



PLANNING AND ZONING COMMISSION MEETING

Monday, May 23, 2022 at 6:00 PM
212 North Race Street Everman, TX 76140

AGENDA

1. MEETING CALLED TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

1. March 28, 2022 - Regular Meeting Minutes

5. CITIZEN'S COMMENTS

1. Public Hearing to receive public comment on whether to approve a recommendation to the Everman City Council of a Zoning Ordinance Amendment. Specifically, Appendix B, Section 4.13, Principle Permitted Use Table, Entertainment – Amusements.

6. DISCUSSION ITEMS

7. CONSIDERATION AND POSSIBLE ACTION

1. Approve Final Plat of Hanna Ranch Phase 4 of Lots 1-11, 15-35, 12X, 13X & 14X, Block 1; Lots 1-21, 21X & 22X, Block 2; Lots 1-28, Block 3; Lots 1-28, Block 4; Lots 1-12 & 13X, Block 5; Lots 1-18, Block 6; Lots 1-24, Block 7; Lots 1-24, Block 8; & Lots 1-15 & 16X, Block 9; totaling 34.448 Acres of land situated in the Shelby County School Land Survey, Abstract No. 1375, City of Everman, Tarrant County, Texas for 202 Residential Lots, 7 (HOA) Private Open Space Lots - as presented and applied for by Academy Development.
2. Consider, Discuss and Make Recommendations to the City Council on amending the City of Everman Zoning Ordinance, specifically Appendix B, Section 4.13, Principle Permitted Use Table, Entertainment - Amusements.

8. ADJOURN

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday May 21, 2022.

/s/ Mindi Parks
City Secretary

Citizens may watch city council meetings live on YouTube. A link to the City of Everman YouTube channel is provided on the city website at: www.evermantx.us/government/citycouncil/

Pursuant to Section 551.071, Chapter 551 of the Texas Government Code, Council reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting, to receive advice from its attorney on any posted agenda item, as permitted by Law. Additionally, Council may convene into Executive Session to discuss the following:

- A. Section 551.071 - Pending or Contemplated Litigation or to Seek Advice of the City Attorney.*
- B. Section 551.072 - Purchase, Sale, Exchange, Lease, or Value of Real Property.*
- C. Section 551.073 - Deliberation Regarding Prospective Gift.*
- D. Section 551.074 - Personnel Matters.*
- E. Section 551.087- Deliberation Regarding Economic Development Negotiations.*
- F. Section 551.089 - Deliberations Regarding Security Devices or Security Audits.*

Citizens wishing to submit written comments should e-mail the City Secretary at mparks@evermantx.net. Comments that are received at least one-hour prior to the start of the meeting will be provided to all council members.

According to the City of Everman Policy on Governance Process, individual citizen comments will be restricted to three (3) minutes unless otherwise determined by a majority vote of the Council. The mayor is responsible to enforce the time limit. Citizens may address City Council either during the Citizen Comments portion of the meeting or during deliberation of a listed agenda item. City Council is only permitted by Law to discuss items that are listed on the agenda. Citizens wishing to make comments should notify the City Secretary as soon as possible.

City Hall is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpretative services must be made 48 hours prior to the meeting. To make arrangements, call 817.293.0525 or TDD 1.800.RELAY TX, 1.800.735.2989.

**CITY OF EVERMAN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES
MONDAY MARCH 28, 2022**

There was a Regular Meeting held by the Everman Planning and Zoning Commission on Monday March 28, 2022 at 6:00pm at Everman City Hall City Council Chambers, at 212 North Race St. in Everman Texas, concerning the following agenda:

ALL PRESENT:

Chairperson	Judy Welborn
Commission Members	Brenda Edmond
	Tony Young
	Ora Hill
	Richard Irarrarez

LIAISON:

Donna Wilkerson

AUDIENCE:

City Manager Craig Spencer
City Attorney Alan Wayland (via zoom)
City Secretary Mindi Parks
Aaron Fricke

1. Meeting Called to Order:
 - a) 6:01 pm
2. Approval of Prior Minutes:
 - a.) Approved minutes from Monday April 19, 2021 Regular Meeting/CIP Workshop. Motion to approve was made by Judy Welborn. Ora Hill seconded the motion.

ALL VOTED AYE

1. Discussion Item:

Richard Irarrarez motioned to approve and recommend request from Advanced Architectural Stone to change zoning of premise at 400 Holley (Baker Addition Block 8 Lot 12) from A2 Single Family Residential to E Heavy Industrial. Tony Young seconded motion.

Craig Spencer gave background of Advanced Architectural Stone, what having their company/business in Everman means, what they've donated and how they've assisted in in support of the City.

Alex Campolo from Advanced Architectural Stone took the floor to speak to the Commission regarding the reason for and advantages of the zoning change, citing that the area is congested due to the company's growth. He stated that the lot would

be turned into parking spaces to help alleviate the street congestion due to parking. He stated that his company would be responsible for and maintenance of screening from residential structures as required by ordinance.

ALL VOTED AYE

7. Adjournment: 6:15p.m.

Judy Welborn, Chairman

Donna Wilkerson, Liaison

"NOTICE OF PUBLIC HEARING ON AMENDING THE CITY OF EVERMAN ZONING
ORDINANCE"

The Planning & Zoning Commission of the City of Everman, Texas will hold a public hearing on May 23, 2022, at 6:00 p.m., accessible online as a virtual meeting and in the Council Chambers within City Hall, 212 North Race Street, Everman, Texas for the purpose of receiving public comment on whether to approve a recommendation to the Everman City Council of a Zoning Ordinance Amendment. Specifically, Appendix B, Section 4.13, Principle Permitted Use Table, Entertainment – Amusements. Any member of the public has the right to appear at the public hearing and present evidence for or against the plan and proposed fee.

STATE OF TEXAS)
COUNTY OF TARRANT)

BEGINNING AT A 1-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LEGENDS OF HANNA RANCH, LTD TRACT, SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BELL STREET (A 50' RIGHT-OF-WAY);
THENCE SOUTH 00°18'55" EAST, WITH THE EAST LINE OF SAID LEGENDS OF HANNA RANCH TRACT, A DISTANCE OF 1,642.75 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "F5C INC TX FIRM 10193887" FOUND;
THENCE SOUTH 89°18'41" WEST, WITH THE SOUTH LINE OF SAME TRACT, A DISTANCE OF 759.86 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "F5C INC TX FIRM 10193887" FOUND ON THE EAST RIGHT-OF-WAY LINE OF ROY C. BROOKS BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY);

HANNA RANCH, PHASE 4

EXECUTED THIS DAY OF , A.D. 2022.

BY: LEGENDS OF HANNA RANCH, LTD

BY: _____
NAME: _____
TITLE: _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D. 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

LEGENDS OF HANNA RANCH, LTD.
C.C.#D220261121
O.P.R.T.C.T.

LOTS 1-11, 15-35, 12X, 13X & 14X, BLOCK 1;
 LOTS 1-21, 21X & 22X, BLOCK 2;
 LOTS 1-28, BLOCK 3; LOTS 1-28, BLOCK 4;
 LOTS 1-12 & 13X, BLOCK 5; LOTS 1-18, BLOCK 6;
 LOTS 1-24, BLOCK 7; LOTS 1-24, BLOCK 8; & LOTS
 1-15 & 16X, BLOCK 9

34.448 ACRES

SITUATED IN THE
SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO.1375
CITY OF EVERMAN, TARRANT COUNTY, TEXAS

202 RESIDENTIAL LOTS
7 (HOA)PRIVATE OPEN SPACE LOTS

OWNER/DEVELOPER:

ACADEMY DEVELOPMENT
315 FM 1187, SUITE 114
MANSFIELD, TEXAS 76063
(817)905-1960

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

3017 West 7th Street,
Suite 300

Phone 817.288.1900

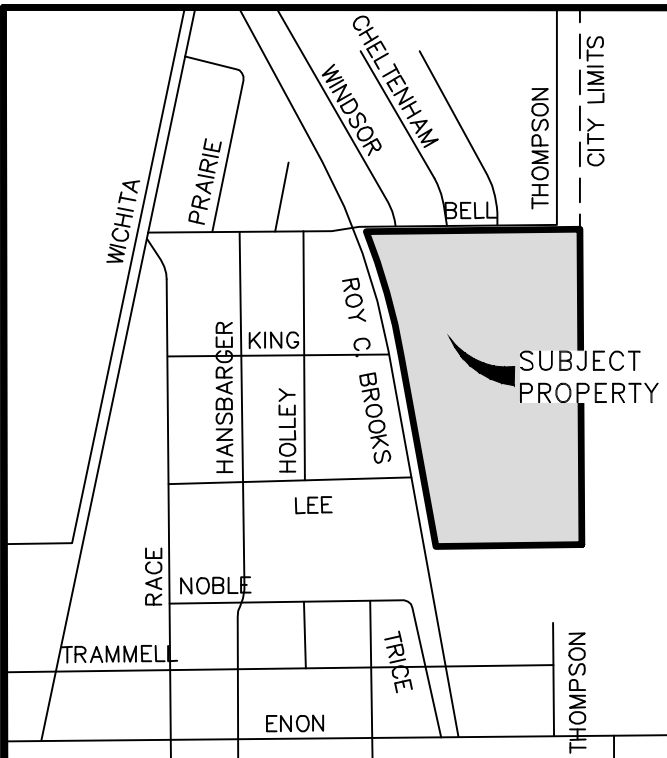
Fort Worth, Texas 76107

T.B.P.E.L.S. Firm No. 10194382

THIS PLAT FILED IN _____

MAY 2022

PHASE #4



VICINITY MA
NOT TO SCALE

NOTES

1. HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012.
2. ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYOR" UNLESS OTHERWISE NOTED.
3. ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF EVERMAN, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ANY TIME TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF THE CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
4. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE; IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A COMMUNITY DEVELOPMENT DEPARTMENT REVIEW FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
7. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
10. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
9. SUBJECT TRACT IS AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48121C0490 G, DATED APRIL 18, 2011.
10. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
11. DIRECT ACCESS FROM SINGLE-DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.

LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	202		21.221
OPEN SPACE		7	6.172
RIGHT-OF-WAY			7.055
TOTAL			34.448

LINE	BEARING	DISTANCE
L1	S00°32'19"E	25.00'
L2	N89°27'41"E	163.24'
L3	N89°27'41"E	139.35'
L4	N45°32'19"W	14.14'
L5	N44°27'41"E	14.14'
L6	S44°27'41"W	14.14'
L7	S29°57'08"W	20.00'
L8	S03°32'19"E	14.14'
L9	N82°50'51"E	44.54'
L10	N85°30'13"E	48.17'
L11	S44°27'41"W	14.14'
L12	N57°38'38"W	14.57'
L13	N32°56'26"E	13.79'
L14	N45°32'19"W	14.14'
L15	N44°27'41"E	14.14'
L16	S50°24'49"E	15.29'
L17	N39°35'11"E	80.07'
L18	N35°35'11"E	12.89'
L19	N45°32'19"W	14.14'
L20	N44°27'41"E	14.14'
L21	N45°32'19"W	14.14'
L22	S44°27'41"W	14.14'
L23	N45°32'19"W	14.14'
L24	N44°27'41"E	14.14'
L25	S45°32'19"E	14.14'
L26	N44°27'41"E	14.14'
L27	N45°32'19"W	14.14'
L28	N44°27'41"E	14.14'
L29	N45°32'19"W	14.14'
L30	S44°27'41"W	14.14'
L31	S45°32'19"E	14.14'
L32	S44°27'41"W	14.14'
L33	N45°32'19"W	14.14'
L34	N44°27'41"E	14.14'
L35	N41°10'58"W	15.18'
L36	N42°16'00"W	15.18'
L37	N45°32'19"W	14.14'
L38	S75°26'14"W	20.63'
L39	N76°29'17"W	20.60'

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE:

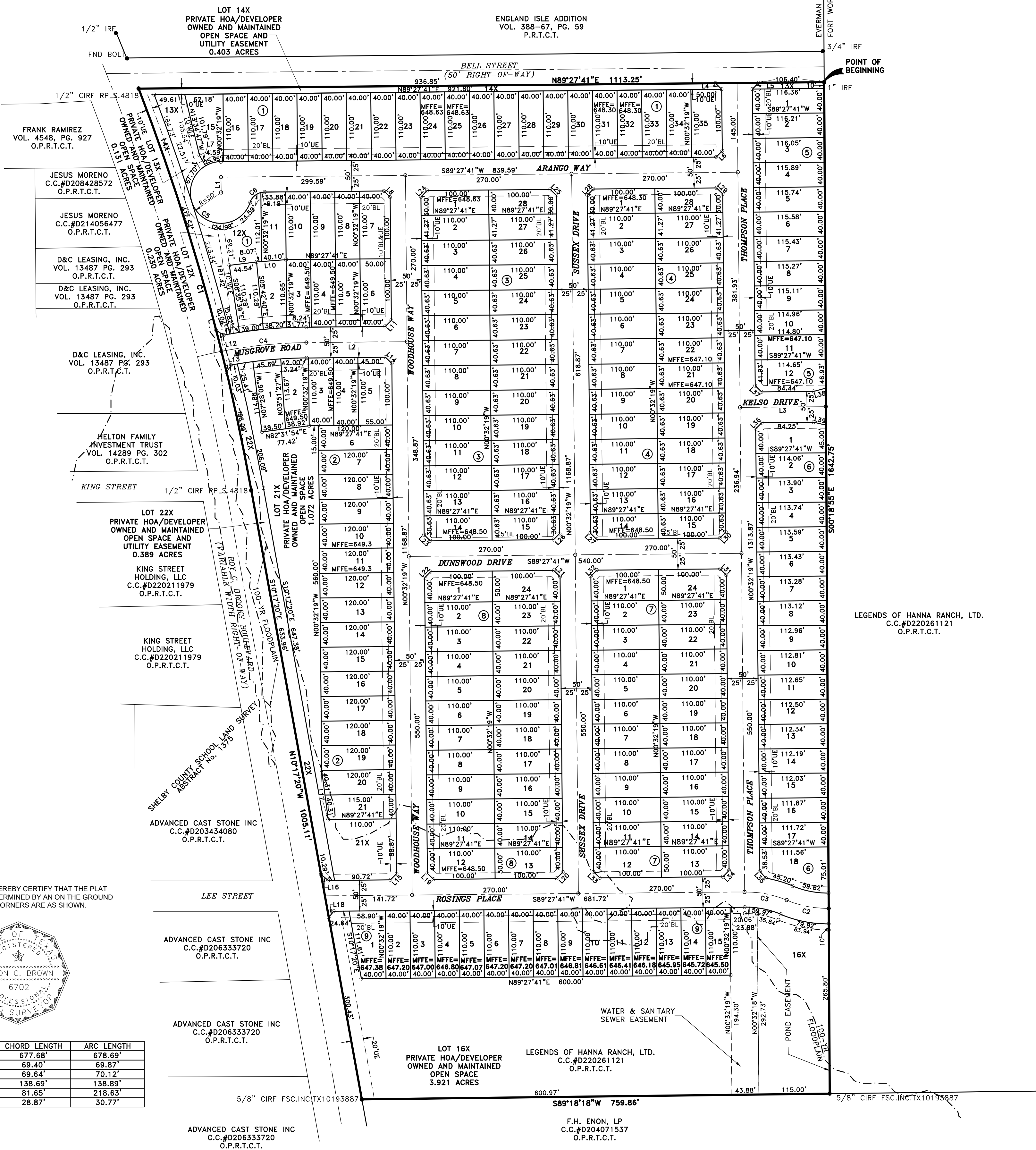
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	10°49'38"	3591.53'	N15°39'34"W	677.68'	678.69'
C2	23°10'28"	172.75'	S78°52'14"E	69.40'	69.87'
C3	23°15'19"	172.75'	S78°54'39"E	69.64'	70.12'
C4	10°36'38"	750.00'	S84°09'22"W	138.69'	138.89'
C5	25°31'44"	50.00'	S35°48'11"E	81.65'	218.63'
C6	70°37'44"	25.00'	N54°11'49"E	28.87'	30.77'

LEGEND

BL	BUILDING SETBACK LINE
UE	UTILITY EASEMENT
WLE	WATER LINE EASEMENT
C.C.#	COUNTY CLERK FILE NO.
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
MFFE	MINIMUM FINISH FLOOR ELEVATION

LOT TABULATION

BLOCK 01	32 LOTS	3 PRIVATE OPEN SPACE LOTS
BLOCK 02	21 LOTS	
BLOCK 03	28 LOTS	2 PRIVATE OPEN SPACE LOTS
BLOCK 04	28 LOTS	
BLOCK 05	12 LOTS	
BLOCK 06	18 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 07	24 LOTS	
BLOCK 08	24 LOTS	
BLOCK 09	15 LOTS	1 PRIVATE OPEN SPACE LOT



Memorandum

To: Craig Spencer
From: Greg D. Saunders, P.E.
CC: EVR 21002
Date: May 5, 2022
RE: Hanna Ranch Phase 4 Final Plat 2nd Review

Dear Mr. Spencer,

I have reviewed the final plat for the above referenced project and recommend approval.

If you have any questions or require further information, please do not hesitate to contact me.



Greg D. Saunders, P.E.

CITY OF EVERMAN

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF EVERMAN, TEXAS, THE ZONING ORDINANCE, APPENDIX B, SECTION 4.13, PRINCIPAL PERMITTED USE TABLE, ENTERTAINMENT – AMUSEMENTS, AND PROVIDING FOR FINDINGS OF FACT, AMENDMENT, REPEALER, SEVERABILITY, AN EFFECTIVE DATE, AND PROPER NOTICE.

- WHEREAS,** the City of Everman (“City”), is a home rule municipality located in Tarrant County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and its City Charter; and
- WHEREAS,** the City Council of the City of Everman, Texas (“Council”) seeks to protect the health, safety and general welfare of the public by enforcing zoning regulations; and
- WHEREAS,** the Council finds that these changes are in conformance with the City’s Comprehensive Plan; and
- WHEREAS,** pursuant to Chapter 211 of the Texas Local Government Code, the Council has authority to amend its zoning ordinances; and
- WHEREAS,** pursuant to Chapter 51 of the Texas Local Government Code, the Council has determined that the authority granted through this Ordinance is reasonable and necessary; and
- WHEREAS,** the Planning and Zoning Commission of the City of Everman, Texas held a public hearing on this amendment on _____.
- WHEREAS,** the Planning and Zoning Commission of the City of Everman, Texas recommended approval of this amendment on _____.
- WHEREAS,** the City posted notice in the newspaper on _____ regarding this amendment, which is at least fifteen (15) days before the adoption of zoning ordinance amendment; and
- WHEREAS,** the City Council of the City of Everman finds that the adoption of this ordinance serves a public purpose, and protects the health, safety, and welfare of the citizens of the City of Everman, Texas by limiting the pollution created from unnecessary idling of motor vehicles within the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
EVERMAN, TEXAS THAT:**

- 1. FINDINGS OF FACT.** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.
- 2. AMENDMENT.** Appendix B, Section 4.13, Principal Permitted Use Table, Entertainment – Amusements of the City of Everman Code of Ordinances is hereby amended and replaced so as to read in accordance with Exhibit A, which is attached hereto and incorporated into this Ordinance for all intents and purposes.
- 3. REPEALER.** All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.
- 4. SEVERABILITY.** Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.
- 5. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon passage and publication.
- 6. PROPER NOTICE & MEETING.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**PASSED & APPROVED this, the ____ day of _____ 2022, by a vote of ____ (ayes)
to ____ (nays) to ____ (abstentions) of the City Council of Everman, Texas.**

CITY OF EVERMAN:

by: _____
Ray Richardson, Mayor

ATTEST:

Mindi Parks, City Secretary

EXHIBIT A

	AG	A-1	A-2	M-1	M-2	MH	C-1	C-2	D	E
AMUSEMENT, COMMERCIAL INDOOR							P	P	P	P
AMUSEMENT, COMMERCIAL (OUTDOOR)							S	S	P	P