NOTICE OF A PUBLIC MEETING

AN AGENDA OF A REGULAR MEETING OF THE
PLANNING and ZONING COMMISSION
CITY OF WHITE SETTLEMENT, TEXAS
6:30 PM – July 20, 2021
City Hall – Council Chambers
214 Meadow Park Drive, White Settlement, TX 76108

The City of White Settlement City Hall is accessible to persons with disabilities. Specially marked parking spaces are available at both Meadow Park and Hanon Drive. Accessible entry is available at the main entrance which is located on the north side of the building. If additional assistance is needed to observe or comment, please notify the City Secretary at 817-246-4971 x203 at least 24 hours prior to the meeting.

Recordings of Planning and Zoning Commission meetings are available for copies beginning on the Tuesday after each meeting.

As a courtesy to those in attendance, please place your cell phone on "silent" or "vibrate".
Food and drink are not allowed in council chambers.
Thank you!

CALL TO ORDER
INVOCATION / PLEDGE OF ALLEGIANCE
CITIZEN PARTICIPATION

The purpose of this item is to allow citizens an opportunity to address the Planning and Zoning Commission on items that are not listed on the agenda, as well as any consent agenda, executive session, or workshop items. Any person desiring to make a public comment must first fill out a speaker request form, and be recognized by the presiding officer. Individual citizen comments are limited to three minutes. The commission has no obligation to respond in any manner to comments or questions from the public. Any response from a member of the commission to comments on items not listed on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting.

CONSENT AGENDA

All items on the Consent Agenda are routine or previously discussed items and will be approved with one motion; however, should a member of the commission wish to discuss any item, said item may be removed from the Consent Agenda and considered under Deliberation Agenda.

1. Approval of Planning and Zoning Regular Meeting Minutes
    a. May 11, 2021
    b. October 13, 2020
    c. December 8, 2020
    d. January 12, 2021
    e. February 9, 2021

DELIBERATION AGENDA

2. Discuss and Consider election of officers to the Planning and Zoning commission.

PUBLIC HEARING

3. Hold a Public Hearing and consider a request to replat Lot 1 Block and 1R2 Block 1, West Hills Meadows Addition, more commonly known as 101 S Jim Wright Freeway.

4. Hold a Public Hearing and consider recommendation to amend the land use map for 8110 West Freeway from Regional Commercial Density to High Density Residential.
5. Hold a Public Hearing and consider a request to rezone site 19A2 Lot 1-R1 Western Hills Park Addition, more commonly known as 8110 West Freeway, currently zoned Commercial Corridor (C-C) to be rezoned Multi-Family Development (M-F24).
6. Hold a Public Hearing and consider recommendation to amend the land use map for 111 & 113 Russell from Low Density Residential to High Density Residential.
7. Hold a Public Hearing and consider a request to rezone Lots 14A and 14B of Block 12 Sunset Gardens Addition, more commonly known as 111 Russell Street and 113 Russell Street, currently zoned R-6 to be rezoned R-V.

ADJOURNMENT

Notice posted on the 16th day of July, 2021, on the City Hall bulletin board at 214 Meadow Park Drive, White Settlement, Texas by 5:00 p.m.

Amy Arnold

Amy Arnold, TRMC, CMC
City Secretary

To: Planning and Zoning Commission
From: Amy Arnold, City Secretary
Date: July 20, 2021
Subject: 2021-1286

Minutes for Oct 2020, Dec 2020, Jan 2021 and Feb 2021 are included for approval due to errors, misdates, and tabled with no further action.

PUBLIC MEETING MINUTES

MINUTES OF A MEETING OF THE PLANNING & ZONING COMMISSION
CITY OF WHITE SETTLEMENT, TEXAS
6:30 P.M. – Tuesday, May 11, 2021
City Hall – Council Chambers
214 Meadow Park Drive, White Settlement, TX 76108

CALL TO ORDER

Vice-Chairman Steve Groomer called the open meeting to order at 6:30 PM announcing a quorum of members present as follows:

Member Place 1 Roger Chambers,
Member Place 2 Edward Delgado,
Member Place 4, Vice-Chair Steve Groomer, and
Member Place 5 Debra Cook.

The following members were absent:

Member Place 3 Tom Warren due to being held over at work,
Member Place 6 Jose Alfaro, and
Member Place 7 Torey Osborne –Dill.

**Members Alfaro and Osborne-Dill are newly appointed and possibly unaware of their term at the posting of this meeting agenda.*

Staff present included Building Official Robert Nunley, City Secretary Amy Arnold, Executive Administrative Assistant Ann Elias, and City Marshal Randy Rogers.

CITIZEN PARTICIPATION

There were none.

CONSENT AGENDA

Commission member Roger Chambers made a motion to approve the consent agenda. Commission member Debra Cook seconded the motion which was carried unanimously. Approval of the Consent Agenda included the following:

1) Approval of Planning and Zoning meeting minutes:
   a. February 9, 2021

DELIBERATION AGENDA

PUBLIC HEARING

2) Hold a Public Hearing and consider a special use permit for Sunset Gardens Addn-Block 12 Lot 13C More Commonly Known as 109 Russell St.

Building Official Robert Nunley presented the item explaining the applicant's requests for a Special Use Permit (SUP) for Auto Service Specialty Shop. Mr. Nunley explained the business is currently operating at the referenced location with limited permitted services, however, the applicant wishes to move all services from his original location to this location.

Applicant, Mr. Gary McMaster (G2 Garage at 109 and 105 Russell St.) addressed the commission with information along with the following in response to member questions:

- Operating G2Garage since 2015, has outgrown its original location
- Began at the referenced location April/May 2021
- Hours of operation are Monday – Friday 8 Am – 5 PM
- The volume of work is dependent upon repairs needed
- Weekend hours would be for emergency repairs where safety is a concern only
- Property maintenance
- Parking, including employee and customer, in marked spaces/areas on the property only
- Work areas that do not include the business frontage
- Consideration of noise concerns mentioning his type of services offered which do not generate exceptional noises
- Safety awareness and not allowing "cramped" vehicle storage at the location
- Vehicles arriving or awaiting transport/towing would be the only vehicles on the street and only for a short period (hour or two)

Vice-Chairman Steve Groomer opened the Public Hearing at 6:40 pm.

Mr. & Mrs. Layton Arnold of 112 Russell Street spoke in opposition to the item stating concerns of increased traffic and vehicle parking along the street. Mr. Layton stated Mr. McMaster is an upstanding man who has worked on his vehicles, referenced dishonesty when the building was first built (some years ago), and non-compliance with the city comprehensive plan.

Ms. Carla Potter of 119 Russell Street spoke on the item stating she has concerns about increased traffic and noise on Russell Street if the request is approved.

Mr. & Mrs. Layton Arnold inquired about placing *No Parking* signs along Russell Street and questioned no notification prior to business opening if the applicant would want to provide non-permitted services in the future.

Mr. Nunley explained notification requirements when businesses do not conform to permitted uses. Mr. Nunley clarified that cannot send notifications before an application being received.

Commission member Eddie Delgado asked for clarification regarding the SUP application initiating the notification process and current agenda item. Commission member Debra Cook also requested information on required parking for this type of business. Mr. Nunley confirmed Mr. Delgado's comments and stated parking requirements are different than storefronts mentioning the marked parking at this location is sufficient for defined employee parking, as required.

Mrs. Sue Miller of 605 Dale Lane spoke in opposition of the item on behalf of herself and her friend, Brinda Rhodes of 123 Russell Street who was unable to attend the meeting. Ms. Miller read a written statement from Mrs. Rhodes which noted traffic danger concerns, noise concerns, and feeling the business is not appropriate for the street. Mrs. Miller continued by noting her objection to zoning for vehicle repair and sales locations referencing a previous approval which she feels ruined her

neighborhood. *The letter from Mrs. Rhodes will be recorded with the approved copy of the meeting minutes.*

Prior to the close of the Public Hearing, Mr. Delgado questioned G2's time at the location, plan for volume of work per day, and vehicle storage plan. *See above for Mr. McMasters responses.*

Hearing no other comments, Vice Chairman Steve Groomer closed the Public Hearing at 7:00 pm.

Commission member Delgado made a motion to approve/deny a special use permit for Sunset Gardens Addition, Block 12 Lot 13C, more commonly known as 109 Russell Street. Commission member Cook seconded the motion which carried with a vote of 3 to 1 as follows:

Member Chambers	**Nay**
Member Delgado	**Aye**
Member Warren	**Absent**
Vice-Chairman Groomer	**Aye**
Member Cook	**Aye**
Member Alfaro	**Absent**
Member Osborne –Dill	**Absent**

3) Hold a Public Hearing, discuss and consider a recommendation to amend section 111-215 "Fences" of the zoning ordinance by amending section 111-215 (J) "fence materials".

Building Official Robert Nunley mentioned recent review by staff found that metal posts set in concrete two feet into the ground are sufficient, whereas a three feet requirement poses a burden regarding materials and unnecessary expense. Mr. Nunley stated staff recommends approval of the item.

Vice-Chairman Steve Groomer opened the Public Hearing at 7:03 pm. Hearing no comments, Vice Chairman Steve Groomer closed the Public Hearing at 7:04 pm.

Commission member Cook made a motion to approve a recommendation to City Council to amend section 111-215 "Fences" of the zoning ordinance by amending section 111-215 (J) "fence materials". Commission member Chambers seconded the motion which carried unanimously.

4) Hold a Public Hearing and consider a re-plat for Lot 29 and 30, Block 7 Meadow Park Addition, more commonly known as 8510 Wyatt Drive.

Building Official Robert Nunley presented the item explaining the applicant is the current owner previously applied for and received a re-plat to two lots, demolished the structure at 8508 and built a new structure at 8510, and now requests another re-plat back to one lot. Mr. Nunley noted the structure at 8510 is existing and was approved as required. Mr. Nunley stated staff recommends approval.

Vice-Chairman Steve Groomer opened the Public Hearing at 7:06 pm.

Commission member Eddie Delgado asked for confirmation of current zoning being R5. Mr. Nunley confirmed.

Hearing no other comments, Vice Chairman Steve Groomer closed the Public Hearing at 7:07 pm.

Commission member Cook made a motion to approve the proposed re-plat for Lot 29 and 30, Block 7 Meadow Park Addition more commonly known as 8510 Wyatt Drive. Commission member Delgado seconded the motion which was carried unanimously.

5) Hold a Public Hearing and consider a re-plat for Lot 1 Block 1 Blackwell Estates situated in the W.M Robinson Survey Abstract more commonly known as 1112 Dell Street, White Settlement, Tx.

Building Official Robert Nunley presented the item explaining the need to plat the property in order to allow for development noting review and approval of the proposed plat by the city engineer. Mr. Nunley stated the property meets requirements to be rezoned and the home to be built at the location surpasses requirements.

Vice-Chairman Steve Groomer opened the Public Hearing at 7:10 pm.

Judy Norris of 1105 Dell Street spoke on the item questioning lot and home dimensions and a sewer outlet location in the street in the front of the property, and plans to extend the street.

Hearing no other comments, Vice Chairman Steve Groomer closed the Public Hearing at 7:15 pm.

Prior to voting members questioned the number of homes to be built. Mr. Nunley confirmed one.

Commission member Cook made a motion to approve the proposed re-plat for Lot 1 Block 1 Blackwell Estates situated in the W.M Robinson Survey Abstract more commonly known as 1112 Dell Street, White Settlement, Texas. Commission member Chambers seconded the motion which carried unanimously.

ADJOURNMENT

With there being no further discussion, Mayor White adjourned the meeting at 7:15 PM.

Approved this _____ day of _____, 2021.

_____
Steve Groomer, Vice Chairman

ATTEST:

_____
Amy Arnold, City Secretary

REGULAR MEETING MINUTES
PLANNING AND ZONING
Tuesday, October 13, 2020
6:30 P.M. Meeting in City Council Chambers.

The Planning and Zoning Board held a regular meeting on Tuesday, December 08, 2020 at 6:30 PM, with 6 members present, as follows:

Victor Corralejo
Marolee Lunsford
Steve Groomer
Debra Cook
Roger Chambers
Edward Delgado

Others present were Building Inspector Robert Nunley, Ray Ojayski represents the purchaser and Board Secretary Sandra Barraza.

CALL TO ORDER – ROLL CALL
Chairperson Marolee Lunsford called the meeting to order at 6:30 PM. The roll was called with six (6) members present, constituting a quorum.

APPROVAL OF MINUTES
Consider approval of the September 15, 2020 P&Z Regular Meeting Minutes.

Commissioner Groomer made a motion to approve the prior meeting minutes with corrections. Commissioner Cook seconded the motion, which carried by a unanimous vote as follows:
AYE: _6_ Groomer, Lunsford, Cook, Delgado, Corralejo and Chambers
NAY: _0_

PUBLIC HEARING
1. Hold a Public Hearing to discuss, and consider the recommendation to amend Section 111-93 "MF-24-A multifamily residential district high density" of the Zoning Ordinance by amending parking and density credit requirements.

Robert Nunley explained to the board that the Oakview Apartments had density credits in place during their Planning and Development. Mr. Nunley informed the board the problem they are having with the current density credit with the apartments it's not having clear understanding. Mr. Nunley explained the amending plan that the City Attorney Drew Larkin wanted to correct the current density credits. The plan is to allow the apartment complex to have more green space and upscale landscaping such as dog parks and courtyards.

Chairperson Lunsford wanted an explanation of the difference in the density credit.

Mr. Nunley explained that a density credit is an area of open space within a plat of land. The ordinance states that multifamily-24 would consist of 24 units per acre, but utilizing a density credit allows the apartment complex to have more coverage which is adding around 1.49 acres.

Commissioner Corralejo asked if l the change will be any different from the current density.

Mr. Nunley explained the difference will be around 1.49 acres which will correct the issue with the parking lot prior to the current density.

Ray Ojayski introduced himself. Mr. Ojayski asked for the board members to allow the density. They are wanting to be able to move forward with the purchase of the apartment complex.

Commissioner Cook made a motion to close the public hearing. Commissioner Delgado seconded the motion which carried by a unanimous vote.

Commissioner Delgado made a motion to approve the amendment Section 111-93 "MF-24-A multifamily residential district high density" of the Zoning Ordinance by amending parking and density credit requirements. Commissioner Groomer seconded the motion which carried by a unanimous vote.

ADJOURN

Meeting adjourned at 6:42PM

Approved: this 20th day of July, 2021.

Approved

_____
Board Chairperson

ATTEST:

_____
Board Secretary

Planning & Zoning

Time 6:30 p.m.
Tuesday, December 08, 2020
Regular Meeting Minutes
This meeting was held via videoconference.

CALL TO ORDER

Chairperson Marolee Lunsford called the meeting to order at 6:30 PM announcing a quorum of Board members present as follows:

Marolee Lunsford
Steve Groomer
Victor Corralejo
Roger Chambers
Edward Delgado

Tom Warren and Debra Cook were absent:
Staff present were the Building Official Robert Nunley and the Board Secretary Sandra Barraza.

APPROVAL OF MINUTES

Consider approval of the October 13, 2020 P&Z regular meeting minutes. Chairperson Lunsford asked to table the minutes until correction were completed.
Commissioner Groomer made a motion to table the October 13th meeting minutes for corrections. Commissioner Chambers seconded the motion which carried unanimously.

PUBLIC HEARING

1. Hold a public hearing and consider a recommendation to amend section 111-85 of R-6 zoning ordinance to reduce minimum lot width from 60 feet to 50 feet.

Building Inspector Robert Nunley explained that the City staff held a workshop to get the communities feedback on particular zoning matters such as the reduction of lot width in the R-6 zone.

Commissioner Delgado made a motion recommending that section 111-85 of the City ordinance be amended requiring the minimum lot width be 50 feet and a minimum lot square footage of 5,000 sq. ft. Commissioner Groomer seconded the motion which carried unanimously.

2. Hold a public hearing and consider a re-plat for Sunset Gardens Additions Lot 10 Block 5, more commonly known as 8036 Raymond Ave.

Building Official Robert Nunley stated the applicant was looking to divide the lot into a total of three lots. Mr. Nunley explained city staff was asking for approval of the plat with a contingency that one foot variance was obtained on all three lots and lot 10-2-R

Commissioner Delgado made motion to approve the re-plat for Sunset Gardens Additions Lot 10 Block 5 more commonly known as 8036 Raymond. Commissioner Groomer seconded the motion which carried unanimously.

3. Hold a public hearing and consider a recommendation to amend a P-D (Planned Development District). The property is more commonly known as Parkview Villas Addition Lots 21-26, Block 2.

Building Official Robert Nunley stated the applicant wanted to build townhomes on lots 21-25 leaving lot 26 empty due to the property sitting in a flood zone. The applicant will be re-platting the property to 5 lots using the buildable portion of the 6th lot and spreading among lots 21-25. This will allow the applicant to have lots that meet or exceed 3,000 sq. ft. which is what the P-D calls for. All the P-D requirements were presented and the documentation used will be put into the ordinance for the P-D as the new build specifications.

Commissioner Groomer made a motion recommending amend a P-D (Planned Development District). The property is more commonly known as Parkview Villas Addition Lots 21-26, Block 2. . Commissioner Chambers seconded the motion which carried unanimously.

4. Hold a public hearing and consider a re-plat for Parkview Villas Addition Lot 21-26, Block 2

Building official stated application had been made for a re-plat of the properties known as Parkview Villas Addition Lot 21-26. The applicant is looking to re-plat the properties into lots 21-25, and using lot 26 and spreading the buildable portion among the 5 remaining lots. This will allow the 5 remaining lots to all meet the minimum 3,000 sq. ft. that the P-D would call for.

Commissioner Groomer made a motion recommending that the re-plat of the properties known as Parkview Villas Addition Lot 21-26.
Commissioner Chambers seconded the motion which carried unanimously.

STAFF REPORTS AND UPDATES

There were none.

ADJOURN

Meeting adjourned at 7:19PM

Approved this 20th day of July, 2021.

Approved:

_____
Chairperson

Attest:

_____
Board Secretary

Planning & Zoning

Time 6:30 p.m.
Tuesday, January 12, 2021
Regular Meeting Minutes
This meeting was held via videoconference.

CALL TO ORDER

Chairperson Marolee Lunsford called the meeting to order at 6:30 PM announcing a quorum of Board members present as follows:

Commissioner Chambers
Commissioner Delgado
Commissioner Warren
Commissioner Groomer
Commissioner Cook
Chairperson Lunsford
Commissioner Corralejo

Staff present were the Building Official Robert Nunley, City Marshal Randy Rogers and the Board Secretary Sandra Barraza.

APPROVAL OF MINUTES

Consider approval of the December 08, 2020 P&Z regular meeting minutes. Chairperson Lunsford asked to table the minutes until correction were completed.

Commissioner Groomer made a motion to approve the December 8th meeting minutes with noted corrections. Commissioner Cook seconded the motion which carried unanimously.

PUBLIC HEARING

Hold a Public Hearing and consider rezoning the property more commonly known as Parkview Villas Addition Lots 1-3 Block 1.

Building Official Robert Nunley explained that an application was made for rezoning on property from Planning and Development (P-D) to Commercial Corridor. Mr. Nunley stated the applicant is wanting to sell the property not build on it.

Board Members had additional questions for the applicant. Due to the applicant failure to appear at the public hearing, the hearing was closed.

Commissioner Groomer made the motion to close the public hearing of the rezoning of the property more commonly known as Parkview Villas Addition Lots 1-3 Block 1
Commissioner Chambers seconded the motion which carried unanimously.

ACTION FROM PUBLIC HEARING

Discuss and consider the approval of rezoning the property more commonly known as Parkview Villas Addition Lots 1-3
Block 1.

Board Members decided to table the meeting due to the request by the board for additional information missing until further notice.

Commissioner Groomer made a motion to table the approval of rezoning the property more commonly known as Parkview Villas Addition Lots 1-3 Block 1 until further notice.
Commissioner Chambers seconded the motion which carried unanimously.

STAFF REPORTS AND UPDATES

There were none.

ADJOURN

Meeting adjourned at 7:02 PM

Approved: this 20th day of July, 2021.

Approved

_____
Board Chairperson

ATTEST:

_____
Board Secretary

Planning & Zoning
Time 6:30 p.m.
Tuesday, February 9, 2021
Regular Meeting Minutes
This meeting was held via videoconference.

CALL TO ORDER-

ROLL CALL

Chair Person Lunsford called the open meeting to order at 6:30 PM announcing a quorum of board members present as follows:

Commissioner Chambers - **Present**
Commissioner Delgado - **Present**
Commissioner Warren - **Present**
Commissioner Groomer - **Present**
Commissioner Cook - **Absent**
Chair Person Lunsford - **Present**
Commissioner Corralejo - **Absent**

CONSENT AGENDA

Board member Commissioner Groomer made a motion to approve the minutes from January 12th, 2021 meeting. Commissioner Chambers seconded the motion which carried unanimously.

1. Approval of Planning and Zoning Commission meeting minutes:
    a. January 12th, 2021

EXECUTIVE SESSION

Chair Person Lunsford announced the Board will convene in Executive Session at 6:33 PM after first reading the following statement:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Councilmay convene into Executive Session to deliberate regarding the following matters:

2. Sec. 551.071 Consultation with Attorney. The board reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorneyabout any matters listed on the agenda, and the following topics:
    a. Legal matters pertaining to rezoning of Planned Developments

RECONVENE IN OPEN SESSION

Chair Person announced the P & Z Board is reconvened from Executive Session at 6:37 PM. No action was taken.

Take action, if any, on items discussed in Executive Session.

PUBLIC HEARING

3. Hold a Public Hearing and consider a request to rezone Lots 1-3, Block 1 of the Parkview Villas Addition from Planned Development (P-D) to Commercial Corridor (C-C).

Building Official Robert Nunley stated that the applicant is seeking Commercial Corridor (C-C), currently a Planned Development (P-D). The last meeting on this item was on January 12th, 2021, it was asked tabled until Pastor Smith could attend the meeting. Pastor Smith is present to answer any questions.

Pastor Smith at 1301 Silver Creek, Azle Texas 76108. Would like to get this rezoned to make it easier to sell the property and make it more usable to the buyers. That's the purpose of the rezone.

Chair Person Lunsford opened the Public Hearing at 6:41 PM. No speakers were heard.
Board member Commissioner Groomer made a motion to close the Public Hearing. Commissioner Chambers seconded the motion which carried unanimously. Chair Person Lunsford closed the Public Hearing at 6:42 PM.

Commissioner Delgado asked the Building Official Robert Nunley if all options has been presented.
Building Official Robert Nunley and Pastor Smith have discussed other options and Pastor Smith felt that at this time Commercial Corridor is the best options for his needs.

Commissioner Groomer made a motion to approve the request to Rezone Lots 1-3, Block 1 of Parkview Villas Addition from Planned Development (P-D) to Commercial Corridor (C-C) with recommendation for council approval. Commissioner Chambers seconded the motion which carried with a vote of 3 to 2 as follows:

Commissioner Chambers - **Yes**
Commissioner Delgado - **No**
Commissioner Warren - **No**
Commissioner Groomer - **Yes**
Chair Person Lunsford – **Yes**

4. Hold a Public Hearing and consider a re-plat for Wickson, Benjamin F Survey Abstract 1673 Tract 2C.more commonly known as 601 S Jim Wright Fwy.

Building Official Robert Nunley, presented the item stating City Staff and City Engineer has reviewed with no issues. This is a Preliminary Plat, the final plat will be ready for Council.

Commissioner Delgado made a motion to close the Public Hearing at 6:48 PM. Commissioner Groomer seconded the motion which carried unanimously.

Commissioner Delgado made a motion to approve and consider a Re-plat for item 4 as written. Commissioner Chambers seconded the motion which carried unanimously.

ADJOURNMENT
With there being no further discussion, Chair Person Lunsford adjourned the meeting at 8:10 PM.

Approved: this 20th day of July, 2021.

Approved

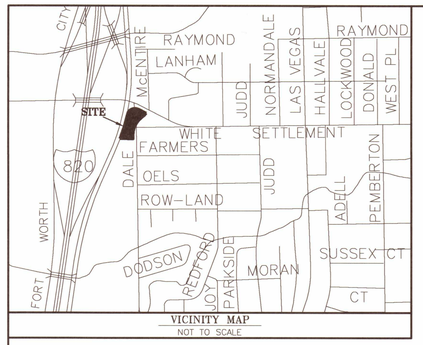
_____
Board Chairperson

ATTEST:

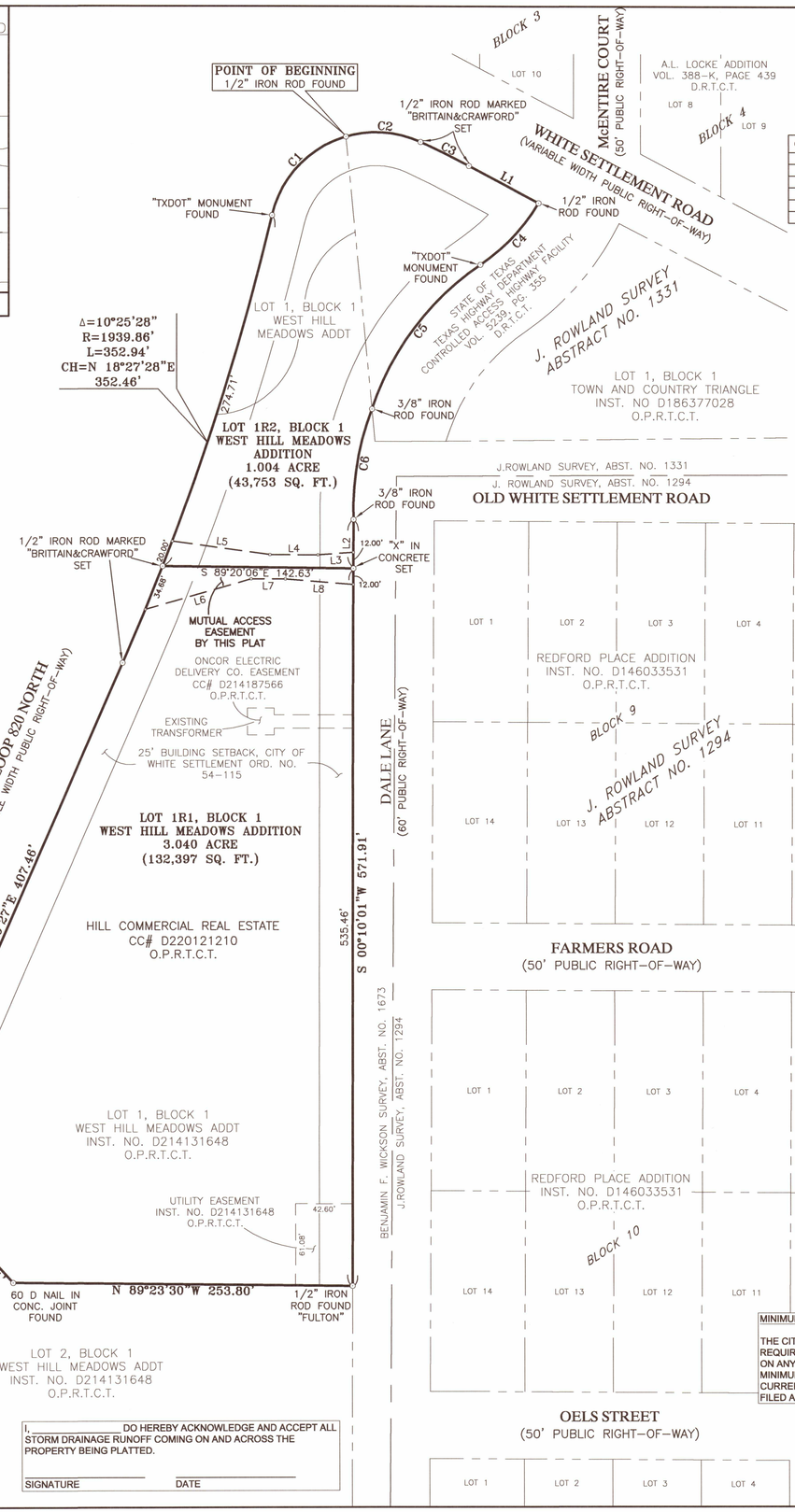
_____
Board Secretary

To: Planning and Zoning Commission
From: Amy Arnold, City Secretary
Date: July 20, 2021
Subject: 2021-1287

This item is to elected a Chairman and Vice-Chairman to the P&Z.



VICINITY MAP
NOT TO SCALE



Course	Bearing	Distance
L1	S 62°05'49" E	58.86'
L2	S 00°10'01" W	36.45'
L3	S 85°55'49" W	26.63'
L4	N 89°46'30" W	35.90'
L5	N 82°08'55" W	73.70'
L6	N 74°03'45" E	82.30'
L7	S 89°54'59" E	25.59'
L8	S 85°27'27" E	50.93'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	80.00'	84.33'	60°23'45"	80.48'	N 43°23'13" E
C2	80.00'	57.12'	40°54'31"	55.91'	S 85°57'39" E
C3	649.00'	40.28'	3°33'21"	40.27'	S 63°44'36" E
C4	150.00'	63.87'	24°23'52"	63.39'	S 43°12'00" W
C5	210.00'	137.10'	37°24'25"	134.68'	S 36°57'11" W
C6	210.00'	84.31'	23°00'10"	83.74'	S 09°26'26" W

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0165K, MAP REVISED SEPTEMBER 25, 2009.

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

MINIMUM FINISHED FLOOD ELEVATION NOTE:

THE CITY OF WHITE SETTLEMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL MINIMUM FINISHED FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.

ZONING NOTE:

THE SUBJECT PROPERTY IS ZONED C-C. CORRIDOR COMMERCIAL DISTRICT.

I, _____ DO HEREBY ACKNOWLEDGE AND ACCEPT ALL STORM DRAINAGE RUNOFF COMING ON AND ACROSS THE PROPERTY BEING PLATTED.

SIGNATURE _____ DATE _____

APPROVED BY THE CITY OF WHITE SETTLEMENT, TEXAS, ON THIS _____ DAY OF _____, 2021

ATTEST:

MAYOR _____ CITY SECRETARY _____

THIS PLAT IS RECORDED IN INSTRUMENT NO. _____, DATED _____

OWNER:
HILL COMMERCIAL REAL ESTATE, INC.
101 JIM WRIGHT FREEWAY
FORT WORTH, TEXAS 76108
PHONE: (817)-247-6916
CONTACT: Jeff Farris, CEO
EMAIL: jeff.farris@ehrdata.com

BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Hill Commercial Real Estate, INC., acting by and through the undersigned, their duly authorized agent, is the sole owner of the tract of land in the BENJAMIN F. WICKSON SURVEY, Abstract No. 1673, and the J. ROWLAND SURVEY, Abstract No. 1331, City of White Settlement, Tarrant County, Texas, according to the deed recorded in Instrument No. D220121210, of the Official Public Records of Tarrant County, Texas. Said tract of land being more particularly described as follows:

LEGAL DESCRIPTION

BEING 4.044 acres of land located in the BENJAMIN F. WICKSON SURVEY, Abstract No. 1673, and the J. ROWLAND SURVEY, Abstract No. 1331, City of White Settlement, Tarrant County, Texas, and being a portion of the tract of land conveyed to Hill Commercial Real Estate, INC., by the deed recorded in County Clerk's File No. D220121210, of the Official Public Records of Tarrant County, Texas, and also including a portion of Lot 1, Block 1, WEST HILL MEADOWS, an addition to the City of White Settlement, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214131648, of the Official Public Records of Tarrant County, Texas. Said 4.044 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the Northeast corner of said Lot 1, Block 1, West Hill Meadows Addition, and said POINT OF BEGINNING being the intersection of the East right-of-way line of W. Loop 820 North (a variable width public right-of-way) and the Southwest right-of-way line of White Settlement Road (a variable width public right-of-way), and said POINT OF BEGINNING also being the most Northerly Southwest corner of the tract of land conveyed to the State of Texas, for a Controlled Access Highway Facility, by the deed recorded in Volume 5239, Page 355, of the Deed Records of Tarrant County, Texas;

THENCE along the Southwest right-of-way line of aforesaid White Settlement Road and the Southwest boundary line of said State of Texas Tract, as follows:

1. SOUTHEASTERLY 57.12 feet, along a curve to the right, having a radius of 80.00 feet, a central angle of 40° 54' 31", and a chord bearing S 85° 57' 39" E 55.91 feet, to a ½" iron rod marked "Brittain & Crawford" set a the end of said curve and the beginning of another curve to the right;
2. SOUTHEASTERLY 40.28 feet, along said curve to the right, having a radius of 649.00 feet, a central angle of 03° 33' 21", and a chord bearing S 63° 44' 36" E 40.27 feet, to a ½" iron rod marked "Brittain & Crawford" set;
3. S 62° 05' 49" E 58.86 feet, to a ½" iron rod found at the intersection of the Northwest right-of-way line of Dale Lane (a 60 foot wide public right-of-way);

THENCE along the Northwest boundary line of said State of Texas Tract and the Northwest right-of-way line of said Dale Lane, as follows:

1. SOUTHWESTERLY63.87 feet, along a curve to the right, having a radius of 150.00 feet, a central angle of 24° 23' 52", and a chord bearing S 43° 12' 00" W 63.39 feet, to a Texas Department of Transportation right-of-way monument found at the end of said curve and the beginning of a curve to the left;
2. SOUTHWESTERLY137.10 feet, along said curve to the left, having a radius of 210.00 feet, a central angle of 37° 24' 25", and a chord bearing S 36° 57' 11" W 134.68 feet, to a 3/8" iron rod found in the East boundary line of aforesaid Lot 1, Block 1, West Hill Meadows Addition;
3. SOUTHWESTERLY84.31 feet, continuing along the aforesaid curve to the left, having a radius of 210.00 feet, a central angle of 23° 00' 10", and a chord bearing S 09° 26' 26" W 83.74 feet, to a ¾" iron rod found at the end of said curve;
4. S 00° 10' 01" W 571.91 feet, to a ½" iron rod marked "FULTON" found at the Southeast corner of said Lot 1;

THENCE along the South boundary line of said Lot 1, as follows:

1. N 89° 23' 30" W 253.80 feet, to a "60D" nail in a concrete joint found;
2. N 42° 14' 03" W 120.11 feet, to a ½" iron rod marked "FULTON" found at the Southwest corner of said Lot 1, lying in the East right-of-way line of aforesaid W. Loop 820 North;

THENCE along the West boundary line of said Lot 1, Block 1, West Hill Meadows Addition and the East right-of-way line of said W. Loop 820 North, as follows:

1. N 23° 39' 27" E 407.46 feet, to a ½" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the left;
2. NORTHEASTERLY 352.94 feet, along a curve to the left, having a radius of 1,939.86 feet, a central angle of 10° 25' 28", and a chord bearing N 18° 27' 28" E 352.46 feet, to a Texas Department of Transportation right-of-way monument found at the end of said curve and the beginning of a curve to the right;
3. NORTHEASTERLY 84.33 feet, along said curve to the right, having a radius of 80.00 feet, a central angle of 60° 23' 45", and a chord bearing N 43° 23' 13" E 80.48 feet, to the POINT OF BEGINNING containing 4.044 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Hill Commercial Real Estate, INC., acting by and through the undersigned, their duly authorized agent, does hereby designate the foregoing property as **LOTS 1R1 and 1R2, Block 1, WEST HILL MEADOWS ADDITION**, to the City of White Settlement, Tarrant County, Texas, and does hereby dedicate without reservation to the public, easements for public use; the streets, alleys, rights of way, parks, schools sites, and any other public areas shown on this plat.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the 3rd day of June, 2021.

Hill Commercial Real Estate, INC.

By: Jeff Farris, CEO

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3rd day of June 2021.

Notary Public in and for the State of Texas

TIMOTHY J HARVARD
Notary Public, State of Texas
Notary ID#: 738978-5
My Commission Expires 02-27-2025

STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, JAMES L. BRITTAIN, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

JAMES L. BRITTAIN
Registered Professional
Land Surveyor
State of Texas No. 1674

STATE OF TEXAS REGISTERED JAMES L. BRITTAIN 1674 PROFESSIONAL LAND SURVEYOR

RE-PLAT OF LOTS 1R1 AND 1R2, BLOCK 1 WEST HILL MEADOWS ADDITION

BEING A REVISION OF LOT 1, BLOCK 1
WEST HILL MEADOWS,
AN ADDITION TO THE CITY OF WHITE SETTLEMENT,
TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT
RECORDED IN INSTRUMENT NO. D214131648 AND ALL OF THE
TRACT OF LAND RECORDED IN INSTRUMENT NO. D220121210,
OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY,
TEXAS
MAY 17, 2021 / 2 LOTS
4.044 ACRES

(Danny) ...Projects\Sam Brous\White Settlement\White-settlement-Plat.dwg

SIN FIN #XXX

Texas Department of Transportation

Permit to Construct Access Driveway Facilities on Highway Right of Way

PERMIT NUMBER: 10-DCC-18-21				
		GPS*	ROADWAY	
REQUESTOR		LATITUDE, LONGITUDE	HWY NAME	IH 820
		32d45'34.6"N, 97d28'34"W	FOR TxDOT'S USE	
			CONTROL	0008
NAME	Hill Commercial Real Estate, Inc., Attn: Russ Reed		SECTION	15
MAILING ADDRESS	101 Jim Wright Frwy S, #200			
CITY, STATE, ZIP	Ft. Worth, Texas 76102-2202			
PHONE NUMBER	817-246-676-			

*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY

DS MT

Is this parcel in current litigation with the State of Texas? ☐ YES ☒ NO

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Hill Commercial Real Estate, hereinafter called the Permittee, to ☒ construct / ☒ reconstruct a commercial (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number 820 in Tarrant County, located at Loop 820 & White Settlement Road in White Settlement, Texas.

USE ADDITIONAL SHEETS AS NEEDED

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
10. The Permittee will contact the State's representative Permit Inspector, Bill Boothe(Bill.Boothe@txdot.gov) telephone, (817) 291.6413, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: Apr 27, 2021 Signed: Russ Reed Digitally signed by Russ Reed Date: 2021.04.27 15:54:40 -05'00'

(Property owner or owner's representative)

5/20/2021	DocuSigned by: Matthew L. Evans E9AEAF95D42641B...
Date of Issuance	District Engineer, or designee Approval
Date of Issuance as per Variance to AMM	District Engineer, or designee Approval
Date of Denial	District Engineer Denial (No Delegation)

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: http://www.txdot.gov/inside-txdot/district.html. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

SEE ATTACHED PLANS SIGNED AND SEALED BY CHARLES C. CROOK, P.E. ON MARCH 17, 2020
UPON RECEIPT OF APPROVED PERMIT, PRIMARY CONTRACTOR SHALL CONTACT TXDOT PERMIT INSPECTOR 7 DAYS PRIOR TO BEGINNING WORK AUTHORIZED BY THIS PERMIT.

Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

☐ a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.

☐ an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

For TXDOT use below:

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

☐ adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or

☐ likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

Attachments:

Sketch of Installation

All Variance Documentation

ATTACHMENT “A”

PLEASE READ:

Traffic Signal Operations, Illumination & ITS, shall be notified forty-eight hours prior to beginning any excavation within the Right of Way, in order that the State may verify the existence of electrical wiring, fiber-optic or illumination connections.

817-370-3661

Failure to provide proper notification will result in the immediate repair at the grantee’s expense

DATE: 04/21/2021

RE: **Notice of Public Hearing-Hold a Public Hearing and consider a re-plat for West Hills Meadows Addtn. Lot 1 Block 1. More commonly known as 101 S Jim Wright Fwy. West Hills Meadows Addtn. Lot 1R2 Block 1. More commonly known as 9301 White Settlement Road.**

Planning and Zoning Commission- Tuesday, May 11th, 2021
City Council Meeting – Tuesday, June 1st, 2021

Dear Property Owner:

This notice is to advise you that the Planning and Zoning Commission will hold a Public Hearing on Tuesday, May 11th, 2021 at 6:30 PM, and the City Council will hold a Public Hearing on Tuesday, June 1st, 2021 at 7:00 PM to consider the following request. The hearing will be held at City Hall in the Council Chambers, 214 Meadow Park Drive, White Settlement, Texas.

Hold a Public Hearing to consider hold a re-plat for West Hills Meadows Addtn. Lot 1 Block 1 & Lot 1R2 Block 1. More commonly known as 101 S Jim Wright Fwy & 9301 White Settlement Road.

Discuss and consider action from the Public Hearing to consider hold a Public Hearing and consider a re-plat for for West Hills Meadows Addtn. Lot 1 Block 1 & Lot 1R2 Block 1. More commonly known as 101 S Jim Wright Fwy & 9301 White Settlement Road.

According to TAD records, you are the owner of property located within two hundred (200) feet of the property for which a hearing, as stated above, has been scheduled.

This is not a summons to appear at the hearing, but is notice of the hearing, and any interested property owner will be given the opportunity to be heard in connection with the proposed item.

Sincerely,

Ann Elias
Board Secretary
Planning and Zoning Commission

DATE: 04/29/2021

RE: **Notice of Public Hearing-Hold a Public Hearing and consider a re-plat for Blackwell Estates lot 1 block 1. More commonly known as 1112 Dell St**
Planning and Zoning Commission- Tuesday, May 11, 2021
City Council Meeting – Tuesday, June 01, 2021

Dear Property Owner:

This notice is to advise you that the Planning and Zoning Commission will hold a Public Hearing on Tuesday, May 11, 2021 at 6:30 PM, and the City Council will hold a Public Hearing on Tuesday, June 01, 2021 at 7:00 PM. The hearings will be held at City Hall in the Council Chambers, 214 Meadow Park Drive, White Settlement, Texas. The hearings are to consider the following request:

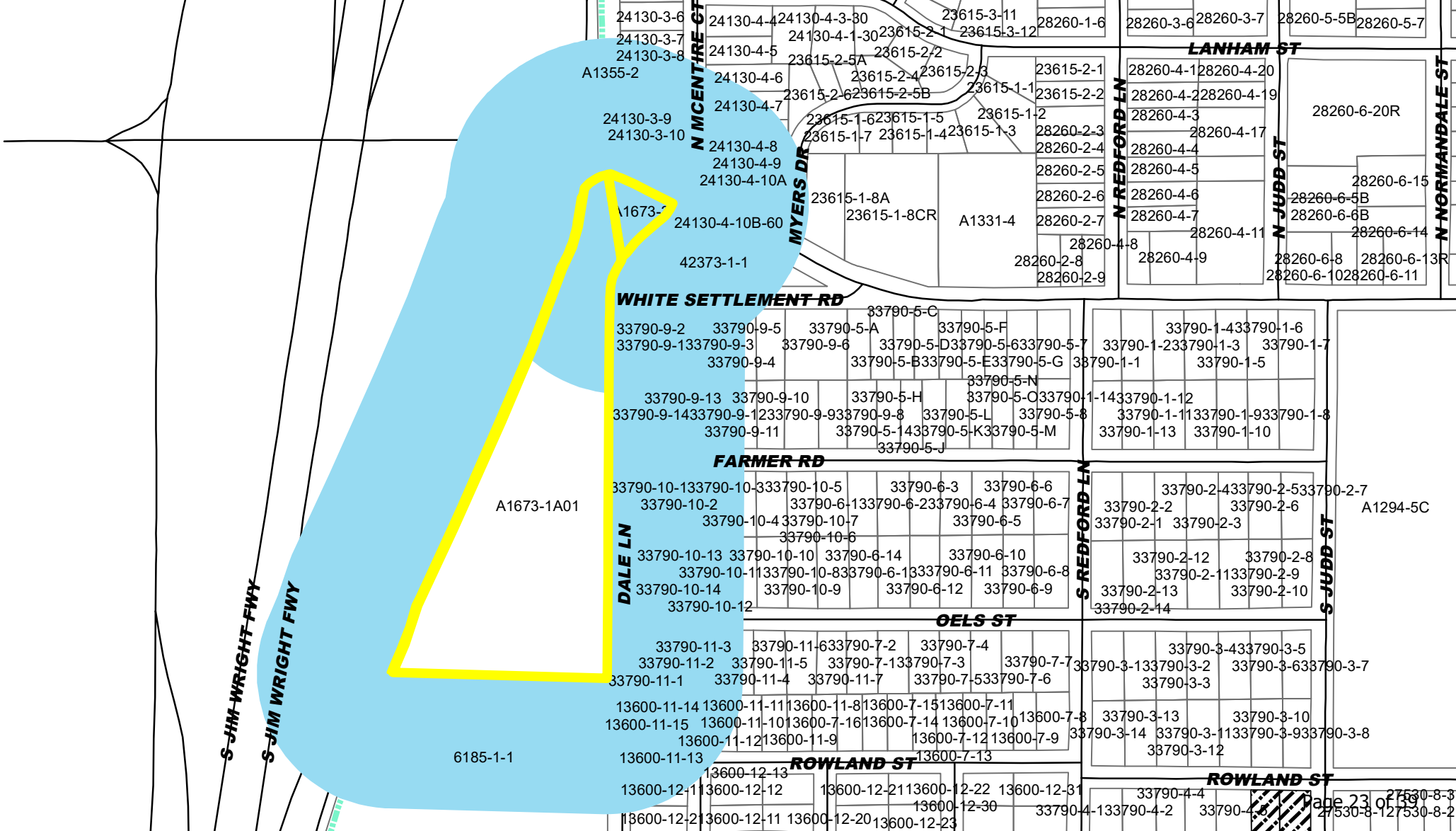
Request for a re-plat for Blackwell Estates lot 1 block 1. More commonly known as 1112 Dell St.

According to TAD records, you are the owner of property located within two hundred (200) feet of the property for which a hearing, as stated above, has been scheduled.

This is not a summons to appear at the hearing, but is notice of the hearing, and any interested property owner will be given the opportunity to be heard in connection with the proposed item.

Sincerely,

Ann Elias
Board Secretary
Planning and Zoning Commission


LANHAM ST
N MCENTIRE CT
N REDFORD LN
N JUDD ST
N NORMANDALE ST
MYERS DR
WHITE SETTLEMENT RD
FARMER RD
DALE LN
S REDFORD LN
S JUDD ST
OELS ST
ROWLAND ST
S JIM WRIGHT FWY
A1355-2
24130-3-6
24130-3-7
24130-3-8
24130-3-9
24130-3-10
24130-4-4
24130-4-3-30
24130-4-1-30
24130-4-5
24130-4-6
24130-4-7
24130-4-8
24130-4-9
24130-4-10A
24130-4-10B-60
42373-1-1
23615-3-11
23615-3-12
23615-2-1
23615-2-2
23615-2-5A
23615-2-4
23615-2-3
23615-2-6
23615-2-5B
23615-1-1
23615-1-2
23615-1-6
23615-1-5
23615-1-7
23615-1-4
23615-1-3
23615-1-8A
23615-1-8CR
A1331-4
23615-2-1
23615-2-2
23615-2-3
23615-2-4
23615-2-5
23615-2-6
28260-1-6
28260-3-6
28260-3-7
28260-5-5B
28260-5-7
28260-4-1
28260-4-20
28260-4-2
28260-4-19
28260-4-3
28260-4-17
28260-4-4
28260-4-5
28260-4-6
28260-4-7
28260-4-11
28260-4-8
28260-4-9
28260-2-3
28260-2-4
28260-2-5
28260-2-6
28260-2-7
28260-2-8
28260-2-9
28260-6-20R
28260-6-15
28260-6-5B
28260-6-6B
28260-6-14
28260-6-8
28260-6-13R
28260-6-10
28260-6-11
33790-5-C
33790-9-2
33790-9-5
33790-5-A
33790-5-F
33790-9-13
33790-9-3
33790-9-6
33790-5-D
33790-5-6
33790-5-7
33790-9-4
33790-5-B
33790-5-E
33790-5-G
33790-5-N
33790-9-13
33790-9-10
33790-5-H
33790-5-O
33790-9-14
33790-9-12
33790-9-11
33790-5-L
33790-5-8
33790-5-14
33790-5-K
33790-5-M
33790-5-J
33790-1-4
33790-1-6
33790-1-2
33790-1-3
33790-1-7
33790-1-1
33790-1-5
33790-1-14
33790-1-12
33790-1-11
33790-1-9
33790-1-8
33790-1-13
33790-1-10
A1673-1A01
33790-10-13
33790-10-3
33790-10-5
33790-6-3
33790-6-6
33790-10-2
33790-6-13
33790-6-2
33790-6-4
33790-6-7
33790-10-4
33790-10-7
33790-6-5
33790-10-6
33790-10-13
33790-10-10
33790-6-14
33790-6-10
33790-10-11
33790-10-8
33790-6-1
33790-6-11
33790-6-8
33790-10-14
33790-10-9
33790-6-12
33790-6-9
33790-10-12
33790-2-4
33790-2-5
33790-2-7
33790-2-2
33790-2-6
33790-2-1
33790-2-3
33790-2-12
33790-2-8
33790-2-1
33790-2-9
33790-2-13
33790-2-10
33790-2-14
A1294-5C
33790-11-3
33790-11-6
33790-7-2
33790-7-4
33790-11-2
33790-11-5
33790-7-1
33790-7-3
33790-7-7
33790-11-1
33790-11-4
33790-11-7
33790-7-5
33790-7-6
33790-3-4
33790-3-5
33790-3-1
33790-3-2
33790-3-6
33790-3-7
33790-3-3
13600-11-14
13600-11-11
13600-11-8
13600-7-15
13600-7-11
13600-11-15
13600-11-10
13600-7-16
13600-7-14
13600-7-10
13600-7-8
13600-11-12
13600-11-9
13600-7-12
13600-7-9
33790-3-13
33790-3-10
33790-3-14
33790-3-1
33790-3-9
33790-3-8
33790-3-12
6185-1-1
13600-11-13
13600-7-13
13600-12-13
13600-12-1
13600-12-12
13600-12-2
13600-12-22
13600-12-31
13600-12-30
13600-12-21
13600-12-11
13600-12-20
13600-12-23
33790-4-4
33790-4-1
33790-4-2
33790-4-5
27530-8-3
27530-8-1
27530-8-2

DATE: 07/02/2021

RE: **Notice of Public Hearing-Hold a Public Hearing and consider a re-plat for West Hills Meadows Addtn. Lot 1 Block 1 and 1R2 Block 1 More commonly known as 101 S Jim Wright Fwy.**

Planning and Zoning Commission- Tuesday, July 20, 2021
City Council Meeting – Tuesday, August 3, 2021

Dear Property Owner:

This notice is to advise you that the Planning and Zoning Commission will hold a Public Hearing on Tuesday, July 20, 2021 at 6:30 PM, and the City Council will hold a Public Hearing on Tuesday, June 01, 2021 at 7:00 PM. The hearings will be held at City Hall in the Council Chambers, 214 Meadow Park Drive, White Settlement, Texas. The hearings are to consider the following request:

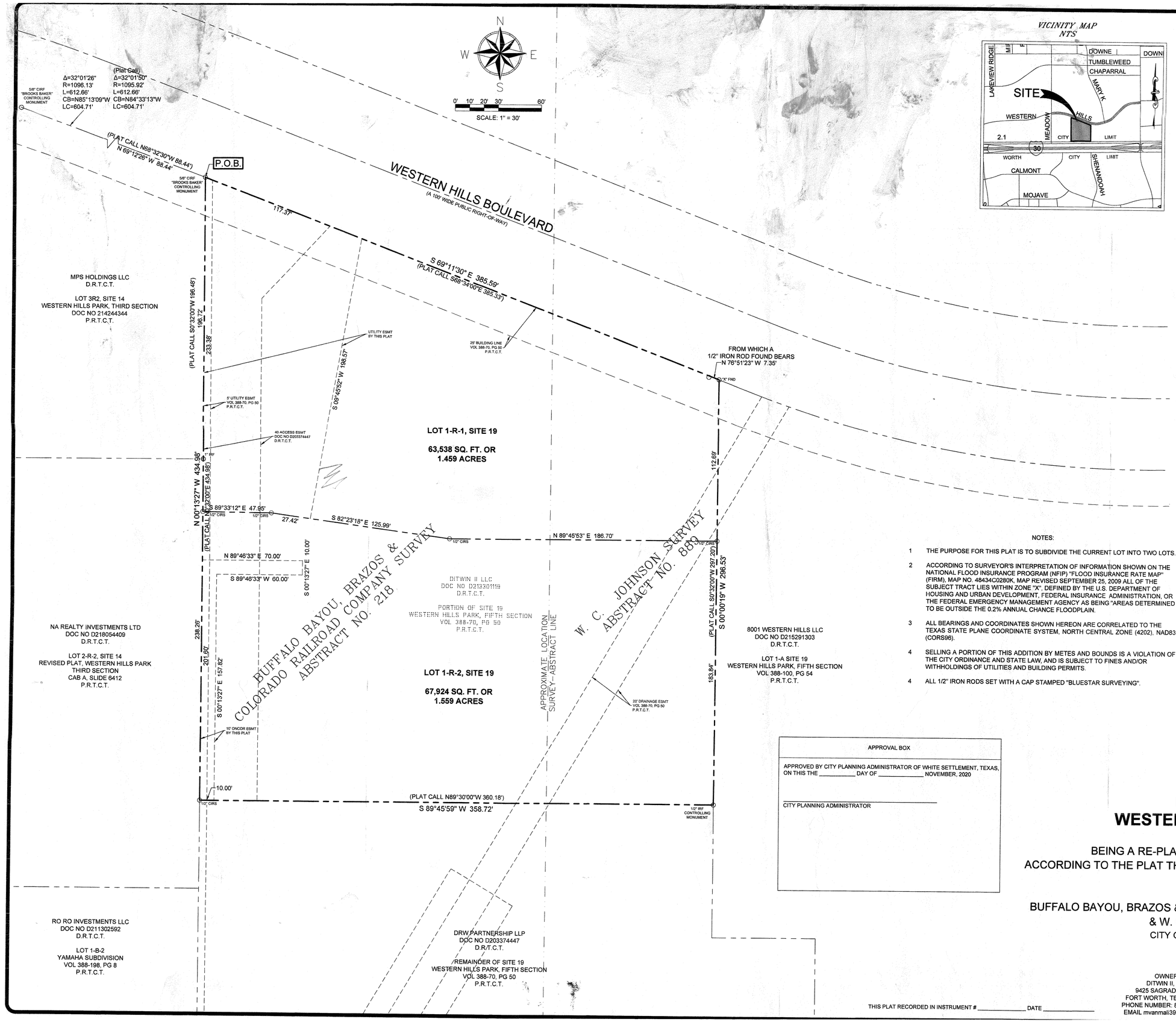
Request for a re-plat for West Hills Meadows Addtn. Lot 1 Block and 1R2 Block 1. More commonly known as 101 S Jim Wright Fwy.

According to TAD records, you are the owner of property located within two hundred (200) feet of the property for which a hearing, as stated above, has been scheduled.

This is not a summons to appear at the hearing, but is notice of the hearing, and any interested property owner will be given the opportunity to be heard in connection with the proposed item.

Sincerely,

Ann Elias
Board Secretary
Planning and Zoning Commission



VICINITY MAP
NTS

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS DITWIN II, LLC, is the sole owner of a 3.018 acre tract of land situated in **COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 218 & W. C. JOHNSON S** City of White Settlement, Tarrant County, Texas, being a portion of Site 19, Western Hills Par of White Settlement, Tarrant County, Texas, according to the plat thereof recorded in Vol Tarrant County, Texas, being described in a deed to Ditwin II, LLC, recorded in Document N Tarrant County, Texas, and being more particularly described by metes and bounds as follows

BEGINNING at a 5/8 inch iron rod with cap stamped "BROOKS BAKER" found for the commo Site 14, Western Hills Park, Third Section, an addition in the City of White Settlement, Tarran thereof recorded in Document Number 214244344 Plat Records, Tarrant County, Texas, & , said p line of Western Hills Boulevard (a 100.00 foot wide public right-of-way;

THENCE S 69°11'30" E, along the north line of said Site 19, and along the south right-of-way line distance of 385.59 feet to an "X" found for the common corner of said Ditwin II, LLC tract, and L Fifth Section, an addition in the City of White Settlement, Tarrant County, Texas, according to th 388-100, Page 54, Plat Records, Tarrant County, Texas;

THENCE S 00°00'19" W, along the common line of said Ditwin II, LLC tract, and said Lot 1-A, Sit 1/2 inch iron rod found for the common corner of said Ditwin II, LLC tract, and a tract of la Partnership, LLC, recorded in Document Number D203374447, Deed Records, Johnson County,

THENCE S 89°45'59" W, along the common line of said Ditwin II, LLC tract, and said DRW Pa 358.72 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for th LLC tract, and said DRW Partnership, LLC tract, and being in the west line of Lot 2-R-2, Site 14, o Third Section, an addition in the City of White Settlement, Tarrant County, Texas, according to th A, Slide 6412, Plat Records, Tarrant County, Texas, same being the west line of said Site 19;

THENCE N 00°13'27" W, along the common line of said Site 19, and said Lot 2-R-2, Site 14, pass 2-R-2, Site 14, and said Lot 3R2, Site 14, at a distance of 238.26 feet, and continuing a total dis **OF BEGINNING**, and containing 131,461 square feet or 3.018 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **DITWIN II, LLC,** does hereby certify and adopt this plat designating the herein described R **1-R-2, SITE 19, WESTERN HILL PARK FIFTH SECTION**, an addition to the City of White Settle does hereby reserve the easements shown on this plat for the mutual use and accommodation of a using the same. Any public utility shall have the right to remove and keep removed all or part of an or other improvements or growths located in such public utility easement area in which any wa construction, maintenance or efficiency of its respective systems on any of these easements and have the right of ingress and egress to and from and upon the said easement for the purpos inspecting, and patrolling without the necessity at any time of procuring the permission of anyone platting ordinances, rules, regulations, and resolutions of the City of White Settlement, Texas.

OWNER: Ditwin II, LLC

By: _____ Date: _____
Mukesh Patel
Title: President

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Mukesh Patel, known to m is subscribed to the foregoing instrument and acknowledged to me that he/she executed consideration therein expressed, in the capacity therein stated, and as the act and deed of said pa

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2020.

_____
Notary Public in and for
The State of Texas
My Commission expires:_____

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Roy Rodriguez, a Registered Professional Land Surveyor of the S 5596, hereby certify that this correctly represents a survey made under my supervision subdivision boundary corners are marked with iron pins.

PRELIMINARY
RELEASED 11/09/2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Roy Rodriguez Date
Texas Registration No. 5596

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Roy Rodriguez, k whose name is subscribed to the foregoing instrument and acknowledged to me that he/sh purposes and consideration therein expressed, in the capacity therein stated, and as the act and

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2020.

_____
Notary Public in and for
The State of Texas

My Commission expires:_____

NOTES:

1. THE PURPOSE FOR THIS PLAT IS TO SUBDIVIDE THE CURRENT LOT INTO TWO LOTS.
2. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP NO. 48434C0280K, MAP REVISED SEPTEMBER 25, 2009 ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS96).
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
4. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".

APPROVAL BOX

APPROVED BY CITY PLANNING ADMINISTRATOR OF WHITE SETTLEMENT, TEXAS, ON THIS THE _____ DAY OF _____ NOVEMBER, 2020

_____
CITY PLANNING ADMINISTRATOR

RE-PLAT
LOT 1-R-1 & LOT 1-R-2, SITE 19
WESTERN HILLS PARK, FIFTH SECTION
3.018 ACRES
BEING A RE-PLAT OF SITE 19, WESTERN HILLS PARK, FIFTH SECTION
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-70, PAGE 50, PL
TARRANT COUNTY, TEXAS
SITUATED IN THE
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRA
& W. C. JOHNSON SURVEY, ABSTRACT NO. 889
CITY OF WHITE SETTLEMENT, TRRANT COUNTY, TEXAS

THIS PLAT RECORDED IN INSTRUMENT # _____ DATE _____

OWNER:
DITWIN II, LLC
9425 SAGRADA PARK
FORT WORTH, TEXAS 76126
PHONE NUMBER: 817-709-5986
EMAIL mvanmail39@gmail.com

(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
(2) C/R = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

BLUES SURVE
FIRM NUMBER 10
1013 CEDAR BREAK CT.
CLEBURNE TEXAS 76033
WWW.BLUESTARSURV

JN 17-062

LEGAL DESCRIPTION
Lot 1-R-1, Site 19
WESTERN HILLS PARK, FIFTH SECTION
1.459 Ac.

POINT OF BEGINNING at a 5/8 inch iron rod with cap stamped "BROOKS BAKER" found at the NE corner of Lot 3-R-2 Site 14 Western Hills Park, Third Section, Doc #214244344 P.R.T.C.T., an addition in the City White Settlement, Tarrant County, Texas;

THENCE S 69^0 11' 30" E to point #2, a distance of 385.59 feet;

THENCE S 00^0 00' 19" W, to point #3, a distance of 112.69 feet;

THENCE S 89^0 45' 53" W, to point #4, a distance of 186.70 feet;

THENCE N 82^0 23' 18" W, to point #5, a distance of 125.99 feet;

THENCE N 89^0 33' 12" W, to point #6, a distance of 47.95 feet;

THENCE N 00^0 13' 27" W, a distance of 233.38 feet, to the POINT OF BEGINNING.

Said described tract of land contains an area of 63,538 square feet or 1.459 Acres, more or less.

THE CITY OF WHITE SETTLEMENT

APPLICATION FOR ZONING CHANGE/DEVELOPMENT PLAN APPROVAL/SPECIFIC USE PERMIT

Please check the appropriate box below to indicate the type of request you are making and provide all information required to process your request.

✓ Zoning Change _____Development Plan Approval _____Specific Use Permit

_____Plat

NOTE: Failure to obtain final approval on this case within six months may constitute denial or withdrawal of this case by City Council or Staff without refund of fees.

REQUEST INFORMATION :

Location: WHITE SETTLEMENT, TX

Subdivision WESTERN HILLS PARK Lot No. 1R1 Block No._____ Size of Request 1.5 AC SITE 19

Existing Zoning C-C Requested Zoning/Use MF 24

*A metes and bounds description must be attached if the request is for;

(A) a portion of a platted lot or(B) not a platted lot.

APPLICANT/OWNER INFORMATION:

Key Contact AVEGAIL ALABAR Telephone No. 8177063407 Fax No._____

City GRAND PRAIRIE State TX Zip 75052 ave080404@gmail.com

Contact's Status Check one _____Owner ✓ Representative

_____Tenant_____Prospective Buyer

The owner's signature is required on this application

This is to certify that; I/We the undersigned, am/are the sole owner(s) of the property described above on the date of this application.

Owner(please print) MUKESH PATEL Signature

Address 9425 SAGRADA PARK Telephone No. 817 709 5986

City FORT WORTH State TX Zip Code 76126

Corporation/Partnership /Owner DITWIN II, LLC

Address 9425 SAGRADA PARK Telephone No. 8177095986 Fax No._____

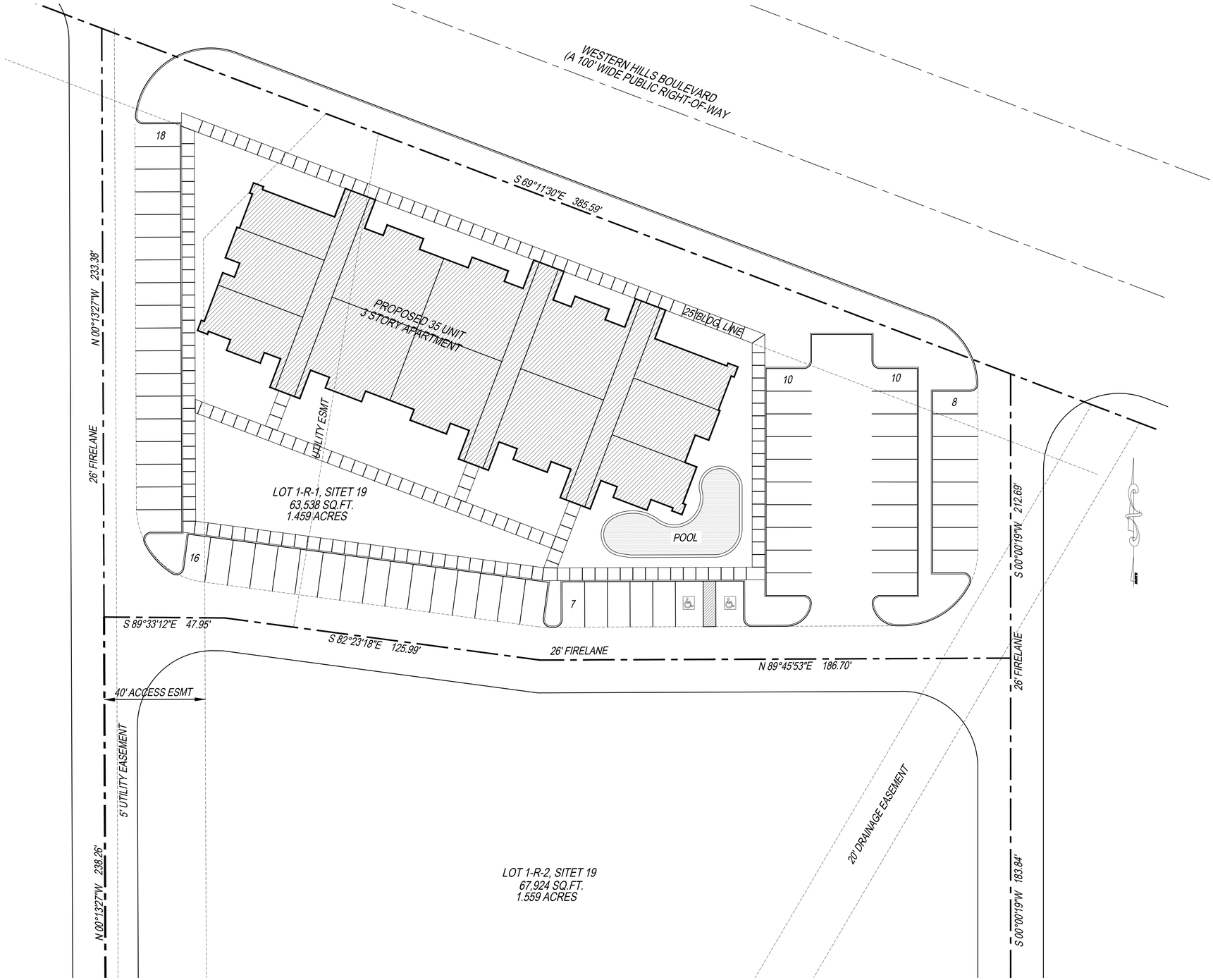
City FORT WORTH State TX Zip Code 76126

FOR OFFICE USE ONLY:

Case No:_____Fee:_____Date:_____P&Z Hearing:_____

Zoning Map:_____Tax Map:_____Traffic Study Waiver:_____

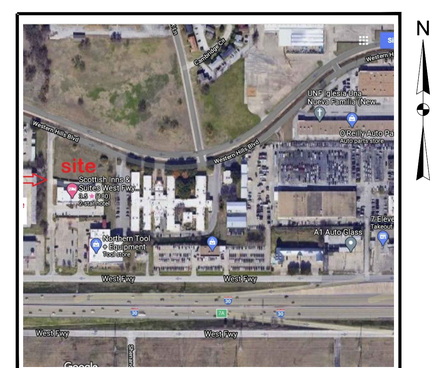
Drainage Study Waiver Date:_____



01 CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"

PROJECT SITE SUMMARY:

TOTAL LOT AREA	63,538 SQ. FT. OR 1.459 ACRES
APARTMENT BLDG. AREA	13,665 S.F. x 3 STORY = 40,995 S.F. = 35 UNIT
PARKING REQUIRED	1 SPACE/RM. UNIT= 35 SPACES
PARKING FURNISHED	70 SPACES
HC PARKING REQUIRED	
HC PARKING PROVIDED	2 SPACES



VICINITY MAP SCALE : NONE

DESIGN COORDINATOR
AVE ALAGAR
(817) 706-3407
ave080404@gmail.com

OWNER / DEVELOPER
CANUTO HERNANDEZ
Celphone: (469) 992-8621
Email: hernandez.kano@gmail.com

CIVIL ENGINEER:

PROJECT ADDRESS:
PROPOSED APARTMENTS
WESTERN HILLS BLVD.
WHITE SETTLEMENT, TARRANT COUNTY
TEXAS 76108

PROJECT NUMBER	
2021-01-335APT	
PROJ. TEAM	AVE ALAGAR
DRAWN BY	MJC
CHECKED BY	ROR
ISSUE DATE	

REVISIONS

DATE	REV.NO.	DESCRIPTION

DRAWING TITLE
3 STORY APARTMENTS
Conceptual Site Plan

DRAWING NUMBER
CSP
PLOT DATE
02-01-2021

DATE: 07/5/2021

Notice of Public Hearing-Hold a Public Hearing and consider a re-zone from C-C to M-F 24 to allow for a multi-family development at Western Hills Park ADDN, Site 19A2 Lot 1-R1, more commonly known as 8110 Western Hills Boulevard.
Planning and Zoning Commission- Tuesday, July 20, 2021
City Council Meeting – Tuesday, August 3, 2021

Dear Property Owner:

This notice is to advise you that the Planning and Zoning Commission will hold a Public Hearing on Tuesday, July 20, 2021 at 6:30 P.M. City Council will hold a Public Hearing on Tuesday, August 3, 2021 at 6:30 PM. The hearings will be held at City Hall in the Council Chambers, 214 Meadow Park Drive, White Settlement, Texas. The hearings are to consider the following request:

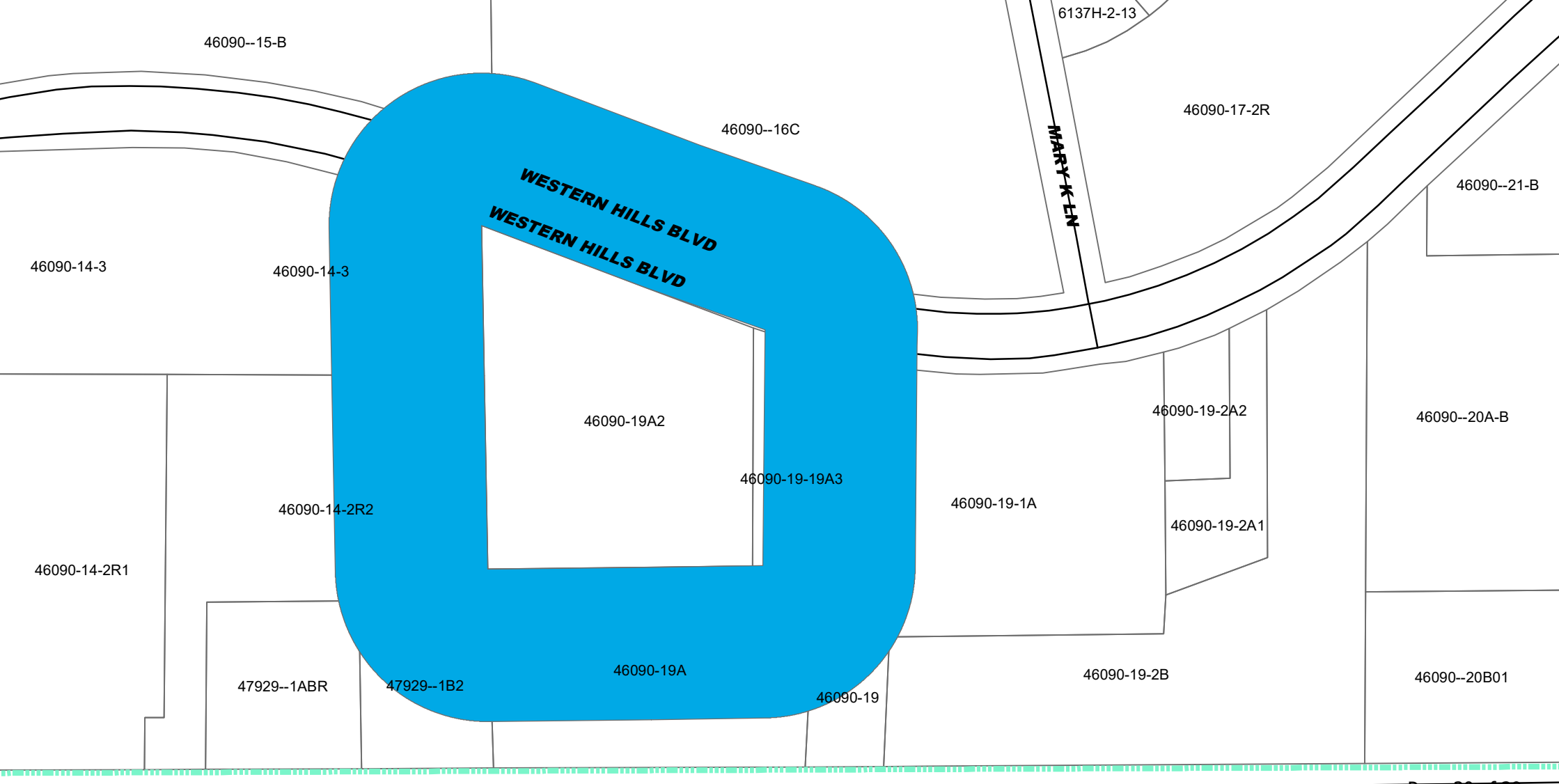
> Request for a re-zone from Commercial Corridor (C-C) to Multi-Family (M-F 24) to allow for a multi-family development at Western Hills Park Addn., Site 19A2 Lot 1-R1, more commonly known as 8110 Western Hills Boulevard.

According to the Tarrant Appraisal District's records, you are the owner of property located within two hundred (200) feet of the property for which a hearing, as stated above, has been scheduled.

This is not a summons to appear at the hearing, but is a notice of the hearing, and any interested property owner will be given the opportunity to be heard in connection with the proposed item.

Sincerely,

Ann Ellias
Board Secretary
Planning and Zoning Commission


46090--15-B
6137H-2-13
46090-17-2R
46090--16C
MARY K LN
WESTERN HILLS BLVD
WESTERN HILLS BLVD
46090--21-B
46090-14-3
46090-14-3
46090-19A2
46090-19-2A2
46090--20A-B
46090-19-19A3
46090-14-2R2
46090-19-1A
46090-19-2A1
46090-14-2R1
46090-19A
46090-19-2B
46090--20B01
47929--1ABR
47929--1B2
46090-19

DATE: 07/05/2021

RE: **Notice of Public Hearing-Hold a Public Hearing and consider a re-zone for SUNSET GARDENS ADDN-WHT STLMNT Block 12 Lot 14A more commonly known as 111 Russell St and SUNSET GARDENS ADDN-WHT STLMNT Block 12 Lot 14B more commonly known as 113 Russell St.**

Planning and Zoning Commission- Tuesday, July 20, 2021
City Council Meeting – Tuesday, August 3, 2021

Dear Property Owner:

This notice is to advise you that the Planning and Zoning Commission will hold a Public Hearing on Tuesday, July 20, 2021 at 6:30 PM, and the City Council will hold a Public Hearing on Tuesday, August 3, 2021 at 7:00 PM. The hearings will be held at City Hall in the Council Chambers, 214 Meadow Park Drive, White Settlement, Texas. The hearings are to consider the following request:

Request for a re-zone from R-6 to R-V for SUNSET GARDENS ADDN-WHT STLMNT Block 12 Lot 14A more commonly known as 111 Russell St. and SUNSET GARDENS ADDN-WHT STLMNT Block 12 Lot 14B more commonly known as 113 Russell St.

According to TAD records, you are the owner of property located within two hundred (200) feet of the property for which a hearing, as stated above, has been scheduled.

This is not a summons to appear at the hearing, but is notice of the hearing, and any interested property owner will be given the opportunity to be heard in connection with the proposed item.

Sincerely,

Ann Elias
Board Secretary
Planning and Zoning Commission

DATE: 07/02/2021

RE: **Notice of Public Hearing-Hold a Public Hearing and consider a re-zone for SUNSET GARDENS ADDN-WHT STLMNT Block 12 Lot 14B More commonly known as 113 Russell St.**

Planning and Zoning Commission- Tuesday, July 20, 2021
City Council Meeting – Tuesday, August 3, 2021

Dear Property Owner:

This notice is to advise you that the Planning and Zoning Commission will hold a Public Hearing on Tuesday, July 20, 2021 at 6:30 PM, and the City Council will hold a Public Hearing on Tuesday, August 3, 2021 at 7:00 PM. The hearings will be held at City Hall in the Council Chambers, 214 Meadow Park Drive, White Settlement, Texas. The hearings are to consider the following request:

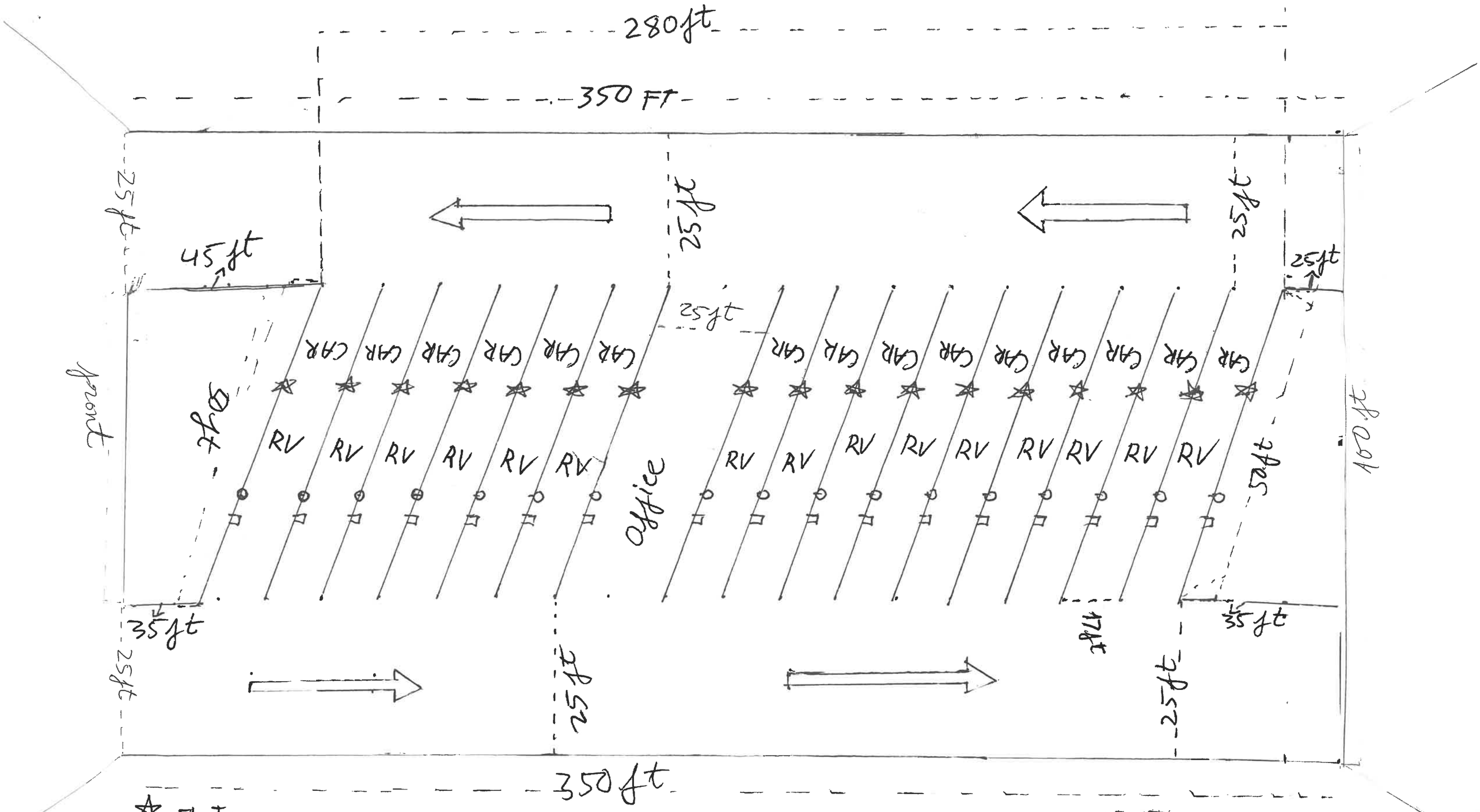
Request for a re-zone from R-6 to R-V for for SUNSET GARDENS ADDN-WHT STLMNT Block 12 Lot 14B more commonly known as 113 Russell St.

According to TAD records, you are the owner of property located within two hundred (200) feet of the property for which a hearing, as stated above, has been scheduled.

This is not a summons to appear at the hearing, but is notice of the hearing, and any interested property owner will be given the opportunity to be heard in connection with the proposed item.

Sincerely,

Ann Elias
Board Secretary
Planning and Zoning Commission



ADDRESS 111 and 113 RUSSELL, STRET White Settlemen, ~~fort Wort~~ white Sttlemen TX 76108

111 RUESSELL - STRET - White Settlemen - White Sttlemen TX. 76108

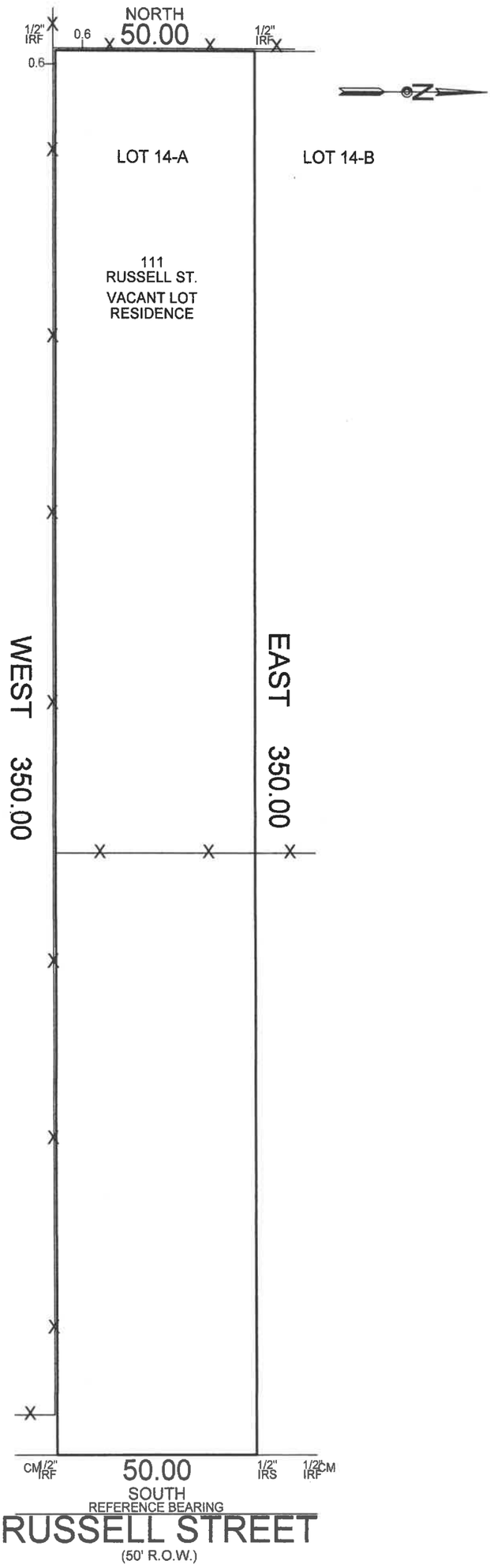
STADIA
LAND SURVEYING INC.

COPYRIGHT DATE
09 / 17 / 2020

PROPERTY ADDRESS / 111 RUSSELL STREET
WHITE SETTLEMENT, TARRANT COUNTY, TEXAS

LEGAL DESCRIPTION OF LAND:

LOT 14-A, BLOCK 12, SUNSET GARDENS, AN ADDITION TO THE CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 954, PLAT RECORDS OF TARRANT COUNTY, TEXAS.



LEGEND

CONCRETE
COVERED
BRICK
FENCING
AC PAD
ASPHALT
WOOD DECK
STONE

C.M. - CONTROL MONUMENT
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
IRF - IRON ROD FOUND
IRS - IRON ROD SET
R.O.W.- RIGHT OF WAY

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

Scale 1" = 20'

Date 09 / 17 / 2020

JOB No: 5784 - 20

This survey was performed **EXCLUSIVELY** for and in connection with the transaction described in GF. No. CB20-06-22112AE of MCKNIGHT

STADIA LAND SURVEYING, INC.
P.O. BOX 1886
RED OAK, TEXAS 75154
PHONE (972) 617 - 9988
FAX: (972) 617 - 6809
stadiasurveying@sbcglobal.net
JIMMY E. POGUE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5592
FIRM #100193-0

STATE OF TEXAS
REGISTERED
JIMMY E. POGUE
5592
PROFESSIONAL
LAND SURVEYOR

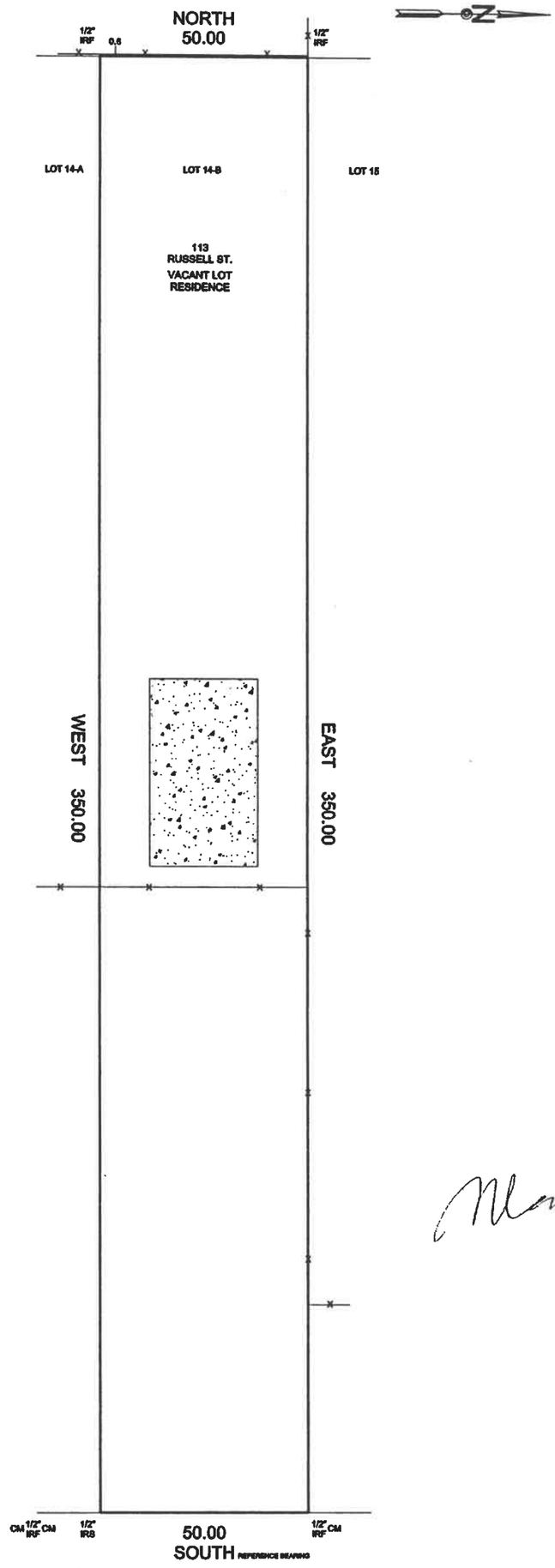
STADIA LAND SURVEYING INC.

COPYRIGHT DATE
09 / 17 / 2020

PROPERTY ADDRESS / 113 RUSSELL STREET
WHITE SETTLEMENT, TARRANT COUNTY, TEXAS

LEGAL DESCRIPTION OF LAND:

LOT 14-B, BLOCK 12, SUNSET GARDENS, AN ADDITION TO THE CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 954, PLAT RECORDS OF TARRANT COUNTY, TEXAS.



LEGEND

CONCRETE	FENCING	C.M. - CONTROL MONUMENT
	AC PAD	B.L. - BUILDING LINE
COVERED	ASPHALT	U.E. - UTILITY EASEMENT
		IRF - IRON ROD FOUND
BRICK	WOOD DECK	IRS - IRON ROD SET
	STONE	R.O.W. - RIGHT OF WAY

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN. ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

Scale 1" = 20'

Date 09 / 17 / 2020

JOB No: 5785 - 20

This survey was performed EXCLUSIVELY for and in connection with the transaction described in GF. No. CB20-06-22113AE of MCKNIGHT

STATE OF TEXAS REGISTERED JIMMY E. POGUE 5592 PROFESSIONAL LAND SURVEYOR

STADIA LAND SURVEYING, INC.
P.O. BOX 1886
RED OAK, TEXAS 75154
PHONE (972) 617 - 9968
FAX: (972) 617 - 6989
stadiasurveying@sbcglobal.net
JIMMY E. POGUE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5592
FIRM #100193-0

THE CITY OF WHITE SETTLEMENT

APPLICATION FOR ZONING CHANGE/DEVELOPMENT PLAN APPROVAL/SPECIFIC USE PERMIT

Please check the appropriate box below to indicate the type of request you are making and provide all information required to process your request.

✓ Zoning Change _____ Development Plan Approval ✓ Specific Use Permit

_____ Plat

NOTE: Failure to obtain final approval on this case within six months may constitute denial or withdrawal of this case by City Council or Staff without refund of fees.

REQUEST INFORMATION : REQUEST CHANGE TO COMMERCIAL - RV BACK

Location: 113 RUSSELL ST WHITE SETTLEMENT - White Settlement TX 76108

Subdivision Sunset gardens Lot No. 14B Block No. 12 Size of Request _____

Existing Zoning Residential Requested Zoning/Use Commercial R-V

*A metes and bounds description must be attached if the request is for;

(A) a portion of a platted lot or(B) not a platted lot.

APPLICANT/OWNER INFORMATION:

Key Contact kikihuynh2012@.com Telephone No. 6828029117 Fax No. _____

City _____ State _____ Zip _____

Contact's Status Check one ✓ Owner _____ Representative

_____ Tenant _____ Prospective Buyer

kikihuynh2012@gmail.com

The owner's signature is required on this application

This is to certify that; I/We the undersigned, am/are the sole owner(s) of the property described above on the date of this application.

Owner(please print) Nito Mcgruther Signature [signature]

Address 3428 HILLTOP RD Telephone No. 682 802 9117

City Fort Worth State TX Zip Code 76109

Corporation/Partnership /Owner

Address _____ Telephone No. _____ Fax No. _____

City _____ State _____ Zip Code _____

FOR OFFICE USE ONLY:

Case No: _____ Fee: _____ Date: _____ P&Z Hearing: _____

Zoning Map: _____ Tax Map: _____ Traffic Study Waiver: _____

Drainage Study Waiver Date: _____

THE CITY OF WHITE SETTLEMENT

APPLICATION FOR ZONING CHANGE/DEVELOPMENT PLAN APPROVAL/SPECIFIC USE PERMIT

Please check the appropriate box below to indicate the type of request you are making and provide all information required to process your request.

__√__ Zoning Change _____ Development Plan Approval __√__ Specific Use Permit

_____ Plat

NOTE: Failure to obtain final approval on this case within six months may constitute denial or withdrawal of this case by City Council or Staff without refund of fees.

REQUEST INFORMATION : REQUEST CHANG TO COMMERCIAL - RV PACK

Location: 111 RUSSELL ST WHITE SETTLEMEN TX 76108

Subdivision SUNSET GANDEND Lot No. 14A Block No. 12 Size of Request _____

Existing Zoning RESIDENTIAL Requested Zoning/Use COMMERIAL R-V

*A metes and bounds description must be attached if the request is for;

(A) a portion of a platted lot or(B) not a platted lot.

APPLICANT/OWNER INFORMATION: HONG HUYNH

Key Contact SAME Telephone No. 8172913037 Fax No. _____

City _____ State _____ Zip _____

Contact's Status Check one __√__ Owner _____ Representative

_____ Tenant _____ Prospective Buyer

The owner's signature is required on this application

This is to certify that; I/We the undersigned, am/are the sole owner(s) of the property [illegible]cribed above on the date of this application.

Owner(please print) HONG HUYNH Signature [illegible]

Address 3428 HILLTOP RD Telephone No. 8172913037

City fort Worth State TX Zip Code 76109

Corporation/Partnership /Owner _____

Address _____ Telephone No. _____ Fax No. _____

City _____ State _____ Zip Code _____

FOR OFFICE USE ONLY:

Case No: _____ Fee: _____ Date: _____ P&Z Hearing: _____

Zoning Map: _____ Tax Map: _____ Traffic Study Waiver: _____

Drainage Study Waiver Date: _____

DATE: 07/05/2021

RE: **Notice of Public Hearing-Hold a Public Hearing and consider a re-zone for SUNSET GARDENS ADDN-WHT STLMNT Block 12 Lot 14A more commonly known as 111 Russell St and SUNSET GARDENS ADDN-WHT STLMNT Block 12 Lot 14B more commonly known as 113 Russell St.**

Planning and Zoning Commission- Tuesday, July 20, 2021
City Council Meeting – Tuesday, August 3, 2021

Dear Property Owner:

This notice is to advise you that the Planning and Zoning Commission will hold a Public Hearing on Tuesday, July 20, 2021 at 6:30 PM, and the City Council will hold a Public Hearing on Tuesday, August 3, 2021 at 7:00 PM. The hearings will be held at City Hall in the Council Chambers, 214 Meadow Park Drive, White Settlement, Texas. The hearings are to consider the following request:

Request for a re-zone from R-6 to R-V for SUNSET GARDENS ADDN-WHT STLMNT Block 12 Lot 14A more commonly known as 111 Russell St. and SUNSET GARDENS ADDN-WHT STLMNT Block 12 Lot 14B more commonly known as 113 Russell St.

According to TAD records, you are the owner of property located within two hundred (200) feet of the property for which a hearing, as stated above, has been scheduled.

This is not a summons to appear at the hearing, but is notice of the hearing, and any interested property owner will be given the opportunity to be heard in connection with the proposed item.

Sincerely,

Ann Elias
Board Secretary
Planning and Zoning Commission