



AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, MAY 22, 2019
6:30 PM

CALL TO ORDER

INVOCATION

APPROVAL OF MINUTES

1. Consideration of April 23, 2019 Special Meeting of the Watauga Planning and Zoning Commission Meeting Minutes

PUBLIC HEARING

1. Planning and Zoning Case SUP-19-03: Request for a Specific Use Permit (SUP) for an automated express car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant.
 - a. Open Public Hearing - allow for staff comments
 - b. Public Comments
 - c. Close Public Hearing
2. **Planning and Zoning Case P-19-01:** Consider an application for a Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being a replat of Lot 1, Block 6 Indian Springs Addition, and situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, located at the northwest corner of Starnes Road and Indian Springs Road. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided by this replat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.
 - a. Open Public Hearing - allow for staff comments
 - b. Public Comments
 - c. Close Public Hearing

3. **Planning and Zoning Case ORD-19-01:** Consider amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code; amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the multi-family (MF), General Business (GB) and Commercial (C) zoning districts only and the addition to Subsection 115-85 (c) concerning off-street parking requirements and fire safety regulations.
 - a. Open Public Hearing - allow for staff comments
 - b. Public Comments
 - c. Close Public Hearing

NEW BUSINESS

1. Discussion and action on **Planning and Zoning Case No. SUP 19-03:** Request for a Specific Use Permit (SUP) for an automated car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant.
2. Discussion and action on **Planning and Zoning Case No. P-19-01:** Proposed Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being a replat of Lot 1, Block 6 Indian Springs Addition, and situated in the Mansel W. Wilmeth Survey, Abstract No. 1621. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided by this re-plat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.
3. Discussion and action on **Planning and Zoning Case No. ORD-19-01:** Recommendation for amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code, amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the Multi-family (MF), General Business (GB) and Commercial (C) zoning districts only, and the addition of special conditions to Subsection 115-85 (c) concerning off-street parking requirements and fire safety regulations.

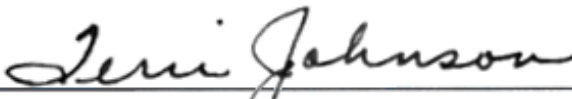
ADJOURNMENT

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, Terri Johnson, Interim 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 Friday,

May 17, 2019, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Terri Johnson, Interim City Secretary





AGENDA MEMORANDUM

DATE: May 7, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Consideration of April 23, 2019 Special Meeting of the Watauga Planning and Zoning Commission Meeting Minutes

BACKGROUND/INFORMATION:

This item contains Meeting Minutes Draft for Planning and Zoning Review and approval

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the Planning and Zoning Commission review and take action on the item presented.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Minutes - APR 23 2019

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works
Andrea Gardner, City Manager
Terri Johnson, City Secretary

Approved as to form for inclusion on Agenda

Approved - 5/16/2019
Approved - 5/16/2019
Approved - 5/16/2019
Final Approval - 5/16/2019



“A GREAT PLACE TO LIVE”

**MINUTES
PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 23, 2019
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
SPECIAL MEETING
6:30 P.M.**

Larry Clark
Cristy McCauley
Robert Martinez-Merlo
Kay Ivey
Karen Isbell
Jeremy Blain
Ron Holland

Chairperson
Secretary
Member
Member
Member
Member
Vice-Chairperson

And

Paul Hackleman
Randy Richards
Jeannette Garcia
Mark Taylor

Public Works Director
Building Official
Planning and Zoning Coordinator
Council Liaison

CALL TO ORDER

Chairperson Larry Clark called the meeting to order at 6:30 p.m.

INVOCATION

Chairperson Larry Clark gave the invocation.

APPROVAL OF MINUTES

1. Consideration of April 2, 2019 Regular Meeting of the Watauga Planning and Zoning Commission Meeting Minutes

Member Karen Isbel made a motion to approve the minutes of the meeting of April 2, 2019 as written. Member Jeremy Blain seconded the motion with all members present voting aye.

PUBLIC HEARING

1. Planning and Zoning Case Z-19-04: Consider recommendation for a FLUM (Future Land Use Map) revision for 3.2444 acres out of the William J Miller Survey, Abstract No. 1020, from "Parks and Open Space" to "Local Office/Retail/Commercial".

- a. Open Public Hearing allow for staff comments
- b. Public Comments
- c. Close Public Hearing

Public Works Director Paul Hackleman presented a summary on behalf of staff. Questions from the Commissioners were directed to Mr. Hackleman.

Chairperson Larry Clark recessed the meeting and opened the public hearing at 6:55 p.m. asking for ones requesting to speak to form a line.

Brandi Clay, 6228 Maurie
Marilyn Schorr, 7012 Valleyford Court
Neal Cooper, 6821 Cheatham Drive
Robert Gaffney, 7113 McCoy Drive
Art Miner, 7757 Kelly Lynn Lane

Chairperson Larry Clark closed public hearing Z-19-04 and opened public hearing Z-19-05 at 7:06 p.m.

2. Planning and Zoning Case Z-19-05: Consider recommendation to a zoning change for 3.2444 acres out of the William J Miller Survey, Abstract No 1020 from GU (Government Use) to GB (General Business). The subject property is located at 6200 Watauga Road. City of Watauga, owner/applicant
 - a. Open Public Hearing allow for staff comments
 - b. Public Comments
 - c. Close Public Hearing

Public Works Director Paul Hackleman presented a brief summary on behalf of staff. Questions from the Commissioners were directed to Mr. Hackleman.

Chairperson Larry Clark called those requesting to speak to form a line.

Neal Cooper, 6921 Cheatham Drive
Marilyn Schorr, 7012 Valleyford Court
Jan Hill, 6444 Westridge Drive

Chairperson Larry Clark closed the public hearing and reconvened the meeting at 7:14 p.m.

NEW BUSINESS

1. Consideration and action to recommend approval or recommend denial of Planning and Zoning Case No. Z-19-04: Recommendation for a FLUM (Future Land Use Map) revision for 3.2444 acres out of the William J Miller Survey, Abstract No. 1020, from "Parks and Open Space" to "Local Office/Retail/Commercial".

Vice-Chairperson Ron Holland made a motion to accept the item as presented. Member Jeremy Blain seconded the motion, which passed with the roll call ballot as follows:

AYES: Martinez-Merlo, Ivey, Holland, Isbel, Blain
NAYS: McCauley
ABSENT: None
ABSTAIN: Clark

- 2 Consideration and action to recommend approval or recommend denial of Planning and Zoning Case No. Z-19-05: Recommendation for a Zoning Change for 3.2444 acres out of the William J Miller Survey, Abstract No. 1020 from GU (Government Use) to GB (General Business).

Member Jeremy Blain made a motion to accept the agenda item as presented. Member Karen Isbel seconded the motion, which passed with the roll call ballot as follows:

AYES: Martinez-Merlo, Ivey, Holland, Isbel, Blain
NAYS: McCauley
ABSENT: None
ABSTAIN: Clark

ADJOURNMENT

Chairperson Larry Clark advised the recommendations to the City Council will be submitted as approved for both cases.

With there being no further business to discuss, Chairperson Larry Clark adjourned the meeting at 7:17 p.m.

APPROVED: this the _____ day of _____, 2019.

SIGNED: this the _____ day of _____, 2019.

APPROVED: _____
Larry Clark, Chairperson

ATTEST: _____
Cristy McCauley, Secretary



AGENDA MEMORANDUM

DATE: May 7, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Planning and Zoning Case SUP-19-03: Request for a Specific Use Permit (SUP) for an automated express car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant.

- a. Open Public Hearing - allow for staff comments
- b. Public Comments
- c. Close Public Hearing

BACKGROUND/INFORMATION:

The Public Hearing Notice for Planning and Zoning Case No. SUP-19-03 was duly posted at City Hall and published in the Fort Worth Star Telegram by the City Secretary's Office.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend allowing for citizen participation as published and posted.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. SUP-19-03 Public Hearing 200 ft notice 7205 Rufe Snow
2. 7205 Rufe Snow 200 foot labels final
3. Location Map - 7205 Rufe Snow Drive
4. Response Form Received 050619 SUP-19-03
5. P&Z Commission Public Hearing Notice May 22, 2019
6. FWST Public Hearing Notice May 5, 2019
7. PH Sign Posting



AGENDA MEMORANDUM

REVIEWED BY:

Randy Richards, Building Official

Paul Hackleman, P.E., CFM, Director of Public Works

Andrea Gardner, City Manager

Terri Johnson, City Secretary

Approved as to form for inclusion on Agenda

Approved - 5/16/2019

Approved - 5/16/2019

Approved - 5/16/2019

Final Approval - 5/16/2019



Public Hearing Notice – Specific Use Permit

May 1, 2019

Dear Property Owner/Resident:

The Planning and Zoning Commission will hold a public hearing to consider a request for specific use permit application at their meeting on May 22, 2019 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road. The City Council will hold a public hearing at their meeting on June 10, 2019 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road.

Planning and Zoning Case SUP-19-03: Request for a Specific Use Permit for an automated express car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant

In accordance with State law, you are receiving this notice due to public records available through Tarrant Appraisal District reflect you are the owner(s) of property within two hundred (200) feet of the subject property. A site map is attached for your information.

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 to the Commission, please return your information on the attached response form.

If you have any questions, please contact me at 817-514-5827 or e-mail jgarcia@wataugatx.org.

Sincerely,

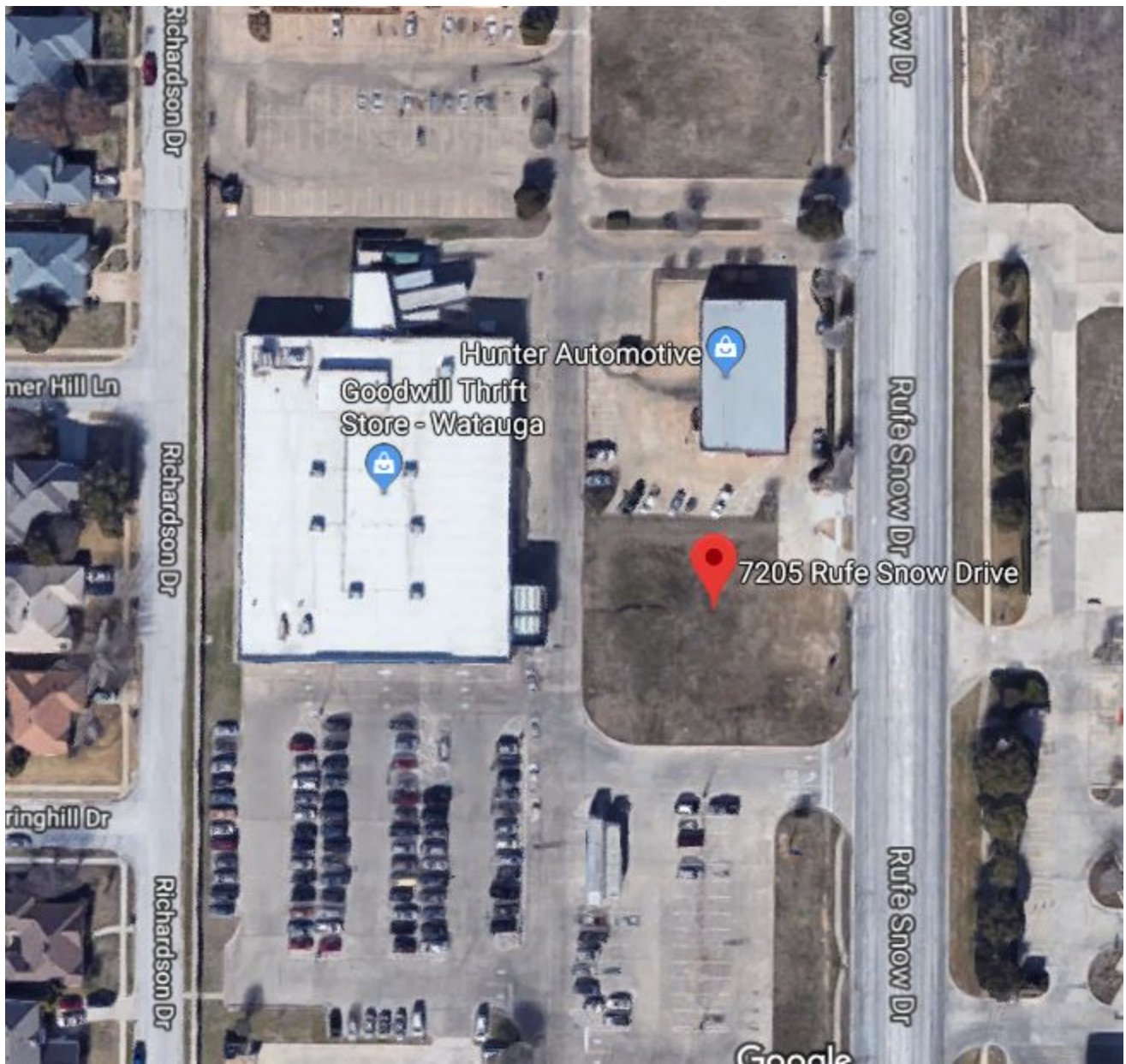
A handwritten signature in blue ink that reads 'Jeannette Garcia'.

Jeannette Garcia
Planning and Zoning Coordinator

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

**Owners within 200 feet
of Subject Property-7205 Rufe Snow Dr**

Owner	Owner_Address	Owner_City State	Owner_Zip	Situs _Address
Kent William	7908 Sheffield Ct	N Richland Hills TX	76182	7209 Rufe Snow Dr
Goodwill Industries of Fort Worth Inc	PO Box 15520	Fort Worth TX	76119	7201 Rufe Snow Dr
Eido Properties LLC	1632 Tamarron Dr	Corona CA	92883-0762	6651 Hightower Dr
Mitchell-Hunter Michelle	4221 Staghorn Circle S	Fort Worth TX	76137	6651 Hightower Dr #115
BPAAS International LLC - Tax Dept	9109 Riding Stable Ln	Fort Worth TX	76123	6651 Hightower Dr #400
Kelsey Salons LLC Attn Holly Nguyen	6651 Hightower Dr #100	Watauga TX	76148	6651 Hightower Dr #100
Yings Chinese Restaurant INC	6651 Hightower Dr #300	Watauga TX	76148	6651 Hightower Dr #300
Kim Ivy - Got Donut and Coffee	6651 Hightower Dr #500	Watauga TX	76148	6651 Hightower Dr #500
7-Eleven Inc #26890	PO Box 711	Dallas TX	75226-0711	7001 Rufe Snow Dr
Watooga Retail Partners LLC	6421 Camp Bowie Blvd #302	Fort Worth TX	76116-5421	7205 Rufe Snow Dr



To: City of Watauga, Texas

From: Watooga Retail Partners, LLC
7205 Rufe Snow Dr.

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

RE: **Planning and Zoning Case SUP-19-03:** Request for a Specific Use Permit for an automated express car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant



I RECOMMEND APPROVAL OF THE REQUEST



I RECOMMEND DENIAL OF THE REQUEST

Comments: Excellent use of this property.

William T. Ellis
Manager

Printed Name

[Signature]

Signature

5-6-19

Date

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



Notice is hereby given of public hearings to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Wednesday, May 22, 2019 at 6:30 PM during the regular Planning and Zoning meeting, for the purpose of hearing the following cases:

1. **Planning and Zoning Case SUP-19-03:** Request for a Specific Use Permit (SUP) for an automated express car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant.
2. **Planning and Zoning Case P-19-01:** Consider an application for a Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, located at the northwest corner of Starnes Road and Indian Springs Road. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided by this replat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.
3. **Planning and Zoning Case ORD-19-01:** Consider amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code; amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the multi-family (MF), General Business (GB) and Commercial (C) zoning districts only.

NOTICE

I, Terri Johnson, Interim 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 Friday, May 3, 2019, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.


Terri Johnson, Interim City Secretary



legals & public notices

and Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning district change, land use designation and development plan for the above listed property. All interested parties are encouraged to attend.

Notice is hereby given of public hearings to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Wednesday, May 22, 2019 at 6:30 PM during the regular Planning and Zoning meeting, for the purpose of hearing the following cases:

Planning and Zoning Case SUP-19-03: Request for a Specific Use Permit (SUP) for an automated express car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgeway Drive. Watauga Retail Partners, LLC, owner. C.R. Bonilla, applicant.

Planning and Zoning Case P-19-01: Consider an application for a Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being situated in the Mansel W. Wilmet Survey, Abstract No. 1621, located at the northwest corner of Starnes Road and Indian Springs Road. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided by this replat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.

Planning and Zoning Case ORD-19-01: Consider amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code; amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the multi-family (MF), General Business (GB) and Commercial (C) zoning districts only.

NOTICE OF SCHEDULED PUBLIC HEARINGS OF THE CITY OF NORTH RICHLAND HILLS

Notice is hereby given to all interested persons that the Planning and Zoning Commission will conduct a public hearing on Thursday, May 16, 2019 at 7:00 P.M. and City Council will conduct a public hearing on Monday, June 10, 2019 at 7:00 P.M. All public hearings will be held in the Council Chambers, 4301 City Point Drive, North Richland Hills, Texas concerning the following item:

2019-08 Public hearing and consideration of a request from Shelby Shelton for a zoning change from C-1 Commercial to RD-PD Redevelopment Planned Development at 5100 Davis Boulevard, being 0.55 acres described as Lot 1R, Block 18, Clear View Addition.

Public Auction at Devon Self Storage at 7400 Blue Mound Road, Fort Worth Texas, 76131 on May 23, 2019 at 1:00pm

Denise F Ashley - Boxes, Crates, Tools

Melinda A Blue- boxes, totes, table, Chelsea Mills-

table, chairs, clothes

Cecilia Vallejo-boxes, totes, chairs Property contained in the units will be sold to the highest bidder to satisfy the Landlord's lien for rent and other charges in the accordance with Chapter 59 of the Texas Property Code. Auction is With Reserve. Devon Self Storage reserves the right to set minimum bids and to re-

legals & public notices

PUBLIC NOTICE

On Thursday, April 25, 2019, the Municipal Court of the City of Arlington, Texas, conducted a public hearing, resulting in the following order.

If the terms of these orders are not met, a designee of the Director of Code Compliance Services is authorized to perform the actions described and assess the expenses against the property. Alternatively, the City is authorized to assess a civil penalty in the amount of \$250.00 per day that a Residential property continues to be in violation and \$1,000 on a Commercial property that continues to be in violation of these orders.

A copy of these orders may be obtained from the City Secretary's Office of the City of Arlington, Texas, 101 W. Abram, Arlington, Texas.

ORDERED: The structure located at 202 Burton Dr, Texas, was declared to be dangerous. The owners have 30 days, with 30 additional days for lien holders to keep the property secured, and to remove, demolish, or repair the structure to minimum ordinance standards.

financials

business opportunities

MOM & POP Grocery business established 60 years. Located 125 miles west of Ft Worth, in small friendly town. Fresh meat market. Owner 940-862-3455

garage sales

garage/yard sale

76008-290 SPYGLASS, Willow Park, Texas, Saturday 8 am to 4 pm Multiple homes participating, Willow Park Village community wide sale

76051-DOOLEY COURT, Multi Family Kitchen, shoes, DVD's

76052-1321 AVONDALE Haslet Rd Unit B, Haslet, TX, Saturday, Sunday 9am-6pm. Everything must go. 30 Years of stuff. Antiques, Viking stainless gas range/vent hood, 1952 Singer sewing machine

76053 305 W Oak, M&S Estate sale BIG sale tools and more. Fri 9-4 Sat 9-4 Sun 11-3

76053-409 RIDGECREST Drive, Hurst,

76053-816 PARK Forest Dr, Sat 5/4 8a-4p Don't miss this sale!

76087-DIAMOND OAKS, Saturday May 4, 8am-12PM Neighborhood-Wide Garage Sale

76102-913 E. Belknap Street Fort Worth, Storage Building Clean Out Office Furniture & Home Decor

76109-4208 TANBARK Trail, Saturday 8AM-1PM, Huge Estate/Moving Sale, Furniture, Antiques, Household, Collectibles, Clothing

76110-2512 WAYSIDE Ave., Sat. 9-12 antique furniture & art

76118-2413 GRAVEL DRIVE, Thursday-Saturday Warehouse-Estate Sale 2413 GRAVEL DRIVE, Thursday, Friday, Saturday Warehouse-Estate Sale

76123-7948 ADOBE Drive, Friday, Saturday 8AM - 4PM HUGE ESTATE SALE! Entire house contents must be sold! Tons of furniture, small appliances, lawn equipment, ladders, chef's kitchen, decor and more! You want it, we've got it!

76126-1010 MERCEDES St., Benbrook Senior Center Garage Sale

appliances

3 NEW PORTABLE A/C UNITS. 14000btu, 12000btu, 8000btu. Cl 817-480-0844 or 214-980-0521

KITCHEN AID 22cft white runs and freezers good \$125 817-343-2813

arts & crafts

10 NEW 12 X 12 SCRAPBOOK albums \$3/ea. 817-773-1305

Lots of new scrap booking accessories from \$1/up. 817-773-1305

bargains/super savers (\$100 or less)

AUTO AND truck tires \$5 817-504-8524

PAINT PLUMBING electrical supplies \$10 817-504-8524

computers/electronics

TREKZ WIRELESS headphone all new \$75817-551-6465

estate sales

3800 DESERT Ridge, 76116 Thurs 8-4, Fri 8-4, Sat 8-2

4516 DRAGONFLY Way, 76244 THURS&SAT; ONLY 8:30-2

76135 - 4716 Barnhill Ln House & Garage full, Thu-Sat 9-5p 76244: 9521 Sinclair St. Thur/Fri 9a-4p Sat 9a-2p ESTATE SALE

ESTATE. 4707 E. Hwy. 1187 9-5 3.6mi. E. of I-35 5/2-5/5 Able Estate Liquidators

ESTATE SALE Solutions, most 1/2 off or OBO, all must go! 9824 Camp Bowie West, May 2,3,4, - 10-4:00

HEIRLOOM ESTATE SALE

1729 Carleton Ave, FW 76107 1 DAY Only Most Items 75% Sat Only 9-3

The Estate of Shirley Fox Garvey INCREDIBLE SALE!

Ltd Ed. Boehm birds, marble top grand french gold sideboard, Antique Louis XV French bronze chandelier w/citrine quartz, 4 panel hand painted screen on paper, Baker china cabinet. China: Masons, Tiffany, Royal Crown Derby. Crystal: Steuben, Lalique, Waterford & Baccarat, Sabino, Some silver plate & sterling serving pieces, Oriental tables, Oriental rugs lrg & sm, antiques, fine art, Pietra Dura plaques, antique clocks, antique tbls, french antique writing desk, beautiful lamps, grand mirrors, 3 sofas, occasional chairs, armoire, antique french chest, Sable fur jacket, coffee tbl iron & wooden, glass top game table w/4 chairs, antique Oriental alter table, lrg Oriental pots w/silk tree, Simpich figurines. MUST SELL M/C, Visa Cash Bring Packing Materials Bring Your Own Movers Photos at 24-7estatesales.com

SEEKERS ESTATE SALE 2721 Maple Brook Ct. Bedford, TX 5/2-4 9a-5p 817-739-4181 Ant. vntg. furn.; Victorian furn., art, clothing, smalls; vntg clothing, shoes, purses, hats, fascinators, displays; fine china; dep glass; books; jewelry; religious; kitchen; doll collection; garden furn. & decor; sterling; sp. Pics at estatesales.net

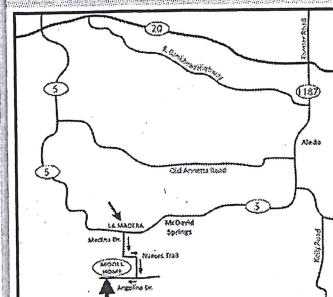
firearms

CLEBURNE GUN SHOW May 4th & 5th Sat 9-5, Sun 10-4 Johnson County Sheriffs Posse Buy, Sell, Trade. Admission \$7. Kids 15 & under free 817-929-1816

LEWISVILLE GUN SHOW SAT. May 4 9am-5pm

COME SEE OUR

195 ANGELINA in La Made



- Enjoy
- Quality
- Personal
- Will be

John Askew 817-441

medical equipment/supplies

PORTABLE OXYGEN Machine Sequel Eclipse 5 - Best and highest distributing Oxygen Tank on the market. One new machine and one refurbished machine goes up to 9. 2500 for new, 1750 refurb. rkempe75@gmail.com 817-688-7935

musical instruments

PORTABLE GRAND Yamaha YPG-535 - Full keyboard, effects and sustain. Stand. New \$800 ask \$450 OBO ransewco@sbcglobal.net 817-223-2551

tree/flowers/shrubbery

PINK CRAPE myrtle tree \$5. 817-718-5666 PURPLE DINKA \$2. Call 817-718-5666

misc. merchandise

30" TALL stuffed singing dog \$10 817-346-1654 5 BUILD-A-BEAR TOYS \$45(ret.\$150) 817-292-3397

CUSTOM MADE King Size Comforter Set & Curtains. Very Nice \$50. 817-656-8226

MANS MEDIUM Denim Jacket \$2. 817-346-1654

Power tools, hand tools & toolboxes \$1 817-861-5185

Silverware gold triple plated, 42 pc, with case, never used. Sacrificed. \$75. 817-378-4852

VACUUM CLEANERS, shop vacs & rug shampooers. \$10. 817-861-5185

Vases & Crystal pc, large variety, Sacrificed. \$3. each. 817-378-4852

WANTED FREON. R12 R500 R11. We pay CASH. Cert. professionals. 312-291-9169 RefrigerantFinders.com

WOODEN - 15 in game center

pets lost & found

LOST MINI Yorkie Female Mini Yorkie 3 yrs old, with Chewbacca Weight 5 1/2 lb The Grands Beach. \$1.00 questions asked denise.beagle@hotmail.com 747-4402

farm & eq

farm products

30X40X10 Me door & slab owned & ope millersmetal 817-2

horses and liv

CATTLE LEASE 682-225-0872

real estate

real estate fo

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AGENDA MEMORANDUM

DATE: May 7, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: **Planning and Zoning Case P-19-01:** Consider an application for a Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being a replat of Lot 1, Block 6 Indian Springs Addition, and situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, located at the northwest corner of Starnes Road and Indian Springs Road. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided by this replat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.

- a. Open Public Hearing - allow for staff comments
- b. Public Comments
- c. Close Public Hearing

BACKGROUND/INFORMATION:

The Public Hearing Notice for Planning and Zoning Case No. P-19-01 was duly posted at City Hall and published in the Fort Worth Star Telegram by the City Secretary's Office.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend allowing for citizen participation as published and posted.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. P-19-01 Public Hearing 200 ft notice Indian Springs Addition
2. Indian Springs Addition 200 foot labels final
3. Response Form P-19-01
4. Response Form Received 051319 P-19-01
5. P&Z Commission Public Hearing Notice May 22, 2019



AGENDA MEMORANDUM

6. FWST Public Hearing Notice May 5, 2019

REVIEWED BY:

Randy Richards, Building Official

Paul Hackleman, P.E., CFM, Director of Public Works

Andrea Gardner, City Manager

Terri Johnson, City Secretary

Approved as to form for inclusion on Agenda

Approved - 5/16/2019

Approved - 5/16/2019

Approved - 5/16/2019

Final Approval - 5/16/2019



Public Hearing Notice – Final Plat

May 1, 2019

Dear Property Owner/Resident:

The Planning and Zoning Commission will hold a public hearing to consider a request for a final plat application at their meeting on May 22, 2019 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road. The City Council will hold a public hearing at their meeting on June 10, 2019 at 6:30 PM in the Council Chamber at Watauga City Hall, 7105 Whitley Road.

Planning and Zoning Case P-19-01: Request for application for a Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, located at the corner of Starnes Road and Indian Springs Road. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.

In accordance with State law, you are receiving this notice due to public records available through Tarrant Appraisal District reflect you are the owner(s) of property within two hundred (200) feet of the subject property. A site map is attached for your information.

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 to the Commission, please return your information on the attached response form.

If you have any questions, please contact me at 817-514-5827 or e-mail jgarcia@wataugatx.org.

Sincerely,

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

Jeannette Garcia
Planning and Zoning Coordinator

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

**Owners within 200 feet
of Subject Property-6355 Starnes Rd**

Owner	Owner_Address	Owner_City State	Owner_Zip	Situs_Address
Snyder, Marvin E & Donna J	6355 Starnes Rd	Watauga TX	76148	6355 Starnes Rd
Life Tabernacle of Ft Worth	PO Box 820684	Fort Worth TX	76182-0684	6321 Starnes Rd
Rodriguez Samuel & Aixa	6315 Starnes Rd	Watauga TX	76148	6315 Starnes Rd
Fornof Martin R & Beverly Estate	7608 Walnuthill Ct	Watauga TX	76148-1661	7612 Walnuthill Ct
Fornof Martin R & Beverly Estate	7608 Walnuthill Ct	Watauga TX	76148-1661	7608 Walnuthill Ct
Nicholas David W & Martha	7600 Walnuthill Ct	Watauga TX	76148	7600 Walnuthill Ct
Pipkin Elva & Scott	6205 Pinehill Ct	Watauga TX	76148	6205 Pinehill Ct
Anglin Quanna L	6209 Pinehill Ct	Watauga TX	76148	6209 Pinehill Ct
Swindell Mickey R	6213 Pinehill Ct	Watauga TX	76148	6213 Pinehill Ct
Wood Patrick R & Dianna	7621 Meadowlark Ln N	Watauga TX	76148	7621 Meadowlark Ln N
Loter DA & Billie	6401 Starnes Rd	Watauga TX	76148	6401 Starnes Rd
Palmer Arthur & Sherry	6405 Starnes Rd	Watauga TX	76148-1755	6405 Starnes Rd
Ordoyne Brian	6400 Ridglea Dr	Watauga TX	76148	6400 Ridglea Dr
Stephens Jason W & Denise	6404 Ridglea Dr	Fort Worth TX	76148-1427	6404 Ridglea Dr
Moroney Kendall	6401 Ridglea Dr	Watauga TX	76148	6401 Ridglea Dr
Jordan Mark A & Lacey K	6405 Ridglea Dr	Watauga TX	76148	6405 Ridglea Dr
Rose Robert Lee & Mary Elizabeth	6400 Westridge Dr	Watauga TX	76148	6400 Westridge Dr
Huffman Edgar C	6404 Westridge Dr	Watauga TX	76148	6404 Westridge Dr
Current Owner	6401 Westridge Dr	Watauga TX	76148	6401 Westridge Dr
Mulkey Colleen Denise	6405 Westridge Dr	Watauga TX	76148	6405 Westridge Dr
Stobaugh Don E & Dana E	7758 Crestview Ct	Watauga TX	76148	7758 Crestview Ct
Armstrong Erica L & Withrow Jeremiah D	7754 Crestview Ct	Watauga TX	76148	7754 Crestview Ct
Lopez Reynaldo G	4620 Shady Lake Dr	N Richland Hills TX	76180-8026	7750 Crestview Ct
Delay Krystal	7745 Crestview Ct	Watauga TX	76148	7745 Crestview Ct
Huahulu Jennifer A & Alfred K	7749 Crestview Ct	Watauga TX	76148	7749 Crestview Ct
Dempsey Karalyn E & Case R	7753 Crestview Ct	Watauga TX	76148	7753 Crestview Ct
Giffin William P Jr	7757 Crestview Ct	Watauga TX	76148	7757 Crestview Ct
Home SFR Borrower co Haven Brook Homes	3505 Koger Blvd #400	Duluth GA	30096	7758 Cypress Dr
Robbins Samuel D & Hannah Baker	7754 Cypress Dr	Watauga TX	76148	7754 Cypress Dr
James Crystal	7750 Cypress Dr	Watauga TX	76148	7750 Cypress Dr
Talbot John & Gloria	7746 Cypress Dr	Watauga TX	76148	7746 Cypress Dr

To: City of Watauga, Texas

From: _____

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

RE: **Planning and Zoning Case P-19-01:** Request for application for a Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, located at the corner of Starnes Road and Indian Springs Road. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.

☐

I RECOMMEND APPROVAL OF THE REQUEST

☐

I RECOMMEND DENIAL OF THE REQUEST

Comments: _____

Printed Name

Signature

Date

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

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To: City of Watauga, Texas

From: 7600 WALNUTHILL CT.
WATAUGA, TX 76148-1661

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Comments: THE PROPERTY SHOULD LOOK BETTER WITH
6 HOMES ON IT THAN IT DOES NOW.
THE BACK OF PROPERTY IS AN UNKEAMP MESS.
IT SHOULD NEVER HAVE BEEN ALLOWED TO GET
THIS WAY.

David W. Nicholas

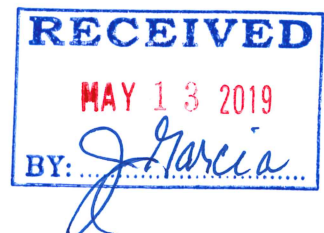
Printed Name

Signature

DAVID W. NICHOLAS

Date 5/8/2019

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





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NOTICE

I, Terri Johnson, Interim 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 Friday, May 3, 2019, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.


Terri Johnson, Interim City Secretary



legals & public notices

and Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning district change, land use designation and development plan for the above listed property. All interested parties are encouraged to attend.

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Public Auction at Devon Self Storage at 7400 Blue Mound Road, Fort Worth Texas, 76131 on May 23, 2019 at 1:00pm

Denise F Ashley - Boxes, Crates, Tools

Melinda A Blue- boxes, totes, table, Chelsea Mills-

table, chairs, clothes

Cecilia Vallejo-boxes, totes, chairs

Property contained in the units

will be sold to the highest bidder

to satisfy the Landlord's lien

for rent and other charges in the

accordance with Chapter 59 of the

Texas Property Code. Auction

is With Reserve. Devon Self

Storage reserves the right to set

minimum bids and to re-

legals & public notices

PUBLIC NOTICE

On Thursday, April 25, 2019, the Municipal Court of the City of Arlington, Texas, conducted a public hearing, resulting in the following order.

If the terms of these orders are not met, a designee of the Director of Code Compliance Services is authorized to perform the actions described and assess the expenses against the property. Alternatively, the City is authorized to assess a civil penalty in the amount of \$250.00 per day that a Residential property continues to be in violation and \$1,000 on a Commercial property that continues to be in violation of these orders.

A copy of these orders may be obtained from the City Secretary's Office of the City of Arlington, Texas, 101 W. Abram, Arlington, Texas.

ORDERED: The structure located at 202 Burton Dr, Texas, was declared to be dangerous. The owners have 30 days, with 30 additional days for lien holders to keep the property secured, and to remove, demolish, or repair the structure to minimum ordinance standards.

financials

business opportunities

MOM & POP Grocery business established 60 years. Located 125 miles west of Ft Worth, in small friendly town. Fresh meat market. Owner 940-862-3455

garage sales

garage/yard sale

76008-290 SPYGLASS, Willow Park, Texas, Saturday 8 am to 4 pm Multiple homes participating, Willow Park Village community wide sale

76051-DOOLEY COURT, Multi Family Kitchen, shoes, DVD's

76052-1321 AVONDALE Haslet Rd Unit B, Haslet, TX, Saturday, Sunday 9am-6pm. Everything must go. 30 Years of stuff. Antiques, Viking stainless gas range/vent hood, 1952 Singer sewing machine

76053 305 W Oak, M&S Estate sale BIG sale tools and more. Fri 9-4 Sat 9-4 Sun 11-3

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76053-816 PARK Forest Dr, Sat 5/4 8a-4p Don't miss this sale!

76087-DIAMOND OAKS, Saturday May 4, 8am-12PM Neighborhood-Wide Garage Sale

76102-913 E. Belknap Street Fort Worth, Storage Building Clean Out Office Furniture & Home Decor

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76118-2413 GRAVEL DRIVE, Thursday-Saturday Warehouse-Estate Sale 2413 GRAVEL DRIVE, Thursday, Friday, Saturday Warehouse-Estate Sale

76123-7948 ADOBE Drive, Friday, Saturday 8AM - 4PM HUGE ESTATE SALE! Entire house contents must be sold! Tons of furniture, small appliances, lawn equipment, ladders, chef's kitchen, decor and more! You want it, we've got it!

76126-1010 MERCEDES St., Benbrook Senior Center Garage Sale

76126-0847 MILLINE Crossing

appliances

3 NEW PORTABLE A/C UNITS. 14000btu, 12000btu, 8000btu. Cl 817-480-0844 or 214-980-0521

KITCHEN AID 22cft white runs and freezers good \$125 817-343-2813

arts & crafts

10 NEW 12 X 12 SCRAPBOOK albums \$3/ea. 817-773-1305

Lots of new scrap booking accessories from \$1/up. 817-773-1305

bargains/super savers (\$100 or less)

AUTO AND truck tires \$5 817-504-8524

PAINT PLUMBING electrical supplies \$10 817-504-8524

computers/electronics

TREKZ WIRELESS headphone all new \$75817-551-6465

estate sales

3800 DESERT Ridge, 76116 Thurs 8-4, Fri 8-4, Sat 8-2

4516 DRAGONFLY Way, 76244 THURS&SAT; ONLY 8:30-2

76135 - 4716 Barnhill Ln House & Garage full, Thu-Sat 9-5p 76244: 9521 Sinclair St. Thur/Fri 9a-4p Sat 9a-2p ESTATE SALE

ESTATE. 4707 E. Hwy. 1187 9-5 3.6mi. E. of I-35 5/2-5/5 Able Estate Liquidators

ESTATE SALE Solutions, most 1/2 off or OBO, all must go! 9824 Camp Bowie West, May 2,3,4, - 10-4:00

HEIRLOOM ESTATE SALE

1729 Carleton Ave, FW 76107 1 DAY Only Most Items 75% Sat Only 9-3

The Estate of Shirley Fox Garvey INCREDIBLE SALE!

Ltd Ed. Boehm birds, marble top grand french gold sideboard, Antique Louis XV French bronze chandelier w/citrine quartz, 4 panel hand painted screen on paper, Baker china cabinet. China: Masons, Tiffany, Royal Crown Derby. Crystal: Steuben, Lalique, Waterford & Baccarat, Sabino, Some silver plate & sterling serving pieces, Oriental tables, Oriental rugs lrg & sm, antiques, fine art, Pietra Dura plaques, antique clocks, antique tbls, french antique writing desk, beautiful lamps, grand mirrors, 3 sofas, occasional chairs, armoire, antique french chest, Sable fur jacket, coffee tbl iron & wooden, glass top game table w/4 chairs, antique Oriental alter table, lrg Oriental pots w/silk tree, Simpich figurines. MUST SELL M/C, Visa Cash Bring Packing Materials Bring Your Own Movers Photos at 24-7estatesales.com

SEEKERS ESTATE SALE 2721 Maple Brook Ct. Bedford, TX 5/2-4 9a-5p 817-739-4181 Antq, vntg. furn.; Victorian furn., art, clothing, smalls; vntg clothing, shoes, purses, hats, fascinators, displays; fine china; dep glass; books; jewelry; religious; kitchen; doll collection; garden furn. & decor; sterling; sp. Pics at estatesales.net

firearms

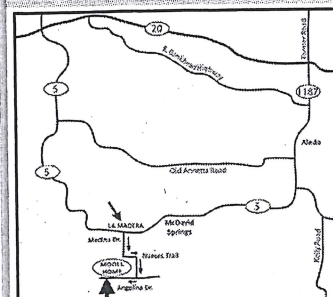
CLEBURNE GUN SHOW May 4th & 5th Sat 9-5, Sun 10-4 Johnson County Sheriffs Posse Buy, Sell, Trade. Admission \$7. Kids 15 & under free 817-929-1816

LEWISVILLE GUN SHOW

SAT. May 4 9am-5pm

COME SEE OUR

195 ANGELINA in La Made



- Enjoy
- Quality
- Personal
- Will be

John Askew 817-441

medical equipment/supplies

PORTABLE OXYGEN Machine Sequel Eclipse 5 - Best and highest distributing Oxygen Tank on the market. One new machine and one refurbished machine goes up to 9. 2500 for new, 1750 refurb. rkempe75@gmail.com 817-688-7935

musical instruments

PORTABLE GRAND Yamaha YPG-535 - Full keyboard, effects and sustain. Stand. New \$800 ask \$450 OBO ransewco@sbcglobal.net 817-223-2551

tree/flowers/shrubbery

PINK CRAPE myrtle tree \$5. 817-718-5666 PURPLE DINKA \$2. Call 817-718-5666

misc. merchandise

30" TALL stuffed singing dog \$10 817-346-1654 5 BUILD-A-BEAR TOYS \$45(ret.\$150) 817-292-3397

CUSTOM MADE King Size Comforter Set & Curtains. Very Nice \$50. 817-656-8226

MANS MEDIUM Denim Jacket \$2. 817-346-1654

Power tools, hand tools & toolboxes \$1 817-861-5185

Silverware gold triple plated, 42 pc, with case, never used. Sacrificed. \$75. 817-378-4852

VACUUM CLEANERS, shop vacs & rug shampooers. \$10. 817-861-5185

Vases & Crystal pc, large variety, Sacrificed. \$3. each. 817-378-4852

WANTED FREON. R12 R500 R11. We pay CASH. Cert. professionals. 312-291-9169 RefrigerantFinders.com

WOODEN - 15 in game center

pets lost & found

LOST MINI Yorkie Female Mini Yorkie Tan 3 yrs old, with Chewbacca Weight 5 1/2 lb The Grands Beach. \$1.00 questions asked denise.beagle@hotmail.com 747-4402

farm & eq

farm products

30X40X10 Me door & slab owned & ope millersmetal 817-2

horses and liv

CATTLE LEASE 682-225-0872

real estate

real estate fo

***EILEEN I



AGENDA MEMORANDUM

DATE: May 7, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: **Planning and Zoning Case ORD-19-01:** Consider amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code; amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the multi-family (MF), General Business (GB) and Commercial (C) zoning districts only and the addition to Subsection 115-85 (c) concerning off-street parking requirements and fire safety regulations.

- a. Open Public Hearing - allow for staff comments
- b. Public Comments
- c. Close Public Hearing

BACKGROUND/INFORMATION:

The Public Hearing Notice for Planning and Zoning Case No. ORD-19-01 was duly posted at City Hall and published in the Fort Worth Star Telegram by the City Secretary's Office.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend allowing for citizen participation as published and posted.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. P&Z Commission Public Hearing Notice May 22, 2019
2. FWST Public Hearing Notice May 5, 2019

REVIEWED BY:

Randy Richards, Building Official

Approved - 5/16/2019



AGENDA MEMORANDUM

Paul Hackleman, P.E., CFM, Director of Public Works
Andrea Gardner, City Manager
Terri Johnson, City Secretary
Approved as to form for inclusion on Agenda

Approved - 5/16/2019
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Final Approval - 5/16/2019



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76126-1010 MERCEDES St., Benbrook Senior Center Garage Sale

appliances

3 NEW PORTABLE A/C UNITS. 14000btu, 12000btu, 8000btu. Cl 817-480-0844 or 214-980-0521

KITCHEN AID 22cft white runs and freezers good \$125 817-343-2813

arts & crafts

10 NEW 12 X 12 SCRAPBOOK albums \$3/ea. 817-773-1305

Lots of new scrap booking accessories from \$1/up. 817-773-1305

bargains/super savers (\$100 or less)

AUTO AND truck tires \$5 817-504-8524

PAINT PLUMBING electrical supplies \$10 817-504-8524

computers/electronics

TREKZ WIRELESS headphone all new \$75817-551-6465

estate sales

3800 DESERT Ridge, 76116 Thurs 8-4, Fri 8-4, Sat 8-2

4516 DRAGONFLY Way, 76244 THURS&SAT; ONLY 8:30-2

76135 - 4716 Barnhill Ln House & Garage full, Thu-Sat 9-5p 76244: 9521 Sinclair St. Thur/Fri 9a-4p Sat 9a-2p ESTATE SALE

ESTATE. 4707 E. Hwy. 1187 9-5 3.6mi. E. of I-35 5/2-5/5 Able Estate Liquidators

ESTATE SALE Solutions, most 1/2 off or OBO, all must go! 9824 Camp Bowie West, May 2,3,4, - 10-4:00

HEIRLOOM ESTATE SALE

1729 Carleton Ave, FW 76107 1 DAY Only Most Items 75% Sat Only 9-3

The Estate of Shirley Fox Garvey INCREDIBLE SALE!

Ltd Ed. Boehm birds, marble top grand french gold sideboard, Antique Louis XV French bronze chandelier w/citrine quartz, 4 panel hand painted screen on paper, Baker china cabinet. China: Masons, Tiffany, Royal Crown Derby. Crystal: Steuben, Lalique, Waterford & Baccarat, Sabino, Some silver plate & sterling serving pieces, Oriental tables, Oriental rugs lrg & sm, antiques, fine art, Pietra Dura plaques, antique clocks, antique tbls, french antique writing desk, beautiful lamps, grand mirrors, 3 sofas, occasional chairs, armoire, antique french chest, Sable fur jacket, coffee tbl iron & wooden, glass top game table w/4 chairs, antique Oriental alter table, lrg Oriental pots w/silk tree, Simpich figurines. MUST SELL M/C, Visa Cash Bring Packing Materials Bring Your Own Movers Photos at 24-7estatesales.com

SEEKERS ESTATE SALE 2721 Maple Brook Ct. Bedford, TX 5/2-4 9a-5p 817-739-4181 Ant. vntg. furn.; Victorian furn., art, clothing, smalls; vntg clothing, shoes, purses, hats, fascinators, displays; fine china; dep glass; books; jewelry; religious; kitchen; doll collection; garden furn. & decor; sterling; sp. Pics at estatesales.net

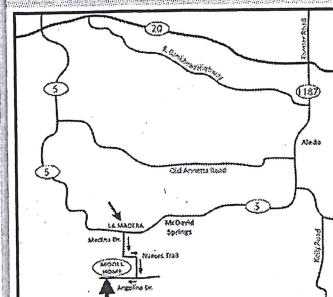
firearms

CLEBURNE GUN SHOW May 4th & 5th Sat 9-5, Sun 10-4 Johnson County Sheriffs Posse Buy, Sell, Trade. Admission \$7. Kids 15 & under free 817-929-1816

LEWISVILLE GUN SHOW SAT. May 4 9am-5pm

COME SEE OUR

195 ANGELINA in La Made



- Enjoy
- Quality
- Perso
- Will b

John Askew 817-441

medical equipment/supplies

PORTABLE OXYGEN Machine Sequel Eclipse 5 - Best and highest distributing Oxygen Tank on the market. One new machine and one refurbished machine goes up to 9. 2500 for new, 1750 refurb. rkempe75@gmail.com 817-688-7935

musical instruments

PORTABLE GRAND Yamaha YPG-535 - Full keyboard, effects and sustain. Stand. New \$800 ask \$450 OBO ransewco@sbcglobal.net 817-223-2551

tree/flowers/shrubby

PINK CRAPE myrtle tree \$5. 817-718-5666 PURPLE DINKA \$2. Call 817-718-5666

misc. merchandise

30" TALL stuffed singing dog \$10 817-346-1654 5 BUILD-A-BEAR TOYS \$45(ret.\$150) 817-292-3397

CUSTOM MADE King Size Comforter Set & Curtains. Very Nice \$50. 817-656-8226

MANS MEDIUM Denim Jacket \$2. 817-346-1654

Power tools, hand tools & toolboxes \$1 817-861-5185

Silverware gold triple plated, 42 pc, with case, never used. Sacrificed. \$75. 817-378-4852

VACUUM CLEANERS, shop vacs & rug shampooers. \$10. 817-861-5185

Vases & Crystal pc, large variety, Sacrificed. \$3. each. 817-378-4852

WANTED FREON. R12 R500 R11. We pay CASH. Cert. professionals. 312-291-9169 RefrigerantFinders.com

WOODEN - 15 in game center

pets lost & found

LOST MINI Yorkie Female Mini Yorkie 3 yrs old, with Chewbacca Weight 5 1/2 lb The Grands Beach. \$1.00 questions asked denise.beagle@hotmail.com 747-4402

farm & eq

farm products

30X40X10 Me door & slab owned & ope millersmetal 817-2

horses and liv

CATTLE LEASE 682-225-0872

real estate

real estate fo

***EILEEN I



AGENDA MEMORANDUM

DATE: May 7, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Discussion and action on **Planning and Zoning Case No. SUP 19-03**: Request for a Specific Use Permit (SUP) for an automated car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant.

BACKGROUND/INFORMATION:

This is a request for a Specific Use Permit for an automated car wash to be located at 7205 Rufe Snow Drive. The subject site is a 0.4747 acre tract of platted land and is currently zoned "GB" General Business.

The development will be for a fully automated carwash with a drive through wash tunnel. There will be approximately 16 parking spaces provided under two (2) canopies with vacuums. The necessary utility infrastructure is existing and in place.

The proposed use will not impact any residential that may be in proximity to the site and the proposed business will operate 7 days a week, Monday thru Sunday. Hours of operation will be from 8am to 7pm. There will be approximately 8 employees.

Upon approval of the SUP the next step for the developer will be the submittal of engineering plans for construction to be reviewed by staff.

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the P&Z Commission consider the comments received during the public hearing and make a final report on the SUP request for City Council



AGENDA MEMORANDUM

consideration during the June 10, 2019 City Council Meeting.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Planning and Zoning Application
2. Narrative for Proposed Development
3. Location Map - Carwash 7205 Rufe Snow Drive
4. Site Plan - Carwash 7205 Rufe Snow Dr.
5. Landscape Plan - Carwash 7205 Rufe Snow Dr.
6. Elevation Plan - Carwash 7205 Rufe Snow Dr.
7. Statement of Owner Verification
8. Statement of Agent Verification
9. Current Plat
10. P&Z Commission Public Hearing Notice May 22, 2019
11. FWST Public Hearing Notice May 5, 2019

REVIEWED BY:

Randy Richards, Building Official

Paul Hackleman, P.E., CFM, Director of Public Works

Andrea Gardner, City Manager

Terri Johnson, City Secretary

Approved as to form for inclusion on Agenda

Approved - 5/16/2019

Approved - 5/16/2019

Approved - 5/16/2019

Final Approval - 5/16/2019



Planning & Zoning Application

CASE NO. Sup-19-03

P&Z Fee: \$ 200.00
Date Paid: 4/25/2019
Receipt #: 19-00460

SELECT ZONING APPLICATION TYPE:

☐ Zoning Change

☒ Specific Use Permit

☐ Planned Development

PROPOSED USE OF PROPERTY: Automated Express Car Wash

EXISTING USE OF PROPERTY: Vacant Land

ZONING INFORMATION: From Existing GB District to Proposed SUP District

PROPERTY ADDRESS: 7205 Rufe Snow Dr

Legal Description: (Abstract) _____ (Tract) _____ (Block) 3 (Lot) 1 CS

(Survey) _____ (Addition) Summer Hills Addition

IF PROPERTY IS NOT PLATTED, PLEASE PROVIDE METES AND BOUNDS DESCRIPTION.

COMPLIANCE OF PROPOSED PROJECT TO THE CITY OF WATAUGA COMPREHENSIVE USE PLAN: If Yes then skip to next section of application if No then provide answers to the questions below:

- ☐ Will the proposed change enhance the site and the surrounding area? Yes No
- ☐ Is the necessary infrastructure already in place? Yes No (if not, explain in narrative)
- ☐ Is the proposed change a better use than that is recommended by Future Land Use Plan/Map? Yes No (if yes, explain in narrative)
- ☐ Will the proposed use impact adjacent residential areas in a negative manner or may it enhance it? Yes No
- ☐ Are uses adjacent to proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility? Yes No
- ☐ Does the proposed use present a significant benefit to public health, safety and welfare of community? Yes No

OWNER INFORMATION: NAME: Watooga Retail Partners, LLC - Attn : William T. Ellis

(Please Print)

ADDRESS: 6421 Camp Bowie Blvd. Suite 302 Fort Worth, TX 76116

PHONE: (817) 737-5000

EMAIL: bellis@ellis-tinsley.com

For additional owners, please include additional copies of this page. The property owner may sign the application or submit a notarized letter of authorization.

Revised 02/28/19

Page 1 of 2



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: C.R. Bonilla
(Please Print)
BUSINESS NAME (if applicable): Bonilla Group Owner
(Title)
BUSINESS ADDRESS: 3800 Byers Ave Fort Worth, TX 76107
PHONE: (817)230-9754 EMAIL: BonillaGroup@gmail.com

*I have read the completed application and know the same is true and correct and hereby agree that if a permit is issued all provisions of the City Ordinances and State Laws will be complied with whether herein specified or not. I agree to comply with all property restrictions. I am the owner of the property or the duly authorized agent.

*Submittal of false information or omission as required by this application may result in any permit, license, or approval being revoked.

*Signatures certify that all information provided is true and correct.

*Application will be considered filed when project is set on an appropriate agenda.

<u>William T. Ellis</u> Owner Name (Print)	<u>4-25-2019</u> Date	X <u>[Signature]</u> Owner Signature
<u>C.R. Bonilla</u> Agent Name (Print)	<u>4-25-2019</u> Date	X <u>C.R. Bonilla</u> Agent Signature

APPLICATION SUBMITTAL REQUIREMENTS

- ☒ Ten (10) folded copies of 24"x36" of a Site Plan (Technical requirements provided on separate sheet), Landscaping Plan, Elevations in color and one digital (PDF) copy of zoning exhibit.
- ☐ The following items are required with all types of applications:
- ☒ Planning and Zoning Application form.
- ☒ Application fee of \$300 – Zoning Change; \$500 – Planned Development; \$200 – Specific Use Permit, plus costs incurred by the City for postage, mailing, copying and other related expenses. This is non-refundable.
- ☒ One 11"x17" copy of subdivision plat (if the property is platted).
- ☒ One digital (PDF) copy of subdivision plat (if property is platted).
- ☐ If request is for (i) a portion of a platted lot, or (ii) an un-platted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by licensed surveyor must be provided electronically in Microsoft Word format and in paper copy.
- ☐ Additional information may be requested by the Development Review Team if deemed essential for review and consideration by Planning and Zoning Commission and City Council.
- ☒ Written narrative explaining in detail the proposal.

OFFICE USE ONLY: CASE APPROVED BY:

PLANNING & ZONING COMMISSION: _____ Yes _____ No

DATE: _____

CITY COUNCIL: _____ Yes _____ No

DATE: _____

ADDITIONAL P&Z FEE: _____ RECEIPT #: _____

DATE: _____

BONILLA GROUP
Land Development Consultants

Since 1988

(817) 230-9754
BonillaGroup@gmail.com

February 4, 2019

Bonilla Group Job No. 201901

Planning and Zoning Staff
City of Watauga

RE: Narrative for Proposed Development
Zoning Application for Specific Use Permit For:
Lot 1CS, Block 3
Summer Hills Addition
7205 Rufe Snow Drive
Watauga, Texas

Dear Planning and Zoning Staff,

We are applying for a "Specific Use Permit" for Lot 1CS, Block 3, Summer Hills Addition, also known as 7205 Rufe Snow Drive.

The subject site is comprised of a 0.4747 acre tract of platted land and is currently zoned "GB" General Business.

Our proposed development will be for a fully automated carwash in which vehicles will drive through a wash tunnel. There will be approximately 16 parking spaces provided. There will be 2 canopies provided within the parking space areas.

There will also be provided an area for vacuuming of the vehicles.

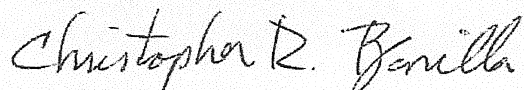
The proposed development is compatible with existing business in the immediate area and will enhance the site that it will occupy.

The necessary infrastructure is existing and in place. The proposed use will not impact any residential that may be in proximity to site.

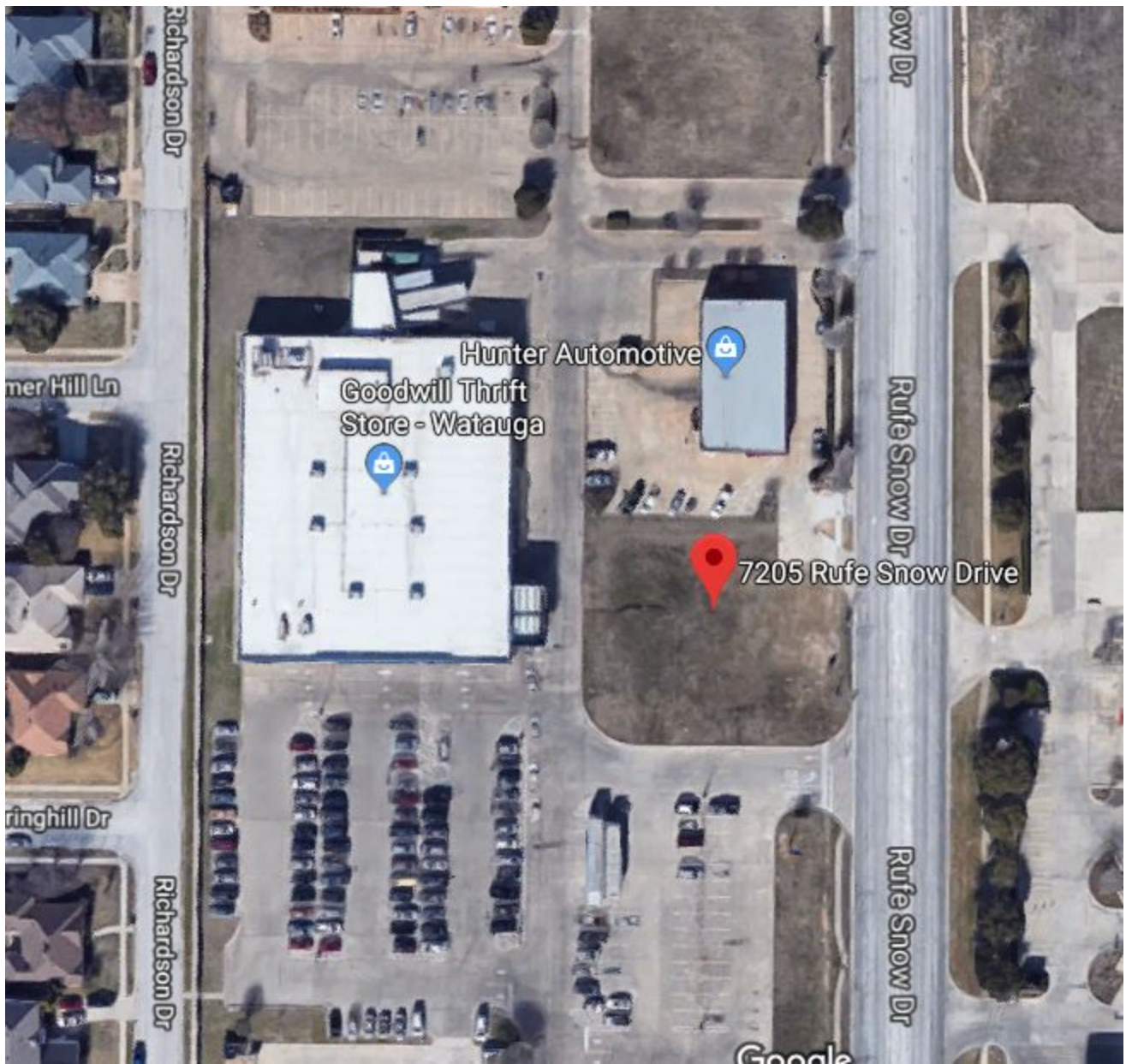
The proposed development will operate 7 days a week, Monday thru Sunday. Hours of operation will be from 8 am thru 7 pm. There will be approximately 8 employees.

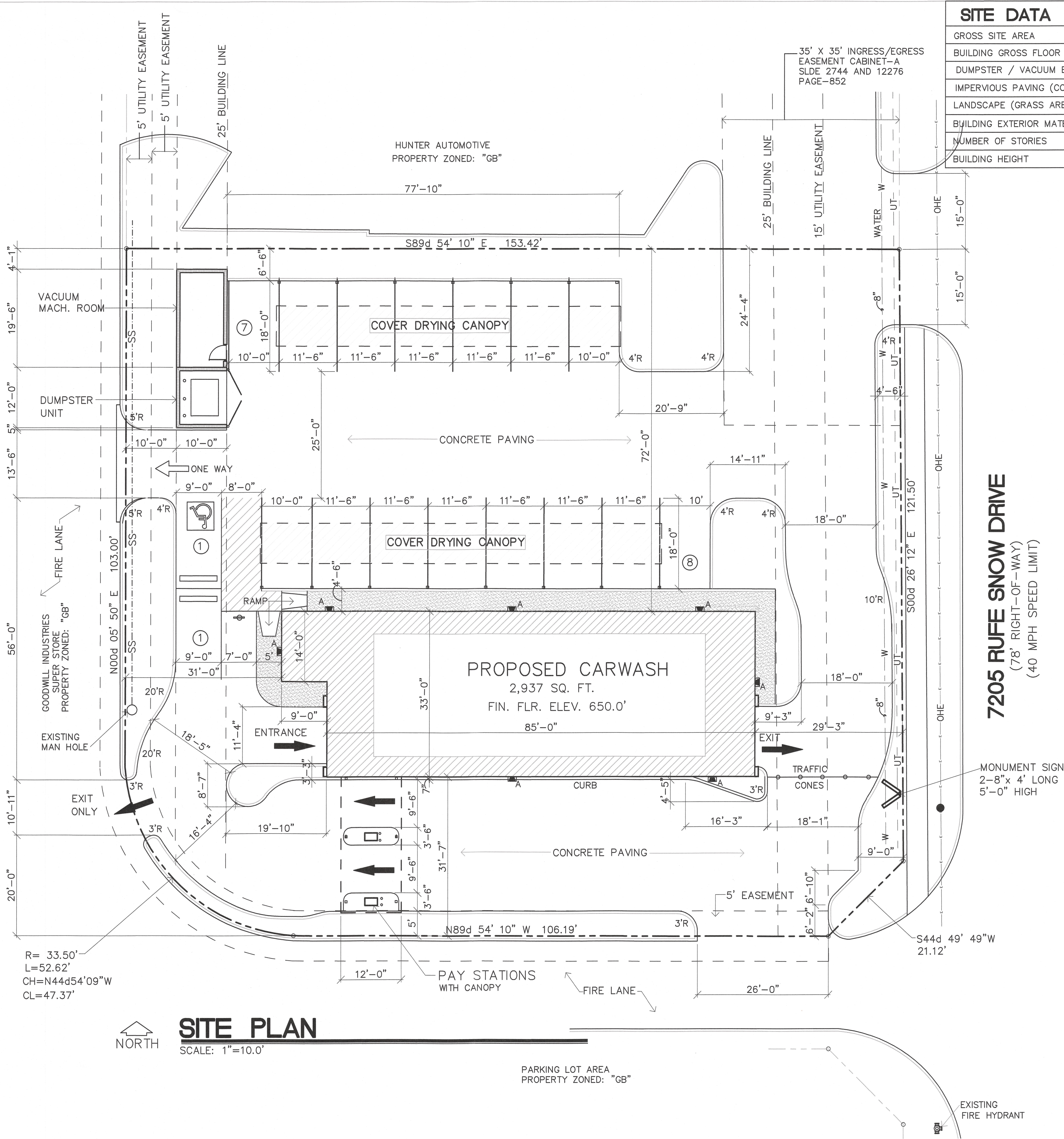
The proposed development will be similar in nature in terms of appearance and hours of operation.

Respectfully,

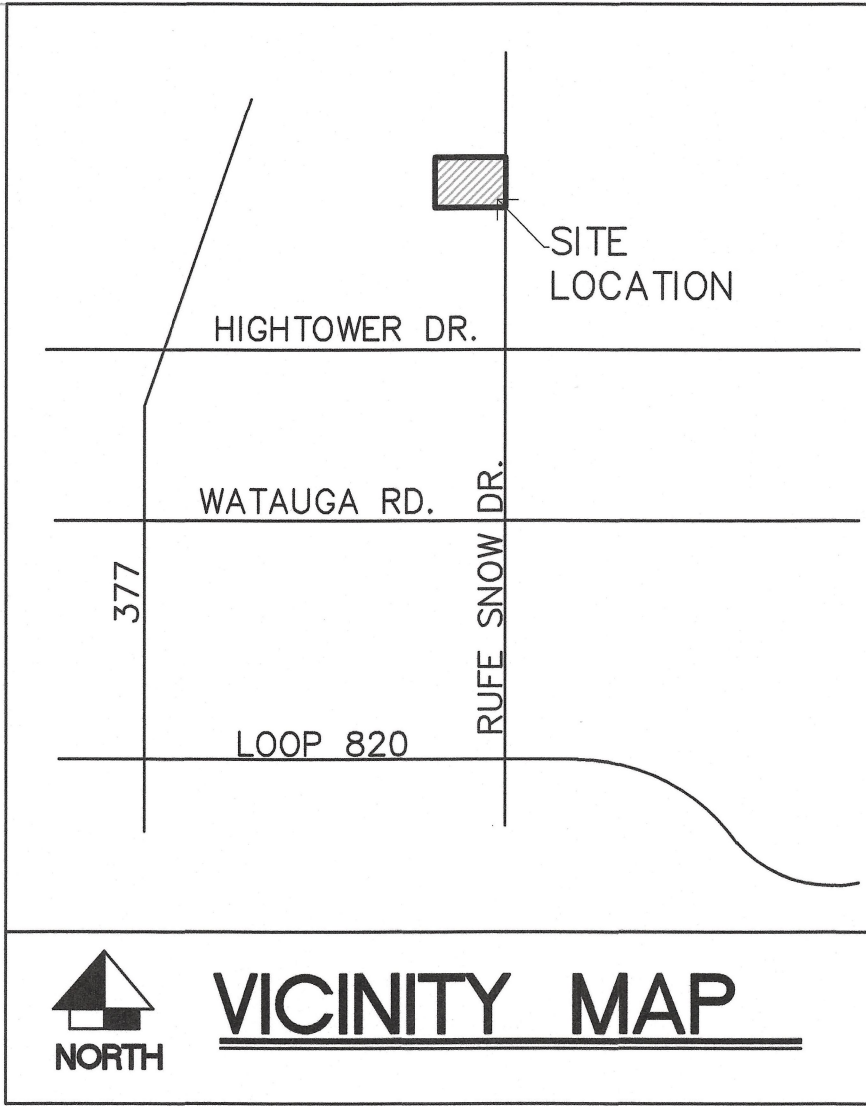


Christopher R. Bonilla





SITE DATA	SQUARE FOOT	PERCENTAGE
GROSS SITE AREA	20,637 SQ. FT.	100%
BUILDING GROSS FLOOR AREA	2,937 SQ. FT.	.14%
DUMPSTER / VACUUM BUILDING	315 SQ. FT.	.02%
IMPERVIOUS PAVING (CONCRETE)	15,577 SQ. FT.	.75%
LANDSCAPE (GRASS AREA)	1,796 SQ. FT.	.09%
BUILDING EXTERIOR MATERIAL	CMU BLOCKS	
NUMBER OF STORIES	ONE	
BUILDING HEIGHT	17'-0"	



WALL MOUNTED 100 WATT WALL PACK FLOOD LIGHT MOUNTED 12'-0" ABOVE PAVING

REVISIONS	
DATE	RESPONSE

E. M. FAGGETT ENGINEERING
104 OAK TRAIL
RENDON, TEXAS 76028
(817) 446-1364
FIRM REGISTRATION NO. F-11761

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@sbcglobal.net

DATE:
APRIL 23, 2019
OWNER:
WOODJO (PAUL MOON) 7009 COLE COURT COLLEYVILLE, TEXAS 76034 FORT WORTH, TEXAS 76112 (817) 528-8595 E-mail: 7minvest@gmail.com
PREPARED BY:
JOHN TAYLOR & ASSOCIATES 6800 BRENTWOOD STAIR RD. STE. 201 FORT WORTH, TEXAS 76112 (817) 446-1364 OFFICE (817) 446-1307 FAX E-mail: taylor7677@sbcglobal.net
PARKING:
REQUIRED PARKING 10 PROPOSED PARKING 16 HANDICAPPED PARKING 1 TOTAL PARKING PROVIDED 17

PROJECT:
PROPOSED AUTOMATIC CARWASH PAUL MOON 7205 RUFÉ SNOW DRIVE WATAUGA, TEXAS
ZONING:
PRESENT ZONED GB PROPOSED ZONINGGB-SUP
LEGAL:
LOT-1CS BLOCK-3 SUMMER HILLS ADDITION CABNET-A, SLIDE-2744
CASE #: SUP 19-03

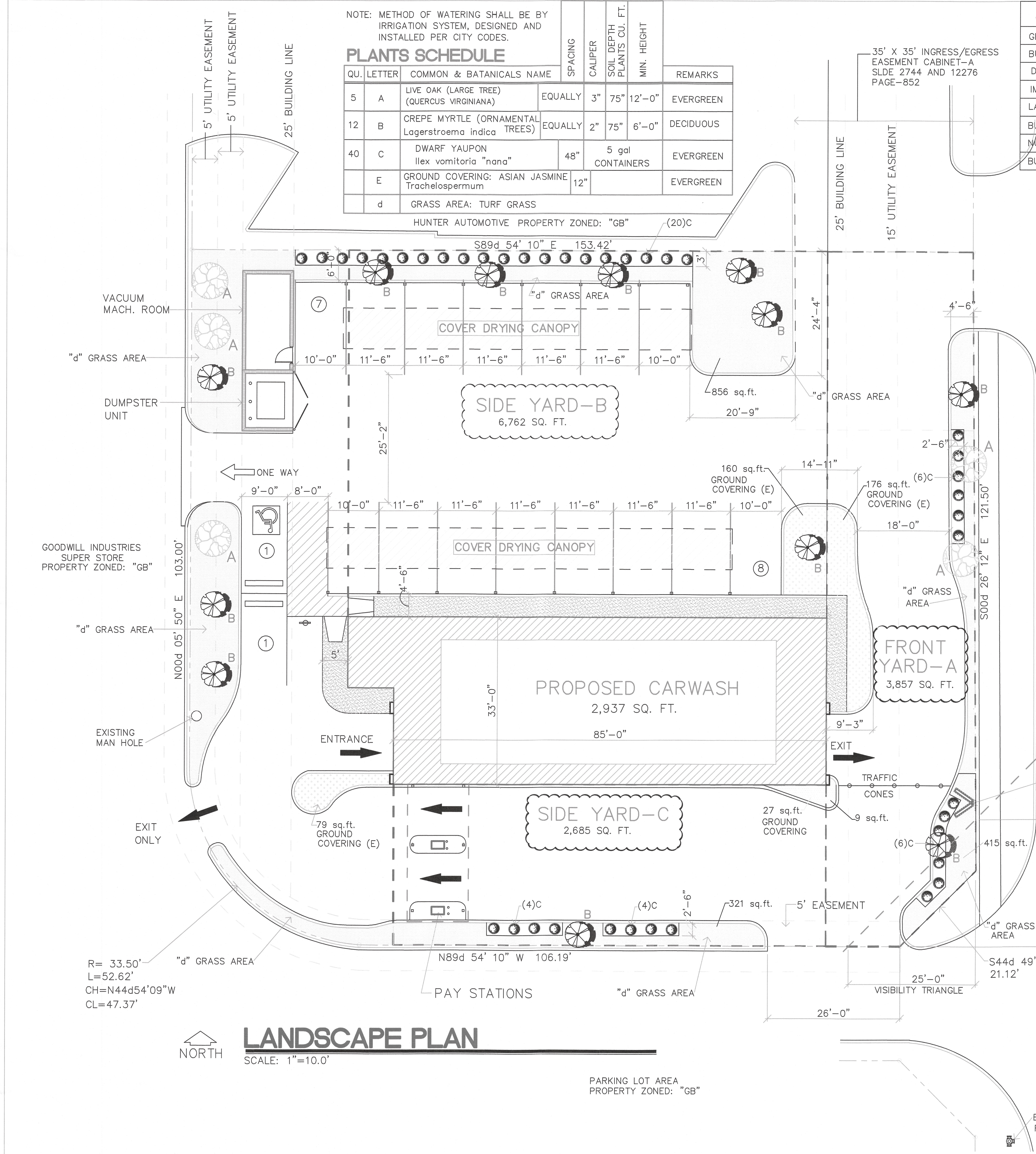
PROPOSED AUTOMATIC CARWASH
FOR
PAUL MOON
7205 RUFÉ SNOW DRIVE
WATAUGA, TEXAS

JOB NO.	2019
DRAWN BY:	JET
CHECK BY:	JET/EF
DATE:	4/23/2019

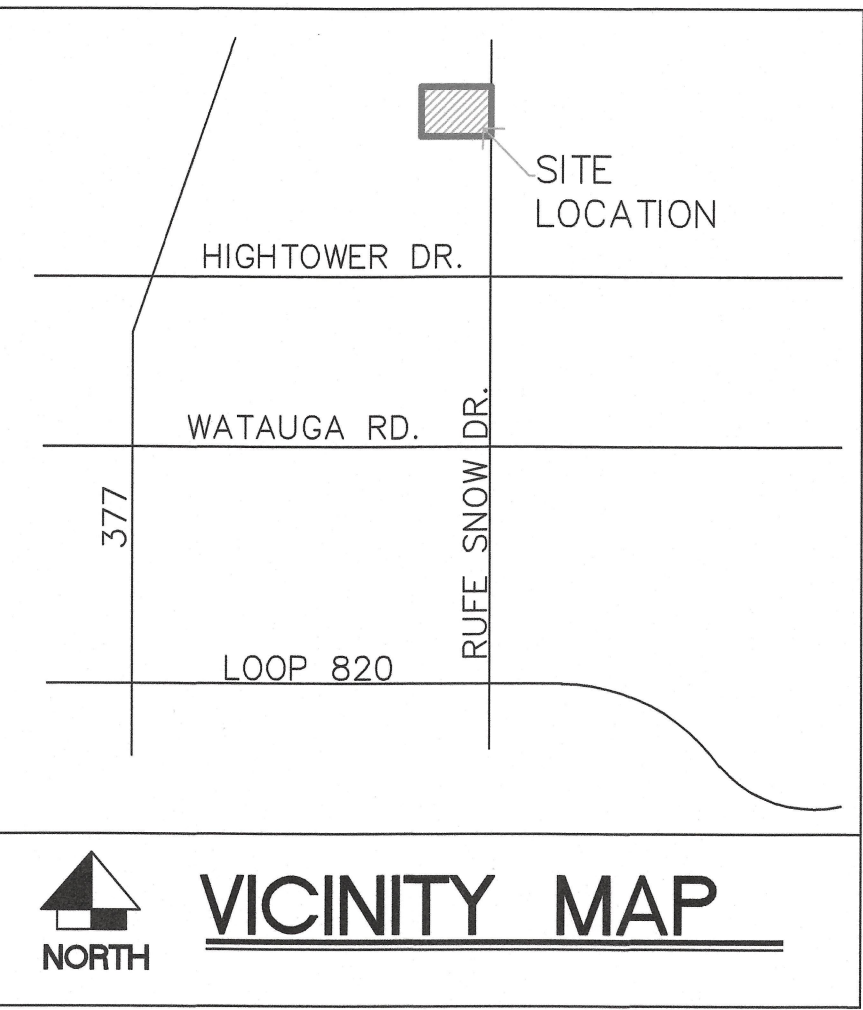
SHEET TITLE:
■ SITE PLAN



SHEET NO.
C1.0
OF 2



SITE DATA	SQUARE FOOT	PERCENTAGE
GROSS SITE AREA	20,637 SQ. FT.	100%
BUILDING GROSS FLOOR AREA	2,949 SQ. FT.	.14%
DUMPSTER / VACUUM BUILDING	315 SQ. FT.	.02%
IMPERVIOUS PAVING (CONCRETE)	15,577 SQ. FT.	.75%
LANDSCAPE (GRASS AREA)	1,796 SQ. FT.	.09%
BUILDING EXTERIOR MATERIAL	CMU BLOCKS	
NUMBER OF STORIES	ONE	
BUILDING HEIGHT	17'-0"	



AREA	AREA SQUARE FEET	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
FRONT YARD-A	3,857 SQ. FT.	4	12	12
SIDE YARD-B	6,762 SQ. FT.	6	20	20
SIDE YARD-C	2,685 SQ. FT.	1	8	8
TOTAL	13,304 SQ. FT.	11	40	40
13,304 SQ. FT. X 15% = 1,995.60 = 11 TREES				
WEST SIDE	1,066 SQ. FT.	6	0	

ITEMS	REQUIRED	PROVIDED
GROUND COVERING	200 SQ.FT.	415 SQ.FT.
PARKING ISLAND	128 SQ.FT.	1,016 SQ.FT.

DATE:

APRIL 23, 2019

OWNER:

WOODJO (PAUL MOON)
7009 COLE COURT
COLLEYVILLE, TEXAS 76034
FORT WORTH, TEXAS 76112
(817) 528-8595
E-mail: 7minvest@gmail.com

PREPARED BY:

JOHN TAYLOR & ASSOCIATES
6800 BRENTWOOD STAIR RD. STE. 201
FORT WORTH, TEXAS 76112
(817) 446-1364 OFFICE
(817) 446-1307 FAX
E-mail: taylor7677@sbcglobal.net

PARKING:

REQUIRED PARKING 10
PROPOSED PARKING 16
HANDICAPPED PARKING 1
TOTAL PARKING PROVIDED 17

PROJECT:

PROPOSED AUTOMATIC CARWASH
PAUL MOON
7205 RUFE SNOW DRIVE
WATAUGA, TEXAS

ZONING:

PRESENT ZONED GB
PROPOSED ZONINGGB-SUP

LEGAL:

LOT-1CS
BLOCK-3
SUMMER HILS ADDITION
CABNET-A, SLIDE-2744

CASE #:

SUP 19-03

REVISIONS

DATE	RESPONSE

JOHN TAYLOR and ASSOCIATES

6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@sbcglobal.net

PROPOSED AUTOMATIC CARWASH FOR

PAUL MOON

7205 RUFE SNOW DRIVE
WATAUGA, TEXAS

JOB NO.	2019
DRAWN BY:	JET
CHECK BY:	JET
DATE:	4/23/2019

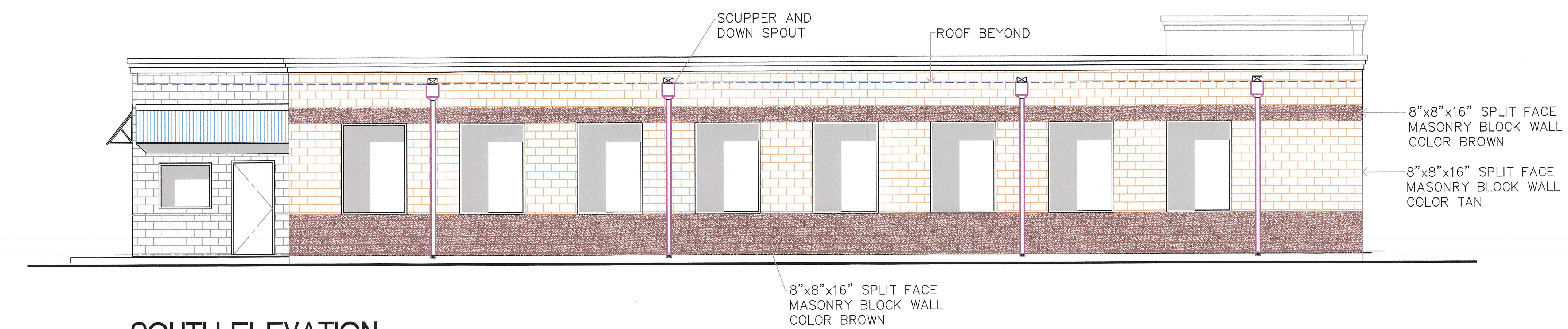
SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.

L1.0

OF 1



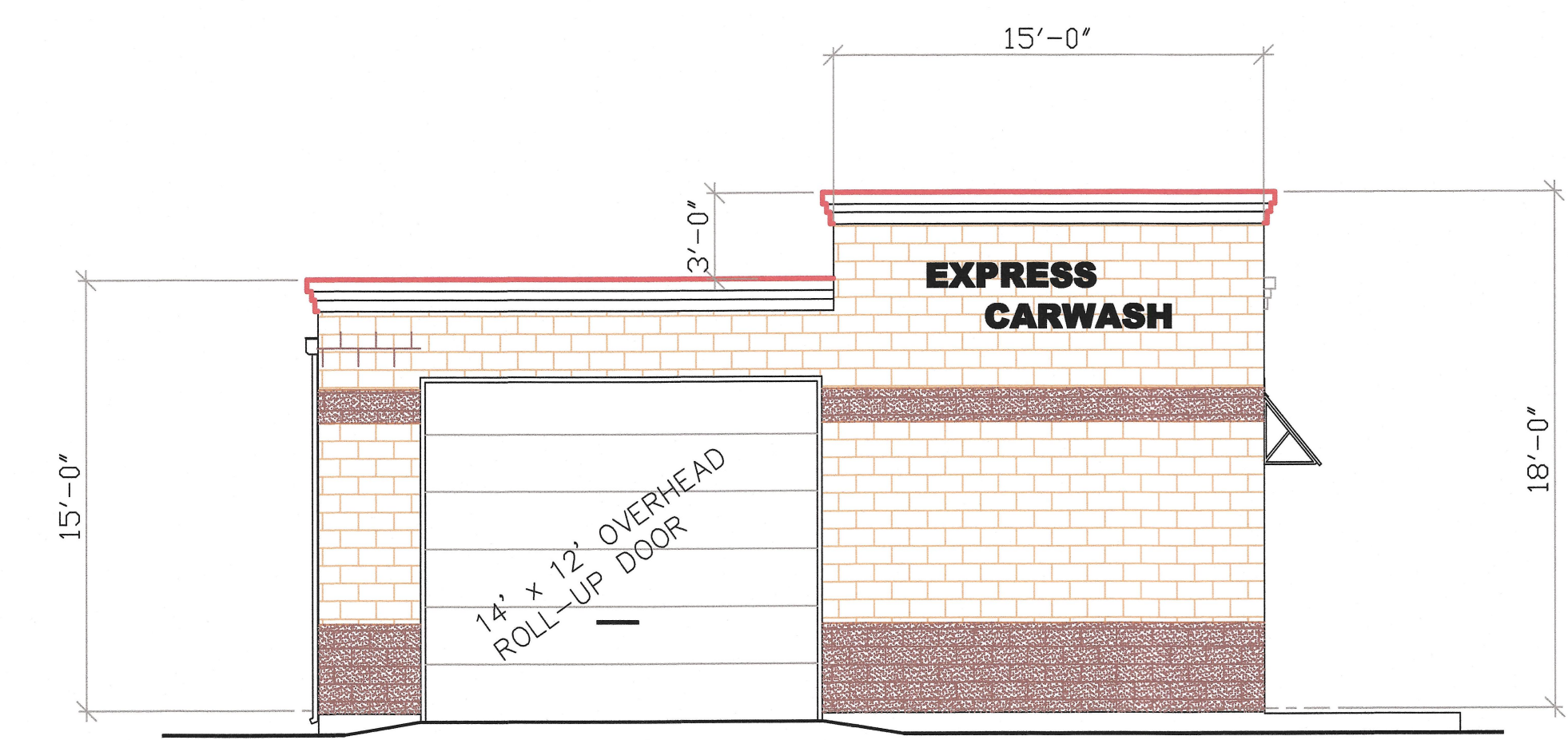
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



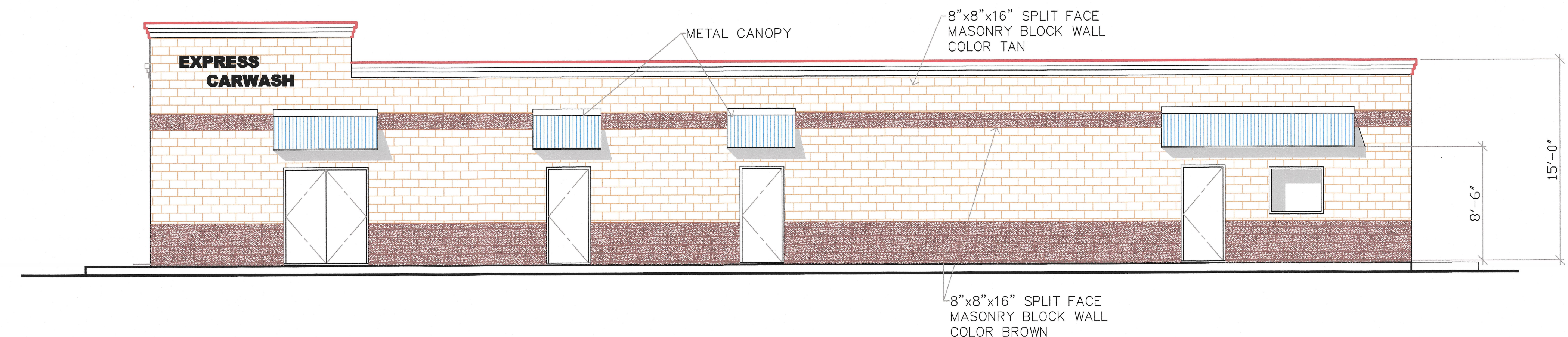
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS		
DATE	RESPONSE	

E. M. FAGGETT ENGINEERING
 104 OAK TRAIL
 RENDON, TEXAS 76028
 (817) 446-1364
 FIRM REGISTRATION NO. F-11761

JOHN TAYLOR and ASSOCIATES
 6800 BRENTWOOD STAIR ROAD, SUITE 201
 FORT WORTH, TEXAS 76112
 OFFICE: 817.446.1364 / FAX: 817.446.1307
 E-MAIL: taylor7677@bcgglobal.net

PROPOSED AUTOMATIC CARWASH
 FOR
PAUL MOON
 7205 RIFE SNOW DRIVE
 WATAUGA, TEXAS

JOB NO.	2019
DRAWN BY:	JET
CHECK BY:	JET/EF
DATE:	4/23/2019

SHEET TITLE:
EXTERIOR ELEVATIONS

Edward Faggett
4/23/2019

SHEET NO.
C2.0
 OF 2



Statement of Owner Verification

I, William T. Ellis hereby certify that the statements furnished on my
(PLEASE PRINT NAME HERE)

Planning & Zoning Application for Planning & Zoning Case _____ and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

By signing this application, I certify that I am the legal title holder for the property concerned in the application for the above mentioned Planning & Zoning Case.

Compliance with written requirements. No specific use permit shall be granted unless the applicant, owner, and grantee of the specific use permit shall be willing to accept and agree to be bound by and comply with the written requirements of the specific use permit as attached to the site plan drawing (or drawings) and recommendation by the planning and zoning commission and approved by the city council.

I understand that it is necessary for me or my agent to be present at the Planning and Zoning Commission and City Council public meetings to represent this request.

[Signature]
Applicant Signature

1-21-19
Date

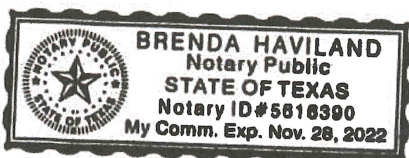
State of Texas
County of Tarrant

Before me, the undersigned authority, on this day personally appeared William T. Ellis, known to me, or proved to me on the oath of Driver License Verification, or through description 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 consideration therein expressed.

Given under my hand and seal of office this 21st day of January, 2019

[Signature]
Signature of Notary Public

My commission expires the 28 day of November, 2022





Statement of Agent Authorization

I, William T. Ellis, owner of 7205 Ruff Snow Dr. also
(PLEASE PRINT NAME HERE)
 known as Block 3, Lot 1CS of the Summer Hills Addn. ADDRESS Subdivision in the City
 of Watauga hereby certify that I have given my permission to C.R. Bonilla
AGENT
 to act as my agent for zoning, specific use permit, preliminary plat, final plat, or variance/special
 exception for said property. As the owner of the aforementioned property, I accept and agree to be
 bound by and comply with any written requirements a zoning, specific use permit, preliminary plat, final
 plat or variance/special exception of the property.

[Signature]
 Signature of Owner

William T. Ellis
 Name (Typed or Printed)

2-4-19
 Date

Notary Acknowledgement No. 2: Before me, the undersigned authority, on this day personally
 appeared Wm. T. Ellis, known to me to be the person whose name is
 subscribed to the above and foregoing instrument, and knowledge to me that he/she executed the
 same for the purposes and consideration expressed and in the capacity therein stated.

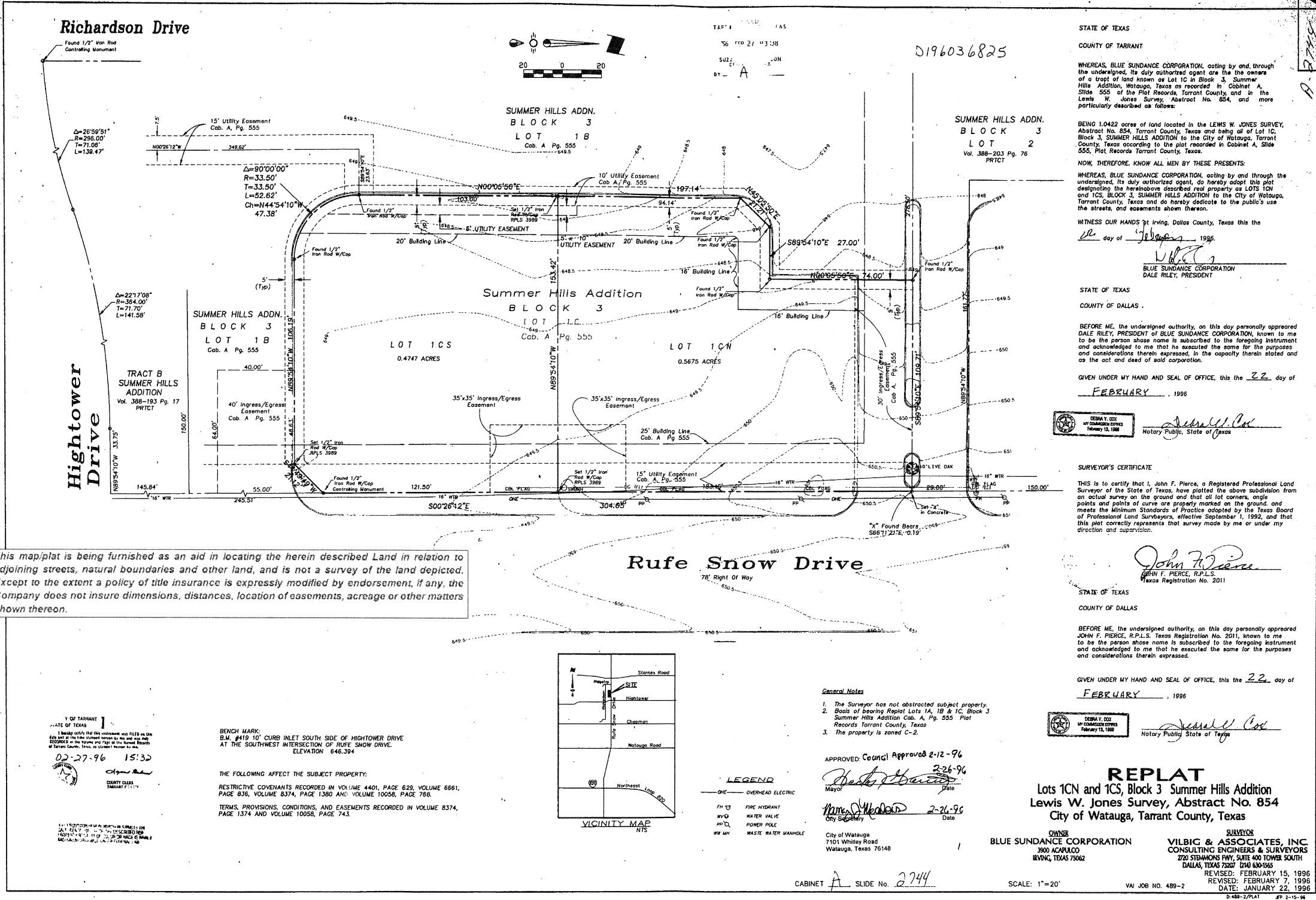
Given under my hand and seal of office on this the 4th day of February, 2019

[Signature]
 Notary Public

Notary Public in and For the State of Texas

My commission expires the 28th day of November, 2022.







Notice is hereby given of public hearings to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Wednesday, May 22, 2019 at 6:30 PM during the regular Planning and Zoning meeting, for the purpose of hearing the following cases:

1. **Planning and Zoning Case SUP-19-03:** Request for a Specific Use Permit (SUP) for an automated express car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant.
2. **Planning and Zoning Case P-19-01:** Consider an application for a Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, located at the northwest corner of Starnes Road and Indian Springs Road. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided by this replat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.
3. **Planning and Zoning Case ORD-19-01:** Consider amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code; amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the multi-family (MF), General Business (GB) and Commercial (C) zoning districts only.

NOTICE

I, Terri Johnson, Interim 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 Friday, May 3, 2019, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.


Terri Johnson, Interim City Secretary



legals & public notices

and Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning district change, land use designation and development plan for the above listed property. All interested parties are encouraged to attend.

Notice is hereby given of public hearings to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Wednesday, May 22, 2019 at 6:30 PM during the regular Planning and Zoning meeting, for the purpose of hearing the following cases:

Planning and Zoning Case SUP-19-03: Request for a Specific Use Permit (SUP) for an automated express car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watauga Retail Partners, LLC, owner. C.R. Bonilla, applicant.

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Denise F Ashley - Boxes, Crates, Tools

Melinda A Blue- boxes, totes, table, Chelsea Mills-

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Cecilia Vallejo-boxes, totes, chairs Property contained in the units will be sold to the highest bidder to satisfy the Landlord's lien for rent and other charges in the accordance with Chapter 59 of the Texas Property Code. Auction is With Reserve. Devon Self Storage reserves the right to set minimum bids and to refuse bids. CASH ONLY.

legals & public notices

PUBLIC NOTICE

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76118-2413 GRAVEL DRIVE, Thursday-Saturday Warehouse-Estate Sale 2413 GRAVEL DRIVE, Thursday, Friday, Saturday Warehouse-Estate Sale

76123-7948 ADOBE Drive, Friday, Saturday 8AM - 4PM HUGE ESTATE SALE! Entire house contents must be sold! Tons of furniture, small appliances, lawn equipment, ladders, chef's kitchen, decor and more! You want it, we've got it!

76126-1010 MERCEDES St., Benbrook Senior Center Garage Sale

appliances

3 NEW PORTABLE A/C UNITS. 14000btu, 12000btu, 8000btu. Cl 817-480-0844 or 214-980-0521

KITCHEN AID 22cft white runs and freezers good \$125 817-343-2813

arts & crafts

10 NEW 12 X 12 SCRAPBOOK albums \$3/ea. 817-773-1305

Lots of new scrap booking accessories from \$1/up. 817-773-1305

bargains/super savers (\$100 or less)

AUTO AND truck tires \$5 817-504-8524

PAINT PLUMBING electrical supplies \$10 817-504-8524

computers/electronics

TREKZ WIRELESS headphone all new \$75817-551-6465

estate sales

3800 DESERT Ridge, 76116 Thurs 8-4, Fri 8-4, Sat 8-2

4516 DRAGONFLY Way, 76244 THURS&SAT; ONLY 8:30-2

76135 - 4716 Barnhill Ln House & Garage full, Thu-Sat 9-5p 76244: 9521 Sinclair St. Thur/Fri 9a-4p Sat 9a-2p ESTATE SALE

ESTATE. 4707 E. Hwy. 1187 9-5 3.6mi. E. of I-35 5/2-5/5 Able Estate Liquidators

ESTATE SALE Solutions, most 1/2 off or OBO, all must go! 9824 Camp Bowie West, May 2,3,4, - 10-4:00

HEIRLOOM ESTATE SALE

1729 Carleton Ave, FW 76107 1 DAY Only Most Items 75% Sat Only 9-3

The Estate of Shirley Fox Garvey INCREDIBLE SALE!

Ltd Ed. Boehm birds, marble top grand french gold sideboard, Antique Louis XV French bronze chandelier w/citrine quartz, 4 panel hand painted screen on paper, Baker china cabinet. China: Masons, Tiffany, Royal Crown Derby. Crystal: Steuben, Lalique, Waterford & Baccarat, Sabino, Some silver plate & sterling serving pieces, Oriental tables, Oriental rugs lrg & sm, antiques, fine art, Pietra Dura plaques, antique clocks, antique tbls, french antique writing desk, beautiful lamps, grand mirrors, 3 sofas, occasional chairs, armoire, antique french chest, Sable fur jacket, coffee tbl iron & wooden, glass top game table w/4 chairs, antique Oriental alter table, lrg Oriental pots w/silk tree, Simpich figurines. MUST SELL M/C, Visa Cash Bring Packing Materials Bring Your Own Movers Photos at 24-7estatesales.com

SEEKERS ESTATE SALE 2721 Maple Brook Ct. Bedford, TX 5/2-4 9a-5p 817-739-4181 Ant. vntg. furn.; Victorian furn., art, clothing, smalls; vntg clothing, shoes, purses, hats, fascinators, displays; fine china; dep glass; books; jewelry; religious; kitchen; doll collection; garden furn. & decor; sterling; sp. Pics at estatesales.net

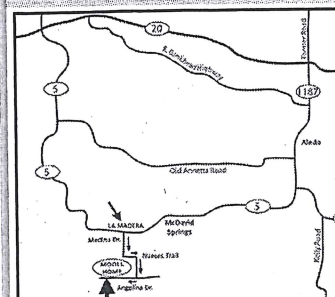
firearms

CLEBURNE GUN SHOW May 4th & 5th Sat 9-5, Sun 10-4 Johnson County Sheriffs Posse Buy, Sell, Trade. Admission \$7. Kids 15 & under free 817-929-1816

LEWISVILLE GUN SHOW SAT. May 4 9am-5pm

COME SEE OUR

195 ANGELINA in La Made



- Enjoy
- Quality
- Personal
- Will be

John Askew 817-441

medical equipment/supplies

PORTABLE OXYGEN Machine Sequel Eclipse 5 - Best and highest distributing Oxygen Tank on the market. One new machine and one refurbished machine goes up to 9. 2500 for new, 1750 refurb. rkempe75@gmail.com 817-688-7935

musical instruments

PORTABLE GRAND Yamaha YPG-535 - Full keyboard, effects and sustain. Stand. New \$800 ask \$450 OBO ransewco@sbcglobal.net 817-223-2551

tree/flowers/shrubbery

PINK CRAPE myrtle tree \$5. 817-718-5666 PURPLE DINKA \$2. Call 817-718-5666

misc. merchandise

30" TALL stuffed singing dog \$10 817-346-1654 5 BUILD-A-BEAR TOYS \$45(ret.\$150) 817-292-3397

CUSTOM MADE King Size Comforter Set & Curtains. Very Nice \$50. 817-656-8226

MANS MEDIUM Denim Jacket \$2. 817-346-1654

Power tools, hand tools & toolboxes \$1 817-861-5185

Silverware gold triple plated, 42 pc, with case, never used. Sacrificed. \$75. 817-378-4852

VACUUM CLEANERS, shop vacs & rug shampooers. \$10. 817-861-5185

Vases & Crystal pc, large variety, Sacrificed. \$3. each. 817-378-4852

WANTED FREON. R12 R500 R11. We pay CASH. Cert. professionals. 312-291-9169 RefrigerantFinders.com

WOODEN - 15 in game center

pets lost & found

LOST MINI Yorkie Female Mini Yorkie 3 yrs old, with Chewbacca Weight 5 1/2 lb The Grands Beach. \$1.00 questions asked denise.beagle@hotmail.com 747-4402

farm & eq

farm products

30X40X10 Me door & slab owned & ope millersmetal 817-2

horses and liv

CATTLE LEASE 682-225-0872

real estate

real estate fo

***EILEEN I



AGENDA MEMORANDUM

DATE: May 7, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Discussion and action on **Planning and Zoning Case No. P-19-01:** Proposed Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being a replat of Lot 1, Block 6 Indian Springs Addition, and situated in the Mansel W. Wilmeth Survey, Abstract No. 1621. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided by this re-plat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.

BACKGROUND/INFORMATION:

This application is a request for a final plat of Lots 1 thru 6, Block 1 Indian Springs Addition, Being situated in the Mansel W. Wilmeth Survey, Abstract No. 1621 in the City of Watauga consisting of an 81,173 square foot tract of land.

The property, zoned Single Family (SF6), is located at 5800 Starnes Road on the northwest corner of Starnes Road and Indian Springs Road. The approximate size of the Single Family Residential lots will be 10,300 sf. All requirements for platting have been met with this plat submittal.

Texas Local Government Code Section 212.005 requires the following:

"The municipal authority responsible for approving plats must approve a plat or re-plat that is required to be prepared under this sub-chapter and that satisfies all applicable regulations."

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Approval of application for Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided into 5 lots for single family development and 1 previously developed lot to remain.



AGENDA MEMORANDUM

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Platting Application
2. Final Plat - Indian Springs Addition
3. Statement of Owner Verification
4. Statement of Agent Verification
5. Plat Filing Fee Receipt
6. Tax Receipt 2018
7. P&Z Commission Public Hearing Notice May 22, 2019
8. FWST Public Hearing Notice May 5, 2019

REVIEWED BY:

Randy Richards, Building Official

Paul Hackleman, P.E., CFM, Director of Public Works

Andrea Gardner, City Manager

Terri Johnson, City Secretary

Approved as to form for inclusion on Agenda

Approved - 5/16/2019

Approved - 5/16/2019

Approved - 5/16/2019

Final Approval - 5/16/2019



Application for Platting

CASE Number: P-19-01
Application Fee: \$420.00
Date Fee Paid: 4-30-2019
Receipt Number: 19-00464

OFFICE USE ONLY: CASE APPROVED BY

PLANNING & ZONING COMMISSION: _____ Yes _____ No Date: _____

CITY COUNCIL: _____ Yes _____ No Date: _____

Check all that apply: Replat ☐

Preliminary Plat ☐

Final ☒

Fees are: Preliminary Plat \$300.00 + 10.00/lot; Final Plat \$300.00 + \$20.00/lot; Replat \$300.00 + \$5.00/residential lot or commercial unit

PLEASE PRINT

OWNER INFORMATION:

NAME: MARVIN E. SNYDER

ADDRESS: 6355 STARNES RD.

PHONE: 817 980 1071 Email: MARVETTES@gmail.com

APPLICANT INFORMATION:

NAME: Oi Fai Wong

PHONE: 972-800-7845 EMAIL: kevin.wong1956@gmail.com

PROPERTY ADDRESS: 6355 Starnes Road, Watauga, TX 76148

(Abstract) 1621 (Tract) 1B01A (Block) 1 (Lot) 1

(Survey) Wilmeth, Mansel W (Addition) Life Tabernacle Addition

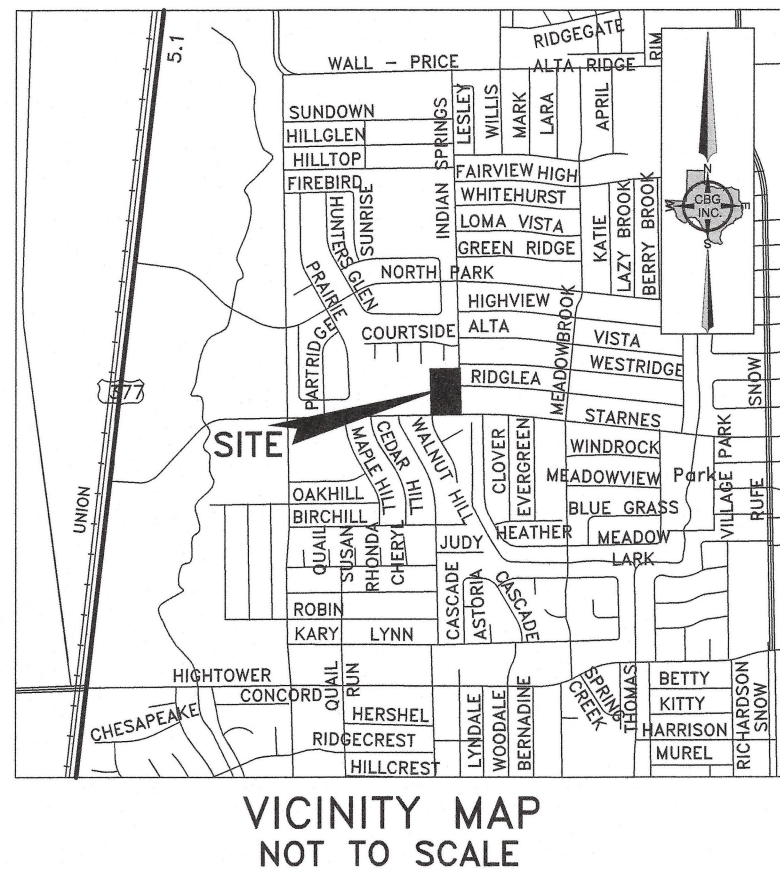
PLATTING: Plat/Replat _____ Preliminary _____ Final ☒ # of Lots: 6

REQUIRED DOCUMENTATION:

Provided	Date Requested	Date Received	Comments
2 Copies of Plat		<u>4/30/2019</u>	
Tax Certificate		<u>4/30/2019</u>	
Owner Verification		<u>4/1/2019</u>	
Digital Copy			
<u>10/</u> 20 Copies		<u>4/30/2019</u>	
Filing Fees		<u>4/30/2019</u>	

SIGNATURE OF OWNER MARVIN E. SNYDER

Revised 3/28/2017





Statement of Owner Verification

I, Marion E. Snyder hereby certify that the statements furnished on my
(PLEASE PRINT NAME HERE)

Planning & Zoning Application for Planning & Zoning Case P-19-01 and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

By signing this application, I certify that I am the legal title holder for the property concerned in the application for the above mentioned Planning & Zoning Case.

Compliance with written requirements. No specific use permit shall be granted unless the applicant, owner, and grantee of the specific use permit shall be willing to accept and agree to be bound by and comply with the written requirements of the specific use permit as attached to the site plan drawing (or drawings) and recommendation by the planning and zoning commission and approved by the city council.

I understand that it is necessary for me or my agent to be present at the Planning and Zoning Commission and City Council public meetings to represent this request.

Marion E. Snyder
Applicant Signature

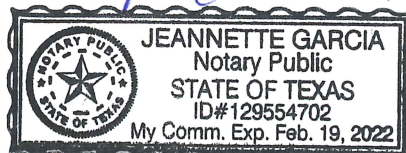
4-01-2019
Date

State of Texas
County of Tarrant

Before me, the undersigned authority, on this day personally appeared Marion Eugene Snyder known to me, or proved to me on the oath of Driver License Verification, or through description 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 consideration therein expressed.

Given under my hand and seal of office this 1st day of April, 20 19

Jeannette Garcia
Signature of Notary Public



My commission expires the 19 day of February, 20 22.



Statement of Agent Authorization

I, Marvin E. Snyder, owner of 6355 Starner Rd also
(PLEASE PRINT NAME HERE) ADDRESS Abstract 1621, Tract 1B01A
known as Block None, Lot None of the Wilmoth, Mansel W Survey Subdivision in the City

of Watauga hereby certify that I have given my permission to Oi Fai Wong
AGENT
to act as my agent for zoning, specific use permit, preliminary plat, final plat, or variance/special
exception for said property. As the owner of the aforementioned property, I accept and agree to be
bound by and comply with any written requirements a zoning, specific use permit, preliminary plat, final
plat or variance/special exception of the property.

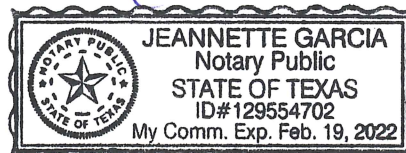
Marvin E. Snyder
Signature of Owner

Marvin E. Snyder 04 01 2019
Name (Typed or Printed) Date

Notary Acknowledgement No. 2: Before me, the undersigned authority, on this day personally
appeared Marvin Eugene Snyder, known to me to be the person whose name is
subscribed to the above and foregoing instrument, and knowledge to me that he/she executed the
same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the 1st day of April, 20 19

Jeannette Garcia
Notary Public



Notary Public in and For the State of Texas

My commission expires the 19 day of February, 20 22.



Permit Receipt

Receipt No.: 19-00484

received from

BUSINESS OWNER
BUSINESS OWNER
0000 BUSINESS OWNER
Watauga, TX 76148

Receipt No.: 19-00484
Receipt Date: 04/30/2019
Receipt Time: 1:55 PM
Payment Method: Check
Payment Note: 129
Project ID #: 19-00720
Project Type: Planning and Zoning
Address: 6355 Starnes Rd.

Transactions

Fee type	Amount
Final Plat	\$ 300.00
Final Plat Extra Lots	120.00

Amount Paid \$ 420.00

received by

Jeannette Garcia
Development Services
7800 Virgil Anthony Blvd.
Watauga, TX 76148-2456
(817) 514-5827 Phone
(817) 514-3627 Fax
jgarcia@wataugatx.org

Account Summary

01-000-31590 \$ 420.00



WENDY BURGESS
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR

@TarrantCoTax
 Facebook.com/TarrantCountyTAC

100 E. Weatherford, Fort Worth, TX 76196
 (817) 884-1100
 e-mail:taxoffice@tarrantcounty.com
 web:www.tarrantcounty.com

ORIGINAL RECEIPT

IN GOD WE TRUST

1
 V1.3

DATE: 04/30/2019
ACCOUNT: 00004246136
OWNER: SNYDER MARVIN E AND SNYDER DONN
PARCEL ADDRESS: 0006355 STARNES RD
EXEMPTIONS: HS001 OV003

LEGAL: WILMETH, MANSEL W SURVEY
ABSTRACT 1621 TRACT 1B01A

PIDN: A1621 1B01A
ACRES: 1.8634

RECEIPT #: 77883831 **CHECK #: 0128** **DEPOSIT #: 201904301857-2018/TARRANTCOUNT**

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	PAY TYPE	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2018	WATAUGA CITY	\$125,311.00	0.601788	L-Q3	04/30/2019	\$121.44	\$0.00
2018	TARRANT COUNTY	\$115,311.00	0.234000	L-Q3	04/30/2019	\$47.96	\$0.00
2018	T C HOSPITAL	\$115,311.00	0.224429	L-Q3	04/30/2019	\$63.45	\$0.00
2018	T C COLLEGE	\$115,311.00	0.136070	L-Q3	04/30/2019	\$27.07	\$0.00
2018	KELLER ISD	\$120,311.00	1.510000	L-Q3	04/30/2019	\$298.65	\$0.00
2018	KELLER ISD	\$120,311.00	1.510000	L-Q4	04/30/2019	\$304.54	\$0.00
2018	T C COLLEGE	\$115,311.00	0.136070	L-Q4	04/30/2019	\$27.59	\$0.00
2018	T C HOSPITAL	\$115,311.00	0.224429	L-Q4	04/30/2019	\$64.69	\$0.00
2018	TARRANT COUNTY	\$115,311.00	0.234000	L-Q4	04/30/2019	\$48.91	\$0.00
2018	WATAUGA CITY	\$125,311.00	0.601788	L-Q4	04/30/2019	\$123.83	\$0.00

AMOUNT TENDERED \$1,128.13
AMOUNT PAID - THANK YOU!

BASE TAX	\$1,128.13
TOTAL PAID	\$1,128.13

REMAINING AMOUNT DUE
AS OF 04/30/2019
\$0.00

****YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER****

SNYDER MARVIN E AND SNYDER DONNA * THIS IS A RECEIPT *

REMAINING AMOUNT DUE
AS OF 04/30/2019
\$0.00

00004246136



WONG OI FAI
 6355 STARNES RD
 FORT WORTH TX 76148-1306

Make checks payable to:
 WENDY BURGESS TAX ASSESSOR-COLLECTOR

00004246136 0000112813 0000000000 0046763141 0430201920000



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NOTICE

I, Terri Johnson, Interim 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 Friday, May 3, 2019, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.


Terri Johnson, Interim City Secretary



legals & public notices

and Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning district change, land use designation and development plan for the above listed property. All interested parties are encouraged to attend.

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76110-2512 WAYSIDE Ave., Sat. 9-12 antique furniture & art

76118-2413 GRAVEL DRIVE, Thursday-Saturday Warehouse-Estate Sale 2413 GRAVEL DRIVE, Thursday, Friday, Saturday Warehouse-Estate Sale

76123-7948 ADOBE Drive, Friday, Saturday 8AM - 4PM HUGE ESTATE SALE! Entire house contents must be sold! Tons of furniture, small appliances, lawn equipment, ladders, chef's kitchen, decor and more! You want it, we've got it!

76126-1010 MERCEDES St., Benbrook Senior Center Garage Sale

76126-0847 MILLINE Crossing

appliances

3 NEW PORTABLE A/C UNITS. 14000btu, 12000btu, 8000btu. Cl 817-480-0844 or 214-980-0521

KITCHEN AID 22cft white runs and freezers good \$125 817-343-2813

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10 NEW 12 X 12 SCRAPBOOK albums \$3/ea. 817-773-1305

Lots of new scrap booking accessories from \$1/up. 817-773-1305

bargains/super savers (\$100 or less)

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TREKZ WIRELESS headphone all new \$75817-551-6465

estate sales

3800 DESERT Ridge, 76116 Thurs 8-4, Fri 8-4, Sat 8-2

4516 DRAGONFLY Way, 76244 THURS&SAT; ONLY 8:30-2

76135 - 4716 Barnhill Ln House & Garage full, Thu-Sat 9-5p 76244: 9521 Sinclair St. Thur/Fri 9a-4p Sat 9a-2p ESTATE SALE

ESTATE. 4707 E. Hwy. 1187 9-5 3.6mi. E. of I-35 5/2-5/5 Able Estate Liquidators

ESTATE SALE Solutions, most 1/2 off or OBO, all must go! 9824 Camp Bowie West, May 2,3,4, - 10-4:00

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The Estate of Shirley Fox Garvey INCREDIBLE SALE!

Ltd Ed. Boehm birds, marble top grand french gold sideboard, Antique Louis XV French bronze chandelier w/citrine quartz, 4 panel hand painted screen on paper, Baker china cabinet. China: Masons, Tiffany, Royal Crown Derby. Crystal: Steuben, Lalique, Waterford & Baccarat, Sabino, Some silver plate & sterling serving pieces, Oriental tables, Oriental rugs lrg & sm, antiques, fine art, Pietra Dura plaques, antique clocks, antique tbls, french antique writing desk, beautiful lamps, grand mirrors, 3 sofas, occasional chairs, armoire, antique french chest, Sable fur jacket, coffee tbl iron & wooden, glass top game table w/4 chairs, antique Oriental alter table, lrg Oriental pots w/silk tree, Simpich figurines. MUST SELL M/C, Visa Cash Bring Packing Materials Bring Your Own Movers Photos at 24-7estatesales.com

SEEKERS ESTATE SALE 2721 Maple Brook Ct. Bedford, TX 5/2-4 9a-5p 817-739-4181 Ant. vntg. furn.; Victorian furn., art, clothing, smalls; vntg clothing, shoes, purses, hats, fascinators, displays; fine china; dep glass; books; jewelry; religious; kitchen; doll collection; garden furn. & decor; sterling; sp. Pics at estatesales.net

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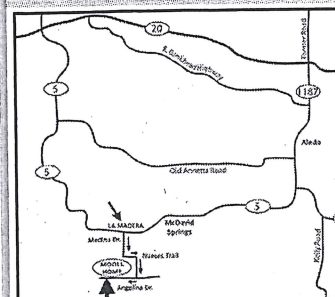
CLEBURNE GUN SHOW May 4th & 5th Sat 9-5, Sun 10-4 Johnson County Sheriffs Posse Buy, Sell, Trade. Admission \$7. Kids 15 & under free 817-929-1816

LEWISVILLE GUN SHOW

SAT. May 4 9am-5pm

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tree/flowers/shrubby

PINK CRAPE myrtle tree \$5. 817-718-5666 PURPLE DINKA \$2. Call 817-718-5666

misc. merchandise

30" TALL stuffed singing dog \$10 817-346-1654 5 BUILD-A-BEAR TOYS \$45(ret.\$150) 817-292-3397

CUSTOM MADE King Size Comforter Set & Curtains. Very Nice \$50. 817-656-8226

MANS MEDIUM Denim Jacket \$2. 817-346-1654

Power tools, hand tools & toolboxes \$1 817-861-5185

Silverware gold triple plated, 42 pc, with case, never used. Sacrificed. \$75. 817-378-4852

VACUUM CLEANERS, shop vacs & rug shampooers. \$10. 817-861-5185

Vases & Crystal pc, large variety, Sacrificed. \$3. each. 817-378-4852

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AGENDA MEMORANDUM

DATE: May 7, 2019

TO: Planning and Zoning Commission Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Discussion and action on **Planning and Zoning Case No. ORD-19-01**: Recommendation for amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code, amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the Multi-family (MF), General Business (GB) and Commercial (C) zoning districts only, and the addition of special conditions to Subsection 115-85 (c) concerning off-street parking requirements and fire safety regulations.

BACKGROUND/INFORMATION:

Proposed amendments to Section 115-3 include the addition of a definition for the term "tenant" to the Watauga Zoning Code. The amendments to Section 115-85 limit the establishment of boarding and lodging houses to the Multi-Family (MF), General Business (GB) and Commercial (C) zoning districts as well as includes the addition of special conditions to Subsection 115-85 (c) concerning off-street parking requirements and fire safety regulations.

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Consideration and action of a revision to the Watauga Code of Ordinances Section 115-3 for the addition of the definition of "Tenant" to the Zoning Code, amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the Multi-family (MF), General Business (GB) and Commercial (C) zoning districts only and the addition of special conditions to Subsection 115-85 (c) concerning off-street parking requirements and fire safety regulations.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Red-Lined Amendments to existing ordinance Section 115-3
2. P&Z Commission Public Hearing Notice May 22, 2019



AGENDA MEMORANDUM

3. FWST Public Hearing Notice May 5, 2019

REVIEWED BY:

Randy Richards, Building Official

Paul Hackleman, P.E., CFM, Director of Public Works

Andrea Gardner, City Manager

Terri Johnson, City Secretary

Approved as to form for inclusion on Agenda

Approved - 5/16/2019

Approved - 5/16/2019

Approved - 5/16/2019

Final Approval - 5/16/2019

Sec. 115-3. - General definitions.

The following words, terms and phrases, when used in this ~~C~~chapter, shall have the meanings ascribed to them in this ~~S~~section, except where the context clearly indicates a different meaning:

Accessory building means a subordinate building located on the same lot as a principal building, the activity of which is clearly integral with or incidental to the permitted use of the principal building. The term "accessory" shall have the same meaning as accessory use. The term "subordinate" shall mean that the use or building shall comprise 20 percent or less of the area, extent, or purpose of the principal use of the property.

Accessory use means any use of the building or premises which exists in conjunction with and which is customarily incidental to the permitted principal use, provided that such use shall not be hazardous to or impair the use or enjoyment of nearby property by reason of noise, odors, dust, or other pollutants.

Alley means a public right-of-way which affords only a secondary means of access to abutting property.

Antenna facility. See ~~S~~section 115-116, Antenna facilities.

Basement means a building story which is partly underground but may have up to one-half of the basement height above the average level of the adjoining ground. A basement shall not be counted as a story in computing building height.

Block means a piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where platting is incomplete or disconnected, the ~~B~~building ~~O~~fficial shall determine the outline of the block.

Board means the ~~B~~board of ~~A~~adjustment of the ~~C~~city.

Buildable area means the portion of a lot remaining after required yards have been provided.

Building means a structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or chattels.

Building, height of, means the vertical distance measured at a point five feet from the midpoint of the structure on the wall having the greatest fall in grade:

- (1) To the highest point of the roof surface, if a flat roof;
- (2) To the deck line of a mansard roof; or
- (3) To the mean height level between eaves and ridge for a gable, hip, or gambrel roof;

provided, however, that where buildings are set on the street right-of-way line, the height of the building may be measured from the average elevation of the finished grade along the front of the building.

Business means and includes service, retail, commercial, industrial, and manufacturing uses and districts as defined in ~~S~~section 115-85, Permitted use table.

Commission means the ~~P~~planning and ~~Z~~oning ~~C~~commission of the ~~C~~city.

Council means the ~~C~~city ~~C~~council.

Court means an open unoccupied space bounded on three or more sides by the walls of a building.

Curb level means the elevation of the established curb in front of a building measured at the center of such front.

Density means the number of dwelling units per acre of land. Net acre shall include that area of land excluding areas used for public right-of-way, floodway, and area dedicated as park land.

Dwelling, attached, means a separate building containing only one dwelling unit which building is connected to, but is structurally independent of any other building.

Dwelling, detached, means a building containing a dwelling unit and not connected to any other building containing a dwelling unit.

Dwelling unit means one or more rooms connected together but structurally divided from all other rooms in the same structure and constituting a separate, independent housekeeping unit for permanent residential occupancy by one family, with all necessary facilities contained therein for sleeping, eating, cooking, and sanitation.

Easement means the right of a person, government agency, or public utility company to use public or private land owned by another for a specific purpose.

Family means:

- (1) One or more persons occupying a single dwelling unit and living as a single, nonprofit housekeeping unit; provided that a group of five or more persons who are not within the second degree of kinship shall not be deemed to constitute a family.
- (2) Notwithstanding Subsection (1) of this definition, a family shall be deemed to include five or more persons not within the second degree of kinship occupying a dwelling unit and living as a single, nonprofit housekeeping unit, if said occupants are handicapped persons as defined in title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. Such unrelated individuals shall have the right to occupy a dwelling in the same manner and to the same extent as any family unit as defined in Subsection (1) of this definition.

Fence means a structure, other than a building, which is a barrier and used as a boundary or means for protection or confinement.

Floor space per dwelling unit means the total number of square feet of habitable floor space contained within a dwelling unit exclusive of porches, breezeways, carports, garages, and storage areas not directly accessible from within the dwelling unit.

Frontage means all the property abutting on one side of the street between two intersecting streets, measured along the street line.

Grade means the average of the finished ground level at the center of all walls of a building. In the case that walls are parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk.

Gross leasable area means the total floor area of a building which is designed for tenant occupancy and exclusive use, including basements and mezzanines, and measured to centerlines of joint partitions and to outside of exterior walls; the term does not include auditorium or theater space within such building.

Height of building means the vertical distance of a building measured five feet from the average natural front yard ground level to:

- (1) The highest point of a roof's surface;
- (2) The deck line of mansard roofs; or
- (3) The mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten feet in height.

Interpretation means a determination of the meaning of zoning regulations or their application, or a determination of the location of zoning district boundaries.

Junk means any scrap iron, scrap tin, scrap brass, scrap copper, scrap lead, scrap zinc, and all other scrap metals and their alloys, bones, rags, used cloth, used rubber, used rope, used tin foil, used bottles, used paper, old cotton, used machinery, used tools, used appliances, used fixtures, used utensils, used boxes or crates, used pipe or pipe fittings, used automobile, truck or airplane tires and other used

manufactured goods that are so worn, deteriorated, or obsolete as to make them unusable in their existing condition.

Landscape planting means a combination of live plant material. Landscape planting shall not include the use of smooth concrete or asphalt, except when used as a minor portion of the total area and in conjunction with the overall design.

Lot means a parcel of land surveyed or apportioned for sale or other purposes, as shown on a plat of a recorded subdivision of which it is a part, or any tract of land the use of which is controlled or managed by any person or group of persons under a unified and specific plan.

Lot, corner, means a lot abutting two or more streets at their intersection.

Lot coverage means the percentage of the total area of the lot, excluding streets, alleys, and dedicated drainage ways, covered by all buildings located thereon.

Lot depth means the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

Lot frontage means the front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, from which yards shall be provided as indicated under the definition for "yard" in this Section.

Lot, interior, means a lot whose side lines do not abut upon any street.

Lot line, front, means the boundary between a lot and the street on which it fronts.

Lot line, rear, means the boundary line which is opposite and most distant from the front street line. In cases of uncertainty, the Building Official shall determine the rear lot line.

Lot line, side, means lot boundary, not a front or rear line thereof.

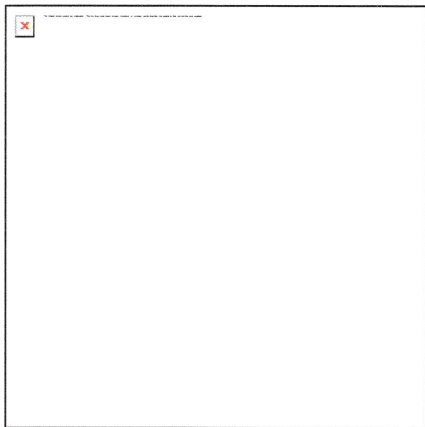
Lot lines means the lines bounding a lot as defined herein.

Lot of record means a lot which is part of a subdivision recorded in the Office of the County Clerk, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot, through, means an interior lot having frontage on two streets.

Lot types means the designation of lots according to "Figure 1, Lot Types," illustrating corner lots, interior lots, reversed frontage lots and through lots.

Figure 1 Lot Types



Field Code Changed



LEGEND

C	Corner Lot
I	Interior Lot
T	Through Lot
L	Cul-de-Sac Lot

Lot width means the distance between the straight lines, measured at the front setback line, connecting front and rear lot, lines at each side of the lot, measured across the rear of the minimum front yard.

Nonconforming lot means a parcel, site, or tract of land which does not meet the minimum lot regulations for the district in which it is located, which lot was legally created prior to the effective date of the applicable zoning regulations.

Nonconforming structure means a building, wall, fence, tower, sign, or other similarly created object which does not meet the type, size, height, or location limitations of the district in which it is located, which structure was legally existing prior to the effective date of the applicable zoning regulations.

Nonconforming use means a use of land or structure which is not authorized in the district in which such use or activity is conducted, which use was legally existing or in operation under other laws of the state or codes of the City prior to the effective date of the applicable zoning regulations.

Parking space, off-street, means an area adequate for parking an automobile with room for opening doors on both sides, together with maneuvering room and with properly related access to a public street or alley.

Planned development or *PD* means a development of land that is under unified control and is planned and developed as a whole in a single development operation or programmed series of

development stages. The development may include streets, circulation ways, utilities, buildings, open spaces and other site features and improvements.

Portable means a structure that is mounted on wheels or skids and can be moved as a unit without disassembly for transportation.

Portable storage container means any portable box-like container transported by truck or trailer to a location for drop off.

Premises means any combination of lots or parcels of land which combined together constitute a single building site.

Recreational vehicles, major, means boats, trailers, boat trailers, travel trailers, pickup campers, motor homes or coaches (designed to be mounted on automotive vehicles or chassis, but excluding pickup shells, utility trailers, and the like, and cases or boxes used for transporting major recreational vehicles, whether occupied by such vehicles or not).

Retaining wall means a structure, other than a building, which is constructed as a barrier and used as a means of retaining areas of different grades.

Right-of-way means the same as in V.T.C.A., Local Government Code § 283.002(6), the area on, below, or above a public roadway, highway, street, public sidewalk, alley, waterway, or utility easement in which the municipality has an interest.

Screening means a device or material used to conceal one element of a development from other elements or from adjacent or contiguous development. Screening may include one or a combination of walls, fences, beams or plantings of sufficient mass to be opaque or that shall become opaque after 12 months and which shall be maintained in an opaque condition.

Special exception means a privileged use or development of property which would not be appropriate generally or without restriction throughout the zoning district, but which, if controlled as to number, size, location, or relation to the neighborhood, would promote the public health, safety, ~~welfare~~, order, comfort, convenience, appearance, prosperity or general welfare of the community.

Story means that part of a building included between the surface of one floor and the surface of the floor next above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof.

Street means a public or private right-of-way which affords the principal means of access to abutting property.

Street line means the dividing line between the street and the abutting property, normally to the lot property line.

Structural alteration means any change in the supporting members of a building, such as bearing walls, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

Structure means anything constructed or erected, the use of which requires location on the ground or that it be attached to something having a location on the ground.

Temporary and portable accessory type building means a detached building or structure without any foundation or footing and which is intended to be removed at some point in the future and is located upon the same lot as the principal building or structure to which it is related, which is incidental to and customarily found in connection with such principal building or structure.

Tenant means a person who does not own a building but ~~(non-owner)~~ to whom the a landlord grants temporary use of part of the a-building, usually in exchange for the payment of rent ~~or~~ (although, in some situations, no compensation may be exchanged at all).

Travel trailer means a vehicular, portable structure built on a chassis designed to be used as a temporary living facility for travel and recreational purposes, having a body width not exceeding eight feet in the transporting mode.

Variance means a privileged relaxation of the development controls provisions of this Chapter where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this Chapter would result in unnecessary and undue hardship and would prevent the substantial enjoyment of property rights as shared by nearby properties which conform to the development controls.

Wall means a barrier composed of native stone, brick, precast concrete panels with decorative finish or decorative masonry unit.

Yard means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the general ground level and of the graded lot upward; provided however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, furniture, roof overhangs, bay windows and chimneys not exceeding 36 inches, may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, front, means a yard extending between side lot lines across the front of a lot adjoining a public street.

Yard, rear, means a yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards.

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or, in the absence of any clearly defined rear lot line to the point on the lot farthest from the intersection of the lot line involved with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required.

Yard, special, means a yard behind any required yard adjacent to a public street, required to perform the same functions as a side or rear yard, but adjacent to a lot line so placed or oriented that neither the term "side yard" nor the term "rear yard" clearly applies.

Zoning official means the person designated to administer and enforce the regulations of this Chapter.

(Code 2001, § 14.105; Code 2010, § 14.01.005; Ord. No. 1476, 10-24-2011)

RED-LINED AMENDMENTS TO LODGING/BOARDING HOUSE REGULATIONS

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Sec. 115-85. - Permitted use table.

- (a) *Permitted use table legend*. The following table presents the zoning district classifications and the permitted uses within those classifications. Uses are listed in accordance with permitted uses (P), uses permitted by a specific use permit (S), uses permitted by special exception (SE), and prohibited uses (blank). Conditions are provided in this Ssection. Conditions and special regulations are for listed uses.
- (b) Any land use located in the table below that predates zoning ordinance changes shall then be considered legal nonconforming per Article II, Administration and Enforcement. Specific to Ssection 115-31, Nonconformities.

Permitted use	P
Prohibited use	(blank)
Special exception	SE
Specific use	S

Land Use	SFA	SF6	D	MF	MH	LB	GB	C	I	CF	GU	Special Conditions
Accessory building (business)						P	P	P		P		
Accessory building (industrial)									P			
Accessory building (residential)	P	P	P	P	P							
Amusement center (indoor)							S	S				2, 5, 7, 11, 16
Amusement center (outdoor)								S				2, 5, 7, 12, 14, 15

Amusement center teen club					S	P	P				2, 5, 7
Amusement center with alcohol							S				1, 5, 7
Amusement park							S	S			1, 3, 5, 7, 12, 14, 15
Animal grooming					S	P	P				2, 7, 17, 24
Animal hospitals and clinics (care and temporary boarding)							P	P			5, 7, 15
Antique shop					P	P	P				5, 7
Apparel alteration and repair shop					P	P	P				5, 7
Appliance repair (household)					S	P	P				5, 7
Art gallery					P	P	P				5, 7
Asphalt or concrete batching plant (permanent)											2, 3
Asphalt or concrete batching plant (temporary)								S			2, 7
Assembly hall						P	P		P		
Assembly plant								P			5, 7, 14, 15, 18
Auto parking lot (cars and pickup trucks only)					P	P	P	P	P	P	
Auto tire and battery retail						S	P				2, 5, 7, 14
Auto auction							S	S			2, 5, 7, 14, 18, 19, 20, 22
Auto, carwash					S	S					2, 5, 7, 11

Auto, gasoline or motor fuel sales with or without a convenience store					S	S	S	S		2, 5, 7, 11, 14, 16, 18, 20, 21, 22
Auto, impound lot/wrecker business								S		2, 3, 5, 8, 18, 22
Auto, paint and body shop							S	S		2, 5, 7, 14, 18, 20, 21, 22
Auto, parts and accessory stores					P	P	P			2, 5, 7, 11, 14, 20, 22
Auto, rental (car and truck)						S	S	S		2, 5, 7, 14, 18, 21
Auto, repair garage						S	S	S		1, 5, 7, 14, 18, 20, 21, 22
Auto, sales new (outdoor)						S	S			1, 5, 7, 12, 14, 18, 19, 20, 21, 22
Auto, service station/restaurant					P	P	P	P		2, 5, 7, 11, 22
Aviation field								SE		
Bakery or candy wholesale							S	P		2, 5, 7, 11, 15, 22
Bakery or confectionery, industrial								S		2, 5, 7, 11, 15, 22
Bank, savings and loan association, financial institutions					P	P	P			5, 7
Bar, tavern, or nightclub						S	S	S		1, 3, 5, 7, 15
Beauty/barber or other personal shop					P	P	P			5, 7

Bed and breakfast (nonresidential district)						S	P	P				2, 5, 7, 14, 29
Bed and breakfast (residential district)	S	S	S	S	S							1, 5, 7, 14, 29
Boarding or lodging house	S	S	S	S	S	S	P	P				2, 5, 7, 14, 36 , 37
Brick kiln or tile plant									S			1, 5, 7, 14, 15, 18
Building materials manufacturing									S			2, 5, 7, 14, 15, 18
Building materials sales							S	P	P			2, 5, 7, 12, 14, 15, 18
Bus station, terminal								P	P			1, 5, 7, 14
Cabinet and upholstery shop							S	P	S			2, 5, 7
Caretaker's or guard's residence	S	S	S	S	S	S	S	S	S	S	S	
Carpet cleaning establishment									P			1, 5, 7, 14
Cement or hydrated lime plant												2, 5, 7, 14, 15
Cemetery or mausoleum	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	1
Chemical laboratory									S			2, 5, 7, 14
Clinic							S	P	P	P		2, 5, 7
Clothing store/resale, secondhand, thrift								S	P			2, 5, 7, 14, 22
Community center										S	P	2, 5, 7
Contractor, electrical/mechanical/plumbing (no outside storage)								P	P	P		5, 7, 11

Contractor, electrical/mechanical/plumbing (outside storage)							S	S	P			2, 5, 7, 12
Contractor's storage or equipment yard								S	P			2, 5, 7, 12
Copy shop						S	P	P				2, 5, 7
Correctional facilities (including pre- parole centers)										S		2, 3, 5, 7
Dance hall							S	S				2, 5, 7
Day care center, adult	S	S	S	S	S	P	P	P		S		2, 5, 7
Day care center, child	S	S	S	S	S	P	P	P		S		2, 5, 7
Day care, in the home	S	S	S	S	S	P	P	P				13
Department store						P	P	P				5, 7, 11
Dwelling assisted living facility						S	S	P				2, 5, 7
Dwelling caretaker or guard residence									S			1
Dwelling, four-family	S											1, 7, 8, 11, 16, 30, 31, 32, 33
Dwelling, HUD-code manufactured home					P							
Dwelling, industrialized housing	P	P	P	P	P							
Dwelling, mobile home												
Dwelling, multifamily				P								
Dwelling, single-family attached			P									
Dwelling, single-family detached	P	P	P	P	P							

Dwelling, three-family												
Dwelling, two-family		P										
Electrical generating station										P		8
Electrical substation	P	P	P	P	P	P	P	P	P	P	P	8
Electrical transmission line	P	P	P	P	P	P	P	P	P	P	P	
Electronics manufacturing									P			5, 7, 14, 15, 18
Equipment/tool rental						S	S	P	P			2, 5, 7, 12, 14
Farm, truck garden, orchard or nursery								S	S			2, 5, 7
Frozen food lockers/ice lockers								S	P			2, 5, 7
Funeral home/mortuary						P	P	P		S		2, 5, 7
Furniture or appliance store						S	P	P				5, 7
Garage, parking						P	P	P		S		5, 7
Garage, private	P	P	P	P	P	P	P	P	P			
Garage, public						S	P	P	P	S		2, 5, 7
Golf course, driving range							S	P	P			2, 5
Golf course, miniature golf						S	P	P				2
Golf course, private	S	S	S					P	P	S		2
Golf course, public	S	S	S					P	P	P		2
Greenhouse or plant nursery							S	P	P			2, 5, 7
Grocery store						P	P	P				5, 7, 11, 15, 16

Group home for the disabled	S	S	S	S	S	P	P	P		S		2
Gymnasium						S	S	P	S			2, 5, 7
Halfway house										S		2, 3
Health club/recreation facility						S	P	P				2, 5, 7
Health service facility (outpatient)						S	P	P				2, 5, 7
Heliports								S	P	S		2, 5, 7
Helistop						S	S	S	P	S		2, 5, 7
Hobby shop						P	P	P				5, 7
Hobby studio, private	P	P	P	P	P	P	P	P				5, 7
Home occupation	P	P	P	P	P	P						28
Home school	P	P	P	P	P							
Hotel, apartment						S	P	P				2
Hotel, motel							P	P				2, 5, 7
Junkyard or salvage yard												
Kennel									P			5, 7, 10, 17, 23
Laboratory, medical and/or dental								P	P			5, 7, 14, 15
Laundry cleaning plant									P			5, 7, 14, 15
Laundry, cleaners, self-service						S	P	P				2, 5, 7
Laundry/cleaners, full-service						S	P	P				2, 5, 7
Library										S	P	2, 5, 7

Lithography or print shop								S				2, 5, 7
Lodge, fraternity, sorority, clubs						S	P	P	S	S		2, 5, 7
Lumber yard								S	P			1, 5, 7, 14
Machinery sales or repair (heavy)								S	P			2, 5, 7, 12, 18, 22
Manufactured home park					P							
Manufacturing facility (heavy)								S				2, 5, 7, 18, 22
Manufacturing facility (light)								S	P			2, 5, 7, 18, 22
Massage establishment								S	S	S		1, 5, 7
Medical care facility, hospital								P	P		S	2, 5, 7, 14, 15
Medical care facility, nursing and care homes						P	P	P		S		2, 5, 7, 14, 15
Medical equipment sales, rental and leasing						S	P	P				2, 5, 7
Mini-warehouse facility								S	P			1, 5, 8, 11, 14
Mobile food vendor court						S	P	P				2
Museum, fine arts center, or art gallery						P	P	P		S	P	
Office, business						P	P	P				5, 7
Office, professional						P	P	P				5, 7
Office, real estate development tract or field office	S	S	S	S	S	P	P	P	P			5, 7
Oil field service business								S	P			2, 5, 7, 14, 15

Park, public	P	P	P	P	P	P	P	P	P	P	P	
Pawnshop							S	P				2, 5, 7
Payday loan business												35
Pet shop							P	P				5, 7
Pharmaceutical plant									S			5, 7, 14, 22
Pharmacy						P	P	P				5, 7
Photographic print shop						P	P	P				5, 7
Plastic products manufacturer									S			2, 5, 7, 14, 22
Portable type storage containers						P	P	P				
Printing/publishing plant								S	P			1, 5, 7, 14
Private club						S	S	P	S			2, 5, 7
Public safety facility, fire and police	S	S	S	S	S	S	S	S	S	S	P	
Radio, television studio						S	P	P				2, 5, 7
Radio, television, microwave broadcast, relay/receiving towers, transmission	P	P	P	P	P	P	P	P	P			26
Recreational vehicle storage (commercial)						S	P	P	S			2, 5, 7, 14
Recycling collection center								S	P	S	P	2, 5, 7
Recycling plant									S			2, 5, 7, 14, 22
Rehabilitation care facility (criminal-psychiatric-mental-substance abuse)												2, 3, 5, 7
Rehabilitation care facility (psychiatric							S	P	P			2, 3, 5, 7

and mental disorders)													
Rehabilitation care facility (substance abuse)								S	S				2, 3, 5, 7
Religious institutions	P	P	P	P	P	P	P	P	P	P	P	P	2, 5, 7
Rental store (no outside storage)						P	P	P					5, 7, 11, 24
Rental yard (commercial and heavy equipment)								S	S				2, 5, 7, 18, 22
Rental yard (domestic goods with outside storage)							S	P	S				2, 5, 7, 11
Repair shop (bicycle and small appliance)						P	P	P	P				2, 5, 7
Restaurant (drive-in or drive-thru)						S	S	S	S				2, 5, 7, 16
Restaurant (including cafe, lunch room, tea room)						P	P	P	P				2, 5, 7, 16
Restaurant, refreshment stand (temporary or seasonal)						S	P	P	S				2, 5, 7, 16
Restaurants with alcohol						P	P	P	P				2, 5, 7, 16
Retail						P	P	P					2,5,7, 11, 16
Rodeo grounds, fairgrounds										S			2
School						S	S	S	S	P			2, 5, 7, 16
School, business college						S	P	P		P			2, 5, 7
School, college or university						S	S	S		P			2, 5, 7
School, commercial trade						S	P	P					2, 5, 7
School, home	P	P	P	P	P								

School, home day	P	P	P	P	P								
School, institutions rehabilitation and training center (private)							S	P	P		S		2, 5, 7
Servants' quarters	S	S	S		S								2
Shoe repair						P	P	P					5, 7
Specialty and novelty establishment													
Stable, private	S	S				S	S	S	S				2, 5, 6, 7
Stable, riding								S	S				2, 5, 6, 7
Stockyards													2
Studio						P	P	P					5, 7
Swimming pool, commercial							P	P					1, 5, 7, 26
Swimming pool, private, residential	P	P	P	P	P								26
Tattoo parlor								S					2, 3, 5, 7
Telephone exchange switching or relay facility	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary and portable type accessory buildings						S	S	S	S	S	S	S	
Theater, indoor motion picture							P	P					5, 7
Trailer park for travel trailers								S	S				2, 5, 7, 14
Trailer, manufactured or industrialized home sales/rental								S	P				2, 5, 7, 12
Travel bureau or consultant						P	P	P					5, 7

Utility building and structures	S	S	S	S	S	S	S	S	S	S	P	P	2, 5, 7
Veterinarian hospital (with outside pens)										S			5, 7, 10, 23
Veterinarian hospital (without outside pens)							S	S	P				2, 5, 7
Veterinarian office only						P	P	P	P				5, 7
Video/game rental store						P	P	P					5, 7
Warehouse showroom with retail sales								S	P				2, 5, 7, 14
Warehousing and freight offices and storage								S	P				2, 5, 7, 11, 14, 22
Welding or machine shop								S	P				5, 7, 12, 20
Wholesale club with membership sales													1, 5, 7, 14

(c) *Conditions and special regulations for listed uses-*. The following describe conditions and special regulations for uses listed in the permitted use table. Additional requirements may be added to these listed herein by the Planning and Zoning Commission and City Council as deemed necessary to protect the health, safety, and general welfare of the citizens of Watauga. No construction or occupancy shall commence for any permitted use until the conditions herein stated or required by the Planning and Zoning Commission have been met.

- (1) Site plan. A site plan will be required in accordance with Section 115-115, Site plan requirements.
- (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.
- (3) May not be located within 300 feet of any property zoned for a residential use or any property which is occupied by a church, public school, day care, or nursing home. The measurement of distance shall be measured as a radius from the edge of the property line.
- (4) Permitted on a temporary basis only.
- (5) All outdoor lighting, including parking lot lighting, shall be directional away from any property zoned or developed for residential uses.
- (6) Any proposed stable or barn must be set back 150 feet from the property line. Only animals permitted within the corporate limits by the City Code will be permitted on-site.
- (7) Must provide screening and/or landscaping consisting of fences/walls, beams [berms], or a combination of such from any abutting residentially zoned property.

- (8) Must provide screening and/or landscaping along the perimeter of the property containing the use.
- (9) Must meet the requirements of ~~C~~chapter 22, ~~A~~article X, Sexually Oriented Businesses.
- (10) Pens, outdoor kennels, or animal runs must be located 150 feet from any residentially zoned property.
- (11) No outside storage permitted.
- (12) All outside storage areas shall be screened with either landscaping, fences/walls, beams [berms] or a combination thereof.
- (13) A copy of the state certification of licensing or registration as described in ~~V.T.C.A.~~, Human Resources Code § 42.052 must be provided to the ~~C~~city.
- (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.
- (16) No trash dumpster shall be located within 50 feet of a residentially zoned property.
- (17) No veterinary services shall be permitted.
- (18) Such incidental parts, maintenance, and repair facilities shall be completely located within an enclosed building.
- (19) Must only be used for the display and sale of automobiles that are in condition to be driven on or off the lot.
- (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 semi-trailer truck or tractor parking will be allowed adjacent to any residentially zoned property.
- (23) No outdoor boarding of animals may be permitted if adjacent to residentially zoned property.
- (24) No outdoor exercise areas, runs, or holding pens may be located within 50 feet of any residentially zoned property.
- (25) All equipment shall be stored and displayed on a hard, all-weather surface.
- (26) Antenna and towers shall be permitted and regulated in accordance with ~~S~~section 115-116, Antenna facilities. Special exception may be granted for sites not meeting the requirements of ~~S~~section 115-116.
- (27) Swimming pools. It is the purpose of these provisions to recognize outdoor swimming pools as a potential attractive nuisance and to promote the public safety and enjoyment of property rights by establishing rules and regulations governing the location and improvement of swimming pools whether privately, publicly or commercially owned or operated.
 - a. Permits and approvals. No swimming pool shall be constructed or used until a swimming pool building permit and certificate of occupancy have been issued therefor. No building permit and no final certificate of occupancy shall be issued unless the proposed sanitary facilities and water supply will comply with applicable local and state health department regulations.
 - b. Requirements. A swimming pool may be constructed and operated in conjunction with any permitted use or special use when:
 1. The pool is not located in any minimum yard space.

2. A wall or fence, not less than six feet in height, with self-latching gates at all entrances, shall completely enclose either the pool area or the surrounding yard area, and such wall or fence shall not be located in a front yard.
 3. All lighting of the pool is shielded or directed to face away from adjoining residences. If lights are not individually ~~shielded~~shielded, they shall be so placed, or the enclosing wall or fence shall be so designed, that direct rays from the lights shall not be visible from adjacent properties.
 4. No broadcasting system is used for the purpose of advertising the operation of the pool or for the attraction of persons to the premises. This shall not prevent a public address system necessary or useful to the supervision of the pool and the safety of swimmers.
- (28) Home occupations. In connection with the operation of a dwelling, any use permitted as a home occupation may be operated subject to compliance with the following conditions:
- a. Is operated in its entirety within the dwelling unit and only by the person maintaining a dwelling therein.
 - b. Does not have a separate entrance from outside the building.
 - c. Does not display or create outside of the building or structure any external evidence of the operation of the home occupation, including but not limited to any display or visible evidence of such home occupation from the garage area of the home or structure.
 - d. Does not have any employee or regular assistant not residing in the dwelling unit in which the home occupation is operated or maintained. Additionally, in no event shall employees or associates of a residential business or occupation meet at the residence for purposes of performing a dispatch function in connection with the home occupation.
 - e. No traffic shall be generated by such home occupation in a greater volume than would normally exist in a residential neighborhood. Any need for parking generated by the home occupation shall be satisfied with off-street parking and shall not result in more than two customer vehicles at any one time (other than residents) and parking in a required front yard is expressly prohibited.
 - f. Commercial delivery service shall not deliver goods or products to the home more than four times per month. Commercial delivery service shall be limited to vehicles which do not exceed 14,000 pounds and have two axles.
 - g. No equipment, process or work shall be used or conducted in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In case of electrical interference, no equipment, process or work shall be used or conducted which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
 - h. No outdoor storage of any type shall be permitted with any home occupation.
- (29) Bed and breakfast.
- a. The operation of a bed and breakfast as defined in this ~~S~~section shall be subject to compliance at all times with the following:
 1. Off-street parking on the property shall be provided on the basis of two spaces for the facility plus one space for each guest bedroom. Such off-street parking shall be located behind the front building line of the structure and shall be screened from public view; however, if the bed and breakfast facility is located in a nonresidential zoned district, screening shall be required only on the property lines that immediately abut any residentially zoned property.

2. Where a bed and breakfast facility is located in a district zoned residential, the total guest bedroom area of the structure shall not exceed 50 percent of the total floor area of the dwelling.
 3. There shall be no clear and present danger as to fire and fire safety. Smoke detectors shall be placed in each individual bedroom which is offered for public use and smoke detectors shall also be placed in any hallway adjacent thereto.
 4. The plumbing and electrical systems in the structure shall be in compliance with the applicable codes of the City.
 5. Where a bed and breakfast facility is located in a district zoned residential, no sign shall be on any portion of the property, except a sign not exceeding 1½ square feet in area indicating the address, and if desired, the name of the occupant or the establishment.
 6. No guest may stay at the premises for more than 15 consecutive days.
- b. Annual inspections shall be required for each bed and breakfast facility to ensure ongoing compliance with the requirements of this Section.
 - c. If the actual authorized special exception use ceases for any reason, including storm, fire or other casualty, and such non-use continues for a period of six consecutive months, the special exception use shall automatically expire for non-use. Non-use, for the purpose of bed and breakfast facilities, shall be defined as two consecutive quarterly reports which indicate that no tax has been collected for two consecutive quarters on said bed and breakfast facility, or any other evidence which indicates that the bed and breakfast has not operated as a bed and breakfast for six consecutive months.
- (30) Zero lot line dwelling district shall require a two-car enclosed garage for each individual dwelling.
 - (31) Zero lot line dwelling district shall require a minimum floor space of 1,500 square feet per residential unit.
 - (32) Where a four-family dwelling zero lot line town home concept has four contiguous tracts/structures, access for purposes of landscape and maintenance to the rear yard of the two interior tracts/structures shall be by virtue of an access easement across the rear yard of each of the two exterior tracts/structures. Conveyance of interests in said zero lot line town home tracts/structures shall include access easements for purposes of landscape and maintenance in the conveyance instrument. The two exterior tracts/structures must provide for access to the rear yard of the tract/structure for landscape and maintenance purposes.
 - (33) Zero lot line dwelling districts shall require dedication to the city of park property equivalent to one-tenth of the total square footage of the development.
 - (34) May only be assembled on public school property or on city property for local, state, or national government purposes.
 - (35) May not be located within 1,000 feet of any other payday loan business or within 200 feet of any property used primarily for a single-family residence, a two-family residence, a town home, or an apartment building. The separation distances shall be measured from or to the outer wall of the payday loan business, and from or to the property line of the property containing the residential use.

(36) Boarding or Lodging Houses shall require off-street parking at a rate of one (1) space for each tenant and one (1) space for the manager (on site).

(37) Boarding or Lodging Houses shall meet all ~~F~~ire ~~s~~afety regulations including, but not limited to, fire alarm detection systems, fire suppression systems, egress illumination, commercial (Type 1) hood systems, emergency escape and rescue openings and a Knox Box system.

(d) *Classification of new and unlisted uses.* It is generally recognized that new types of land uses will develop and forms of land use not anticipated may request to locate in the Ceity. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- (1) The Building Official shall refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of the facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and amount and nature thereof, enclosed or open storage, anticipated employment, and amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated.
- (2) The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district within which such use should be permitted.
- (3) The Planning and Zoning Commission shall transmit its findings and recommendations to the Ceity Council as to the classification proposed for any new or unlisted use. The Ceity Council shall, by ordinance, adopt the recommendations of the Planning and Zoning Commission, in accordance with Section 115-35(c), or make such determination concerning the classification of such use as is determined appropriate.

(Code 2001, § 14.201; Code 2010, § 14.02.001; Ord. No. 1565, § II, 7-28-2014; Ord. No. 1599, § III(Exh. A), 8-17-2015; Ord. No. 1600, § I(Exh. A), 8-17-2015; Ord. No. 1604, § I(Exh. A), 9-8-2015; Ord. No. [1648](#), § II(Exh. B), 10-16-2017)

RED-LINED AMENDMENTS TO PERMIT USE TABLE (RELATED TO BOARDING HOMES)

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Sec. 115-85. - Permitted use table.

- (a) *Permitted use table legend*-. The following table presents the zoning district classifications and the permitted uses within those classifications. Uses are listed in accordance with permitted uses (P), uses permitted by a specific use permit (S), uses permitted by special exception (SE), and prohibited uses (blank). Conditions are provided in this Ssection. Conditions and special regulations are for listed uses.
- (b) Any land use located in the table below that predates zoning ordinance changes shall then be considered legal nonconforming per Article II, Administration and Enforcement. Specific to Ssection 115-31, Nonconformities.

Permitted use	P
Prohibited use	(blank)
Special exception	SE
Specific use	S

Land Use	SFA	SF6	D	MF	MH	LB	GB	C	I	CF	GU	Special Conditions
Accessory building (business)						P	P	P		P		
Accessory building (industrial)									P			
Accessory building (residential)	P	P	P	P	P							
Amusement center (indoor)							S	S				2, 5, 7, 11, 16
Amusement center (outdoor)								S				2, 5, 7, 12, 14, 15



Notice is hereby given of public hearings to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Wednesday, May 22, 2019 at 6:30 PM during the regular Planning and Zoning meeting, for the purpose of hearing the following cases:

1. **Planning and Zoning Case SUP-19-03:** Request for a Specific Use Permit (SUP) for an automated express car wash to be located at 7205 Rufe Snow Drive, being Lot 1CS, Block 3, Summer Hills Addition. The property is located on the west side of Rufe Snow Drive north of Hightower Drive and south of Ridgetop Drive. Watooga Retail Partners, LLC, owner. C.R. Bonilla, applicant.
2. **Planning and Zoning Case P-19-01:** Consider an application for a Final Plat of Lots 1 thru 6, Block 1, Indian Springs Addition being situated in the Mansel W. Wilmeth Survey, Abstract No. 1621, located at the northwest corner of Starnes Road and Indian Springs Road. The 1.864 acre lot, zoned SF-6 (Single Family), is proposed to be subdivided by this replat into 6 lots for single family development. Marvin E. Snyder, owner. Oi Fai Wong, applicant.
3. **Planning and Zoning Case ORD-19-01:** Consider amendments to City of Watauga Code of Ordinances Chapter 115-3 for the addition of the definition of "Tenant" to the Zoning Code; amending Chapter 115, Article IV, Section 115-85 providing for the use of "Boarding or Lodging Houses" in the multi-family (MF), General Business (GB) and Commercial (C) zoning districts only.

NOTICE

I, Terri Johnson, Interim 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 Friday, May 3, 2019, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.


Terri Johnson, Interim City Secretary



legals & public notices

and Public Hearing at 6:30 p.m. on Tuesday, June 11, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed zoning district change, land use designation and development plan for the above listed property. All interested parties are encouraged to attend.

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NOTICE OF SCHEDULED PUBLIC HEARINGS OF THE CITY OF NORTH RICHLAND HILLS

Notice is hereby given to all interested persons that the Planning and Zoning Commission will conduct a public hearing on Thursday, May 16, 2019 at 7:00 P.M. and City Council will conduct a public hearing on Monday, June 10, 2019 at 7:00 P.M. All public hearings will be held in the Council Chambers, 4301 City Point Drive, North Richland Hills, Texas concerning the following item:

ZC 2019-08 Public hearing and consideration of a request from Shelby Shelton for a zoning change from C-1 Commercial to RD-PD Redevelopment Planned Development at 5100 Davis Boulevard, being 0.55 acres described as Lot 1R, Block 18, Clear View Addition.

Public Auction at Devon Self Storage at 7400 Blue Mound Road, Fort Worth Texas, 76131 on May 23, 2019 at 1:00pm

Denise F Ashley - Boxes, Crates, Tools

Melinda A Blue- boxes, totes, table, Chelsea Mills-

table, chairs, clothes

Cecilia Vallejo-boxes, totes, chairs Property contained in the units will be sold to the highest bidder to satisfy the Landlord's lien for rent and other charges in the accordance with Chapter 59 of the Texas Property Code. Auction is With Reserve. Devon Self Storage reserves the right to set minimum bids and to re-

legals & public notices

PUBLIC NOTICE

On Thursday, April 25, 2019, the Municipal Court of the City of Arlington, Texas, conducted a public hearing, resulting in the following order.

If the terms of these orders are not met, a designee of the Director of Code Compliance Services is authorized to perform the actions described and assess the expenses against the property. Alternatively, the City is authorized to assess a civil penalty in the amount of \$250.00 per day that a Residential property continues to be in violation and \$1,000 on a Commercial property that continues to be in violation of these orders.

A copy of these orders may be obtained from the City Secretary's Office of the City of Arlington, Texas, 101 W. Abram, Arlington, Texas.

ORDERED: The structure located at 202 Burton Dr, Texas, was declared to be dangerous. The owners have 30 days, with 30 additional days for lien holders to keep the property secured, and to remove, demolish, or repair the structure to minimum ordinance standards.

financials

business opportunities

MOM & POP Grocery business established 60 years. Located 125 miles west of Ft Worth, in small friendly town. Fresh meat market. Owner 940-862-3455

garage sales

garage/yard sale

76008-290 SPYGLASS, Willow Park, Texas, Saturday 8 am to 4 pm Multiple homes participating, Willow Park Village community wide sale

76051-DOOLEY COURT, Multi Family Kitchen, shoes, DVD's

76052-1321 AVONDALE Haslet Rd Unit B, Haslet, TX, Saturday, Sunday 9am-6pm. Everything must go. 30 Years of stuff. Antiques, Viking stainless gas range/vent hood, 1952 Singer sewing machine

76053 305 W Oak, M&S Estate sale BIG sale tools and more. Fri 9-4 Sat 9-4 Sun 11-3

76053-409 RIDGECREST Drive, Hurst,

76053-816 PARK Forest Dr, Sat 5/4 8a-4p Don't miss this sale!

76087-DIAMOND OAKS, Saturday May 4, 8am-12PM Neighborhood-Wide Garage Sale

76102-913 E. Belknap Street Fort Worth, Storage Building Clean Out Office Furniture & Home Decor

76109-4208 TANBARK Trail, Saturday 8AM-1PM, Huge Estate/Moving Sale, Furniture, Antiques, Household, Collectibles, Clothing

76110-2512 WAYSIDE Ave., Sat. 9-12 antique furniture & art

76118-2413 GRAVEL DRIVE, Thursday-Saturday Warehouse-Estate Sale 2413 GRAVEL DRIVE, Thursday, Friday, Saturday Warehouse-Estate Sale

76123-7948 ADOBE Drive, Friday, Saturday 8AM - 4PM HUGE ESTATE SALE! Entire house contents must be sold! Tons of furniture, small appliances, lawn equipment, ladders, chef's kitchen, decor and more! You want it, we've got it!

76126-1010 MERCEDES St., Benbrook Senior Center Garage Sale

appliances

3 NEW PORTABLE A/C UNITS. 14000btu, 12000btu, 8000btu. Cl 817-480-0844 or 214-980-0521

KITCHEN AID 22cft white runs and freezers good \$125 817-343-2813

arts & crafts

10 NEW 12 X 12 SCRAPBOOK albums \$3/ea. 817-773-1305

Lots of new scrap booking accessories from \$1/up. 817-773-1305

bargains/super savers (\$100 or less)

AUTO AND truck tires \$5 817-504-8524

PAINT PLUMBING electrical supplies \$10 817-504-8524

computers/electronics

TREKZ WIRELESS headphone all new \$75817-551-6465

estate sales

3800 DESERT Ridge, 76116 Thurs 8-4, Fri 8-4, Sat 8-2

4516 DRAGONFLY Way, 76244 THURS&SAT; ONLY 8:30-2

76135 - 4716 Barnhill Ln House & Garage full, Thu-Sat 9-5p 76244: 9521 Sinclair St. Thur/Fri 9a-4p Sat 9a-2p ESTATE SALE

ESTATE. 4707 E. Hwy. 1187 9-5 3.6mi. E. of I-35 5/2-5/5 Able Estate Liquidators

ESTATE SALE Solutions, most 1/2 off or OBO, all must go! 9824 Camp Bowie West, May 2,3,4, - 10-4:00

HEIRLOOM ESTATE SALE

1729 Carleton Ave, FW 76107 1 DAY Only Most Items 75% Sat Only 9-3

The Estate of Shirley Fox Garvey INCREDIBLE SALE!

Ltd Ed. Boehm birds, marble top grand french gold sideboard, Antique Louis XV French bronze chandelier w/citrine quartz, 4 panel hand painted screen on paper, Baker china cabinet. China: Masons, Tiffany, Royal Crown Derby. Crystal: Steuben, Lalique, Waterford & Baccarat, Sabino, Some silver plate & sterling serving pieces, Oriental tables, Oriental rugs lrg & sm, antiques, fine art, Pietra Dura plaques, antique clocks, antique tbls, french antique writing desk, beautiful lamps, grand mirrors, 3 sofas, occasional chairs, armoire, antique french chest, Sable fur jacket, coffee tbl iron & wooden, glass top game table w/4 chairs, antique Oriental alter table, lrg Oriental pots w/silk tree, Simpich figurines. MUST SELL M/C, Visa Cash Bring Packing Materials Bring Your Own Movers Photos at 24-7estatesales.com

SEEKERS ESTATE SALE 2721 Maple Brook Ct. Bedford, TX 5/2-4 9a-5p 817-739-4181 Ant. vntg. furn.; Victorian furn., art, clothing, smalls; vntg clothing, shoes, purses, hats, fascinators, displays; fine china; dep glass; books; jewelry; religious; kitchen; doll collection; garden furn. & decor; sterling; sp. Pics at estatesales.net

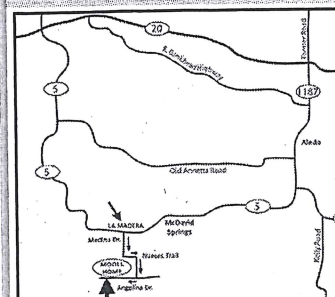
firearms

CLEBURNE GUN SHOW May 4th & 5th Sat 9-5, Sun 10-4 Johnson County Sheriffs Posse Buy, Sell, Trade. Admission \$7. Kids 15 & under free 817-929-1816

LEWISVILLE GUN SHOW SAT. May 4 9am-5pm

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John Askew 817-441

medical equipment/supplies

PORTABLE OXYGEN Machine Sequel Eclipse 5 - Best and highest distributing Oxygen Tank on the market. One new machine and one refurbished machine goes up to 9. 2500 for new, 1750 refurb. rkempe75@gmail.com 817-688-7935

musical instruments

PORTABLE GRAND Yamaha YPG-535 - Full keyboard, effects and sustain. Stand. New \$800 ask \$450 OBO ransewco@sbcglobal.net 817-223-2551

tree/flowers/shrubbery

PINK CRAPE myrtle tree \$5. 817-718-5666 PURPLE DINKA \$2. Call 817-718-5666

misc. merchandise

30" TALL stuffed singing dog \$10 817-346-1654 5 BUILD-A-BEAR TOYS \$45(ret.\$150) 817-292-3397

CUSTOM MADE King Size Comforter Set & Curtains. Very Nice \$50. 817-656-8226

MANS MEDIUM Denim Jacket \$2. 817-346-1654

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VACUUM CLEANERS, shop vacs & rug shampooers. \$10. 817-861-5185

Vases & Crystal pc, large variety, Sacrificed. \$3. each. 817-378-4852

WANTED FREON. R12 R500 R11. We pay CASH. Cert. professionals. 312-291-9169 RefrigerantFinders.com

WOODEN - 15 in game center

pets lost & found

LOST MINI Yorkie Female Mini Yorkie 3 yrs old, with Chewbacca Weight 5 1/2 lb The Grands Beach. \$1.00 questions asked denise.beagle@hotmail.com 747-4402

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