



# PLANNING AND ZONING COMMISSION MEETING

Monday, October 10, 2022 at 6:00 PM  
212 North Race Street Everman, TX 76140

## AGENDA

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**1. MEETING CALLED TO ORDER**

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE**

**4. CONSENT AGENDA**

**1.** Reading of minutes

May 23, 2022 Meeting

August 15, 2022 Meeting

**5. CITIZEN'S COMMENTS**

**6. DISCUSSION ITEMS**

**7. CONSIDERATION AND POSSIBLE ACTION**

- 1.** Consideration and possible action to approve request from Carter Park East LLC regarding final re-plat of all Blocks 12 and 13, 1-16, Block 14, lots 1-6, Block 15, the Forbes Addition, part of the Shelby County School Land Survey, Tract 11, Abstract 1375 in the City of Everman, Tarrant County, Texas

**8. EXECUTIVE SESSION**

**9. 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 October 7, 2022.

/s/ Mindi Parks  
City Secretary

*Citizens may watch 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/](http://www.evermantx.us/government/citycouncil/)*

*Pursuant to Section 551.071, Chapter 551 of the Texas Government Code, Boards & Commissions reserve 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, Boards & Commissions 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.

*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 Presiding Officer of the Board or Commission is responsible to enforce the time limit. Citizens may address the Board or Commission either during the Citizen Comments portion of the meeting or during deliberation of a listed agenda item. Members of the Board or Commission are 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.*



# PLANNING AND ZONING COMMISSION MEETING

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

## MINUTES

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### 1. MEETING CALLED TO ORDER

Judy Welborn called meeting to order at 6:01pm

#### PRESENT

President Judy Welborn  
Ricky Irarrarez  
Ora Hill  
Tony Young  
Brenda Edmonds

#### ABSENT

None

#### OTHERS PRESENT

Craig Spencer, City Manager  
Donna Wilkerson, Liaison  
Blake Bradley

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CONSENT AGENDA

1. March 28, 2022 - Regular Meeting Minutes

Tony Young motioned to approve March 28, 2022 Regular Meeting Minutes

### 5. CITIZEN'S COMMENTS

#### Open Public Hearing 6:03pm

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.

None

**Closed Public Hearing at 6:15pm**

**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.

Judy Welborn motioned to approve. Tony Young seconded motion.

All voted aye

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.

Tony Young motioned to approve. Ora Hill seconded motion.

All voted aye

**8. ADJOURN**

**6:49pm**



# PLANNING AND ZONING COMMISSION MEETING

Monday, August 15, 2022 at 6:00 PM  
212 North Race Street Everman, TX 76140

## MINUTES

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### 1. MEETING CALLED TO ORDER

President Judy Welborn opened Planning and Zoning meeting at 6:04pm

#### PRESENT

Judy Welborn, President

Ricky Irarrarez

Ora Hill

Tony Young

#### ABSENT

Brenda Edmond

#### OTHERS

Craig Spencer, City Manager

Mike Nicoletti, EDC

Donna Wilkerson, Liaison

Ed Cros, GC

Wanda Tomas

Sheila Wallace

Ibrahim Heshma

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CONSENT AGENDA

### 5. CITIZEN'S COMMENTS

All those signed up to speak were opposed.

Sheila Wallace - Opposed

Wanda Tomas - Opposed

Ibrahim Heshma - Opposed

## 6. DISCUSSION ITEMS

1. Public Hearing to hear citizens comments concerning Zoning Change Request - 100 & 108 N. Forest Hill Drive - AGHA Enterprises, proposed change from "A1" Single-Family Housing to "C1" Commercial.

Public Hearing opened at 6:08pm to hear citizens comments concerning Zoning Change Request - 100 & 108 N. Forest Hill Drive - AGHA Enterprises, proposed change from "A1" Single-Family Housing to "C1" Commercial. Public Hearing closed at 6:34pm. Wanda Tomas, Ibrahim Heshma and Sheila Wallace all spoke against the zoning change.

## 7. CONSIDERATION AND POSSIBLE ACTION

1. Zoning Change Request - 100 & 108 N. Forest Hill Drive - AGHA Enterprises, proposed change from "A1" Single-Family Housing to "C1" Commercial

Commission Member Young made a motion to approve recommendation to City Council for Zoning Change Request - 100 & 108 N. Forest Hill Drive - AGHA Enterprises, proposed change from "A1" Single-Family Housing to "C1" Commercial. Commission Member Irrarez seconded that motion.

3 VOTED AYE

1 VOTED NAY

MOTIONED CARRIED

## 8. EXECUTIVE SESSION

## 9. ADJOURN

President Welborn adjourn meeting at 6:42pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday August 12, 2022.

/s/ Mindi Parks  
City Secretary

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Tuesday, September 20, 2022



# City of Everman Permit Application

**Permit Number:** 4686

**Permit Type**

**Job Location** 7000 Oak Grove Road  
Fort Worth, TX, 76140

**Legal Description:** Carter Park East Land, LLC

**Lot Number:** 16

**Block:** A

## Owner Information

**Name:** Carter Park East Land, LLC

**Address Same as Above:**

**Is there a Contractor for this project:**

**Is there an Architect or Designer for this project?**

**Is there an Engineer for this project?**

**Engineer Name:** Cody Brewer

**Address** 801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, TX, 76102

**Phone Number** (817) 339-2269

**License Number:** NA

**Email** cody.brewer@kimley-horn.com

**Is there a Lender for this project?**

**Use of Building:** Industrial



**Class of Work (Select all that apply)**

New

**Job Description:**

REPLAT BLOCK 12 AND 13, LOTS 1-16, BLOCK 14, LOTS 1-6, BLOCK 15, THE FORBES ADDITION, PART OF THE SHELBY COUNTY SCHOOL LAND SURVEY, TRACT 11 - ABSTRACT NO. 1375 CITY OF EVERMAN, TARRANT COUNTY, TEXAS to LOT 16, BLOCK A, CARTER PARK EAST.

**Is there a "Change of Use" for this project:**

No

SEPERATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEADING, VENTILATION OR AIR CONDITIONING. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

**Do you agree to the terms and conditions listed above:**

Yes

**Today's Date:**

Tuesday, September 20, 2022

**Applicant Name**

Christopher Schutza

**Owner, Contractor or Authorized Representative:**





To: Donna Strickland

From: Christopher Schutzka – Kimley-Horn

CC: Cody Brewer, P.E. – Kimley-Horn  
Matt Stevens – Kimley-Horn

Date: August 24, 2022

Subject: ***Response to Comments, Review #2 – July 20, 2022  
Preliminary Plat – Carter Park East Phase II***

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Ms. Strickland:

This letter addresses comments received from the City of Everman dated July 20, 2022, regarding the above referenced preliminary plat. Our responses to the comments are as follows:

***Comment 1:*** *On the Existing Drainage Area Map sheet, the 100 year flows listed in the table do not match the circle callouts on the map.*

**Response:** 100 year flows listed in the table matches the circle callouts on the map.

***Comment 2:*** *On the proposed Drainage Area Map sheet, the 100 year flows listed in the table do not match the circle callouts on the map.*

**Response:** 100 year flows listed in the table matches the circle callouts on the map.

***Comment 3:*** *Calculate the TC for A-2. The existing drainage area map uses a TC of 10 minutes, but it looks like at least 15 minutes since it is 18.4 acres if open space.*

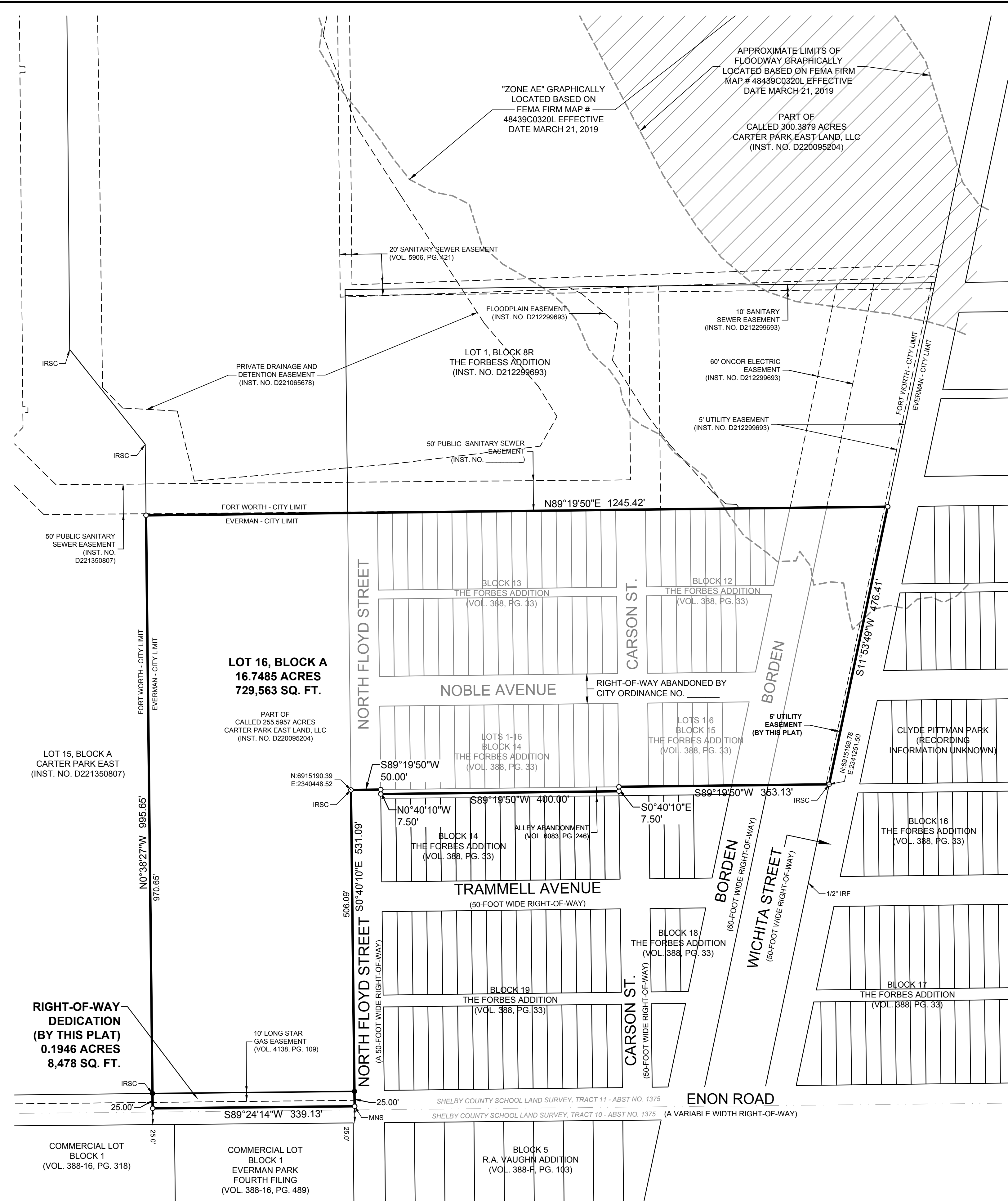
**Response:** Calculations for the TC of A-2 have been made for the existing conditions and are shown on the existing drainage area map.

***Comment 4:*** *Label the line that appears to be drainage related in the southeast part of area A-2 that goes to the area inlet.*

**Response:** The line has been labeled as a proposed swale to the area inlet.

#### **Attachments:**

Construction Document Markups Comment Responses  
Revised Carter Park East Phase II Preliminary Plat  
Preliminary Existing Drainage Area Map  
Preliminary Proposed Drainage Area Map  
Preliminary Utility Plan



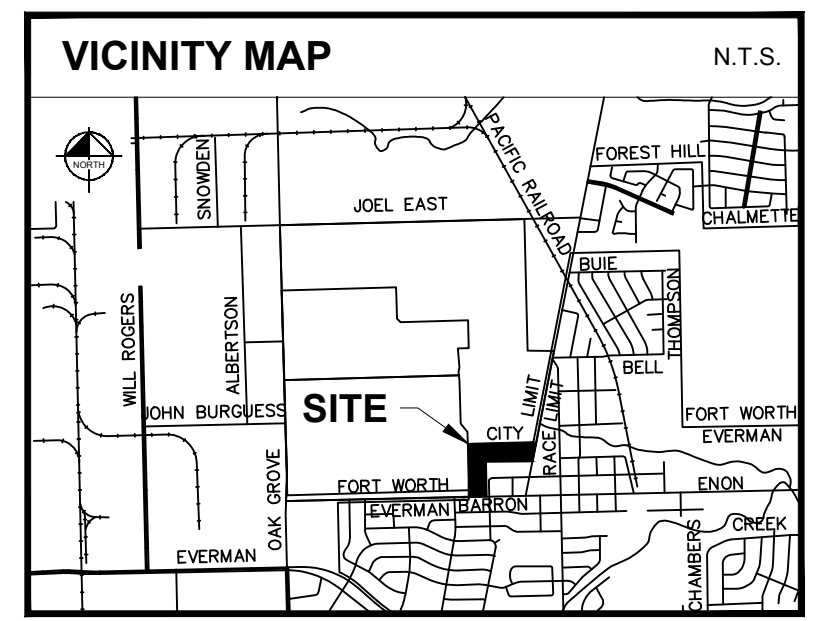
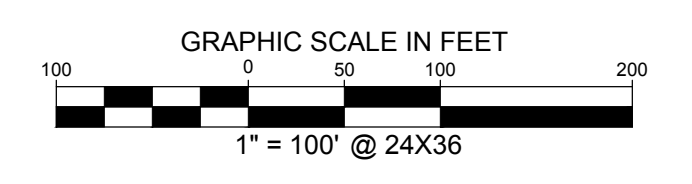
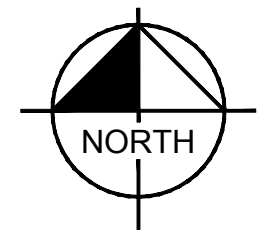
**SURVEYOR'S CERTIFICATION**

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on September 10, 2021 and that all corners are shown hereon.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael Cleo Billingsley  
Registered Professional Land Surveyor  
No. 6558



**LINE TYPE LEGEND**

—————	BOUNDARY LINE
- - - - -	EASEMENT LINE

**FLOOD STATEMENT:**

According to Map No. 48439C0320L, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**NOTES:**

The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202 with an applied combined scale factor of 1.00012.

The Planning and Zoning Commission of the City of Everman, Texas voted and affirmatively on this \_\_\_ day of \_\_\_\_\_, 2022, to approve this Preliminary Plat.

Chairman, Planning and Zoning Commission

Attest:

Secretary, Planning and Zoning Commission

**PRELIMINARY PLAT**  
**LOT 16, BLOCK A**  
**CARTER PARK EAST**  
 BEING A REPLAT OF ALL OF BLOCKS 12 AND 13,  
 LOTS 1-16, BLOCK 14, LOTS 1-6, BLOCK 15,  
 THE FORBES ADDITION, PART OF THE  
 SHELBY COUNTY SCHOOL LAND SURVEY,  
 TRACT 11 - ABSTRACT NO. 1375  
 CITY OF EVERMAN, TARRANT COUNTY, TEXAS

**Kimley»Horn**  
 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040  
 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MCB	KHA	4/27/2022	061298201	1 OF 1

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 801 CHERRY STREET, UNIT 11, # 1300  
 FORT WORTH, TEXAS 76102  
 PHONE: 817-335-6511  
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.  
 michael.billingsley@kimley-horn.com

**OWNER:**  
 CARTER PARK EAST LAND, LLC  
 1717 MCKINNEY AVENUE, SUITE 1900  
 DALLAS, TEXAS 75202  
 PHONE: 817-332-2783  
 pthompson@crowholdings.com

REF CASE NO. \_\_\_\_\_





