



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, OCTOBER 18, 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 Planning and Zoning 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 members shall not constitute a meeting called by the 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.

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.

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 September 20, 2023 Regular meeting of the Planning and Zoning Commission.

PUBLIC HEARINGS

1. **P. 23-02:** Public hearing to receive comments for or against a request for approval of a plat for Lots 1 and 2 Block 1 of the Watauga Taco Casa Addition, known as 6500 Watauga Road, being located west of Rufe Snow Drive east of Skylark Lane and south of Watauga Road. The proposed plat is to subdivide 2.365 acres out of the J.M. Gregory Survey, Abstract No. 630 into two (2) lots to accommodate future development. Owner: Letaine Daunis, Daunis Enterprises Inc.
Randy Richards, CFM, Assistant Director of Public Works
Paul Hackleman, Director of Public Works

ACTION ITEMS

1. **P.23-02:** Consideration of a request from Letaine Daunis for a final plat out of the J.M. Gregory Survey, Abstract No. 630, being 2.365 acres located at 6500 Watauga Road.
Randy Richards, CFM, Assistant Director of Public Works
Jeannette Garcia, Planning and Zoning Coordinator

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 October 13, 2023, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Linda Proskey, City Secretary





AGENDA MEMORANDUM

DATE: October 4, 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 September 20, 2023 Regular meeting of the Planning and Zoning Commission.

BACKGROUND/INFORMATION:

This item contains draft meeting minutes from September 20, 2023 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. 20, 2023 - Regular Meeting Minutes - DRAFT

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 10/10/2023
Paul Hackleman, Director of Public Works	Approved - 10/10/2023
Joshua Jones, City Manager	Approved - 10/11/2023
Linda Proskey, City Secretary	Final Approval - 10/11/2023
<i>Approved as to form for inclusion on Agenda</i>	



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 20, 2023
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 6:30 p.m.

ROLL CALL

Vacant	Place 1, Member
Quincy Adams	Place 2, Member – Absent w/out notice
Jillian Giles	Place 3, Member
David Bry	Place 4, Member
Cristy McCauley-Blackburn	Place 5, Secretary
Karen Isbell	Place 6, Chairperson – Absent w/notice
Sharon Gehle	Place 7, Vice-Chairperson

And

Jan Hill	City Council Liaison
Randy Richards	Assistant Public Works Director
Jeannette Garcia	Planning and Zoning Coordinator

Other Council Members present:

Art Miner	Mayor
-----------	-------

PRESENTATIONS – Planning and Zoning Commission Annual Orientation

The Planning and Zoning Commission Annual Orientation was led by Mayor Art Miner and Planning and Zoning Coordinator Jeannette Garcia. (Note: Original Audio recording of this presentation is preserved and maintained by the City Secretary's Office.)

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.

PUBLIC TESTIMONY FOR ACTION ITEMS

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

ANNOUNCEMENTS

CONSENT AGENDA

1. Consider action to approve the meeting minutes of the August 16, 2023, Regular meeting of the Planning and Zoning Commission

Member McCauley-Blackburn made a motion to approve the August minutes as presented and Member Bry 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:	Giles, Bry, McCauley-Blackburn, Gehle
NAYS:	None
ABSENT:	Adams, Isbell
ABSTAIN:	None

The motion carried 4-0-2-0.

PUBLIC HEARINGS/ACTION ITEMS

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 2023-2024. Member Giles made a motion to recommend Sharon Gehle as Chairperson. Member Bry seconded the motion. Member Gehle respectfully declined the nomination, stating she did not want to lose her vote as a member. Member Giles recommended the action item for selection of officers be moved to the next meeting agenda. Staff advised this could be allowed, but asked the members present if they had received word from any other members not present as to their wishes in serving. Staff shared that word was received from Member Isbell stating she would accept any position that she was nominated for. With that being said and there being no other nominations for Chairperson, Member Giles made a motion to recommend Karen Isbell as Chairperson. Member Bry seconded the motion. With there being no other nominations for Chairperson, Vice-Chairperson Gehle called for a vote with members present voting as follows:

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

ABSTAIN: None

The motion carried 4-0-2-0.

Vice-Chairperson Gehle called for nomination of Vice-Chairperson for the term 2023-2024. Member McCauley-Blackburn made motion to nominate Jillian Giles as Vice-Chairperson. Member Gehle seconded the motion. Prior to accepting the nomination, Member Giles asked for clarification as to her voting power when assisting as Chairperson. Staff confirmed that the Vice-Chairperson will be allowed to keep their vote when in the place of the Chairperson. With there being no other nominations for Vice-Chairperson, members present voting as follows:

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

The motion carried 4-0-2-0.

Vice-Chairperson Gehle called for nomination of Secretary for the term 2023-2024. Member McCauley-Blackburn made motion to nominate Quincy Adams as Secretary. Member Giles seconded the motion. With there being no other nominations for Secretary, members present voting as follows:

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

The motion carried 4-0-2-0.

ITEMS FOR FUTURE AGENDAS

Vacant	Place 1
Quincy Adams	Place 2 – Absent
Jillian Giles	Place 3 – None
David Bry	Place 4 - None
Cristy McCauley-Blackburn	Place 5 - None
Karen Isbell	Place 6 - Absent
Sharon Gehle	Place 7 – None

ADJOURNMENT

With there being no further items to discuss, Vice-Chairperson Gehle adjourned the meeting at 8:50 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: October 4, 2023

TO: Planning and Zoning Commission Members

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

SUBJECT: **P. 23-02:** Public hearing to receive comments for or against a request for approval of a plat for Lots 1 and 2 Block 1 of the Watauga Taco Casa Addition, known as 6500 Watauga Road, being located west of Rufe Snow Drive east of Skylark Lane and south of Watauga Road. The proposed plat is to subdivide 2.365 acres out of the J.M. Gregory Survey, Abstract No. 630 into two (2) lots to accommodate future development. Owner: Letaine Daunis, Daunis Enterprises Inc.

BACKGROUND/INFORMATION:

The Public Hearing Notice was duly posted and published by the City Secretary's Office on September 29, 2023 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 property.

The J.M. Gregory Survey, Abstract No. 630 will be subdivided into two (2) lots to accommodate restaurant development of a new Taco Casa with drive-thru and future Regional Retail/Commercial development. This plat shall be presented to Council upon recommendation of the Planning and Zoning Commission during the November 13, 2023 regular meeting of the City Council for final approval.

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

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends consideration of the comments received during the public hearing of the plat request and recommend approval to council during the November 13, 2023 regular meeting of the City Council.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. IPL0142029 - Affidavit - Pub 10022023
2. 6500 Watauga Rd - 200 foot PH Notice Mailed - Plat



AGENDA MEMORANDUM

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 10/10/2023
Paul Hackleman, Director of Public Works	Approved - 10/10/2023
Joshua Jones, City Manager	Approved - 10/11/2023
Linda Proskey, City Secretary	Final Approval - 10/11/2023
<i>Approved as to form for inclusion on Agenda</i>	



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	473780	Print Legal Ad-IPL01420290 - IPL0142029		\$77.60	1	39 L

Attention: SAMANTHA ORTEGA

CITY OF WATAUGA
7105 WHITLEY RD
FORT WORTH, TX 761482024

Accountspayable@wataugatx.org

NOTICE OF PUBLIC HEARING

Notice is hereby given that there will be a public hearing before the City of Watauga Planning and Zoning Commission at its regularly scheduled meeting on October 18, 2023, beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX regarding the following item:

P23-02: Public hearing to receive comments for or against a request to approve a final plat for Lots 1 and 2 Block 1, Watauga Taco Casa Addition, being located west of Rufe Snow Drive east of Skylark Lane and south of Watauga Road. The proposed plat is to subdivide 2.365 acres out of the J.M. Gregory Survey, Abstract No. 630 into two (2) lots to accommodate future development. Owner, Letaine Daunis, Daunis Enterprises Inc.

Published on October 2, 2023, 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 October 2, 2023, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/Linda Proskey,
City Secretary
IPL0142029
Oct 2 2023

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Stefani Beard, 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:

1 insertion(s) published on:

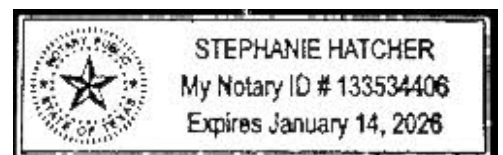
10/02/23

Stefani Beard

Sworn to and subscribed before me this 2nd day of October in the year of 2023

Stephanie Hatcher

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!



Public Hearing Notice – Plat

October 3, 2023

Dear Property Owner:

The Planning and Zoning Commission will hold a public hearing to consider an application for a Plat during their regular meeting on October 18, 2023, at 6:30 PM in the City Council Chamber at Watauga City Hall, 7105 Whitley Road. The purpose is to receive comments for or against the following item:

P. 23-02: Public hearing to receive comments for or against a request for approval of a plat for Lots 1 and 2 Block 1 of the Watauga Taco Casa Addition, known as 6500 Watauga Road, being located west of Rufe Snow Drive east of Skylark Lane and south of Watauga Road. The proposed plat is to subdivide 2.365 acres out of the J.M. Gregory Survey, Abstract No. 630 into two (2) lots to accommodate future development. Owner: Letaine Daunis, Daunis Enterprises Inc.

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.

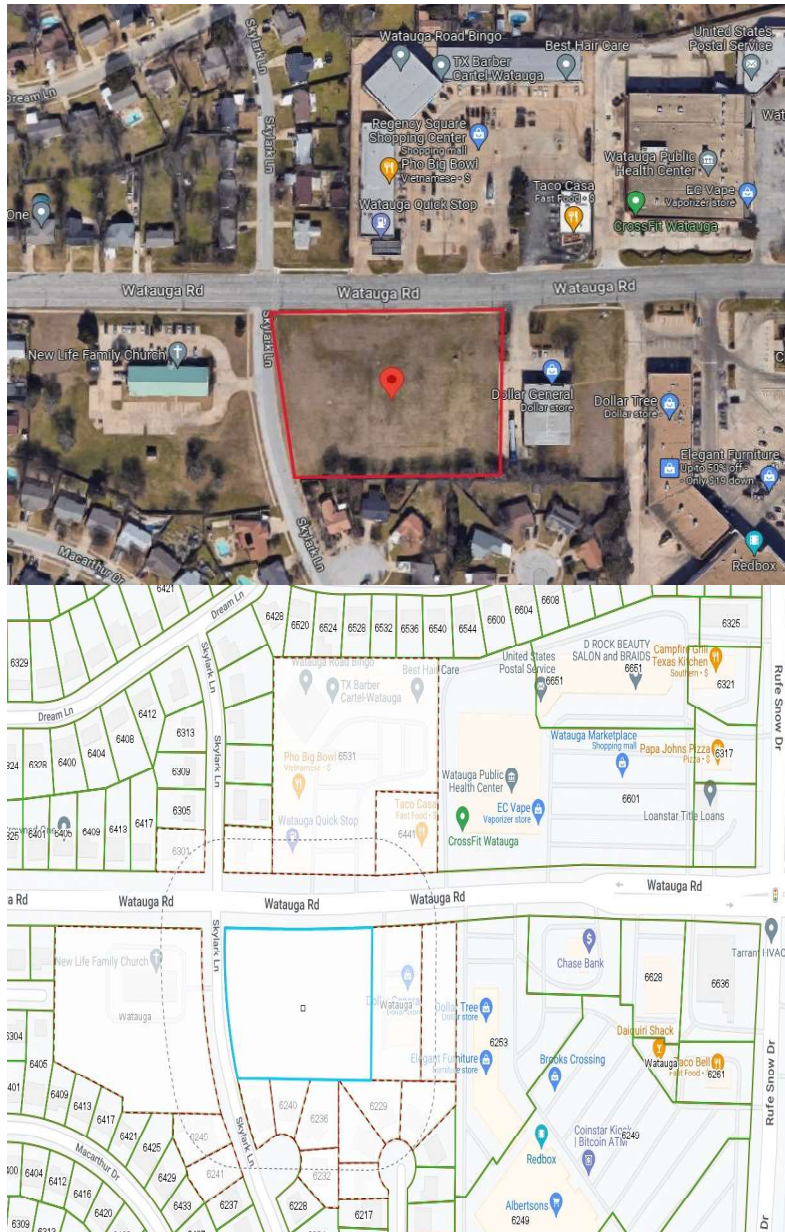
Sincerely,

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>

Location Maps



Prepared by Development Services 10/03/2023

DISCLAIMER: *This product is for informational purposes only and represents the approximate relative location of property boundaries.

To: City of Watauga, Texas

From: _____

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

RE: **P. 23-02:** Public hearing to receive comments for or against a request for approval of a plat for Lots 1 and 2 Block 1 of the Watauga Taco Casa Addition, known as 6500 Watauga Road, being located west of Rufe Snow Drive east of Skylark Lane and south of Watauga Road. The proposed plat is to subdivide 2.365 acres out of the J.M. Gregory Survey, Abstract No. 630 into two (2) lots to accommodate future development. Owner: Letaine Daunis, Daunis Enterprises Inc.

☐

I PROTEST THE PROPOSED PLAT

☐

I SUPPORT THE PROPOSED PLAT

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>



AGENDA MEMORANDUM

DATE: October 4, 2023

TO: Planning and Zoning Commission Members

FROM: Randy Richards, CFM, Assistant Director of Public Works
Jeannette Garcia, Planning and Zoning Coordinator

SUBJECT: **P.23-02:** Consideration of a request from Letaine Daunis for a final plat out of the J.M. Gregory Survey, Abstract No. 630, being 2.365 acres located at 6500 Watauga Road.

BACKGROUND/INFORMATION:

On behalf of Letaine Daunis, Joshua Anderson is requesting approval of a final plat out of the J.M. Gregory Survey, Abstract No. 630. This 2.365 acre property is located at 6500 Watauga Road. The proposed final plat is intended to create two Regional Retail/Commercial lots for the purpose of developing a newly constructed Taco Casa with drive-thru and future development. Local Government Code Sec. 212.004 requires a final plat to be approved prior to the issuance of building permits for the new lots.

The property is zoned LB - Local Business. This district is intended to permit uses which include restaurants and retailers. The area under consideration is a 103,019 square foot site located at the southeast corner of Watauga Road and Skylark Lane. This site is vacant.

The development will have frontage on Watauga Road and Skylark Lane and a shared access easement will accommodate ingress and egress to and from their property. A 10-foot right-of-way dedication and 25' x 25' corner clip will exist at this location.

Surrounding uses include single-family residential, retail, service and community facilities. As per the Code of Ordinance, Sec. 115-85, the restaurant stacking lanes will not have nuisance impacts on nearby residential property as the drive-thru lane shall be more than 50 feet from any residential property.

The City Council will consider this request at the November 13, 2023 meeting following a recommendation by the Planning and Zoning Commission.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

City staff recommend approval of plat request.



AGENDA MEMORANDUM

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report - P. 23-02 - 6500 Watauga Rd -Taco Casa
2. Watauga TC Plat

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 10/10/2023
Paul Hackleman, Director of Public Works	Approved - 10/10/2023
Joshua Jones, City Manager	Approved - 10/11/2023
Linda Proskey, City Secretary	Final Approval - 10/11/2023
<i>Approved as to form for inclusion on Agenda</i>	

PRELIMINARY REPORT

DATE: October 5, 2023

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Assistant Public Works Director

SUBJECT: **P.23-02:** Request recommendation for approval of a final plat for Lots 1 and 2 Block 1, Watauga Taco Casa Addition, known as 6500 Watauga Road. The proposed plat is to subdivide 2.365 acres out of the J.M. Gregory Survey, Abstract No. 630 into two (2) lots to allow for a restaurant establishment and future development.

BACKGROUND/INFORMATION:

Applicant/owner, Daunis Enterprises Inc. has applied for approval of a final plat for Lots 1 and 2 Block 1, Watauga Taco Casa Addition. The property is unplatted. The proposed plat will allow for a new Taco Casa restaurant establishment with drive-thru lane. Local Government Code Sec. 212.004 requires a final plat be approved prior to the issuance of building permits on the new lots.

The property is located west of Rufe Snow Drive east of Skylark Lane and south of Watauga Road. The site is southwest of the existing Taco Casa and will allow for spacing to accommodate a more driver-friendly drive-thru lane.

As submitted, this plat includes two lots intended for restaurant and retail/commercial development.

This area is designated on the Land Use Plan as Regional Retail/Commercial. The category is intended for non-residential activities that aim to meet the needs of both local and regional residents. Building designs can be a combination of large or small sites for uses to encourage the development of non-residential services to enhance the tax base and meet the needs of Watauga residents.

The property is currently zoned Local Business (LB). This district is intended to permit uses which include restaurants, and retailers.

The development will have a frontage on Watauga Road and Skylark Lane and a shared access lane will be available to both developments. A 10' right-of-way dedication and 25' x 25' corner clip (0.094 acre) shall exist at this location.

Surrounding land use includes:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
-----------	--------	---------------	-------------------

PRELIMINARY REPORT

NORTH	SF6/C-Commercial	Low Density Residential & Regional Retail/Commercial	Single-family Residential/Retail/Service
SOUTH	SF6-Single-family	Low Density Residential	Residential
EAST	GB-General Business	Regional Retail/Commercial	Retail and service
WEST	CF-Community Facility	Public/Semi-Public	Church

CURRENT ACTIVITY:

An official platting application was submitted to Development Services on September 18, 2023. Staff confirmed requirements for the plat are met, such as boundary lines, dedication of easements, receipt that taxes have been paid, proper certifications by a registered professional land surveyor, construction plans for all utilities such as water distribution system, sewage, paving and storm drainage, to name a few.

The City Secretary's Office gave notice of the application request to be published in the official newspaper of the city on September 29, 2023, giving notice of the day, time, and place at which, the Planning & Zoning Commission will meet to consider the preliminary report for the plat and to hear comments at a public hearing. Additionally, required notices were mailed to all property owners of property located within 200 ft. of the site upon which the plat is requested.

Once the Preliminary Report is filed and the public hearing is conducted, a final report will be completed and submitted to the City Council by the Planning & Zoning Commission through the City Secretary's Office for action by the City Council during the meeting scheduled for November 13, 2023.

RECOMMENDATION/ACTION DESIRED:

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

City staff respectfully recommend approval of this request and make final report on the plat request for the November 13, 2023, City Council Regular Meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Plat exhibit

FINAL PLAT

THE WATAUGA TACO CASA ADDITION
LOTS 1 & 2, BLOCK 1
2.365 ACRES OUT OF THE J.M. GREGORY SURVEY,
ABSTRACT No. 630,
TARRANT COUNTY, TEXAS

GENERAL UTILITY NOTE:

ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF WATAUGA SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF WATAUGA, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SUCH EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

"SURVEYORS NOTES"

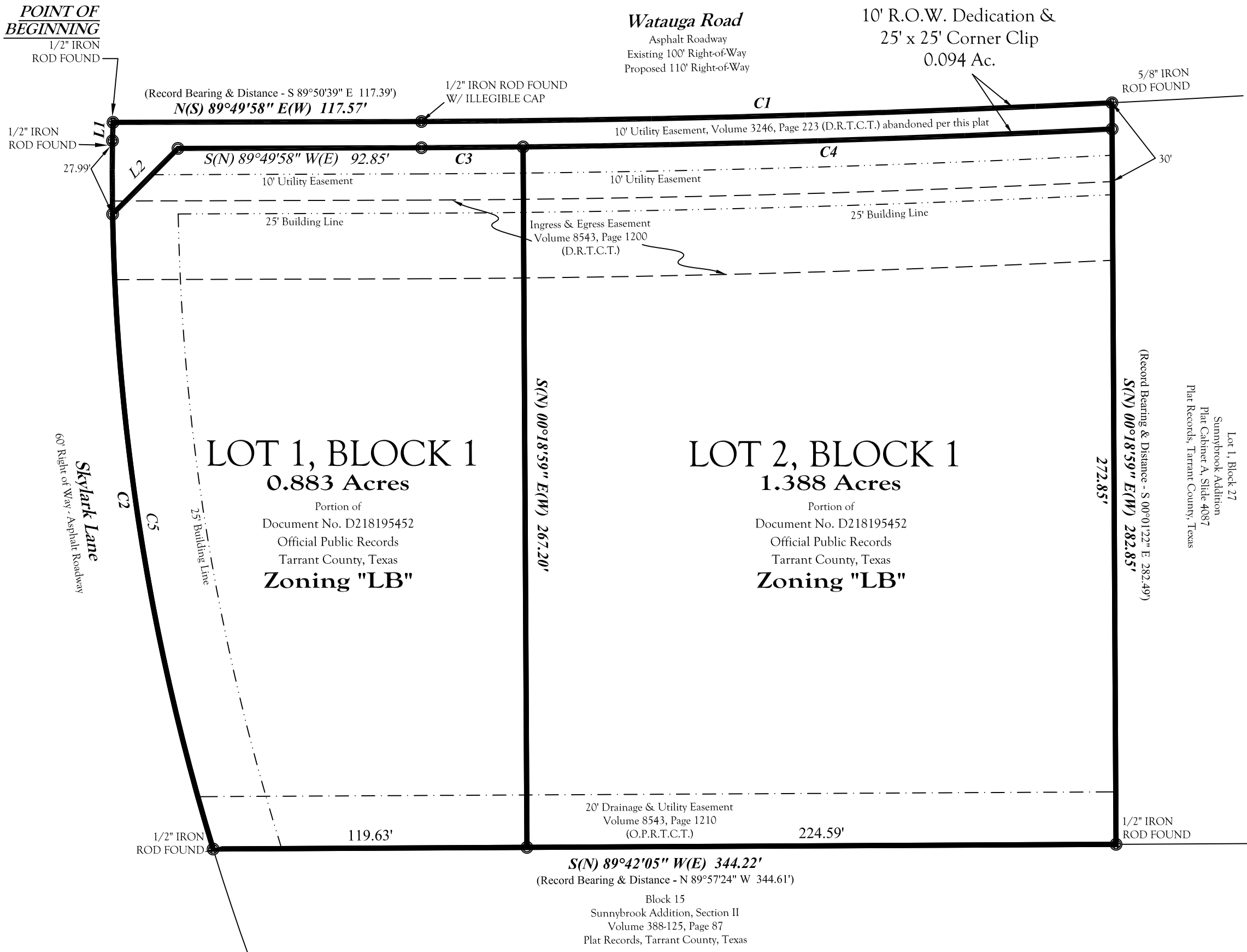
- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

"FLOODPLAIN NOTE"

SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48490C0251, EFFECTIVE 03/21/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"

THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.



Boundary Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	263.38'	5778.20'	2°36'42"	N(S) 88°27'00" E(W)	263.36'
C2	273.98'	881.66'	17°48'19"	N(S) 08°05'08" W(E)	272.88'

Boundary Line Table

LINE	BEARING	DISTANCE
L1	N(S) 01°39'34" E(W)	7.01'

Lot Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	5788.23'	38.73'	N(S) 89°33'51" E(W)	38.73'
C4	5788.23'	224.67'	S(N) 88°15'38" W(E)	224.66'
C5	881.66'	245.99'	S(N) 08°59'43" E(W)	245.19'

Lot Line Table

LINE	BEARING	DISTANCE
L2	N(S) 44°49'17" E(W)	35.35'

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
PO BOX 2337
WEATHERFORD, TEXAS 76086
817-304-0028

SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087
361-813-1888

THIS PLAT FILED IN INSTRUMENT No. _____ DATED: _____

STATE OF TEXAS)
COUNTY OF TARRANT)
OWNER'S ACKNOWLEDGMENT AND
DEDICATION

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND
SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED AS FOLLOWS:

2.365 ACRES OF LAND LOCATED IN THE J.M. GREGORY SURVEY, A-630. BEING ALL OF A CALLED 2.365 ACRES TRACT AS DESCRIBED IN DOCUMENT No. D218195452 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WATAUGA ROAD, AND THE EAST RIGHT OF WAY LINE OF SKYLARK LANE;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF WATAUGA ROAD, N 89°49'58" E - 117.57 FEET TO A 1/2 INCH IRON ROD FOUND WITH ILLEGIBLE CAP;

THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF WATAUGA ROAD, WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 263.38 FEET, A RADIUS OF 5778.20 FEET, A CHORD BEARING OF N 88°27'00" E, AND A CHORD LENGTH OF 263.36 FEET TO A 5/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 27, SUNNYBROOK ADDITION, PLAT CABINET A, SLIDE 4087, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID LOT 1 AND THE TRACT DESCRIBED HEREIN, S 00°18'59" E - 282.85 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE NORTH LINE OF BLOCK 15, SUNNYBROOK ADDITION, SECTION II, VOLUME 388-125, PAGE 87, OF SAID PLAT RECORDS;

THENCE ALONG THE COMMON LINE OF SAID BLOCK 15 AND SAID TRACT DESCRIBED HEREIN, S 89°42'05" W - 344.22 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE EAST RIGHT OF WAY LINE OF SKYLARK LANE;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF SKYLARK LANE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 273.98 FEET, A RADIUS OF 881.66 FEET, A CHORD BEARING OF N 08°05'08" W, AND A CHORD LENGTH OF 272.88 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF SKYLARK LANE, N 01°39'34" E - 7.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.365 ACRES OF LAND.

AND DESIGNATED HEREIN AS THE WATAUGA TACO CASA SUBDIVISION TO THE CITY OF WATAUGA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC IN FEE SIMPLE ALL STREETS, ALLEYS, RIGHTS-OF-WAY AND PARKS, AND DEDICATE TO THE PUBLIC FOREVER ALL WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

DATE: _____

OWNER: _____

DATE: _____

STATE OF TEXAS)
COUNTY OF _____)
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____
NOTARY PUBLIC _____
_____COUNTY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF _____)
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____
NOTARY PUBLIC _____
_____COUNTY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATEMENT OF SURVEYOR

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MAY 29, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

JUSTIN RENE PARENTEAU DATE: _____
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 9959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM

VICINITY MAP NOT TO SCALE

