



Tuesday, August 4, 2020

7:00 PM

Council Chambers

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Westworth Village Planning and Zoning Committee will hold a meeting on Tuesday, August 4, 2020 at 7:00 pm by telephone conference. An electronic copy of the agenda packet has been made available on the City's website and a recording of the meeting will be made available by contacting the City Secretary.

THE COMMISSION INTENDS TO PARTICIPATE IN THE MEETING VIA TELECONFERENCE.

Members of the public may dial the following number to join the meeting starting at 7:00 pm: 1-866-899-4679, when prompted enter access code 203 326 597#. Please deliver or email all comments related to the action items posted on the agenda to the City Secretary at: bbarrett@cityofwestworth.com prior to noon on the day of the meeting. Any comment submitted must include the item number to which it pertains. All comments submitted are subject to being included in the council packet and/or read aloud during the Citizen Comments portion of the meeting.

CALL TO ORDER

CITIZEN COMMENTS

This is an opportunity for citizens to address the commission on any matter over which they have authority, whether it is or is not posted on the agenda. The commission is not permitted to discuss or take action on any presentations concerning an item not listed on the agenda. Citizens may speak up to three (3) minutes or the time limit determined by the Mayor or presiding officer.

PUBLIC HEARING #1

Public Hearing to receive citizen comments and input regarding the minor plat for Lots 1 and 2 of Block 1 in the Larson Addition, commonly known as 5707 White Settlement Road, Westworth Village, Tarrant County, Texas.

CLOSE PUBLIC HEARING

ACTION ITEMS

- A. Approve **minutes dated March 3, 2020.**
- B. Discuss and take action **on minor plat for Lots 1 and 2 of Block 1 in the Larson Addition, commonly known as 5707 White Settlement Road, Westworth Village, Tarrant County, Texas.**
(This minor plat complies with all ordinances and must be approved.)
- C. **Next meeting will be scheduled as needed.**

ADJOURN

The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meeting Act.

This facility is wheelchair accessible and handicapped parking spaces are available. Requests for accommodations for the hearing impaired must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (817) 710-2526 for assistance.

A quorum of the council or other board and committees may be present at this meeting; however, no council, board or committee discussions or actions will be taken. I certify that the above notice was posted on the bulletin board at the Westworth Village City Hall, 311 Burton Hill Road, Westworth Village, Texas on this, the 1st day of August 2020, at 5pm, in accordance with Chapter 551 of the Texas Government Code.

Brandy G. Barrett

Brandy G. Barrett, City Secretary



Tuesday, March 3, 2020

7:30 PM

Council Chambers

ATTENDEES:	Chairperson	Melva Campbell
	Member	Darla Thornton
	Member	Margaret Worthington
	Member	Cheryl Chrisman
	Member	Steve Beckman
	Member	Richard Cervenka
	Mayor	L. Kelly Jones
	City Administrator	Sterling Naron
	City Secretary	Brandy Barrett
	Chief of Police	Kevin Reaves
	Public Works	Joseph Alvarez
	Director Building Official	Nader Jeri
ABSENT:	City Attorney	Ashley Dierker
	Member	Tom Hughes

CALLED TO ORDER at 7:31 pm by Chairperson Melva Campbell.

CITIZEN COMMENTS

This is an opportunity for citizens to address the commission on any matter over which they have authority, whether it is or is not posted on the agenda. The commission is not permitted to discuss or take action on any presentations concerning an item not listed on the agenda. Citizens may speak up to three (3) minutes or the time limit determined by the Mayor or presiding officer.

- There were no citizen comments.

The Chair opened Public Hearing #1 at 7:31pm.

Public Hearing to receive citizen comments and input regarding the site plan for 6720 Westworth Blvd, Westworth Village, Tarrant County, Texas.

- There were no citizen comments.

The Chair closed Public Hearing #1 at 7:32pm.

ACTION ITEMS

- A.** Approval of Minutes from Planning and Zoning Meeting on December 10, 2019.

MOTION to approve the December 10, 2019 meeting minutes.

MADE BY: Darla Thornton. **SECOND BY:** Cheryl Chrisman.

- **Motion passed** by a vote of 6 Ayes and 0 Nays.

- B.** Discuss and take action on site plan for Shoppes of Hawks Creek, block 6720 Westworth Blvd, Westworth Village, Tarrant County, Texas. *(This site plan complies with all ordinances and no variance has been requested.).*

- Mr. Naron reviewed the site plan and recommended approval.
- **MOTION to recommend council approval of the site plan for 6720 Westworth Blvd, Westworth Village Tarrant County, Texas.**

MADE BY: Steve Beckman. **SECOND BY:** Cheryl Chrisman.

- **Motion passed** by a vote of 6 Ayes and 0 Nays

C. Next meeting will be scheduled as needed.

ADJOURNED at 7:38pm by Melva Campbell, Chair.

MINUTES APPROVED on this the 4th day of August 2020.

Melva Campbell, Chair

SIGNATURE ATTESTED BY:

Brandy G. Barrett, City Secretary



Westworth Village

The Hidden Jewel of the Metroplex.

Plat Application

City of Westworth Village – Permits Department: 817-710-2505

311 Burton Hill Rd., Westworth Village, TX 76114

Application Type:

☐ Amending Plat☐ Preliminary Plat☐ Final Plat☒ Minor Plat☐ Replat☐ Vacation of Plat

FOR SUBMITTAL REQUIREMENTS, SEE APPROPRIATE CHECKLIST.

PROPERTY DEVELOPMENT INFORMATION

Project Name: Minor PlatProject Address: 5707 White Settlement Road, Fort Worth, Tx. 76114Legal Description: Lot #: 1 & 2 Block: _____ Subdivision: Larson AdditionSurvey & Abstract: N.H. Carroll Survey, A-264 Number of Lots: 2 Gross Acreage: 1.378 Ac.Current Zoning: SFR Current Use: ResidentialProposed Zoning: SFR Proposed Use: Residential

SURVEYOR INFORMATION

Surveyor Name: Ronnie Dean Firm Name: Dean SurveyorsAddress: 1292 Hwy 157 N. Ste. 106Email: ronnie@deansurveyors.net Phone #: 682-518-1857 Fax #: _____

ENGINEER INFORMATION

Engineer Name: _____ Firm Name: _____

Address: _____

Email: _____ Phone #: _____ Fax #: _____

OWNER/ AGENT INFORMATION (If there is more than one owner, please attach a separate application and notarized forms.)

Name: Ronnie Dean (Agent) Firm Name: Dean SurveyorsAddress: 1292 Hwy 157 N. Ste. 106, Mansfield, Texas, 76063Email: ronnie@deansurveyors.net Phone #: 682-518-1857 Fax #: _____

REC#: 00155783 7/17/2020 9:07 AM
 TRAN: 201.0000 BUILDING PERMITS
 OPER: AD TERM: 095
 REF#: 2077

TENDERED: 300.00 300.00CR 1 CHECK(S)
 APPLIED: 300.00-
 CHANGE: 0.00

FOR INTERNAL CITY USE ONLY**A. PERMITS DEPARTMENT**

- ☒ Application Received by: N.J.
☒ Application Payment Received by: AD
☒ Entered into Incode Project Code: 200164
☐ Routed to Building Department by: _____

Date: 7-14-20
 Date: 7/16/20
 Date: 7/16/20
 Date: _____

B. CITY SECRETARY

- ☒ Public Hearing Scheduled by: bgs
☒ Public Hearing Ad Placed in Newspaper with Affidavit Requested
☐ 200' Letters Mailed & Copied to File by: _____
☐ Item has Been Placed on P & Z Agenda by: bgs
 P & Z Date: 8/4/20 ☒ Approved ☐ Denied
☐ Item has Been Placed on City Council Agenda by: bgs
 Council Date: 8/11/20 ☐ Approved ☐ Denied

Date: 7/17/20
 Date: 7/17/20
 Date: _____
 Date: 8/4/20
 Date: 8/11/20

C. BUILDING DEPARTMENT

- ☐ Application Approved ☐ Application Denied Signature: _____ Date: _____
 Reason for Denial: _____
☐ Application Routed to Public Works Department by: _____ Date: _____

D. PUBLIC WORKS DEPARTMENT

- ☒ Application Approved ☐ Application Denied Signature: gcy Date: 7-21-20
 Reason for Denial: _____
☐ Application Routed to Community Development Dept. by: _____ Date: _____

E. COMMUNITY DEVELOPMENT

- Do plans need to be approved by City Engineer? ☐ Yes ☒ No
 Have plans been approved by the City Engineer? ☐ Yes ☒ No **Attach engineer's findings**
☒ Application Approved ☐ Application Denied Signature: bgs Date: _____
 Reason for Denial: _____

F. RECORDS DEPARTMENT

- PW5225-03a - Applications for zoning permits or variances. - Keep application for 5 years
- PW5225-03b - Copies of zoning permits or variances or a log or other form of record evidencing their issuance, showing to whom the permit or variance was issued, the property to which it applies, and the zoning classification - Keep permanently



Westworth Village
The Hidden Jewel of the Metroplex.

Plat Checklist

City of Westworth Village – Permits Department: 817-710-2505
311 Burton Hill Rd., Westworth Village, TX 76114

☐ Preliminary Plat

☐ Final Plat

☒ Minor Form

☐ Amended Plat

Chapter 10 of the Code of Ordinances of the City of Westworth Village contains instructions to guide the preparation and submittal of Plats. Amended Plats are subject to limitations in LGC 212.016.

All information required in Chapter 10 Code of Ordinances and amendments must be received in the City of Westworth Village development office prior to an action item being placed on the Planning and Zoning Agenda.

A. ZONING INFORMATION OF PROPERTY

What is the present zoning district: SFR Are you requesting any zoning changes? ☐ Yes ☒ No

Zoning district requested: _____
(This is not a zoning change document)

B. PROPOSED SUBDIVISION CONTAINS: (Please be specific)

Land Use	# of Lots or Units	Acres (for each use)	Sq. Footage Building Space
Single Family	<u>2</u>	<u>0.4865/0.8919</u>	
Garden/ Patio/ Zero-Lot Line			
Duplex			
Townhouses			
Triplex/ Quadruplex			
Multi-Family Condominiums			
Multi-Family Apartments			
Office			
Retail/ Restaurant			
Commercial			
Warehouse			
Industrial			
Public Street R.O.W.			
Parks, Public Facilities			
Other Land Uses			
Total			

C. **Submit 3 prints** of the plat. The plat should be drawn to a scale of 1" = 100" of larger on a sheet of 24" X 36".

D. **Submit 1 CD** containing all in PDF format. All plans must be on State Plan surface coordinate system, if possible use NAD83.

E. **Submit** all applicable Tax Certificates.

F. The following items are required to be shown on the plat or submitted with the plat for consideration. Please fill in the spaces at the left to verify the completeness of the information submitted.

PLAT CHECKLIST

Indicate if Date is:

On Plat

Sheet #

☒
☒
☒
☒
☒

1
2
3
4
5

I. BASIC INFORMATION

- Subdivision Name
- City
- County
- State
- Name & Address of Owner

On Plat

Sheet #

- F. Appropriate Plate Title (*Preliminary, Final, or Amended*)
- G. Name & Address of Engineer, Planner, and/or Surveyor Responsible for Design
- II. **IDENTIFICATION**
- A. Names of Adjacent Subdivisions
- B. Names of Streets (New & Old)
- C. Lot and Block Numbers
- III. **SURVEYING**
- A. Boundary Survey of Plat
- B. Reference to Original Survey or Previous Subdivision
- C. Location, Names, Widths of Adjacent and/or Intersecting Streets, Alleys, & Easements
- D. Reference & Location of All Surrounding Subdivisions, Tracts, Etc.
- E. Field Notes & Metes and Bounds Description of Plat
- F. Jurisdictional Boundaries
- IV. **INTERIOR DETAILS**
- A. Dimensions & Locations of All Lots, Streets, Easements, Parks, Etc.
- B. Existing Natural & Artificial Physical Features of Property (*Ditches, Creeks, Woods, Bridges, Culverts, Etc.*)
- V. **CONSTRUCTION PLANS (*submit three (3) sets plus 1 CD*)**
- A. Water Distribution System (*off-site & on-site*)
- B. Sewage Collection System (*off-site & on-site*)
- C. Streets, Sidewalks, & Drive Approaches
- D. Drainage Facilities (*off-site & on-site*)
- E. Topographic Map
- VI. **LEGAL STIPULATIONS**
- A. Copy of All Deeds Restrictions Pertaining to the Subject Property
- VII. **CERTIFICATION**
- A. Plat Represents Survey by *Licensed Surveyor*
- VIII. **DRAFTING DETAILS**
- A. Date
- B. Scale
- C. North Arrow
- D. Small Scale Location Map

F. REASON FOR AMENDING PLAT UNDER LGC 212.016:

Signature: _____

Print Name: _____

☐ Owner☐ Developer☒ Surveyor

Phone #: _____

Signature: _____

Print Name: _____

☐ Owner☐ Developer

Phone #: _____

Signature: _____

Print Name: _____

☐ Owner☐ Developer

Phone #: _____

Notary Statement
All Signatures Must Be Notarized

Before me, the undersigned authority, on this day personally appeared Ronnie Dean (Agent) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this

12 day of July 2020

Ramona Lynn Neel
Notary Public in and for the State of Texas

SEAL



Before me, the undersigned authority, on this day personally appeared DONNA LARSON (Owner) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

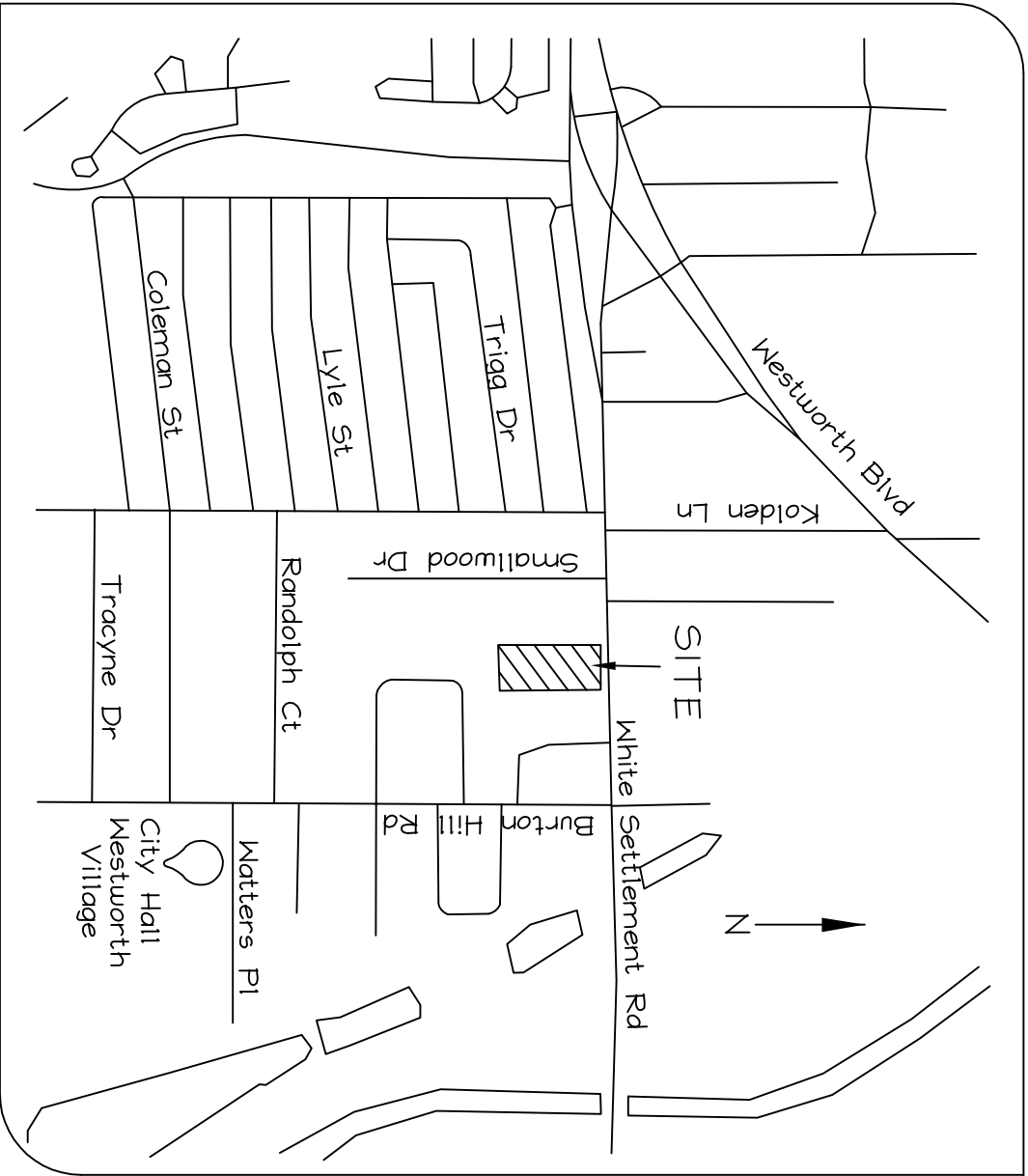
Given under my hand and seal of office on this

12 day of JULY 2020

Ramona Lynn Neel
Notary Public in and for the State of Texas

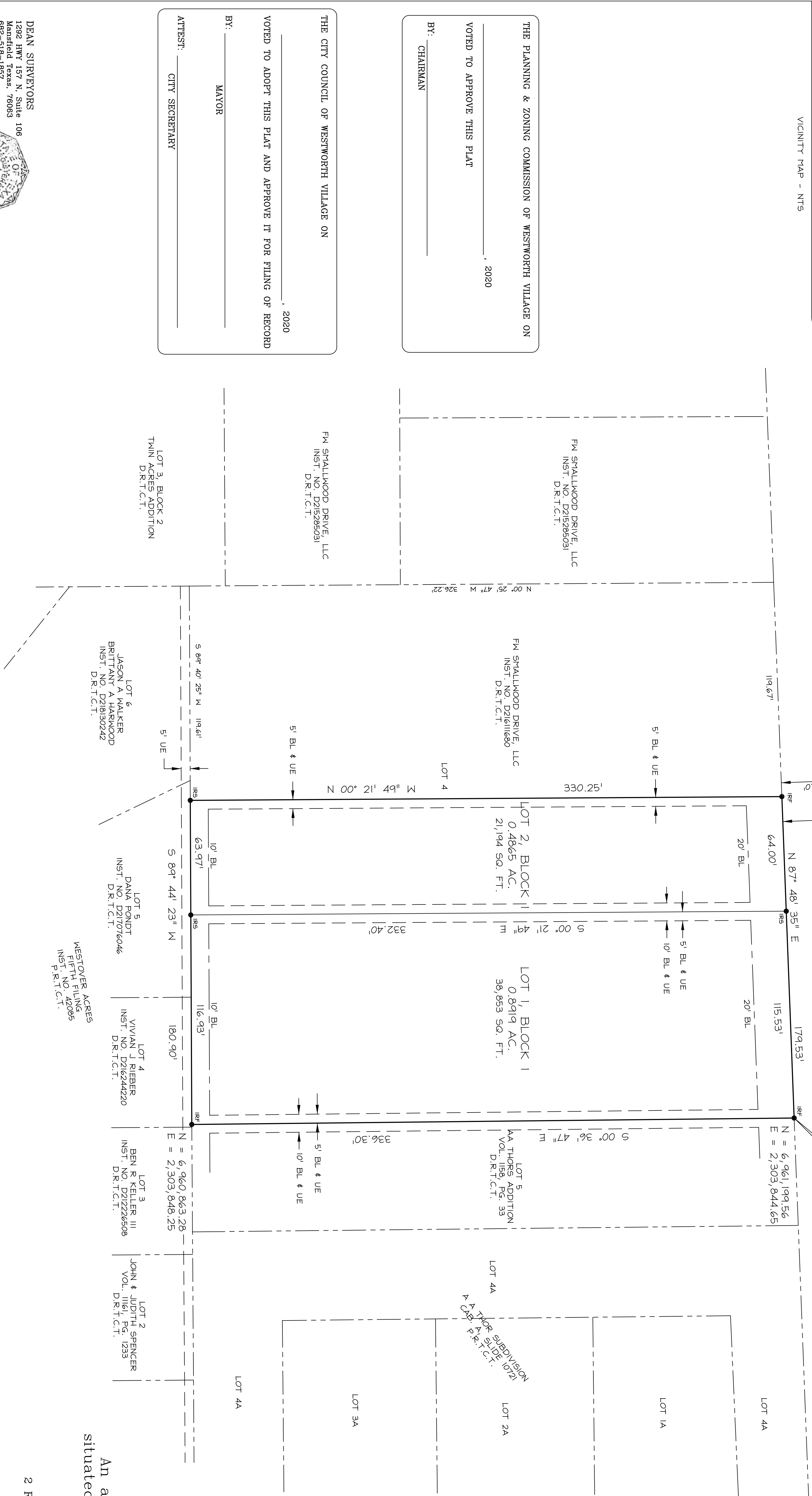
SEAL





LEGEND
AIF – Angle Iron Found
IRF – Iron Rod Found
HIF – Hidden Iron Found
ROW – Right-Of-Way
UE – Utility Easement

FLOOD NOTE:
This property appears to be located in Zone "X" areas not located in a special flood hazard map. The property is located in the unshaded area of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 484930C0170L, revised March 21, 2019.



STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, DONNA LARSON, is the sole owner of two tracts of land situated in the N. H. Carroll Survey, Abstract No. 264, Tarrant County, Texas, conveyed from the Trustee of the A. C. Long Family Trust and being described in the Tarrant County Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described by metes and bounds as follows:
BEGINNING at the northwest corner of Lot 5 of the A. A. Thor Subdivision, an addition to the City of Westworth Village, recorded in Volume 1159, Page 35, D.R.T.C.T., in the south right-of-way line of White Settlement Road, and extending north 00° 21' 49" E, 179.53 feet to the Point of Beginning of the herein described tract of land.

THENCE, S 00° 38' 47" E, along and with the west line of said Lot 5, 336.30 feet to a 1/2" iron rod found at the southwest corner said Lot 5, in the north line of Lot 4, Westover Acres, Fifth Filing, recorded in Instrument No. 42085, D.R.T.C.T.;
THENCE, S 89° 44' 23" W, along and with the north line of said Westover Acres at 116.93 feet pass a 1/2" iron rod set at the southwest corner of said Lot 1, Block 1 and the southeast corner of Lot 2, Block 1 and continuing with the south line of Lot 2, Block 1, a total distance of 180.90 feet to a 1/2" iron rod set at the southeast corner of a tract of land conveyed to FW Smallwood Drive, LLC, recorded in Instrument No. D21611680, D.R.T.C.T.;
THENCE, N 00° 21' 49" W, along and with the east line of said FW Smallwood Drive tract and the west line of said Lot 2, Block 1, 330.25 feet to a 1/2" iron rod found at the northeast corner of said FW Smallwood Drive tract, the northwest corner of said Lot 2, Block 1, in the south right-of-way line of White Settlement Road;

THENCE, N 67° 46' 35" E, along and with the south right-of-way line of White Settlement Road, at 64.00 feet pass a 1/2" iron rod set at the northeast corner of said Lot 2, Block 1, and extending north 00° 21' 49" E, 179.53 feet to the Point of Beginning of the herein described tract of land, containing 60.047 square feet or 1.376 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, DONNA LARSON, Owner, do hereby adopt this plat, designating the hereinafore described property as LOT 1 and LOT 2, BLOCK 1, LARSON ADDITION, an addition to the City of Westworth Village, Tarrant County, Texas and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove or keep removed all or part of any buildings, fences, or other improvements shown thereon, and the City or any public utility shall have the right to interfere with the construction, maintenance or efficiency of it's respective systems on any of these easements and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting and patrolling without the necessity at any time of procuring the permission of the owner of the land upon which the improvements are located.

This plat is subject to all existing laws, ordinances, regulations and resolutions of the City of Westworth Village, Texas.

Donna Larson
STATE OF TEXAS
COUNTY OF TARRANT
BROGUE ME, the undersigned authority on this day personally appeared, DONNA LARSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
on this _____ day of _____, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS: _____

MINOR PLAT
LOT 1 & LOT 2,
BLOCK 1,
LARSON ADDITION
Single Family Redevelopment-SFR
An addition to the City of Westworth Village,
situated in the N. H. Carroll Survey, Abstract 264
Tarrant County, Texas,

2 Residential Lots Prepared 04/13/2020
Revised 05/29/2020

OWNER/DEVELOPER: Donna Larson
1292 Highway 157 N, Ste. 106
Fort Worth, Texas, 76114
romie@deansurveyors.net

SURVEYOR: Dean Surveyors
1292 Highway 157 N, Ste. 106
Fort Worth, Texas, 76063
romie@deansurveyors.net

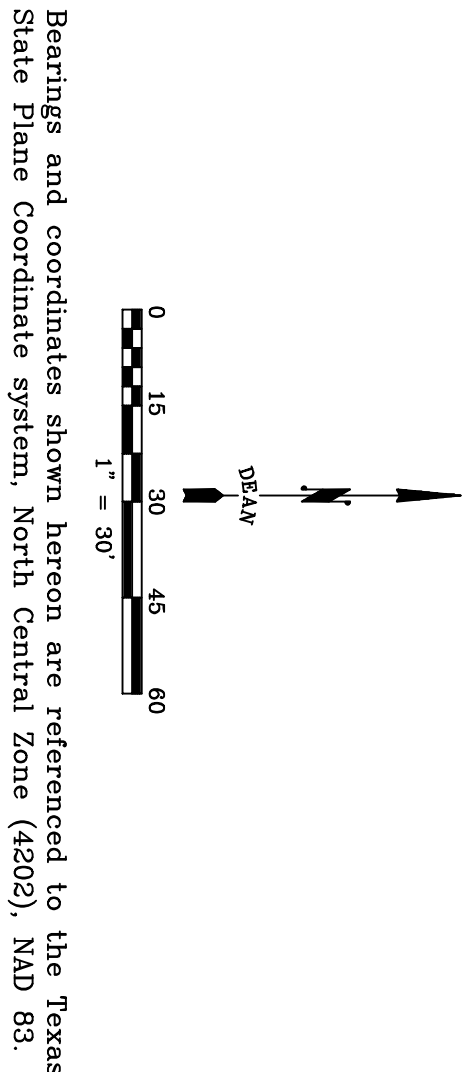
DEAN SURVEYORS
1292 HWY 157 N, Suite 106
Fort Worth, Texas, 76063
romie@deansurveyors.net



Romie E. Dean – R.P.L.S. No. 5314 Job No. 200328P

I, Romie E. Dean, a Registered Professional Land Surveyor for the State of Texas, do hereby certify that I have personally surveyed the above described land and that I have been under my direct supervision and that all lot corners, angle points and points of curve shall be properly marked on the ground and that this plat correctly represents that survey as found on the date indicated hereon.

Surveyed on the ground 01/22/2020



Bearings and coordinates shown hereon are referenced to the Texas State Plane Coordinate system, North Central Zone (4202), NAD 83.