealed and clearly marked "RFP 2021-008 Sale of Real Property 130 E. Renfro". The deadline for submission is December 28, 2020 at 3:00 CST. Specifications and Contract Documents for this project shall be available for viewing and download in electronic (PDF) format at the City of Burleson website (through https://burlesonx.bonfirehub.com/login) at no cost beginning November 30, 2020. Interested parties must register as a vendor under the Purchasing Department tab to access the specifications and contract documents. Vendors are responsible for obtaining all addenda to the contract documents prior to the receipt time and acknowledging them at the time of bid receipt. Information regarding the status of addenda may be obtained by contacting the Purchasing Manager at (817) 426-9646. Bids that do not acknowledge all applicable addenda may be rejected as non-responsive.

legals & public notices

For additional information concerning this project, please contact Justin Scharnhorst at jscharnhorst@burlesontx.com. POSTED THIS the 30th day of November 2020, in the Burleson City Hall, 141 West Renfro, Burleson, Texas.

**NOTICE OF PUBLIC HEARING
FOR APPROVAL OF AN
AMENDED PROJECT PLAN AND
FINANCE PLAN FOR REINVEST-
MENT ZONE NUMBER TWO,
BURLESON, TEXAS
PURSUANT TO CHAPTER 311,
TAX CODE**
On Tuesday, December 8, 2020, at 12:00 P.M., the City Council of the City of Burleson, Texas will hold a Public Hearing in the Council Chambers, located at 141 W Renfro Street, Burleson, Texas, 76028. The public hearing will be held to consider proposed amendments to the approved project plan and reinvestment zone financing plan (the "Plan") for the Reinvestment Zone Number Two, Burleson, Texas (the "Zone"), to: (1) add an additional projects to the Plan at a cost of approximately \$3,196,500 and (2) amend the Plan to include the extension of the duration of the Zone to December 31, 2041. All interested citizens will be given the opportunity to speak and be heard. All residents and property owners are invited to provide comments for or against

legals & public notices

the addition of additional projects to the Plan, extension of the life of the Zone, or the concept of tax increment financing in general. At or on the adjournment of the public hearing, the City Council may approve an amended Plan and extend the life of the Zone for Reinvestment Zone Number Two, Burleson, Texas. **CITY OF BURLESON**
Alex Philips
bphilips@burlesontx.com
817-426-9613

**NOTICE OF PUBLIC HEARINGS
PLANNING AND ZONING
COMMISSION
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD,
WATAUGA, TEXAS 76148
DECEMBER 16, 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, December 16, 2020 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following cases:
Z-20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Sin-

legals & public notices

gle Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.
Z-20-05: Consider request for a zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales of frozen margaritas in sealed containers and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition, located on the south side of Watauga Road east of Denton Highway and west of Plum Street. Mr. Land LLC, owner/applicant. Published on Monday, November 30, 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, November 30, 2020 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code. /s/Andrea Gardner
City Secretary

legals & public notices

PUBLIC NOTICE: Cellico Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 30-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3085 Flower Mound Road, Flower Mound, Denton County, TX 75022, Lat: [33-1-6.5676], Long: [-97-4-32.4588]. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1174865. **ENVIRONMENTAL EFFECTS** - Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. **HISTORIC PROPERTIES EFFECTS** - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Hannah, h.jordan@trileaf.com 2550 S I-35, Suite 200, Austin, TX 787014. 512-519-9388.

To: City of Watauga, Texas

From:

~~Terri~~ Terri Arend
6052 Hillview Dr.

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

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

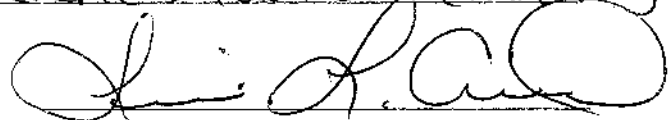
I RECOMMEND DENIAL OF THE REQUEST

Comments:

My main concern is traffic & safety. 120+ cars entering & exiting onto/from Whitley & Indian Springs is a nightmare, especially w/ 2 schools across the street. I realize this is a different situation than Hightower,

Terri Arend

Printed Name



Signature

11 Dec 2020

Date

Has a traffic impact study been done?

but in some ways, it is the same, just on a smaller scale. This time it's in someone else's backyard, so it's OK w/ some of you sitting on the City Council. Right now. There are spouses of city council cheering this on. Doesn't seem right to me. There is also a current CC saying nothing we as citizens can say & will make a difference. That this going to pass. We will remember this when you come up for reelection.

City of Watauga
Development Services

7800 Virgil R. Anthony Sr. Blvd.

Watauga, TX 76148

<http://www.wataugatx.org>

We do not feel the proposed zoning change will benefit the Hillview neighborhood and particularly the residences on the North side of Hillview Drive. This development will promote a logistical challenge for the drivers on the immediate roads getting into and out of these townhomes. With the expected 180-240 vehicles residing in these dwellings that will be an exponential increase in traffic. It would be like developing a full 2 sided single family home development in 1/3 of the space. In addition to this the school across the street will also be impacted with these vehicles. The safety of the students should also be considered. There was wisdom in this being a SF-6 zone and feel it should remain as is. The future land use map shows this to be developed for local office/retail/commercial so that would be

In addition to putting a road in the backyard of the residences on the North side of Hillview Drive there will be other negative impacts. The quality of life for all those residences will be further impacted. Imagine sitting in your backyard and the tranquility of your surroundings being interrupted by the noise of the traffic, the smell of the exhaust, the headlights shining into your yard through the fence slats. Then on trash day there will be 122 containers to be emptied by large, smelly trucks while lumbering through your backyard as you are trying to sleep.

This is simply a much too dense of a development for this neighborhood and was never a part of the development plan the City of Watauga envisioned when creating the future development plan and designating this a local office/commercial/retail strip. This land is currently zoned for low density housing because that is what this neighborhood is and what we expected it to be. Instead of putting lipstick on a pig and presenting it to the residences as a panacea that is great for everyone let us see this for what it is. A developer standing to make millions and the city counting the tax revenue all at the expense of the existing neighborhood and the citizens who live there. This is not what expect from the City of Watauga and will certainly not make this neighborhood a great place to live.

Sincerely,

Regarding the matter Z. 20-04 (zoning change),
as a 30+ year resident of Watauga, many of us
are ~~strongly~~ opposed to this plan. ^{highly across}
Safety is the primary issue specifically ~~on~~ a significant
increase in traffic opposite two schools & established
neighborhoods. ^{Takes about}
The intangible is quality of life. Having numerous career
opportunity & several lay-offs, ~~that~~ I chose to stay in
Watauga TX. ~~due~~ This community provided a safe, positive,
and inclusive place to raise a family. Don't mess that up.

To: City of Watauga, Texas

From:

Arthur Wm. Rosenberg
5229 Willis Lane

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Arthur Wm. Rosenberg

Printed Name

Arthur Wm. Rosenberg

Signature

12/11/2020

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: 5225 Willis Ln

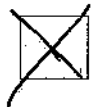
Watauga, TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

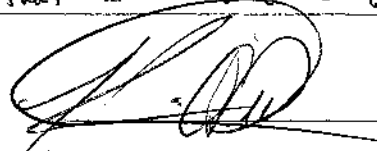


I RECOMMEND DENIAL OF THE REQUEST

Comments: Area is best suited for single family homes to keep
population & traffic at a tolerable level. Most residents have
multi-cars as well & ^{will drastically} ~~increase~~ increase the volume of traffic making
it even more unsafe for students that are trying to walk to school.

Kerin & Rachel O'Dell

Printed Name



Signature



12/10/2020

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:

Jennifer + Bill Rosenberg
8229 Willis Lane

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Would rather have single
family homes.

Jennifer Rosenberg

Printed Name

[Signature]

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

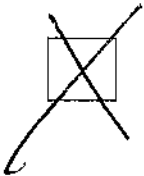
From: Carol Beard
8224 Willis Lane, Watauga 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Carol Beard

Printed Name

Carol Beard

Signature

11/10/20

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:

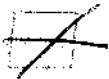
Chila Ruiz
Leona Anderson

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

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments:

None

[Signature]

Printed Name

Chila Ruiz

Signature

12/10/20

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:

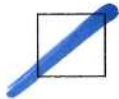
6408 Fairview Drive

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

L. Anthony C

Printed Name

L. Anthony C

Signature

12-10-20

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: MARK LOFTON
6420 FAIRVIEW DRIVE

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: RODENTS, TRAFFIC, CRIME, POLLUTION

MARK LOFTON

Printed Name

Mark Lofton

Signature

12/10/21

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: MARCO CASTELLON

8244 LESLEY LN WATAGUA, TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: We don't need more congestion
in the area

MARCO A CASTELLON

Printed Name

Marco A Castellon

Signature

12-10-2020

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: Victoria Torres

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

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., 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>

To: City of Watauga, Texas

From: 5936 SUNDOWN DR

WATAUGA, TX 76148

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

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments:

RYAN GLANZGA

Printed Name

R. J.

Signature

12-10-20

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:

Heather Lawson

6032 Sundown Dr Watauga TX 76148

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

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: This will cause increased and unwanted crime,
congestion, traffic, noise and decrease my property value

Heather Lawson

Printed Name

Heather Lawson

Signature

December 10, 2020

Date

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

To: City of Watauga, Texas

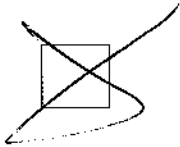
From: 8236 Lesley Lane
Watauga TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: Over populated

Jennifer Gatica

Printed Name

[Signature]

Signature

12/10/2020

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:

6057 Sundown Drive
(Address of Your Property that Could Be Impacted by this Request)

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Kristen Jacobs

Printed Name

K. Jacobs

Signature

12/10/2020

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:

Tonya Hess

6049 Sundown Dr
Watauga, TX 76148

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

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 6900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments:

Tonya Hess

Printed Name

Tonya Hess

Signature

~~##~~ 12-10-20

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:

6052 Sundown Drive
(Address of Your Property that Could Be Impacted by this Request)

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments:

Printed Name

Signature

Kurt Sowa

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:

GARY Lantrop
6037 Sundown Dr

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

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

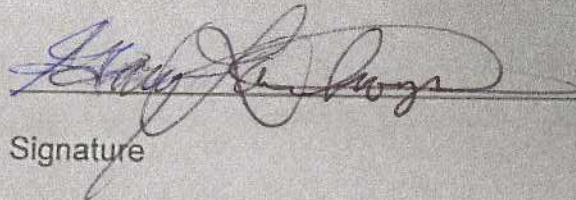
I RECOMMEND DENIAL OF THE REQUEST

Comments:

Crime

GARY Lantrop

Printed Name



Signature

Date

12/10/2020

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

To: City of Watauga, Texas

From:

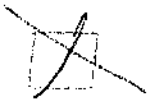
5952 Sundown Dr.

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

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments:

Kirch R. Huffman

Printed Name

[Signature]

Signature

12/10/2020

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:

~~JOEY~~ ~~JUDY~~ BOYD
5932 SUNDOWN DR

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

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments:

JUDITH K. BOYD

Printed Name

Judith K Boyd

Signature

DEC 10, 2020

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:

6028 Sundown Dr
Watauga, TX 76148

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

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.



I RECOMMEND APPROVAL OF THE REQUEST

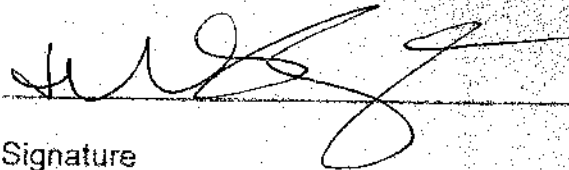


I RECOMMEND DENIAL OF THE REQUEST

Comments:

Jordan McQuagge

Printed Name



Signature

12.11.20

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: 5916 Sundown Dr

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Roy McDowell

Printed Name

[Signature]

Signature

12-5-20

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: TIMOTHY PRATT
6009 HILL TOP DR, WATAUGA, TX

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

TIMOTHY PRATT

Printed Name



Signature

12-4-2020

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: 5920 SUNDOWN DR.
WATAUGA TX. 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

John Gillis

Printed Name

[Signature]

Signature

12/5/2020

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: 6021 Hilltop Dr
WATAUGA, TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Stacey Taylor

Printed Name

[Signature]

Signature

12-4-2020

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: 6025 Hilltop Dr
Watauga, TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

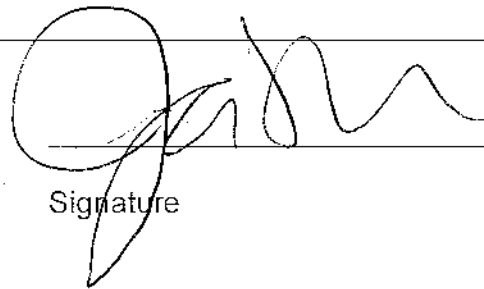
☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Jane S. Washington

Printed Name



Signature

12/4/2020

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: 6037 Hilltop Dr.
Watauga, TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Alisha Sumner

Printed Name

Alisha Sumner

Signature

12/4/20

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: 6056 Hilltop Dr
Watauga TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Welve Bell

Printed Name

Delva Bell

Signature

12-4-2020

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: 6052 Hilltop Drive

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Craig Daugherty

Printed Name

G. H.

Signature

12-4-20

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: 6045 Hilltop DR
Watauga TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: Not an appropriate place
due to school zone, heavy traffic
already on Bursey, not enough
patrol cars due to activity at
SKATE PARK,
Denise Visingardi

Printed Name

Signature

12-4-20

Date

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

P&Z CASE Z. 20-04

<u>NAME</u>	<u>ADDRESS</u>	<u>RESPONSE</u>
Clarence Huffman Huffman Addition	5900 Bursey Rd Block 1 Lot 1, 2 & 3	_____
Chungs Family Estate LLC Parkway Terrace Addition	8305 Whitley Rd Block A Lot 3	_____
KM Gandy Investments LLC Parkway Terrace Addition	8301 Whitley Rd Block A Lot 2	_____
LotQuest LP Watauga Towne Crossing Addition	8026 Denton Hwy Block B Lot 1	_____
Patricia A Newton Foster Village Addition	8256 Lesley Ln Block 62 Lot 1	_____
Billie C Small Foster Village Addition	8252 Lesley Ln Block 62 Lot 2	_____
Christopher Beck Foster Village Addition	8237 Lesley Ln Block 61 Lot 1	_____
Lanny R & Barbara Donnell Foster Village Addition	8233 Lesley Ln Block 61 Lot 2	_____
David P & Patricia S Shealy Hillview Addition - Watauga	6056 Hillview Dr Block 2 Lot 30	<u>Does Object</u>
Michael S & Terri L Arend Hillview Addition - Watauga	6052 Hillview Dr Block 2 Lot 29	<u>Does Object</u>
David P & Ngoc T Nguyen Hillview Addition - Watauga	6048 Hillview Dr Block 2 Lot 28	<u>Does Object</u>
Mark Edwin & Kim M Pond Hillview Addition - Watauga	6044 Hillview Dr Block 2 Lot 27	<u>Does Object</u>

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

Thomas C & Susan T George Hillview Addition - Watauga	6040 Hillview Dr Block 2 Lot 26	<u>Does Object</u>
Elwanda Finstad Hillview Addition - Watauga	6036 Hillview Dr Block 2 Lot 25	<u>Does Object</u>
Glenda Jordan Hillview Addition - Watauga	6036 Hillview Dr Block 2 Lot 25	<u>Does Object</u>
Kelly & James Wehrenberg Hillview Addition - Watauga	6032 Hillview Dr Block 2 Lot 24	<u>Does Object</u>
Wanda L Busby Hillview Addition - Watauga	6028 Hillview Dr Block 2 Lot 23	<u> </u>
James C McDonald Hillview Addition - Watauga	6024 Hillview Dr Block 2 Lot 22	<u>Does Object</u>
Donald R & Kathleen Kelly Hillview Addition - Watauga	6020 Hillview Dr Block 2 Lot 21	<u>Does Object</u>
Linda Carol Bower Hillview Addition - Watauga	6016 Hillview Dr Block 2 Lot 20	<u>Does Object</u>
Janet L Temple Hillview Addition - Watauga	6012 Hillview Dr Block 2 Lot 19	<u> </u>
Rickie & Cornelia Keane Hillview Addition - Watauga	6008 Hillview Dr Block 2 Lot 18	<u> </u>
David A & Karen C Norvell Hillview Addition - Watauga	6004 Hillview Dr Block 2 Lot 17	<u>Does Object</u>
Ruth A Salinas Hillview Addition - Watauga	6000 Hillview Dr Block 2 Lot 16	<u>Does Object</u>
Deborah K Kissinger Hillview Addition - Watauga	5956 Hillview Dr Block 2 Lot 15	<u>Does Object</u>
Abram & Teri Bolton Sandoval Hillview Addition - Watauga	5952 Hillview Dr Block 2 Lot 14	<u> </u>

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

Neil M & Sarah A Trichel Hillview Addition - Watauga	5948 Hillview Dr Block 2 Lot 13	_____
Jared E Flores Hillview Addition - Watauga	5944 Hillview Dr Block 2 Lot 12	_____
Current Owner Hillview Addition - Watauga	5940 Hillview Dr Block 2 Lot 11	_____
Ricky J & Kimber McPherson Hillview Addition - Watauga	5936 Hillview Dr Block 2 Lot 10	<u>Does Object</u>
Jonathon W & Danielle Duvall Hillview Addition - Watauga	5932 Hillview Dr Block 2 Lot 9	_____
Lisa M Maldonado Hillview Addition - Watauga	5928 Hillview Dr Block 2 Lot 8	_____
Michael S & Jaclynn Godek Hillview Addition - Watauga	5924 Hillview Dr Block 2 Lot 7	_____
Courtney Williams & Carey Morrow Hillview Addition - Watauga	5920 Hillview Dr Block 2 Lot 6	_____
Mayra E Rodriguez Gallegos & Brian Goff Hillview Addition - Watauga	5916 Hillview Dr Block 2 Lot 5	_____
Rehana Jahan Hillview Addition - Watauga	5912 Hillview Dr Block 2 Lot 4	_____
Juan M & Leticia Juarez Hillview Addition - Watauga	5908 Hillview Dr Block 2 Lot 3	_____
Virginia M Lampman Hillview Addition - Watauga	5904 Hillview Dr Block 2 Lot 2	<u>Does Object</u>
Rodney M Langston Hillview Addition - Watauga	5900 Hillview Dr Block 2 Lot 1	_____
SSM Investments Inc Hillview Addition - Watauga	5901 Hillview Dr Block 1 Lot 1Park	_____

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

Nathaniel Khani Hillview Addition - Watauga	5917 Hillview Dr Block 1 Lot 2	_____
Susie U & Se Uy Lim Hillview Addition - Watauga	5921 Hillview Dr Block 1 Lot 3	_____
Haley A Jackson & Jason M Richman Hillview Addition - Watauga	5925 Hillview Dr Block 1 Lot 4	_____
Braden Vittatoe Hillview Addition - Watauga	5929 Hillview Dr Block 1 Lot 5	_____
Sirisha Paturi Hillview Addition - Watauga	5933 Hillview Dr Block 1 Lot 6	_____
GJL Investments LLC Hillview Addition - Watauga	5937 Hillview Dr Block 1 Lot 7	_____
Chittaphone P & Nino Castillo Hillview Addition - Watauga	5941 Hillview Dr Block 1 Lot 8	_____
Melissa Petruso Hillview Addition - Watauga	5945 Hillview Dr Block 1 Lot 9	_____
G C & Gracykutty Varughese Hillview Addition - Watauga	5949 Hillview Dr Block 1 Lot 10	<u>Does Object</u>
Zachary A & Jennifer L Shrout Hillview Addition - Watauga	5953 Hillview Dr Block 1 Lot 11	_____
Wilson Pelaez Hillview Addition - Watauga	5957 Hillview Dr Block 1 Lot 12	<u>Does Object</u>
Carolyn J Tottenham Hillview Addition - Watauga	6001 Hillview Dr Block 1 Lot 13	_____
Michael P & Paula J Fritzel Est Hillview Addition - Watauga	6005 Hillview Dr Block 1 Lot 14	_____

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

LFC Liquors Inc Hillview Addition - Watauga	6009 Hillview Dr Block 1 Lot 15	
In Taing Hillview Addition - Watauga	6013 Hillview Dr Block 1 Lot 16	
Dave & Alora Henry Hillview Addition - Watauga	6017 Hillview Dr Block 1 Lot 17	<u>Does Object</u>
Vattamala & Ammukut Mathew Hillview Addition - Watauga	6021 Hillview Dr Block 1 Lot 18	<u>Does Object</u>
Benson & Anugy Johny Hillview Addition - Watauga	6025 Hillview Dr Block 1 Lot 19	<u>Does Object</u>
Phillip Marsh Hillview Addition - Watauga	6029 Hillview Dr Block 1 Lot 20	
Sujan & Mariamma Mathews Hillview Addition - Watauga	6033 Hillview Dr Block 1 Lot 21	<u>Does Object</u>
Mario & Herlinda Gamez Hillview Addition - Watauga	6037 Hillview Dr Block 1 Lot 22	<u>Does Object</u>
Jennifer Kao Hillview Addition - Watauga	6041 Hillview Dr Block 1 Lot 23	<u>Does Object</u>
Suzzette M Shelton & Michele Orshal Hillview Addition - Watauga	6045 Hillview Dr Block 1 Lot 24	<u>Does Object</u>
Tracy L Konkle Hillview Addition - Watauga	6049 Hillview Dr Block 1 Lot 25	<u>Does Object</u>
Robyn McCleery Hillview Addition - Watauga	6053 Hillview Dr Block 1 Lot 26	
SS Lim LLC Hillview Addition - Watauga	6057 Hillview Dr Block 1 Lot 27	

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

66 Notices were mailed out:

_____ **Do Not Object** 26 **Does Object** 40 **Did Not Reply***

***as of December 11, 2020**

Responses received from Citizens of Watauga - outside 200' of subject property:

_____ **Do not object** 30 **Does object**

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

To: City of Watauga, Texas

From: 5936 Hillview DR

WATAUGA, TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: please keep single family Development

Rick McPherson
Kim McPherson

Printed Name

R McPherson
Kim McPherson

Signature

12/7/2020

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:

5956 Hillview Dr.

WATAUGA, TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: Townhomes are notorious for how difficult it is to raise their value. Unlike detached single family homes, townhomes may not appreciate in value very much or even at all. This will become a stagnant area which will not be good for city of Watauga.

Deborah R. Kissinger

Deborah R. Kissinger

Printed Name

Signature

12-10-2020

Date

City of Watauga
Development Services
7800 Virgil R. Anthony Sr. Blvd.
Watauga, TX 76148

<http://www.wataugatx.org>

It will be too densely populated. It could increase crime. Single family zone would be better in accordance with current zoning or the future plan.

To: City of Watauga, Texas

From: George C. Varughese
5949 Hillview Dr, Watauga.

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: The increased traffic will be a hazard
both for the residents in our neighborhood but
also for the children studying across the street.

George C. Varughese

Printed Name

[Signature]

Signature

12.05.2020

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: 6000 Hillview Dr
Watauga TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

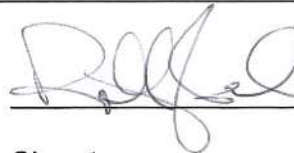
☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Ruth A. Salinas

Printed Name



Signature

12/6/20

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: David & Karen Norvell
6004 Hillview Dr.

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: Please do not develop this land.
Not every inch of green space in our
city needs buildings or homes. Leave
this beautiful piece of nature as is!

Karen Norvell
David Norvell
Printed Name

Karen Norvell
David Norvell
Signature

12/11/2020

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: Jennifer Kao
6041 Hillview Dr.

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

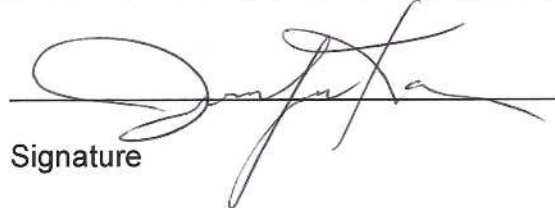
I RECOMMEND DENIAL OF THE REQUEST

Comments: This development is too dense. This will create
too much noise & pollution. A road in my backyard was
never in the plans. Safety getting into this
development will be compromised. Bad deal for the
home owners in Hillview.

Jennifer Kao

Printed Name

Signature



12-10-20

Date

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

We do not feel the proposed zoning change will benefit the Hillview neighborhood and particularly the residences on the North side of Hillview Drive. This development will promote a logistical challenge for the drivers on the immediate roads getting into and out of these townhomes. With the expected 180-240 vehicles residing in these dwellings that will be an exponential increase in traffic. It would be like developing a full 2 sided single family home development in 1/3 of the space. In addition to this the school across the street will also be impacted with these vehicles. The safety of the students should also be considered. There was wisdom in this being a SF-6 zone and feel it should remain as is. The future land use map shows this to be developed for local office/retail/commercial so that would be a secondary plan. Medium density development was never part of any plan and do not feel like it should be considered now just because a developer is dangling a carrot.

In addition to putting a road in the backyard of the residences on the North side of Hillview Drive there will be other negative impacts. The quality of life for all those residences will be further impacted. Imagine sitting in your backyard and the tranquility of your surroundings being interrupted by the noise of the traffic, the smell of the exhaust, the headlights shining into your yard through the fence slats. Then on trash day there will be 122 containers to be emptied by large, smelly trucks while lumbering through your backyard as you are trying to sleep.

This is simply a much too dense of a development for this neighborhood and was never a part of the development plan the City of Watauga envisioned when creating the future development plan and designating this a local office/commercial/retail strip. This land is currently zoned for low density housing because that is what this neighborhood is and what we expected it to be. Instead of putting lipstick on a pig and presenting it to the residences as a panacea that is great for everyone let us see this for what it is. A developer standing to make millions and the city counting the tax revenue all at the expense of the existing neighborhood and the citizens who live there. This is not what expect from the City of Watauga and will certainly not make this neighborhood a great place to live.

Sincerely,
Jennifer Kao
6041 Hillview Drive

To: City of Watauga, Texas

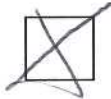
From: David & Karen Norvell
6004 Hillview Dr.

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: Please do not develop this land.
Not every inch of green space in our
city needs buildings or homes. Leave
this beautiful piece of nature as is!

Karen Norvell
David Norvell
Printed Name

Karen Norvell
David Norvell
Signature

12/11/2020

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:

5956 Hillview Dr.

WATAUGA, TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: Townhomes are notorious for how difficult it is to raise their value. Unlike detached single family homes, townhomes may not appreciate in value very much or even at all. This will become a stagnant area which will not be good for city of Watauga.

Deborah R. Kissinger

Deborah R. Kissinger

Printed Name

Signature

12-10-2020

Date

City of Watauga
Development Services
7800 Virgil R. Anthony Sr. Blvd.
Watauga, TX 76148

<http://www.wataugatx.org>

It will be too densely populated. It could increase crime. Single family zone would be better in accordance with current zoning or the future plan.

To: City of Watauga, Texas

From: 6000 Hillview Dr
Watauga TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

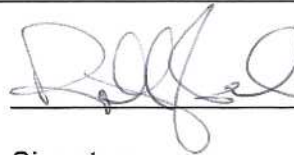
☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Ruth A. Salinas

Printed Name



Signature

12/6/20

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: Ammukatty Mathew
6021 Hillview

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Ammukatty Mathew

Printed Name

Ammukatty Mathew

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:

Herlinda Gamez
6037 Hillview dr. Watauga, TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments:

We do not Recomend it.

Herlinda Gamez

Printed Name

Herlinda Gamez

Signature

12-10-20

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: Kim Pond
6044 Hillview Dr

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: Increased traffic & blocks view of
the sky

Kim Pond

Printed Name

Kim Pond

Signature

12-10-2020

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:

Kade Konkle

10045 Hillview Dr

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: Increased noise, increase in traffic,
and population.

Kade Konkle

Printed Name

[Signature]

Signature

12-10-20

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: Asher Konkle

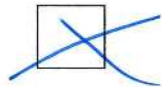
6045 Hillview Dr

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: Increase in noise, thru-traffic,
and commotion.

Asher Konkle

Printed Name

Asher Konkle

Date 12-10-2

Asher Konkle

Signature

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

To: City of Watauga, Texas

From: DAVID NGUYEN & NGOC NGUYEN
6048 Hillview DR. WATAUGA, TX. 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

TRAFFIC, CROWDED

DAVID P. NGUYEN

Printed Name

David P. Nguyen

Signature

12-10-20

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:

Charles Jeffrey Konkle
60049 Hillview Dr, Watauga TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments:

If passed would recommend an 8 ft stone/brick wall
instead of wooden fence!

Jeff Konkle

Printed Name

Jeff Konkle

Signature

12-10-2020

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:

TRACY L KONKLE
6049 Hillview Dr. Watauga TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments:

increased traffic; no privacy, back alley
will provide more garbage & rodent exposure
RECOMMEND - 8 foot Brick fence

TRACY KONKLE

Printed Name

Tracy Konkle

Signature

Date

12-10-20

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

To: City of Watauga, Texas

From: 6032 Hillview Dr

Watauga, TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

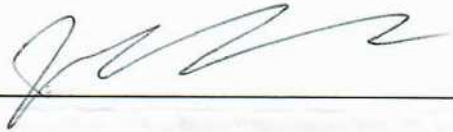
☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: The increase in local traffic would be detrimental to the area, especially across the street from two schools.

J. Bryan Wehrenberg

Printed Name


Signature

12-7-2020

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: Linda Bower
6016 Hillview Drive

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: This development is not welcome to
my neighborhood. It will bring too much
traffic and noise!

Linda Bower

Printed Name

Linda Bower

Signature

12/7/20

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:

~~Terri~~ Terri Arend
6052 Hillview Dr.

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

RE: Z. 20-04: Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

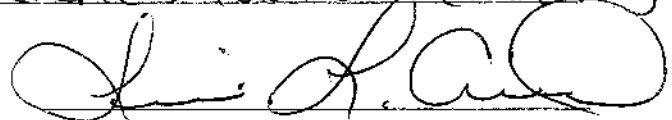
I RECOMMEND DENIAL OF THE REQUEST

Comments:

My main concern is traffic & safety. 120+ cars entering & exiting onto/from Whitley & Indian Springs is a nightmare, especially w/ 2 schools across the street. I realize this is a different situation than Hightower,

Terri Arend

Printed Name



Signature

11 Dec 2020

Date

Has a traffic impact study been done?

but in some ways, it is the same, just on a smaller scale. This time it's in someone else's backyard, so it's OK w/ some of you sitting on the City Council. Right now. There are spouses of city council cheering this on. Doesn't seem right to me. There is also a current CC saying nothing we as citizens can say & will make a difference. That this going to pass. We will remember this when you come up for reelection.

City of Watauga
Development Services

7800 Virgil R. Anthony Sr. Blvd.

Watauga, TX 76148

<http://www.wataugatx.org>

We do not feel the proposed zoning change will benefit the Hillview neighborhood and particularly the residences on the North side of Hillview Drive. This development will promote a logistical challenge for the drivers on the immediate roads getting into and out of these townhomes. With the expected 180-240 vehicles residing in these dwellings that will be an exponential increase in traffic. It would be like developing a full 2 sided single family home development in 1/3 of the space. In addition to this the school across the street will also be impacted with these vehicles. The safety of the students should also be considered. There was wisdom in this being a SF-6 zone and feel it should remain as is. The future land use map shows this to be developed for local office/retail/commercial so that would be

In addition to putting a road in the backyard of the residences on the North side of Hillview Drive there will be other negative impacts. The quality of life for all those residences will be further impacted. Imagine sitting in your backyard and the tranquility of your surroundings being interrupted by the noise of the traffic, the smell of the exhaust, the headlights shining into your yard through the fence slats. Then on trash day there will be 122 containers to be emptied by large, smelly trucks while lumbering through your backyard as you are trying to sleep.

This is simply a much too dense of a development for this neighborhood and was never a part of the development plan the City of Watauga envisioned when creating the future development plan and designating this a local office/commercial/retail strip. This land is currently zoned for low density housing because that is what this neighborhood is and what we expected it to be. Instead of putting lipstick on a pig and presenting it to the residences as a panacea that is great for everyone let us see this for what it is. A developer standing to make millions and the city counting the tax revenue all at the expense of the existing neighborhood and the citizens who live there. This is not what expect from the City of Watauga and will certainly not make this neighborhood a great place to live.

Sincerely,

Regarding the matter Z. 20-04 (zoning change),
as a 30+ year resident of Watauga, many of us
are ~~strongly~~ opposed to this plan. ^{highly across}
Safety is the primary issue specifically ~~on~~ a significant
increase in traffic opposite two schools & established
neighborhoods. ^{Takes about}
The intangible is quality of life. Having numerous career
opportunity & several lay-offs, ~~I had~~ I chose to stay in
Watauga TX. ~~due~~ This community provided a safe, positive,
and inclusive place to raise a family. Don't mess that up.

To: City of Watauga, Texas

From: Michael S. Arend
6052 Hillview Dr Watauga TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: Regarding the matter Z. 20-04, as a 30+ year resident of Watauga, we are opposed to this plan. Safety, specifically alley-access from Whitley & Indian Springs by the addition of up to 120 vehicles will overload this area. Re-ELECTION - we will REMEMBER.

Michael S. Arend

Printed Name

Michael S. Arend

Signature

11 Dec 2020

Date

Thank you.

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

To: City of Watauga, Texas

From: JAMES C. McDONALD JR
6024 HILLVIEW DR., WATAUGA, TX. 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

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I RECOMMEND APPROVAL OF THE REQUEST

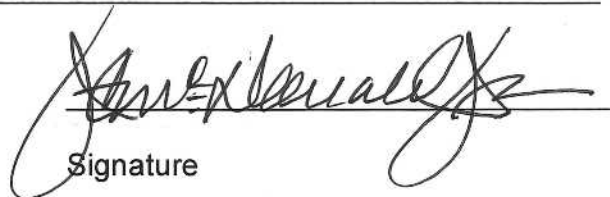
☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: CAN'T THINK OF ONE INSTANCE WHERE
TOWNHOME DEVELOPMENT ENHANCED SURROUNDING
HOME VALUES.

JAMES C. McDONALD JR.

Printed Name


Signature

JAMES C. McDONALD JR.

Date 12/6/2020

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

To: City of Watauga, Texas

From: 5957 Hillview Dr.

WATAUGA, TX 76148

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

RE: **Z. 20-04:** Consider request for a zoning change from (SF-6) Single Family to (PD) Planned Development to allow for a townhome development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned (SF-6) Single Family, is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Wilson PELAEZ

Printed Name



Signature

12/10/2020

Date

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