



“A GREAT PLACE TO LIVE”

**AGENDA
PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 7, 2016
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:00 P.M.**

CALL TO ORDER

INVOCATION

APPROVAL OF MINUTES

1. Minutes of the regular meeting of April 5, 2016

PUBLIC HEARING

1. Planning and Zoning Case 16-04: Request for a zoning change from LB-Local Business to GB-General Business; and a Specific Use Permit (SUP) for Take 5 Oil Change, a proposed Auto, repair garage (light maintenance-oil change) at 7060 Denton Highway, legally described as Lot 1, Block 1, Westward Village Shopping Center Addition, located on the southeast corner of Denton Highway and Hightower Drive. Kimberly Banks, VRE Denton, LLC, owner, Take 5 Oil Change, LLC, applicant.
2. Planning and Zoning Case 16-07: Request for a Specific Use Permit (SUP) for El Pollo Loco, a proposed Restaurant with drive-thru at 7900 Denton Highway, legally described as Lot 1, Block 2, Northpark Village Addition, located on the northeast corner of Denton Highway and North Park Drive. The property is zoned GB-General Business. Sultan Shamim and Sultan Manzurul, owners. Vaquero Ventures, applicant.

NEW BUSINESS

1. Consideration and Action on Planning and Zoning Case 16-04: Request for a zoning change from LB-Local Business to GB-General Business; and a Specific Use Permit (SUP) for Take 5 Oil Change, a proposed Auto, repair garage (light maintenance-oil change) at 7060 Denton Highway, legally described as Lot 1, Block 1, Westward Village Shopping Center Addition, located on the southeast corner of Denton Highway and Hightower Drive. Kimberly Banks, VRE Denton, LLC, owner, Take 5 Oil Change, LLC, applicant.

2. Consideration and Action on Planning and Zoning Case 16-07: Request for a Specific Use Permit (SUP) for El Pollo Loco, a proposed Restaurant with drive-thru at 7900 Denton Highway, legally described as Lot 1, Block 2, Northpark Village Addition, located on the northeast corner of Denton Highway and North Park Drive. The property is zoned GB-General Business. Sultan Shamim and Sultan Manzurul, owners. Vaquero Ventures, applicant.
3. Training Session for Planning and Zoning Commission Members regarding ethics and Special Zoning Districts.

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 Friday, May 27, 2016 before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Zolaina R. Parker, City Secretary





NOTICE OF PUBLIC HEARING 1 & 2



NOTICE OF PUBLIC HEARINGS

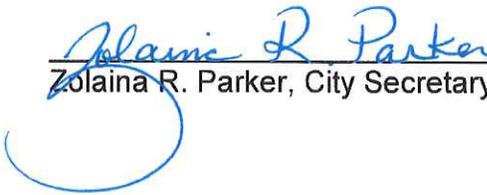
Notice is hereby given of Public Hearings to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Tuesday, June 7, 2016 at 6:00 p.m., during the Planning and Zoning meeting, and on Monday, July 25, 2016 at 6:30 p.m., during the Regular City Council meeting, for the purpose of hearing the following zoning cases.

Planning and Zoning Case 16-04: Request for a zoning change from LB-Local Business to GB-General Business; and a Specific Use Permit (SUP) for Take 5 Oil Change, a proposed Auto, repair garage (light maintenance-oil change) at 7060 Denton Highway, legally described as Lot 1, Block 1, Westward Village Shopping Center Addition, located on the southeast corner of Denton Hwy and Hightower Drive. Kimberly Banks, VRE Denton, LLC, owner, Take 5 Oil Change, LLC, applicant.

Planning and Zoning Case 16-07: Request for a Specific Use Permit (SUP) for El Pollo Loco, a proposed Restaurant with drive-thru at 7900 Denton Highway, legally described as Lot 1, Block 2, Northpark Village Addition, located on the northeast corner of Denton Highway and North Park Drive. The property is zoned GB-General Business. Sultan Shamim and Sultan Manzurul, owners. Vaquero Ventures, applicant.

Published on Friday, May 20, 2016, 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 Tuesday, May 17, 2016 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.


Zolaina R. Parker, City Secretary



MINUTES OF APRIL 5, 2016



“A GREAT PLACE TO LIVE”

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

Larry Clark	Chairperson
William Boese	Member
Kay Ivey	Member
Ron Holland	Member
Cristy McCauley	Member

And

Greg Vick	City Manager
Jacquelyn Reyff, AICP	Planning & Development Manager
Patricia Rodriguez	Planning & Development Specialist
Denise Wilkinson	Economic Development Coordinator

With

Vice-Chairperson Brad Hearne, and Secretary Sergio Molina absent with notice.

CALL TO ORDER

Chairperson Larry Clark called the meeting to order at 6:01 p.m.

INVOCATION

Chairperson Larry Clark gave the invocation.

APPROVAL OF MINUTES

1. Minutes of Regular meeting of March 8, 2016

Member Ron Holland made a motion to approve the minutes of the meeting of March 8, 2016, Member William Boese seconded the motion with all members present voting aye.

PUBLIC HEARING

1. **Planning and Zoning Case 16-03:** Amending Chapter 101, Article V, Section 101-114 of the Code of Ordinances for the City of Watauga regarding Land Use Plan and Thoroughfare Plan; providing for the adoption of the "One Watauga: One Vision for Our Future Development Strategy" as the comprehensive master plan for the City of Watauga; providing that all Ordinances in conflict herewith are hereby repealed to the extent they are in conflict; providing a savings clause; providing an effective date.

At 6:04 p.m. Planning and Development Manager Jacquelyn Reyff presented her report to the Planning and Zoning Commission.

Chairperson Clark opened the Public Hearing at 6:16 p.m.

No public comment was received.

The following items were discussed as amendments to the draft plan:

1. Page 30. Online Survey. Remove entirety of paragraph 1 and replace with the following: "A 16 question survey was posted and linked to the City's website. 113 individuals answered the survey. The results of this survey are as follows:

Answer Choices	Responses	
I live in Watauga	47.79%	54
I live and work in Watauga	15.04%	17
I live in Watauga, but work in another City	15.04%	17
I live in another city, but work in Watauga	22.12%	25
Total		113

2. Page 34. Change heading from "Major opportunities facing Watauga".
3. Page 37. Fourth paragraph, first sentence should read "Flexibility could be given" instead of "giving."
4. Page 42. Future Population. First paragraph states 958 new residents, but in chart it states 935 as population under ultimate capacity within vacant areas. Please verify number. Also remove hyphen in House-holds in the chart.
5. Page 50. First paragraph, first sentence, remove "actual" from sentence. Please analyze this data and provide an explanation of what it actually means. Maybe explain the leakage and if the potential and actual sales calculation really does apply to the City of Watauga. Those figures seem very high and do not match sales tax revenue projections.
6. Page 59. Public/Private Partnership, second paragraph, second sentence should read "...funding to find low interest ...". Instead of "funding to five low interest".
7. Page 72. Traffic Volumes. Traffic counts as stated in 1st paragraph do not match the counts in the table, i.e. Year 2014 in paragraph reads 33,298, in table it reads 29,420. Please correct
8. Page 82. On-Street Bike Routes, first sentence should read "within" instead of "with in".
9. Page 105. Property Condition Survey Criteria. The table is illegible. Improve colors within the table or remove colors.
10. Page 121. Key objectives table, first item "Continue to improve streets, sidewalks and parks in Watauga". This should be an on-going priority, not a long-term priority.

Chairperson Clark closed the public hearing for Case 16-03 at 7:09 p.m.

NEW BUSINESS

1. **Consideration and action on Planning and Zoning Case 16-03:** Amending Chapter 101, Article V, Section 101-114 of the Code of Ordinances for the City of Watauga regarding Land Use Plan and Thoroughfare Plan; providing for the adoption of the "One Watauga: One Vision for Our Future Development Strategy" as the comprehensive master plan for the City of Watauga; providing that all Ordinances in conflict herewith are hereby repealed to the extent they are in conflict; providing a savings clause; providing an effective date.

Member Cristy McCauley made a motion to recommend approval to the City Council for Planning & Zoning Case 16-03 Amending Chapter 101, Article V, Section 101-114 of the Code of Ordinances for the City of Watauga regarding Land Use Plan and Thoroughfare Plan; providing for the adoption of the "One Watauga: One Vision for Our Future Development Strategy" as the Comprehensive Master Plan for the City of Watauga with the amendments discussed and itemized during the public hearing. Member Ron Holland seconded the motion with all members present voting aye.

ADJOURNMENT

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

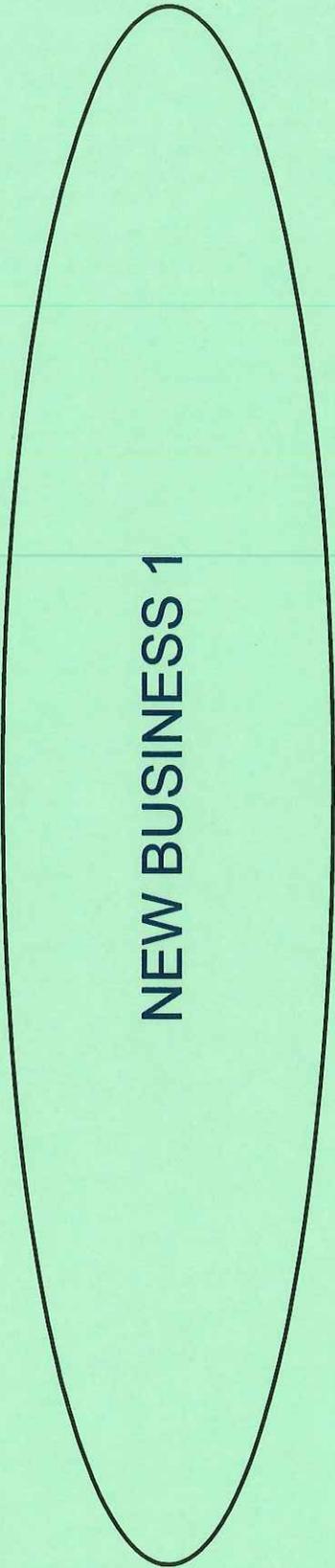
The meeting adjourned at 7:18 p.m.

APPROVED: this the _____ day of _____, 2016.

SIGNED: this the _____ day of _____, 2016.

APPROVED: _____
Larry Clark, Chairperson

ATTEST: _____
Sergio Molina, Secretary



NEW BUSINESS 1



Planning & Zoning Commission Staff Report

June 7, 2016

Case# 16-04

Address: 7060 Denton Highway

Prepared by: Jacquelyn Reyff, AICP

Request:

Request for a zoning change from LB (Local Business) to GB, (General Business) and a Specific Use Permit (SUP) at 7060 Denton Highway. This request is being made by Scott Stone, American Engineering Associates on behalf of **Take 5 Oil Change**; a proposed auto repair garage.

Applicant	Scott Stone, American Engineering Associates
General Location	7060 Denton Highway
Applicable Zoning Ordinance Section	Code of Ordinances Article IV. Table of Uses Chapter 115, Section 85. Permitted Use Table
Zoning Change for Property	Zoning change from LB (Local Business) to GB, (General Business) and Specific Use Permit (SUP)
Nearest Intersection	Denton Highway and Hightower Drive
Notification Requirements	15-day legal ad in Ft. Worth Star Telegram; Notification by letter to property owners within 200 feet of subject property; Posting of sign with public hearing notification
Action Required	Approval or Denial of Rezoning from LB to GB and a Specific Use Permit for Auto, repair garage

Description of Request and Background:

Applicant is requesting a zoning change from Local Business (LB) to General Business (GB) with Specific Use Permit, to re-develop the site for Take 5 Oil Change, a proposed auto repair garage. The property is currently a vacated 7-11, a former convenience store with gas pumps. The applicant proposes to demolish all site improvements and redevelop according to the attached site plan.

On July 30 2015, the City Council amended the Zoning Ordinance, Permitted Use Table for automotive uses. Automotive uses were removed as a permitted use in the LB district. Automotive uses remained permitted but with an SUP in the GB, Commercial (C) and Industrial (I) zoning districts. This property being currently zoned LB, is required to be rezoned to GB in order to receive approval of the SUP.

Site Development Specifics and Zoning

The overall size of the property is approximately one-half acre and located at the southeast corner of Denton Highway and Hightower Drive.

The proposed building will be 1,634 SF and have three service bays, and office. All required setbacks are being met per the ordinance requirements. Building elevations depict materials of brick, glass, and EIFS used decoratively; and therefore meets the zoning ordinance requirement.

Landscaping

Proposed landscaping is in excess of zoning ordinance requirements.

- Percentage of Landscape Area required 1,026 SF -proposed 1,380 SF
- Trees required 7 -proposed 9
- Shrubbery required 21 proposed 70
- Groundcover required 103 SF proposed 510 SF

Therefore, landscaping meets the zoning ordinance requirements.

Parking

The required parking for the proposed use is three (3) parking spaces. The proposed parking for the site is eight (8) spaces including one (1) handicap. Parking meets the zoning ordinance requirements.

Ingress/egress is currently two curb cuts along Hightower Drive and one along Denton Highway. Applicant proposes to close one curb cut, which is located closest to the intersection of Denton Highway and Hightower Drive. Additionally, they propose to add to the curb cut along Denton Highway a directional median and right turn only from this location.

Other Considerations

Applicant has proposed a potential easement for City signage based on discussion with Staff.

Additionally, about 13% of Watauga's economy is auto use related. With the city being landlocked and at 96% buildout, there is little land left for development. Adjacent to this property to the east is Tony's Express Wash & Lube; Car Wash, Oil Change, & Auto Detail. Tony's has been in business in Watauga for 16 years and started with a single car wash. The business expanded into a full service lube center and automotive repair. Tony's is very similar in nature to this proposed business. A McDonald's restaurant is adjacent to the south of the subject property. Harvest Church is located across Hightower Drive to the north.

Conformance with One Watauga/Master Plan

Will the proposed change enhance the site and the surrounding area?

The LB district permitted lower intensity commercial uses, such as, office, neighborhood based retail and restaurants. A restaurant with a drive-thru would require the addition of an SUP.

Is the necessary infrastructure already in place? No additional infrastructure, ie., water, sewer, utilities, would be needed to develop this site.

Is the proposed change a better use than that is recommended by Future Land Use Plan/Map? The future land use plan/map recommends local retail and commercial; uses that serve the needs of the residents of the community. Heavy commercial uses such as this, serve a larger regional area, and may not be considered a compatible use at this intersection.

Will the proposed use impact adjacent residential areas in a negative manner or may it enhance it? The subject is not directly adjacent to residential uses, but it is within a few hundred feet of existing single family homes.

Are uses adjacent to proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility? Immediately east of this property is Tony's Express Wash & Lube, a similar use as is being proposed. An additional automotive use may appear as a proliferation of auto uses at this major intersection leading into Watauga.

Does the proposed use present a significant benefit to public health, safety and welfare of community? No it does not based on its location directly next to a long standing business in Watauga offering the same and enhanced automotive services.

Planning & Zoning Commission Review Options:

Based on the information provided for the above proposed use of the property, staff cannot forward a favorable recommendation for Case 16-04 regarding the request for rezoning and specific use permit to allow for an auto, repair garage for Take 5 Oil Change at 7060 Denton Highway.



Planning & Zoning Application

CASE NO. 16-04

P&Z Fee: 150.00
Date Paid: 3-30-16
Receipt #: 01848843

SELECT ZONING APPLICATION TYPE:

- Zoning Change Special Use Permit Planned Development

PROPOSED USE OF PROPERTY: Auto, Repair Garage (Light Maintenance) – Oil Change

EXISTING USE OF PROPERTY: Vacant old 7-11 building

ZONING INFORMATION: From Existing LB – Local Business District to Proposed GB – General Business District

PROPERTY ADDRESS: 7060 Denton Highway, Watauga, TX 76148

Legal Description: (Abstract) _____ (Tract) _____ (Block) 1 (Lot) 1
(Survey) _____ (Addition) Westward Village Shopping Center

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

COMPLIANCE OF PROPOSED PROJECT TO ONE WATAUGA/COMPREHENSIVE MASTER PLAN:

- Will the proposed change enhance the site and the surrounding area? Yes
- Is the necessary infrastructure already in place? Yes
- Is the proposed change a better use than that is recommended by Future Land Use Plan/Map? No, complies with plan
- Will the proposed use impact adjacent residential areas in a negative manner or may it enhance it? No
- Are uses adjacent to proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility? Yes
- Does the proposed use present a significant benefit to public health, safety and welfare of community? Yes

OWNER INFORMATION: NAME: VRE Denton, LLC
(Please Print)

ADDRESS: 1211 S. White Chapel Boulevard, Southlake, Texas 76092

PHONE: (817) 912-0523 EMAIL: KBanks@verdadrealestate.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.



Planning & Zoning Application

REPRESENTATIVE/AGENT INFORMATION: NAME: Henry Robert (Please Print)

BUSINESS NAME (If applicable): Take 5 Oil Change, LLC

BUSINESS ADDRESS: 3100 West Esplanade Ave N, Metairie, LA 70002

PHONE: 504-537-0670 EMAIL: Henry@Take5OilChange.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

Jason Keen Owner Name (Print)

5/6/16 Date

Owner Signature

SCOTT D. STONE Agent Name (Print)

5/10/16 Date

Agent Signature

APPLICATION SUBMITTAL REQUIREMENTS

- Ten (10) folded copies of 24"x36" of a Site Plan... The following items are required with all types of applications: Zoning Application form. Application filing fee of \$150. This is non-refundable. One 11"x17" copy of subdivision plat... One digital (PDF) copy of subdivision plat... If request is for (i) a portion of a platted lot, or (ii) an un-platted lot... Additional information may be requested by the Development review Team... 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:



Statement of Owner Verification

I, Kimberly Banks, VRE Denton, LLC 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.

Kimberly Banks
Applicant Signature

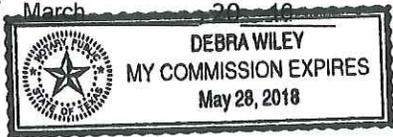
03/21/2016
Date

State of Texas
County of TARRANT

Before me, the undersigned authority, on this day personally appeared Kimberly Banks,
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 March, 2018.

Debra Wiley
Signature of Notary Public Debra Wiley



My commission expires the 28th day of May, 2018.



Statement of Agent Authorization

I, Kimberly Banks, VRE Denton, LLC, owner of 7060 Denton Highway also known as Block 1, Lot 1 of the Westward Village Shopping Center subdivision in the City of Watauga hereby certify that I have given my permission to Henry Robert, Take 5 Oil Change LLC to act as my agent for this specific use permit and site plan approval submitted as Planning and Zoning Case . "As the owner of the aforementioned property, I accept and agree to be bound by and comply with any written requirements of a specific use permit or any change in zoning of the property."

Signature of Owner: Kimberly Banks, Name (Typed or Printed): Kimberly Banks, Date: 03/21/2016

Notary Acknowledgement No. 2: Before me, the undersigned authority, on this day personally appeared Kimberly Banks, 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 21st day of March, 2016

Notary Public Debra Wiley (with signature)



Notary Public in and For the State of TEXAS

My commission expires the 28th day of May, 2018

ZONING CASE 16-04

Planning and Zoning Case 16-04: Request for a zoning change from LB-Local Business to GB-General Business; and a Specific Use Permit (SUP) for Take 5 Oil Change, a proposed Auto, repair garage (light maintenance-oil change) at 7060 Denton Highway, legally described as Lot 1, Block 1, Westward Village Shopping Center Addition, located on the southeast corner of Denton Highway and Hightower Drive. Kimberly Banks, VRE Denton, LLC, owner, Take 5 Oil Change, LLC, applicant.

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 May 31, 2015.**

<u>NAME</u>	<u>ADDRESS</u>	<u>RESPONSE</u>
MCDONALD'S Corp. Attn: Karen Lopez McWilliams Business: McDonald's	P O Box 821260 Fort Worth, TX 76182-1260 7040 Denton Highway Block 1, Lot 1 Joe Novo Addition	_____
TPCMW Partners LTD Attn: Tony Dalton Business: Tony's Express Car Wash & Lube	5708 Hightower Drive Watauga, TX 76148-1215 5708 Hightower Drive Block 1, Lot 2 Joe Novo Addition	<u>Do Object</u>
Harvest Baptist Church Property: Harvest Church	7200 Denton Highway Watauga, TX 76148-1202 7200 Denton Highway Abstract 566 Tract 2a3&TR 2A4 Phillip Green Survey	_____
Texas Highway Department	125 E 11 th Street Austin, Texas	_____
Union Pacific Railroad	5701 W. Vickery Blvd. Fort Worth, TX 76107-7635	_____

5 Notices were mailed out:

0 Do Not Object 1 Object 4 Did Not Reply.

NOTICE OF PUBLIC HEARINGS

Notice is hereby given of Public Hearings to be held in the City of Watauga Council Chambers located at 7105 Whitley Road, on Tuesday, June 7, 2016, at 6:00 p.m., during the Planning and Zoning meeting, and on Monday, July 25, 2016, at 6:30 p.m., during the Regular City Council meeting, for the purpose of hearing the following Zoning Case:

Planning and Zoning Case 16-04: Request for a zoning change from LB-Local Business to GB-General Business; and a Specific Use Permit (SUP) for Take 5 Oil Change, a proposed Auto, repair garage (light maintenance-oil change) at 7060 Denton Highway, legally described as Lot 1, Block 1, Westward Village Shopping Center Addition, located on the southeast corner of Denton Highway and Hightower Drive. Kimberly Banks, VRE Denton, LLC, owner, Take 5 Oil Change, LLC, applicant.

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 May 31, 2016.

 X DO OBJECT TO THE ABOVE REQUEST.

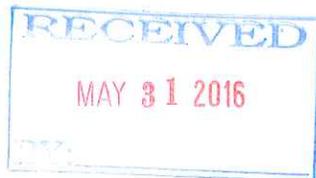
 DO NOT OBJECT TO THE ABOVE REQUEST.

COMMENTS: _____

 Tony Daxton
NAME

 5708 Hightower
ADDRESS

 Watauga TX 76148
CITY, STATE & ZIP CODE



Property at:
5708 Hightower Drive
Block 1, Lot 1
Joe Novo Addition

GIS Tool

P&Z CASE 16-04



Specific Use Permit Narrative Proposed Take 5 Oil Change

Take 5 Oil Change is proud of the support and good working relationship it has in every community it serves. We have a unique business model in that it is focused exclusively on oil changes. Customers stay in the car during service and average service times are approximately 8 minutes, with some as fast as 5 minutes. Take 5 Oil is able to serve its customers in this unique manner, and with this speed, because it only performs oil changes and no other maintenance activities.

The company currently operates more than 60 locations across the Southeast, including 16 new stores in the Dallas – Fort Worth area. The demand for this type of quick-lube, no drop-off, no wait service is significant in this market. We believe that our target customers will seek out this service whether within the Watauga city limits or in the broader Dallas – Fort Worth market.

Our target customers are the typical working families who struggle to find time to either wait for long periods of time, or drop off their cars, for the routine maintenance of an oil change. By staying in the car for the service, our customer's day can be almost completely uninterrupted as we provide the ultimate ability for our customers to multi-task.

Many of our competitors find the oil change to be a "loss-leader" service to get a customer in the door for more lucrative services. Take 5 Oil Change has unique processes which allow us to be profitable on a very limited service offering. Tony's Lube & Automotive Repair, which is located on the adjacent property, is a direct competitor. Tony's offers numerous services which Take 5 does not – Tony's provides Car Washes; Air Conditioning Repair; Brake Repair; Tune-Ups; Computer Diagnostics; Engine Replacement; Front End Alignment & Repairs; Radiator Service; Suspension Repair; Shocks and Struts; Timing Belts; Transmission Repair; Water Pump Repair; and Wheel Alignments. In some markets – and Take 5 is open to doing it in this case – a cooperative relationship has been developed between businesses through which Take 5 recommends / refers service repairs to its neighboring business.

A Take 5 Oil Change facility has no lifts, hydraulics, or any processes which generate noise or fumes. The services bays are extremely clean and there are no underground pits or tanks. A typical store has 50 cars a day, which is less than most any kind of retail establishment. Our typical hours of operation are 7 am – 8 pm Monday to Friday; 7 am – 7 pm Saturdays; and 9 am – 5 pm Sundays. A typical store like the one being proposed in Watauga has 4 employees per shift.

Tony's Lube & Automotive Repair is not truly a competitor given the large volume of services it provides. To compare the two businesses is like comparing McDonalds and Starbucks. Both sell coffee, but if you want, or need, more than just coffee you're unlikely to go to the Starbucks. However, both can coexist given the different customer.

The proposed location at the corner of Denton Highway and Hightower Drive has been abandoned for approximately two years. 7-11 had previously operated a store at the location more 15 years and concluded that it was no longer a viable location. One highly successful, experienced national chain has concluded that the site does not meet its minimum criteria for investment. Two years has passed before another tenant has expressed a serious interest in the property.

While the city would prefer a different kind of investment at the site, it is a blight on the community to have such a high-profile intersection – a gateway to the community just around the corner from city hall – with a boarded up building serving as a sentry discouraging further investment in the community. Supporting this application will provide momentum in the city by providing a new high quality, well built, aesthetically pleasing facility to replace a long-existing eyesore. Furthermore, by rejecting the application, the city would be essentially handcuffing the property owners who are paying taxes, but being denied a tenant.

SITE DEVELOPMENT PLAN of **TAKE 5 OIL CHANGE** for **TAKE 5 OIL CHANGE, LLC** 7060 DENTON HIGHWAY WATAUGA, TEXAS

SITE INFORMATION SUMMARY

PROPERTY OWNER
Kimberly Banks
VRE Denton, LLC
1211 South White Chapel Boulevard
Southlake, Texas 76092
TELEPHONE (817) 912 - 0523
E-MAIL KBanks@verdadrealstate.com

PROPERTY DEVELOPER
Henry Robert
Take 5 Oil Change
2450 Servem Avenue
Metairie, Louisiana 70001
TELEPHONE (504) 837 - 0670
E-MAIL Henry@Take5OilChange.com

EXISTING PROPERTY DESCRIPTION:
Lot 1, Block 1
Westwind Village Shopping Center
Volume 388-190, Page 52
D.R.T.C.T.
7060 Denton Highway
Watauga, Texas 76148

ZONING: LB - Local Business District

SETBACKS (LB ZONING): 25' Front Yard @ Denton Highway
25' Side Yard @ Hightower Drive
Rear: 15% of the depth of the lot (not to exceed 20')

SITE AREA: 22,526 Square Feet
0.517 Acres

EXISTING USE: Retail

SITE DEVELOPMENT SUMMARY

PROJECT CIVIL ENGINEER
Scott D. Stone, P.E.
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive
Suite 110
Charlotte, North Carolina 28226

PROPOSED USE: Auto Repair Garage

PROPOSED BUILDING HEIGHT: 28' - 3'

EXISTING IMPERVIOUS AREAS:

Buildings	2,690 SF	
Pavement / Concrete	19,351 SF	
Total Existing	22,041 SF	97.8%

PROPOSED IMPERVIOUS AREAS:

Buildings	1,634 SF	
Pavement / Concrete	17,691 SF	
Total Proposed	19,325 SF	85.8%

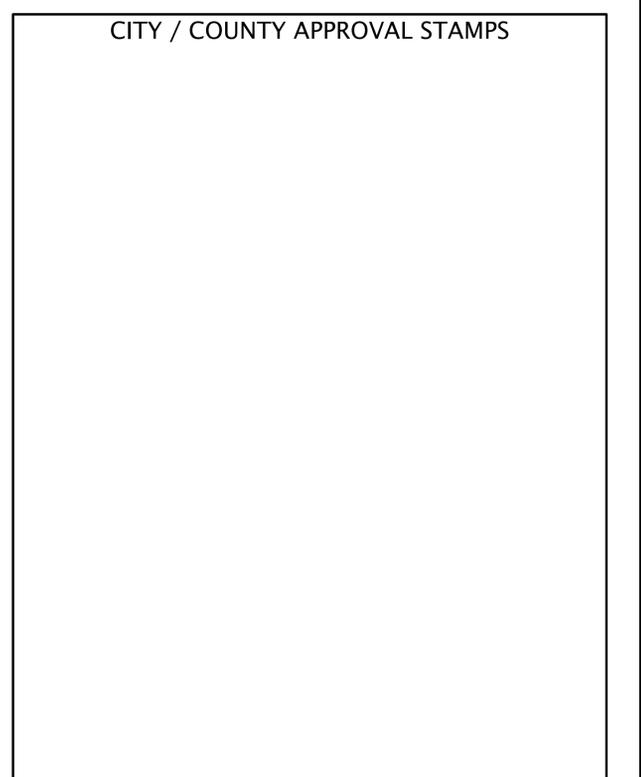
PROPOSED PERVIOUS AREA: 3,201 SF 14.2%

PARKING REQUIREMENTS:

Parking Requirements: 1 space per 500 square feet

Required Parking: 3 Spaces

Proposed Parking: 8 Total Spaces (including 1 handicap space) and 1 loading space



SHEET INDEX

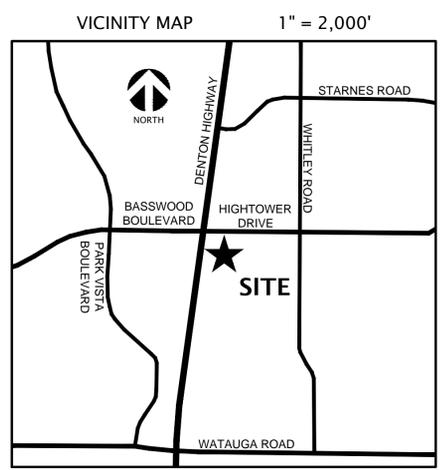
DATE	SHEET #	TITLE
05 / 09 / 2016	C1	COVER SHEET
05 / 09 / 2016	C2	EXISTING SITE
05 / 09 / 2016	C3	EXISTING CONDITIONS / SURVEY
05 / 09 / 2016	C4	SITE LAYOUT PLAN
05 / 09 / 2016	C5	LANDSCAPE PLAN & DETAILS

STAPLE - FREE ZONE

C150054 - TAKE 5 OIL CHANGE

LEGEND
NOT ALL OF THESE SYMBOLS ARE USED IN THESE PLANS

EXISTING	PROPOSED	EXISTING	PROPOSED
TOPOGRAPHIC FEATURES			
TOPO ELEVATIONS FROM GIS OR AERIAL	TC11.45 EP 10.95	STORM DRAINAGE	STORM MANHOLE
ELEVATIONS	EC12.15	CATCH BASIN	DROP INLET
TOP OF BANK		DRAINAGE AREA BOUNDARY	ITEMS TO BE REMOVED
SWALE / DITCH		DRAINAGE AREA IDENTIFICATION	AREA IN ACRES
TOE OF SLOPE		RUNOFF COEFFICIENT	
EDGE OF WATER		MATCH PAVEMENT GRADE	P 15.6 MG
WOODS LINE		PAVEMENT	EP
TREE		TOP OF CURB	TC
SOIL BORING (IF AND ELEV)		TOP OF BANK	TB
BENCHMARK		EDGE OF CONCRETE	EC
EDGE OF PAVEMENT		MATCH EXISTING GRADE	MG
CURB AND/OR GUTTER		4" WM	4" WM
REVERSED OR TRANSITIONAL GUTTER PAV		BLOW OFF VALVE	
UNDERGROUND UTILITIES (EXISTING AS MARKED BY MISS UTILITY)			
CI COMMUNICATIONS (ORANGE PAINT)	TEL	FIRE HYDRANT & VALVE	
E1 ELECTRIC (RED PAINT)		WATER LINE BEND	
G1 GAS (YELLOW PAINT)	GAS	WATER REDUCER	
S1 SEWER & DRAIN LINES (GREEN PAINT)		6" SAN	6" SAN
W1 POTABLE WATER (BLUE PAINT)		6" SFM	6" SFM
EROSION & SEDIMENT CONTROL			
INLET PROTECTION (IP)		SANITARY MANHOLE	
TREE PROTECTION (TP)		SANITARY CLEANOUT	
SILT FENCE (SF)			
CONSTRUCTION ENTRANCE (CE)			



#	Date	Post-Approval Revisions



TAKE 5 OIL CHANGE DENTON HWY, WATAUGA TX



Project #	C150054	Sheet Name	COVER SHEET
Checked by	SDS	Drawn by	JPK
Issue Date	05 / 09 / 2016	Scale	Not to Scale
TX Firm #	17706	Sheet #	C1

This drawing was prepared for use on a specific site and is not suitable for use on a different project or at a later time. Use of this drawing for reference or example in any project requires the user to verify the accuracy of the information shown on this drawing. American Engineering Associates, P.A. is not authorized to reuse or modify this drawing for use on another project or to authorize any other person to do so. Any reuse or modification of this drawing may be contrary to the law.

Table with 2 columns: Description, Date. Header: Post-Approval Revisions.

TAKE 5 OIL CHANGE
7060 DENTON HIGHWAY
WATAUGA, TEXAS 76148



Table with 2 columns: Field, Value. Project # C150054, Checked by SDS, Drawn by JPK, Issue Date 05 / 09 / 2016, Scale 1" = 10', TX Firm # 17706.



Sheet Name
EXISTING CONDITIONS / SURVEY

Sheet #
C3

HIGHTOWER DRIVE
(30 MILES PER HOUR SPEED LIMIT)
(60' RIGHT OF WAY)

CONCRETE CURB & GUTTER
ASPHALT PAVEMENT

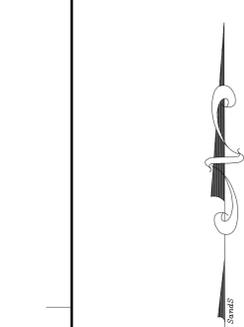
US HIGHWAY 377
DENTON HIGHWAY
(45 MILE PER HOUR SPEED LIMIT)
(VARIABLE WIDTH RIGHT OF WAY)
CONCRETE CURB & GUTTER

LOT 1, BLOCK 1
WESTWIND VILLAGE SHOPPING CENTER
VOLUME 388-190, PAGE 52
ZONED LB
D.R.T.C.T.

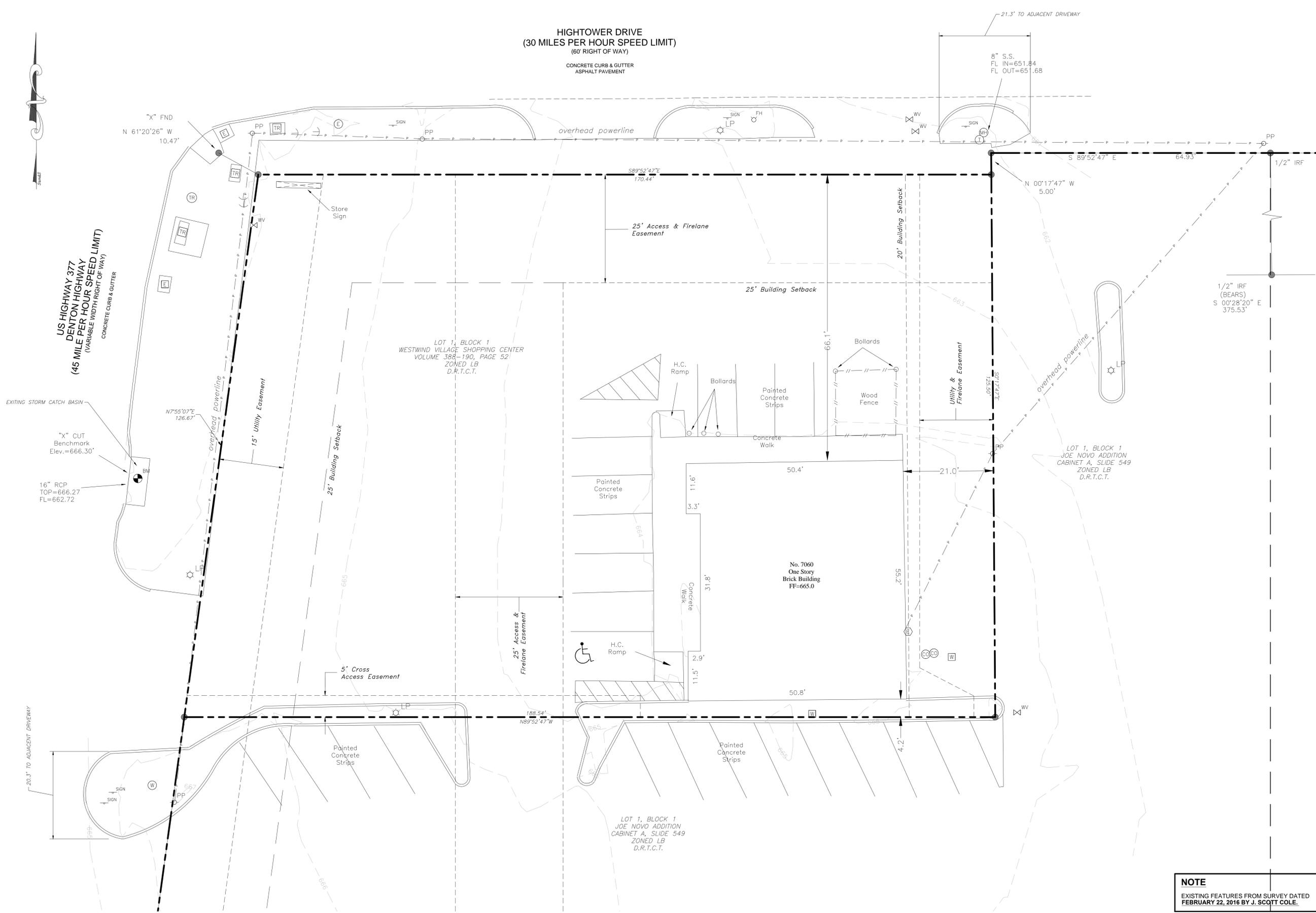
LOT 1, BLOCK 1
JOE NOVO ADDITION
CABINET A, SLIDE 549
ZONED LB
D.R.T.C.T.

No. 7060
One Story
Brick Building
FF=665.0

LOT 1, BLOCK 1
JOE NOVO ADDITION
CABINET A, SLIDE 549
ZONED LB
D.R.T.C.T.



STABLE - FREE ZONE



NOTE
EXISTING FEATURES FROM SURVEY DATED
FEBRUARY 22, 2016 BY J. SCOTT COLE.

This drawing was prepared for use on a specific site and is not suitable for use on a different project or at a later time. Use of this drawing for reference or example in any project requires the services of a professional engineer licensed in the State of Texas. The use of this drawing for any other project is not authorized and may be contrary to the law.

Post-Approval Revisions

TAKE 5 OIL CHANGE

7060 DENTON HIGHWAY
WATAUGA, TEXAS 76148



Project #	C150054
Checked by	SDS
Drawn by	JPK
Issue Date	05 / 09 / 2016
Scale	1" = 10'
TX Firm #	17706

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
Charlotte, North Carolina 28226 (704) 375-2438

LANDSCAPE PLAN & DETAILS

Sheet Name
C5
Sheet #

HIGHTOWER DRIVE
(30 MILES PER HOUR SPEED LIMIT)
(60' RIGHT OF WAY)

CONCRETE CURB & GUTTER
ASPHALT PAVEMENT

8" S.S.
FL IN=651.84
FL OUT=651.68

6 CREPE MYRTLE

"X" FND
N 61°20'26" W
10.47'

110 SF OF EUONYMUS
TO BE PLANTED AS
GROUND COVER

US HIGHWAY 377
DENTON HIGHWAY
(45 MILE PER HOUR SPEED LIMIT)
(VARIABLE WIDTH RIGHT OF WAY)
CONCRETE CURB & GUTTER

"X" CUT
Benchmark
Elev.=666.30'

16" RCP
TOP=666.27
FL=662.72

79 DWARF
YAUPON HOLLY

100 SF OF EUONYMUS
TO BE PLANTED AS
GROUND COVER

5' Cross
Access Easement

300 SF OF EUONYMUS
TO BE PLANTED AS
GROUND COVER

25' Building Setback

25' Access & Firelane
Easement

5 REDBUD

2 PISTACHE

1/2" IRF
(BEARS)
S 00°28'20" E
375.53'

LOT 1, BLOCK 1
JOE NOVO ADDITION
CABINET A, SLIDE 549
ZONED LB
D.R.T.C.T.

PLANTING REQUIREMENTS

PERCENTAGE OF LANDSCAPE AREA:

15% of front and side yards visible from the street shall be landscape area

Total Yard Area:	6,840 SF
Required Landscape Area (15% of Yard):	1,026 SF
Provided Landscape Area:	1,380 SF

TREES REQUIRED:

Street yards less than 10,000 SF require one tree per 1,000 SF of street yard

Total Yard Area:	6,840 SF
7 Trees Required (1 per 1,000 SF)	9 TREES PROVIDED

SHRUBBERY REQUIRED:

One shrub is required for every 50 SF of the area required to be landscaped

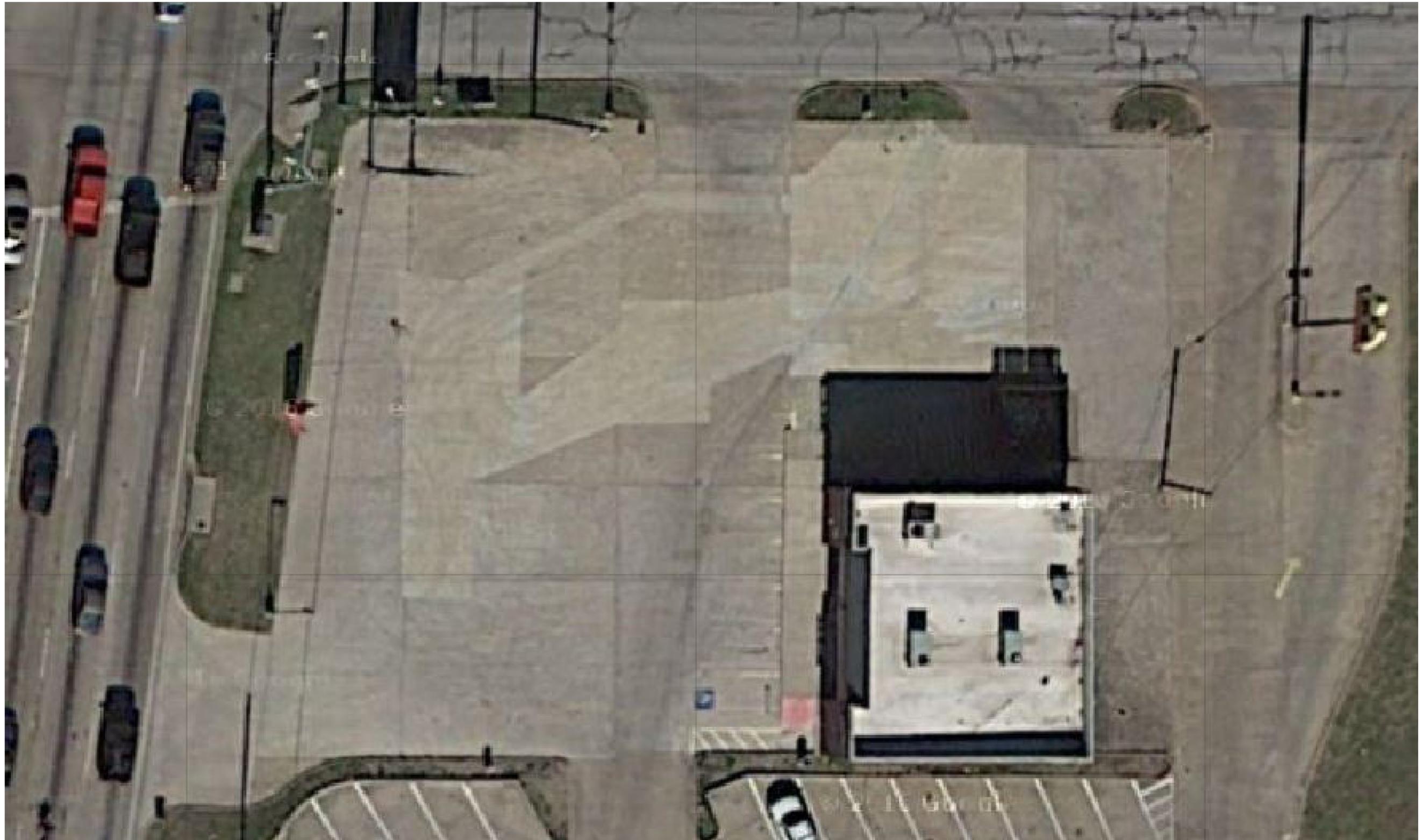
Area required to be landscaped:	1,026 SF
21 Shrubs Required (1 per 50 SF)	70 SHRUBS PROVIDED

GROUND COVER REQUIRED:

Not less than 10% or more than 40% of landscape area shall be maintained groundcover

Area required to be landscaped:	1,026 SF
103 SF minimum of Groundcover Required	510 SF PROVIDED

QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
TREES					
6	Lagerstroemia indica	Crepe Myrtle		b # b	8' minimum height
5	Cercis canadensis	Redbud	1.5" cal.	b # b	8' minimum height
2	Pistacia chinensis	Pistache	2" cal.	b # b	10' minimum height
13	Total Trees				
SHRUBS					
15	Euonymus fortunei "Coloratus"	Euonymus coloratus	18" min.	cont.	groundcover
79	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	24" min.	cont.	4' on center
94	Total Shrubs				



Existing Conditions

TAKE 5 OIL CHANGE
Watauga, Texas



Proposed Site Plan

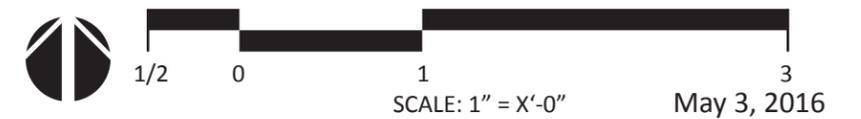
TAKE 5 OIL CHANGE
Watauga, Texas



Perspective View into Site from Denton Highway

Existing Conditions

TAKE 5 OIL CHANGE
Watauga, Texas

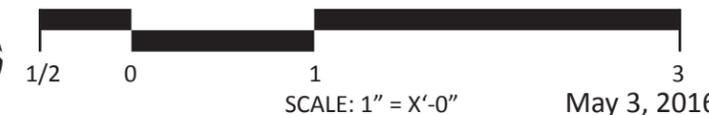




Perspective View into Site from Denton Highway

Proposed Site Plan

TAKE 5 OIL CHANGE
Watauga, Texas



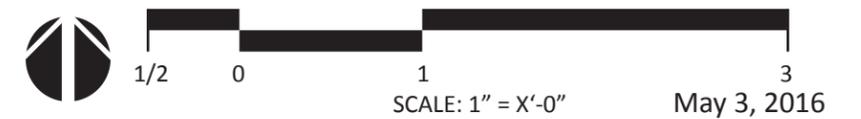
May 3, 2016



Perspective View into Site from Hightower Drive

Existing Conditions

TAKE 5 OIL CHANGE
Watauga, Texas

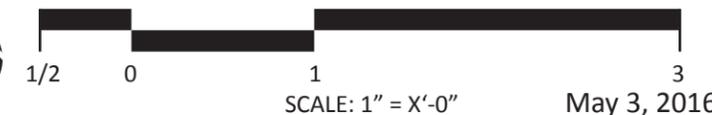




Perspective View into Site from Hightower Drive

Proposed Site Plan

TAKE 5 OIL CHANGE
Watauga, Texas



May 3, 2016



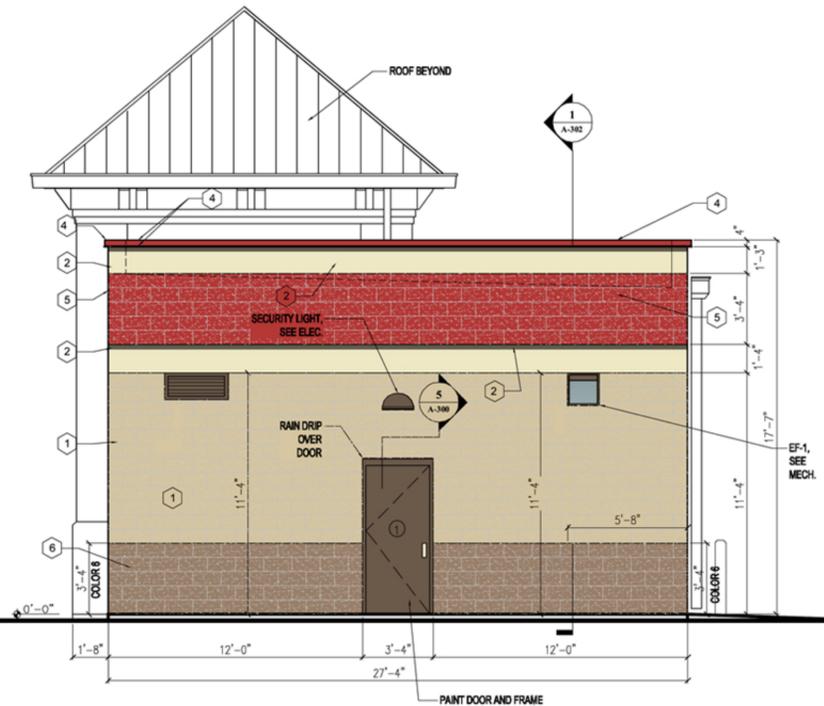
2 EAST ELEVATION
A-200 1/4"=1'-0"



4 NORTH ELEVATION
A-200 1/4"=1'-0"



1 WEST ELEVATION
A-200 1/4"=1'-0"



3 SOUTH ELEVATION
A-200 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE				
NO.	AREA	TYPE	COATS	COLOR
1	SPLIT FACE CMU MAIN COLOR	-	-	MATCH SW COLOR #7693, STONEBRIAR
2	SMOOTH FACE CMU ACCENT BAND	-	-	MATCH SW COLOR #7678, COTTAGE CREAM
3	BRICK	-	-	HENRY BRICK CO. MFG. "OLE CAHABA"
4	COPING / CORNICE	-	-	MATCH SW COLOR #6871, POSITIVE RED
5	SPLIT FACE CMU SECONDARY COLOR	-	-	MATCH SW COLOR #6871, POSITIVE RED
6	SPLIT FACE CMU LOWER BASE	-	-	MATCH SW 6097, STURDY BROWN

NOTE: SEE SHEET A-T FOR MATERIAL MANUF.
NOTE: ALL EXTERIOR COLORS TO BE FLAT FINISH

TAKE 5 OIL CHANGE
DENTON HWY
WATUGA TX
FOR: TAKE 5 OIL CHANGE
METAIRIE LA

1213 KENILWORTH AVENUE
CHARLOTTE, NORTH CAROLINA 28204
PHONE: 704.370.6000 FAX: 704.370.6006
www.childreyrobinson.com

CHILDREY ROBINSON ASSOCIATES
ARCHITECTURAL

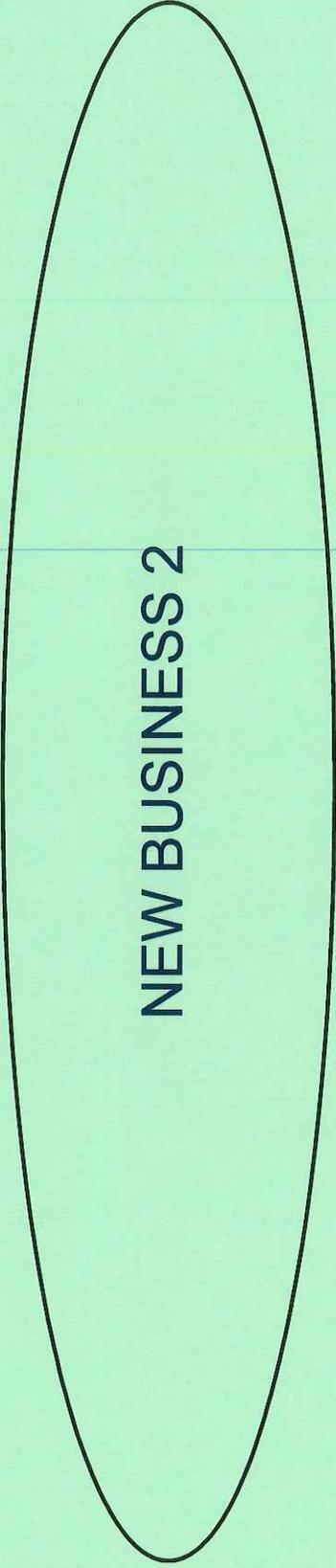
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REV.	DESCRIPTION

DATE: 05-09-2016
ELEVATIONS

A-200

Z:\0000 PROJECT DRAWING FILES\T-V PROJECTS\TAKE 5 WATUGA TX\BASE 050816.DWG



NEW BUSINESS 2



Planning & Zoning Commission Staff Report

June 7, 2016

Case# 16-07

Address: 7900 Denton Highway

Prepared by: Jacquelyn Reyff, AICP

Request:

A request for a Specific Use Permit (SUP) for property located at 7900 Denton Highway. The request is being made by Kevin Mattson, Vaquero Ventures, on behalf of El Pollo Loco, a proposed restaurant with drive-thru.

Applicant	Kevin Mattson, Vaquero Ventures
General Location	7900 Denton Highway
Applicable Zoning Ordinance Section	Code of Ordinances Article IV. Table of Uses Chapter 115, Section 85. Permitted Use Table
Zoning Change for Property	General Business (GB) to GB with Specific Use Permit (SUP)
Nearest Intersection	Denton Highway and North Park Drive
Notification Requirements	15-day legal ad in Ft. Worth Star Telegram; Notification by letter to property owners within 200 feet of subject property; Posting of sign with public hearing notification.
Action Required	Approval or Denial of Specific Use Permit for Restaurant with a drive-thru

Description of Request:

Vaquero Ventures is proposing to build a 2,660 SF El Pollo Loco restaurant on property located at 7900 Denton Highway, which is currently improved with an existing dry cleaners business. The current building would be demolished and a new ground-up development would be built.

On September 8 2015, the City Council amended the Zoning Ordinance for restaurants with a drive-thru to be required to have a Specific Use Permit and as such, this request reflects this new requirement.

Site Development Specifics and Zoning

The overall size of the property is 0.637 acres, is zoned GB (General Business), and is located at the northeast corner of Denton Highway and North Park Drive. The proposed building would be 2,660 SF.

All required setbacks for the proposed development meet zoning ordinance requirements.

Building elevations depict building materials of brick, stucco, decorative cement tile, and glass. These materials meet the zoning ordinance requirement.

Landscaping

Requirements:

- Street Yard (9,188 SF), 15% of street yard to be landscaped
- 1 tree per 1,000 SF of street yard area
- 1 shrub per 50 SF of required landscaped area
- 10% of required landscape area to be ground cover

Proposed landscaping meets and in some instances exceeds zoning ordinance requirements. The requirements are exceeded in terms of total landscaped area where 1,379 SF is required and is providing 3,038 SF; as well as in terms of ground cover 138 SF required and provided 360 SF; and interior parking landscaping requirement of 278 SF required and 825 SF provided. Therefore, landscaping meets the zoning ordinance requirements.

Parking

The required parking for a restaurant 2,660 SF is 36 spaces. The proposed parking for the site is 36 spaces including 2 handicap spaces. Therefore, parking meets the zoning ordinance requirements.

Ingress/egress is located at two existing curb cuts with one being north of the intersection of North Park Drive and Denton Highway. The other curb cut is located approximately 170 feet east of the intersection as described previously. The required stacking of vehicles in the drive-thru lane meets zoning ordinance requirements.

Conformance with One Watauga/Master Plan

Will the proposed change enhance the site and the surrounding area?

The new building and site improvements meet the development standards.

Is the necessary infrastructure already in place? Yes

Is the proposed change a better use than that is recommended by Future Land Use Plan/Map? The use meets One Watauga/Master Plan for regional retail/commercial.

Will the proposed use impact adjacent residential areas in a negative manner or may it enhance it? The site is not located adjacent to residential areas.

Are uses adjacent to proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility? Yes

Does the proposed use present a significant benefit to public health, safety and welfare of community? It provides a benefit because it exceeds landscaping standards which adds additional green space to the site. Additionally, the egress point onto Denton Hwy is proposed to be improved to a right-in-right out only.

Planning & Zoning Commission Review Options:

To recommend approval or denial for Case 16-07 the property at 7900 Denton Highway, allowing for a Restaurant with a drive-thru for El Pollo Loco restaurant.



Planning & Zoning Application

CASE NO. 16-07

P&Z Fee: 150.00
Date Paid: 4.26.16
Receipt #: 01855413

OWNER INFORMATION: NAME: Manzoor Salman

ADDRESS: 7900 Denton Hwy, Watauga, TX 76148
(Please Print)

PHONE: Call Tani: 682-583-0441 EMAIL: taniintexas@yahoo.com

APPLICANT INFORMATION: NAME: Vaquero Ventures - Kevin Mattson

BUSINESS NAME (If applicable): Vaquero Ventures

PHONE: 972-369-4123 EMAIL: KMattson@vaqueroventures.com

PROPERTY ADDRESS: 7900 Denton Hwy, Watauga, TX 76148

(Abstract) John Condm A-309 (Tract) NorthPark Village (Block) 2 (Lot) 1

(Survey) NorthPark Village Addition Block 2 Lot 1 Per Plat A-5015

ZONING INFORMATION: From Existing GB District to Proposed GB with SUP for dist thru restaurant

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: El Pollo Loco Restaurant

COMMENTS: We are requesting a SUP for the redevelopment of 7900 Denton Highway. Vaquero will demo the dry cleaners to build an El Pollo Loco restaurant.

*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]

SIGNATURE

OFFICE USE ONLY: CASE APPROVED BY			
PLANNING & ZONING COMMISSION:	Yes	No	DATE: _____
CITY COUNCIL:	Yes	No	DATE: _____
ADDITIONAL P&Z FEE:	RECEIPT:		DATE: _____

ZONING CASE 16-07

Planning and Zoning Case 16-07: Request for a Specific Use Permit (SUP) for El Pollo Loco, a proposed Restaurant with drive-thru at 7900 Denton Highway, legally described as Lot 1, Block 2, Northpark Village Addition, located on the northeast corner of Denton Highway and North Park Drive. The property is zoned GB-General Business. Sultan Shamim and Sultan Manzurul, owners. Vaquero Ventures, applicant.

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 May 31, 2015.**

<u>NAME</u>	<u>ADDRESS</u>	<u>RESPONSE</u>
Pearson-Tyler II Inc. Attn: KWIK Car Lube Business: KWIK CAR WASH	7904 Denton Highway Watauga, TX 76148-2412 5705 North Park Drive Block 2, Lot 4A Northpark Village Addition	_____
Wells Fargo Bank NA Attn: Business: Wells Fargo Bank	P O Box 2609 Carlsbad, CA 92018-2609 7830 Denton Highway Block 1, Lot 6R Watauga Pavillion Addition	_____
Sovran Acquisition LP Attn: Tax Dept. Property: Uncle Bob's Self Storage #75	6467 Main Street Williamsville, NY 14221-5856 7902 Denton Highway Block 2, Lot 4 Northpark Village Addition	_____
Pearson-Tyler Inc. Attn: KWIK Car Lube Business: KWIK CAR LUBE & TUNE	5705 North Park Drive Watauga, TX 76148-2447 5705 North Park Drive Block 2, Lot 2R Northpark Village Addition	_____
Texas Highway Department	125 E 11 th Street Austin, Texas	_____
Union Pacific Railroad	5701 W. Vickery Blvd. Fort Worth, TX 76107-7635	_____

6 Notices were mailed out:

_____ **0** _____ **Do Not Object** _____ **0** _____ **Object** _____ **6** _____ **Did Not Reply.**

GIS Tool P&Z CASE 16-07





VAQUERO VENTURES

4/22/2016

Vaquero Ventures
3211 W. 4th St.
Fort Worth, TX 76107

City of Watauga
7105 Whitley Road,
Watauga, TX 76148

Dear Representative of the City of Watauga,

Vaquero Ventures is proposing to build a 2,660 SF El Pollo Loco restaurant at 7900 Denton Highway. Currently the site is operating a dry cleaner, which Vaquero Ventures will demolish and commence a new ground-up development. El Pollo Loco is projected to perform annual sales over \$3mm and will be a great addition to the community.

El Pollo Loco is a casual sit-down Mexican restaurant with a drive-thru component, the reason for which Vaquero Ventures is requesting a Special Use Permit. The menu consists of flame-grilled chicken and Mexican sides at family-friendly prices. Vaquero Ventures has done an in-depth analysis of the site and, due to the high land cost, high visibility, easy access, and the current surrounding retailers, we believe that El Pollo Loco is the best use for this piece of property.

The site has utilities stubbed to the site and two existing access points. Vaquero Ventures will construct a building with full masonry, new landscaping, and a new concrete parking lot, all of which will be built to City Code. El Pollo Loco would be a tremendous upgrade for this site, will bring more tax dollar to the City, and will benefit the community in many ways.

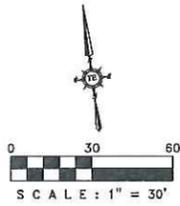
We look forward to working with you in this endeavor. Please feel free to contact me with any questions, thank you.

Sincerely,

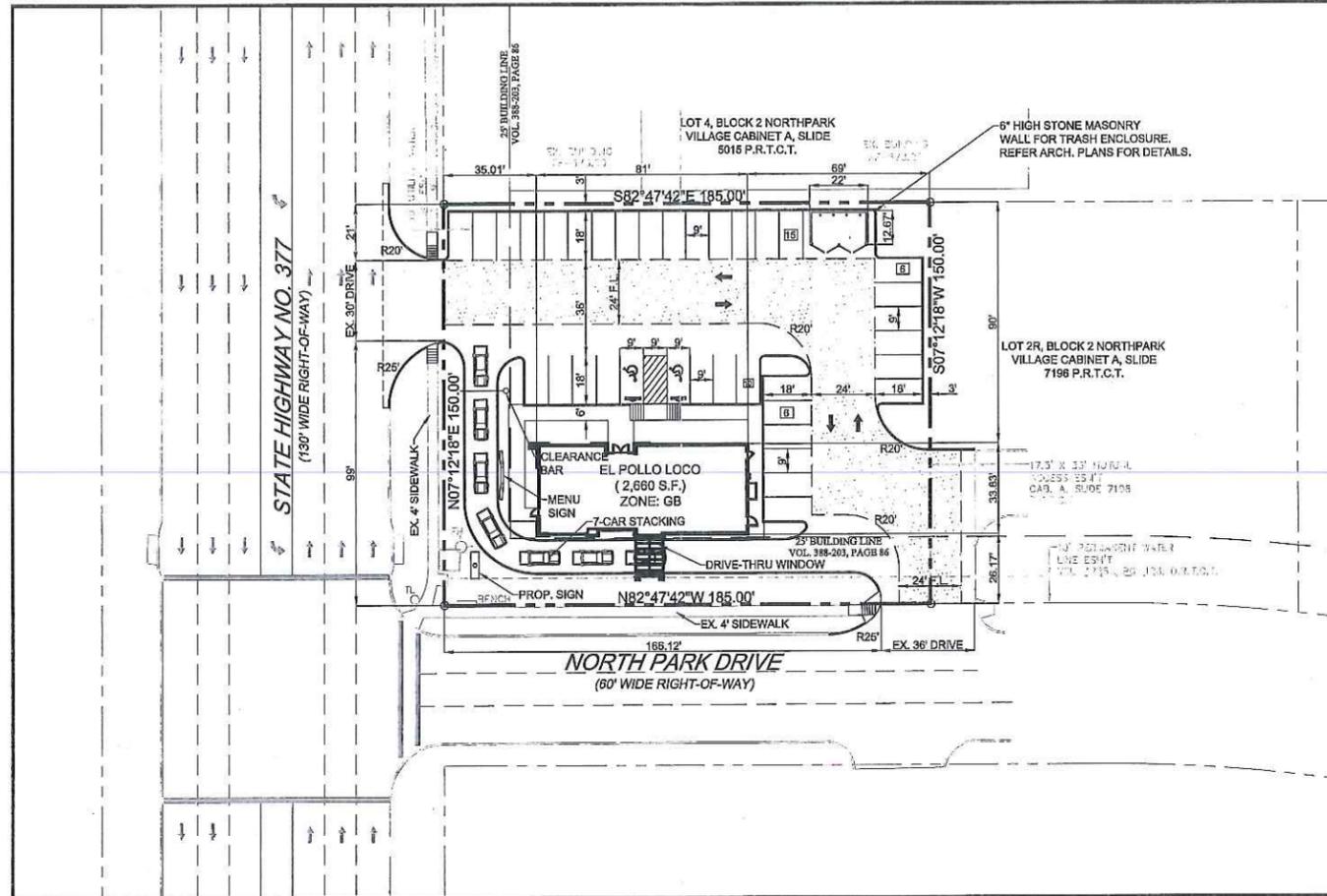
Kevin Mattson
(972) 369-4123
kmattson@vaqueroventures.com

3211 West 4th Street, Fort Worth, TX 76107
www.vaqueroventures.com

SITE DEVELOPMENT PLANS FOR EL POLLO LOCO
 0.637 ACRES BEING LOT 1, BLOCK 2 OF THE NORTH PARK VILLAGE ADDITION
 CITY OF WATAUGA, TARRANT COUNTY, TEXAS



LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY, ACCESS & MAINTAINANCE ESMT.	V.A.M.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
GAS MARKER	GMA



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF WATAUGA.
2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS," VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

LEGEND	
PROPOSED SITE LIGHT POLE	
PROPOSED HANDICAP SIGN	
PROPOSED HANDICAP LOGO	
PROP. CONCRETE WHEEL STOP	
PROP. MONUMENT/POLE SIGN	
BOUNDARY LINE	
PROPOSED CURB	
PROP. FIRE LANE	
PROPOSED SAW-CUT	
EXISTING BOUNDARY	
EXISTING CURB & GUTTER	
EXISTING FIRE HYDRANT	

SITE DATA SUMMARY CHART	
NUMBER OF LOTS	1
EXISTING ZONING	"GB" GENERAL BUSINESS
PROPOSED ZONING	"GB" GENERAL BUSINESS
PROPOSED USE	RESTAURANT
GROSS ACREAGE	0.637 ACRES OR 27,750 SQ.FT
PROPOSED BLDG. AREAS	2,660 SQ.FT.
NUMBER OF STORIES	1 STORY
PROPOSED BLDG. HEIGHT	20.0'
REQUIRED PARKING	(1 SPACE PER 75 S.F.) = 36
TOTAL PARKING PROVIDED	36 (INCLUDED 2 HANDICAP)
PERCENTAGE OF SITE COVERAGE	09.56%
IMPERVIOUS COVERAGE	22,182 S.F. OR 79.94%
OPEN SPACE/LANDSCAPE AREA	5,598 S.F. OR 20.05%

OWNER/DEVELOPER VAQUERO VENTURES 3211 WEST 4TH STREET FORT WORTH, TX 76107 CONTACT: W.A. LANDRETH TEL: (817) 228-5168 FAX: (817) 594-8373	ENGINEER TRIANGLE ENGINEERING LLC 1503 ASTORIA DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVY A. PATEL TEL: 214-609-9271 FAX: 214-998-7897 EMAIL: KPATEL@TRIANGLE-ENGR.COM
SURVEYOR JPH LAND SURVEYING INC. 807 BLUEBONNET DR. SUITE C KELLER, TX 76248 CONTACT: JEWEL CHADD, R.P.L.S. TEL: (817) 431-4971	

SITE PLAN
 EL POLLO LOCO
 7900 DENTON HIGHWAY
 CITY OF WATAUGA
 TARRANT COUNTY, TEXAS



T: 214.609.9271 | F: 469.359.8709 | E: kpatel@triangle-engr.com
 W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
 Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	RG	04/18/16	024-16	3

TX PE FIRM #11525

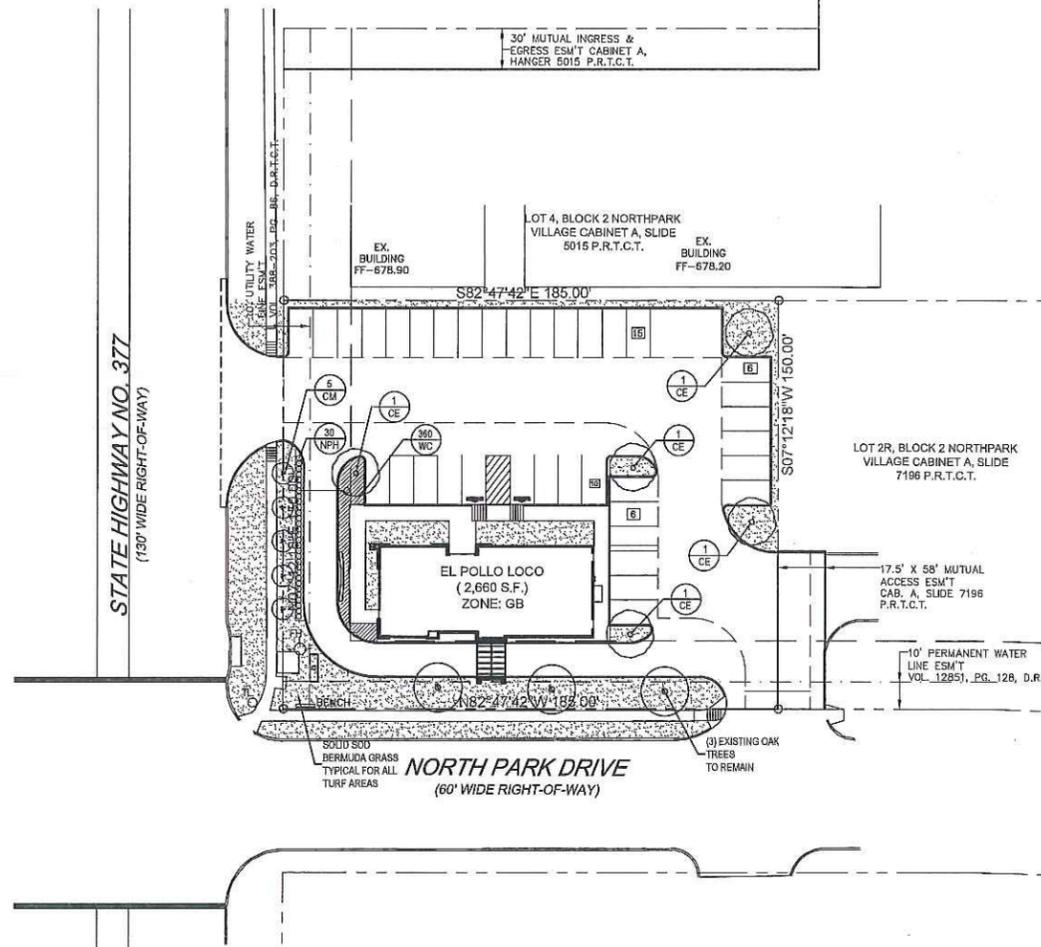
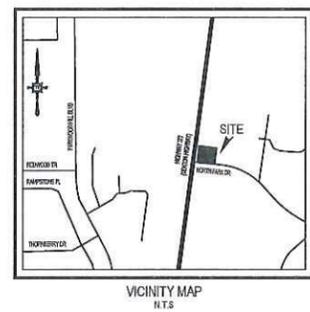
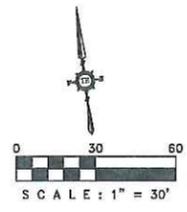
NO.	DATE	DESCRIPTION	BY
1	04/18/16	SITE PLAN SUBMITTAL	KP



P&Z Case 16-07
SITE PLAN &
ELEVATIONS

APR 21 2016

SITE DEVELOPMENT PLANS FOR EL POLLO LOCO
0.637 ACRES BEING LOT 1, BLOCK 2 OF THE NORTH PARK VILLAGE ADDITION
CITY OF WATAUGA, TARRANT COUNTY, TEXAS



GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDING WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	5	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 12' ht., 5' spread min., 5' clear trunk
CM	5	Crope Myrtle	<i>Lagerstroemia indica</i>	6' ht.	container, 3-5 trunks, tree form, 2" cal.
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	30	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
WC	360	Purple Wintercreeper	<i>Eunymus fortunei 'Coloretus'</i>	4" pots	container, 3-12" runners min., 12" o.c.
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>	4" pots	Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS

STREET YARD (9,188 S.F.)
Requirements: 15% of street yard to be landscape area
1 tree per 1000 s.f. of street yard area
1 shrub per 50 s.f. of required landscape area
10% of required landscape area to be ground cover

Required: 1,279 s.f. of landscape area
10 trees
28 shrubs
138 s.f. of ground cover

Provided: 3,038 s.f. of landscape area
(7) trees - Crope Myrtle planted within 10' of overhead power lines
(3) existing oak trees
(28) shrubs
360 s.f. of ground cover

INTERIOR PARKING REQUIREMENTS-37 parking spaces
Requirements: 90 s.f. of landscape area for each 12 parking spaces

Required: 278 s.f. of landscape area

Provided: 825 s.f. of landscape area

All landscape to be irrigated with an underground automatic irrigation system that meet all City, State and TCEQ requirements.

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<p>SURVEYOR JPH LAND SURVEYING INC. 807 BLUEBONNET DR. SUITE C KELLER, TX 76248 CONTACT: JEWEL CHADD, R.P.L.S. TEL: (817) 431-4971</p>	<p>LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1333 McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: CHRIS TRONZANO TEL: (469) 369-4448</p>

NO.	DATE	DESCRIPTION	BY
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			KP



LANDSCAPE PLAN
EL POLLO LOCO
7900 DENTON HIGHWAY
CITY OF WATAUGA
TARRANT COUNTY, TEXAS

TRIANGLE ENGINEERING LLC

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W: triangle-engr.com | C: 1333 McDermott Drive, Suite 200, Allen, TX 75013

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DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
CT	04/18/16	SEE SCALE BAR	024-16	L. 1

TX PE FIRM #11525



FRONT ELEVATION

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

SIGNAGE UNDER SEPARATE PERMIT.



SIDE ENTRY ELEVATION

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

LEGEND

- EP1 SHERWIN WILLIAMS - SW 7017 DORIAN GRAY
STUCCO = EXTERIOR GRADE EGGSHELL FINISH
DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP2 DUNN EDWARDS - DE6376 LOOKING GLASS
EXTERIOR GRADE EGGSHELL FINISH
- BK1 McHARR BRICK & BLOCK - THIN BRICK, SANDHOLD SERIES (TIWOLI)
CONTACT: RESOURCE BUILDING MATERIALS (949) 855-9994
MORTAR: SPEC MIX TYPE #213 SLATE; JOINT WIDTH: 1/8"
- T4 CEMENT TILE SHOP - PACIFIC CLASSIC COLLECTION, PATCHWORK 8" X 8"
RANDOMLY MIX THE FOLLOWING COLORS:
25% BLACK & WHITE, 25% RED, 25% BLUE, 25% YELLOW
CONTACT: CUSTOMER SERVICE (800) 704-2701
GROUT: MAPEI 19 PEARL GRAY; JOINT WIDTH: 1/16"
- MF1 HOT-ROLLED STEEL - BLACKENED (GUN BLUE) BY VENDOR.
FLASHING: PAINT TO MATCH (FLAT BLACK)
- AW1 AWNINGS BY VENDOR: FINISH TO MATCH MF-1



ARMET DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV. DATE DESCRIPTION

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LOCATION
V2995-PROTOTYPE STD.
STORE #XXXX
1234 ANYSTREET
ANYTOWN, ST XXXXX

DATE
04/04/16

JOB NO.
16-XXXX

DRAWN BY
CW

CHECKED BY
PD/TF

ELEVATIONS



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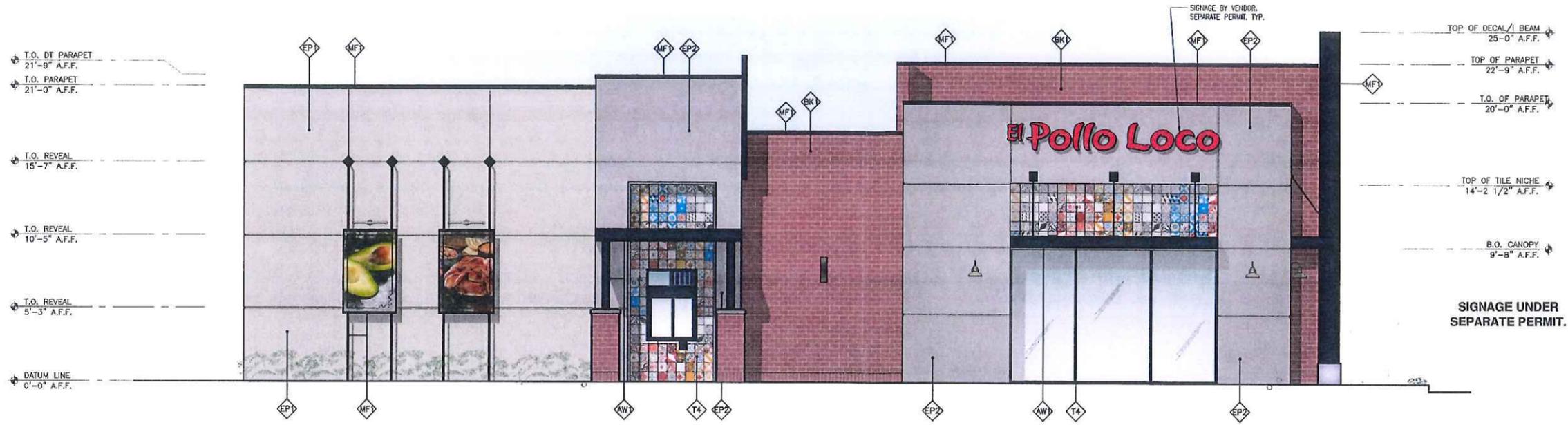


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 V2995-PROTOTYPE STD.
 STORE #XXXX
 1234 ANYSTREET
 ANYTOWN, ST XXXXX

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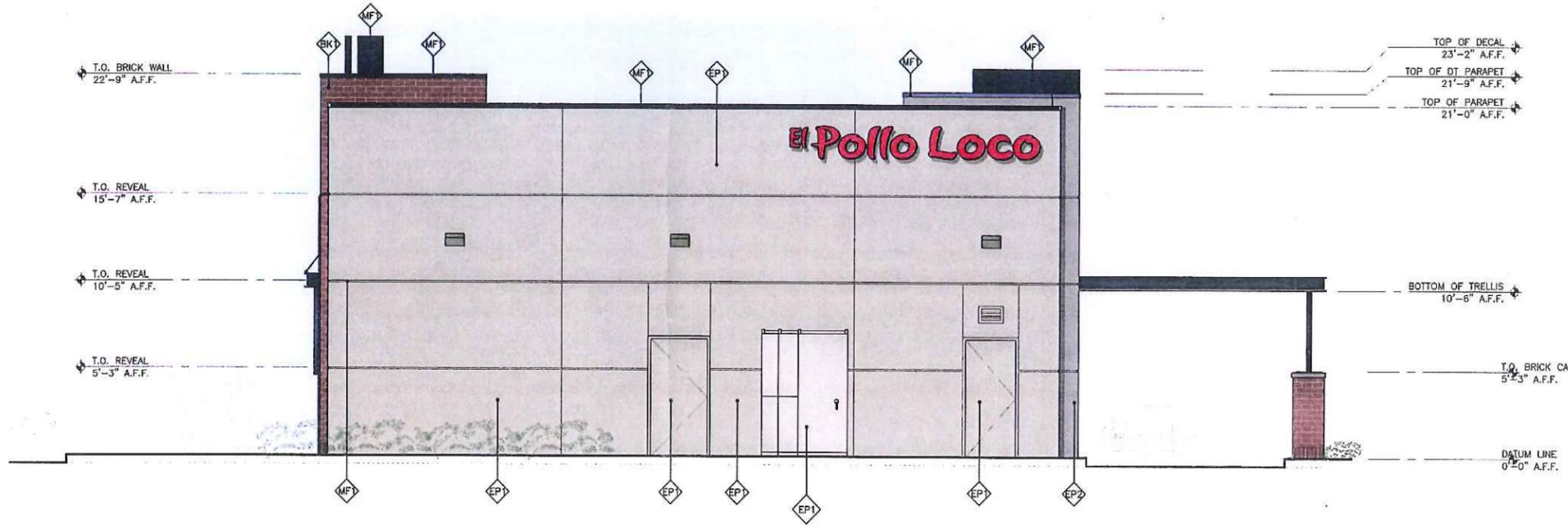
ELEVATIONS

A5



DRIVE-THRU ELEVATION

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



REAR ELEVATION

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

LEGEND

- EP1 SHERWIN WILLIAMS - SW 7017 DORIAN GRAY
 STUCCO = EXTERIOR GRADE EGGSHELL FINISH
 DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
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