



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, APRIL 20, 2022
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 Commission and Staff may only provide a statement of factual information in response to the inquiry or recite existing policy in response (e.g., to correct a factual misstatement made by the citizen or provide factual information requested by the citizen). Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a future meeting. If necessary, the Chair will task staff to respond to the citizen and report back to the Commission as soon as practicable. Such report to the Commission shall not constitute a meeting called by the Planning and Zoning Commission nor shall it constitute deliberation or formal action. Individual citizens addressing the Commission members 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 members and no formal Commission action will be taken.

APPROVAL OF MINUTES

1. Consider action to approve the meeting minutes of the January 5, 2022 Training Workshop and Meeting of the Planning and Zoning Commission
Randy Richards, CFM, Assistant Director of Public Works
Paul Hackleman, Director of Public Works

PUBLIC TESTIMONY FOR ACTION ITEMS Only those persons who submit a completed Request to Speak form prior to the agenda item being introduced by the Chair will be allowed to speak on agenda items set for action (this doesn't include presentations or reports). The

Chair shall ask each person requesting to speak to approach the podium when called to speak. Speakers' time shall generally not exceed three (3) minutes in their comments and all comments must be germane to the specific agenda item being discussed; however, the Chair may extend or reduce the speaker's allotted time. Speakers shall not be permitted to donate their time to other speakers. Members of the Commission may ask questions or discuss the item directly with the citizen during the citizen's testimony if necessary. Any discussion between a Commission member and the citizen will not count toward the time limit and members are encouraged not to speak until the citizen has first utilized their allocated time.

PUBLIC HEARINGS/ACTION

1. **Z.22-01 w/SUP:** Public hearing to receive comments for or against a request for a zoning change from General Business (GB) to Commercial (C) with a Specific Use Permit (SUP) at 5617 Main Street, being Block 10 Lot 7R of the Watauga Addition, located east of Pine Street, west of Plum Street and north of Main Street; and consider action on the preliminary report recommending to Council to allow for an auto paint and body shop. Owner, Mike Brown and Donna Wagner. Agent, Body Rocks Paint & Body, LLC., Jackie Hays, General Manager.

Randy Richards, CFM, Assistant Director of Public Works

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, Linda Proskey, 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 April 14, 2022, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Linda Proskey, City Secretary





AGENDA MEMORANDUM

DATE: March 11, 2022

TO: Planning and Zoning Commission Members

FROM: Randy Richards, CFM, Assistant Director of Public Works

SUBJECT: Consider action to approve the meeting minutes of the January 5, 2022 Training Workshop and Meeting of the Planning and Zoning Commission

BACKGROUND/INFORMATION:

This item contains draft meeting minutes from the January 5, 2022 Training Workshop and Meeting 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 workshop and meeting minutes as presented.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. JANUARY 5, 2022 - Workshop Meeting - DRAFT
2. JANUARY 5 2022 - Regular Meeting - DRAFT

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works

Paul Hackleman, Director of Public Works

Joshua Jones, City Manager

Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda

Approved - 2/7/2022

Approved - 2/7/2022

Approved - 2/8/2022

Final Approval - 2/9/2022



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 5, 2022
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
TRAINING WORKSHOP
6:00 P.M.**

The following members of the Watauga Planning & Zoning Commission and City Council attended a Training Workshop, led by Mayor Art Miner on January 5, 2021, at 6:00 p.m.:

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

And

Mark Taylor	City Council Liaison
Arthur Miner	Mayor
Jan Hill	City Council Member
Randy Richards	Building Official
Jeannette Garcia	Planning and Zoning Coordinator

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

APPROVED: this the _____ day of _____, 2022

SIGNED: this the _____ day of _____, 2022

APPROVED: _____
Laura Nedderman, Chairperson

ATTEST: _____
Karen Isbell, Secretary

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



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 5, 2022
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Chairperson Laura Nedderman called the meeting to order at 6:47 p.m.

ROLL CALL

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

And

Randy Richards	Building Official
Jeannette Garcia	Planning and Zoning Coordinator
Mark Taylor	City Council Liaison
Arthur Miner	Mayor
Jan Hill	City Council Member

PUBLIC COMMENT

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

PUBLIC TESTIMONY

Chairperson Nedderman called for Public Testimony. 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 November 17, 2021, Regular Meeting of the Planning and Zoning Commission

Member Gehle made motion to approve the minutes as presented and Member Arend seconded the motion. Chairperson Nedderman called for discussion.

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

AYES: Arend, Giles, Isbell, Gehle
NAYS: None
ABSENT: Adams, McCauley-Blackburn
ABSTAIN: None

The motion carried 4-0-2-0.

PUBLIC HEARING/ACTION ITEMS

1. SUP.21-05: Public hearing to receive comments for or against a request for a specific use permit for property located along the Rufe Snow Corridor, Lot 3R2, Block 1 of the Stringer Addition, located west of Rufe Snow Drive south of Bursey Road and north of High Lawn Terrace; and consider action on the preliminary report recommending to Council to allow for a packaged liquor store with drive-thru in a General Business (GB) zoning district. Owner, Owens-Stringer Inc. Applicant/agent, Blazing Hospitality, Smit Shaw.

Building Official Randy Richards was introduced. He then introduced the case advising the applicant, Blazing Hospitality is requesting for the specific use permit to allow for a packaged liquor store with drive-thru in a General Business (GB) zoning district. The request is consistent with the surrounding districts allowing for Local Office/Retail/Commercial development and meets the future land use plan.

Mr. Richards then turned the floor over to the commission for questions. Chairperson Nedderman opened the public hearing at 6:54 p.m. asking if any individual requested to speak or submitted items to be read into record. Staff advised there were none. Member Gehle inquired of the availability of the responses for review. Member Isbell inquired that staff reviewed the spacing requirements. Mr. Richards acknowledged this has been done. Member Giles inquired if a traffic impact analysis had been completed. Mr. Richards advised that City ordinance does not require the traffic analysis. Member Gehle inquired of the buffering around the proposed development. Official Richards advised staff will review the landscape plans when a complete set of building plans are submitted. Member Giles stated that she would also like to see a Trip Generation Data Form completed, which will be used to determine if a traffic impact analysis is needed, as stated on the planning and zoning application. Council Member Mark Taylor inquired of the shared access. Member Gehle also shared her concern of the drive approach and the need to move to the south on Rufe Snow and/or widen the approach. Official Richards reminded the Commission members that the exhibit they are seeing is very preliminary. At the time of submission, formal plans will undergo review.

Member Gehle requested the applicant, Blazing Hospitality, Smit Shah, to share the plans for the property in more depth. Smit Shah advised that business hours are mandated by TABC, which are 10:00 a.m. – 9:00 p.m., Monday-Saturday and closed on Sunday. He also advised the drive approach will be wide enough for a fire truck and advised that he is aware of the spacing requirements for approaches.

Chairperson Nedderman asked if there were any other questions. With there being none, she then closed the public hearing at 7:13 p.m.

She then asked the pleasure of the Commission.

Member Isbell made a motion to consider approval of the preliminary report of SUP.21-05 as written on the agenda to be sent as a final report to the City Council. Member Arend seconded the motion. Chairperson Nedderman called for discussion and hearing none, called for a vote. Members present voting as follows:

AYES: Arend, Giles, Isbell, Gehle
NAYS: None
ABSENT: Adams, McCauley-Blackburn
ABSTAIN: None

The motion carried 4-0-2-0.

ITEMS FOR FUTURE AGENDAS

Mike Arend	Place 1 - None
Quincy Adams	Place 2 - Absent
Jillian Giles	Place 3 - None
Laura Nedderman	Place 4 - None
Cristy McCauley-Blackburn	Place 5 - Absent
Karen Isbell	Place 6 - None
Sharon Gehle	Place 7 - None

ADJOURNMENT

With there being no further items to discuss, Chairperson Nedderman adjourned the meeting at 7:15 p.m.

APPROVED: this the _____ day of _____, 2022.

SIGNED: this the _____ day of _____, 2022.

APPROVED: _____
Laura Nedderman, 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: March 11, 2022

TO: Planning and Zoning Commission Members

FROM: Randy Richards, CFM, Assistant Director of Public Works

SUBJECT: **Z.22-01 w/SUP:** Public hearing to receive comments for or against a request for a zoning change from General Business (GB) to Commercial (C) with a Specific Use Permit (SUP) at 5617 Main Street, being Block 10 Lot 7R of the Watauga Addition, located east of Pine Street, west of Plum Street and north of Main Street; and consider action on the preliminary report recommending to Council to allow for an auto paint and body shop. Owner, Mike Brown and Donna Wagner. Agent, Body Rocks Paint & Body, LLC., Jackie Hays, General Manager.

BACKGROUND/INFORMATION:

The property, commonly known as 5617 Main Street, is currently zoned (GB) General Business. The owner and applicant are requesting a zoning change with SUP to allow for an Auto, Paint and Body Shop, that will be additional space for the adjacent business located at 5621 Main Street. The zoning change request and specific use permit are consistent with the surrounding districts, allowing for new commercial development and meeting the Comprehensive Land Use Plan.

Properties adjacent to 5617 Main Street	Zoning	Current Land Use
North	Commercial (C)	Contractor - Roofing & Auto
South	General Business (GB)	Restaurant
East	Commercial (C)	Auto Paint and Body Shop
West	General Business (GB)	Auto Sales

The Planning and Zoning recommendation of the preliminary report will go before the City Council during their regular meeting in May.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Staff respectfully recommends the Commission consider the comments received during the public hearing and staff recommendation of rezoning the property located at 5617



AGENDA MEMORANDUM

Main Street from General Business (GB) to Commercial (C) for a specific use permit to allow for Auto Paint and Body Shop.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report Z.22-01wSUP - 5617 Main St - JG
2. SITE PLAN

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 4/11/2022
Paul Hackleman, Director of Public Works	Approved - 4/14/2022
David Berman, City Attorney	Approved - 4/14/2022
Joshua Jones, City Manager	Approved - 4/14/2022
Linda Proskey, City Secretary	Final Approval - 4/14/2022

Approved as to form for inclusion on Agenda

PRELIMINARY REPORT

DATE: March 29, 2022

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official

SUBJECT: **Z.22-01w/SUP:** Recommendation to accept a zoning change, from General Business (GB) to Commercial (C) with a specific use permit, for 5617 Main St, Lot 7R, Block 10, of the Watauga Addition, to allow for auto paint and body in a Commercial (C) zoning district

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 now serves as the preliminary report.

The property owners, Mike Brown and Donna Wagner are requesting for the zoning change from General Business (GB) to a Commercial (C) zoning district. The agent, Body Rocks Paint and Body LLC, Jackie Hays, General Manager, is requesting for a specific use permit to allow for auto paint and body shop. The request is consistent with the surrounding districts allowing for Local Office/Retail/Commercial development and meets the future land use plan. The subject property is located east of Pine Street south of Fannin Street west of Plum Street and north of Main Street. During staff review of existing regulations, items considered, and steps taken include:

- The site plan requirements are to be met as stated in Sec. 115-115 as the property is currently vacant to be developed for future use.
- Sec. 115-33. Specific Use Permit. (b) *Amendment to the zoning ordinance*. Every specific use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under construction but shall not be considered as being a permanent change in zoning.
- Staff reviewed the consistency of the zoning change with the Comprehensive Plan. Body Rocks currently occupies the location at 5621 Main Street and has been in business since September 20, 2017. They request to occupy 5617 Main Street upon completion of new development. The neighboring properties are consistent with the proposed use as surrounding uses include auto paint and body shop, restaurant, auto retail sales, and contractor services.
- Two signs have been erected on the property which contains a notice of hearing and telephone number of staff from whom dates may be obtained.

CURRENT ACTIVITY:

A Planning and Zoning Application was submitted to Development Services on January

PRELIMINARY REPORT

20, 2022. Once all requirements were satisfied, notice was published in the Fort Worth Star Telegram on April 5, 2022, for the April 20, 2022, Public Hearing of the Planning and Zoning Commission. In accordance with State law, property owners received the public notice due to public records available through Tarrant Appraisal District which reflect they are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map was also attached for their information.

Staff considered the following criteria for the amendment:

1. The consistency of the proposed amendment with the City's Comprehensive Plan

On Page 6, a guiding principle for land use is "ensure that future development is orderly and efficient, compatible with existing land uses and enhances the overall quality of life."

2. The consistency of the proposed amendment with the intent and general regulations of the State Zoning laws.

The proposed amendment is consistent to the existing districts and uses with the following purposes of Chapter 211 of Texas Local Government Code: promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance or significance.

RECOMMENDATION/ACTION DESIRED:

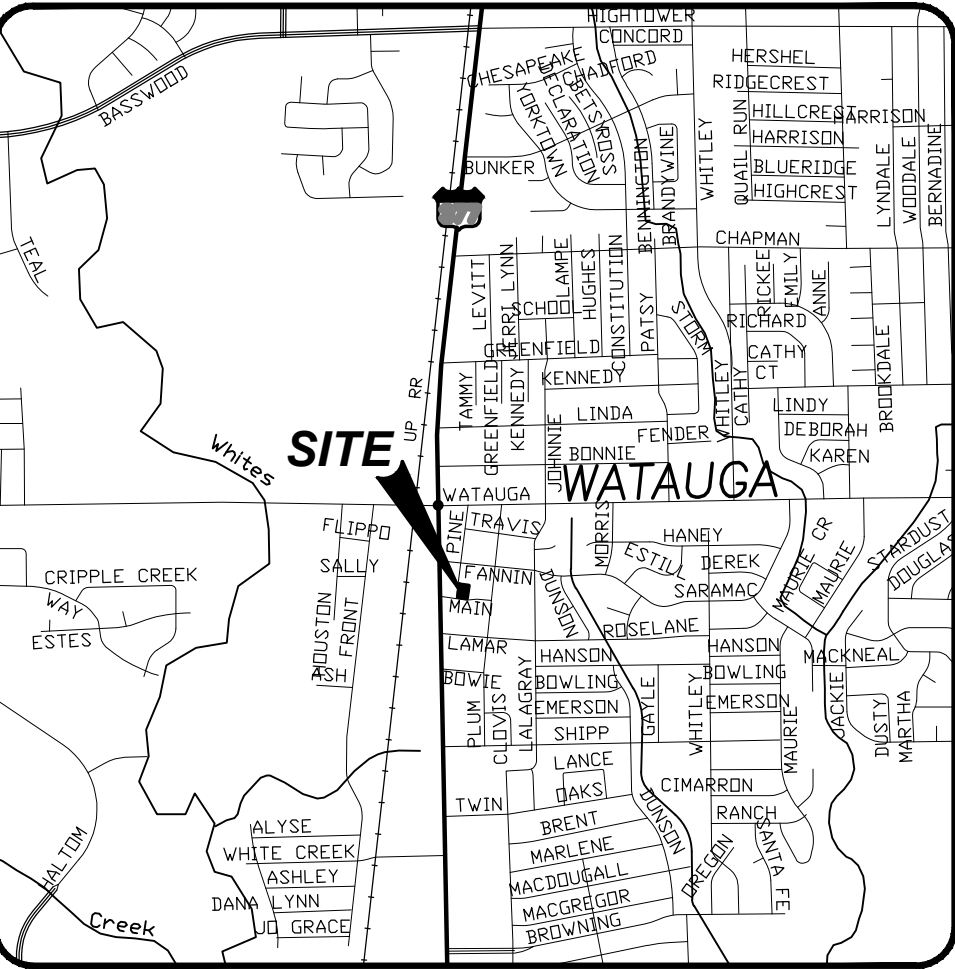
During the Planning and Zoning Commission Regular Meeting to be held Wednesday, April 20, 2022, staff respectfully recommend the commission members consider recommending approval of the following item to City Council at their regular meeting May 9, 2022.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Property Survey/Site Plan

PRELIMINARY REPORT

No.	REVISIONS/ SUBMISSIONS	Date



PARKING REQUIREMENTS

5,850 SQUARE FEET TOTAL AREA

- 1 SPACE PER 1000 SF WAREHOUSE = 6 SPACES
1 SPACE PER 500 SF AUTO REPAIR = 12 SPACES
1 SPACE PER 400 SF OFFICE = 15 SPACES

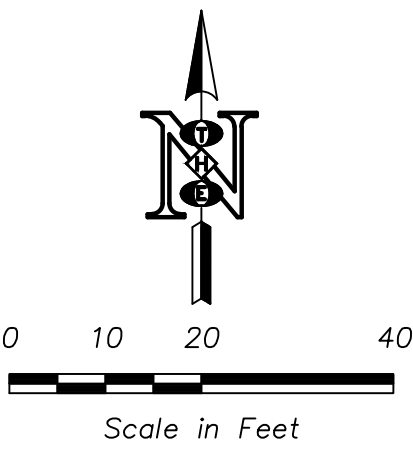
- 230 SQUARE FEET OFFICE = 1 SPACE
2,810 SF WAREHOUSE = 3 SPACES
2,810 SF AUTO REPAIR = 6 SPACES

TOTAL PARKING SPACES REQD = 10 SPACES

SITE DATA SUMMARY TABLE

General Site Data		Lot 7R
Zoning (from zoning map)	GB GENERAL BUSINESS	
Lot Area (square feet & acres)	13,950/0.320	
Proposed Building Height (# stories)	1	
Proposed Building Height (feet—distance to tallest building element)	18'-0"	
Building Footprint Existing/Proposed (square feet)	0/5,850	
Total Building Footprint (square feet)	5,850	
Lot Coverage (percent—x.xx%)	41.9%	
Parking		
Parking Ratio (from zoning ordinances)	1 / 500 SF	
Required Parking (# spaces)	10	
Provided Parking (# spaces)	11	
Accessible Parking Required (# spaces)	1	
Accessible Parking Provided (# spaces)	1	
Impervious Area		
Building Footprint Area Existing & Proposed (square feet)	5,850	
Area of Sidewalk, Pavement & other Impervious Flatwork (square feet)	4,586	
Other Impervious Area	0	
Total Impervious Area		10,436 (74.8%)
Landscape Area (including turf areas) — SEE LANDSCAPE PLAN		
Street Yard area (square feet)	6,450	
Required interior landscape area (square feet)	968 (15%)	
Provided interior landscape area (square feet)	1,574 (24%)	
Trees Required/Provided	7/3	
Ornamental Trees Required/Provided	0/8	
Shrubs Required/Provided	20/24	
Ground Cover Provided (square feet)	210 (22%)	

MAIN STREET POSTED SPEED LIMIT = 30 MPH



PRELIMINARY
FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493
Date 03-29-22

THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT
PURPOSES

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

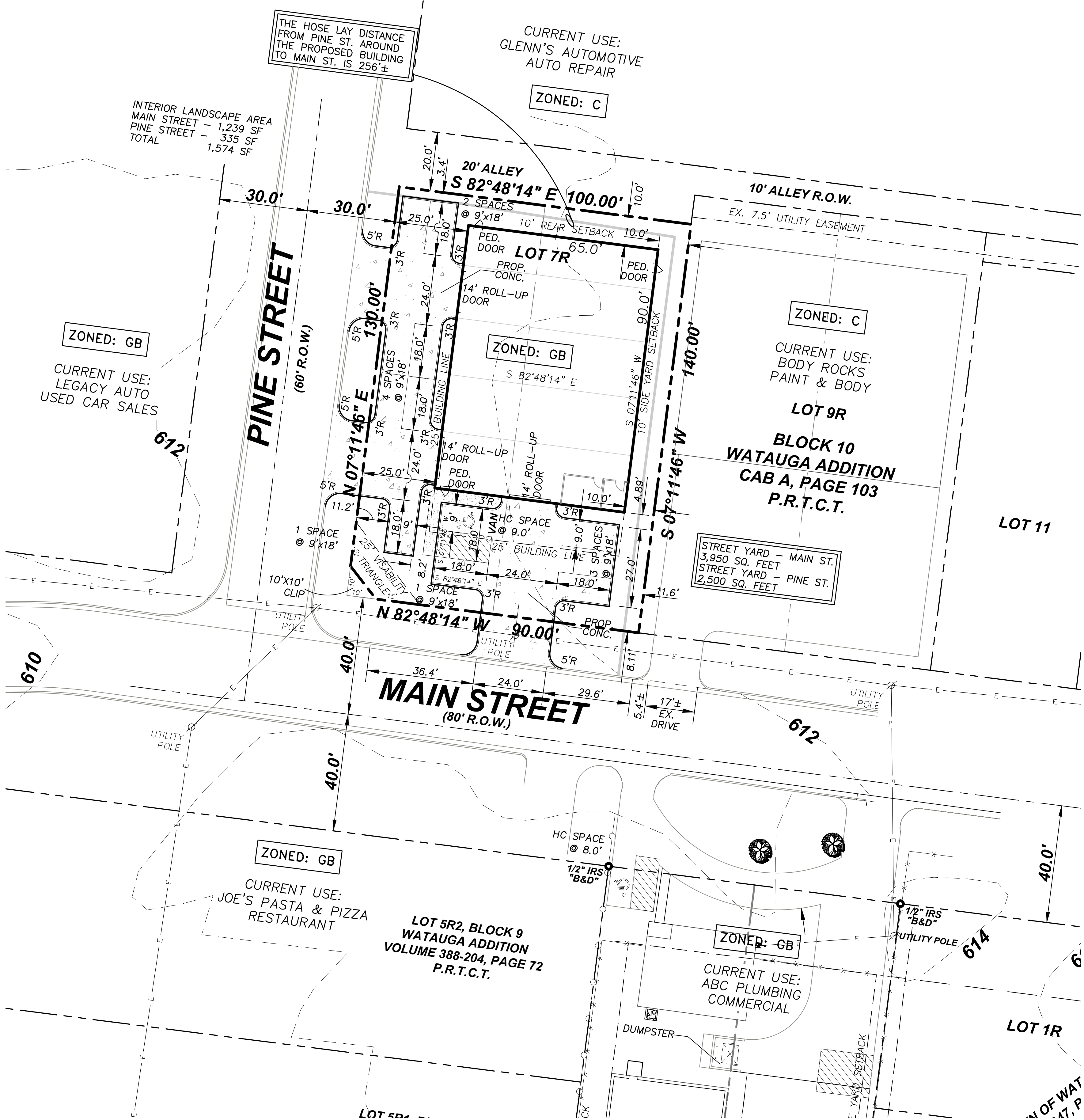
MAIN STREET BODY SHOP
5617 MAIN STREET
WATAUGA, TEXAS

SITE PLAN

DESIGNED	TLH	SCALE	1"=20'	PROJECT NO.	SHEET C-1 of
DRAWN	TLH	DATE	03-29-22		
CHECKED	TLH				

OWNER/APPLICANT
MIKE BROWN
6208 SARAMAC DRIVE
WATAUGA, TEXAS 76148
817/994-2118 PHONE
CONTACT: MIKE BROWN
mikedonna1224@yahoo.com

PREPARER/ENGINEER
THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
817/913-1350 PHONE
CONTACT: THOMAS HOOVER
tom.theng@yahoo.com



No.	REVISIONS/ SUBMISSIONS	Date

SITE DATA SUMMARY TABLE

LOT 7R	
Impervious Area	
Building Footprint Area Existing & Proposed (square feet)	5,850
Area of Sidewalk, Pavement & other Impervious Flatwork (square feet)	4,586
Other Impervious Area	0
Total Impervious Area	10,436 (74.8%)
Landscape Area (including turf areas) – SEE LANDSCAPE PLAN	
Street Yard area (square feet)	6,450
Required interior landscape area (square feet)	968 (15%)
Provided interior landscape area (square feet)	1,574 (24%)
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Shrubs Required/Provided	20/24
Ground Cover Provided (square feet)	210 (22%)

PLANT LIST – WATAUGA AUTOMOTIVE COMPLEX

WATAUGA, TEXAS

LARGE TREES				
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	DESCRIPTION
2	QUERCUS VIRGINIANA	LIVE OAK	3" CAL.	12–14' HGT. /6–7' SPD. S. T. FULL RND. HEAD
ORNAMENTAL TREES				
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	DESCRIPTION
3	LAGERSTROEMA INDICA	CRAPE MYRTLE "WATERMELON RED"	B & B	6–8' HGT. /5–6' SPD. M. T. FULL RND. HEAD "MULTI-TRUNK"
SHRUBS				
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	DESCRIPTION
46	ILEX CORNUTA BURFORDII NANA	DWF. BURFORD HOLLY	5 GAL.	18–24" HGT. 12" SPD. FULL RND. HEAD
GROUNDCOVERS				
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	DESCRIPTION
	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	4" POT	MIN. 3 RUNNERS 8" LONG, FULL PLANT 12" ON CENTER

LANDSCAPE NOTES

GENERAL:

- ALL PLANT MATERIALS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK.
- PLANT HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUMS.
- SEE PLANT LIST FOR PLANT NAMES AND DESCRIPTIONS.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS FOR LANDSCAPE AND IRRIGATION.
- CONTRACTOR TO PROVIDE MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- PLANTING BEDS SHALL BE SEPARATED FROM LAWN AREAS WITH STEEL EDGING.
- ALL TREES SHALL BE A MINIMUM OF 3–CALIPER INCHES IN DIAMETER MEASURED ABH ABOVE GRADE.
- ALL TURF AREAS SHOWN SHALL BE BERMUDA GRASS SOLID SOD OR HYDROMULCH SEED.

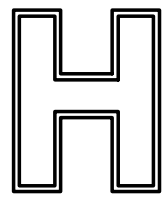
NOTE:

- DETAILED IRRIGATION AND LANDSCAPE PLANS FOR THIS PROJECT WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION.
- THERE ARE NO EXISTING TREES LOCATED IN THE STREET YARD WHICH REQUIRE PRESERVATION MEASURES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED.
- ALL PLANT MATERIALS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CITY OF WATAUGA DEVELOPMENT CODE 115–117.

PRELIMINARY
FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493
Date 03–29–22

THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT
PURPOSES

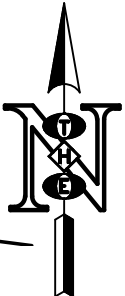
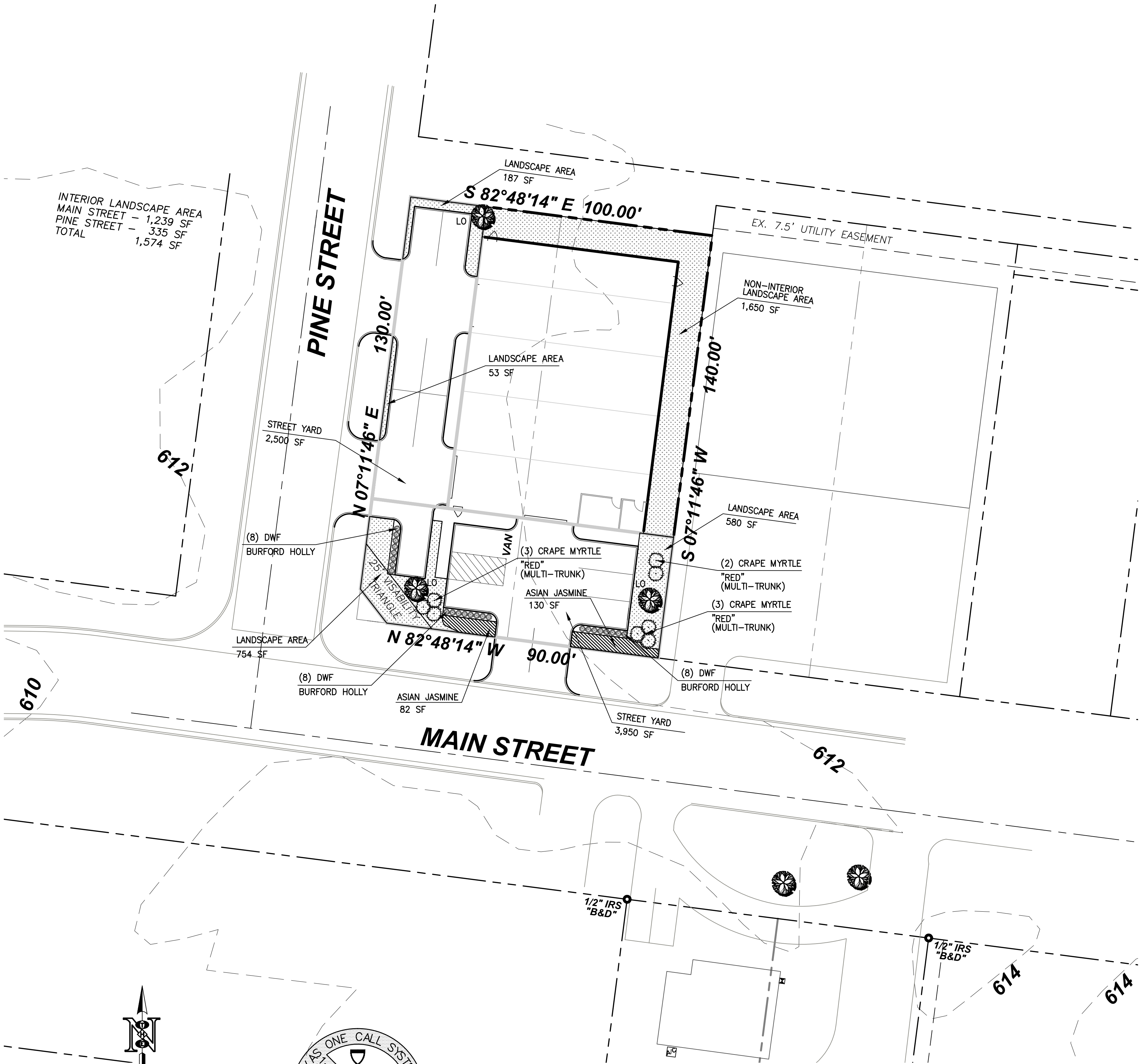


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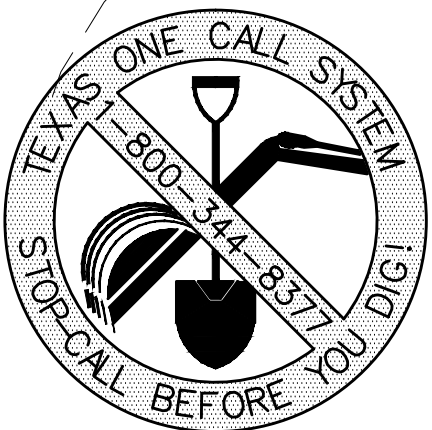
MAIN STREET BODY SHOP
5617 MAIN STREET
WATAUGA, TEXAS

LANDSCAPE PLAN

DESIGNED	TLH	SCALE	1"=20'	PROJECT NO.	SHEET C–2 of
DRAWN	TLH	DATE			
CHECKED	TLH	03–29–22			



0 10 20 40
Scale in Feet



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