



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, DECEMBER 21, 2022
6:30 PM

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

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

APPROVAL OF MINUTES

1. Consider action to approve the meeting minutes of the September 21, 2022 Regular Meeting of the Planning and Zoning Commission
Randy Richards, CFM, Assistant Director of Public Works
Paul Hackleman, Director of Public Works

PUBLIC TESTIMONY FOR ACTION ITEMS Only those persons who submit a completed Request to Speak form prior to the agenda item being introduced by the Chair will be allowed to speak on agenda items set for action (this doesn't include presentations or reports). The Chair shall ask each person requesting to speak to approach the podium when called to speak. Speakers' time shall generally not exceed three (3) minutes in their comments and all comments must be germane to the specific agenda item being discussed; however, the Chair

may extend or reduce the speaker's allotted time. Speakers shall not be permitted to donate their time to other speakers. Members of the Commission may ask questions or discuss the item directly with the citizen during the citizen's testimony if necessary. Any discussion between a Commission member and the citizen will not count toward the time limit and members are encouraged not to speak until the citizen has first utilized their allocated time.

PUBLIC HEARINGS/ACTION

1. **Z. 22-03:** Public hearing to receive comments for or against a request for a zoning change from Single Family-Attached (SF-A) and Commercial (C) to Planned Development (PD), for property commonly known as 5201-5155 Watauga Road, being Abstract 700 Tract 3A and Tract 3D, of the David L. Hall Survey; and consider action to allow for limited industrial uses to include freight transportation logistics and commercial vehicle parking in a Planned Development (PD) zoning district. The subject property is located on the north side of Watauga Road east of Bent Creek Drive and west of Park Vista Blvd. The Planned Development (PD) is proposed to be platted into (1) one lot. Harmit Chattha, owner and applicant.

Randy Richards, CFM, Assistant Director of Public Works

Paul Hackleman, Director of Public Works

ADJOURNMENT

NOTICE

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

I, Linda Proskey, City Secretary for the City of Watauga, hereby certify that this agenda was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on December 16, 2022, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Linda Proskey, City Secretary





AGENDA MEMORANDUM

DATE: December 5, 2022

TO: Planning and Zoning Commission Members

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

SUBJECT: Consider action to approve the meeting minutes of the September 21, 2022 Regular Meeting of the Planning and Zoning Commission

BACKGROUND/INFORMATION:

This item contains draft meeting minutes from September 21, 2022 for Planning and Zoning review and approval.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

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

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. SEPT. 21 2022 - Regular Meeting - DRAFT

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 12/14/2022
Paul Hackleman, Director of Public Works	Approved - 12/14/2022
Joshua Jones, City Manager	Approved - 12/14/2022
Linda Proskey, City Secretary	Final Approval - 12/14/2022

Approved as to form for inclusion on Agenda



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 21, 2022
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Vice-Chairperson Sharon Gehle called the meeting to order at 6:35 p.m.

ROLL CALL

Mike Arend	Place 1, Member
Quincy Adams	Place 2, Member
Jillian Giles	Place 3, Member
VACANT	Place 4, Member
Cristy McCauley-Blackburn	Place 5, Member
Karen Isbell	Place 6, Secretary
Sharon Gehle	Place 7, Vice-Chairperson

And

Jeannette Garcia	Planning and Zoning Coordinator
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PUBLIC COMMENT

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

APPROVAL OF MINUTES

1. Consider action to approve the meeting minutes of the July 6, 2022, regular meeting of the Planning and Zoning Commission

Member McCauley-Blackburn made motion to approve the minutes as presented and Member Arend seconded the motion. Vice-Chairperson Gehle called for discussion.

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

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

The motion carried 6-0-0-0.

PUBLIC TESTIMONY

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

ACTION ITEMS

1. Discussion and action on selection of Chairperson, Vice-Chairperson and Secretary

Vice-Chairperson Gehle called for nomination of Chairperson for the term 2022-2023. Member McCauley-Blackburn made motion to recommend Karen Isbell as Chairperson. Member Giles seconded the motion. With there being no other nominations for Chairperson, members present voting as follows:

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

The motion carried 6-0-0-0.

Vice-Chairperson Gehle called for nomination of Vice-Chairperson for the term 2022-2023. Member Isbell made motion to nominate Sharon Gehle as Vice-Chairperson. Member Giles seconded the motion. With there being no other nominations for Vice-Chairperson, members present voting as follows:

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

The motion carried 6-0-0-0.

Vice-Chairperson Gehle called for nomination of Secretary for the term 2022-2023. Member Isbell made motion to nominate Cristy McCauley-Blackburn as Secretary. Member Giles seconded the motion. With there being no other nominations for Secretary, members present voting as follows:

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

The motion carried 6-0-0-0.

ITEMS FOR FUTURE AGENDAS

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

ADJOURNMENT

With there being no further items to discuss, Vice-Chairperson Gehle adjourned the meeting at 6:44 p.m.

APPROVED: this the _____ day of _____, 2022.

SIGNED: this the _____ day of _____, 2022.

APPROVED: _____
Karen Isbell, Chairperson

ATTEST: _____
Cristy McCauley-Blackburn, Secretary

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



AGENDA MEMORANDUM

DATE: December 5, 2022

TO: Planning and Zoning Commission Members

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

SUBJECT: **Z. 22-03:** Public hearing to receive comments for or against a request for a zoning change from Single Family-Attached (SF-A) and Commercial (C) to Planned Development (PD), for property commonly known as 5201-5155 Watauga Road, being Abstract 700 Tract 3A and Tract 3D, of the David L. Hall Survey; and consider action to allow for limited industrial uses to include freight transportation logistics and commercial vehicle parking in a Planned Development (PD) zoning district. The subject property is located on the north side of Watauga Road east of Bent Creek Drive and west of Park Vista Blvd. The Planned Development (PD) is proposed to be platted into (1) one lot. Harmit Chattha, owner and applicant.

BACKGROUND/INFORMATION:

Owner and applicant Harmit Chattha, of the property legally described as David L. Hall Survey Abstract 700 Tracts 3A and 3D, has submitted a zoning request to allow for a freight transportation logistics company and commercial vehicle parking in a Planned Development (PD) zoning district with uses added as listed in the PD Narrative Letter (attached). Prior to this ownership, the property was used as an auto repair garage. Neighboring properties are consistent with the proposed uses as surrounding uses include office space, contractor services, and City of Watauga Animal Services.

From the City of Watauga's Code of Ordinances Chapter 115- Zoning, the PD Planned Development District is a special purpose district. It is designed to encourage a greater flexibility and the opportunity for a higher standard of land development. As such, it makes feasible the application of planning concepts dealing with planned unit development of residential areas, planned shopping centers, and planned industrial parks. Improvements in a PD district are subject to conformance with a site plan approved by the city council upon recommendation of the planning and zoning commission and after public hearing thereon.

The following circumstances shall be considered when considering a proposed planned development:



AGENDA MEMORANDUM

1. The proposed height, area, and density regulations substantially meet the intent of this chapter and the comprehensive land use plan;
2. The proposed height, area, and density regulations 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
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.

The Director of Public Works has reviewed the Trip Memo (attached) and has accepted its findings. The utilities in this area are adequate for this development. The site will utilize a septic system for waste water, as does our Animal Shelter. From 2007 through November 2022, Commercial Truck Parking was taking place on the rear lot (5155 Watauga Road) according to aerial photography. The Commercial Truck Parking was not an allowed use and the property did not have a Certificate of Occupancy to operate any business. Currently, the property is not operating any business.

Portions of the property are in the 1% Flood Plain. Any development shall require a Flood Plain Permit prior to being issued a permit for construction.

Considerations for "PD" zoning and development plan approval. During the review and evaluation process for "PD" zoning and development plan approval, the following criteria shall be considered:

1. The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property
2. The adequacy of utilities, access roads, drainage and other necessary supporting facilities that have been or will be provided
3. The adequacy of the design, location, and arrangement of all driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments
4. The adequacy of any nuisance prevention measures that have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration. The effect directional lighting will have on neighboring properties
5. The impact of the proposed development on adjacent property values and on the ability of the adjacent property to be developed



AGENDA MEMORANDUM

6. In approving a development plan, the planning and zoning commission or city council may impose additional reasonable requirements necessary to protect the public interest and welfare of the community.

Every planned development district approved under the provisions of the Zoning Chapter shall be considered as an amendment to the ordinance as applicable to the property involved. In approving the planned development district, the city council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the planned development district; and such conditions shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be construed as conditions precedent to the granting of a certificate of occupancy. Minor changes to an approved development plan may be authorized by the zoning administrator.

The Public Hearing Notice was duly posted and published by the City Secretary's Office on Monday, December 5, 2022 in the Fort Worth Star Telegram. Written notice of the public hearing on the proposed changes was sent to all owners of property, or to the person rendering the same for city taxes within two hundred (200) feet of the subject properties affected, thereby giving them an opportunity to comment, in accordance with Section 115-35 (c)(3)(b) and Section 115-35(c)(3)(d3).

Upon recommendation of the preliminary report from the Planning and Zoning Commission, the final report will be presented to the City Council for final approval.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends consideration of comments received during the public hearing of the preliminary report and making a final report on the zoning request for the January 9, 2023 City Council regular meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report Z.22-03 - 5201-5155 Watauga Rd - JG
2. 2022088 - PD Narrative Letter Rev 3 2022.12.12
3. 2022088 - SITE PLAN EXHIBIT B
4. 2022088 - LANDSCAPE PLAN EXHIBIT C - 12132022
5. 2022088 - ENGINEERING PLAN-EXHIBIT D
6. 2022088 - Vehicle Tracking_EXHIBIT E



AGENDA MEMORANDUM

7. DGI#22202 - Trip Memo for 5201 Watauga Road Development located in Watauga, TX
8. 2022088 - FRONT BUILDING ELEVATION - EXHIBIT F
9. Planning Zoning Application 2021_ SR
10. LAND SURVEY - ZONING EXHIBIT
11. Photometric Plan letter
12. Public Hearing 200 ft notice - 5201-5155 Watauga Rd - Z.22-03 - Planned Development - MAILED
13. 5201-5155 Watauga Rd - 200 ft. notices mailed - Spreadsheet
14. Affidavit of Publication - IPL0070026

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 12/14/2022
Paul Hackleman, Director of Public Works	Approved - 12/15/2022
David Berman, City Attorney	Approved - 12/16/2022
Joshua Jones, City Manager	Approved - 12/16/2022
Linda Proskey, City Secretary	Final Approval - 12/16/2022

Approved as to form for inclusion on Agenda

PRELIMINARY REPORT

DATE: December 5, 2022

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official

SUBJECT: **Z.22-03:** Recommendation to accept a zoning change from Single-Family Attached (SFA) and Commercial (C) to Planned Development (PD), for property commonly known as 5201-5155 Watauga Road to allow for limited industrial uses to include freight transportation logistics and commercial vehicle parking in a Planned Development (PD) zoning district

BACKGROUND/INFORMATION:

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

The property owner, Harmit Chattha is requesting for the zoning change from Single-Family Attached (SFA) and Commercial (C) to a Planned Development (PD) zoning district, to be known as "Whites Branch Creek PD", for the proposed use of a freight transportation logistics company. Mr. Chattha has been approached by Freedom Trans USA, who wishes to utilize the space at 5201 Watauga Rd. as office space and continue using the rear lot known as 5155 Watauga Rd. for parking of the company's freight transportation vehicles. The Table of Uses in the Code of Ordinance does not currently have Freight Transportation Logistics or Commercial Vehicle Parking listed as a use; thus, the applicant has submitted request for a Planned Development with the said uses.

From 2007 through November 2022, Commercial Truck Parking was taking place on the rear lot (5155 Watauga Road) according to aerial photography. The Commercial Truck Parking was not an allowed use, and the property did not have a Certificate of Occupancy to operate any business. Currently, the property is not operating any business. The subject property is located on the north side of Watauga Road east of Bent Creek Drive and west of Park Vista Blvd.

During staff review of existing regulations, items considered, and steps taken include:

- The site plan requirements are to be met as stated in Sec. 115-115 as the property is currently unoccupied.
- Article XI.-Planning and Zoning Commission. Sec. 11.02. – Powers and duties. (b) Recommend to the City Council, approval or disapproval of proposed changes in the zoning plan. Sec. 115-35. (c) Changes and amendments. (2) *Authority to amend ordinance.* The city council may, from

PRELIMINARY REPORT

time to time, amend, supplement, or change the regulations herein provided or the boundaries of the zoning districts. Any amendment, supplement or change may be a) recommended by city staff; b) ordered for consideration by the council; c) initiated by the commission, or d) be requested by petition of the affected persons.

- Staff reviewed the consistency of the zoning change with the Comprehensive Plan. The future land use map shows the property to be defined as Local Office/Retail/Commercial which is suitable for light retail, service uses and professional office activities. Freedom Trans USA request to occupy 5201-5155 Watauga Road upon approval of zoning change and new uses allowed. The neighboring properties are consistent with the proposed use as surrounding uses include City of Watauga Animal Services, office space and contractor services.
- If the PD zoning is approved, the property legally described as the David L. Hall Survey, Abstract 700 Tracts 3A and 3D, will be platted into one lot with one address.
- Portions of the property are in the 1% Flood Plain. Any development shall require a Flood Plain Permit prior to being issued a permit for construction.
- Two signs have been erected at the properties which contain a notice of hearing and telephone number of staff from whom dates may be obtained.

CURRENT ACTIVITY:

A Planning and Zoning Application was submitted to Development Services on November 28, 2022. Legal notice was published in the Fort Worth Star Telegram on December 5, 2022, for the December 21, 2022, Public Hearing of the Planning and Zoning Commission. In accordance with State law, property owners received the public notice due to public records available through Tarrant Appraisal District which reflect they are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map was also attached for their information.

Staff has also considered the following criteria for the amendment:

The City's Comprehensive Plan enacted a Guiding Principle for Land Use, which is to "ensure that future development is orderly and efficient, compatible with existing land uses and enhances the overall quality of life.", referenced in the Executive Summary, page (v.).

The proposed amendment is also consistent with the surrounding neighborhoods and uses in accordance with the general regulations of Chapter 211 of Texas Local Government Code: promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or

PRELIMINARY REPORT

architectural importance or significance.

RECOMMENDATION/ACTION DESIRED:

During the Planning and Zoning Commission Regular Meeting held Wednesday, December 21, 2022, staff respectfully recommend the commission members consider the comments received during the public hearing of the preliminary report and make a final report on the zoning request for the January 9, 2023 City Council meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Property Survey/Site Plan

Zoning exhibit

PD Narrative

PRELIMINARY REPORT

**WHITES BRANCH CREEK PD
5201/5155 WATAUGA
(FREIGHT TRANSPORTATION LOGISTICS
COMPANY)
PD ZONING REQUEST
Watauga, Texas**

Planned Development
December 12, 2022

From: Samantha Renz, P.E.; Chief Executive Officer
CC: Harmit Chattha

Evolving Texas
Property Owner

RE: Zoning Submittal

On behalf of Harmit Chattha we are pleased to present this zoning submittal for “Whites Branch Creek PD”, for the proposed use of a Freight Transportation Logistics Company.

The site is a 3.68 acre developed site located 5201 and 5155 Watauga Road. There is floodplain and a creek directly to the north of the site. To the west of the site, is a water pump station and a church. South of 5155 and west of 5201 Watauga are the Sharp Propane Company and the Department of Family and Protective Services. The Watauga Animal Control facility is east of the site.

Prior to September of 1998, the site was zoned M-2 (Heavy Industrial). In September of 1998, the zoning was changed to Single Family Attached. In March of 1998 the property was leased and used for auto repair. Around 2007 or 2008 Commercial Truck Parking began on the rear lot according to aerial photography.

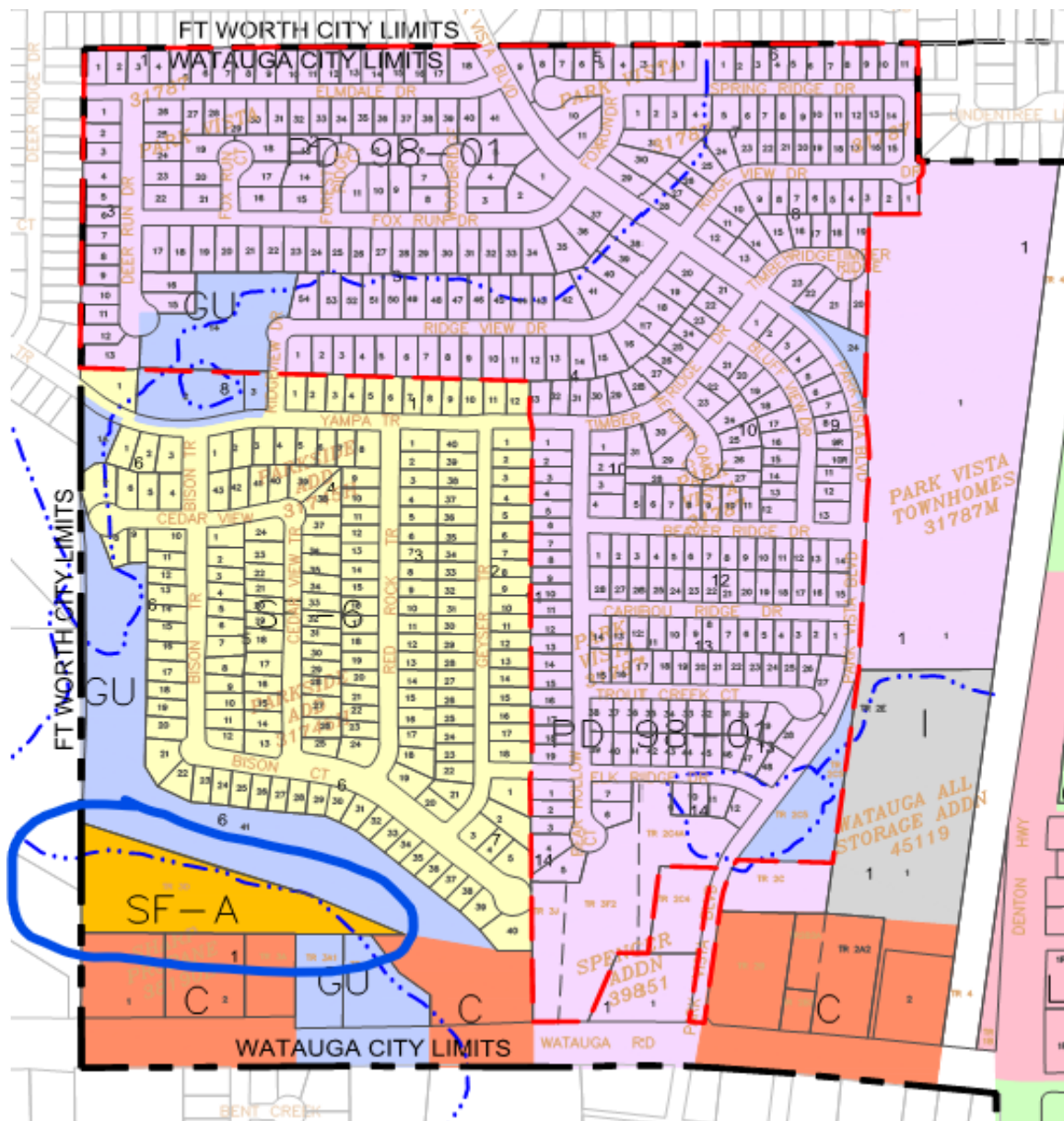


Figure 1

The property located at 5155 Watauga Road is not suitable for Single Family Attached Development and could not be developed in a manner to meet code requirements, without multiple variances. The site is landlocked without access through the commercial zoned lot. See figure 1 above. An access easement is not permitted per subdivision code Section 113-3(5); the minimum street ROW of 50' and connection to an existing street could not be met to make a required street connection to a platted street per Code Section 113-3 (2) and (3); the maximum cul-de-sac distance would need to be exceeded. To meet the remaining requirements would limit the developable area in such a way it is not feasible to

be developed as zoned.

The property was purchased by the prior owner in September of 1999 and the business remained in place. 5155 Watauga is at the rear of the property and truck parking has taken place at this location for over 15 years. City staff has indicated that no noise complaints have been received by the city during this period.

Mr. Chattha purchased the property in October 2021 and has continued to use the rear portion for truck parking, and the building itself has remained vacant. Since the purchase of the property, City staff have indicated the use does not meet the zoning ordinance and requested the trucks be removed from the site. Mr. Chattha has complied with the request.

Mr. Chattha has been approached by Freedom Trans USA, a Freight Transportation Logistics Company, who wishes to convert the space at 5201 into an office and continue using the location at 5155 for parking their own Freight Transportation vehicles.

The Use Table does not currently have Freight Transportation Logistics or Commercial Vehicle Parking listed as a use, therefore we are submitting a request for a Planned Development with said uses being added for this Planned Development.

The property located at 5155 Watauga is currently identified as Single Family Attached and the property located at 5201 Watauga is currently identified as commercial on the city of Watauga zoning map. The future land use map shows the property to be Local Office/Retail/Commercial.

If the PD zoning is approved, the property will be platted into one lot with one address, and the owner will donate the approximate 5,264 SF of land behind the animal shelter to the City of Watauga.

Development Plan:

The following reflects items for incorporation into the Planned Development for a Transportation Company with Commercial Vehicle Parking. 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 a Transportation Company with Commercial Vehicle Parking for approval and incorporation into a formal Planned Development

for the property.

Principal Permitted Uses:

The entire 3.668 acres of property listed below, limited Industrial uses shall be allowed.

- 5155 Watauga Rd./HALL, DAVID L SURVEY
Abstract 700 Tract 3D (03936295)
- 5201 Watauga Rd./HALL, DAVID L SURVEY
Abstract 700 Tract 3A (03936252)

The Planned Development will consist of one commercial building and parking lot. At a future date, the proposed owner would like to pursue a building permit for a repair facility at the rear of the property, to repair their own vehicles on site. Improvements to the Property will be designed to enhance the existing Property. The Planned Development shall be known as “Whites Branch Creek PD” and must be developed in accordance with the Watauga Code of Ordinances, including the Zoning Code, and with the site plan, attached hereto as **Exhibit “B”** and fully incorporated herein for all purposes. Except as provided herein, the Planned Development is subject to the Industrial (I) District Regulations.

- A. Use regulations. No building or land shall be used, and no building shall be hereafter erected, reconstructed, altered, or enlarged in the Whites Branch Creek PD except for one or more of the following uses including all special conditions from the Land Use Table in the Zoning ordinance:

1. Permitted Uses:
 - i. Accessory Building (Industrial)
 - ii. Animal Grooming
 - iii. Animal Hospitals and Clinics (care and temporary boarding)
 - iv. Antique Shop
 - v. Apparel Alteration and repair shop
 - vi. Appliance Repair
 - vii. Art Gallery
 - viii. Auto Parking Lot (cars and pickup trucks only)
 - ix. Auto Repair garage
 - x. Bakery or Candy Wholesale

- xi. Building Material Sales
- xii. Carpet Cleaning Establishment
- xiii. Commercial Vehicle Parking¹
- xiv. Contractor, electrical/mechanical/plumbing (no outside storage)
- xv. Contractor, electrical/mechanical/plumbing (outside storage)
- xvi. Contractor's storage or equipment yard
- xvii. Electronics manufacturing
- xviii. Equipment/tool rental
- xix. Farm, truck garden, orchard or nursery
- xx. Freight Transportation Logistics Company²
- xxi. Frozen food lockers/ice lockers
- xxii. Greenhouse or plant nursery
- xxiii. Kennel
- xxiv. Laboratory, medical and/or dental
- xxv. Lumber yard
- xxvi. Machinery sales or repair (heavy)
- xxvii. Manufacturing facility (light)
- xxviii. Office, real estate development tract or field office
- xxix. Printing/publishing plant
- xxx. Radio, television, microwave broadcast, relay/receiving towers, transmission
- xxxi. Repair shop (bicycle and small appliance)
- xxxii. Telephone exchange switching or relay facility
- xxxiii. Veterinarian hospital (without outside pens)
- xxxiv. Veterinarian office only
- xxxv. Welding or machine shop

2. Definitions to be added for new uses:

¹*Commercial motor vehicle* means a motor vehicle or combination of motor vehicles used to transport passengers or property that:

- (a) has a gross combination weight or a gross combination weight rating of 26,001 or more pounds, including a towed unit with a gross vehicle weight or a gross vehicle weight rating of more than 10,000 pounds;
- (b) has a gross vehicle weight or a gross vehicle weight rating of 26,001

or more pounds;

(c) is designed to transport 16 or more passengers, including the driver

²*Freight transportation Logistics Company* means a company that specializes in the moving (or "forwarding") of freight, or cargo, from one place to another. Services that a freight logistics company commonly provides include: Matching shipper's loads with available trucks, trains, air transport and oceangoing vessels.

3. The following Special Conditions from Sec. 115-85 Permitted use table in the Code of Ordinances apply to these two new uses:

(1) Site plan. A site plan will be required in accordance with section 115-115, Site plan requirements.

(5) All outdoor lighting, including parking lot lighting, shall be directional away from any property zoned or developed for residential uses.

(8) Must provide screening and/or landscaping along the perimeter of the property containing the use.

(18) Such incidental parts, maintenance, and repair facilities shall be completely located within an enclosed building.

(20) Shall not be used for the storage of wrecked vehicles, or the dismantling of vehicles or the storage of vehicle parts.

(21) All vehicles being stored for repair shall be screened from all public rights-of-way.

(22) No semi-trailer truck or tractor parking will be allowed adjacent to any residentially zoned property.

4. Prohibited Uses: All other Uses are Prohibited without Amendment to the PD Ordinance

B. Development controls. The development of land for all uses in the district shall comply with the following standards and regulations.

1. Lot area regulations: None.

2. Yard requirements.

i. Minimum front yard:

1. Interior lots: 30 feet

2. Corner lots: 35 feet adjacent to street.

- ii. Minimum side yard:
 - 1. Interior lots: None, except a fifteen foot side yard is required where a side lot line abuts another zoned district.
 - 2. Corner lots: 35 feet adjacent to street.
- iii. Minimum rear yard: 15 percent of the depth of the lot, not to exceed 20 feet.
- 3. Height limits. Maximum height of buildings: 30 Feet
- 4. Maximum Density: None
- 5. Maximum Building Coverage: 60%
- 6. Screening: Commercial Vehicle Parking shall be screened from Public right- of-way.
- 7. Additional Development Controls (See Section 115-63, Supplemental regulations, section 115-114, Off-street parking and loading regulations and section 115-117 Landscape regulations.
- 8. Landscape regulations may be modified by site plan approval. The proposed Landscape Plan is attached to this ordinance as **Exhibit C**.
- 9. Parking Required: 1 per each 3 employees on the largest shift or 1 per 1,000 sq. ft. gross floor area, whichever is greater
- 10. Existing buildings shall be sprinkled for fire protection.
- 11. The portion of the building closest to the street that has masonry on the front will remain 100% masonry and an additional 15' of masonry wainscoting will wrap each side of that portion of the building to provide a natural masonry appearance. All other building faces shall have a minimum of 5' tall masonry wainscoting. Future building improvements shall be in muted natural color finishes to match the adjacent property structures.
- 12. Enhanced address plaques on all buildings.
- 13. Knox locks will be provided for all buildings and gated access.
- 14. Site lighting shall include street lighting at the main driveways off Watauga Road. Security Lighting is also required in the truck parking area. All light poles within the front 60' shall be metal in a bronze or black finish. All electrical for lights shall be underground.
- 15. Property must be lit from dusk till dawn.
- 16. Mailbox shall be replaced with new decorative metal mailbox and moved to building if allowed by Post Office.
- 17. Tall metal radio tower shall be removed.

18. Metal poles at driveways shall be removed.
19. Driveways shall be reconstructed to allow truck access.
20. All broken concrete drive lanes and parking shall be reconstructed with concrete or other hard all-weather surface as approved by the director of public works or their designee."
21. Fire lane (24' minimum width) shall be provided to rear truck parking area with proper turn around.
22. Private 6" Fire main shall be run to the rear lot with a private fire hydrant, to a location approved by the Fire Marshall.
23. The eastbound left turn lane shall be posted "No Trucks" and all trucks shall enter the property from the westbound lane. Any truck use of the eastbound lane shall trigger a traffic study and improvements to the eastbound left turn lane by the property owner.

c. Signage: City to review and approve final design and placement prior to installation of any proposed signs.

d. Public Facilities & Infrastructure:

- All proposed infrastructure (water, sewer, storm drainage) will be designed per City Code to ensure safe distance from utilities to the building. There is an existing building on site to be used for office space. It is not anticipated that new utilities will be required.
- There is an existing 12" water line and an existing 16" water line in Watauga Road. The site is serviced from the 12" line.
- Sanitary Sewer is serviced by an onsite Septic Tank.
- Storm Water flows to the existing creek north of the property and the existing 20' curb inlet in Watauga Road. No increased runoff is proposed.
- Adequate design and location of the driveways and parking spaces are provided. The turning radius of the drive approach received trucks will be increased from 10' to 15' on each side and the drive approach will be widened.
- The middle drive approach will be closed to increase safety of vehicular traffic and provide additional landscaping.

First Planned Use: Freight Transportation Logistic

COMPANY INFORMATION

Freedom Trans USA is an asset-based logistics company, specializing in all forms

of transportation. We have a division that specifically suits all transport needs. The company was created around the idea that no matter what the load consisted of, we would be properly equipped to handle it. To service any of our customer's freight, we maintain a state-of-the-art fleet consisting of all types of truck and trailer combinations. Whether you are moving seafood or mission-critical hard drives packed with data, we are DRIVEN to be your solution.

To offer expertise in any field, a tight-knit team is of the most importance. Freedom Trans USA offers divisions whose staff specializes in the type of freight it handles. We have always been of the mindset that we would never offer a service to our customers in which we might underperform. This is our fundamental building block for success, and we continue to expand on this philosophy every day.

FREEDOM TRANS DEDICATED - TEXAS TERMINAL

Currently, the company has a Texas terminal located at 1510 Jelmak St., Grand Prairie, TX 75050. They have an additional terminal located in Gainesville, GA. The intent is to relocate the Grand Prairie operations to Watauga if the zoning is approved.

Freedom Trans USA is proposing to open a terminal at 5201/5155 Watauga Rd, Watauga TX. The hours of operation are Monday through Friday 8:00 a.m. to 5:00 p.m. The Grand Prairie location currently employs 10 individuals in the office, and has approximately 20 trucks operating from the Texas site.

The truck traffic is minimal. Most of the drivers leave out Sunday evening or early Monday morning before office hours to make the Monday morning deliveries. These drivers deliver regionally throughout the week, and return the trucks on Friday evening. There are trucks that will deliver locally during the week and return, but the anticipated truck trip generation is outlined in the trip generation report attached.

Images below in Figure 2 are of the existing facility in Grand Prairie from Google Earth from 10/2019 through 08/2022. Showing approximate amounts of truck and employee parking.



Figure 2

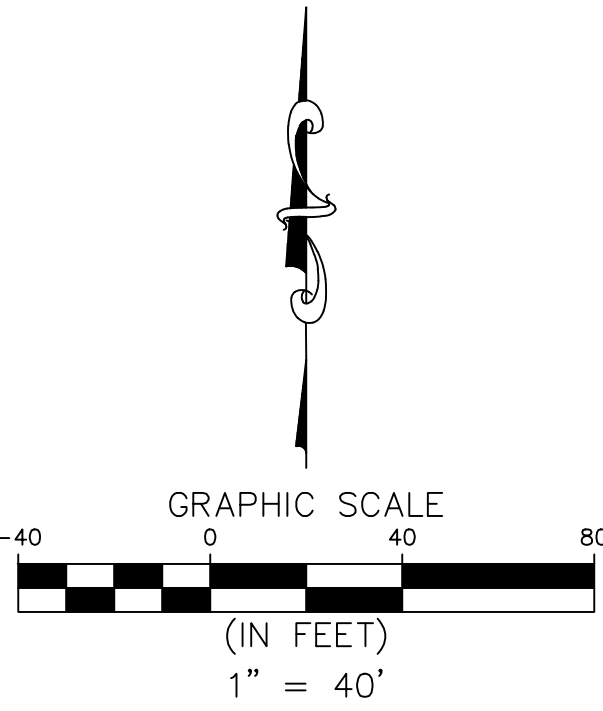
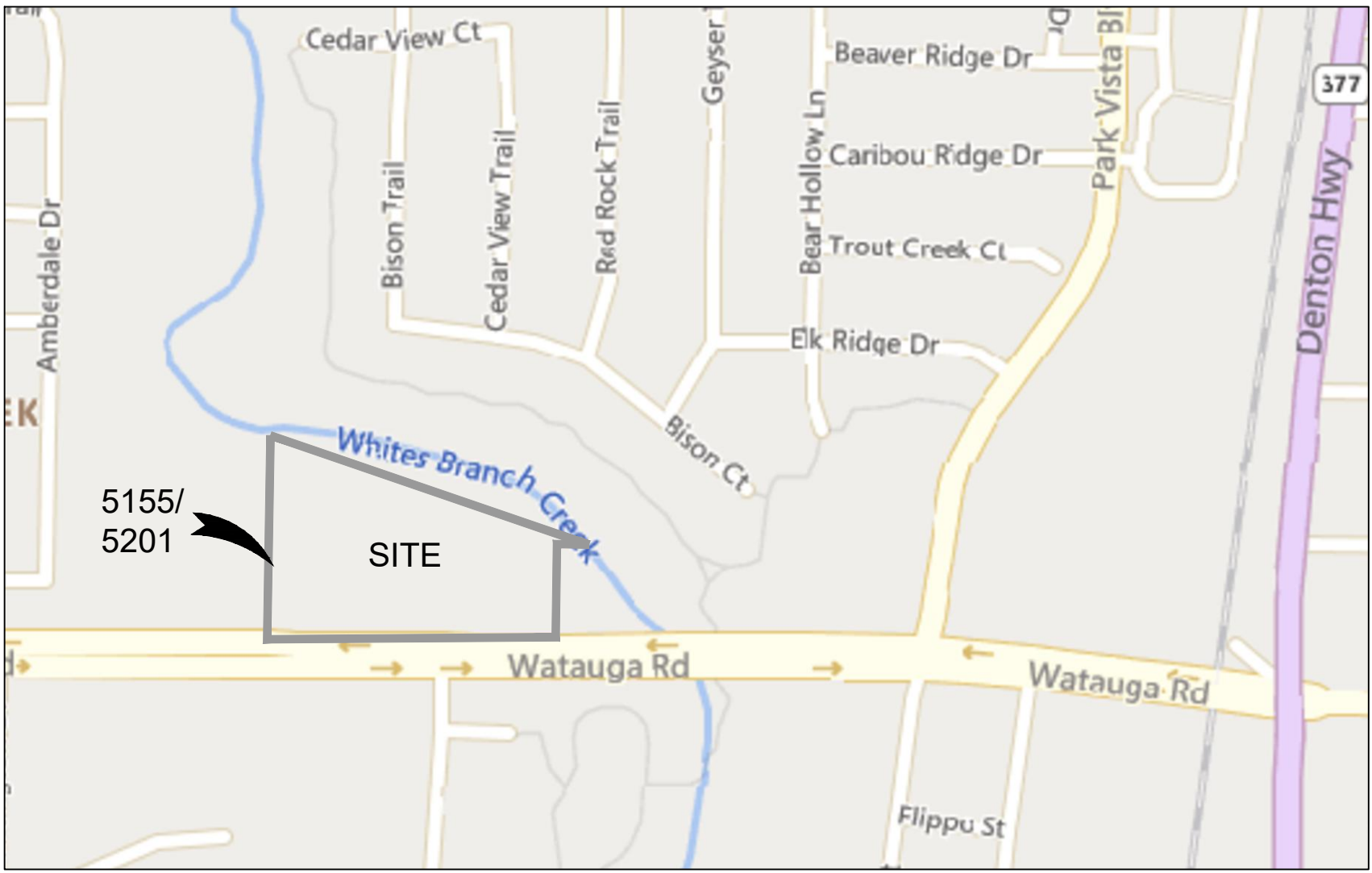
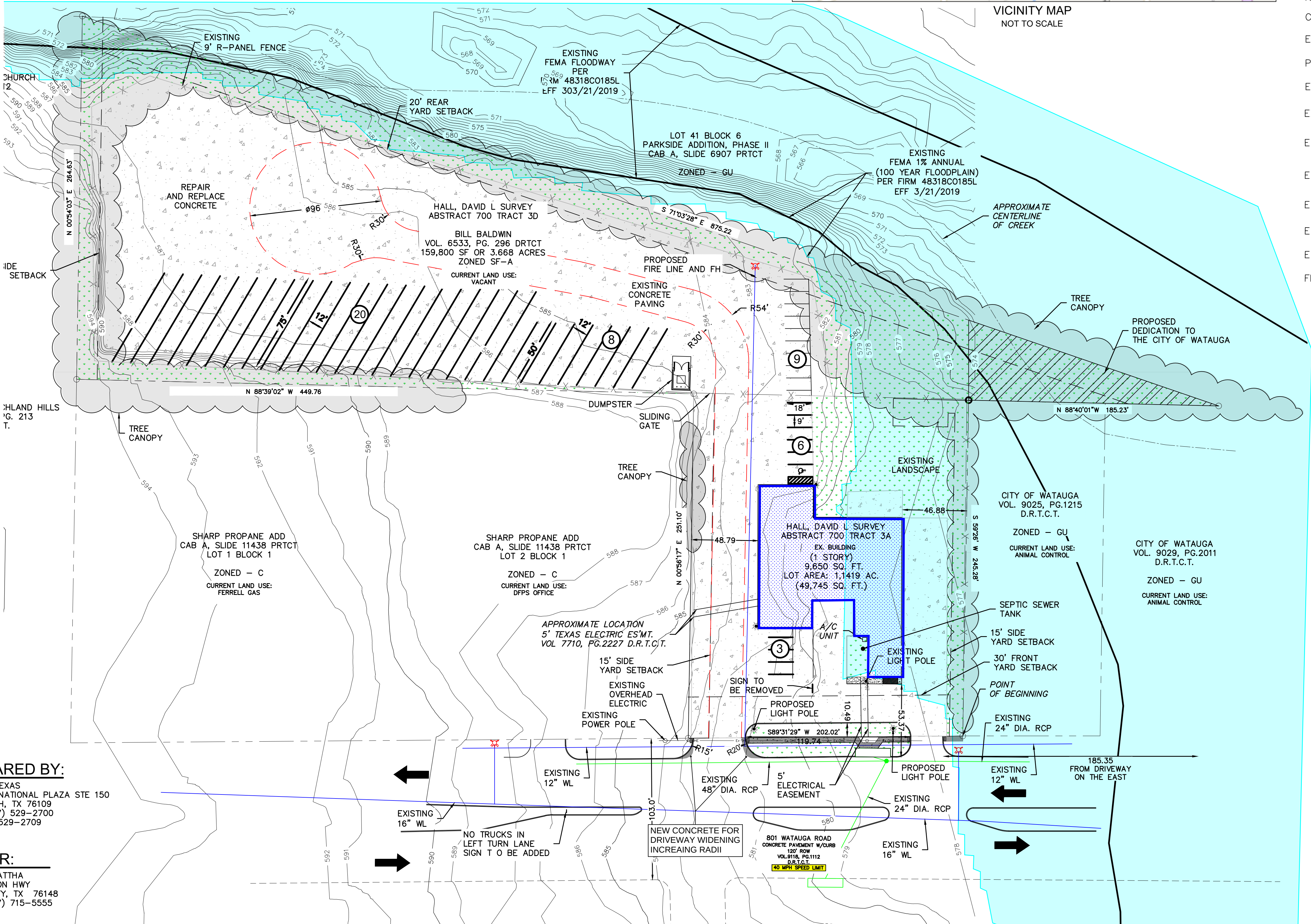
P:\2022\2022088 - 5155-5201 Watauga Rd Zoning Change (Harmit, Chattha)\4. Engineering\1. CAD\3. Sheet Files\2022088 - PROPOSED SITE PLAN.dwg : 2022-12-12, 3:07 PM :: Srenz

PREPARED BY:

EVOLVING TEXAS
4100 INTERNATIONAL PLAZA STE 150
FORT WORTH, TX 76109
PHONE (817) 529-2700
FAX (817) 529-2709

OWNER:

HARMIT CHATTHA
5521 DENTON HWY
HALTOM CITY, TX 76148
PHONE (817) 715-5555



LEGEND

EXISTING CONCRETE PAVING	
LANDSCAPE BUFFER ZONE	
NO CURB PAVING EDGE	
CURB PAVING	
EXISTING CHAIN LINK FENCE	
PROPOSED DIRECTIONAL ARROW	
EXISTING FIRE HYDRANT	
EXISTING STORM INLET	
EXISTING LIGHT POLE	
EXISTING POWER POLE	
EXISTING OVERHEAD ELECTRIC	
EXISTING WATERLINE	
EXISTING STORM LINE	
FIRELANE	

SITE DATA - PROPOSED	
LOT AREA (TOTAL)	159,800 SF (3.668 ACRES)
EXISTING ZONING	SF-A AND C
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
BUILDING AREA	9,650 SF
BUILDING HEIGHT (# STORIES)	1
TOTAL LANDSCAPE AREA	41,965 SF
75' TRUCK PARKING	20
50' TRUCK PARKING	8
VEHICLE PARKING	18
TOTAL PARKING SPOTS	46
PERVIOUS/IMPERVIOUS CALCULATIONS	
BUILDING FOOTPRINT AREA	9,650 SF
IMPERVIOUS FLATWORK	107,147 SF
PERVIOUS AREA	43,003 SF
PERCENT IMPERVIOUS	73%
PERCENT PERVIOUS	27%
TOTAL SF OF FRONT AND SIDE YARD	24,145 SF
15% FRONT/SIDE YARD LANDSCAPE REQUIRED	3,622 SF
FRONT/SIDE YARD LANDSCAPE PROVIDED	3,717 SF

REVISIONS	
NO.	DATE



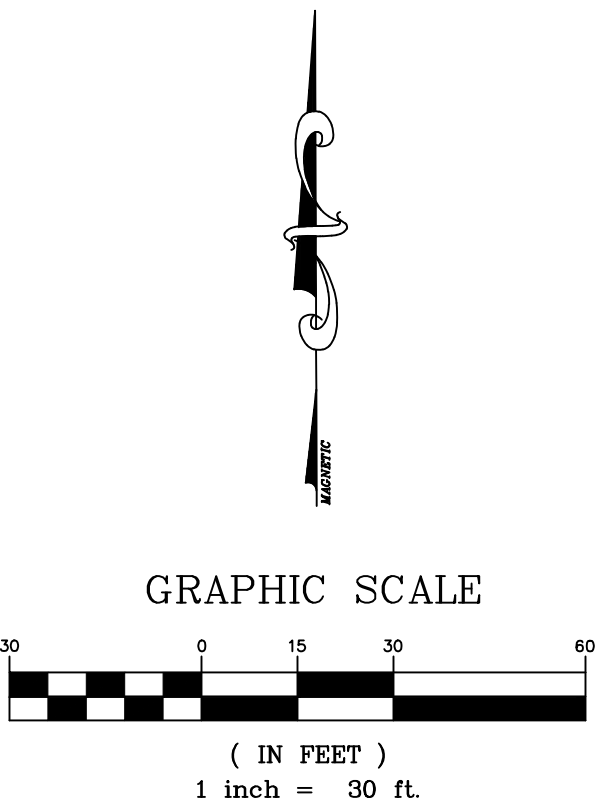
THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SAMANTHA D. RENZ, P.E., CFM LIC. # 114504 ON 12/12/2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

WHITES BRANCH PD
5201/5155 WATAUGA ROAD
WATAUGA, TX 76137

SITE PLAN
EXHIBIT B

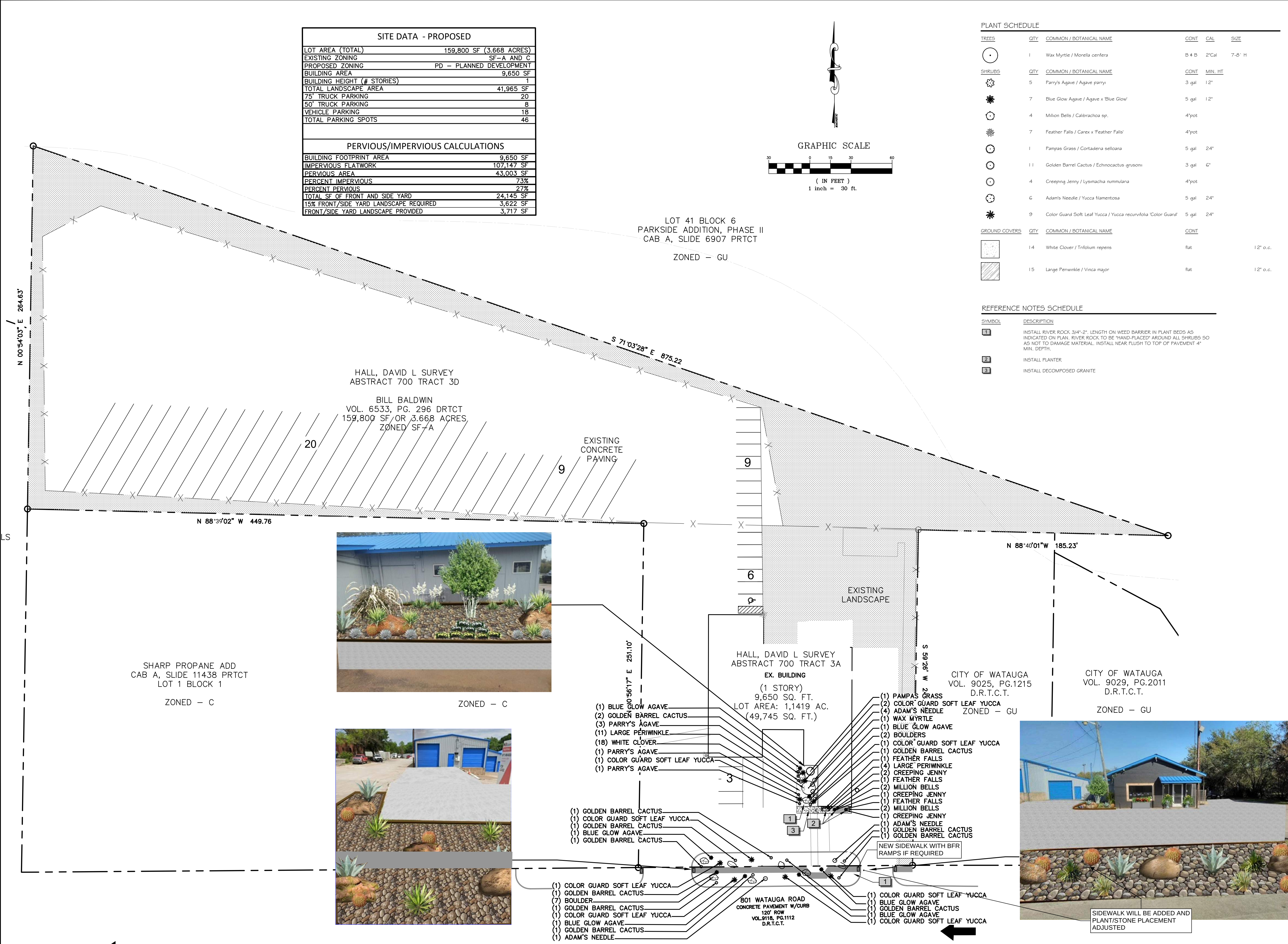
DRAWN BY:	KP
DESIGNED BY:	KP
CHECKED BY:	SR
PROJECT NO.	2022088
DATE:	12-12-2022
SHEET:	1

SITE DATA - PROPOSED	
LOT AREA (TOTAL)	159,800 SF (3.668 ACRES)
EXISTING ZONING	SF-A AND C
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
BUILDING AREA	9,650 SF
BUILDING HEIGHT (# STORIES)	1
TOTAL LANDSCAPE AREA	41,965 SF
75' TRUCK PARKING	20
50' TRUCK PARKING	8
VEHICLE PARKING	18
TOTAL PARKING SPOTS	46
PERVIOUS/IMPERVIOUS CALCULATIONS	
BUILDING FOOTPRINT AREA	9,650 SF
IMPERVIOUS FLATWORK	107,147 SF
PERVIOUS AREA	43,003 SF
PERCENT IMPERVIOUS	73%
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TOTAL SF OF FRONT AND SIDE YARD	24,145 SF
15% FRONT/SIDE YARD LANDSCAPE REQUIRED	3,622 SF
FRONT/SIDE YARD LANDSCAPE PROVIDED	3,717 SF



PLANT SCHEDULE					
TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	1	Wax Myrtle / Morella cerifera	B & B	2"Cal	7-8' H
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	MIN. HT	
	5	Parry's Agave / Agave parryi	3 gal	12"	
	7	Blue Glow Agave / Agave x 'Blue Glow'	5 gal	12"	
	4	Million Bells / Calibrachoa sp.	4"pot		
	7	Feather Falls / Carex x 'Feather Falls'	4"pot		
	1	Pampas Grass / Cortadana selloana	5 gal	24"	
	11	Golden Barrel Cactus / Echinocactus grusonii	3 gal	6"	
	4	Creeping Jenny / Lysimachia nummularia	4"pot		
	6	Adam's Needle / Yucca filamentosa	5 gal	24"	
	9	Color Guard Soft Leaf Yucca / Yucca recurvifolia 'Color Guard'	5 gal	24"	
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	14	White Clover / Trifolium repens	flat		12" o.c.
	15	Large Periwinkle / Vinca major	flat		12" o.c.

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
	INSTALL RIVER ROCK 3/4"-2" LENGTH ON WEED BARRIER IN PLANT BEDS AS INDICATED ON PLAN. RIVER ROCK TO BE "HAND-PLACED" AROUND ALL SHRUBS SO AS NOT TO DAMAGE MATERIAL. INSTALL NEAR FLUSH TO TOP OF PAVEMENT 4" MIN. DEPTH.
	INSTALL PLANTER
	INSTALL DECOMPOSED GRANITE



REVIEWS

COMMENTS

DATE:

NO.

TYPE NO. F-12432

evolving
civil engineering • planning
4100 International Plaza, Ste 150 Fort Worth, TX 76109 817-527-2700 evolvingtx.com

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SAMANTHA D. RENZ, P.E., CFM LIC. # 114504 ON 12/12/2022

IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

WHITES BRANCH PD
5201/5155 WATAUGA ROAD
WATAUGA, TX 76137

LANDSCAPE PLAN
EXHIBIT C

DRAWN BY: KP

DESIGNED BY: KP

CHECKED BY: SR

PROJECT NO. 2022088

DATE: 12-12-2022

SHEET: 1

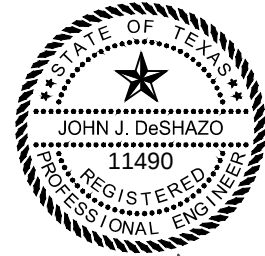
TECHNICAL MEMO

To: Samantha Renz, CEO
Evolving Texas
4100 International Plaza, Suite 150,
Fort Worth, TX 76109

From: DeShazo Group, Inc.

Date: December 6th, 2022

Re: **Traffic Engineering Services Proposal for Trip Generation Memo for 5201 Watauga Road Development located in Watauga, Texas**
(DeShazo Project No. 22203)



12/07/2022

Dear Samantha,

Please accept this letter as a technical memorandum prepared by the **DeShazo Group, Inc.** on December 6th, 2022, for the proposed Freedom Trans USA to be located at 5201 Watauga Road in the City of Watauga, Texas. The city is requesting a technical review of the vehicle trips generated by this development to use as part of the application process.

It is our understanding that the proposed site will have an area of 9,650 SF building area (to be used as an office space) with a maximum of 10 employees. Freedom Trans USA is a freight transport logistics company. The company will host 20 trucks that will operate out of this location, of which 50%+ leave on Sunday night to pick up or deliver Monday morning loads and return Friday night, the remainder of trucks are local/regional deliveries.

TRIP GENERATION ANALYSIS

The Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)* is an accepted source for calculating trip generation for common land uses for which sufficient published data is available. Trip generation is summarized in trip ends – a trip end is a one-way vehicular trip entering or leaving a site (i.e., one vehicle arriving and departing represent two-trip ends). This memo evaluates the typical weekday AM and PM peak-hour conditions of the local street traffic. Traditionally, ITE Trip Generation rates found in the *Manual* provide a reasonable justification for the number of trips that will be generated by specific uses.

Based upon the proposed development square footage and land use, trip generation calculations were calculated using trip generation rates for ITE Code; 110– General Light Industrial land use was considered in this study. **Table 1** shows the projected trips for the proposed land use.

Table 1. ITE Trip Generation Projections

ITE Code	ITE Land Use	Quantity	Weekday Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
110	General Light Industrial (with max. 10 office employees)	9,650 SF	87	18	15	3	16	3	13
	Truck Time of Day Distribution*		20	3	1	2	2	1	1
	Totals:		107	21	16	5	18	4	14

* - Truck Time of Day Distribution: The distribution is based on anticipated truck trips (20 trips) for this development. Further, the peak hour trips are calculated using ITE Truck Time of Day Distribution. The table from ITE is attached in **Appendix A**.

FINDINGS: Based on trip generation data from **Table 1**, the proposed site is expected to generate very minimal trips. Based on available information and DeShazo's experience this development does not qualify to perform a full-blown Traffic Impact Analysis (TIA).

END OF MEMO

Appendix A

Hourly Distribution of Entering and Exiting Truck Trips by Land Use

Source: ITE Trip Generation Manual, 11th Edition

Land Use Code	110		
Land Use	General Light Industrial		
Setting	General Urban/Suburban		
Time Period	Weekday		
# Data Sites	27		
	% of 24-Hour Truck Trips		
Time	Total	Entering	Exiting
12:00 - 1:00 AM	0.0%	0.0%	0.0%
1:00 - 2:00 AM	0.0%	0.0%	0.0%
2:00 - 3:00 AM	0.4%	0.0%	0.8%
3:00 - 4:00 AM	0.0%	0.0%	0.0%
4:00 - 5:00 AM	0.0%	0.0%	0.0%
5:00 - 6:00 AM	0.0%	0.0%	0.0%
6:00 - 7:00 AM	0.0%	0.0%	0.0%
7:00 - 8:00 AM	7.6%	9.8%	5.3%
8:00 - 9:00 AM	9.5%	9.1%	9.8%
9:00 - 10:00 AM	15.5%	15.2%	15.9%
10:00 - 11:00 AM	14.8%	12.1%	17.4%
11:00 - 12:00 PM	6.1%	7.6%	4.5%
12:00 - 1:00 PM	8.7%	9.1%	8.3%
1:00 - 2:00 PM	12.9%	12.9%	12.9%
2:00 - 3:00 PM	10.6%	10.6%	10.6%
3:00 - 4:00 PM	9.1%	9.8%	8.3%
4:00 - 5:00 PM	3.4%	3.0%	3.8%
5:00 - 6:00 PM	1.5%	0.8%	2.3%
6:00 - 7:00 PM	0.0%	0.0%	0.0%
7:00 - 8:00 PM	0.0%	0.0%	0.0%
8:00 - 9:00 PM	0.0%	0.0%	0.0%
9:00 - 10:00 PM	0.0%	0.0%	0.0%
10:00 - 11:00 PM	0.0%	0.0%	0.0%
11:00 - 12:00 AM	0.0%	0.0%	0.0%



Planning & Zoning Application

CASE NO. 22-03 P&Z Fee: \$600.00 Date Paid: 11/30/2022 Receipt #: 22-01465

SELECT ZONING APPLICATION TYPE:

☐ Zoning Change ☐ Specific Use Permit ☒ Planned Development

DEVELOPMENT INFORMATION

Project Address: 5201/5155 Watauga Rd, Watauga, TX 76137
Project Name: Freedom Trans USA (Transportation Company)
Legal Description: (Abstract) 700 (Tract) 3A / 3D (Block) _____ (Lot) _____
(Survey) David L Hall Survey (Addition) _____
Current Zoning: GU / SF-A Proposed Zoning: PD - Planned Development
Current Use: Vacant Commercial and Truck Parking Proposed Use: Transportation Company with Truck Parking

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

OWNER INFORMATION

NAME: Harmit Chattha [Signature]
Please Print Owner Signature*
ADDRESS: 5521 Denton Hwy - Haltom City, Texas 76148
PHONE: 817-715-5555 EMAIL: fivestarauplex@mail.com

I certify I have given my permission to the below representative to act on my behalf for zoning, specific use permit, platting or variance/special exception cases [Signature]
Owner Signature

*For additional owners, please include additional copies of this page. The property owner may sign the application or submit a notarized letter of authorization. *Applicant, owner, and grantee of the specific use permit shall accept and agree to be bound by and comply with the written requirements of the specific use permit as attached to the site plan drawing and recommendation by the planning and zoning commission and approved by the city council.*

REPRESENTATIVE/AGENT INFORMATION

NAME: Samantha Renz [Signature]
Please Print Agent Signature*
BUSINESS NAME (If applicable): Evolving Texas Chief Executive Officer
Agent Title*
BUSINESS ADDRESS: 4100 International Plaza, Suite 150 Fort Worth, TX 76109
PHONE: (817) 529-2700 EMAIL: Samantha@evolvingtexas.com



Planning & Zoning Application

CASE NO. _____ P&Z Fee: _____ Date Paid: _____ Receipt #: _____

SELECT ZONING APPLICATION TYPE:

☐ Zoning Change

☐ Specific Use Permit

☒ Planned Development

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Please Print


Owner Signature*

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Owner Signature

*For additional owners, please include additional copies of this page. The property owner may sign the application or submit a notarized letter of authorization. *Applicant, owner, and grantee of the specific use permit shall accept and agree to be bound by and comply with the written requirements of the specific use permit as attached to the site plan drawing and recommendation by the planning and zoning commission and approved by the city council.*

REPRESENTATIVE/AGENT INFORMATION

NAME: Samantha Renz _____

Please Print

Agent Signature*

BUSINESS NAME (If applicable): Evolving Texas _____

Chief Executive Officer

Agent Title*

BUSINESS ADDRESS: 4100 International Plaza, Suite 150 Fort Worth, TX 76109

PHONE: (817) 529-2700 EMAIL: Samantha@evolvingtexas.com

CERTIFICATION

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Development Services Division.

*Application will be considered filed when project is set on an appropriate agenda.

Harmit Chattha
Owner Name (Print)

11/17/2022
Date

[Signature]
Owner Signature

Samantha Renz
Agent Name (Print)

11/7/2022
Date

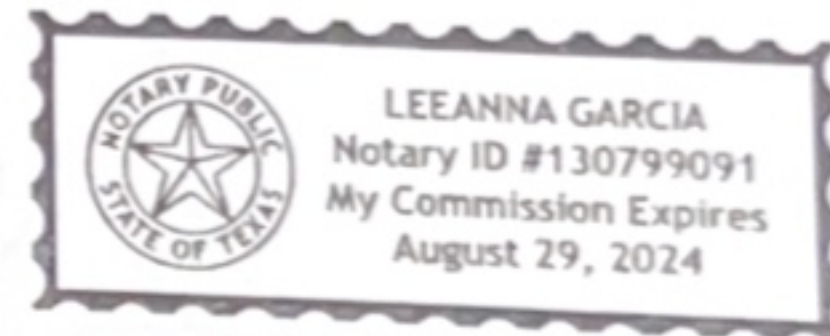
[Signature]
Agent Signature

State of Texas
County of Tarrant

Before me, Leeanna Garcia the undersigned authority, on this day personally appeared Harmit Chattha, known to me, or proved to me on the oath of _____ or through Drivers License Verification, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of the office this 17th day of November, 2022

[Signature]
Signature of Notary Public



My commission expires the 29 day of August, 2022

APPLICATION SUBMITTAL REQUIREMENTS

The following items are required with all types of applications:

- ☒ Zoning Application form (this form)
- ☒ Application filing fee (Non-refundable) \$600 – Zoning Change; \$600 – Planned Development; \$600 – Specific Use Permit, plus costs incurred by the City for postage, mailing, copying and other related expenses. \$150 - Specific Use Permit related to childcare in residential districts, plus costs incurred by the City for postage, mailing, copying and other related expenses.
- ☐ One 11"x17" copy of the subdivision Plat (if 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.
- ☒ Original paid receipt or tax certificate indicating that property taxes have been paid for the property. The certificate may be obtained for a fee from the Tarrant County Tax Office at 100 E. Weatherford Street in downtown Fort Worth.
- ☒ Completed trip generation data form, if requested by the Director of Public Works or their designee. This will be used to determine if a traffic impact analysis will be required for the development.
- ☐ If the ownership does not match the ownership on the Tarrant County Appraisal District website, a warranty deed or corporate resolution stating who may act on behalf of the company stating "The company approves the application and agent" shall be submitted with this application. Please verify ownership prior to submitting the application.
- ☐ 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.
- ☐ Additional application submittal requirements, based on the specific type of application (see below).

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I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Development Services Division.

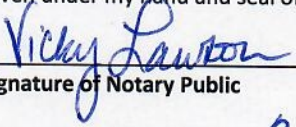
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<u>Harmit Chattha</u>	<u>11/17/2022</u>	
Owner Name (Print)	Date	Owner Signature
<u>Samantha Renz</u>	<u>11/7/2022</u>	<u></u>
Agent Name (Print)	Date	Agent Signature

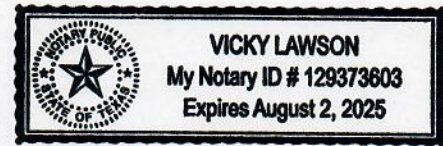
State of Texas
County of Tarrant

Before me, _____ the undersigned authority, on this day personally appeared Harmit Chattha, known to me, or proved to me on the oath of _____ or through Drivers License Verification, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of the office this 17th day of November, 20 22


Signature of Notary Public

My commission expires the 2 day of August, 20 25



APPLICATION SUBMITTAL REQUIREMENTS

The following items are required with all types of applications:

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- ☒ Application filing fee (Non-refundable) \$600 – Zoning Change; \$600 – Planned Development; \$600 – Specific Use Permit, plus costs incurred by the City for postage, mailing, copying and other related expenses. \$150 - Specific Use Permit related to childcare in residential districts, plus costs incurred by the City for postage, mailing, copying and other related expenses.
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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.
- ☐ Additional application submittal requirements, based on the specific type of application (see below).

ZONING CHANGE

- ☒ Three (3) copies of a zoning exhibit indicating the proposed land area of the zoning request. The exhibit must show the abutting properties, adjacent streets, and all structures on the property. A copy of a property survey less than two years old will satisfy this requirement.
- ☒ One digital (PDF) copy of the zoning exhibit.

SPECIFIC USE PERMIT

- ☐ A written statement describing what is to be achieved in the development proposal for the property.
- ☐ Electronic copy of a site plan showing the items indicated in the technical requirements described below for **SITE PLAN**.

PLANNED DEVELOPMENT

- ☒ A written statement describing what the applicant wants to achieve in the development of the property and how the proposal conforms to the development standards established in Section 115-62 (12) PD Planned Development District of the Zoning chapter. This statement should be prepared as a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including the use and ownership of open spaces. This is the applicant's opportunity to describe what they want to do with the property and why. The applicant may also submit drawings, photographs, company information, and other relevant material with the application.
- ☒ Confirmation of the required pre-submittal meeting with City Staff.
- ☒ Electronic copy of a site plan showing the items indicated in the technical requirements described below for **SITE PLAN**.

SITE PLAN

Applications requiring a site plan must show the items indicated in the technical requirements below. Sheet size for all plans must be 22" x 34" unless otherwise approved by the Development Services Division. All SUP's and where indicated on the Table of Uses require a Site Plan.

- ☒ Site Plan Layout
 - ☒ Location map, north arrow, graphic and written scale (not less than 1" = 60').
 - ☒ Existing zoning and land uses of properties adjacent to the site.
 - ☒ Existing structures on the site and exterior to the site within 25 feet of all property lines, including setbacks from property lines and dimensions between buildings.
 - ☒ Proposed site layout, including the size and dimensions of all lots.
 - ☒ The number of square feet of impervious area or surfaces and vegetated areas.
 - ☒ Proposed land uses and building locations, indicating setbacks from property lines and dimensions between buildings.
 - ☒ Square footage, acreage, and density of all proposed land uses and lots.
 - ☒ Location and gross area of all streets, sidewalks, approaches and other paved surfaces and its percentage of total property area.
 - ☒ Roadway speeds and distances to adjacent driveways from proposed driveways.
 - ☒ Location of all fire hydrants.
 - ☒ Location and height of all walls and fences.
 - ☒ Location of screened refuse containers, air conditioners, and outside storage or displays.
 - ☒ Gross area of open space areas and recreational areas and its percentage of total property area.
 - ☒ Existing and proposed public and private rights-of-way, easements, access points in the property, and street names.
 - ☒ Calculation and location of all off-street parking and loading facilities.
 - ☒ Location of all floodplains and watercourses.



Planning & Zoning Application

- ☒ Location, type, and elevation drawings of all signs, including ground-mounted and building-mounted signs.
- ☐ For residential uses, the number, type, and density of each type of dwelling unit (i.e., single-family, multi-family, townhouse, etc.).
- ☐ For requests of alcoholic beverage uses, provide distances from churches or hospitals. Distances shall be measured along property lines of the street fronts and from front door to front door, and in a direct line across intersections. For alcoholic beverage uses, provide distances from public schools. Distances shall be measured in a direct line from property line to property line, and in a direct line across intersections.
- ☒ Landscape Plan
 - ☐ Plans demonstrating compliance with standards described in Section 115-117 Landscape Regulations, showing all required and proposed landscaping, landscape setbacks, buffer zones, screening, and fencing.
- ☐ Building Elevations **(There are no proposed Buildings for this project)**
 - ☐ Plans demonstrating compliance with standard materials accepted within the currently adopted International Building or International Residential Codes.
 - ☐ Elevation drawings of all sides of all buildings, showing dimensions, height, building materials, color, texture, and design.
- ☐ Photometric Plan
 - ☐ Plans demonstrating compliance with standards described below:
 - a. Minimize adverse off-site impacts of lighting such as light trespass and glare.
 - b. Curtail light pollution, reduce skyglow and improve the nighttime environment.
 - c. Conserve energy and resources to the greatest extent possible.
 - d. Conformance with applicable codes. All outdoor lighting shall be installed in conformance with provisions of the code of ordinances, applicable electrical and energy codes, and applicable sections of the building code.
 - e. The provisions of these regulations shall apply to all new development, redevelopment, construction or new luminaire installations.
 - f. Except as otherwise noted, legal non-conforming luminaries may be repaired, maintained and replaced.
 - g. All exterior luminaries shall be placed so as to not cause light trespass or glare beyond the property line.
 - h. Submission of a photometric plan and data sheet showing the angle of cut off or light emissions in footcandles across the entire property and at the property lines.
- ☐ Engineering Plans
 - ☐ Civil engineering plans for all public and private improvements for street, water, sanitary sewer, stormwater, grading, and drainage. Plans must demonstrate compliance with accepted engineering practices and the code of ordinances for design and construction.
 - ☐ Traffic impact analysis or traffic circulation analysis, if required by the Director of Public Works or their designee for this property.

CHILD CARE/DAY CARE FACILITY (SUP)

- ☐ Show proof of compliance with all local and state rules, regulations, and license requirements.
- ☐ Fulfill all required steps described in the Code of Ordinances, Sections 22-79 through 22-81, pertaining to zoning approval for facilities in residential districts.
- ☐ Provide a list of signatures of all property owners within 200 feet of the proposed location; said list shall contain the personal signature and address of each property owner, together with such owner's statement of approval or disapproval or otherwise expressing opinions on the proposed nursery or kindergarten.

OFFICE USE ONLY: CASE APPROVED BY:

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

Spring Valley Baptist Church
Vol.10905,Pg.1412
RPRCT

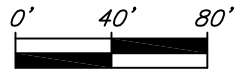
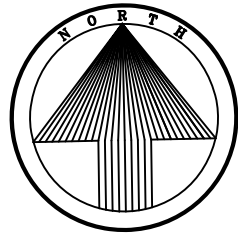
Survey Line
Approx. Location

City of North Richland Hills
Vol.6393,Pg.213
DRTCT

CITY LIMITS

James C Bradford Survey
Abstract No. 140

Spring Valley Baptist Church
Vol.10905,Pg.1412
RPRCT



GRAPHIC SCALE IN FEET
SCALE: 1" = 80'

BEARINGS BASED ON GRID
NORTH, NAD 83, NORTH
CENTRAL TEXAS ZONE,4202.

D.L.Hall Survey
Abstract No. 700

Bill Baldwin
Vol.6533,Pg.296
DRTCT
159,800 SF OR 3.668 ACRES
CURRENTLY ZONED SF-A

Lot 41, Block 6
Parkside Addition
Phase II
Cab A Sld 6907
PRTCT
ZONED - GU

S 71°03'28" E 875.22'

White's Branch Creek

Broken Concrete Parking

N 88°39'02" W 449.76'

Lot 1
Block 1
CURRENTLY ZONED -C

Lot 2
Block 1
CURRENTLY ZONED -C

Sharp Propane Add
Cab. A,Sld.11438
PRTCT

20' Bldg Line

Doris E.Baldwin
Vol.4599,Pg.984
DRTCT
CURRENTLY ZONED -C

1 Story Metal Bldgs
Truck Dock
Radio Tower
Sign

N 89°40'25" E 200.05'

N 88°40'01" W 182.23'

S 88°40'57" E 99.52' meas.

S 0°17'29" E 14.55' meas.

S 61°57'48" E-86.65' meas.

S 0°59'26" W 245.28'

N 36°51'15" W 141.56' meas.

City of Watauga
Vol.9025,Pg.1215
DRTCT
ZONED - GU

City of Watauga
Vol.9029,Pg.2011
DRTCT
ZONED - GU

ZONED - C

1/2"IRF

Watauga Road
120' ROW

City of Watauga
Vol.9118,Pg.1112
DRTCT

Being two tracts of land out of the David L. Hall Survey, Abstract Number 700, Tarrant County, Texas and being the same two tracts of conveyed to Doris E. Baldwin per the deed recorded in Volume 4599, Page 984, Deed Records, Tarrant County, Texas (DRTCT) and Bill Baldwin per the deed recorded in Volume 6533, Page 296, DRTCT and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4818" found for the southwest corner of a tract of land conveyed to the City of Watauga by the deed recorded in Volume 9025, Page 1215, DRTCT and being on the north line of Watauga Road per the deed recorded in Volume 9118, Page 1112, DRTCT:

THENCE South 89° 40' 25" West, with the north line of Watauga Road a distance of 200.05 feet to a 5/8" iron rod with a blue plastic cap stamped "RPLS 5094" set for the southeast corner of the Lot 2, Block 1, Sharp Propane Addition per the plat recorded in Cabinet A, Slide 11438, Plat Records, Tarrant County, Texas (PRTCT);

THENCE North 0° 56' 17" East with the common line between said Baldwin & Sharp Propane tracts, a distance of 251.10 feet to a 1/2"iron rod found for a corner;

THENCE North 88° 39' 02" West, with the common line between said Baldwin & Sharp Propane tracts, a distance of 449.76 feet to a 1/2" iron rod with a yellow plastic cap stamped "GRANT ENGR" found a corner on the east line of a tract of land conveyed to the City of North Richland Hills per the deed recorded in Volume 6393, Page 213, DRTCT;

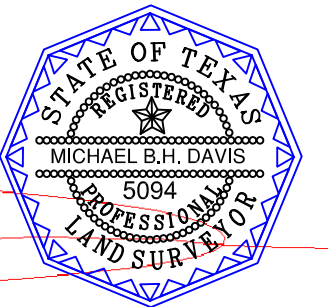
THENCE North 0° 54' 03" East, with the common line between said Baldwin & North Richland Hills tracts, a distance of 264.63 feet to the southwest corner of Lot 41, Block 6, Parkside Addition, Phase II per the plat recorded in Cabinet A, Slide 6907, PRTCT;

THENCE South 71° 03' 28" East, with the common line between said Baldwin & Lot 41 tracts, a distance of 875.22 feet to an angle point for a corner in White's Branch Creek;

THENCE North 88° 40' 01" West, with the common line between said Baldwin & Lot 41 tracts, passing a 5/8" iron rod found for the northeast corner of a tract of land conveyed to the City of Watauga per the deed recorded in Volume 9025, Page 1215, DRTCT at a distance of 82.70 feet, in all, a total distance of 182.23 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4818" found for the northwest corner of said the City of Watauga tract;

THENCE South 0° 59' 26" West, with the common line between said Baldwin & City of Watauga tracts, a distance of 245.28 feet to the PLACE OF BEGINNING and containing a calculated area of 159,800 square feet or 3.668 of an acre of land.

Bearings based on Grid North, NAD 83, North Central Texas Zone, 4202.



[Handwritten signature]

Michael B.H. Davis
R.P.L.S. No. 5094
Texas Firm Registration Certificate Number: 10135300

LAND SURVEY
of two tracts of land
out of the
David L. Hall Survey
Abstract Number 700
Tarrant County, Texas

5155-5201 Watauga Rd

ALPHA LAND SURVEYING, INC.
969 Elkin Lane mbd7@gte.net
KELLER, TEXAS 76262-4941
Phone (817) 614-8017
Fax (817) 379-5696
SURVEY DATE: October 22, 2021
GF No. 2200383-HNRS

NOTE: THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

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**WHITES BRANCH CREEK PD
5201/5155 WATAUGA
(FREIGHT TRANSPORTATION LOGISTICS
COMPANY)
PD ZONING REQUEST – PHOTOMETRIC PLAN
Watauga, Texas**

Planned Development
December 14, 2022

From: Samantha Renz, P.E.; Chief Executive Officer
CC: Harmit Chattha

Evolving Texas
Property Owner

RE: Zoning Submittal Checklist items: Photometric Plan

On behalf Harmit Chattha, please accept this letter in lieu of a photometric plan at this stage. This letter is an acknowledgement that a photometric plan will be provided if the PD is approved, and parameters set forth by the City will be followed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Samantha Renz', with a long horizontal flourish extending to the right.

Samantha Renz, P.E.
Authorized Agent for Harmit Chattha
Evolving Texas



Public Hearing Notice – Zoning change

December 5, 2022

Dear Property Owner:

The Planning and Zoning Commission will hold a public hearing to consider an application for a zoning change during their regular meeting on December 21, 2022, at 6:30 PM in the City Council Chamber at Watauga City Hall, 7105 Whitley Road. The purpose is to hear the following case:

Z. 22-03: Public hearing to receive comments for or against a request for a zoning change from Single Family-Attached (SF-A) and Commercial (C) to Planned Development (PD), for property commonly known as 5201-5155 Watauga Road, being Abstract 700 Tract 3A and Tract 3D, of the David L. Hall Survey; and consider action to allow for limited industrial uses to include freight transportation logistics and commercial vehicle parking in a Planned Development (PD) zoning district. The subject property is located on the north side of Watauga Road east of Bent Creek Drive and west of Park Vista Blvd. The Planned Development (PD) is proposed to be platted into (1) one lot. Harmit Chattha, owner and applicant.

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

If you are interested, you are invited to attend these meetings. If you cannot attend these meetings and wish to provide written comments or documentation for consideration, please return your information on the attached response form.

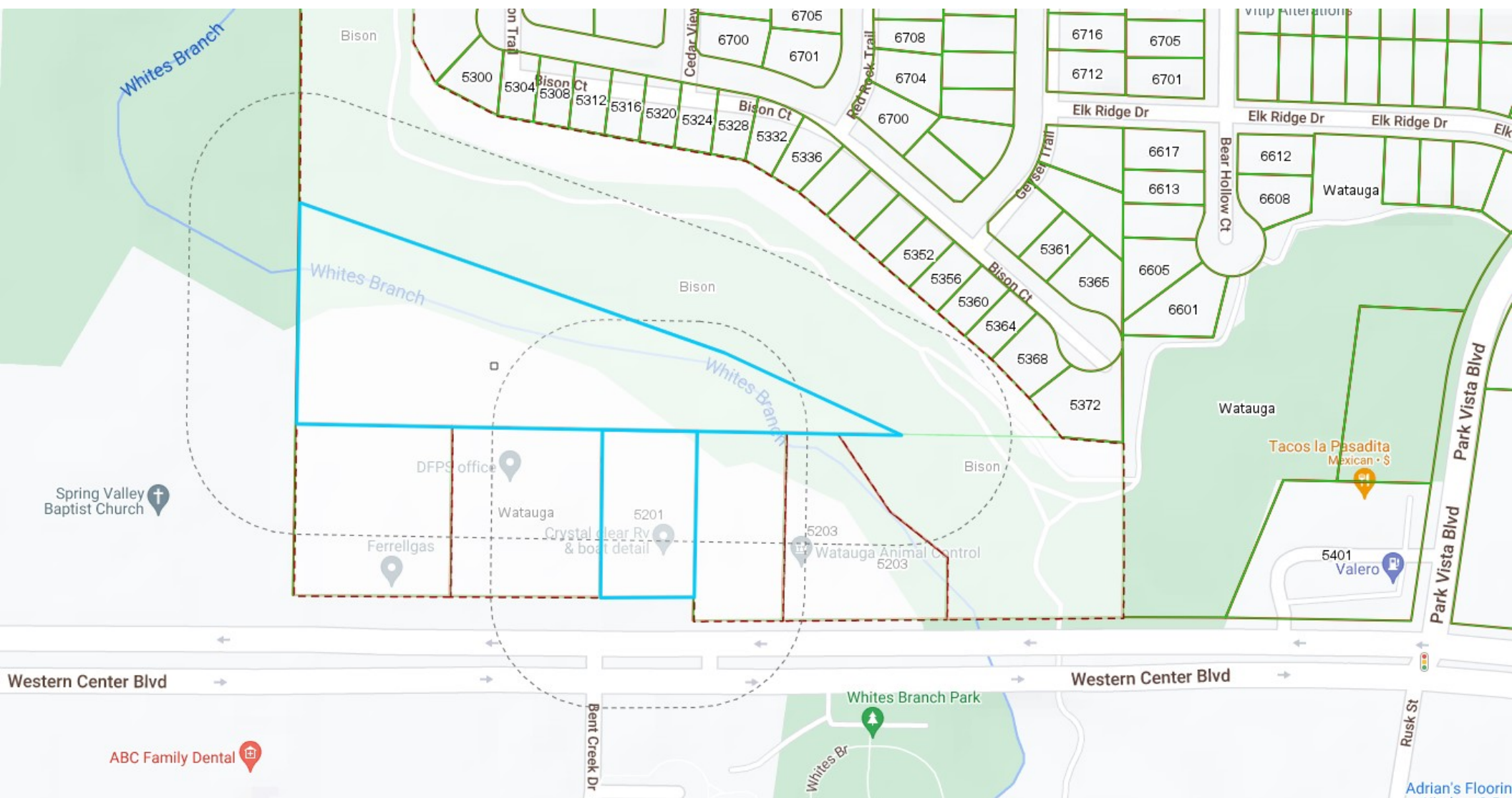
If you have any questions, please contact me at 817-514-5827 or e-mail jgarcia@wataugatx.org.

Sincerely,

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

Jeannette Garcia
Planning and Zoning Coordinator

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



To: City of Watauga, Texas

From: _____

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

RE **Z. 22-03**: Public hearing to receive comments for or against a request for a zoning change from Single Family-Attached (SF-A) and Commercial (C) to Planned Development (PD), for property commonly known as 5201-5155 Watauga Road, being Abstract 700 Tract 3A and Tract 3D, of the David L. Hall Survey; and consider action to allow for limited industrial uses to include freight transportation logistics and commercial vehicle parking in a Planned Development (PD) zoning district. The subject property is located on the north side of Watauga Road east of Bent Creek Drive and west of Park Vista Blvd. The Planned Development (PD) is proposed to be platted into (1) one lot. Harmit Chattha, owner and applicant.

☐

I PROTEST THE PROPOSED ZONING CHANGE

☐

I SUPPORT THE PROPOSED ZONING CHANGE

Basis for your protest/support _____

Printed Name

Signature

Date

Return to: City of Watauga Development Services
7800 Vigil R. Anthony Sr. Blvd.
Watauga, TX 76148
Email: jgarcia@wataugatx.org

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

Z.22-03 - 5201-5155 Watauga Rd. - 200 ft. notices mailed

Owner	Owner_Address	Owner_City State	Owner_Zip	Situs_Address
Harmit Chattha	5521 Denton Hwy	Haltom City TX	76148	5201 Watauga Rd
Harmit Chattha	5521 Denton Hwy	Haltom City TX	76148	5155 Watauga Rd
City of Watauga	7105 Whitley Rd	Watauga TX	76148-2024	5326 Bison Ct
City of Watauga	7105 Whitley Rd	Watauga TX	76148-2024	5203 Watauga Rd
Bambulaya LLC	2424 Lacy Ln	Carrollton TX	75006	5117 Watauga Rd
E O & I E Sharp Family Prtnshp	PO Box 1980	Bastrop TX	78602	5113 Watauga Rd



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

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
18806	251777	Print Legal Ad - IPL0070026		\$92.96	1	42 L

Attention: SAMANTHA ORTEGA

CITY OF WATAUGA
7105 WHITLEY RD
FORT WORTH, TX 761482024

NOTICE OF PUBLIC HEARING

WATAUGA CITY COUNCIL
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD,
WATAUGA, TEXAS 76148
MAY 9, 2022
6:30 P.M.

Notice is hereby given that there will be a public hearing before the City of Watauga City Council at its meeting on May 9, 2022, beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX to receive comments for or against the following item:

Consider action on a final report concerning request for a zoning change from General Business (GB) to Commercial (C) with a specific use permit (SUP) for property located at 5617 Main Street, described as Lot 7R, Block 10, of the Watauga Addition, to allow for an auto paint and body shop in a Commercial (C) zoning district. Owner, Mike Brown and Donna Wagner. Agent, Body Rocks Paint & Body, LLC., Jackie Hays, General Manager. (Z.22-01 w/SUP)

Published on April 24, 2022, in the Star Telegram, Legal Notices Section. I, Linda Proskey, City Secretary for the City of Watauga, Texas, hereby certify that this notice was posted on the official bulletin board at City Hall, 7105 Whitley Road, Watauga, Texas, on April 22, 2022, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/ Linda Proskey
Linda Proskey, City Secretary
IPL0070026
Apr 24 2022

THE STATE OF TEXAS COUNTY OF TARRANT

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

No. of Insertions: 1

Beginning Issue of: 04/24/2022

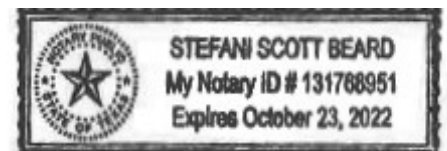
Ending Issue of: 04/24/2022

Amanda Grisham

Sworn to and subscribed before me this 25th day of April in the year of 2022

Stefani Beard

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



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