

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 – October 12, 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 City Council 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 City Council has no obligation to respond in any manner to comments or questions from the public. Any response from a member of the City Council 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 City Council 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 City Council wish to discuss any item, said item may be removed from the Consent Agenda and considered under Deliberation Agenda.

- 1) Approval of meeting minutes:

DELIBERATION AGENDA

PLANNING AND DEVELOPMENT:

- 2) Hold a Public Hearing to consider a re-plat for Mc Donnell Parkside Addition, Lots A-R, Block 1. More commonly known as 9013 Moran St, White Settlement.

- 3) Hold a Public Hearing to consider a re-plat for Mc Donnell Parkside Addition, Lot B, Block 1. More commonly known as 9009 Moran St, White Settlement.
- 4) Hold a Public hearing and consider a recommendation to amend Chapter 111 of the Code of Ordinances, the Zoning Ordinance, by amending Section 111-6(2) "Definitions for uses" to provide a definition for private card clubs; amending section 111-31, "Permitted use table" to include private card clubs; and amending Section 111-31 "Special uses" to require a special use permit for private card clubs.

ADJOURNMENT

Notice posted on the 8th day of October 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



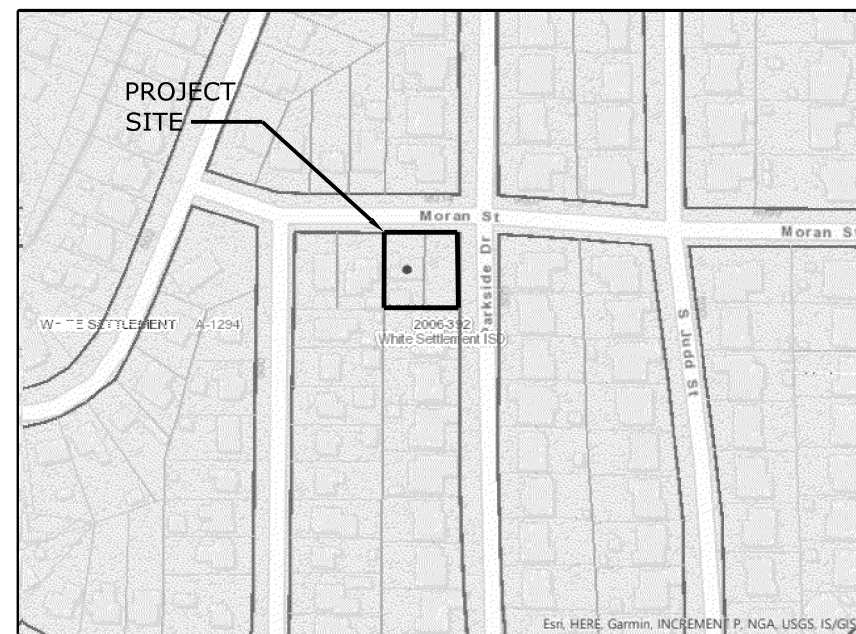
To: Planning and Zoning Commission
From: Robert Nunley, Building Official
Date: October 12, 2021

The applicant is seeking a replat for the property more commonly known as 9013 Moran St. This property required variances that were issued on 9-27-21 by the Board of Adjustments and Appeals.

The variances are as follows:

1. Side yard setback (3 foot side yard set back granted)
2. Accessory building property line separation (2 foot variance granted)
3. Lot Width (1 foot on lot width granted)
4. Lot Depth (1 foot on lot depth granted)
5. Total Square Footage of Property (100 sq. ft. granted)

These variances were granted due to the property being built before any zoning setbacks were required. The property is currently an abstract and is required to be platted when inside the city limits.



LEGEND

- GENERAL NOTES:

- NOTICE:**

OWNER/DEVELOPER

ENGINEER

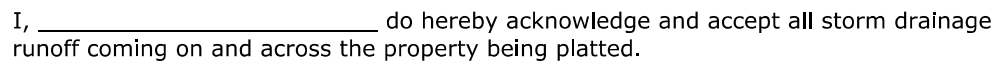
SURVEYOR

SURVEYOR'S STATEMENT

DATED THIS THE _____ DAY OF _____, 2021.

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_____



Signature _____ Date _____

Certificate of Approval

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

ATTEST:

Mayor

City Secretary

OWNER'S CERTIFICATE

STATE OF TEXAS

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 PURPOSE AND 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 OR MAINTAINING THE SAME. NO PERSON SHALL BE REQUIRED TO OBTAIN THE PERMISSION OF ANY 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 PURPOSES 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 DEVELOPEMENT, 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 _____

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 _____



SURVEY PLAT

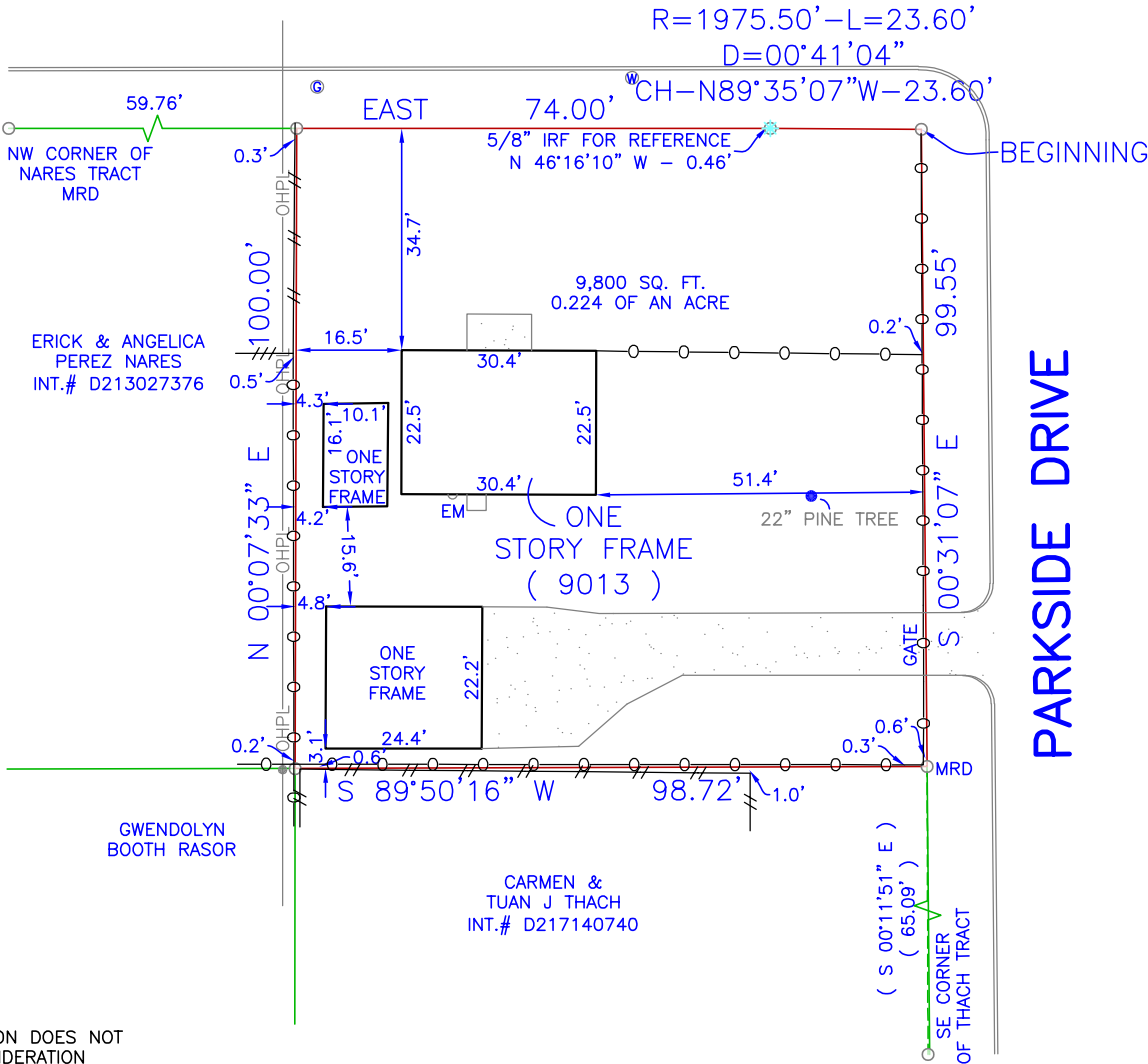


BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 9009 & 9013 MORAN STREET, in the city of WHITE SETTLEMENT, TARRANT COUNTY Texas.
STATE OF TEXAS:
COUNTY OF TARRANT:

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



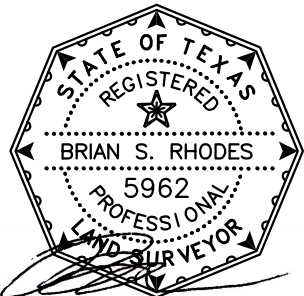
THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE. MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

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	
C - CABLE	GUY-WIRE
C - CLEAN OUT	ELECTRIC
C - GAS METER	POWER POLE
C - FIRE HYDRANT	TELEPHONE
L - LIGHT POLE	WATER METER
M - MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	





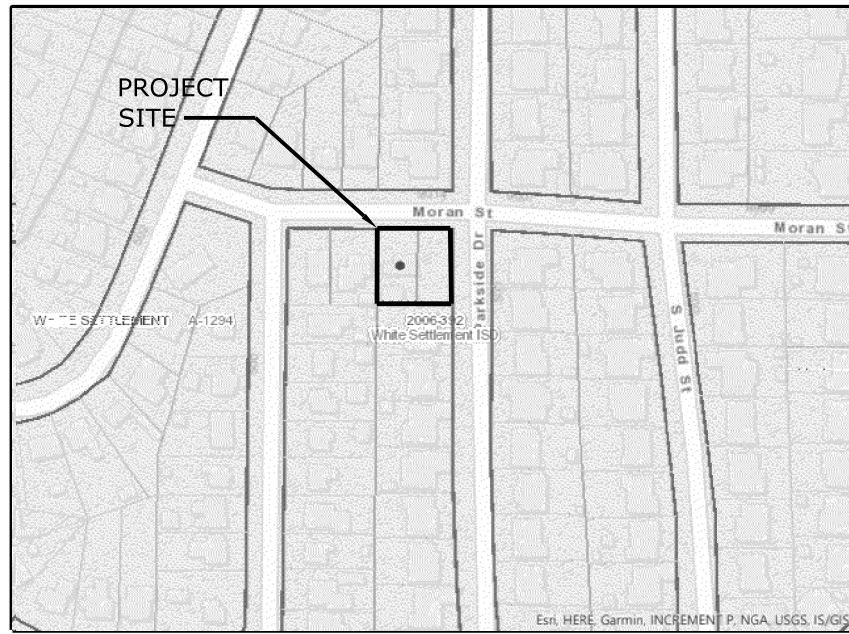
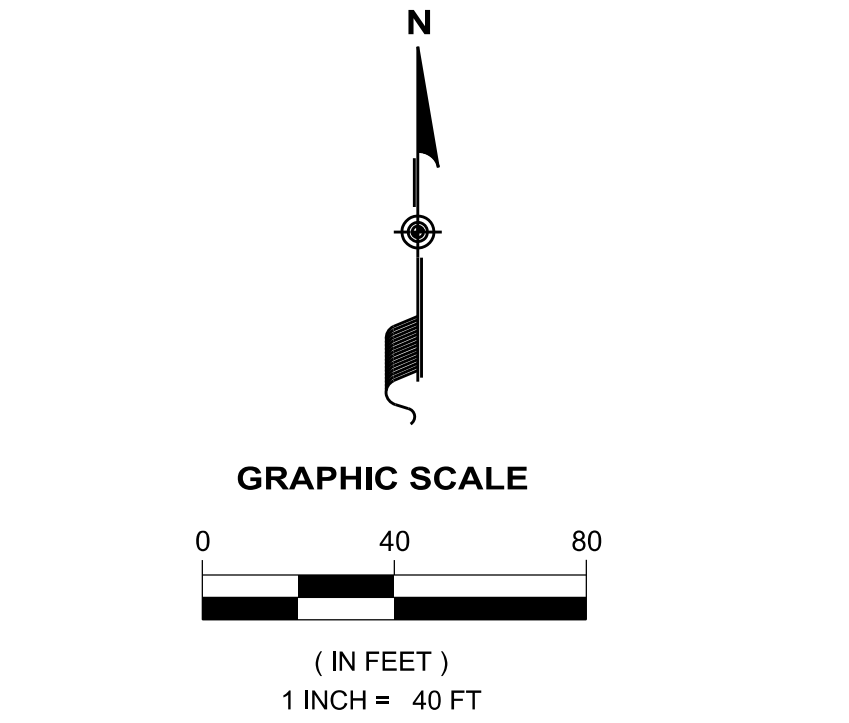
To: Planning and Zoning Commission
From: Robert Nunley, Building Official
Date: October 12, 2021

The applicant is seeking a replat for the property more commonly known as 9009 Moran. This property required variances that were issued on 9-27-21 by the Board of Adjustments and Appeals.

The variances are as follows:

1. Lot Width (1 foot on lot width granted)
2. Lot Depth (1 foot on lot depth granted)
3. Total Square Footage of Property (100 sq. ft. granted)

These variances were granted due to the lot already being undersized. The purpose of the plat is to add lot width to the current lot as it sits.



- 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.

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 _____

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;

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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 _____



SURVEY PLAT

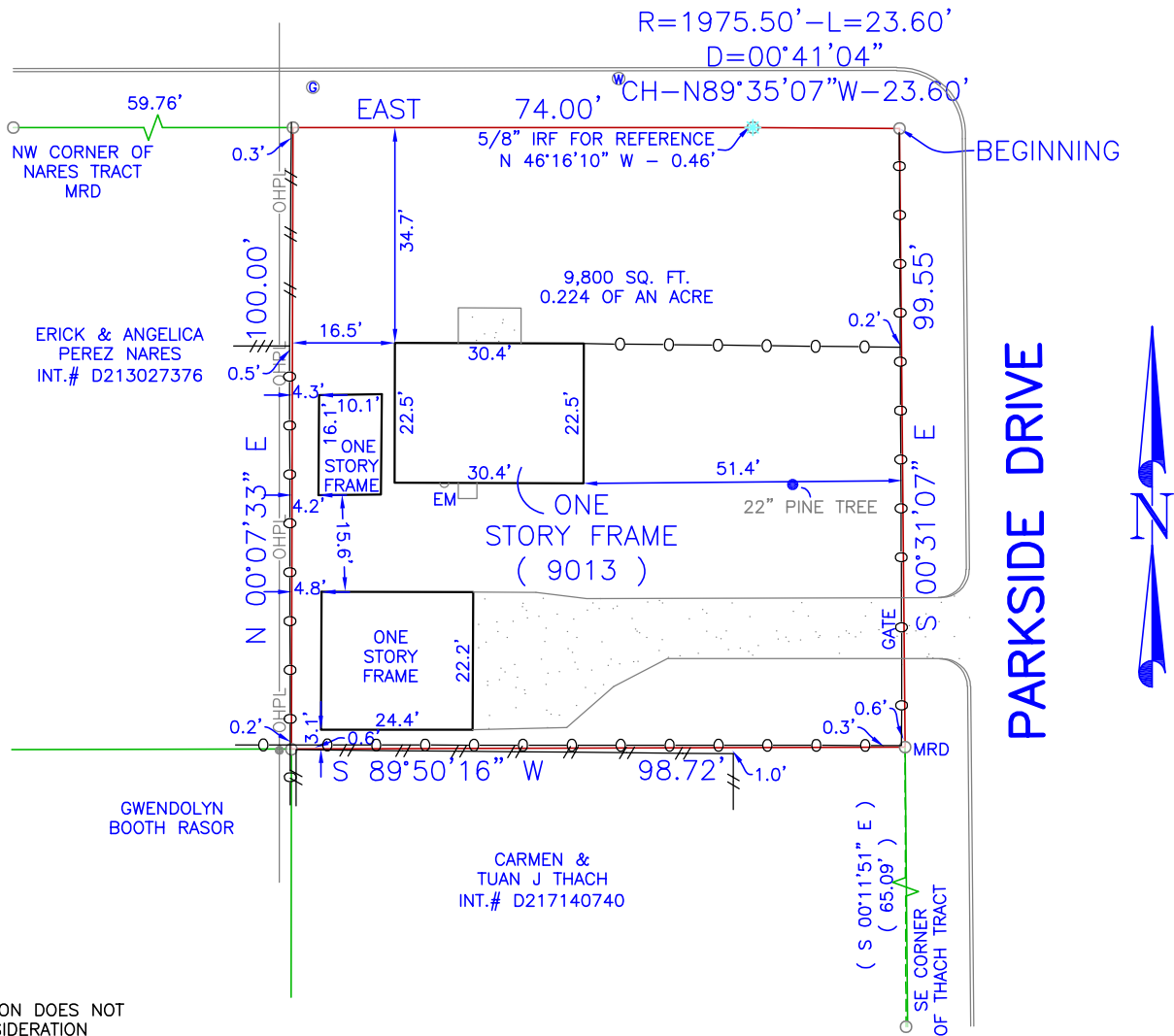


BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 9009 & 9013 MORAN STREET, in the city of WHITE SETTLEMENT, TARRANT COUNTY Texas.
STATE OF TEXAS:
COUNTY OF TARRANT:

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:
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MORAN STREET



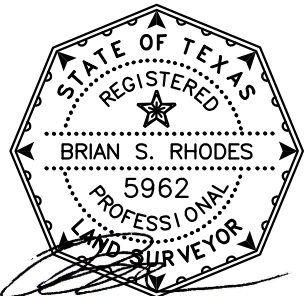
THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE. MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

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	
C - CABLE	GUY-WIRE
C - CLEAN OUT	ELECTRIC
C - GAS METER	POWER POLE
C - FIRE HYDRANT	TELEPHONE
L - LIGHT POLE	WATER METER
M - MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	





To: Planning and Zoning Commission
From: Robert Nunley, Building Official
Date: October 12, 2021

Staff has reviewed the current zoning ordinance and is recommending amendments to the following sections to include specific language. This language will provide a definition for private card clubs and requirements under the permitted use table that will require a SUP granted by council in the future.

Amending the following sections

111-6 and 111-31 111-3

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 111 OF THE CODE OF ORDINANCES OF THE CITY OF WHITE SETTLEMENT, TEXAS, THE ZONING ORDINANCE, BY AMENDING SECTION 111-6(2) “DEFINITIONS FOR USES” TO PROVIDE A DEFINITION FOR PRIVATE CARD CLUBS; AMENDING SECTION 111-31, “PERMITTED USE TABLE” TO INCLUDE PRIVATE CARD CLUBS; AND AMENDING SECTION 111-331 “SPECIAL USES” TO REQUIRE A SPECIAL USE PERMIT FOR PRIVATE CARD CLUBS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of White Settlement is a home rule city acting under its charter adopted by the electorate pursuant to article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council is empowered under the Texas Local Government Code to adopt ordinances and rules for the orderly and beneficial operation of city government and the welfare of the citizens of White Settlement; and

WHEREAS, the City Council has adopted Chapter 111 of the White Settlement Code of Ordinances, the Zoning Ordinance, which regulates and restricts the location and use of buildings, structures and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council desires to provide more specific regulations concerning private card clubs to better address the general health, safety and welfare of the citizens of the City of White Settlement; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on October 12, 2021, and has rendered a recommendation to the City Council with respect to the amendments within this ordinance; and

WHEREAS, the City Council conducted a public hearing on November 2, 2021, has considered the recommendation of the Planning and Zoning Commission, and has determined that the proposed amendments are in the best interest of the general health, safety and welfare of the citizens of the City of White Settlement.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHITE SETTLEMENT, TEXAS, THAT:

SECTION 1.

Section 111-6(2) “Definitions for uses” of the Code of Ordinances, City of White Settlement, Texas, is amended by adding the following definition:

Private card club means an establishment allowing private memberships to the public for the purpose of convening and participating in card games. The term does not include a “gambling place” nor does it include a place at which “gambling” is conducted, as defined by Chapter 47 of the Texas Penal Code, as amended.

SECTION 2.

Section 111-31 “Permitted use table” of the Code of Ordinances, City of White Settlement, Texas, is amended by adding the following:

DISTRICTS	RESIDENTIAL										COMMERCIAL			INDUSTRIAL			CONDITIONS (Sec. 54-32)
USES	R-8	R-7	R-6	R-5	R-C	R-D	MF-16	MF-24	MH	RV	C-F	C-N	C-C	I-L	I-H	I-M	
<i>NONRESIDENTIAL USES</i>																	
Private Card Club													S	S	S	S	1,2,5

SECTION 3.

Section 111-331 “Special uses” of the Code of Ordinances, City of White Settlement, Texas, is amended by adding the following:

Special Use	District Requiring Approval
Private Card Club	C-C, I-L, I-H, I-M

SECTION 4.

This ordinance shall be cumulative of all provisions of ordinances of the City of White Settlement, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause,

sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6.

All rights and remedies of the City of White Settlement are expressly saved as to any and all violations of the Code of Ordinances of the City of White Settlement, as amended, or any other ordinances affecting zoning or land use which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8.

The City Secretary of the City of White Settlement, Texas, is hereby directed to publish this Ordinance in compliance with state law and the City's charter.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

Passed and approved this _____ day of _____, 2021.

Ronald A. White, Mayor

ATTEST:

Amy Arnold, TRMC, CMC
City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney