



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, JUNE 9, 2021
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.

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

REPORTS

PUBLIC COMMENT If speaking for an organization or group, the speaker should identify the group represented. If speaking during Public Comment (for matters not posted on that particular meeting's agenda), members of the Planning and Zoning Commission and Staff may only provide a statement of factual information in response to the inquiry or recite existing policy in response (e.g., to correct a factual misstatement made by the citizen or provide factual information requested by the citizen). Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a future meeting. If necessary, the Chair will task the City Manager to respond to the citizen and report back to the Planning and Zoning Commission as soon as practicable. Such report to the Planning and Zoning Commission shall not constitute a meeting called by the Planning and Zoning Commission nor shall it constitute deliberation or formal action. Individual citizens addressing the Planning and Zoning Commission during Public Comment shall not exceed three (3) minutes in their comments; however, the Chair may extend or reduce the speaker's allotted time in order to conduct an efficient and effective public meeting. The time allotted shall not be donated to others desiring to speak. Public Comment is not established to engage in a conversation with the Planning and Zoning Commission and no formal Planning and Zoning Commission action will be taken.

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 Planning and Zoning Commission may ask questions or discuss the item directly with the citizen during the citizen's testimony if

necessary. Any discussion between a Planning and Zoning Commission member and the citizen will not count toward the time limit and Planning and Zoning Commission are encouraged not to speak until the citizen has first utilized their allocated time.

APPROVAL OF MINUTES

1. **Consider action to approve the meeting minutes of the December 16, 2020 Regular Planning and Zoning Meeting and March 29, 2021 Economic Development Joint Training held with the Watauga City Council and WEDC**

Randy Richards, Building Official

Paul Hackleman, Director of Public Works

Andrea Gardner, City Manager

PUBLIC HEARINGS/ACTION

1. **Conduct a Public Hearing and discuss and consider action on Planning and Zoning Case Z. 21-01: Request for a zoning change from Local Business (LB) to Commercial (C) to allow for a Dental and Medical Group Practice at 5744 Watauga Road, being Lot 29A, Block 34 of the Browning Heights North addition, located on the south side of Watauga Road east of Pine Street and west of Morris Blvd. Mark Massey, Owner/President of My Credit Union. Winnie Cung, 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, June 4, 2021, before 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Andrea Gardner, City Secretary





AGENDA MEMORANDUM

DATE: May 17, 2021

TO: Planning and Zoning Commission Members

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

SUBJECT: Consider action to approve the meeting minutes of the December 16, 2020 Regular Planning and Zoning Meeting and March 29, 2021 Economic Development Joint Training held with the Watauga City Council and WEDC

BACKGROUND/INFORMATION:

This item contains meeting minutes drafts from December 16, 2020 and March 29, 2021 for Planning and Zoning for review and approval.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Staff respectfully recommends the Planning and Zoning Commission review and approve the meeting minutes as presented.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. December 16, 2020 - Regular Meeting - DRAFT2
2. March 29, 2021 Workshop Meeting - DRAFT

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, Director of Public Works
Andrea Gardner, City Manager
Raquel Guajardo, Deputy City Secretary
Approved as to form for inclusion on Agenda

Approved - 6/1/2021
Approved - 6/4/2021
Approved - 6/4/2021
Final Approval - 6/4/2021



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 16, 2020
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
VIDEOCONFERENCE REGULAR MEETING & IN-PERSON PUBLIC HEARING
6:30 P.M.**

CALL TO ORDER

Vice-Chairperson Cristy McCauley called the meeting to order at 6:52 p.m.

ROLL CALL

Robert Martinez-Merlo	Place 1, Member
Kay Ivey	Place 2, Member
Larry Clark	Place 3, Chairperson, arrived in videoconference at 7:27 p.m.
Claude Smith	Place 4, Member
Cristy McCauley	Place 5, Vice-Chairperson
Karen Isbell	Place 6, Secretary
Sharon Gehle	Place 7, Member

And

Paul Hackleman	Director of Public Works
Randy Richards	Building Official
Jeannette Garcia	Planning and Zoning Coordinator
Art Miner	Mayor
George Hyde	City Attorney
Andrea Gardner	City Manager/City Secretary

PRESENTATION

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

PUBLIC COMMENT

Vice-Chairperson McCauley called for Public comment. Request to speak forms were received as follows:

No online or in person request were received.

PUBLIC TESTIMONY

Chairperson Larry Clark arrived on Videoconference at 7:27 p.m. and called for Public Testimony.

Online and/or in person request for Public Testimony were received and read into record by staff as follows: (Comments will be archived with approved minutes)

Matthew Blackburn	6320 Hunters Glen Dr.
Ladusta Stillwell Brown	6637 Betty Dr
Braden Vittatone	5929 Hillview Dr

APPROVAL OF MINUTES

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

Vice Chairperson Cristy McCauley made a motion to approve the minutes of the regular meeting of October 21, 2020. Member Claude Smith seconded the motion with all members present voting by roll call, as follows: (Chairperson Larry Clark addressed Member Claude Smith as Butch and City Secretary Andrea Gardner asked for confirmation of called name. Mr. Smith advised he is to be called Claude for the record.)

AYES:	Martinez-Merlo, Ivey, Smith, McCauley, Isbell
NAYS:	None
ABSENT:	Gehle – lost audio and video
ABSTAIN:	Clark

The motion carried 5-0-1-1.

PUBLIC HEARING

1. **Case 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.

Chairperson Larry Clark opened the Public Hearing at 7:37 p.m. Building Official Randy Richards introduced the project case and introduced Jeff Linder, Bannister Engineering, to the Commission to present a brief introduction of the request to allow for a zoning change from Local Business (LB) to General Business (GB). (City Secretary Andrea Gardner, advised for purposes of the minutes, Commission Member Sharon Gehle, Place 7, returned to the meeting with restored audio and video at 7:38 p.m.) Mr. Jeff Linder, representing the applicant, was available to answer questions. The public hearing was closed at

7:51 p.m. and opened the following case, Z. 20-04. (Comments read will be archived with approved minutes.)

2. **Case 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.

Public Hearing comment was read into record by staff as follows: (Comments read will be archived with approved minutes.)

Jaclyn Godeck	5924 Hillview Dr
Ladusta Stillwell Brown	6637 Betty Dr
Melissa Petruso	5945 Hillview Dr
Danielle Duvall	5932 Hillview Dr
Ryan Glanzer	5936 Sundown Ln
Jennifer Kao	6041 Hillview Dr
Michael Arend	6052 Hillview Dr

The public hearing was closed at 8:13 p.m. and Chairperson Clark reconvened the regular meeting.

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.

Vice-chairperson Cristy McCauley made a motion to approve **Z. 20-05** and send to Council. Member Karen Isbell seconded the motion with all present voting by roll call, as follows:

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

The motion carried 5-1-0-1.

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".

Vice-Chairperson Cristy McCauley made a motion to approve Future Land Use Map revision from "Local Office/Retail/Commercial" to "Medium Density Residential" for property being 4.8467 acres out of the Mansel W. Wilmeth Survey, Abstract No. 1621 and send to Council. Member Ivey seconded the motion with all present voting by roll call, as follows:

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

The motion carried 5-1-0-1.

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.

Public Works Director Paul Hackleman confirmed the application meets the requirements of Sec. 115-62. District Regulations (12) PD Planned Development District of the City of Watauga Code of Ordinances. Architect, Curtis Young and Developer David Washington presenting and available for questions.

Member Karen Isbell made a motion to approve case **Z. 20-04**, rezoning and development plan with inclusion of conditions discussed and recommended by staff and send to Council. Member Kay Ivey seconded the motion with all present voting by roll call, as follows:

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

The motion carried 5-1-0-1 in approval of sending to Council January 11, 2021.

ADJOURNMENT

With there being no further business to discuss, Chairperson Larry Clark adjourned the meeting at 9:21 p.m.

APPROVED: this the _____ day of _____, 2021.

SIGNED: this the _____ day of _____, 2021.

APPROVED: _____
Cristy McCauley, Interim Chairperson

ATTEST: _____
Karen Isbell, Secretary

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



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
MONDAY, MARCH 29, 2021
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
JOINT WORKSHOP MEETING
6:30 P.M.**

The following members of the Watauga Planning & Zoning Commission attended a Joint Economic Development Training Workshop with Council and WEDC members, provided by Texas A&M Engineering Extension Services on March 29, 2021, at 6:30 p.m.:

	Cristy Blackburn	Vice-Chairperson
	Karen Isbell	Secretary
	Sharon Gehle	Member
And	Paul Hackleman	Director of Public Works
	Randy Richards	Building Official
	Jeannette Garcia	Planning and Zoning Coordinator
With	Robert Martinez-Merlo	Member, absent with notice

There was no discussion or debate by the members present and no action was taken on any City business at this training.

APPROVED: this the _____ day of _____, 2021.

SIGNED: this the _____ day of _____, 2021

APPROVED: _____
Cristy Blackburn, Vice-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: May 18, 2021

TO: Planning and Zoning Commission Members

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

SUBJECT: Conduct a Public Hearing and discuss and consider action on Planning and Zoning Case **Z. 21-01**: Request for a zoning change from Local Business (LB) to Commercial (C) to allow for a Dental and Medical Group Practice at 5744 Watauga Road, being Lot 29A, Block 34 of the Browning Heights North addition, located on the south side of Watauga Road east of Pine Street and west of Morris Blvd. Mark Massey, Owner/President of My Credit Union. Winnie Cung, Applicant/Agent

BACKGROUND/INFORMATION:

The property, commonly known as 5744 Watauga Road, is currently zoned (LB) Local Business. The applicant who is under contract to purchase the subject property, is requesting the zoning change to develop the property for a dental and medical group practice.

Properties adjacent to 5744 Watauga Road	Zoning	Current Land Use
North	C-Commercial	Business Services
South	SF-6 Single Family	Single Family
East	LB-Local Business	Business Services
West	C-Commercial	Business Services

The zoning change request and land use is consistent with the surrounding districts allowing for commercial development and meets the current Comprehensive Land Use Plan.

The Planning and Zoning recommendation will go before the City Council during their regular meeting June 28, 2021.

FINANCIAL IMPLICATIONS:

NA



AGENDA MEMORANDUM

RECOMMENDATION/ACTION DESIRED:

Staff respectfully recommends the Commission consider the comments received during the public hearing and staff recommendation of rezoning the property located at 5744 Watauga Road from (LB) Local Business to (C) Commercial.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Zoning Application - Statements - Owner and Agent
2. Warranty Deed - 5744 Watauga Rd - My Credit Union
3. Exhibit - 5744_SitePlan
4. Public Hearing 200 ft notice - 5744 Watauga Rd - MAILED
5. 5744 Watauga Rd - 200 ft. notices mailed - Property Owners Spreadsheet
6. 5744 Watauga Rd - Responses Received - as of June 1, 2021
7. Star Telegram Affidavit of Publication - PH Notice - May 24, 2021

REVIEWED BY:

Randy Richards, Building Official	Approved - 6/1/2021
Paul Hackleman, Director of Public Works	Approved - 6/4/2021
George Hyde, Legal	Approved - 6/4/2021
Karrie Marling, Legal	Approved - 6/4/2021
Andrea Gardner, City Manager	Approved - 6/4/2021
Raquel Guajardo, Deputy City Secretary	Final Approval - 6/4/2021
<i>Approved as to form for inclusion on Agenda</i>	



Planning & Zoning Application

CASE NO. Z. 21-01

P&Z Fee: \$600.00
Date Paid: 5/6/2021
Receipt #: 21-60443

SELECT ZONING APPLICATION TYPE:

☒ Zoning Change

☐ Specific Use Permit

☐ Planned Development

PROPOSED USE OF PROPERTY: Dental/Medical Group Practice

EXISTING USE OF PROPERTY: Vacant Bank

ZONING INFORMATION: From Existing LB District to Proposed COMMERCIAL District

PROPERTY ADDRESS: 5744 WATAUGA RD

Legal Description: (Abstract) LOT 29A BLOCK 34, BROWNING HEIGHTS NORTH (Tract) (Block) (Lot)

(Survey) (Addition)

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

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

- ☐ Will the proposed change enhance the site and the surrounding area? Yes No
- ☐ Is the necessary infrastructure already in place? Yes No (if not, explain in narrative)
- ☐ Is the proposed change a better use than that is recommended by Future Land Use Plan/Map? Yes No (if yes, explain in narrative) current zoning does not allow for proposed use of property
- ☐ 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: Mark Massey

ADDRESS: 5744 Watauga Rd, Watauga, TX 76148 (Please Print) Text

PHONE: 469-387-7130 EMAIL: mmassey@mycutx.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.

Revised 08/30/19

Page 1 of 2



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: WINNIE CUNG
(Please Print)
BUSINESS NAME (If applicable): _____ (Title)
BUSINESS ADDRESS: 1119 W RANDOL MILL RD STE 102
PHONE: 3019386933 EMAIL: [REDACTED]

*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.

MARK MASSEY
Owner Name (Print)
WINNIE CUNG
Agent Name (Print)

5/5/2021
Date
5/4/2021
Date

M Massey
Owner Signature
[Signature]
Agent Signature

APPLICATION SUBMITTAL REQUIREMENTS

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

OFFICE USE ONLY: CASE APPROVED BY:

PLANNING & ZONING COMMISSION: _____ Yes _____ No
CITY COUNCIL: _____ Yes _____ No
ADDITIONAL P&Z FEE: _____ RECEIPT #: _____

DATE: _____
DATE: _____
DATE: _____



Statement of Owner Verification

I, Mark Massey hereby certify that the statements furnished on my

(PLEASE PRINT NAME HERE)

Planning & Zoning Application for Planning & Zoning Case 7.21-01 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.

Mark Massey
Applicant Signature

4-12-2021
Date

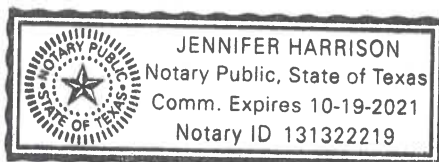
State of Texas
County of Tarrant

Before me, the undersigned authority, on this day personally appeared Mark Massey 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 12 day of April, 2021

Jennifer Harrison
Signature of Notary Public

My commission expires the 19 day of October, 2021.





Statement of Agent Authorization

I, Mark Massey, owner of My Credit Union ^{5744 WATAUGA RD}
(PLEASE PRINT NAME HERE) WATAUGA TX also 76148
 known as Block 34, Lot 29A of the Browning Heights North ADDRESS Subdivision in the City
 of Watauga hereby certify that I have given my permission to Winnie Cragg
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.

Mark Massey
 Signature of Owner

Mark Massey
 Name (Typed or Printed)

4-12-2021
 Date

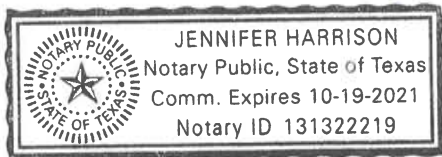
Notary Acknowledgement No. 2: Before me, the undersigned authority, on this day personally
 appeared Mark Massey, known to me to be the person whose name is
 subscribed to the above and foregoing instrument, and knowledge to me that he/she executed the
 same for the purposes and consideration expressed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

Given under my hand and seal of office on this the 12 day of April, 20 21

Jennifer Harrison
 Notary Public

Notary Public in and For the State of Texas

My commission expires the 19 day of October, 20 21.





MY CREDIT UNION
4101 AIRPORT FRWY #137

BEDFORD TX 76021

Submitter: REUNION TITLE

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

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

Filed For Registration: 08/14/2006 08:44 AM
Instrument #: D206250004
WD 3 PGS \$20.00

By: _____



D206250004

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.

140000446 RT -DGH

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

GENERAL WARRANTY DEED

(Cash)

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

§

THAT THE UNDERSIGNED, Lisa T. Lee, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration to the undersigned in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto My Credit Union, herein referred to as "Grantee", whether one or more, all of Grantor's undivided right, title and interest in and to the real property described as follows:

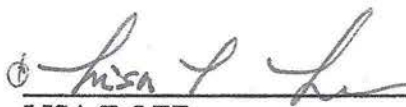
Lot 29A, Block 34, of BROWNING HEIGHTS NORTH (SECTION 22), an Addition to the City of Watauga, Tarrant County, Texas, according to map or plat thereof recorded in Volume 388-209, Page 3, of the Plat Records of Tarrant County, Texas.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions, easements, covenants and restrictions, if any, relating to the hereinabove described property as now reflected by the records of the County Clerk of Tarrant County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, by the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof.

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

EFFECTIVE this 28th day of July, 2006.

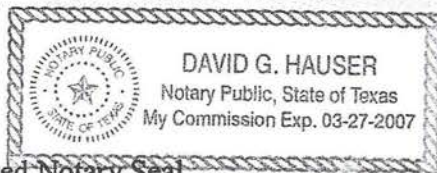

LISA T. LEE

Grantee's Address:
4101 Airport Freeway, #137
Bedford, Texas 76021

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

Before me the undersigned Notary on this day personally appeared Lisa T. Lee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal of office on this the 28th day of July, 2006.



Personalized Notary Seal



Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

My Credit Union
4101 Airport Freeway, #137
Bedford, Texas 76021

PREPARED IN THE LAW OFFICE OF:

MORRISON & COX, LLP
101 W. Randol Mill Road, Suite 130
Arlington, Texas 76011

* N O T E *

NO PORTION OF THIS PROPERTY LIES
WITHIN A 100-YEAR FLOOD BOUNDARY
LINE ACCORDING TO THE NATIONAL FLOOD
INSURANCE PROGRAM'S FLOOD INSURANCE
RATE MAP FOR THE CITY OF WATAUGA,
TARRANT COUNTY, TEXAS, COMMUNITY
PANEL No. 48439C0282 H, MAP REVISED
AUGUST 2, 1995

I.R.F.D.	IRON ROD FOUND
I.R.S.D.	IRON ROD SET
G.U.Y.	GUY WIRE
W.V.	WATER VALVE
P.P.	POWER POLE
W.M.	WATER METER
F.H.	FIRE HYDRANT
S.S.M.H.	SANITARY SEWER MANHOLE
L.P.	LIGHT POLE
T.R.	TELEPHONE RISER
---	STOCKADE FENCE
---	OVERHEAD ELECTRIC

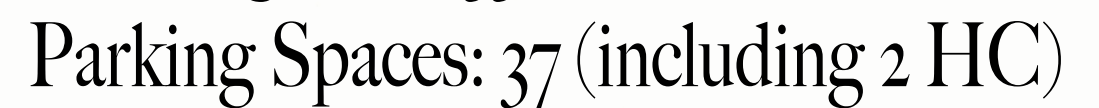
CLS JOB No. 04--0551
GF No. 04R17757 CR9

* N O T E *

ALL SUBJECT PROPERTY BOUNDARY
LINE BEARINGS AND DISTANCES ARE
PLAT & ACTUAL UNLESS OTHERWISE
NOTED HEREON.

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GRAPHIC SCALE 1 INCH = 30 FEET



ACCORDING TO THE PLAT RECORDED IN VOLUME 388-209, PAGE 3
PLAT RECORDS, TARRANT COUNTY, TEXAS

Agenda Page 19 of 29



Public Hearing Notice – Zoning Change

May 20, 2021

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, June 9, 2021 at 6:30 PM in the City Council Chamber at Watauga City Hall, 7105 Whitley Road. The City Council will hold a public hearing during their regular meeting on Monday, June 28, 2021 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road.

Z. 21-01: Consider request for a zoning change from (LB) Local Business to (C) Commercial to allow for a Dental and Medical group practice, at 5744 Watauga Road, being Lot 29A, Block 34 of the Browning Heights North Addition. The subject property is located south of Watauga Road east of Pine Street and west of Morris Blvd. Mark Massey, Owner/President of My Credit Union. Winnie Cung, 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 are interested, you are invited to attend these meetings. If you cannot attend these meetings and wish to provide written comments or documentation to the Commission, please return your information on the attached response form.

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

Sincerely,

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

Jeannette Garcia
Planning and Zoning Coordinator

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



To: City of Watauga, Texas

From: _____

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

RE: **Z. 21-01:** Consider request for a zoning change from (LB) Local Business to (C) Commercial to allow for a Dental and Medical group practice, at 5744 Watauga Road, being Lot 29A, Block 34 of the Browning Heights North Addition. The subject property is located south of Watauga Road east of Pine Street and west of Morris Blvd. Mark Massey, Owner/President of My Credit Union. Winnie Cung, 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-5744 Watauga Rd.**

Owner	Owner_Address	Owner_City State	Owner_Zip	Situs_Address
My Credit Union	1090 Schoolhouse Rd Ste 300	Haslet TX	76052	5744 Watauga Rd
Magnolia Office Park	15653 E US Highway 243	Kaufman TX	75142	5800 Watauga Rd
Magnolia Office Park	15653 E US Highway 243	Kaufman TX	75142	5802 Watauga Rd
Magnolia Office Park	15653 E US Highway 243	Kaufman TX	75142	5804 Watauga Rd
Magnolia Office Park	15653 E US Highway 243	Kaufman TX	75142	5806 Watauga Rd
Watauga Road Ltd	PO Box 742346	Dallas TX	75374-2346	5808 Watauga Rd
Watauga Road Ltd	PO Box 742346	Dallas TX	75374-2346	5810 Watauga Rd
Watauga Road Ltd	PO Box 742346	Dallas TX	75374-2346	5812 Watauga Rd
Watauga Road Ltd	PO Box 742346	Dallas TX	75374-2346	5814 Watauga Rd
Watauga Road Ltd	PO Box 742346	Dallas TX	75374-2346	5816 Watauga Rd
Roy D & Nancy Hall	5805 Haney Dr	Fort Worth TX	76148-3006	5805 Haney Dr
Jeanetta M Adams	5801 Haney Dr	Watauga TX	76148-3006	5801 Haney Dr
Timothy Jr & Melissa Canterbury	9220 Oldwest Trl	Fort Worth TX	76131	5767 Haney Dr
Richard H Klock	5763 Haney Ct	Fort Worth TX	76148	5763 Haney Dr
Alfredo & Zonia Macal	5759 Haney Dr	Watauga TX	76148	5759 Haney Dr
Danae R Sheridan	5755 Haney Ct	Fort Worth TX	76148	5755 Haney Dr
Jeffrey T Ralston	5751 Haney Ct	Watauga TX	76148-3004	5751 Haney Dr
Mason & Taylor Prince	5750 Haney Ct	Watauga TX	76148	5750 Haney Dr
Jake & Heather Powell	5754 Haney Dr	Fort Worth TX	76148	5754 Haney Dr
Autumn R Sharp	5758 Haney Ct	Watauga TX	76148	5758 Haney Dr
Cesar Navarette	5762 Haney Ct	Watauga TX	76148	5762 Haney Dr
Sisavanh Vongkhamchanh	5766 Haney Ct	Watauga TX	76148-3003	5766 Haney Dr
Nancy Jane Cimino	5800 Haney Dr	Fort Worth TX	76148-3005	5800 Haney Dr
Monkey See Monkey Do Child Dev Cntr	7301 Red Oak	North Richland Hills TX	76182	5717 Watauga Rd
Mike Brown & Donna Wagner	6208 Saramac Dr	Watauga TX	76148	5725 Watauga Rd
5741 Watauga Properties LP	5741 Watauga Rd	Watauga TX	76148-3068	5733 Watauga Rd
5741 Watauga Properties LP	5741 Watauga Rd	Watauga TX	76148-3068	5741 Watauga Rd
5741 Watauga Properties LP	5733 Watauga Rd	Watauga TX	76148-3068	5749 Watauga Rd

ZONING CHANGE CASE 21-01

<u>NAME</u>	<u>ADDRESS</u>	<u>RESPONSE</u>
My Credit Union Browning Heights North	5744 Watauga Rd Block 34 Lot 29A	_____
Magnolia Office Park LLC Magnolia Office Park	5800 Watauga Rd Block 24 Lot 1	_____
Magnolia Office Park LLC Magnolia Office Park	5802 Watauga Rd Block 24 Lot 2	_____
Magnolia Office Park LLC Magnolia Office Park	5804 Watauga Rd Block 24 Lot 3	_____
Magnolia Office Park LLC Magnolia Office Park	5806 Watauga Rd Block 24 Lot 4	_____
Watauga Road Ltd Magnolia Office Park	5808 Watauga Rd Block 24 Lot 5	_____
Watauga Road Ltd Magnolia Office Park	5810 Watauga Rd Block 24 Lot 6	_____
Watauga Road Ltd Magnolia Office Park	5812 Watauga Rd Block 24 Lot 7	_____
Watauga Road Ltd Magnolia Office Park	5814 Watauga Rd Block 24 Lot 8	_____
Watauga Road Ltd Magnolia Office Park	5816 Watauga Rd Block 24 Lot 9	_____
Roy D & Nancy Hall Browning Heights North #21&22	5805 Haney Dr Block 24 Lot 16	_____
Jeanetta M Adams Browning Heights North #21&22	5801 Haney Dr Block 24 Lot 17	_____
Timothy Jr & Melissa Canterbury Browning Heights North	5767 Haney Dr Block 34 Lot 28	_____

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

Richard H Klock Browning Heights North	5763 Haney Dr Block 34 Lot 27	<u>Does Object</u>
Alredo & Zonia Macal Browning Heights North	5759 Haney Dr Block 34 Lot 26	_____
Danae R Sheridan Browning Heights North	5755 Haney Dr Block 34 Lot 25	_____
Jeffrey T Ralston Browning Heights North	5751 Haney Dr Block 34 Lot 24	_____
Mason & Taylor Prince Browning Heights North	5750 Haney Dr Block 34 Lot 23	_____
Jake & Heather Powell Browning Heights North	5754 Haney Dr Block 34 Lot 22	_____
Autumn R Sharp Browning Heights North	5758 Haney Dr Block 34 Lot 21	_____
Cesar Navarrete Browning Heights North	5762 Haney Dr Block 34 Lot 20	_____
Sisavanh Vongkhamchanh Browning Heights North	5766 Haney Dr Block 34 Lot 19	_____
Nancy Jane Cimino Browning Heights North	5800 Haney Dr Block 37 Lot 4	_____
Monkey See Monkey Do Child Development Ctr Schellinger I J Subdivision	5717 Watauga Rd Block 6 Lot 3	_____
Mike Brown & Donna Wagner Schellinger I J Subdivision	5725 Watauga Rd Block 6 Lot 4	_____
5741 Watauga Properties LP Schellinger I J Subdivision	5733 Watauga Rd Block 6 Lot 5	_____
5741 Watauga Properties LP Schellinger I J Subdivision	5741 Watauga Rd Block 6 Lot 6	_____

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

5741 Watauga Properties LP
Schellinger I J Subdivision

5749 Watauga Rd
Block 6 Lot 7

28 Notices were mailed out:

_____ **Do Not Object** 1 **Does Object** 27 **Did Not Reply.**

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

To: City of Watauga, Texas

From:

12 Klock
5763 Haney Ct

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

RE: **Z. 21-01:** Consider request for a zoning change from (LB) Local Business to (C) Commercial to allow for a Dental and Medical group practice, at 5744 Watauga Road, being Lot 29A, Block 34 of the Browning Heights North Addition. The subject property is located south of Watauga Road east of Pine Street and west of Morris Blvd. Mark Massey, Owner/President of My Credit Union. Winnie Cung, Applicant/Agent.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☒

I RECOMMEND DENIAL OF THE REQUEST

Comments: Invasion of property of homeowners
excessive lighting hinders residence from sleep
property should be torn down & regreened for
wildlife & no to further waterstep where endangered
birds further down stream breed & Kingfishers feed
Richard Klock

Printed Name

Signature

5^{RK}-24-2021

Date

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



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
18806	69762	Print Legal Ad - IPL0025049		\$85.24	1	4.51

Attention: Raquel Guajardo

CITY OF WATAUGA
7105 WHITLEY RD
FORT WORTH, TX 761482024

NOTICE OF PUBLIC HEARINGS

PLANNING AND ZONING
COMMISSION
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD, WATAUGA,
TEXAS 76148
JUNE 9, 2021
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, Watauga, Texas 76148, on Wednesday, June 9, 2021 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following case:

Z. 21-01: Consider request for a zoning change from (LB) Local Business to (C) Commercial to allow for a Dental and Medical group practice, at 5744 Watauga Road, being Lot 29A, Block 34 of the Browning Heights North Addition. The subject property is located south of Watauga Road east of Pine Street and west of Morris Blvd. Mark Massey, Owner/President of My Credit Union. Winnie Cung, Applicant/Agent. Published on Monday, May 24, 2021, in the Star Telegram, Legal Notices Section.

I, Raquel Guajardo, Deputy 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, May 24, 2021 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/ Raquel Guajardo
Raquel Guajardo, Deputy City Secretary
IPL0025049
May 24 2021

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Amanda Grisham, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

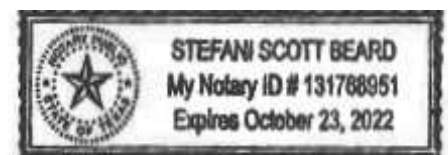
No. of Insertions: 1

Beginning Issue of: 05/24/2021

Ending Issue of: 05/24/2021

Sworn to and subscribed before me this 21th day of May in the year of 2021

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

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delivery of the proposal before the advertised date and hour for opening of proposals. If mail is delayed either in the postal service or in the internal mail system of Southlake beyond the date and hour set for the opening, proposals thus delayed will not be considered and will be returned unopened. The guidelines, as well as packets may be obtained May 17, 2021 on the City of Southlake website, <https://www.cityofsouthlake.com/Bids.aspx>. The guidelines will not be faxed, mailed or emailed. Receipt of responses does not bind the City to any contract for said services, nor does it give any guarantee that a contract for the Project will be awarded. Receipt of any Proposals shall be received and acknowledged only so as to avoid disclosure of the contents to competing offerors and kept strictly confidential during the negotiation/evaluation process. The Owner reserves the right to waive any and all informalities or to reject any and all submissions. However, all documents shall be open for public inspection after a contract is awarded to the extent allowable under the Public Information Act. For further information please contact Robert Garza at robgarza@rpgaarchitects.com. IPL0023629 May 17,24 2021

NOTICE OF SALE OF REAL PROPERTY

The Board of Trustees of the Carroll Independent School District ("CISD") hereby serves notice that CISD will accept sealed bids for the following real property: The surface only of 1.014 acres, more or less, being the most northwesterly part of Lot 1, Block 1, Carroll ISD No. 6 Addition, as recorded in Cabinet A, Slide 6413, Plat Records, Official Public Records, Tarrant County, Texas (OPRTCT), as affected by an Easement Extension recorded as D220302103, OPRTCT, said one 1.014 acre tract being adjacent to the north and east boundaries of a tract of land conveyed to JMDJMD, LLC, by the deed recorded as D220323053, OPRTCT. CISD shall reserve a twenty-four (24) foot wide access easement across the Property to connect CISD's remaining property at Dragon Stadium to Crooked Lane. Interested parties may contact louise.mckenzie@southlakecarroll.edu to receive the Bid Package, which provides information concerning inspections, disclosures, and other important information. The Property will be conveyed subject to the exceptions and reservations contained in the Bid Package, including the reservation and exception that this is a conveyance of the surface only. CISD reserves the right to reject any and all bids and to waive any informality in bids received. Bids received after the deadline, faxed bids, and electronic bids will not be considered. Sealed bids will be received until: Tuesday, June 1st, 2021, at 2:00 p.m. All bids received after that time will be returned unopened. Address: Carroll Independent School District Attn: Matt Miller 2400 North Carroll Ave. Southlake, TX 76092 IPL0023918 May 17,24 2021

BARGAIN HUNTER?
 Let Classifieds Help
 Star-Telegram
STAR-TELEGRAM.COM

Notice is hereby given that the City of Burleson is, now calling for bids for pipe and appurtenances. The deadline for submission is June 1, at 3:00 CST. Specifications and Contract Documents for this project shall be available for viewing and downloading in electronic (PDF) format at the City of Burleson website (through <https://burlesontx.bonfirehub.com/login>) at no cost beginning May 17, 2021. Vendors and other 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 before 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 jschamhorst@burlesontx.com. Bids that do not acknowledge all applicable addenda may be rejected as non-responsive. For additional information concerning this project, please contact Justin Scharnhorst at jschamhorst@burlesontx.com. POSTED THIS the 17th day of May 2021, in the Burleson City Hall, 141 West Renfro, Burleson, Texas. IPL0024182 May 17,24 2021

NOTICE OF PUBLIC HEARINGS PLANNING AND ZONING COMMISSION

CITY HALL COUNCIL CHAMBER
 7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
 JUNE 9, 2021
 6:30 P.M.
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 /s/ Raquel Guajardo
 Raquel Guajardo, Deputy City Secretary
 IPL0025049
 May 24 2021

RUNNING OUT OF TIME FOR YOUR TO DO LIST?
 Let Classifieds Help
 Star-Telegram
STAR-TELEGRAM.COM

#TACLB12363/E Call 817-441-0535

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 Res. & Comm'l. Free Est. No job too large or too small. **817-566-4785**

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