



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, FEBRUARY 15, 2023
6:30 PM

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

PRESENTATIONS

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 Board 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 Board as soon as practicable. Such report to the Board shall not constitute a meeting called by the Board nor shall it constitute deliberation or formal action. Individual citizens addressing the Board 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 Board and no formal action will be taken.

PUBLIC TESTIMONY FOR ACTION ITEMS Only those persons who submit a completed Request to Speak form prior to the agenda item being introduced by the Chair will be allowed to speak on agenda items set for action (this doesn't include presentations or reports). The Chair shall ask each person requesting to speak to approach the podium when called to speak. Speakers time shall generally not exceed three (3) minutes in their comments and all comments must be germane to the specific agenda item being discussed; however, the Chair may extend or reduce the speaker's allotted time. Speakers shall not be permitted to donate their time to other speakers. Members of the Board may ask questions or discuss the item directly with the citizen during the citizen's testimony if necessary. Any discussion between a Board 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.

REPORTS

CONSENT AGENDA All of the items on the consent agenda are considered to be self-explanatory by the Commission and will be enacted with one motion, one second, and one vote. There will be no separate discussion of these items.

1. Consider action to approve the meeting minutes of the December 21, 2022 Regular Meeting of the Planning and Zoning Commission

PUBLIC HEARINGS/ACTION

1. **SUP.23-01:** Consider action on a preliminary report concerning a request for a specific use permit, for 6600 Denton Highway Suite #200, Lot B2R, Block 4, of the Greenfield Village Addition, to allow for a massage establishment in a General Business (GB) zoning district. The subject property is located north of Greenfield Drive east of Denton Highway and west of Chapman Road. Owner, Nikki Cee LLC.
Applicant/agent, Josephine Bacon.
Randy Richards, CFM, Assistant Director of Public Works
Paul Hackleman, Director of Public Works
2. **SUP.23-02:** Consider action on a preliminary report concerning a request for a specific use permit, for 6029 Plum St., Lot 2R, Block 9, of the Original Town of Watauga Addition, to allow for a private school establishment in a General Business (GB) zoning district. The subject property is located north of Lamar Street south of Main Street and east of Denton Highway. Owner/applicant, ChristaCarol Jones.
Randy Richards, CFM, Assistant Director of Public Works
Paul Hackleman, Director of Public Works

ACTION ITEMS

ITEMS FOR FUTURE AGENDAS

ADJOURNMENT

Meeting Notices and Reservation of Rights The City Council/Board/Commission/Committee may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code if the requisite information is otherwise posted; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code (as applicable) when determined necessary by the [City

Council/Board/Commission/Committee] to address a subject matter on the agenda. Action, if any, will be taken in open session. Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city council, boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the city council, boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that city council, body, board, commission or committee subject to the Texas Open Meetings Act.

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 February 10, 2023, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Linda Proskey, City Secretary





AGENDA MEMORANDUM

DATE: January 19, 2023
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 December 21, 2022 Regular Meeting of the Planning and Zoning Commission

BACKGROUND/INFORMATION:

This item contains draft meeting minutes from December 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. DEC. 21 2022 - Regular Meeting - DRAFT

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works
Paul Hackleman, Director of Public Works
David Berman, City Attorney
Joshua Jones, City Manager
Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda

Approved - 2/8/2023
Approved - 2/8/2023
Approved - 2/9/2023
Approved - 2/9/2023
Final Approval - 2/9/2023



“A GREAT PLACE TO LIVE”

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

CALL TO ORDER

Chairperson Karen Isbell called the meeting to order at 6:34 p.m.

ROLL CALL

Mike Arend	Place 1, Member
Quincy Adams	Place 2, Member – Absent with Notice
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

Mark Taylor	City Council Primary Liaison
Randy Richards	Assistant Public Works Director
Jeannette Garcia	Planning and Zoning Coordinator

Other Council Members present:

Jan Hill	Council Member, Place 7
Andrew Neal	Council Member, Place 4
Art Miner	Mayor

PUBLIC COMMENT

Chairperson Isbell 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 September 21, 2022, regular meeting of the Planning and Zoning Commission

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

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

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

The motion carried 4-0-1-0.

PUBLIC TESTIMONY

Chairperson Isbell called for Public Testimony. Staff advised a Request to Speak form was received by William S. Bartholomew, 5937 Harrison Way. Mr. Bartholomew, a previous property owner and business owner of the property known as 5201 Watauga Rd., advised that he is in support of the zoning change, however, he withdrew the request to speak and advised that if the commission had any questions, he is available.

PUBLIC HEARING/ACTION ITEM

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.

Chairperson Isbell called for staff to introduce the case. Randy Richards advised the property owner is proposing a planned development. Public Hearing notices were duly posted and published by the City Secretary's Office in the Fort Worth Star-Telegram. Written notice of the public hearing on the proposed changes was sent to all owners of the 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)(d)(3) of the Code of Ordinances.

Texas Local Government Code 211.007(b) requires the Planning and 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. Upon recommendation of the preliminary report from the Planning and Zoning Commission, the final report shall be presented to the City Council for final approval.

Mr. Harmit Chattha, owner and applicant, has Samantha Renz, Civil Engineer of Evolving Texas as an authorized agent acting on his behalf. Samantha shall make a brief presentation. She began with introductions of the project team, Harmit Chattha, owner, and Leonard Smith, Attorney with Pope Hardwicke of Fort Worth.

Ms. Renz began by introducing the request for zoning change from Single Family Attached (SF-A) and Commercial (C) to Planned Development (PD) for property known as 5155 and 5201 Watauga Road. The entire property is owned by the same owner, Harmit Chattha. She began the presentation with a brief history of the property. (The meeting video with presentation is available on the city website and maintained by the City Secretary's Office.) Upon the completion of the presentation. The chairperson called for the public hearing.

Chairperson Isbell opened the Public Hearing at 6:55 p.m. asking if anyone in the audience would like to speak. With no one requesting to speak, the Public Hearing was closed at 6:55 p.m.

Member comments and questions included topics regarding on-site parking of commercial vehicles, industrial uses, previous auto repair use, environmental concerns, number limit of vehicles allowed to park in the rear lot, direction vehicles shall exit from the property and concern of location of city markers and first impression of through-traffic.

Staff expressed that the use to allow for freight transportation logistics and commercial vehicle parking is the best use of this property.

Council liaison Mark Taylor made comment that landscape improvements will enhance the look of the existing property.

Staff advised the drive approach radius will be increased from 10' feet to 20' feet. Commercial Vehicles will be exiting the property from the far west approach and will turn eastbound, towards State Highway 377. Staff also reminded the commission that vehicles have been pulling in and out of the location for many years, and he does not recall any major accidents ever occurring. Per the PD ordinance, staff and the business owner can always readdress any situation, if needed.

Chairperson Isbell asked the commission if there was any other discussion. With there being none, she then called for a motion.

Member McCauley-Blackburn made motion to approve the request as presented. Member Giles seconded the motion. With there being no other discussions, Chairperson Isbell called for a vote, with members present voting as follows:

AYES:	Arend, Giles, McCauley-Blackburn
NAYS:	Gehle
ABSENT:	Adams

ABSTAIN: None

The motion carried 3-1-1-0.

ITEMS FOR FUTURE AGENDAS

Mike Arend	Place 1 - None
Quincy Adams	Place 2 – Absent w/Notice
Jillian Giles	Place 3 – Review of Comprehensive Plan
Vacant	Place 4
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, Chairperson Isbell adjourned the meeting at 7:15 p.m.

APPROVED: this the _____ day of _____, 2023.

SIGNED: this the _____ day of _____, 2023.

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: January 26, 2023

TO: Planning and Zoning Commission Members

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

SUBJECT: **SUP.23-01:** Consider action on a preliminary report concerning a request for a specific use permit, for 6600 Denton Highway Suite #200, Lot B2R, Block 4, of the Greenfield Village Addition, to allow for a massage establishment in a General Business (GB) zoning district. The subject property is located north of Greenfield Drive east of Denton Highway and west of Chapman Road. Owner, Nikki Cee LLC. Applicant/agent, Josephine Bacon.

BACKGROUND/INFORMATION:

The City of Watauga Code of Ordinance, Chapter 22. Licenses, Permits and Business Regulations. Article VI. Massage Establishments. Division 1. Sec. 22-229 Zoning Requirements states it shall be unlawful for any massage establishment to be operated in any section of the city in violation of chapter 115, Zoning. All applications for compliance with this article shall be considered as an application under a "special use" requirement of chapter 115, Zoning, at the time of making an application for a license.

Once zoning approval is properly secured, a Massage Establishment Permit/License can be acquired after filing an application with the City Secretary. The applicant, Josephine Bacon, has submitted an application to allow for the use of massage and reflexology in a General Business (GB) zoning district, as an added element to her business, which currently has a certificate of occupancy in the City of Watauga and is known as B.E. Bootcamp and Fitness. The business is located at 6600 Denton Highway Suite #200 in the Parkridge Plaza Shopping Center.

Texas Local Government Code 211.007(b) requires the Planning and Zoning Commission to make a preliminary report prior to approving changes to the City's Zoning Ordinance. The Public Hearing Notice was duly posted and published by the City Secretary's Office on January 30, 2023 in the Fort Worth Star Telegram. In accordance with Sec. 115-35 (c)(3)(b), 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, located within 200 feet of any property affected thereby, within not less than ten days before such hearing being held.



AGENDA MEMORANDUM

The use is consistent in the context of the Local Office/Retail/Commercial description of the Future Land Use Plan and compatible with existing land uses.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends consideration of comments received during the public hearing of the preliminary report and make final report on the request for the February 27, 2023, City Council Regular meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report SUP. 23-01 - 6600 Denton Hwy #200 - JG

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works

Paul Hackleman, Director of Public Works

David Berman, City Attorney

Joshua Jones, City Manager

Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda

Approved - 2/8/2023

Approved - 2/8/2023

Approved - 2/9/2023

Approved - 2/9/2023

Final Approval - 2/9/2023

PRELIMINARY REPORT

DATE: February 4, 2023

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Assistant Public Works Director

SUBJECT: **SUP.23-01:** Recommendation to accept request for a specific use permit, for 6600 Denton Highway Suite #200, Lot B2R, Block 4, of the Greenfield Village Addition, to allow for a massage establishment in a General Business (GB) 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 City of Watauga requires any person, firm or corporation who wishes to operate a massage establishment to obtain approval under Chapter 115, Zoning of the Code of Ordinances. Once zoning approval is properly secured, a Massage Establishment Permit/License can be acquired after filing application with the City Secretary.

The applicant, Josephine Bacon is requesting for the specific use permit to allow for a reflexology and massage establishment in a General Business (GB) zoning district. Ms. Bacon currently occupies this space for a health and fitness service, known as B.E. Bootcamp. The request is consistent with the surrounding districts allowing for Local Office/Retail/Commercial development and meets the future land use plan. The subject property is located north of Greenfield Drive east of Denton Highway and west of Chapman Road. Owner, Nikki Cee LLC.

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

- The site plan requirements were met as stated in Sec. 115-115 as the location is an existing structure in which no structural alterations are to be made.
- Sec. 115-33. Specific Use Permit. (b) *Amendment to the zoning ordinance*. Every specific use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under construction but shall not be considered as being a permanent change in zoning.
- Staff reviewed the consistency of the zoning change with the Comprehensive Plan. B.E. Bootcamp currently occupies Suite #200 at 6600 Denton Highway. Neighboring uses in the Parkridge Plaza Shopping Center include retail, finance, restaurant, and massage therapy in the neighboring suites. Surrounding properties include Shopping Centers, Auto Sales and Single-family homes.
- One sign has been erected on the property which contains a notice of hearing

PRELIMINARY REPORT

and telephone number of staff from whom dates may be obtained.

CURRENT ACTIVITY:

A Specific Use Permit Application was submitted to Development Services and once all requirements were satisfied, notice was published in the Fort Worth Star Telegram on January 30, 2023, for the February 15, 2023, Public Hearing of the Planning and Zoning Commission. In accordance with State law, property owners received the public notice due to public records available through Tarrant Appraisal District which reflect they are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map was also attached for their information.

Staff considered the following criteria for the amendment:

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.).

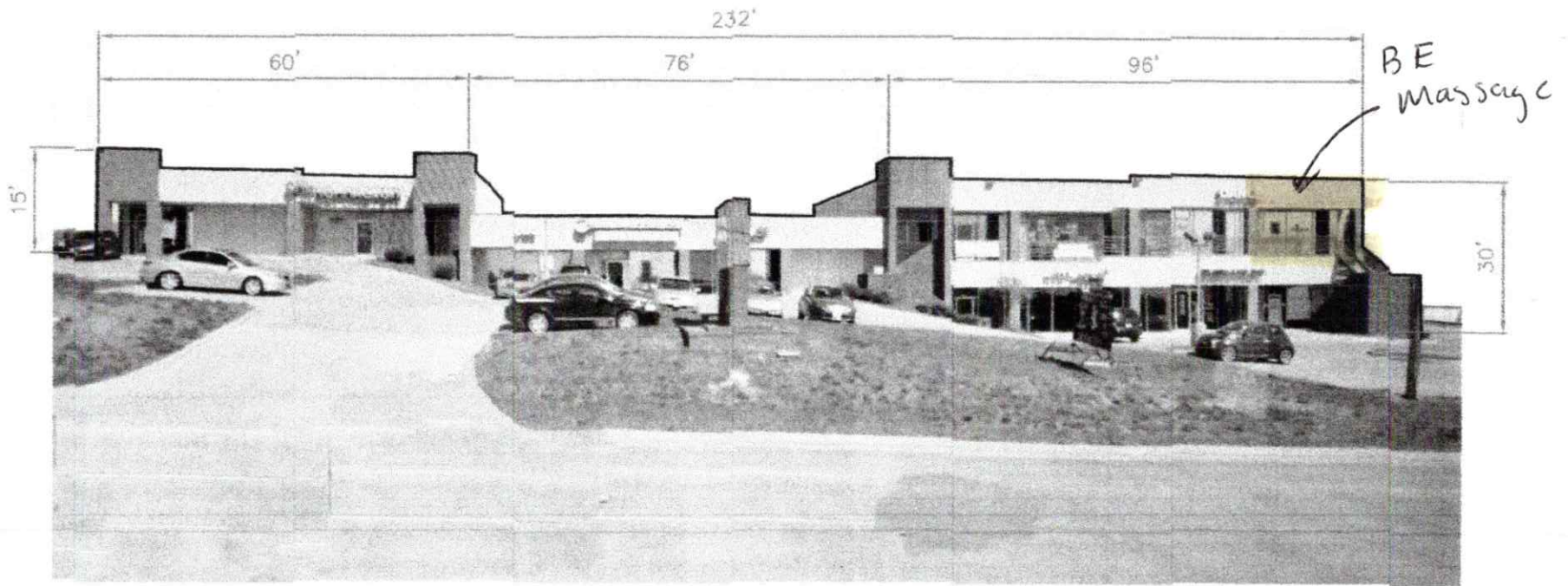
The proposed amendment is also consistent with the surrounding neighborhoods and uses in accordance with the general regulations of Chapter 211 of Texas Local Government Code: promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical,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

RECOMMENDATION/ACTION DESIRED:

During the Planning and Zoning Commission Regular Meeting to be held Wednesday, February 15, 2023, staff respectfully recommend the commission members consider recommending approval of the following item to City Council at their regular meeting February 27, 2023.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Property Survey/Site Plan



Parkridge Plaza
 6600 Denton Highway
 Greenfield Village Addition Block 4 LotB2R
 Owner: Nikki Cee, LLC
 Zoned: Local Business (LB)

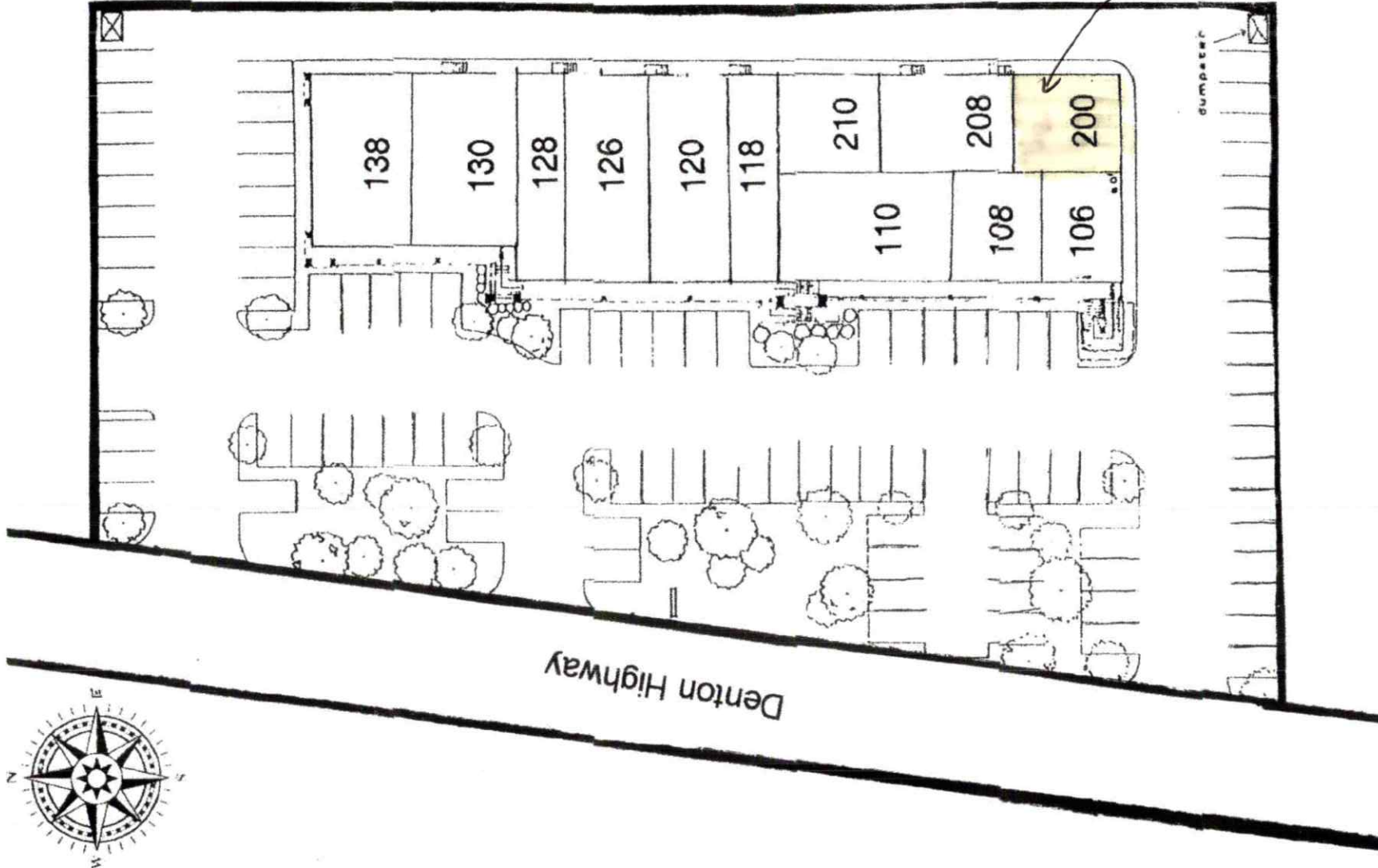
WEST ELEVATION
 NOT TO SCALE



VICINITY MAP
 NOT TO SCALE



BE massage





AGENDA MEMORANDUM

DATE: January 26, 2023

TO: Planning and Zoning Commission Members

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

SUBJECT: **SUP.23-02:** Consider action on a preliminary report concerning a request for a specific use permit, for 6029 Plum St., Lot 2R, Block 9, of the Original Town of Watauga Addition, to allow for a private school establishment in a General Business (GB) zoning district. The subject property is located north of Lamar Street south of Main Street and east of Denton Highway. Owner/applicant, ChristaCarol Jones.

BACKGROUND/INFORMATION:

The property, commonly known as 6029 Plum St, is currently zoned General Business (GB). The owner and applicant of the property is requesting a specific use permit to allow for a private school. The owner's current use of the property is a children's day care center which has been in operation at this location since the fall of 2018 and they wish to pursue a vision of early childhood education by transitioning to become Watauga's first private Montessori school. They shall plan to provide education for children from preschool (3-years-old) to 3rd grade. They are currently in the process of acquiring accreditation from the International Montessori Council.

The specific use permit is consistent with the surrounding districts, and meets the Comprehensive Land Use Plan.

Properties adjacent to 6029 Plum St.	Zoning	Current Land Use
North	General Business (GB)	Single-family Residential
South	Commercial (C)	Single-family Residential
East	SF-6 Single-family (SF6)	Single-family Residential
West	General Business (GB)	Contractor - plumbing

The Planning and Zoning Commission's recommendation of the preliminary report will go before the City Council during their regular meeting on February 27, 2023.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:



AGENDA MEMORANDUM

Staff respectfully recommends the Commission consider the comments received during the public hearing and also consider staff recommendation to allow for a specific use permit for a private school.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report SUP. 23-02 - 6029 Plum St. - JG
2. Narrative Statement for Jones Montessori Academy
3. IMC Code of Ethics Updated 6.2022
4. Discover Me - IMC Certification

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works
Paul Hackleman, Director of Public Works
David Berman, City Attorney
Joshua Jones, City Manager
Linda Proskey, City Secretary
Approved as to form for inclusion on Agenda

Approved - 2/8/2023
Approved - 2/8/2023
Approved - 2/9/2023
Approved - 2/9/2023
Final Approval - 2/9/2023

PRELIMINARY REPORT

DATE: February 4, 2023

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Assistant Public Works Director

SUBJECT: **SUP.23-02:** Recommendation to accept request for a specific use permit, for 6029 Plum St., Lot 2R, Block 9, of the Original Town of Watauga Addition, to allow for a private school establishment in a General Business (GB) 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 owner and applicant, ChristaCarol Jones is requesting for the specific use permit (SUP) to allow for a private school establishment in a General Business (GB) zoning district. Ms. Jones currently occupies this space for a daycare center for children, known as Discover Me Montessori. The request is consistent with the surrounding districts allowing for Local Office/Retail/Commercial development and meets the future land use plan. The subject property is located north of Lamar Street south of Main Street and east of Denton Highway.

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

- The site plan requirements were met as stated in Sec. 115-115 as the location is an existing structure in which no structural alterations are to be made.
- Sec. 115-33. Specific Use Permit. (b) *Amendment to the zoning ordinance*. Every specific use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under construction but shall not be considered as being a permanent change in zoning.
- Staff reviewed the consistency of the request for a private school with the Comprehensive Plan. Discover Me Montessori's day care center for children has been in operation since the fall of 2018, and they are not only surrounded by single-family homes but other uses, such as church, contractors, and restaurants, to name a few.
- One sign has been erected on the property which contains a notice of hearing and telephone number of staff from whom dates may be obtained.

CURRENT ACTIVITY:

A Specific Use Permit Application was submitted to Development Services and once all

PRELIMINARY REPORT

requirements were satisfied, notice was published in the Fort Worth Star Telegram on January 30, 2023, for the February 15, 2023, Public Hearing of the Planning and Zoning Commission. In accordance with State law, property owners received the public notice due to public records available through Tarrant Appraisal District which reflect they are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map was also attached for their information.

Staff considered the following criteria for the amendment:

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.).

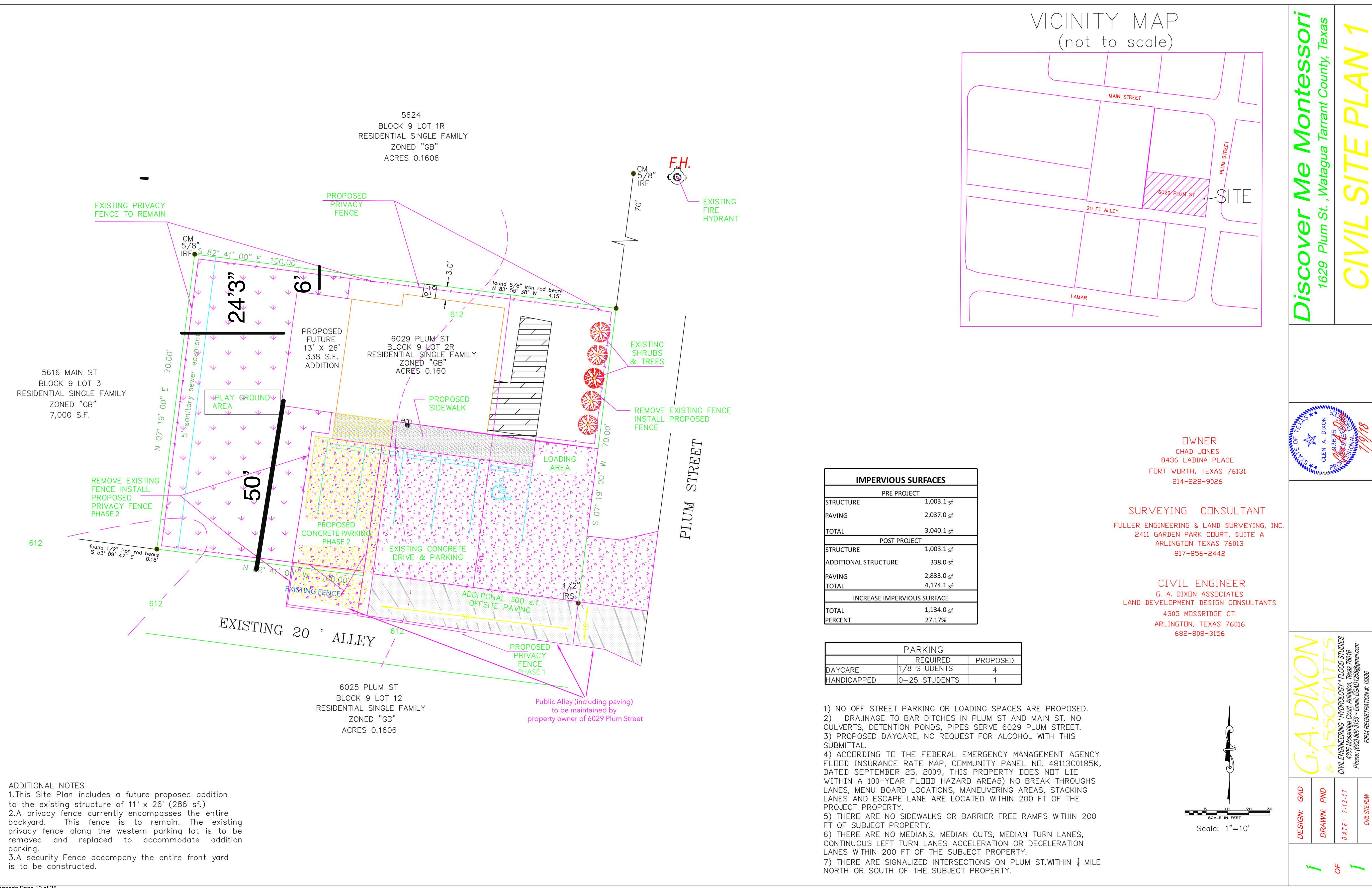
The proposed amendment is also consistent with the surrounding neighborhoods and uses in accordance with the general regulations of Chapter 211 of Texas Local Government Code: promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical,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

RECOMMENDATION/ACTION DESIRED:

During the Planning and Zoning Commission Regular Meeting to be held Wednesday, February 15, 2023, staff respectfully recommend the commission members consider recommending approval of the following item to City Council at their regular meeting February 27, 2023.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Property Survey/Site Plan

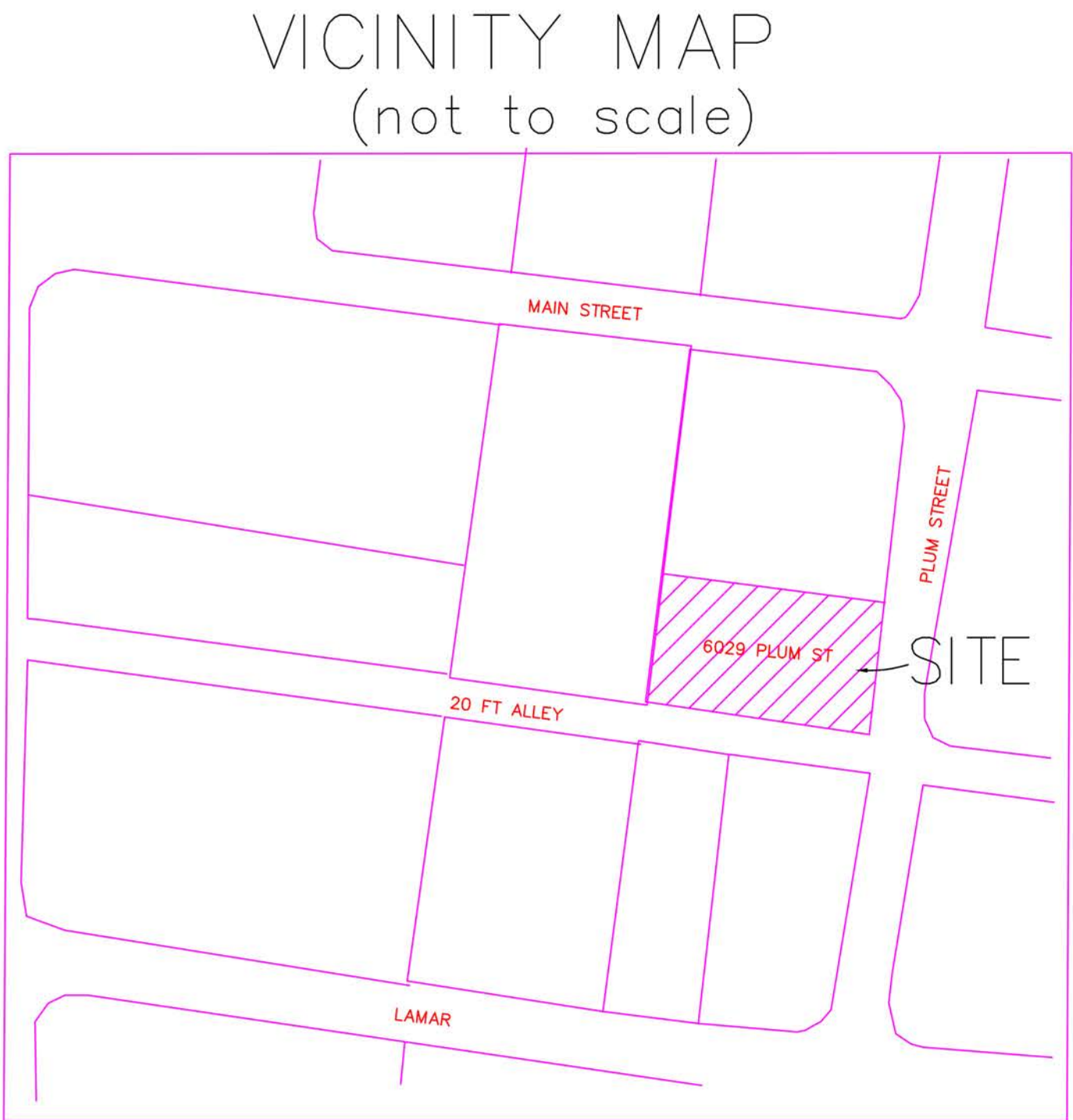
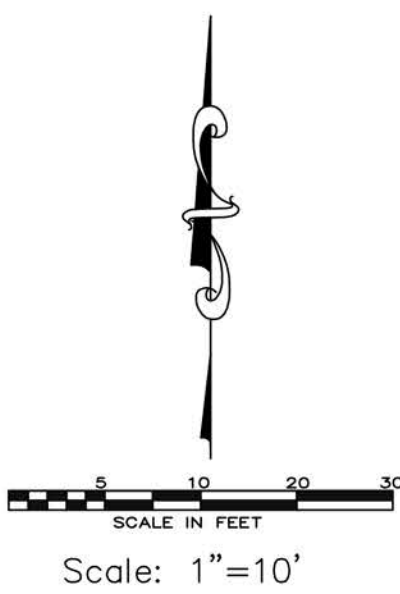


ADDITIONAL NOTES
1.This Site Plan includes a future proposed addition to the existing structure of 11' x 26' (286 sf.)
2.A privacy fence currently encompasses the entire backyard. This fence is to remain. The existing privacy fence along the western parking lot is to be removed and replaced to accommodate addition parking.
3.A security Fence accompany the entire front yard is to be constructed.

IMPERVIOUS SURFACES	
PRE PROJECT	
STRUCTURE	1,003.1 sf
PAVING	2,037.0 sf
TOTAL	3,040.1 sf
POST PROJECT	
STRUCTURE	1,003.1 sf
ADDITIONAL STRUCTURE	338.0 sf
PAVING	2,833.0 sf
TOTAL	4,174.1 sf
INCREASE IMPERVIOUS SURFACE	
TOTAL	1,134.0 sf
PERCENT	27.17%

PARKING		
	REQUIRED	PROPOSED
DAYCARE	1/8 STUDENTS	4
HANDICAPPED	0-25 STUDENTS	1

- 1) NO OFF STREET PARKING OR LOADING SPACES ARE PROPOSED.
- 2) DRAINAGE TO BAR DITCHES IN PLUM ST AND MAIN ST. NO CULVERTS, DETENTION PONDS, PIPES SERVE 6029 PLUM STREET.
- 3) PROPOSED DAYCARE, NO REQUEST FOR ALCOHOL WITH THIS SUBMITTAL.
- 4) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0185K, DATED SEPTEMBER 25, 2009, THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA5) NO BREAK THROUGHS LANES, MENU BOARD LOCATIONS, MANEUVERING AREAS, STACKING LANES AND ESCAPE LANE ARE LOCATED WITHIN 200 FT OF THE PROJECT PROPERTY.
- 5) THERE ARE NO SIDEWALKS OR BARRIER FREE RAMPS WITHIN 200 FT OF SUBJECT PROPERTY.
- 6) THERE ARE NO MEDIANS, MEDIAN CUTS, MEDIAN TURN LANES, CONTINUOUS LEFT TURN LANES ACCELERATION OR DECELERATION LANES WITHIN 200 FT OF THE SUBJECT PROPERTY.
- 7) THERE ARE SIGNALIZED INTERSECTIONS ON PLUM ST.WITHIN ¼ MILE NORTH OR SOUTH OF THE SUBJECT PROPERTY.



OWNER
CHAD JONES
8436 LADINA PLACE
FORT WORTH, TEXAS 76131
214-228-9026

SURVEYING CONSULTANT
FULLER ENGINEERING & LAND SURVEYING, INC.
2411 GARDEN PARK COURT, SUITE A
ARLINGTON TEXAS 76013
817-856-2442

CIVIL ENGINEER
G. A. DIXON ASSOCIATES
LAND DEVELOPMENT DESIGN CONSULTANTS
4305 MOSSBRIDGE CT.
ARLINGTON, TEXAS 76016
682-808-3156

Discover Me Montessori

1629 Plum St. ,Watagua Tarrant County, Texas

CIVIL SITE PLAN 1

G.A. DIXON & ASSOCIATES

CIVIL ENGINEERING • HYDROLOGY • FLOOD STUDIES

4305 Mossbridge Court, Arlington, Texas 76016

Phone: (82) 808-3156 ~ Email: EGAD.123@gmail.com

FIRM REGISTRATION #: 15336

DESIGN: GAD	DRAWN: PND	DATE: 2-13-17	CIVIL SITE PLAN
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1

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Montessori. *Encouraging your child's true potential for life.*

October 18, 2022

To City of Watauga

RE: Special Use Statement for Jones Montessori Academy dba Discover Me
Montessori located at 6029 Plum Street, Watauga, TX 76148

To Whom It May Concern,

Discover Me Montessori (soon to be reverting to legal name of Jones Montessori Academy, LLC) began operating as a state licensed child care center in Watauga fall of 2018. While we are still licensed as a child care center, we are looking to pursue our vision of early childhood education by transitioning to become Watauga's first private Montessori school by 2023. We have been operating our center using private Montessori school practices since opening, having children up to 2nd grade enrolled in our program. Jones Montessori Academy will provide education to children from preschool (3-years-old) to 3rd grade. We provide an individualized educational model as we believe that all children learn differently. We follow the child's interests through Montessori methodology while integrating our curriculum (created by Jones Montessori Academy, LLC) to develop the whole child: socially, emotionally, physically, and intellectually. Our hours of operation are Monday - Friday 7:00 a.m. - 5:30 p.m., with instructional hours of 7:30 a.m. - 3:30 p.m. and offering morning and afternoon care for our working parents. We are closed most national holidays and are highly considering closing during the summer (in the past we have offered summer programs). We are currently in the process of acquiring accreditation from the International Montessori Council (IMC).

IMC accreditation is a rigorous process meant to ensure that accredited schools maintain the highest level of commitment to authentic Montessori pedagogy, and

maintain professional teaching and operating standards. IMC candidate schools are evaluated by criteria in nine standards, including governance, curriculum, human resource practices, and facilities maintenance. IMC accreditation is a guarantee that an institution has met the highest professional expectations in all standards and criteria. You can find additional information on what this accreditation entails by visiting <https://www.montessori.org/imc/>.

The existing use of our building is, as stated above, a child care center. We are requesting a special use permit (SUP) to operate as a private school. We expect no material change in regards to our current operations when we move forward as a private school. We will have the same traffic flow, same hours, and available parking. Our parking capacity will be increased due to the different parking requirements of private schools per Watauga Zoning Ordinances. Additionally, we have reviewed the recent fire code amendments provided by the fire marshal for private schools. We will be able to meet all of these requirements.

For the past three years, we have successfully operated as a day care center in this location without negative impacts to the surrounding neighborhoods and do not foresee any operating as a private school. We look forward to continuing cultivating a love of learning with Watauga's youngest generation, providing high-quality education to our community.

Kindly,

ChristaCarol Jones, Owner & Chairwoman

Jones Montessori Academy, LLC

DiscoverMeMontessori.com

ChristaCarol@DiscoverMeMontessori.com



IMC Code of Ethics and Principles of Good Practice

Membership in the International Montessori Council implies that member schools strive to follow high professional and ethical standards in their relationship with their own students, faculty, and employees, as well as with other schools. This is particularly necessary when there may be overlapping interests between schools with respect to faculty employment and student enrollment.

The following Code of Ethics and Principles of Good Practice are based on the concept that our strength as Montessori schools is derived from both the diversity that exists among us and from the support and cooperation that we can give to each other.

Members of the IMC are committed

to standards of exemplary integrity in their professional relationships with parents, students, faculty, and other Montessori schools. Although our philosophies and programs are diverse in their emphasis, structure, and style, we follow a common code of ethics that emphasizes fair and consistent policies.

As a member of the International Montessori Council, our school agrees to abide by the following code of ethics and principles of good practice:

Our school is worthy of trust

As a member of the International Montessori Council, we pledge to represent our school truthfully and accurately to the general public and internally to our parent community.

We further pledge ourselves to respect the diversity of the community of Montessori schools.

We will not engage in negative public relations nor make any negative statements about another Montessori school.

Our school honors its financial commitments to parents, staff, vendors, and others.

Core Values

Our primary focus will always be the well-being and best interests of our students.

We recognize that a Montessori school is more than a place of learning; it is a community of children and adults that have a significant impact on our students' capacity to learn, grow, create, develop, assimilate values, and relate peacefully and respectfully to other people and to the natural world.

We treat all students, families, teachers, and staff members with kindness, warmth, and respect

Our school uses the Montessori approach to discipline that includes peace education, conflict resolution, and grace and courtesy.

Our school will never permit the use of corporal punishment.

We consciously teach our students values fundamental to Montessori education, which include: respect for oneself, others, and their property; peacefulness, empathy and kindness; truthfulness; a search for the solution fairest to all; the pursuit of independence and self-mastery; and a love of work and a passion for excellence.

We endeavor to provide a school environment that will promote and protect the physical and emotional well-being of our students and staff.

We seek to instill in our students, parents, and staff not only a reverence for the earth, its waters, and all living things, but also a sense of stewardship for the environment based on a conviction of our individual responsibility for the beauty of the land and the health of our ecosystems.

We are committed to the principles of diversity. In that spirit, we do not discriminate in matters of admission or employment on the basis of race, religion or creed, color, sexual orientation, age, physical challenge, nation of origin, or gender. We consciously teach principles of acceptance, respect, and celebration of the rich cultural diversity of the global community.

We consciously work to build a constructive partnership between the family and school in support of each child's educational development.

Within reasonable guidelines established to ensure the integrity of our educational program and the privacy of other students' records, parents are welcome to visit the school to observe their child in class or to review his/her academic progress.

We will promptly consult with parents should it ever become clear that a student is not benefiting from the school's program, or if the school is not the best program to meet his/her needs.

Transfer and Enrollment of Students

Our school recognizes each family's right to visit and consider other schools and to hold preliminary discussions regarding admission without feeling compelled to notify the school, which their children presently attend.

While we welcome inquiries and interest in our school, we will never knowingly attempt to directly recruit a student who is presently enrolled in or committed to attend another Montessori program.

Where applicable, as part of the admissions process we will request from the child's present school a copy of the child's academic records and student recommendations. Upon filing an application for admission, we ask that families advise their children's present schools and authorize in writing the release to us of their children's academic records and student recommendations.

Employment

We consciously follow fair and equal employment practices in hiring, assigning, promoting, and compensating both teaching and non-teaching staff members. We endeavor to employ persons solely on the basis of the factors necessary in the performance of the job and the operation of our school. We do not discriminate in matters of employment in violation of the law on the basis of race, religion or creed, color, sexual orientation, age, physical challenge, nation of origin, or gender.

No official of our school will seek to induce a teacher who is under contract at another school to break that contract. There is nothing deemed improper if a member of the teaching or administrative staff of one school independently approaches another school about possible employment beyond the obligations of their current contract.

Our school will take all reasonable and lawful precautions to maintain the confidentiality of

records and information concerning teachers and other staff members who are applying for employment at another school, in accordance with the rights of the individual.

Individual IMC Teacher Members

I will do my very best to ensure the safety and physical and emotional well-being of my students and any other children who are placed in my care.

As a Montessori educator, I recognize that children learn in different ways and at different paces. I will remain highly flexible and prepared to individualize and adapt my approach to the best of my ability to meet the needs of each child as an individual learner.

I will encourage each child to participate and succeed in our programs without regard to race, religion or creed, color, sexual orientation, age, physical challenge, nation of origin, or gender.

I will keep all confidential information that I learn in the course of my professional life at the school strictly private, except in the normal course of confidential professional meetings or when required by law.

I will honor my professional commitment to the school to the very best of my ability, never deliberately causing harm to the school.

Should I decide to consider a new position with another school, I will not do so without giving my current employer reasonable notice and to honor the conditions of my employment contract. Also, I will never attempt to directly or indirectly solicit families to families to follow.

THE *International* MONTESSORI COUNCIL

In recognition that

Discover Me Montessori

is a Full School Member

10/4/2022 through 10/3/2023



258485

Membership Number

Kathy Leitch

IMC Executive Director

Tim Seldin

IMC Chairperson

