



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, SEPTEMBER 15, 2021
6:30 PM

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 City Council 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 City Council as soon as practicable. Such report to the City Council shall not constitute a meeting called by the City Council nor shall it constitute deliberation or formal action. Individual citizens addressing the City Council 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 Council and no formal Council 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 City Council may ask questions or discuss the item directly with the citizen during the citizen's testimony if necessary. Any discussion between a Council

member and the citizen will not count toward the time limit and Council Members 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 August 18, 2021 Regular Meeting of the Planning & Zoning Commission
Randy Richards, Building Official
Paul Hackleman, Director of Public Works
Andrea Gardner, City Manager

PUBLIC HEARINGS/ACTION

1. **P. 21-02:** Conduct a Public Hearing and discuss and consider action on Planning and Zoning Case P. 21-02: Request for a re-plat to allow for Busey Road Townhome Development, commonly known as 5900 Bursey Rd., Lots 1, 2 and 3, Block 1, Huffman Addition. The subject property is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. Clarence Huffman, owner. David Washington Jr., applicant/agent
Randy Richards, Building Official
Paul Hackleman, Director of Public Works
Andrea Gardner, City Manager
2. **Planning and Zoning Case 21-01:** Conduct a public hearing on a recommendation from the Watauga Economic Development Corporation for amendment to the City of Watauga 2016 Comprehensive Plan of the newly adopted RT-MU land use type to allow for drive-thru establishments and consider action on a recommendation to City Council regarding same.
Randy Richards, Building Official
Paul Hackleman, Director of Public Works
Andrea Gardner, City Manager

ACTION ITEMS

1. Discussion and action on selection of Chairperson, Vice-Chairperson and Secretary
Randy Richards, Building Official
Paul Hackleman, Director of Public Works

ITEMS FOR FUTURE AGENDAS

ADJOURNMENT

NOTICE

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

I, Terri Johnson, Interim City Secretary for the City of Watauga, hereby certify that this agenda was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on September 10, 2021, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Terri Johnson, Interim City Secretary





AGENDA MEMORANDUM

DATE: August 10, 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 August 18, 2021 Regular Meeting of the Planning & Zoning Commission

BACKGROUND/INFORMATION:

This item contains draft meeting minutes from August 18, 2021 for Planning and Zoning 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. AUGUST 18, 2021 - Regular Meeting - DRAFT

REVIEWED BY:

Paul Hackleman, Director of Public Works
Andrea Gardner, City Manager

Approved as to form for inclusion on Agenda

Approved - 9/2/2021

Final Approval - 9/2/2021



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 18, 2021
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Vice-Chairperson Cristy McCauley called the meeting to order at 6:41 p.m.

ROLL CALL

Vacant	Place 1, Member
Quincy Adams	Place 2, Member
Vacant	Place 3, Member
Laura Nedderman	Place 4, Member
Cristy McCauley	Place 5, Vice-Chairperson
Karen Isbell	Place 6, Secretary – Absent with Notice
Sharon Gehle	Place 7, Member

And

Randy Richards	Building Official
Paul Hackleman	Director of Public Works
Jeannette Garcia	Planning and Zoning Coordinator
Mark Taylor	City Council Liaison
Arthur Miner	Mayor

PUBLIC COMMENT

Vice-Chairperson McCauley called for Public Comment. Request to Speak forms were not received and there were no participants present to speak.

PUBLIC TESTIMONY

Vice-Chairperson McCauley called for Public Comment. Request to Speak forms were not received and there were no participants present to speak.

APPROVAL OF MINUTES

1. Consider action to approve the meeting minutes of the July 21, 2021, Regular Meeting of the Planning and Zoning Commission

Member Gehle made a motion to approve the minutes of the Planning and Zoning regular meeting of July 21, 2021. Member Nedderman seconded the motion. Vice-Chairperson McCauley called for discussion.

With there being no discussion, Vice-Chairperson McCauley called for a vote, with members present voting as follows:

AYES: Adams, Nedderman, McCauley, Gehle
NAYS: None
ABSENT: Isbell
ABSTAIN: None

The motion carried 4-0-1-0.

PUBLIC HEARING/ACTION ITEMS

1. Consider a preliminary report and hold a public hearing to receive comments for or against that report concerning text amendments to the City's Zoning Ordinance allowing for the location of packaged liquor stores in General Business and Commercial zoning districts pursuant to a specific use permit, providing spacing requirements between such stores, and providing spacing requirements between such stores and other land uses; consider action on a final report regarding same to City Council.

Chairperson McCauley inquired if any items were to be read into record. With there being none, she then opened the public hearing at 6:49 p.m.

Building Official Randy Richards was introduced. He reminded the Commission of Texas Local Government Code 211.007(b) which requires the Planning & Zoning Commission make a preliminary report prior to approving changes to the City's Zoning Ordinance. As such, the document has been prepared as such. Second, he advised the (W.E.D.C.) Watauga Economic Development Corporation has received inquiries from various companies regarding the desire to operate retail liquor stores within Watauga. Petition pages were issued, and the completed petition pages were filed with the City Secretary's Office within the required 60-day timeframe. The petition which has been verified by the City Secretary's Office and was placed on the August 9, 2021, Council agenda for action and was confirmed to be legal. Mr. Richards advised staff is proposing an amendment to create a category for businesses that devote more than 50% of their retail floor area to the sale of alcohol and alcohol related products.

Staff has proposed zoning changes to create the use category and establish locations in which the use is permitted. The preliminary report with additionally proposed amendments is included and attached within the preliminary report are the red-lined ordinances and a Table of Use Chart were also shared for review, along with staff recommendation of the specific zoning district "GB" General Business and "C" Commercial, to place the proposed business type. He also advised the text amendments are supported by and consistent with the Comprehensive Plan.

Mr. Richards then turned the floor over to the commission for questions.

Chairperson McCauley recognized Member Gehle who questioned the revision of the minimum floor area being altered from 4,000 square feet to 3,000 square feet along both corridors being due to discussions with interested parties. Mr. Richards advised that a proposed applicant looking at properties throughout town was experiencing difficulties in their search.

Chairperson McCauley inquired if any other members had any questions. She then recognized Council Liaison Mark Taylor who reminded the commission and public that this is solely the laying of the groundwork in preparation if the November 2, 2021, election passes. The city can begin in moving forward and if the proposition fails the city can take steps to remove the text amendment from the table of uses. Member Gehle asked to have noted in the record the need to have the text amendment in place in preparation of the upcoming local election. She then asked if staff would verify the number of responses in which support and protest this item. Staff advised 329 notices were mailed, 24 combined notices were returned and stamped received – Return to sender-6, Protest-13 and Support-5. Chairperson McCauley asked the Building Official Randy Richards how many signed the petition to conduct a local election for the sale of packaged liquor. Mr. Richards acknowledged he did not know the exact number but approximated 2300-2600 people signed the petition. Mayor Miner advised that the number of signatures received was irrelevant due to the petitioners suspending collection of signatures once the necessary number of signatures were received to go on an election ballot. This being the case, he stated the number was an inaccurate total of the public in support of the item. Chairperson McCauley acknowledged.

The Public Hearing was closed at 6:59 p.m. and the regular meeting was reconvened at 7:00 p.m. She then asked the pleasure of the Commission.

Member Adams made a motion to consider approval of the preliminary report to be sent as a final report to the City Council. Member Gehle seconded the motion. Vice-Chairperson McCauley called for discussion and hearing none, called for a vote. Members present voting as follows:

AYES:	Adams, Nedderman, McCauley, Gehle
NAYS:	None
ABSENT:	Isbell
ABSTAIN:	None

The motion carried 4-0-1-0.

2. Consider a preliminary report and hold a public hearing to receive comments for or against that report concerning a request for a zoning change from (LB) Local Business to (C) Commercial, at 6700 Denton Highway, being Block 23R of the Greenfield Village Addition. The subject property is located north of Chapman Road and east of Denton Highway. Applicant, Ali Behzadpour, Managing Member of InvMax LLC; consider action on a final report regarding same to City Council.

Vice-Chairperson McCauley opened the Public Hearing at 7:04 p.m. asked if there were any items to be read into record. There being no comments to be read into record, staff was asked to introduce the case at 6700 Denton Hwy, Greenfield Village Addition. Mr. Richards advised the applicant is requesting for the zoning change to be more business friendly and allow for more uses. The zoning change is consistent with the surrounding districts allowing for commercial development and meets the future land use plan. The Planning and Zoning recommendation will go before the City Council at their meeting in September. He advised the applicant, Mr. Ali Behzadpour, Managing Member of InvMax LLC is available for questions.

Chairperson McCauley recognized Member Gehle who acknowledged the recent purchase of the property and asked of tenant inquiries made. Mr. Behzadpour introduced Ben Gehrke, leasing agent, who shared of the difficulties his prospective tenants are facing as small business owners. He also noted that the owner of the property is also a small business owner seeking to attract the same brand of long-term tenants, stabilizing the rents, presenting well and inviting to other prospective tenants. Mr. Richards also shared that if the zoning is conducive to the comprehensive plan, we should follow. He stated that uses allowed in the Commercial district are not of concern due to buffer zone, whether landscape or fencing, conditions are in place which must be followed. Mr. Richards reminded the commission of the applicant's intentions to ease the allowing for new tenant applications, limiting the red tape.

The Public Hearing was closed at 7:22 p.m.

Member Adams made motion to approve the item as presented. Member Nedderman seconded the motion. Vice-Chairperson McCauley called for discussion and hearing none, called for a vote. Members present voting as follows:

AYES:	Adams, Nedderman, McCauley
NAYS:	Gehle
ABSENT:	Isbell
ABSTAIN:	None

The motion carried 3-1-1-0.

ITEMS FOR FUTURE AGENDAS

Vice-chairperson McCauley made request to revisit at a later date, moving Planning and Zoning Commission meetings back to Tuesday evenings.

ADJOURNMENT

With there being no further items to discuss, Vice-Chairperson McCauley adjourned the meeting at 7:25 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.



AGENDA MEMORANDUM

DATE: August 10, 2021

TO: Planning and Zoning Commission Members

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

SUBJECT: P. 21-02: Conduct a Public Hearing and discuss and consider action on Planning and Zoning Case P. 21-02: Request for a re-plat to allow for Busey Road Townhome Development, commonly known as 5900 Bursey Rd., Lots 1, 2 and 3, Block 1, Huffman Addition. The subject property is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. 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 August 27, 2021 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).

Bursey Road Townhome Development will be subdivided into 61 lots for single family residential townhomes. Final approval of the planned development was granted during the January 25, 2021 regular meeting of the City Council.

Texas Local Government Code 212.005 requires the municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends consideration of comments received during the public hearing of the preliminary report and make final report on the plat request for the October 11, 2021, City Council Regular Meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:



AGENDA MEMORANDUM

1. Preliminary Report - P. 21-02 - Bursey Road Townhomes
2. Plat Application
3. Statements - Owner and Agent - Certificate of Formation
4. Final Plat - Bursey Road Townhomes
5. Tax Certificates 2020 - Huffman Addition Block 1, Lots 1-3
6. 09152021 PZ Public Hearing Notice P 21-02 - FLUP. 21-01
7. 5900 Bursey Rd_200 foot labels final
8. Tabulation Form P. 21-02 - PD - Bursey Rd Townhomes
9. P. 21-02 - Replat - receipt-TX-PLZON-210630-00902

REVIEWED BY:

Paul Hackleman, Director of Public Works

Caroline Kelley, Attorney

Andrea Gardner, City Manager

Approved as to form for inclusion on Agenda

Approved - 9/2/2021

Approved - 9/10/2021

Final Approval - 9/10/2021

PRELIMINARY REPORT

DATE: August 31, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official

SUBJECT: Replat for Bursey Road Townhome Development, commonly known as 5900 Bursey Road, being Lots 1, 2, and 3 Block 1 of the Huffman Addition, to be subdivided into 61 lots for residential townhomes

BACKGROUND/INFORMATION:

Texas Local Government Code 211.007(b) requires the Planning & Zoning Commission make a preliminary report prior to approving changes to the City's Zoning Ordinance. As such, this document serves as the preliminary report.

On January 25, 2021, the City Council of the City of Watauga passed and adopted Ordinance No. 2021-009, changing the zoning classification of Lots 1, 2, and 3, Block 1 in the Huffman Addition, addresses as 5900 Bursey Road, from Single Family (SF-6) to Planned Development (PD) "Bursey Road Townhomes". The Planned Development will consist of a residential development. Improvements to the Property will enhance the overall urban design and nature of the Property and the surrounding area. The PD known as "Bursey Road Townhomes" will be developed in accordance with the Watauga Code of Ordinances and Comprehensive Land Use Plan. The PD is subject to the Single Family (SF-6) District Regulations, with some exceptions to include lot number, size, and density; dwelling number and size regulations; architectural regulations; landscaping and screening regulations and other additional regulations as stated in the PD Ordinance. The PD Ordinance language is attached for your review.

The replat is for subdivision of the three lots into 61 dwelling units. Specific language in the PD Ordinance specifies the following in Dwelling number and size regulations:

- No more than sixty-one (61) dwelling units may be located on the Property.
- The dwelling unit footprint size must not exceed twenty-five (25) by sixty-five (65) feet.
- The number of dwelling units must be arranged in either five (5) or six (6) unit buildings.
- The bulk-controlled area of a dwelling unit must be no less than one thousand six hundred (1,600) square feet.
- Each dwelling unit must have on its associated lot, a driveway and rear garage access via a private alley. Each dwelling unit must have one garage, and each garage must be a minimum of nineteen (19) feet wide by twenty (20) feet deep, located a minimum of twenty-one (21) feet from the rear alley line. Each unit's

PRELIMINARY REPORT

garage must connect to the private alley via a private driveway.

- Garage conversions are prohibited within the subdivision.

During staff review, items considered include:

- Ensuring requirements for plats or re-plat are met, such as boundary lines, dedication of easements, receipt that taxes have been paid, proper certifications by a registered professional land surveyor, construction plans for all utilities such as water distribution system, sewage, paving and storm drainage, to name a few.

CURRENT ACTIVITY:

A Platting Application was submitted to Development Services June 30, 2021. Once all requirements were satisfied, the required notices were mailed to the public with 200 ft. of the proposed development.

Texas Local Government Code 211.007(b) requires the Planning & Zoning Commission make a preliminary report prior to approving changes to the City's Zoning Ordinance.

Once the Preliminary Report is filed and the public hearing is conducted (September 15, 2021), a final report will be completed and submitted to the City Council by the P&Z through the City Secretary's Office for action by the City Council (October 11, 2021).

RECOMMENDATION/ACTION DESIRED:

Texas Local Government Code 212.005 requires the municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.

City staff respectfully recommends consideration of comments received during the public hearing of the preliminary report and make final report on the plat request for the October 11, 2021, City Council Regular Meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

City of Watauga Ordinance No. 2021-009 (PD Ordinance) - Zoning Change from SF-6 to PD

City of Watauga Code of Ordinances, Section 113-7 (Platting Requirements)

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ORDINANCE NO. 2021-009 pg. 2-4

WHEREAS, the City Council of the City of Watauga, Texas now deems it appropriate to grant such requested zoning classification amendment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Watauga, Texas that:

I.

The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

II.

The zoning classification of the Property is hereby amended from Single Family (SF-6) to Planned Development (PD) “Bursey Road Townhomes”.

III.

The Planned Development will consist of a residential development. Improvements to the Property will be designed to enhance the overall urban design and nature of the Property and surrounding area. The Planned Development shall be known as “Bursey Road Townhomes” and must be developed in accordance with the Watauga Code of Ordinances, including the Zoning Code, and with the site plan, attached hereto as **Exhibit “B”** and fully incorporated herein for all purposes. Except as provided herein, the Planned Development is subject to the Single Family (SF-6) District Regulations.

- 1) Use regulations. Only attached single-family dwellings and incidental uses shall be allowed as uses in the Planned Development.
- 2) Lot number, size and density regulations.
 - a) The average lot size for each residential must be no less than two thousand four hundred seven (2,407) square feet.
 - b) The lot width for each residential lot must be no less than twenty-five (25) feet, as depicted in **Exhibit “B”**.
 - c) The lot depth for each residential lot must be between ninety-seven (97) feet and eighty-five (85) feet.
 - d) The front yard setback for each residential lot must be no less than eight (8) feet.
 - e) All buildings must be separated by at least ten (10) feet.
- 3) Dwelling number and size regulations.
 - a) No more than sixty-one (61) dwelling units may be located on the Property.
 - b) The dwelling unit footprint size must not exceed twenty-five (25) by sixty-five (65) feet.
 - c) The number of dwellings units must be arranged in either five (5) or six (6) unit buildings.
 - d) The bulk controlled area of a dwelling unit must be no less than one thousand six hundred (1,600) square feet.
 - e) Each dwelling unit must have, on its associated lot, a driveway and rear garage access via a private alley. Each dwelling unit must have one garage, and each garage must be a minimum of nineteen (19) feet wide by twenty (20) feet deep, located a minimum of twenty-one (21) feet from the rear alley line. Each unit’s garage must connect to the private alley via a private driveway.
 - f) Garage conversions are prohibited within the subdivision.

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- 4) Architectural regulations:
 - a) All buildings must be one hundred percent (100%) brick, masonry or stone along the front elevation, except for areas above the roofline.
 - b) No less than eighty percent (80%) of the back exterior wall of each dwelling unit must be brick, masonry or stone, except for areas above the roofline.
 - c) One hundred percent (100%) of the building side walls must be brick, masonry or stone.
 - d) Driveway surface material must consist of concrete or concrete pavers, with a broom-finished surface.
 - e) All primary roofs must contain a 6:12 minimum pitch.
 - f) All garage doors must consist of a decorative metal door with a raised panel and must be connected to operable automated garage door opening system.
 - g) All residential units shall contain at least three of the following architectural features, known as “Gifts to the Street”:
 - i. Divided light windows on street-facing elevations, except that corner lots must contain divided light windows on both front street-facing elevations and side street-facing elevations
 - ii. Enhanced brick details
 - iii. Metal seam roof accents
 - iv. Cedar shutter accents
 - v. Cast stone accents
 - vi. Inclusion of at least two (2) masonry materials
 - vii. Decorative coach lighting
 - viii. Enhanced address plaques
 - ix. Porches
 - x. Alternative stone wainscoting
- 5) Landscaping and screening regulations.
 - a) Trees from the City’s approved tree list must be placed along the Bursey Road street frontage at intervals of no more than fifty (50) feet, as shown on the Landscape Plan, attached hereto as **Exhibit “C”** and incorporated herein for all purposes. Within the rear landscape buffer, trees from the City’s approved tree list must be placed in a manner resulting in a Property-wide average of no more than one tree for every fifty (50) feet on center, with evergreen shrubs from the City’s approved shrub list planted in between such trees at intervals of every ten (10) feet on center.
 - b) All property other than individual residential lots must have irrigation systems, with front, side and rear landscaping, as provided in **Exhibits “B”** and **“C”** to be maintained by a homeowners’ association established for the development.
 - c) No landscaping or irrigation shall be allowed in any city right of way but may be allowed within a private property portion of the sight triangle.
- 6) Additional regulations.
 - a) A minimum of 0.6467 acres shall be provided adjacent to the east Property line, the west Property line and the rear property line for open space and guest parking areas, as generally depicted in **Exhibit “B”**.
 - b) All electric utilities must be placed underground.
 - c) Enhanced decorative streetlights must be installed. All streetlights must consist of a down-light or shield-type lighting. Such streetlights shall be owned and maintained by the HOA and must operate from dusk to dawn.
 - d) Alley lighting must not encroach upon adjacent residential property and must consist of a down-light or shield type lighting.

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- e) All sign poles must be decorative poles.
- f) The portion of Whitley Road approaching and intersecting with Bursey Road must be re-stripped in accordance with City street specifications. Alternatively, the Owner may pay the cost of such re-stripping as provided for in the awarded bid for the Whitley Road 3 reconstruction project.
- g) Cluster mailboxes with upgraded enclosures, as provided in **Exhibit "B"** must be placed in accordance with **Exhibit "B"**.
- h) High performance architectural shingles engineered to resist wind speeds up to 130 mph must be installed on all buildings. All roofs must be secured with hurricane straps.
- i) All building exteriors and roofs must be maintained by the homeowners' association.
- j) A "NO LEFT TURN" sign must be installed at Whitley Road, as depicted on **Exhibit "B"**.
- k) All roof-mounted HVAC equipment must be screened.
- l) Boarding and lodging homes are prohibited.
- m) An engineering study for adequacy of utilities, access roads, drainage and other necessary supporting facilities must be supplied at the time the engineering design plans are submitted.
- n) A wrought-iron, black fence, a minimum of three (3) feet in height, must be installed along the street frontage of Bursey Road. A pedestrian gate must be installed in such fencing for each lead in walk. At the guest parking areas and side streets, the frontage fence must be tied back into and attached to the applicable building. Additionally, wrought-iron, black fences must be installed at the rear of the internal spaces between buildings, such fencing to be perpendicular to and connecting the two buildings on either side of each internal space.
- o) "NO PARKING" signage must be installed along all adjacent public roads where parking is prohibited pursuant to local or state law at the time of the issuance of the first certificate of occupancy.
- p) "VISITOR AND DELIVERY PARKING ONLY" signage must be placed at each of the three guest parking areas.
- q) A screening fence along back property line adjacent to the existing subdivision must be installed. Such fence must consist of a stained eight (8) foot cedar fence with decorative top fence cap, secured to metal poles in concrete foundations. Poles must be filled with concrete from two (2) feet below ground to two (2) above ground. The existing wrought iron fence along Hillview Park must remain, and a gate must be installed in such fence. A sidewalk must be installed connecting the alley of the Property to the existing trail in the park.
- r) "DO NOT ENTER" signage facing Whitley Road and Indian Springs at each alley connection must be installed. "EXIT ONLY" signage must be installed on the back side of the "DO NOT ENTER" signs.
- s) Sidewalk crossings at the driveways off Bursey Road and at the two alleys must be delineated by full-depth stained concrete with a stamped brick pattern.

The development of the Property must proceed in compliance with the Development Schedule, attached hereto as **Exhibit "D"** and incorporated herein for all purposes.

IV.

The Zoning District Map of City of Watauga, Texas shall be revised and amended to show the zoning classification of the Property as provided in Section II hereof with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the changes.

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Sec. 113-7. Final plat.

- (a) *Provisions.* The following provisions shall apply to the final plat:
- (1) A final or record plat shall be submitted to the planning and zoning commission after required changes or alterations in the preliminary plat have been made. If all required changes or alterations have been made the planning and zoning commission shall approve the final or record plat and submit the final or record plat to the city council for approval.
 - (2) If the planning and zoning commission, after reviewing the final plat, determines that any or all required changes or alterations have not been made, the planning and zoning commission shall refuse to approve the final or record plat. If the planning and zoning commission refuses to approve the final or record plat, a reapplication fee shall be charged in an amount equal to the fee originally assessed the applicant for any subsequent application or reconsideration of the plat. The fee shall be for processing and plat filing of a final plat.
 - (3) Upon approval, 20 copies of this final plat shall be filed in the office of the city secretary not less than 15 days prior to the next regular meeting of the city council. No record plat will be considered unless a preliminary plat (if required) has first been submitted. All record plats shall be drawn upon sheets 24 inches by 36 inches maximum size sheets and to a scale of one inch equals 100 feet and where more than one sheet is required, an index sheet 24 inches by 36 inches shall be filed showing the entire subdivision on the one sheet.
 - (4) The final plat shall show or be accompanied by the following information:
 - a. The subdivision name or identifying title and the name of the city, county and state in which located; the name and address of the record owner or subdivider.
 - b. The name or names of adjacent subdivisions; names of streets and the numbers of lots and blocks. Names of new streets should, whenever possible, follow or be an extension of existing street names.
 - c. An accurate boundary survey of the property which is being subdivided, noting the bearings and distances of the sides, same being referenced to original survey lines or established subdivisions, showing the lines of all adjacent lands and properties; lines of adjacent streets, alleys and easements, noting width and names of each. Streets, alleys and easements of adjacent subdivisions shall be shown in a different manner than those of the proposed subdivision, preferably dotted or dashed.
 - d. The final plat shall indicate the locations of all lots, streets, highways, alleys, easements, parks, playgrounds and such other features, with accurate dimensions given in feet and decimals of a foot, showing the length of radii, deflection angles, and of arcs of all curves; tangent distances and tangent bearings shall be given for each street, all such data being complete and sufficiently precise to permit accurate location upon the ground.
 - e. Construction plans for all utilities such as:
 1. Proposed water distribution system, including fire plugs and valves.
 2. Proposed sewage collection system.
 3. Plan and profile of proposed streets and sidewalks, including streetlight location.
 4. Plan and profile of on-site and off-site proposed drainage facilities.
 - f. The building lines of front and side streets shall be shown in dotted or dashed lines, and the location of utility easements shall be shown in dashed lines.

PRELIMINARY REPORT

- g. The final plat shall bear a properly executed dedication of all streets, highways, alleys, easements, parks, playgrounds and other lands intended for use by the public, such dedicatory instrument to be signed by the owner or owners, and by all other persons or parties having a mortgage or lien interest in the property. Any private restrictions or any trusteeships intended shall be filed with the plat if same are too lengthy as to permit lettering of same upon the plat.
 - h. A receipt indicating that all taxes have been paid shall accompany the plat or a certification that all taxes have been paid shall be noted on the plat.
 - i. Date, scale and north point.
 - j. Proper certification shall be made upon the plat by a reputable, registered civil engineer or land surveyor, ascertaining that the plan represents a survey made by him and that all necessary monuments are accurately and correctly shown upon the plat.
- (5) The engineer shall place such monuments as required by the city and they shall be set at all corners and angle points of the boundaries of the original tract to be subdivided and at all street intersections, angle points in street lines and points of curve and at such intermediate points in street lines as shall be required by the city.
- (6) All lot corners are to be marked with iron pipe markers driven firmly into solid earth. Such monuments shall be of iron pipe not less than one-half inch in diameter and 18 inches in length, driven into solid earth with the grades of same being at a grade with established sidewalk or, if walk is not established, flush with the natural grade of the earth's surface.
- (7) Following approval of the final plat by the city council of the city, the city secretary shall have 90 days in which to record with the county clerk, four signed copies of said plat which shall then be recorded in the records of the city. A subdivider shall bear all cost and expense of recordation of the signed copies of said plat.
- (b) *Written agreement.* No final plat shall be approved unless the owner and/or developer agrees, in writing, to the following:
 - (1) The developer agrees to construct at his own expense, street and drainage improvements in the subdivision in accordance with the record plat duly approved by the city, including perimeter streets as specified in section 113-4(b)(5).
 - (2) The developer agrees to file with, and secure the approval of the city, complete construction plans for:
 - a. Water distribution system, including fire plugs and valves.
 - b. Sewage collection system.
 - c. Plan and profile of streets and sidewalks, including streetlight location.
 - d. Plan and profile of on-site and off-site drainage facilities.
 - (3) The developer agrees to pay the city an inspection and processing fee in the amount as set forth in the fee schedule found in chapter 12.
 - (4) The developer agrees that there will be no expense incurred on the part of the city in connection with laboratory tests required to be made on street and drainage construction by the director of public works.
 - (5) The developer agrees to have all construction of streets and drainage, except rough excavation in any given area of the subdivision done under a single general contract with full responsibility for all phases of the work resting upon the one contractor; which contractor shall post a maintenance bond equal in amount to 100 percent of the cost of the work, covering the work for a period of two years from the date of completion as shown on the certificate of acceptance provided by the city. Such bond shall be executed on a standard form approved by the city.

PRELIMINARY REPORT

- (6) The developer agrees to observe the following procedure and requirements in obtaining streetlights:
 - a. Write a letter to the city secretary giving the number and locations of streetlights to be installed.
 - b. Submit payment to the city an amount equal to two years electric bill for each streetlight to be installed.
- (7) The developer agrees to pay for and install all street signs at each intersection within the subdivision or as noted by the direction of the director of public works.

(Code 2001, § 10.107; Code 2010, § 10.02.007)



Application for Platting

CASE Number: P. 21-02
 Application Fee: \$605.00
 Date Fee Paid: 6/30/2021
 Receipt Number: 21-00646

OFFICE USE ONLY: CASE APPROVED BY

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

Check all that apply: Replat ☒ Preliminary Plat ☐ Final ☐
 Fees are: Preliminary Plat \$300.00 + 10.00/lot; Final Plat \$300.00 + \$20.00/lot; Replat \$300.00 + \$5.00/residential lot or commercial unit

PLEASE PRINT

OWNER INFORMATION:

NAME: CLARENCE HUFFMAN
 ADDRESS: 6537 MEADOW LAKES DRIVE, NORTH RICHLAND HILLS, TX 76180
 PHONE: 817-312-2500 Email: TXCLARENCE@GMAIL.COM

APPLICANT INFORMATION:

NAME: DW COMMERCIAL LLC
 PHONE: 817-991-2647 EMAIL: DAVID@DWCOMMERCIAL.COM

PROPERTY ADDRESS: 5900 BURSEY ROAD

(Abstract) _____ (Tract) _____ (Block) 1 (Lot) 1, 2 + 3
 (Survey) _____ (Addition) HUFFMAN ADDITION

PLATTING: Plat/Replat X Preliminary _____ Final _____ # of Lots: 61

REQUIRED DOCUMENTATION:

Provided	Date Requested	Date Received	Comments
2 Copies of Plat		<u>8/20/2021</u>	
Tax Certificate			
Owner Verification		<u>11/7/2021</u>	<u>Z. 20-04 SF6 to PD</u> <u>Single Family</u>
Digital Copy		<u>8/20/2021</u>	<u>Townhomes</u>
20 Copies			
Filing Fees			

SIGNATURE OF OWNER

Clarence Huffman

Revised 3/28/2017



Statement of Owner Verification

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

Planning & Zoning Application for Planning & Zoning Case Z.20-04 and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

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

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

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

Applicant Signature Date 1-7-2021

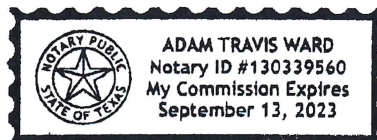
State of Texas
County of Tarrant

Before me, the undersigned authority, on this day personally appeared Clarence Huffman, 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 7th day of January, 2021

Signature of Notary Public

My commission expires the 13 day of September, 2023





Statement of Agent Authorization

I, Clarence Huffman, owner of 5900 Bursey Road also
(PLEASE PRINT NAME HERE) ADDRESS
known as Block 1, Lot 1, 2 & 3 of the Huffman Addition Subdivision in the City
of Watauga hereby certify that I have given my permission to DW Commercial, LLC
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.

Clarence Huffman
Signature of Owner

Clarence Huffman
Name (Typed or Printed)

1-3-2021
Date

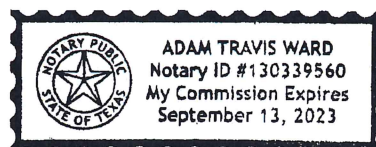
Notary Acknowledgement No. 2: Before me, the undersigned authority, on this day personally
appeared Clarence Huffman, known to me to be the person whose name is
subscribed to the above and foregoing instrument, and knowledge to me that he/she executed the
same for the purposes and consideration expressed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

Given under my hand and seal of office on this the 7th day of January, 2021

Adam
Notary Public

Notary Public in and For the State of Texas

My commission expires the 13th day of September, 2021.



FEB 01 2006

Corporations Section

CERTIFICATE OF FORMATION
OF
DW COMMERCIAL, L.L.C.

The undersigned, acting as the sole organizer of a limited liability company under the Texas Business Organizations Code (the "Code"), as amended, does hereby adopt the following Certificate of Formation for **DW Commercial, L.L.C.**

Article One

The name of the Company is **DW Commercial, L.L.C.**

Article Two

The period of duration of the Company is perpetual, unless the Company dissolves in accordance with the provisions of its regulations.

Article Three

The purpose for which the Company is organized is the transaction of any or all lawful business for which limited liability companies may be organized under the Code.

Article Four

The address of the Company's initial registered office in the State of Texas is 2413 Chinaberry Drive, Bedford, Texas 76021, and the name of the Company's initial registered agent at that address is David R. Washington, Jr..

Article Five

The Company will not have managers and the management of the Company will be governed by its members. The name and address of the initial member of the Company is as follows:

David R. Washington, Jr.
2413 Chinaberry Drive
Bedford, Texas 76021

Article Six

The name and address of the sole organizer is David R. Washington, Jr. of 2413 Chinaberry Drive, Bedford, Texas 76021.

Article Seven

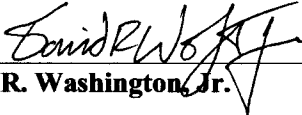
No member of the Company shall be liable to the Company or its members for monetary damages for an act or omission in the member's capacity as a member, except that this Article Seven does not eliminate or limit the liability of a member to the extent the member is found liable for (i) a breach of the member's duty of loyalty to the Company or its members; (ii) an act or omission not in good faith that constitutes a breach of duty of the member of the Company or an act or omission that involves intentional misconduct or a knowing violation of the law; (iii) a transaction from which the member received an improper benefit, whether or not the benefit resulted from an action taken within the scope of the member's position; or (iv) an act or omission for which the liability of a member is expressly provided by an applicable statute. Any repeal or amendment of this Article Seven by the members of the Company shall be prospective only and shall not adversely affect any limitation on the liability of a member of the Company existing at the time of such repeal or amendment. In addition to the circumstances in which a member of the Company is not liable as set forth in the preceding sentences, a member shall not be liable to the fullest extent permitted by any provision of the statutes of Texas hereafter enacted that further limits the liability of a member or of a director or shareholder of a corporation.

Article Eight

This Certificate of Formation becomes effective upon the filing of the document with the Texas Secretary of State.

IN WITNESS WHEREOF, this Certificate of Formation has been executed on January 19, 2006, by the undersigned subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

ORGANIZER:



David R. Washington, Jr.

F:\Deed\JDW Commercial Corp\CorpoFormation.wpd

LOT 1, BLOCK B, WATAUGA TOWNE CROSSING ADDITION
CABINET A, SLIDE 5302, P.R.T.C.T.

MATCHLINE

MATCHLINE

LOT 1, BLOCK A, K.I.S.D. BURSEY ROAD ADDITION
CABINET A, SLIDE 4996, P.R.T.C.T.
(INDIAN SPRINGS MIDDLE SCHOOL)

BURSEY ROAD

(A variable width public right-of-way)

N 89°52'01" E 1774.63'

HILL VIEW DRIVE

(A 50 foot public right-of-way)

LOT 1, BLOCK A, K.I.S.D. BURSEY ROAD ADDITION
CABINET A, SLIDE 4996, P.R.T.C.T.
(INDIAN SPRINGS MIDDLE SCHOOL)

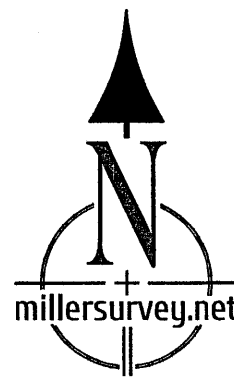
BURSEY ROAD

(A variable width public right-of-way)

N 89°52'01" E 1774.63'

HILL VIEW DRIVE

(A 50 foot public right-of-way)



0 25 50 75 100'
1" = 50' on Original Print

GENERAL NOTES:

FLOOD STATEMENT: The flood area shown hereon is based on scaling the surveyed tract onto the FEMA Flood Insurance Rate Map No. 48439C00705K (Rev. 9-25-09). Other than the flood areas shown hereon, no part of said tract lies within the FEMA designated 100 year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

BENCHMARK: Cross on east side of a drop inlet, 130' south from the south curb of Bursey Road & 17.5' east from the east curb of Whitley Road.
Elevation: 685.15 (NAVD 88)

P.A.D.U.E. = Private Access, Drainage and Utility Easement
BL = Building Line

Development Notes & Regulations:

- Common Area:**
Lot 62X is dedicated herein as a Private Access, Drainage and Utility Easement and shall be owned and maintained by a mandatory Home Owners' Association.
- Use Regulations:**
Only attached single-family dwellings and incidental uses shall be allowed as uses in the Planned Development.
The average lot size for each residential must be no less than two thousand four hundred seven (2,407) square feet.
The lot width for each residential lot must be no less than twenty-five (25) feet.
The lot depth for each residential lot must be between ninety-seven (97) feet and eighty-five (85) feet.
The front yard setback for each residential lot must be no less than eight (8) feet.
All buildings must be separated by at least ten (10) feet.
- Lot Regulations:**
The bulk controlled area of a dwelling unit must be no less than one thousand, six hundred (1,600) square feet.
Each dwelling unit must have, on its associated lot, a driveway and rear garage access via a private alley. Each dwelling unit must have one garage, and each garage must be a minimum of nineteen (19) feet wide by twenty (20) feet deep, located a minimum of twenty-one (21) feet from the rear alley line. Each unit's garage must connect to the private alley via a private driveway.
Garage conversions are prohibited within the subdivision.
- Dwelling number and size regulations:**
No more than sixty-one (61) dwelling units may be located on the Property.
The dwelling unit footprint size must not exceed twenty-five (25) by sixty-five (65) feet.
The number of dwellings units must be arranged in either five (5) or six (6) unit buildings.
The bulk controlled area of a dwelling unit must be no less than one thousand, six hundred (1,600) square feet.
Each dwelling unit must have, on its associated lot, a driveway and rear garage access via a private alley. Each dwelling unit must have one garage, and each garage must be a minimum of nineteen (19) feet wide by twenty (20) feet deep, located a minimum of twenty-one (21) feet from the rear alley line. Each unit's garage must connect to the private alley via a private driveway.
Garage conversions are prohibited within the subdivision.

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

8-20-21
Jason B. Rawlings
R. P. L. S. 6665
Date
JASON B. RAWLINGS
6665
PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

CITY OF WATAUGA, TEXAS

The Planning and Zoning Commission of the City of Watauga, Texas, voted affirmatively on this the _____ day of _____, 20____, to recommend approval of this plat by the City Council.

Chairperson, Planning & Zoning Commission

Attest: Secretary, Planning & Zoning Commission

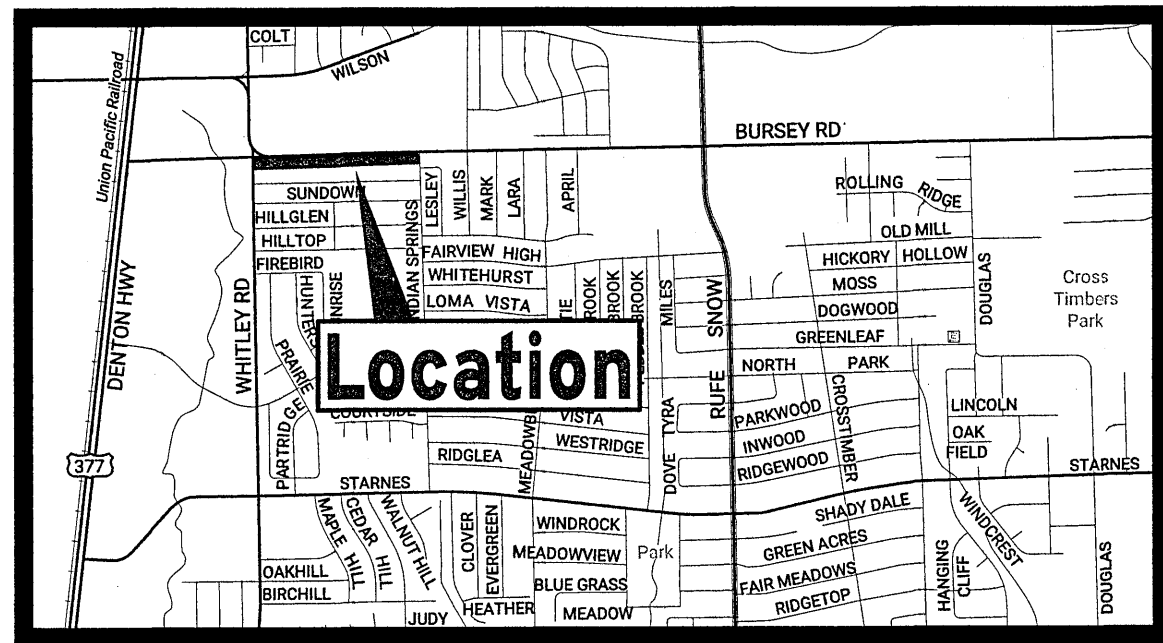
Approved by the City Council of Watauga, Texas this the _____ day of _____, 20____.

Mayor

City Secretary

OWNER/APPLICANT:

DW COMMERCIAL, LLC
PO BOX 466
KELLER, TEXAS 76244
CONTACT: DAVID WASHINGTON
817-991-2647



STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS DW Commercial, LLC is the owner of the following described tract of land to wit:

Being all of Lot 1, Lot 2 and Lot 3, Block 1, Huffman Addition, an Addition to the City of Watauga, Tarrant County, Texas according to the plat thereof recorded as Instrument No. D212207199 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the southwest corner of said Lot 1, said rod being in the easterly right-of-way line of Whitley Road;

Thence North 00 degrees 29 minutes 58 seconds West with the westerly boundary line of said Lot 1 and with said easterly right-of-way line a distance of 102.30 feet to a nail with washer stamped "RPLS 5665" set for the southwesterly end of the corner clip for said easterly right-of-way line and the southerly right-of-way line of Bursey Road;

Thence North 44 degrees 41 minutes 02 seconds East with said corner clip a distance of 28.19 feet to a 1/2 inch "MILLER 5665" steel pipe set for the northeast end thereof, said pipe being the most northerly northwest corner of said Lot 1;

Thence North 89 degrees 52 minutes 01 seconds East with the northerly boundary line of said Block 1 and with said southerly right-of-way line a distance of 1774.63 feet to a 1/2 inch "MILLER 5665" steel pipe set for the most northerly northeast corner of said Lot 3, said pipe being the northwesterly end of the corner clip for said southerly right-of-way line and the westerly right-of-way line of Indian Springs Road;

Thence South 45 degrees 27 minutes 54 seconds East with said corner clip a distance of 35.56 feet to a 1/2 inch "MILLER 5665" capped steel pipe set for the southeasterly end thereof;

Thence South 00 degrees 47 minutes 49 seconds East with the easterly boundary line of said Lot 3 and with said westerly right-of-way line a distance of 85.30 feet to a 1/2 inch steel rod found for the southeast corner of said Lot 3;

Thence South 89 degrees 29 minutes 21 seconds West with the southerly boundary line of said Block 1 a distance of 1820.17 feet to the point of beginning and containing 4.8468 acres of land, more or less;

And that DW Commercial, LLC, owner, does hereby adopt this plat designating the same to be known as **BURSEY ROAD TOWNHOMES**, an addition to the City of Watauga, Texas and the rights-of-way and easements shown within this addition are hereby dedicated to the public's use forever.

DW Commercial, Owner

By: DW Commercial, L.L.C.
General Partner

David R. Washington, Jr.
President

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David R. Washington, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 20 day of August, 2021.

Notary Public in and for the State of Texas
LAURA COLVIN RAWLINGS
Notary Public, State of Texas
Comm. Expires 08-06-2024
Notary ID 13263346-2



FINAL REPLAT

BURSEY ROAD TOWNHOMES

LOTS 1 THRU 61 AND OPEN SPACE LOT 62-X

BEING 4.8453 ACRES OUT OF THE MANSEL W. WILMETH SURVEY, ABSTRACT NO. 1621 AND BEING A REPLAT OF LOT 1, LOT 2 AND LOT 3, BLOCK 1, HUFFMAN ADDITION, AN ADDITION TO THE CITY OF WATAUGA, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. D212207199 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

JULY 2021

Job No. 21005 • Plot File 21005 Plat



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00041600800
AD NUMBER: 20681 1 1
CERTIFICATE NO : 83823090

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

DW COMMERCIAL, LLC

PO BOX 466
KELLER TX 76244

DATE : 9/3/2021

FEE : \$10.00

PROPERTY DESCRIPTION

HUFFMAN ADDITION-WATAUGA BLOCK
1 LOT 1

0005900 BURSEY RD
1.6391 ACRES

PROPERTY OWNER

HUFFMAN CLARENCE

6537 MEADOW LAKES DR
NORTH RICHLAND HILLS TX 761807807

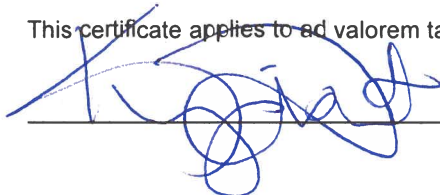
PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2020	CITY OF WATAUGA	\$0.00
2020	Tarrant County	\$0.00
2020	JPS HEALTH NETWORK	\$0.00
2020	TARRANT COUNTY COLLEGE	\$0.00
2020	KELLER ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : DW COMMERCIAL, LLC
ACCOUNT NUMBER: 00041600800
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.


Deputy

**TAXES FOR THE CURRENT
YEAR HAVE NOT BEEN
CALCULATED**


Signature of Tax Deputy



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00041600819
AD NUMBER: 20681 1 2
CERTIFICATE NO : 83823091

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

DW COMMERCIAL, LLC

PO BOX 466
KELLER TX 76244

DATE : 9/3/2021

FEE : \$10.00

PROPERTY DESCRIPTION

HUFFMAN ADDITION-WATAUGA BLOCK
1 LOT 2

0005900 BURSEY RD
1.5374 ACRES

PROPERTY OWNER

HUFFMAN CLARENCE

6537 MEADOW LAKES DR
NORTH RICHLAND HILLS TX 761807807

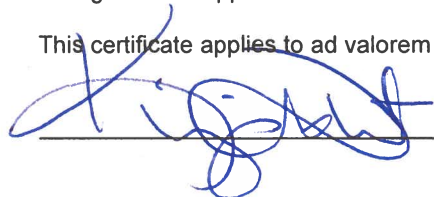
PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2020	CITY OF WATAUGA	\$0.00
2020	Tarrant County	\$0.00
2020	JPS HEALTH NETWORK	\$0.00
2020	TARRANT COUNTY COLLEGE	\$0.00
2020	KELLER ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : DW COMMERCIAL, LLC
ACCOUNT NUMBER: 00041600819
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

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Deputy

**TAXES FOR THE CURRENT
YEAR HAVE NOT BEEN
CALCULATED**


Signature of Tax Deputy





TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00041600827
AD NUMBER: 20681 1 3
CERTIFICATE NO : 83823092

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

DW COMMERCIAL, LLC

PO BOX 466
KELLER TX 76244

DATE : 9/3/2021

FEE : \$10.00

PROPERTY DESCRIPTION

HUFFMAN ADDITION-WATAUGA BLOCK
1 LOT 3

0005900 BURSEY RD
1.6702 ACRES

PROPERTY OWNER

HUFFMAN CLARENCE

6537 MEADOW LAKES DR
NORTH RICHLAND HILLS TX 761807807

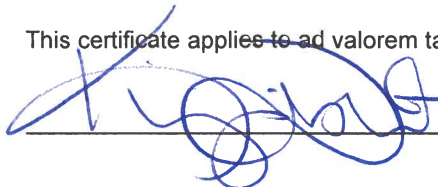
PAGE 1 OF 1

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2020	Tarrant County	\$0.00
2020	JPS HEALTH NETWORK	\$0.00
2020	TARRANT COUNTY COLLEGE	\$0.00
2020	KELLER ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : DW COMMERCIAL, LLC
ACCOUNT NUMBER: 00041600827
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

 Deputy

**TAXES FOR THE CURRENT
YEAR HAVE NOT BEEN
CALCULATED**


Signature of Tax Deputy





“A GREAT PLACE TO LIVE”

NOTICE OF PUBLIC HEARINGS

**PLANNING AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
SEPTEMBER 15, 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, September 15, 2021 at 6:30 p.m. during the regular Planning and Zoning Commission meeting, for the purpose of hearing the following cases:

P. 21-02: Consider a preliminary report and hold a public hearing to hear comments for or against that report concerning request for a re-plat to allow for Bursey Road Townhome Development, commonly known as 5900 Bursey Road., Lots 1, 2 and 3, Block 1, Huffman Addition. The subject property is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. Clarence Huffman, owner. David Washington Jr., applicant/agent

FLUP. 21-01: Consider a preliminary report and hold a public hearing to hear comments for or against that report concerning an amendment to the 2020 City of Watauga Comprehensive Plan Update and to discuss and consider recommendation from the (W.E.D.C.) Watauga Economic Development Corporation for amendment to the City of Watauga 2016 Comprehensive Plan within the newly proposed RT-MU classification to allow for drive-thru establishments

Published on Friday, August 27, 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 Friday, August 27, 2021 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/ Raquel Guajardo
Raquel Guajardo, Deputy City Secretary

**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
Billy W. Miles	7913 Lazy Lane Rd	N. Richland Hills TX	76180	8301 Whitley Rd
Rubindi Properties LLC	9500 Ray White Rd Ste 200	Fort Worth TX	76244	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
Andres Jr & Drew A Suarez	5948 Hillview Dr	Watauga TX	76148	5948 Hillview Dr
Jared E Flores	1701 E Debbie Ln Apt 4303	Mansfield TX	76063	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 Vittatoo	5929 Hillview Dr	Fort Worth TX	76148	5929 Hillview Dr
Sirisha Paturi	2163 Estes Park Rd	Southlake TX	76092	5933 Hillview Dr
Brian Scott Morrow & Ivana Samardzic	5937 Hillview Dr	Fort Worth TX	76148	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	6029 Hillview Dr	Fort Worth TX	76148	6029 Hillview Dr
Elsa Jesenia Rosado Sanchez	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

To: City of Watauga, Texas

From: _____

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

RE: **P. 21-02:** Conduct a Public Hearing and discuss and consider action on a Preliminary Report to consider request for a replat to allow for Bursey Road Townhome Development, commonly known as 5900 Bursey Road, being Lots 1, 2 and 3, Block 1 of the Huffman Addition. The subject property zoned Planned Development (PD) is proposed to be subdivided into 61 lots for residential townhomes. The property is located on the south side of Bursey Road east of Whitley Road and west of Indian Springs Road. Clarence Huffman, owner. David Washington Jr., applicant/agent.

☐

I PROTEST THE PROPOSED REPLAT

☐

I SUPPORT THE PROPOSED REPLAT

Comments: _____

Printed Name

Signature

Date

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

P&Z CASE P. 21-02

<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	_____
Billy W. Miles Parkway Terrace Addition	8301 Whitley Rd Block A Lot 2	_____
Rubindi Properties LLC Watauga Towne Crossing	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	_____
Michael S & Terri L Arend Hillview Addition - Watauga	6052 Hillview Dr Block 2 Lot 29	_____
David P & Ngoc T Nguyen Hillview Addition - Watauga	6048 Hillview Dr Block 2 Lot 28	_____
Mark Edwin & Kim M Pond Hillview Addition - Watauga	6044 Hillview Dr Block 2 Lot 27	_____
Thomas C & Susan T George Hillview Addition - Watauga	6040 Hillview Dr Block 2 Lot 26	_____

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

Elwanda Finstad Hillview Addition - Watauga	6036 Hillview Dr Block 2 Lot 25	_____
Glenda Jordan Hillview Addition - Watauga	6036 Hillview Dr Block 2 Lot 25	_____
Kelly & James Wehrenberg Hillview Addition - Watauga	6032 Hillview Dr Block 2 Lot 24	_____
Wanda L Busby Hillview Addition - Watauga	6028 Hillview Dr Block 2 Lot 23	_____
James C McDonald Hillview Addition - Watauga	6024 Hillview Dr Block 2 Lot 22	_____
Donald R & Kathleen Kelly Hillview Addition - Watauga	6020 Hillview Dr Block 2 Lot 21	_____
Linda Carol Bower Hillview Addition - Watauga	6016 Hillview Dr Block 2 Lot 20	_____
Janet L Temple Hillview Addition - Watauga	6012 Hillview Dr Block 2 Lot 19	_____
Rickie & Cornelia Keane Hillview Addition - Watauga	6008 Hillview Dr Block 2 Lot 18	_____
David A & Karen C Norvell Hillview Addition - Watauga	6004 Hillview Dr Block 2 Lot 17	_____
Ruth A Salinas Hillview Addition - Watauga	6000 Hillview Dr Block 2 Lot 16	_____
Deborah K Kissinger Hillview Addition - Watauga	5956 Hillview Dr Block 2 Lot 15	_____
Abram & Teri Bolton Sandoval Hillview Addition - Watauga	5952 Hillview Dr Block 2 Lot 14	_____
Andres Jr & Drew A Suarez Hillview Addition - Watauga	5948 Hillview Dr Block 2 Lot 13	_____

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Watauga, TX 76148
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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	_____
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	_____
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	_____
Nathaniel Khani Hillview Addition - Watauga	5917 Hillview Dr Block 1 Lot 2	_____

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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	_____
Brian Scott Morrow Ivana Samardzic 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 & Gracykuty Varughese Hillview Addition - Watauga	5949 Hillview Dr Block 1 Lot 10	_____
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	_____
Carolyn J Tottenham Hillview Addition - Watauga	6001 Hillview Dr Block 1 Lot 13	_____
Michael P & Paula J Fritz Est Hillview Addition - Watauga	6005 Hillview Dr Block 1 Lot 14	_____
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	_____

City of Watauga
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Watauga, TX 76148
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Dave & Alora Henry Hillview Addition - Watauga	6017 Hillview Dr Block 1 Lot 17	_____
Vattamala & Ammukut Mathew Hillview Addition - Watauga	6021 Hillview Dr Block 1 Lot 18	_____
Benson & Anugy Johny Hillview Addition - Watauga	6025 Hillview Dr Block 1 Lot 19	_____
Phillip Marsh Hillview Addition - Watauga	6029 Hillview Dr Block 1 Lot 20	_____
Elsa Jesenia Rosado Sanchez Ivelisse Sanchez Eric M Rosando Santiago Hillview Addition - Watauga	6033 Hillview Dr Block 1 Lot 21	_____
Mario & Herlinda Gamez Hillview Addition - Watauga	6037 Hillview Dr Block 1 Lot 22	_____
Jennifer Kao Hillview Addition - Watauga	6041 Hillview Dr Block 1 Lot 23	_____
Suzzette M Shelton & Michele Orshal Hillview Addition - Watauga	6045 Hillview Dr Block 1 Lot 24	_____
Tracy L Konkle Hillview Addition - Watauga	6049 Hillview Dr Block 1 Lot 25	_____
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	_____

66 Notices were mailed out:

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

***as of August 31, 2021**

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



Permit Receipt

Receipt No.: 21-00646

received from

Business Owner
Business Owner
0000 Business
Watauga, TX 76148-0000

Receipt No.: 21-00646
Receipt Date: 06/30/2021
Receipt Time: 12:05 PM
Payment Method: Check
Payment Note: 1339
Project ID #: 21-00902
Project Type: Planning and Zoning
Address: 5900 Bursey Rd.

Transactions

Fee type	Amount
Replat	\$ 300.00
Replat Extra Lots	305.00

Amount Paid \$ 605.00

received by

Helen Newpher
Public Works
7800 Virgil Anthony Blvd.
Watauga, TX 76148-2456
(817) 514-5843 Phone
(817) 427-0935 Fax
permits@wataugatx.org

Account Summary

01-000-31590 \$ 605.00



AGENDA MEMORANDUM

DATE: August 10, 2021

TO: Planning and Zoning Commission Members

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

SUBJECT: **Planning and Zoning Case 21-01:** Conduct a public hearing on a recommendation from the Watauga Economic Development Corporation for amendment to the City of Watauga 2016 Comprehensive Plan of the newly adopted RT-MU land use type to allow for drive-thru establishments and consider action on a recommendation to City Council regarding same.

BACKGROUND/INFORMATION:

The Public Hearing Notice was duly posted and published by the City Secretary's Office on August 27, 2021 in the Fort Worth Star Telegram.

During the (W.E.D.C.) Watauga Economic Development Corporation regular meeting, Tuesday, July 20, 2021, the board made a recommendation to the Planning & Zoning Commission and City Council to consider a change to the proposed language of development standards for RT-MU (Retail Mixed-Use), removing the prohibition of drive-thru operations within the RT-MU zoning designation based on the impacts felt during COVID-19.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends the Commission consider the comments received during the public hearing to make a final report on the request for the Council's use at their meeting at a future date.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report Comp Plan Amendment - Allow for drive-thru in RT-MU classification
2. Retail Transitional Mixed-Use Design Standards - with amendments
3. 2020.04.13 - Comp Plan Update - Resolution discussion and action

REVIEWED BY:



AGENDA MEMORANDUM

Paul Hackleman, Director of Public Works
Caroline Kelley, Attorney
Andrea Gardner, City Manager
Approved as to form for inclusion on Agenda

Approved - 9/2/2021
Approved - 9/10/2021
Final Approval - 9/10/2021

PRELIMINARY REPORT

DATE: September 1, 2021

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official

SUBJECT: Conduct a public hearing on a recommendation from the (W.E.D.C.) Watauga Economic Development Corporation to consider a change to development standard for RT-MU (Retail Mixed-Use), removing the prohibition of drive-thru operations within the RT-MU (Retail Mixed-Use) zoning designation based on the impacts felt during COVID-19

BACKGROUND/INFORMATION:

Texas Local Government Code 211.007(b) requires the Planning & Zoning Commission make a preliminary report prior to approving changes to the City's Zoning Ordinance. Texas Local Government Code 211.004.(a) requires zoning regulation be adopted in accordance with a comprehensive plan. In which, Texas Local Government Code 213 allows for the "long-range development of the municipality". Basic recommendations are land use, transportation, and public facilities, but may include a wide variety of other issues determined by the community. As such, this document serves as the preliminary report.

During the May 17, 2021 (W.E.D.C.) Watauga Economic Development Corporation meeting, Retail Coach provided an update to the Board on new business attraction efforts. During the discussion regarding the impact of COVID-19, the importance of drive-thru operations was discussed. As a result, the Board requested an item to allow the Board to formally request the Planning and Zoning Commission and Council consider removing the language that would prohibit new restaurants with drive-thru operations from locating in the proposed zoning district of RTMU. Drive-thru operations and its purpose were well highlighted by COVID-19.

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends the P&Z Commission consider the comments received during the public hearing of the preliminary report to amend the Comp Plan updated on April 13, 2020 to allow for drive-thru operations in the proposed zoning district of RT-MU and forward a final report of the amendment for the October 11, 2021, City Council Regular Meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Retail Transitional Mixed-Use Design Standards

2020.04.13-Comp Plan Update-Resolution Discussion and Action

PRELIMINARY REPORT



RETAIL TRANSITIONAL MIXED-USE DESIGN STANDARDS

NOVEMBER 14, 2019

Section 1: Purpose

Retail land uses are experiencing significant change throughout the country as a result of online commerce. “Big box” retailers across the country are under financial pressure to dramatically change their business strategies in order to survive, and many have been forced to close their doors. The City of Watauga (the “City”) has a significant concentration of big box retail land uses along the east side of SH 377 accompanied by fast food and sit-down restaurants and small retail strip centers. The City is proactively anticipating the unfortunate but inevitable continued decline of big box retail uses along SH 377 by adopting a new land use category entitled Retail Transitional Mixed-Use (“RT-MU”). While nothing changes in this area as long retail tenants continue to operate, the City has developed the RT-MU land use to accommodate redevelopment of this area in a manner that not only reflects the community’s vision for improving quality of life and increasing property values, but to also capitalize on emerging mixed use markets that will ensure the continued vitality of the community.

The RT-MU district is meant to accommodate and encourage the redevelopment of existing big box and strip center uses on SH 377 into individual mixed-use developments that provide for vehicular and pedestrian connectivity while allowing for an iterative pattern of development as opportunities arise. This redevelopment will feature new northern and southern gateways to help define the corridor and the accompanying land uses. In addition, these improvements will provide a new “move up” opportunity for residents and an urban living product that will appeal to millennials and empty nesters. The RT-MU district is envisioned to accommodate a mix of uses that create a regional destination for residents and visitors with its own unique and clear identity.

The district is designed to be pedestrian friendly, but still able to accommodate significant vehicular traffic. Development will be oriented to existing or planned streets with pedestrian amenities, such as wide sidewalks, street tree cutouts, pedestrian-scale lighting, and street furnishings. The RT-MU district is meant to provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace.

Neighborhood-serving retail uses are to be strategically integrated with new high quality, high value residential uses. These areas will improve the current transition between commercial and residential uses east of the 377 corridor by providing a regional destination that is safe and inviting to attract new shoppers and residents to the City.

The RT-MU land use category provides an opportunity for well-planned, high value, medium and higher density residential uses in the new mixed-use areas as big box uses are vacated. Quality is maintained by enforcing strict but flexible design standards that encourage adaptive reuse of big box uses where feasible.

Creative placemaking envisioned in the RT-MU area will assure the attractiveness and financial success of the corridor defined by the northern and southern gateways by utilizing design standards that emphasize public space, sidewalks and connectivity throughout the RT-MU. The mix of uses will enhance active street life, increase the vitality of businesses, support stable and attractive neighborhoods, and reduce vehicular traffic. Additionally, redevelopment will be encouraged across properties with existing uses that are no longer relevant to the marketplace, stimulating new market driven growth in the City. Bundling small, adjacent parcels into unified

projects will help establish continuity of use and ultimately create a natural growth between the northern and southern gateways.

Finally, the RT-MU will function as new economic centers to ultimately replace existing big box retailers in order to adapt to a changing retail market. The RT-MU will encourage creativity in property design and landscape while minimizing negative impact to existing development and enhancing the character of the area.

The following uses are provided as a prelude to amending the Zoning Ordinance to incorporate the RT-MU use as zone change applications are submitted.

Section 2: Uses

A. General Permitted Uses

A lot or building may be used for one or more of the following by-right permitted uses.

- Retail, restaurant, and related uses
- Retail commercial sales, **including drive-through facilities**
- Personal service businesses
- Restaurants and other food or beverage establishments, **including drive-through facilities**
- Professional, administrative, medical and business offices.
- City administrative uses, post offices, community centers, and libraries
- Financial institutions, excluding drive-through facilities
- Hotels, bed and breakfast facilities, convention centers, meeting space, and banquet facilities
- Galleries and museums.
- Theaters.
- Day care centers.
- Studios for dance, music, fitness, art, or photography
- Attached single-family townhomes
- Two and three family housing
- Multifamily residential provided all dwelling units are located on the second floor and above
- Civic open space uses, and plazas
- Structured parking

B. Specific Uses

A lot and/or building may be used for one or more of the following specific uses, in conjunction with a permitted use, provided special use approval is received in accordance with the requirements of the Zoning Ordinance and all standards of the RT-MU district is met.

- Amusement center indoor. Ex. bowling alley, racquet sports, and health club
- Bar, tavern, or nightclub

- Amusement center (outdoor)
- Community center
- Farmers market, community garden

C. Prohibited Uses

The following uses, as well as any use not specifically permitted, are prohibited.

- **Drive-up facilities associated with any allowed commercial use - Allow**
- Self-storage facilities none or climate controlled
- Thrift stores, second-hand stores and pawnshops
- Adult entertainment and sexually oriented business
- Automobile or other vehicle sales, service, or repair
- Automated fueling centers, bulk fuel dealers, gas stations
- Motor vehicle sales, service or repair businesses
- Sales of manufactured and modular homes
- Hookah lounges
- Vape bars
- Veterinary clinics with outdoor kennels
- Garden style apartments

Section 3: General Design Guidelines

The purpose of this Section is to establish minimum performance guidelines for any proposed RT-MU project which contains land uses allowed in the district. In order to protect residents within and adjacent to the proposed development, and provide for reasonable harmony between residents with residential interests and businesses with commercial interests, no project shall be approved in a RT-MU district unless the design of the project has considered and satisfactorily addressed, in addition to all other applicable regulations within code and criteria, the following items:

A. Noise

- 1) Retail/commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents (either within or adjacent to the project) are not exposed to offensive noise, especially from traffic or late-night activity.
- 2) Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration.

B. Security

- 1) Residential units shall be designed to ensure the personal security of residents, including, but not limited to, the provision of separate and secured entrances and exits that are directly accessible to secured parking areas.

- 2) Non-residential and residential uses located on the same floor shall not use common entrance hallways or common balconies, which may compromise the residential living conditions.
- 3) Parking spaces for non-residential and residential uses shall, be specifically designated by posting, pavement marking, and/or physical separation.

C. Lighting

- 1) Parking areas shall provide sufficient illumination for access and security purposes.
- 2) Light fixtures on buildings and light poles in parking areas shall not exceed twenty-five (25) feet in height and shall be oriented in such a way as to not shine onto adjoining properties. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity of brightness. Downward facing and shielded lighting is required for all projects.

D. Odors, Dust, Vibration

- 1) No commercial or industrial use shall be permitted to expose residents, either within or adjacent to the site, to offensive odors, noxious fumes, dust, electrical interference, and/or vibration.

E. Refuse Storage and Location.

- 1) Residential units shall be provided with refuse storage containers separate from that used by the commercial or industrial uses. They shall be clearly marked for residential use only and their use by non-residential uses is prohibited.

F. Parking Spaces and Traffic Lanes.

- 1) Parking places and traffic lanes for both residential and non-residential uses must be available either on site or elsewhere in the vicinity of the project as they may be allowed pursuant to other sections of code.
- 2) To the extent possible, pedestrian and vehicular access for the project shall be shared by all of the proposed uses.

Section 4: General Requirements

A. Concept Master Plan

- 1) Any zone change application within the RTMU shall be accommodated by a Concept Master Plan
- 2) Any development of any size on one or more contiguous parcels or lots, whether vacant or not, where the uses are or will be mixed requires approval of a Concept Master Plan.
- 3) No minimum sized parcel is necessarily required if it is found that the development meets the performance standards and the approval criteria.
- 4) Concept Master Plans shall meet the following requirements:
 - i. Shall be prepared when any property is initially proposed for subdivision or land development.

- ii. Subdivided properties that are intended to be developed at a later date shall be subject to this initial Concept Master Plan.
- iii. Shall show proposed buildings, land uses, lots, streets, and open space for the entire tract and shall be consistent with the municipal Subdivision and Zoning Ordinance.

B. Phasing

- 1) Property development is permitted to be done in phases if desired. However, any proposed subdivision or land development of a property or portion of a property must be consistent with the Concept Master Plan. If a proposed subdivision or land development is not consistent with the Concept Master Plan, the approved Concept Master Plan as a whole may be revised, provided the following requirements are met:
 - i. The Concept Master Plan complies with all current RT-MU requirements.
 - ii. All owners of land within the original Concept Master Plan development area, whose property is affected by the revised Concept Master Plan, approve the revisions to the Concept Master Plan that affect their properties.
 - iii. The revised Concept Master Plan is approved by the municipal governing body.

C. Other Plan Requirements.

- 1) Concept Master Plan shall be accompanied by architectural drawings, such as elevations, perspective drawings, and cross-sections, which shall be enumerated in the Zoning Ordinance.
- 2) All development in the RT-MU district shall be served by public sewer and public water facilities with accompanying dedicated easements.
- 3) Land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall Concept Master Plan and complying with all requirements of the RT-MU district.
- 4) Ownership and Maintenance of civic open common area, and other facilities. Common open space, plaza areas, and other common facilities shall meet the ownership and maintenance regulations of Code of Ordinance for the City. Required usable civic common area and open plaza areas shall be permanently deed restricted from future development.
- 5) Off street parking, signs and landscaping shall be provide in accordance with applicable sections of City code.
- 6) Tree mitigation requirements must be in accordance with the City code.

Section 5: Dimensional Requirements

RT-MU developments shall meet the following dimensional requirements:

A. Lot Area Requirements

- 1) Minimum Net Lot Area for all multi-family and non-residential uses:
 - i. No minimum lot size; however, all lots must be consistent with the Concept Master Plan.

City of Watauga
RT-MU Design Standards
DRAFT FOR DISCUSSION ONLY

- 2) Minimum Net Lot Area for townhouses and duplexes:
 - i. 2,000 square feet
 - 3) Minimum Net Lot Area for single-family detached homes:
 - i. 5,000 square feet
- B. Minimum Lot Width
- 1) For urban dwelling and non-residential uses:
 - i. No minimum lot width; however, all lots must be consistent with the Concept Master Plan.
 - 2) For townhouses and duplex:
 - i. 20 feet
 - 3) For single-family detached homes:
 - i. 50 feet
- C. Minimum Building Setback
- 1) When no plaza is between the building and the street:
 - i. From street curblines, portions of buildings up to 40 feet in height, provided buildings are not located within the street legal right-of-way line:
 - a) Arterial Streets:
 - 1) 20 feet
 - b) All Other Streets:
 - 1) 12 feet
 - ii. From street curblines, any portions of buildings from 40 to 75 feet in height:
 - a) 25 feet
 - iii. Maximum Building Setback from street curblines for 60% or more of the front façade of the ground floor level of buildings (these standards do not apply to structured parking garages):
 - a) Arterial Streets:
 - 1) 35 feet
 - b) All Other Streets:
 - 1) 25 feet
 - b. Where a plaza is between the building and the street, the Minimum and Maximum Building Setback from street curblines shall be the depth of the plaza.
 - c. Minimum Building Setback from property lines not abutting streets:
 - i. Portions of buildings sharing a party wall:
 - a) 0 feet
 - ii. Portions of buildings not sharing a party wall, up to 40 feet in height:
 - a) 10 feet
 - iii. Portions of buildings not sharing a party wall, from 40 to 75 feet in height:
 - a) 20 feet
 - d. Minimum setback between any portions of separate buildings not sharing a party wall:
 - i. Portions of buildings up to 40 feet in height:
 - a) 20 feet

- ii. Portions of buildings from 40 to 75 feet in height:
 - a) 40 feet
 - e. Minimum building and parking setback from abutting residential properties that are not part of the proposed RT-MU:
 - i. 40 feet
 - f. Minimum surface parking area setback from street ultimate right-of-way lines and property lines:
 - i. 10 feet
- D. Maximum Building Height:
- 1) 75 feet or 6 stories, whichever is less
- E. Maximum Impervious Coverage:
- 1) 85%
- F. Open Space Dedication:
- 1) 15% to be specified in zone change application submittal
- G. Maximum Residential Use within RT-MU:
- 1) 30%

Section 6: Design Standards

- A. General Layout
- 1) All development within the RT-MU district shall comply with the following design standards:
 - i. Various land uses shall be laid out and spaced to make walking from one land use to any other land uses as easy as possible.
 - ii. Retail uses shall be located as physically close to as many of the following on and off-site features as possible: existing retail areas; existing collector or higher classification streets, and proposed plaza areas.
 - iii. Single-use residential buildings, when proposed, shall be located and designed to provide a transition between abutting off-site residential zoning districts, when they exist, and the non-residential uses in the RT-MU district.
- B. Streets
- 1) All RT-MU developments shall be laid out with streets, in accordance with the following standards:
 - i. Streets shall be laid out to create blocks, and blocks shall not exceed 500 feet in length before being interrupted by a street intersection, unless the reuse of existing buildings longer than 500 feet or the presence of unique barriers, such as a creek or a grade, preclude the creation of a street intersection. In such cases, blocks shall be as small as feasible. Alley and driveway intersections shall not be used to meet the block length requirement.

- ii. Streets shall be interconnected with each other and with streets on abutting properties in a grid or modified grid pattern.
- iii. Streets shall be extended to abutting properties in logical locations, as determined by the City Council. When warranted by unique circumstances, the City Council may allow driveways to be used instead of streets for these connections, provided access for the driveway is guaranteed to the abutting property and appropriate cross access easements are illustrated on the final plat submittal.
- iv. On tracts of five (5) acres or more, new streets within an RT-MU development shall have a planned street connectivity to adjoining uses and depicted as such on the Concept Master Plan.
- v. At least every 500 linear feet, blocks shall include public pedestrian connections through the block between generally parallel streets, unless the reuse of existing buildings longer than 500 feet or the presence of unique barriers, such as grade preclude the creation of a pedestrian connection.

C. Building Design Standards

1) Building Orientation and Entrances

- i. Front facades of buildings shall be oriented towards existing and proposed streets, with an everyday entrance in the front façade. Buildings with multiple front facades shall have entrances in each front façade, corner entrances, or, if permitted by the City Council, entrances in only some of the front facades.
- ii. All primary building entrances shall be accentuated. Permitted entrance accents may include: recessed, protruding, canopy, portico, or overhang.
- iii. Loading doors, service doors, and loading docks shall not be located in any façade facing a street or any portion of a façade within 35 feet of a street.

D. Walls and Windows

- 1) Blank walls shall not be permitted along any exterior wall facing a street. Walls in these locations shall comprise a minimum of 35% window area and a maximum of 75% window area, with windows interspersed across the façade.
- 2) Ground floor facades of retail, restaurant, and related uses facing a street or passenger train station shall comprise a minimum of 50% clear window area, with windows providing views of display areas or the inside of the building. These ground floor windows shall begin between 12 to 24 inches above ground level and shall end above 86 inches above ground level.
- 3) Smoked, reflective, or black glass in windows is prohibited.
- 4) Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall, including at least four of the following treatments: masonry but not flat concrete block; concrete or masonry plinth at the base of the wall; belt courses of a different texture or color; projecting cornice; projecting metal canopy; decorative tilework; trellis containing planting; medallions; opaque or translucent glass; artwork; vertical/ horizontal articulation;

lighting fixtures; or a similar architectural element not listed above, as approved by the municipal governing body.

E. Roofs

- 1) Building ridgelines or roof planes facing a street, parking area, or walking area must be interrupted at least once every one hundred (100) feet by the inclusion of at least two of the following: a gable, a dormer, a vertical change of five (5) feet or more, a tower, a dome, a barrel vault, a projecting cornice, an articulated parapet of five (5) feet or more, or the inclusion of a similar architectural feature.
- 2) Buildings shall use parapets or mansard type roof styles to conceal flat roofs, elevator and stair shafts, large vents, and rooftop equipment such as HVAC units along all roof edges.

F. Building Massing

- 1) Buildings shall be designed to achieve a fine-grained texture by dividing large facades into the appearance of several sections or smaller buildings to avoid the appearance of a large, monotonous building mass.
- 2) Buildings must have at least a 3-foot break in depth in all front facades for every one hundred (100) feet of continuous façade. Such breaks may be met through the use of bay windows, porches, porticos, building extensions, building recesses, balconies, towers, and other architectural treatments.
- 3) In addition to the required 3 foot break, building facades of two hundred (200) feet or more facing a street, surface parking lot, passenger train station, or walking area shall include design elements that will break up the façade, such as awnings, porches, canopies, towers, balconies, bays, gables, changes in materials, changes in façade treatments, etc.

Section 7: Landscaping requirements:

Refer to Watauga Code of Ordinances, Chapter 115 – Zoning, Article V. Development Controls Section 115-117

Section 8: Parking Design Standards

A. Surface Parking

- 1) Surface parking lots shall be located to the rear of principal buildings or to the side. Surface parking shall not be located between a building and a street.
- 2) Surface parking shall not extend more than 70 feet in width along any street without being interrupted with a principal building.
- 3) Parking lots visible from a street shall be continuously screened by a 3-foot-high wall/fence or hedge. Parking lots adjacent to a residential use shall be continuously screened by a 6-foot-high wall/fence or hedge. Screening shall also include street trees.

City of Watauga
RT-MU Design Standards
DRAFT FOR DISCUSSION ONLY

- 4) Surface parking lots within a block in an RT-MU development shall be interconnected by access driveways.
- 5) Each lot created within an RT-MU development shall provide cross-access easements for its parking areas and access driveways guaranteeing access to adjacent lots within the same block that are zoned RT-MU. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow.

B. Structured Parking

- 1) Except for their pedestrian and vehicular entrances, structured parking garages, or structured parking within a principal building, that is located within fifty (50) feet of a street curblane at street level shall have office, entertainment, institutional, apartment lobby, retail, restaurant, or a related use in occupied space along 70% of the first floor of the structured parking that faces the street.
- 2) Structured parking shall have design treatments such as colonnades, arcades, awnings, landscaping, street furniture, and other public amenities to create the appearance of an occupied building. Blank walls are not permitted.
- 3) Cars shall be generally visually screened from the street through features such as grills, lattices, mock windows, louvers, false facades, etc. Such screening shall be in keeping with the rest of the building's architectural style and materials.

C. Access to Off-Street Parking.

- 1) When feasible, vehicular access to off-street parking facilities shall be from a street, alley, or driveway that has no retail or related uses facing this street or alley. When this is not feasible, access shall be located as far from retail or related uses' front facades as possible.



AGENDA MEMORANDUM

DATE: March 24, 2020

TO: Honorable City Council Members

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

SUBJECT: Discussion and action on Resolution by the City Council of the City of Watauga, Texas approving updates to the Comprehensive Plan; providing for severability; and providing an effective date

BACKGROUND/INFORMATION:

This project was launched in August 2019 with multiple meetings of the Comprehensive Plan Update Workgroup.

The City is proactively anticipating the unfortunate but inevitable continued decline of big box retail uses along SH 377 by adopting a new land use category entitled Retail Transitional Mixed-Use or RT-MU. This new land use was designed to accommodate future development and redevelopment opportunities along the Denton Highway corridor in a manner that not only reflects the community's vision for improving quality of life and increasing property values, but to also capitalize on the emerging mixed use markets that will ensure the continued vitality of the community.

A future RT-MU zoning district will be created for developing properties desiring to conform to the RT-MU land use plan. This will not affect existing properties or businesses wishing to continue current operations unless they apply for a zoning change.

Moving through the public input stage, the City allowed for a wide range of opportunities to review and provide input on the updates before presentation to City Council for consideration.

Tonight's meeting is the fourth public meeting being held allowing for Public Review and Input Opportunities. Public Meetings were also held December 3, 2019, January 28, 2020 and February 19, 2020. The public has also had opportunity to submit comments in person, via phone message and online.

The Comprehensive Plan will continue to serve as the master plan regarding future development and zoning considerations within the City of Watauga.

FINANCIAL IMPLICATIONS:



AGENDA MEMORANDUM

NA

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends the Council consider the comments received during the public hearing taking action on the recommendation of the City Manager's Work Group and Planning & Zoning Commission at their meeting on February 19, 2020.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. 03272020 PH Notice - Comp Plan Update - CC Meet 04132020
2. CC Public Hearing Notice 03272020
3. 2020_02_14_WAG_P&Z Hearing PDF
4. 02192020 PZ Recommendation to Council
5. Resolution Approving Updates to Comprehensive Plan

REVIEWED BY:

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

Approved - 3/27/2020
Approved - 3/30/2020
Approved - 4/2/2020
Approved - 4/9/2020
Final Approval - 4/9/2020

Approved as to form for inclusion on Agenda

legals & public notices

ASSOC INC" cap found for corner; North 59° 07' 28" East, a distance of 77.48 feet to the POINT OF BEGINNING and containing an area of 36.363 acres or 1,583,986 square feet of land, more or less

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3641

AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING A 0.20-ACRE TRACT OF LAND LOCATED AT 5149 JENNINGS DRIVE FROM R-4-D (DUPLEX) TO R-1 (SINGLE-FAMILY RESIDENTIAL); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 23rd day of March, 2020.

CITY OF NORTH RICHLAND HILLS

By: /s/ Oscar Trevino

Oscar Trevino, Mayor

ATTEST: /s/ Alicia Richardson

City Secretary

APPROVED AS TO FORM AND LEGALITY:

/s/ Maleshia B. McGinnis
City Attorney

CITY OF ROANOKE, TEXAS ORDINANCE NO. 2020-104

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE SATURDAY, MAY 2, 2020, GENERAL ELECTION, ELECTED TO OFFICE; CANCELING THE GENERAL ELECTION IN THE CITY OF ROANOKE, TEXAS, FOR PURPOSE OF ELECTING ONE (1) COUNCILMEMBER FOR WARDS 2, AND 3; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE. APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 25TH day of February, 2020. /s/Carl E. Gierisch, Jr., Mayor /s/April S. Hill, City Secretary/s/Jeff Moore, City Attorney

CITY OF ROANOKE, TEXAS ORDINANCE NO. 2020-105

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE VI, SECTION 12.661, APPENDIX 3, ENTITLED "USE CHARTS," BY AMENDING THE USES WITHIN BUSINESS PARK (BP) DISTRICTS TO ALLOW SOLAR FARM USE WITH A SPECIFIC USE PERMIT (SUP) WITHIN BUSINESS PARK (BP) DISTRICTS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE;

legals & public notices

CITY OF ROANOKE, TEXAS ORDINANCE NO. 2020-107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY GRANTING A CHANGE IN ZONING FOR AN APPROXIMATELY 1.835 ACRE TRACT OR TRACTS OF LAND IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923, AND THE JOHN BACON SURVEY, ABSTRACT NO. 1565, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND CONSISTING OF LOT 3, BLOCK 1 OF THE ROANOKE CENTER ADDITION, AN ADDITION OF THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY AMENDING THE UNDERLYING ZONING FOR THIS 1.835 ACRE TRACT OF LAND FROM RETAIL (R) DISTRICT TO RETAIL - SPECIFIC USE PERMIT (R-SUP) DISTRICT TO ALLOW PHILANTHROPIC ORGANIZATION USE;

PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. Section 4. PENALTY CLAUSE Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense. APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 24TH day of March, 2020. /s/Carl E. Gierisch, Jr., Mayor /s/April S. Hill, City Secretary/s/Jeff Moore, City Attorney

CITY OF ROANOKE, TEXAS ORDINANCE NO. 2020-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, ABANDONING, VACATING, AND CLOSING UNUSED ROADWAY RIGHT-OF-WAY CONSISTING OF A TWENTY FOOT (20') WIDE UNUSED ALLEY RIGHT-OF-WAY ADJACENT TO LOTS 3A-R AND 4A, BLOCK 10 OF THE O.T. ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND WHICH IS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT A, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED CONVEYING SAID UNUSED RIGHT-OF-WAY TO ADJACENT PROPERTY OWNER; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 24TH day of March, 2020. /s/Carl E. Gierisch, Jr., Mayor /s/April S. Hill, City Secretary/s/Jeff Moore, City Attorney

CITY OF ROANOKE, TEXAS ORDINANCE NO. 2020-110

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, APPROVING A SECOND AMENDED AND RESTATED CHAPTER 380 ECONOMIC DEVELOPMENT, HOTEL

legals & public notices

NOTICE OF PUBLIC HEARING WATAUGA CITY COUNCIL CITY HALL COUNCIL CHAMBER 7105 WHITLEY ROAD, WATAUGA, TEXAS 76148 APRIL 13, 2020 6:30 P.M.

Notice is hereby given that there will be a public hearing before the City of Watauga City Council at their regularly scheduled meeting on Monday, April 13, 2020, beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX. This public hearing is for the 2020 City of Watauga Comprehensive Plan Update. The specific action proposed is the recommendation to City Council for adoption of the updated Comprehensive Plan. Written comments regarding the Comprehensive Plan Update must be submitted no later than 5:00 p.m., April 10, 2020. Public testimony will be taken on the Comprehensive Plan Update at the Hearing on April 13, 2020. This hearing or portions thereof may be continued at the discretion of the City Council.

Further information on the updates to the City of Watauga's Comprehensive Plan can be found at <https://www.cowtx.org/comp>.

Published on Friday, March 27, 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 Friday, March 27, 2020 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code. /s/Andrea Gardner City Secretary

NOTICE OF PUBLIC HEARING WATAUGA CITY COUNCIL CITY HALL COUNCIL CHAMBER 7105 WHITLEY ROAD, WATAUGA, TEXAS 76148 APRIL 13, 2020 6:30 P.M.

Notice is hereby given that City Council will conduct a Public Hearing at their regularly scheduled meeting on Monday, April 13, 2020, beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX.

The purpose of the public hearing is to receive input on community needs and project selection relative to funds to be received in the 46th Year of Tarrant County's Community Development Block Grant (CDBG) Program.

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.

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NOTICE - SARATOGA B PAD

legals & public notices

commence any use for which payment of a fee is required under Chapter 30 of the Code of Ordinances until such fee has been paid. Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euleess Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

SECTION 4. PUBLICATION CLAUSE. The City Secretary of the City of Euleess is hereby directed to publish in the official newspaper of the City of Euleess, as required by Section 12 of Article II of the Charter of the City of Euleess.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Euleess City Charter and the laws of the State of Texas.

PRESENTED AND PASSED ON FIRST AND FINAL READING at a regular meeting of the Euleess City Council on March 24, 2020, by a vote of 7 ayes, 0 nays, and 0 abstentions.

ORDINANCE NO. 2240

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF EULESS, CHAPTER 84, UNIFIED DEVELOPMENT CODE, AMENDING THE CITY OF EULESS ZONING DISTRICT MAP ON APPROXIMATELY 7.8 ACRES IN THE PARK CENTER ADDITION, LOTS 1B AND 1C AND INTERNATIONAL REGIONAL INDUSTRIAL COMPLEX, PORTION OF BLOCK C AND BLOCK C, LOT 10 BY CHANGING THE ZONING FROM TEXAS HIGHWAY 10 MULTI-USE (TX-10) DISTRICT ZONING INTO PLANNED DEVELOPMENT (PD) DISTRICT ZONING AS DESCRIBED HEREIN AND ON THE ATTACHED "EXHIBIT A"; PROVIDING FOR USE TYPES AND STANDARDS; PROVIDING FOR A SEVERABILITY CLAUSE, PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND AN EFFECTIVE DATE.

SECTION 5. PENALTY FOR VIOLATION. It shall be a violation of this ordinance to conduct any activity or commence any use for which payment of a fee is required under Chapter 30 of the Code of Ordinances until such fee has been paid. Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euleess Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

SECTION 7. PUBLICATION CLAUSE. The City Secretary of the City of Euleess is hereby directed to publish in the official newspaper of the City of Euleess, as required by Section 12 of Article II of the Charter of the City of Euleess.

SECTION 8. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Euleess City Charter and the laws of the State of Texas.

PRESENTED AND PASSED ON FIRST AND FINAL READING at

FORT WORTH wanted

WANTED CASH. R Certificate Refrig

misc. m

2001 TOY 17 tires

2006 ALUMI or 15, lugs

24" CHAR PLACE

Custom S rollers, \$200. }

FOR SALE Model/ tilt, 52 comme \$1,500, -454-76

IRONMAN Toyota \$200. 8

MICHELLI for \$100. }

Tires on wheels \$200. }

anime

dogs

AKC Reg Taking \$850. } 254-71

AUSTRAL females,

DACHSDAD white I dapple \$450.00

GERMAN Cute V www.L

GOLDEN OFA F home inc

MINI DAC dapple, 817-24;

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NOTICE OF PUBLIC HEARING

**WATAUGA CITY COUNCIL
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
APRIL 13, 2020
6:30 P.M.**

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_____/s/____Andrea Gardner_____
Andrea Gardner, City Secretary



City of Watauga

Comprehensive Plan Update

P&Z Hearing

February 19, 2020



Public Meeting Agenda

- Comprehensive Plan Overview
- Public Process
- Growth Imperatives
- Draft Future Land Use Map (FLUM)
- Retail Transitional Mixed Use (RTMU)
 - Northern Gateway
 - Southern Gateway
- Economic Development Tools
- Questions



Comprehensive Plan Overview

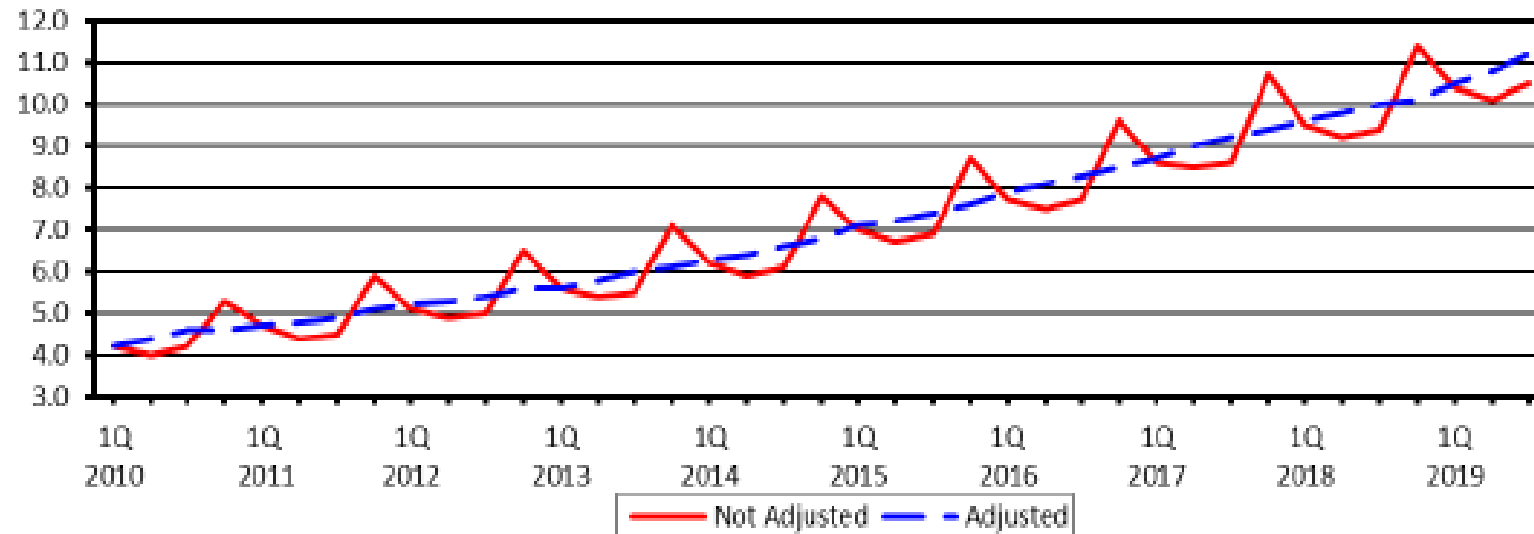
- A Comprehensive Plan:
 - Guides the City Council on policy decisions regarding growth of the City
 - Is a planning document to help facilitate development
 - Does not change the zoning ordinance and does not represent a zone change
 - Does not introduce new entitlements, nor change existing ones
- New development in the RTMU still has to go through zoning process
- It will remain the City Council's discretion to approve or reject any potential development



Why Now?

- Traditional Retail is changing – especially big box tenants
- As Retail uses change, the City wants to avoid large vacant buildings in strip shopping centers
- The Comprehensive Plan Update is designed to provide new, high quality uses, primarily in the 377 Corridor that are likely to transition

Understanding Retail Trends



- 2019 Q3, 11.2% of all retail sales was via E-commerce, 16.9% growth from Q3 2018
- 59% of all sessions on ecommerce sites are done via mobile sessions. ([Smart Insights](#))
- Gen Z shoppers are twice as likely to complete an online purchase using a mobile wallet like Apple Pay than the average consumer. ([BigCommerce](#))
- 79% of smartphone users have made an online purchase using a mobile device in the last six months. ([OuterBox](#))
- Mobile offers are redeemed 10x more frequently than print offers. ([eMarketer](#))

Source: US Census Bureau



Financial Sustainability

- Sales tax revenue represents 24% of the City’s General Fund revenues
- The City is planning ahead to replace this revenue stream should it continue to decline

Sales Tax Decline	Sales Tax Revenue ¹	Revenue Shortfall	Property Tax Rate Increase to Meet Shortfall
0%	\$ 6,139,000	\$ -	0.0000
20%	\$ 4,911,200	\$ 1,227,800	0.0812
50%	\$ 3,069,500	\$ 3,069,500	0.2029
70%	\$ 1,841,700	\$ 4,297,300	0.2841

1) Sales Tax Revenue based on FY 2019-2020 Budget

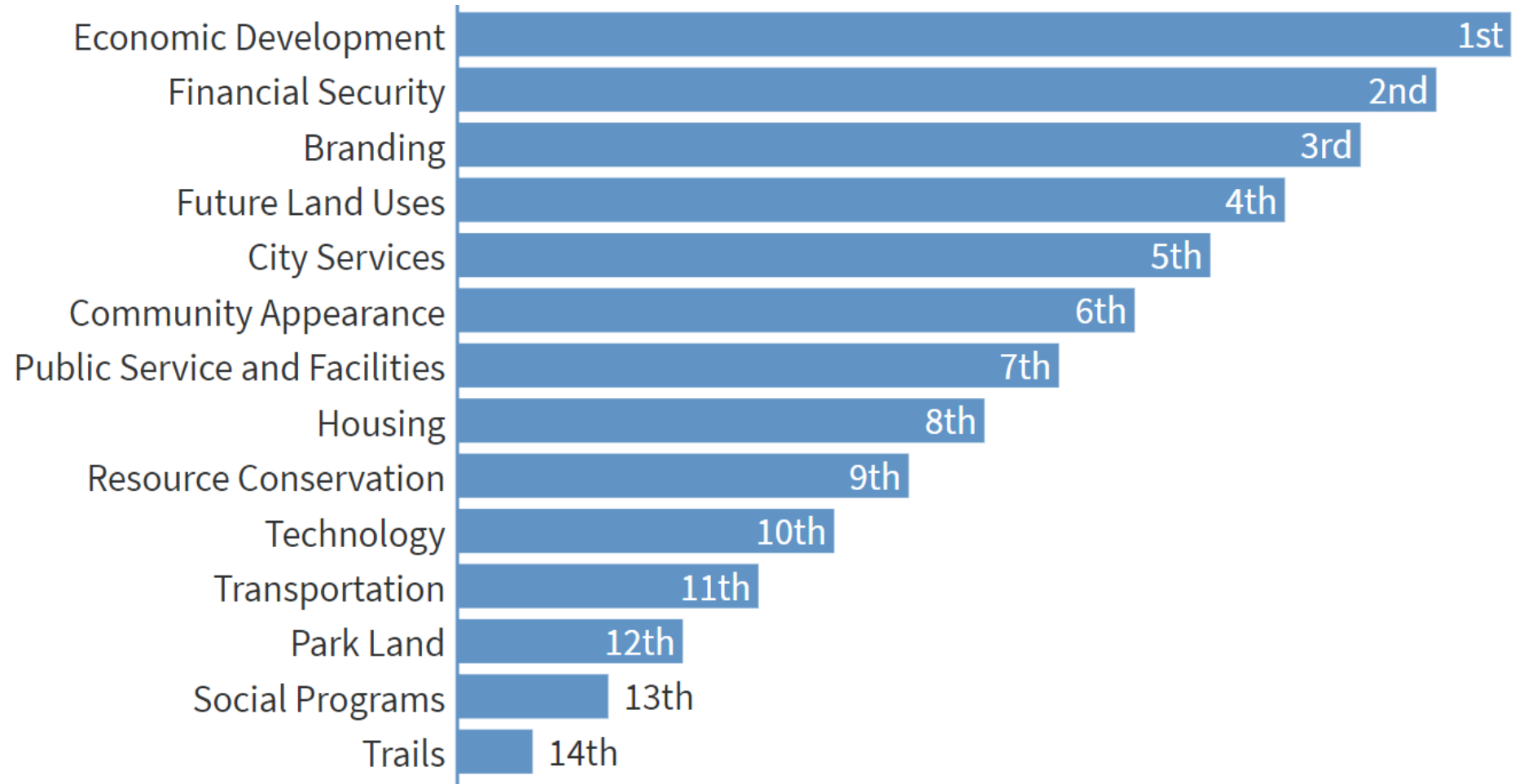


Public Process

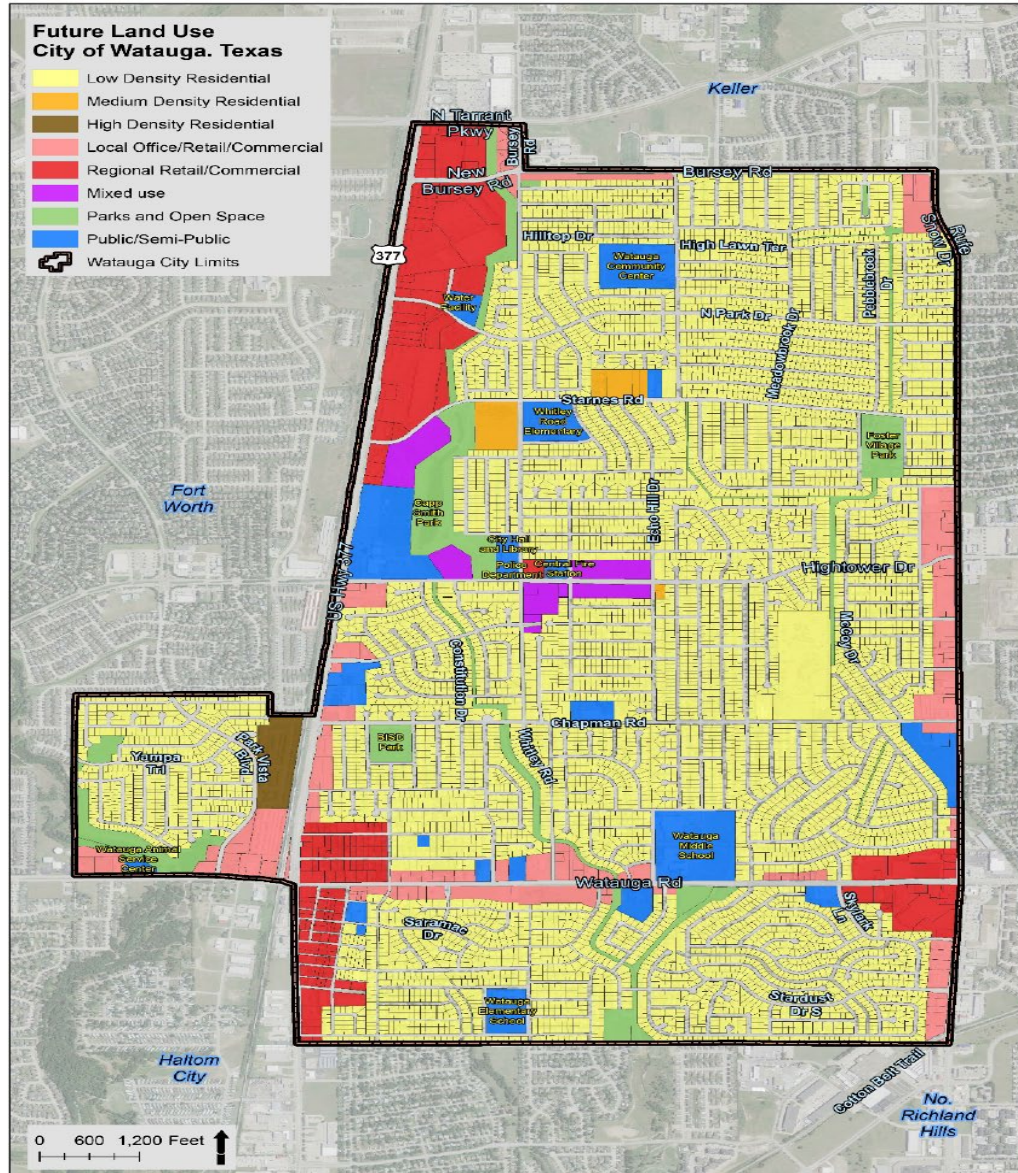
- | | |
|-------------------------|--|
| • January 29, 2019 | City Council / P&Z Joint Workshop |
| • February 19, 2019 | Park Development Corporation Workshop |
| • May 15, 2019 | City Staff Meeting |
| • June 11, 2019 | Comprehensive Plan Update Workgroup Meeting #1 |
| • July 30, 2019 | Comprehensive Plan Update Workgroup Meeting #2 |
| • September 24, 2019 | Comprehensive Plan Update Workgroup Meeting #3 |
| • November 14, 2019 | Comprehensive Plan Update Workgroup Meeting #4 |
| • December 3, 2019 | Public Meeting #1 |
| • January 28, 2020 | Public Meeting #2 |
| • February 19, 2020 | P&Z Hearing |
|
Future: | |
| • <i>April 13, 2020</i> | <i>City Council Meeting</i> |



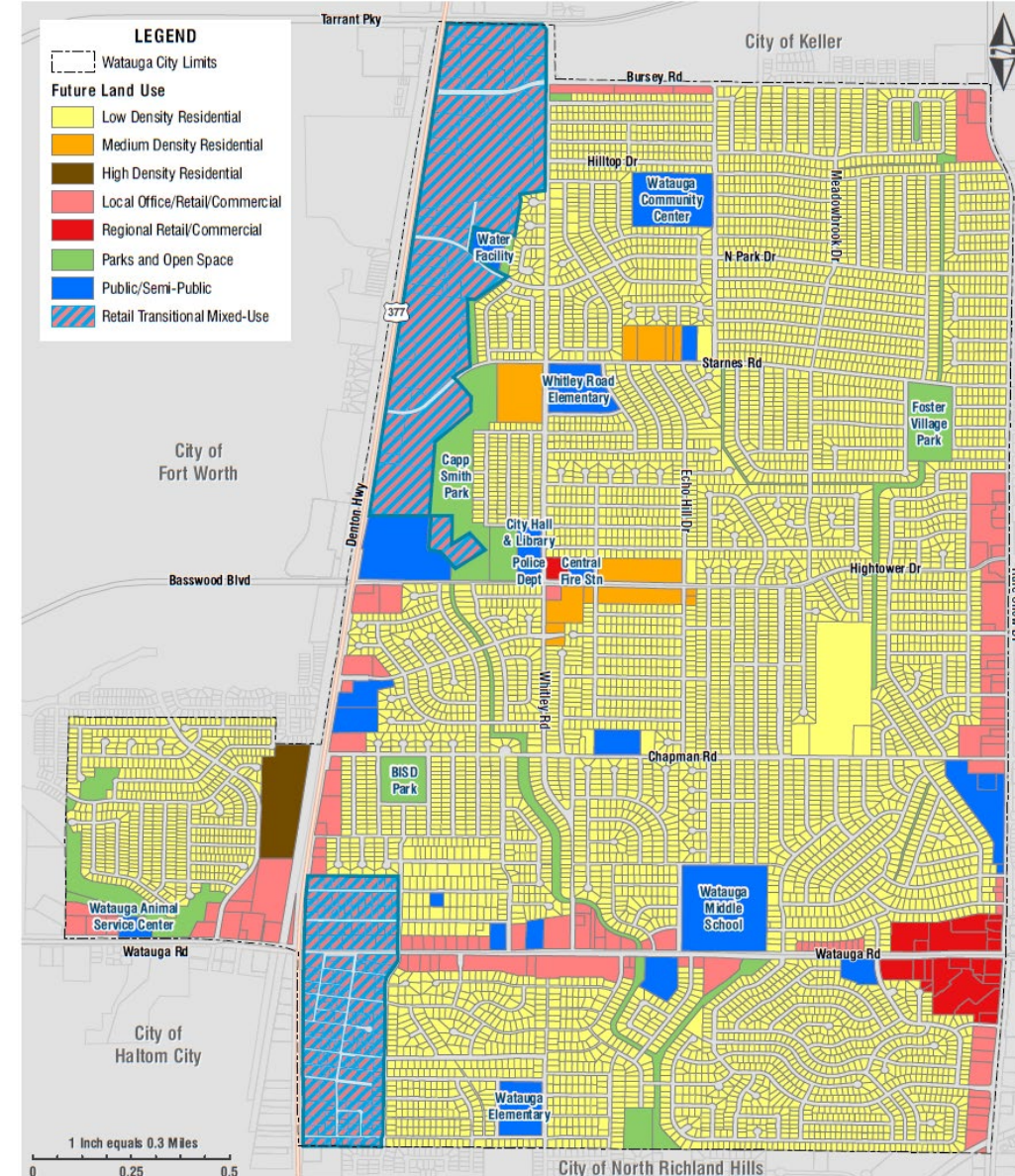
Growth Imperatives Ranking



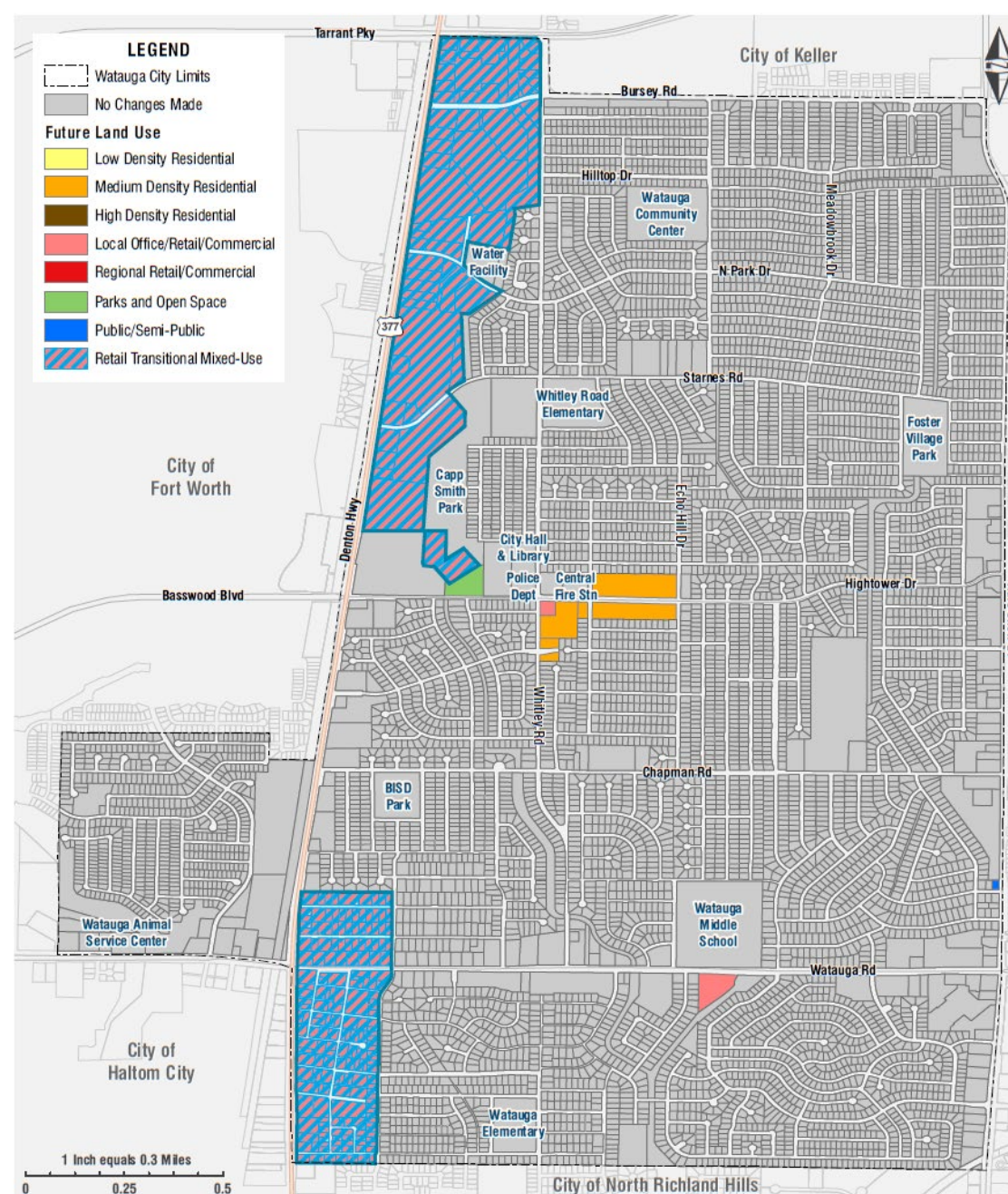
2016 Future Land Use Map



Draft Future Land Use Map



Differences between the 2016 FLUM and the Proposed FLUM



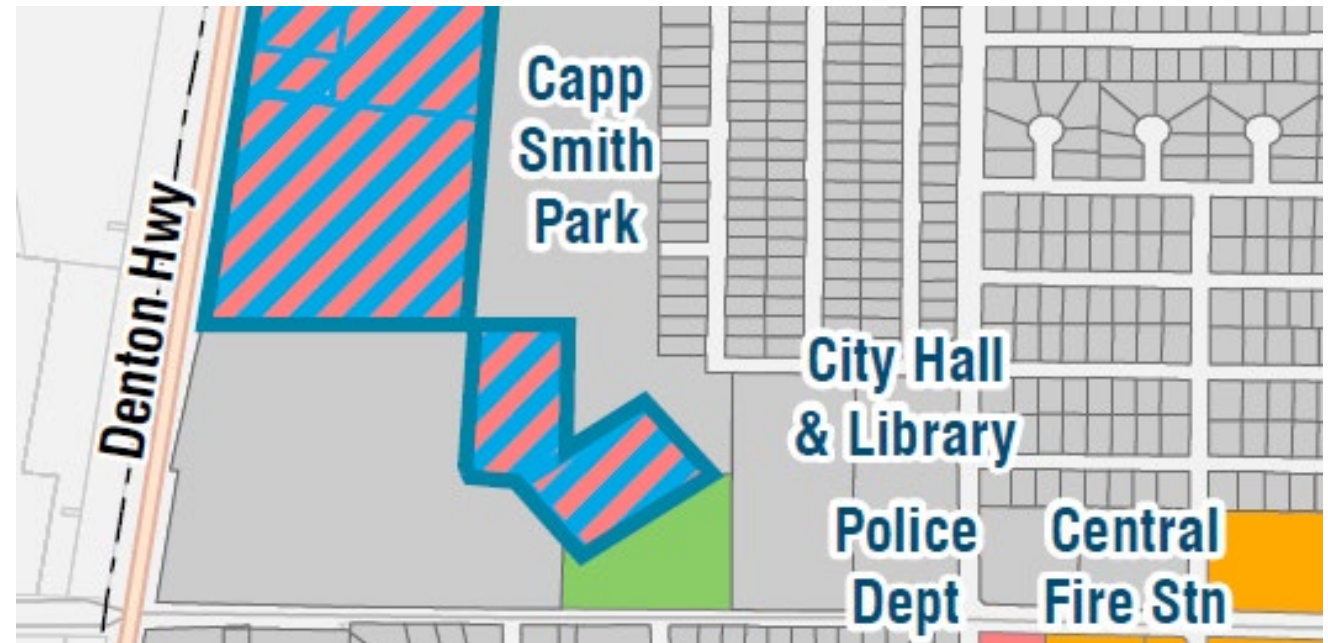
Hightower Tracts

- Recommended to change these parcels from Mixed-Use to Medium Density Residential
- More accurate designation of development potential
- Help accommodate potential future development of the area
- Medium Density Residential includes smaller single-family detached lots and attached dwelling units



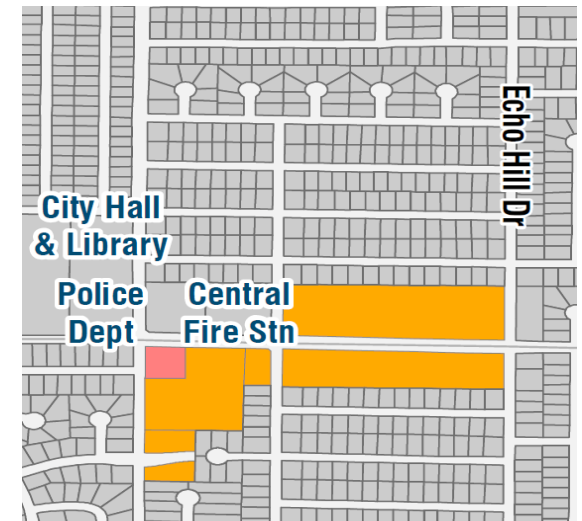
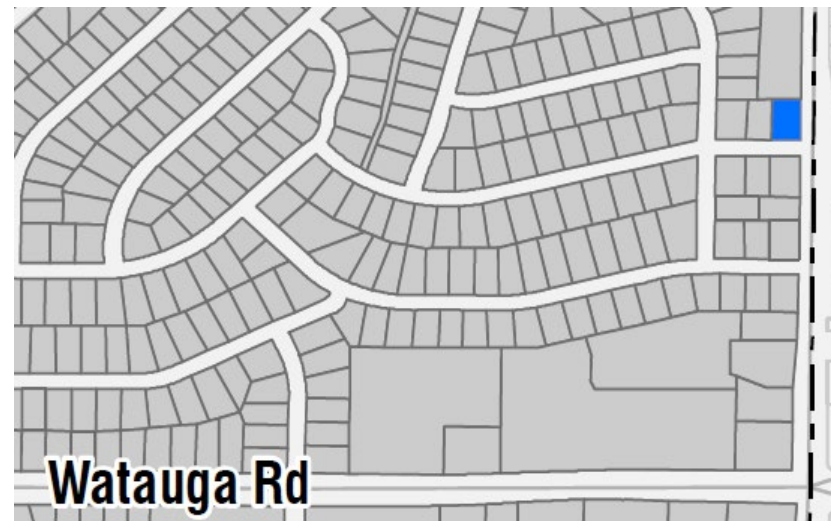
RTMU Parcel

- This parcel has been changed to RTMU due to anticipated development



Correcting Errors from previous FLUM

- The park near City Hall has been corrected to be Open Space
- One parcel has been amended to be Public/Semi-Public, due to utility use
- One parcel has been corrected to be Local Business



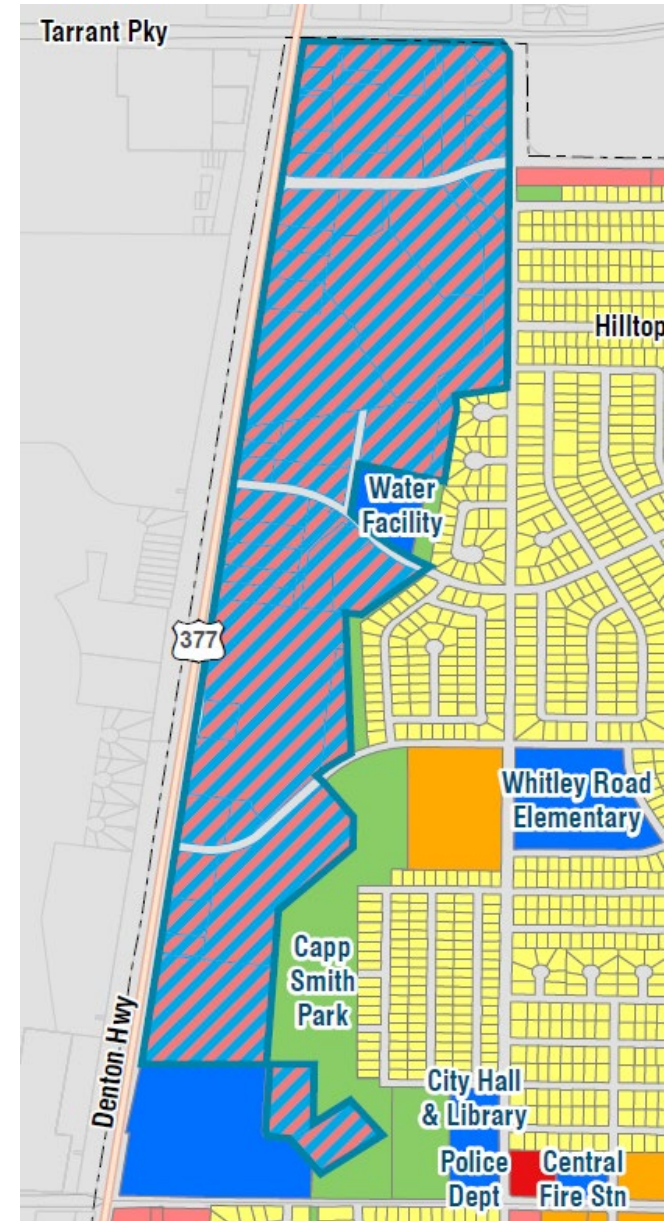


Retail Transitional Mixed-Use (RTMU)

- Enhance redevelopment of large existing retail areas to accommodate transitioning retail market
- Bundle small, adjacent parcels into unified projects
- Minimize impact on existing development
- Prepare City for potential retail decline
- Create market-driven growth
- Encourage redevelopment of properties
- Foster creativity in property design and landscape

Northern Gateway

- Iterative approach to accommodating retail market transformation
- Create an active street life
- Reduce vehicular traffic
- Develop Town Center feel in Watauga
- Improve housing options
- Flexible and adaptable retail stores



Southern Gateway

- Prime redevelopment potential
- Enhance boundary through landscaping and streetscaping
- Transitional land uses
- Emphasize neighborhood goods and services





RTMU Uses

- **Permitted:**

- Retail, restaurant, and related uses
- Retail commercial sales
- Personal service businesses
- Restaurants and other food or beverage establishments,
- Professional, administrative, medical and business offices
- City administrative uses, post offices, community centers, and libraries
- Financial institutions
- Hotels, bed and breakfast facilities, convention centers, meeting space, and banquet facilities
- Galleries and museums
- Theaters
- Day care centers
- Studios for dance, music, fitness, art, or photography
- Indoor sports facilities, including bowling alley, racquet sports, and health club
- Attached single-family townhomes
- Two and three family housing
- Urban living residential
- Civic open space uses, and plazas
- Structured parking

- **Conditional:**

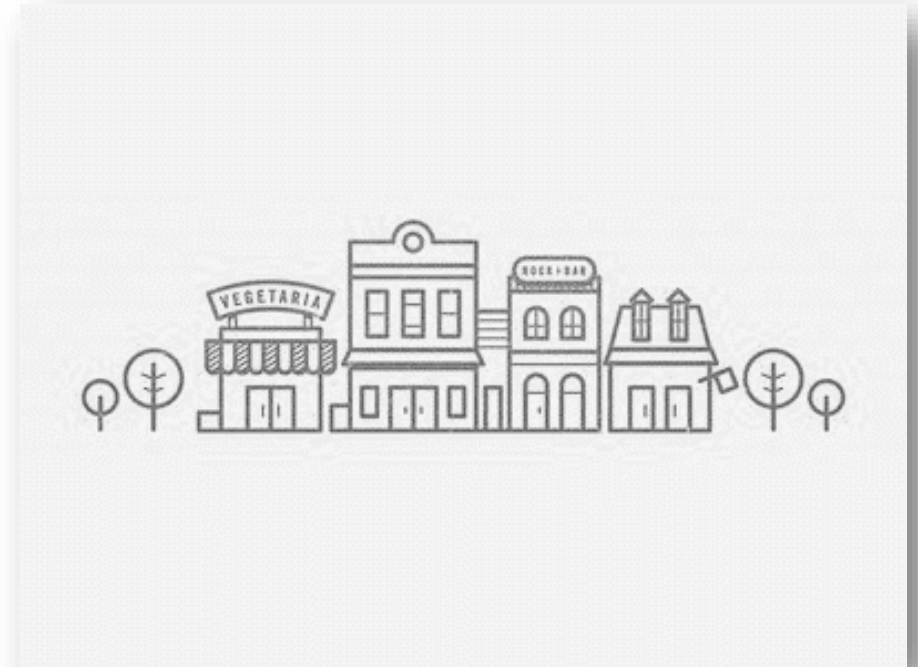
- Amusement center indoor. Ex. bowling alley, racquet sports, and health club
- Bar, tavern, microbrewery or nightclub
- Amusement center (outdoor)
- Community center
- Farmers market, community garden

- **Prohibited:**

- Drive-up facilities associated with any allowed commercial use
- Self-storage facilities climate controlled or otherwise
- Thrift stores, second-hand stores and pawnshops
- Adult entertainment and sexually oriented business
- Automobile or other vehicle sales, service, or repair
- Automated fueling centers, bulk fuel dealers, gas stations
- Motor vehicle sales, service or repair businesses
- Sales of manufactured and modular homes
- Hookah lounges
- Vape bars
- **Garden style apartments**
- Veterinary clinics with outdoor kennels

RTMU Design Standards

- Land uses shall be laid out and spaced for walkability
- Maximum residential area of 30% of entire RTMU, unless City Council designates an exception
- Retail shall be close to existing retail areas, high traffic areas, and proposed plaza areas
- Single-use residential buildings will buffer off-site residential and non-residential uses
- Streets shall enhance connectivity across RTMU



RTMU Conceptual Master Plan

- Created when a property is proposed for a subdivision or land development
- Subdivided properties intended to be developed later are subject to initial Conceptual Master Plan
- Land area proposed must have single ownership or a joint application with only one Conceptual Master Plan
- May be completed in phases as long as development complies with Conceptual Master Plan
- Conceptual Master Plan:
 - Requires new development of one or more parcels to have a mix of uses
 - Shows proposed buildings, land uses, lots, streets and open space for entire tract



RTMU Guidelines

- Every project must address:
 - Noise
 - No late offensive noise from traffic or late night activities
 - Security
 - Must include secured entries and exits for all residential uses
 - Lighting
 - Sufficient lighting for access and security
 - Odors
 - No offensive odors/dust/fumes
 - Refuse Storage and Location
 - Must be provided with refuse storage containers
 - Parking and Traffic
 - Sufficient for both residential and non-residential uses





Economic Development Tools

- Tax Increment Reinvestment Zone (TIRZ)
 - Designates a certain area in the City as a reinvestment zone
 - Additional value generated within the zone that exceeds the base value of the zone is diverted into a specific TIRZ fund based on the contribution percentage
 - Can be used to incentivize high quality development
- 380 Agreements
 - Typically take the form of loans, grants, commitments for infrastructure or performance based sales tax rebates generated from the project



Questions

- *Why is residential included in the RTMU?*
 - All development within the RTMU will be required to submit a master development plan to the City Council, and is at the City Council's discretion to accept or reject
 - There is no requirement for residential, and a cap on the total amount of residential that can exist within the RTMU
- *Will there be a residential component to the parcel between Capp Smith Park and Lifestyle Christianity?*
 - This area is not being rezoned, and any potential development will be at the discretion of the City Council to accept or reject
- *Can the Local Office/Retail/Commercial zone be expanded along Watauga Road?*
 - This designation was not expanded in order to protect the integrity of current residential housing and prevent traffic on residential streets

Questions

- *What is the difference between Garden Style Apartments and Attached Townhomes?*
 - Attached Townhomes are attached buildings intended for single family occupancy, while Garden Style Apartments are multiple buildings with open space and parking between buildings

Attached Townhomes



Garden Style Apartments



Questions

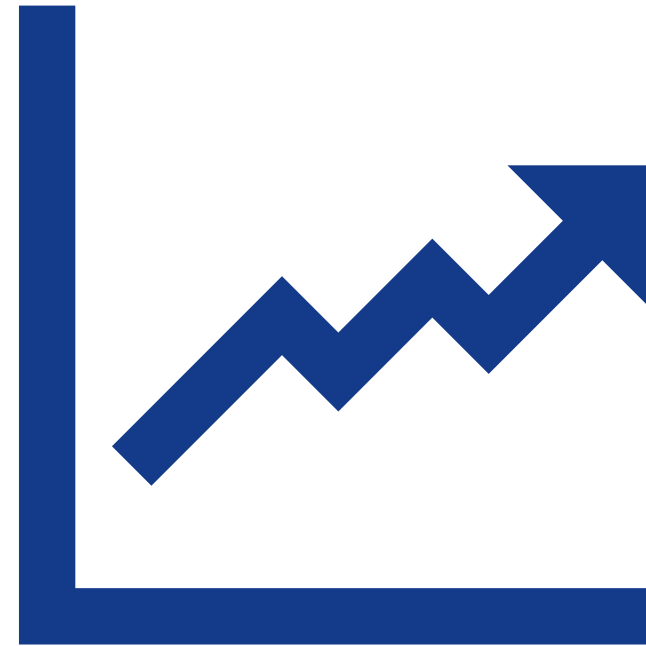
- *What is two and three family housing?*
 - Duplexes and Triplexes
- *Are Churches a permitted use?*
 - Federal law prohibits cities from discriminating against churches by land use designation
- *What will the future of the RTMU look like?*
 - A family oriented assortment of smaller stores, restaurants and businesses that are connected with sidewalks and walking trails.

Duplex



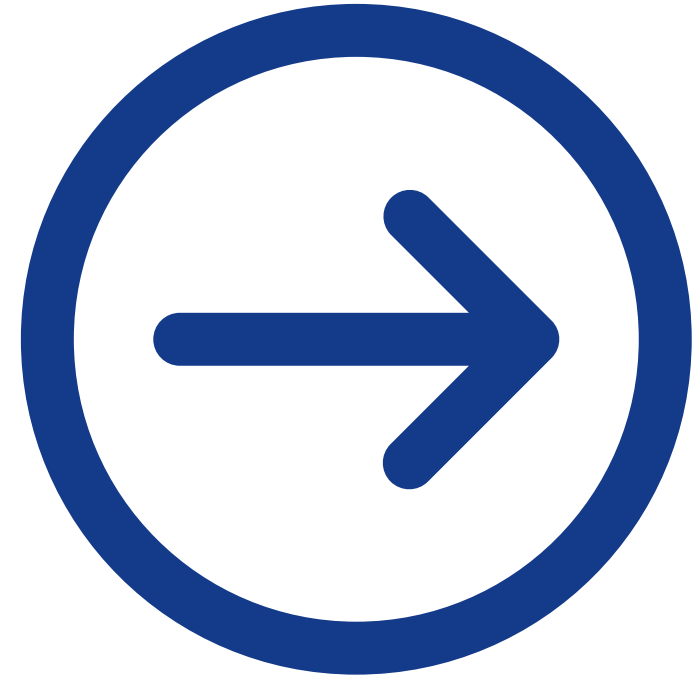
Conclusion

- RTMU designation does not change current zoning
- RTMU District will emphasize high quality development over quantity
- High quality development requires a residential component
- Incentives can help entice Developers to create high quality developments



Next Steps

- Sites for Public Comment
 - Community Center
 - City Hall
 - Library
 - Website
- City Council Meeting.....April 13, 2020



Questions?





PLANNING AND ZONING COMMISSION

RECOMMENDATION TO COUNCIL

PLANNING AND ZONING MEETING: February 19, 2020

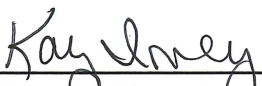
PLANNING AND ZONING CASE NO: Planning & Zoning Case 20-01

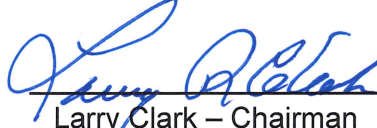
Discussion and action on recommendation of the 2020 Comprehensive Plan Update for Planning and Zoning Case 20-01: Consider recommendation from City Manager's Work Group for amendment to the 2016 Comprehensive Plan.

RECOMMEND APPROVAL OR DENIAL:
APPROVAL X DENIAL _____

COMMENTS:

(REQUIRED FOR DISAPPROVALS)


Place 6 - Karen Isbell
KAY IVEY


Larry Clark - Chairman

CITY OF WATAUGA, TEXAS
RESOLUTION NO. 2020-__

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WATAUGA, TEXAS APPROVING UPDATES TO THE 2020 COMPREHENSIVE PLAN PURSUANT TO PLANNING AND ZONING COMMISSION CASE 20-01; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Watauga recognizes the substantial benefits from public input regarding the planning, development, and construction improvements in the City of Watauga in accordance with the Comprehensive Plan; and

WHEREAS, the City Council of the City of Watauga finds that updates to the Comprehensive Plan are at times necessary to account for market changes and new development opportunities; and

WHEREAS, the City Council, finds, taking into account the work done and recommendations made by the Comprehensive Plan Update Workgroup, the Planning and Zoning Commission, and extensive public comment, that updates to the Comprehensive Plan are necessary and benefit the City of Watauga;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Watauga, Texas that:

I.

The facts and recitations set forth in the preamble of this Resolution are hereby found to be true and correct.

II.

The updates to the Comprehensive Plan of the City of Watauga, attached hereto and incorporated herein by reference, are hereby approved and adopted by the City Council of the City of Watauga, Texas.

III.

This Resolution shall be and is hereby cumulative of all other resolutions of the City of Watauga, Texas, and this Resolution shall not operate to repeal or affect any of such other resolutions, except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this resolution, in which event such conflicting provisions, if any, in such other resolution or resolutions are hereby repealed.

IV.

If any section, subsection, sentence, clause, or phrase of this Resolution shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution.

V.

This Resolution shall become effective and shall be in full force and effect from and after the date of passage and adoption by the City Council of the City of Watauga, Texas, and upon application of law and in accordance with Section 3.13 of the Charter of the City of Watauga, Texas.

PASSED AND ADOPTED by the City of Watauga City Council on this 13th day of April 2019.

APPROVED

Arthur L. Miner, Mayor

ATTEST:

Andrea Gardner, City Secretary

APPROVED AS TO FORM AND LEGALITY:

George E. Hyde, City Attorney



AGENDA MEMORANDUM

DATE: August 10, 2021

TO: Planning and Zoning Commission Members

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

SUBJECT: Discussion and action on selection of Chairperson, Vice-Chairperson and Secretary

BACKGROUND/INFORMATION:

Article II.-Planning and Zoning Commission - Section 101-23 (e) Officers (1) Composition. The officers of the commission shall be a chairperson, vice-chairperson and secretary. (2) Membership; term. At its first meeting in September of each year, the membership of the commission shall determine by majority vote the chairperson, vice-chairperson and secretary. Those positions shall be for a period of one year, or until the first meeting after September 1 of the following year.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend selection of officers.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None

REVIEWED BY:

Paul Hackleman, Director of Public Works
Andrea Gardner, City Manager
Approved as to form for inclusion on Agenda

Approved - 9/2/2021
Final Approval - 9/2/2021