



NOTICE OF A PUBLIC MEETING
CITY COUNCIL
6:30 PM – August 11, 2026
City Hall 214 Meadow Park Drive
White Settlement, TX 76108

CALL TO ORDER

INVOCATION / PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. Hold a Public Hearing and consider a Replat for Lots 1R-2 and 1R-3, Block 7, more commonly known as 316 N. Roe, Sunset Gardens; an addition in the City of White Settlement, Tarrant County, Texas, being a replat of a portion of Lot 1, Block 7, Sunset Gardens, according to the plat recorded in Volume 975, Page 75, Tarrant County Plat Records.

DELIBERATION AGENDA

2. Discuss and consider Fiscal Year 2026-2027 Proposed Tax Rate and take a Record Vote.

PUBLIC COMMENT

This portion of the meeting is set aside for members of the public to address the City Council on any topic that is not on the agenda. Members of the public shall complete a Speaker Request Form and present it to the City Secretary at least 24 hours before the meeting to be recognized by the presiding officer. Individual comments are limited to three minutes. Participants are expected to engage respectfully; disruptive behaviors, such as personal attacks, profanity, or threats, will result in removal from the Council Chambers. Speakers must address the Council directly, avoid engaging with the audience or City staff, and refrain from singling out individuals. In compliance with the Texas Open Meetings Act, the Council cannot deliberate or vote on matters raised during Public Comments.

ADJOURNMENT

Certificate of Posting: I hereby certify that the above agenda was posted on the official bulletin board at White Settlement City Hall, located at 214 Meadow Park Drive, White Settlement, Texas, in accordance with Chapter 551 of the Texas Government Code.
Amy Arnold, City Secretary

PUBLIC ACCESS AND PARTICIPATION:

The City of White Settlement is committed to providing accessible meetings for all individuals. City Hall is accessible to persons with disabilities. If you plan to attend this meeting and require an accommodation, please contact the City Secretary at aarnold@wstx.us at least 48 hours in advance so that reasonable arrangements can be made.

Members of the public who wish to address the City Council regarding an item listed on this agenda will be given an opportunity to do so before or during the Council's consideration of the item, in accordance with Texas Government Code § 551.007. Individuals wishing to speak are asked to submit a speaker request form prior to the meeting being convened.

TAXPAYER IMPACT STATEMENT

PURSUANT TO SECTION 551.043(c) OF THE TEXAS GOVERNMENT CODE

This notice informs taxpayers of the potential impact of the Proposed Tax Rate for Fiscal Year 2026-27, comparing what would be paid under the No-New-Revenue Tax Rate versus the Proposed Tax Rate.

Rate Scenario	Median Homestead Taxable Value**	Tax Rate (per \$100 valuation)	Estimated Property Tax Bill
FY 2025-2026 Tax Rate (Current Year)	\$155,778	\$0.714778	\$1,113
FY 2026-2027 No-New-Revenue Tax Rate	\$153,383	\$0.762261	\$1,169
FY 2026-2027 Proposed Rate	\$153,383	\$0.762261	\$1,169



Prepared by: Brittney Huff, Interim Director

Meeting Date: August 11, 2026

Subject: Hold a Public Hearing and consider a Replat for Lots 1R-2 and 1R-3, Block 7, more commonly known as 316 N. Roe, Sunset Gardens; an addition in the City of White Settlement, Tarrant County, Texas, being a replat of a portion of Lot 1, Block 7, Sunset Gardens, according to the plat recorded in Volume 975, Page 75, Tarrant County Plat Records.

Synopsis

The property is located at 316 N Roe Street. The property is undeveloped and zoned R-D – Residential Duplex District. The property is part of the Sunset Gardens Addition, near the intersection of Harwell Street and Roe Street. The property is proposed to be replatted into two residential lots, both fronting onto N Roe Street. The lots are proposed to have a width of 65 feet, depth of 100 feet, and area of 6,500 square feet.

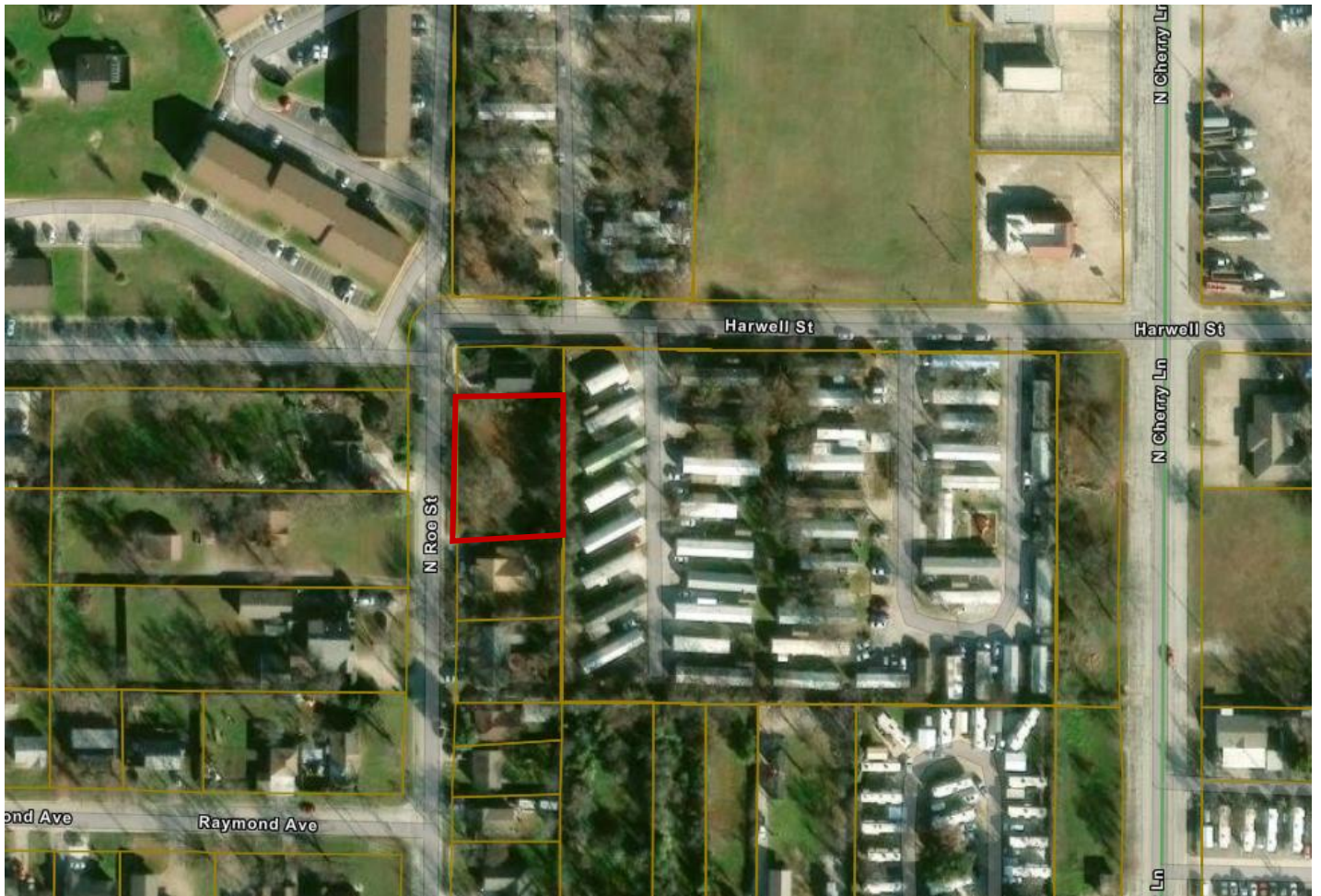
The proposed lots are compliant with the minimum yard and height regulations for the R-D – Residential Duplex District. The Replat would allow for the orderly development of two residential properties, bringing additional housing and improvements, such as sidewalks, to the area.

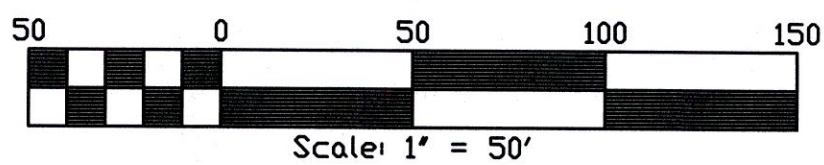
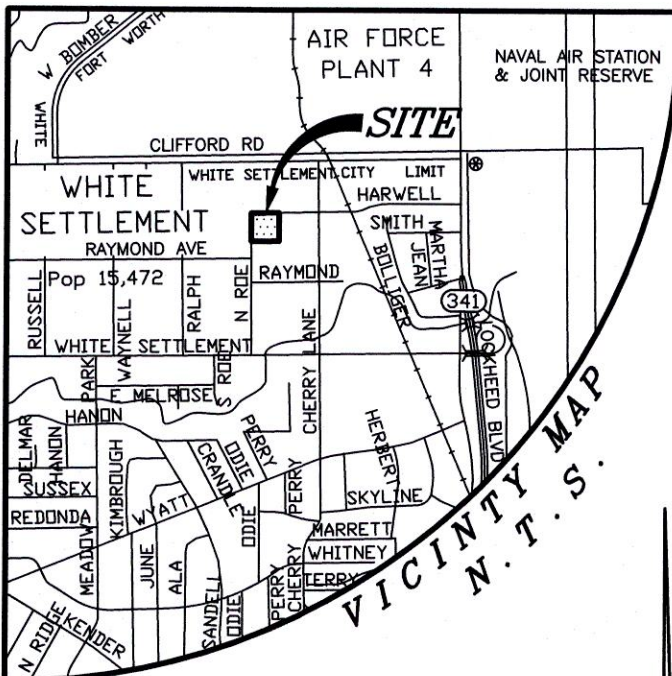
Subdivision replats are regulated by Sec. 109-90 of the City of White Settlement Code of Ordinances. As this Replat does not include reconfiguration of more than three lots, a preliminary plat is not required. The proposed Replat is compliant with the subdivision requirements. A Public Hearing is required with the City Council, prior to consideration and action on the request.

Staff Recommendation

Staff recommends approval of the replat.

LOCATION MAP





SUNSET GARDENS
VOL. 388-49, PG. 90

SUNSET GARDENS
VOL. 388-93, PG. 615

SUNSET GARDENS
VOL. 388-49, PG. 90

LOT 4-A
BLOCK 6A

LOT "A"
BLOCK 6A

LOT "A"
BLOCK 5A

HARWELL STREET
(FORMERLY SHIRLEY AVENUE)

NORTH ROE STREET
(FORMERLY CARL STREET)

SUNSET GARDENS
VOL. 975, PG. 75
BLOCK 5

SUNSET GARDENS
VOL. 975, PG. 75
BLOCK 7

WILLIAM RAY SURVEY
ABSTRACT NO. 1298

LOT AREAS
0.1492 ACRES/6,500 SF. - LOT 1R-2
0.1492 ACRES/6,500 SF. - LOT 1R-3

RAYMOND AVENUE
(FORMERLY FRANK AVENUE)

I, Zechariah Crosby, do hereby acknowledge and accept all
STORM DRAINAGE RUNOFF COMING ON AND ACROSS THE PROPERTY
BEING PLATTED.
SIGNATURE [Signature] DATE 7/21/26

APPROVED BY THE CITY COUNCIL OF WHITE SETTLEMENT, TEXAS,

on this _____ day of _____,

ATTEST:

Mayor _____ City Secretary _____

OWNER AT TIME OF PLATTING
PIONEER HB LLC
3108 W 6th STREET, SUITE 110
FORT WORTH, TEXAS 76107

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-1408

NOTES:

1. THE SUBJECT PROPERTY BY SCALED LOCATION LIES WITHIN ZONE X (UNSHADE) AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED BY FLOOD INSURANCE RATE MAP NO. 48439C0165 K, REVISED SEPTEMBER 25, 2009.
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO U.S. STATE PLANE GRID 1983-TEXAS NORTH CENTRAL ZONE (4202) NAD83 AS ESTABLISHED USING GPS TECHNOLOGY IN CONJUNCTION WITH THE RTK COOPERATIVE.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. THE SURVEYED TRACT SHOWN HEREON IS ZONED AS R-D, RESIDENTIAL DUPLEX.
5. DISTANCES IN PARENTHESES () ARE PLAT OR DEED CALLS FOR DISTANCE.

FINAL PLAT OF
LOTS 1R-2 AND 1R-3, BLOCK 7,
SUNSET GARDENS
an addition in the City of White Settlement,
Tarrant County, Texas,

being a replat of a portion of Lot 1, Block 7, Sunset Gardens,
according to the plat recorded in Volume 975, Page 75, Tarrant
County Plat Records.

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT §

THAT, Pioneer HB, LLC, being the sole owner of the following described property, to wit:

SITUATED in the City of White Settlement, Tarrant County, Texas, and being a portion of LOT 1, BLOCK 7, SUNSET GARDENS, an addition in the City of White Settlement, Tarrant County, Texas, as shown on the plat thereof recorded in Volume 975, Page 75, of the Tarrant County Plat Records, and being all of that certain portion of said Lot 1 described in deed to Pioneer HB, LLC, recorded as County Clerk's File No. D225158620 and being more fully described as follows:

BEGINNING at a 1/2" iron rod found in place in the west line of said Block 7, and the east line of North Roe Street (originally platted as Carl Street-60 foot wide right-of-way), said point being the common west corner of that certain north 50 feet of said Block 7 conveyed to Justin Oravetz and Mariana Oravetz, husband and wife, by deed recorded as County Clerk's File No. D224217905, and said Pioneer portion;

THENCE North 89 degrees, 59 minutes, 05 seconds East with the common line between said Oravetz and Pioneer portions of said Lot 1, 100.0 feet to a 1/2" iron rod found in place for the common east corner of said Oravetz and Pioneer portions in the common line between said Lot 1 and Lot 2, in said Block 7;

THENCE South 0 degrees, 00 minutes, 55 seconds East with said common line between Lots 1 and 2, Block 7, 130.0 feet to the southeast corner of said Pioneer portion in the east line of a portion of said Lot 1, described in Affidavit of Heirship as Item 1, recorded in Clerk's File No. D225048397, and from which point a 1/2" iron rod found in place bears North, 0.13 foot;

THENCE South 89 degrees, 59 minutes, 05 seconds West with the south line of said Pioneer portion of Lot 1, across said Affidavit Item 1 portion of Lot 1, 100.0 feet to the southwest corner of said Pioneer portion of Lot 1, in said east line of Roe Street, from which point a 1/2" iron rod found in place bears North, 0.13 foot;

THENCE North 0 degrees, 00 minutes, 55 seconds East with said east line of Roe Street and said west line of Lot 1, 130.0 feet to the PLACE OF BEGINNING.

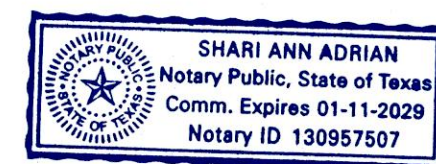
DOES HEREBY ADOPT THE PLAT HEREON as its plan for revising same, to be known as LOTS 1R-2 AND 1R-3, BLOCK 7, SUNSET GARDENS, an addition in White Settlement, Tarrant County, Texas.

Pioneer HB, LLC
By: [Signature]
Zechariah Crosby, Manager

THE STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument acknowledged before me on 7/21/26, by Zechariah Crosby,
as the act and deed of Pioneer HB, LLC



[Signature]
Notary Public, State of Texas
My commission expires _____

I, Gerald A. Curtis, do hereby certify that I prepared
this plat from an actual and accurate survey of the
land, and that the corner monuments shown thereon
were properly placed under my supervision.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225



Gerald A. Curtis, RPLS
Texas Registration No. 1640

ZONING MAP

