



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, FEBRUARY 21, 2024
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 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 Board 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 Commission 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 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 November 15, 2023 Regular meeting of the Planning and Zoning Commission.

PUBLIC HEARING

1. **SUP.24-01:** Public hearing to receive comments for or against a request for a specific use permit for a massage establishment at the property commonly known as 8420 Denton Highway #110, Lot 3, of the Bursey & 377 Addition. The subject property known as Watauga Towne Center is located north of Bursey Road and east of Denton Highway. Owner: Brookwillow Watauga LLC. Applicant/Agent: Wen Jing Xu.
2. **P.24-02:** Public hearing for consideration of request for approval of a plat for Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road, being located east of Whitley Road west of Indian Springs Road and north of Starnes Road. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots and two (2) HOA lots . Owner/applicant: Echo Court LLC, Kevin Wong.

ACTION ITEMS

1. **SUP.24-01:** Consideration of a request from Wen Jing Xu for a specific use permit to allow for a massage establishment in a property commonly known as 8420 Denton Highway, being a portion of Watauga Towne Center which is located north of Bursey Road and east of Denton Highway. Owner: Brookwillow Watauga LLC.
Applicant/Agent: Wen Jing Xu.
Jeannette Garcia, Planner I
2. **P.24-02:** Consideration of a request for a final plat out of Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road, being located east of Whitley Road west of Indian Springs Road and north of Starnes Road. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots and two (2) HOA lots. Owner/applicant: Echo Court LLC, Kevin Wong.
Jeannette Garcia, Planner I

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 16, 2024, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.

/S/ Linda Proskey
City Secretary





AGENDA MEMORANDUM

DATE: January 22, 2024
TO: Planning and Zoning Commission Members
FROM: Jeannette Garcia, Planner I
SUBJECT: Consider action to approve the meeting minutes of the November 15, 2023 Regular meeting of the Planning and Zoning Commission.

BACKGROUND/INFORMATION:

This item contains draft meeting minutes from November 15, 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. Nov. 15, 2023 - Regular Meeting Minutes - DRAFT

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 2/13/2024
Paul Hackleman, Director of Public Works	Approved - 2/13/2024
David Berman, City Attorney	Approved - 2/13/2024
Joshua Jones, City Manager	Approved - 2/13/2024
Linda Proskey, City Secretary	Final Approval - 2/13/2024

Approved as to form for inclusion on Agenda



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 15, 2023
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 6:30 p.m.

ROLL CALL

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

And

Jan Hill	City Council Liaison
Randy Richards	Assistant Public Works Director
Jeannette Garcia	Planner I

PRESENTATIONS

PUBLIC COMMENT

Chairperson Isbell 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

Chairperson Isbell 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 October 18, 2023, Regular meeting of the Planning and Zoning Commission

Chairperson Isbell entertained a motion. Member McCauley-Blackburn made a motion to approve the October minutes as presented and Member Adams seconded the motion.

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

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

The motion carried 5-0-0-0.

PUBLIC HEARING

1. **P.23-03:** Public hearing to receive comments for or against a preliminary plat for Lots 1-125 Block A, Lots 1-6 Block B, Lots 1-8 Block C being known as The Pointe at Capp Smith Lake Addition, located east of Denton Highway, west of Parkview Drive, north of Hightower Drive and south of Starnes Road. The proposed plat is to subdivide 11.702 acres out of the Phillip Green Survey, Abstract No. 566 into 132 total lots and 7 open space lots to accommodate future single-family townhome development. Owner, CW-Smith Lake LLC. Applicant, Ashton Woods.

Chairperson Isbell introduced Jeannette Garcia to present Case No. P.23-03.

Ms. Garcia introduced the item as a plat request for the property known as The Pointe at Capp Smith Lake, proposed to include 132 single-family residential townhome lots and seven (7) open space lots. The property under consideration is an 11.703 acre site and the property is zoned PD (Planned Development). This zoning was approved by the City Council on May 8th of this year. (Ordinance No. 2023-007)

The lot sizes on the plat range from 1650 square feet to 2204 square feet, with an average size of 1851 square feet. The typical residential lot is 22 feet wide and 75 feet deep, with a maximum density of 12 dwelling units per acre. The phasing of the preliminary plat identifies the stages of development which can begin while the developer awaits results from FEMA officially granting a Letter of Map Revision (LOMR) revising the current FIRM to show changes to floodplains, floodways or flood elevations.

The development incorporates 3.844 acres of open space in 7 lots. Approximately 2.122 acres of open space/drainage easement area surrounds the eastern portion of the property from Starnes Road adjacent to Capp Smith Park. Six additional common area lots are to be provided within the subdivision. Primary street access to the development is from Starnes Road, with four additional street connections on the west side of the property. This secondary

connection will continue as a shared access provided in part to increase emergency access and reduce response times to the neighborhood, and to avoid total reliance on Starnes Road for ingress/egress to the subdivision.

Preliminary engineering has been started if you recall when the zoning application was submitted. Full engineering will be submitted to staff upon approval of the preliminary plat by the City Council and you will see the final plat for recommendation of approval prior to the issuance of building permits on the new lots.

The public hearing notice was published and posted by the City Secretary's Office. Additionally, required notices were mailed to all property owners located within 200 ft. of the subject property. Staff has received one response from the property owner at 5805 Starnes Road and the protest is included in your packet.

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. The plat submitted meets these requirements.

Finally mentioned was that city staff fully supports this request for a preliminary plat. The applicant's agent, Mr. Warren Corwin, Corwin Engineering, Danny Satsky, Ashton Woods (Land Acquisition and Development) were present to answer any questions.

Chairperson Isbell asked if any of the commission members had any questions. Member Giles inquired of the FEMA floodplain and Phase II which consist of approximately 9 lots. Mr. Corwin addressed the members stating that there is a slight bit of floodplain as the existing FEMA map shows that is encroaching on some of the lots. Phase II will be pulled out while the flood study is being completed, developing the entire site while waiting for the study to be approved. Once approved, the minor fill work on Phase II will then be filled to meet the appropriate elevations.

Member Gehle shared concern for turning radiuses and parking. Mr. Corwin stated he has confidence in the 15' alley and the circulation will be adequate.

Member Giles inquired of the Traffic Impact Analysis completed in December 2022. Noted previously on the traffic impact study were that three access points to Starnes. Mr. Corwin acknowledged that his group had not requested completion of the initial traffic impact study. However, when his meetings began with staff, it was requested that an access point be removed so that the lots faced Starnes Road and were more aesthetic. Member Giles shared concern that with several homes to the west, there is limited access to Starnes Road and/or Denton Highway. Mr. Richards acknowledged that staff wanted to limit the number of access points to Starnes Road. Member Giles asked Mr. Richards if the traffic impact analysis had been reassessed since changing to one access

point to Starnes Road. Mr. Richards advised the Commission members that he will take the concerns back to the Director for reconsideration.

Member Gehle had concern about the garage space and trash bins on the lot spaces. She also shared concern regarding mailbox clusters. Mr. Corwin shared that they will be staggered throughout the neighborhood. Garage sizes are typical and were initially approved in the PD.

Members were also reminded to reference Ordinance No. 2023-007 which was approved by the governing body.

Member McCauley-Blackburn called point of order to remind the members to stay on point.

Member Gehle made a comment to the developer, advising that she had pulled the Bursey Townhomes tax records and only 15 have sold which is a very low absorption rate and wanted them to be cognizant of the situation.

Member McCauley-Blackburn shared concern of the drives which will also access the commercial businesses and drive approaches will be utilized by additional motorist turning south onto Denton Highway to avoid a controlled signal.

Mr. Richards also mentioned that the Development Review Team held meetings regarding the parking of vehicles along the western access drive and that code enforcement and police patrol will monitor the situation to make certain that access drives are not blocked for through traffic.

Council liaison Jan Hill shared concern of impact on paving due to heavy traffic and regarding the turns north and south onto Denton Highway.

Member Giles questioned if a pause motion can be made as a recommendation. Mr. Richards reminded the members that the plat meets all requirements and by law the municipal authority responsible for approving plats must approve a plat which satisfies all applicable regulations.

Final word was made by Mr. Corwin that his group can have the TIA updated with the current layout, if the Director feels this to be of concern. He also stated that the TIA will be updated prior to the final plat being presented.

Member McCauley-Blackburn reminded the members that a recommendation will be made by the Commission to the Council for approval of the preliminary plat. Chairperson Isbell reminded the members that additional revisions may be made prior to approval of the final plat in the future.

With the introduction of the case being completed, Chairperson Isbell opened the public hearing at 7:08 p.m.

With there being no one wishing to speak, Chairperson Isbell closed the public hearing at 7:08 p.m.

ACTION ITEMS

1. **P.23-03:** Consideration of a request from Ashton Woods for a preliminary plat out of the Phillip Green Survey, Abstract No. 566, being 11.703 acres located east of Denton Highway, west of Parkview Drive, north of Hightower Drive and south of Starnes Road.

Chairperson Isbell entertained a motion for recommendation regarding the preliminary plat as requested. A motion was made to approve P.23-03 sending recommendation to Council with discussed concerns by Member McCauley-Blackburn, and a second by Member Bry.

With there being no further discussion, Chairperson Isbell restated the motion for recommendation of approval of the preliminary plat and send to council with the discussed concerns and then called for a vote, with members present voting as follows:

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

The motion carried 4-1-0-0.

ITEMS FOR FUTURE AGENDAS

Vacant	Place 1
Quincy Adams	Place 2 – None
Jillian Giles	Place 3 – None
David Bry	Place 4 - None
Cristy McCauley-Blackburn	Place 5 - None
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 7:12 p.m.

APPROVED: this the _____ day of _____, 2023.

SIGNED: this the _____ day of _____, 2023.

APPROVED: _____
Karen Isbell, Chairperson

ATTEST: _____

Quincy Adams, Secretary

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



AGENDA MEMORANDUM

DATE: January 22, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP.24-01:** Public hearing to receive comments for or against a request for a specific use permit for a massage establishment at the property commonly known as 8420 Denton Highway #110, Lot 3, of the Bursey & 377 Addition. The subject property known as Watauga Towne Center is located north of Bursey Road and east of Denton Highway. Owner: Brookwillow Watauga LLC. Applicant/Agent: Wen Jing Xu.

BACKGROUND/INFORMATION:

The Public Hearing Notice was duly posted and published by the City Secretary's Office on Friday, February 2, 2024 in the Fort Worth Star Telegram. Written notice of the public hearing on the proposed request 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 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, then application for a Massage Establishment Permit/License shall be acquired by application through the City Secretary's Office.

Applicant and agent, Wen Jing Xu has submitted a request for a specific use permit to allow a massage establishment at 8420 Denton Highway. The proposed site is located in the Watauga Towne Center. A site plan for the property is attached.

Currently, there are no other massage establishments in Watauga Towne Center. The Development Review Team (DRT) supports this request.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

The Development Review Team respectfully recommend consideration of comments received during the public hearing of the preliminary report.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:



AGENDA MEMORANDUM

1. 8420 Denton Hwy Ste110 - The Golden Foot Spa - 200 ft. notices mailed to property owners
2. iPublish MarketPlace - Legals Legals & Public Notices

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 2/14/2024
Paul Hackleman, Director of Public Works	Approved - 2/14/2024
David Berman, City Attorney	Approved - 2/15/2024
Joshua Jones, City Manager	Approved - 2/15/2024
Linda Proskey, City Secretary	Final Approval - 2/16/2024

Approved as to form for inclusion on Agenda



Public Hearing Notice – Specific Use Permit

February 7, 2024

Dear Property Owner:

The Planning and Zoning Commission will hold a public hearing to consider a request for a specific use permit during their regular meeting on February 21, 2024, at 6:30 PM in the City Council Chamber at Watauga City Hall, 7105 Whitley Road. The purpose is to receive comments regarding the following item:

SUP.24-01: Public hearing to receive comments for or against a request for a specific use permit at the property commonly known as 8420 Denton Highway #110, Lot 3, of the Bursey & 377 Addition; and consider action on a preliminary report to allow for a massage establishment in a General Business (GB) zoning district. The subject property at Watauga Towne Center is located north of Bursey Road and east of Denton Highway. Owner: Brookwillow Watauga LLC. Applicant/Agent: Wen Jing Xu.

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.

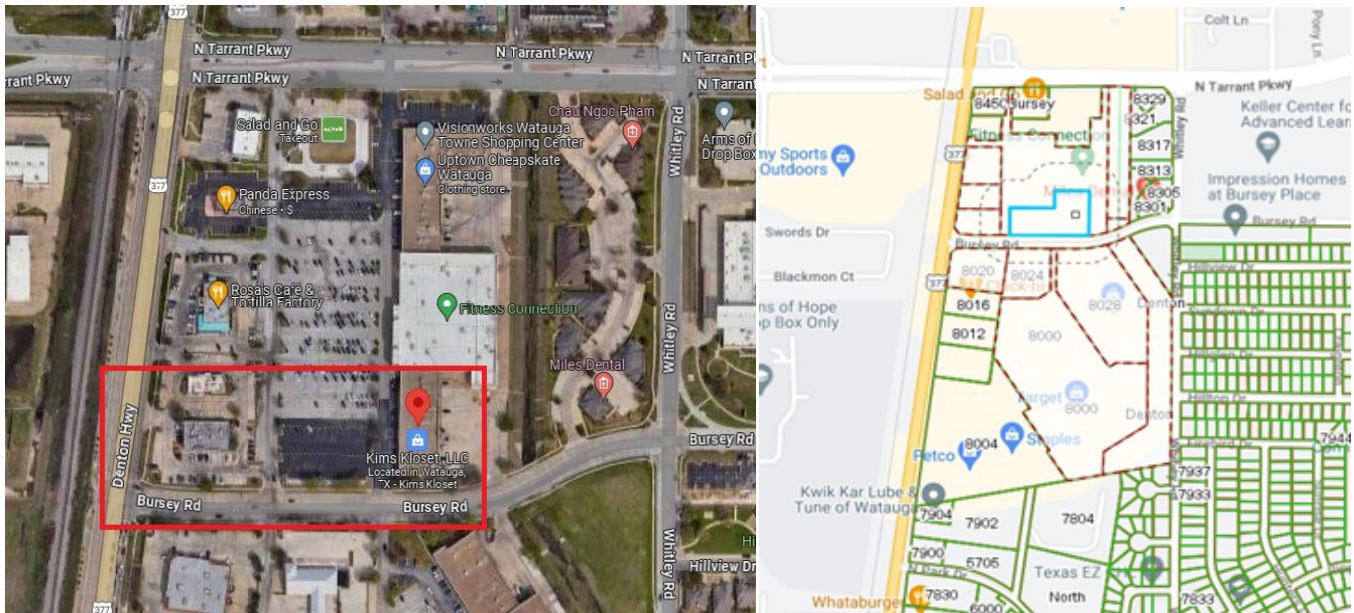
Sincerely,

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

Jeannette Garcia
Planner I

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

Location Maps



Prepared by Development Services 02/05/2024

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: **SUP.24-01:** Public hearing to receive comments for or against a request for a specific use permit at the property commonly known as 8420 Denton Highway #110, Lot 3, of the Bursey & 377 Addition; and consider action on a preliminary report to allow for a massage establishment in a General Business (GB) zoning district. The subject property at Watauga Towne Center is located north of Bursey Road and east of Denton Highway. Owner: Brookwillow Watauga LLC. Applicant/Agent: Wen Jing Xu.

☐

I PROTEST THE PROPOSED SPECIFIC USE PERMIT

☐

I SUPPORT THE PROPOSED SPECIFIC USE PERMIT

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>



CITY OF WATAUGA

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that there will be public hearings before the City of Watauga Planning and Zoning Commission at its regularly scheduled meeting on February 21, 2024, beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX regarding the following items:

SUP.24-01: Public hearing to receive comments for or against a request for a specific use permit at the property commonly known as 8420 Denton Highway #110, Lot 3, of the Bursey & 377 Addition; and consider action on a preliminary report to allow for a massage establishment in a General Business (GB) zoning district. The subject property at Watauga Towne Center is located north of Bursey Road and east of Denton Highway. Owner: Brookwillow Watauga LLC. Applicant/Agent: Wen Jing Xu.

Z.24-01: Public hearing to receive comments for or against a request for a zoning change from Single-family (SF-6) to Planned Development (PD), for property commonly known as 6355 Starnes Road, being Block 1 Lot, of the Indian Springs Addition; and consider action to allow for subject property to be subdivided into two (2) lots for an additional residential development. The subject property is located on the north of Starnes Road east of Whitley Road and west of Indian Springs Road. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

P.24-01: Public hearing for consideration of request for approval of a replat for Lot 1 Block 1 of the Indian Springs Addition, known as 6355 Starnes Road, being north of Starnes Road east of Whitley Road and west of Indian Springs Road. The proposed replat is to subdivide the lot into two (2) lots to accommodate for an additional single-family home. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

P.24-02: Public hearing for consideration of request for approval of a plat for Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road, being located east of Whitley Road west of Indian Springs Road and north of Starnes Road. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots and two (2) HOA lots. Owner/applicant: Echo Court LLC, Kevin Wong.

Published on February 2, 2024, 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 February 2, 2024, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/Linda Proskey

Linda Proskey, City Secretary

IPL0157974

Feb 2 2024



AGENDA MEMORANDUM

DATE: January 22, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **P.24-02:** Public hearing for consideration of request for approval of a plat for Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road, being located east of Whitley Road west of Indian Springs Road and north of Starnes Road. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots and two (2) HOA lots . Owner/applicant: Echo Court LLC, Kevin Wong.

BACKGROUND/INFORMATION:

The Public Hearing Notice was duly posted and published by the City Secretary's Office on February 2, 2024 in the Fort Worth Star Telegram. Written notice of the public hearing on the proposed plat 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 Mansel W. Wilmeth Survey, Abstract No. 1621 is proposed to be subdivided into twelve (12) single-family residential lots and two (2) HOA lots in a subdivision to be known as Echo Court Addition. The property is located east of Whitley Road west of Indian Springs Road and north of Starnes Road. Following the recommendation of the Planning and Zoning Commission, this plat shall be presented to Council on March 11, 2024 for final approval.

Texas Government Code 212.005 requires the municipal authority responsible for approving plats must approve a plat that 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 preliminary report and recommend approval to council during the March 11, 2024 regular meeting of the City Council.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. 6201 Starnes Rd - Plat - 200 ft. notices mailed - Signed
2. iPublish MarketPlace - Legals Legals & Public Notices



AGENDA MEMORANDUM

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 - 2/14/2024

Approved - 2/14/2024

Approved - 2/15/2024

Approved - 2/15/2024

Final Approval - 2/16/2024



Public Hearing Notice – Plat

February 7, 2024

Dear Property Owner:

The Planning and Zoning Commission will hold a public hearing to consider a request for a plat during their regular meeting on February 21, 2024, at 6:30 PM in the City Council Chamber at Watauga City Hall, 7105 Whitley Road. The purpose is to receive comments regarding the following item:

P.24-02: Public hearing for consideration of request for approval of a plat for Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road, being located east of Whitley Road west of Indian Springs Road and north of Starnes Road. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots and two (2) HOA lots. Owner/applicant: Echo Court LLC, Kevin Wong.

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
Planner I

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

Location Maps



Prepared by Development Services 02/05/2024

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.24-02:** Public hearing for consideration of request for approval of a plat for Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road, being located east of Whitley Road west of Indian Springs Road and north of Starnes Road. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots and two (2) HOA lots . Owner/applicant: Echo Court LLC, Kevin Wong.

☐

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.
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CITY OF WATAUGA

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that there will be public hearings before the City of Watauga Planning and Zoning Commission at its regularly scheduled meeting on February 21, 2024, beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX regarding the following items:

SUP.24-01: Public hearing to receive comments for or against a request for a specific use permit at the property commonly known as 8420 Denton Highway #110, Lot 3, of the Bursey & 377 Addition; and consider action on a preliminary report to allow for a massage establishment in a General Business (GB) zoning district. The subject property at Watauga Towne Center is located north of Bursey Road and east of Denton Highway. Owner: Brookwillow Watauga LLC. Applicant/Agent: Wen Jing Xu.

Z.24-01: Public hearing to receive comments for or against a request for a zoning change from Single-family (SF-6) to Planned Development (PD), for property commonly known as 6355 Starnes Road, being Block 1 Lot, of the Indian Springs Addition; and consider action to allow for subject property to be subdivided into two (2) lots for an additional residential development. The subject property is located on the north of Starnes Road east of Whitley Road and west of Indian Springs Road. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

P.24-01: Public hearing for consideration of request for approval of a replat for Lot 1 Block 1 of the Indian Springs Addition, known as 6355 Starnes Road, being north of Starnes Road east of Whitley Road and west of Indian Springs Road. The proposed replat is to subdivide the lot into two (2) lots to accommodate for an additional single-family home. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

P.24-02: Public hearing for consideration of request for approval of a plat for Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road, being located east of Whitley Road west of Indian Springs Road and north of Starnes Road. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots and two (2) HOA lots . Owner/applicant: Echo Court LLC, Kevin Wong.

Published on February 2, 2024, 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 February 2, 2024, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/Linda Proskey

Linda Proskey, City Secretary

IPL0157974

Feb 2 2024



AGENDA MEMORANDUM

DATE: January 22, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP.24-01:** Consideration of a request from Wen Jing Xu for a specific use permit to allow for a massage establishment in a property commonly known as 8420 Denton Highway, being a portion of Watauga Towne Center which is located north of Bursey Road and east of Denton Highway. Owner: Brookwillow Watauga LLC. Applicant/Agent: Wen Jing Xu.

BACKGROUND/INFORMATION:

Texas Local Government Code 211.007(b) requires the Planning & Zoning Commission to 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 and agent, Wen Jing Xu, is requesting a specific use permit to allow for a reflexology/massage establishment in a General Business (GB) zoning district. The request is consistent with the surrounding districts allowing for Regional Retail/Commercial development and meets the future land use plan. This area is suitable for large and small box retail, service uses and various activities that aim to meet the needs of residents in the vicinity. The subject property is located in a portion of the Watauga Towne Center. Owner, Brookwillow Watauga, LLC.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

The Development Review Team (DRT) respectfully recommends consideration of comments received during the public hearing of the preliminary report on the specific use permit for the final report to be presented during the March 11, 2024 City Council regular meeting.



AGENDA MEMORANDUM

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report SUP.24-01 - 8420 Denton Hwy - DRAFT - JG
2. EXHIBIT A - Watauga Towne Center - Site Plan
3. ORDINANCE - SUP.24-XXX - MASSAGE ESTABLISHMENT - 8420 Denton Hwy Ste 110 - DRAFT

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 2/14/2024
Paul Hackleman, Director of Public Works	Approved - 2/14/2024
David Berman, City Attorney	Approved - 2/15/2024
Joshua Jones, City Manager	Approved - 2/15/2024
Linda Proskey, City Secretary	Final Approval - 2/16/2024
<i>Approved as to form for inclusion on Agenda</i>	

PRELIMINARY REPORT

DATE: February 7, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP.24-01:** Public hearing to receive comments for or against a request for a specific use permit at the property commonly known as 8420 Denton Highway #110, Lot 3, of the Bursey & 377 Addition; and consider action on a preliminary report to allow for a massage establishment in a General Business (GB) zoning district. The subject property at Watauga Towne Center is located north of Bursey Road and east of Denton Highway. Owner: Brookwillow Watauga LLC. Applicant/Agent: Wen Jing Xu.

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.

On behalf of property owner, Brookwillow Watauga LLC, applicant and agent, Wen Jing Xu is requesting a specific use permit (SUP) to allow for a massage establishment in a General Business (GB) zoning district for property commonly known as Watauga Towne Center, located at 8420 Denton Highway.

The applicant, Wen Jing Xu, is a licensed massage therapist in the state of Texas. She has been in the massage business for more than ten years and has also operated a massage parlor in the City of Keller for five years.

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

1. 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 applicable to such property under construction but shall not be considered as being a permanent change in zoning.
2. The site plan requirements were met as stated in Sec. 115-115 of the Code of Ordinances.
3. In accordance with One Watauga Development Strategy, a key objective for the future land use plan, which classifies the property as Regional Retail/Commercial, designating this area as suitable for large and small box retail, service uses and various activities that aim to meet the needs of residents in the vicinity.

PRELIMINARY REPORT

4. A development objective in the City of Watauga is to monitor closely the number and location of similar uses in the City of Watauga. One criterion used in this instance has been whether the use replaces and upgrades an existing like-use. Currently, there are no other massage establishments in this shopping center.
5. Signs have been erected on the property 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 January 16, 2024. Once all requirements were satisfied, notice was published in the Fort Worth Star Telegram on February 2, 2024, for the February 21, 2024, Public Hearing of the Planning and Zoning Commission. In accordance with State law, property owners receive 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.

The property is platted as Lot 3, Bursey & 377 Addition. The plat of the property was approved by the City Council on April 27, 1998.

RECOMMENDATION/ACTION DESIRED:

The proposed amendment is 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.

The Development Review Team (DRT) supports this request for specific use permit and recommends the commission members consider comments received during public hearing of the preliminary report before submitting a final report to the governing body.

The City Council will consider this request at the March 11, 2024 regular meeting following a recommendation by the Commission.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Site Plan

WATAUGA TOWNE CENTER

MSA: Dallas-Fort Worth-Arlington

GROSS LEASABLE AREA
55,480 sf

westwood
FINANCIAL

8420 Denton Hwy
Watauga, TX 76148

Suite	Tenant	GLA SF
A100	Leslies' Pool Supplies	4,000
A101	Kims Kloset	2,941
A103	Universal Threading Spa	1,200
A104	AVAILABLE	2,500
A105	New China	1,440
A106	XG Reflexology	1,200
A107	Melby's Desserts	1,600
A108	Opal Nail Spa	1,200
A109	Empire Barber Shop	1,200
A110	GNC	1,360
B211	CBD Plus USA	1,518
B212	AVAILABLE	1,600
B213	Wing Stop	1,600
B214	Horus Hookah Lounge	3,120
B215	Smoke Shop	1,274
B216	Uptown Cheapskate	3,600
B217	AVAILABLE	1,600
B218	H&R Block	1,600
B219	Eyemasters	3,200
B220	OneMain Financial	2,193
B221	Shaw Orthodontics	2,029
B222	AVAILABLE	2,000
B223	Dr. Henry Branson DDS	1,645
B224	Baja Fresh Mexican Grill	3,360
Pad-1	Panera Bread	3,857
Pad-2	AT&T Wireless	2,643
Pad-5	Salad and Go	3,952



Available Future Availability Leased NAP (not a part)



**CITY OF WATAUGA, TEXAS
ORDINANCE NO. 2024-XXX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATAUGA, TEXAS GRANTING SPECIFIC USE PERMIT SUP.24-01: MASSAGE ESTABLISHMENT AFFECTING A PORTION OF THE PROPERTY LOCATED IN WATAUGA TOWNE CENTER, LOT 3 OF THE BURSEY AND 377 ADDITION, COMMONLY KNOWN AS 8420 DENTON HIGHWAY, SUITE 110 TO THE OWNER/AGENT OF SUCH PROPERTY; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

WHEREAS, Brookwillow Watauga, LLC (hereinafter the “Owner”) owns property addressed as 8420 Denton Highway, Suite 110, commonly known as the Watauga Towne Center, located to the north of Bursey Road and east of Denton Highway and further described as Bursey and 377 Addition, Lot 3, located in the City of Watauga, Tarrant County, Texas (hereinafter, the “Property”); and

WHEREAS, the City of Watauga has adopted a comprehensive zoning ordinance providing for the development of the City (hereinafter, the “Zoning Chapter”); and

WHEREAS, the Property is presently zoned with the classification of General Business (GB) District; and

WHEREAS, Wen Jing Xu, the Owner’s authorized agent, (hereinafter, the “Agent”) has made proper application to the Planning and Zoning Commission, in accordance with the Zoning Chapter, for a specific use permit (SUP) authorizing the use of said Property as a massage establishment; and

WHEREAS, a specific use permit is an amendment to zoning applicable to the property but is not a permanent change in zoning; and

WHEREAS, in granting a specific use permit, the City Council may impose on the Owner/Agent certain requirements and safeguards as are necessary to protect adjoining properties; and

WHEREAS, written notice of the Planning and Zoning public hearing on the proposed changes was sent to all owners of property, or to the person rendering the same for city taxes, affected by such proposed changes of classification, and to all owners of property, or to the person rendering the same for city taxes located within 200 feet of the Property affected thereby, in accordance with Section 115-35(c)(3)(b); and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Watauga have each conducted, in the time and manner and after the notice required by law, a public hearing on the application for such specific use permit; and

WHEREAS, the Planning and Zoning Commission has issued its final report hearing regarding said request for specific use permit, and the City Council now deems it appropriate to grant such requested specific use permit, subject to certain limitations, restrictions, and conditions; and

WHEREAS, the City Council of the City of Watauga finds all requirements of the Zoning Chapter pertaining to zoning map amendments have been met; and

WHEREAS, the City Council of the City of Watauga finds that adoption of this ordinance is in the interest of the general health, safety, and welfare of the community and is in general conformance with the master plan of the City; and

WHEREAS, the City Council of the City of Watauga, Texas has considered the application and the materials presented referenced herein and now deems it appropriate to grant approval of the issuance of such SUP.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Watauga, Texas that:

I.

The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

II.

The specific use granted to the Owner/Agent for the Property by this Ordinance is Specific Use Permit SUP.24-01: Massage Establishment.

III.

The Property shall be developed in accordance with the Site Plan attached hereto as **Exhibit “A”** and shall comply with the following regulations Section 115-85(c) 1, 5 and 7 of the Code of Ordinances; and additional requirements may be added to these listed herein by the planning and zoning commission and city council as deemed necessary to protect the health, safety, and general welfare of the citizens of the city:

- (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.

- (7) Must provide screening and/or landscaping consisting of fences/walls, beams [berms], or a combination of such from any abutting residentially zoned property.

IV.

The Zoning District Map of City of Watauga, Texas shall be revised and amended to show the specific use permitted on the Property as provided in Section II hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the changes.

V.

If the use authorized by the Specific Use Permit granted is not commenced within one (1) year from the date of issuance for this permit, then this permit shall become void, provided that such limitation may be extended upon application by the Owner/Agent of such property to the City Council of the City of Watauga. In the event the building, premise, or land use under the specific use permit is voluntarily vacated by the Owner/Agent for a period of no less than six months, or if such building, premise, or land is more than 50 percent destroyed by fire or other cause, the use of the same shall thereafter conform to the regulations of the original zoning.

VI.

This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Watauga, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances, except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other ordinance(s) are hereby repealed. However, to the extent this Ordinance represents any deviation from the Future Land Use Plan of the City of Watauga City Comprehensive Plan; such map is hereby amended to conform to this Ordinance.

VII.

If any section, sub-section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

VIII.

It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2000.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day in which any violation of this Ordinance occurs shall constitute a separate offense.

IX.

This Ordinance shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council and upon approval thereof by the Mayor of the City of Watauga, Texas and publication hereof as prescribed by law.

PASSED AND ADOPTED by the City Council of the City of Watauga, Texas, the 11th day of March, 2024.

APPROVED:

ARTHUR L. MINER, MAYOR

ATTEST:

LINDA PROSKEY, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

DAVID M. BERMAN, CITY ATTORNEY
NICHOLS JACKSON LLP



AGENDA MEMORANDUM

DATE: January 22, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **P.24-02:** Consideration of a request for a final plat out of Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road, being located east of Whitley Road west of Indian Springs Road and north of Starnes Road. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots and two (2) HOA lots. Owner/applicant: Echo Court LLC, Kevin Wong.

BACKGROUND/INFORMATION:

On behalf of Echo Court Addition, Kevin Wong is requesting approval of a plat out of Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road. This 3.48 acre property is located east of Whitley Road west of Indian Springs Road and north of Starnes Road. The proposed plat is intended for the development of a subdivision to be named Echo Court Addition and will consist of twelve (12) lots for single-family homes and two (2) open space lots.

The Planning and Zoning Commission will consider this request on February 21, 2024 for recommendation of approval of the preliminary report to be presented before the City Council as a final report on March 11, 2024.

FINANCIAL IMPLICATIONS:

Property tax revenue increase for taxing districts (County, City, School)

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommend approval of the plat request.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report - P. 24-02 - 6201 Starnes Rd - Echo Court Addition Plat
2. Echo Court Addition - Plat - Recd 02122024

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 2/14/2024
Paul Hackleman, Director of Public Works	Approved - 2/14/2024
David Berman, City Attorney	Approved - 2/15/2024
Joshua Jones, City Manager	Approved - 2/15/2024



AGENDA MEMORANDUM

Linda Proskey, City Secretary

Final Approval - 2/16/2024

Approved as to form for inclusion on Agenda

PRELIMINARY REPORT

DATE: February 11, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: Request recommendation for approval of a final plat for Abstract 1621 Tract 1B02 of the Mansel W. Wilmeth Survey, known as 6201 Starnes Road. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots, two (2) HOA lots and one (1) city street.

BACKGROUND/INFORMATION:

Applicant/agent, Echo Court Addition, LLC has applied for approval of a final plat. The proposed plat is to subdivide the lot into a residential subdivision to accommodate twelve (12) residential lots and two (2) HOA lots .

The property is located east of Whitley Road west of Indian Springs Road and north of Starnes Road.

The lot sizes on the plat range from 6881 square feet to 19,169 square feet. A fifty-foot easement is in the W.M. Wilmeth Survey A-1621 and a 16" pipeline is operated and maintained by Permian Express Partners LLC. Echo Court LLC has requested permissions from P.E.P. LLC and an Encroachment Agreement was granted.

The proposed development incorporates 1037 square feet of open space in 2 lots. The 10' screening wall/fence, landscaping, irrigation, and maintenance easement, R.O.W. dedication and improvements shall be maintained by the Homeowners Association of Echo Court Addition. HOA documents shall be submitted for review and approval by city staff prior to filing documents with the county. The development will have access from a new city street onto Starnes Road.

This area is designated on the Land Use Plan as Low Density Residential.

Surrounding land use includes:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	SF-6	Low Density Residential	Residential

PRELIMINARY REPORT

SOUTH	SF-6	Low Density Residential	Residential
	CF	Public/Semi-Public	School
EAST	SF-6	Low Density Residential	Residential
WEST	SF-6	Low Density Residential	Residential

CURRENT ACTIVITY:

An official platting application was submitted to Development Services on September 19, 2023. Staff confirmed all platting requirements were satisfied. Ensuring requirements for plats or re-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 February 2, 2024, giving notice in stating of the day, time, and place at which the Planning & Zoning Commission will meet to consider the preliminary report for replat 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 property upon which the replat 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 March 11, 2024.

RECOMMENDATION/ACTION DESIRED:

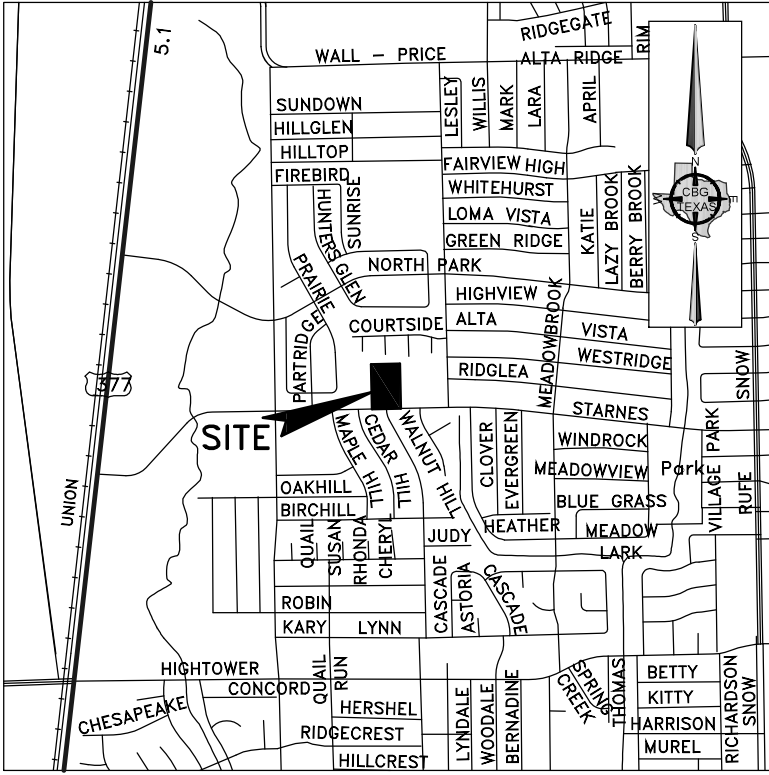
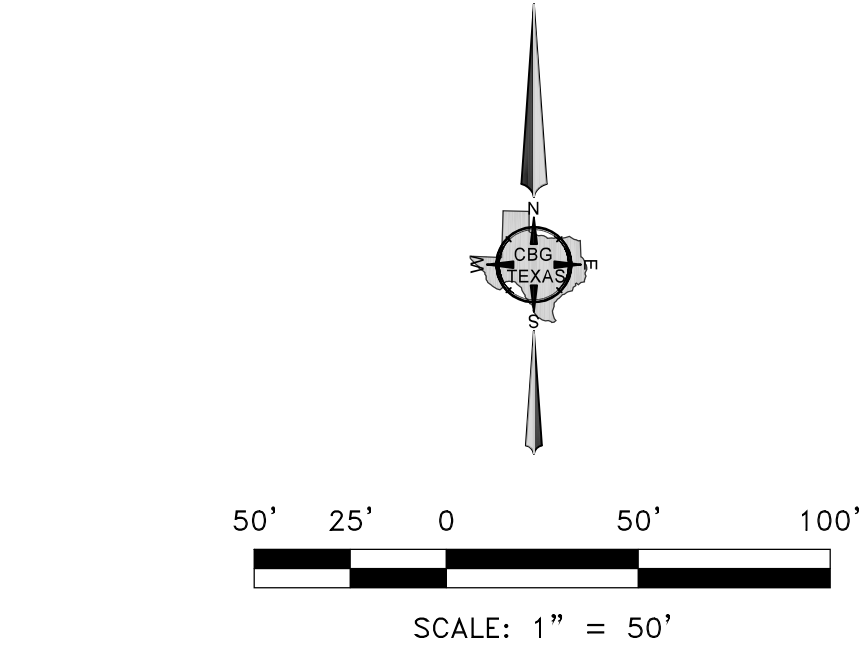
Texas Local Government Code 212.005 requires the municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.

City staff respectfully recommend approval of this request and make final report on the plat request for the March 11, 2024, City Council Regular Meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Plat exhibit

PRELIMINARY REPORT



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas, ECHO COURT, LLC, are the sole owners of a tract of land situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, City of Watauga, Tarrant County, Texas, being conveyed to said ECHO COURT, LLC, by General Warranty Deed recorded in Instrument No. D219102058, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the Southwest corner of that tract of land conveyed to Karen D. Castorena, by deed recorded in Instrument No. D200061019, Official Public Records, Tarrant County, Texas, and being in the North Right-of-Way line of Starnes Road (variable width Right-of-Way);

THENCE South 89 degrees 35 minutes 24 seconds West, along the North Right-of-Way line of said Starnes Road, a distance of 312.26 feet to a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" found for corner, said corner being on the East line of that tract of land conveyed to Andrew M. Ivey and wife, Sandra K. Ivey, by deed recorded in Instrument No. D200027868, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 41 minutes 48 seconds West, along the East line of said Ivey tract, a distance of 485.60 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Ivey tract, and being on the South line of Block 1, Courtside Estates, an addition to the City of Watauga, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-196, Page 24, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 49 minutes 18 seconds East, along the South line of said Block 1, Courtside Estates, passing a 1/2 inch iron rod found at a distance of 13.89 feet, passing a 1/2 inch iron rod found at a distance of 81.99 feet, and passing a 1/2 inch iron rod found at a distance of 125.04 feet, and continuing a total distance of 312.31 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Castorena tract;

THENCE South 00 degrees 41 minutes 30 seconds East, along the West line of said Castorena tract, a distance of 484.34 feet to the POINT OF BEGINNING, and containing 151,444 square feet or 3.48 acres of land.

APPROVED BY THE CITY OF WATAUGA
PLANNING AND ZONING COMMISSION

DATE

CHAIRMAN

SECRETARY

APPROVED BY THE CITY OF WATAUGA
CITY COUNCIL

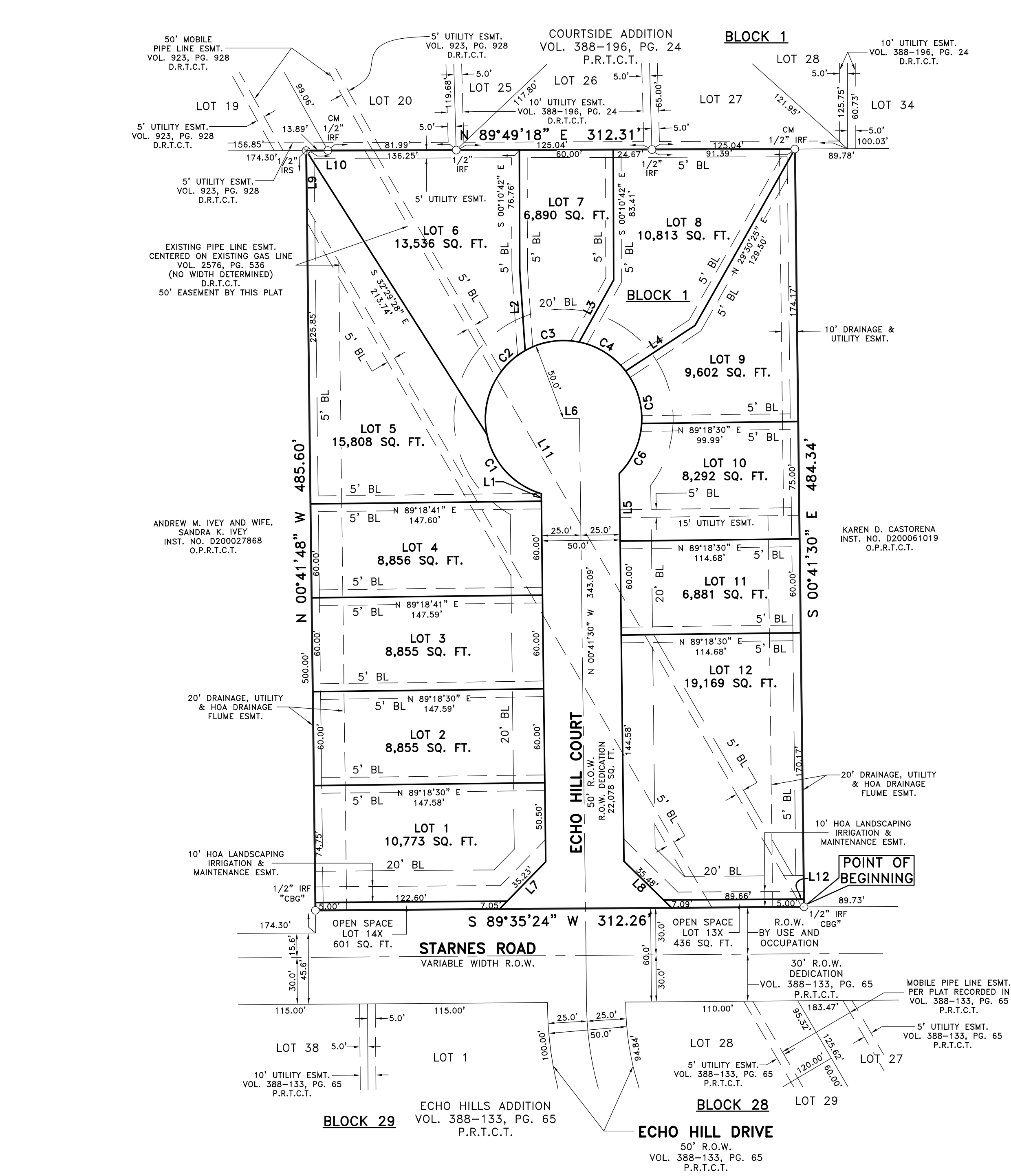
DATE

MAYOR

CITY SECRETARY

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011). CITY OF FORT WORTH BENCHMARK MONUMENT 8612. LOCATED ON THE NORTH CURB OR BASSWOOD BOULEVARD, 1,328 FEET EAST OF THE CENTERLINE OF HALLWOOD BOULEVARD & 864 FEET WEST OF THE CENTERLINE OF DENTON HIGHWAY IN THE CENTER OF A 20 FOOT RECESSED INLET 1.5 FEET OFF FACE OF CURB.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWELVE RESIDENTIAL LOTS, TWO OPEN SPACE LOTS, AND ONE CITY STREET.
- 3) ALL BUILDING LINES ARE BY THIS PLAT
- 4) SCREENING WALL FENCE SHALL BE OWNED AND MAINTAINED BY PROPERTY OWNERS OF ECHO COURT ADDITION HOA.
- 5) LANDSCAPING WITHIN MAINTENANCE EASEMENT TO BE MAINTAINED BY PROPERTY OWNERS OF ECHO COURT ADDITION.
- 6) SCREENING WALL/FENCE WITH CMU COLUMN AND 6 FOOT BRICK WALL FENCE SHALL BE CONSTRUCTED WITHIN OPEN SPACE LOTS 13 X AND 14X.
- 7) PERIMETER FENCING WILL BE A TYPICAL 6 FOOT WOOD FENCE ON 2 INCH POSTS AT 8 FOOT O.C., AND SHALL BE CONSTRUCTED BY DEVELOPER. FENCING SHALL BE CONSISTENT IN SIZE AND MATERIALS AS FIRST ESTABLISHED FENCE.
- 8) 10 FOOT SCREENING WALL/FENCE, LANDSCAPING, IRRIGATION, DRAINAGE FLUME AND MAINTENANCE EASEMENT, R.O.W. DEDICATION AND IMPROVEMENTS THEREIN, SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF ECHO COURT ADDITION.
- 9) INGRESS/EGRESS SHALL BE GRANTED IN THE 10 FOOT PRIVATE SCREENING WALL/FENCE, LANDSCAPING, IRRIGATION AND MAINTENANCE EASEMENT FOR THE PURPOSES OF MAINTENANCE AND REPAIR OF SUBDIVISION IMPROVEMENTS WITH THE EASEMENT.



Line Table					
Line #	Direction	Length	Line #	Direction	Length
L1	N00°41'30"W	4.75'	L9	N00°41'48"W	35.76'
L2	S03°48'22"E	51.63'	L10	N89°49'18"E	37.45'
L3	S29°05'08"W	45.30'	L11	S30°00'54"E	558.33'
L4	S56°38'38"W	53.10'	L12	N89°35'24"E	1.41'
L5	N00°41'30"W	43.09'			
L6	S89°18'30"W	10.18'			
L7	S44°26'57"W	42.29'			
L8	N45°33'03"W	42.57'			

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	50.00'	54.01'	61°53'29"	S42°30'31"E	51.42'
C2	50.00'	62.91'	72°05'34"	S24°29'01"W	58.84'
C3	50.00'	35.76'	40°58'29"	S81°01'02"W	35.00'
C4	50.00'	35.76'	40°58'29"	N58°00'29"W	35.00'
C5	50.00'	35.76'	40°58'29"	N17°02'01"W	35.00'
C6	50.00'	35.89'	41°07'57"	N24°01'12"E	35.13'

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
BL = BUILDING LINE
ESMT. = EASEMENT
1/2" IRF = 1/2 INCH IRON ROD FOUND
1/2" IRS = 1/2 INCH IRON ROD SET WITH PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
"CBG" = PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, we, ECHO COURT, LLC, owner, acting by and through its duly authorized agent, Oi Fai Wong, Manager, does hereby adopt this plat designating the herein below described real property as Lots 1 thru 13, Block 1, Echo Court Addition, as an addition to the City of Watauga, Tarrant County, Texas, and do hereby dedicate to the publics use the streets, alleys and easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collections agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and, any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Watauga, TX.

ECHO COURT, LLC

By: _____
Oi Fai Wong, Manager Date

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Oi Fai Wong, known to me 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212.

Dated this the _____ day of _____, 2024

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
TARRANT COUNTY

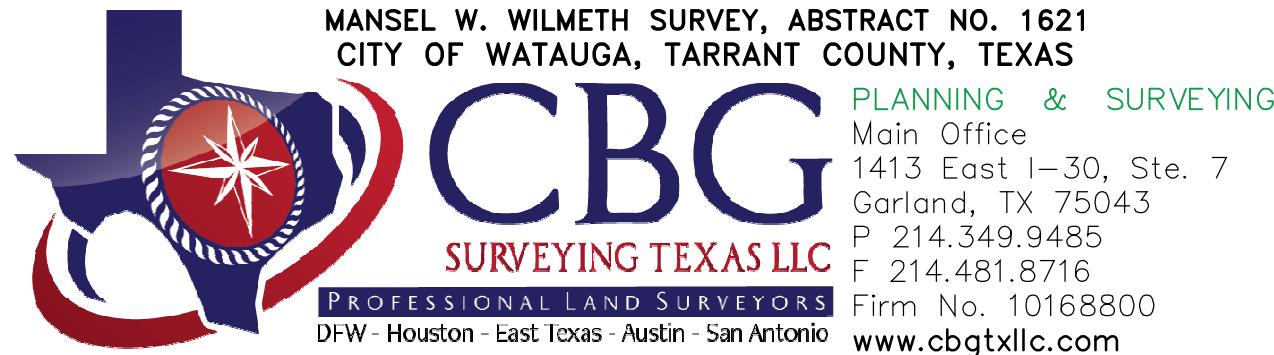
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

ENGINEER: CHAUCER'S DESIGN STUDIO
CONTACT: CHAUCER CHERN, P.E.
949 SIMON DRIVE
PLANO, TX 75025-2500
972-849-6848
CHAUCERDESIGN@GMAIL.COM

OWNER: ECHO COURT, LLC
6717 BARCELONA
IRVING, TEXAS 76039
OI FAI WONG, MANAGER
PHONE: 972-800-7845



FINAL PLAT
ECHO COURT ADDITION
LOTS 1 THRU 12, BLOCK 1
151,444 SQ.FT. / 3.48 ACRES
12 RESIDENTIAL LOTS
LOTS 13X & 14X
2 HOA LOTS
ZONED SF-6 (SINGLE FAMILY)
BEING SITUATED IN THE
MANSEL W. WILMETH SURVEY, ABSTRACT NO. 1621
CITY OF WATAUGA, TARRANT COUNTY, TEXAS