



“A GREAT PLACE TO LIVE”

**AGENDA
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 5, 2016
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:00 P.M.**

CALL TO ORDER

INVOCATION

APPROVAL OF MINUTES

1. Minutes of Regular meeting of October 13, 2015

PUBLIC HEARING

1. Planning and Zoning Case 16-01: Request from Local Business District (LB) to LB with a Specific Use Permit (SUP) for a Massage Establishment for the property located at 6651 Watauga Road, Suite 109, also known as Block 3 Lot 26R1 of the Singing Hills Addition in the City of Watauga. The use is for massage therapy and foot reflexology business. The property is located north of Watauga Road and west of Rufe Snow Drive. The property owner is Woodcrest Marketplace LP and the applicant is Guifeng Wang.

REPORTS

1. Update on progress of One Watauga Development Strategy

NEW BUSINESS

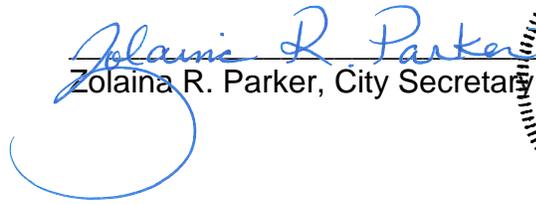
1. Consideration and Action on Planning and Zoning Case 16-01: Request from Local Business District (LB) to LB with a Specific Use Permit (SUP) for a Massage Establishment for the property located at 6651 Watauga Road, Suite 109, also known as Block 3 Lot 26R1 of the Singing Hills Addition in the City of Watauga. The use is for massage therapy and foot reflexology business. The property is located north of Watauga Road and west of Rufe Snow Drive. The property owner is Woodcrest Marketplace LP and the applicant is Guifeng Wang.
2. Training Session for Planning and Zoning Commission Members regarding zoning

ADJOURNMENT

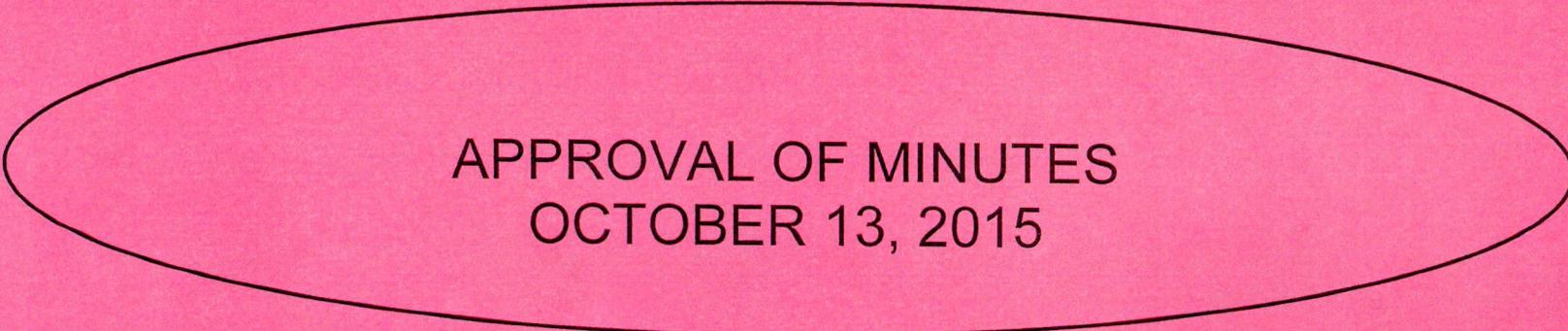
NOTICE

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, Zolaina R. Parker, City Secretary for the City of Watauga, Texas, do hereby certify that this agenda was posted on the official bulletin board at City Hall, 7105 Whitley Road, Watauga, Texas, on Wednesday, December 23, 2015 before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Zolaina R. Parker, City Secretary





APPROVAL OF MINUTES
OCTOBER 13, 2015

Chairperson Larry Clark opened the Public Hearing at 6:02 p.m.

Planning and Development Manager Jacquelyn Reyff presented to the Commission Case 15-06 to amend Planned Development district specific to Ordinance 1331 for the property located at Starnes and Whitley Road. David Washington Sr. and David Washington Jr. were present to answer questions. David Washington Sr. touched on traffic and David Washington Jr. answered questions regarding HOA's.

Chairperson Larry Clark closed the Public Hearing at 6:37 p.m.

NEW BUSINESS

1. Discussion and Action on selection of Planning and Zoning Officers

a) Chairperson

Member Cristy McCauley made a motion to appoint Larry Clark as Chairperson. Vice-Chairperson Brad Hearne seconded the motion with all members present voting aye.

b) Vice-Chairperson

Member Cristy McCauley made a motion to appoint Brad Hearne as Vice-Chairperson. Member Kay Ivey seconded the motion with all members present voting aye.

c) Secretary

Vice-Chairperson Brad Hearne made a motion to appoint Sergio Molina as Secretary. Member Ron Holland seconded the motion with all members present voting aye.

2. Consideration and action on Planning and Zoning Case 15-06: Request for a proposed rezoning from Planned Development District to an Amended Planned Development District specific to Ordinance Number 1331; on 8.925 acres for the property, located in the 5800 Block of Starnes Road, legally described as Lots C & E2, Pheasant Run 65 Addition. The Amended Planned Development request is for Parkview Development, a proposed single family subdivision containing 55 residential lots and 3 open space lots. The property is located at the southwest corner of Starnes Road and Whitley Road. The applicant is: Watauga Parkview, Ltd. and is represented by David R. Washington.

Member Cristy McCauley made a motion to approve recommendation to the City Council for Planning & Zoning Case 15-06 to amend Planned Development district specific to Ordinance 1331 located in the 5800 block of Starnes Road Lots C & E2, Pheasant Run 65 Addition. Vice-Chairperson Brad Hearne seconded the motion with all members present voting aye.

3. Planning and Zoning Commission Workshop with Planning Consultant Freese and Nichols, Inc., to discuss One Watauga – One Vision for our Future-development Strategy.

Participants in the Planning and Zoning Workshop with Freese and Nichols were:

Chairperson Larry Clark
Vice-Chairperson Brad Hearne
Members Kay Ivey and Cristy McCauley
Councilman Bob Davis
Councilwoman Melva Clark
Planning and Development staff

ADJOURNMENT

With there being no further business to discuss Chairperson Larry Clark adjourned the meeting.

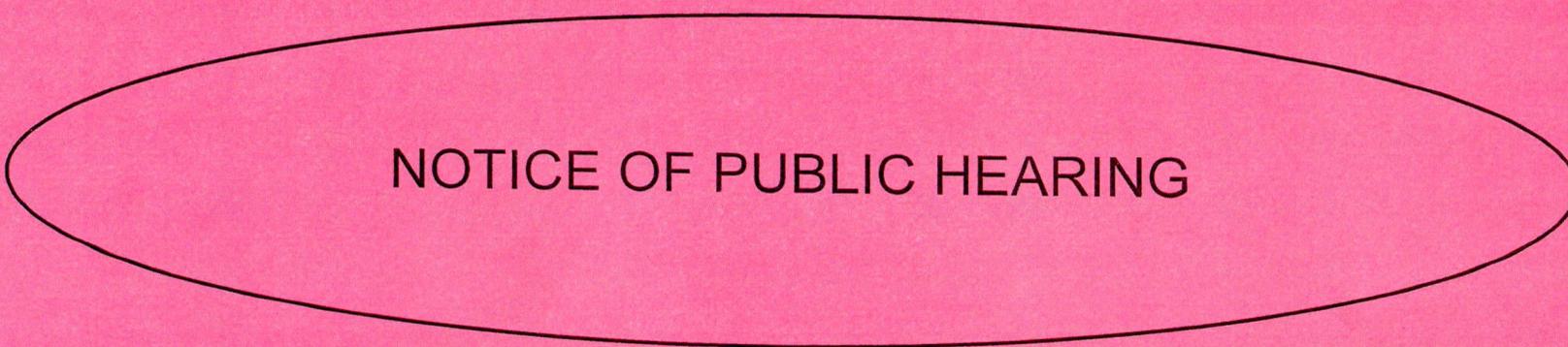
The meeting adjourned at 8:15 p.m.

APPROVED: this the _____ day of _____, 2015.

SIGNED: this the _____ day of _____, 2015.

APPROVED: _____
Larry Clark, Chairperson

ATTEST: _____
Sergio Molina, Secretary



NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARINGS

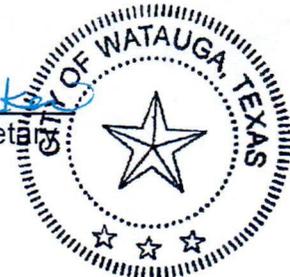
Notice is hereby given that the Public Hearing will be held in the City of Watauga Council Chamber located at 7105 Whitley Road, on Tuesday, January 5, 2016 during the Planning and Zoning meeting which begins at 6:00 p.m., and on Monday, January 25, 2016, during the Regular City Council meeting which begins at 6:30 p.m., for the purpose of hearing the following Zoning Case 16-01:

Planning and Zoning Case 16-01: Request from Local Business District (LB) to LB with a Specific Use Permit (SUP) for a Massage Establishment for the property located at 6651 Watauga Road, Suite 109 also known as Block 3 Lot 26R1 of the Singing Hills Addition in the City of Watauga. The use is for massage therapy and foot reflexology business. The property is located north of Watauga Road and west of Rufe Snow Drive. The property owner is Woodcrest Marketplace LP and the applicant is Guifeng Wang.

Published on Friday, December 18, 2015, in the Star Telegram, Legal Notices Section.

I, Zolaina R. Parker, City Secretary for the City of Watauga, Texas, hereby certify that this notice was posted on the official bulletin board at City Hall, 7105 Whitley Road, Watauga, Texas, on Wednesday, December 16, 2015 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.


Zolaina R. Parker, City Secretary





NEW BUSINESS 1



Planning & Zoning Commission Staff Report

January 5, 2016

Case# 16-01

Prepared by: Jacquelyn Reyff, AICP

Request:

A request by Guifeng Wang for a Specific Use Permit at 6651 Watauga Road, Suite 109 to operate a massage establishment.

Applicant	Guifeng Wang
General Location	6651 Watauga Road, Suite 109
Applicable Zoning Ordinance Section	Code of Ordinances Article IV. Table of Uses Section 115-85 Massage Establishment
Zoning Change for Property	General Business (GB) to GB/Specific Use Permit (SUP)/Massage Establishment
Nearest Intersection	Northwest corner of Watauga Road and Rufe Snow Drive
Notification Requirements	15-day legal ad in Ft. Worth Star Telegram, 30 property owner notification letters mailed, Zoning Change Signs placed on property
Action Required	Approval or Denial of Specific Use Permit for Massage Establishment

Description:

The applicant would like to occupy an existing lease space located at 6651 Watauga Road, Suite 109, in the Watauga Market Place Shopping Center, which is located at the northwest corner of Watauga Road and Rufe Snow Drive to operate a massage establishment. Per Zoning Ordinance, a specific use permit (SUP) is required to be obtained in order to operate this type of business.

The building and site are improved with existing Watauga Marketplace Shopping Center. The applicant intends to utilize the vacant lease space and the only changes proposed are internal. A building permit will be required in order to assure all current building and fire and accessibility codes are all addressed. Therefore, there will be no changes made to the building or site in regard to this zoning request.

Special Conditions:

Conditions (1), (5), (7) pertain to Massage Establishments:

(1) Site plan. A site plan will be required in accordance with section 115-115, Site plan requirements. *The building and site are already improved and therefore this condition is met.*

(5) All outdoor lighting, including parking lot lighting, shall be directional away from any property zoned or developed for residential uses. *The building and site are already improved and therefore this condition is met.*

(7) Must provide screening and/or landscaping consisting of fences/walls, beams [berms], or a combination of such from any abutting residentially zoned property. *The building and site are already improved and therefore this condition is met.*

The language below is taken from the Zoning Ordinance and illustrates the time period in which a land use with an SUP can expire if not operating:

Per Zoning Ordinance Section 115-33(b) Amendment to the zoning ordinance. Every specific use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under construction, but shall not be considered as being a permanent change in zoning. In the event the building, premise, or land use under the specific use permit is voluntarily vacated for a period of no less than six months, or if such building, premise, or land is more than 50 percent destroyed by fire or other cause, the use of the same shall thereafter conform to the regulations of the original zoning district of such property, unless a new specific use permit is granted for continuation of the use.

Planning & Zoning Commission Review Options:

To recommend approval or denial for the lease space at 6651 Watauga Road, Suite 109, Case 16-01 for an SUP to allow for a Massage Establishment.



Rec'd
11-19-15
DW

Planning & Zoning Application

CASE NO. 16-01

P&Z Fee: 150.00

Date Paid: 11-20-15

Receipt #: 15-01074

OWNER INFORMATION: NAME: WOODCREST Holdings LLC
(Please Print)

ADDRESS: 3113 S. UNIVERSITY DR FORT WORTH TX 76109

PHONE: 817 927 0050 EMAIL: WWW.WOODCRESTCAPITAL.COM

APPLICANT INFORMATION: NAME: Guifeng WANG

BUSINESS NAME (If applicable): TINA ENTERPRISES LLC

PHONE: 817-856-9666 EMAIL: WAYNE6724@AOL.COM

PROPERTY ADDRESS: 6651 WATAUGA RD, WATAUGA TX 76148

(Abstract) _____ (Tract) _____ (Block) 3 (Lot) 26R1

(Survey) _____ (Addition) Singing Hills

ZONING INFORMATION: From Existing LB District to Proposed LB w/ SUP District

NOTE: In compliance with City Code of Ordinances Section 115-115 (c), (2), the city manager or designee shall have at least one (1) sign erected on the property. The sign shall have total area of at least four (4) square feet and shall be located adjacent to streets, if possible. Such sign shall be erected on or before the first date of the first notice to property owners and shall be removed immediately after final action by the city council, or when the applicant withdraws the request, whichever comes first. The sign being white in color with black lettering shall contain a **NOTICE OF HEARING ON A SITE PLAN** and the telephone number of the public official from whom dates of public hearing may be obtained or reciting the following language: "ZONING CHANGE REQUESTED, FOR INFORMATION CALL WATAUGA CITY HALL AT 817-514-5838". Any property located on the corner intersection of streets shall have a sign facing each such street.

PROPOSED USE OF PROPERTY: MASSAGE THERAPY & FOOT REFLEXOLOGY

COMMENTS: _____

*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

SIGNATURE Guifeng Wang

OFFICE USE ONLY: CASE APPROVED BY			
PLANNING & ZONING COMMISSION:	Yes _____	No _____	DATE: _____
1 st READING OF CITY COUNCIL:	Yes _____	No _____	DATE: _____
2 nd READING OF CITY COUNCIL:	Yes _____	No _____	DATE: _____
ADDITIONAL P&Z FEE AMOUNT:	<u>175.00</u>		RECEIPT: _____



Statement of Owner Verification

I, Woodcrest Marketplace LP 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.

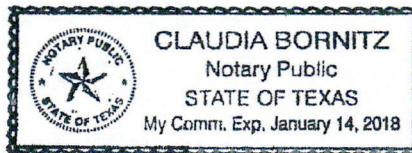
Applicant Signature [Signature] Date 11/18/15
Woodcrest Holdings LLC
JAMES RYFFEL

State of Texas
County of TARRANT

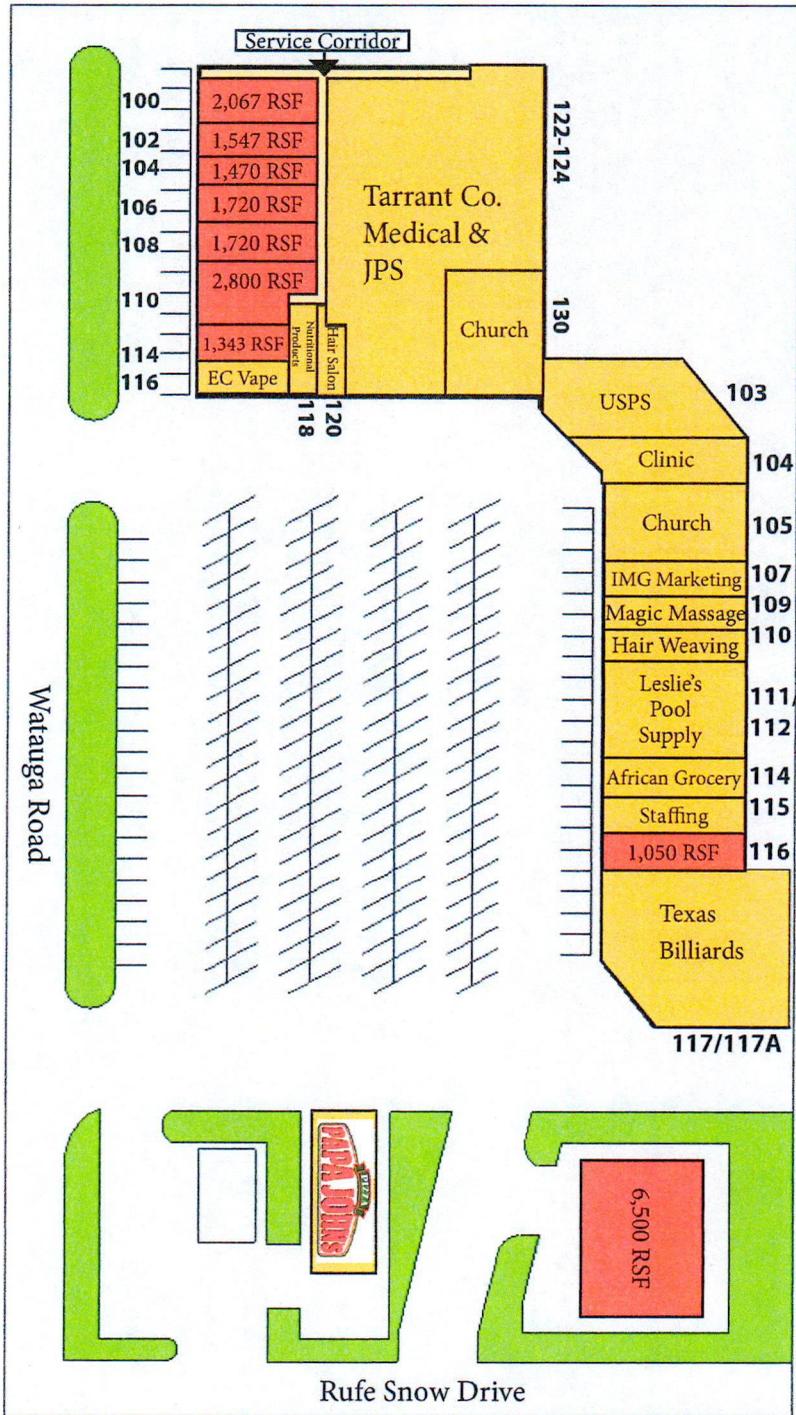
Before me, the undersigned authority, on this day personally appeared JAMES RYFFEL known to me, or proved to me on the oath of Driver License Verification, or through description to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

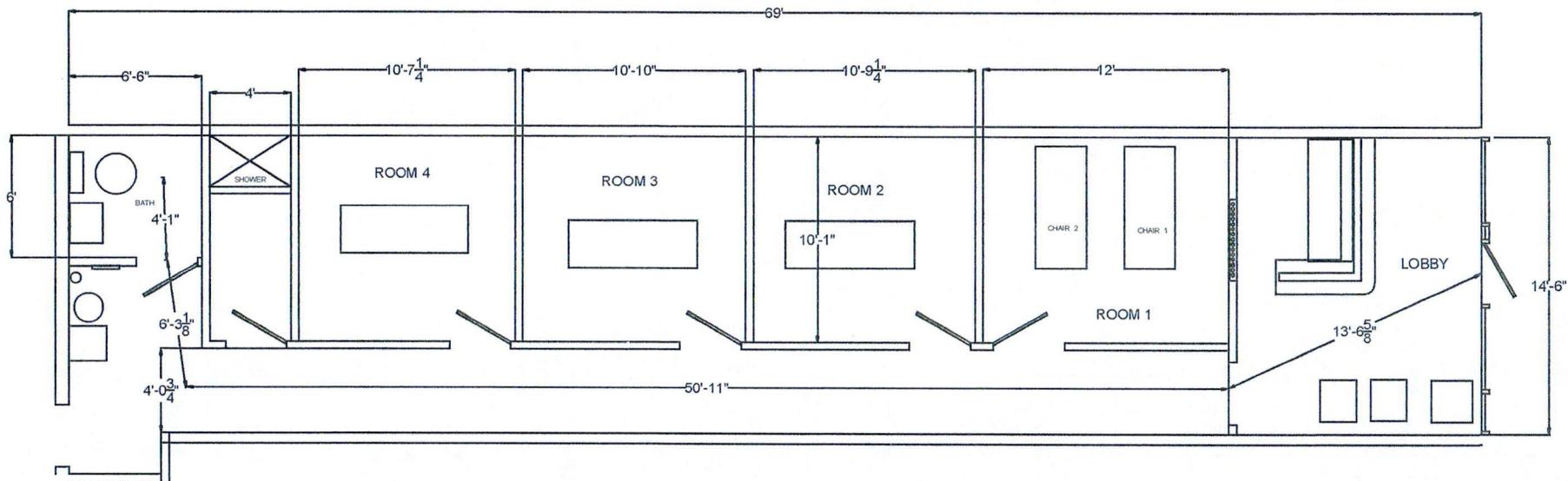
Given under my hand and seal of office this 18 day of Nov, 20 15

Signature of Notary Public [Signature]



My commission expires the 14 day of Jan, 20 2018





Proposed Changes:

1. Add front desk for lobby.
2. Fill pass thru between lobby and room 1.
3. Build wall between room 2 and room 3.
3. Remove recessed access to room 2.
4. Add wall between shower room and room 4.
5. Plumb for shower.

MAXIMUM DISTANCE TO FRONT EXIT = 74'-10".

Licensed Massage Therapist: Guifeng Wang; License # MT117595

CLIENT:	Tina Enterprises LLC		
PLAN:	Floorplan layout for Watauga Market; Space 109		
CONTACT:	817-856-9717	DATE:	NOV 13, 2015
		DWG NO:	FP-001

**Business Plan
For
Magic Massage**

Day 1 thru day 90:

Obtain Special Use Permit from City of Watauga.

Day 91 thru day 150:

- 1. Obtain for permit from City of Watauga to update space.**
- 2. Add and remove walls as specified on print.**
- 3. Get licensed plumber to plumb for Shower.**
- 4. Submit sign details to Landlord and get approval. Have Sign people obtain sign permit, build and install sign.**
- 5. Obtain final inspection from City of Watauga.**
- 6. Install fixtures and equipment.**
- 7. Obtain Occupancy Permit and have Electricity turned on.**

Day 151:

Open for business.

Clients are expected to be from a variety of walks of life ranging from elderly customers who realize the benefits of Foot Reflexology and general flexibility, people whose job requires them to be on their feet for long periods and people who are stressed and just want to relax. In the past, I have had many returning clients. I currently have a location in Arlington located at 277 Southwest Plaza. This location has been reviewed on Yelp and the review can be seen by going to Yelp.com and searching for Spa Tique Massage. If more than one location appears, select the one with the appropriate address. 277 Southwest Plaza. I may also explore the possibilities fo getting medical referals. Primary advertising is done thru handouts, Yelp, and word of mouth

Hours of operation are expected to be from 10 AM to 8 or 9 PM Monday thru Saturday and from 11 AM to 7 PM on Sunday. The actual hours will be determined after the business is opened.

SPA *tiqque*



05.04.2015 19:38



10.14.2014 13:20



10.03.2014 19:44

ZONING CASE 16-01

Planning and Zoning Case 16-01: Request from Local Business District (LB) to LB with a Specific Use Permit (SUP) for a Massage Establishment for the property located at 6651 Watauga Road, Suite 109, also known as Block 3 Lot 26R1 of the Singing Hills Addition in the City of Watauga. The use is for massage therapy and foot reflexology business. The property is located north of Watauga Road and west of Rufe Snow Drive. The property owner is Woodcrest Marketplace LP and the applicant is Guifeng Wang.

City records indicated that the names listed below are the owners of property within 200' (two hundred) feet of the above request. As prescribed by Chapter 115, Article II, Section 115-34 (c), (5), property owners have been notified and invited to appear or write and give their input regarding the above zoning case. **Date requested for response is no later than December 23, 2015.**

<u>NAME</u>	<u>ADDRESS</u>	<u>RESPONSE</u>
Woodcrest Marketplace LP	3113 S University FL 6 Drive Fort Worth, TX 76109-5616	_____
Property Owner of: Singing Hills Addition	6317 Rufe Snow Drive Block 3 Lot 26R2 6321 Rufe Snow Drive Block 3 Lot 27 6601 Watauga Road Block 3 Lot 25 6651 Watauga Road Block 3 Lot 26R1	
Star Papa LP (Papa John's)	P O Box 99900 Louisville, KY 40269-0900	_____
Business Personal Property:	6317 Rufe Snow Drive	
Nutritional Products of TX Inc	2001 SE Green Oaks Blvd. #170 Arlington, TX 76018-0951	<u>Do Not Object</u>
Business Personal Property:	6601 Watauga Rd. #118	
Scoops Barber & Beauty Shop	Brooks Anthony Louis Attn: Tax Dept	_____
Business Personal Property:	6601 Watauga Rd. #120	
E C Vape LLC	Same mailing address	_____
Business Personal Property:	6601 Watauga Rd #116	
Rufe Snow Clinic, Inc	Attn: Reda Bestawrous, MD	_____
Business Personal Property:	6651 Watauga Rd #104	

P&Z Case 16-01

Page 2

<u>NAME</u>	<u>ADDRESS</u>	<u>RESPONSE</u>
Absolute Quality Hearing Business Personal Property:	10611 Garland Rd. Ste 105 Dallas, TX 75218-2680 6651 Watauga Rd #109	_____
Leslie Pool Mart Inc Business Personal Property:	2005 E Indian School Rd. Phoenix, AZ 85016 6651 Watauga Rd #111	_____
Liberty Tax Service Business Personal Property:	Attn: Tax Dept 6651 Watauga Rd #115	_____
SNM Nance Inc Business Personal Property:	1917 Lincolnshire Drive Bedford, TX 76021-4622 6651 Watauga Rd #117	_____
Halle Properties LLC Property Owner of: Singing Hills Addition	20225 N Scottsdale Road Scottsdale, AZ 85225-6456 6325 Rufe Snow Drive Block 3 Tract A1	_____
Discount Tire Co Of Texas Inc Business Personal Property:	20225 N Scottsdale Road Scottsdale, AZ 85255-6456 6325 Rufe Snow Drive	_____
CLK Property Investments LLC Property Owner of:	PO Box 70 Douglasville, GA 30133-0070 6637 Watauga Road Cities Services #1	_____
Wellshire Financial Services Lone Star Title Loans Business Personal Property:	3440 Preston Ridge Rd #500 Alpharetta, GA 30005-3823 6637 Watauga Road	_____
Albert Ray Rich Jr Singing Hills Addition	6636 Avalon Drive Block 3 Lot 1A	_____
Haroldo & Joan M. Santos Singing Hills Addition	6624 Avalon Drive Block 3 Lot 4	_____
Billy Owen Dunn Jr Singing Hills Addition	6604 Avalon Drive Block 3 Lot 9	<u>Do Object</u>

P&Z Case 16-01

Page 3

<u>NAME</u>	<u>ADDRESS</u>	<u>RESPONSE</u>
Jimmie C & Patsy J Hocker Property Owner of: Singing Hills Addition	608 Cumberland Drive Hurst, TX 76054-2718 6612 Avalon Drive Block 3 Lot 7	<u>Do Not Object</u>
Resident/Lessee Singing Hills Addition	6612 Avalon Drive Block 3 Lot 7	_____
Larry J Plant Singing Hills Addition	6600 Avalon Drive Block 3 Lot 10	<u>Do Not Object</u>
Michael W Gault Singing Hills Addition	6625 Avalon Drive Block 4 Lot 34	_____
Cornelio & San Juana Lara Singing Hills Addition	6629 Avalon Drive Block 2 Lot 28	_____
Margaret J Thomas Singing Hills Addition	6632 Avalon Drive Block 3 Lot 2	_____
Priscilla Ann Dinger Singing Hills Addition	6620 Avalon Drive Block 3 Lot 5	_____
Martha A Tucker Singing Hills Addition	6608 Avalon Drive Block 3 Lot 8	_____
Mireya Gonzalez Property Owner of: Singing Hills Addition	512 Cole Avenue Saginaw, TX 76179-1129 6544 Avalon Drive Block 3 Lot 11	_____
Resident/Lessee Singing Hills Addition	6544 Avalon Drive Block 3 Lot 11	_____
Barry Ray Kraatz Singing Hills Addition	6628 Avalon Drive Block 3 Lot 3	_____

<u>NAME</u>	<u>ADDRESS</u>	<u>RESPONSE</u>
Bobby J & Donna Grant	6809 Meadow Road NRH, TX 76180-3810	_____
Property Owner of: Singing Hills Addition	6616 Avalon Drive Block 3 Lot 6	
Resident/Lessee Singing Hills Addition	6616 Avalon Drive Block 3 Lot 6	_____

30 Notices were mailed out:

3 Do Not Object 1 Object 26 Did Not Reply.

NOTICE OF PUBLIC HEARINGS

Public Hearings will be held in the City of Watauga Municipal Complex Council Chambers located at 7105 Whitley Road, on Tuesday, January 5, 2016, at 6:00 p.m. and on Monday, January 25, 2016, at 6:30 p.m. for the purpose of hearing the following Zoning Case:

Planning and Zoning Case 16-01: Request from Local Business District (LB) to LB with a Specific Use Permit (SUP) for a Massage Establishment for the property located at 6651 Watauga Road, Suite 109, also known as Block 3 Lot 26R1 of the Singing Hills Addition in the City of Watauga. The use is for massage therapy and foot reflexology business. The property is located north of Watauga Road and west of Rufe Snow Drive. The property owner is Woodcrest Marketplace LP and the applicant is Guifeng Wang.

City records indicated that you are the owner of property within 200' (two hundred) feet of the above request. As prescribed by the Chapter 115, Section 115, (c), (1), you are hereby notified and invited to appear or write and give your input regarding the above zoning case. Please return written comments to City of Watauga Planning and Department, 7105 Whitley Road, Watauga, Texas, 76148.

This letter and your related comments must be received in City Hall by December 23, 2015.

_____ DO OBJECT TO THE ABOVE REQUEST.

DO NOT OBJECT TO THE ABOVE REQUEST.

COMMENTS: _____

JOHN KING FOR NUTRITIONAL PRODUCTS OF TX
NAME

2001 SE GREENS HILLS BLVD #170
ADDRESS

ARLINGTON, TX 76018
CITY, STATE & ZIP CODE

**Property Located at:
6601 Watauga Road #118
Block: 3 Lot 27
Singing Hills Addition**

RECEIVED
12.23.15
PK

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DO OBJECT TO THE ABOVE REQUEST.

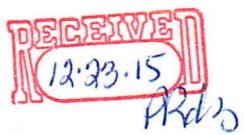
DO NOT OBJECT TO THE ABOVE REQUEST.

COMMENTS: _____

Billy O. Dunning
NAME

6604 Avalon Dr.
ADDRESS

Watauga Tx 76148-2940
CITY, STATE & ZIP CODE



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This letter and your related comments must be received in City Hall by December 23, 2015.

_____ DO OBJECT TO THE ABOVE REQUEST.

DO NOT OBJECT TO THE ABOVE REQUEST.

COMMENTS: _____

Kenneth C. Hoeker
NAME

608 Cumberland Dr
ADDRESS

Hurst, TX 76054
CITY, STATE & ZIP CODE

**Property Located at:
6612 Avalon Drive
Block: 3 Lot 7
Singing Hills Addition**

RECEIVED
12.21.15
PKB

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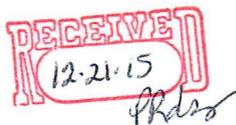
DO NOT OBJECT TO THE ABOVE REQUEST.

COMMENTS: _____

Larry Plant
NAME

6600 Avalon Dr
ADDRESS

Watauga Tx 76148
CITY, STATE & ZIP CODE

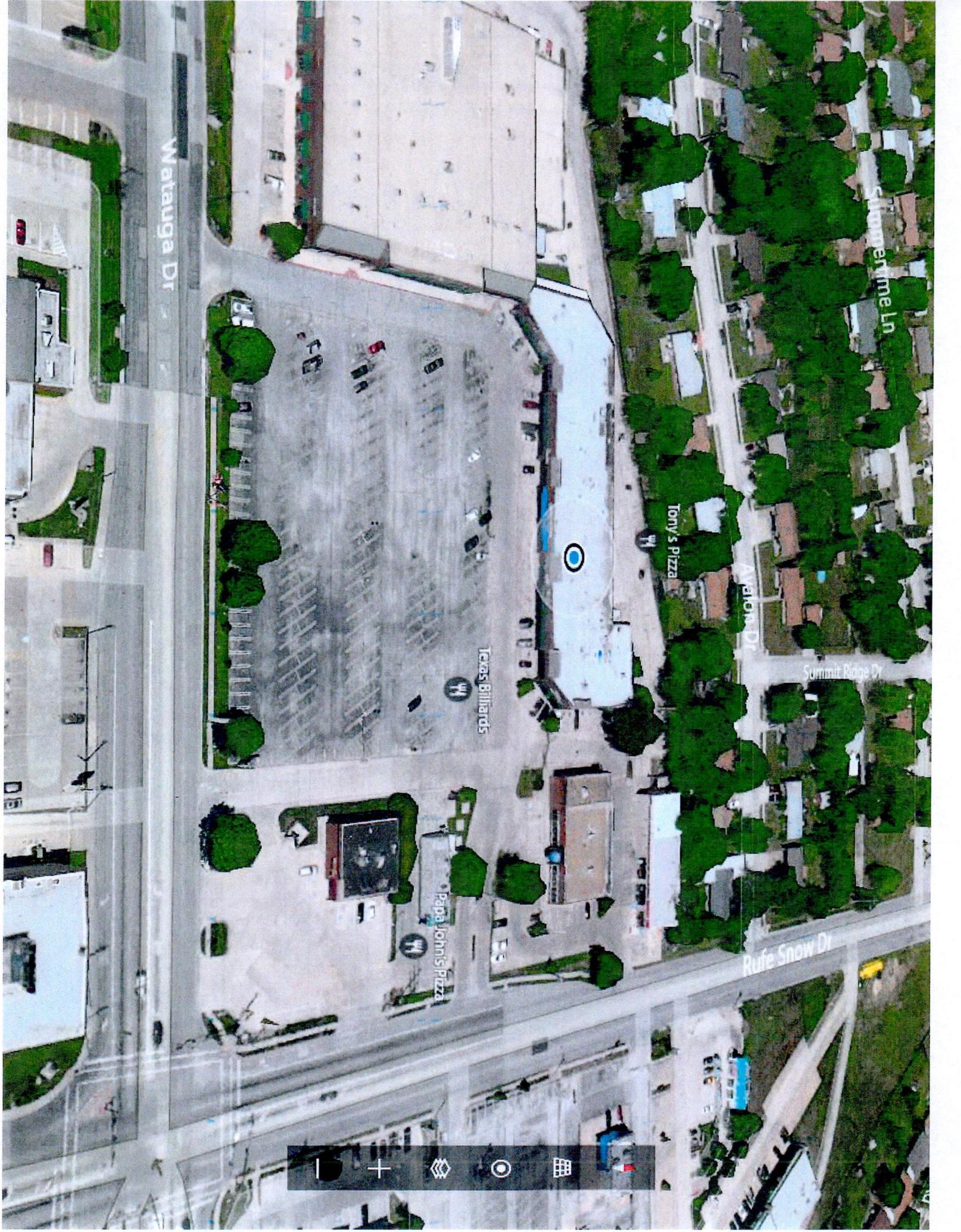


Home » GIS Tool



P&Z CAS: 16-01





Watauga Dr

Slupperme Ln

Tony's Pizza

AVOID Dr

Summit Ridge Dr

Texas Billiards

Papa John's Pizza

Rufe Snow Dr

