

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

**April 25, 2022 at 6:00 P.M.**

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

1. Call to Order
2. Consider approval of a preliminary plat application from Green's Produce & Plants, being all of Lot 5, Block A of Gardens Industrial Park, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as recorded under Document Number D219288085, plat records of Tarrant County, Texas, and a tract of land out of the Nathan Smith Survey, Abstract No. 1432, City of Dalworthington Gardens, Tarrant County, Texas, and located at 2811 W. Arkansas Lane and 3001 W. Arkansas Lane.
  - i. Public hearing
  - ii. Discussion and possible action
3. Consider approval of a final plat application from Green's Produce & Plants, being all of Lot 5, Block A of Gardens Industrial Park, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as recorded under Document Number D219288085, plat records of Tarrant County, Texas, and a tract of land out of the Nathan Smith Survey, Abstract No. 1432, City of Dalworthington Gardens, Tarrant County, Texas, and located at 2811 W. Arkansas Lane and 3001 W. Arkansas Lane.
  - i. Public hearing
  - ii. Discussion and possible action
4. Discussion and possible action on a change to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, to add a special exception for tattoo shops in the light industrial district.
5. Adjourn

**CERTIFICATION**

This is to certify that a copy of the **April 25, 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.cityofdwtg.net](http://www.cityofdwtg.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 preliminary plat application from Green's Produce & Plants, being all of Lot 5, Block A of Gardens Industrial Park, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as recorded under Document Number D219288085, plat records of Tarrant County, Texas, and a tract of land out of the Nathan Smith Survey, Abstract No. 1432, City of Dalworthington Gardens, Tarrant County, Texas, and located at 2811 W. Arkansas Lane and 3001 W. Arkansas Lane.

**Background Information:** Section 10.02.004 of the City's Code of Ordinance states no land is to be subdivided in the city nor any building permit shall be issued for construction of improvements on any property not platted.

Green's Produce has acquired 2811 W. Arkansas Lane and is platting it as required along with their existing property at 3001 W. Arkansas Lane.

In accordance with Section 10.02.031, the city determined the plat application to be complete on February 8, 2022. In accordance with Section 10.02.094, the plat application was then forwarded to the city engineer for review. On February 28, 2022, the city engineer conducted his 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 an application for a preliminary plat.

**Attachments:** **Engineering Letter**

**Plat**

**Legal Notice**

**200' Notice Address List**

February 28, 2022

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

RE: Lot 5R, Block A, Gardens Industrial Park Preliminary Plat Third Review

Lola,  
We have reviewed the above referenced plat and have the following comments:

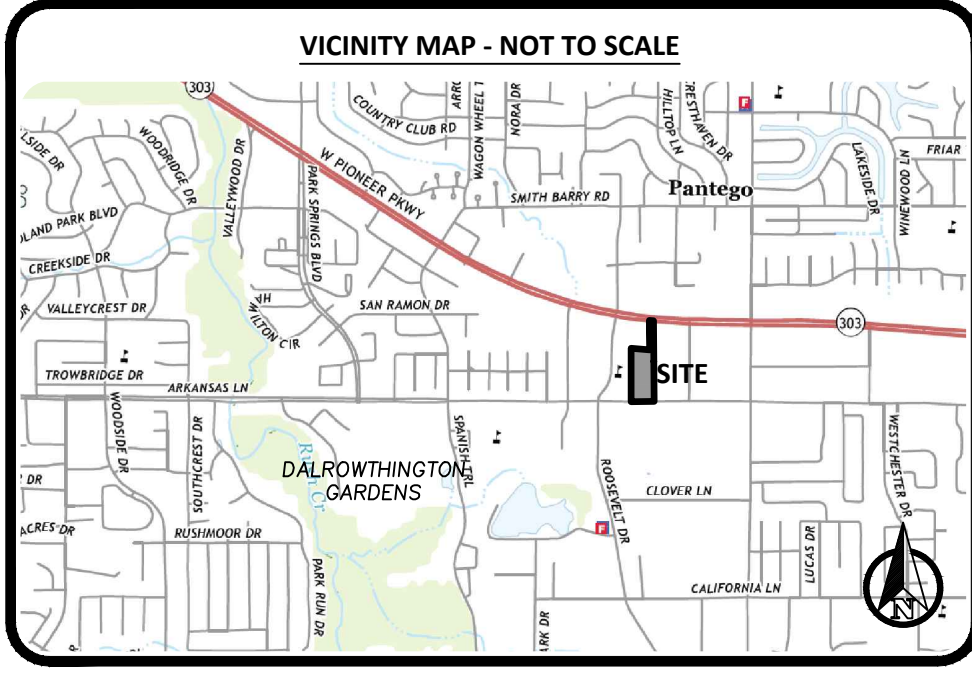
1. Show all building setback lines. **COMPLETED SATISFACTORILY**
2. Change “City Council” to “City Secretary” on the approval block. Also, “Mayor” to “City Secretary”. **COMPLETED SATISFACTORILY**
3. The description included in the deed referenced on the plat indicates that there is a curve along Pioneer Parkway instead of a tangent. It appears that possibly only the chord is labeled along that line. Please confirm that this should be a tangent or a curved line. ARC LENGTH NEEDS TO BE CORRECTED IN DESCRIPTION. **COMPLETED SATISFACTORILY**
4. Please remove the reference to the prior deed on the map as it might be confusing. THE CURRENT DEED REFERENCE THAT HAD BEEN SHOWN SHOULD BE LEFT ON THE PLAT. THE PRIOR DEED REFERENCE BEFORE THAT OF VOLUME 14651, PAGE 520 IN THE PANHANDLE IS THE ONE THAT I WAS REFERRING TO IN THIS COMMENT. **COMPLETED SATISFACTORILY**
5. In the property description, the reference to “Green’s Produce and Plants, Incorporated” should be “Green’s Produce & Plants, Incorporated” according to the deed referenced. Please confirm the correct entity name. THE FIRST REFERENCE TO THIS WAS CORRECTED BUT THERE IS A SECOND ONE FIVE SENTENCES DOWN THAT ALSO NEEDS TO BE CORRECTED. **COMPLETED SATISFACTORILY**

These comments have been addressed satisfactorily and we recommend approval.

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



APPROVED: CITY SECRETARY, CITY OF DALWORTHINGTON GARDENS

DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

**SURVEYOR'S NOTES:**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0335K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- There shall be provided at the intersections of all public streets, visibility triangles as required by section 10.02.227 of the Subdivision Ordinance of the City of Dalworthington Gardens.
- Elevations are North American Vertical Datum of 1988 (NAVD '88)
- Utilities are per observed evidence, DigTess - Ticket #217951979, and As-Built Survey of Lots 3R and 4R, Block 2 of Dalworthington Gardens, City File No. FP-945, provided by the City of Dalworthington Gardens City Secretary.

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, WE, John Thomas Baron, Jr. and Green's Produce & Plants, Incorporated, are the sole owners of a tract of land situated in the N. Smith Survey, Abstract Number 1432, County of Tarrant, Being all of Lot 5 in Block A of Gardens Industrial Park, an addition in the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded under Document Number D219288085, together with that tract of land described by deed to Green's Produce & Plants, Incorporated, as recorded under Document Number D221244195, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

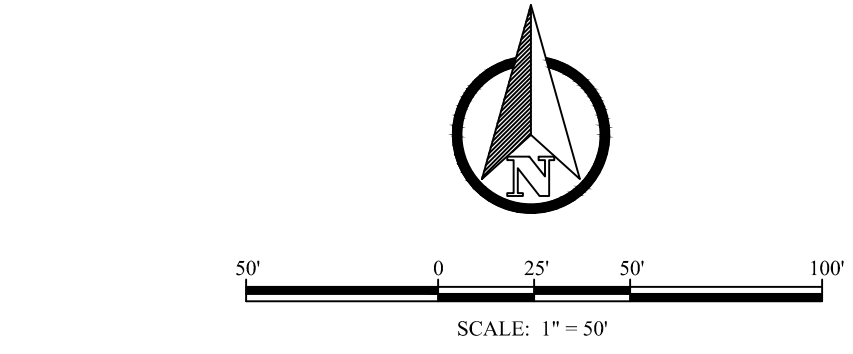
**BEGINNING** at a "V" cut in concrete found for the southwest corner of said Lot 5 and the herein described tract;

**THENCE** with the perimeter and to the corners of said Lot 5, the following calls:

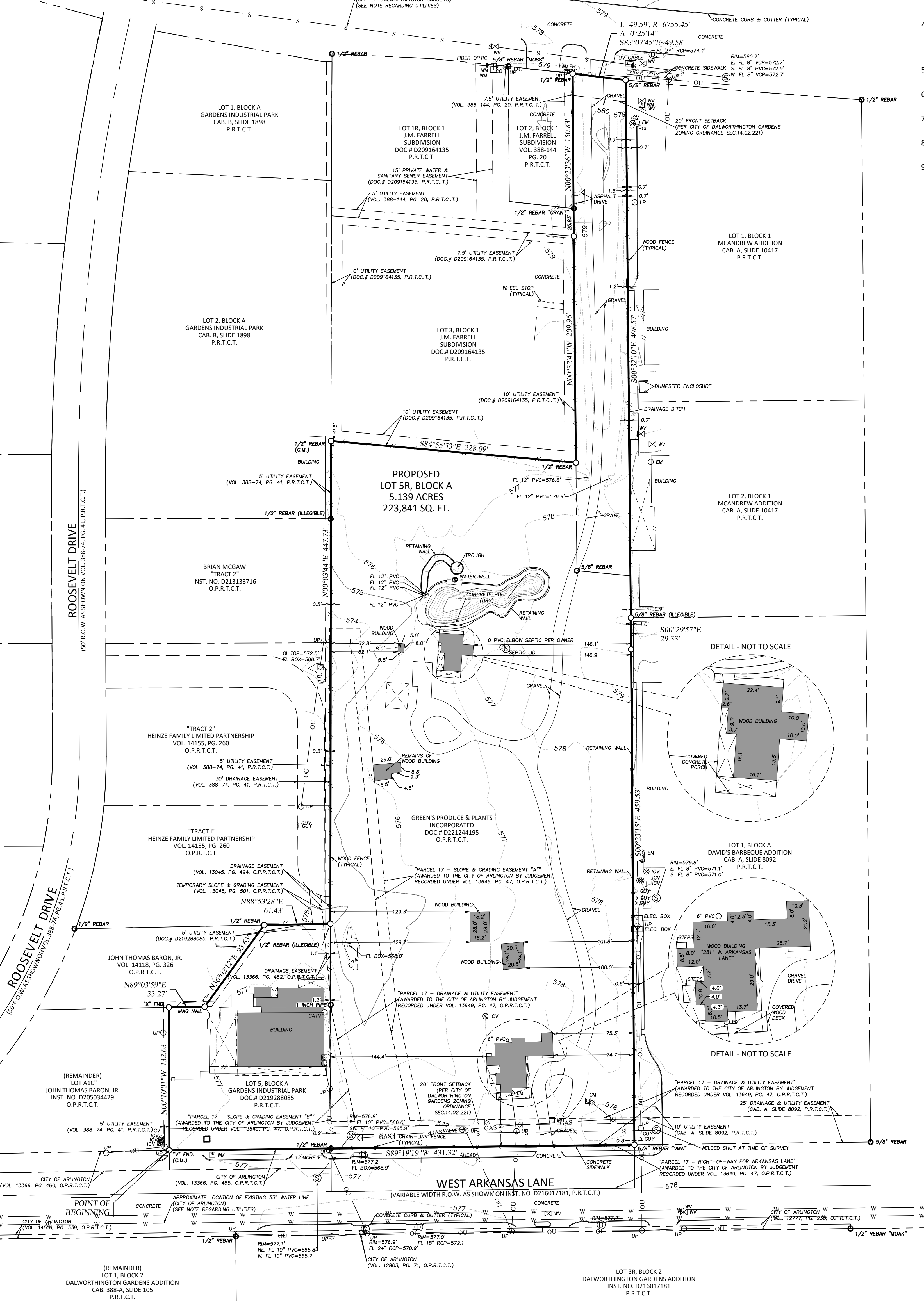
- North 00 degrees 10 minutes 01 seconds West, a distance of 132.63 feet to an "X" cut in concrete found;
- North 88 degrees 03 minutes 59 seconds East, a distance of 33.27 feet to a MAG nail found in asphalt;
- North 36 degrees 02 minutes 12 seconds East, a distance of 93.63 feet to a 1/2 inch rebar found;
- North 88 degrees 53 minutes 28 seconds East, a distance of 61.43 feet to a 1/2 inch rebar with an illegible cap found for the northeast corner of said Lot 5, same being in the west line of said Green's tract;

**THENCE** with the perimeter and to the corners of said Green's tract, the following calls:

- North 00 degrees 03 minutes 44 seconds East, a distance of 447.73 feet to a 1/2 inch rebar found;
- South 84 degrees 55 minutes 53 seconds East, a distance of 228.09 feet to a 1/2 inch rebar found;
- North 00 degrees 32 minutes 41 seconds West, a distance of 209.96 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set, (hereinafter called "capped rebar set");
- North 00 degrees 23 minutes 36 seconds West, a distance of 150.83 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve to the left, having a radius of 6,755.45 feet, with a delta angle of 00 degrees 25 minutes 14 seconds, whose chord bears South 83 degrees 07 minutes 45 seconds East, a distance of 49.58 feet;
- Along said non-tangent curve to the left, an arc length of 49.59 feet to a 5/8 inch rebar found;
- South 00 degrees 32 minutes 10 seconds East, a distance of 498.57 feet to a 5/8 inch rebar found;
- South 00 degrees 29 minutes 57 seconds East, a distance of 29.33 feet to a capped rebar set;
- South 00 degrees 23 minutes 15 seconds East, a distance of 459.53 feet to a 5/8 inch rebar with cap stamped, "VMA" found;
- South 89 degrees 19 minutes 19 seconds West, a distance of 431.32 feet, returning to the **POINT OF BEGINNING** and enclosing 5.139 acres (223,841 square feet) of land, more or less.



RM=575.1'  
E. FL 8" PVC=561.3'  
S. FL 8" PVC=561.3'  
W. FL 8" PVC=561.2'



STATE HIGHWAY SPUR 303  
(PIONEER PARKWAY)  
(VARIABLE WIDTH R.O.W.)

577 SIGN "ONE WAY" 579 SIGN "ONE WAY" 580

L=49.59', R=6755.45'  
Δ=0°25'14"  
S83°07'45"E=49.58'

RM=574.4'  
E. FL 8" PVC=572.7'  
S. FL 8" PVC=572.7'  
W. FL 8" PVC=572.7'

CONCRETE CURB & GUTTER (TYPICAL)

CONCRETE SIDEWALK

20' FRONT SETBACK  
(PER CITY OF DALWORTHINGTON GARDENS  
ZONING ORDINANCE SEC.14.02.221)

WOOD FENCE (TYPICAL)

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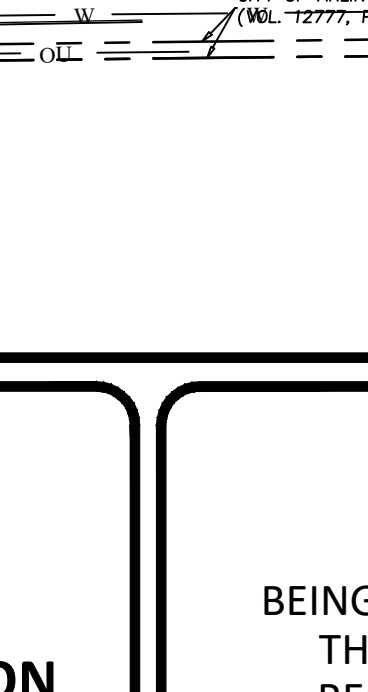
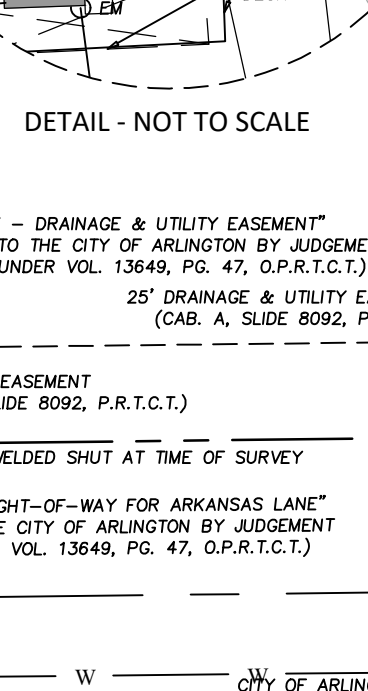
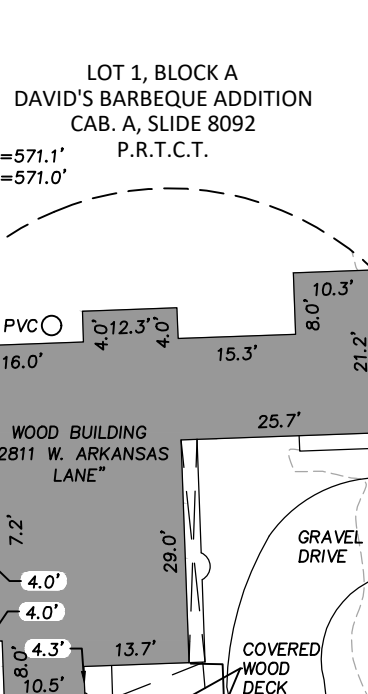
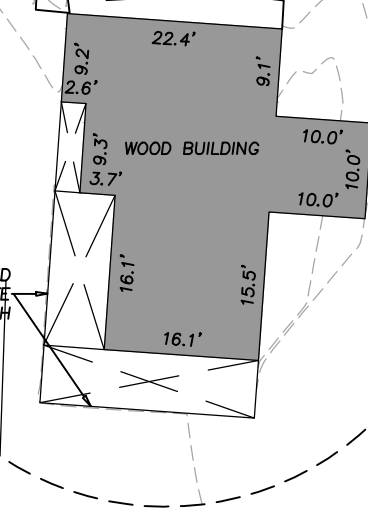
WOOD FENCE (TYPICAL)

WOOD FENCE (TYPICAL)

WOOD FENCE (TYPICAL)

WOOD FENCE (TYPICAL)

DETAIL - NOT TO SCALE



**LEGEND OF SYMBOLS**

- air conditioning unit
- irrigation control valve
- TV cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

**LEGEND OF ABBREVIATIONS**

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

**SURVEYOR**  
**BCS**  
**BARTON CHAPA SURVEYING**  
BARTON CHAPA SURVEYING, LLC  
JOHN H. BARTON, III RPLS# 6737  
5200 STATE HIGHWAY 121  
COLLEEVILLE, TX 76034  
(817) 864-1957  
JACK@BCSDFW.COM

**OWNER**  
JOHN THOMAS BARON, JR.  
8828 COUNTY ROAD 612  
MANSFIELD, TX 76063  
JOHNSON COUNTY

**OWNER**  
GREEN'S PRODUCE & PLANTS INC.  
3001 W. ARKANSAS LANE  
ARLINGTON, TX 76016  
TARRANT COUNTY

SHEET:  
**VO1**

JOB NO. 2021.900.122  
DRAWN: BCS  
CHECKED: JHB

TABLE OF REVISIONS	
DATE	SUMMARY

**DALWORTHINGTON GARDENS, TEXAS**

**PRELIMINARY PLAT**  
**GARDENS INDUSTRIAL PARK**  
LOT 5R, BLOCK A  
BEING ALL OF LOT 5, BLOCK A OF GARDENS INDUSTRIAL PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED UNDER DOCUMENT NUMBER D219288085, PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND A TRACT OF LAND OUT OF THE NATHAN SMITH SURVEY, ABSTRACT NO. 1432, CITY OF DALWORTHINGTON GARDENS TARRANT COUNTY, TEXAS, PREPARED FEBRUARY, 2022

# 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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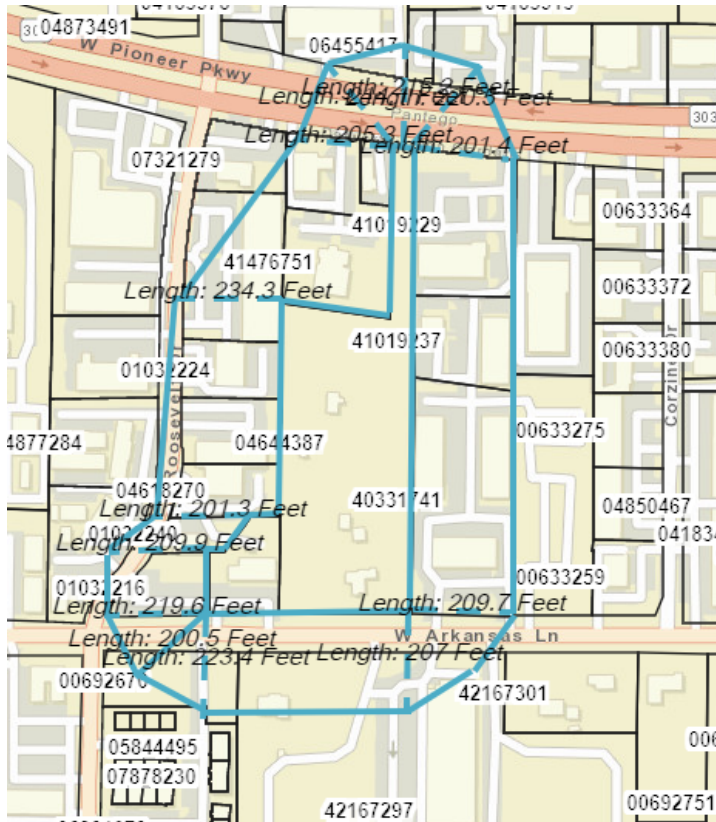
## LEGAL NOTICE

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on April 25, 2022 at 6:00 p.m., and the Dalworthington Gardens City Council will hold a public hearing on May 19, 2022 at 7:00 p.m., both of which are to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

1. Preliminary and Final Plat applications for Green's Produce & Plants, being all of Lot 5, Block A of Gardens Industrial Park, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as recorded under Document Number D219288085, plat records of Tarrant County, Texas, and a tract of land out of the Nathan Smith Survey, Abstract No. 1432, City of Dalworthington Gardens, Tarrant County, Texas, and located at 2811 W. Arkansas Lane and 3001 W. Arkansas Lane.

2. A change to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, to add a special exception for tattoo shops in the light industrial district.

4-6



04183576  
 Current Owner:  
 LRG ASSOCIATES LLC  
 PO BOX 13933  
 ARLINGTON, TX 76094

06455417  
 Current Owner:  
 MATT KING REALTY CO LLC  
 165 E BOZEMAN LN  
 FORT WORTH, TX 76108

06455409  
 Current Owner:  
 MATT KING REALTY CO LLC  
 165 E BOZEMAN LN  
 FORT WORTH, TX 76108

41019229  
 Current Owner:  
 JAMES AND KELLY D MCANDREW  
 2107 BAY COVE CT  
 ARLINGTON, TX 76013-5247

41019237  
 Current Owner:  
 JAMES F AND KELLY MCANDREW  
 2880 W PIONEER PKWY

ARLINGTON, TX 76013-5908

40331741  
 Current Owner:  
 JAMES F AND KELLY D MCANDREW  
 2880 W PIONEER PKWY  
 ARLINGTON, TX 76013-5908

04644387  
 Current Owner:  
 GREEN'S PRODUCE & PLANTS INC.  
 3001 W ARKANSAS LN  
 ARLINGTON, TX 76016

04617584  
 Current Owner:  
 KHALID YOUSIF  
 1106 LYRA LN  
 ARLINGTON, TX 76013

41476743  
 Current Owner:  
 JMONT LLC  
 2890 W PIONEER PKWY  
 ARLINGTON, TX 76013-5997

41476751

Current Owner:  
FARRELL PET RESORT LLC  
2980 W PIONEER PKWY  
ARLINGTON, TX 76013

07321279

Current Owner:  
MNS & S PROPERTY INC  
900 BEE CREEK LN  
FORT WORTH, TX 76120

07321287

Current Owner:  
CLIFF HAVEN ADULT DAY HEALTH  
2117 ROOSEVELT DR  
PANTEGO, TX 76013-5936

01032224

Current Owner:  
BRIAN MCGAW  
111 PARKCREST DR  
SOUTHLAKE, TX 76092-8478

01032208

Current Owner:  
HEINZE FAMILY LP  
2317 ROOSEVELT DR STE C  
ARLINGTON, TX 76016-5889

04618270

Current Owner:  
HEINZE FAMILY L P  
2317 ROOSEVELT DR STE C  
ARLINGTON, TX 76016-5889

01032240

Current Owner:  
JOHN THOMAS BARON JR  
3001 W ARKANSAS LN  
ARLINGTON, TX 76016-5824

42604255

Current Owner:  
JOHN THOMAS AND JEAN BARON JR  
3001 W ARKANSAS LN  
ARLINGTON, TX 76016-5824

01032216

Current Owner:  
JOHN THOMAS BARON JR  
3001 W ARKANSAS LN  
ARLINGTON, TX 76016-5824

00692670

Current Owner:  
J7 LLC  
813 S AMY LN STE 101  
HARKER HEIGHTS, TX 76548

42167297

Current Owner:  
ARLINGTON CLASSICS ACADEMY  
2800 W ARKANSAS LN  
ARLINGTON, TX 76016-5819

06391079

Current Owner:  
HERITAGE SQ CONDO OWNERS  
2317 ROOSEVELT DR  
ARLINGTON, TX 76016

04877284

Current Owner:  
TRIBROS PROPERTIES  
5 ABERNATHY RD  
LEXINGTON, MA 02420-2510

01032267

Current Owner:  
TRIBROS PROPERTIES  
5 ABERNATHY RD  
LEXINGTON, MA 02420-2510

**NOTICE OF PUBLIC HEARINGS**  
**CITY OF DALWORTHINGTON GARDENS, TEXAS**

To the property owners within 200' of 2811 W. Arkansas Lane and 3001 W. Arkansas Lane:

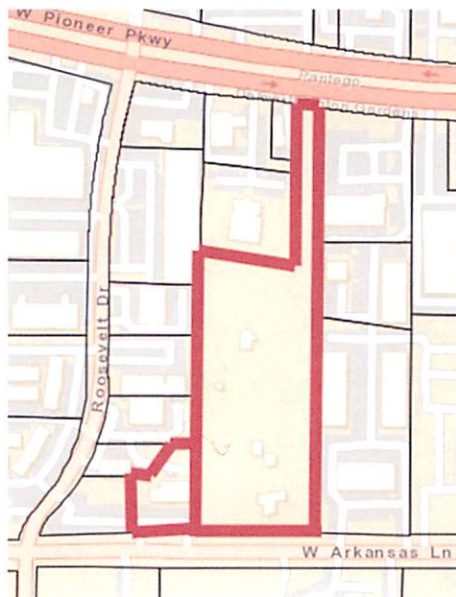
PLANNING AND ZONING HEARING DATE: April 25, 2022      HEARING TIME: 6:00 PM

CITY COUNCIL HEARING DATE: May 19, 2022      HEARING TIME: 7:00 PM

The Planning and Zoning Commission will hold a public hearing at the above noted date and time in the City Hall Council Chambers, 2600 Roosevelt Drive, and the City Council will hold a public hearing at the above noted date and time in the City Hall Council Chambers, 2600 Roosevelt Drive.

Both hearings are to consider the **preliminary and final plat applications for Green's Produce & Plants**, being all of Lot 5, Block A of Gardens Industrial Park, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as recorded under Document Number D219288085, plat records of Tarrant County, Texas, and a tract of land out of the Nathan Smith Survey, Abstract No. 1432, City of Dalworthington Gardens, Tarrant County, Texas, and located at 2811 W. Arkansas Lane and 3001 W. Arkansas Lane.

*Patli White*



This is not a summons to appear at the hearings, but if you care to attend, you will be given an opportunity to be heard. A written statement may be filed with the City Administrator's Office, which will be presented at the Planning and Zoning Commission meeting. If additional information is desired, please contact the City Administrator's Office at 682-330-7418 (closed weekends and holidays).

I AM IN FAVOR  I HAVE NO OBJECTIONS  I HAVE OBJECTIONS

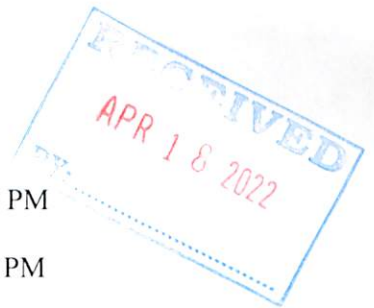
COMMENTS:  
\_\_\_\_\_

James McAndrew  
(PRINTED NAME)      *[Signature]*  
(SIGNATURE)  
2805 W ARKANSAS LN DWG TX 76013  
(ADDRESS)      (CITY, STATE, ZIP)

MAIL TO:  
CITY OF DALWORTHINGTON GARDENS  
CITY ADMINISTRATOR  
2600 ROOSEVELT DRIVE  
DALWORTHINGTON GARDENS, TX 76016  
For questions: 682-330-7418 or [lhazel@cityofdwg.net](mailto:lhazel@cityofdwg.net)  
04.25.2022 P&Z Packet Pg. 8 of 24



**NOTICE OF PUBLIC HEARINGS**  
CITY OF DALWORTHINGTON GARDENS, TEXAS



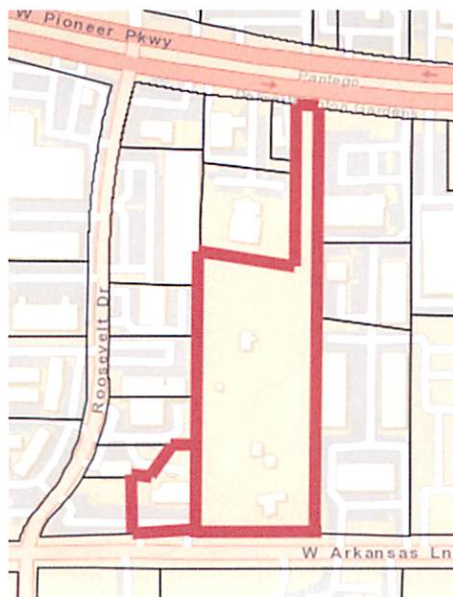
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I AM IN FAVOR  I HAVE NO OBJECTIONS  I HAVE OBJECTIONS

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_

C. Sims  
(PRINTED NAME)  
2800 W Arkansas Ln  
(ADDRESS)

[Signature]  
(SIGNATURE)  
Arlington TX 76016  
(CITY, STATE, ZIP)

MAIL TO:  
CITY OF DALWORTHINGTON GARDENS  
CITY ADMINISTRATOR  
2600 ROOSEVELT DRIVE  
DALWORTHINGTON GARDENS, TX 76016  
For questions: 682-330-7418 or [lhazel@cityofdmg.net](mailto:lhazel@cityofdmg.net)  
04.25.2022 P&Z Packet Pg. 9 of 24

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**Agenda Subject:** Consider approval of a final plat application from Green's Produce & Plants, being all of Lot 5, Block A of Gardens Industrial Park, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as recorded under Document Number D219288085, plat records of Tarrant County, Texas, and a tract of land out of the Nathan Smith Survey, Abstract No. 1432, City of Dalworthington Gardens, Tarrant County, Texas, and located at 2811 W. Arkansas Lane and 3001 W. Arkansas Lane.

**Background Information:** Section 10.02.004 of the City's Code of Ordinance states no land is to be subdivided in the city nor any building permit shall be issued for construction of improvements on any property not platted.

Green's Produce has acquired 2811 W. Arkansas Lane and is platting it as required along with their existing property at 3001 W. Arkansas Lane.

In accordance with Section 10.02.031, the city determined the plat application to be complete on February 8, 2022. In accordance with Section 10.02.094, the plat application was then forwarded to the city engineer for review. On March 24, 2022, the city engineer conducted his 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 an application for a final plat.

**Attachments:** **Engineering Letter**  
**Plat**  
**Legal Notice**  
**200' Notice Address List**

March 24, 2022

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

RE: Lot 5R, Block A, Gardens Industrial Park Final Plat Fourth Review

Lola,  
We have reviewed the above referenced plat and have the following comments:

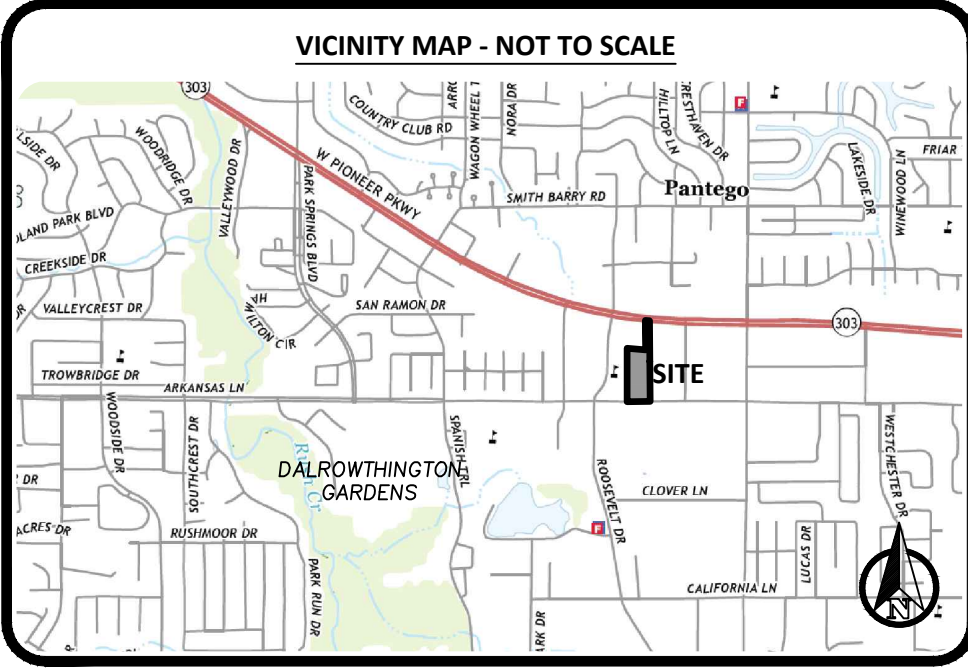
1. Please use Owner's Certificates for individuals and for corporations as appropriate for the two owners. CITY ATTORNEY TO REVIEW. NEEDS TO MATCH THE OWNER'S CERTIFICATES IN THE SUBDIVISION ORDINANCE, APPENDIX A AND APPENDIX B. **COMPLETED SATISFACTORILY.**
2. The description included in the deed referenced on the plat indicates that there is a curve along Pioneer Parkway instead of a tangent. It appears that possibly only the chord is labeled along that line. Please confirm that this should be a tangent or a curved line. ARC LENGTH NEEDS TO BE CORRECTED IN DESCRIPTION. **COMPLETED SATISFACTORILY.**
3. Please remove the reference to the prior deed on the map as it might be confusing. THE CURRENT DEED REFERENCE THAT HAD BEEN SHOWN SHOULD BE LEFT ON THE PLAT. THE PRIOR DEED REFERENCE BEFORE THAT OF VOLUME 14651, PAGE 520 IN THE PANHANDLE IS THE ONE THAT I WAS REFERRING TO IN THIS COMMENT. **COMPLETED SATISFACTORILY.**
4. In the property description, the reference to "Green's Produce and Plants, Incorporated" should be "Green's Produce & Plants, Incorporated" according to the deed referenced. Please confirm the correct entity name. THE SECOND REFERENCE TO THIS ENTITY IS CORRECTED BUT NOT THE ONE IN THE FIRST SENTENCE **COMPLETED SATISFACTORILY.**
5. The date in the Surveyor's Certificate and the date in the title block should match. Please confirm which is correct. **COMPLETED SATISFACTORILY**

These comments have been completed satisfactorily, therefore we recommend this re-plat for approval. 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



**SURVEYOR'S CERTIFICATE**

THIS is to certify that, I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; 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 made by me or under my direction and supervision.

Date of Plat/Map: **March 22, 2022**

**PRELIMINARY**

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT March 22, 2022**

John H. Barton III, RPLS# 6737

APPROVED: CITY COUNCIL, CITY OF DALWORTHINGTON GARDENS

DATE \_\_\_\_\_

MAYOR \_\_\_\_\_

**SURVEYOR'S NOTES:**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0335K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- There shall be provided at the intersections of all public streets, visibility triangles as required by section 10.02.227 of the Subdivision Ordinance of the City of Dalworthington Gardens.
- per the subdivision code of the city of dalworthington gardens 10.02.186(a2): Easements for drainage on or adjacent to lots, tracts, or reserves: "this easement shall be kept clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure."

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, WE, John Thomas Baron, Jr. and Green's Produce & Plants, Incorporated, acting by and through the undersigned, its duly authorized officer, are the sole owners of a tract of land situated in the N. Smith Survey, Abstract Number 1432, County of Tarrant, Being all of Lot 5 in Block A of Gardens Industrial Park, an addition in the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded under Document Number D219288085, together with that tract of land described by deed to Green's Produce & Plants, Incorporated, as recorded under Document Number D21244195, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

- BEGINNING** at a "V" cut in concrete found for the southwest corner of said Lot 5 and the herein described tract;
- THENCE** with the perimeter and to the corners of said Lot 5, the following calls:
- North 00 degrees 10 minutes 01 seconds West, a distance of 132.63 feet to an "X" cut in concrete found;
  - North 89 degrees 03 minutes 59 seconds East, a distance of 33.27 feet to a MAG nail found in asphalt;
  - North 36 degrees 02 minutes 12 seconds East, a distance of 93.63 feet to a 1/2 inch rebar found;
  - North 88 degrees 53 minutes 28 seconds East, a distance of 61.43 feet to a 1/2 inch rebar with an illegible cap found for the northeast corner of said Lot 5, same being in the west line of said Green's tract;

- THENCE** with the perimeter and to the corners of said Green's tract, the following calls:
- North 00 degrees 03 minutes 44 seconds East, a distance of 447.73 feet to a 1/2 inch rebar found;
  - South 84 degrees 55 minutes 53 seconds East, a distance of 228.09 feet to a 1/2 inch rebar found;
  - North 00 degrees 32 minutes 41 seconds West, a distance of 209.96 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set, (hereinafter called "capped rebar set");
  - North 00 degrees 23 minutes 36 seconds West, a distance of 150.83 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve to the left, having a radius of 6,755.45 feet, with a delta angle of 00 degrees 25 minutes 14 seconds, whose chord bears South 83 degrees 07 minutes 45 seconds East, a distance of 49.58 feet;
  - Along said non-tangent curve to the left, an arc length of 49.58 feet to a 5/8 inch rebar found;
  - South 00 degrees 32 minutes 10 seconds East, a distance of 498.57 feet to a 5/8 inch rebar found;
  - South 00 degrees 29 minutes 57 seconds East, a distance of 29.33 feet to a capped rebar set;
  - South 00 degrees 23 minutes 15 seconds East, a distance of 459.53 feet to a 5/8 inch rebar with cap stamped, "VMA" found;
  - South 89 degrees 19 minutes 19 seconds West, a distance of 431.32 feet, returning to the **POINT OF BEGINNING** and enclosing 5.139 acres (223,841 square feet) of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT, I, **JOHN THOMAS BARON, JR.**, am the sole owner do hereby adopt this plat designating the hereinabove-described property as **LOT 5R, BLOCK A, GARDENS INDUSTRIAL PARK**, an addition to the City of Dalworthington Gardens, Texas, and I do hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

BY: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, 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/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT, **GREEN'S PRODUCE & PLANTS, INCORPORATED**, by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove-described property as **LOT 5R, BLOCK A, GARDENS INDUSTRIAL PARK**, an addition to the City of Dalworthington Gardens, Texas, and I do hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Name of Corporation  
BY: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, 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/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

**DEED RESTRICTION CERTIFICATION STATEMENT**

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

BY: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, 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/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

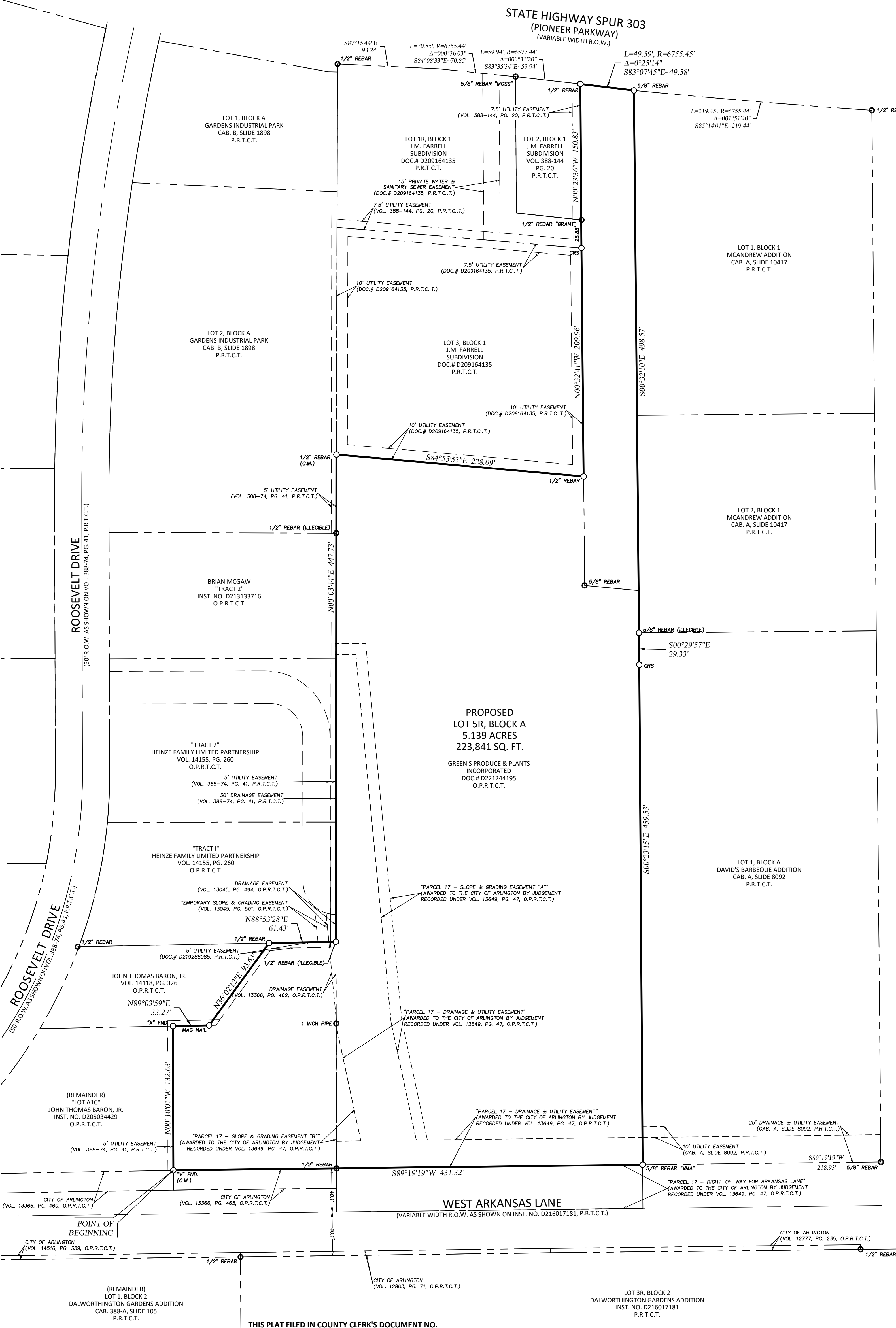
BY: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, 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/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

LEGEND OF ABBREVIATIONS	
• D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
• P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
• O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
• C.M.	DOCUMENT NUMBER
• C.D.#	CONTROLLING MONUMENT
• SQ. FT.	SQUARE FEET
• ROW	RIGHT OF WAY
• CRS	CAPPED REBAR SET



**SURVEYOR**  
**BCS**  
**BARTON CHAPA SURVEYING**  
BARTON CHAPA SURVEYING, LLC  
JOHN H. BARTON, III RPLS# 6737  
5200 STATE HIGHWAY 121  
COLLEEVILLE, TX 76034  
(817) 864-1957  
JACK@BCSDFW.COM

OWNER  
JOHN THOMAS BARON, JR.  
8828 COUNTY ROAD 612  
MANSFIELD, TX 76063  
JOHNSON COUNTY

OWNER  
GREEN'S PRODUCE & PLANTS  
INCORPORATED  
3001 W. ARKANSAS LANE  
ARLINGTON, TX 76016  
TARRANT COUNTY

SHEET:  
**VO1**

JOB NO. 2021.900.122  
DRAWN: BCS  
CHECKED: JHB

TABLE OF REVISIONS	
DATE	SUMMARY

**DALWORTHINGTON GARDENS, TEXAS**

**FINAL PLAT**  
**GARDENS INDUSTRIAL PARK**  
LOT 5R, BLOCK A  
BEING ALL OF LOT 5, BLOCK A OF GARDENS INDUSTRIAL PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED UNDER DOCUMENT NUMBER D219288085, PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND A TRACT OF LAND OUT OF THE NATHAN SMITH SURVEY, ABSTRACT NO. 1432, CITY OF DALWORTHINGTON GARDENS TARRANT COUNTY, TEXAS, PREPARED FEBRUARY, 2022

**NOTICE OF PUBLIC HEARINGS**  
**CITY OF DALWORTHINGTON GARDENS, TEXAS**

To the property owners within 200' of 2811 W. Arkansas Lane and 3001 W. Arkansas Lane:

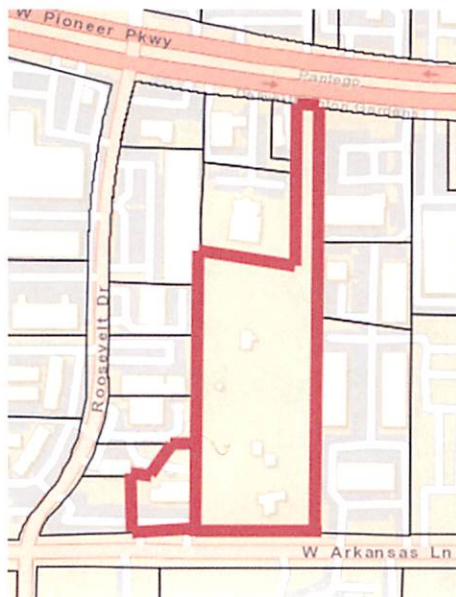
PLANNING AND ZONING HEARING DATE: April 25, 2022      HEARING TIME: 6:00 PM

CITY COUNCIL HEARING DATE: May 19, 2022      HEARING TIME: 7:00 PM

The Planning and Zoning Commission will hold a public hearing at the above noted date and time in the City Hall Council Chambers, 2600 Roosevelt Drive, and the City Council will hold a public hearing at the above noted date and time in the City Hall Council Chambers, 2600 Roosevelt Drive.

Both hearings are to consider the **preliminary and final plat applications for Green's Produce & Plants**, being all of Lot 5, Block A of Gardens Industrial Park, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as recorded under Document Number D219288085, plat records of Tarrant County, Texas, and a tract of land out of the Nathan Smith Survey, Abstract No. 1432, City of Dalworthington Gardens, Tarrant County, Texas, and located at 2811 W. Arkansas Lane and 3001 W. Arkansas Lane.

*Patli White*



This is not a summons to appear at the hearings, but if you care to attend, you will be given an opportunity to be heard. A written statement may be filed with the City Administrator's Office, which will be presented at the Planning and Zoning Commission meeting. If additional information is desired, please contact the City Administrator's Office at 682-330-7418 (closed weekends and holidays).

I AM IN FAVOR  I HAVE NO OBJECTIONS  I HAVE OBJECTIONS

COMMENTS:  
\_\_\_\_\_

James McAndrew  
(PRINTED NAME)      *[Signature]*  
(SIGNATURE)  
2805 W ARKANSAS LN DWG TX 76013  
(ADDRESS)      (CITY, STATE, ZIP)

MAIL TO:  
CITY OF DALWORTHINGTON GARDENS  
CITY ADMINISTRATOR  
2600 ROOSEVELT DRIVE  
DALWORTHINGTON GARDENS, TX 76016  
For questions: 682-330-7418 or [lhazel@cityofdwg.net](mailto:lhazel@cityofdwg.net)  
04.25.2022 P&Z Packet Pg. 13 of 24

**NOTICE OF PUBLIC HEARINGS**  
**CITY OF DALWORTHINGTON GARDENS, TEXAS**



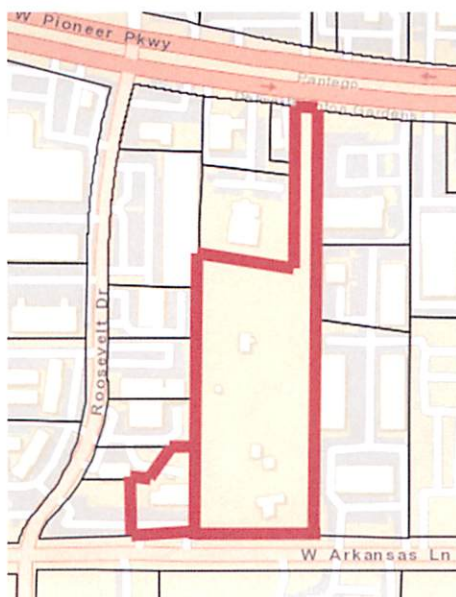
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I AM IN FAVOR  I HAVE NO OBJECTIONS  I HAVE OBJECTIONS

COMMENTS:

---

---

C. Sims  
(PRINTED NAME)  
2800 W Arkansas Ln  
(ADDRESS)

[Signature]  
(SIGNATURE)  
Arlington TX 76016  
(CITY, STATE, ZIP)

MAIL TO:  
CITY OF DALWORTHINGTON GARDENS  
CITY ADMINISTRATOR  
2600 ROOSEVELT DRIVE  
DALWORTHINGTON GARDENS, TX 76016  
For questions: 682-330-7418 or [lhazel@cityofdmg.net](mailto:lhazel@cityofdmg.net)  
04.25.2022 P&Z Packet Pg. 14 of 24

## Staff Agenda Report

**Agenda Subject:** Discussion and possible action on a change to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, to add a special exception for tattoo shops in the light industrial district.

**Background Information:** Tattoo shop is currently not an allowed use in any zoning district in city ordinances. At the city attorney's recommendation, this use is being added into ordinances. Suggested practice is to allow all uses somewhere in ordinances and not completely prohibit a given use. With that in mind, staff is providing a proposal to add the use as a special exception in the light industrial district. However, there are a multitude of options the Commission could choose. The Commission could allow the use as a special exception in all district but limit the distance to churches and schools. The Commission could also allow the use outright in a commercial zoning district, which would mean an applicant could apply for a certificate of occupancy without having to go through the special exception process.

A screen shot of the zoning map is being provided to show the property zoned as light industrial in the city. Also, a list is being provided showing a description of typical uses found in each zoning district so the Commission may assess if another option is better suited for this use.

**Recommended Action/Motion:** Motion to provide a recommendation to City council on how to allow tattoo shops in the city's ordinances.

**Attachments:** Proposed Ordinance Change

**Sec. 14.02.092 Defined terms**

Tattoo shop. An establishment whose services include tattooing and/or body piercing. Tattooing shall mean the placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. Body piercing shall mean the creation of an opening in an individual's body to insert jewelry or another decoration.

**Division 8. Special Exceptions and Other Permits**

**Sec. 14.02.321 Special exceptions**

(a) Purpose. Certain uses are classified as special exceptions, and may be permitted in designated districts when specifically authorized by this division after approval by the board. Such exceptions may be granted in order that the city may develop in accordance with the intent and purpose of this article, that land may be fully utilized for a lawful purpose, and that substantial justice may be done.

(b) Criteria for granting a special exception. In reaching a decision on any application for a special exception, the board shall determine:

- (1) That the requested exception will establish only those uses permitted under this division;
- (2) That the location of proposed activities and improvements are clearly defined on a site plan filed by the applicant; and
- (3) That the exception will be wholly compatible with the use and permitted development of adjacent properties, either as filed or subject to such requirements as the board may find necessary to protect and maintain the stability of adjacent properties.

(c) Authorized special exceptions. The following uses may be allowed as special exceptions in the districts specified, subject to full and complete compliance with all conditions herein provided, together with such other conditions as the board may impose. The conduct of any of the uses described in this subsection (c) shall be illegal in the city unless on property bearing a valid special exception therefor issued in accordance with the terms of this division.

Special Exception

District Requiring  
Board Approval

- (1) Construction field office and storage yard (other than on jobsite). All districts

Conditions: Temporary, for time fixed by the board.

- (2) Amusement or entertainment, commercial commercial [sic], B-2 - LI indoor or outdoor.



- (3) Child care facilities. MF - LI
- (4) Residential recreation facilities. SF - MF
- (5) Parking, under division 9 conditions. All districts
- (6) Development sign of more than one year duration. SF - MF
- (7) Screening devices, over height or in required front yard. All districts

(2005 Code, sec. 17.8.01)

- (8) Except for brewpubs and wineries, service of alcoholic beverages for on-premises consumption; for brewpubs and wineries, service of alcoholic beverages for on-premises and off-premises consumption may be permitted B-2 - LI

(Ordinance 2019-05, sec. 6, adopted 7/18/19)

- (9) Light industrial or manufacturing uses, other than storage, to be conducted outside buildings. LI
- (10) Real estate sales office: A temporary real estate sales office. SF - MF
- (11) Retail gasoline service stations, pumps and facilities, storage tanks underground. B-3 - LI
- (12) A private stable under the following conditions: SF
  - (A) The use must be one that would in all respects qualify as an incidental use under the terms of [section 14.02.172\(6\)](#) of this article if located on the same property as a primary residential use;
  - (B) The property on which the use is to be conducted must be adjacent to or within 500 feet of the primary residence to which it would be incidental if located on the same property;

- (C) The owner of the primary residence and the private stable must be the same; and
- (D) The private stable shall not be used for commercial purposes.

This special exception may be revoked by the board upon notice and after hearing in the event of a violation of any of the conditions described above.

- (13) Private school. B-2 - LI
- (14) Motor vehicle sales. LI
- (15) Retail specialty and novelty establishment. B-3 - LI

Definitions: For the purpose of this subsection:

- (A) "Retail specialty and novelty establishment" is a place of business which derives more than 50% of its monthly revenues from the retail sale of specialty and novelty items.
- (B) "Specialty and novelty items" means any of the following:
  - (i) Drug paraphernalia, as that term is defined in 481.002 of the Texas Health and Safety Code;
  - (ii) Wearing apparel containing obscene pictures or words, such as T-shirts, belt buckles, jewelry or any other wearing apparel;
  - (iii) Salves, ointments, gels, creams, jellies, lotions and oils advertised and designed as a sexual stimulus;
  - (iv) Magazines, books, records, videocassettes, pictures, drawings and other similar material depicting and

describing sexual conduct in a manner that is designed for adult use and consumption;

(v) Incense.

(16) Billiard table establishment. B-3 - LI

Definitions: For the purposes of this subsection:

(A) "Billiard table establishment" means any business containing a billiard table for commercial use and not merely for sale.

(B) "Billiard table" means a table surrounded by a ledge or cushion with or without pockets on which balls are impelled by a stick or cue, but not including a coin-operated billiard table.

(17) Skill or pleasure coin-operated machines, commercial use of eight (8) or more per occupancy. B-3 - LI

Definitions: For the purposes of this subsection, the term "skill or pleasure coin-operated machine" shall have the meaning ascribed thereto by article 8801, V.T.C.S. [V.T.C.A., Occupations Code, chapter 2153]

(18) Sexually oriented business. LI

Definition: For the purpose of this subsection, "Sexually oriented business" shall have the meaning ascribed thereto by chapter 243 of the Texas Local Government Code.

Condition: No such use may be permitted at a location within one thousand (1,000) feet of a church, school, public park, boundary of a residential district or property line of a lot devoted to residential use.

(19) Motor vehicle parking, commercial. B-3 - LI

- (20) Long-term personal care facility. SF - MF

Definition: For the purposes of this subsection, a “long-term personal care facility” is a residence used as an assisted living residence for not more than four (4) unrelated persons.

Conditions: No such use shall be permitted unless:

- (A) The State of Texas has issued a license for the location under chapter 142 of the Texas Health and Safety Code; and
- (B) The owner of the facility resides in the residence.

The special exception shall continue for so long as a valid state license, as described in subsection (A), shall be in effect, unless the special exception should otherwise be terminated for violation of its terms or applicable laws.

- (21) Schools, clubs or centers for gymnastics, exercise or physical fitness. B-1 - B-2

Condition: The use shall comply with all regulatory provisions of the district in which it is located.

(2005 Code, sec. 17.8.01)

- (22) Mobile food establishment. B-2 and B-3

(Ordinance 2018-01, sec. 6, adopted 2/15/18)

- (23) HUD-code manufactured home as primary dwelling MF

(Ordinance 2018-05, sec. 4, adopted 3/27/18)

- (24) Credit access business under the following conditions: L-I

(A) No such use may be permitted at a location within one thousand (1,000) feet of a school, designated place of worship,

public park, boundary of a residential district, or property line of a lot devoted to residential use.

(25) Tattoo shop

L-1

(Ordinance 2020-12 adopted 12/17/20)

(d) Application for special exception.

(1) Qualification of applicant. Application for a special exception may be made by the owner of, or other person having a contractual or possessory interest in, the subject property. Any application filed by a person who is not the owner of the property for which the special exception is sought shall be accompanied by evidence of the consent of the owner.

(2) Contents of application. An application for a special exception shall be filed with the zoning administrator. The application shall contain the following information as well as such additional information as may be prescribed by rule of or reasonably requested by the commission or the zoning administrator:

- (A) The applicant's name, address and interest in the subject property;
- (B) The owner's name and address, if different from that of the applicant, and the owner's signed consent to the filing of the application;
- (C) The street address and legal description of the property;
- (D) The zoning classification and present use of the subject property;
- (E) A description of the proposed special exception;
- (F) A site plan sketch, showing the location of the use on the property;
- (G) A statement as to why the proposed special exception will not cause substantial injury to the value, use or enjoyment of other property in the neighborhood;
- (H) A statement as to how the proposed special exception is to be designed, arranged and operated in order to ensure that development and use of neighboring property in accordance with the applicable district regulations will not be prevented or made unlikely, and that the value, use and reasonable enjoyment of such property will not be impaired or adversely affected; and
- (I) An identification of any potentially adverse effects that may be associated with the proposed special exception and the means proposed by the applicant to avoid, minimize or mitigate such effects.

(3) Processing of application. Upon receipt of an application for a special exception, it shall be referred to the commission for investigation as to the manner in which the proposed character and location of the special exception will affect the master plan of the city. The commission shall report the results of its study to the board, and thereafter the board may, after public notice and hearing, grant the permit, including the imposition of conditions of use which the board may deem essential to insure that the special exception is consistent with the spirit, purpose and intent of this article, will not substantially and permanently injure the appropriate use of neighboring property, and will substantially serve the public convenience and welfare.

(2005 Code, sec. 17.8.01)

**Sec. 14.02.042 Purposes of districts**

**[residential districts omitted from list]**

(d) “B-1” business district. This district is designed for limited, low-intensity offices, financial institutions and governmental buildings and facilities not involving retail trade, located in close proximity to and compatible with residential uses. The regulations of this district require a high standard of development in order to protect and provide an orderly transition from more restrictive adjacent districts.

(e) “B-2” business district. This district is provided to accommodate convenience retail sales and personal service activities as well as limited general business activities. The district regulations are designed for the types of commercial uses which do not typically generate high volumes of vehicular traffic. Nevertheless, it is not anticipated that development of land in this district will take place other than at or near the intersection of major thoroughfares.

(f) “B-3” business district. This district is intended to accommodate general business uses, offices, banking, governmental, utility and institutional business services, community shopping centers and some automobile-related uses, primarily in appropriate areas along major highways.

(g) “LI” light industrial district. The “LI” light industrial district is characterized by industrial development of a warehousing, distribution and light processing type. The regulations of this district are intended to preserve a light industrial nature, particularly with regard to noise, odors, dust and other noxious conditions. This district may be appropriate adjacent to commercial districts or on major highways.

L-I zoned property shown below in pink near Pioneer Parkway.

