



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

October 28, 2019 at 6:00 P.M.

**City Hall Council Chambers
2600 Roosevelt Dr., Dalworthington Gardens, Texas**

1. Call to Order
2. Green's Produce Plat
 - a. Consider approval of an application from Green's Produce for a Preliminary Plat of Lot 5, Block A of the Gardens Industrial Park Addition situated in the Nathan Smith Survey, Abstract No. 1432, containing approximately .611 acres of land, locally known as 3001 Arkansas Lane.
 - b. Consider approval of an application of Green's Produce for a Final Plat of Lot 5, Block A of the Gardens Industrial Park Addition situated in the Nathan Smith Survey, Abstract No. 1432, containing approximately .611 acres of land, locally known as 3001 Arkansas Lane.
3. Consideration to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding sign standards.
 - a. Public Hearing
 - b. Discussion and possible action
4. Comprehensive Plan: Discussion and possible action to set a date for the next meeting regarding this subject, and discuss the Future Land Use Map and any subsequent changes needed for the map.
5. Adjourn

CERTIFICATION

This is to certify that a copy of the **October 28, 2019** 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.cityofdwwg.net, in compliance with Chapter 551, Texas Government Code.

POSTED BY: _____

DATE: _____ **TIME:** _____

REMOVED BY: _____

DATE: _____ **TIME:** _____

AGENDA INFORMATION SHEET

TO: Planning & Zoning Commission

FROM: Lola Hazel, City Secretary

AGENDA DATE: October 28, 2019

Agenda Caption: Consider approval of an application from Green's Produce for a Preliminary Plat of Lot 5, Block A of the Gardens Industrial Park Addition situated in the Nathan Smith Survey, Abstract No. 1432, containing approximately .611 acres of land, locally known as 3001 Arkansas Lane.

Background: Green's Produce is looking to add on to their existing building to put in a new cooler. Section 10.02.004 of the City's Code of Ordinances states, "No building permit shall [be] issue[d] for the construction of improvements on any property not platted..." Since Green's Produce has never been platted, they are required to do so before they can add on to their existing structure. When property has never been platted before, it typically requires both a preliminary and final plat to be prepared. As such, you have both a preliminary and final plat on your agenda for consideration. These are allowed to be done jointly and it speeds up the process for the applicant. The preliminary will show setback lines, building locations, and note changes being made to easements. The final plat will show the final changes to easements and other necessary requirements before the document is filed. A requirement of the platting process is for the applicant to contact all utility companies to ensure they do not have utilities in the easement and/or they do not object to abandonment of said easement. Also, because of the desired location for the new building, the easement on the east side of the property will need to be moved.

The builder working on the Green's addition has received letters from AT&T, Atmos, and Charter; and has had discussions with Oncor and the city of Arlington. The two remaining utilities have given verbal confirmations to abandon and/or retain the easement at the new location, but those confirmations cannot be finalized just yet. Those will be forthcoming. The city of Dalworthington Gardens will also need to abandon said easement which will be on City council's November 21 agenda for consideration.

The city engineer has recommended approval subject to the condition of finalizing the outstanding easement issues prior to the November 21, 2019 Council Meeting.

Commission Options:

Recommend approval of Preliminary Plat for Green's Produce, 3001 W. Arkansas Lane, subject to finalization of outstanding easement abandonment approvals.

Recommend denial of Preliminary Plat for Green's Produce, 3001 W. Arkansas Lane.

Attachments: Plat
Legal Notice
List for 200' Notices
Letter sent for 200' Notices
Engineering Letters



PLAT Application

CITY OF DALWORTHINGTON GARDENS

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

Plat Revision Preliminary Plat Final Plat

Applicant's Name: Green's Produce

Address: 3001 W Arkansas Ln, Arlington, TX 76016

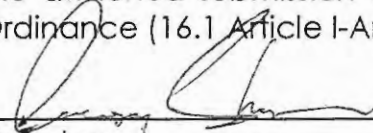
Surveyor: Barton Chapa Surveying; Greg Chapa

Address: 5200 State Highway 121, Colleyville TX 76034

I have purchased or have access to the City of Dalworthington Gardens Subdivision Ordinance (16.1 Article I-Article VI) which specifies requirements for plat submissions.

Yes No

The attached submission complies with all applicable requirements of the City Subdivision Ordinance (16.1 Article I-Article VI). Yes No



Signature

9-12-2019

Date

For Office Use Only

Fee: 750.00 Date Paid: 9-24-19 Receipt # OK 188105

P & Z Scheduled: _____ Public Hearing Published: _____

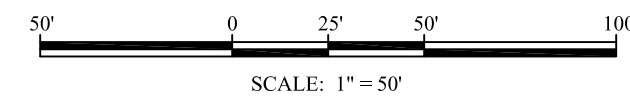
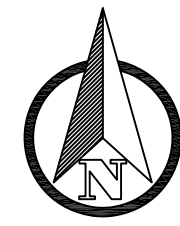
Council Scheduled: _____ Public Hearing Published: _____

Pro-Rata Paid: \$ _____ Date: _____

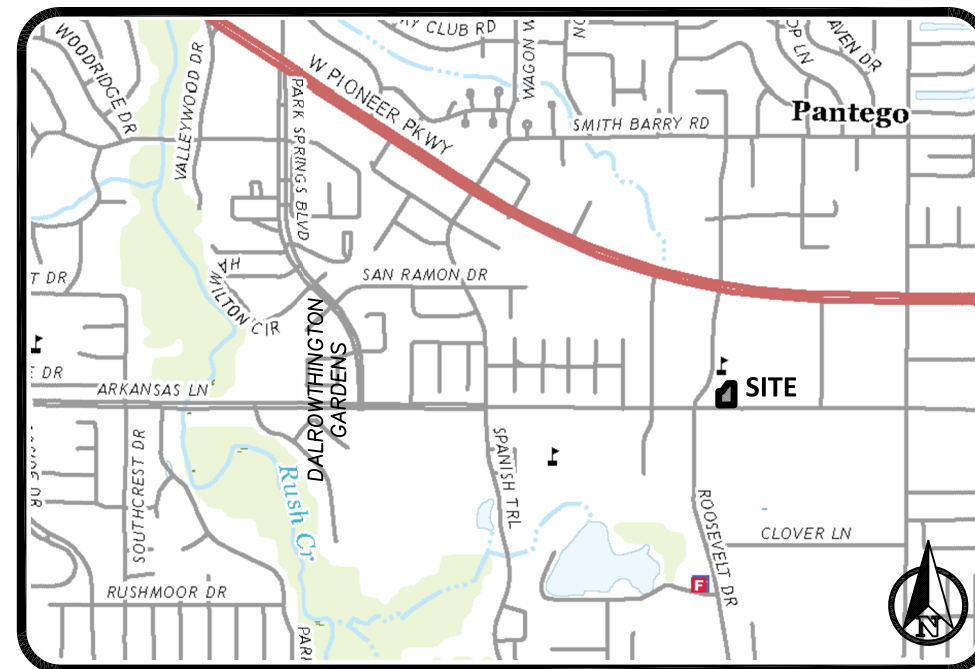
Taxes (Assessments) Paid? Yes _____ Initials _____

Final Plat Filed: Date: _____ Vol. _____ P. _____

Copies of Final Plat Certificate to Utilities (4) Date: _____ Initials: _____



VICINITY MAP - NOT TO SCALE



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 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.

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
- INST. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- 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

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, I, John Thomas Baron, Jr., am the sole owner of a tract of land situated in the N. Smith Survey, Abstract Number 1432, County of Tarrant, and the remainder of "Tract One" and the remainder of "Tract Two" according to the deed recorded in County Clerk's File No. D205034430, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.) and more particularly described as follows:

BEING a tract of land out of the Nathan Smith Survey, Abstract Number 1432, in the City of Dalworthington Gardens, Tarrant County, Texas, and being a portion of Block A of Gardens Industrial Park, an addition in said City of Dalworthington Gardens as recorded under Volume 388-74, Page 41, Plat Records of Tarrant County, Texas, (P.R.T.C.T.), said tract being a portion of "Tract One" described by deed to John Thomas Baron, Jr. as recorded under Instrument Number D205034430, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), together with the remainder of "Tract Two" as described by said deed to John Thomas Baron, Jr., the subject tract being more particularly described by metes and bounds 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 1/2 inch rebar found for the southeast corner of the herein described tract, same being the northeast corner of a tract of land described by deed to the City of Arlington as recorded under Volume 13366, Page 465, (O.P.R.T.C.T.), and being in the east line of said "Tract One", said point also being in the north right-of-way of West Arkansas Lane, having a variable width right-of-way as shown on Instrument Number D216017181, (P.R.T.C.T.);

THENCE South 89 degrees 19 minutes 19 seconds West, with the north line of said City of Arlington tract (13366/465), a distance of 150.00 feet to a "V" cut in concrete set for the northwest corner thereof, same being the northeast corner of a tract of land described by deed to the City of Arlington as recorded under Volume 13366, Page 460, (O.P.R.T.C.T.), and being in the west line of said "Tract One";

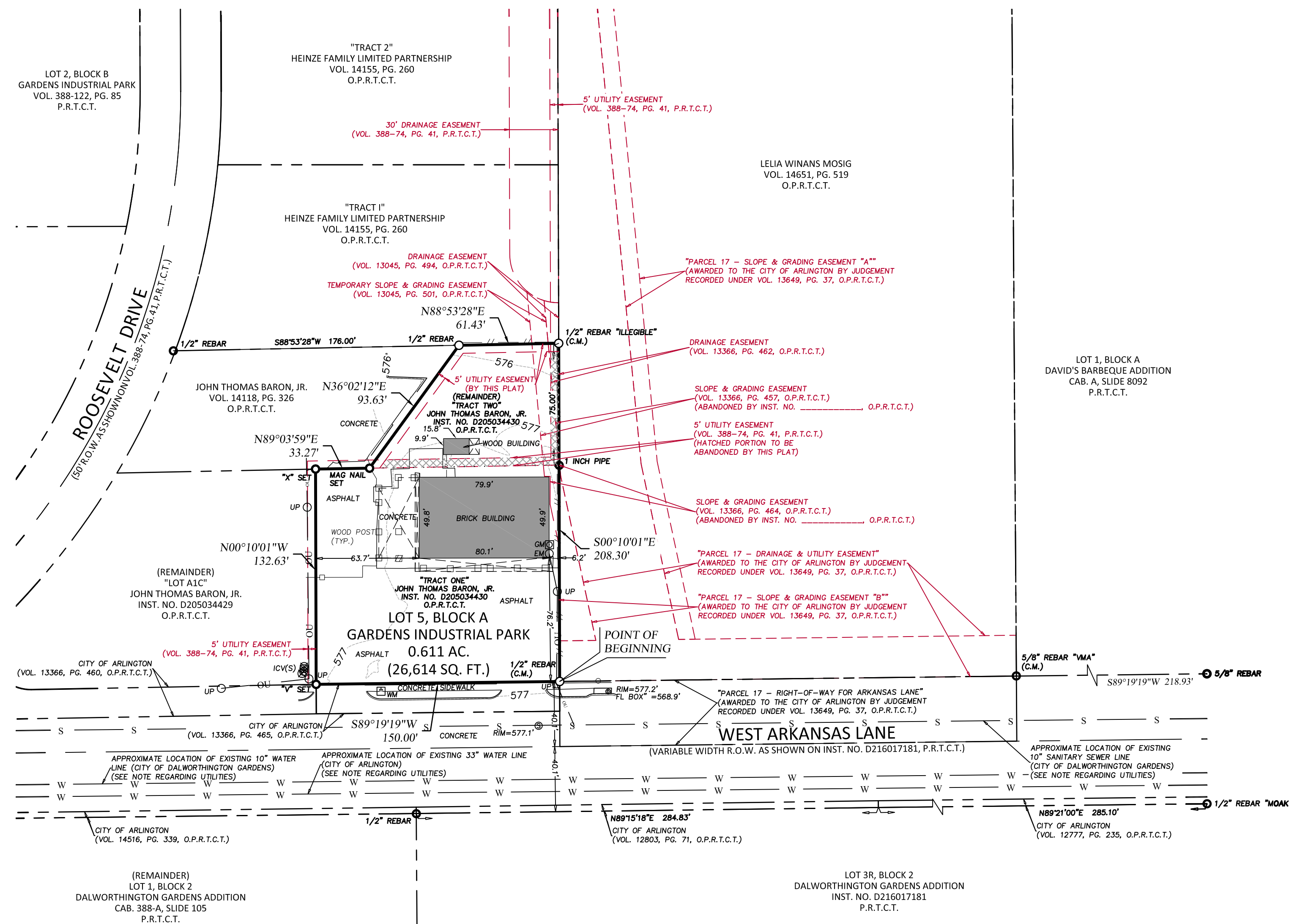
THENCE North 00 degrees 10 minutes 01 seconds West, with the west line of said "Tract One", a distance of 132.63 feet to an "X" cut in concrete set for the northwest corner thereof, same being in the south line of a portion of said Block A of Gardens Industrial Park as described by deed to John Thomas Baron, Jr. as recorded under Volume 14118, Page 326, (O.P.R.T.C.T.);

THENCE North 89 degrees 03 minutes 59 seconds East, with the common line of said "Tract One" and said Baron tract (14118/326), a distance of 33.27 feet to a MAG nail set in asphalt for the southeast corner of said Baron tract (14118/326);

THENCE North 36 degrees 02 minutes 12 seconds East, with the east line of said Baron tract (14118/326), a distance of 93.63 feet to a 1/2 inch rebar found for the northeast corner thereof, same being in the north line of the remainder of said "Tract Two";

THENCE North 88 degrees 53 minutes 28 seconds East, with the north line of the remainder of said "Tract Two", a distance of 61.43 feet to a 1/2 inch rebar with illegible cap found for the northeast corner thereof, same being the east line of said Gardens Industrial Park;

THENCE South 00 degrees 10 minutes 01 seconds East, with the east line of the remainder of said "Tract Two", passing at a distance of 75.00 feet a 1 inch pipe found for the southeast corner thereof, same being the easternmost southeast corner of said Gardens Industrial Park, and being the northeast corner of said "Tract One", and continuing with the east line of said "Tract One" for a total distance of 208.30 feet to **THE POINT OF BEGINNING** and enclosing 0.611 acre (26,614 square feet) of land, more or less.



APPROVED: CITY COUNCIL, CITY OF DALWORTHINGTON GARDENS

DATE

MAYOR

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

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT October 25, 2019

PRELIMINARY PLAT
GARDENS INDUSTRIAL PARK
LOT 5, BLOCK A

BEING A PORTION OF BLOCK A OF GARDENS INDUSTRIAL PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED UNDER VOLUME 388-74, PAGE 41, 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 SEPTEMBER, 2019



BARTON CHAPA SURVEYING

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



JOB NUMBER: 2019.983.001

DRAWN BY: BCS

CHECKED BY: JHB

REV:

GARDENS INDUSTRIAL PARK

CITY OF DALWORTHINGTON GARDENS TARRANT COUNTY TEXAS

PRELIMINARY PLAT

SHEET:

LEGAL NOTICE

Notice is hereby given that the Dalworthington Gardens Planning & Zoning Commission will hold a public hearing on October 28, 2019, in the Council Chambers at 6:00 p.m., at 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

Application of Green's Produce for a Preliminary Plat of Lot 5, Block A of the Gardens Industrial Park Addition situated in the Nathan Smith Survey, Abstract No. 1432, containing approximately .611 acres of land, locally known as 3001 Arkansas Lane.

Application of Green's Produce for a Final Plat of Lot 5, Block A of the Gardens Industrial Park Addition situated in the Nathan Smith Survey, Abstract No. 1432, containing approximately .611 acres of land, locally known as 3001 Arkansas Lane.

Notice is also hereby given that the City Council will hold a public hearing on November 21, 2019, in the Council Chambers at 7:00 p.m., at 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the same above.

For more information on this Legal Notice, please contact the City Secretary at 682-330-7418.

Signed this 3rd day of October, 2019.

Lola Hazel, City Secretary

TRIBROS PROPERTIES
5 ABERNATHY RD
LEXINGTON, MA 02420-2510

MAGNUS AND LEZLEE LILJENBERG
6612 MARTHAS VINEYARD DR
ARLINGTON, TX 76001

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

BRADLEY LINDA MOSIG ETAL
1213 ACADEMY PL
ARLINGTON, TX 76013-2314

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

HEINZE FAMILY LIMITED PTNRSHIP
2317 ROOSEVELT DR
ARLINGTON, TX 76016-5716

HEINZE CONSTRUCTION CO INC
2317 ROOSEVELT DR
ARLINGTON, TX 76016-5716

BRADLEY LINDA MOSIG ETAL
1213 ACADEMY PL
ARLINGTON, TX 76013-2314

NATIONAL UNION LLC
5545 S INTERSTATE 35 W
ALVARADO, TX 76009-6387

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

NOTICE OF PUBLIC HEARINGS
CITY OF DALWORTHINGTON GARDENS, TEXAS

P&Z HEARING DATE: October 28, 2019

HEARING TIME: 6:00 p.m.

The Planning & Zoning Commission will hold a public hearing at the above noted date and time in the Council Chamber of the City Hall at 2600 Roosevelt Drive to consider the proposed **Preliminary and Final Plat** request for Green's Produce, 3001 Arkansas Lane, DWG. This is not a summons to appear at the hearing, but if you care to attend, you will be given an opportunity to be heard. For your information, five minutes will be permitted for the applicant and supporters to present their proposal, and five minutes will also be permitted for the opponents to present their comments in opposition. Three minutes will be permitted for the applicant's rebuttal. A written statement may also be filed with the City Secretary, which will be present at the Planning & Zoning Commission meeting. **THE APPLICANT MUST BE PRESENT OR REPRESENTED.** If additional information is desired, please contact the City Secretary at 682-330-7418 (closed weekends and holidays).

CITY COUNCIL HEARING DATE: November 21, 2019

HEARING TIME: 7:00 p.m.

The action of the Planning & Zoning Commission is not final, but is a recommendation to the City Council and is reviewed by the Council.

Written comments are needed by October 24, 2019 to be presented to the Planning & Zoning Commission at their meeting. Comments received after that will be recorded and filed.

COMMENTS: _____

I AM IN FAVOR: _____

I HAVE NO OBJECTIONS: _____

I HAVE OBJECTIONS: _____

(PRINTED NAME)

(SIGNATURE)

(ADDRESS)

(CITY, STATE, ZIP)

MAIL TO: CITY OF DWG CITY SECRETARY 2600 ROOSEVELT DRIVE DWG, TX 76016 For questions: Tel 682-330-7418
--

October 15, 2019

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

RE: Gardens Industrial Park Preliminary Plat Review

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

1. Spell check.
2. Utilizing color on a Preliminary Plat is beneficial, however a Final Plat needs to be printed in black and white since it will be recorded in the County Clerk records.
3. Show building setback lines.
4. Without having the actual dimensions and location for the proposed addition to the existing building it is difficult to determine if there will be a conflict with the existing utility easement and existing slope & grading easement. Verify that there will be no conflict. If the proposed addition is in conflict, and a redesign of the proposed improvements is not feasible, the landowner may request an abandonment of these easements. Please note that written consent for the abandonment of the utility easement will be required by the City of Dalworthington Gardens and any franchise utilities that may or may not have existing utilities in that easement. Abandonment of the slope & grading easement will require written consent by the City of Arlington and the City of Dalworthington Gardens.
5. Unless additional impervious area is added, additional drainage study will not be required.
6. See attached markups.

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



Lola Hazel, City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

10/25/19

Re: Gardens Industrial Park Final Plat Recommendations

Dear Ms. Hazel:

The final plat submitted by Barton Chapa Surveying on or about 10/23/19 has been reviewed for final completeness. The following are my recommendations.

1. The final plat be approved with comments.
2. The two slope and grading easements are currently listed as "*to be abandoned by separate instrument.*" We recommend that this statement be removed, and the actual instrument information be added to make the plat complete. For preliminary approval leave an underlined space for the volume and page number.

If you have any additional questions, please let me know.

Respectfully,

Courtney Coates, PE, CFM
Director of Engineering
Topographic Land Surveyors



AT&T Texas
13845 FAA Blvd.
Fort Worth, TX 76155

T: 972.647.1287
F: 817.338.5106

October 25, 2019

Mr. John Thomas Baron, Jr.
8828 County road 612
Mansfield, TX 76063

Re: Partial Abandonment of 5' Wide Utility Easement
Lots 5, Block A, Gardens Industrial Park Addition
Dalworthington Gardens, TX

Dear Mr. Baron,

Our Outside Plant Engineering Department has reviewed your request to abandon a portion of a 5-foot wide Utility Easement on the future Lot 5, Block A of Gardens Industrial Park Addition in Dalworthington Gardens, Texas. AT&T has no facilities in the easement and therefore has no objections to the partial abandonment of the Utility Easement as shown on the Final Plat. Should you have any questions, please feel free to contact me at 817-267-1904.

Sincerely,

A handwritten signature in black ink that reads "Frank Huneycutt".

Frank Huneycutt
Manager-Engineering (ROW)
817-267-1904

cc: James Reynolds



October 22, 2019

Attention:

David Christian

Re: Abandonment of Utility Easement at 3001 W. Arkansas Ln in Dalworthington Gardens, TX

This letter is to serve as an official notification that Atmos Energy Corporation has no objection to the proposed plat (Gardens Industrial Park Addition Lot 5A, Block A in Dalworthington Gardens, TX).

If you need our facilities located in the area, please call Dig Tess at 800-344-8377 to have them located and marked on the ground.

If I can be of further assistance, please feel free to contact me directly at 817-375-7921.

Accordingly, we stand ready to extend facilities to provide gas service to the proposed site subject to the rules and regulations set forth by the Texas Railroad Commission. Any costs will be determined pending final planning of your project.

Stan Breckenridge

A handwritten signature in black ink that reads "Stan Breckenridge". The signature is stylized and cursive, with a long horizontal line extending to the right.

Project Specialist

File



10/17/2019

David Christian

SUBJECT: Abandonment of 5' Utility Easement, Arlington, TX.

We have reviewed your request for the above referenced Utility Easement, and Charter Communications hereby grants an abandonment located near 3001 W Arkansas Ln., Arlington, TX. Charter Communications retains the right of access to any remaining partial or full utility easements on the property for the purpose of future construction or maintenance of existing facilities.

If applicable, please contact the Texas Excavation Safety System (Texas811) to have facilities marked & located within affected easements before any excavations are started.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@charter.com. Please share this information with whoever needs these services.

Sincerely,

Marla Collier

Marla Collier
Business Development Specialist
Spectrum Communications



10/17/2019

David Christian

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Marla Collier

Marla Collier
Business Development Specialist
Spectrum Communications

AGENDA INFORMATION SHEET

TO: Planning & Zoning Commission

FROM: Lola Hazel, City Secretary

AGENDA DATE: October 28, 2019

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Background: Green's Produce is looking to add on to their existing building to put in a new cooler. Section 10.02.004 of the City's Code of Ordinances states, "No building permit shall [be] issue[d] for the construction of improvements on any property not platted..." Since Green's Produce has never been platted, they are required to do so before they can add on to their existing structure. When property has never been platted before, it typically requires both a preliminary and final plat to be prepared. As such, you have both a preliminary and final plat on your agenda for consideration. These are allowed to be done jointly and it speeds up the process for the applicant. The preliminary will show setback lines, building locations, and note changes being made to easements. The final plat will show the final changes to easements and other necessary requirements before the document is filed. A requirement of the platting process is for the applicant to contact all utility companies to ensure they do not have utilities in the easement and/or they do not object to abandonment of said easement. Also, because of the desired location for the new building, the easement on the east side of the property will need to be moved.

The builder working on the Green's addition has received letters from Atmos and Charter, and has had discussions with AT&T, Oncor, and the city of Arlington. The three remaining utilities have given verbal confirmations to abandon and/or retain the easement at the new location, but those confirmations cannot be finalized just yet. Those will be forthcoming. The city of Dalworthington Gardens will also need to abandon said easement which will be on City council's November 21 agenda for consideration.

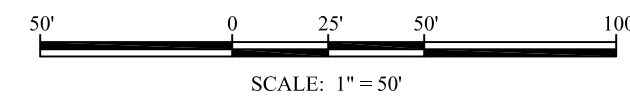
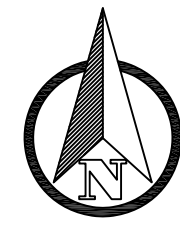
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Commission Options:

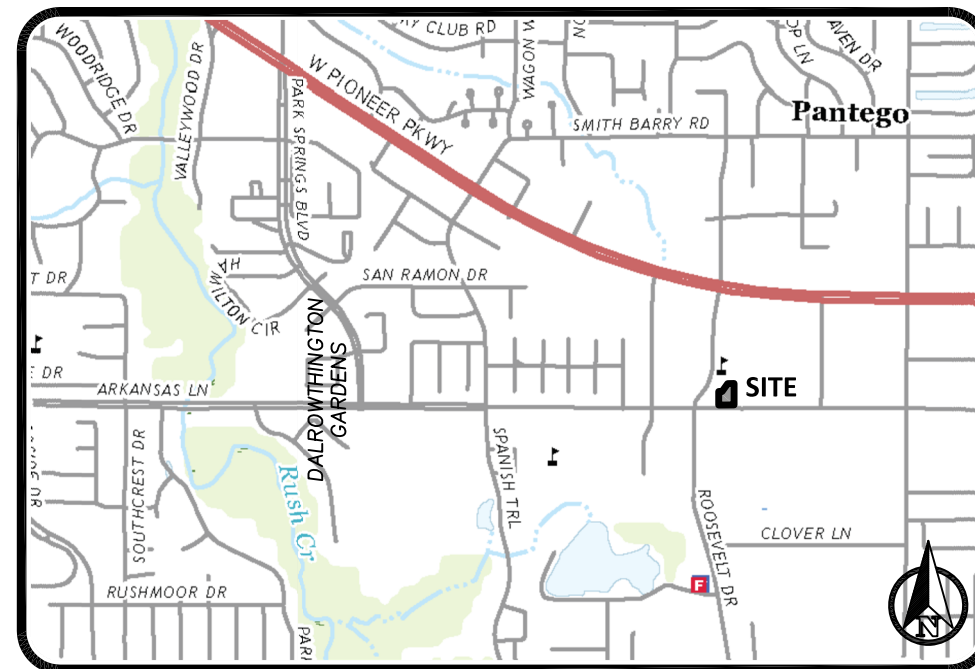
Recommend approval of Final Plat for Green's Produce, 3001 W. Arkansas Lane, subject to finalization of outstanding easement abandonment approvals.

Recommend denial of Final Plat for Green's Produce, 3001 W. Arkansas Lane.

Attachments: Plat
Letters from Charter and Atmos



VICINITY MAP - NOT TO SCALE



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.
- Easements for drainage on or adjacent to lots, tracts, or reserves shall
- 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."

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COUNTY OF TARRANT §

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BEING a tract of land out of the Nathan Smith Survey, Abstract Number 1432, in the City of Dalworthington Gardens, Tarrant County, Texas, and being a portion of Block A of Gardens Industrial Park, an addition in said City of Dalworthington Gardens as recorded under Volume 388-74, Page 41, Plat Records of Tarrant County, Texas, (P.R.T.C.T.), said tract being a portion of "Tract One" described by deed to John Thomas Baron, Jr. as recorded under Instrument Number D205034430, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), together with the remainder of "Tract Two" as described by said deed to John Thomas Baron, Jr., the subject tract being more particularly described by metes and bounds 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 1/2 inch rebar found for the southeast corner of the herein described tract, same being the northeast corner of a tract of land described by deed to the City of Arlington as recorded under Volume 13366, Page 465, (O.P.R.T.C.T.), and being in the east line of said "Tract One", said point also being in the north right-of-way of West Arkansas Lane, having a variable width right-of-way as shown on Instrument Number D216017181, (P.R.T.C.T.);

THENCE South 89 degrees 19 minutes 19 seconds West, with the north line of said City of Arlington tract (13366/465), a distance of 150.00 feet to a "V" cut in concrete set for the northwest corner thereof, same being the northeast corner of a tract of land described by deed to the City of Arlington as recorded under Volume 13366, Page 460, (O.P.R.T.C.T.), and being in the west line of said "Tract One";

THENCE North 00 degrees 10 minutes 01 seconds West, with the west line of said "Tract One", a distance of 132.63 feet to an "X" cut in concrete set for the northwest corner thereof, same being in the south line of a portion of said Block A of Gardens Industrial Park as described by deed to John Thomas Baron, Jr. as recorded under Volume 14118, Page 326, (O.P.R.T.C.T.);

THENCE North 89 degrees 03 minutes 59 seconds East, with the common line of said "Tract One" and said Baron tract (14118/326), a distance of 33.27 feet to a MAG nail set in asphalt for the southeast corner of said Baron tract (14118/326);

THENCE North 36 degrees 02 minutes 12 seconds East, with the east line of said Baron tract (14118/326), a distance of 93.63 feet to a 1/2 inch rebar found for the northeast corner thereof, same being in the north line of the remainder of said "Tract Two";

THENCE North 88 degrees 53 minutes 28 seconds East, with the north line of the remainder of said "Tract Two", a distance of 61.43 feet to a 1/2 inch rebar with illegible cap found for the northeast corner thereof, same being the east line of said Gardens Industrial Park;

THENCE South 00 degrees 10 minutes 01 seconds East, with the east line of the remainder of said "Tract Two", passing at a distance of 75.00 feet a 1 inch pipe found for the southeast corner thereof, same being the easternmost southeast corner of said Gardens Industrial Park, and being the northeast corner of said "Tract One", and continuing with the east line of said "Tract One" for a total distance of 208.30 feet to **THE POINT OF BEGINNING** and enclosing 0.611 acre (26,614 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, I, **JOHN THOMAS BARON, JR.**, being the sole owner do hereby adopt this plat designating the hereinabove-described property as **LOT 5, 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, 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

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

SURVEYOR'S CERTIFICATE

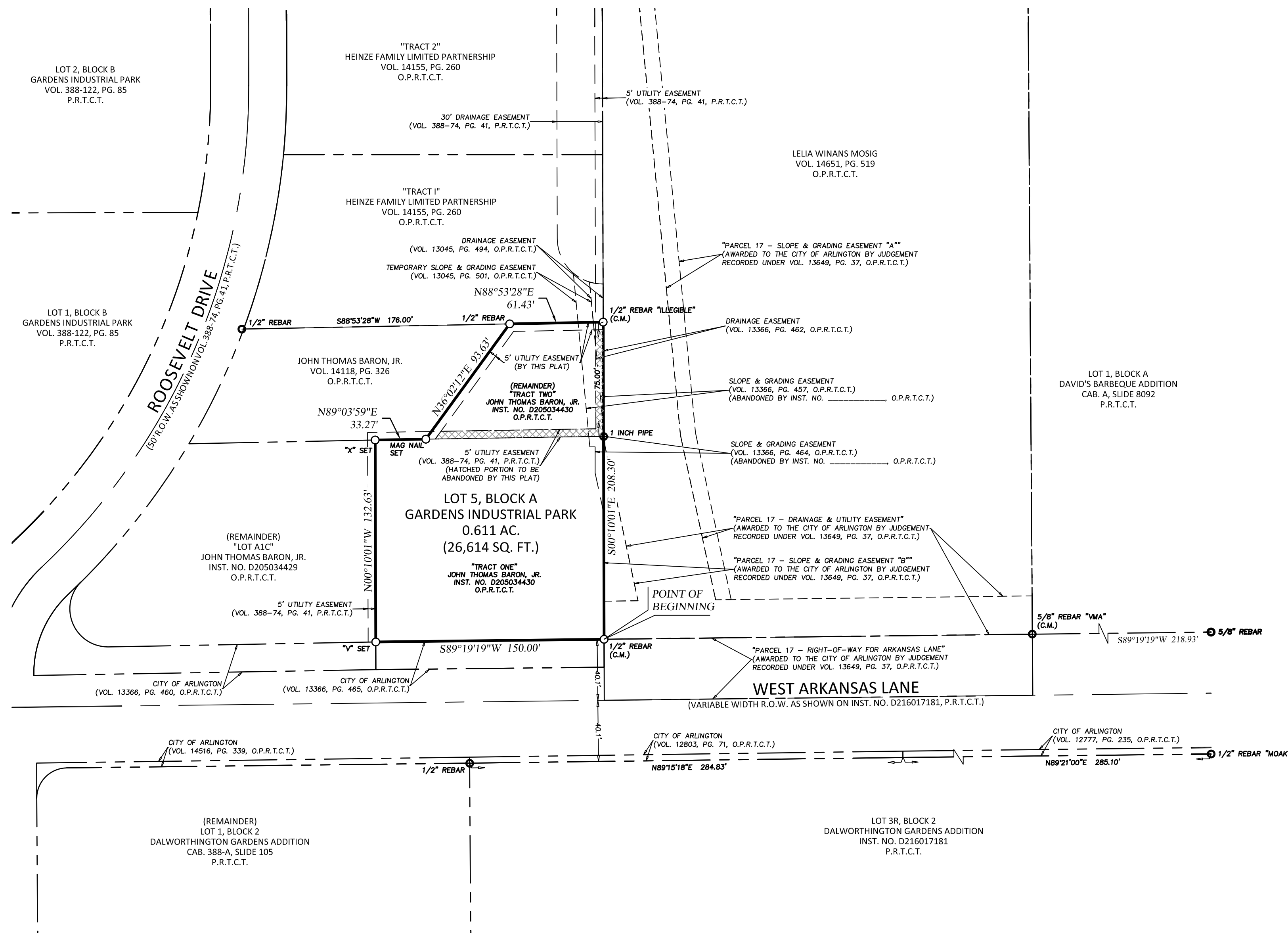
THIS is to certify that, I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Date of Plat/Map: **October 25, 2019**

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT October 25, 2019

John H. Barton III, RPLS# 6737



APPROVED: CITY COUNCIL, CITY OF DALWORTHINGTON GARDENS

DATE _____

MAYOR _____

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

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

**FINAL PLAT
GARDENS INDUSTRIAL PARK ADDITION
LOT 5, BLOCK A**

BEING A PORTION OF BLOCK A OF GARDENS INDUSTRIAL PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED UNDER VOLUME 388-74, PAGE 41, 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 SEPTEMBER, 2019



BARTON CHAPA SURVEYING

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



JOB NUMBER: 2019.983.001

DRAWN BY: BCS

CHECKED BY: JHB

REV:

GARDENS INDUSTRIAL PARK

CITY OF DALWORTHINGTON GARDENS TARRANT COUNTY TEXAS

FINAL PLAT

SHEET:

October 15, 2019

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

RE: Gardens Industrial Park Final Plat Review

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

1. Spell check.
2. Utilizing color on a Preliminary Plat is beneficial, however a Final Plat needs to be printed in black and white since it will be recorded in the County Clerk records.
3. Add Appendix F. Deed Restriction Certification Statement.
4. Per Sec. 10.02.186 add this note: *“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.”*
5. Without having the actual dimensions and location for the proposed addition to the existing building it is difficult to determine if there will be a conflict with the existing utility easement and existing slope & grading easement. Verify that there will be no conflict. If the proposed addition is in conflict, and a redesign of the proposed improvements is not feasible, the landowner may request an abandonment of these easements. Please note that written consent for the abandonment of the utility easement will be required by the City of Dalworthington Gardens and any franchise utilities that may or may not have existing utilities in that easement. Abandonment of the slope & grading easement will require written consent by the City of Arlington and the City of Dalworthington Gardens.
6. See markups.

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

AGENDA INFORMATION SHEET

TO: Planning & Zoning Commission

FROM: Lola Hazel, City Secretary

AGENDA DATE: October 28, 2019

Agenda Caption: Consideration to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding sign standards.

Background: Staff has been working with the city attorney for some time on updates to the City's sign ordinance. Staff now has edits back from the city attorney for the ordinance and will need to review it before it goes to Council. When first drafting the ordinance, discussion was had on whether or not the ordinance would stay in Chapter 14, Zoning, or move to a different section. Typically ordinances located in the zoning section are there because the Planning and Zoning Commission holds authority over those subjects. In the case of signs, while you do see it in zoning ordinances occasionally, it is usually in the building regulations section. The main reason for removing it from the zoning ordinance is that zoning inherently needs a little discretion and flexibility. When you have an ordinance impacting First Amendment rights (like a sign ordinance) flexibility and discretion are a bad thing constitutionally speaking. It's cleaner to put it in a different ordinance.

With the ordinance edits, a Sign Board of Appeals was created. Because signs would be treated as other matters under the umbrella of the Zoning Board of Adjustments, we're proposing to take sign regulations out of the zoning ordinance, moving it to Chapter 3, Building Regulations, and having the Zoning Board of Adjustments act as the Sign Board of Appeals.

Because we are suggesting to move the ordinance out of Chapter 14, Zoning, we are required to have the Planning and Zoning Commission's approval prior to taking the ordinance to council.

Commission Options:

Recommend approval of amending the Code of Ordinances, Chapter 14, Zoning, to remove sign regulations from this chapter and move it to Chapter 3, Building Regulation.

Recommend denial of amending the Code of Ordinances, Chapter 14, Zoning, to remove sign regulations from this chapter and move it to Chapter 3, Building Regulation.

Attachments: None

AGENDA INFORMATION SHEET

TO: Planning & Zoning Commission

FROM: Lola Hazel, City Secretary

AGENDA DATE: October 28, 2019

Agenda Caption: Comprehensive Plan: Discussion and possible action to set a date for the next meeting regarding this subject, and discuss the Future Land Use Map and any subsequent changes needed for the map.

Background: Since the last Planning and Zoning meeting, staff has worked with the city engineer to make edits to the Future Land Use Map. The map is attached for review and discussion, if necessary. No more edits have been compiled to the Comprehensive Plan. Staff and the P&Z Chairperson, Todd Batiste, will be getting together prior to our regular January meeting date to make final edits. Then, P&Z should meet in January to go over said edits prior to Council's review.

Commission Options: No action needed.

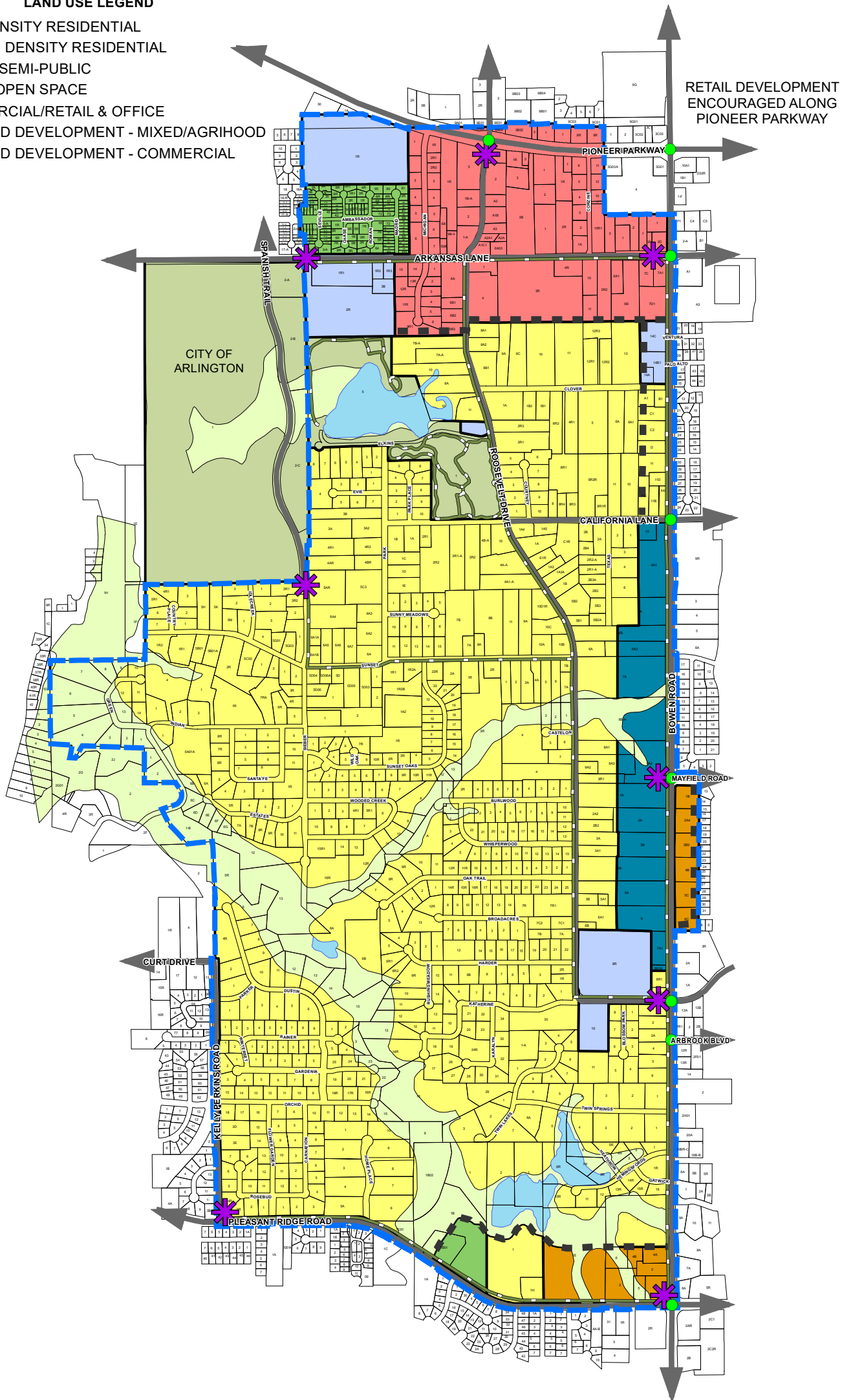
Attachments: Future Land Use Map

CITY OF DALWORTHINGTON GARDENS FUTURE LAND USE PLAN

Tarrant County, TX
September 2019

LAND USE LEGEND

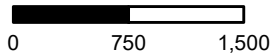
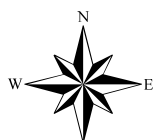
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- PUBLIC/SEMI-PUBLIC
- PARKS/OPEN SPACE
- COMMERCIAL/RETAIL & OFFICE
- PLANNED DEVELOPMENT - MIXED/AGRIHOOD
- PLANNED DEVELOPMENT - COMMERCIAL



PREPARED BY:



1400 EVERMAN PARKWAY, Ste. 197 • FT. WORTH, TEXAS 76140
 TELEPHONE: (817) 744-7512 • FAX (817) 744-7548
 TEXAS FIRM REGISTRATION NO. 10042504
 WWW.TOPOGRAPHIC.COM



- TRAFFIC SIGNAL
- ENTRY FEATURE
- REQUIRED BUFFER AREA
- PEDESTRIAN PATHWAY
- 100 YR. FLOODPLAIN
- CITY LIMIT

NOTE:

1. USES OTHER THAN LOW DENSITY RESIDENTIAL IN THE PLANNED DEVELOPMENT AREAS (AS AGRIHOOD IN THE PLANNED DEVELOPMENT AREA OR AS OFFICE DEVELOPMENT IN THE COMMERCIAL AREA) REQUIRE APPROVAL.
 2. A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES.