



NOTICE OF A PUBLIC MEETING

AN AGENDA OF A REGULAR MEETING OF THE BOARD OF ADJUSTMENT AND APPEALS CITY OF WHITE SETTLEMENT, TEXAS

6:00 PM – September 27, 2021

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement, TX 76108

The 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 BAA meetings are available for copies beginning on the Thursday 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

DELIBERATION AGENDA

PUBLIC HEARING

- 1) Hold a Public Hearing and consider a request for a variance from Section 111-86 of the Zoning Ordinance relating to lot depth and rear yard setback for property described as Farmers Addition, Block 14 Lot 9, more commonly known as 9127 North Dodson Drive.
- 2) Hold a Public Hearing and consider a request for variances from Sections 111-86 and 111-211 of the Zoning Ordinance relating to side yard setbacks; rear yard setbacks; accessory building property line separation; lot width; lot depth; and total square feet of lot for property described as Jud Rowland Survey Abstract 1294 Tract 4C, more commonly known as 9013 Moran Street.
- 3) Hold a Public Hearing and consider a request for variances from Section 111-86 of the Zoning Ordinance relating to lot width; lot depth; and total square feet of lot, for property described as McDonnell Parkside Addition Block 1 Lot A, more commonly known as 9009 Moran Street.

ADJOURNMENT

Notice posted on the 14th day of September, 2021, on the City Hall bulletin board at 214 Meadow Park Drive, White Settlement, Texas by 5:00 p.m.

Amy Arnold, TRMC, CMC

City Secretary



To: Board of Adjustments and Appeals
From: Robert Nunley, Building Official
Date: September 27, 2021

The property owner has submitted an application for a variance of lot depth and rear yard setback to allow for an increase/decrease in the depth as described below:

The property is less than the 100 feet required for lot depth by current city zoning. The property is just over 89 feet in depth and will require a variance of 11 feet. Due to the depth of the property applicant is also requesting a variance on the rear yard setback which is typically 25 feet by zoning requirements. The variance requested on the rear yard will be for 14 feet and this is due to the shape of the lot providing most of the impervious area on the side yard.



**BOARD OF ADJUSTMENTS & APPEALS
VARIANCE REQUEST**

Date: _____

Amount of Fee: _____

I, the undersigned owner Daniel Santamaria
of the following described real property located in the City of White Settlement, Texas, hereby
make application for a request for a variance/interpretation/special exception from the terms of
Section _____, Zoning Ordinance No. _____

LEGAL DESCRIPTION

Lot 9, Block 14, of Farmers Addition Addition.

If request is on a portion of platted property or property that is still in a survey, attach
metes and bounds prepared by a registered surveyor.

Street Address: 9127 N. Dodson Drive

REQUEST: (State your hardship, and additional information, which you feel, would be helpful
to the Board in making a decision.

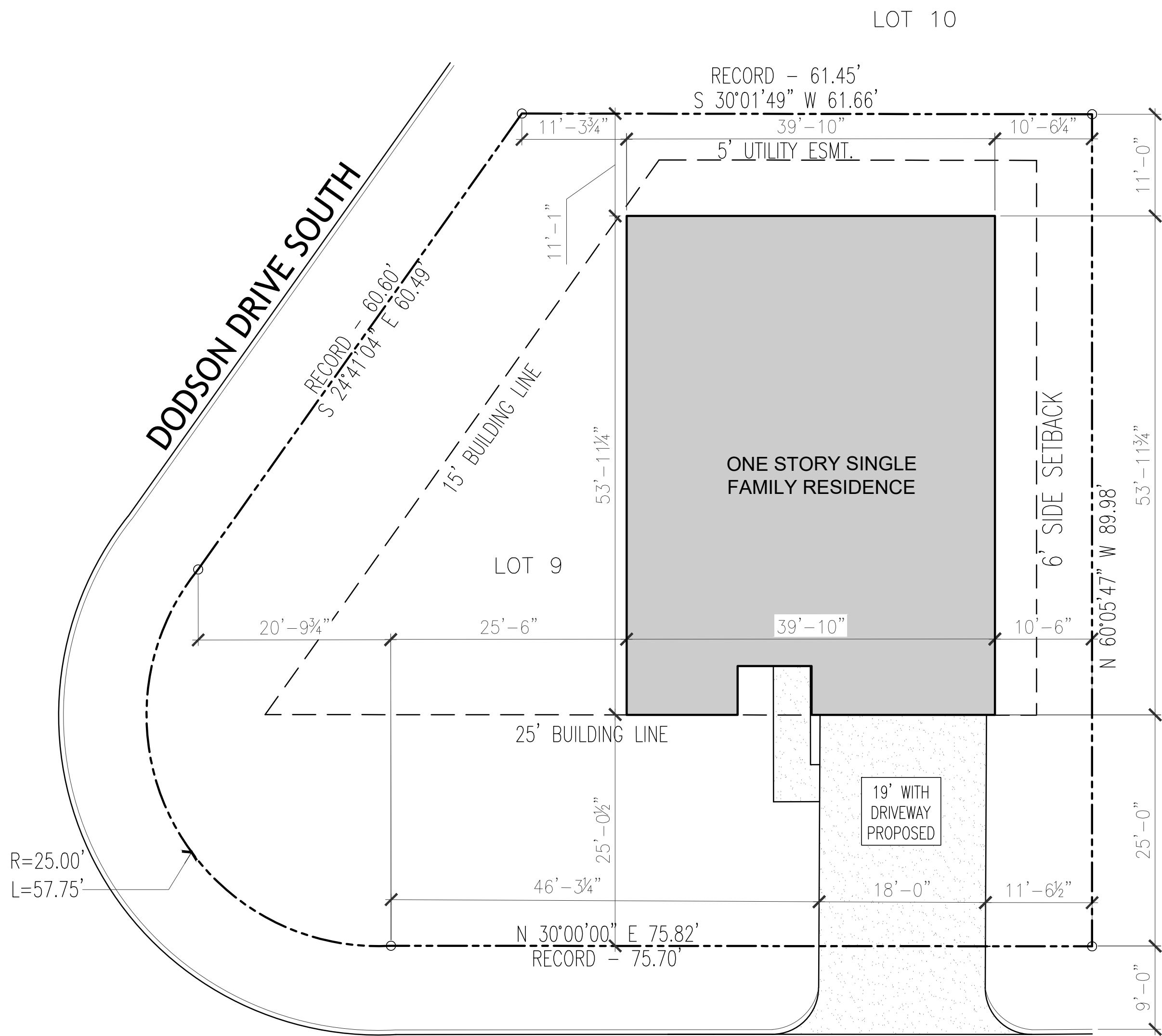
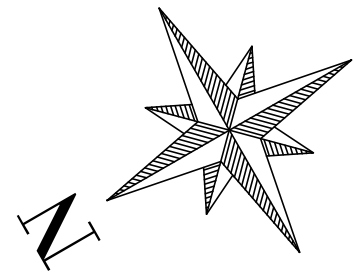
My property meets all requirements except 100 ft
length. This property measures 89.98 it's short by 10.02 ft.

A variance requires that the owner of the property show proof of unnecessary hardship at the
meeting. Hardship requirements are as follows:

1. A hardship must not be self-imposed;
2. A financial hardship is not per-se a sufficient reason for a variation;
3. A hardship must be unique to that parcel of land;
4. Mere diminution of market value or interference with property Owner's personal
plans are insufficient to invalidate a zoning ordinance.

Daniel Santamaria
Signature

817-374-0228
Telephone Number



9127 DODSON DRIVE NORTH

1

C1.00

PROPOSED SITE PLAN

SCALE: 1" = 10'

SQUARE FOOTAGE			
LIVING AREA	APPROX.	1596	S.F.
COVERED PORCH	APPROX.	21	S.F.
GARAGE	APPROX.	422	S.F.
COVERED PATIO	APPROX.	69	S.F.
FOUNDATION	APPROX.	2102	S.F.
TOTAL COVERED AREA	APPROX.	2108	S.F.
DRIVEWAY	APPROX.	511	%
IMPERVIOUS AREA	APPROX.	2619	S.F.
LOT SIZE	APPROX.	7907	S.F.
% OF COVERED AREA	APPROX.	27	%
% OF IMPERVIOUS AREA	APPROX.	33	%

LEGAL DESCRIPTION:
FARMERS ADDITION Block 14 Lot 9

JD

JD RIVERO

DALLAS LLC

We enrich your life

Blueprint-Permit-Constructions

9304 FOREST LN. SUITE N274, DALLAS, TX 75243
TEL. +1(214) 462 0683 www.jdrivero.com

CLIENT:

DANIEL SANTAMARIA

CLIENT ADDRESS:

620 LONGHORNHERD LN FORT WORTH, TX 76123

10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
No	DATE	REVISION	APPROVED

NAME SHEET:

PROPOSED SITE PLAN

PROJECT NUMBER

PERMIT NUMBER

PROPERTY ADDRESS:
9127 N DODSON DR, WHITE SETTLEMENT.
TX 76108
PROJECT:
NEW CONSTRUCTION

DATE:
08/31/2021

SCALE:
1" = 10'.

SHEET:
C1.00

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.
NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY OF THESE PLANS.
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS, HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, JD RIVERO INC. WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS BUILDING ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

ZALA ENGINEERING F-13759

STATE OF TEXAS

URS A DE JESUS

106624

LICENSED PROFESSIONAL ENGINEER

09/02/2021

R1 09/02/2021 USDAL2100000117

Page 4 of 16

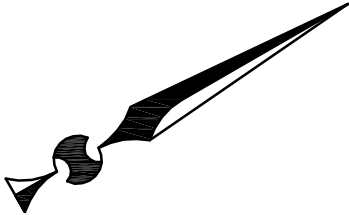
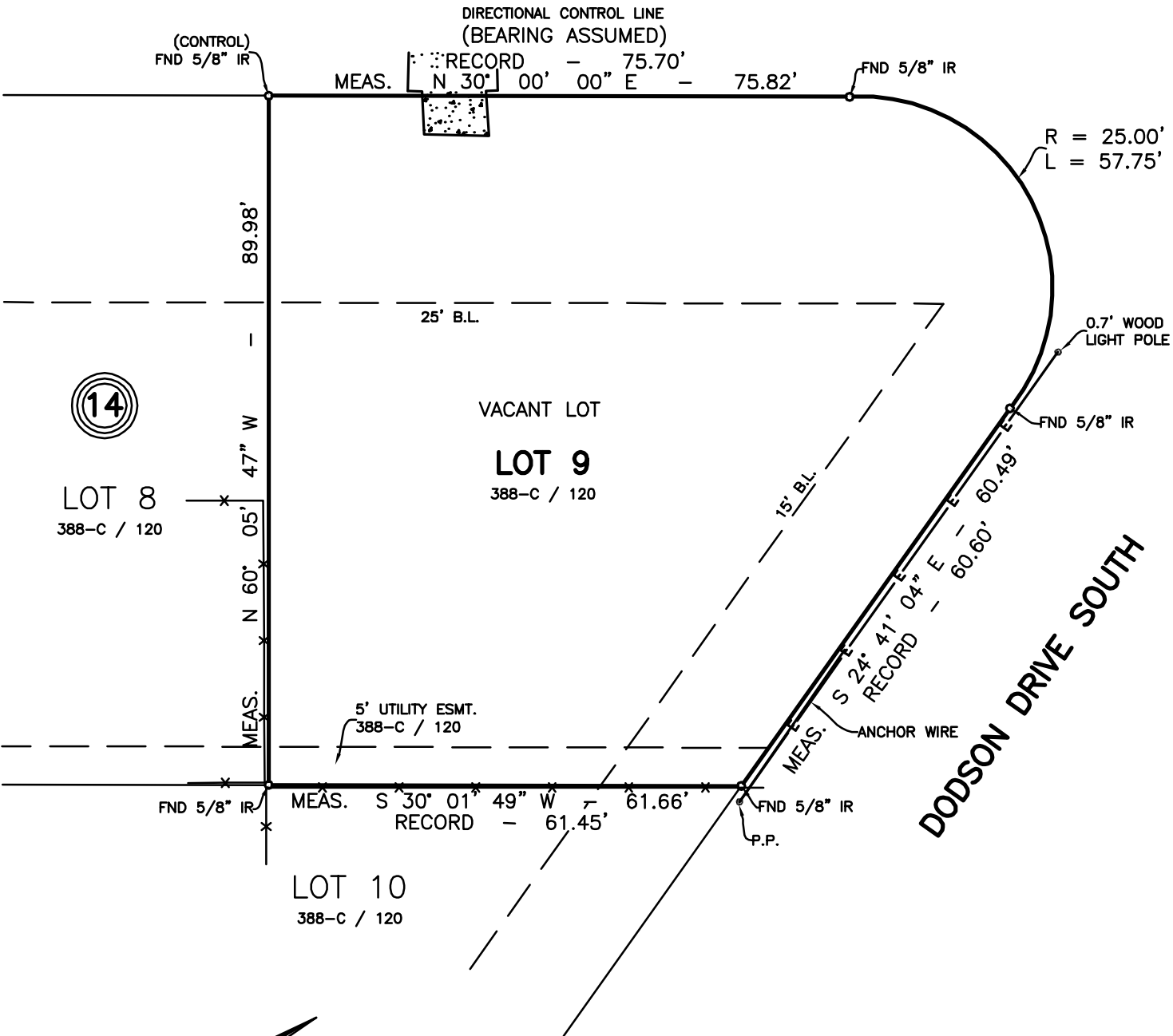
Reference No: 1904269127 G.F. No: 19-414697-HS
Title Co: CAPITAL TITLE
Purchaser: MARTINEZ

PROPERTY DESCRIPTION

Lot 9, Block 14, FARMERS ADDITION, an Addition to the City of White Settlement, Tarrant County, Texas, according to the Map or Plat recorded in Volume 388-C, Page 120, Plat Records of Tarrant County, Texas.

Easements recorded in 7341/279, 5038/969 and 7348/335, RPRTCT, do not affect this property.
Prior to construction, contact the City of Fort Worth for current building setback requirements for this property.

9127 DODSON DRIVE NORTH



SCALE: 1" = 20'

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

LEGEND

This survey is hereby accepted and approved.

Purchaser

Purchaser

Date

STATE FIRM REGISTRATION NUMBER 10193797



[Handwritten Signature]

PROLINE

SURVEYING LTD.

www.prolinesurveyors.com



Ph# 817-276-1148 info@prolinesurveyors.com
© Proline Surveying, LTD. 2019

DRAWN BY: PW DATE: 4-27-2019

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE



To: Board of Adjustments and Appeals
From: Robert Nunley, Building Official
Date: September 27, 2021

An application has been made for variances for the property, more commonly known as 9013 Moran. This property has a home and accessory buildings constructed on it. These dwellings are pre-existing to the zoning but do not conform to the current zoning. In addition, the applicant is looking to also replat the property due to it still being listed as an abstract. Because of this, variances are required for all portions that do not conform to the current zoning.

These requests are as follows:

- Lot Square Footage - The request is for 100 square feet of variance. The property is 4,936 square feet which is just shy of the 5,000 required square feet.
- Lot width - The zoning requires a lot width of 50 feet. This property would be 49.36 after the replat. The variance request would be for 1 foot on the lot width.
- Lot Depth- The survey shows this property to be 100 feet which meet the required lot depth. With the lot to the east indicating a lot depth of 99.55 feet, the request would be to ask for a 1-foot variance for lot depth as more of a precaution rather than something needed.
- Side yard setback- The current home will need a 3-foot variance for the proposed lot line assigned to the property after the replat.
- Accessory building separation from property line- The accessory buildings are all constructed inside the required 5-foot property line separation. The closest building to the property line is the most southern building, which is 3.1 feet off the property line. Therefore, the variance request would be a 2-foot variance for all pre-existing accessory buildings.

All setback issues are issues that are pre-existing and not self-inflicted. City staff and city engineer have reviewed these issues and recommend approval of the variances so the property can be appropriately platted.



**BOARD OF ADJUSTMENTS & APPEALS
VARIANCE REQUEST**

Date: May 17, 2021

Amount of Fee: _____

I, the undersigned owner Edgar Garcia w/ Matthew Deyermond (TC Planning & Design LLC) as my agent of the following described real property located in the City of White Settlement, Texas, hereby make application for a request for a variance from the terms of Section _____, Zoning Ordinance No. _____

LEGAL DESCRIPTION

Lot A-R, Block 1, of Westpoint Enclave Addition.

If request is on a portion of platted property or property that is still in a survey, attach metes and bounds prepared by a registered surveyor.

Street Address: 9013 Moran

REQUEST: (State your hardship, and additional information, which you feel, would be helpful to the Board in making a decision.

as presented to Robert Nunley

A variance requires that the owner of the property show proof of unnecessary hardship at the meeting. Hardship requirements are as follows:

1. A hardship must not be self-imposed;
2. A financial hardship is not per-se a sufficient reason for a variation;
3. A hardship must be unique to that parcel of land;
4. Mere diminution of market value or interference with property Owner's personal plans are insufficient to invalidate a zoning ordinance.


Signature AS Agent

214-434-6528
Telephone Number



SURVEY PLAT

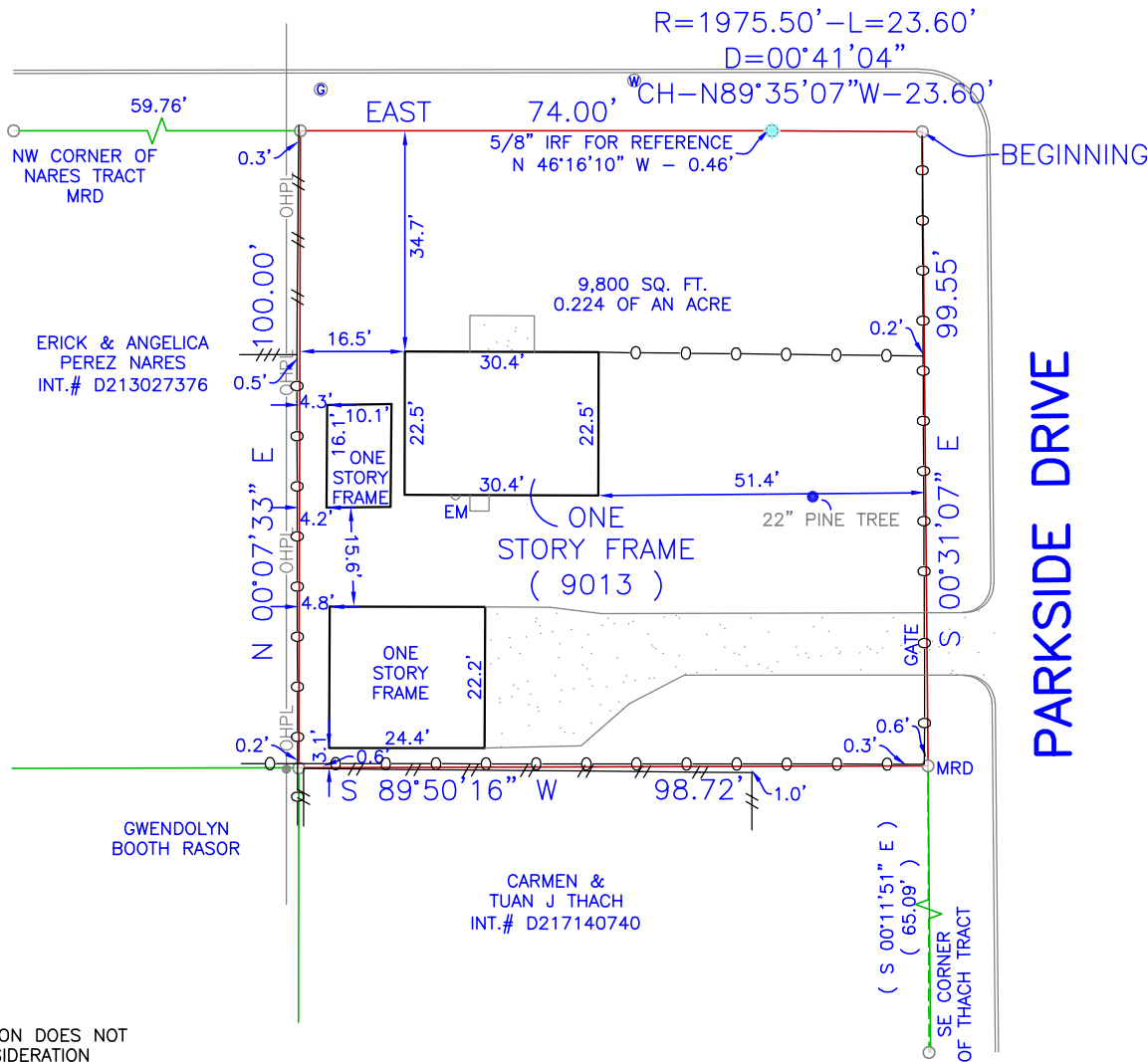


BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 9009 & 9013 MORAN STREET, in the city of WHITE SETTLEMENT, TARRANT COUNTY Texas.
STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in the JUD SURVEY, ABSTRACT NO. A-1294, of Tarrant County, Texas, and being a tract of land conveyed to Prim Property Development, L.L.C., as recorded in Instrument No. D220271349, of the Deed records of Tarrant County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod found for corner being the Northeast corner of said Prim tract, and being on the South right-of-way line of Moran Street, and being on the West line of Parkside Drive;
THENCE South 00 degrees 31 minutes 07 seconds East, a distance of 99.55 feet, to a 1/2 iron rod found for corner being the Northeast corner of a tract of land conveyed to Carmen & Tuan J Thach, as recorded in Instrument No. D217140740, of the Deed records of Tarrant County, Texas;
THENCE South 89 degrees 50 minutes 16 seconds West, a distance of 98.72 feet to a 1/2 iron rod found corner being the Southwest corner of said Prim tract;
THENCE North 00 degrees 07 minutes 33 seconds East, a distance of 100.00 feet, to a 1/2 iron rod found for corner being the Northwest corner of a tract of land conveyed to Erick & Angelica Perez Nares, as recorded in Instrument No. D213027376, of the Deed Records of Tarrant County;
THENCE East, a distance of 74.00 feet to a point for corner, from which a 5/8 iron rod found for reference bears North 46 degrees 16 minutes 10 seconds West, a distance of 0.46, being on the South line of said Moran Street, and said point being in a curve to the right having a radius of 1,975.50 feet;
THENCE continuing along said curve, a chord bearing and distance of North 89 degrees 35 minutes 07 seconds West, a distance of 23.60 feet, a central angle of 00 degrees 41 minutes 04 seconds, an arc length of 23.60 feet, to the PLACE OF BEGINNING and containing 9,800 square feet, or 0.224 of an acre of land.

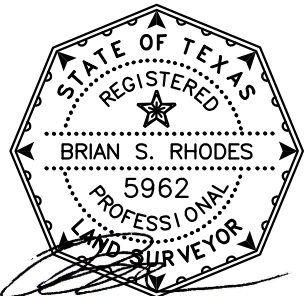


MORAN STREET



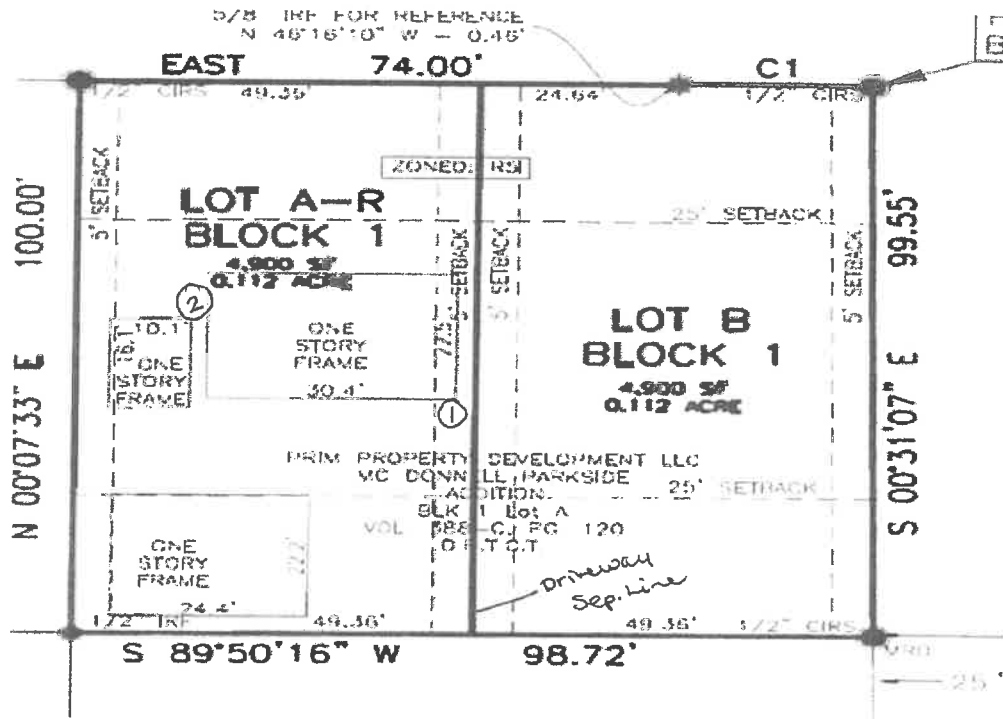
THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE. MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL
1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY TC PLANNING AND DESIGN GROUP
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 30'
Date: 12/08/2020
G. F. No.: -
Job no.: 108014
Drawn by: TG
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TC PLANNING AND DESIGN GROUP

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING
MRD - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET 'X'	
FOUND 'X'	
5/8" IRON ROD FOUND	
POINT FOR CORNER	
CABLE	GUY-WIRE
CLEAN OUT	ELECTRIC
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



9013 Moran – Additional Variances Requested

1. Setbacks – Approval on Variance for all non-compliant setbacks of the Existing Structures, we would annotate the Plat to read – “No Additions may be made to any Non Conforming Structures”
2. Setback Separation – Approval on Variance to allow all existing structures to remain even though the separation between two of the structures is non compliant.

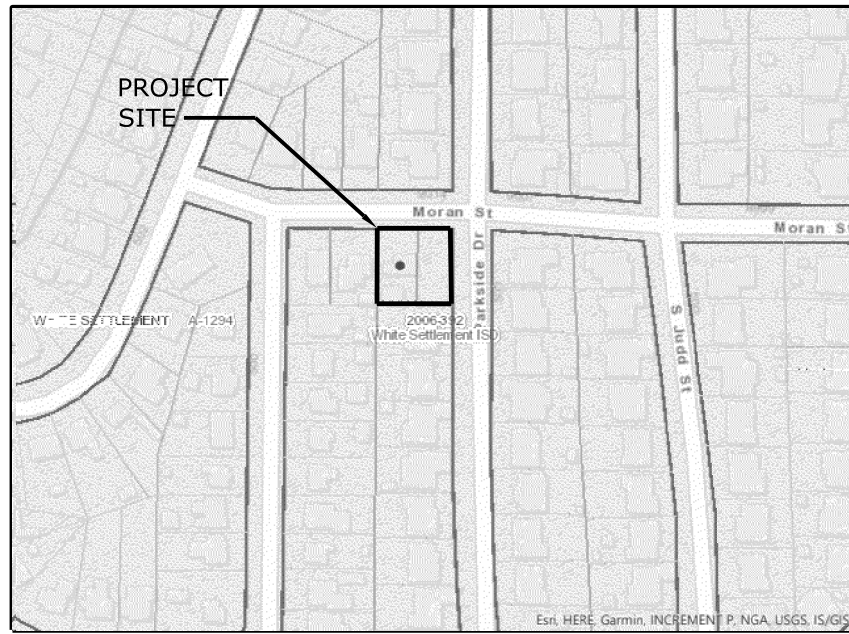
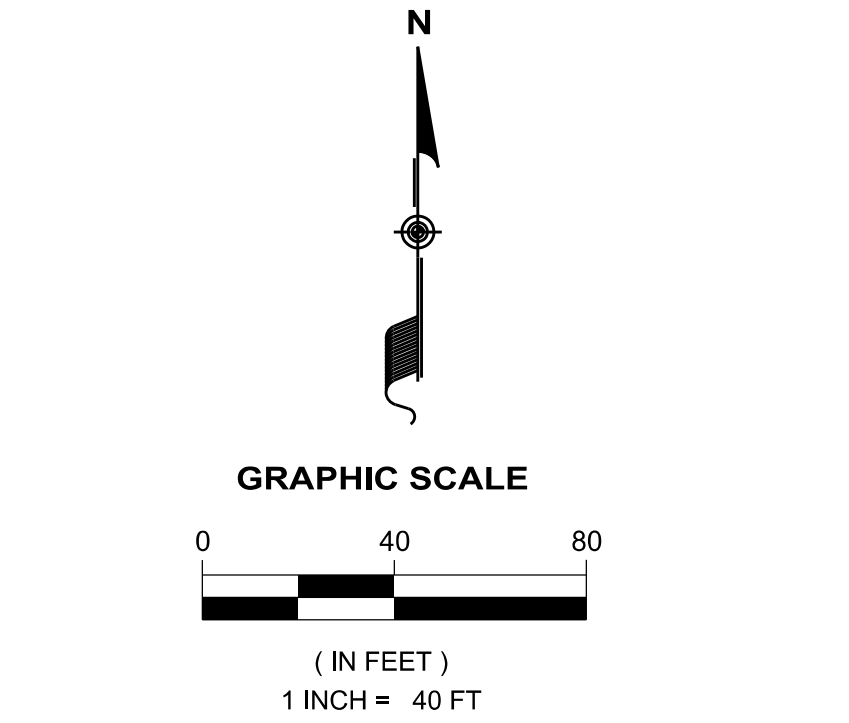


9009 and 9013 Moran Driveway along the Southern Property Line

1. The Driveway on the back property line will be cut along the new property line separating 9009 and 9013 Moran to ensure it is not a continuous pour across property lines.

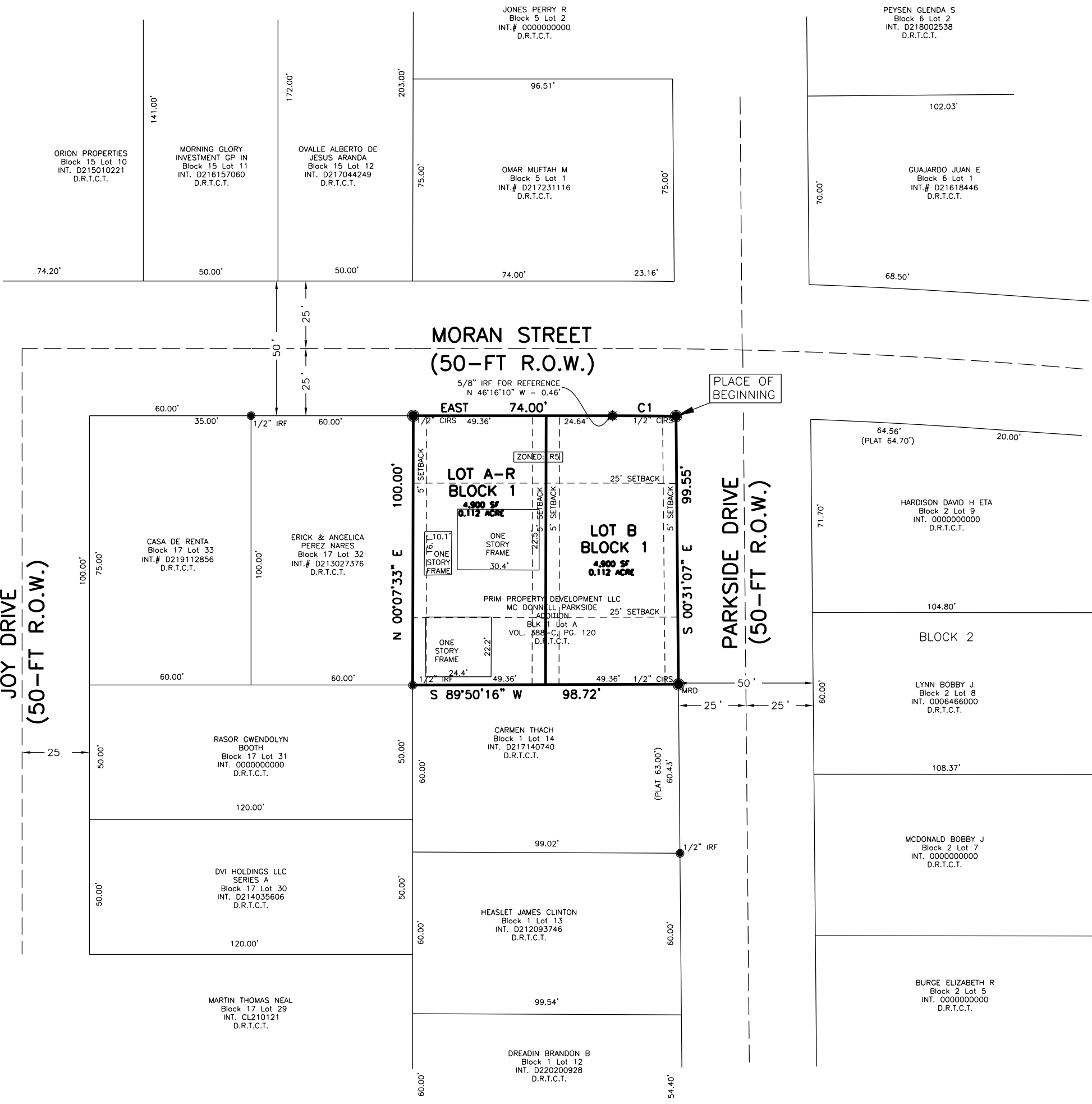
Respectfully,

Matthew Deyermond
Operations Chief
TC Planning & Design Group LLC



- LEGEND
- MRD - MONUMENTS OF RECORD DIGNITY
- 1/2" IRON ROD FOUND
 - 1/2" YELLOW-CAPPED IRON ROD SET
 - SET 'X'
 - FOUND 'X'
 - 3/8" IRON PIPE FOUND
 - 5/8" IRON ROD FOUND

C1
R=1975.50'
L=23.60'
D=00°41'04"
CH-N89°35'07"W-23.60'



STATE OF TEXAS

OWNER'S CERTIFICATE

COUNTY OF TARRANT

WHEREAS, PRIM PROPERTY DEVELOPMENT, LLC, IS THE SOLE OWNERS OF a tract of land situated in the JUD SURVEY, ABSTRACT NO. A-1294 of Tarrant County, Texas, and being a tract of land conveyed to Prim Property Development, LLC., as recorded in Instrument No. D220271349, of the Deed records of Tarrant County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 Inch iron rod set for corner being the Northeast corner of said prim tract, and being on the South right-of-way line of Moran Street, and being on the West line of Parkside Drive;

THENCE South 00 degrees 31 minutes 07 seconds East, a distance of 99.55 feet to a 1/2 inch iron rod set for corner being the Northeast corner of a tract of land conveyed to Carmen & Tuan J Thach, as recorded in Instrument No. D217140740, of the Deed records of Tarrant County, Texas;

THENCE South 89 degrees 50 minutes 16 seconds West, a distance of 98.72 feet to 1/2 inch iron rod found for corner being the Southwest corner of said Prim tract;

THENCE North 00 degrees 07 minutes 33 seconds East, a distance of 100.00 feet to a 1/2 Iron rod set for corner being the Northwest corner of a tract of land conveyed to Erick & Angelica Perez Nares, as recorded in Instrument No. D213027376, of the Deed Records of Tarrant County;

THENCE East, a distance of 74.00 feet to a point for corner, from which a 5/8 Iron rod found for reference bears North 46 degrees 16 minutes 10 seconds West, a distance of 0.46 being on the of said Moran Street, and said point being in a curve to the right having a radius of 1,975.50 feet;

THENCE continuing along said curve, a chord bearing and distance of North 89 degrees 35 minutes 07 seconds West, a distance of 23.60 feet, a central angle of 00 degrees 41 minutes 04 seconds, an arc length of 23.60 feet, to the PLACE OF BEGINNING and containing 9,800 square feet, or 0.224 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PRIM PROPERTY DEVELOPMENT, LLC, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS AN ADDITION TO THE CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF WHITE SETTLEMENT.

WITNESS, MY HAND AT _____, TEXAS, THIS THE ____DAY OF _____, 2021.

BY: _____
EDGAR GARCIA
PRIM PROPERTY DEVELOPMENT, LLC

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS EDGAR GARCIA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

I, _____ do hereby acknowledge and accept all storm drainage runoff coming on and across the property being platted.

Signature _____ Date _____

Certificate of Approval

Approved by the City Council of White Settlement, Texas, on this ____day of _____, 20____.

ATTEST:

Mayor

City Secretary

PRELIMINARY PLAT
WESTPOINT ENCLAVE ADDITION
LOT A-R & LOT B, BLOCK 1

BEING A PLAT OF PART OF A TRACT OUT OF THE
MC DONNELL PARKSIDE ADDITION
BLK 1 Lot A
VOL. 388-C, PG. 120, CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____

GENERAL NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, NO SCALE, NO PROJECTION.
2. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 LOT, AS SHOWN.
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER ENGINEERING DEPARTMENT APPROVAL.
4. ANY PROPOSED STRUCTURE MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. EXISTING STRUCTURES ON SITE TO REMAIN.
7. ACCORDING TO FEMA MAP 48439C0165K, ZONE X, EFFECTIVE SEPTEMBER 25, 2009, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER/DEVELOPER

PRIM PROPERTY
DEVELOPMENT, LLC
2908 CONEJOS DRIVE
FORT WORTH, TEXAS 76116
(214) 674-5575

ENGINEER

GINA R. GARCIA, P.E.
DBA PAREDES-GARCIA & ASSOCIATES
104 DOVEHILL CIRCLE
RED OAK, TEXAS 75154
(972) 310-8549

SURVEYOR

RHODES SURVEYING
1529 E IH30, STE 106
GARLAND, TEXAS 75043
(972) 475-8940
ATTN: BRIAN RHODES, RPLS

SURVEYOR'S STATEMENT

I, BRIAN RHODES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SIGNED FINAL PLAT.

DATED THIS THE ____DAY OF _____, 2021.

RELEASED FOR PRELIMINARY REVIEW, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BRIAN RHODES
TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 5962

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS BRIAN RHODES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____



To: Board of Adjustments and Appeals
From: Robert Nunley, Building Official
Date: September 27, 2021

An application has been made for variances for the property, more commonly known as 9009 Moran. The property does not meet the current zoning or platting requirements. Because of this, variances are required for lot depth, lot width, and overall square footage.

These requests are as follows:

- Lot Square Footage - The request is for 100 square feet of variance. The property is 4,913 square feet which does not meet the 5,000 required square feet.
- Lot width - The zoning requires a lot width of 50 feet. This property would be 49.36 after the replat. The variance request would be for 1 foot on the lot width.
- Lot Depth- The survey shows this property to be 99.55 feet and does not meet the required lot depth. The request would be for a 1-foot variance for lot depth.

Staff along with the city engineer have reviewed these request and would recommend there approval.



**BOARD OF ADJUSTMENTS & APPEALS
VARIANCE REQUEST**

Date: May 17, 2021

Amount of Fee: _____

I, the undersigned owner Edgar Garcia w/ Matthew Deyermond (TC Planning & Design LLC) as my agent of the following described real property located in the City of White Settlement, Texas, hereby make application for a request for a variance from the terms of Section _____, Zoning Ordinance No. _____

LEGAL DESCRIPTION

Lot B, Block 1, of Westpoint Enclave Addition.

If request is on a portion of platted property or property that is still in a survey, attach metes and bounds prepared by a registered surveyor.

Street Address: 9009 Moran

REQUEST: (State your hardship, and additional information, which you feel, would be helpful to the Board in making a decision.)

as presented to Robert Nunley

A variance requires that the owner of the property show proof of unnecessary hardship at the meeting. Hardship requirements are as follows:

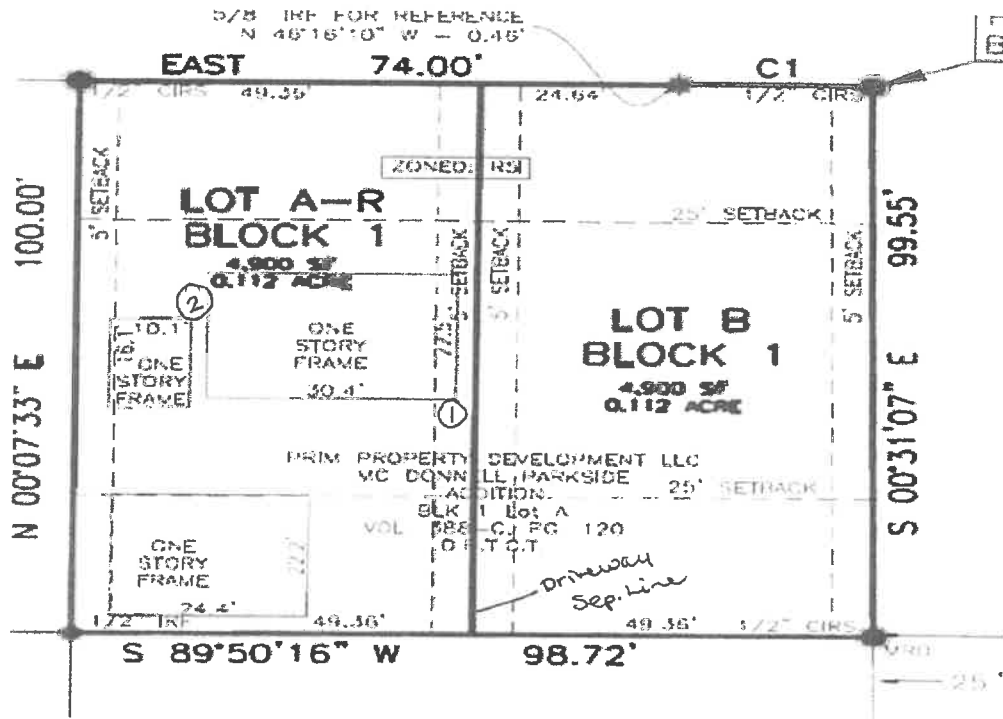
1. A hardship must not be self-imposed;
2. A financial hardship is not per-se a sufficient reason for a variation;
3. A hardship must be unique to that parcel of land;
4. Mere diminution of market value or interference with property Owner's personal plans are insufficient to invalidate a zoning ordinance.

Matthew Deyermond
Signature As Agent.

214.434.6528
Telephone Number

9013 Moran – Additional Variances Requested

1. Setbacks – Approval on Variance for all non-compliant setbacks of the Existing Structures, we would annotate the Plat to read – “No Additions may be made to any Non Conforming Structures”
2. Setback Separation – Approval on Variance to allow all existing structures to remain even though the separation between two of the structures is non compliant.

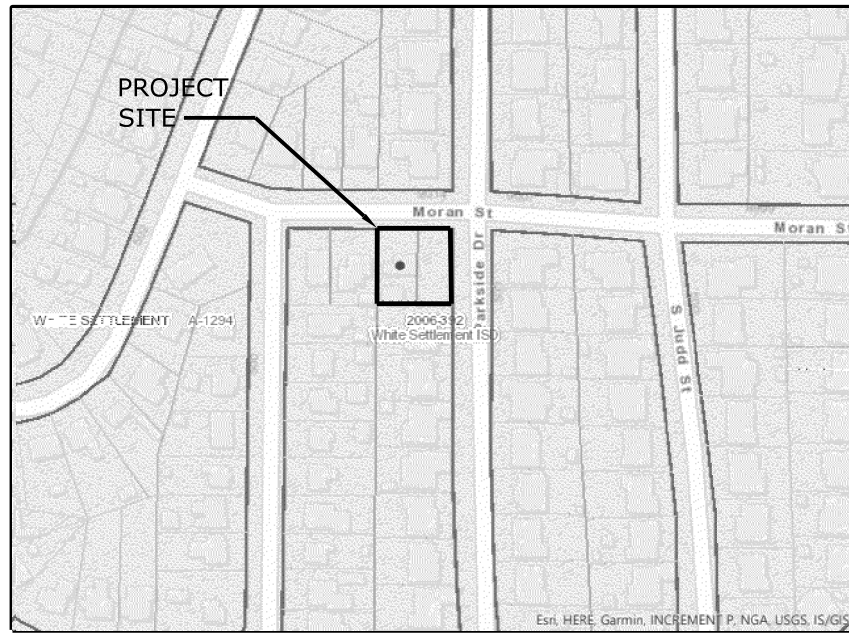
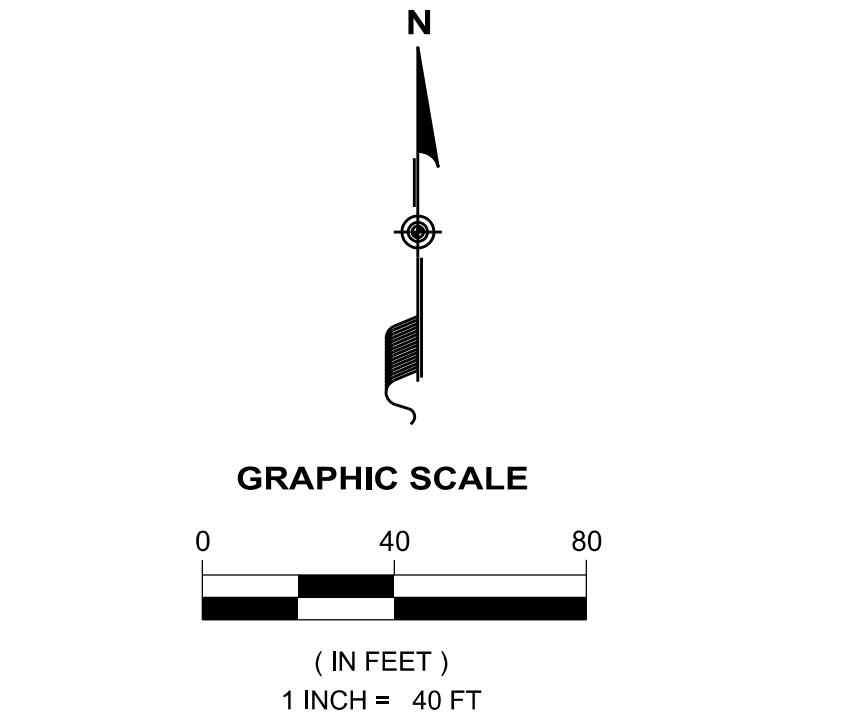


9009 and 9013 Moran Driveway along the Southern Property Line

1. The Driveway on the back property line will be cut along the new property line separating 9009 and 9013 Moran to ensure it is not a continuous pour across property lines.

Respectfully,

Matthew Deyermond
Operations Chief
TC Planning & Design Group LLC



- LEGEND
- MRD - MONUMENTS OF RECORD DIGNITY
- 1/2" IRON ROD FOUND
 - 1/2" YELLOW-CAPPED IRON ROD SET
 - SET 'X'
 - FOUND 'X'
 - 3/8" IRON PIPE FOUND
 - 5/8" IRON ROD FOUND

GENERAL NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, NO SCALE, NO PROJECTION.
2. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 LOT, AS SHOWN.
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER ENGINEERING DEPARTMENT APPROVAL.
4. ANY PROPOSED STRUCTURE MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. EXISTING STRUCTURES ON SITE TO REMAIN.
7. ACCORDING TO FEMA MAP 48439C0165K, ZONE X, EFFECTIVE SEPTEMBER 25, 2009, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER/DEVELOPER

PRIM PROPERTY
DEVELOPMENT, LLC
2908 CONEJOS DRIVE
FORT WORTH, TEXAS 76116
(214) 674-5575

ENGINEER

GINA R. GARCIA, P.E.
DBA PAREDES-GARCIA & ASSOCIATES
104 DOVEHILL CIRCLE
RED OAK, TEXAS 75154
(972) 310-8549

SURVEYOR

RHODES SURVEYING
1529 E IH30, STE 106
GARLAND, TEXAS 75043
(972)475-8940
ATTN: BRIAN RHODES, RPLS

SURVEYOR'S STATEMENT

I, BRIAN RHODES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2021.

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BRIAN RHODES
TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 5962

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS BRIAN RHODES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

STATE OF TEXAS

OWNER'S CERTIFICATE

COUNTY OF TARRANT

WHEREAS, PRIM PROPERTY DEVELOPMENT, LLC, IS THE SOLE OWNERS OF a tract of land situated in the JUD SURVEY, ABTRACT NO. A-1294 of Tarrant County, Texas, and being a tract of land conveyed to Prim Property Development,LLC., as recorded in Instrument No. D220271349, of the Deed records of Tarrant County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 Inch iron rod set for corner being the Northeast corner of said prim tract, and being on the South right-of-way line of Moran Street, and being on the West line of Parkside Drive;

THENCE South 00 degrees 31 minutes 07 seconds East, a distance of 99.55 feet to a 1/2 inch iron rod set for corner being the Northeast corner of a tract of land conveyed to Carmen & Tuan J Thach, as recorded in Instrument No. D217140740, of the Deed records of Tarrant County,Texas;

THENCE South 89 degrees 50 minutes 16 seconds West, a distance of 98.72 feet to 1/2 inch iron rod found for corner being the Southwest corner of said Prim tract;

THENCE North 00 degrees 07 minutes 33 seconds East, a distance of 100.00 feet to a 1/2 Iron rod set for corner being the Northwest corner of a tract of land conveyed to Erick & Angelica Perez Nares, as recorded in Instrument No. D213027376, of the Deed Records of Tarrant County;

THENCE East, a distance of 74.00 feet to a point for corner, from which a 5/8 Iron rod found for reference bears North 46 degrees 16 minutes 10 seconds West, a distance of 0.46 being on the of said Moran Street, and said point being in a curve to the right having a radius of 1,975.50 feet;

THENCE continuing along said curve, a chord bearing and distance of North 89 degrees 35 minutes 07 seconds West, a distance of 23.60 feet, a central angle of 00 degrees 41 minutes 04 seconds, an arc length of 23.60 feet, to the PLACE OF BEGINNING and containing 9,800 square feet, or 0.224 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PRIM PROPERTY DEVELOPMENT, LLC, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS AN ADDITION TO THE CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF WHITE SETTLEMENT.

WITNESS, MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 2021.

BY: _____
EDGAR GARCIA
PRIM PROPERTY DEVELOPMENT, LLC

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS EDGAR GARCIA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

I, _____ do hereby acknowledge and accept all storm drainage runoff coming on and across the property being platted.

Signature _____ Date _____

Certificate of Approval

Approved by the City Council of White Settlement, Texas, on this _____ day of _____, 20____.

ATTEST:

Mayor

City Secretary

PRELIMINARY PLAT
WESTPOINT ENCLAVE ADDITION
LOT A-R & LOT B, BLOCK 1

BEING A PLAT OF PART OF A TRACT OUT OF THE
MC DONNELL PARKSIDE ADDITION
BLK 1 Lot A
VOL. 388-C, PG. 120, CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____

CASE NO. _____