



**AMENDED AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
TUESDAY, AUGUST 7, 2018
6:00 PM**

CALL TO ORDER

INVOCATION

APPROVAL OF MINUTES

1. Approval of Minutes from the June 5, 2018 Regular Meeting of the Watauga Planning and Zoning Commission

PUBLIC HEARING

1. **Planning and Zoning Case SUP-18-03:** Consider request for a zoning change from SF-6 (Single Family - 6,000 square foot lots), and LB (Local Business) to PD (Planned Development) for Hightower Commons, a proposed mixed use project on properties located at the southeast corner of Hightower Drive and Whitley Road and, on the north and south sides of Hightower Drive, east of Quail Run and west of Echo Hill Drive. Lauren Partovi/Sunscope Development, applicant. Zaghoul A N, Shiber E L, Don Valk, Victor Adoue, Ibrahim Spidari Khan, M Khan Family LP, owners.
 - a. Open Public Hearing - allow for staff comments
 - b. Public Comments
 - c. Close Public Hearing

NEW BUSINESS

1. Consideration and action on **Planning and Zoning Case SUP-18-03:** Consider request for a zoning change from SF-6 (Single Family - 6,000 square foot lots), and LB (Local Business) to PD (Planned Development) for Hightower Commons, a proposed mixed use project on properties located at the southeast corner of Hightower Drive and Whitley Road and, on the north and south sides of Hightower Drive, east of Quail Run and west of Echo Hill Drive. Lauren Partovi/Sunscope Development, applicant. Zaghoul A N, Shiber E L, Don Valk, Victor Adoue, Ibrahim Spidari Khan, M Khan Family LP, owners.

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, Zolaina R. Parker, City Secretary for the City of Watauga, do hereby certify that this agenda was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on August 3, 2018, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Zolaina R. Parker, City Secretary, TRMC





AGENDA MEMORANDUM

DATE: July 24, 2018

TO: Planning and Zoning Commission Members

FROM: Denise Wilkinson, Economic Development Specialist

SUBJECT: Approval of Minutes from the June 5, 2018 Regular Meeting of the Watauga Planning and Zoning Commission

BACKGROUND/INFORMATION:

Approval of the Minutes from the June 5, 2018 Regular Meeting of the Watauga Planning and Zoning Commission.

FINANCIAL IMPLICATIONS:

None

RECOMMENDATION/ACTION DESIRED:

Approve minutes as presented.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Minutes Draft

REVIEWED BY:

Zolaina Parker, City Secretary, TRMC

Final Approval - 07/31/2018



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 5, 2018
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:00 P.M.**

Commissioners Present:

Larry Clark	Chairperson
Robert Martinez-Merlo	Member, Place 1
Ron Holland	Member, Place 4
Cristy McCauley	Member, Place 5
Sergio Molina	Member, Place 6

Commissioners Absent:

Kay Ivey	Member, Place 2 with notice
Jeremy Blain	Member, Place 7 with notice

Staff Present:

Jacquelyn Reyff, AICP	Director of Planning & Economic Development
Denise Wilkinson	Economic Development Specialist
Andrea Gardner	City Manager

City Council Liaison Present:

Patrick Shelbourne	Mayor
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CALL TO ORDER

Chairperson Clark called the meeting to order at 6:03 P.M.

INVOCATION

Mr. Holland gave the invocation.

APPROVAL OF MINUTES

1. Minutes of regular meeting of April 3, 2018

Mr. Molina made a motion to approve the minutes of the regular meeting of April 3, 2018 with one amendment. Mr. Holland seconded and the motion carried with the following vote:

APPROVAL OF MINUTES (continued)

AYES: Martinez-Merlo, Holland, McCauley, Molina
NAYS: None
ABSENT: Ivey, Blain
ABSTAIN: None

PUBLIC HEARING

1. **Planning and Zoning Case SUP-18-02:** Consider request for a Specific Use Permit (SUP) for Los Cuando Best Burritos, a restaurant with a proposed drive-through to be located at 7304 Denton Hwy, being Lot 5, Block 1, Harvest Baptist Church Addition, Phase III. The property is located on the east side of Denton Hwy (US 377) north of Hightower Drive and south of Starnes Road. Bradley D. Smith/Fiesta Restaurant Group, owner. Ricardo Valencia, applicant.

Chairperson Clark opened the public hearing at 6:05. Chairperson Clark asked for public comments and none being given, the public hearing was closed at 6:10.

2. **Planning and Zoning Case Z-18-02:** Consider request for a Zoning Change for 3.2444 acres out of the William J Miller Survey, Abstract No. 1020 from GU (Government Use) to GB (General Business). The subject property is located at 6200 Watauga Road. City of Watauga, owner/applicant.

Chairperson Clark opened the public hearing at 6:11. Chairperson Clark asked for public comments and none being given, the public hearing was closed at 6:27.

NEW BUSINESS

1. Consideration and action on **Planning and Zoning Case SUP-18-02:** Consider request for a Specific Use Permit (SUP) for Los Cuando Best Burritos, a restaurant with a proposed drive-through to be located at 7304 Denton Hwy, being Lot 5, Block 1, Harvest Baptist Church Addition, Phase III

Mr. Molina made a motion to recommend approval of the Specific Use Permit (SUP) for Los Cuando Best Burritos as requested. Ms. McCauley seconded and motion carried with the following vote:

AYES: Martinez-Merlo, Holland, McCauley, Molina
NAYS: None
ABSENT: Ivey, Blain
ABSTAIN: None

NEW BUSINESS (continued)

2. Consideration and action on **Planning and Zoning Case Z-18-02**: Consider request for a Zoning Change for 3.2444 acres out of the William J Miller Survey, Abstract No. 1020 from GU (Government Use) to GB (General Business)

Mr. Holland made a motion to recommend approval of the Zoning Change as requested. The motion died for lack of a second. Mr. Molina made a motion to disapprove the Zoning Change as requested. Ms. McCauley seconded and the motion carried with the following vote:

AYES: Martinez-Merlo, McCauley, Molina
NAYS: Holland
ABSENT: Ivey, Blain
ABSTAIN: None

3. Discussion and introduction of Build Out Plan

Staff opened discussion and introduced the Build Out Plan.

ADJOURNMENT

Chairperson Clark adjourned the meeting at 7:20 PM.

APPROVED: this the _____ day of _____, 2018.

SIGNED: this the _____ day of _____, 2018.

APPROVED: _____
Larry Clark, Chairperson

ATTEST: _____
Kay Ivey, Secretary

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



AGENDA MEMORANDUM

DATE: July 24, 2018

TO: Planning and Zoning Commission Members

FROM: Andrea Gardner, City Manager

SUBJECT: **Planning and Zoning Case SUP-18-03:** Consider request for a zoning change from SF-6 (Single Family - 6,000 square foot lots), and LB (Local Business) to PD (Planned Development) for Hightower Commons, a proposed mixed use project on properties located at the southeast corner of Hightower Drive and Whitley Road and, on the north and south sides of Hightower Drive, east of Quail Run and west of Echo Hill Drive. Lauren Partovi/Sunscope Development, applicant. Zaghoul A N, Shiber E L, Don Valk, Victor Adoue, Ibrahim Spidari Khan, M Khan Family LP, owners.

BACKGROUND/INFORMATION:

A meeting was scheduled by Mr. Rick Garza and Sunny Partovi with the City Manager for late May 2018. The City Manager met with the representatives regarding a proposed development. A few days later the City Manager provided Mr. Partovi with language from the City's comprehensive plan regarding mixed use.

A Planning & Zoning Application was submitted to the City on June 26, 2018. The application was discussed with the Development Review Team per procedures. Once all requirements were satisfied, the required notices were provided to the public.

Per Texas Local Government Code 211.007, the Zoning Commission shall hold a public hearing on the matter before submitting a final report to the governing body.

FINANCIAL IMPLICATIONS:

None

RECOMMENDATION/ACTION DESIRED:

City staff respectfully requests the Commission conduct the required public hearing allowing all parties to be heard.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Application for Agenda



AGENDA MEMORANDUM

2. Owner's Authorizations
3. PD Zoning Change Narrative - revised 7-13-18
4. Public Hearing Notices and PO List
5. Zoning Sign Pictures - All 4
6. Comments For & Against 7-30-18 for Agenda

REVIEWED BY:

Andrea Gardner, City Manager
Zolaina Parker, City Secretary, TRMC

Approved - 07/31/2018
Final Approval - 07/31/2018



Planning & Zoning Application



REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
(Please Print)
BUSINESS NAME (If applicable): Sunslope Development Principal
(Title)
BUSINESS ADDRESS: 6628 Meadows West Dr. S. Fort Worth, TX 76132
PHONE: (817) 729-1212 EMAIL: Lauren.Partovi@gmail.com

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

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

*Signatures certify that all information provided is true and correct

Owner Name (Print) <u>Lauren Partovi</u>	Date <u>6/26/18</u>	Owner Signature <u>La Partovi</u>
Agent Name (Print)	Date	Agent Signature

APPLICATION SUBMITTAL REQUIREMENTS

- ☐ Ten (10) folded copies of 24"x36" of a Site Plan (Technical requirements provided on separate sheet), Landscaping Plan, Elevations in color and one digital (PDF) copy of zoning exhibit.
- ☐ The following items are required with all types of applications:
- ☐ Zoning Application form.
- ☐ Application filing fee of \$300. This is non-refundable.
- ☐ One 11"x17" copy of subdivision plat (if the property is platted).
- ☐ One digital (PDF) copy of subdivision plat (if property is platted).
- ☐ If request is for (i) a portion of a platted lot, or (ii) an un-platted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by licensed surveyor must be provided electronically in Microsoft Word format and in paper copy.
- ☐ Additional information may be requested by the Development review Team if deemed essential for review and consideration by Planning and Zoning Commission and City Council.
- ☐ Written narrative explaining in detail the proposal.

OFFICE USE ONLY: CASE APPROVED BY:

PLANNING & ZONING COMMISSION: _____ Yes _____ No

CITY COUNCIL: _____ Yes _____ No

ADDITIONAL P&Z FEE: _____ RECEIPT #: _____

DATE: _____

DATE: _____

DATE: _____



Planning & Zoning Application

CASE NO. _____

P&Z Fee: #300.00

SELECT ZONING APPLICATION TYPE:

Date Paid: 6/26/18

Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY: Mixed Use - Multifamily, Single Family Attached, Local / General Business

EXISTING USE OF PROPERTY: Vacant, Single Family & Local Business

ZONING INFORMATION: From Existing SF & LB District to Proposed PD District

PROPERTY ADDRESS: 6 properties referenced in the attached

Legal Description: (Abstract) _____ (Tract) _____ (Block) _____ (Lot) _____

(Survey) _____ (Addition) _____

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

COMPLIANCE OF PROPOSED PROJECT TO ONE WATAUGA/COMPREHENSIVE MASTER PLAN: If Yes then skip to next section of application if no then provide answers to the questions below:

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

OWNER INFORMATION: NAME: _____

(Please Print)

ADDRESS: _____

PHONE: _____ EMAIL: _____

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



Planning & Zoning Application

CASE NO. _____

P&Z Fee: _____

SELECT ZONING APPLICATION TYPE:

Date Paid: _____

Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY: PD (Multifamily)

EXISTING USE OF PROPERTY: SF

ZONING INFORMATION: From Existing SF District to Proposed PD District

PROPERTY ADDRESS: 6000 Hightower Dr

Legal Description: (Abstract) _____ (Tract) _____ (Block) 13 (Lot) 15R

(Survey) _____ (Addition) Echo Hills Addition

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

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☒ Yes ☐ No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community?
☒ Yes ☐ No

OWNER INFORMATION: NAME: Zaghloul A N, Shiber E I

ADDRESS: 4637 Pangolin Dr., Fort Worth, TX 76244
(Please Print)

PHONE: _____ EMAIL: _____

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
(Please Print)
BUSINESS NAME (If applicable): Sunscope Development Principal
(Title)
BUSINESS ADDRESS: 6628 Meadows West Dr. S. Fort Worth, TX 76132
PHONE: (817) 729-1212 EMAIL: laurenpartovi@gmail.com

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

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*Signatures certify that all information provided is true and correct

ELIAS SHIBER ANTON ZAGHLOU X Elias Shiber
Owner Name (Print) Date Owner Signature
Lauren Partovi 7/1/18 Lauren Partovi
Agent Name (Print) Date Agent Signature

APPLICATION SUBMITTAL REQUIREMENTS

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- ☐ Written narrative explaining in detail the proposal.

OFFICE USE ONLY: CASE APPROVED BY:

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

ADDITIONAL P&Z FEE: _____ RECEIPT #: _____

DATE: _____
DATE: _____
DATE: _____

RECEIVED
7-9-18



Planning & Zoning Application

CASE NO. _____

SELECT ZONING APPLICATION TYPE:

P&Z Fee: _____
Date Paid: 6/24/18
Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY:

PD Townhomes

EXISTING USE OF PROPERTY:

Single Family

ZONING INFORMATION: From Existing SF District to Proposed PD District

PROPERTY ADDRESS: 5900 Ridgecrest Dr

Legal Description: (Abstract) _____ (Tract) _____ (Block) S (Lot) 10

(Survey) _____ (Addition) Ridgecrest Addition - Watauga

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

COMPLIANCE OF PROPOSED PROJECT TO ONE WATAUGA/COMPREHENSIVE MASTER PLAN: If Yes then skip to next section of application if no then provide answers to the questions below:

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☐ Yes ☒ No
- ☐ Are uses adjacent to proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
☒ Yes ☐ No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community?
☒ Yes ☐ No

OWNER INFORMATION: NAME: Don Valk

ADDRESS: 4000 N. MacArthur Blvd. Ste A132 Irving TX
(Please Print)

PHONE: 972-717-7446 EMAIL: Jake@theassuredgroup.com 75038

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
BUSINESS NAME (If applicable): Sunscope Development (Please Print) Principal (Title)
BUSINESS ADDRESS: 6628 Meadows West Dr S, Fortworth TX 76132
PHONE: (817) 729-1212 EMAIL: Lauren.Partovi@gmail.com

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Don Valk 7-10-18 X Don Valk
Owner Name (Print) Date Owner Signature

Agent Name (Print) Date Agent Signature

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- ☐ Written narrative explaining in detail the proposal.

OFFICE USE ONLY: CASE APPROVED BY:

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



RECEIVED
7-9-18

Planning & Zoning Application

CASE NO. _____

SELECT ZONING APPLICATION TYPE:

P&Z Fee: _____
Date Paid: 6/24/18
Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY: PD Townhomes

EXISTING USE OF PROPERTY: SF Single Family

ZONING INFORMATION: From Existing SF District to Proposed PD District

PROPERTY ADDRESS: 5901 Ridgcrest Dr.

Legal Description: (Abstract) _____ (Tract) _____ (Block) 6 (Lot) 11

(Survey) _____ (Addition) Ridgcrest Addition - Watauga

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

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☒ Yes ☐ No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community?
☒ Yes ☐ No

OWNER INFORMATION: NAME: Don Valk

ADDRESS: 4000 W. Mae Arthur Blvd. Ste A132, Irving TX 75038
(Please Print)

PHONE: 972-777-7666 EMAIL: clake@theassuredgroup.com

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
(Please Print)
BUSINESS NAME (If applicable): Sunscope Development Principal
(Title)
BUSINESS ADDRESS: 6628 Meadows West Dr. S. Fort Worth, TX 76132
PHONE: (817) 729-1212 EMAIL: Lauren Partovi@gmail.com

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Don Valk 7-10-18 X Don Valk
Owner Name (Print) Date Owner Signature

Agent Name (Print) Date Agent Signature

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- ☐ Written narrative explaining in detail the proposal.

OFFICE USE ONLY: CASE APPROVED BY:

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



RECEIVED
7-9-18

Planning & Zoning Application

CASE NO. _____

P&Z Fee: _____

SELECT ZONING APPLICATION TYPE:

Date Paid: _____

Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY: _____

EXISTING USE OF PROPERTY: _____

ZONING INFORMATION: From Existing LB District to Proposed PD District

PROPERTY ADDRESS: 5900 Hightower Dr.

Legal Description: (Abstract) _____ (Tract) _____ (Block) 14 (Lot) 7R2

(Survey) _____ (Addition) Echo Hills Addition

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

COMPLIANCE OF PROPOSED PROJECT TO ONE WATAUGA/COMPREHENSIVE MASTER PLAN: If Yes then skip to next section of application if no then provide answers to the questions below:

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- ☐ Are uses adjacent to proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
☐ Yes ☐ No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community?
☐ Yes ☐ No

OWNER INFORMATION: NAME: Victor Adove and Kathi Adove Est (Please Print)

ADDRESS: 109 Shadow Wood Dr, Argyle, TX 76225-5125

PHONE: 214-232-1132 EMAIL: adoveza@gmail.com

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
(Please Print)
BUSINESS NAME (If applicable): Sunscope Development Principal
(Title)
BUSINESS ADDRESS: _____
PHONE: (817) 729-1212 EMAIL: _____

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

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

*Signatures certify that all information provided is true and correct

Owner Name (Print): _____ Date: _____
Lauren Partovi 6/28/18
Agent Name (Print) Date
Owner Signature: [Signature]
Agent Signature: _____

APPLICATION SUBMITTAL REQUIREMENTS

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- ☐ Written narrative explaining in detail the proposal.

OFFICE USE ONLY: CASE APPROVED BY:

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





RECEIVED
7-11-18

Planning & Zoning Application

CASE NO. _____

P&Z Fee: _____

SELECT ZONING APPLICATION TYPE:

Date Paid: _____

Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☐ Planned Development

PROPOSED USE OF PROPERTY: PD (General & Local Business, Single Family Attached)

EXISTING USE OF PROPERTY: Local Business (vacant)

ZONING INFORMATION: From Existing LB District to Proposed PD District

PROPERTY ADDRESS: 7050 Whitley Dr, Watauga, TX 76148

Legal Description: (Abstract) _____ (Tract) _____ (Block) _____ (Lot) Block 14 Lot 7R1B

(Survey) _____ (Addition) ECHO HILLS ADDITION

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

COMPLIANCE OF PROPOSED PROJECT TO ONE WATAUGA/COMPREHENSIVE MASTER PLAN: If Yes then skip to next section of application if no then provide answers to the questions below:

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

OWNER INFORMATION: NAME: IBRAHIM SPIDARI KHAN

(Please Print)

ADDRESS: 5257 SMOKEY RIDGE DR FORT WORTH TX, 76123

PHONE: 817-658-4960

EMAIL: 817-658-4960

ibrahimkhan8212@sbcglobal.net

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
(Please Print)
BUSINESS NAME (If applicable): Sunscope Development, LLC Principal
(Title)
BUSINESS ADDRESS: 6628 Meadows West Dr. S., Fort Worth, TX 76132
PHONE: 817-729-1212 EMAIL: laurenpartovi@gmail.com

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

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

*Signatures certify that all information provided is true and correct

x Ibrahim S. Khan
Owner Name (Print)

Date

7-10-18 x Ibrahim Khan
Owner Signature

Lauren Partovi

Agent Name (Print)

7/9/2018

Date

Lauren Partovi

Agent Signature

Digitally signed by Lauren Partovi
Date: 2018.07.09 16:51:48 -0400

APPLICATION SUBMITTAL REQUIREMENTS

- ☐ Ten (10) folded copies of 24"x36" of a Site Plan (Technical requirements provided on separate sheet), Landscaping Plan, Elevations in color and one digital (PDF) copy of zoning exhibit.
- ☐ The following items are required with all types of applications:
 - ☐ Zoning Application form.
 - ☐ Application filing fee of \$300. This is non-refundable.
 - ☐ One 11"x17" copy of subdivision plat (if the property is platted).
 - ☐ One digital (PDF) copy of subdivision plat (if property is platted).
- ☐ If request is for (i) a portion of a platted lot, or (ii) an un-platted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by licensed surveyor must be provided electronically in Microsoft Word format and in paper copy.
- ☐ Additional information may be requested by the Development review Team if deemed essential for review and consideration by Planning and Zoning Commission and City Council.
- ☐ Written narrative explaining in detail the proposal.

OFFICE USE ONLY: CASE APPROVED BY:

PLANNING & ZONING COMMISSION: _____ Yes _____ No

DATE: _____

CITY COUNCIL: _____ Yes _____ No

DATE: _____

ADDITIONAL P&Z FEE: _____ RECEIPT #: _____

DATE: _____



Planning & Zoning Application

CASE NO. _____

P&Z Fee: _____

SELECT ZONING APPLICATION TYPE:

Date Paid: _____

Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY:

PD (Multifamily)

EXISTING USE OF PROPERTY:

SF

ZONING INFORMATION: From Existing SF District to Proposed PD District

PROPERTY ADDRESS:

6001 Hightower Dr

Legal Description: (Abstract) _____

(Tract) _____

(Block) 16

(Lot) 1R

(Survey) _____

(Addition) Echo Hills Addition

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

COMPLIANCE OF PROPOSED PROJECT TO ONE WATAUGA/COMPREHENSIVE MASTER PLAN: If Yes then skip to next section of application if no then provide answers to the questions below:

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

OWNER INFORMATION: NAME: _____

M Khan Family LP

(Please Print)

ADDRESS: _____

6313 Whitman Ave, Fort Worth, TX 76133-3420

PHONE: _____

(817) 917-0588

EMAIL: _____

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
(Please Print)
BUSINESS NAME (If applicable): Sunscope Development Principal
(Title)
BUSINESS ADDRESS: 6628 Meadows West Dr. S. Fort Worth, TX 76132
PHONE: (817) 729-1212 EMAIL: laurenpartovi@gmail.com

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

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

*Signatures certify that all information provided is true and correct

Mahmood Khan

Owner Name (Print)

7/1/18

Date

X M. S. Khan

Owner Signature

Lauren Partovi

Agent Name (Print)

7/1/18

Date

Lauren Partovi

Agent Signature

APPLICATION SUBMITTAL REQUIREMENTS

- ☐ Ten (10) folded copies of 24"x36" of a Site Plan (Technical requirements provided on separate sheet), Landscaping Plan, Elevations in color and one digital (PDF) copy of zoning exhibit.
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 - ☐ If request is for (i) a portion of a platted lot, or (ii) an un-platted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by licensed surveyor must be provided electronically in Microsoft Word format and in paper copy.
- ☐ Additional information may be requested by the Development review Team if deemed essential for review and consideration by Planning and Zoning Commission and City Council.
- ☐ Written narrative explaining in detail the proposal.

OFFICE USE ONLY: CASE APPROVED BY:

PLANNING & ZONING COMMISSION: _____ Yes _____ No

CITY COUNCIL: _____ Yes _____ No

DATE: _____

DATE: _____

ADDITIONAL P&Z FEE: _____ RECEIPT #: _____

DATE: _____

HIGHTOWER COMMONS

Watauga, Texas

Planned Development

Friday, July 13, 2018

To: Randy Richards; Building Official	City of Watauga
Andrea Gardner; City Manager	City of Watauga
Denise Wilkinson; Economic Development Coordinator	City of Watauga
Paul Hackleman; Director of Public Works	City of Watauga
From: Lauren Partovi	Sunscope Development
CC: Sunny Partovi	Sunscope Development

RE: Hightower Commons Planned Development Request

The following reflects items for incorporation into the Planned Development for Hightower Commons. In the information below, our team has followed the City of Watauga PD requirements to develop a Preliminary Site Plan and corresponding PD language to characterize the intended use and ultimate development of Hightower Commons for approval and incorporation into a formal Planned Development for the property.

Principal Permitted Uses:

Southwest Block – Within the entire 6.73 acres of property listed below, Single-Family Attached, Local Business, General Business, and Municipal/Government uses shall be allowed.

- 5900 Hightower Dr., Block 14 Lot 7R2 (06353991)
- 7050 Whitley Dr., Block 14 Lot 7R1B (40350401)
- Block 5 Lot 10 (06083781)
- Block 6 Lot 11 (04433734)

Eastern Facing Blocks - Within the entire 11.98 acres of property listed below, Multifamily use shall be allowed.

- 6000 Hightower Dr., Block 13 Lot 15R (00793655) Echo Hills Addition
- 6001 Hightower Dr., Block 16 Lot 1R (00793787)

Space Limits: The following lists permitted uses and the minimum and/or maximum site area for each use.

1. Southwest Block to consist of single story General/Local Business along Hightower Dr. and 2 and/or 3 story Single Family Attached (townhomes) behind retail and along Whitley Rd.
 - a) General/Local Business to be a minimum of 12,600 square feet unless an agreement is reached between the City of Watauga and Developer for 12,600 SF (or more) of Government/Municipal use. In the event of such use by the City, the remainder of the Southwest Block can also accommodate SFA.
 - Current discussions with City staff indicate interest in potential municipal use of the Southwest Block in a horizontally mixed-use fashion, and we are open to such use and willing to accommodate through future discussions.

- b) Single Family Attached buildings to be developed as Townhome units at a maximum 16 units/acre and shall not include duplex or fourplex type housing where units share a single common entrance.
 - c) In the locations where Single Family Attached (Townhome) use is permitted, a minimum lot (land) area of not less than 3,000 square feet per dwelling unit shall be provided.
 - Minimum ground floor area per unit to be 500 square feet, including garage; minimum gross area per unit to be 1,600 square feet.
2. Eastern Facing Blocks to consist of 3 story multifamily buildings with single story accessory uses allowed by right (resident club, leasing office, mail, fitness, etc).
- a) Multifamily buildings to be developed at a maximum 35 units/acre.
 - b) In the locations where Multifamily (apartment) use is permitted, a minimum lot (land) area of not less than 1,200 square feet per dwelling unit shall be provided.
 - Minimum floor space per dwelling unit:
 - i. A. Efficiency/studio: 550 sq. ft.
 - ii. B. One-bedroom: 625 sq. ft.
 - iii. C. Two-bedroom: 900 sq. ft.
 - iv. D. Three-bedroom: 1,200 sq. ft.

Yard Requirements: The building line will be 16-26 feet from the planned back-of-curb along Public Streets to deliver a quality, intimate streetscape experience in areas for purpose of variety and interest.

Screening Requirements: Screening must be provided along property lines where new development abuts existing Single Family Residential. The screening buffer shall consist of minimum six (6) foot tall stained/sealed cedar fence and landscape material including evergreen vines espaliered to the fence and/or minimum three (3) foot tall shrubs or bushes (i.e. Holly, Mountain Laurel, Dwarf Wax Myrtle, etc).

Off-street parking, transformers, and HVAC condensers must be screened from view of a Public Right-of-Way using minimum three (3) foot tall shrubs or bushes (i.e. Holly, Mountain Laurel, Dwarf Wax Myrtle, etc) and/or minimum three (3) foot tall stained/sealed cedar fence and landscape material including evergreen vines espaliered to the fence.

Landscaping Requirements: Street trees to be planted along public rights of way an average of 35' on center to create pleasant view corridor on both sides of Hightower Dr. Proposed street tree species to be considered shall include: Allee Elm, Chinquapin Oak, Empire Live Oak, Cathedral Live Oak, Live Oak, Red Oak, Red Maple, Shantung Maple, Cedar Elm, Chinese Pistachio, Homestead Elm, Lacebark Elm, Urbanite Ash / Green Ash, Texas Ash. Final street tree selection subject to approval by the Director of Public Works prior to permit issuance.

Pedestrian Ways: Minimum 6' sidewalk must be provided along public rights of way (Echo Hill Dr., Hightower Dr., Quail Run Dr., Whitley Rd., and Hightower Dr.) and tie into existing sidewalk infrastructure on adjacent properties to provide a cohesive pedestrian network across the site into adjacent neighborhoods and to the municipal complex to the west. Pedestrian crossings are a critical design component within the project's streetscape design, to connect the north and south blocks across Hightower. Developer to work with the City of Watauga to provide pedestrian signals at Hightower where appropriate, including integration with existing street lights at the Hightower/Whitley intersection. These signals will be added in connection with the development of Multifamily Phase I.

Developer to provide pedestrian signal at the Multifamily development mid-block across Hightower, to encourage safe travel between the south and north blocks of the apartment project and encourage use of the pedestrian network connect to Cap Smith Park and City facilities to the west. This mid-block signal will be review and is subject to approval by the City as part of the permit set for construction and installed in conjunction with the first multifamily phase.

Pole lighting will be provided along sidewalks along public rights of way at an average of 85' on center. Total height from base to top of luminaire to be maximum 18'. Along Hightower Dr., banner arms to be installed on street side of each pole for use by the Owner and City of Watauga.

The development shall keep ownership and maintenance of pole lighting and be responsible for utility costs. Developer is willing to provide power outlets in street tree wells and/or at Light Poles for seasonal lighting and decoration. The City of Watauga is expected to pay for and maintain any City-purpose banners used on Pole Light banner arms. Operational limits and obligations of streetscape amenities to be negotiated via License Agreement between Developer and the City of Watauga.

Architectural Design Requirements: Buildings shall be oriented towards the street and building facades shall include appropriate architectural details and ornamentation to create variety and interest and convey a sense of quality.

- Permitted finishes – the following finishes will be permitted: brick, stone, cultured stone, concrete block, stucco utilizing a three-step process, and smooth cementitious fiber board plank with a 30-year manufacturer's warranty may be used as principal façade materials. EIFS shall not be permitted. All elevations subject to review and approval by City Staff to assure conformance with the design principals represented during the PD application phase.
 - Developer is pursuing a material gradient throughout the Hightower Commons district that includes Brick, Stone, Block and Cement Fiber Board. The proposed architectural style is intended to tie to the thematic narrative of the Hightower Commons as reflective of “small town Texas” and Watauga’s original farm and ranch community.
 - As a material, cementitious fiber board is highly durable, and lower maintenance than wood siding, of which it is attempting to emulate. Best practices in these wood traditions typically include masonry bases where the building meets the ground to protect from deterioration, as well as casing, trim, and water table detailing that protects the material from water infiltration. These details continue to be relevant in the cementitious fiber board application. Developer will implement best practices in their use of the cementitious fiber board and apply it in a way to provide a varied, tri-partite architecture.
- At least 25 percent of above-grade residential units adjacent to a public street will have balconies that extend no more than 6 feet beyond the face of the façade. Balconies may extend over the sidewalk area provided that they maintain at least 9 feet of clearance above the sidewalk and do not substantially interfere with street tree growth. Balconies may extend over the interior courtyard-facing fire lanes, but such balconies shall maintain a minimum clearance of 14' with approval from the Fire Department.
- Roof, balcony, decorative columns, awnings, stairwell enclosures, and porch overhangs may extend a maximum of six (6) feet into the front, side, or rear yard setback.
- All right-of-way facing residential units within 4 feet of grade will include a primary front door entrance into the unit or outdoor living space which is accessed from the sidewalk.

Primary entry doors must be swing doors and include glass and full operating hardware on the outside of the door. Sliding doors will not be permitted.

- Refuse and waste storage areas, facilities, and containers shall be screened by a masonry structure not less than six feet in height and use opaque doors and/or gates. A standard door shall be provided for resident use. Site garbage receptacles to be setback from existing single-family residences a minimum of 50'.
- Interior dwelling construction shall utilize high quality finishes consistent with class A, market rate apartments including, but not limited to: stainless steel appliances, granite countertops, under counter sinks, tiled tub surrounds, LED lighting, framed vanity mirrors, wood-look and/or carpet flooring, and internet/cable ready.

Signage: Wayfinding signs, street signs, stop signs, and poles etc occurring within the development will reflect a Watauga Town Center district identity. City to approve final design and placement prior to installation.

Property and District signage, including wayfinding signs, may occur within the front or side yard setback.

Coverage: Permitted coverage of the building site by the main buildings and any accessory buildings shall not exceed eighty (80) percent of the site area. Permitted floor area ratio shall be 1:1.

Maximum Building Height: The maximum building height shall be fifty (50) feet or three (3) stories.

Fire Lane: Fire lanes internal to the development shall be a minimum width of twenty two (22) feet and provide proper turning radius for Life Safety equipment as determined by the Fire Marshal and Building Official at the time of permit review and issuance.

Parking: Parking may be provided through a combination of spaces along the public right of way, in parking courts screened from public streets, covered carports screened from public streets, and in tuck under garages.

Covered carport parking shall be allowed and constructed out of metal columns and roof material architecturally consistent with the primary project architecture. Such structures must be screened from a public street.

- Garages within Multifamily development to be single car garages (260 - 340 SF); garages within Townhome development to be two-car garages (360 – 580 SF). Carport covered parking spaces, screened from Public ROW, cover standard parking spaces and adhere to TAS requirements for ADA accessible vehicles. Covered parking structures are 18' deep and as wide as the number of parking spaces to be covered +/- 1'.
- Fire sprinklers to be provided where parking garages, structures are attached to primary apartment buildings.

Secure vehicular and pedestrian gates may be installed to secure off street parking areas. Developer shall equip any vehicular gate with an Opticom system for public safety purposes. Knox access to be provided at secured pedestrian gates (exact locations to be determined with Architect and City Building Official, Fire Marshal, and Police Chief prior to permit issuance).

On-street parking shall occur on Hightower Dr., Echo Hill Dr., Quail Run Dr., and Whitley Rd. These on-street spaces will serve towards the use requirement on the adjacent development located within the PD. Developer will be responsible for costs associated with maintenance of private parking along City streets.

The following vehicular parking requirements shall apply.

- a) Office Use – One (1) space per four hundred (400) square feet of floor area.
- b) Retail Use – One (1) space per three hundred (300) square feet of floor area.
- c) Municipal/Library – One (1) space per five hundred (500) square feet of floor area.
- d) Clinic (Medical or Dental) Office Use – One (1) space per three hundred (300) square feet of floor area.
- e) Multifamily (apartment) Dwelling Use – The number of spaces to be provided for multifamily apartments will be dictated by the requirements of the lender and follow the lender's standard to ensure appropriate parking is provided to serve the project(s).
- f) Multifamily Leasing Office/Club Use – Parking will be provided at one (1) space per three hundred (300) square feet of floor area. These parking spaces will be signed as "office parking during business hours" to allow for shared use as guest parking after business hours.
- g) Single Family Attached Use – Two (2) spaces for each dwelling unit (minimum 360 SF garage or 20' x 18' garage).

Public Facilities & Infrastructure:

- All proposed infrastructure (water, sewer, storm drainage) will be designed per City Code to ensure safe distance from utilities to buildings. Utilities will be reflected in the Site Plan for review prior to issuance of the Building Permit.
- Developer will be responsible for ½ of the construction or ½ of the construction cost for the reconstruction of Whitley Road, from Property line to property line to the center of the road. Design and implementation to be negotiated via Development Agreement between Developer and the City of Watauga prior to Permit issuance.

Ongoing Management & Maintenance: A minimum standard for property maintenance to address areas of public view, ie., structure maintenance, landscaped areas shall be provided within the PD language.

- Hightower Commons apartments will be professionally managed by a third-party management entity, engaged by the Developer, with demonstrated experience managing high quality market rate apartments in North Texas. The management entity will be responsible for maintaining the physical character and quality of the building, implementing lease provisions to ensure appropriate use of resident balconies and communal resident spaces, overseeing and implementing landscape maintenance services throughout the project, and managing and regularly inspecting the building and its systems to ensure appropriate function. Management will monitor/ensure condition of window blinds and window treatments (foil on windows, unsightly use of ROW facing balconies, etc. not permitted). Such use provisions will be included in the standard resident lease.
- Hightower Commons Townhomes will have a Home Owners Association which will be responsible for maintenance of the landscape and streetscape within the Townhome community.

Estimated Phasing: Occupancy of buildings within a single phase will be allowed through City review and approval of Temporary Certificate of Occupancy for a given building or portion of buildings prior to final Certificate of Occupancy. Temporary Certificate of Occupancy may be issued as each building is completed and life safety measures shall be met. This is to allow for immediate occupancy of completed buildings to support development success.

Southwest Block

- Townhome start Q2 2019; anticipated completion Q4 2020
- Retail start Q3 2019; anticipated completion Q2 2020
 - Marketing for retail leasing to commence when the PD is approved in Q3 2018.

East Facing Blocks

- Phase I (West Side) start Q3 2019; anticipated completion Q2 2021
 - Leasing Office, Resident Club, Pool and all required Fire/Life safety required to fully occupy completed
 - Phase II (East Side) start Q3 2021; anticipated completion Q2 2023





NOTICE OF PUBLIC HEARING

**WATAUGA CITY COUNCIL
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
AUGUST 7, 2018 and AUGUST 20, 2018
6:00 P.M.**

Notice is hereby given of a public hearing to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Tuesday, August 7, 2018 at 6:00 P.M., during the Regular Planning and Zoning meeting, and on Monday, August 20, 2018, at 6:00 P.M., during the Regular City Council Meeting for the purpose of hearing the following zoning change request:

Planning and Zoning Case Z-18-03: An application has been received by the City of Watauga for a zoning change request from SF-6 (Single Family – 6,000 square foot lots), and LB (Local Business) to PD (Planned Development) for Hightower Commons, a proposed mixed use project on properties located at the southeast corner of Hightower Drive and Whitley Road and, on the north and south sides of Hightower Drive, east of Quail Run and west of Echo Hill Drive. Lauren Partovi/Sunslope Development, applicant. Zaghoul A N, Shiber E L, Don Valk, Victor Adove, Ibrahim Spidari Khan, M Khan Family LP, owners.

Anyone having an interest in the zoning change request is invited to attend and present comments to the Commission or Council for consideration at either meeting.

Published on Friday, July 20, 2018, in the Star Telegram, Legal Notices Section.

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.

I, Zolaina R. Parker, City Secretary for the City of Watauga, hereby certify that this notice was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on July 17, 2018, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Zolaina R. Parker, City Secretary, TRMC





Public Hearing Notice – Zoning Change

July 19, 2018

Dear Property Owner:

The Planning and Zoning Commission will hold a public hearing to consider a recommendation for a zoning change application at their meeting on **August 7, 2018 at 6:00 PM** in the Council Chamber at Watauga City Hall, 7105 Whitley Road. The City Council will hold a public hearing to consider this zoning change application at their meeting of **August 20, 2018** at 6:00 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road.

Planning and Zoning Case Z-18-03: An application has been received by the City of Watauga for a zoning change request from SF-6 (Single Family – 6,000 square foot lots), and LB (Local Business) to PD (Planned Development) for Hightower Commons, a proposed mixed use project on properties located at the southeast corner of Hightower Drive and Whitley Road and, on the north and south sides of Hightower Drive, east of Quail Run and west of Echo Hill Drive. Lauren Partovi/Sunscope Development, applicant. Zaghoul A N, Shiber E L, Don Valk, Victor Adoue, Ibrahim Spidari Khan, M Khan Family LP, owners.

In accordance with State law, you are receiving this notice because our records reflect you are the owner(s) of property within two hundred (200) feet of the subject property. For more information about this zoning change request you may visit the City of Watauga web site at www.cowtx.org News Flash.

If you cannot attend the public hearings, you may mail your comments to the address below. If you have any questions, you may contact me, Denise Wilkinson, at 817-514-5813 or dwilkinson@wataugatx.org.

_____ Object to the above zoning change request

_____ Do not object to the above zoning change request

Comments: _____

Name: _____

Address: _____

City, State & Zip Code: _____

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>

**Property Owner List with
Site Address**

	A	B	C	D	E	F
1	Owner Name	Owner Address	Owner City	Zip	Situs Address	Comment
2	Pepper, Norvin Lell Est	7005 Quail Run	Fort Worth Tx	76148	7005 Quail Run	
3	White, Thomas J	*7001 Quail Run	Watauga Tx	76148	7001 Quail Run	
4	White, Houston B Etux Cherlyn	7021 Quail Run	Fort Worth Tx	76148	7021 Quail Run	
5	Cason, Misti Angel	7017 Quail Run	Watauga Tx	76148	7017 Quail Run	
6	Page, Mark E Etux Cynthia M	7013 Quail Run	Watauga Tx	76148	7013 Quail Run	
7	Ernsperger, Richard K Etux	2313 Danielle Dr	Colleyville Tx	76034	7009 Quail Run	
8	Davis, Elesha Y	5816 Bunker Blvd	Fort Worth Tx	76148	5816 Bunker Blvd	
9	Maddox, Henry Madison Etux Mar	5820 Bunker Blvd	Fort Worth Tx	76148	5820 Bunker Blvd	
10	Lavery, Patrick Emil	6956 Brandywine St	Fort Worth Tx	76148	6956 Brandywine	
11	McBride, Ricky Etux Donna	6952 Brandywine St	Watauga Tx	76148	6952 Brandywine	
12	Zaghloul, A N & E I Shiber	4927 Calmont Ave	Fort Worth Tx	76107	Hightower Dr	
13	S & H Carwash	9110 Charles St	Lantana Tx	76226	7016 Echo Hill Dr	
14	Jones, James O Etux Shirley A	7013 Marilyn Ln	North Richland Hill	76180	6001 Herschel Dr	
15	Shelton, Robert	6005 Herschel Dr	Watauga Tx	76148	6005 Herschel Dr	
16	Lunn, Tommye Joe Etux Mary S	6009 Herschel Dr	Watauga Tx	76148	6009 Herschel Dr	
17	Krokum, Chad Wesley	6013 Herschel Dr	Watauga Tx	76148	6013 Herschel Dr	
18	Davis, Ronnie L Etux Maria E	6017 Herschel Dr	Fort Worth Tx	76148	6017 Herschel Dr	
19	Esslinger, Jennifer	6021 Herschel Dr	Watauga Tx	76148	6021 Herschel Dr	
20	Thompson, Billy Eugene Etux Li	6025 Herschel Dr	Watauga Tx	76148	6025 Herschel Dr	
21	J & S Nguyen Family Ltd	4912 Delta Ct	North Richland Hill	76180	6029 Herschel Dr	
22	Oest, Phillip & Sarah Wilson	6033 Herschel Dr	Fort Worth Tx	76148	6033 Herschel Dr	
23	Alban, Carolyn Ann	6037 Herschel Dr	Fort Worth Tx	76148	6037 Herschel Dr	
24	Henderson, Daniel D	6041 Herschel Dr	Fort Worth Tx	76148	6041 Herschel Dr	
25	Brobst, William M & Kelli L	6045 Herschel Dr	Fort Worth Tx	76148	6045 Herschel Dr	
26	Yang, Xang Etux Bao Lee	6049 Herschel Dr	Fort Worth Tx	76148	6049 Herschel Dr	
27	Potter, Drew	6053 Herschel Dr	Watauga Tx	76148	6053 Herschel Dr	
28	Nicholson, Kenneth Ray	7012 Echo Hill Dr	Watauga Tx	76148	7012 Echo Hill Dr	
29	Schorr, Marilyn	7012 Valley Ford Ct	Fort Worth Tx	76148	7012 Valleyford Ct	
30	Copeland, Kyle	7016 Valley Ford Ct	Watauga Tx	76148	7016 Valleyford Ct	
31	Diaz, Roberto	7008 Echo Hill Dr	Watauga Tx	76148	7008 Echo Hill Dr	
32	Zaghloui, Anton	7605 Arcadia Trl	Fort Worth Tx	76137	7004 Echo Hill Dr	
33	Etheridge, Ernest E	6000 Herschel Dr	Fort Worth Tx	76148	6000 Herschel Dr	
34	Brammer, Judy	6004 Herschel Dr	Watauga Tx	76148	6004 Herschel Dr	
35	Gilbert, Bobby L & Bernice H	4620 Holiday Ln W	North Richland Hill	76180	6008 Herschel Dr	
36	Kidwill, Keith A	PO Box 4491	Fort Worth Tx	76164	6012 Herschel Dr	
37	Holshouser, Vicki A	7008 Valley Ford Ct	Watauga Tx	76148	7008 Valleyford Ct	
38	Lacker, James F	7004 Valley Ford Ct	Watauga Tx	76148	7004 Valleyford Ct	
39	Shah, Shamshad Etux Gail	7601 N Richland Blvd	N Richlnd Hls Tx	76180	7000 Valleyford Ct	
40	Manning, C L B	1220 Airport Fwy # 555	Bedford Tx	76022	6024 Kary Lynn Dr	
41	Varela, Maria	6028 Kary Lynn Dr S	Watauga Tx	76148	6028 Kary Lynn Dr	
42	Ericson, David Allan	4753 Moss Rose Dr	Fort Worth Tx	76137	6032 Kary Lynn Dr	
43	Golden, Sharon Etvir Charles J	6036 Kary Lynn Dr S	Watauga Tx	76148	6036 Kary Lynn Dr	
44	Curl, Donald Ray	6040 Kary Lynn Dr S	Fort Worth Tx	76148	6040 Kary Lynn Dr	
45	Ivey, Frank R Etux Patricia	6044 Kary Lynn Dr S	Watauga Tx	76148	6044 Kary Lynn Dr	

**Property Owner List with
Site Address**

	A	B	C	D	E	F
46	Griffin, Francis E & Melba K	6048 Kary Lynn Dr S	Watauga Tx	76148	6048 Kary Lynn Dr	
47	Dewey, Melanie L Etvir Lance	14021 Lost Spurs Rd	Roanoke Tx	76262	6052 Kary Lynn Dr	
48	Guzman, Salvador	7132 Echo Hill Dr	Watauga Tx	76148	7132 Echo Hill Dr	
49	Zaghloul, Anton N	7605 Arcadia Trl	Fort Worth Tx	76137	Echo Hill Dr	
50	M Khan Family Lp	6313 Whitman Ave	Fort Worth Tx	76133	Hightower Dr	
51	Khan, Ibrahim Spidari	6070 Copperfield Dr Apt 604	Fort Worth Tx	76132	7050 Whitley Dr	
52	Williams, E Judson Etux P J	5941 Ridgecrest Dr	Watauga Tx	76148	5941 Ridgecrest Dr	
53	Valk, Don	5613 Blue Bird Ave	Dallas Tx	75237	5901 Ridgecrest Dr	
54	Land, Marthann	6913 Cheatham Dr	Watauga Tx	76148	6913 Cheatham Dr	
55	Neal, Andrew Etux Lindsey	6920 Cheatham Dr	Watauga Tx	76148	6920 Cheatham Dr	
56	Oliver, William P Etux Linda	6916 Cheatham Dr	Watauga Tx	76148	6916 Cheatham Dr	
57	Wilkey, Ronald Etux Carla	6912 Cheatham Dr	Watauga Tx	76148	6912 Cheatham Dr	
58	Tate, Jerry L Etux Patricia A	5940 Ridgecrest Dr	Watauga Tx	76148	5940 Ridgecrest Dr	
59	Roach, Mark A Etux Mandy K	5936 Ridgecrest Dr	Watauga Tx	76148	5936 Ridgecrest Dr	
60	Kelley, Paul Etux Denise	1148 Dusk Dr	Keller Tx	76248	5932 Ridgecrest Dr	
61	Current Owner			0	5933 Ridgecrest Dr	
62	Klucking, Jack Etux Marjorie	5937 Ridgecrest Dr	Watauga Tx	76148	5937 Ridgecrest Dr	
63	Valk, Don	5613 Blue Bird Ave	Dallas Tx	75237	5900 Ridgecrest Dr	
64	Adoue, Victor Etux Kathi Est	109 Shadow Wood Dr	Argyle Tx	76226	Hightower Dr	
65	Khan, Ibrahim Spidari	6070 Copperfield Dr Apt 604	Fort Worth Tx	76132	Quail Run	
66	Rodriguez, Adolfo Etux Milena	5845 Concord St	Watauga Tx	76148	5845 Concord St	
67	Cooper, Morris N Etux Jennifer	3413 Blue Quail Ln	Bedford Tx	76021	5841 Concord St	
68	Carrillo, Noe Etux Maria	7029 Brookdale Dr	Watauga Tx	76148	7029 Brookdale Dr	
69	George, Kevin	5840 Concord St	Watauga Tx	76148	5840 Concord St	
70	Jones, Mark R Etux Janet L	5836 Concord St	Watauga Tx	76148	5836 Concord St	
71	Watauga, City Of	7105 Whitley Rd	Watauga Tx	76148	7107 Whitley Rd	
72	Ervin, Michael L	6053 Kary Lynn Dr S	Watauga Tx	76148	6053 Kary Lynn Dr	
73	Spencer, Cory Ryan	6049 Kary Lynn Dr S	Watauga Tx	76148	6049 Kary Lynn Dr	
74	Smith, Bennie L Jr & Bonnie S	6045 Kary Lynn Dr S	Watauga Tx	76148	6045 Kary Lynn Dr	
75	Gonzalez, Juan T	6041 Kary Lynn Dr S	Watauga Tx	76148	6041 Kary Lynn Dr	
76	Norris, Barbara	6037 Kary Lynn Dr S	Fort Worth Tx	76148	6037 Kary Lynn Dr	
77	Weyrich, Jack G	18 Swallow Tail Ct	Spring Tx	77381	6033 Kary Lynn Dr	
78	Barbetti, Henry V	1340 Glen Cv	Southlake Tx	76092	6029 Kary Lynn Dr	
79	Slayton, Heather	6025 Kary Lynn Dr S	Watauga Tx	76148	6025 Kary Lynn Dr	
80	Brooks, Gerald C	5924 Kary Lynn Dr S	Fort Worth Tx	76148	5924 Kary Lynn Dr	
81	Purvis, Saysamorn Etvir Timoth	5928 Kary Lynn Dr S	Watauga Tx	76148	5928 Kary Lynn Dr	
82	Cox, Ronald Dow	6000 Kary Lynn Dr S	Fort Worth Tx	76148	6000 Kary Lynn Dr	
83	Dunn, Gary M Sr Etux Sharon K	6004 Kary Lynn Dr S	Watauga Tx	76148	6004 Kary Lynn Dr	
84	Stovall, Patti Lynn	709 Payton St	Lake Dallas Tx	75065	6008 Kary Lynn Dr	
85	Labarbera, Frank J Etux Elke	3400 Crescent Ct	Bedford Tx	76021	6012 Kary Lynn Dr	
86	Hebert, Brandy	6016 Kary Lynn Dr S	Watauga Tx	76148	6016 Kary Lynn Dr	
87	Pation, Jorge R & Amber Watson	6020 Kary Lynn Dr S	Watauga Tx	76148	6020 Kary Lynn Dr	
88	Watauga, City Of	7105 Whitley Rd	Watauga Tx	76148	5901 Hightower Dr	
89	Watauga, City Of	7105 Whitley Rd	Watauga Tx	76148	5909 Hightower Dr	
90	McCullough, Daniel George	6917 Cheatham Dr	Watauga Tx	76148	6917 Cheatham Dr	
91	Bass, Tommy J & Michelle	6921 Cheatham Dr	Watauga Tx	76148	6921 Cheatham Dr	



TEXAS
DALLAS 750
19 JUL '18
F461

RECEIVED
JUL 23 2018

BY: _____

NEOPOST FIRST-CLASS MAIL
07/19/2018
US POSTAGE \$000.47
ZIP 76148
041M11272667

Stovall, Patti Lynn
709 Payton St
Lake Dallas Tx 75065

Re-mailed
7-24-18
75065-4853027

750 NEE 1 51710007 / 19 / 18
FORWARD TIME EXP RTN TO SEND
STOVALL LYNN DR S
5008 KARY LYNN DR S
WATAUGA TX 76148-1633

RETURN TO SENDER





A red stamp with a camera icon and the word 'COPY' in a bold, sans-serif font.

July 24, 2018

Jennifer Jane Cooper
Morris Neal Cooper
6921 Cheatham Drive
Watauga, TX 76148

Dear Property Owner,

Please find enclosed a copy of the public hearing notice that was mailed to property owners within 200' of the properties that are under consideration for a zoning change.

I understand that you did not receive a copy of the notice. After checking the list of the property owners that were notified, the notice was mailed to Tommy J & Michelle Bass, the property owner of 6921 Cheatham Drive according to Tarrant Appraisal District at the time the list was created for the notifications.

We use the appraisal information to research property owner information for our notifications. However, when any type of property information changes, there is a time lapse as all records are updated. I feel certain that is what happened in this case.

You are indicated as the owner of the property now, and you will be receiving any further public hearing notifications.

Thank you for bringing this to our attention and please do not hesitate to contact me if you have any further questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads 'Denise Wilkinson'.

Denise Wilkinson
Economic Development Specialist

City of Watauga
Planning and Economic Development
7105 Whitley Road
Watauga, TX 76148
817-514-5813 dwilkinson@wataugatx.org
<http://www.wataugatx.org>



Northside Hightower



Southside Hightower



S/E Corner of Whitley & Hightower



Eastside Whitley

Signs placed on properties 7/19/2018

Written Comments
Received thru July 30, 2018

Comments in Opposition	
Name	Address
Carl J. Alban	6037 Herschel Drive
Gerald Brooks	5924 Kary Lynn Drive S
Paulette Clark	6008 Harrison Way
Angela Jernigan	6001 Hillcrest Drive
Martin Russell	6500 Patsy Lane
James & Linda Ridge	6805 Brookdale Drive
Paul Temple	6829 Cheatham Drive
Barbara Norris	6037 Kary Lynn Drive S
E J Williams	5941 Ridgecrest Drive
Frank Wey	6044 Kary Lynn Drive S
Ron Cox	6000 Kary Lynn Drive S
Scott Prescher	6501 Patsy Lane
Michael Hickey	7200 Kary Lynn Drive E
Christina A Hickey	7200 Kary Lynn Drive E
Ron & Debbie Minter	6033 Ridgecrest Drive
Richelle Askins	8212 Lauren Way
Marshall Haney	7524 Echo Hill
Edward Taman	5728 Chesapeake Street
Domingo Martinez	7317 Glen Drive
Michael Milam	6429 Heather Drive
Dena Mendoza	5740 Saramac Drive
Casey Jones	6001 Herschel Drive
Curtis Van Liew	6141 Grayson Court
Jean Wilcox	6058 Summerdale Court
Linda Castranova	5732 Constitution Court
Paola Cooper	6564 Meadowlark Lane
Will and Amanda Brinkley	5805 Chadsford Court
Christopher Poorman	6036 Nanci Drive
Comments in Favor	
Name	Address
M Khan (Property owner-6001 Hightower Dr.)	6313 Whitman Avenue, FW TX
S & H Carwash-Jeff Hunt (Car Wash owner)	6016 Echo Hill



RECEIVED
JUL 30 2018
BY: _____

Public Hearing Notice – Zoning Change

July 19, 2018

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Planning and Zoning Case Z-18-03: An application has been received by the City of Watauga for a zoning change request from SF-6 (Single Family – 6,000 square foot lots), and LB (Local Business) to PD (Planned Development) for Hightower Commons, a proposed mixed use project on properties located at the southeast corner of Hightower Drive and Whitley Road and, on the north and south sides of Hightower Drive, east of Quail Run and west of Echo Hill Drive. Lauren Partovi/Sunscope Development, applicant. Zaghoul A N, Shiber E L, Don Valk, Victor Adoue, Ibrahim Spidari Khan, M Khan Family LP, owners.

In accordance with State law, you are receiving this notice because our records reflect you are the owner(s) of property within two hundred (200) feet of the subject property. For more information about this zoning change request you may visit the City of Watauga web site at www.cowtx.org News Flash.

If you cannot attend the public hearings, you may mail your comments to the address below. If you have any questions, you may contact me, Denise Wilkinson, at 817-514-5813 or dwilkinson@wataugatx.org.

☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments: _____

Name: CARL J. ALBAN

Address: 6037 HERSCHEL DR

City, State & Zip Code: WATAUGA, TX 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



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BY: _____

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☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments: Blasting from last time broke bricks and cracked foundation
No more try to build in this area, Having hard time closing front door.

Name: Gerald Brooks

Address: 5524 Katy Lynn Dr. S.

City, State & Zip Code: Watauga Tx 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



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☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments: blasting this lot has resulted in broken
bricks and cracks in foundation

Name: Genelle Brooks

Address: 5924 Kany Lynn Dr

City, State & Zip Code: Watauga TX 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



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If you cannot attend the public hearings, you may drop off or mail your comments to the address below. A comment form is included below for your convenience. If you have any questions, you may contact me, Denise Wilkinson, Economic Development Specialist, at 817-514-5813 or dwilkinson@wataugatx.org.

☒ Object to the above zoning change request !!!

☐ Do not object to the above zoning change request

Comments: Fear Zoning Change will result in Home Value
Diminution, Traffic Concerns, rise in Crime + noise.

Name: Paulette Clark

Address: 6008 Harrison Way

City, State & Zip Code: Watauga, Tx 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



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☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments: We do not support this zoning change! This would increase traffic in our neighborhood and our children often play outside riding their bikes and such. We have lived in this neighborhood for 30+ years. PLEASE do not allow this to happen. I also worry about the potential for the rise in crime and noise as well as what this will do to our property values. NO APARTMENTS! How about a market or a dog park? Single family homes would be okay but we do not agree that an apartment community will be good for our neighborhood.

Name: Angela Ternigan

Address: 6001 Hillcrest Dr.

City, State & Zip Code: 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



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☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments: I bought my house 32 yrs ago. EVERYONE OWNED THERE
HOUSES & NOW EACH OTHER. TODAY !!! ONLY 4 REMAIN WITHIN
ONE BLOCK EACH WAY. (I LIVE ON A CORNER LOT) ALL OTHERS ARE
NOW RENT HOUSES, THE NEIGHBORHOOD HAS DECLINED, BEAUTIFUL LAWS
ARE NOW WEEDS. THE ABOVE SHALL NOT HAPPEN IN WATAUGA.

Name: MARTIN RUSSELL

Address: 6500 PATEY LN

City, State & Zip Code: 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



RECEIVED
JUL 27 2018
BY: _____

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X Object to the above zoning change request

_____ Do not object to the above zoning change request

Comments: WE PURCHASED OUR HOME IN WATAUGA 25 YEARS AGO, PAID TAXES
HERE FOR THOSE 25 YEARS + OUR HOME IS COMPLETELY PAID FOR. WE ARE
CONCERNED WITH THE AFFECT THIS PROJECT WILL HAVE ON PROPERTY VALUES,
TRAFFIC + OVERALL PUBLIC SAFETY. I AM SURE THERE ARE PLENTY
OF OTHER LONG TERM RESIDENTS WHO FEEL THE SAME. THANK YOU

Name: JAMES + LINDA RIDGE

Address: 6805 BROOKDALE DR

City, State & Zip Code: WATAUGA TX 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



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☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments: Maintain current zoning. No apartments or townhomes.
The proposed land area cannot support the development plan
attached to the requested zoning change. This would be a
proven negative impact to property values and city safety.
Residents have bought homes here because of the current zoning
restrictions

Name: Paul Temple

Address: 6829 Chatham St

City, State & Zip Code: 76148

RECEIVED
JUL 26 2018

BY: _____

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



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☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments: I only want single family homes built
in Watauga, such as up by the park
at Starnes + Whitley Rd.
Name: Barbara Davis
Address: 6037 Kary Lynn Dr. So.
City, State & Zip Code: 761148

RECEIVED
JUL 26 2018

BY: _____

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
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Planning and Zoning Case Z-18-03: An application has been received by the City of Watauga for a zoning change request from SF-6 (Single Family – 6,000 square foot lots), and LB (Local Business) to PD (Planned Development) for Hightower Commons, a proposed mixed use project on properties located at the southeast corner of Hightower Drive and Whitley Road and, on the north and south sides of Hightower Drive, east of Quail Run and west of Echo Hill Drive. Lauren Partovi/Sunslope Development, applicant. Zaghoul A N, Shiber E L, Don Valk, Victor Adoue, Ibrahim Spidari Khan, M Khan Family LP, owners.

In accordance with State law, you are receiving this notice because our records reflect you are the owner(s) of property within two hundred (200) feet of the subject property. For more information about this zoning change request you may visit the City of Watauga web site at www.cowtx.org News Flash.

If you cannot attend the public hearings, you may mail your comments to the address below. If you have any questions, you may contact me, Denise Wilkinson, at 817-514-5813 or dwilkinson@wataugatx.org.

☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments: I don't think apartments would be good for our community, so my vote is strongly against this!!!

Name: E. J. Williams

Address: 5941 Ridgcrest Dr

City, State & Zip Code: Watauga, TX 76148

RECEIVED
JUL 26 2018

BY: _____

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



Public Hearing Notice – Zoning Change

July 19, 2018

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☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments: _____

Name: Frank Wey

Address: 6044 Kary Lynn Des

City, State & Zip Code: WATAUGA TX
76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



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☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments: _____

Name: Don Cox

Address: 6000 KARY LYNN DR S

City, State & Zip Code: 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>

Denise Wilkinson

From: Scott <dallasdrew32@yahoo.com>
Sent: Monday, July 23, 2018 1:32 AM
To: Denise Wilkinson
Subject: proposed zoning change for Hightower
Attachments: Comment%20form%20for%20web%20site.pdf

Dear Denise,

Please find the attached zoning change comment form regarding the upcoming August 7, 2018 Planning and Zoning Commission meeting. I am definitely a "no" vote for the proposed zoning changes for Hightower.

Thank you,

Scott Prescher

This email was scanned by Bitdefender



Public Hearing Notice – Zoning Change

July 19, 2018

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If you cannot attend the public hearings, you may drop off or mail your comments to the address below. A comment form is included below for your convenience. If you have any questions, you may contact me, Denise Wilkinson, Economic Development Specialist, at 817-514-5813 or dwilkinson@wataugatx.org.

☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments:

This complex will bring crime, lower property values, & fundamentally change the nature of Watauga. One reason we bought our home here was the lack of apt's. Moving 100's of people into a 2 block area is insane!

Name:

Scott Prescher

Address:

6501 Potosi Ln.

City, State & Zip Code:

Watauga, TX 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



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JUL 24 2018

BY: _____

Public Hearing Notice – Zoning Change

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✓ ~~MPH~~ Object to the above zoning change request

_____ Do not object to the above zoning change request

Comments: _____

Name: Michael Hickey
Address: 7200 Kary Lynn Dr E
City, State & Zip Code: Watauga, TX 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



RECEIVED
JUL 24 2018

BY: _____

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CAH Object to the above zoning change request

_____ Do not object to the above zoning change request

Comments: _____

Name: Christina A Hickey

Address: 7200 Mary Lynn Dr E

City, State & Zip Code: Watauga, TX 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



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JUL 26 2018
BY: aw

Public Hearing Notice – Zoning Change

July 19, 2018

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☒ Object to the above zoning change request

☐ Do not object to the above zoning change request

Comments: We do not want apartments or anything similar
near our homes.

I do not want the value of my home to be reduced/impacted
This would cause a traffic nightmare and our
Schools can not handle the additional students at this
point.

Name: Ron & Debbie Minter

Address: 6033 Ridgecrest Dr

City, State & Zip Code: Watauga TX 76148

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>

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JUL 30 2018

Denise Wilkinson

BY: _____

From: Andrea Gardner
Sent: Monday, July 30, 2018 4:18 PM
To: Denise Wilkinson
Subject: FW: Online Form Submittal: Contact Us - City Manager

Follow Up Flag: Follow up
Flag Status: Flagged

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 30, 2018 8:52 AM
To: Andrea Gardner <AGardner@wataugatx.org>
Subject: Online Form Submittal: Contact Us - City Manager

Contact Us - City Manager

Contact Information

Please complete the online form below to submit your questions / comments.

Name: **Richelle Askins**

Address: 8212 Lauren Way

City: Watauga

State: TX

Zip Code: 76148

Phone Number: 281-799-2271

Email Address: richelleaskins@yahoo.com

Questions or Comments

Comments

Although I will more than likely not be able to attend either the Planning and Zoning or the City Council meeting to voice my concerns, I beg you to vote against the construction of the proposed apartments near City Hall. It will do nothing but decrease property values and cause overcrowding in our schools. There is absolutely no positive for the community.

Denise Wilkinson

BY: _____

From: Andrea Gardner
Sent: Monday, July 30, 2018 4:19 PM
To: Denise Wilkinson
Subject: FW: Online Form Submittal: Contact Us - City Manager

Follow Up Flag: Follow up
Flag Status: Flagged

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 30, 2018 11:57 AM
To: Andrea Gardner <AGardner@wataugatx.org>
Subject: Online Form Submittal: Contact Us - City Manager

Contact Us - City Manager

Contact Information

Please complete the online form below to submit your questions / comments.

Name: Marshall Haney
 Address: 7524 Echo Hill
 City: Watauga
 State: TX
 Zip Code: 76148
 Phone Number: 817-228-3165
 Email Address: mhaney358@gmail.com

Questions or Comments

Comments I am strongly opposed to any apartment complex being built in a predominantly single family residential area. This is not a ideal area or place for this type of development. Our property values have gone up because of this city care making sure homes are maintained and properly cared for. Allowing apartments in to iswrong way to handle this parcel of land and

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JUL 30 2018

not in the best interest of the citizens of Watauga. Traffic on Hightower is all ready high and Echo Hill is almost like a race track as cars fly up and down at speeds above the limits for residential streets. I am a 30 + year resident of Watauga and would feel betrayed by the council and Mayor if this is allowed to be approved by zoning or city council

Email not displaying correctly? [View it in your browser.](#)

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Denise Wilkinson

BY: _____

From: Andrea Gardner
Sent: Monday, July 30, 2018 4:19 PM
To: Denise Wilkinson
Subject: FW: Online Form Submittal: Contact Us - City Manager

Follow Up Flag: Follow up
Flag Status: Flagged

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 30, 2018 12:05 PM
To: Andrea Gardner <AGardner@wataugatx.org>
Subject: Online Form Submittal: Contact Us - City Manager

Contact Us - City Manager

Contact Information

Please complete the online form below to submit your questions / comments.

Name: Edward Taman
 Address: 5728 Chesapeake Street
 City: Watauga
 State: TX
 Zip Code: 76148
 Phone Number: 8172961787
 Email Address: blazeret@aol.com

Questions or Comments

Comments No apartments please.

Email not displaying correctly? [View it in your browser.](#)

Denise Wilkinson

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JUL 30 2018

BY: _____

From: Andrea Gardner
Sent: Monday, July 30, 2018 4:21 PM
To: Denise Wilkinson
Subject: FW: Online Form Submittal: Contact Us - City Manager

Follow Up Flag: Follow up
Flag Status: Flagged

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 30, 2018 9:23 AM
To: Andrea Gardner <AGardner@wataugatx.org>
Subject: Online Form Submittal: Contact Us - City Manager

Contact Us - City Manager

Contact Information

Please complete the online form below to submit your questions / comments.

Name: Domingo martinez
Address: 7317 glen drive
City: Watauga
State: TX
Zip Code: 76148
Phone Number: 817-372-5218
Email Address: Fast3223@gmail.com

Questions or Comments

Comments I would like to express my concern over the proposed re-zoning of the lands at Hightower and Whitley. Through my work in public safety I have dieter hand knowledge what apartments and a large group of people in such a small area will do to a city. Not only will crime rise but property values will go down. This will cause good people to flee the city to surrounding cities

free from apartments and the crime that comes with it.

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BY: _____

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Denise Wilkinson

BY: _____

From: Andrea Gardner
Sent: Monday, July 30, 2018 5:17 PM
To: Denise Wilkinson; Zolaina Parker
Subject: FW: Online Form Submittal: Contact Us - City Manager

Follow Up Flag: Follow up
Flag Status: Flagged

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 30, 2018 5:07 PM
To: Andrea Gardner <AGardner@wataugatx.org>
Subject: Online Form Submittal: Contact Us - City Manager

Contact Us - City Manager

Contact Information

Please complete the online form below to submit your questions / comments.

Name: Michael Milam
Address: 6429 Heather drive
City: Watauga
State: TX
Zip Code: 76148
Phone Number: Field not completed.
Email Address: unclebuckm24@gmail.com

Questions or Comments

Comments I am very much opposed to the City of Watauga even considering allowing apartments to be built along Hightower and Echo Hills. Hightower is a mad house on a good day, and placing these apartments along Hightower will only make thing's worse! Do these proposed apartments back up to your house and will they affect you? I thoroughly doubt it! Vote NO

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JUL 30 2018

to these apartments!

BY: _____

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Denise Wilkinson

BY: _____

From: Andrea Gardner
Sent: Monday, July 30, 2018 5:22 PM
To: Denise Wilkinson; Zolaina Parker
Subject: FW: Online Form Submittal: Contact Us - City Manager

Follow Up Flag: Follow up
Flag Status: Flagged

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 30, 2018 5:21 PM
To: Andrea Gardner <AGardner@wataugatx.org>
Subject: Online Form Submittal: Contact Us - City Manager

Contact Us - City Manager

Contact Information

Please complete the online form below to submit your questions / comments.

Name: Dena Mendoza
Address: 5740 Saramac Drive
City: Watauga
State: TX
Zip Code: 76148
Phone Number: 8179091249
Email Address: denayaya33@yahoo.com

Questions or Comments

Comments We live in watauga and attend the dance school across the road from the property set to be rezoned for apartments. Apartments will push our dance studio out of the neighborhood. The crime will go up and cars alone on hightower will be awful. Please don't do this

Contact Us - City Council Members

Under the Texas Public Information Law, all messages received by the City of Watauga become city records and may be subject to disclosure to the public under the provisions of that statute. The City of Watauga respects your privacy. Any data requested will be used solely for purposes of conducting official business.

If you have a question which is specific to a department or operational in nature, please see the Contact Us- for all City Departments.

[Contact Us- All City Departments](#)

Contact Information

Please complete the online form below to submit your questions / comments.

Name: Casey Jones

Address: 6001 Herschel Dr

City: Watauga

State: TX

Zip Code: 76148

Phone Number: 8176572486

Email Address: caseytoe67@gmail.com

Questions or Comments

Please select the Council Member(s) you want to contact (you can make multiple selections):

Tom Snyder, Sandra Bush, David Griffin, Melva Clark, Mark Taylor, Kim Irving, Mayor Patrick Shelbourne

Comments

Dear Sir or Madame I'm writing you today to express my feelings about your plans for Hightower commons I live directly behind those fields your actions if you vote yes are going to affect my life completely I do not want these apartments and I'll give you reasons why one is the Vista park apartments They

are now section 8 apartments, More traffic, crime, Raising my taxes, lower my house value. Your three-story apartments will be looking over my house into my backyard I will not have any privacy whatsoever you're asking for a lot of trouble. Yes it's gonna look so pretty and nice 10 years later it'll be an eyesore just like Park Vista Apartments I really thought Watauga learned it's lesson about apartments. I have lived in Watauga pretty much my whole life I went to Grace Hartman to Watauga junior high and I graduated from Haltom High, And I raise my kids in Watauga I love Watauga I want to see it grow and become a outstanding community but not at the expense of apartments in my community it is not what I want nor do my neighbors want it . I pray that if you if y'all didn't read this over on my side and my neighbor side And listen to us after all we voted for you to look after the city to look after the neighbors I thank you for your time and I'll see you at the meeting

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Denise Wilkinson

From: noreply@civicplus.com
Sent: Tuesday, July 24, 2018 2:15 PM
To: Andrea Gardner; Denise Wilkinson; City Secretary's Office
Subject: Online Form Submittal: Concern/Question - Planning and Development

Concern/Question - Planning and Development

First Name	Curtis
Last Name	Van Liew
Address1	6141 Grayson Ct
Address2	Field not completed.
City	Watauga
State	TX
Zip	76148
Email Address	curtisv2014@gmail.com
Phone Number	8172472990
Response Requested Via:	Email

(Section Break)

Description	I would like to protest the proposed Planning and Zoning change at the corner of Hightower and Whitley Rd. I do not believe Watauga needs another Multi-family development in the city. I believe it is an increased cost to public services and a loss to the city revenue on taxes.
Attach File	Field not completed.
Attach File	Field not completed.
Attach File	Field not completed.
Attach File	Field not completed.
Attach File	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Denise Wilkinson

From: noreply@civicplus.com
Sent: Monday, July 23, 2018 4:00 PM
To: Andrea Gardner; Denise Wilkinson; City Secretary's Office
Subject: Online Form Submittal: Concern/Question - Planning and Development

Concern/Question - Planning and Development

First Name	Jean
Last Name	Willcox
Address1	6058 Summerdale Court
Address2	Field not completed.
City	Watauga
State	TX
Zip	76148
Email Address	Jean.Willcox@yahoo.com
Phone Number	8175975395
Response Requested Via:	Email

(Section Break)

Description	This email is to voice my objection for the proposal for Section 8 housing for the Hightower Commons. I have watched Watauga grow from a rural town to a very desirable City. I have lived here 40 years and this makes me furious. This will bring our property values down and increase crime rate. Echo Hills is known to house gangs. As a walker I do not go down this area. WHAT ARE OUR ELECTED OFFICIALS THINKING? I will be attending the 8/7/18 City Hall Meeting.
Attach File	Field not completed.
Attach File	Field not completed.
Attach File	Field not completed.
Attach File	Field not completed.
Attach File	Field not completed.

Denise Wilkinson

From: noreply@civicplus.com
Sent: Monday, July 23, 2018 2:13 PM
To: Andrea Gardner; Denise Wilkinson; City Secretary's Office
Subject: Online Form Submittal: Concern/Question - Planning and Development

Concern/Question - Planning and Development

First Name	Linda
Last Name	Castranova
Address1	5732 Constitution Court
Address2	Field not completed.
City	Watauga
State	TX
Zip	76148
Email Address	LCastranova@OvationTravel.com
Phone Number	817-266-0582
Response Requested Via:	No response requested - For information purposes only

(Section Break)

Description	I am writing as a NEW Citizen of Watauga, I moved here due to the quite and safe feeling I received from my new neighborhood. NOW, I find out that you are planning a SECTION 8 complex just down the block from me! I DO NOT Approve and want it noted that I am STRONGLY apposed to this. We already hear the sirens going up and down Hightower nightly, I cannot imagine the crime, and increase in noise and congestion if you allow a complex of this nature on that corner. Let them build in Southlake or Colleyville, do not tarnish this city. Thank You!
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Attach File	Field not completed.
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Attach File	Field not completed.
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Attach File	Field not completed.
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The developer of the proposed mixed-use development hasn't proposed to include Section 8 or Affordable Housing of any type in the proposed Planned Development. In fact, the apartments proposed for Hightower Commons will be market rate apartments with high quality finishes and amenities that allow the property to rent for top of the market rates. The proposed first phase includes 201 apartments consisting of 47% as 1 bedroom/ 1 bath apartments with a rent range from \$995 - \$1,200/month, 49% as 2 bedroom/2 bath apartments renting from \$1,400 - \$1,600/month and 4% as 3 bedroom/3 bath apartments renting from \$1,750/month. The rates provided are base rate rents that can also include premium charges for location, views, size of patio/balcony, etc. Each household must be qualified for residence in the property and complete a thorough application through the developer's third-party management partner. Residents will be required to show proof of income 3 times the monthly rental amount and complete a credit and rental history that ensure the character and quality of the community is maintained. I encourage you to correct the misinformation and attend the public hearings scheduled for August 7, August 20 and August 27 to hear the details of the planned development before formulating your opinion about such development.

If Watauga isn't willing to be provide consumer choice options for those that find homeownership just out of reach by supplying quality multifamily housing options, those forced renters may decide on homeownership elsewhere when they are ready.

If you have any further questions, please do not hesitate to contact the City.

Respectfully,



Zolaina R. Parker
City Secretary, TRMC, City of Watauga
817.514.5825 | www.cowtx.org | 7105 Whitley Road

 Find me on Facebook

ATTENTION: Please note all correspondence may be considered a public record and made available upon a Public Information Request.

PUBLIC OFFICIALS: A "Reply to All" of this e-mail may lead to violations of the Texas Open Meetings Act.

NOTE: This e-mail (including any attachments) is confidential and may be legally privileged. If you are not an intended recipient or an authorized representative of an intended recipient, you are prohibited from using, copying or distributing the information in this e-mail or its attachments. If you have received this e-mail in error, please notify the sender immediately by return e-mail and delete all copies of this message and any attachments.

From: noreply@civicplus.com [mailto:noreply@civicplus.com]

Sent: Monday, July 23, 2018 10:10 AM

To: Mayor Patrick Shelbourne; Zolaina Parker

Subject: Online Form Submittal: Contact Us - Mayor

Contact Us - Mayor

Contact Information

Please complete the online form below to submit your questions / comments.

Name:

Paola Cooper

Address:

6564 Meadowlark Ln

City:	Watauga
State:	TX
Zip Code:	76148
Phone Number:	2546812886
Email Address:	paitomunoz@gmail.com

Questions or Comments

Comments

Dear Mayor, Our city is facing a great risk by creating and allowing the apartment project to be develop. We are risking to have a lower education quality (Birdville ISD is an amazing school district so is KISD). we do not have the infrastructure to support an apartment complex in the middle of a residential area. Building houses will be a more feasible project and will not affect the quality of living of us Watauga residents. As you can see almost 100% of apartment projects around our area are located right by commercial development but not in the middle of a quiet residential sector. This project will definitely create an invasion of privacy of those whose fences will face the apartments. How can you promise me my children will not be observed while in the backyard by anyone living on a 3rd floor of an apartment? How can you promise me nobody will jump the fence and try to vandalize my pool, my backyard and most important, affect my children quality of living? How can you promise me that the school will maintain the quality and that classrooms will not be overcrowded by an irresponsible decision made by the Watauga government? we, Watauga residents pay a higher tax than other cities around us, why now adding more unnecessary living places that will disturb peace, harmony and create unnecessary chaos. An apartment complex will bring unstable, complicated, uncaring population. We in Watauga care for our families, privacy, houses and neighbors. How would you feel having a 50 feet wall 6 feet from your backyard? How would you feel having someone throwing things over your fence from a building 6 feet away from you? (I say this from personal experience), how would you feel about someone staring at your 10 year old kid while she is swimming or playing with her dog outside? I hope you understand our concerns, and realize that not all economic advances have to sacrifice quality of living and harmony. Respectfully, Paola Munoz JD, LLM, MPA (254) 6812886 paitomunoz@gmail.com

Name: Scott Prescher

Address: 6501 Patsy Ln

City: Watauga

State: TX

Zip Code: 76148

Phone Number: 817-875-0943

Email Address: dallasdrew32@yahoo.com

Questions or Comments

Comments

I am a resident of Watauga. I am emailing you to state that I am completely against the zoning change request being heard on August 7th regarding the proposed apartment complex. One of the reasons we bought our home in Watauga and moved here was the complete lack of apartment complexes in this city, the low crime, and great schools. Allowing this unnecessary apartment complex, which will apparently include section 8 housing, will negate every reason we moved to this city and love living here. Apartments change the nature of cities and neighborhoods whether they are intended to or not. By design apartments lend themselves to a transient lifestyle. The main reason this city has low crime is that people live her for decades, we know each other, we stay here and our kids are raised here and value and invest in their community. That changes with apartments. Further, the section 8 housing will bring increased crime and drug activity, it just will. All you have to do is search online and you will find many articles backing up this fact. Home values are rising here, people are renovating their homes, and adding an apartment complex to that mix will reverse this trend. Watauga's city moto is "a great place to live." Will it be? This city is on the verge of being even better, please don't ruin it by allowing this insane plan to move forward. You were all elected to represent our community, not a developer. I am respectfully asking that you do your job and put your constituents first. Thank you.

Email not displaying correctly? [View it in your browser.](#)

We want to make sure you receive the best possible service. Is your question specific to a department or operational in nature?

No

First Name

Will and Amanda

Last Name

Brinkley

Address1

5805 Chadsford Ct

Address2

Field not completed.

City

Watauga

State

TEXAS

Zip

76148

Email Address

ampatton85@gmail.com

Phone

6829708804

Please select the Council Member(s) you want to contact (you can make multiple selections):

Mayor Patrick Shelbourne, Tom Snyder, Sandra Bush, David Griffin, Melva Clark, Mark Taylor, Kim Irving

Comments:

We have recently become aware that a zoning change allowing the building of multi-family developments has been proposed for the vacant lots at Hightower and Whitley. We want to express our total opposition to that development as it impacts traffic, schools, privacy, noise and the overall feel of the city. This is a single family home area, which is what attracts many young families to it. To destroy that would be a step in the wrong direction! Our roads are not designed locally to handle that much traffic. As someone who is only a few blocks away on Chadsford Ct, I am appalled that only people within 200ft of that area were notified. We heard about it thanks to the efforts of some of those neighbors. That seems an extrodinarily deceptive action on the part of the city. It will impact ANYONE in the immediate vicinity. The city should be notifying everyone in Watauga. VERY disappointed. We will be there August 7th, and join many of our neighbors in opposition to that zoning change!!!!

Denise Wilkinson

From: Amanda Brinkley <ampatton85@gmail.com>
Sent: Tuesday, July 24, 2018 2:49 PM
To: Zolaina Parker
Cc: Andrea Gardner; Denise Wilkinson
Subject: Re: Online Form Submittal: Concern/Question Council Member

Follow Up Flag: Follow up
Flag Status: Flagged

In your response you have not addressed why such a limited number of residents received written notifications? Posting it on the website is not good enough as you are all well aware this would affect many many residents. What are the plans for the roads and schools? We have seen a HUGE increase in traffic, and a concurrent decrease in pedestrian safety. How would Watauga address this? All of the people I know here moved here precisely because Watauga was lacking in that type of development. You can have a high end retail outlet and single family home area without multi family housing. If it was in an area where traffic and road conditions would support this it might make sense, but looking at the plans for the development I see little to show this has been taken into account. We will be actively campaigning against any council member who supports this, and I would like information on who to contact about changing the rules for notifications of this kind. Not to mention, there's large sections of Watauga roads and sidewalks in dire need of repair. How about the city address the existing infrastructure before adding a development like this. Totally inappropriate action on the part of the city!

On Tue, Jul 24, 2018 at 2:39 PM, Zolaina Parker <zparker@cowtx.org> wrote:

Mr. and Mrs. Brinkley,

Please see below the response from Mrs. Andrea Gardner, City Manager.

Thank you for your submittal in Civic Plus and the opportunity to address your concerns. I will begin with some information about mixed-use developments and the impacts such developments have on communities. Typically, mixed-use developments are a combination of residential and non-residential buildings that are planned and developed within a city. The real estate projects can range from a single building to an entire neighborhood and are typically developed to be responsive to a specific environment. Mixed-use development projects aim to offer a variety of benefits that include walkability between housing in the City, workplaces, and other amenities. Mixed-use development also tends to require a more proficient management service company in order to address the diverse needs of the entire community.

The specific development being proposed has been presented as a multi-type residential living infused with light commercial/retail style development that is planned in accordance with the vision set by the City in 2016. The residential component has been presented as two styles of residential development, with one being a high-quality market rate Class A apartment living targeting young professionals just starting out and unable to afford homeownership to the elder population no longer able to properly maintain a home due to physical ability or health. Rising student loan burdens are often placing homeownership just out of reach for many younger households that have plans to establish an independent household once able to afford the down

payment required for homeownership. There are times when it makes more financial or quality of life sense to rent. The other style of residential living is also expected to appeal to young professionals ready for the next step just before homeownership to the aging population that prefers to maintain independence like single family living but without the responsibilities that come with homeownership. The overall goal is to create a Watauga Town Center style development considering the proximity it will share to City facilities to include the Capp Smith Park and the Library. The development proposes to utilize high quality building materials as required by the City code and will include 6' lighted sidewalks along public rights of way and other amenities expected for a quality development. This type of development will complement the City area and the area along Hightower Drive well.

The City's Comprehensive Plan adopted on April 25, 2016 on pages 54-56 address Mixed Use Sites. The Plan breaks the City into zones, with Zone 2 being along Hightower Drive and calls out this Zone as an ideal location for medium-density attached residential product and zero-lot-line single family residential, as well as a small strip of retail along Hightower Drive.

According to the National Association of Realtors (NAR), first time homebuyers made up 32 percent of all homebuyers in 2015, with nearly 67 percent of those buyers being millennials (ages 18-34 years old). A primary trait sought by Millennial homebuyers is walkability. A 2015 NAR survey revealed that millennials prefer walking as a mode of transportation by 12 percentage points over driving. Today's homebuyer has a strong preference for central locations with easy access to city amenities. Furthermore, Fannie Mae data reveals that about half of current renters under the age of 35 are currently renting to prepare themselves financially to purchase a home.

The developer of the proposed mixed-use development hasn't proposed to include Section 8 or Affordable Housing of any type in the proposed Planned Development. In fact, the apartments proposed for Hightower Commons will be market rate apartments with high quality finishes and amenities that allow the property to rent for top of the market rates. The proposed first phase includes 201 apartments consisting of 47% as 1 bedroom/ 1 bath apartments with a rent range from \$995 - \$1,200/month, 49% as 2 bedroom/2 bath apartments renting from \$1,400 - \$1,600/month and 4% as 3 bedroom/3 bath apartments renting from \$1,750/month. The rates provided are base rate rents that can also include premium charges for location, views, size of patio/balcony, etc. Each household must be qualified for residence in the property and complete a thorough application through the developer's third-party management partner. Residents will be required to show proof of income 3 times the monthly rental amount and complete a credit and rental history that ensure the character and quality of the community is maintained. I encourage you to correct the misinformation and attend the public hearings scheduled for August 7, August 20 and August 27 to hear the details of the planned development before formulating your opinion about such development.

If Watauga isn't willing to be provide consumer choice options for those that find homeownership just out of reach by supplying quality multifamily housing options, those forced renters may decide on homeownership elsewhere when they are ready.

If you have any further questions, please do not hesitate to contact the City.

Sent to Council via BCC

Respectfully,



Zolaina R. Parker
City Secretary, TRMC, City of Watauga

817.514.5825 | www.cowtx.org | 7105 Whitley Road

 Find me on Facebook

ATTENTION: Please note all correspondence may be considered a public record and made available upon a Public Information Request.

PUBLIC OFFICIALS: A "Reply to All" of this e-mail may lead to violations of the Texas Open Meetings Act.

NOTE: This e-mail (including any attachments) is confidential and may be legally privileged. If you are not an intended recipient or an authorized representative of an intended recipient, you are prohibited from using, copying or distributing the information in this e-mail or its attachments. If you have received this e-mail in error, please notify the sender immediately by return e-mail and delete all copies of this message and any attachments.

From: noreply@civicplus.com [mailto:noreply@civicplus.com]

Sent: Tuesday, July 24, 2018 2:16 PM

To: City Secretary's Office; Mayor Patrick Shelbourne; Council Member Tom Snyder; Council Member Sandra Bush; Mayor Pro Tem David Griffin; Council Member Melva Clark; Council Member Mark Taylor; Council Member Kim Irving

Subject: Online Form Submittal: Concern/Question Council Member

Concern/Question Council Member

Under the Texas Public Information Law, all messages received by the City of Watauga become city records and may be subject to disclosure to the public under the provisions of that statute. The City of Watauga respects your privacy. Any data requested will be used solely for purposes of conducting official business.

We want to make sure you receive the best possible service. Is your question specific to a department or operational in nature?

No

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We want to make sure you receive the best possible service. Is your question specific to a department or operational in nature?

No

First Name

Christopher

Last Name

Poorman

Address1

6036 Nanci drive

Address2

Field not completed.

City

Watauga

State

Tx

Zip

76148

Email Address

Chasepoorman@gmail.com

Phone

8175644602

Please select the Council Member(s) you want to contact (you can make multiple selections):

Mayor Patrick Shelbourne, Tom Snyder, Sandra Bush, David Griffin, Melva Clark, Mark Taylor, Kim Irving

Comments:

I strongly oppose the planned apartments and townhomes up for planning and zoning vote. I moved to Watauga as a young attorney because I wanted a small place to raise my children, away from busy streets, sprawling apartment complexes, and the dangers so often found in more dense areas. But now it is attempting to follow us. I will be stumping against this development regardless of whatever expected economic advantage it may offer and will be leaving the city and resigning from all boards if it passes. This stands in stark contrast to other recent development in the city. Why not pursue a single family type development? I understand revenue is down but look at all the shuttered businesses along the more populous route 377 and 377 corridors. Businesses will fail on that road. There are other ways to increase the tax base and revenues to the city

without this decision. Let's take a step back and think of what this will do to our city and it's reputation. I offer my opposition without any resignation. Chase Poorman

Email not displaying correctly? [View it in your browser.](#)

This email was scanned by Bitdefender



Public Hearing Notice – Zoning Change

July 19, 2018

Dear Property Owner:

The Planning and Zoning Commission will hold a public hearing to consider a recommendation for a zoning change application at their meeting on **August 7, 2018 at 6:00 PM** in the Council Chamber at Watauga City Hall, 7105 Whitley Road. The City Council will hold a public hearing to consider this zoning change application at their meeting of **August 20, 2018** at 6:00 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road.

Planning and Zoning Case Z-18-03: An application has been received by the City of Watauga for a zoning change request from SF-6 (Single Family – 6,000 square foot lots), and LB (Local Business) to PD (Planned Development) for Hightower Commons, a proposed mixed use project on properties located at the southeast corner of Hightower Drive and Whitley Road and, on the north and south sides of Hightower Drive, east of Quail Run and west of Echo Hill Drive. Lauren Partovi/Sunscope Development, applicant. Zaghoual A N, Shiber E L, Don Valk, Victor Adoue, Ibrahim Spidari Khan, M Khan Family LP, owners.

In accordance with State law, you are receiving this notice because our records reflect you are the owner(s) of property within two hundred (200) feet of the subject property. For more information about this zoning change request you may visit the City of Watauga web site at www.cowtx.org News Flash.

If you cannot attend the public hearings, you may mail your comments to the address below. If you have any questions, you may contact me, Denise Wilkinson, at 817-514-5813 or dwilkinson@wataugatx.org.

☐ Object to the above zoning change request

☒ Do not object to the above zoning change request

Comments: _____

Name: M. S. Lyle
Address: 4313 Whitman Ave.
City, State & Zip Code: FT. Worth, TX 76133

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



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☐ Object to the above zoning change request

☒ Do not object to the above zoning change request

Comments: _____

Name: StH CanWach - Jeff Hunt

Address: 7016 Echo Hill

City, State & Zip Code: WATAUGA

City of Watauga
Planning and Development
7105 Whitley Road
Watauga, TX 76148
<http://www.wataugatx.org>



AGENDA MEMORANDUM

DATE: July 24, 2018

TO: Planning and Zoning Commission Members

FROM: Andrea Gardner, City Manager

SUBJECT: Consideration and action on **Planning and Zoning Case SUP-18-03:** Consider request for a zoning change from SF-6 (Single Family - 6,000 square foot lots), and LB (Local Business) to PD (Planned Development) for Hightower Commons, a proposed mixed use project on properties located at the southeast corner of Hightower Drive and Whitley Road and, on the north and south sides of Hightower Drive, east of Quail Run and west of Echo Hill Drive. Lauren Partovi/Sunscope Development, applicant. Zaghoul A N, Shiber E L, Don Valk, Victor Adoue, Ibrahim Spidari Khan, M Khan Family LP, owners.

BACKGROUND/INFORMATION:

A meeting was scheduled by Mr. Rick Garza and Sunny Partovi with the City Manager for late May 2018. The City Manager met with the representatives regarding a proposed development. A few days later the City Manager provided Mr. Partovi with language from the City's comprehensive plan regarding mixed use.

A Planning & Zoning Application was submitted to the City on June 26, 2018. The application was discussed with the Development Review Team per procedures. Once all requirements were satisfied, the required notices were provided to the public.

Texas Local Government Code 211.007 requires the Commission to hold a public hearing before submitting a final report to the governing body.

FINANCIAL IMPLICATIONS:

None

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends the Commission consider the comments received during the public hearing and make a final report to the Council on the zoning request.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Application for Agenda



AGENDA MEMORANDUM

2. Owner's Authorizations
3. PD Zoning Change Narrative - revised 7-13-18
4. Staff Report - AG
5. Memo - Capacity of Street and Utilities - Hightower Commons - P&Z Aug 2018.doc
6. Hightower Commons - P&Z Exhibits

REVIEWED BY:

Andrea Gardner, City Manager
Zolaina Parker, City Secretary, TRMC

Approved - 07/31/2018
Final Approval - 07/31/2018



Planning & Zoning Application



REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
(Please Print)
BUSINESS NAME (If applicable): Sunslope Development Principal
(Title)
BUSINESS ADDRESS: 6628 Meadows West Dr. S. Fort Worth, TX 76132
PHONE: (817) 729-1212 EMAIL: Lauren.Partovi@gmail.com

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

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

*Signatures certify that all information provided is true and correct

Owner Name (Print) <u>Lauren Partovi</u>	Date <u>6/26/18</u>	Owner Signature <u>La Partovi</u>
Agent Name (Print)	Date	Agent Signature

APPLICATION SUBMITTAL REQUIREMENTS

- ☐ Ten (10) folded copies of 24"x36" of a Site Plan (Technical requirements provided on separate sheet), Landscaping Plan, Elevations in color and one digital (PDF) copy of zoning exhibit.
- ☐ The following items are required with all types of applications:
- ☐ Zoning Application form.
- ☐ Application filing fee of \$300. This is non-refundable.
- ☐ One 11"x17" copy of subdivision plat (if the property is platted).
- ☐ One digital (PDF) copy of subdivision plat (if property is platted).
- ☐ If request is for (i) a portion of a platted lot, or (ii) an un-platted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by licensed surveyor must be provided electronically in Microsoft Word format and in paper copy.
- ☐ Additional information may be requested by the Development review Team if deemed essential for review and consideration by Planning and Zoning Commission and City Council.
- ☐ Written narrative explaining in detail the proposal.

OFFICE USE ONLY: CASE APPROVED BY:

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



Planning & Zoning Application

CASE NO. _____

P&Z Fee: #300.00

SELECT ZONING APPLICATION TYPE:

Date Paid: 6/26/18

Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY: Mixed Use - Multifamily, Single Family Attached, Local / General Business

EXISTING USE OF PROPERTY: Vacant, Single Family & Local Business

ZONING INFORMATION: From Existing SF & LB District to Proposed PD District

PROPERTY ADDRESS: 6 properties referenced in the attached

Legal Description: (Abstract) _____ (Tract) _____ (Block) _____ (Lot) _____

(Survey) _____ (Addition) _____

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

COMPLIANCE OF PROPOSED PROJECT TO ONE WATAUGA/COMPREHENSIVE MASTER PLAN: If Yes then skip to next section of application if no then provide answers to the questions below:

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

OWNER INFORMATION: NAME: _____

(Please Print)

ADDRESS: _____

PHONE: _____ EMAIL: _____

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



Planning & Zoning Application

CASE NO. _____

P&Z Fee: _____

SELECT ZONING APPLICATION TYPE:

Date Paid: _____

Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY: PD (Multifamily)

EXISTING USE OF PROPERTY: SF

ZONING INFORMATION: From Existing SF District to Proposed PD District

PROPERTY ADDRESS: 6000 Hightower Dr

Legal Description: (Abstract) _____ (Tract) _____ (Block) 13 (Lot) 15R

(Survey) _____ (Addition) Echo Hills Addition

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

COMPLIANCE OF PROPOSED PROJECT TO ONE WATAUGA/COMPREHENSIVE MASTER PLAN: If Yes then skip to next section of application if no then provide answers to the questions below:

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☒ Yes ☐ No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community?
☒ Yes ☐ No

OWNER INFORMATION: NAME: Zaghloul A N, Shiber E I

ADDRESS: 4637 Pangolin Dr., Fort Worth, TX 76244
(Please Print)

PHONE: _____ EMAIL: _____

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
(Please Print)
BUSINESS NAME (If applicable): Sunscope Development Principal
(Title)
BUSINESS ADDRESS: 6628 Meadows West Dr. S. Fort Worth, TX 76132
PHONE: (817) 729-1212 EMAIL: laurenpartovi@gmail.com

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

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

*Signatures certify that all information provided is true and correct

ELIAS SHIBER ANTON ZAGHLOU X Elias Shiber
Owner Name (Print) Date Owner Signature
Lauren Partovi 7/1/18 Lauren Partovi
Agent Name (Print) Date Agent Signature

APPLICATION SUBMITTAL REQUIREMENTS

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- ☐ If request is for (i) a portion of a platted lot, or (ii) an un-platted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by licensed surveyor must be provided electronically in Microsoft Word format and in paper copy.
- ☐ Additional information may be requested by the Development review Team if deemed essential for review and consideration by Planning and Zoning Commission and City Council.
- ☐ Written narrative explaining in detail the proposal.

OFFICE USE ONLY: CASE APPROVED BY:

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

ADDITIONAL P&Z FEE: _____ RECEIPT #: _____

DATE: _____
DATE: _____
DATE: _____

RECEIVED
7-9-18



Planning & Zoning Application

CASE NO. _____

SELECT ZONING APPLICATION TYPE:

P&Z Fee: _____
Date Paid: 6/24/18
Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY: PD Townhomes

EXISTING USE OF PROPERTY: Single Family

ZONING INFORMATION: From Existing SF District to Proposed PD District

PROPERTY ADDRESS: 5900 Ridgecrest Dr

Legal Description: (Abstract) _____ (Tract) _____ (Block) S (Lot) 10

(Survey) _____ (Addition) Ridgecrest Addition - Watauga

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

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- ☐ Will the proposed use impact adjacent residential areas in a negative manner or may it enhance it?
☐ Yes ☒ No
- ☐ Are uses adjacent to proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
☒ Yes ☐ No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community?
☒ Yes ☐ No

OWNER INFORMATION: NAME: Don Valk

ADDRESS: 4000 N. MacArthur Blvd. Ste A132 Irving TX
(Please Print)

PHONE: 972-717-7446 EMAIL: Jake@theassuredgroup.com 75038

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
BUSINESS NAME (If applicable): Sunscope Development (Please Print) Principal (Title)
BUSINESS ADDRESS: 6628 Meadows West Dr S, Fortworth TX 76132
PHONE: (817) 729-1212 EMAIL: Lauren.Partovi@gmail.com

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

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Don Walk 7-10-18 X Don Walk
Owner Name (Print) Date Owner Signature

Agent Name (Print) Date Agent Signature

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- ☐ Additional information may be requested by the Development review Team if deemed essential for review and consideration by Planning and Zoning Commission and City Council.
- ☐ Written narrative explaining in detail the proposal.

OFFICE USE ONLY: CASE APPROVED BY:

PLANNING & ZONING COMMISSION: _____ Yes _____ No

CITY COUNCIL: _____ Yes _____ No

ADDITIONAL P&Z FEE: _____ RECEIPT #: _____

DATE: _____

DATE: _____

DATE: _____



RECEIVED
7-9-18

Planning & Zoning Application

CASE NO. _____

SELECT ZONING APPLICATION TYPE:

P&Z Fee: _____
Date Paid: 6/24/18
Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY: PD Townhomes

EXISTING USE OF PROPERTY: SF Single Family

ZONING INFORMATION: From Existing SF District to Proposed PD District

PROPERTY ADDRESS: 5901 Ridgcrest Dr.

Legal Description: (Abstract) _____ (Tract) _____ (Block) 6 (Lot) 11

(Survey) _____ (Addition) Ridgcrest Addition - Watauga

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

COMPLIANCE OF PROPOSED PROJECT TO ONE WATAUGA/COMPREHENSIVE MASTER PLAN: If Yes then skip to next section of application if no then provide answers to the questions below:

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

OWNER INFORMATION: NAME: Don Valk

ADDRESS: 4000 W. Mae Arthur Blvd. Ste A132, Irving TX 75038
(Please Print)

PHONE: 972-777-7666 EMAIL: clake@theassuredgroup.com

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
BUSINESS NAME (If applicable): Sunscope Development (Please Print) Principal
BUSINESS ADDRESS: 6628 Meadows West Dr. S. (Title) Fort Worth, TX 76132
PHONE: (817) 729-1212 EMAIL: Lauren Partovi@gmail.com

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

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*Signatures certify that all information provided is true and correct

Don Valk 7-10-18 X Don Valk
Owner Name (Print) Date Owner Signature

Agent Name (Print) Date Agent Signature

APPLICATION SUBMITTAL REQUIREMENTS

- ☐ Ten (10) folded copies of 24"x36" of a Site Plan (Technical requirements provided on separate sheet), Landscaping Plan, Elevations in color and one digital (PDF) copy of zoning exhibit.
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PLANNING & ZONING COMMISSION: _____ Yes _____ No DATE: _____
CITY COUNCIL: _____ Yes _____ No DATE: _____
ADDITIONAL P&Z FEE: _____ RECEIPT #: _____ DATE: _____



RECEIVED
7-9-18

Planning & Zoning Application

CASE NO. _____

P&Z Fee: _____

SELECT ZONING APPLICATION TYPE:

Date Paid: _____

Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY: _____

EXISTING USE OF PROPERTY: _____

ZONING INFORMATION: From Existing LB District to Proposed PD District

PROPERTY ADDRESS: 5900 Hightower Dr.

Legal Description: (Abstract) _____ (Tract) _____ (Block) 14 (Lot) 7R2

(Survey) _____ (Addition) Echo Hills Addition

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

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☐ Yes ☐ No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community?
☐ Yes ☐ No

OWNER INFORMATION: NAME: Victor Adove and Kathi Adove Est (Please Print)

ADDRESS: 109 Shadow Wood Dr, Argyle, TX 76225-5125

PHONE: 214-232-1132 EMAIL: adoveza@gmail.com

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
(Please Print)
BUSINESS NAME (If applicable): Sunscope Development Principal
(Title)
BUSINESS ADDRESS: _____
PHONE: (817) 729-1212 EMAIL: _____

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

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*Signatures certify that all information provided is true and correct

Owner Name (Print): _____ Date: _____
Lauren Partovi 6/28/18
Agent Name (Print) Date
Owner Signature: [Signature]
Agent Signature: _____

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





RECEIVED
7-11-18

Planning & Zoning Application

CASE NO. _____

P&Z Fee: _____

SELECT ZONING APPLICATION TYPE:

Date Paid: _____

Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☐ Planned Development

PROPOSED USE OF PROPERTY: PD (General & Local Business, Single Family Attached)

EXISTING USE OF PROPERTY: Local Business (vacant)

ZONING INFORMATION: From Existing LB District to Proposed PD District

PROPERTY ADDRESS: 7050 Whitley Dr, Watauga, TX 76148

Legal Description: (Abstract) _____ (Tract) _____ (Block) _____ (Lot) Block 14 Lot 7R1B

(Survey) _____ (Addition) ECHO HILLS ADDITION

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

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☐ Yes ☐ No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community?
☐ Yes ☐ No

OWNER INFORMATION: NAME: IBRAHIM SPIDARI KHAN

(Please Print)

ADDRESS: 5257 SMOKEY RIDGE DR FORT WORTH TX, 76123

PHONE: 817-658-4960

EMAIL: 817-658-4960

ibrahimkhan8212@sbcglobal.net

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
(Please Print)
BUSINESS NAME (If applicable): Sunscope Development, LLC Principal
(Title)
BUSINESS ADDRESS: 6628 Meadows West Dr. S., Fort Worth, TX 76132
PHONE: 817-729-1212 EMAIL: laurenpartovi@gmail.com

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*Signatures certify that all information provided is true and correct

x Ibrahim S. Khan
Owner Name (Print)

Date

7-10-18 x Ibrahim Khan
Owner Signature

Lauren Partovi

Agent Name (Print)

7/9/2018

Date

Lauren Partovi

Agent Signature

Digitally signed by Lauren Partovi
Date: 2018.07.09 16:51:48 -0400

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PLANNING & ZONING COMMISSION: _____ Yes _____ No

DATE: _____

CITY COUNCIL: _____ Yes _____ No

DATE: _____

ADDITIONAL P&Z FEE: _____ RECEIPT #: _____

DATE: _____



Planning & Zoning Application

CASE NO. _____

P&Z Fee: _____

SELECT ZONING APPLICATION TYPE:

Date Paid: _____

Receipt #: _____

☐ Zoning Change

☐ Special Use Permit

☒ Planned Development

PROPOSED USE OF PROPERTY:

PD (Multifamily)

EXISTING USE OF PROPERTY:

SF

ZONING INFORMATION: From Existing SF District to Proposed PD District

PROPERTY ADDRESS: 6001 Hightower Dr

Legal Description: (Abstract) _____ (Tract) _____ (Block) 16 (Lot) 1R

(Survey) _____ (Addition) Echo Hills Addition

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☒ Yes ☐ No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community?
☒ Yes ☐ No

OWNER INFORMATION: NAME: _____

M Khan Family LP
(Please Print)

ADDRESS: 6313 Whitman Ave, Fort Worth, TX 76133-3420

PHONE: (817) 917-0588 EMAIL: _____

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



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Lauren Partovi
(Please Print)
BUSINESS NAME (If applicable): Sunscope Development Principal
BUSINESS ADDRESS: 6628 Meadows West Dr. S. Fort Worth, TX 76132 (Title)
PHONE: (817) 729-1212 EMAIL: laurenpartovi@gmail.com

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<u>Mahmood Khan</u> Owner Name (Print)	<u>7/1/18</u> Date	<u>X M. S. Khan</u> Owner Signature
<u>Lauren Partovi</u> Agent Name (Print)	<u>7/1/18</u> Date	<u>Lauren Partovi</u> Agent Signature

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

HIGHTOWER COMMONS

Watauga, Texas

Planned Development

Friday, July 13, 2018

To: Randy Richards; Building Official	City of Watauga
Andrea Gardner; City Manager	City of Watauga
Denise Wilkinson; Economic Development Coordinator	City of Watauga
Paul Hackleman; Director of Public Works	City of Watauga
From: Lauren Partovi	Sunscope Development
CC: Sunny Partovi	Sunscope Development

RE: Hightower Commons Planned Development Request

The following reflects items for incorporation into the Planned Development for Hightower Commons. In the information below, our team has followed the City of Watauga PD requirements to develop a Preliminary Site Plan and corresponding PD language to characterize the intended use and ultimate development of Hightower Commons for approval and incorporation into a formal Planned Development for the property.

Principal Permitted Uses:

Southwest Block – Within the entire 6.73 acres of property listed below, Single-Family Attached, Local Business, General Business, and Municipal/Government uses shall be allowed.

- 5900 Hightower Dr., Block 14 Lot 7R2 (06353991)
- 7050 Whitley Dr., Block 14 Lot 7R1B (40350401)
- Block 5 Lot 10 (06083781)
- Block 6 Lot 11 (04433734)

Eastern Facing Blocks - Within the entire 11.98 acres of property listed below, Multifamily use shall be allowed.

- 6000 Hightower Dr., Block 13 Lot 15R (00793655) Echo Hills Addition
- 6001 Hightower Dr., Block 16 Lot 1R (00793787)

Space Limits: The following lists permitted uses and the minimum and/or maximum site area for each use.

1. Southwest Block to consist of single story General/Local Business along Hightower Dr. and 2 and/or 3 story Single Family Attached (townhomes) behind retail and along Whitley Rd.
 - a) General/Local Business to be a minimum of 12,600 square feet unless an agreement is reached between the City of Watauga and Developer for 12,600 SF (or more) of Government/Municipal use. In the event of such use by the City, the remainder of the Southwest Block can also accommodate SFA.
 - Current discussions with City staff indicate interest in potential municipal use of the Southwest Block in a horizontally mixed-use fashion, and we are open to such use and willing to accommodate through future discussions.

- b) Single Family Attached buildings to be developed as Townhome units at a maximum 16 units/acre and shall not include duplex or fourplex type housing where units share a single common entrance.
 - c) In the locations where Single Family Attached (Townhome) use is permitted, a minimum lot (land) area of not less than 3,000 square feet per dwelling unit shall be provided.
 - Minimum ground floor area per unit to be 500 square feet, including garage; minimum gross area per unit to be 1,600 square feet.
2. Eastern Facing Blocks to consist of 3 story multifamily buildings with single story accessory uses allowed by right (resident club, leasing office, mail, fitness, etc).
- a) Multifamily buildings to be developed at a maximum 35 units/acre.
 - b) In the locations where Multifamily (apartment) use is permitted, a minimum lot (land) area of not less than 1,200 square feet per dwelling unit shall be provided.
 - Minimum floor space per dwelling unit:
 - i. A. Efficiency/studio: 550 sq. ft.
 - ii. B. One-bedroom: 625 sq. ft.
 - iii. C. Two-bedroom: 900 sq. ft.
 - iv. D. Three-bedroom: 1,200 sq. ft.

Yard Requirements: The building line will be 16-26 feet from the planned back-of-curb along Public Streets to deliver a quality, intimate streetscape experience in areas for purpose of variety and interest.

Screening Requirements: Screening must be provided along property lines where new development abuts existing Single Family Residential. The screening buffer shall consist of minimum six (6) foot tall stained/sealed cedar fence and landscape material including evergreen vines espaliered to the fence and/or minimum three (3) foot tall shrubs or bushes (i.e. Holly, Mountain Laurel, Dwarf Wax Myrtle, etc).

Off-street parking, transformers, and HVAC condensers must be screened from view of a Public Right-of-Way using minimum three (3) foot tall shrubs or bushes (i.e. Holly, Mountain Laurel, Dwarf Wax Myrtle, etc) and/or minimum three (3) foot tall stained/sealed cedar fence and landscape material including evergreen vines espaliered to the fence.

Landscaping Requirements: Street trees to be planted along public rights of way an average of 35' on center to create pleasant view corridor on both sides of Hightower Dr. Proposed street tree species to be considered shall include: Allee Elm, Chinquapin Oak, Empire Live Oak, Cathedral Live Oak, Live Oak, Red Oak, Red Maple, Shantung Maple, Cedar Elm, Chinese Pistachio, Homestead Elm, Lacebark Elm, Urbanite Ash / Green Ash, Texas Ash. Final street tree selection subject to approval by the Director of Public Works prior to permit issuance.

Pedestrian Ways: Minimum 6' sidewalk must be provided along public rights of way (Echo Hill Dr., Hightower Dr., Quail Run Dr., Whitley Rd., and Hightower Dr.) and tie into existing sidewalk infrastructure on adjacent properties to provide a cohesive pedestrian network across the site into adjacent neighborhoods and to the municipal complex to the west. Pedestrian crossings are a critical design component within the project's streetscape design, to connect the north and south blocks across Hightower. Developer to work with the City of Watauga to provide pedestrian signals at Hightower where appropriate, including integration with existing street lights at the Hightower/Whitley intersection. These signals will be added in connection with the development of Multifamily Phase I.

Developer to provide pedestrian signal at the Multifamily development mid-block across Hightower, to encourage safe travel between the south and north blocks of the apartment project and encourage use of the pedestrian network connect to Cap Smith Park and City facilities to the west. This mid-block signal will be review and is subject to approval by the City as part of the permit set for construction and installed in conjunction with the first multifamily phase.

Pole lighting will be provided along sidewalks along public rights of way at an average of 85' on center. Total height from base to top of luminaire to be maximum 18'. Along Hightower Dr., banner arms to be installed on street side of each pole for use by the Owner and City of Watauga.

The development shall keep ownership and maintenance of pole lighting and be responsible for utility costs. Developer is willing to provide power outlets in street tree wells and/or at Light Poles for seasonal lighting and decoration. The City of Watauga is expected to pay for and maintain any City-purpose banners used on Pole Light banner arms. Operational limits and obligations of streetscape amenities to be negotiated via License Agreement between Developer and the City of Watauga.

Architectural Design Requirements: Buildings shall be oriented towards the street and building facades shall include appropriate architectural details and ornamentation to create variety and interest and convey a sense of quality.

- Permitted finishes – the following finishes will be permitted: brick, stone, cultured stone, concrete block, stucco utilizing a three-step process, and smooth cementitious fiber board plank with a 30-year manufacturer's warranty may be used as principal façade materials. EIFS shall not be permitted. All elevations subject to review and approval by City Staff to assure conformance with the design principals represented during the PD application phase.
 - Developer is pursuing a material gradient throughout the Hightower Commons district that includes Brick, Stone, Block and Cement Fiber Board. The proposed architectural style is intended to tie to the thematic narrative of the Hightower Commons as reflective of “small town Texas” and Watauga’s original farm and ranch community.
 - As a material, cementitious fiber board is highly durable, and lower maintenance than wood siding, of which it is attempting to emulate. Best practices in these wood traditions typically include masonry bases where the building meets the ground to protect from deterioration, as well as casing, trim, and water table detailing that protects the material from water infiltration. These details continue to be relevant in the cementitious fiber board application. Developer will implement best practices in their use of the cementitious fiber board and apply it in a way to provide a varied, tri-partite architecture.
- At least 25 percent of above-grade residential units adjacent to a public street will have balconies that extend no more than 6 feet beyond the face of the façade. Balconies may extend over the sidewalk area provided that they maintain at least 9 feet of clearance above the sidewalk and do not substantially interfere with street tree growth. Balconies may extend over the interior courtyard-facing fire lanes, but such balconies shall maintain a minimum clearance of 14' with approval from the Fire Department.
- Roof, balcony, decorative columns, awnings, stairwell enclosures, and porch overhangs may extend a maximum of six (6) feet into the front, side, or rear yard setback.
- All right-of-way facing residential units within 4 feet of grade will include a primary front door entrance into the unit or outdoor living space which is accessed from the sidewalk.

Primary entry doors must be swing doors and include glass and full operating hardware on the outside of the door. Sliding doors will not be permitted.

- Refuse and waste storage areas, facilities, and containers shall be screened by a masonry structure not less than six feet in height and use opaque doors and/or gates. A standard door shall be provided for resident use. Site garbage receptacles to be setback from existing single-family residences a minimum of 50’.
- Interior dwelling construction shall utilize high quality finishes consistent with class A, market rate apartments including, but not limited to: stainless steel appliances, granite countertops, under counter sinks, tiled tub surrounds, LED lighting, framed vanity mirrors, wood-look and/or carpet flooring, and internet/cable ready.

Signage: Wayfinding signs, street signs, stop signs, and poles etc occurring within the development will reflect a Watauga Town Center district identity. City to approve final design and placement prior to installation.

Property and District signage, including wayfinding signs, may occur within the front or side yard setback.

Coverage: Permitted coverage of the building site by the main buildings and any accessory buildings shall not exceed eighty (80) percent of the site area. Permitted floor area ratio shall be 1:1.

Maximum Building Height: The maximum building height shall be fifty (50) feet or three (3) stories.

Fire Lane: Fire lanes internal to the development shall be a minimum width of twenty two (22) feet and provide proper turning radius for Life Safety equipment as determined by the Fire Marshal and Building Official at the time of permit review and issuance.

Parking: Parking may be provided through a combination of spaces along the public right of way, in parking courts screened from public streets, covered carports screened from public streets, and in tuck under garages.

Covered carport parking shall be allowed and constructed out of metal columns and roof material architecturally consistent with the primary project architecture. Such structures must be screened from a public street.

- Garages within Multifamily development to be single car garages (260 - 340 SF); garages within Townhome development to be two-car garages (360 – 580 SF). Carport covered parking spaces, screened from Public ROW, cover standard parking spaces and adhere to TAS requirements for ADA accessible vehicles. Covered parking structures are 18’ deep and as wide as the number of parking spaces to be covered +/- 1’.
- Fire sprinklers to be provided where parking garages, structures are attached to primary apartment buildings.

Secure vehicular and pedestrian gates may be installed to secure off street parking areas. Developer shall equip any vehicular gate with an Opticom system for public safety purposes. Knox access to be provided at secured pedestrian gates (exact locations to be determined with Architect and City Building Official, Fire Marshal, and Police Chief prior to permit issuance).

On-street parking shall occur on Hightower Dr., Echo Hill Dr., Quail Run Dr., and Whitley Rd. These on-street spaces will serve towards the use requirement on the adjacent development located within the PD. Developer will be responsible for costs associated with maintenance of private parking along City streets.

The following vehicular parking requirements shall apply.

- a) Office Use – One (1) space per four hundred (400) square feet of floor area.
- b) Retail Use – One (1) space per three hundred (300) square feet of floor area.
- c) Municipal/Library – One (1) space per five hundred (500) square feet of floor area.
- d) Clinic (Medical or Dental) Office Use – One (1) space per three hundred (300) square feet of floor area.
- e) Multifamily (apartment) Dwelling Use – The number of spaces to be provided for multifamily apartments will be dictated by the requirements of the lender and follow the lender's standard to ensure appropriate parking is provided to serve the project(s).
- f) Multifamily Leasing Office/Club Use – Parking will be provided at one (1) space per three hundred (300) square feet of floor area. These parking spaces will be signed as "office parking during business hours" to allow for shared use as guest parking after business hours.
- g) Single Family Attached Use – Two (2) spaces for each dwelling unit (minimum 360 SF garage or 20' x 18' garage).

Public Facilities & Infrastructure:

- All proposed infrastructure (water, sewer, storm drainage) will be designed per City Code to ensure safe distance from utilities to buildings. Utilities will be reflected in the Site Plan for review prior to issuance of the Building Permit.
- Developer will be responsible for ½ of the construction or ½ of the construction cost for the reconstruction of Whitley Road, from Property line to property line to the center of the road. Design and implementation to be negotiated via Development Agreement between Developer and the City of Watauga prior to Permit issuance.

Ongoing Management & Maintenance: A minimum standard for property maintenance to address areas of public view, ie., structure maintenance, landscaped areas shall be provided within the PD language.

- Hightower Commons apartments will be professionally managed by a third-party management entity, engaged by the Developer, with demonstrated experience managing high quality market rate apartments in North Texas. The management entity will be responsible for maintaining the physical character and quality of the building, implementing lease provisions to ensure appropriate use of resident balconies and communal resident spaces, overseeing and implementing landscape maintenance services throughout the project, and managing and regularly inspecting the building and its systems to ensure appropriate function. Management will monitor/ensure condition of window blinds and window treatments (foil on windows, unsightly use of ROW facing balconies, etc. not permitted). Such use provisions will be included in the standard resident lease.
- Hightower Commons Townhomes will have a Home Owners Association which will be responsible for maintenance of the landscape and streetscape within the Townhome community.

Estimated Phasing: Occupancy of buildings within a single phase will be allowed through City review and approval of Temporary Certificate of Occupancy for a given building or portion of buildings prior to final Certificate of Occupancy. Temporary Certificate of Occupancy may be issued as each building is completed and life safety measures shall be met. This is to allow for immediate occupancy of completed buildings to support development success.

Southwest Block

- Townhome start Q2 2019; anticipated completion Q4 2020
- Retail start Q3 2019; anticipated completion Q2 2020
 - Marketing for retail leasing to commence when the PD is approved in Q3 2018.

East Facing Blocks

- Phase I (West Side) start Q3 2019; anticipated completion Q2 2021
 - Leasing Office, Resident Club, Pool and all required Fire/Life safety required to fully occupy completed
 - Phase II (East Side) start Q3 2021; anticipated completion Q2 2023



Staff Report for SUP-18-03



Hightower Commons

The Hightower Commons is proposed in three phases as a mixed-use development. The properties located at 5900 Hightower Dr. and 7050 Whitley Dr. are currently zoned Local Business (LB), the properties located at 5900 Ridgecrest Dr. and 5901 Ridgecrest Dr. are currently zoned SF6 (low density detached family housing) and the properties located at 6000 Hightower Dr. and 6001 Hightower Dr. are currently zoned SF6 (low density detached family housing). The developer is proposing to change the zoning to PD (Planned Development) for all parcels. The townhomes are expected to be under

The City's zoning ordinance provides the Planned Developed district as a means of allowing more flexible design requirement in order to achieve a development that is better than traditional zoning and subdivision requirements.

construction by the 2nd Quarter 2019 with anticipated completion in the 4th Quarter 2020. The retail is planned for construction during the 3rd Quarter 2019 with anticipated completion in the 2nd Quarter 2020. The apartments are planned for construction in two phases, with the leasing office, resident club, pool and all required fire/life safety beginning in the 3rd Quarter 2019 and expected to be complete in the 2nd Quarter 2021. Phase II will begin in the 3rd Quarter 2021 with anticipated completion in the 2nd Quarter 2023. If the rezone request is approved; the developer would move to preparation of the required site plan.

The property located at 5900 Hightower Dr., 7050 Whitley Dr., 5900 Ridgecrest Dr. and 5901 Ridgecrest Drive with the current zoning of Local Business (LB) and SF6 (Single Family Detached) is the mixed-use component of the development, thus the need for the rezone request to include Single Family Attached (SFA), General Business (GB) and Government Use (GU). The property located at 6000 Hightower Dr. and 6001 Hightower Dr. with the current zoning of Single Family Detached (SF6) is the multi-family component of the proposed development. The rezone request is supported by the City's Comprehensive Plan and Future Land Use Plan. Furthermore, Texas Local Government Code Chapter 211 requires zoning to occur in accordance with a comprehensive plan.

The Plan refers to this area as an ideal location for medium-density attached residential product and zero-lot-line single family residential, as well as a small strip of retail along Hightower Dr. The smaller scale of the medium-density attached product and the zero-lot-line residential is the ideal gradual transition to the existing surrounding neighborhood and, with proper streetscape improvements, this zone will become a continuation of the pedestrian-friendly experience established on the northeast side of Capp Smith Park and south of Starnes Rd. The Plan states that the future development should have a strong visual connection to Capp Smith Park. The envisioned horizontally mixed-use character within the area is compatible with the retail to the west and north of this area, lining US Hwy 377. The plan continues to state that the area could yield multi-story mixed-use style buildings. Outdoor amenities could include plazas that act as gathering spaces or a space for outdoor dining and a unique tree grove for people to congregate. It is also envisioned that enhanced streetscape improvements will encourage pedestrian movement along the vehicular corridors, contributing to the area's desired vibrant character.

The developer has entered into a sales contract for the property that is contingent on the rezone of the property. The mixed-use concept is referenced in the City's Comprehensive Plan that states mixed-use zones are envisioned to enhance the heart of the City. A special character should take place in this zone, tying together the City's recent investments in Capp Smith Park, City Hall, Library, Police Department and Central Fire Station. Incorporating entertainment, retail and new residential types to expand the City's housing options, these zones will play a critical role in the City's economic development, and if developed correctly, will be a memorable and cherished addition to the region.

Between October 2015 and April 2016, the City held three (3) Town Hall meetings, two (2) Workshop meetings with the P & Z and two (2) Public Hearings (One with the P&Z that resulted in a recommendation of approval to the City Council and other public hearing was conducted by the City Council prior to the adoption in April 2016). In addition, a survey was conducted, social media campaign launched, newspaper articles produced and bench advertisements that were posted to encourage public involvement. After all of the attempts to be inclusive, the end product included the support of a concept as submitted by developer requesting this rezone.

The next common step for a City is to create a zoning district(s) for areas specifically referenced in the Plan for a specific type of development. The two zones mentioned on pages 54-56 of the Plan could have been approved as an "Old Town Zoning District" or some other appropriate name for the zoning district that would include as permitted uses the uses described/mentioned in the Plan and require a higher quality product that maintains the character of the area described. Unfortunately, this step didn't occur;

however, if the rezone application is denied, the P & Z and City Council should consider such a process, so City staff has very clear and specific guidance on the development desired for our community. With the City at 96% buildout, the remaining land is critical to the City in terms of future development, thus it is expected the remaining land that is developed will also be proposed for this type of vertical development. Trends for re-development are also more vertical as the cost of land has increased tremendously over the years and is only expected to continue to increase.

As part of the PD discussions with staff, the government use component was considered for the possibility of including space for the municipal Library within the area along Whitley Rd. and Hightower Dr. The City intends to conduct a Needs Assessment in October 2018. The Needs Assessment will likely take six months to complete and will present options and costs to expand the existing library in its current location or add a new site within the proposed mixed-use development.

Should the City decide to deny the rezone request to PD, the developer may decide to move forward with purchasing some or all of the property under contract and develop within one of the permitted uses allowed by the existing zoning. The permitted uses for the properties at 5900 Hightower Dr. and 7050 Whitely Dr. (zoned Local Business) include:

accessory building business, antique shop, apparel alteration and repair shop, art gallery, auto parking lot (cars and pick-up trucks only), auto parts and accessory stores, auto service station/restaurant, bank, savings and loan association, financial institutions, beauty/barber or other personal shop, in home day care, child day care center, adult day care center, department store, funeral home/mortuary, garage, parking garage private, grocery store, group home for the disabled, hobby shop, medical care facility (nursing and care homes), museum, fine arts center, business office, professional office, real estate development tract or field office, electrical substation, electrical transmission line, private hobby studio, home occupation, public park, radio, television, microwave broadcast, relay/receiving towers, transmission, religious institutions, telephone exchange switching or relay facility, pharmacy, photographic print shop, portable type storage containers, rental store (no outside storage), repair shop (bicycle and small appliance), shoe repair, restaurant (includes café, lunch room, tea room), restaurants with alcohol, retail, video game rental store, veterinarian office only, studio, travel bureau or consultant.

The permitted uses for the properties at 5900 Ridgecrest Dr., 5901 Ridgecrest Dr., 6000 Hightower Dr. and 6001 Hightower Dr. (zoned Single Family Detached) include:

Accessory building residential, single-family detached, dwelling industrialized housing, electrical substation, electrical transmission line, private garage, private hobby studio, home occupation, home school, public park, radio, television, microwave broadcast, relay/receiving towers, transmission, religious institutions, swimming pool, telephone exchange switching or relay facility.

The City's Zoning Ordinance requires that a Planned Development District's height, area and density regulations shall be determined by the standards adopted in the approved site plan by the City Council upon recommendation by the Planning and Zoning Commission. The following are required to be considered when considering a proposed planned development:

1. The proposed height, area, and density regulations substantially meet the intent of this chapter and the comprehensive land use plan.
 - The development meets this requirement.
2. The proposed height, area and density regulations provide for better project design;
 - The development does provide for better project design.
3. The combination of different dwelling types and/or the variety of land uses in the proposed planned development complement each other and will be compatible with existing and proposed land uses in the vicinity; and
 - The development dwelling types do complement each and are recommended in the Comprehensive Plan as compatible types for the Zones referenced in the Plan.
 - The Plan was developed after a series of public meetings and finally adopted in April 2016.
4. The proposed development will not generate more traffic than the streets in the vicinity can carry without congestion and the development will not overload utilities as determined by the Director of Public Works.
 - See attached Memorandum from the City of Watauga's Public Works Director.
 - The developer will present in its design, street layouts that will enhance the mobility of the area to be developed to include improvements to Whitley Rd.

It is important to note that Texas Local Government Code Sec. 211.006(d) states:

"If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the

affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

- (1) the area of the lots or land covered by the proposed change; or
- (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.”

The Commission’s options are as follows:

1. Recommend approval to the Council as presented.
2. Recommend denial without prejudice to the Council.
3. Recommend approval to the Council, with conditions.

Based on the considerations for a mixed-use development for this area, the recommendation of the Planning & Zoning Commission to approve the Comprehensive Plan and final adoption by the City Council in April 2016, staff recommends approval with the following conditions:

1. The Site Plan Submittal shall be reviewed and approved by City staff, P&Z Commission and the City Council.
2. The retail portion of the mixed-use development and multi-family component shall always be managed by the same management firm (company) to ensure the multi-family component maintains the high-quality standard over time as set at initial build.
3. Developer shall begin marketing the retail space no later than the first day of construction of the townhomes (SFA – Single Family Attached).
4. Developer shall verify adequate wastewater infrastructure exists to accommodate peak flow for the development that includes all buildings/structures to the outfall of the system.
5. Developer shall verify adequate drainage infrastructure exists to accommodate the development that includes all buildings/structures.



OFFICE OF THE DIRECTOR OF PUBLIC WORKS

DATE: August 2, 2018
TO: Planning and Zoning Commission
THROUGH: Andrea Gardner, City Manager
FROM: Paul Hackleman, P.E., CFM, Director of Public Works
Subject: Hightower Commons – Street and Utility Capacity

Section 115-62 (12) – District Regulations of the Zoning Ordinance states a PD (Planned Development) District shall be reviewed by the Director of Public Works to determine that the proposed development will not generate more traffic than the streets in the vicinity can carry without congestion and the development will not overload utilities.

In February 2012, Burgess and Niple completed a 2011 Traffic Study for the intersection of Hightower Drive and Whitley Road with projections for future traffic until 2025 at 1.5% growth per year. The newest 2014 traffic counts are lower than the 2011 Traffic Study. Therefore, traffic volume has decreased since 2011. The majority of the traffic would use Hightower Drive to travel east/west and some would use Whitley Road to travel north/south. Hightower Drive and Whitley Road have adequate capacity to not be considered congested after these properties develop. Hightower Drive currently is not utilizing its full paving width for driving lanes; restriping Hightower Drive in this area would increase its capacity and should remain an option.

The adjoining side residential streets would also have adequate capacity for the increase in traffic to be considered not congested. Please note, Whitley Road is being widened from Hightower Drive to Chapman with the PD Developer responsible for ½ the cost of the project along their property, as long as, the PD is approved by City Council.

The Water System in the vicinity of this development will not be overloaded.

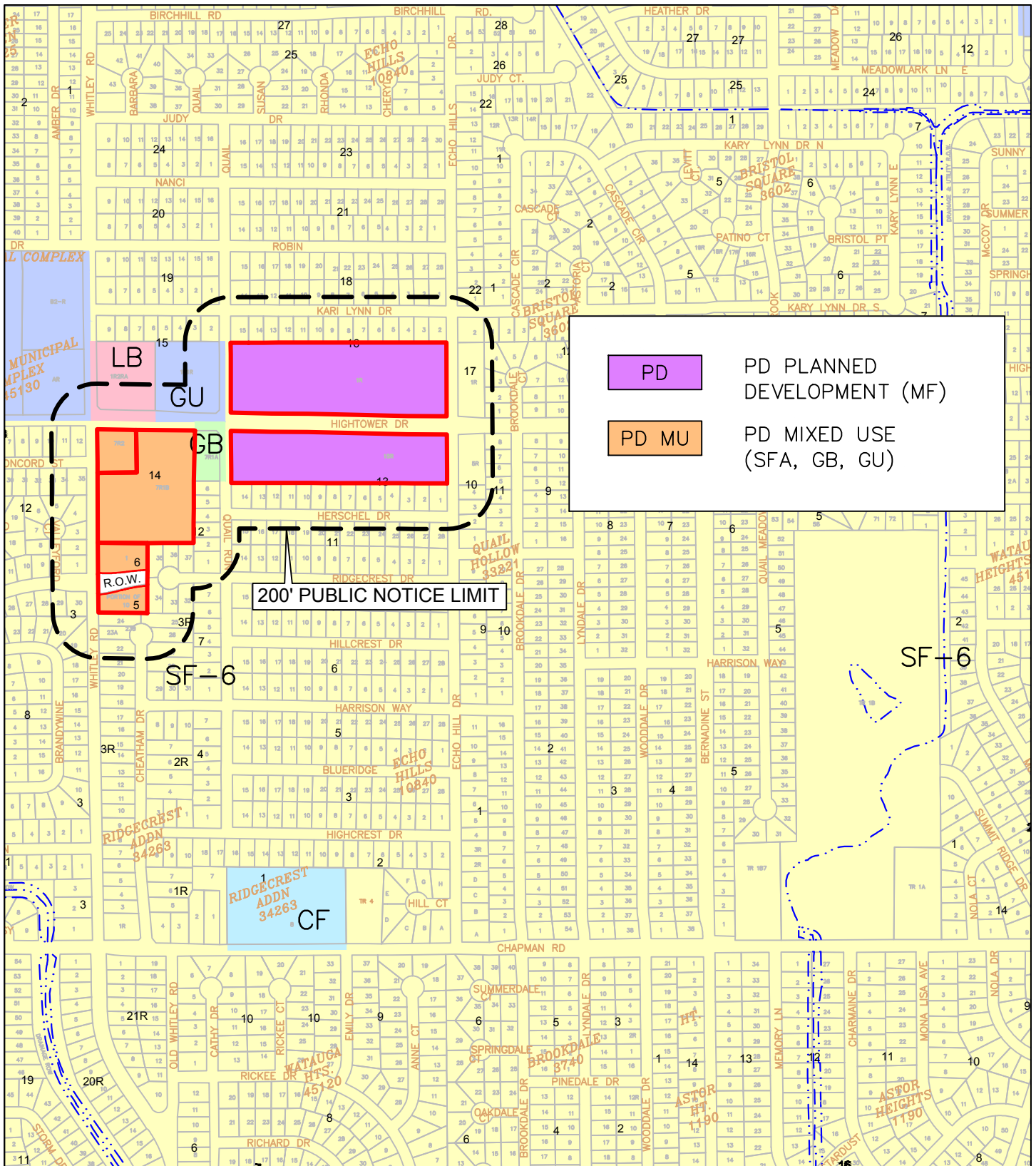
The Wastewater System pipe sizes are adequate to handle the demand from this development, but a detailed analysis shall be prepared by the developer to ensure the slopes of the pipes are adequate. Any improvements needed would be made by the developer at their expense.

The Storm Water System and street drainage may be able to handle the demand, but an engineering analysis shall be done by the developer and any improvements needed would be made by the developer.

Our policy calls for the developer to analyze the existing infrastructure within the city while designing their project. Any public improvements needed to better service the new development shall be designed, constructed, and funded by the developer.



CURRENT ZONING WITH 200' PERIMETER BUFFER



PROPOSED ZONING WITH 200' PERIMETER BUFFER