



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, MAY 20, 2026
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 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. Any member wishing to pull an item may do so.

1. Consider action to approve the meeting minutes of the April 1, 2026 regular meeting of the Planning and Zoning Commission.

PUBLIC HEARING

1. **SUP. 26-01:** Public hearing to receive comments for or against a request for a specific use permit on the property known as 6600 Bursey Road Lot 4R Block 1 of the Stringer Addition to allow for tire sales and light auto repair in a General Business (GB) zoning district. The subject property is located north of High Lawn Terrace, south of Bursey Road and west of Rufe Snow Drive. Owner, Bright Bay 2 Investments LLC. Applicant/agent: Ameer Adel on behalf of Mahmoud Abuzaid

ACTION ITEMS

1. **SUP. 26-01:** Consideration of a request from Bright Bay 2 Investments LLC for a specific use permit on a property commonly known as 6600 Bursey Road, described as Lot 4R Block 1 of the Stringer Addition; and consider action to recommend approval of an ordinance allowing for a specific use permit for retail tire sales and light auto repair services in a General Business (GB) zoned district. Owner: Bright Bay 2 Investments LLC. Applicant/Agent: Ameer Adel on behalf of Mahmoud Abuzaid.
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.

[PZA_LEGAL_INFO]
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 14, 2026, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/ Linda Proskey
City Secretary





AGENDA MEMORANDUM

DATE: April 21, 2026
TO: Planning and Zoning Commission Members
FROM: Jeannette Garcia, Planner I
SUBJECT: Consider action to approve the meeting minutes of the April 1, 2026 regular meeting of the Planning and Zoning Commission.

BACKGROUND/INFORMATION:

This item contains meeting minutes from April 1, 2026 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. April 1, 2026 - Regular Meeting Minutes - DRAFT

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 5/13/2026
Paul Hackleman, Director of Public Works	Approved - 5/13/2026
Sandra Gibson, City Manager	Approved - 5/14/2026
Linda Proskey, City Secretary	Final Approval - 5/14/2026

Approved as to form for inclusion on Agenda



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 1, 2026
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Vice-Chairperson Jillian Giles 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
Mia Whitham	Place 4, Member – Absent w/Notice
Darlene Chavious	Place 5, Member
Karen Isbell	Place 6, Chairperson – Absent w/Notice
Sharon Gehle	Place 7, Member

And

Andrew Neal	City Council Place 4, Liaison
Art Miner	Mayor
Jeannette Garcia	Planner I
Randy Richards	Public Works Asst. Director
Paul Hackleman	Public Works Director

PRESENTATIONS

PUBLIC COMMENT

Vice-Chairperson Giles called for Public Comment, and there were no participants requesting to speak.

PUBLIC TESTIMONY FOR ACTION ITEMS

Vice-Chairperson Giles called for Public Testimony for action items, and there were no participants requesting to speak.

ANNOUNCEMENTS

CONSENT AGENDA

1. Consider action to approve the meeting minutes of September 17, 2025, regular meeting of the Planning and Zoning Commission

Vice-Chairperson Giles entertained a motion. Member Posada made a motion to approve September 17, 2025 minutes as presented and Member Chavious seconded the motion.

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

AYES: Posada, Adams, Giles, Chavious, Gehle
NAYS: None
ABSENT: Whitham, Isbell
ABSTAIN: None

The motion carried 5-0-2-0.

PUBLIC HEARING

1. **Z.26-01:** Consideration of a request from Christopher H Blevins and approval of a preliminary report for a zoning change from Single-family (SF6) to Planned Development (PD) at 6401 Chapman Road, being 26.8 acres described as Abstract No.1650 Tracts 1A & 1B of the Hardin Weatherford Survey.

Vice-Chairperson Giles introduced the item and called for staff member Jeannette Garcia to introduce the request. Ms. Garcia introduced the request.

Vice-Chairperson Giles opened the public hearing at 6:48 p.m.

Request to Speak forms were received from the following:

Merle Wait	6900 Quail Meadow Dr.	Oppose
Ken Moak	6505 Memory Ln.	Oppose
Barak Seguin	6705 Brookdale Dr.	Oppose
Teresa Stone	7009/7005 Spring Creek Trl.	Oppose
Sandy Bush	6620 Mona Lisa Ave.	Oppose
Elaine Scott	6932 Quail Meadow Dr.	Oppose
Joanne Ferguson	6808 Quail Meadow Dr.	Oppose
Nora Hobbie	7008 Thomas Place	Oppose
Rebecca Jacques	6513 Memory Ln.	Oppose
Sandra Bradley	6513 Perdido Dr.	Oppose
Robert Burleson	6828 Quail Meadow Dr.	Oppose
Paul Hopkins	7509 Meadowbrook Dr.	Oppose
Josh Miller	6908 Quail Meadow Dr.	Oppose
Chasaty Woolverton	6104 Melody Ln.	Oppose
Beverly Gibson	6729 Bernadine St.	Oppose
Joe McAnally, Owner	6401 Chapman Rd.	Support

The public hearing was closed at 7:34 p.m.

ACTION ITEMS

1. **Z.26-01:** Consideration of a request from Christopher H Blevins and approval of a preliminary report for a zoning change from Single-family (SF6) to Planned Development (PD) at 6401 Chapman Road, being 26.8 acres described as Abstract No. 1650 Tracts 1A & 1B of the Hardin Weatherford Survey.

Staff member Jeannette Garcia introduced the case. Commission Member Gehle inquired of the setbacks for a SF6 and Planned Development. Public Works Director Paul Hackleman confirmed that SF6 setbacks will be applicable to this development to include the five-foot rear setback. Member Adams shared his concern regarding the same.

Director Hackleman addressed the Commission and inquired if they would prefer, he shared response to the numerous concerns shared. He proceeded and provided response as follows:

- PD zoning is specific to the specific property. Anything not covered in the PD ordinance will revert to SF6, as worded in the City of Watauga Code of Ordinances.
- The proposed development will include the largest green space in all the city's previous PD developments
- TIA is ongoing and to be completed.
- Traffic flow will be reduced by turns on the road through the development and proposed lowering of speed limits.
- School districts have space for the proposed development.
- Flood plain and drainage to be reviewed by the city's engineer
- City is not developing the property; the property owner is selling the property to a developer that is developing the property.

Vice-Chairperson Giles inquired if the developer did not receive approval to develop as a PD, would the property remain as SF6, and Director Hackleman confirmed this to be the case.

Member Posada inquired about the status of the TIA. Director Hackleman affirmed that the TIA is ongoing.

Vice-Chairperson Giles also confirmed that a drainage study is to be completed and that the wildlife and endangered species act will be complying.

In closing, Member Gehle shared assurance of Sandlin Homes being a reputable builder.

Vice-Chairperson Giles shared as a reminder, motions made shall be specific to the item and any additional requested items presented.

Vice-Chairperson Giles entertained a motion for item Z.26-01 for recommendation of the preliminary report and to present a final report to the city council at the April 13, 2026 regular meeting.

A motion has been made by Member Adams and a Second by Member Giles to approve the preliminary report for a zoning change from SF6 to PD for the property known as 6401 Chapman Road.

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

AYES: Adams, Giles, Gehle
NAYS: Posada, Chavious
ABSENT: Whitham, Isbell
ABSTAIN: None

The motion carried 3-2-2-0.

2. **P.26-01:** Consideration of a request from Scott Sandlin, Sandlin Homes for a preliminary plat for property commonly known as 6401 Chapman Road, being 26.8 acres described as Abstract No. 1650 Tracts 1A & 1B of the Hardin Weatherford Survey.

Vice-Chairperson Giles introduced the item and called for staff member Jeannette Garcia to introduce the request. Ms. Garcia stated she had nothing additional.

Vice-Chairperson Giles shared as a reminder, motions made shall be specific to the item and any additional requested items presented.

Vice-Chairperson Giles entertained a motion for item P.26-01 for recommendation of the preliminary plat for the property known as 6401 Chapman Road.

A motion was made by Member Adams and a Second by Member Giles to recommend the approval of the preliminary plat for the property commonly known as 6401 Chapman Road.

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

AYES: Adams, Giles, Gehle
NAYS: Posada, Chavious
ABSENT: Whitham, Isbell
ABSTAIN: None

The motion carried 3-2-2-0.

ITEMS FOR FUTURE AGENDAS

Sebastian Posada	Place 1 - None
Quincy Adams	Place 2 – None
Jillian Giles	Place 3 – None
Mia Whitham	Place 4 – Absent w/Notice
Darlene Chavious	Place 5 – None
Karen Isbell	Place 6 - Absent w/Notice
Sharon Gehle	Place 7 – None

ADJOURNMENT

With there being no further items to discuss, Vice-Chairperson Giles adjourned the meeting at 8:10 p.m.

APPROVED: this the _____ day of _____, 20_____.

SIGNED: this the _____ day of _____, 20_____.

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 21, 2026

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP. 26-01:** Public hearing to receive comments for or against a request for a specific use permit on the property known as 6600 Bursey Road Lot 4R Block 1 of the Stringer Addition to allow for tire sales and light auto repair in a General Business (GB) zoning district. The subject property is located north of High Lawn Terrace, south of Bursey Road and west of Rufe Snow Drive. Owner, Bright Bay 2 Investments LLC. Applicant/agent: Ameer Adel on behalf of Mahmoud Abuzaid

BACKGROUND/INFORMATION:

The Public Hearing Notice was duly posted and published by the City Secretary's Office on Friday, May 1, 2026 in the Commercial Recorder. Written notice of the public hearing on the proposed request was sent to all owners of property, to the person rendering the same for city taxes within two hundred (200) feet of the subject property.

On April 21, 2026, a specific use permit application was submitted by Ameer Adel on behalf of Mahmoud Abuzaid for Bright Bay 2 Investments LLC, requesting a specific use permit to allow for retail tire sales and light auto repair in a General Business (GB) zoning district. The SUP ordinance language and site plan for the proposed project are attached for your review.

In granting a specific use permit, the City Council may impose on the owners/agent certain requirements and safeguards as are necessary to protect adjoining properties, including the following conditions and special regulations as listed in Sec. 115-85(c):

(2) A site plan in accordance with section 115-115, Site plan requirements, will only be required in districts which require a specific use permit.

(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 residential zoned property.

(12) All outside storage areas shall be screened with either landscaping, fences/walls, beams [berms] or a combination thereof.

(14) Parking areas shall be designed such that vehicles do not face any residential-used



AGENDA MEMORANDUM

street.

(15) Dumpster and loading areas shall not be located in areas adjacent to any abutting residential property.

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

(20) Shall not be used for the storage of wrecked vehicles, or the dismantling of vehicles or the storage of vehicle parts. (21) All vehicles being stored for repair shall be screened from all public rights-of-way.

(22) No semitrailer truck or tractor parking will be allowed adjacent to any residential zoned property.

If the SUP is approved, the projected opening will follow upon the closing of the property and building renovations.

The property is identified as "Local Office/Retail/Commercial" on the City of Watauga Future Land Use Plan and will remain as such. The compatibility with the surrounding zoning and land uses includes the following:

DIRECTION	ZONING	LAND USE	Existing Land Use
EAST	GB	Local Office Retail Commercial	Retail/Service Dining
SOUTH	GB	Local Office Retail Commercial	Retail/Service Dining
WEST	SF6	Low Density Residential	Residential

Tire Store Service Center resembles neighboring Discount Tire Stores, where shoppers have the opportunity to purchase tire and battery items at retail prices. These items can be serviced on the vehicle and a waiting area will be available while the vehicle service is completed.

In accordance with state law, property owners received public notice due to public records available through Tarrant Appraisal District which reflect that they are the owner(s) of one



AGENDA MEMORANDUM

or more parcels within two hundred (200) feet of the subject property. A site map was also attached to their information.

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.

Bright Bay 2 Investments is committed to operating a clean, responsible, and community-friendly Tire Store and Light Automotive Service facility in our city. They currently operate multiple successful locations across Texas and in the metroplex. Proposed operating hours are Monday through Friday 8:30 to 6:30 and Saturday 8:30 to 6:00, closed on Sunday. They are excited about the positive impact on the area and look forward to a long-term commitment within the City of Watauga.

FINANCIAL IMPLICATIONS:

Positive impact on the area to include nine new jobs to become available, additional sales tax revenue and improvement and productive use of an existing vacant structure.

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. CommercialRecorder 05-01-2026 4
- 2. 6600 Bursey Rd - Mailed Notices
- 3. RAponte - 8240 Courtney Way
- 4. VCamacho - 8244 Courtney Way
- 5. RTaylor - 8229 Courtney Way
- 6. DStanley - 8232 Courtney Way

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 5/13/2026
Paul Hackleman, Director of Public Works	Approved - 5/13/2026
David Berman, City Attorney	Approved - 5/14/2026
Sandra Gibson, City Manager	Approved - 5/14/2026
Linda Proskey, City Secretary	Final Approval - 5/14/2026

Approved as to form for inclusion on Agenda

PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE
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Continued from page 3

NOTICE TO CREDITORS CAUSE NO. 2025-PR02696-2
 Notice to all creditors and persons having claims against JULIA BETH ALLEN or her estate. On April 28, 2026, Letters Testamentary were issued to CYNTHIA MAY. All claims should be presented to said Executor care of her Attorney of Record: Robert M. Brownrigg, Attorney at Law, 1405 Belle Place, Fort Worth, Texas 76107. All such claims should be presented to said Executor in the time and manner prescribed by law and filed of record with the Tarrant County Probate Clerk.

Sale will end on **May 20th, 2026 at 12:00PM.** Everything sold is purchased AS IS payable by Credit/Debit Card. See and bid on all units 24/7 at www.Lockerfox.com. Misc items-Rickey W Johnson unit A14, Ashley Kaiser unit Q01, and Maria Fort unit 108

should not render a determination of heirs and only heirs in the estate of PHILIP LYNN FUNKHOUSER, DECEASED. Petitioner alleges that the decedent died in Mansfield, Texas on December 25, 2024 and prays the Court hear evidence sufficient to determine who are the heirs and only heirs of PHILIP LYNN FUNKHOUSER, DECEASED. GIVEN UNDER MY HAND AND SEAL of said Court at the office in the City of Fort Worth, Texas, Tarrant County, Texas 24th day of April, 2026 A.D.

the office in the City of Fort Worth, Texas, Tarrant County, Texas 29th day of April, 2026 A.D.
 /s/ Terri Smith
 Terri Smith
 Deputy Clerk
 Mary Louise Nicholson,
 County Clerk
 Tarrant County, Texas
 100 W. Weatherford Street
 Fort Worth, Texas 76196-0401

ACCORDANCE WITH SECTION 142.013, OF THE TEXAS AGRICULTURAL CODE.
SHERIFF'S SALE INFORMATION CLOSING DATE: WEDNESDAY, MAY 13, 2026 CLOSING TIME: 3:00 P.M. SHERIFF'S REPORT #(S): 2026-04838 WEBSITE LOCATION: REBATES.COM ALL SALES ARE SUBJECT TO CHANGE WITHOUT NOTICE!
FOR INFORMATION CONCERNING THE SALE OF IMPOUNDMENTS CONTACT: LIVESTOCK ESTRAY ENFORCEMENT PROGRAM TARRANT COUNTY SHERIFF'S OFFICE 6651 LAKEWORTH BLVD. LAKE WORTH, TEXAS 76135 817-238-4200

formalities or to reject any and all proposals.
 For further information please contact City of Southlake Purchasing Manager at 817-748-8312.

read aloud in their entirety. Additional information regarding this application is available for review at Town Hall and will be published at www.townofpantego.com/ agenda at least three business days before the meetings.

or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.
 SECTION 9. PUBLICATION CLAUSE. The City Secretary of the City of Lake Worth is hereby directed to publish in the official newspaper of the City of Lake Worth, the caption, the penalty clause, publication clause, and effective date clause of this ordinance two (2) days as authorized by Section 52.013 of the Local Government Code.
 SECTION 10. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.
PASSED AND APPROVED by the City Council of the City of Lake Worth, Texas, on the 21st day of April 2026.
 CITY OF LAKE WORTH
 /s/ Walter Bowen
 Mayor
 ATTEST:
 /s/ Holly Fimbres
 Holly Fimbres - City Secretary

NOTICE TO CREDITORS CAUSE NO. 2026-PR00935-2
 Notice is hereby given that Letters Testamentary for The Estate of Nancy Ledvina were issued on April 27, 2026, in Docket No. 2026-PR00935-2 pending in Probate Court No. 2, of Tarrant County, Texas to: Paul E. Luna, Independent Executor

NOTICE OF PUBLIC SALE:
 Pursuant to Chapter 59 of the Texas Property Code Storage Depot located at 2801 East Loop 820 S. Fort Worth, TX 76119 (972)265-8236 will release the contents of storage units described below to be sold at public auction or otherwise disposed of to satisfy a Landlord's Lien. The Sale will end on **May 19th, 2026 at 12:00PM.** Everything sold is purchased AS IS payable by Credit/Debit Card. See and bid on all units 24/7 at www.Lockerfox.com. Misc items-Michael Hardeman unit E03 and Kimmy Watley unit Q96-misc items

CITATION BY PUBLICATION THE STATE OF TEXAS COUNTY OF TARRANT Cause No.2026-PR00962-2 TO: THE KNOWN AND UNKNOWN HEIRS AT LAW AND ANY PERSONS INTERESTED IN THE ESTATE OF CRUZ MANUEL HOLGUIN OGAZ, DECEASED
 All persons interested in this case are cited to appear before this Honorable Court by filing a written answer or contest with the Clerk of the Court for Probate Court No. 2 of Tarrant County, Texas at the Courthouse located at 100 W. Weatherford, 2nd floor, Fort Worth, Tarrant County, Texas, on May 11, 2026, which is the first Monday after the expiration of Ten (10) days from the date of publication, then and there to answer said Application for Letters of Independent Administration and Heirship Determination of JULIE MARION MCNEESE AKA JULIE MCNEESE filed on April 23, 2026 and show cause why this Court should not render a determination of heirs and only heirs in the estate of ELLIOTT ROBERT MCNEESE AKA ELLIOTT ROBERT, DECEASED.
 Petitioner alleges that the decedent died in Tarrant County, Texas on May 21, 2025 and prays the Court hear evidence sufficient to determine who are the heirs and only heirs in the estate of ELLIOTT ROBERT MCNEESE AKA ELLIOTT ROBERT, DECEASED.
 GIVEN UNDER MY HAND AND SEAL of said Court at the office in the City of Fort Worth, Texas, Tarrant County, Texas 24th day of April, 2026 A.D.
 /s/ Amy Bronstein
 Amy Bronstein,
 Deputy Clerk
 Mary Louise Nicholson,
 County Clerk
 Tarrant County, Texas
 100 W. Weatherford Street
 Fort Worth, Texas 76196-0401

CITATION BY PUBLICATION THE STATE OF TEXAS COUNTY OF TARRANT Cause No.2026-PR01111-1 TO: THE KNOWN AND UNKNOWN HEIRS AT LAW AND ANY PERSONS INTERESTED IN THE ESTATE OF ELLIOTT ROBERT MCNEESE AKA ELLIOTT ROBERT, DECEASED
 All persons interested in this case are cited to appear before this Honorable Court by filing a written answer or contest with the Clerk of the Court for Probate Court No. 1 of Tarrant County, Texas at the Courthouse located at 100 W. Weatherford, 2nd floor, Fort Worth, Tarrant County, Texas, on May 11, 2026, which is the first Monday after the expiration of Ten (10) days from the date of publication, then and there to answer said Application for Letters of Independent Administration and Heirship Determination of JULIE MARION MCNEESE AKA JULIE MCNEESE filed on April 23, 2026 and show cause why this Court should not render a determination of heirs and only heirs in the estate of ELLIOTT ROBERT MCNEESE AKA ELLIOTT ROBERT, DECEASED.
 Petitioner alleges that the decedent died in Tarrant County, Texas on May 21, 2025 and prays the Court hear evidence sufficient to determine who are the heirs and only heirs in the estate of ELLIOTT ROBERT MCNEESE AKA ELLIOTT ROBERT, DECEASED.
 GIVEN UNDER MY HAND AND SEAL of said Court at the office in the City of Fort Worth, Texas, Tarrant County, Texas 24th day of April, 2026 A.D.
 /s/ Amy Bronstein
 Amy Bronstein,
 Deputy Clerk
 Mary Louise Nicholson,
 County Clerk
 Tarrant County, Texas
 100 W. Weatherford Street
 Fort Worth, Texas 76196-0401

CITATION BY PUBLICATION THE STATE OF TEXAS COUNTY OF TARRANT Cause No.2026-PR00962-2 TO: THE KNOWN AND UNKNOWN HEIRS AT LAW AND ANY PERSONS INTERESTED IN THE ESTATE OF CRUZ MANUEL HOLGUIN OGAZ, DECEASED
 All persons interested in this case are cited to appear before this Honorable Court by filing a written answer or contest with the Clerk of the Court for Probate Court No. 2 of Tarrant County, Texas at the Courthouse located at 100 W. Weatherford, 2nd floor, Fort Worth, Tarrant County, Texas, on May 11, 2026, which is the first Monday after the expiration of Ten (10) days from the date of publication, then and there to answer said Application for Letters of Independent Administration and Heirship Determination of JULIE MARION MCNEESE AKA JULIE MCNEESE filed on April 23, 2026 and show cause why this Court should not render a determination of heirs and only heirs in the estate of ELLIOTT ROBERT MCNEESE AKA ELLIOTT ROBERT, DECEASED.
 Petitioner alleges that the decedent died in Tarrant County, Texas on May 21, 2025 and prays the Court hear evidence sufficient to determine who are the heirs and only heirs in the estate of ELLIOTT ROBERT MCNEESE AKA ELLIOTT ROBERT, DECEASED.
 GIVEN UNDER MY HAND AND SEAL of said Court at the office in the City of Fort Worth, Texas, Tarrant County, Texas 24th day of April, 2026 A.D.
 /s/ Amy Bronstein
 Amy Bronstein,
 Deputy Clerk
 Mary Louise Nicholson,
 County Clerk
 Tarrant County, Texas
 100 W. Weatherford Street
 Fort Worth, Texas 76196-0401

Claims may be mailed to Paul E. Luna, Independent Executor c/o Tom Carr, 2501 Parkview Drive, Suite 605, Fort Worth, Texas 76102.
 All persons having claims Against this Estate are required to present their claims within the time and in the manner prescribed by law.
 Tom Carr
 Attorney for the Executor

CITATION BY PUBLICATION THE STATE OF TEXAS COUNTY OF TARRANT Cause No.2026-PR00873-2 TO: THE KNOWN AND UNKNOWN HEIRS AT LAW AND ANY PERSONS INTERESTED IN THE ESTATE OF DIANE D. GEMBALA, DECEASED
 All persons interested in this case are cited to appear before this Honorable Court by filing a written answer or contest with the Clerk of the Court for Probate Court No. 2 of Tarrant County, Texas at the Courthouse located at 100 W. Weatherford, 2nd floor, Fort Worth, Tarrant County, Texas, on May 11, 2026, which is the first Monday after the expiration of Ten (10) days from the date of publication, then and there to answer said APPLICATION FOR PROBATE OF WILL NOT PRODUCIBLE IN COURT AND ISSUANCE OF LETTERS TESTAMENTARY OF CHRISTOPHER S. RYDER filed on April 01, 2026 and show cause why this Court should not issue letters of Testamentary in the estate of DIANE D. GEMBALA, DECEASED.
 Petitioner alleges that the decedent died in Benbrook, Texas on December 28, 2025 and prays the Court hear evidence sufficient to issue Letters of Testamentary in the Estate of DIANE D. GEMBALA, DECEASED.
 GIVEN UNDER MY HAND AND SEAL of said Court at the office in the City of Fort Worth, Texas, Tarrant County, Texas 29th day of April, 2026 A.D.
 /s/ Lai Sun Dimock
 Lai Sun Dimock,
 Deputy Clerk
 Mary Louise Nicholson,
 County Clerk
 Tarrant County, Texas
 100 W. Weatherford Street
 Fort Worth, Texas 76196-0401

CITATION BY PUBLICATION THE STATE OF TEXAS COUNTY OF TARRANT Cause No.2026-PR01143-2 TO: THE KNOWN AND UNKNOWN HEIRS AT LAW AND ANY PERSONS INTERESTED IN THE EST A TE OF CHRISTIAN DAKOTA NAVARRO, DECEASED
 All persons interested in this case are cited to appear before this Honorable Court by filing a written answer or contest with the Clerk of the Court for Probate Court No. 2 of Tan-ant County, Texas at the Courthouse located at 100 W. Weatherford, 2nd floor, Fort Worth, Tarrant County, Texas, on May 11, 2026, which is the first Monday after the expiration of Ten (10) days from the date of publication, then and there to answer said Application for Determination of Heirship and Letters of Independent Administration of SHEILA RAQUEL BERG filed on April 28, 2026 and show cause why this Court should not render a determination of heirs and only heirs in the estate of CHRISTIAN DAKOTA NAVARRO, DECEASED.
 Petitioner alleges that the decedent died in Fort Worth, Texas on February 09, 2026 and prays the Court hear evidence sufficient to determine who are the heirs and only heirs of CHRISTIAN DAKOTA NAVARRO, DECEASED.
 GIVEN UNDER MY HAND AND SEAL of said Court at the office in the City of Fort Worth, Texas, Tarrant County, Texas 24th day of April, 2026 A.D.
 /s/ Amy Bronstein
 Amy Bronstein,
 Deputy Clerk
 Mary Louise Nicholson,
 County Clerk
 Tarrant County, Texas
 100 W. Weatherford Street
 Fort Worth, Texas 76196-0401

CITATION BY PUBLICATION THE STATE OF TEXAS COUNTY OF TARRANT Cause No.2026-PR01143-2 TO: THE KNOWN AND UNKNOWN HEIRS AT LAW AND ANY PERSONS INTERESTED IN THE EST A TE OF CHRISTIAN DAKOTA NAVARRO, DECEASED
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 /s/ Amy Bronstein
 Amy Bronstein,
 Deputy Clerk
 Mary Louise Nicholson,
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 Tarrant County, Texas
 100 W. Weatherford Street
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CITATION BY PUBLICATION THE STATE OF TEXAS COUNTY OF TARRANT Cause No.2026-PR01143-2 TO: THE KNOWN AND UNKNOWN HEIRS AT LAW AND ANY PERSONS INTERESTED IN THE EST A TE OF CHRISTIAN DAKOTA NAVARRO, DECEASED
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 /s/ Amy Bronstein
 Amy Bronstein,
 Deputy Clerk
 Mary Louise Nicholson,
 County Clerk
 Tarrant County, Texas
 100 W. Weatherford Street
 Fort Worth, Texas 76196-0401

NOTICE OF PUBLIC HEARING:
 TOWN OF PANTEGO ZONING CASE Z-283
 The Town of Pantego has scheduled the following Public Hearings to receive public comment before considering action on the following proposed Specific Use Permit (SUP): An application submitted by Brittney Medellin-Juarez on behalf of 2 Compas Kitchen to allow for the sale of alcohol for on-premise consumption at a property located at 2304 W Park Row Drive, Suite 21, in the Lakewood Shopping Center (Legal Description: Barry, William J Survey, Abstract 155, Tract 1A3, 1A3A, 1A3B & TRS 1A5, 1A5B & 1A5C, Town of Pantego, Tarrant County, Texas), a property generally located on the south side of West Park Row Drive between South Bowen Road and Milby Drive.
PLANNING AND ZONING COMMISSION PUBLIC HEARING
 Monday, May 18, 2026 at 5:00 p.m.
 Pantego Town Hall, Town Council Chambers
 1614 South Bowen Road
 Pantego, TX 76013
TOWN COUNCIL PUBLIC HEARING
 Monday, May 18, 2026 at 6:00 p.m.
 Pantego Town Hall, Town Council Chambers
 1614 South Bowen Road
 Pantego, TX 76013
 The public is invited to attend the meeting and/or provide public comment regarding the proposed specific use permit. If you are unable to attend the hearing, you can submit written comments to citymanager@townofpantego.com or by mail to Town of Pantego, ATTN: City Manager, 1614 S Bowen Road, Pantego, Texas, 76013. During the Public Hearings, submitted comments may be referenced, summarized by staff, and/or

CITY OF LAKE WORTH, TEXAS ORDINANCE NO. 1327 AN ORDINANCE OF THE CITY OF LAKE WORTH, TEXAS, AMENDING CHAPTER 3 "BUILDING REGULATIONS" OF THE LAKE WORTH CODE OF ORDINANCES, BY AMENDING ARTICLE 3.04 "CONSTRUCTION CODES AND STANDARDS" DIVISION 4, ENTITLED "PLUMBING CODE," SECTION 3.04.091 "ADOPTED" AND SECTION 3.04.092 "AMENDMENTS" BY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) ALONG WITH LOCAL AMENDMENTS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00 FOR EACH VIOLATION; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
 SECTION 5. PENALTY CLAUSE. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.
 SECTION 9. PUBLICATION CLAUSE. The City Secretary of the City of Lake Worth is hereby directed to publish in the official newspaper of the City of Lake Worth, the caption, the penalty clause, publication clause, and effective date clause of this ordinance two (2) days as authorized by Section 52.013 of the Local Government Code.
PASSED AND APPROVED by the City Council of the City of Lake Worth, Texas, on the 21st day of April 2026.
 CITY OF LAKE WORTH
 /s/ Walter Bowen
 Mayor
 ATTEST:
 /s/ Holly Fimbres
 Holly Fimbres - City Secretary

CITY OF LAKE WORTH, TEXAS ORDINANCE NO. 1327 AN ORDINANCE OF THE CITY OF LAKE WORTH, TEXAS, AMENDING CHAPTER 3 "BUILDING REGULATIONS" OF THE LAKE WORTH CODE OF ORDINANCES, BY AMENDING ARTICLE 3.04 "CONSTRUCTION CODES AND STANDARDS" DIVISION 4, ENTITLED "PLUMBING CODE," SECTION 3.04.091 "ADOPTED" AND SECTION 3.04.092 "AMENDMENTS" BY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) ALONG WITH LOCAL AMENDMENTS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00 FOR EACH VIOLATION; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
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PASSED AND APPROVED by the City Council of the City of Lake Worth, Texas, on the 21st day of April 2026.
 CITY OF LAKE WORTH
 /s/ Walter Bowen
 Mayor
 ATTEST:
 /s/ Holly Fimbres
 Holly Fimbres - City Secretary

Citations

CITATION BY PUBLICATION THE STATE OF TEXAS COUNTY OF TARRANT Cause No.2026-PR00873-2 TO: THE KNOWN AND UNKNOWN HEIRS AT LAW AND ANY PERSONS INTERESTED IN THE ESTATE OF DIANE D. GEMBALA, DECEASED
 All persons interested in this case are cited to appear before this Honorable Court by filing a written answer or contest with the Clerk of the Court for Probate Court No. 2 of Tarrant County, Texas at the Courthouse located at 100 W. Weatherford, 2nd floor, Fort Worth, Tarrant County, Texas, on May 11, 2026, which is the first Monday after the expiration of Ten (10) days from the date of publication, then and there to answer said APPLICATION FOR PROBATE OF WILL NOT PRODUCIBLE IN COURT AND ISSUANCE OF LETTERS TESTAMENTARY OF CHRISTOPHER S. RYDER filed on April 01, 2026 and show cause why this Court should not issue letters of Testamentary in the estate of DIANE D. GEMBALA, DECEASED.
 Petitioner alleges that the decedent died in Benbrook, Texas on December 28, 2025 and prays the Court hear evidence sufficient to issue Letters of Testamentary in the Estate of DIANE D. GEMBALA, DECEASED.
 GIVEN UNDER MY HAND AND SEAL of said Court at the office in the City of Fort Worth, Texas, Tarrant County, Texas 29th day of April, 2026 A.D.
 /s/ Lai Sun Dimock
 Lai Sun Dimock,
 Deputy Clerk
 Mary Louise Nicholson,
 County Clerk
 Tarrant County, Texas
 100 W. Weatherford Street
 Fort Worth, Texas 76196-0401

CITATION BY PUBLICATION THE STATE OF TEXAS COUNTY OF TARRANT Cause No.2026-PR01143-2 TO: THE KNOWN AND UNKNOWN HEIRS AT LAW AND ANY PERSONS INTERESTED IN THE EST A TE OF CHRISTIAN DAKOTA NAVARRO, DECEASED
 All persons interested in this case are cited to appear before this Honorable Court by filing a written answer or contest with the Clerk of the Court for Probate Court No. 2 of Tan-ant County, Texas at the Courthouse located at 100 W. Weatherford, 2nd floor, Fort Worth, Tarrant County, Texas, on May 11, 2026, which is the first Monday after the expiration of Ten (10) days from the date of publication, then and there to answer said Application for Determination of Heirship and Letters of Independent Administration of SHEILA RAQUEL BERG filed on April 28, 2026 and show cause why this Court should not render a determination of heirs and only heirs in the estate of CHRISTIAN DAKOTA NAVARRO, DECEASED.
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 /s/ Amy Bronstein
 Amy Bronstein,
 Deputy Clerk
 Mary Louise Nicholson,
 County Clerk
 Tarrant County, Texas
 100 W. Weatherford Street
 Fort Worth, Texas 76196-0401

CITATION BY PUBLICATION THE STATE OF TEXAS COUNTY OF TARRANT Cause No.2026-PR01143-2 TO: THE KNOWN AND UNKNOWN HEIRS AT LAW AND ANY PERSONS INTERESTED IN THE EST A TE OF CHRISTIAN DAKOTA NAVARRO, DECEASED
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 /s/ Amy Bronstein
 Amy Bronstein,
 Deputy Clerk
 Mary Louise Nicholson,
 County Clerk
 Tarrant County, Texas
 100 W. Weatherford Street
 Fort Worth, Texas 76196-0401

NOTICE OF PUBLIC HEARING:
 TOWN OF PANTEGO ZONING CASE Z-283
 The Town of Pantego has scheduled the following Public Hearings to receive public comment before considering action on the following proposed Specific Use Permit (SUP): An application submitted by Brittney Medellin-Juarez on behalf of 2 Compas Kitchen to allow for the sale of alcohol for on-premise consumption at a property located at 2304 W Park Row Drive, Suite 21, in the Lakewood Shopping Center (Legal Description: Barry, William J Survey, Abstract 155, Tract 1A3, 1A3A, 1A3B & TRS 1A5, 1A5B & 1A5C, Town of Pantego, Tarrant County, Texas), a property generally located on the south side of West Park Row Drive between South Bowen Road and Milby Drive.
PLANNING AND ZONING COMMISSION PUBLIC HEARING
 Monday, May 18, 2026 at 5:00 p.m.
 Pantego Town Hall, Town Council Chambers
 1614 South Bowen Road
 Pantego, TX 76013
TOWN COUNCIL PUBLIC HEARING
 Monday, May 18, 2026 at 6:00 p.m.
 Pantego Town Hall, Town Council Chambers
 1614 South Bowen Road
 Pantego, TX 76013
 The public is invited to attend the meeting and/or provide public comment regarding the proposed specific use permit. If you are unable to attend the hearing, you can submit written comments to citymanager@townofpantego.com or by mail to Town of Pantego, ATTN: City Manager, 1614 S Bowen Road, Pantego, Texas, 76013. During the Public Hearings, submitted comments may be referenced, summarized by staff, and/or

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CITY OF LAKE WORTH, TEXAS ORDINANCE NO. 1326 AN ORDINANCE OF THE CITY OF LAKE WORTH, TEXAS, AMENDING CHAPTER 3 "BUILDING REGULATIONS" OF THE LAKE WORTH CODE OF ORDINANCES, BY AMENDING ARTICLE 3.04 "CONSTRUCTION CODES AND STANDARDS" DIVISION 3, ENTITLED "RESIDENTIAL CODE," SECTION 3.04.061 "ADOPTED" AND SECTION 3.04.062 "AMENDMENTS" BY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) ALONG WITH LOCAL AMENDMENTS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00 FOR EACH VIOLATION; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
 SECTION 5. PENALTY CLAUSE. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.
 SECTION 9. PUBLICATION CLAUSE. The City Secretary of the City of Lake Worth is hereby directed to publish in the official newspaper of the City of Lake Worth, the caption, the penalty clause, publication clause, and effective date clause of this ordinance two (2) days as authorized by Section 52.013 of the Local Government Code.
PASSED AND APPROVED by the City Council of the City of Lake Worth, Texas, on the 21st day of April 2026.
 CITY OF LAKE WORTH
 /s/ Walter Bowen
 Mayor
 ATTEST:
 /s/ Holly Fimbres
 Holly Fimbres - City Secretary

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 CITY OF LAKE WORTH
 /s/ Walter Bowen
 Mayor
 ATTEST:
 /s/ Holly Fimbres
 Holly Fimbres - City Secretary

NOTICE TO CREDITORS CAUSE NO. 2026-PR00945-2
 Notice is hereby given that Letters Testamentary upon the Estate of DIANE L. HANLEY, Deceased, were given to the undersigned Independent Executor on the 29th day of April, 2026, in the proceeding indicated below my signature hereto, which proceeding is still pending, and that I now hold such Letters Testamentary as Independent Executor. All persons having claims against said estate, which is being administered in the county below named, are hereby required to present the same to me as Independent Executor at 777 Main Street, Suite 2700, Fort Worth, Texas 76102, before suit upon same is barred by the general statutes of limitation, before such estate is closed, and within the time prescribed by law.
 Dated this 29th day of April, 2026.
 LONE OAK TRUST COMPANY
 By: /s/ Tod Miller
 TOD MILLER, Chief Fiduciary Officer, Independent Executor of the Estate of Diane L. Hanley, Deceased, No. 2026-PR00945-2, in Probate Court Number 2 of Tarrant County, Texas

NOTICE OF PUBLIC SALE:
 Pursuant to Chapter 59 of the Texas Property Code Storage Depot located at 3825 Old Parker Rd Wylie, TX 75098 (972)265-8236 will release the contents of storage units described below to be sold at public auction or otherwise disposed of to satisfy a Landlord's Lien. The Sale will end on **May 20th, 2026 at 12:00PM.** Everything sold is purchased AS IS payable by Credit/Debit Card. See and bid on all units 24/7 at www.Lockerfox.com. Linda Alacala unit C254-Misc items

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NOTICE OF PUBLIC HEARING:
 TOWN OF PANTEGO ZONING CASE Z-283
 The Town of Pantego has scheduled the following Public Hearings to receive public comment before considering action on the following proposed Specific Use Permit (SUP): An application submitted by Brittney Medellin-Juarez on behalf of 2 Compas Kitchen to allow for the sale of alcohol for on-premise consumption at a property located at 2304 W Park Row Drive, Suite 21, in the Lakewood Shopping Center (Legal Description: Barry, William J Survey, Abstract 155, Tract 1A3, 1A3A, 1A3B & TRS 1A5, 1A5B & 1A5C, Town of Pantego, Tarrant County, Texas), a property generally located on the south side of West Park Row Drive between South Bowen Road and Milby Drive.
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 Pantego Town Hall, Town Council Chambers
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Public Hearing Notice – Specific Use Permit

May 4, 2026

Dear Property Owner:

Notice is hereby given that there will be a public hearing before the City of Watauga Planning and Zoning Commission at its regularly scheduled meeting on May 20, 2026 beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX and before the City Council at its regularly scheduled meeting on June 8, 2026 beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX regarding the following item:

SUP.26-01: Public hearing to receive comments for or against a request for a specific use permit at the property known as Lot 4R Block 1, of the Stringer Addition; and consider action on a site plan to allow for retail tire sales and light automotive services in a General Business (GB) zoning district. The subject property is located north of Highlawn Terrace, south of Bursey Road and west of Rufe Snow Drive. Owner: Bright Bay 2 Investments LLC. Applicant/Agent: Ameer Adel on behalf of Mahmoud Abuzaid

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 the meeting. If you cannot attend the meeting 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.

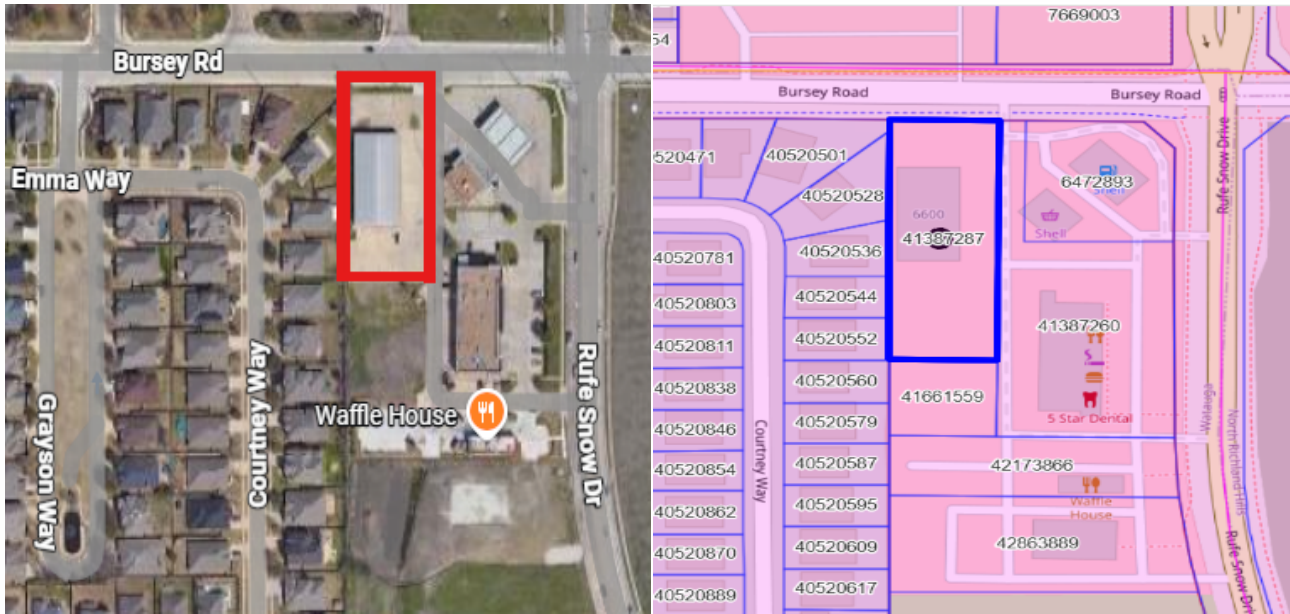
Sincerely,

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 05/01/2026

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.26-01**: Public hearing to receive comments for or against a request for a specific use permit at the property known as Lot 4R Block 1, of the Stringer Addition; and consider action on a site plan to allow for retail tire sales and light automotive services in a General Business (GB) zoning district. The subject property is located north of Highlawn Terrace, south of Bursley Road and west of Rufe Snow Drive. Owner: Bright Bay 2 Investments LLC. Applicant/Agent: Ameer Adel on behalf of Mahmoud Abuzaid

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>

To: City of Watauga, Texas

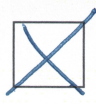
From:

Rafael Aponte

8240 Courtney Way Watauga, TX 76148

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

RE: SUP.26-01: Public hearing to receive comments for or against a request for a specific use permit at the property known as Lot 4R Block 1, of the Stringer Addition; and consider action on a site plan to allow for retail tire sales and light automotive services in a General Business (GB) zoning district. The subject property is located north of Highlawn Terrace, south of Bursey Road and west of Rufe Snow Drive. Owner: Bright Bay 2 Investments LLC. Applicant/Agent: Ameer Adel on behalf of Mahmoud Abuzaid



I PROTEST THE PROPOSED SPECIFIC USE PERMIT



I SUPPORT THE PROPOSED SPECIFIC USE PERMIT

financial, environmental & welfare impact

Basis for your protest/support

Noise and environmental pollution

Disturbances to residential living & remote work
impact on sleep & family wellbeing for disabled persons

Trissering dogs barking, ongoing disturbances.

*See Attached letter

Rafael Aponte

Rafael A Aponte

Printed Name

Signature

May 8, 2026

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 Development Services

7800 Virgil R. Anthony Sr. Blvd.

Watauga, TX 76148

Jgarcia@wataugatx.org

May 8, 2026

Dear Jeannette Garcia,

I am writing to formally oppose the requested Specific Use Permit for retail tire sales and light automotive services proposed by Bright Bay 2 Investments LLC.

I have been a homeowner and resident of Durham Farms since 2015. The most valuable quality of this property is the quiet and peaceful environment we enjoy. I have serious concerns regarding the direct negative impact this business would have on my property right in my backyard of the proposed special permit regarding, environmental, financial impact on property values, ongoing disturbances and overall quality of life.

My concerns include:

Noise and Environmental Pollution

Automotive-related businesses generate continuous noise from air compressors, tire equipment, engines, oil changes, revving vehicles, loud conversations, and customer traffic throughout the day. These sounds are disruptive to nearby homes and incompatible with a residential environment.

In addition, automotive businesses involve the use and disposal of oil, transmission fluids, chemicals, solvents, and other hazardous materials that may create environmental concerns, unpleasant odors, and potential health risks for nearby residents. Exposure to these substances may aggravate allergies, respiratory issues, and other health conditions for families living close to the property.

Increased Traffic and Congestion

The proposed use would significantly increase vehicle traffic in the area, including customer vehicles, delivery trucks, and service-related activity. Increased congestion creates safety concerns for residents, pedestrians, and children in the neighborhood.

Rafael Aponte 8240 Courtney Way Watauga, TX 76148

Disturbance to Residential Living and Remote Work

I work from home, and excessive noise and vehicle activity would directly interfere with my ability to conduct business professionally and maintain a productive work environment. Residential neighborhoods should remain suitable for quiet enjoyment and remote employment.

Impact on Sleep and Family Well-Being

I am a disabled person with a daytime sleep schedule due to lack of night time sleeping. I need peace and quiet for my overall health and healing from back surgery. My daughter works overnight shifts and must sleep during daytime hours. The operational noise associated with tire sales and automotive services would severely disrupt her sleep schedule and negatively affect her health and well-being.

Triggering of Neighborhood Dogs and Ongoing Disturbances

Frequent vehicle movement, loud mechanical sounds, customer activity, and deliveries are likely to trigger constant barking from my two dogs and neighborhood dogs, creating an ongoing cycle of noise disturbances throughout the day and evenings.

Loss of Peaceful Enjoyment of Our Home

Our family enjoys spending time outdoors using our pool and patio areas throughout the year during all hours of the day. The added noise, traffic, odors, and operational activity associated with an automotive business would substantially interfere with the peaceful enjoyment of our property and negatively impact our family's comfort, privacy, and overall welfare.

Negative Financial Impact and Property Value Concerns

The approval of this Specific Use Permit will negatively impact our residential property values. Many homebuyers seek neighborhoods that are quiet, family-oriented, and free from heavy automotive-related activity. The proximity of a tire and automotive service business may make nearby homes less desirable due to concerns about noise, odors, traffic, environmental risks, and overall neighborhood character.

As homeowners, we have invested significant financial resources into our property and neighborhood. Any decline in property desirability or market value represents a direct financial loss to residents who rely on the long-term stability and appreciation of their homes. The introduction of a commercial automotive operation so close to residential homes could discourage future buyers and diminish the investment families have made in this community.

Rafael Aponte 8240 Courtney Way Watauga, TX 76148

Incompatibility with Surrounding Residential Character

While the property may be located within a General Business zoning district, the intensity and operational nature of an automotive service business are not compatible with the nearby residential uses and daily living conditions of surrounding residents.

For these reasons, I respectfully request that the City deny the Specific Use Permit application submitted by Bright Bay 2 Investments LLC.

Thank you for your consideration of the concerns of the surrounding residents and the long-term impact this development will have on our neighborhood.

Sincerely,

Rafael Aponte
8240 Courtney Way
Watauga, TX 76148

Jeannette Garcia

From: Vanessa Camacho <vcamacho21@yahoo.com>
Sent: Monday, May 11, 2026 3:42 PM
To: Jeannette Garcia
Subject: Specific Use Permit

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: City of Watauga, Texas

From: Benjamin Bisby and Vanessa Camacho-Bisby

RE: SUP.26-01 – Public Hearing Regarding a Specific Use Permit for Lot 4R, Block 1, Stringer Addition

I am submitting this letter to formally **protest the proposed Specific Use Permit** that would allow retail tire sales and light automotive services at the property located north of Highlawn Terrace, south of Bursey Road, and west of Rufe Snow Drive.

Basis for Protest: I am a disabled combat veteran living with PTSD, and maintaining a quiet, peaceful home environment is essential to my well-being. I also have two young daughters whose safety and comfort are my highest priority. My husband works from home and requires a quiet workspace, and I frequently care for children and elderly individuals in my home. Increased noise or commercial activity of this nature would significantly disrupt the tranquility and safety of our neighborhood.

For these reasons, I respectfully request that the neighborhood remain quiet, residential, and peaceful, and that this permit **not** be approved.

Thank you for your consideration.

Benjamin Bisby and Vanessa Camacho-Bisby

To: City of Watauga, Texas

From: Richard & Romona Taylor
8229 Courtney Way, Watauga, 76148
(Address of Your Property that Could Be Impacted by this Request)

RE: **SUP.26-01**: Public hearing to receive comments for or against a request for a specific use permit at the property known as Lot 4R Block 1, of the Stringer Addition; and consider action on a site plan to allow for retail tire sales and light automotive services in a General Business (GB) zoning district. The subject property is located north of Highlawn Terrace, south of Bursery Road and west of Rufe Snow Drive. Owner: Bright Bay 2 Investments LLC. Applicant/Agent: Ameer Adel on behalf of Mahmoud Abuzaid



I PROTEST THE PROPOSED SPECIFIC USE PERMIT



I SUPPORT THE PROPOSED SPECIFIC USE PERMIT

Basis for your (protest) support That type of business would cause a noise nuisance, which would negatively effect property values and standard of living.

Richard Taylor
Printed Name

[Signature]
Signature

May 8, 2024
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>

A. Taylor
8229 Courtney Way
Watauga, TX 76148

NORTH TEXAS TX 750

11 MAY 2026PM 9 L



FOREVER

Jannette

City of Watauga Dev. Srv.
7000 Vigil R. Anthony Sr. Blvd.
Watauga, TX 76148
- Attn: J. Garcia

76148-245500



To: City of Watauga, Texas

From: David Stanley

8232 Courtney Way Watauga TX 76148
(Address of Your Property that Could Be Impacted by this Request)

RE: **SUP.26-01**: Public hearing to receive comments for or against a request for a specific use permit at the property known as Lot 4R Block 1, of the Stringer Addition; and consider action on a site plan to allow for retail tire sales and light automotive services in a General Business (GB) zoning district. The subject property is located north of Highlawn Terrace, south of Bursley Road and west of Rufe Snow Drive. Owner: Bright Bay 2 Investments LLC. Applicant/Agent: Ameer Adel on behalf of Mahmoud Abuzaid

I PROTEST THE PROPOSED SPECIFIC USE PERMIT

I SUPPORT THE PROPOSED SPECIFIC USE PERMIT

Basis for your protest/support Tire work/vehicle repairs being carried out
feet away from my neighbors and my yard is not preferable.

We have enough choices for Auto service. (Discount Tire, Christian Brothers, etc.)
Air tools will be heard easily by the row of houses listed as impacted.

David Stanley
Printed Name

[Signature]
Signature ASE Master Certified - Automobile

5/11/2026
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>

David Stanley
8232 Courtney Way
Watauga, TX 76148

NORTH TEXAS TX 750

12 MAY 2026PM 6 L



City of Watauga Dev. Sec.
7800 Virgil R. Anthony Sr. Blvd
Watauga, TX 76148

Dev. Sec.

76148-245600





AGENDA MEMORANDUM

DATE: April 21, 2026

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP. 26-01:** Consideration of a request from Bright Bay 2 Investments LLC for a specific use permit on a property commonly known as 6600 Bursey Road, described as Lot 4R Block 1 of the Stringer Addition; and consider action to recommend approval of an ordinance allowing for a specific use permit for retail tire sales and light auto repair services in a General Business (GB) zoned district. Owner: Bright Bay 2 Investments LLC. Applicant/Agent: Ameer Adel on behalf of Mahmoud Abuzaid.

BACKGROUND/INFORMATION:

A Specific Use Permit Application was submitted to Development Services on April 21, 2026. The applicant, Bright Bay 2 Investments, is requesting the specific use permit (SUP) to allow retail tire sales and light automotive repair in a General Business (GB) zoning district. The retail and service establishment is to be known as Tire Store Service Center.

This site, located in the Stringer Addition, contains 0.95 acres of vacant developed land which was previously a Dollar General store. The store closed in January 2018. The site with frontage to Bursey Road and access to Rufe Snow Drive will also have screening, landscaping and parking requirements to be met.

The General Business (GB) district permits business and service establishments and retail stores necessary to the everyday and occasional shopping needs of the public. Auto tire retail and auto repair garage are allowed only upon approval of a specific use permit.

The request is consistent with the surrounding districts, allowing for Local Office/Retail/Commercial development and the future land use plan meeting the needs of residents in the vicinity. Building designs should be smaller in scale, typically one or two stories and require visibility from roadways. Development should orient towards local traffic but also allow for a comfortable pedestrian environment. Landscaping is encouraged to keep the area attractive, functional and minimize negative impacts on nearby uses.



AGENDA MEMORANDUM

Currently, property owners have received public notice due to public records available through Tarrant Appraisal District which reflect that 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 to their information, and a sign has been erected on the property which contains a notice of hearing and telephone number of staff from whom dates may be obtained.

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 public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance or significance.

The City's Comprehensive Plan enacted several Guiding Principles for Land Use, as referenced in the Executive Summary, page (v.) to include:

- "Ensure that future development is orderly and efficient, compatible with existing land uses and enhances the overall quality of life."
- "Encourage the development of non-residential services to enhance the tax base and meet the needs of Watauga residents."
- "Encourage quality non-residential development that enhances Watauga's visual appearance, ensuring Watauga is distinguishable from adjacent communities."

Annual sales numbers per Tire Store Service Center in the DFW area were provided for staff. Based on projected monthly taxable sales estimate for the Watauga location, the proposed tire store and light automotive service facility is expected to generate consistent sales in the range of \$150,000-\$250,000.

The City Council will consider this request at the June 8, 2026 regular meeting following a recommendation by the Planning and Zoning Commission.

FINANCIAL IMPLICATIONS:

Benefits will include the following:

- Creation of nine local jobs
- Generation of local sales tax revenue from convenient automotive services for local residents
- Improvement and productive use of an existing vacant structure

RECOMMENDATION/ACTION DESIRED:

DRT does recommend support of this item.



AGENDA MEMORANDUM

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Preliminary Report SUP. 26-01 - Tire Store Service Center - JG
2. ORDINANCE - SUP.26-01 - Tire Store Service Center
3. Exhibit A - SITE-PLAN-FINAL-PRINT-V4

REVIEWED BY:

Randy Richards, CFM, Assistant Director of Public Works	Approved - 5/13/2026
Paul Hackleman, Director of Public Works	Approved - 5/13/2026
David Berman, City Attorney	Approved - 5/14/2026
Sandra Gibson, City Manager	Approved - 5/14/2026
Linda Proskey, City Secretary	Final Approval - 5/14/2026

Approved as to form for inclusion on Agenda

PRELIMINARY REPORT

DATE: May 2, 2026

TO: Planning and Zoning Commission Members

FROM: Jeannette Garcia, Planner I

SUBJECT: **SUP.26-01:** Public hearing to receive comments for or against a request for a specific use permit at the property known as Lot 4R Block 1, of the Stringer Addition; and consider action on a site plan to allow for retail tire sales and light automotive services in a General Business (GB) zoning district. The subject property is located north of High Lawn Terrace, south of Bursey Road and west of Rufe Snow Drive.

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.

Every specific use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under construction but shall not be considered as being a permanent change in zoning.

The applicant, Bright Bay 2 Investments, is requesting the specific use permit (SUP) to allow retail tire sales and light automotive repair in a General Business (GB) zoning district. The retail and service establishment is known as Tire Store Service Center.

The General Business (GB) district permits business and service establishments and retail stores necessary to the everyday and occasional shopping needs of the public. Auto tire retail and auto repair garage are allowed only upon approval of a specific use permit.

This site, located in the Stringer Addition, contains 0.95 acres of vacant developed land which was previously a Dollar General store. The store closed in January 2018. The site with frontage to Bursey Road and access to Rufe Snow Drive will also have screening, landscaping and parking requirements to be met.

The request is consistent with the surrounding districts allowing for Local Office/Retail/Commercial development and the future land use plan meeting the needs of residents in the vicinity. Building designs should be smaller in scale, typically one or two stories and require visibility from roadways. Development should orient towards local traffic but also allow for a comfortable pedestrian environment. Landscaping is encouraged to keep the area attractive, functional and minimize negative impacts on nearby uses.

PRELIMINARY REPORT

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

- Sec. 115-33. Specific Use Permit. (b) *Amendment to the zoning ordinance*. Every specific use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under construction but shall not be considered as being a permanent change in zoning.
- Sec. 115-114. Off-street Parking and Loading regulations shall be provided, at a minimum, plus an area or means adequate for ingress and egress. As indicated in the site plan, thirty-one (31) parking spaces are available; thus, the parking standards are satisfied. Parking spaces include nine (9) staff spaces and two (2) ADA spaces.
- The site plan requirements submitted for preliminary review for the SUP were met as stated in Sec. 115-115 as the location is developed. If the item is granted approval, additional modifications shall be requested at building remodel application submittal.
- Sec. 115-117. Landscape improvements with trees and shrubs will be required with plan review before remodel begins and completed prior to granting of certificate of occupancy.
- Staff reviewed the consistency of the request for retail tire sales and light automotive services with the Comprehensive Plan. Tire Store Service Centers have been in operation throughout DFW since 2018, and the various stores include a variety of services. They propose to develop adjacent to neighborhood retail, small sized restaurants, professional services and single-family homes, to name a few.

CURRENT ACTIVITY:

A Specific Use Permit Application was submitted to Development Services on April 21, 2026 and once all requirements were satisfied, notice was published in the Commercial Recorder on May 1, 2026, for the Public Hearing of the Planning and Zoning Commission on May 20, 2026. In accordance with State law, property owners received 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 to their information.

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.

Any additional correspondence received after the publication of the notice will be distributed to the Planning and Zoning Commission and City Council prior to the public hearings.

PRELIMINARY REPORT

DRT considered the following criteria for the amendment:

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 public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance or significance.

The City's Comprehensive Plan enacted several Guiding Principles for Land Use, as referenced in the Executive Summary, page (v.) to include:

- "Ensure that future development is orderly and efficient, compatible with existing land uses and enhances the overall quality of life."
- "Encourage the development of non-residential services to enhance the tax base and meet the needs of Watauga residents."
- "Encourage quality non-residential development that enhances Watauga's visual appearance, ensuring Watauga is distinguishable from adjacent communities."

Annual sales numbers per Tire Store Service Center in the DFW area were provided for staff. Based on projected monthly taxable sales estimate for the proposed Watauga location, the proposed tire store and light automotive service facility is expected to generate consistent sales in the range of \$150,000-\$250,000.

The City Council will consider this request at the June 8, 2026 regular meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION/ACTION DESIRED:

During the Planning and Zoning Commission Regular Meeting to be held Wednesday, May 20, 2026, the Development Review Team (DRT) recommends support for this item.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

Site Plan

**CITY OF WATAUGA, TEXAS
ORDINANCE NO. 2026-XXX**

AN ORDINANCE OF THE CITY OF WATAUGA, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, PLAN AND MAP OF THE CITY, AS AMENDED, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW FOR RETAIL TIRE SALES AND LIGHT AUTO REPAIR AS DESCRIBED IN PLANNING AND ZONING CASE SUP.26-01, FOR THE PROPERTY GENERALLY LOCATED AT 6600 BURSEY ROAD AND DESCRIBED AS LOT 4R, BLOCK 1, STRINGER ADDITION, IN THE CITY OF WATAUGA, TARRANT COUNTY, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Bright Bay 2 Investments LLC. (hereinafter, the “Owner”) owns property located at 6600 Bursey Road, and further described as Lot 4R, Block 1, in the Stringer Addition, located in the City of Watauga, Tarrant County, Texas (hereinafter, the “Property”); and

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

WHEREAS, the Planning and Zoning Commission of the City of Watauga and the City Council of the City of Watauga, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Watauga is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance, Plan and Map should be amended.

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 Comprehensive Zoning Ordinance, Plan and Map of the City of Watauga, Texas, as heretofore amended, be and the same are hereby amended by granting a special use permit to allow for retail tire sales and light automotive repair on property located at 6600 Bursey Road, and further described as Lot 4R, Block 1, Stringer Addition, City of Watauga, Tarrant County, Texas (hereinafter, the “Property”).

III.

The Property shall be developed in accordance with the Site Plan attached hereto as Exhibit “A,” shall comply with the regulations in the “GB” General Business Zoning District where not in conflict with the provisions of this Ordinance, and shall comply with the following additional regulations: Section 115-85(c) 1, 5, 7, 12, 14, 15, 18, 20, 21, and 22 of the Code of Ordinances, City of Watauga, Texas, as follows:

- (1) Site plan. A site plan is required in accordance with section 115-115 of the Code of Ordinances.
- (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, berms, or a combination of such from any abutting residentially zoned property.
- (12) All outside storage areas shall be screened with either landscaping, fences/walls, berms, or a combination thereof.
- (14) Parking areas shall be designed such that vehicles do not face any residentially used street.
- (15) Dumpster and loading areas shall not be located in areas adjacent to any abutting residential property.
- (18) Incidental parts, maintenance, and repair facilities shall be completely located within an enclosed building.
- (20) The Property shall not be used for the storage of wrecked vehicles, or the dismantling of vehicles, or the storage of vehicle parts.
- (21) All vehicles being stored for repair shall be screened from all public rights-of-way.
- (22) No semi-trailer truck or tractor parking will be allowed adjacent to any residentially zoned property.

IV.

The Property shall hereafter be used for lawful purposes provided for in the “GB” General Business District with a Special Use Permit to allow retail tire sales and light automotive repair and only in the manner and for the purposes provided herein and by the ordinances of the City of Watauga, Texas, as heretofore amended, and as amended herein. The Zoning Map of City of Watauga, Texas, shall be revised and amended to show the specific use permitted on the Property as provided herein, 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 effective date of this Ordinance, then this Ordinance and all rights granted hereunder shall become void, provided that such limitation may be extended upon approval by the City

Council of the City of Watauga. In the event the building, premise, or land use of the Property is vacated for a continuous period of at least six months, or if such building, premise, or land use is destroyed more than 50 percent by fire or other cause, then this Ordinance and all rights granted hereunder shall become void.

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. 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 8th day of June, 2026.

APPROVED:

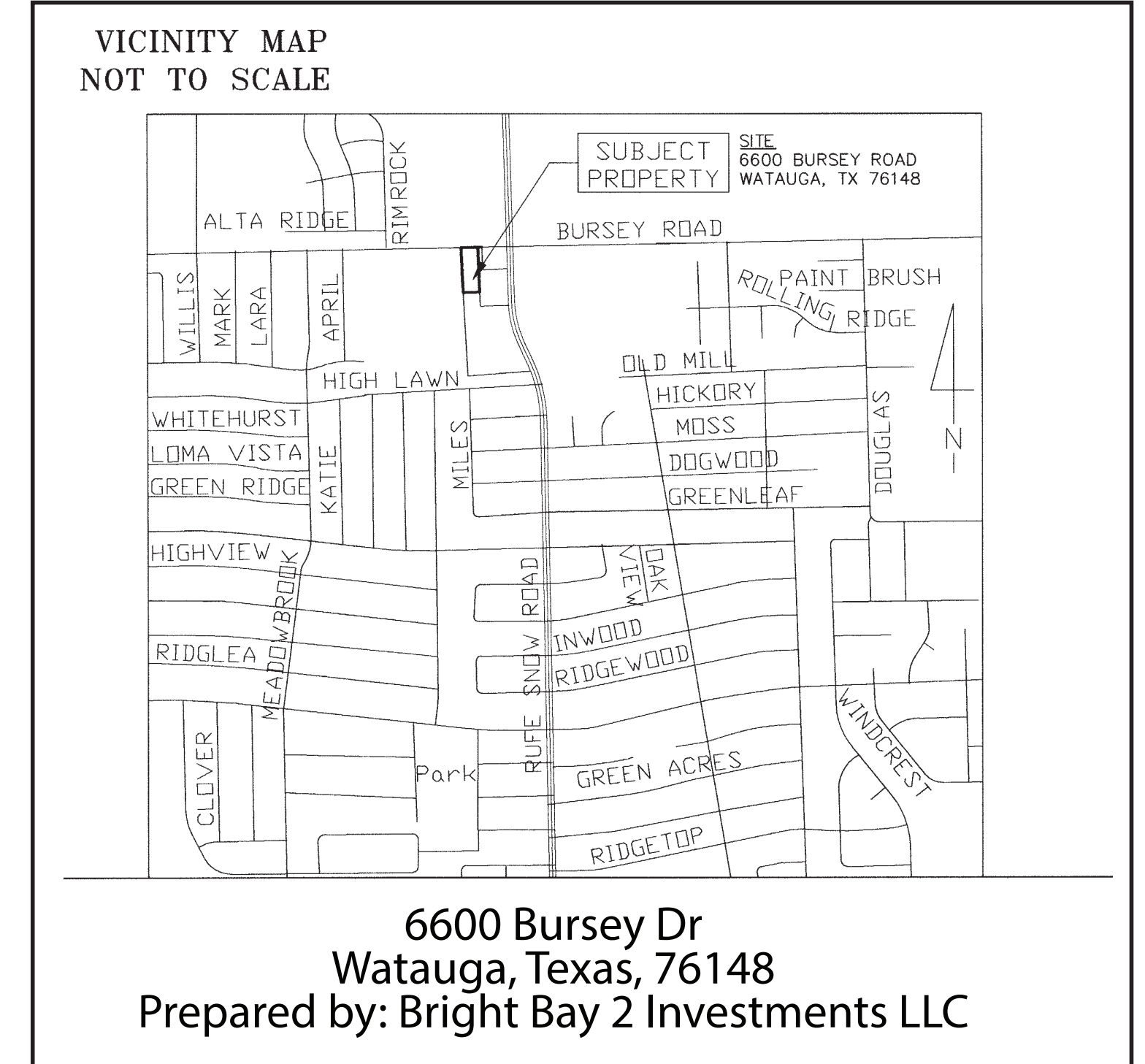
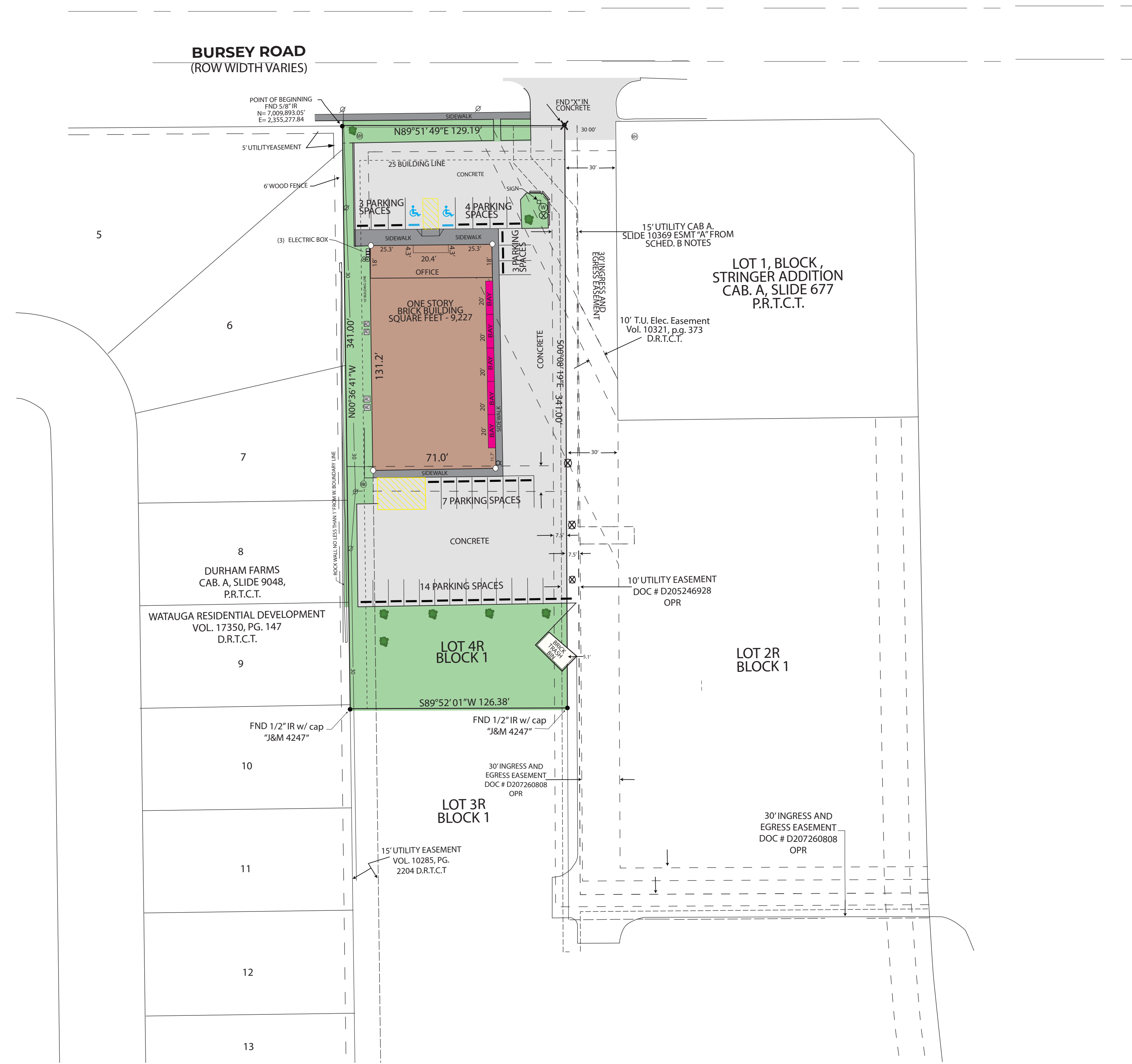
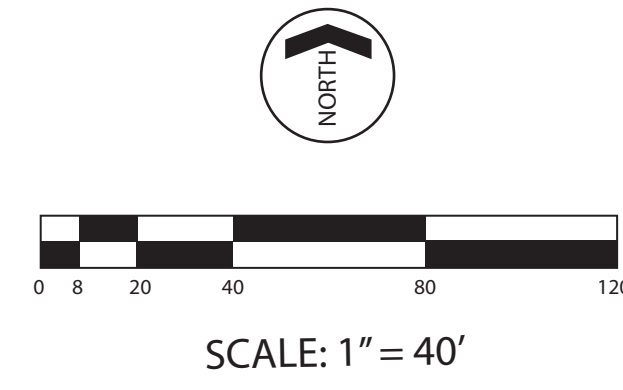
ARTHUR L. MINER, MAYOR

ATTEST:

LINDA PROSKEY, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

DAVID M BERMAN, CITY ATTORNEY



LEGEND	
EXISTING AIR CONDITIONING UNIT	AC
EXISTING WATER VALVE	⊗
EXISTING FIRE HYDRANT	⊗
EXISTING SEWER MANHOLE	⊗
EXISTING CLEAN-OUT	⊗
EXISTING UTILITY POLE	⊗
EXISTING STREET LIGHT	⊗
EXISTING ELECTRIC METER	⊗
EXISTING ELECTRIC TRANSFORMER	⊗
EXISTING GAS METER	⊗
EXISTING WATER METER	⊗
FOUND MONUMENT NOTES	●
TREE	🌳
LIGHT	○
RECORD CALL (BEARING AND/OR DISTANCE)	
DRTCT - DEED RECORDS OF TARRANT COUNTY TX	—
OPRTCT - OFFICAL PUBLIC RECORDS OF TARRANT COUNTY, TX	—
PRTCT - PLAT RECORDS OF TARRANT COUNTY, TX	—
CRTCT - CONTRACT RECORDS OF TARRANT COUNTY, TX	—
GASLINE TO BLDG.	— W —
WATERLINE TO BLDG.	— S —
ELECTRIC LINE TO BLDG.	— E —
SANITARY SEWERLINE TO BLDG	— OE —
OVERHEAD ELECTRIC LINES	▨
PAINTED NO PARKING AREA	■
CONCRETE	■

Site Summary Table

Site Address: 6600 Bursey RD Watauga, Texas, 76148
Legal Discription: Stringer Addition Block 1 Lot-4R
Current Zoning: GP
Parking Provided: 31 Spaces + 2 Handicap
Site: 1.0 Acres

Developer/Prepare: **Bright Bay 2 Investments**
Date: 4/19/2026

Site Plan: **Tire Store & Service**
6600 Bursey Dr
Watauga, Tx, 76148

Director of Development