

**Notice of a Meeting**  
**Dalworthington Gardens Planning and Zoning Commission**

**September 13, 2022 at 6:00 P.M.**

**City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas**

1. Call to Order
  
2. Discussion and possible action to consider a replat application from Unity Church of Arlington, being a replat of a portion of Lot 6, Block 5, generally located south of W. Mayfield Road and east of S. Bowen Road, with the approximate address being 3513 Bowen Road, Dalworthington Gardens.
  - i. Public hearing
  - ii. Discussion and possible action
  
3. Adjourn

**CERTIFICATION**

This is to certify that a copy of the **September 13, 2022** Planning and Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.cityofdwg.net](http://www.cityofdwg.net), in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: \_\_\_\_\_ TIME OF POSTING: \_\_\_\_\_ TAKEN DOWN: \_\_\_\_\_

\_\_\_\_\_  
Lola Hazel, City Administrator

## Staff Agenda Report

**Agenda Subject:** Consider approval of a replat application from Unity Church of Arlington, being a replat of a portion of Lot 6, Block 5, generally located south of W. Mayfield Road and east of S. Bowen Road, with the approximate address being 3513 Bowen Road, Dalworthington Gardens.

**Background Information:** Section 10.02.004 of the City's Code of Ordinance states no land is to be subdivided in the city except by platting in compliance with Chapter 212 of the Texas Local Government Code and city ordinance, and no building permit shall be issued for construction of improvements on any property not platted.

The Unity Church of Arlington is replatting property on Bowen Road. A portion of the property is located in the city of Arlington which has been reviewed and approved. They are now submitting an application for the portion of property located in Dalworthington Gardens.

In accordance with Section 10.02.031, the city determined the plat application to be complete on May 25, 2022. In accordance with Section 10.02.094, the plat application was then forwarded to the city engineer for review. On August 10, 2022, the city engineer conducted his third and final review of the plat, determined the plat conforms with the City's subdivision ordinance, and recommended approval of the plat.

The city has notified all property owners within 200' and included information on how to provide public comments at both the planning and zoning meeting and city council meeting.

Local Government Code, Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat satisfies all requirements of city ordinances. As such, staff recommends approval of this plat.

**Recommended Action/Motion:** Motion to approve a replat application from Unity Church of Arlington, being a replat of a portion of Lot 6, Block 5, generally located south of W. Mayfield Road and east of S. Bowen Road, with the approximate address being 3513 Bowen Road, Dalworthington Gardens.

**Attachments:** **Engineering Letter**  
**City Attorney Letter**  
**Plat Application**  
**Plat**  
**Site Plan**  
**Legal Notice**

August 10, 2022

Lola Hazel  
City Secretary  
City of Dalworthington Gardens  
2600 Roosevelt Drive  
Dalworthington Gardens, Texas

RE: Lots 3R1 & 3R2, Unity Addition Replat Third Review

Lola,  
We have reviewed the above referenced Replat according to Section 10 of the City of Dalworthington Gardens Subdivision Ordinance, and have the following comments:

1. See attached markups. **SATISFACTORILY ADDRESSED.**
2. Include date of preparation. **SATISFACTORILY ADDRESSED.**
3. Show nearest street names on the Vicinity Map. **SATISFACTORILY ADDRESSED.**
4. Please ask the City Attorney to review the dedication statement and notary statement to see if they are acceptable. I believe that what is there is a combination of what the City of Arlington requires and what Dalworthington Gardens requires.
5. New comment – I missed this on the first review, my apologies. Please add the dimensions for the newly created right-of-way/lot line along South Bowen Road. **SATISFACTORILY ADDRESSED.**

If there are any questions, don't hesitate to contact me.  
Thank You,



S. Erik Dumas, RPLS  
Director of Civil Surveying  
Topographic Land Surveyors  
TBPLS Firm Reg. No. 10042504

August 10, 2022

Lola Hazel, City Secretary  
City of Dalworthington Gardens, 2600 Roosevelt Drive  
Dalworthington Gardens, Texas  
RE: Lots 3R1 & 3R2, Unity Addition Site Plan Third Review

Lola,  
We have reviewed the above referenced Site Plan according to Section 10.02.156 Site Plan of the City of Dalworthington Gardens Subdivision Ordinance, and have the following comments:

1. See attached markups. **SATISFACTORILY ADDRESSED.**
2. Include record ownership instrument reference for Lot 3R. **SATISFACTORILY ADDRESSED.**
3. Include name of proposed addition in the title block. **SATISFACTORILY ADDRESSED.**
4. Show nearest street names on the Vicinity Map. **SATISFACTORILY ADDRESSED.**
5. Show dimensions from existing structures to nearest lot lines. **SHOW DIMENSION TO LOT LINE FROM EXISTING BUILDING THAT ENCROACHES INTO 25' SETBACK ON LOT 3R1. SATISFACTORILY ADDRESSED.**
6. Show the location, dimensions, description and flow line of existing drainage structures. **IF THERE ARE NO EXISTING DRAINAGE STRUCTURES ON OR SERVICING THE SUBJECT PROPERTY, PLEASE NOTE THAT ON THE SITE PLAN. SATISFACTORILY ADDRESSED.**
7. Show existing utilities on the tract, specifying size of lines. **NOT ADDRESSED. HOWEVER, I RECOMMEND THAT THIS BE ADDRESSED WITH ENGINEERING PLANS AT THE TIME THAT AN ACTUAL IMPROVEMENT IS PLANNED FOR THE PROPERTY.**
8. Show topography by contour lines. **SATISFACTORILY ADDRESSED.**
9. Show major proposed changes in topography. If none, please note that there are none planned. **SATISFACTORILY ADDRESSED.**
10. Show the location, dimensions, description and purpose of all proposed alleys, drainageways, parks, open spaces, other public areas, easements, streets or other rights-of-way, blocks, lots and other sites within the subdivision. **SATISFACTORILY ADDRESSED.**
11. Include data specifying the gross area of the subdivision, the proposed number of residential lots, the area of each lot, the area in residential use, the approximate area in parks, streets, and in other nonresidential uses. This can be done in a small table or other similar form. **SATISFACTORILY ADDRESSED.**
12. Indicate existing and proposed zoning. **SATISFACTORILY ADDRESSED.**
13. Show all building setback lines on all lots. **SATISFACTORILY ADDRESSED.**
14. Show the location of proposed water and sanitary sewer mains and service lines which will be required to insure adequate service and fire protection to the lots specified in such proposed tract or subdivision. **I RECOMMEND THAT THIS BE ADDRESSED WITH ENGINEERING PLANS AT THE TIME THAT AN ACTUAL IMPROVEMENT IS PLANNED FOR THE PROPERTY.**
15. New comment – I missed this on the first review, my apologies. Please add the dimensions for the newly created right-of-way/lot line along South Bowen Road. **SATISFACTORILY ADDRESSED.**

If there are any questions, don't hesitate to contact me. Thank You.



S. Erik Dumas, RPLS  
Director of Civil Surveying  
Topographic Land Surveyors  
TBPLS Firm Reg. No. 10042504

6000 WESTERN PLACE, SUITE 200  
1-30 AT BRYANT IRVIN ROAD  
FORT WORTH, TEXAS 76107  
EMAIL:TOASE@TOASE.COM

**TOASE**  
TAYLOR•OLSON•ADKINS•SRALLA•ELAM  
LLP  
ATTORNEYS & COUNSELORS

TELEPHONE: (817) 332-2580  
TOLL FREE: (800) 318-3400  
FACSIMILE: (817) 332-4740  
WEBSITE: WWW.TOASE.COM

Cara Leahy White  
[cwhite@toase.com](mailto:cwhite@toase.com)

August 23, 2022

Lola Hazel  
City Administrator  
City of Dalworthington Gardens  
2600 Roosevelt Drive  
Dalworthington Gardens, Texas 76016

Re: Proposed Replat – Unity Addition

Dear Lola,

Upon examining the proposed Replat for Unity Addition, submitted by the Unity Church of Arlington, S. Erik Dumas from Topographic, the City's engineering firm, requested a legal opinion regarding whether the proposed dedication and notary statements contained in the proposed Replat complied with the requirements outlined in the City's ordinance.

Having reviewed the language in Owner's Certificate and Owner's Dedication contained in the proposed Replat, and comparing said language to the language outlined in Appendix B of the City's Subdivision Ordinance ("Owner's Certificate – Form of Dedication for Corporation"), I conclude that the language included in the Owner's Certificate and Owner's Dedication portion of the proposed Replat, while containing more language than required by the City's Subdivision Ordinance, complies with the City's Subdivision Ordinance.

If I may offer further assistance in this matter, please let me know.

Sincerely,  
  
Cara Leahy White

CLW:dkf

# COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: [recorder@flash.net](mailto:recorder@flash.net)

Deadline for submitting legal notices is 11:00 (am) the business day before

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

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**LEGAL NOTICE**

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on September 13, 2022 at 6:00 p.m., and the Dalworthington Gardens City Council will hold a public hearing on September 15, 2022 at 7:00 p.m., both of which will be held in the Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following: A replat application from Unity Church of Arlington, being a replat of a portion of Lot 6, Block 5, generally located south of W. Mayfield Road and east of S. Bowen Road, with the approximate address being 3513 Bowen Road, Dalworthington Gardens.

8-24



PLAT Application

CITY OF DALWORTHINGTON GARDENS

2600 Roosevelt  
TEL. 817-274-7368 FAX 817-265-4401  
[www.cityofdwwg.net](http://www.cityofdwwg.net)

Replat    Amending Plat    Preliminary Plat    Final Plat

Applicant's Name:     Ryan Williams    

Address:     600 Six Flags Dr, Arlington, TX 76011    

Applicant Contact Number:     817-640-8535    

Applicant Email:     rwilliams@grahamcivil.com    

Surveyor:     Mike Peterson    

Address:     600 Six Flags Dr, Arlington, TX 76011    

I have purchased or have access to the City of Dalworthington Gardens Subdivision Ordinance which specifies requirements for plat submissions.

Yes    No

The attached submission complies with all applicable requirements of the City Subdivision Ordinance.

Yes    No

    *Ryan Williams*      
Signature

    04/21/2022      
Date

**For Office Use Only**

Fee:     750          Date Paid:     4/21/2022          Receipt #     0224909    

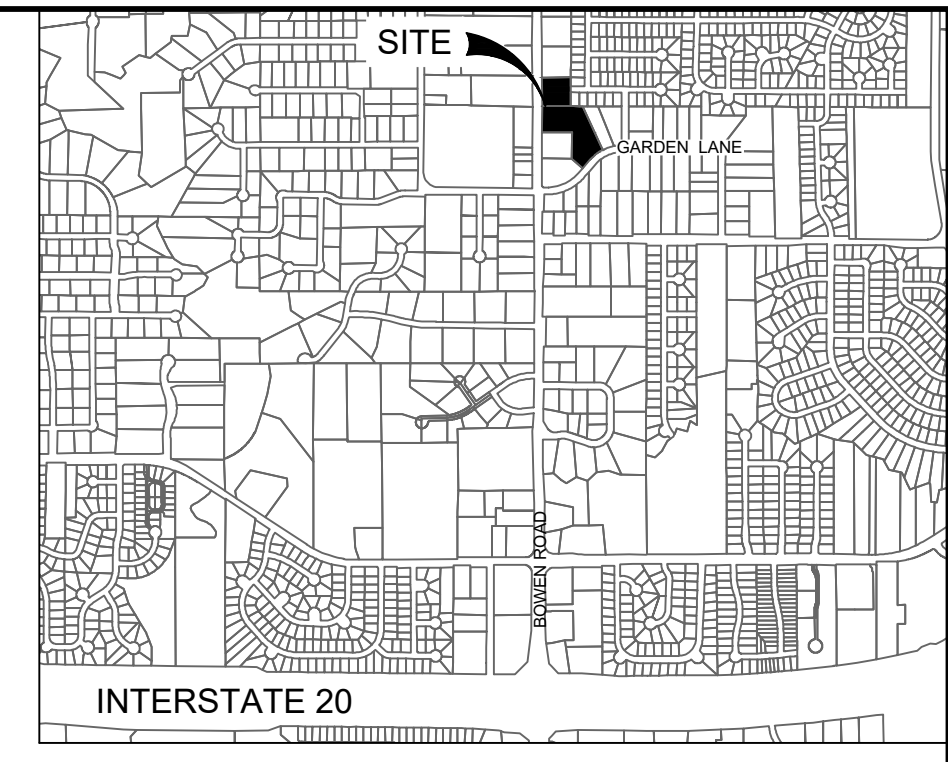
P & Z Scheduled:                           Public Hearing Published:                     

Council Scheduled:                           Public Hearing Published:                     

Pro-Rata Paid: \$                           Date:







VICINITY MAP  
(NOT TO SCALE)

GENERAL NOTES

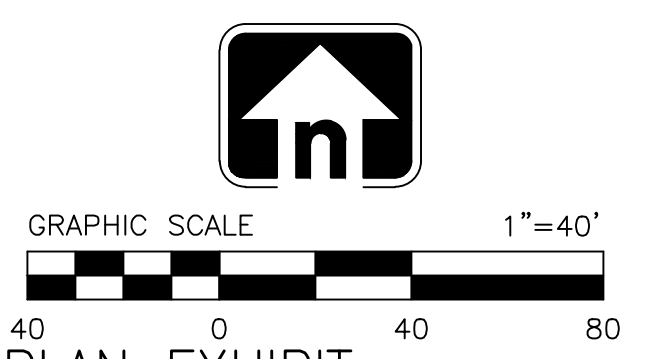
1. BASIS OF BEARING IS CITY OF ARLINGTON GPS MONUMENTATION BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (NAD-83), ADJUSTMENT REALIZATION 2011.
2. THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X, AS INDICATED ON THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE HOMELAND SECURITY ADMINISTRATION, MAP NO. 48439C0335K, MAP REVISED: SEPTEMBER 25, 2009, FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS AND MAP NO. 48439C0345K, MAP REVISED: SEPTEMBER 25, 2009, FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS.
3. ALL BUILDINGS SHOWN ARE EXISTING.
4. NO PROPOSED MAJOR CHANGES IN TOPOGRAPHY.
5. NO EXISTING DRAINAGE STRUCTURES WERE OBSERVED ON THE PROPERTY.

LEGEND

- C.R.T.C.T. COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- SIR SET 1/2 INCH IRON ROD WITH GAL CAP
- FIR FOUND 1/2 INCH IRON ROD
- VOL VOLUME
- PC PAGE
- DOC DOCUMENT

GROSS AREA TABLE	
RIGHT-OF-WAY	2,397 SF
RESIDENTIAL	
LOT 3R1	136,817 SF
LOT 3R2	59,260 SF

PARKING SUMMARY	
31 REGULAR SPACES	
2 ACCESSIBLE SPACES	
33 TOTAL SPACES	



SITE PLAN EXHIBIT  
UNITY ADDITION  
LOT 3R1 AND 3R2, BLOCK 3

4.556 ACRES (198,474 SQ.FT.)  
BEING LOT 3R, BLOCK 3, GARDEN VALLEY SUBDIVISION AS RECORDED IN CABINET B, SLIDE 2088, PLAT RECORDS, TARRANT COUNTY, TEXAS AND A PORTION OF LOT 6, BLOCK 5, DALWORTHINGTON GARDENS ADDITION AS RECORDED IN VOLUME 388-A, PAGE 105, PLAT RECORDS, TARRANT COUNTY, TEXAS  
S.S. LANE SURVEY, ABSTRACT NO. 951  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS  
CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS

July 14, 2022  
PREPARED BY



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 648-8535  
TYPE FIRM: F-1191/TBPLS FIRM: 101538-00

ENGINEERS/SURVEYORS:  
GRAHAM ASSOCIATES, INC.  
ENGINEERS & PLANNERS  
600 SIX FLAGS DR. STE. 500  
ARLINGTON, TEXAS 76011  
PHONE: 817-640-8535  
FAX: 817-633-5240

OWNER:  
UNITY CHURCH OF ARLINGTON  
3911 W MAYFIELD ROAD  
ARLINGTON, TEXAS, 76016-3119  
PHONE: (817) 229-0129  
EMAIL: scinds@att.net

