



COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER 145187
PAGE 1 OF 5
DATE: 5/6/2025

SUBJECT: **CONSIDER REQUEST FOR VARIANCE FROM THE TARRANT COUNTY DEVELOPMENT REGULATIONS – BELLA FLORA PHASE VIII SUBDIVISION – PRECINCT 1**

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider granting a variance from the Tarrant County Development Regulations relating to the certification of groundwater availability requirement for the Bella Flora Phase VIII subdivision located in Precinct 1.

BACKGROUND

Per TLGC 232.0032, the Tarrant County Development Regulations require that final plats comprised of subdivided lots using on-site water wells submit a certification of groundwater availability prepared by a licensed Engineer or Geoscientist. The plat applicants have requested a variance from the requirement to obtain a certification of groundwater availability referenced in the Tarrant County Development Regulations.

Lots 22 and 23, Block 27, in the current Bella Flora Phase VIII subdivision are both 1.06 acres in size.

The requested variance supports a proposed replat consisting of two (2) lots, 22R and 23R, Block 27. Lot 22R is shown as 1.02 acres in size, and Lot 23R is shown as 1.10 acres in size.

The reason for replatting the lots is to shift a section of the property line between the two lots to accommodate a driveway that is encroaching on the neighboring property.

The newly proposed plat is located within the City of Fort Worth Extra-Territorial Jurisdiction (ETJ) and has been approved and signed by the City of Fort Worth.

Apart from this variance request, the proposed plat has been reviewed by Tarrant County Transportation Services and has successfully met all other standards contained in the Tarrant County Development Regulations.

Copies of the variance requests from the applicants are attached.

A copy of the Request for Variance Approval, acknowledged by Commissioner Roderick Miles Jr., Precinct 1, is attached.

FISCAL IMPACT

SUBMITTED BY	Transportation Services	PREPARED BY:	Nicole Benoit
		APPROVED BY:	Joseph Jackson



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: 145187 DATE: 5/6/2025 PAGE 2 OF 5

There is no fiscal impact associated with this item.

State of Texas
County of Tarrant

Whereas Jeffrey & Debra Mills and Terry & Donna George, being the owners of that certain 2.124 acre tract as described in Document Numbers D22216418 and D22208703, of the Official Public Records of Tarrant County, Texas, and being all of Lots 22 and 23, Block 27, of Bella Flora, plat of said subdivision recorded under Document Number D220249571, of the Plat Records of Tarrant County, Texas, said 2.124 acre tract being more particularly described as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)

BEGINNING at a 1/2" iron rod found in the southeasterly right-of-way of Bella Italia Drive, (60 foot wide private R.O.W.) for the north corner of Lot 21, of said Block 27, being the west corner of said Lot 22 and the herein described tract:

THENCE N 47°17'19" E, with the southeasterly right-of-way of said Bella Italia Drive, at 158.10 feet pass a 1/2" capped iron rod found for the north corner of said Lot 22, the west corner of said Lot 23, in all a total distance of 302.65 feet, to a 1/2" capped iron rod found for the west corner of Lot 24, of said Block 27, being the north corner of said Lot 23 and the herein described tract:

THENCE S 42°42'41" E, 331.65 feet, to a 1/2" capped iron rod found in the northwest line of Lot 17, of said Block 27, for the south corner of said Lot 24, being the east corner of said Lot 23 and the herein described tract:

THENCE S 57°00'49" W, at 146.65 feet pass a 1/2" capped iron rod found in the northwest line of Lot 18 of said Block 27, for the south corner of said Lot 23, being the east corner of said Lot 22, in all a total distance of 307.06 feet to a 1/2" capped iron rod found in the northwest line of Lot 19 of said Block 27, for the east corner of said Lot 22, being the south corner of said Lot 22, and the herein described tract:

THENCE N 42°42'41" W, 279.79 feet, to the POINT OF BEGINNING, and containing 2.124 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Tarrant County Development and Land Use Regulations.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherford@tse.com - 817-594-0400
Project ID: AHS583-3P
Field Date: March 4, 2024
Revised Date: March 24, 2025



Now, Therefore, Know All Men By These Presents:

That Jeffrey Mills, Debra Mills, Terry George and Donna George, do(es) hereby adopt this plat designating the herein above described property as Lots 22R and 23R, Block 27, Bella Flora, an addition to Tarrant County, Texas, and do(es) hereby dedicate the easements shown thereon. All parties with an interest in the title of this property have joined in my dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth and Tarrant County, Texas.

Witness, my hand, this 23 day of march 2025.

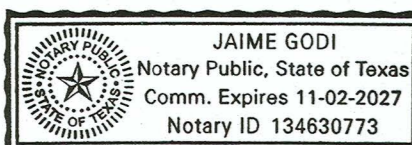
By: [Signatures of Debra Mills, Terry George, Donna George]

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jeffrey Mills, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24 day of march 2025.

[Signature of Jaime Godi]

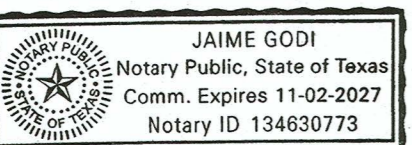


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Debra Mills, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24 day of march 2025.

[Signature of Jaime Godi]

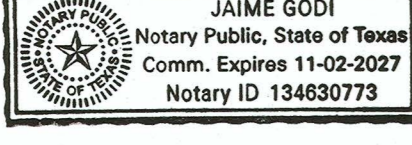


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Terry George, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 25 day of march 2025.

[Signature of Jaime Godi]

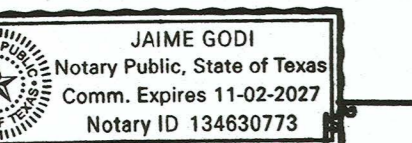


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Donna George, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 25 day of march 2025.

[Signature of Jaime Godi]

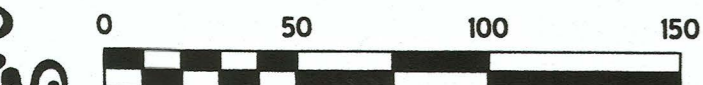


Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
weatherford@tse.com

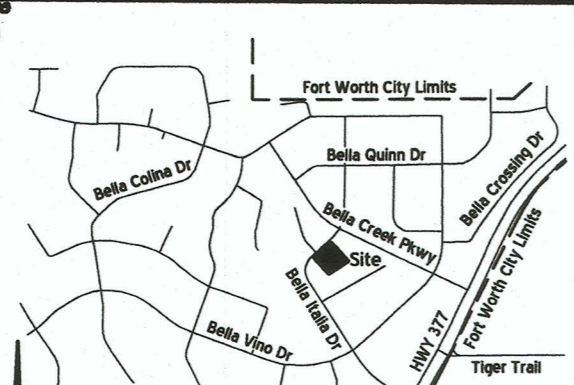
Owner(s):
Terry & Donna George
12268 Bella Italia Dr.
Fort Worth, TX 76126

Jeffery & Debra Mills
12276 Bella Italia Dr
Fort Worth, TX 76126

1" = 50'



Vicinity Map (not to scale)



RESERVED FOR
TARRANT COUNTY CLERK

This Plat Recorded in
Doc. No. _____
Date _____

Land Use Table	
Total Gross Acreage:	2.124 Acres
Number of Residential Lots:	2
Number of Non-Residential Lots:	N/A
Non-Residential Acreage:	N/A
Residential Acreage:	2.124 Acres
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Right-of-Way Dedication:	N/A

City of Fort Worth Case No. FS-24-012

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 3-27-25

[Signatures of Chairperson and Secretary]

CHAIRMAN
SECRETARY

COMMISSIONERS' COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: _____

BY: _____

CLERK OF COMMISSIONERS' COURT
 TRANSPORTATION SERVICES DEPARTMENT

Note: Construction not completed within two years of the recording date shall be subject to current County Subdivision Standards and Regulations.



LT-Thornley
3-27-25

- City of Fort Worth Notes:**
- Utility Easements:**
Any public utility, including the City of Fort Worth, 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 ways 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 all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone.
- Site Drainage Study:**
A site drainage study showing conformance with the approved roadway drainage plan, may be required before any building permit will be 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 CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works 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.
- Private Common Areas and Facilities:**
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation / clubhouse / exercise / buildings and facilities. The land owners and subsequent owners of the lots and parcels in the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.
- Construction Prohibited Over Easements:**
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
- Covenants or Restrictions are Unaltered:**
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
- Private Maintenance:**
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces, and drainage facilities, and owners agree to indemnify and save harmless the City of Fort Worth, from claims, damages, and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.
- Water and Sewer Services:**
Water to be served by private well water. Sanitary sewer is to be served by private individual disposal system.
- Tarrant County Notes:**
- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
 - Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public right-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
 - All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility. All drainage easements that are adjacent and parallel to the right-of-way of dedicated public roadways will be maintained by Tarrant County as approved by Tarrant County Transportation Services.
 - The siting and construction of water wells shall be subject to the regulations of the Northern Tarrant Groundwater Conservation District.
 - Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
 - Any existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home owners shall keep the adjacent drainage ways traversing their property clear and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
 - Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
 - Tarrant County does not enforce subdivision deed restrictions.
 - Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.
 - Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by a separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times an ingress and egress to and from upon said easements for the purpose of 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. Property owners shall maintain easements. The County can remove trees on any other improvement(s) and does not have the responsibility to replace them.
 - Tarrant County requires a minimum lot size of 1.0 acre (net) for properties that are not served by a public water system, and that will be served by private on-site sewage facilities (OSSF). For lots that are less than 1.0 acre (net) and not served by a public water system, landowners shall submit a formal request for a variance of the Tarrant County Development Regulations relating to lot size and a written authorization from Tarrant County Public Health confirming that it has no objections with the processing of the plat. The approval of this plat does not guarantee that any lot is suitable for an OSSF.
 - Tarrant County does not enforce building setbacks exceeding the minimum requirement of 25 feet.
- Surveyor's Notes:**
- Currently this tract appears to be located within the following area(s):
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
- According to Flood Insurance Rate Map (FIRM) No. 4849C0270K, dated September 25, 2009; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983 (2011) Epoch 2010.00 for the continuous U.S. Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).
 - Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- D) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).
- E) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- F) C.I.R.S. = set 1/2" capped iron rod, with plastic cap stamped "TEXAS SURVEYING INC"

Final Plat
Lots 22R and 23R, Block 27
Bella Flora
an addition to Tarrant County, Texas

Being a 2.124 acre replat of all of Lots 22 and 23, Block 27, Bella Flora, an addition to Tarrant County, Texas, according to the plat recorded in D220249571, Plat Records, Tarrant County, Texas

(also known as Bella Flora, Phase VIII)

March 2025

TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

From: [Jeff Mills](#)
To: [Nicole R. Benoit](#)
Cc: [Arianne Chaisson](#); [Debbie Mills E-Mail](#)
Subject: Jeff Mills request for variance waiver.
Date: Thursday, November 7, 2024 8:52:42 AM

You don't often get email from millsj8805@gmail.com. [Learn why this is important](#)

EXTERNAL EMAIL ALERT! Think Before You Click!

Jeff Mills
12276 Bella Italia Dr.
Fort Worth, TX 76126

To: Nicole Benoit, Tarrant County Development Coordinator
Subject: Request for Variance Waiver

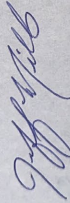
Dear Nicole,

We the homeowners of Lot 22 & 23 are in the process of re-plating our lots in order to manage an infringement of a driveway poured at Lot 23, Block 27 in Bella Crossing that encroached approximately 12" on Lot 22, Block 27. We have replatted the property line and we are trying to clear two conditions to finalize. The one condition that we must clear is "If the newly subdivided lot(s) will use on-site water wells, a certification of groundwater availability prepared by a licensed Engineer or geoscientist will need to be submitted to the Tarrant County Transportation Department prior to approval". We are requesting the variance as we are already residing in our respective homes and have our wells and septic systems in place.

We are requesting support from your office in providing a variance to bring this matter to closure.

Please call us should you have any questions,

Jeff Mills
12276 Bella Italia Drive
Fort Worth TX 76126



From: [Donna George](#)
To: [Nicole R. Benoit](#); TDGEORGE328@GMAIL.COM; achaisson@jaavahomes.com; jcraft@jaavahomes.com
Subject: Request for Variance Waiver
Date: Thursday, December 5, 2024 1:28:32 PM
Attachments: [Dear Nicole, 2.pdf](#)

You don't often get email from dlgeorge915@gmail.com. [Learn why this is important](#)

EXTERNAL EMAIL ALERT! Think Before You Click!

Hello Nicole,
I notice some obvious typo's so wanted to send a better copy.

Sincerely,
Donna L. George



TARRANT COUNTY TRANSPORTATION SERVICES

200 Taylor Street, Ste. 305 | Fort Worth, TX 76196 | 817-884-1250 | www.tarrantcountytx.gov

REQUEST FOR VARIANCE APPROVAL

PROPERTY INFORMATION

Case #: FS-24-012

Property Address: 12268 & 12276 Bella Italia Dr., Fort Worth, TX 76126 Precinct: 1

Subdivision Name: Bella Flora, Phase VIII Total Acres (net): 2.124

Proposed Use of the Property: Residential Total # of Lots Established: 2

APPLICANT INFORMATION

Property Owner/Agent (Name and Company, if applicable): Arianne Chaisson, Jaava Custom Homes (Agent)

Phone Number: 972-839-2736 Email: achaisson@jaavahomes.com

APPLICANT REQUESTS:

The attached letter from Applicant requests approval of variance from the *Tarrant County Development Regulations* requiring:

- Final Plats comprised of subdivided lots using on-site water wells, include a certification of groundwater availability prepared by a licensed Engineer or geoscientist. [TC-DRM § 2.02(C3)]
- All roadways must conform to specifications included within the Engineering Standards Manual. [TC-DRM § 4.05(A), TC-ESM § 3.04 & 3.05]

DEPARTMENT RECOMMENDATION:

The attached final plat has been reviewed by the Tarrant County Transportation Services Department (Department) and has successfully met the standards contained in the *Tarrant County Development Regulations Manual*, with the exception of the variance request(s) listed above. With approval of the variance request(s), the Tarrant County Transportation Services Department recommends the approval of the final plat.

Joseph Jackson
Tarrant County Transportation Services

04/10/2025
Date

COMMISSIONER ACKNOWLEDGEMENT

I have reviewed the attached final plat and variance request as described above. I have no objection to the Commissioners Court's or the Department's approval of the final plat and variance request.

[Signature]
Tarrant County Commissioner, Precinct 1

4/14/25
Date

Following approval of the plat application and variance request, the plat shall be filed in accordance with Section 3.03 of the County's Development Regulations Manual.

Copied: County Judge
County Administrator