

Notice of a Meeting
Dalworthington Gardens Planning and Zoning Commission

January 10, 2024 at 6:00 p.m.

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

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).

1. Call to Order
2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.
3. Discussion and possible action regarding a replat for property described Lots 1&2, Block 1 of Urcarco Addition, Dalworthington Gardens, Tarrant County, Texas otherwise known as 2715 W. Pioneer Parkway, Dalworthington Gardens, Tarrant County, Texas
 - i. Conduct public hearing
 - ii. Discussion and action
4. Discussion and possible action regarding vacancy on P&Z board.
5. Future agenda items.
6. Adjourn

CERTIFICATION

This is to certify that a copy of the **January 10, 2024**, 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, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: _____ TIME OF POSTING: _____ TAKEN DOWN: _____

Sandra Ma, Interim City Secretary

Staff Agenda Report

Agenda Subject: Discussion and possible action regarding a replat for property described Lots 1&2, Block 1 of Urcarco Addition, Dalworthington Gardens, Tarrant County, Texas otherwise known as 2715 W. Pioneer Parkway, Dalworthington Gardens, Tarrant County, Texas

Background Information: Section 1.02.151 of the City's Code of Ordinance states the purpose of a replat is to revise or subdivide any part or all of any block or previously platted subdivision, addition, or lot.

On August 9, 2023, Diana King submitted a replat application for property described Lots 1&2, Block 1 of Urcarco Addition, Dalworthington Gardens, Tarrant County, Texas otherwise known as 2715 W. Pioneer Parkway, Dalworthington Gardens, Tarrant County, Texas. The plat application was forwarded to the city engineer for review. On December 8, 2023, the city engineer conducted his final review of the plat and determined the plat conforms with the City's ordinance and recommended approval of the plat.

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

Recommended Action/Motion: Motion to approve a replat application from Diana King for property described Lots 1&2, Block 1 of Urcarco Addition, Dalworthington Gardens, Tarrant County, Texas otherwise known as 2715 W. Pioneer Parkway, Dalworthington Gardens, Tarrant County, Texas.

Attachments:

Plat Application

Replat

Site Plan

Letter confirming approval



PLAT Application

CITY OF DALWORTHINGTON GARDENS

2600 Roosevelt
TEL. 817-274-7368 FAX 817-265-4401
www.cityofdwg.net

Replat Amending Plat Preliminary Plat Final Plat

Applicant's Name: Dana King

Address: 165 E. Bozeman Ln, Fort Worth, TX 76108

Applicant Contact Number: cell: 979-255-6927

Applicant Email: dlk-architect@outlook.com

Surveyor: Barton Chapa Surveying, LLC

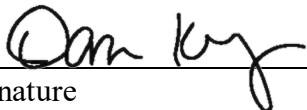
Address: 5200 State Hwy 121, Colleyville, TX 76034

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


Signature

8/9/23
Date

For Office Use Only

Fee: _____ Date Paid: _____ Receipt # _____

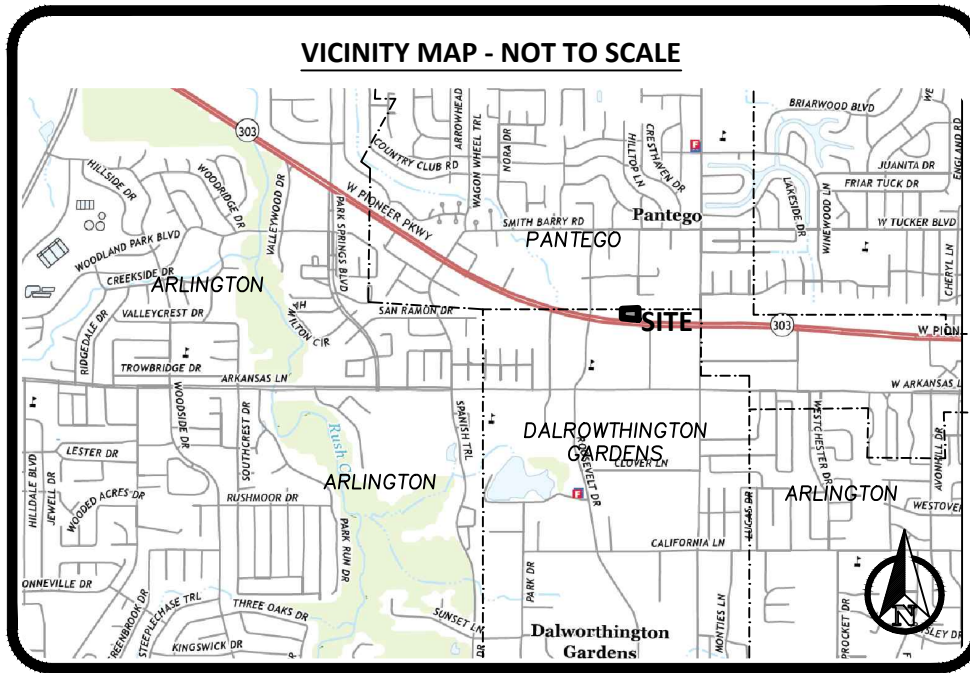
P & Z Scheduled _____ Public Hearing Published: _____

Council Scheduled: _____ Public Hearing Published: _____

Pro-Rata Paid: \$ _____ Date: _____

The list is not intended to be all-inclusive of required fees for each development. This short list is provided for applicant convenience. Applicant shall ensure all applicable fees are paid per city ordinances.

Development	Fee
1. Plats (the sum of all applicable fees included within the below section plus any third-party costs in excess of this amount.)	
Preliminary	\$750 (plus 75.00 per lot for all lots over 2)
Final	\$750 (plus 75.00 per lot for all lots over 2)
Replat, vacation or amended plat	\$750 (plus 75.00 per lot for all lots over 2)
2. Refund on Withdrawal of Plat	
Prior to Advertising of hearing	75% of fee
After Advertising of hearing	25% of fee
3. Zoning	
Change of Zoning Classification	\$1,500 (plus \$50/acre if not SF zoned)
Appeal- Zoning Board of Adjustment	\$500
4. Refund on Withdrawal	
Prior to Advertising of hearing	75% of fee
After Advertising of hearing	25% of fee
5. Development Fee - Other	
Development inspection fee	\$200.00 plus any third-party costs in excess of this amount
Right-of-way abandonment	\$250
Development Review	\$750
6. Grading and Excavating Permit	
Less than One Acre	\$125
One to Five Acres	\$200
Over Five Acres	\$250
7. Street Opening Permit	\$50 per 100 ft. or portion thereof(City Council approval reqd.)
8. House Moving Permit	\$250
9. Demolition Permit	\$50



SURVEYOR'S CERTIFICATE

THIS is to certify that, I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have platted 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.

John H. Barton III, Texas Registration No. 6737

APPROVED: City Secretary, City of Dalworthington Gardens _____, 20__.

By: _____
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.

NOTE: 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.

NOTE: Selling a portion of this lot by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of public utilities and permits.

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

STATE OF TEXAS §
COUNTY OF §

TARRANT

WHEREAS, **MATT KING REALTY COMPANY, LLC**, acting by and through the undersigned, its duly authorized officer, is the sole owners of a tract of land situated in the N. Smith Survey, Abstract No. 1432, County of Tarrant, Being all of Lot 1 and Lot 2 in Block 1 of Urcarco Addition, an addition in the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded under Cabinet B, Slide 345, Plat Records, Tarrant County, said Lot 1 and Lot 2 being conveyed by deed to Matt King Realty Company, LLC, as recorded under Document Number D217255812, 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 concrete monument inscribed "TESCO" found for the northeast corner of said Lot 1 and the herein described tract;

THENCE South 00 degrees 22 minutes 02 seconds East, with the east line of said Lot 1, a distance of 163.98 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") for the southeast corner of said Lot 1, same being in the north right-of-way of State Highway Spur 303, commonly known as West Pioneer Parkway;

THENCE North 85 degrees 48 minutes 32 seconds West, with the south line of said Lot 1, and with the north right-of-way of said West Pioneer Parkway, a distance of 81.00 feet to a capped rebar set;

THENCE North 84 degrees 15 minutes 32 seconds West, with the south line of said Lot 1, and with the north right-of-way of said West Pioneer Parkway, passing at a distance of 94.62 feet a 5/8 inch rebar found for the common south corner of said Lot 1 and said Lot 2, and continuing for a total distance of 154.47 feet to a capped rebar set for the southwest corner of said Lot 2;

THENCE North 00 degrees 22 minutes 02 seconds West, with the west line of said Lot 2, a distance of 130.95 feet to a 1/2 inch rebar found for the northwest corner of said Lot 2;

THENCE North 87 degrees 09 minutes 08 seconds East, with the north line of said Lot 2, passing the common north corner of said Lot 1 and said Lot 2, and continuing for a total distance of 234.56 feet, returning to the **POINT OF BEGINNING** and enclosing 0.797 acres (34,725 square feet) of land, more or less.

STATE OF TEXAS §
COUNTY OF §

TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, **MATT KING REALTY COMPANY, LLC**, by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove-described property as **LOT 1R, BLOCK 1, URCARCO ADDITION**, an Addition to the City of Dalworthington Gardens, Texas, and it does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand this _____ day of _____, 20__

Matt King Realty Company, LLC

By: _____
Authorized Officer

STATE OF TEXAS §
COUNTY OF §

TARRANT

This instrument was acknowledged before me on the _____ day of _____, 20__, by _____ of _____ corporation on behalf of said corporation

Notary Public, State of Texas
Notary Name (printed) _____
My commission expires: _____

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.

Matt King Realty Company, LLC (Owner)

By: _____
Authorized Officer

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20__.

Notary Public, State of Texas
Notary Name (printed) _____
My commission expires: _____

STATE OF TEXAS §
COUNTY OF §

TARRANT

PLAT ADOPTION (REPLAT)

THAT, **MATT KING REALTY COMPANY, LLC**, by and through the undersigned, its duly authorized officer or agent, does hereby adopt this plat designating the hereinabove described property as **LOT 1R, BLOCK 1, URCARCO ADDITION**, an Addition to the City of Dalworthington Gardens, Texas, and it DOES HEREBY CERTIFY THAT IT IS THE CURRENT OWNER OF Lot 1 and Lot 2 in Block 1 of URCARCO Addition AND HAS NO OBJECTION TO THIS REPLAT.

Matt King Realty Company, LLC (Owner)

By: _____
Authorized Officer

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 20__.

Notary Public, State of Texas
Notary Name (printed) _____
My commission expires: _____

REPLAT
URCARCO ADDITION
LOT 1R, BLOCK 1

BEING ALL OF LOTS 1 & 2, BLOCK 1 OF URCARCO ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED UNDER CABINET B, SLIDE 345, PLAT RECORDS OF TARRANT COUNTY, TEXAS
PREPARED JULY 2023



OWNER
MATT KING REALTY COMPANY, LLC
3912 LINDEN AVENUE
FORT WORTH, TX 76107

JOB NO. 2023.900.316
DRAWN: BCS
CHECKED: JHB

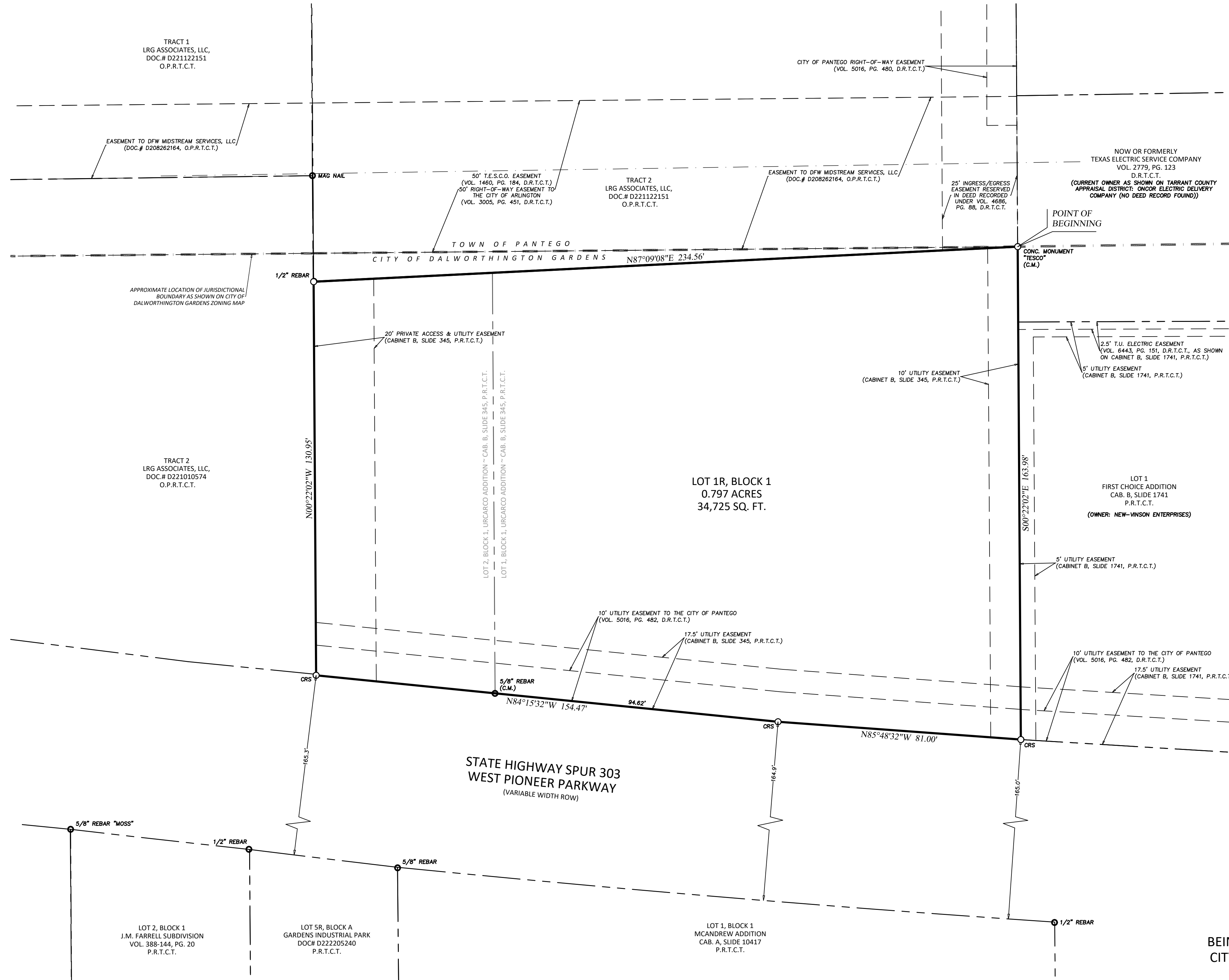
TABLE OF REVISIONS

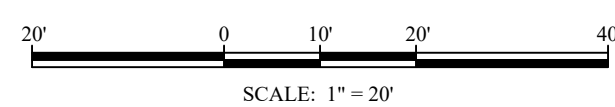
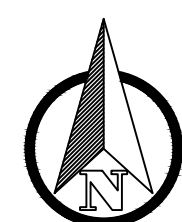
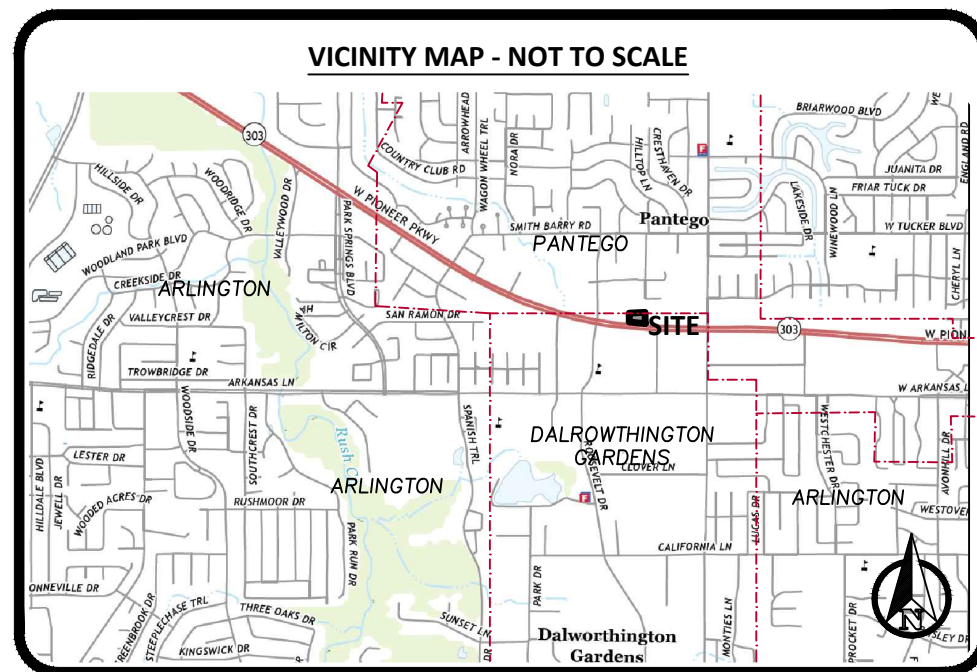
DATE	SUMMARY

2715 PIONEER PARKWAY

DALWORTHINGTON GARDENS, TEXAS

SHEET:
VO1





SURVEYOR'S NOTES:

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- Monuments are found unless specifically designated as set.

SITE PLAN NOTES:

- No additional improvements proposed at this time. Existing utility service lines to remain unchanged.
- Improvements shown hereon are existing unless otherwise noted.
- Improvements shown hereon are to remain unless otherwise noted.

LEGEND OF ABBREVIATIONS

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- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
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- ROW RIGHT OF WAY
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COUNTY OF TARRANT §

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BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsw.com
TBPLS Firm #10194474

OWNER
MATT KING REALTY COMPANY, LLC
3912 LINDEN AVENUE
FORT WORTH, TX 76107

JOB NO. 2023.900.316
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS	
DATE	SUMMARY

2715 PIONEER PARKWAY
DALWORTHINGTON GARDENS, TEXAS

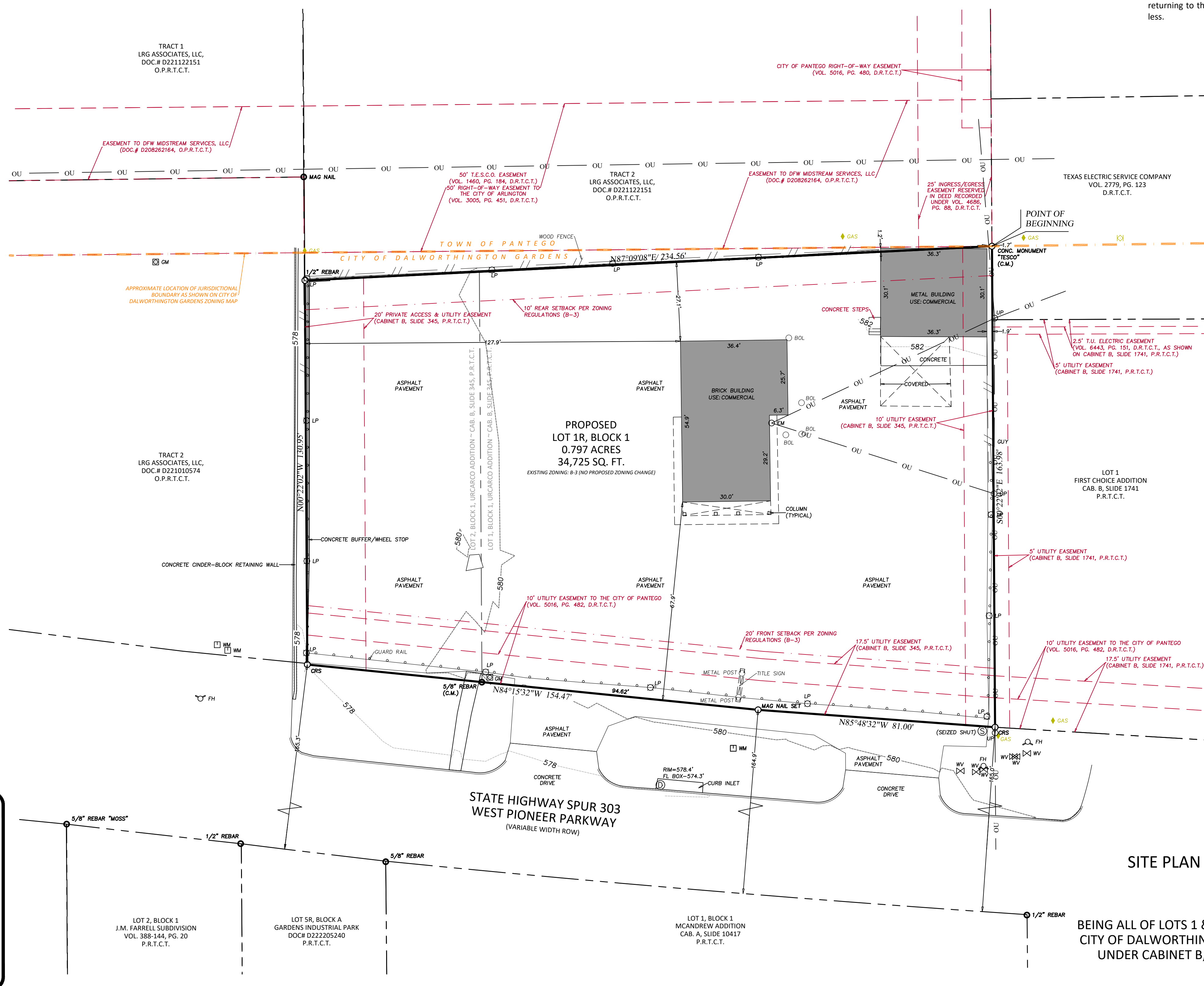
SHEET:
VO1

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- 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 LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT
- FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE



SITE PLAN ACCOMPANYING REPLAT OF PROPOSED URCARCO ADDITION LOT 1R, BLOCK 1
BEING ALL OF LOTS 1 & 2, BLOCK 1 OF URCARCO ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED UNDER CABINET B, SLIDE 345, PLAT RECORDS OF TARRANT COUNTY, TEXAS
PREPARED OCTOBER 2023

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC, 5200 STATE HIGHWAY 121, COLLEYVILLE, TX, TBPLS FIRM #10194474



December 8, 2023

Sandra Ma
Interim City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

RE: Third Submittal Review of the Replat
2715 W. Pioneer Parkway
KHA No. 068302504

Dear Sandra:

We have completed our review of the third submittal of the replat for 2715 W. Pioneer Parkway. The plat contains 0.797 acres combining two commercial lots into one. The plat was received via email at Kimley-Horn on December 2, 2023 for review.

All previous comments have been adequately addressed. We recommend the replat for approval.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Brandon Bell, P.E." in a cursive style.

Brandon Bell, P.E.