

**City Council
Staff Agenda Report**

Agenda Item: 8a

Agenda Subject: Consideration of an application for a preliminary plat and a planned development concept plan for 8.146 acres of land situated at the southwest corner of Arkansas Lane and Bowen Road, Dalworthington Gardens, Texas, properties of which are addressed as or located near 2528 W. Arkansas Lane and 2520 W. Arkansas Lane, being a portion of Lots 6 and 7, Block 2, Dalworthington Gardens, an addition to the City of Dalworthington Gardens, being part of those tracts of land described in the deed to Laura Ruth Masters Martin, and being all the land described in the deed to Bettie B. Eixmann.

<p>Meeting Date: November 16, 2023</p>	<p>Financial Considerations: Unknown at this time</p> <p>Budgeted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Strategic Vision Pillar:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Financial Stability <input checked="" type="checkbox"/> Appearance of City <input checked="" type="checkbox"/> Operations Excellence <input checked="" type="checkbox"/> Infrastructure Improvements/Upgrade <input checked="" type="checkbox"/> Building Positive Image <input checked="" type="checkbox"/> Economic Development <input type="checkbox"/> Educational Excellence
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Background Information: Both a preliminary plat and planned development concept plan are being presented for the “Arkansas/Bowen corner” and is comprised of 8.146 acres. The city has been working closely with Hardesty Realty and their team to create a development that meets city needs and citizen desires. We have also included several tenants and developers, many of which are ready to begin building and occupying space once the development is approved for construction.

The first step in the process is for the applicant to present a preliminary plat with concept plan. Then a final plat will come back with a final plan prior to any permits or development. The final plan is where more detail is shown.

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. Although the plat is separate from the concept plan, they are being presented concurrently and both recommended for approval.

The Planning and Zoning Commission recommended approval.

Recommended Action/Motion: Motion to approve an application for a preliminary plat and a planned development concept plan for 8.146 acres of land situated at the southwest corner of Arkansas Lane and Bowen Road, Dalworthington Gardens, Texas, properties of which are addressed as or located near 2528 W. Arkansas Lane and 2520 W. Arkansas Lane, being a portion of Lots 6 and 7, Block 2, Dalworthington Gardens, an addition to the City of Dalworthington Gardens, being part of those tracts of land described in the deed to Laura Ruth Masters Martin, and being all the land described in the deed to Bettie B. Eixmann.

OR

Motion to deny an application for a preliminary plat and a planned development concept plan for 8.146 acres of land situated at the southwest corner of Arkansas Lane and Bowen Road, Dalworthington Gardens, Texas, properties of which are addressed as or located near 2528 W. Arkansas Lane and 2520 W. Arkansas Lane, being a portion of Lots 6 and 7, Block 2, Dalworthington Gardens, an addition to the City of Dalworthington Gardens, being part of those tracts of land described in the deed to Laura Ruth Masters Martin, and being all the land described in the deed to Bettie B. Eixmann.

Attachments: PD Ordinance for Process
City Review Comments
Applicant Comment Responses
Plat and Zone Change Application and associated documents
Concept Plan
Landscape Plan
200' Response Letters

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The first step in the process is for the applicant to present a preliminary plat with concept plan. Then a final plat will come back with a final plan prior to any permits or development. The final plan is where more detail is shown.

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.

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R

Motion to deny an application for a preliminary plat and a planned development concept plan for 8.146 acres of land situated at the southwest corner of Arkansas Lane and Bowen Road, Dalworthington Gardens, Texas, properties of which are addressed as or located near 2528 W. Arkansas Lane and 2520 W. Arkansas Lane, being a portion of Lots 6 and 7, Block 2, Dalworthington Gardens, an addition to the City of Dalworthington Gardens, being part of those tracts of land described in the deed to Laura Ruth Masters Martin, and being all the land described in the deed to Bettie B. Eixmann.

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200’ Response Letters

§ 14.02.272. Planned development administration.

- (a) Application. Application for submission of land to the planned development process shall be made in the same manner as any other application for a change in zoning classification. The application may seek a PD designation on land without a change in the base district classification; or, the application may seek a PD designation on land concurrently with a change in the base district classification. The application shall be made to the zoning administrator and shall be accompanied by the fees prescribed therefor in the fee schedule in appendix A of this code.
- (b) Approval procedure. A PD application shall be processed in the following sequence:
- (1) The applicant shall submit the application with the concept plan.
 - (2) The zoning administrator and other relevant city staff persons shall review the application and the concept plan, may conduct a pre-hearing conference thereon (one or more, as the zoning administrator may require) with the applicant, and may require data from the applicant supplementing the concept plan.
 - (3) The zoning administrator shall prepare a staff report to the commission on the application bearing on conformance of the plan and the proposed development with the standards, spirit and intent of this article.
 - (4) The commission shall conduct a public hearing on the application in the same manner as any other request for zoning change, and shall make its recommendation to the council as required by law.
 - (5) After receiving a report of the commission's recommendation on the application, the city council shall hold a public hearing to consider the approval of the plan.
 - (6) If the application is approved, the zoning map shall be amended so that the base district designation of the property shall bear a suffix of PD or PD-R, as the case may be.
 - (7) The applicant shall submit a final development plan and obtain council approval thereof as a prerequisite to any development of the property.
- (c) Concept plan. The concept plan shall include a site plan drawing, prepared to a scale of not less than one inch equaling one hundred feet (1:100), depicting at least the following:
- (1) The dimensioned boundaries of the property, the location and widths of streets and highways adjacent to and on the property, and any other easements thereon or adjacent thereto;
 - (2) The topography of the property showing elevations at 5-foot intervals;

- (3) The general location and description of existing utility services, including size of water and sewer mains;
 - (4) Existing improvements proposed to be retained when the property is developed;
 - (5) Undimensioned location and approximate size of proposed buildings;
 - (6) Undimensioned proposed locations of parking and points of access;
 - (7) All proposed uses and their approximate locations on the site;
 - (8) Identifiable watercourses and low areas;
 - (9) Proposed maximum height of buildings;
 - (10) Proposed landscaped areas;
 - (11) Height and elevation of all buildings.
- (d) Final plan. The final plan for PD development shall comply with the following standards:
- (1) The final plan shall clearly indicate all significant features of the proposed development, on an accurate scaled drawing, to include:
 - (A) A location map showing the location of the site in reference to existing streets.
 - (B) The boundaries of the area included in the plan, surveyed by a competent licensed surveyor, showing the total gross acreage of the plan.
 - (C) All recorded or physically existing public and private rights-of-way and easement lines located on or adjacent to the plan area.
 - (D) The approximate topography of the plan area, major watercourses and 100-year floodplains.
 - (E) The proposed land uses and the approximate location of proposed buildings and other structures on the plan area site and structures and existing uses adjacent to the site.
 - (F) The character and approximate density of all proposed uses in the plan area. For dwelling units, a table showing type by size, number of bedrooms, number of each type; and, floor plans for each type unit.
 - (G) The approximate location and dimensions of all parking areas, malls, water bodies, open areas and recreational areas.
 - (H) All proposed streets, alleys, ways, including walkways, dedicated to public use, and the location and size of all utilities.
 - (I) The maximum percentage of site coverage.

- (J) All areas reserved for common ownership with an indication of the properties.
- (K) The location and type of walls, fences, screen planting and landscaping.
- (L) A plan, including elevation drawings, showing location, size, height, orientation and design of all signs.
- (M) In multifamily and commercial sections of the plan, the location of each outside facility for solid waste disposal.
- (N) Development schedule, indicating the following:
 - (i) The estimated date when development construction in the plan area shall commence;
 - (ii) The stages, if any, in which the plan area will be developed and the estimated date development of each stage will commence;
 - (iii) The estimated date of completion of each stage in the development;
 - (iv) The area and location of common open space that will be developed at each stage; and
 - (v) The area and location of nonresidential uses that will be developed at each stage.
- (2) The city council may, at the request of the applicant, limit the proposed PD uses to less than all of the uses otherwise permitted by the base district regulations. Such limitation of uses shall be recited in the approved plan and placed of record as herein provided.
- (3) A preliminary drainage study, as outlined in article 10.02 of this code and/or a preliminary plat shall be submitted concurrently with any final plan.
- (4) The final plan shall clearly indicate that the proposed development will be in complete accordance with the provisions of the applicable plan approval district zoning.
- (5) Upon receipt of a mylar reproducible of the approved final plan reflecting all stipulations approved by the city council, the zoning administrator shall record a copy thereof.
- (6) All final plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control the issuance of all building permits within the plan area.
- (7) Prior to issuance of any building permits, the final plan shall reflect all stipulations as approved by the city council and the property shall be platted in accordance with article 10.02 of this code and the platting policies of the commission and the council.

(e) Development implementation.

- (1) Except as provided in subsection (2) below, no building permit or certificate of occupancy shall issue for any building or use within a PD or PD-R district unless: the final plan therefor shall have been approved; and, the proposed building or use complies with such final plan.
- (2) When property carries a PD designation but a final plan has not been approved therefor, it may be developed without plan approval only in accordance with the base district regulations. Any such development shall constitute an abandonment of the concept plan and the PD suffix shall be removed from the zoning map designation for such property.
- (3) When the base district zoning classification of a property is changed as part of or concurrently with approval of a PD overlay under this division and the plan thereafter expires pursuant to subsection (g) of this section because either: the final plan is never approved; or, the final plan is never implemented, the base district zoning classification of the property shall revert to its zoning classification existent prior to the approval of the PD overlay. Until such time as the plan is implemented, the rezoned property shall be designated on the zoning map as “(base district)-PD-C (conditional)”.

(f) Plan amendments.

- (1) No material change shall be made to an approved final plan unless the same shall have first been approved as described in subsection (3) below.
- (2) A change in an approved final plan may be initiated by the zoning administrator if the same is not a material change. A change is not a material change if it will not result in any of the following:
 - (A) A change in the character of the development;
 - (B) An increase in the ratio of the gross floor areas in structures to the area of any lot;
 - (C) An increase in the intensity of use;
 - (D) A reduction in the approved separations between buildings;
 - (E) An increase in the problems of circulation, safety, and utilities;
 - (F) An increase in the external effects of the development on adjacent property;
 - (G) A reduction in the approved setbacks from property lines;
 - (H) An increase in lot coverage by structures;
 - (I) A reduction in the ratio of off-street parking and loading space to gross floor area in structures;

- (J) A change in the subject, size, lighting, or orientation of approved signs;
or
 - (K) A change in the location or character of approved landscape features.
- (3) Proposal of a plan amendment shall be made to the zoning administrator by the applicant on mylar of the approved plan. Upon receipt of such a proposed plan revision, copies of the proposed revised plan shall be submitted to the council for its review and determination as to whether the proposed revision constitutes such a significant change in land use or structures that a public hearing should be called regarding said revision. If, in the council's determination, the proposed revised plan does not constitute a significant change, no public hearing shall be called and the revision shall be deemed approved. If such revision is determined by the council to be a significant change, a public hearing shall be scheduled regarding such revision, proper notice shall be given, and thereafter the proposed revision shall be considered by the council for approval or denial; provided, however, the council in its sole discretion may direct any development plan revision to the commission for its review and recommendation and, in such event, said revision shall follow the procedures set out in division 13 of this article herein regarding amendments. No proposed revision shall be effective until the same is approved by the council.
- (g) Plan expiration. If development of property pursuant to a final plan has not commenced within two (2) years of the date of a plan approval, the plan shall be deemed to have expired, and a review and reapproval of the plan by the council shall be required before any building permit may be issued for development pursuant to the plan. Any review and reapproval shall be made in the context of conditions existing, as to the property, at the time of such review.
(2005 Code, sec. 17.7.02)



Planning Review

Project Name/Permit #: Retail Corners DWG Addition

Plan Review Type: Planning Plat Review

Address: S Bowen Rd & W Arkansas Ln

City: Dalworthington Gardens

Status: **Approved w/ Comments**

Date: 9/29/23

Plans Examiner: Ian Knox

1. Show all building setback lines on all lots and tracts.

10-17-2023- completed

2. Provide a narrative of the Planned Development, and what is being requested.

10-17-23 - completed

Engineering Review

I have reviewed the documents attached to this application in terms of engineering review. Note that this is not a detailed construction-level review, but rather a review to verify all necessary utility connections and that the site is generally constructable. While I do not see any significant engineering issues that would negatively impact the construction of this site, I do have a few minor questions/comments:

1. Although this property and all driveway connections and utility connections appear to be within the Dalworthington Gardens city limits, this property is nonetheless in close proximity to the borders with Arlington and Pantego. In my past experience, I have found on a few occasions that utility lines within one City might be owned by another. I would recommend verifying that these existing utilities are in fact owned by Dalworthington Gardens. If this turns out not to be the case, permitting from adjacent municipalities may be required.
2. The connection of the proposed sanitary sewer to the existing line is at somewhat of an undesirable angle. I understand that this is being done in order to avoid the need for extending sewer into Arkansas Avenue which in turn would require pavement cuts and traffic closures. This is not an impediment to construction but is not ideal. That having been said, it may be possible to raise the elevation of the new line to a point above the existing, but this will need to be looked at as part of the detailed construction review.
3. There are locations where proposed water and sewer mains will be in close proximity to each other. This plan does not contain adequate dimensional information to verify that all TCEQ-mandated separation requirements have been met, this will need to be part of the detailed engineering review prior to construction (see comment 5 below). That being said, any necessary relocations of these proposed utilities should not affect the overall site layout.
4. I recommend that this layout be sent to your Fire Department, if it has not already been done, to ensure that the fire hydrant locations and other fire protection infrastructure is adequate and meets DWG's requirements.
5. Before this project can be released for construction, it will be necessary for the developer to prepare and submit detailed site construction drawings which in turn will need a full engineering review.
6. According to the preliminary drainage sheet, all of the existing downstream storm sewer was designed to accept runoff from this site. They do mention the specific plan set where this information was obtained. This being the case, I agree that there should be no need for on-site detention.



Fire Review Report

Project Name/Permit #: Retail Corners DWG Addition

Plan Review Type: Fire Site Review

Address: S Bowen Rd & W Arkansas Ln

City: Dalworthington Gardens

Status: **Approved w/ Comments**

Date: 9/25/23

Plans Examiner: C. Nevins

General Comments

1. Hydrant shall be located within 100' of an FDC as a fire hose lays along a clear unobstructed path. (NCTCOG Amendment – 912.2.3) Proposed hydrant locations may not meet min distance requirements for buildings 1, 3, and 5.
2. Underground fire line plans shall be submitted for separate review and permit. (IFC-105.7.1; 105.7.13 and Texas Administrative Code 34.700)



October 12, 2023

Ian Knox
City of Dalworthington Gardens
Dalworthington Gardens, TX

RE: Retail Corners DWG Addition

Dear Ian,

The following are responses to the review comments received via email dated October 9, 2023.

General

1. Show all building setback lines on all lots and tracts.

Response: Revised as requested.

2. Provide a narrative of the Planned Development, and what is being requested.

Response: Provided as requested.

Engineering Review

1. Although this property and all driveway connections and utility connections appear to be within the Dalworthington Gardens city limits, this property is nonetheless in close proximity to the borders with Arlington and Pantego. In my past experience, I have found on a few occasions that utility lines within one City might be owned by another. I would recommend verifying that these existing utilities are in fact owned by Dalworthington Gardens. If this turns out not to be the case, permitting from adjacent municipalities may be required.

Response: Based on available as-built plans the existing 8" water lines in W. Arkansas Lane and S. Bowen Road and 10" sanitary sewer line are owned and maintained by the City of Dalworthington Gardens. Based on meetings held with city staff driveway connections to S. Bowen Road will need to be coordinated with the City of Arlington.



2. The connection of the proposed sanitary sewer to the existing line is at somewhat of an undesirable angle. I understand that this is being done in order to avoid the need for extending sewer into Arkansas Avenue which in turn would require pavement cuts and traffic closures. This is not an impediment to construction but is not ideal. That having been said, it may be possible to raise the elevation of the new line to a point above the existing, but this will need to be looked at as part of the detailed construction review.

Response: Understood

3. There are locations where proposed water and sewer mains will be in close proximity to each other. This plan does not contain adequate dimensional information to verify that all TCEQ-mandated separation requirements have been met, this will need to be part of the detailed engineering review prior to construction (see comment 5 below). That being said, any necessary relocations of these proposed utilities should not affect the overall site layout.

Response: Understood

4. I recommend that this layout be sent to your Fire Department, if it has not already been done, to ensure that the fire hydrant locations and other fire protection infrastructure is adequate and meets DWG's requirements.

Response: No response required by developer.

5. Before this project can be released for construction, it will be necessary for the developer to prepare and submit detailed site construction drawings which in turn will need a full engineering review.

Response: Understood

6. According to the preliminary drainage sheet, all of the existing downstream storm sewer was designed to accept runoff from this site. They do mention the specific plan set where this information was obtained. This being the case, I agree that there should be no need for on-site detention.

Response: Understood.

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Response: Understood.

2. Underground fire line plans shall be submitted for separate review and permit. (IFC-105.7.1; 105.7.13 and Texas Administrative Code 34.700)

Response: Understood.



We respectfully request your approval of Homestead at the Gardens PD Zoning and Retail Corners DWG Addition. Please do not hesitate to contact us if you have any questions or need any additional information.

Sincerely,

Jacob Sumpter, AICP



PLAT Application

CITY OF DALWORTHINGTON GARDENS

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

Replat Amending Plat Preliminary Plat Final Plat

Applicant's Name: Mycoskie & Associates, Inc. (mma, inc.) - Jacob Sumpter, AICP

Address: 519 E. Border Street Arlington, TX 76010

Applicant Contact Number: 817-469-1671

Applicant Email: [REDACTED]

Surveyor: Mycoskie & Associates, Inc. (mma, inc.)

Address: 519 E. Border Street Arlington, TX 76010

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

[Handwritten Signature]
Signature

September 15, 2023
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	\$1,500 (plus 75.00 per lot for all lots over 2)
Final	\$1,500 (plus 75.00 per lot for all lots over 2)
Replat, vacation or amended plat	\$1,500 (plus 75.00 per lot for all lots over 2)
Refund on Withdrawal of Plat	
Prior to Engineering Review	75% of fee
3. Zoning	
Change of Zoning Classification	\$1,500 (plus \$50/acre if not SF zoned)
Appeal- Zoning Board of Adjustment	\$500
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 plus any third-party costs in excess of this amount
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



Zone Change Application

General Information

- Prior to the submittal of an application, the applicant is encouraged to schedule a pre-application conference with City Staff.
- This application will not be scheduled for hearing until reviewed by the Director of Community Development or designee.
- Incomplete applications will not be reviewed.
- The application fee is \$1,500.00 plus \$50.00/acre if not SF zoned.

Applicant Information

Property Owner **Authorized Representative** *(Notarized affidavit required including signature of legal owner(s))*

Name: Jacob Sumpter, AICP

Phone Number: [REDACTED]

Mailing Address: 519 E. Border Street

Email Address: [REDACTED]

Subject Property Address and/or Location *(Use attachment, if necessary):*
SE corner of W. Arkansas Lane and S. Bowen Road

Legal Description *(Use attachment, if necessary):*
See attachment

Existing Use of Property: Undeveloped

Proposed Use of Property: Commercial

Current Zoning: B-2/Mixed Use

Comprehensive Plan Designation: Commercial/Retail/Office

Proposed Zoning: PD for B-2/Mixed Use

Important Information Regarding Zone Change Requests

1. An application for a zone change on a property may only be made by the owner of that property and/or an authorized representative of the property owner. An authorized representative shall present a notarized affidavit from the property owner. If the subject property is owned by the City of Dalworthington Gardens, the City Administrator or designee may apply for the zone change on behalf of the City.
2. No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity not allowed by present zoning cannot occur before City Council's final approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court. **(continued)**

Zone Change Application (cont.)

3. If approved, a zone change is applied to the property, not the property owner.
4. The Planning & Zoning Commission makes recommendations to City Council. If the Planning & Zoning Commission recommends approval of a zone change request, the case must still go before City Council for final action.
5. Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between residential and non-residential zoning districts. These requirements are outlined in the City of Dalworthington Garden's Ordinances. It is the applicant's benefit to ensure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.
6. The City is required to mail letters to owners of property within 200 feet of the subject property of the zone change request.
7. The applicant or an authorized representative should attend public hearings pertaining to the request and be prepared to present the case and answer any relevant questions from the Planning & Zoning Commission and City Council members.

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Signature:  _____

Date: August 30, 2023

OFFICE USE ONLY

Case Number:	Date of Application:	Date Paid:
Affidavit attached?: Yes <input type="checkbox"/> No <input type="checkbox"/>	P&Z Meeting Date:	

Letter of Authorization

I (print owner's name) Laura Ruth Masters Martin certify that I am the current owner of the property described below and hereby grant authority to **Mycoskie & Associates, Inc. (mma, inc)** to act on my behalf in making application and submitting to the City of Dalworthington Gardens, Texas, a request for a zoning change for the following property:

Being a 7.163 acre tract of land situated in the Leonard Randall Survey, Abstract No. 1311, Tarrant County, Texas; Being parts of Lots 6 and 7, Block 2, Dalworthington Gardens, a subdivision of said Randall Survey as shown on the plat recorded in Volume 388-A, Page 105, Plat Records, Tarrant County, Texas (PRTCT); and being part of those tracts of land described in deed to Laura Ruth Masters Martin as recorded in County Clerk's File No. D222179865, Official Public Records, Tarrant County, Texas

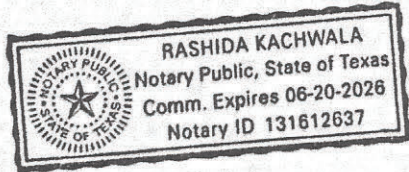
Laura Ruth Masters Martin
Owners Signature

Laura Ruth Masters Martin
Owners Name (printed)

[Redacted Address]

STATE OF TEXAS §
FORT BEND
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 15th SEPTEMBER 2023, by LAURA RUTH MASTERS MARTIN, for the purposes herein stated.



[Signature]
Notary Public in and for the State of Texas

Letter of Authorization

I (print owner's name) BETTIE B. EIXMAN certify that I am the current owner of the property described below and hereby grant authority to **Mycoskie & Associates, Inc. (mma, inc)** to act on my behalf in making application and submitting to the City of Dalworthington Gardens, Texas, a request for a zoning change for the following property:

Being a 0.937 acre tract of land situated in the Leonard Randall Survey, Abstract No. 1311, Tarrant County, Texas; Being parts of Lots 6, Block 2, Dalworthington Gardens, a subdivision of said Randall Survey as shown on the plat recorded in Volume 388-A, Page 105, Plat Records, Tarrant County, Texas (PRTCT); and being part of those tracts of land described in deed to Bettie B. Eixman as recorded in Volume 3279, Page 262, Official Public Records, Tarrant County, Texas

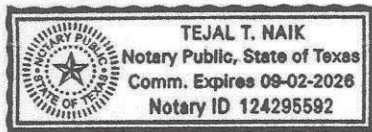
Bettie B. Eixman
Owners Signature

BETTIE B. EIXMAN
Owners Name (printed)

[Redacted]
Address

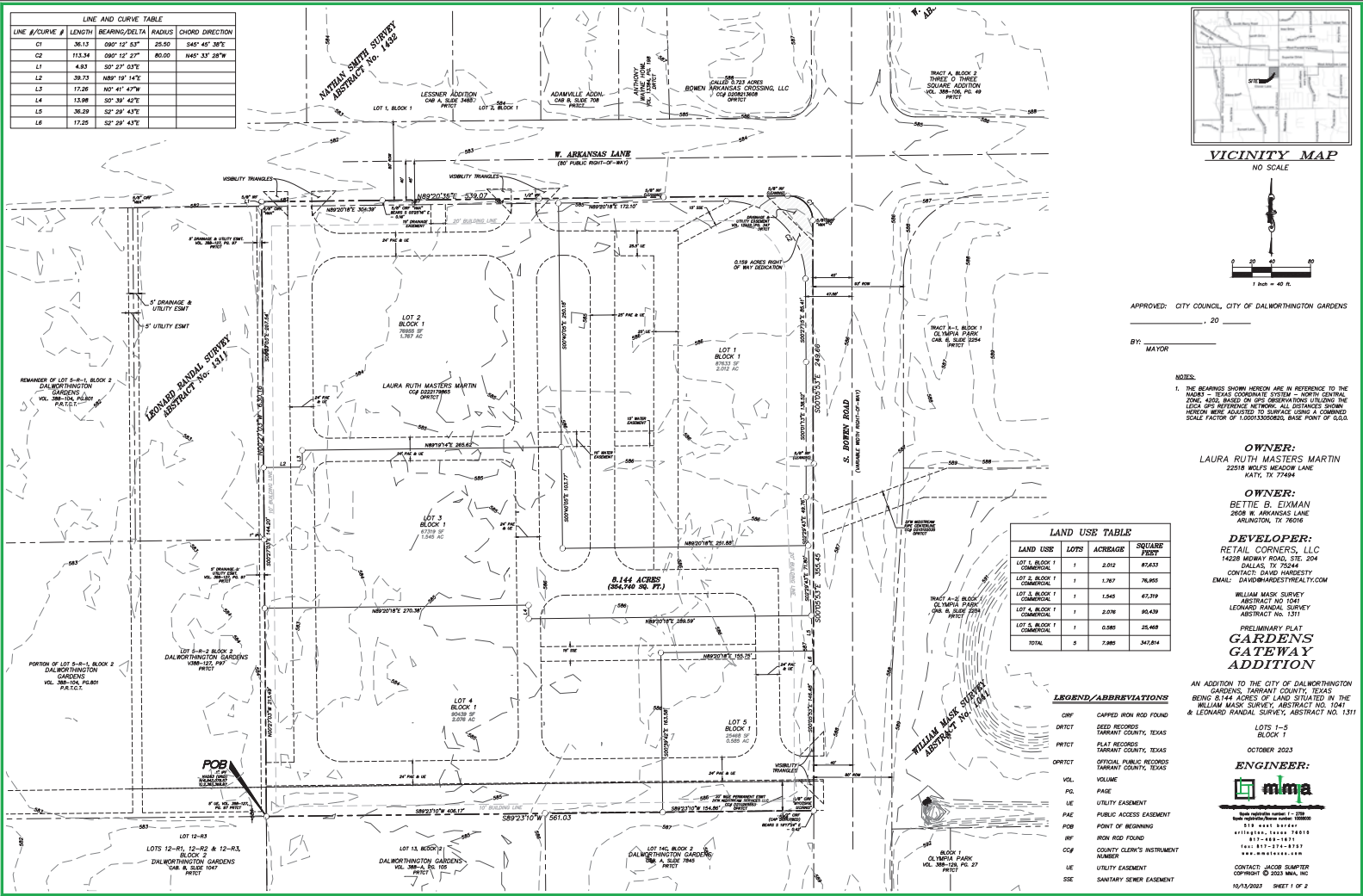
STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this September 13th 2023, by Eixman, Bettie Sue, for the purposes herein stated.



[Signature]
Notary Public in and for the State of Texas

LINE #/CURVE #	LENGTH	BEARING/Delta	RADIUS	CHORD DIRECTION
C1	36.13	090° 12' 03"	20.00	S45° 45' 38"E
C2	113.34	090° 12' 27"	80.00	N45° 33' 28"W
L1	4.93	S07° 27' 03"E		
L2	28.73	N89° 19' 04"E		
L3	17.26	N07° 41' 42"W		
L4	13.98	S07° 39' 42"E		
L5	36.29	S27° 29' 43"E		
L6	17.25	S27° 29' 43"E		



APPROVED: CITY COUNCIL, CITY OF DALWORTHINGTON GARDENS
 _____ 20 _____
 BY: _____
 MAYOR

NOTES:
 1. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, AZ02, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000000000. BASE POINT OF GULL

OWNER:
 LAURA RUTH MASTERS MARTIN
 22518 WOLFS MEADOW LANE
 KATY, TX 77454

OWNER:
 BETTIE B. EIDMAN
 2608 W. ARKANSAS LANE
 ARLINGTON, TX 76016

DEVELOPER:
 RETAIL CORNERS, LLC
 14209 HOWAY ROAD, STE 204
 DALLAS, TX 75244
 CONTACT: DAVID HARDESTY
 EMAIL: DAVIDHARDESTYREALTY.COM

PRELIMINARY PLAT
GARDENS GATEWAY ADDITION

AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, BEING 8.144 ACRES OF LAND SITUATED IN THE WILLIAM MASK SURVEY, ABSTRACT NO. 1041 & LEONARD RANDAL SURVEY, ABSTRACT NO. 1311

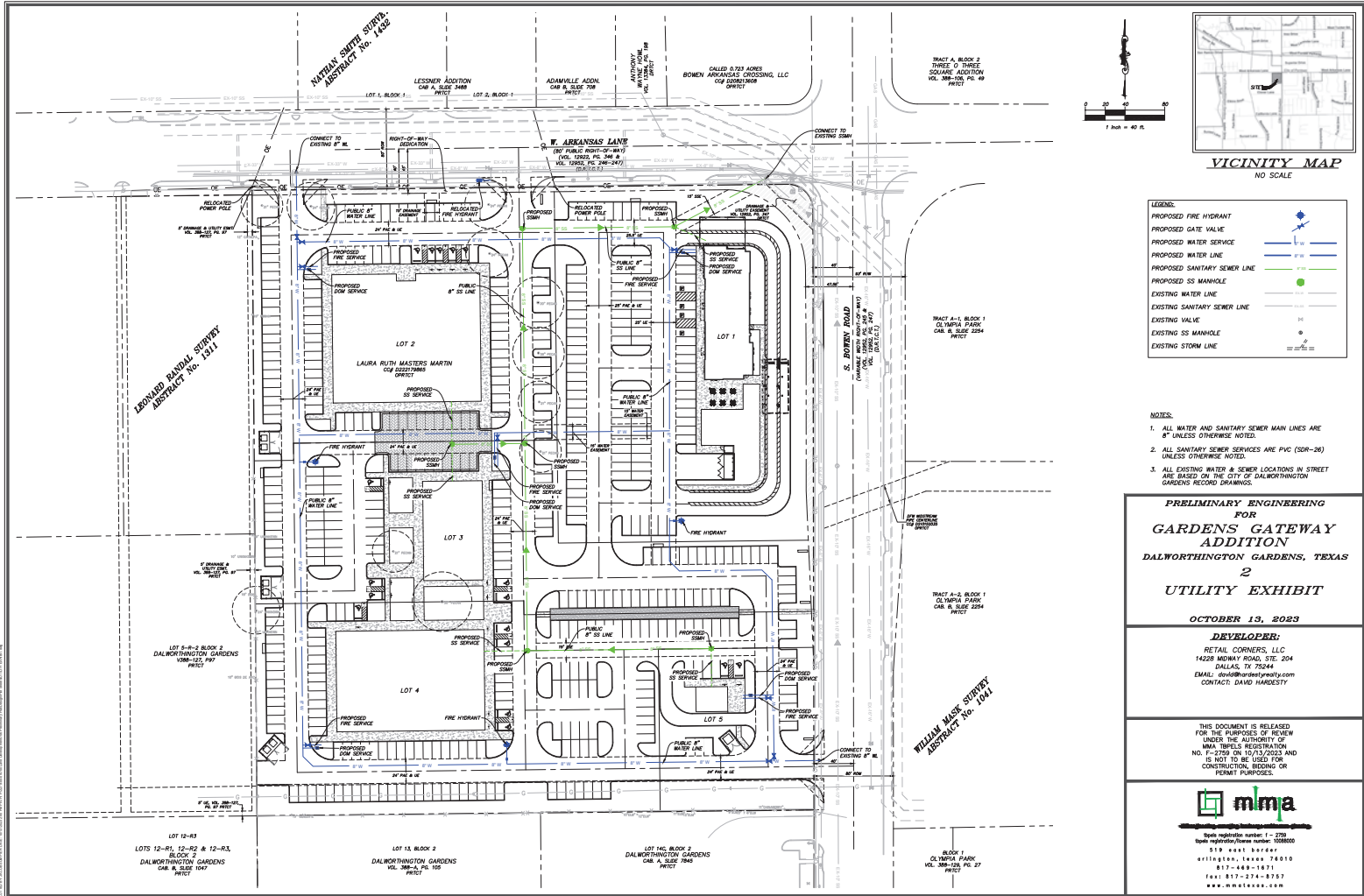
LOTS 1-5
 BLOCK 1
 OCTOBER 2023

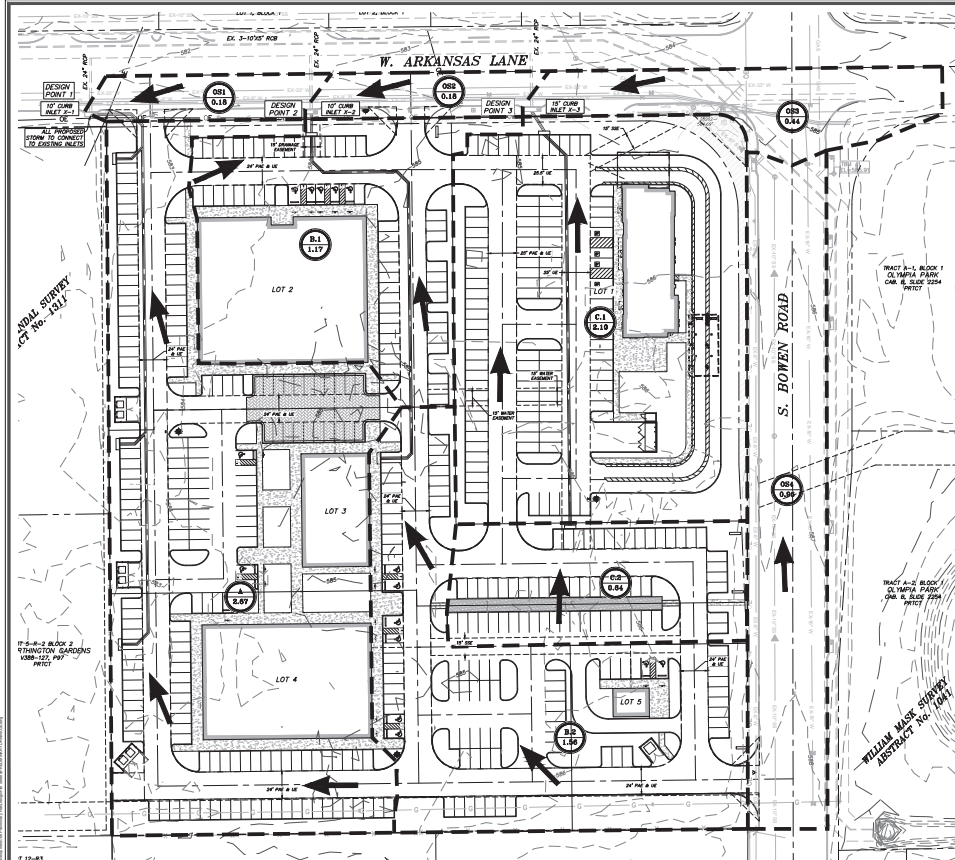
ENGINEER:

 118 EAST BAYVIEW
 SUITE 1000, DALLAS, TEXAS 75244
 (214) 833-1811
 (214) 833-1812
 (214) 833-1813
 CONTACT: JACOB SHAMPER
 COPYRIGHT © 2023 MMA, INC.
 10/12/2023 SHEET 1 OF 2

LAND USE	LOTS	ACREAGE	SQUARE FEET
LOT 1, BLOCK 1 COMMERCIAL	1	2.012	87,633
LOT 2, BLOCK 1 COMMERCIAL	1	1.187	76,985
LOT 3, BLOCK 1 COMMERCIAL	1	1.545	67,319
LOT 4, BLOCK 1 COMMERCIAL	1	2.076	90,439
LOT 5, BLOCK 1 COMMERCIAL	1	0.585	25,468
TOTAL	5	7.405	347,814

- LEGEND/ABBREVIATIONS:**
- CRF CAPPED IRON ROD FOUND
 - DRCT DEED RECORDS TARRANT COUNTY, TEXAS
 - PLRT PLAT RECORDS TARRANT COUNTY, TEXAS
 - OPRCT OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
 - VOL VOLLSE
 - PAE PUBLIC ACCESS EASEMENT
 - UE UTILITY EASEMENT
 - PAE PUBLIC ACCESS EASEMENT
 - POB POINT OF BEGINNING
 - RRF IRON ROD FOUND
 - CCF COUNTY CLERK'S INSTRUMENT NUMBER
 - UE UTILITY EASEMENT
 - SSE SANITARY SEWER EASEMENT





Design Point	Drainage Area Captured	Percent Draining Drainage (Q10)	Proposed Q10 (cfs)	Existing Q10 (cfs)	Standing Water Capacity (cfs)
LOT 1 CURB/INLET # 11	0.05 A	21.38	21.38	0.00	0.00
LOT 2 CURB/INLET # 12	0.05 A, B, C	21.38	21.38	0.00	0.00
LOT 3 CURB/INLET # 13	0.05 A, C, D, E	21.38	21.38	0.00	0.00

- NOTES:
1. ALL DRAINAGE AREAS ARE PRELIMINARY AND THEREFORE SUBJECT TO CHANGE.
 2. THE EXISTING STORM SYSTEM WAS DESIGNED TO ACCEPT DEVELOPED FLOWS FROM THIS SITE IN ACCORDANCE TO THE AS-BUILT FOR ARKANSAS LANE AND BOWEN ROAD BY VESEKA ENGINEERING CONSULTANTS, INC. DATED 3/1/09.
 3. DESIGN CRITERIA IS BASED ON DALWORTHINGTON GARDENS CODE OF ORDINANCES.
 4. DRAINAGE AREAS ARE BASED ON PROPOSED SITE LAYOUT, EXISTING TOPOGRAPHY, AND AS BUILT PLAN INFORMATION.

PRELIMINARY ENGINEERING FOR GARDENS GATEWAY ADDITION DALWORTHINGTON GARDENS, TEXAS 3 PRELIMINARY DRAINAGE
 OCTOBER 13, 2023
DEVELOPER:
 RETAIL CORNERS, LLC
 14228 MONEY ROAD, STE. 204
 DALLAS, TX 75244
 EMAIL: info@retailcorners.com
 CONTACT: DAVID HARDESTY

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF ANNA HARDELL REGISTRATION NO. F-9759 ON 10/13/2023 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

Book registration number: 1 - 2729
 519 East Barker
 Arlington, Texas 76010
 817-440-1871
 fax: 817-274-8757
www.mma-texas.com

Hardesty DWG

PROPOSED CONDITIONS DRAINAGE AREA COMPUTATIONS

Area Name	Subdiv. Cont. No.	AREA (AC)	Total "A" (AC)	Time of Concentration (min)	C1.2	C1.2.2	1.49 (min)	Q1.2 (cfs)	C1.5	C1.5.2	1.49 (min)	Q1.5 (cfs)	C1.8	C1.8.2	1.49 (min)	Q1.8 (cfs)	C1.10	C1.10.2	1.49 (min)	Q1.10 (cfs)	COMMENTS
O1.18	2	0.18	0.18	10.00	1.00	1.00	4.19	0.75	1.00	1.00	4.19	0.75	1.00	1.00	4.19	0.75	1.00	1.00	4.19	0.75	TO PALET #1
O1.19	2	0.44	0.44	10.00	1.00	1.00	4.19	1.64	1.00	1.00	4.19	1.64	1.00	1.00	4.19	1.64	1.00	1.00	4.19	1.64	TO PALET #2
O1.20	3	0.18	0.18	10.00	1.00	1.00	4.19	0.75	1.00	1.00	4.19	0.75	1.00	1.00	4.19	0.75	1.00	1.00	4.19	0.75	TO PALET #3
O1.21	3	0.44	0.44	10.00	1.00	1.00	4.19	1.64	1.00	1.00	4.19	1.64	1.00	1.00	4.19	1.64	1.00	1.00	4.19	1.64	INLET INLET ON BOWEN ROAD
O1.22	3	2.67	2.67	10.00	1.00	1.00	4.19	11.19	1.00	1.00	4.19	11.19	1.00	1.00	4.19	11.19	1.00	1.00	4.19	11.19	TO PALET #1
O1.23	3	1.17	1.17	10.00	1.00	1.00	4.19	4.91	1.00	1.00	4.19	4.91	1.00	1.00	4.19	4.91	1.00	1.00	4.19	4.91	TO PALET #2
O1.24	3	1.96	1.96	10.00	1.00	1.00	4.19	6.64	1.00	1.00	4.19	6.64	1.00	1.00	4.19	6.64	1.00	1.00	4.19	6.64	TO PALET #3
O1.25	3	2.10	2.10	10.00	1.00	1.00	4.19	8.80	1.00	1.00	4.19	8.80	1.00	1.00	4.19	8.80	1.00	1.00	4.19	8.80	TO PALET #3
O1.26	3	0.84	0.84	10.00	1.00	1.00	4.19	2.88	1.00	1.00	4.19	2.88	1.00	1.00	4.19	2.88	1.00	1.00	4.19	2.88	TO PALET #3



Gardens Gateway Project Narrative

Introduction

The history of Dalworthington Gardens (DWG) is well known, as being one of several approved projects established under the depression era policies of the National Industrial Recovery Act of 1933. It authorized the establishment of a subsistence homestead program. Today, Dalworthington Gardens remains the only homestead project existing as an autonomous community in Texas.

Tremendous growth has occurred within the adjacent communities surrounding DWG. The general concept of the original homestead project remains intact, coexisting with the new areas of the city.

The subject property is located at the southwest corner of S. Bowen Road and W. Arkansas Lane. The site is roughly 8 acres of undeveloped land and is currently zoned B-2/Mixed Use. The proposed uses of the property will be commercial in nature. To understand the city policies in place, regarding commercial uses, an analysis of the 2005 Comprehensive Plan was needed.

Comprehensive Plan

DWG 2005 Comprehensive Plan provides direction for the future development of the city. The general goals are:

1. *Preserve the quality of life enjoyed by its residents while ensuring the City's fiscally sound future.*
2. *Protect the natural environment features and rural character of the city.*
3. *Provide the services of a city in our circumstances, located in the midst of a metropolitan area.*
4. *Permit reasonable and appropriate development consistent with these goals, encouraging development that makes a positive contribution to its neighbors and the community.*
5. *Promote cooperation with other political subdivisions in the area.*

Specific to commercial uses the following objectives and policies are:

Commercial Objectives:

1. *Ensure that quality office/office park, services and retail developments are in appropriate areas.*
2. *Encourage the improvement and redevelopment of existing commercial areas.*
3. *Promote good design and compatible land use relationships in all developments.*

Commercial Policies:

1. *Establish buffer zones required for land use transitions.*
2. *Establish commercial planned development zoning to encourage careful site planning and compatibility of uses.*
3. *Establish traffic impact standards to control and to reduce traffic congestion.*
4. *Establish urban design standards and a review process to promote landscaping, preservation of wooded areas and other natural features, and to minimize environmental impact.*
5. *Establish redevelopment zoning district where existing development has deteriorated substantially and does not meet current standards of development for proposed new land uses.*
6. *Establish building design standards and strengthened landscaping, sign, lighting, and parking standards for all new structures other than large lot single family residential dwellings to promote land use and a character consistent with the Gardens community.*



Commercial Development Forms:

The commercial corridor development form emphasizes the location of commercial uses along an arterial. This development is characterized by high intensity commercial use located near the intersections of major arterials, with less intense commercial uses located along the arterial between intersections.

Commercial Nodes:

The commercial node development form consists of commercial land uses that generally develop around intersections of major thoroughfares and around intersections of collector streets and arterial streets. A distinguishing character of nodal development is that the commercial activity is directed toward the intersection and does not extend along the intersecting streets. The size of the commercial node is generally not limited but is determined by the type of commercial use at a particular location. A node may be small, contained neighborhood service type uses, or large shopping centers with several commercial structures. High intensity commercial uses are typically located at the intersection of arterial streets, while less intense commercial uses such as professional offices may be used as a buffer between high intensity uses and neighboring residential land use. Additional screening or landscaping should be used to further reduce the effects of the commercial uses on adjacent residential uses, and to define the boundary of the adjoining land uses.

The Concept Plan

To honor the history and future development plans of the city, **Gardens Gateway**, will provide a vibrant commercial development which will preserve the quality of life, protect natural features, provide services to residents, and permit proposed land uses which will contribute to its neighbors and the community.

Located at the intersection of two major arterials, **Gardens Gateway** incorporates a mixture of high-quality land uses. Uses include retail, office, personal services, grocer, and restaurants. **Gardens Gateway** is comprised of five (5) commercial lots/buildings and will be developed/built in phases.

Building #1 will be a 5,600 square foot restaurant with a drive-thru and provides adequate parking and drive thru stacking lanes.

Building #2 will feature a mixture of commercial uses within the 18,000 square foot building. Uses include a high-end grocery store, dine in restaurant, retail, office, and personal services.

Building #3 will feature another high-end dine in restaurant and retail within a 9,000 square foot building. An outdoor courtyard has been incorporated on the west side which allows for the preservation of existing trees, while also providing opportunities for outside dining, community events, and leisure activities.

Building #4 will be approximately 23,000 square feet and feature restaurant, retail, and personal service uses. The northern side of the building will have direct access to the outdoor courtyard which again allows for the preservation of existing trees, while also providing opportunities for outside dining, community events, and leisure activities.

Building #5 will be an 800 square foot quick serve restaurant with drive thru.



Access & Connectivity

Gardens Gateway will be interconnected with public access easements which will ensure adequate access is maintained between all uses. Pedestrian pathways have been strategically placed to provide access from public streets internal to the site and to ultimately connect with the **Gateway** courtyard adjacent to Buildings #3 and #4.

Landscape and Natural Features

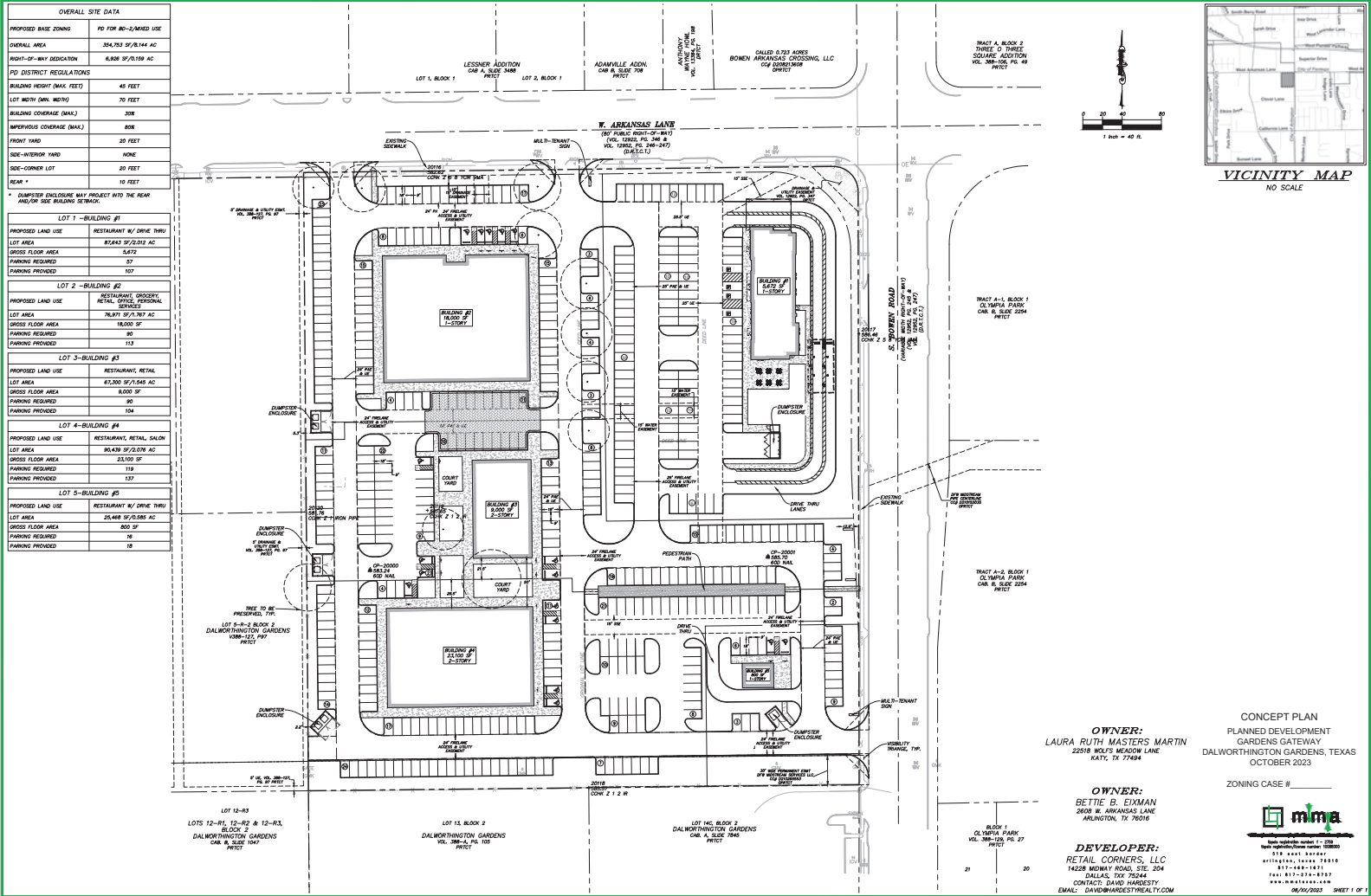
The property currently has numerous existing trees on-site. The concept plan proposes to strategically preserve existing trees within the development. Existing preserved trees are located within parking areas and the **Gateway** courtyard. Landscape buffers have been provided along S. Bowen Road and W. Arkansas Lane to enhance the curb appeal of the development. Internal parking lot plantings have been provided to enhance the overall appearance to the development.

Proposed Zoning

The proposed planned development zoning will have an underlying base zoning district of "B-2". The PD district regulations will meet the general ordinance requirements of the "B-2" Commercial District as well as design standards regarding parking, landscape, and signage as outlined in the City of Dalworthington Gardens Zoning Ordinance.

Conclusion

The namesake of **Gardens Gateway** is taken from the historical roots of the city and the properties location, as it is the northern and eastern gateway into the city. This 8-acre mixed commercial development of approximately 42,500 square of building area will enhance the hard corner of S. Bowen Road and W. Arkansas Lane and will provide an identity for the arrival into the community. **Gardens Gateway's** vibrant commercial development will preserve the quality of life, protect natural features, provide services to residents, and permit proposed land uses which will contribute to its neighbors and the community. We are honored and excited to submit this application for your review and approval and look forward to working with the city as we move forward.



OVERALL SITE DATA

PROPOSED BASE ZONING	PD FOR RD-3/MIXED USE
OVERALL AREA	254,753 SF/3.64 AC
RIGHT-OF-WAY DEDICATION	6,828 SF/0.156 AC
PD DISTRICT REGULATIONS	
BUILDING HEIGHT (MAX. FEET)	45 FEET
LOT WIDTH (AVG. METERS)	70 FEET
BUILDING COVERAGE (MAX.)	30%
IMPERVIOUS COVERAGE (MAX.)	80%
FRONT YARD	30 FEET
SIDE-INTERIOR YARD	NONE
SIDE-CORNER LOT	30 FEET
REAR *	10 FEET

* DUMPSTER ENCLOSURE MAY PROJECT INTO THE REAR AND/OR SIDE BUILDING SETBACK.

LOT 1 - BUILDING #1

PROPOSED LAND USE	RESTAURANT W/ DRIVE THRU
LOT AREA	82,443 SF/1.89 AC
GROSS FLOOR AREA	5,672
PARKING REQUIRED	57
PARKING PROVIDED	107

LOT 2 - BUILDING #2

PROPOSED LAND USE	RESTAURANT, GROSSERY, RETAIL, OFFICE, PERSONAL SERVICE
LOT AREA	76,871 SF/1.767 AC
GROSS FLOOR AREA	16,000 SF
PARKING REQUIRED	90
PARKING PROVIDED	113

LOT 3 - BUILDING #3

PROPOSED LAND USE	RESTAURANT, RETAIL
LOT AREA	67,300 SF/1.545 AC
GROSS FLOOR AREA	8,000 SF
PARKING REQUIRED	80
PARKING PROVIDED	104

LOT 4 - BUILDING #4

PROPOSED LAND USE	RESTAURANT, RETAIL, SALON
LOT AREA	96,439 SF/2.209 AC
GROSS FLOOR AREA	23,100 SF
PARKING REQUIRED	119
PARKING PROVIDED	137

LOT 5 - BUILDING #5

PROPOSED LAND USE	RESTAURANT W/ DRIVE THRU
LOT AREA	25,448 SF/0.586 AC
GROSS FLOOR AREA	800 SF
PARKING REQUIRED	16
PARKING PROVIDED	18



OWNER:
 LAURA RUTH MASTERS MARTIN
 22018 WICKS MEADOW LANE
 KATY, TX 77494

OWNER:
 BETTIE B. EIXMAN
 2608 W. ARKANSAS LANE
 ARLINGTON, TX 76016

DEVELOPER:
 RETAIL CORNERS, LLC
 14228 MIDWAY ROAD, STE. 204
 DALLAS, TX 75244
 CONTACT: DAVID HARDESTY
 EMAIL: DAVID@RETAILCORNER.COM

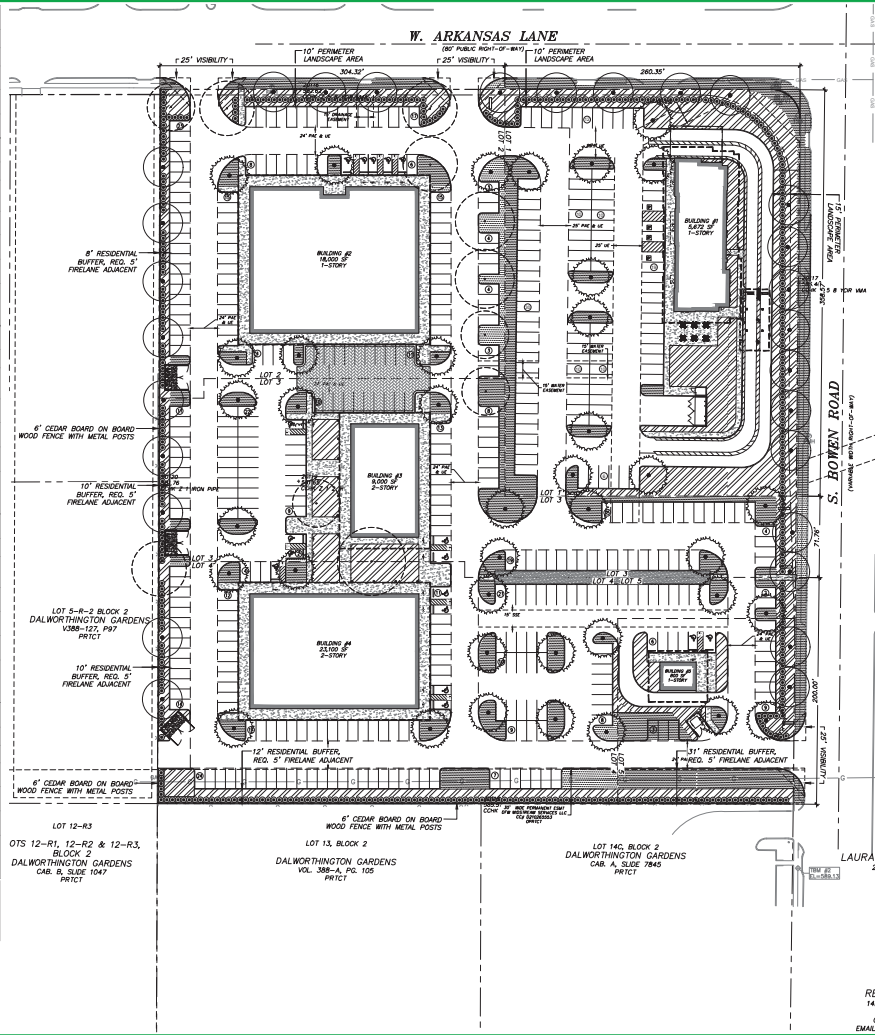
CONCEPT PLAN
 PLANNED DEVELOPMENT
 GARDENS GATEWAY
 DALWORTHINGTON GARDENS, TEXAS
 OCTOBER 2023

ZONING CASE # _____

mima
 11000 North Central Expressway, Suite 1100
 Dallas, Texas 75243
 972.441.1111
 972.441.1112
 972.441.1113
 972.441.1114
 972.441.1115
 972.441.1116
 972.441.1117
 972.441.1118
 972.441.1119
 972.441.1120

DATE: 09/25/2023 SHEET 1 OF 1

LANDSCAPE DATA LOT 1		
ELEMENT	REQUIRED	PROVIDED
REQUIRED LANDSCAPE	208 TOTAL LOT AREA - (81,642 SF + 208 = 15,629 SF)	3,648 S.F.
PARKING LANDSCAPE	DOE OF REQUIRED LANDSCAPE TO BE LOCATED IN THE STREET YARDS (1,028 SF + 208 = 8,396 SF)	23,700 S.F.
LANDSCAPE SETBACK TREES	RETENTION OR PLANTING OF ONE (1) - 3" CALIPER TREE PER 50 LINEAR FEET OF STREET FRONTAGE (814/50 = 12.4)	12 TREES PROVIDED
LANDSCAPE S.E.O.K. PLANTINGS	ONE (1) - 18 HT. SHRUB PER 5 LINEAR FEET OF PUBLIC STREET R.O.W. (208 LF = 124 SHRUBS)	121 SHRUBS PROVIDED
LANDSCAPE DATA LOT 2		
ELEMENT	REQUIRED	PROVIDED
REQUIRED LANDSCAPE	208 TOTAL LOT AREA - (76,571 SF + 208 = 15,364 SF) (CREDIT OF 2,840 SF, FOR CAL. INDEX OF EXISTING TREES OVER 4" = 12,634)	12,643 S.F.
PARKING LANDSCAPE	DOE OF REQUIRED LANDSCAPE TO BE LOCATED IN THE STREET YARDS (1,028 SF + 208 = 8,396 SF)	8,538 S.F.
LANDSCAPE SETBACK TREES	RETENTION OR PLANTING OF ONE (1) - 3" CALIPER TREE PER 50 LINEAR FEET OF STREET FRONTAGE (204/50 = 6.08)	4 TREES PROVIDED
LANDSCAPE S.E.O.K. PLANTINGS	ONE (1) - 18 HT. SHRUB PER 5 LINEAR FEET OF PUBLIC STREET R.O.W. (208 LF = 83 SHRUBS)	53 SHRUBS PROVIDED
RESIDENTIAL BUFFER	WHEN ADJACENT TO RESIDENTIAL USES - PROVIDE A 5' LANDSCAPE BUFFER ALONG A FIRELANE - BUFFER SHALL CONTAIN ONE (1) - 3" CALIPER TREE PER 50 LINEAR FEET AND (1) - 20" GAL. EVERGREEN SHRUB EVERY 5' O.C., AND SCREENING DEVICE 48" HT.	8' LANDSCAPE BUFFER INCLUDING (1) - 3" CALIPER TREE AND (2) - 20" GAL. EVERGREEN SHRUB AND 4' CEDAR FENCE
LANDSCAPE DATA LOT 3		
ELEMENT	REQUIRED	PROVIDED
REQUIRED LANDSCAPE	208 TOTAL LOT AREA - (83,049 SF + 208 = 15,846 SF) (CREDIT OF 400 SF, FOR CAL. INDEX OF EXISTING TREES OVER 4" = 12,846)	13,892 S.F.
PARKING LANDSCAPE	DOE OF REQUIRED LANDSCAPE TO BE LOCATED IN THE STREET YARDS (1,140 SF + 208 = 6,732 SF)	4,709 S.F. PROVIDED
LANDSCAPE SETBACK TREES	RETENTION OR PLANTING OF ONE (1) - 3" CALIPER TREE PER 50 LINEAR FEET OF STREET FRONTAGE (274/50 = 5.48)	2 TREES PROVIDED
LANDSCAPE S.E.O.K. PLANTINGS	ONE (1) - 18 HT. SHRUB PER 5 LINEAR FEET OF PUBLIC STREET R.O.W. (72 LF = 14 SHRUBS)	14 SHRUBS PROVIDED
RESIDENTIAL BUFFER	WHEN ADJACENT TO RESIDENTIAL USES - PROVIDE A 5' LANDSCAPE BUFFER ALONG A FIRELANE - BUFFER SHALL CONTAIN ONE (1) - 3" CALIPER TREE PER 50 LINEAR FEET AND (1) - 20" GAL. EVERGREEN SHRUB EVERY 5' O.C., AND SCREENING DEVICE 48" HT.	10' LANDSCAPE BUFFER INCLUDING (1) - 3" CALIPER TREE AND (2) - 20" GAL. EVERGREEN SHRUB AND 4' CEDAR FENCE
LANDSCAPE DATA LOT 4		
ELEMENT	REQUIRED	PROVIDED
REQUIRED LANDSCAPE	208 TOTAL LOT AREA - (84,871 SF + 208 = 16,069 SF) (CREDIT OF 400 SF, FOR CAL. INDEX OF EXISTING TREES OVER 4" = 14,669)	14,402 S.F.
PARKING LANDSCAPE	DOE OF REQUIRED LANDSCAPE TO BE LOCATED IN THE STREET YARDS (1,140 SF + 208 = 6,448 SF)	NO R.O.W. ADJACENCY
LANDSCAPE SETBACK TREES	RETENTION OR PLANTING OF ONE (1) - 3" CALIPER TREE PER 50 LINEAR FEET OF STREET FRONTAGE (0/50 = 0)	NO R.O.W. ADJACENCY
LANDSCAPE S.E.O.K. PLANTINGS	ONE (1) - 18 HT. SHRUB PER 5 LINEAR FEET OF PUBLIC STREET R.O.W. (0 LF = 0 SHRUBS)	NO R.O.W. ADJACENCY
RESIDENTIAL BUFFER	WHEN ADJACENT TO RESIDENTIAL USES - PROVIDE A 5' LANDSCAPE BUFFER ALONG A FIRELANE - BUFFER SHALL CONTAIN ONE (1) - 3" CALIPER TREE PER 50 LINEAR FEET AND (1) - 20" GAL. EVERGREEN SHRUB EVERY 5' O.C., AND SCREENING DEVICE 48" HT.	10' LANDSCAPE BUFFER INCLUDING (1) - 3" CALIPER TREE AND (2) - 20" GAL. EVERGREEN SHRUB AND 4' CEDAR FENCE
LANDSCAPE DATA LOT 5		
ELEMENT	REQUIRED	PROVIDED
REQUIRED LANDSCAPE	208 TOTAL LOT AREA - (81,102 SF + 208 = 6,220 SF)	12,869 S.F.
PARKING LANDSCAPE	DOE OF REQUIRED LANDSCAPE TO BE LOCATED IN THE STREET YARDS (1,220 SF + 208 = 3,110 SF)	7,309 S.F. PROVIDED
LANDSCAPE SETBACK TREES	RETENTION OR PLANTING OF ONE (1) - 3" CALIPER TREE PER 50 LINEAR FEET OF STREET FRONTAGE (200/50 = 4)	2 TREES PROVIDED
LANDSCAPE S.E.O.K. PLANTINGS	ONE (1) - 18 HT. SHRUB PER 5 LINEAR FEET OF PUBLIC STREET R.O.W. (200 LF = 40 SHRUBS)	38 SHRUBS PROVIDED
RESIDENTIAL BUFFER	WHEN ADJACENT TO RESIDENTIAL USES - PROVIDE A 5' LANDSCAPE BUFFER ALONG A FIRELANE - BUFFER SHALL CONTAIN ONE (1) - 3" CALIPER TREE PER 50 LINEAR FEET AND (1) - 20" GAL. EVERGREEN SHRUB EVERY 5' O.C., AND SCREENING DEVICE 48" HT.	3' LANDSCAPE BUFFER INCLUDING (1) - 3" CALIPER TREE (ONE ELEMENT) AND (2) - 20" GAL. EVERGREEN SHRUBS AND 4' CEDAR FENCE



VICINITY MAP
NO SCALE

TREE LEGEND

- (Circle with dot) EXISTING TREE TO BE PRESERVED
- (Circle with cross) STREET TREE
- (Circle with star) PARKING TREE

PLANT SCHEDULE

SHRUBS	CODE	COMMON / BOTANICAL NAME	CONTAINER
(Circle with dot)	SES	EVERGREEN BUFFER SHRUB	5 GAL.
(Circle with cross)	SES	COMMON / BOTANICAL NAME	
(Circle with star)	SEP	SHRUB AND GROUNDCOVER PLANTING	

OWNER:
LAURA RUTH MASTERS MARTIN
22218 WICKS MEADOW LANE
KATY, TX 77494

PLANNED DEVELOPMENT:
GARDENS GATEWAY
DALWORTHINGTON GARDENS, TEXAS
OCTOBER 2023

ZONING CASE #

OWNER:
BETTIE B. EIXMAN
2608 W. ARKANSAS LANE
ARLINGTON, TX 76016

DEVELOPER:
RETAIL CORNERS, LLC
14228 MIDWAY ROAD, STE. 204
DALLAS, TEX 75244
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mima landscape architects
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CITY OF DALWORTHINGTON GARDENS

NOTICE OF PUBLIC HEARINGS

To Property Owners within 200' of the southwest corner of Arkansas Lane and Bowen Road, Dalworthington Gardens, Texas:

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on October 23, 2023 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on November 16, 2023 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

An application for a preliminary plat and a planned development concept plan for 8.146 acres of land situated at the southwest corner of Arkansas Lane and Bowen Road, Dalworthington Gardens, Texas, properties of which are addressed as or located near 2528 W. Arkansas Lane and 2520 W. Arkansas Lane, being a portion of Lots 6 and 7, Block 2, Dalworthington Gardens, an addition to the City of Dalworthington Gardens, being part of those tracts of land described in the deed to Laura Ruth Masters Martin, and being all the land described in the deed to Bettie B. Eixmann.

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved city tax roll. All interested persons are encouraged to attend the public hearing and express their opinions on the amendment. If you are unable to attend but wish to have your opinions made part of the public record, please mail your opinions to the address below prior to the public hearing. Please include your name, address, and property description on all correspondence.

COMMENTS:

I AM IN FAVOR: _____ I HAVE NO OBJECTIONS: I HAVE OBJECTIONS: _____

BETTIE B. EIXMANN Bettie B. Eixmann
(PRINTED NAME) (SIGNATURE)

2608 West Arkansas Lane Arlington, TX 76016
(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 lsmith@cityofdwg.net

**City Council
Staff Agenda Report**

Agenda Item: 8b

Agenda Subject: Leash Law		
Meeting Date: November 16, 2023	Financial Considerations: Budgeted: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Strategic Vision Pillar: <input type="checkbox"/> Financial Stability <input type="checkbox"/> Appearance of City <input checked="" type="checkbox"/> Operations Excellence <input type="checkbox"/> Infrastructure Improvements/Upgrade <input type="checkbox"/> Building Positive Image <input type="checkbox"/> Economic Development <input type="checkbox"/> Educational Excellence

Background Information:

We had a citizen complain about dogs off a leash in the park. The dogs in question are playing fetch in the park with their owner. These dogs have an e-collar on and are very obedient.

Recommended Action/Motion:

Staff recommends modifying the current ordinance to include e-collars as an effective method for dog control.

Attachments:

Ordinance 2023-24

ORDINANCE NO. 2023-24

AN ORDINANCE OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS, AMENDING SECTION 2.01.001, “DEFINITIONS” OF ARTICLE 2.01, “GENERAL PROVISIONS” OF CHAPTER 2, “ANIMAL CONTROL,” OF THE CODE OF ORDINANCES, CITY OF DALWORTHINGTON GARDENS, TEXAS, TO CHANGE THE DEFINITION OF ‘AT-LARGE’ TO INCLUDE THE USE OF ELECTRIC LEASHES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Dalworthington Gardens is a Type-A general law municipality located in Tarrant County, created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council of the City of Dalworthington Gardens realizes that some dog owners choose to use an electric leash to control their dogs, and that this is currently a violation of the Running At-Large section of their code of ordinances; and

WHEREAS, the City Council of the City of Dalworthington Gardens desires to allow dog owners to be able to use electric leashes to control their dogs instead of a physical leash; and

WHEREAS, the City Council finds and determines that the adoption of this Ordinance is in the best interests of and necessary to protect the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS:

SECTION 1.

That Section 2.01.001, “Definitions,” of Chapter 2, “Animal Control,” of the Code of Ordinances, City of Dalworthington Gardens, Texas, is hereby amended by replacing the definition of “At-large” to read as follows:

“A dog or cat that is not confined to the premises of the owner by a substantial fence of sufficient strength and height to prevent the dog or cat from escaping therefrom, inside the house or other enclosure, or secured on said premises by a leash of sufficient strength to prevent the dog or cat from escaping from said premises when the leash is stretched to full length in any direction; provided, however, that a dog or cat shall not be considered “at-large” when held and controlled by some person by means of a leash or chain of proper strength and length to control the actions of the dog or cat, when confined within a vehicle, or when controlled by an electric leash.”

SECTION 2.

This Ordinance shall be cumulative of all provisions of ordinances and on the Code of Ordinances, City of Dalworthington Gardens, Texas as amended, except where the provisions are in direct conflict with the provisions of other ordinances, in which event the conflicting provisions of the other ordinances are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or degree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Dalworthington Gardens are expressly saved as to any and all violations of the provisions of the Code of Ordinances, City of Dalworthington Gardens, Texas, as amended or revised herein, or any other ordinances affecting the matters regulated herein which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

The City Secretary of the City of Dalworthington Gardens is hereby directed to publish in the official newspaper of the City of Dalworthington, the caption, publication clause, and effective date clause of this ordinance in accordance with Section 52.011 of the Texas Local Government Code.

SECTION 7.

This Ordinance shall be in full force and effect from and after its passage and publication as provided by law, and it is so ordained.

PASSED AND APPROVED ON THIS _____ DAY OF _____, 2023.

Laurie Bianco, Mayor

ATTEST:

Sandra Ma
Interim City Secretary

**City Council
Staff Agenda Report**

Agenda Item: 8c

Agenda Subject: Discussion and possible action regarding a Special Exception Application for fence height in accordance with the City of Dalworthington Garden’s Zoning Ordinance Section 14.02.321(c)(7), screening devices/fences, over height or in required front yard, for property located at 3520 Estates Drive, Dalworthington Gardens.

<p>Meeting Date: November 16, 2023</p>	<p>Financial Considerations: Budgeted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Strategic Vision Pillar:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Financial Stability <input checked="" type="checkbox"/> Appearance of City <input checked="" type="checkbox"/> Operations Excellence <input checked="" type="checkbox"/> Infrastructure Improvements/Upgrade <input checked="" type="checkbox"/> Building Positive Image <input checked="" type="checkbox"/> Economic Development <input type="checkbox"/> Educational Excellence
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Background Information: Property owner is requesting a special exception in accordance with section 14.02.321(c)(7) for “screening devices/fences, over height or in required yard.” Fence height requirements are as outlined in the Zoning Ordinance, Section 14.02.123, which states as follows:

14.02.123 Yard requirements.

(d) Permitted obstructions in required yards and open spaces. The following shall not be considered to be obstructions when located in the required yards and open spaces specified.

- (1) In all required yards:
 - (D) Fences, subject to subsection (2)(c) hereof.
- (2) In front yards:
 - (C) Fences not exceeding four (4) feet in height which do not constitute a sight obstruction.

14.02.125 Screening devices.

- (b) Erection and maintenance responsibility.
 - (3) No fence or other screening device, whether required or not, shall exceed six (6) feet in height, without appropriate approval.

Consideration for special exceptions should abide by the following guidelines from the ordinance. They differ from variances in that a hardship is not required to be shown or proven.

- 1. They should be investigated as to the manner in which the proposed character and location of the special exception will affect the master plan of the city.
 - a. The Comp Plan’s (city master plan) focus is mostly on land use and this property is being used per the plan as single family residential.
- 2. Ensure it is consistent with the spirit, purpose and intent of this article.
- 3. That it will not substantially and permanently injure the appropriate use of neighboring property.
- 4. That it will substantially serve the public convenience and welfare.

The Planning and Zoning Commission did not give a recommendation. Vote was tied with Chairperson voting.

Recommended Action/Motion: Motion to [approve or deny] a Special Exception Application for fence height in accordance with the City of Dalworthington Garden’s Zoning Ordinance Section 14.02.321(c)(7), screening devices/fences, over height or in required front yard, for property located at 2416 Roosevelt Drive, Dalworthington Gardens.

Attachments: Permit Application, Inspection Notes, Special Exception Application, Letters of Support

CITY OF DALWORTHINGTON GARDENS
SPECIAL EXCEPTION APPLICATION

Lindsay and Taylor Murphy 08/22/2023
Applicant's Name (please print) Date

3520 Estates Drive, Dalworthington Gardens, 76016 214-500-9270
Address Telephone Number

3520 Estates Drive, Dalworthington Gardens, 76016
Property Address

Lindsay and Taylor Murphy 3520 Estates Drive, Dalworthington Gardens, 76016 214-500-9270
Property Owner Address Telephone Number

Single Family Home
Legal Description of Property

I hereby apply to the Planning and Zoning Commission and City Council for the following special exception.

Be sure to include the following with your application:

- (1) Exact special exception requested;
- (2) Site plan sketch showing location of the use on property;
- (3) 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;
- (4) 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
- (5) 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.

This variance is to request an 8' tall fence along the west side of the property bordering Indian Tr.

Other homes have 8' fences along this road so we are hoping to have this approved with little issue.

Lindsay C. Murphy 08/22/2023
Applicant's Signature Date

For Office Use Only

Fee Amount: \$500.00 Date: Receipt Number:
Transaction Code - 161

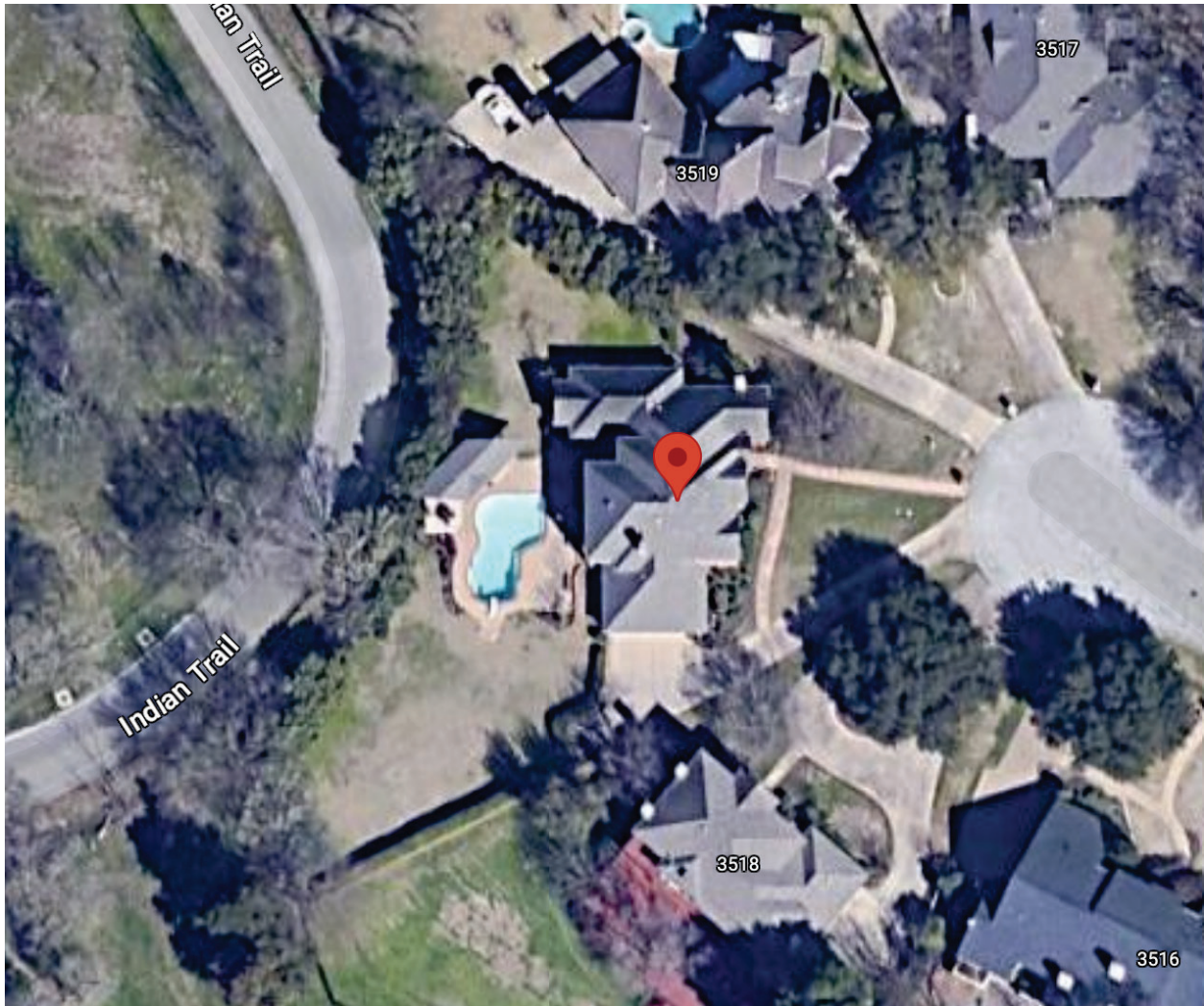


Be sure to include the following with your application:

(1) Exact special exception requested;

Replace dilapidated/graffiti fence and increase height from 6 ft to 8ft tall on backside of property facing Indian Trail. Nextdoor neighbor currently has a higher fence along Indian Trail.

(2) Site plan sketch showing location of the use on property



(3) 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;

Our property backs up to Indian Trail directly next to the floodplain. There are no neighbors directly behind our property. Indian Trail at the floodplain frequently has cars racing through and

large trucks honking before rounding the corner. Groups of people gather to fish and drink in the pull out by rush creek near our lot. Our current fence has a few boards up to help conceal profanity from recent graffiti. Our next door neighbors already have a fence higher than ours and it does not affect the area. I think replacing our dilapidated graffiti fence with a board on board stained and top cap fence will only benefit the appearance of the area.

(4) 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

We border Indian Trail next to Rush Creek. The area behind our home is in the flood plain and across the road is vacant land. Updating this fence will not affect any other property and only enhance the appearance of the area along Indian Trail.

(5) 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.

I see no adverse effects. I think it will benefit both the community and our family to repair the dilapidated fence with one of higher quality. Visually it will also better match our neighbors tall fence.

Image of Recent Graffiti and Image of current cover of profanity.







Our fence joining next to 3019 Estates Dr. An 8 ft fence would make these fences the same height.



Another image of the fence at the corner of 3519 and 3520. The recent wind knocked down a few more boards.



A photo taken at 1x zoom looking Southwest towards Indian Trail. People regularly park there and fish from that spot. This was taken when the road was closed and they parked at the gate and walked along Indian trail to this spot. This was taken from the back porch of the house.



Same photo as the above but taken at 5x zoom for clarity. During the winter when the leaves have fallen the view is much less obstructed.



This is the reverse view as the above picture. This is taken from the road looking back towards the house. 1x zoom.



Similar picture to the above taken at 5x zoom. Visible is the door to the porch and the windows to our living room and breakfast area.



Zoomed in more just to show detail on what's visible. Our couch on the backporch is visible.



A photo taken once the road was opened of a person parked on the bridge on Indian Trail.



A 1x picture taken from our porch facing northwest when the road was closed. There is a parked car at the gate. At night headlights are very visible pointing towards the house.



Similar photo to above taken at 5x to show more detail.



Reverse angle of the above picture taken from Indian Trail looking back towards the house. Taken at 1x.



5x photo taken towards the house. Back porch and windows visible.



View of area behind fence and next to Indian Trail. One of the comments from the Commission was that the retaining wall provided lots of privacy as well. Shown here is that retaining wall is only slight taller than the level of the road. Other pictures show that the ground slopes down towards the retaining wall for drainage. Also note the light shining through the current fence. When driving it's quite easy to see details (people and pets) through the fence as well.



A more zoomed in shot of the picture above.



Reverse angle view of our neighbors fence and our fence.



CITY OF DALWORTHINGTON GARDENS

NOTICE OF PUBLIC HEARINGS

Re: Special Exception for fence height at 3520 Estates Drive

To Property Owners within 200' of 3520 Estates Drive:

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on October 23, 2023 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on November 16, 2023 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

A Special Exception Application for fence height in accordance with the City of Dalworthington Garden's Zoning Ordinance Section 14.02.0321(c)(7), screening devices/fences, over height or in required front yard, for property located at 3520 Estates Drive, Dalworthington Gardens.

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved city tax roll. All interested persons are encouraged to attend the public hearing and express their opinions of the amendment. If you are unable to attend but wish to have your opinions made part of the public record, please mail your opinions to the address below prior to the public hearing. Please include your name, address, and property description on all correspondence.

COMMENTS:

Approving this request is both logical and fair:

- The existing fence is in disrepair and does not match the fence that butts up against it. Approving the request for a higher fence will allow for the fence height to be consistent along Indian Trail.
- Considering the comfort, privacy, and safety of citizens of DWG while living in their homes should be of high priority. A low fence with broken boards impacts all facets of outdoor living when backing up to a loud, frequently traveled road. A higher fence will allow for improved sound insulation and privacy for this family with young children. The P&Z Commission has many things to consider, but there is no logical reason to not approve such a simple request.

I AM IN FAVOR: I HAVE NO OBJECTIONS: I HAVE OBJECTIONS

Krista Grant
(PRINTED NAME)
(SIGNATURE)

3516 Estates Dr
(ADDRESS) DWG 76016
(CITY, STATE, ZIP)

MAIL TO:
CITY OF DALWORTHINGTON GARDENS
CITY ADMINISTRATOR
2600 ROOSEVELT DRIVE
DWG, TEXAS 76016
817-274-7368



CITY OF DALWORTHINGTON GARDENS

NOTICE OF PUBLIC HEARINGS

Re: Special Exception for fence height at 3520 Estates Drive

To Property Owners within 200' of 3520 Estates Drive:

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on October 23, 2023 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on November 16, 2023 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

A Special Exception Application for fence height in accordance with the City of Dalworthington Garden's Zoning Ordinance Section 14.02.0321(c)(7), screening devices/fences, over height or in required front yard, for property located at 3520 Estates Drive, Dalworthington Gardens.

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved city tax roll. All interested persons are encouraged to attend the public hearing and express their opinions of the amendment. If you are unable to attend but wish to have your opinions made part of the public record, please mail your opinions to the address below prior to the public hearing. Please include your name, address, and property description on all correspondence.

COMMENTS:

I am shocked that the P+Z committee would not approve this. I see absolutely no problem with allowing this resident to replace their fence with a new one that is two feet taller.

I AM IN FAVOR: I HAVE NO OBJECTIONS: I HAVE OBJECTIONS

Micah Grant
(PRINTED NAME)

Micah S. Grant
(SIGNATURE)

MAIL TO:
CITY OF DALWORTHINGTON GARDENS
CITY ADMINISTRATOR
2600 ROOSEVELT DRIVE
DWG, TEXAS 76016
817-274-7368

3516 Estates Dr.
(ADDRESS)

DWG, TX 76016
(CITY, STATE, ZIP)



CITY OF DALWORTHINGTON GARDENS

NOTICE OF PUBLIC HEARINGS

Re: Special Exception for fence height at 3520 Estates Drive

To Property Owners within 200' of 3520 Estates Drive:

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on October 23, 2023 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on November 16, 2023 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

A Special Exception Application for fence height in accordance with the City of Dalworthington Garden's Zoning Ordinance Section 14.02.0321(c)(7), screening devices/fences, over height or in required front yard, for property located at 3520 Estates Drive, Dalworthington Gardens.

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COMMENTS:

We live next to 3520 and travel the back road by the creek often. The privacy and security that an eight - foot fence brings to the owner of 3520 Estates Drive is a fair ask and should be in compliance for security purposes. The amount of traffic behind the house where the creek lies continues to grow and has had several homeless and rift-rafts running around. They have small children and having the taller fence not only provides security but provides others not to try and run through other backyards. DWG law enforcement does a spectacular job, but these rulings should be allowed and help with security.



CITY OF DALWORTHINGTON GARDENS

I AM IN FAVOR: X

I HAVE NO OBJECTIONS: _____ I HAVE OBJECTIONS _____

 Cory D Boyd
(PRINTED NAME)

 Cory D Boyd
(SIGNATURE)

MAIL TO:
CITY OF DALWORTHINGTON GARDENS
CITY ADMINISTRATOR
2600 ROOSEVELT DRIVE
DWG, TEXAS 76016
817-274-7368

 3517 Estates Dr
(ADDRESS)

 DWG, TEXAS 76016
(CITY, STATE, ZIP)



CITY OF DALWORTHINGTON GARDENS

NOTICE OF PUBLIC HEARINGS

Re: Special Exception for fence height at 3520 Estates Drive

To Property Owners within 200' of 3520 Estates Drive:

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on October 23, 2023 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on November 16, 2023 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

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COMMENTS:

We live next to 3520 and travel the back road by the creek often. The privacy and security that an eight - foot fence brings to the owner of 3520 Estates Drive is a fair ask and should be in compliance for security purposes. The amount of traffic behind the house where the creek lies continues to grow and has had several homeless and rift-rafts running around. They have small children and having the taller fence not only provides security but provides others not to try and run through other backyards. DWG law enforcement does a spectacular job, but these rulings should be allowed and help with security.



CITY OF DALWORTHINGTON GARDENS

I AM IN FAVOR: X

I HAVE NO OBJECTIONS: _____ I HAVE OBJECTIONS _____

 Cory D Boyd
(PRINTED NAME)

 Cory D Boyd
(SIGNATURE)

MAIL TO:
CITY OF DALWORTHINGTON GARDENS
CITY ADMINISTRATOR
2600 ROOSEVELT DRIVE
DWG, TEXAS 76016
817-274-7368

 3517 Estates Dr
(ADDRESS)

 DWG, TEXAS 76016
(CITY, STATE, ZIP)



CITY OF DALWORTHINGTON GARDENS

NOTICE OF PUBLIC HEARINGS

Re: Special Exception for fence height at 3520 Estates Drive

To Property Owners within 200' of 3520 Estates Drive:

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A Special Exception Application for fence height in accordance with the City of Dalworthington Garden's Zoning Ordinance Section 14.02.321(c)(7), screening devices/fences, over height or in required front yard, for property located at 3520 Estates Drive, Dalworthington Gardens.

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved city tax roll. All interested persons are encouraged to attend the public hearing and express their opinions on the amendment. If you are unable to attend but wish to have your opinions made part of the public record, please mail your opinions to the address below prior to the public hearing. Please include your name, address, and property description on all correspondence.

COMMENTS:

Please approve the request

I AM IN FAVOR: X I HAVE NO OBJECTIONS: I HAVE OBJECTIONS:

LESUE ELIAN (PRINTED NAME) Leslie Elian (SIGNATURE)

3519 Estates Dr. Dalworthington Gardens, TX 76016 (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 lsmith@cityofdwwg.net



CITY OF DALWORTHINGTON GARDENS

NOTICE OF PUBLIC HEARINGS

Re: Special Exception for fence height at 3520 Estates Drive

To Property Owners within 200' of 3520 Estates Drive:

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COMMENTS:

I am shocked that the P+Z committee would not approve this. I see absolutely no problem with allowing this resident to replace their fence with a new one that is two feet taller.

I AM IN FAVOR: I HAVE NO OBJECTIONS: I HAVE OBJECTIONS

Micah Grant
(PRINTED NAME)

Micah S. Grant
(SIGNATURE)

MAIL TO:
CITY OF DALWORTHINGTON GARDENS
CITY ADMINISTRATOR
2600 ROOSEVELT DRIVE
DWG, TEXAS 76016
817-274-7368

3516 Estates Dr.
(ADDRESS)

DWG, TX 76016
(CITY, STATE, ZIP)



CITY OF DALWORTHINGTON GARDENS

NOTICE OF PUBLIC HEARINGS

Re: Special Exception for fence height at 3520 Estates Drive

To Property Owners within 200' of 3520 Estates Drive:

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on October 23, 2023 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on November 16, 2023 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

A Special Exception Application for fence height in accordance with the City of Dalworthington Garden's Zoning Ordinance Section 14.02.321(c)(7), screening devices/fences, over height or in required front yard, for property located at 3520 Estates Drive, Dalworthington Gardens.

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved city tax roll. All interested persons are encouraged to attend the public hearing and express their opinions on the amendment. If you are unable to attend but wish to have your opinions made part of the public record, please mail your opinions to the address below prior to the public hearing. Please include your name, address, and property description on all correspondence.

COMMENTS:

I HAVE NO OBJECTIONS IF STANDARDS FOR THE FENCE ARE INDICATIVE OF THE EXPLANATION WRITTEN BY THE APPLICANTS.

I AM IN FAVOR: _____ I HAVE NO OBJECTIONS: I HAVE OBJECTIONS: _____

QUEENHA & CARL HOVTON
3520 Santa Fe
(PRINTED NAME)
(ADDRESS)

Queenha Hovton
Arlington TX 76016
(SIGNATURE)
(CITY, STATE, ZIP)

MAIL TO:
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CITY ADMINISTRATOR
2600 ROOSEVELT DRIVE
DALWORTHINGTON GARDENS, TX 76016
For questions: 682-330-7418 or ismith@cityofdvg.net

10L A !