



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, MAY 15, 2024
6:30 PM

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

PRESENTATIONS

PUBLIC COMMENT This is an opportunity for citizens to address the Commission on items not posted on the current meeting agenda. Only those who have submitted a proper "Request to Speak Form" shall be permitted to speak. Citizens should provide their name and address for the record and will have no more than 3 minutes to speak. If representing an organization or group, the speaker should identify who they represent. Those wishing to speak are reminded 1). All comments are to be directed to the Commission. 2) Be respectful of others. 3) No profanity permitted. 4) Violators will be removed from the premises. No discussion by the Commission or Staff is allowed except to correct factual inaccuracies or request that the item be placed on a future agenda.

PUBLIC TESTIMONY FOR ACTION ITEMS This is an opportunity for citizens to address the Commission on current agenda action items (excludes presentations and reports). Only those persons who have submitted a proper "Request to Speak Form" will be allowed to speak. Citizens will be required to state their name and address for the record. They have up to 3 minutes to speak, and their comments must be germane to the item. If speaking for an organization or group, the speaker should identify the group represented. Commission members may ask questions or discuss the item with the citizens directly.

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 March 20, 2024 Regular meeting of the Planning and Zoning Commission.

PUBLIC HEARING

1. **SUP.24-03:** Public hearing to receive comments for or against a request for a specific use permit to allow for a massage establishment at the property commonly known as 6900 Denton Highway #108, Lot A2 Block 6, of the Bunker Hill Addition. The subject property at Sanko Plaza is located north of Bunker Boulevard and east of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.
2. **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 Lot 1 Block 1, of the Indian Springs Addition. The subject property is to be subdivided into two (2) lots for an additional single-family dwelling and is located north of Starnes Road east of Whitley Road and west of Indian Springs Road. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.
3. **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 one (1) lot into two (2) lots to accommodate for an additional single-family dwelling. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

ACTION ITEMS

1. **SUP. 24-03:** Consideration of a request from Ransheng Ellis for a specific use permit to allow for a massage establishment in a property commonly known as 6900 Denton Highway #108, being a portion of Sanko Plaza which is located north of Bunker Boulevard and east of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.
Jeannette Garcia, Planner I
2. **Z.24-01:** Consideration of a request from Indian Springs Addition LLC for a zoning change from Single-family (SF-6) to a Planned Development (PD) zoning district. The subject property is commonly known as 6355 Starnes Road. The proposed request is to subdivide one (1) lot into two (2) lots to allow for construction of an additional single-family home.
Jeannette Garcia, Planner I
3. **P.24-01:** Consideration of a request from Indian Springs Addition LLC for a replat of Lot 1 Block 1 of the Indian Springs Addition to allow for one additional single-family home.
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 May 10, 2024, before 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.

/S/ Linda Proskey
City Secretary





AGENDA MEMORANDUM

DATE: April 23, 2024
TO: Planning and Zoning Commission Members
FROM: Jeannette Garcia, Planner I
SUBJECT: Consider action to approve the meeting minutes of the March 20, 2024 Regular meeting of the Planning and Zoning Commission.

BACKGROUND/INFORMATION:

This item contains meeting minutes from March 20, 2024 for Planning and Zoning review and approval.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

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

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. March 20, 2024 - Regular Meeting Minutes - DRAFT

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 5/6/2024
Paul Hackleman, Director of Public Works	Approved - 5/6/2024
David Berman, City Attorney	Approved - 5/8/2024
Sandra Gibson, Director of Finance	Approved - 5/10/2024
Linda Proskey, City Secretary	Final Approval - 5/10/2024
<i>Approved as to form for inclusion on Agenda</i>	



"A GREAT PLACE TO LIVE"

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 20, 2024
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Interim Chairperson Quincy Adams called the meeting to order at 6:30 p.m.

ROLL CALL

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

And

Jan Hill	City Council Liaison
Jeannette Garcia	Planner I

PRESENTATIONS

PUBLIC COMMENT

Chairperson Adams 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 Adams called for Public Testimony for action items. Request to Speak forms were not received and there were no participants present requesting to speak.

ANNOUNCEMENTS

Planner Jeannette Garcia welcomed the newest member Place 1 Sebastian Posada. She also thanked the commission for their willingness to donate their valuable time to the commitment to serve. She stressed that they each make a positive difference by sharing experiences and perspectives to benefit our community.

CONSENT AGENDA

1. Consider action to approve the meeting minutes of the February 21, 2024, Regular meeting of the Planning and Zoning Commission

Chairperson Adams entertained a motion. Member McCauley-Blackburn made a motion to approve the February 21, 2024 minutes as presented and Member Bry seconded the motion.

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

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

The motion carried 5-0-2-0.

PUBLIC HEARING

1. **SUP.24-02:** Public hearing to receive comments for or against a request for a specific use permit at the property commonly known as 5625 Watauga Road Suite #100, Lot 5, Block 5 of the I J Schellinger Subdivision, to allow for a pet grooming service in a Local Business (LB) zoning district. The subject property is located north of Watauga Road east of Denton Highway and west of Johnnie Street. Owner: Rafael Gregorio. Applicant/Agent: Luis Perez.

Chairperson Adams introduced Jeannette Garcia to present Case No. SUP.24-02. Ms. Garcia introduced the item as a request for a specific use permit for a This Public hearing is to receive comments for or against a request for a specific use permit to allow for a pet grooming service in a Local Business (LB) zoning district.

First, Ms. Garcia shared that Chairperson Adams will be recusing himself from questions, discussions, and voting on this item as he lives within 200 feet of the subject property. However, due to the Chairperson and Vice-Chairperson not being present, he will remain at the dais to run the meeting.

The subject property has been vacant since the fall of 2021.

Owner, RFB Capital LLC and applicant, Rafael Gregorio, has submitted a request for a specific use permit to allow for a pet grooming business in a Local Business (LB) zoning district. The subject property, known as 5625 Watauga Road Suite #100, will offer animal grooming services for domestic pets, excluding any boarding or medical care services, to ensure compliance with zoning regulations.

The property consists of two (2) suites and of the seven (7) parking spaces available, four (4) spaces will be dedicated to the pet grooming shop.

In accordance with the One Watauga Development Strategy, the future land use plan classifies this property as Retail Transitional Mixed-Use (RTMU), to better accommodate the transitioning retail market encouraging redevelopment of properties. Mr. Gregorio is working to make this happen.

Also noted was that the applicant and staff had conversations, and the applicant is aware of the neighboring pet groomers.

The Development Review Team (DRT) sees no reason to deny this application.

Our applicant, Rafael Gregorio, and his agent, Luis Perez are present and available to answer any questions.

Chairperson Adams asked the members if they had any questions.

Member Gehle shared parking concerns such as number of parking spaces for each suite space. She questioned adequacy of parking for the adjacent suite's tenant, noting the pet grooming business expects to use four (4) spaces, leaving a remainder of three (3) spaces for the adjacent suite. Staff reminded the commission members once an application is received for the adjacent suite #200, parking will be taken into consideration.

Member Gehle also questioned number of employees. Member McCauley-Blackburn called point of order, as the question is not relative to the public hearing.

Member McCauley-Blackburn questioned the plans that were shared in the agenda packet and whether the plans are reviewed by the commission or staff.

Staff reminded the members that the plans are reviewed by the Development Services division to ensure that proposed drawings conform to the 2018 edition of the International Building Code and all other model codes.

With the introduction of the case being completed, and there being no other questions, Chairperson Adams opened the public hearing at 6:44 p.m.

With there being no one wishing to speak, Chairperson Adams closed the public hearing at 6:45 p.m.

ACTION ITEMS

1. **SUP.24-02:** Consideration of a request for a specific use permit at the property commonly known as 5625 Watauga Road Suite #100, Lot 5, Block 5 of the I J Schellinger Subdivision, to allow for a pet grooming service in a Local Business (LB) zoning district. Owner: Rafael Gregorio. Applicant/Agent: Luis Perez.

Chairperson Adams entertained a motion for recommendation regarding the specific use permit as requested. A motion was made to approve SUP.24-01 sending recommendation to Council by Member Bry, and a second by Member Posada.

Chairperson Adams restated the motion made and second. He asked if there were any other questions. Member McCauley-Blackburn ask for conformation that no responses were received for this case. Staff confirmed there were none. With there being no further discussion, Chairperson Adams then called for a vote, with members present voting as follows:

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

The motion carried 4-0-2-0. (Member Adams did not vote due to a conflict of interest, living within 200 feet of the subject property.)

ITEMS FOR FUTURE AGENDAS

Sebastian Posada	Place 1 - None
Quincy Adams	Place 2 – None
Jillian Giles	Place 3 – Absent w/notice
David Bry	Place 4 - None
Cristy McCauley-Blackburn	Place 5 – Commission member training
Karen Isbell	Place 6 - Absent w/notice
Sharon Gehle	Place 7 – Airbnb-Room Rentals policy

ADJOURNMENT

With there being no further items to discuss, Chairperson Adams adjourned the meeting at 6:50 p.m.

APPROVED: this the _____ day of _____, 2024.

SIGNED: this the _____ day of _____, 2024.

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: April 24, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP.24-03:** Public hearing to receive comments for or against a request for a specific use permit to allow for a massage establishment at the property commonly known as 6900 Denton Highway #108, Lot A2 Block 6, of the Bunker Hill Addition. The subject property at Sanko Plaza is located north of Bunker Boulevard and east of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.

BACKGROUND/INFORMATION:

The Public Hearing Notice was duly posted and published by the City Secretary's Office on Monday, April 29, 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, Ransheng Ellis has submitted a request for a specific use permit to allow a massage establishment at 6900 Denton Highway. The proposed site is located in Sanko Plaza. A site plan for the property is attached. Currently, there are no other massage establishments in the plaza. 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:

1. PZ Publishers Affidavit - Legal Notice



AGENDA MEMORANDUM

2. MAILED PH Notice

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works

Approved - 5/6/2024

Paul Hackleman, Director of Public Works

Approved - 5/6/2024

David Berman, City Attorney

Approved - 5/8/2024

Sandra Gibson, Director of Finance

Approved - 5/10/2024

Linda Proskey, City Secretary

Final Approval - 5/10/2024

Approved as to form for inclusion on Agenda



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
18806	546293	Print Legal Ad-IPL01706540 - IPL0170654		\$115.92	1	67 L

Attention: CSO
CITY OF WATAUGA
7105 WHITLEY RD
FORT WORTH, TX 761482024

CSO@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 May 15, 2024, beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX regarding the following items:

SUP-24-03: Public hearing to receive comments for or against a request for a specific use permit at the property commonly known as 6900 Denton Highway #108, Lot A2 Block 6, of the Bunker Hill Addition; and consider action on a preliminary report to allow for a massage establishment in a Commercial (C) zoning district. The subject property at Sanko Plaza is located north of Bunker Boulevard and east of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.

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 Lot 1 Block 1, of the Indian Springs Addition; and consider action on a preliminary report to allow for subject property to be subdivided into two (2) lots for an additional single-family dwelling. The subject property is located 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 one (1) lot into two (2) lots to accommodate for an additional single-family dwelling. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

Published on April 29, 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 April 29, 2024, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/Linda Proskey
Linda Proskey, City Secretary
IPL0170654
Apr 29 2024

THE STATE OF TEXAS COUNTY OF TARRANT

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

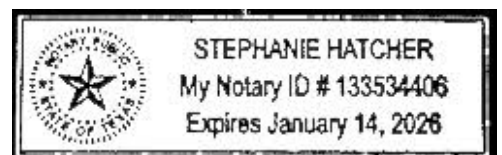
04/29/24

Mary Castro

Sworn to and subscribed before me this 29th day of April in the year of 2024

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 – Specific Use Permit

April 30, 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 May 15, 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.24-03: Public hearing to receive comments for or against a request for a specific use permit at the property commonly known as 6900 Denton Highway #108, Lot A2 Block 6, of the Bunker Hill Addition; and consider action on a preliminary report to allow for a massage establishment in a Commercial (C) zoning district. The subject property at Sanko Plaza is located north of Bunker Boulevard and east of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.

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.

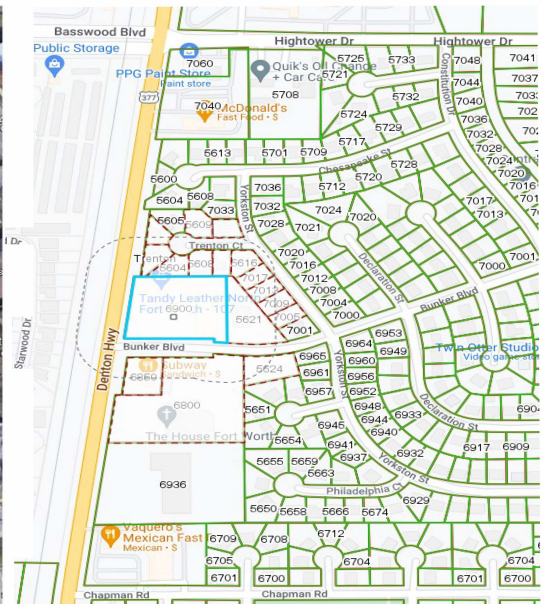
Sincerely,

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 08/01/2023

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



AGENDA MEMORANDUM

DATE: April 23, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **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 Lot 1 Block 1, of the Indian Springs Addition. The subject property is to be subdivided into two (2) lots for an additional single-family dwelling and is located north of Starnes Road east of Whitley Road and west of Indian Springs Road. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

BACKGROUND/INFORMATION:

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

On behalf of Indian Springs Addition LLC, Kevin Wong has submitted a request for a zoning change in accordance with Chapter 211 of the Local Government Code from Single-family (SF-6) to Planned Development (PD) for the property commonly known as 6355 Starnes Road to allow for development of one additional single-family residential home.

The Future Land Use plan identifies the property as Low Density Residential. The Planned Development District is a special purpose district in which it is designed to encourage greater flexibility and the opportunity for a higher standard of land development. Improvements in a PD district are subject to conformance with a site plan approved by the city council upon recommendation of the planning and zoning commission and after public hearing, as specified in Sec. 115-62. District regulations of the City of Watauga Code of Ordinances.

The property is platted as Lot 1 Block 1 of the Indian Springs Addition, a portion of a replat approved by the City Council on June 10, 2019.

The Single-family District requires a minimum lot width of 60 feet and a minimum lot area of 6,000 square feet. The width of the proposed lot is 58.82 feet with a lot area of 10,147



AGENDA MEMORANDUM

feet. The minor lot width deficiency (1.18 ft.) is the reason the applicant is requesting the Planned Development.

FINANCIAL IMPLICATIONS:

Minor revenue increase for taxing districts (County, City, School)

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommends consideration of the comments received during the public hearing of the preliminary report.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. MAILED PH Notice
2. PZ Publication Affidavit

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works

Paul Hackleman, Director of Public Works

David Berman, City Attorney

Sandra Gibson, Director of Finance

Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda

Approved - 5/8/2024

Approved - 5/10/2024

Approved - 5/10/2024

Approved - 5/10/2024

Final Approval - 5/10/2024



Public Hearing Notice – Zoning Change & Replat

April 30, 2024

Dear Property Owner:

The Planning and Zoning Commission will hold public hearings to consider a request for a zoning change and replat during their regular meeting on May 15, 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 items:

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 on a preliminary report to allow for subject property to be subdivided into two (2) lots for an additional residential development. The subject property is located 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.

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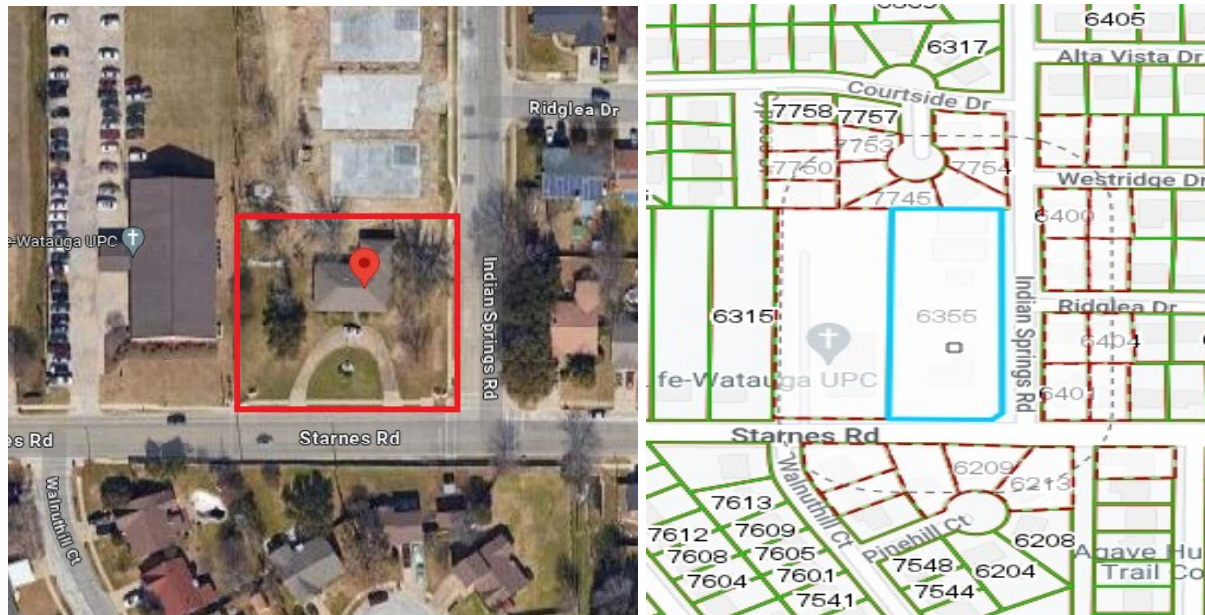
Sincerely,

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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
18806	546293	Print Legal Ad-IPL01706540 - IPL0170654		\$115.92	1	67 L

Attention: CSO
CITY OF WATAUGA
7105 WHITLEY RD
FORT WORTH, TX 761482024

CSO@wataugatx.org

CITY OF WATAUGA

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/s/Linda Proskey
Linda Proskey, City Secretary
IPL0170654
Apr 29 2024

THE STATE OF TEXAS COUNTY OF TARRANT

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

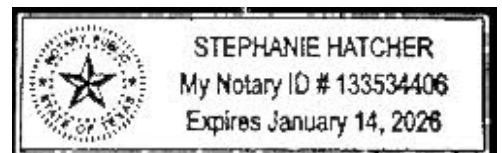
04/29/24

Mary Castro

Sworn to and subscribed before me this 29th day of April in the year of 2024

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!



AGENDA MEMORANDUM

DATE: April 24, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **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 one (1) lot into two (2) lots to accommodate for an additional single-family dwelling. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

BACKGROUND/INFORMATION:

The Public Hearing Notice was posted and published on April 29, 2024 in the Fort Worth Star Telegram. Written notice of the public hearing on the proposed replat 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.

This property, commonly known as 6355 Starnes Road, is to be subdivided into two lots for a new residential home and is located at the northwest corner of Starnes Road, east of Whitley Road and west of Indian Springs Road.

Local Government Code Sec. 212.005 requires the municipal authority responsible for approving a plat or replat that is required to be prepared under this subchapter and that satisfies the requirements of this subchapter. This replat shall be presented to Council upon recommendation of the Planning and Zoning Commission during the June 10, 2024 regular meeting of the City Council for final approval.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

The Development Review Team and city staff recommends consideration of the comments received during the public hearing of the preliminary report.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. MAILED PH Notice
2. PZ Publication Affidavit



AGENDA MEMORANDUM

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works

Paul Hackleman, Director of Public Works

David Berman, City Attorney

Sandra Gibson, Director of Finance

Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda

Approved - 5/8/2024

Approved - 5/9/2024

Approved - 5/10/2024

Approved - 5/10/2024

Final Approval - 5/10/2024



Public Hearing Notice – Zoning Change & Replat

April 30, 2024

Dear Property Owner:

The Planning and Zoning Commission will hold public hearings to consider a request for a zoning change and replat during their regular meeting on May 15, 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 items:

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 on a preliminary report to allow for subject property to be subdivided into two (2) lots for an additional residential development. The subject property is located 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.

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 lgarcia@wataugatx.org.

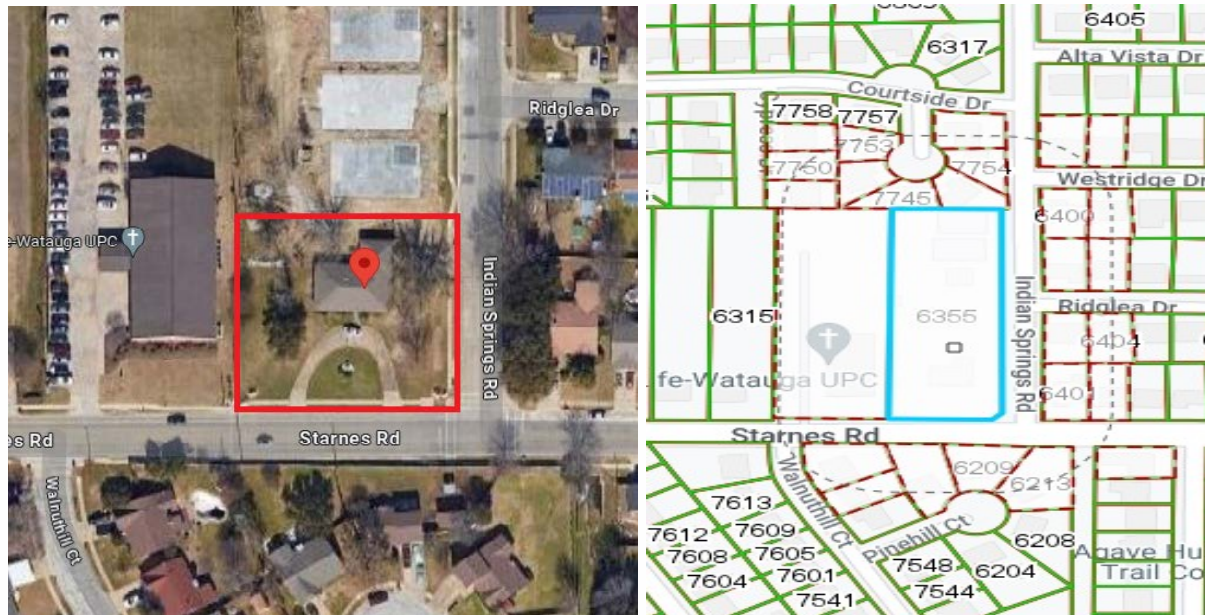
Sincerely,

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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
18806	546293	Print Legal Ad-IPL01706540 - IPL0170654		\$115.92	1	67 L

Attention: CSO
CITY OF WATAUGA
7105 WHITLEY RD
FORT WORTH, TX 761482024

CSO@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 May 15, 2024, beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX regarding the following items:

SUP24-03: Public hearing to receive comments for or against a request for a specific use permit at the property commonly known as 6900 Denton Highway #108, Lot A2 Block 6, of the Bunker Hill Addition; and consider action on a preliminary report to allow for a massage establishment in a Commercial (C) zoning district. The subject property at Sanko Plaza is located north of Bunker Boulevard and east of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.

Z24-01: 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 Lot 1 Block 1, of the Indian Springs Addition; and consider action on a preliminary report to allow for subject property to be subdivided into two (2) lots for an additional single-family dwelling. The subject property is located north of Starnes Road east of Whitley Road and west of Indian Springs Road. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

P24-01: 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 one (1) lot into two (2) lots to accommodate for an additional single-family dwelling. Owner/applicant: Indian Springs Addition LLC, Kevin Wong.

Published on April 29, 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 April 29, 2024, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/Linda Proskey
Linda Proskey, City Secretary
IPL0170654
Apr 29 2024

THE STATE OF TEXAS COUNTY OF TARRANT

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

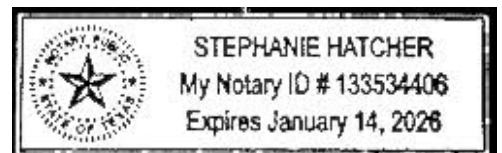
04/29/24

Mary Castro

Sworn to and subscribed before me this 29th day of April in the year of 2024

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!



AGENDA MEMORANDUM

DATE: May 1, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP. 24-03:** Consideration of a request from Ransheng Ellis for a specific use permit to allow for a massage establishment in a property commonly known as 6900 Denton Highway #108, being a portion of Sanko Plaza which is located north of Bunker Boulevard and east of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.

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 an application with the City Secretary.

The applicant and agent, Ransheng Ellis, is requesting a specific use permit to allow for a reflexology/massage establishment in a Commercial (C) 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 Sanko Plaza. Owner, Cider Property Inc.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

The Development Review Team (DRT) respectfully recommend 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 June 10, 2024 City Council regular meeting.



AGENDA MEMORANDUM

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report SUP.24-03 - 6900 Denton Hwy Ste 108 - DRAFT - JG
2. Site Plan - Sanko Plaza - 6900 Denton Hwy
3. Ordinance No. 2024-XXX Granting SUP Massage Establishment 6900 Denton Hwy Ste 108

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 5/8/2024
Paul Hackleman, Director of Public Works	Approved - 5/9/2024
David Berman, City Attorney	Approved - 5/10/2024
Sandra Gibson, Director of Finance	Approved - 5/10/2024
Linda Proskey, City Secretary	Final Approval - 5/10/2024

Approved as to form for inclusion on Agenda

PRELIMINARY REPORT

DATE: April 30, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP.24-03:** Public hearing to receive comments for or against a request for a specific use permit at the property commonly known as 6900 Denton Highway #108, Lot A2 Block 6, of the Bunker Hill Addition; and consider action on a preliminary report to allow for a massage establishment in a Commercial (C) zoning district. The subject property at Sanko Plaza is located north of Bunker Boulevard and east of Denton Highway. Owner: Cider Property Inc. Applicant/Agent: Ransheng Ellis.

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, Cider Property Inc., applicant and agent, Ransheng Ellis is requesting a specific use permit (SUP) to allow for a massage establishment in a Commercial (C) zoning district for property commonly known as Sanko Plaza, located at 6900 Denton Highway.

The applicant, Ransheng Ellis, is a licensed massage therapist in the state of Texas. She has been a licensed massage therapist for more than seven 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 April 24, 2024. Once all requirements were satisfied, notice was published in the Fort Worth Star Telegram on April 29, 2024, for the May 15, 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 A2 Block 6, Bunker Hill Addition. The plat of the property was approved by the City Council on March 11, 1985.

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 June 10, 2024 regular meeting following a recommendation by the Commission.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Site Plan



LEASE SPACES

Sanko Plaza

6900 Denton Hwy, Watauga, Texas 76148

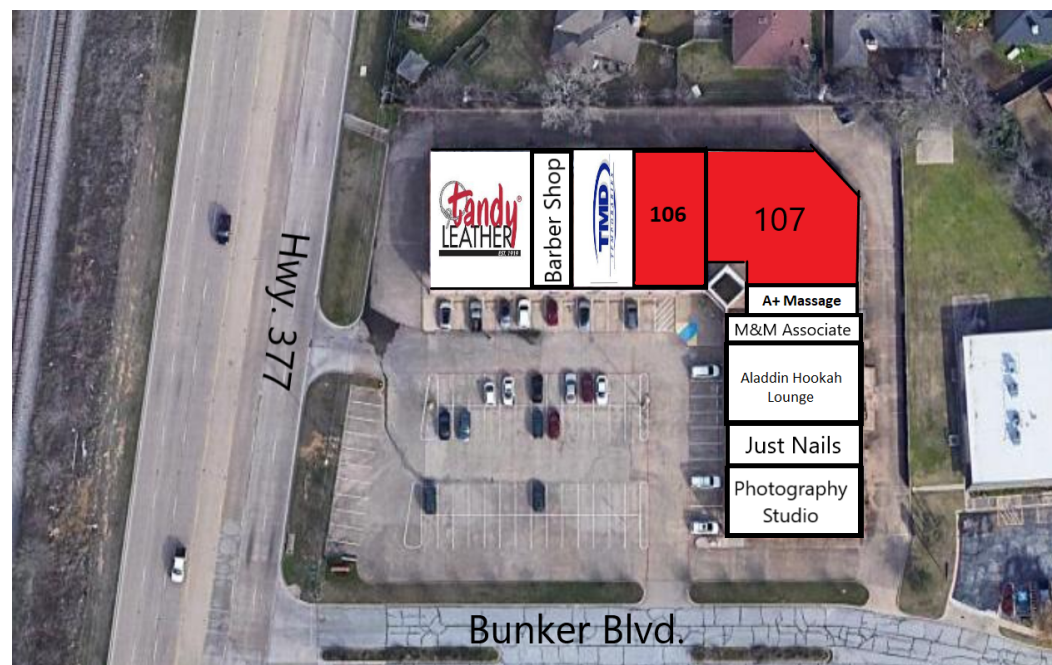
EXHIBIT A

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3-10 Years
Total Space:	3,600 - 4,476 SF	Lease Rate:	██████ / SF

AVAILABLE SPACES

TENANT	SIZE (SF)	SUITE #
■ Tandy Leather	3,900 SF	101
■ Clipperz Barber Shop	1,200 SF	103
■ TMD Temporaries	1,556 SF	104
■ AVAILABLE	4,476 SF	106
■ AVAILABLE	3,600 SF	107
■ A+ Massage	1,100 SF	108
■ Perfect Eye Productions	1,833 SF	110
■ Aladdin Hookah Lounge	3,500 SF	111
■ M&M Associates	1,290 SF	112
■ Just Nails	1,200 SF	117



Erik Fulkerson erik@crestcommercial.com

**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.24-03: MASSAGE ESTABLISHMENT AFFECTING A PORTION OF THE PROPERTY LOCATED IN SANKO PLAZA, LOT A2 BLOCK 6 OF THE BUNKER HILL ADDITION, COMMONLY KNOWN AS 6900 DENTON HIGHWAY, SUITE 108 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, Cider Property Inc (hereinafter the “Owner”) owns property addressed as 6900 Denton Highway, Suite 108, commonly known as Sanko Plaza, located to the north of Bunker Boulevard and east of Denton Highway and further described as Bunker Hill Addition, Lot A2 Block 6, 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 Commercial (C) District; and

WHEREAS, Ransheng Ellis, 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 law; 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 City Council hereby grants the Specific Use Permit applied for herein. The specific use granted to the Owner/Agent for the Property by this Ordinance is Specific Use Permit SUP.24-03: Massage Establishment, allowing the subject property to be used for the operation of a 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, City of Watauga, Texas, and Article VI (“Massage Establishments”) of Chapter 22 of the Code of Ordinances, City of Watauga, Texas. Additional requirements added to these listed herein are as follows:

- (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 (\$2,000.00). 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 10th day of June, 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: May 2, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **Z.24-01:** Consideration of a request from Indian Springs Addition LLC for a zoning change from Single-family (SF-6) to a Planned Development (PD) zoning district. The subject property is commonly known as 6355 Starnes Road. The proposed request is to subdivide one (1) lot into two (2) lots to allow for construction of an additional single-family home.

BACKGROUND/INFORMATION:

On January 22, 2024, a zoning change application was submitted by Indian Springs Addition LLC. Kevin Wong is requesting a zoning change from Single-family (SF-6) to Planned Development (PD) to allow for the construction of one additional single-family home. The PD is subject to the SF-6 District Regulations, with some exceptions to include size and density, as stated in the PD Ordinance. The PD Ordinance language is attached for your review.

The property is identified as "Low Density Residential" on the City of Watauga Future Land Use Plan and will remain as such.

A single-family district requires a minimum lot width of 60 feet and a minimum lot area of 6,000 square feet. The width of the proposed lot is 58.82 feet with a lot area of 10,147 square feet. The minor lot width deficiency (1.18 feet) is the reason the applicant is requesting the zoning change to Planned Development, which allows for variations which creatively complement each other.

The estimated list price for this new home is projected to be approximately \$600,000 with the average sales price in a 5-mile radius being approximately \$360,000. The project would start immediately upon approval. The timeline for completion would be approximately 6 to 8 months.

FINANCIAL IMPLICATIONS:

Minor revenue increase for taxing districts (County, City and School)

RECOMMENDATION/ACTION DESIRED:



AGENDA MEMORANDUM

The Development Review Team and city staff respectfully recommend consideration of comments received during the public hearing of the preliminary report and making a final report on the zoning change request for the June 10, 2024, City Council Regular Meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report - Z. 24-01 - 6355 Starnes Road - SF to PD
2. 6355 Starnes Rd - PD site plan - Exhibit B
3. Planned Development Narrative - Exhibit C
4. Ordinance No. 2024-XXX - PD - 6355 Starnes Rd

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 5/8/2024
Paul Hackleman, Director of Public Works	Approved - 5/10/2024
David Berman, City Attorney	Approved - 5/10/2024
Sandra Gibson, Director of Finance	Approved - 5/10/2024
Linda Proskey, City Secretary	Final Approval - 5/10/2024
<i>Approved as to form for inclusion on Agenda</i>	

PRELIMINARY REPORT

DATE: May 2, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: Consideration of a request for a zoning change from Single-family (SF-6) to Planned Development (PD). The property commonly known as 6355 Starnes Road, being Lot 1, Block 1 of the Indian Springs Addition. The PD will allow for construction of one additional single-family home.

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 serves as the preliminary report.

On January 22, 2024, a zoning change application was submitted by Indian Springs Addition LLC, Kevin Wong, Manager requesting the zoning change from Single Family (SF-6) to a Planned Development (PD). The Planned Development will allow for the construction of one additional single-family home. The PD language is subject to the Single Family (SF-6) District Regulations, with some exceptions to include size, and density. The PD Ordinance draft is attached for your review.

The property is identified as "Low Density Residential" on the City of Watauga Future Land Use Plan and will remain as such.

The request for the PD is due to the proposed lot being 58.82 feet in width, which is under the width requirement of 60 feet in Sec. 115-62 of the Code of Ordinances, Chapter 115, Zoning.

Proposed language in the PD Ordinance specifies the following in Dwelling number and size regulations:

- Lot 1B shall encompass one residential dwelling.
- The lot width for the residential lot shall be no less than fifty-eight feet, as depicted in Exhibit "B".
- The bulk-controlled area of the dwelling shall be no less than two thousand five hundred (2,500) square feet.

The estimated list price for this new home is projected to be approximately \$600,000 with the average sales price in a 5 mile radius to be approximately \$360,000.

PRELIMINARY REPORT

CURRENT ACTIVITY:

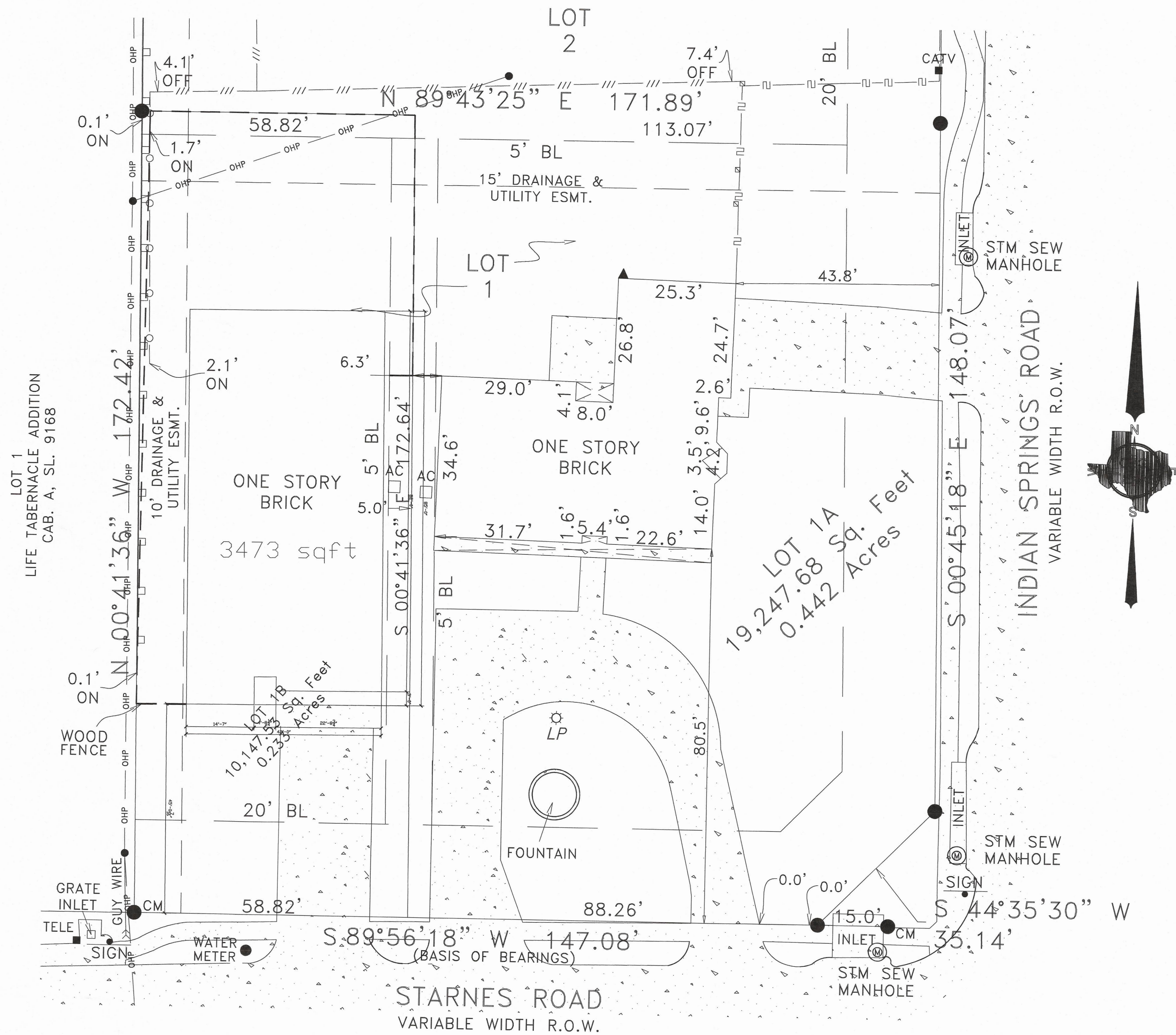
A Planning and Zoning Application was submitted to Development Services. The required notices were mailed to the property owners within 200 ft. of the proposed development. One sign has been erected on the property which contains a notice of hearing and telephone number of staff from whom dates may be obtained.

RECOMMENDATION/ACTION DESIRED:

City staff respectfully recommend consideration of comments received during the public hearing of the preliminary report and make final report on the zoning change request for the June 10, 2024, City Council Regular Meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

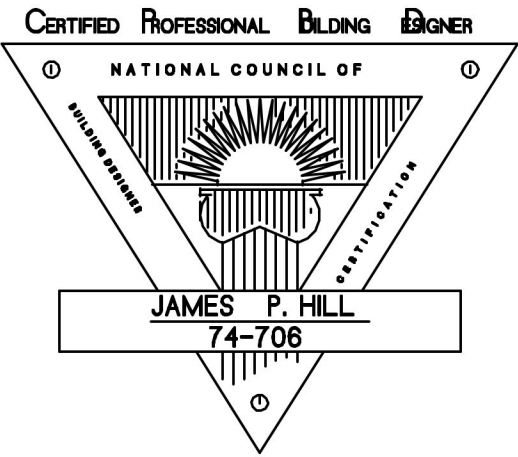
Zoning EXHIBIT SET



6355 STARNES ROAD
WATAUGA, TEXAS



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



AREA SCHEDULE	
2,780 SF	HOUSE A/C
503 SF	ATTACHED GARAGE
28 SF	PORCH
162 SF	PATIO
3,473 SF	TOTAL UNDER ROOF

DOOR & WINDOW SCHEDULE	
1	5'4" INTERIOR TWIN
3	3'0" LH ENTRY FULL VIEW GLASS
8	3'0" RH ENTRY
1	2'8" LH ENTRY
1	2'8" RH ENTRY
1	2'8" LH INTERIOR
1	2'8" RH INTERIOR
1	2'8" INTERIOR TWIN
1	2'4" LH INTERIOR
1	2'4" RH INTERIOR
1	16' X 7' OVERHEAD DOOR
3	2-3'0" SINGLE HUNG - MULLED
8	3'0" SINGLE HUNG
1	2'0" SINGLE HUNG - TEMPERED

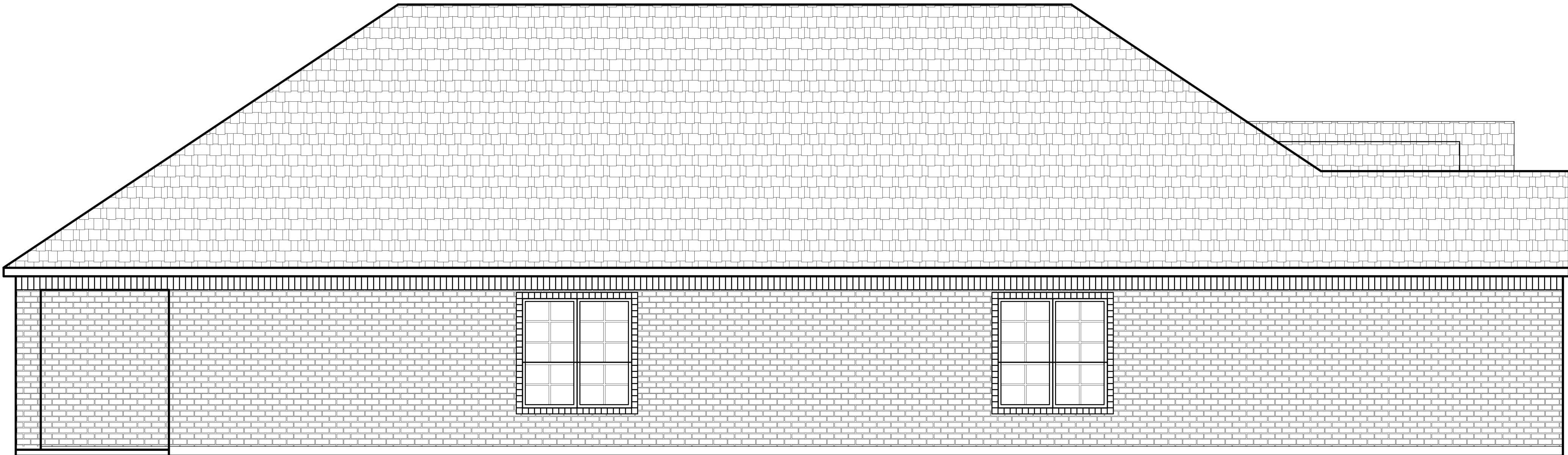
Spec Residence
Life Tabernacle Addition
Lot 1R
Rogers Road
Wataga, Texas

Jim Hill Designs
500 Colt Road
437
Plano, Texas 75075
(214) 973-0186 Cell
JIMHILLDESIGNS@GMAIL

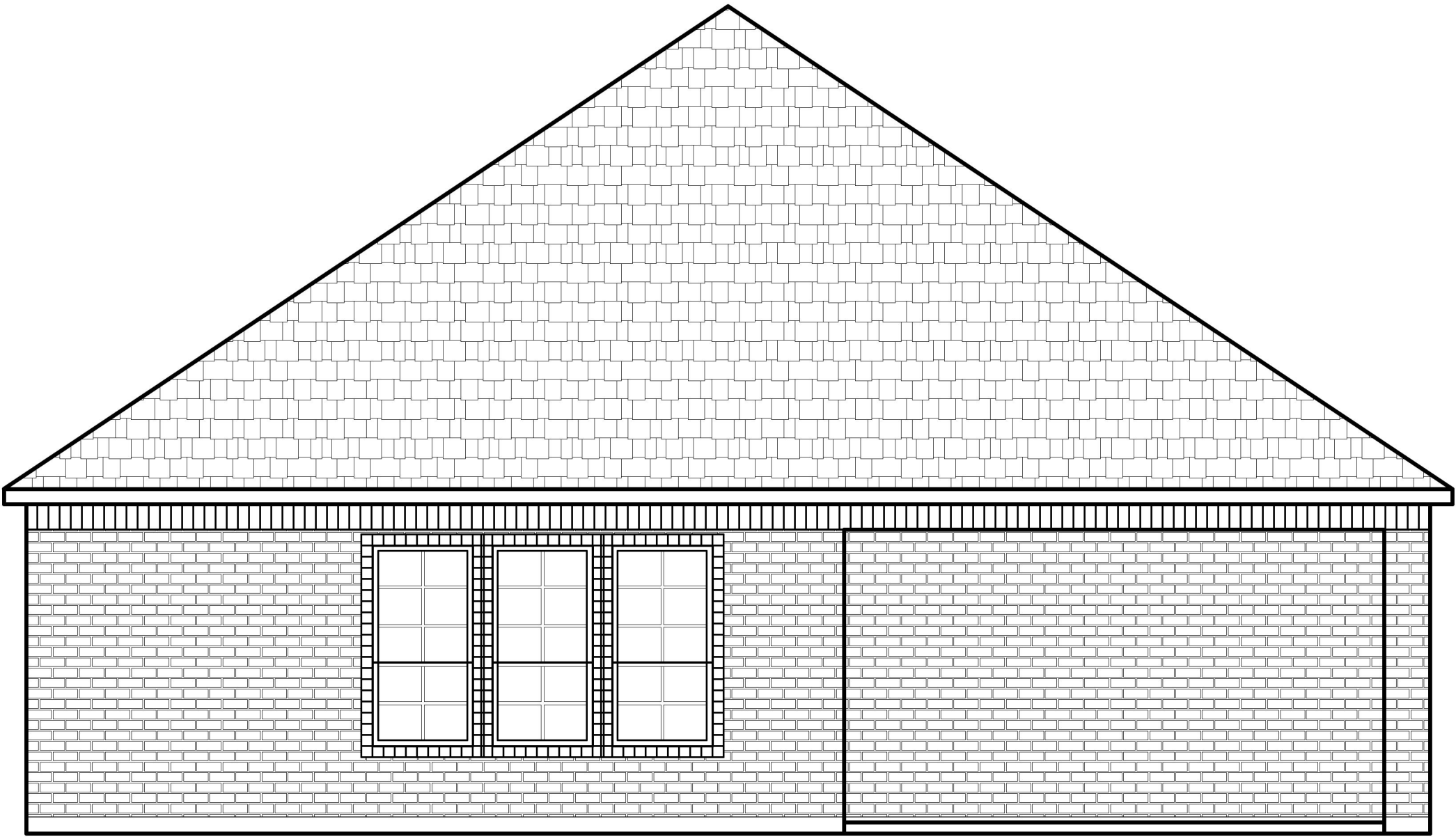
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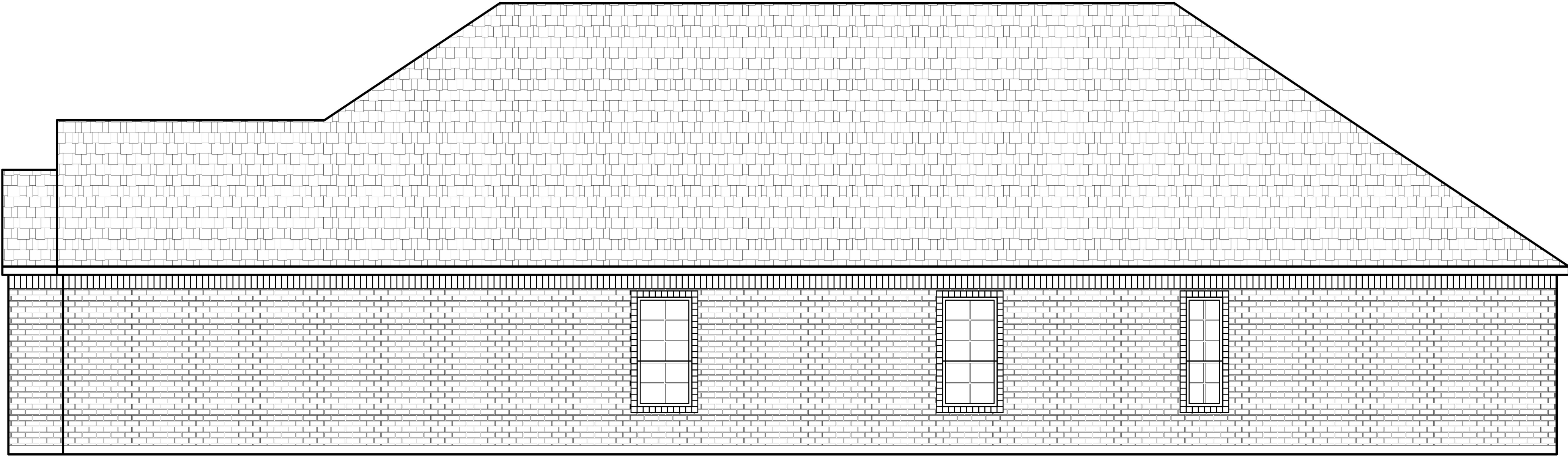
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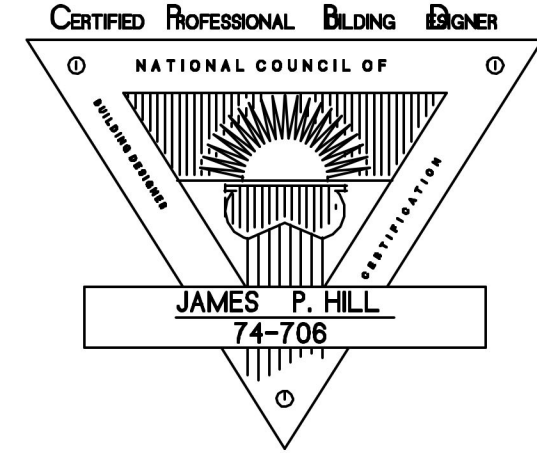
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



AREA SCHEDULE	
2,780 SF	HOUSE A/C
503 SF	ATTACHED GARAGE
28 SF	PORCH
162 SF	PATIO
3,473 SF	TOTAL UNDER ROOF

DOOR & WINDOW SCHEDULE	
5480	INTERIOR TWIN
3080	LH ENTRY FULL VIEW GLASS
3080	RH ENTRY
2880	LH INTERIOR
2880	RH INTERIOR
2880	INTERIOR TWIN
2480	LH INTERIOR
2480	RH INTERIOR
14' X 1'	OVERHEAD DOOR
3	2-3040 SINGLE HUNG - MULLED
3	3040 SINGLE HUNG
2	2040 SINGLE HUNG - TEMPERED

Spec Residence
Life Tabernacle Addition
Lot 1R
Rogers Road
Wataga, Texas

Jim Hill Designs
500 Coit Road
437
Plano, Texas 75075
(214) 973-0186 Cell
JIMHILLDESIGNS@GMAIL

SCALE:
1/8" = 1'-0" U.O.N.

PAGE:	DATE:
	1/11/2019

FILE NAME:
3910-1.AEC

PLANNED DEVELOPMENT- STARNES ROAD

The purpose of this project is to construct a single family dwelling next to the property at 6355 Starnes rd, Watauga, TX 76148. Oi Fai Wong is the owner of 6355 Starnes Rd., and is proposing to split his current lot into 2 separate lots. The proposed new lot will be a total area of 10,147 sq feet. The width of the proposed lot is 58.82 feet, and in turn is the reason we are requesting for this property to become a Planned Development(width narrower than 60 feet).

The existing lot at 6355 Starnes Rd is an oversized lot, and is only utilizing half of its entirety. The proposed new lot would have a single family home built on the site, that would be intended to be listed for sale. This single family residence would be a total of 3473 sq ft, with an air conditioned sq footage of 2780. This one story home(plan and elevation pictures submitted), will be 100% masonry and would cover 34% of the entire lot. Home specs would include:

- 4000 psi concrete post tension foundation
- full foam insulation in all exterior walls including roof deck
- 30 year weatherwood composite shingle
- custom cabinets, tile floor throughout, quartz countertops, stainless steel appliances
- minimum of 14 shrubs and 2 trees and fully sodded
- 6 foot cedar wood fence(location specified on plat)

The estimated listed piece for this new home would be around 600,000 dollars. The average sales price in a 5 mile radius is around 360,000. This new home would raise the value of the average home in the area, as well as adding a new home in a neighborhood that is predominately older homes. The existing older city sidewalk would be replaced with a brand new 4000 psi sidewalk.

A driveway would be constructed with the new home, but there would not be any onsite parking added. This would be a single family residence, and not a business, so the added traffic would be little to none. The site would require a water meter and electrical underground lines(no gas lines), and erosion control measures would be taken so Starnes Rd. would be clear of dirt and debris.

This project would start immediately upon approval. Timeline for completion would be approximately 6 to 8 months. This project would not have any negative impact on the environment, and more importantly, would result in a new home for a family wanting to move into the city of Watauga.

CITY OF WATAUGA, TEXAS
ORDINANCE NO. 2024-XXX

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WATAUGA, TEXAS CHANGING THE ZONING CLASSIFICATION OF A PORTION OF TRACT OF LAND RECORDED UNDER INSTRUMENT NUMBER D219153740, O.P.R.T.C.T. TO PLANNED DEVELOPMENT (PD); LOTS 1A AND 1B BLOCK 1 OF THE INDIAN SPRINGS ADDITION; DESCRIBING SAID LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PLANNED DEVELOPMENT (PD) DISTRICT; AMENDING THE ZONING DISTRICT MAP OF THE CITY; PROVIDING FOR REPEAL; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

WHEREAS, Indian Springs Addition LLC (the “Owner”) owns a tract of land addressed and commonly known as Lots 1A and 1B Block 1, of the Indian Springs Addition, located in the City of Watauga, Tarrant County, Texas, such tracts being more particularly described in **Exhibit “A”** attached hereto and fully incorporated herein for all purposes (the “Property”); and

WHEREAS, the City of Watauga, Texas has adopted a comprehensive zoning ordinance providing for the use and development of the property within the City (herein after known as the “Zoning Code”); and

WHEREAS, the City Council may authorize amendments to the regulations provided in the Zoning Code; and

WHEREAS, the Property is presently zoned as a Single-Family (SF-6) district as noted on the zoning map revision adopted on April 23, 2018; and

WHEREAS, Kevin Wong, (collectively, the “Owner’s Agent” has made proper application to the City of Watauga, in accordance with the Zoning Code to change the zoning classification of the Property from Single-family (SF-6) to Planned Development (PD); and

WHEREAS, said application was submitted with proof of ownership of the Property and with authorization for Owner’s Agent to act on behalf of the Owner; and

WHEREAS, the City of Watauga 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 and the Zoning Code, a public hearing on such proposed change in zoning classification; and

WHEREAS, the City of Watauga Planning and Zoning Commission has issued its final report with a recommendation regarding the changing of the zoning classification; and

WHEREAS, in providing for a planned development (PD) district, the Developer may propose and the City may impose regulations and provide safeguards as are appropriate to ensure the orderly development of property and to protect adjoining properties; and

WHEREAS, the Developer has proposed certain development standards that are accepted by the City and are set forth in the regulations contained herein; and

WHEREAS, the City Council of the City of Watauga, Texas now deems it appropriate to grant such requested zoning classification amendment; and

WHEREAS, the Planning and Zoning Commission of the City and the governing body of the City of Watauga, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Watauga is of the opinion that said zoning ordinance, zoning map and comprehensive plan should be amended as provided herein and should be approved.

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 zoning district classification of the Property is hereby amended and changed from Single-Family (SF-6) to Planned Development (PD) for the project described as Lots 1A and 1B Block 1 of the Indian Springs Addition.

III.

The Planned Development will consist of a residential development. The Planned Development shall be known as Lots 1A and 1B, Block 1 Indian Springs Addition and must be developed in accordance with the Watauga Code of Ordinances, including the Zoning Code, and with the site plan, attached hereto as **Exhibit "B"** and fully incorporated herein for all purposes. Except as provided herein, the Planned Development is subject to the Single Family (SF-6) District Regulations.

- 1) Use regulations. Only a single-family dwelling and incidental uses shall be allowed as uses in the Planned Development.
- 2) Lot number, size and density regulations.
 - a) Lot 1B shall encompass one (1) residential dwelling, as does on Lot 1A.
 - b) The lot width for the residential lot must be no less than fifty-eight (58) feet, as depicted in **Exhibit "B"**.
- 3) Dwelling number and size regulations.
 - a) The bulk-controlled area of the dwelling shall be no less than two thousand five hundred (2,500) square feet.
 - b) The dwelling unit must have on its associated lot, a driveway and garage access. The newly constructed dwelling must have one garage and must be a minimum of twenty-one (21) feet wide by twenty-one (21) feet deep. The lot shall have private parking for four (4) vehicles and the garage must connect to the public road via a private driveway.
- 4) Architectural regulations:
 - a) The dwelling will be one hundred percent (100%) brick, or stone.
 - b) The foundation shall be 4000 psi concrete post tension.
 - c) Driveway surface material must consist of concrete or concrete pavers, with a broom-finished surface.

- d) The primary roofs shall be 30 year weatherwood composite shingle.
 - e) All garage doors must consist of a decorative metal door with a raised panel and must be connected to operable automated garage door opening system.
 - f) All residential units shall contain the following architectural features:
 - i. Custom cabinets
 - ii. Tile floor throughout
 - iii. Quart countertops
 - iv. Stainless steel appliances
- 5) Landscaping and screening regulations.
- a) Landscaping and irrigation shall be installed in accordance with plans upon review and approval by the Director of Public Works.
 - b) No trees shall be planted within five (5) feet of an underground utility facility.
 - c) The residential lot must have an irrigation system, with front, side and rear landscaping to include a minimum of 14 shrubs, two trees and fully sodded
 - d) A six (6) foot cedar wood fence shall be constructed at location specified on plat.
- 6) Additional regulations.
- a) All utilities shall be placed underground.
 - b) Decorative street name and address plates/stonework shall be installed on the front of each residential home.
 - c) High Performance architectural shingles engineered to resist wind speeds up to 130 mph must be installed on all buildings. All roof rafters shall be secured with hurricane clips.
 - d) Boarding and lodging homes are prohibited.
 - e) The Owner must include an engineering study for adequacy of utilities, access roads, drainage, and other necessary supporting facilities at the time the engineering design plans are submitted, subject to City's approval.

The development of the Property must proceed in compliance with the Development Schedule, attached hereto as **Exhibit "C"** and incorporated herein for all purposes.

IV.

The Zoning District Map of City of Watauga, Texas shall be revised and amended to show the zoning classification of 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.

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 plan is hereby amended to conform to this Ordinance.

VI.

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.

VII.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

VIII.

Any person, firm or corporation who violates or 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 in accordance with the general penalty provision found in section 1-7 of the City Code of Ordinances, and shall upon conviction be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense. 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 10th day of June 2024.

APPROVED:

ARTHUR L. MINER, MAYOR

ATTEST:

LINDA PROSKEY, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

DAVID BERMAN, CITY ATTORNEY
NICHOLS/JACKSON LLP



AGENDA MEMORANDUM

DATE: May 2, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **P.24-01:** Consideration of a request from Indian Springs Additon LLC for a replat of Lot 1 Block 1 of the Indian Springs Addition to allow for one additional single-family home.

BACKGROUND/INFORMATION:

On behalf of Indian Springs Addition LLC, Kevin Wong is requesting approval of a replat for the property known as 6355 Starnes Road. This property is located at the northwest corner of Starnes Road and Indian Springs Road and east of Whitley Road.

The proposed replat is intended for the development of one additional single-family residential home. Local Government Code Sec. 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 the requirements of this subchapter.

The Planning and Zoning Commission will consider this request on May 15, 2024 for recommendation of approval of the preliminary report to be presented before the City Council as a final report on June 10, 2024.

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 June 10, 2024 regular meeting of the City Council.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report - P. 24-01 - 6355 Starnes Rd - Replat
2. 6355 Starnes Road REPLAT Recd 02122024

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 5/8/2024
Paul Hackleman, Director of Public Works	Approved - 5/9/2024
David Berman, City Attorney	Approved - 5/10/2024
Sandra Gibson, Director of Finance	Approved - 5/10/2024



AGENDA MEMORANDUM

Linda Proskey, City Secretary

Final Approval - 5/10/2024

Approved as to form for inclusion on Agenda

PRELIMINARY REPORT

DATE: May 2, 2024

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: Request recommendation for approval of a final plat for Lots 1A and 1B Block 1 Indian Springs Addition being a replat of Lot 1, Block 7, Indian Springs Addition, to be subdivided into two (2) lots to allow for construction of one additional single family home.

BACKGROUND/INFORMATION:

Applicant/agent, Indian Springs Addition, LLC has applied for approval of a replat for Lots 1A and 1B Block 1, Indian Springs Addition. The proposed replat of Lot 1, Block 1 of the Indian Springs Addition, is to subdivide the one (1) lot into two (2) lots to allow for construction of one additional single-family home. Prior to the issuance of building permits on the new lot, a final plat shall be approved.

The property is located at the northwest corner of Starnes Road and Indian Springs Road and east of Whitley Road.

This area is designated on the Land Use Plan as Low Density Residential and will remain as such. Additionally, the City Council previously approved a replat on June 10, 2019, for Planning and Zoning Case No. P.19-01, allowing the 1.864 acre lot being situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, to replat the one lot, subdividing into six (6) lots for construction of five (5) new single-family homes. The homes were constructed this past year, and each new home has residents occupying them.

The development will have access on Starnes Road.

Surrounding land use includes:

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

PRELIMINARY REPORT

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

CURRENT ACTIVITY:

An official platting application was submitted to Development Services on January 22, 2024. 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 April 29, 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 June 10, 2024.

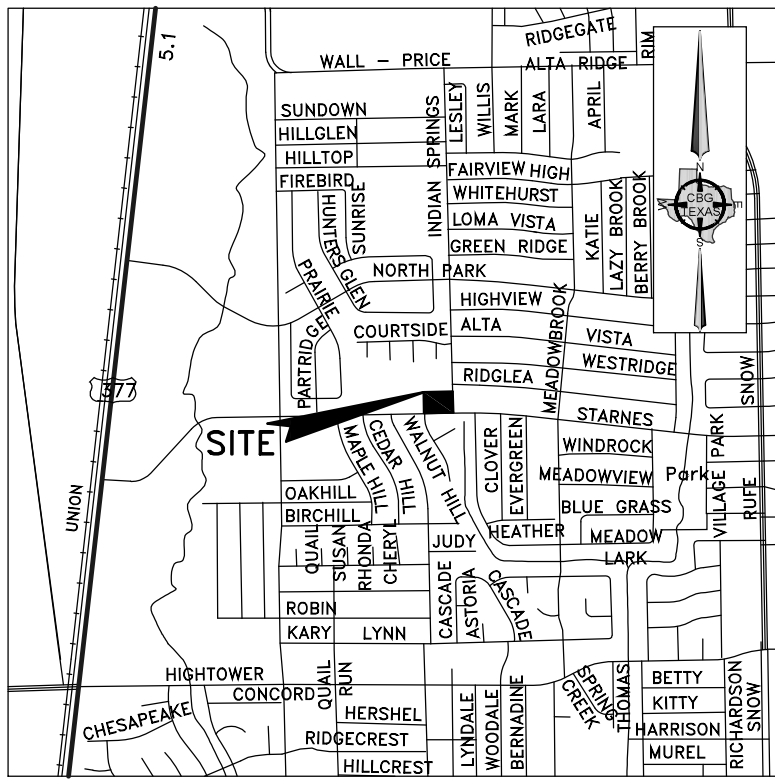
RECOMMENDATION/ACTION DESIRED:

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.

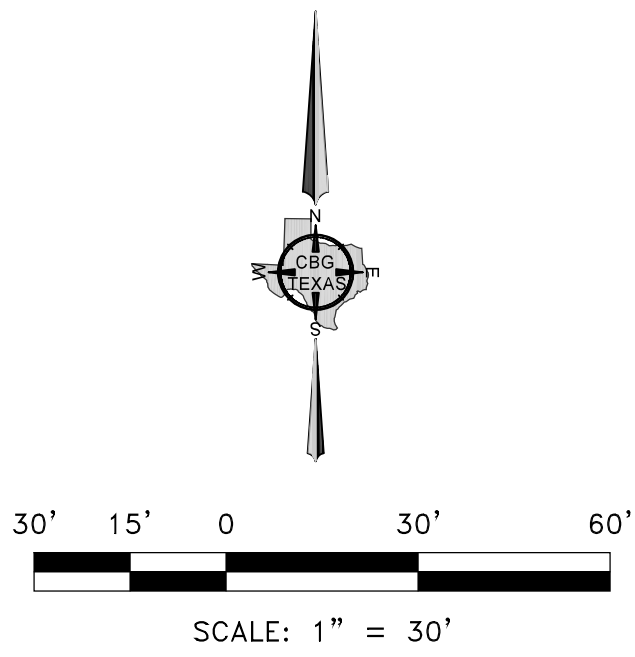
City staff respectfully recommend approval of this request and make final report on the replat request for the June 10, 2024, City Council Regular Meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

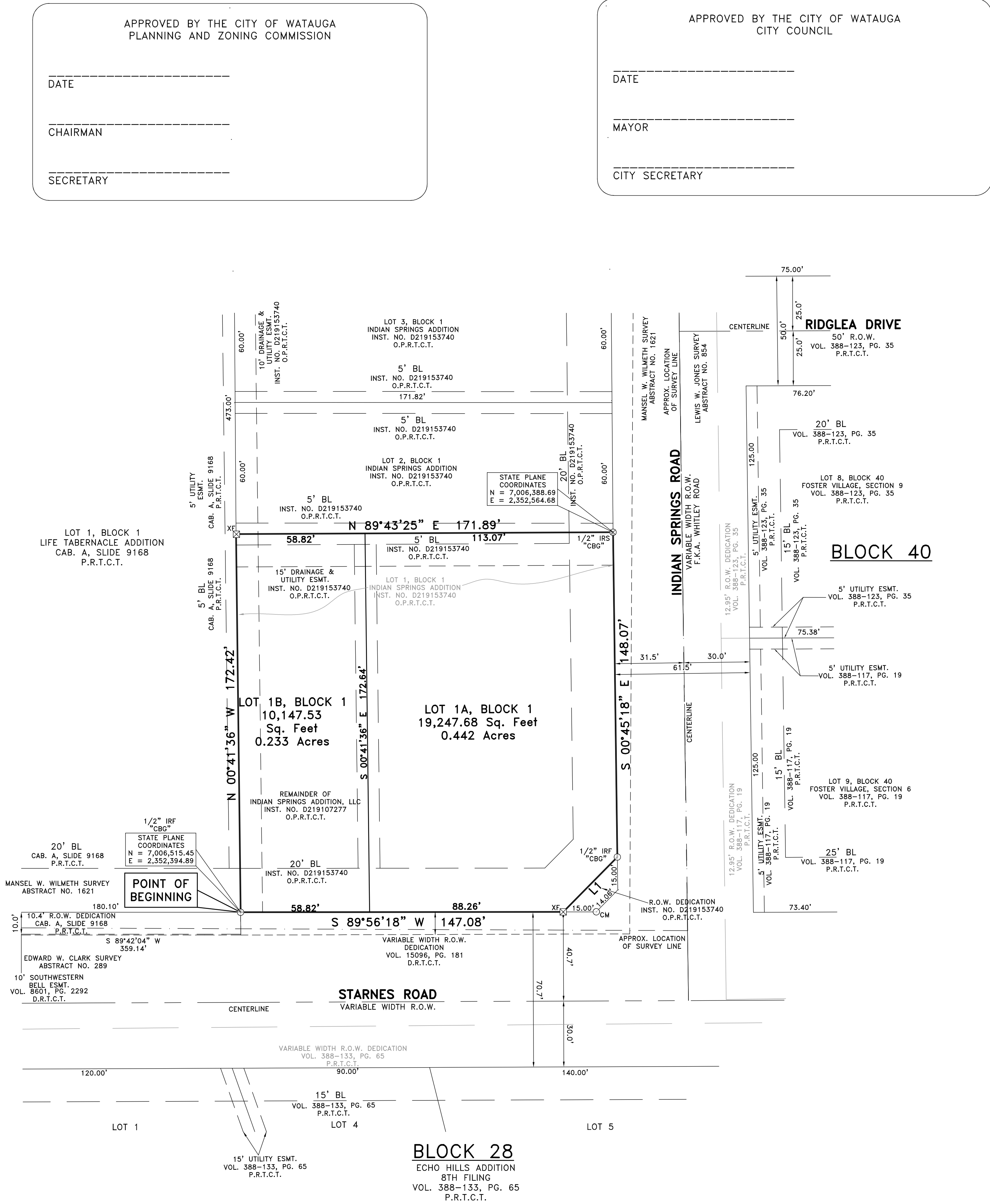
Re-plat exhibit



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 44°35'30" W	35.14'



LEGEND

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

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 TWO RESIDENTIAL LOTS.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Indian Springs Addition, LLC is the owner of a 0.675 acre tract of land situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, Tarrant County, Texas, same being a portion of that tract of land conveyed to Indian Springs Addition, LLC by General Warranty Deed recorded in Instrument No. D219107277, Official Public Records, Tarrant County, Texas, same being Lot 1, Block 1, Indian Springs Addition, an addition to the City of Watauga, Tarrant County, thereof recorded in Instrument No. D219153740, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the North Right-of-Way line of Starnes Road (a variable width Right-of-Way), same being the Southeast corner of Lot 1, Block 1, Life Tabernacle Addition, an addition to the City of Watauga, Tarrant County, Texas, thereof recorded in Cabinet A, Slide 9168, Plat Records, Tarrant County, Texas;

THENCE North 00 degree 41 minutes 36 seconds West, along the East line of said Lot 1, Block 1, Life Tabernacle Addition, a distance of 172.42 feet to an "X" cut found for corner, said corner lying along the East line of said Lot 1, Block 1, Life Tabernacle Addition, same being the Southwest corner of Lot 2, Block 1, of said Indian Springs Addition;

THENCE North 89 degrees 43 minutes 25 seconds East, along the South line of said Lot 2, Block 1, Indian Springs Addition, a distance of 171.89 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Lot 2, Block 1, Indian Springs Addition, same lying along the West Right-of-Way line of Indian Springs Road (a variable width Right-of-Way);

THENCE South 00 degree 45 minutes 18 seconds East, along the West Right-of-Way line of said Indian Springs Road, a distance of 148.07 feet to a 1/2 inch iron rod found with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the West Right-of-Way line of said Indian Springs Road;

THENCE South 44 degrees 35 minutes 30 seconds West, a distance of 35.14 feet to an "X" cut found for corner, said corner lying along the North Right-of-Way line of said Starnes Road;

THENCE South 89 degrees 56 minutes 18 seconds West, along the North Right-of-Way line of said Starnes Road, a distance of 147.08 feet to the POINT OF BEGINNING and containing 29,395.21 square feet or 0.675 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, we, Indian Springs Addition, LLC, owners, acting by and through its duly authorized agent, Kevin Wong, does hereby adobt this plat designating the herein below described real property as **Lots 1A & 1B, Block 1, Indian Springs Addition Amended**, 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.

WITNESS, my hand at Watauga, Texas, this the _____ day of _____, 2024.

BY: _____
Kevin Wong, Manager

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Kevin 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 Tarrant County, 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 Watauga Code Ordinance, 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 _____ day of _____, 2024.

Notary Public in and for the State of Texas

FINAL PLAT
INDIAN SPRINGS ADDITION AMENDED
LOTS 1A & 1B, BLOCK 1
29,395.21 SQ.FT. / 0.675 ACRES
ZONED SF-6 (SINGLE FAMILY)
BEING SITUATED IN THE
MANSEL W. WILMETH SURVEY, ABSTRACT NO. 1621
CITY OF WATAUGA, TARRANT COUNTY, TEXAS



OWNER: INDIAN SPRINGS ADDITION, LLC
6717 BARCELONA
IRVING, TEXAS 75039