

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

**November 15, 2021 at 6:00 P.M.**

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

1. Call to Order
2. Minutes
  - i. April 26, 2021 meeting minutes
  - ii. October 19, 2021 meeting minutes
3. Consider approval of an application from Laurie Bianco for a final plat of Lot 1, Block 1, Bianco Estate, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, being 12.060 acres of land located in the J.W. Hale Survey, Abstract No. 802, Dalworthington Gardens, Tarrant County, Texas, and commonly known as 2801 Pleasant Ridge.
  - i. Public hearing
  - ii. Discussion and possible action
4. Adjourn

**CERTIFICATION**

This is to certify that a copy of the **November 15, 2021** Planning and Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.cityofdwg.net](http://www.cityofdwg.net), in compliance with Chapter 551, Texas Government Code.

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

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

**Dalworthington Gardens Planning and Zoning Commission**  
**Meeting Minutes**  
**April 26, 2021**

**1. Call to Order**

Chairperson Todd Batiste called the meeting to order at 6:00 p.m. with the following present:

**Members Present:**

Todd Batiste, Chairperson  
Maurice Clark, Vice Chairperson  
Paul Sweitzer, Alternate

**Members Absent:**

Johanna Storm  
Brian Colin

**Staff and Council Present:**

Cathy Stein, Council Member  
Lola Hazel, City Administrator

**2. Approval of Minutes**

- i. April 27, 2020 meeting minutes**
- ii. December 7, 2020 meeting minutes**

A motion was made by Commissioner Paul Sweitzer and seconded by Commissioner Maurice Clark to approve the minutes for April 27, 2020 and December 7, 2020.

Motion carried by the following vote:

Ayes: Members Clark and Sweitzer

Nays: None

**3. Consider an amendment to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding regulations for accessory structures.**

- i. Public hearing**
- ii. Discussion and possible action**

Chairperson Todd Batiste opened the public hearing at 6:36 p.m.

Background information on this item: City Council has asked the Planning and Zoning Commission (P&Z) to review the accessory structure ordinance “to review the reasonability and workability of the height requirement on accessory structures.” This ordinance review is necessary because of a question about carport height allowance for structures not attached to the primary structure, but P&Z could choose to be broader and change rules for accessory structures as a whole.

Discussion points could be as follows, but the board is allowed to deviate from these suggestions as well.

1. Change maximum allowed height for all accessory structures.
2. Leave accessory dwellings at a maximum height of 15 feet, but structures where there is no one residing inside could either:
  - Match the maximum allowed height of primary structure (may be taller than primary structure),
  - Match the actual height of the primary structure (May not be as tall as the maximum allowed height of 35 feet), OR

- Match the height of garage roof line (garage may be shorter than peak of home).
3. The accessory structure could be allowed to match the height of primary structure if a certain distance from the main structure (remember distance requirement from adjacent properties)
  4. Could also just address carports individually and allow them to:
    - Match the maximum allowed height of primary structure,
    - Match actual height of structure, OR
    - Match the height of garage roof line.

The following citizens provided comments.

Cathy Stein, 2622 Clover Lane: Provided historical information on lot sizes and ordinance requirements.

With no one else desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:39 p.m.

A motion was made by Commissioner Paul Sweitzer and seconded by Commissioner Maurice Clark to make changes to Section 14.02.124(f) of the City's Code of Ordinances that the height of accessory structures, not including accessory dwellings, be limited to five feet higher than the allowed height of the primary structure, but not exceeding 35 feet in height.

Motion carried by the following vote:  
Ayes: Members Sweitzer and Batiste  
Nays: Member Clark

#### **4. Adjourn**

The meeting was adjourned at 6:49 p.m.

**Dalworthington Gardens Planning and Zoning Commission**  
**Meeting Minutes**  
**October 19, 2021**

**1. Call to Order**

Chairperson Todd Batiste called the meeting to order at 6:00 p.m. with the following present:

**Members Present:**

Todd Batiste, Chairperson  
Maurice Clark, Vice Chairperson  
Paul Sweitzer, Alternate  
Brad Catlett, Alternate

**Members Absent:**

Johanna Storm  
Brian Colin

**Staff and Council Present:**

Cathy Stein, Council Member  
Lola Hazel, City Administrator

**2. Consider approval of an application from Lynn Remsing for a replat of Lots 1, 2, and 3, Block 1, Strawberry Fields Addition, being a replat of a portion of Lot 6, Block 4 Dalworthington Gardens Addition to the City of Dalworthington Gardens, Tarrant County, Texas, and commonly known as 3007, 3011, and 3015 Roosevelt Drive.**

- i. Public hearing**
- ii. Discussion and possible action**

Chairperson Todd Batiste opened the public hearing at 6:01 p.m.

Background information on this item: Section 10.02.004 of the City's Code of Ordinance states, "No building permit shall be issued for the construction of improvements on any property not platted..." Mr. Remsing has submitted a replat application to divide properties located at 3007, 3011, and 3015 Roosevelt.

In accordance with Section 10.02.031, the city determined the plat application to be complete on July 26, 2021. In accordance with Section 10.02.094, the plat application was then forwarded to the city engineer for review. On September 13, 2021, the city engineer conducted his fourth and final review of the plat, determined the plat conforms with the City's subdivision ordinance, and recommends 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.

The following citizens provided comments.

- 1. Angela Johnson, 2915 Texas Drive: Spoke to keeping Texas Drive a dead end street.

With no one else desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:02 p.m.

A motion was made by Commissioner Maurice Clark and seconded by Commissioner Paul Sweitzer to approve an application from Lynn Remsing for a replat of Lots 1, 2, and 3, Block 1, Strawberry Fields Addition, being a replat of

a portion of Lot 6, Block 4 Dalworthington Gardens Addition to the City of Dalworthington Gardens, Tarrant County, Texas, and commonly known as 3007, 3011, and 3015 Roosevelt Drive.

Motion carried by the following vote:

Ayes: Members Clark, Sweitzer, and Catlett

Nays: None

**3. Discussion and possible action regarding an amendment to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding regulations for accessory structures.**

Chairperson Todd Batiste opened the public hearing at 6:10 p.m.

Background information on this item: City Council has requested for Planning and Zoning to review the accessory structure ordinance as it pertains to the allowed height requirements.

Staff is providing the basic history of the accessory structure ordinance changes and copies of ordinances are in your packet.

1. The ordinance was first discussed in 2018 and regulations for HUD-code manufactured homes were addressed along with preventing any accessory buildings to be used as dwellings (Ord. 2018-05). This was as a result of a 2017 approved permit which allowed a manufactured home as a “guest quarters” per previous ordinance terms and regulations.
2. Following initial 2018 Comp Plan review, Planning and Zoning came up with a list of items to include in the ordinance that could better regulate accessory structures and dwellings. These items were eventually reviewed and finalized in a 2019/2020 ordinance amendment (Ord. 2020-02).
3. Council recently discussed changing height requirements accessory structures which are outlined in Ordinance 2021-05.

With no one desiring to speak, the public hearing was closed at 6:10 p.m.

A motion was made by Commissioner Maurice Clark to recommend no changes to the ordinance. The motion died for lack of a second.

No action was taken.

**4. Discussion and possible action to set a meeting date for a replat application.**

November 15, 2021 at 6 p.m. was discussed as the meeting date.

**5. Adjourn**

The meeting was adjourned at 6:33 p.m.

October 5, 2021

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

RE: Lot 1, Block 1 Bianco Estate – Final Plat Third Review

Lola,

We have reviewed the above referenced Final Plat and have the following comments:

1. The area of the lot needs to be in square feet and acres, which affects the lot label and the legal description. **(Completed)**
2. The right-of-way for West Pleasant Ridge Road shows as “Varies” south of the centerline. Please state the right-of-way originally dedicated or give a +/- distance at the two dimensions shown. **(Completed)**
3. In the legal description, 4<sup>th</sup> paragraph, “line” is misspelled as is “Hemingsfords” and “an”. **(Completed)**
4. In the legal description, 5<sup>th</sup> paragraph, please reference the west line of Stansfield Brighton tract. **(Completed)**
5. The owner’s certificate (dedication of streets and easements), statement acknowledging visibility triangles (...required by Section 10.02.227 of the Subdivision...) need to match those provided in the appendices of the Subdivision Ordinance. Be sure and include all applicable certifications and acknowledgements that apply. **(Completed)**
6. The basis of bearings deed reference doesn’t match the property. **(Completed)**
7. Provide documentation reflecting the minimum Finish Floor Elevation, as well as an actual finish floor elevation of the newly constructed residence. The minimum Finish Floor Elevation needs to be added to the Final Plat. **(Completed)**

Based on this last review, this plat complies with the City’s Subdivision Ordinance, 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



PLAT Application

CITY OF DALWORTHINGTON GARDENS

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

Replat  Amending Plat  Preliminary Plat  Final Plat

Applicant's Name: Sabatino and Laura Bianco

Address: 2801 W Pleasant Ridge Road

Applicant Contact Number: \_\_\_\_\_

Applicant Email: \_\_\_\_\_

Surveyor: Ron Coombs

Address: ron.coombs@sbcglobal.net

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

Laura S. Bianco / Ron 6/2/21  
Signature COOMBS Date

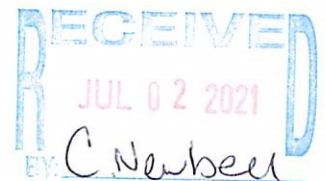
For Office Use Only

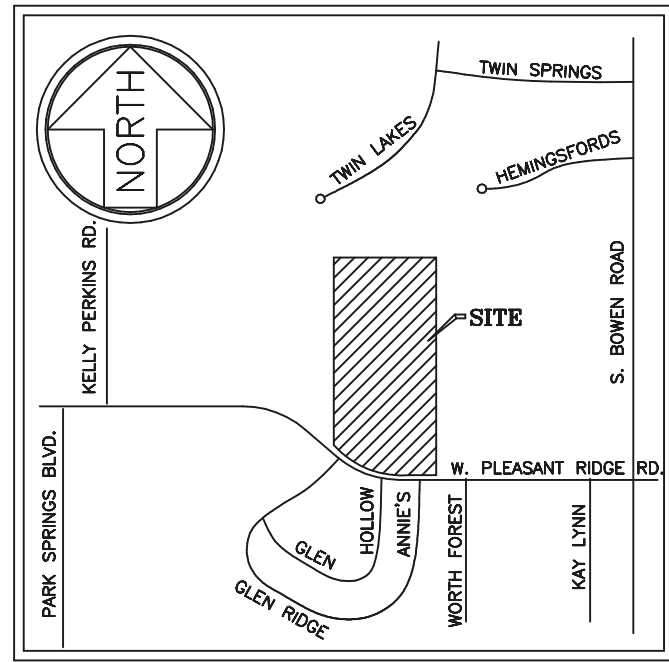
Fee: \_\_\_\_\_ Date Paid: \_\_\_\_\_ Receipt # \_\_\_\_\_

P & Z Scheduled \_\_\_\_\_ Public Hearing Published: \_\_\_\_\_

Council Scheduled: \_\_\_\_\_ Public Hearing Published: \_\_\_\_\_

Pro-Rata Paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_





VICINITY MAP  
NOT TO SCALE

CITY APPROVAL STATEMENT  
 APPROVED: CITY COUNCIL, CITY OF DALWORTHINGTON GARDENS  
 \_\_\_\_\_, 2021  
 BY: \_\_\_\_\_  
 MAYOR

THERE SHALL BE PROVIDED AT THE INTERSECTION OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY SECTION 16.1.51 OF THE SUBDIVISION ORDINANCE OF THE CITY.

PLEASANT RIDGE PARTNERS, LLC  
 INST. No. D208260387  
 T.C.T.

PLACE OF BEGINNING

D = 28°12'14"  
 R = 955.00'  
 L = 470.10'  
 CH = 465.37'  
 N 76°33'00"W



SCALE: 1" = 100'

\* LINE TABLE \*

L1	N 30°16'34"W	15.12'
L2	N 38°27'31"E	5.62'
L3	S 51°32'29"E	9.08'
L4	N 56°53'51"E	14.14'
L5	N 54°24'59"E	20.18'
L6	N 61°28'53"E	23.63'
L7	N 70°34'25"E	11.97'
L8	N 62°23'49"E	30.29'
L9	S 73°55'05"E	13.34'
L10	S 02°54'41"E	36.28'
L11	S 09°55'33"E	25.74'
L12	S 41°36'06"E	13.67'
L13	S 48°29'25"E	21.91'
L14	N 87°28'33"E	27.94'
L15	N 70°26'29"E	13.03'

\* CURVE TABLE \*

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C1	100.64'	48.39'	27°33'00"	47.93'	S 31°21'16"E
C2	38.15'	71.29'	107°03'54"	61.36'	S 65°32'29"E
C3	68.60'	39.25'	32°47'06"	38.72'	N 16°54'25"E
C4	172.09'	86.21'	28°42'08"	85.31'	S 75°30'41"E
C5	320.24'	123.41'	22°04'49"	122.65'	N 71°16'19"E
C6	107.97'	107.13'	56°51'02"	102.79'	N 22°25'40"E
C7	25.29'	32.05'	72°37'00"	29.95'	N 09°37'27"E
C8	81.36'	32.08'	22°35'23"	31.87'	N 50°41'08"E
C9	38.59'	33.73'	50°05'09"	32.67'	S 31°24'59"E
C10	24.42'	25.69'	60°16'16"	24.52'	S 13°17'37"E
C11	48.93'	28.48'	33°20'59"	28.08'	S 12°17'32"W
C12	298.76'	50.47'	9°40'45"	50.41'	S 17°22'37"E

BASIS OF BEARINGS: WEST BOUNDARY LINE OF OF SUBJECT PROPERTY PER DEED RECORDED IN VOL. 14608, PG. 378, D.R.T.C.T.

IRF DENOTES IRON ROD FOUND  
 IRS DENOTES IRON ROD SET



**Coombs Land Surveying, Inc.**  
 P. O. Box 6160 Fort Worth, Texas 76115  
 (817) 920-7600  
 T.B.P.L.S. FIRM No. 1011800  
 CLS JOB No. 10-0066  
 GF No. NONE

\* N O T E \*  
 ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE DEED & ACTUAL UNLESS OTHERWISE NOTED HEREON.

STATE OF TEXAS  
 COUNTY OF TARRANT

WHEREAS, SABATINO BIANCO and LAURA BIANCO are the sole owner of a tract of land located in the J. W. HALE SURVEY, ABSTRACT No. 802, City of Dalworthington Gardens, Tarrant County, Texas according to the deeds recorded in Instrument No. D210022583 and Instrument No. D219034779, Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow plastic cap stamped "WIER & ASSOC." in the West boundary line of said Bianco Tract, being the Southeast corner of that certain tract of land described in deed to Pleasant Ridge Partners, LLC, recorded in Instrument No. D208260387, Tarrant County, Texas and lying in the North right-of-way line of Pleasant Ridge Road as described in Instrument No. D208142349, Tarrant County, Texas;

THENCE N 00° 48' 00" W, 855.27 feet along the West boundary line of said Bianco Tract to a 5/8-inch iron rod found at the Northwest corner thereof, being the Southwest corner of Lot 2, Powers Homeplace Addition to the City of Dalworthington Gardens, Texas according to the plat recorded in Cabinet B, Slide 1046 of the Plat Records of Tarrant County, Texas;

THENCE S 89° 12' 09" E, 569.85 feet along the North boundary line of said Bianco Tract to a point in water at the Northeast corner thereof being the Southeast corner of Lot 1, Powers Homeplace Addition to the City of Dalworthington Gardens, Texas according to the plat recorded in Volume 388-214, Page 53 of the Plat Records of Tarrant County, Texas and lying in the West boundary line of Lot 10R, Block 1, The Hemingsfords, an addition to the City of Dalworthington Gardens, Texas, according to the plat recorded in Cabinet A, Slide 6250 of the Plat Records of Tarrant County, Texas;

THENCE S 00° 04' 43" E, at 732.78 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "VMA" and continuing in all a total distance of 954.35 feet along the East boundary line of said Bianco Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "WIER & ASSOC." at the Southeast corner thereof, lying in the North right-of-way line of Pleasant Ridge Road as described in Cause No. 2007057624-2, Civil Court Records, Tarrant County, Texas;

THENCE along the said North right-of-way line of Pleasant Ridge Road as follows:

S 89° 23' 03" W, 106.57 feet to an "X" cut in concrete found at the Beginning of a Curve to the Right;

THENCE NORTHWESTERLY, 470.10 feet along said Curve to the Right, having a radius of 955.00 feet, a central angle of 28° 12' 14" and a chord bearing N 76° 33' 00" W, 465.37 feet to the PLACE OF BEGINNING, containing 12.060 acres of land.

STATE OF TEXAS  
 COUNTY OF TARRANT

THAT WE, SABATINO BIANCO and LAURA BIANCO, do hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, BIANCO ESTATE, an addition to the City of Dalworthington Gardens, Tarrant County, Texas and do 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 OUR HANDS at Dalworthington Gardens, Tarrant County, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

SABATINO BIANCO \_\_\_\_\_ LAURA BIANCO \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared SABATINO BIANCO and LAURA BIANCO, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC  
 STATE OF TEXAS

EXISTING IMPROVEMENTS SURVEY TO ACCOMPANY

FINAL PLAT  
**LOT 1, BLOCK 1**  
**BIANCO ESTATE**

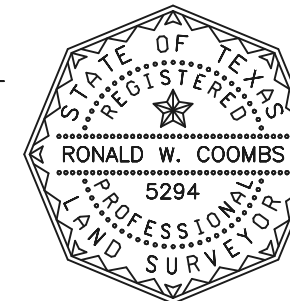
AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS,  
 TARRANT COUNTY, TEXAS  
 BEING 12.060 ACRES OF LAND LOCATED IN THE  
 J. W. HALE SURVEY, ABSTRACT No. 802,  
 DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS

STANSFIELD BRIGHTON, LLC  
 INST. No. D212010597  
 T.C.T.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY that I, RONALD W. COOMBS, 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.

RONALD W. COOMBS, R.P.L.S.  
 Texas Registration No. 5294



SURVEYOR:  
 COOMBS LAND SURVEYING, INC.  
 P.O. BOX 6160  
 FORT WORTH, TEXAS 76115  
 (817) 920-7600  
 email: ron.coombs@sbcglobal.net

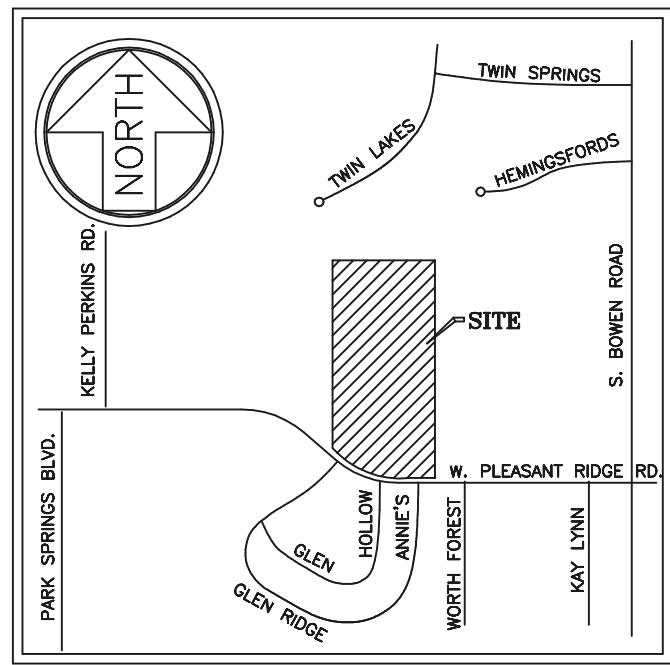
OWNER:  
 SABATINO & LAURA BIANCO  
 2801 W. PLEASANT RIDGE ROAD  
 ARLINGTON, TEXAS 76016  
 (817) 419-9299  
 email: laswink@yahoo.com

CITY OF ARLINGTON  
 CAUSE No. 2007-057624-2  
 C.R.T.C.T.

THIS PLAT RECORDED IN DOCUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

1 LOT 12.060 ACRES JULY 20, 2021





VICINITY MAP  
NOT TO SCALE

CITY APPROVAL STATEMENT

APPROVED: CITY COUNCIL, CITY OF DALWORTHINGTON GARDENS

\_\_\_\_\_, 2021

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

THERE SHALL BE PROVIDED AT THE INTERSECTION OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY SECTION 10.02.227 OF THE SUBDIVISION ORDINANCE OF THE CITY.

PLEASANT RIDGE PARTNERS, LLC  
INST. No. D208280387  
T.C.T.

\* LINE TABLE \*

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C12	298.76'	50.47'	9°40'45"	50.41'	S 17°22'37"E

BASIS OF BEARINGS: WEST BOUNDARY LINE OF SUBJECT PROPERTY PER PRIOR SUBJECT PROPERTY DEED RECORDED IN VOL. 14608, PG. 378, D.R.T.C.T. (CURRENT DEED FROM BEN HICKS AND WIFE, JOY R. HICKS TO SABATINO BIANCO, RECORDED IN CC# D210022583, D.R.T.C.T. DOES NOT CONTAIN A METES AND BOUNDS DESCRIPTION).

IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/ORANGE PLASTIC CAP STAMPED  
"R. W. COOMBS RPLS 5294"

C.M. DENOTES CONTROLLING MONUMENT



**Coombs Land Surveying, Inc.**  
P. O. Box 6160 Fort Worth, Texas 76115  
(817) 920-7600  
T.B.P.L.S. FIRM No. 10111800  
CLS JOB No. 10-0066  
GF No. NONE

\* NOTE \*  
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE DEED & ACTUAL UNLESS OTHERWISE NOTED HEREON.

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, SABATINO BIANCO and LAURA BIANCO are the sole owner of a tract of land located in the J. W. HALE SURVEY, ABSTRACT No. 802, City of Dalworthington Gardens, Tarrant County, Texas according to the deeds recorded in Instrument No. D210022583 and Instrument No. D219034779, Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow plastic cap stamped "WIER & ASSOC." in the West boundary line of said Bianco Tract, being the Southeast corner of that certain tract of land described in deed to Pleasant Ridge Partners, LLC, recorded in Instrument No. D208260387, Tarrant County, Texas and lying in the North right-of-way line of Pleasant Ridge Road as described in Instrument No. D208142349, Tarrant County, Texas;

THENCE N 00° 48' 00" W, 855.27 feet along the West boundary line of said Bianco Tract to a 5/8-inch iron rod found at the Northwest corner thereof, being the Southwest corner of Lot 2, Powers Homeplace Addition to the City of Dalworthington Gardens, Texas according to the plat recorded in Cabinet B, Slide 1046 of the Plat Records of Tarrant County, Texas;

THENCE S 89° 12' 09" E, 569.85 feet along the North boundary line of said Bianco Tract to a point in water at the Northeast corner thereof, being the Southeast corner of Lot 1, Powers Homeplace Addition to the City of Dalworthington Gardens, Texas according to the plat recorded in Volume 388-214, Page 53 of the Plat Records of Tarrant County, Texas, and being the Southwest corner of Lot 10R, 10R, Block 1, The Hemingsfords, an addition to the City of Dalworthington Gardens, Texas, according to the plat recorded in Cabinet A, Slide 6250 of the Plat Records of Tarrant County, Texas, and the Northwest corner of that certain tract of land described in deed to Stansfield Brighton, LLC, recorded in Instrument No. D212010597, Tarrant County, Texas;

THENCE S 00° 04' 43" E, at 732.78 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "VMA" and continuing in all a total distance of 954.35 feet along the East boundary line of said Bianco Tract with the West boundary line of said Stansfield Brighton Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "WIER & ASSOC" at the Southeast corner of said Bianco Tract, lying in the North right-of-way line of Pleasant Ridge Road as described in Cause No. 2007057624-2, Civil Court Records, Tarrant County, Texas;

THENCE along the said North right-of-way line of Pleasant Ridge Road as follows:

S 89° 23' 03" W, 106.57 feet to an "X" cut in concrete found at the Beginning of a Curve to the Right;

THENCE NORTHWESTERLY, 470.10 feet along said Curve to the Right, having a radius of 955.00 feet, a central angle of 28° 12' 14" and a chord bearing N 76° 33' 00" W, 465.37 feet to the PLACE OF BEGINNING, containing 12.060 acres (525,323 square feet) of land.

STATE OF TEXAS  
COUNTY OF TARRANT

THAT WE, SABATINO BIANCO and LAURA BIANCO, being the sole owners, do hereby adopt this plat designating the hereinabove-described property as LOT 1, BLOCK 1, BIANCO ESTATE, an addition to the City of Dalworthington Gardens, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon and also 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 OUR HANDS at Dalworthington Gardens, Tarrant County, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

SABATINO BIANCO \_\_\_\_\_ LAURA BIANCO \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared SABATINO BIANCO and LAURA BIANCO, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

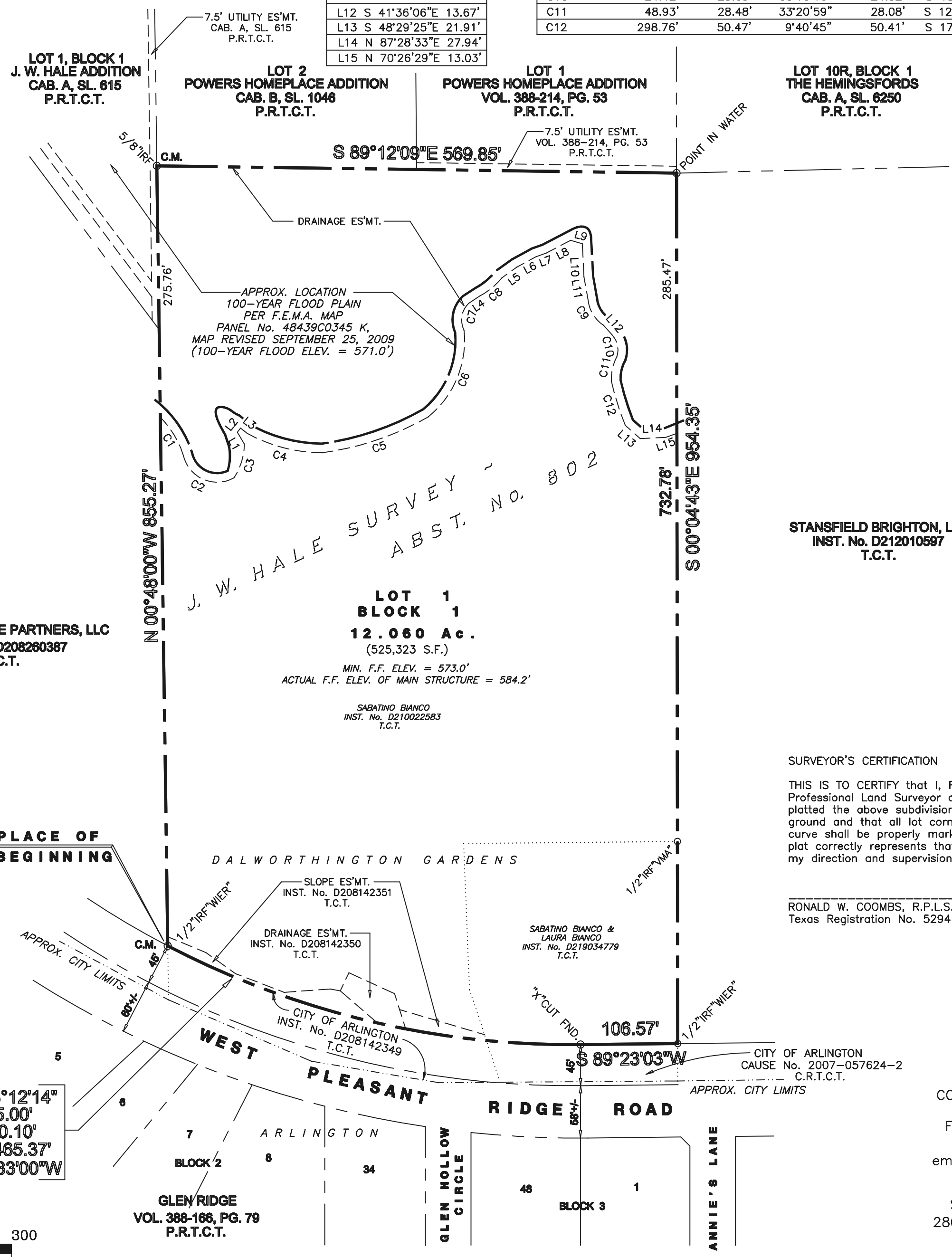
NOTARY PUBLIC  
STATE OF TEXAS

SURVEYOR:  
COOMBS LAND SURVEYING, INC.  
P.O. BOX 6160  
FORT WORTH, TEXAS 76115  
(817) 920-7600  
email: ron.coombs@sbcglobal.net

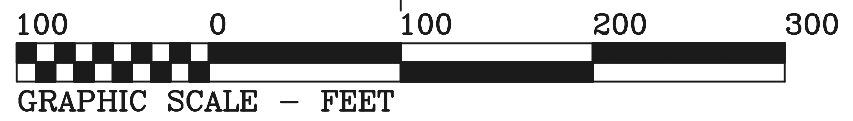
OWNER:  
SABATINO & LAURA BIANCO  
2801 W. PLEASANT RIDGE ROAD  
ARLINGTON, TEXAS 76016  
(817) 419-9299  
email: laswink@yahoo.com

FINAL PLAT  
**LOT 1, BLOCK 1**  
**BIANCO ESTATE**

AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS,  
TARRANT COUNTY, TEXAS  
BEING 12.060 ACRES OF LAND LOCATED IN THE  
J. W. HALE SURVEY, ABSTRACT No. 802,  
DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS



D = 28°12'14"  
R = 955.00'  
L = 470.10'  
CH = 465.37'  
N 76°33'00"W



SCALE: 1" = 100'

THIS PLAT RECORDED IN DOCUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

1 LOT 12.060 ACRES OCTOBER 12, 2021

# 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

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**LEGAL NOTICE**

Notice is hereby given that the Dalworthington Gardens Planning & Zoning Commission will hold a public hearing on November 15, 2021 at 6:00 p.m., and the Dalworthington Gardens City Council will hold a public hearing on November 18, 2021 at 7:00 p.m., in the Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

Application from Laurie Bianco for a final plat of Lot 1, Block 1, Bianco Estate, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, being 12.060 acres of land located in the J.W. Hale Survey, Abstract No. 802, Dalworthington Gardens, Tarrant County, Texas, and commonly known as 2801 Pleasant Ridge.

10-27

SABATINO BIANCO  
2801 W PLEASANT RDG RD  
ARLINGTON, TX 76016-4938

JONATHAN F CRABB  
4203 ANNIES LN  
ARLINGTON, TX 76016-4904

STANSFIELD BRIGHTON LLC  
PO BOX 661  
MANSFIELD, TX 76063-0661

KARIN RIVAS  
4201 ANNIES LN  
ARLINGTON, TX 76016-4904

PLEASANT RIDGE PARTNERS LLC  
4000 N MACARTHUR BLVD STE A 132  
IRVING, TX 75038

VERNICKI JOHNSON  
4200 ANNIES LN  
ARLINGTON, TX 76016

PAUL V AND JOHANNA STORM  
10 TWIN LAKES CT  
ARLINGTON, TX 76016-4026

MICHAEL AND ROSWITHA WARREN  
4204 ANNIES LN  
ARLINGTON, TX 76016-4903

CHRIS AND CHAU TRUONG  
10 TWIN LAKES CT UNIT A  
ARLINGTON, TX 76016

PETER AND SARAH VAN ANTWERP  
4201 GLEN HOLLOW CIR  
ARLINGTON, TX 76016-4914

REEM M GHALIB  
10 TWIN LAKES CT UNT B  
ARLINGTON, TX 76016

CHERYL L DASH  
4203 GLEN HOLLOW CIR  
ARLINGTON, TX 76016

BRICK AND MORTAR QUEEN LLC  
9 HEMINGSFORD CT  
ARLINGTON, TX 76016

JACQUELINE LEE  
4200 GLEN HOLLOW CIR  
ARLINGTON, TX 76016-4912

JOHN AND CAROLYN M HOLMBERG  
10 HEMINGSFORD CT  
DALWORTHINGTON GARDENS, TX 76016

4204 GLEN HOLLOW CIR  
ARLINGTON, TX 76016

C LARRY PHILLIPS  
4004 FAIRMONT CT  
BEDFORD, TX 76021

AMIR KAMMAZ  
ANH K HUA  
3 GARDEN LN  
ARLINGTON, TX 76016

UNITED REI GROUP LLC  
PO BOX 93593  
SOUTHLAKE, TX 76092

JUDY LEE  
4206 GLEN HOLLOW CIR  
ARLINGTON, TX 76016-4912

ADOLFO GUEVARA  
2803 GLEN RIDGE CT  
ARLINGTON, TX 76016-4916

DIMITARE STOYANOV RUSKOV  
2805 GLEN RIDGE CT  
ARLINGTON, TX 76016-4916

JAMES NORMAN  
2807 GLEN RIDGE CT  
ARLINGTON, TX 76016-4916

JANICE FRAZIER  
2809 GLEN RIDGE CT  
ARLINGTON, TX 76016

RONALD SCHUMAN  
2811 GLEN RIDGE CT  
ARLINGTON, TX 76016-4916

JEFFREY AND SHANNON DACUS  
2815 GLEN RIDGE CT  
ARLINGTON, TX 76016

BRETT T AND AMANDA L RHODES  
5603 HUNTERWOOD LN  
ARLINGTON, TX 76017

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

P&Z HEARING DATE: November 15, 2021

HEARING TIME: 6:00 PM

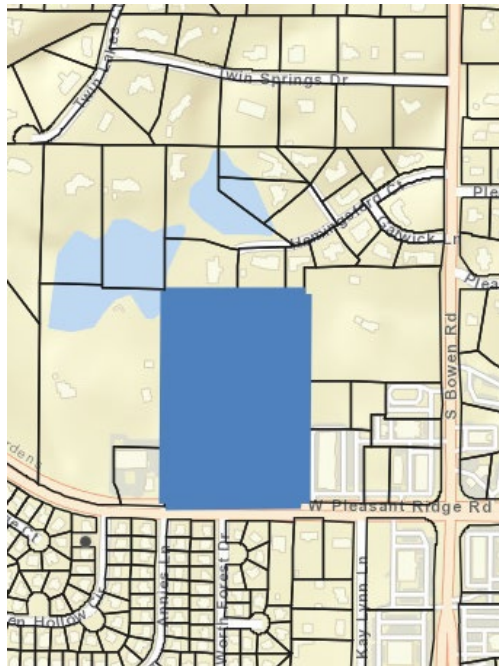
The Planning & Zoning Commission will hold a public hearing at the above noted date and time in the City Hall Council Chambers, 2600 Roosevelt Drive to consider the proposed **Final Plat** request indicated on the map below. This is not a summons to appear at the hearing, but if you care to attend, you will be given an opportunity to be heard. A written statement may be filed with the City Administrator's Office, which will be present at the Planning & Zoning Commission meeting. If additional information is desired, please contact the City Administrator's Office at 682-330-7418 (closed weekends and holidays).

CITY COUNCIL HEARING DATE: November 18, 2021

HEARING TIME: 7:00 PM

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

Application from Laurie Bianco for a final plat of Lot 1, Block 1, Bianco Estate, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, being 12.060 acres of land located in the J.W. Hale Survey, Abstract No. 802, Dalworthington Gardens, Tarrant County, Texas, and commonly known as 2801 Pleasant Ridge.



I AM IN FAVOR \_\_\_\_\_ I HAVE NO OBJECTIONS \_\_\_\_\_ I HAVE OBJECTIONS \_\_\_\_\_

COMMENTS:

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\_\_\_\_\_  
 (PRINTED NAME)

\_\_\_\_\_  
 (SIGNATURE)

\_\_\_\_\_  
 (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@cityofdwyg.net](mailto:lhazel@cityofdwyg.net)  
**11.15.2021 P&Z Packet Pg. 13 of 14**

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