

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

**December 13, 2023 at 6:00 p.m.**

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

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

1. Call to Order
2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.
3. Approval of minutes
  - i. October 23, 2023 meeting minutes
4. Discussion and possible action regarding a Zone Change Application requesting a rezone from single-family "SF" residential to garden homes "GH" base zoning with a mixed-use "MU" overlay for properties located at 2500 California Lane and 2512 California Lane, Dalworthington Gardens.
  - i. Conduct public hearing
  - ii. Discussion and action
5. Future agenda items.
6. Adjourn

**CERTIFICATION**

This is to certify that a copy of the **December 13, 2023** Planning and Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.cityofdwtg.net](http://www.cityofdwtg.net), in compliance with Chapter 551, Texas Government Code.

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

\_\_\_\_\_  
Sandra Ma, Interim City Secretary

**Dalworthington Gardens Planning and Zoning Commission**

**October 23, 2023 at 6:00 p.m.**

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1. Call to Order

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

Members Present:

Todd Batiste, Chairperson

Paul Sweitzer

Johanna Storm

Anthony Parker, Alternate

Staff Present:

Lola Hazel, City Administrator

Sandra Ma, Court Administrator/Municipal Service Manger

2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.

None

3. Approval of minutes

- i. June 12, 2023 meeting minutes
- ii. September 25, 2023 meeting minutes

A motion was made by Sweitzer and seconded by Parker to approve items 3i-3ii

Motion carried by the following vote:

Ayes: Members Sweitzer, Storm, and Parker

Nays: None

4. Consideration of 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.

- i. Conduct public hearing
- ii. Discussion and action

Public hearing opened at 6:06 pm

Lindsey Murphy, 3520 Estates Drive: applicant, spoke in favor of request.

Close public hearing at 6:07 pm

Storm made motion to approve the request, Sweitzer second

Ayes: Storm and Sweitzer

Nays: Parker and Batiste

Tied vote no recommendation forwarded to council.

5. Discussion and possible action regarding a Zone Change Application requesting a rezone from single-family "SF" residential to garden homes "GH" base zoning with a mixed-use "MU" overlay for properties located at 2500 California Lane and 2512 California Lane, Dalworthington Gardens.

- i. Conduct public hearing

ii. Discussion and action

Case was continued to December 13,2023 at 6:00 pm and the public hearing continued as well.

6. 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.

- i. Conduct public hearing
- ii. Discussion and action

The applicant's architectural firm Douglas Cooper with MMA spoke on the planned development concept plan.

Public hearing opened at 6:30 p.m.

Meredith Ivey, 2615 Clover Lane: Spoke to one of the surrounding properties being residential, not commercial. Spoke to a two-story building being near her home at Clover Lane and not wanting it overlooking her property.

Denise Manestar, 2617 Clover Lane: asked about what their view would be of the development, screening, etc.

Laurie Bianco, 2413 Roosevelt Drive: spoke in favor of the application.

David Hardesty, applicant: spoke in favor of the application.

Close public hearing at 6:40 pm

Motion was made by Storm to accept the plans as presented, Parker second.

Ayes: Members Sweitzer, Storm, and Parker

Nays: None

7. Consideration of an ordinance amending the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, amending Section 14.02.224, B-3 Business District, to delete references to motor vehicle sales; and amending Section 14.02.225, LI Light Industrial District, to add regulations for motor vehicle sales.

- i. Conduct public hearing
- ii. Discussion and action

Public Hearing opened at 6:59 p.m.

Public Hearing closed at 6:59 p.m.

Motion was made by Storm change it to B-3 and LI requiring a special exception for any indoor vehicle sales showroom, Parker second.

Ayes: Members Sweitzer, Storm, and Parker

Nays: None

8. Future agenda items.

Not needed

9. Adjourn

7:21 pm

## Staff Agenda Report

**Agenda Subject:** Discussion and possible action regarding a Zone Change Application requesting a rezone from single-family “SF” residential to garden homes “GH” base zoning with a mixed-use “MU” overlay for properties located at 2500 California Lane and 2512 California Lane, Dalworthington Gardens.

**Background Information:** A Zone Change Application was received for properties located at 2500 California Lane and 2512 California Lane for a change from single family “SF” residential to garden home “GH” base zoning with a mixed-use “MU” overlay.

Per Local Government Code, Chapter 211, zone changes must comply with the City’s Comprehensive Plan as follows:

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN. (a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets;
- (2) secure safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

The Future Land Use Map from the current 2005 adopted Plan shows these properties to remain as single family residential. However, in the latest Plan draft amendment from June 2023 includes changes to proposed Bowen Road future land uses as described below. The full description can be found in your packet.

The Bowen Road Planned Development Overlay may include Large Lot Residential uses but may also include a mixture of Medium Density Single Family Garden Homes, and Commercial Uses with a preference toward agricultural related businesses (vegetable and meat markets, farm and ranch supply, etc.) and restaurants. Garden Home developments shall include 10 percent open space for parks and community gardens. The Planned Development shall provide an orderly transition from commercial uses to the large lot Residential uses and incorporate suitable separation barriers with a preference to vegetated barriers in lieu of hardened barriers such as fences. Uses other than large lot residential uses shall be planned development.

The applicant has communicated to the City he desires to build garden homes with a few small foot print restaurants on the south end of the development.

**Recommended Action/Motion:** Motion to approve a Zone Change Application requesting a rezone from single-family “SF” residential to garden homes “GH” base zoning with a mixed-use “MU” overlay for properties located at 2500 California Lane and 2512 California Lane, Dalworthington Gardens.

**OR**

Motion to deny a Zone Change Application requesting a rezone from single-family “SF” residential to garden homes “GH” base zoning with a mixed-use “MU” overlay for properties located at 2500 California Lane and 2512 California Lane, Dalworthington Gardens.

**Attachments:**

**Zone Change Application**

**2005 Current Future Land Use Map**

**Bowen Road Corridor PD Overlay Verbiage from Comp Plan**

**2023 Draft Future Land Use Map**



## *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:**    TREVOR TURNBOW

**Phone Number:**    682-266-8929

**Mailing Address:**    4726 LENNON AVE. ARLINGTON, TX 76016

**Email Address:**    TREVOR.TURNBOW@ICLOUD.COM

**Subject Property Address and/or Location** *(Use attachment, if necessary):*

2500 & 2512 CALIFORNIA LN DALWORTHINGTON, TX 76015

**Legal Description** *(Use attachment, if necessary):*    DALWORTHINGTON GARDENS ADDN BLOCK 4 LOT 4AI  
DALWORTHINGTON GARDENS ADDN BLOCK 4 LOT 4

**Existing Use of Property:** RAW LAND

**Proposed Use of Property:**    Garden Homes as outlined in DWG City Ordinance

**Current Zoning:**    SFR

**Comprehensive Plan Designation:**    Garden Homes

**Proposed Zoning:**    Garden Homes "GH" As Base Zoning with Mixed Use Overlay


### 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: 07/17/23

### OFFICE USE ONLY

Case Number:

Date of Application:

Date Paid:

Affidavit attached?: Yes  No

P&Z Meeting  
Date:

|

# CITY OF DALWORTHINGTON GARDENS

## Tarrant County, Texas

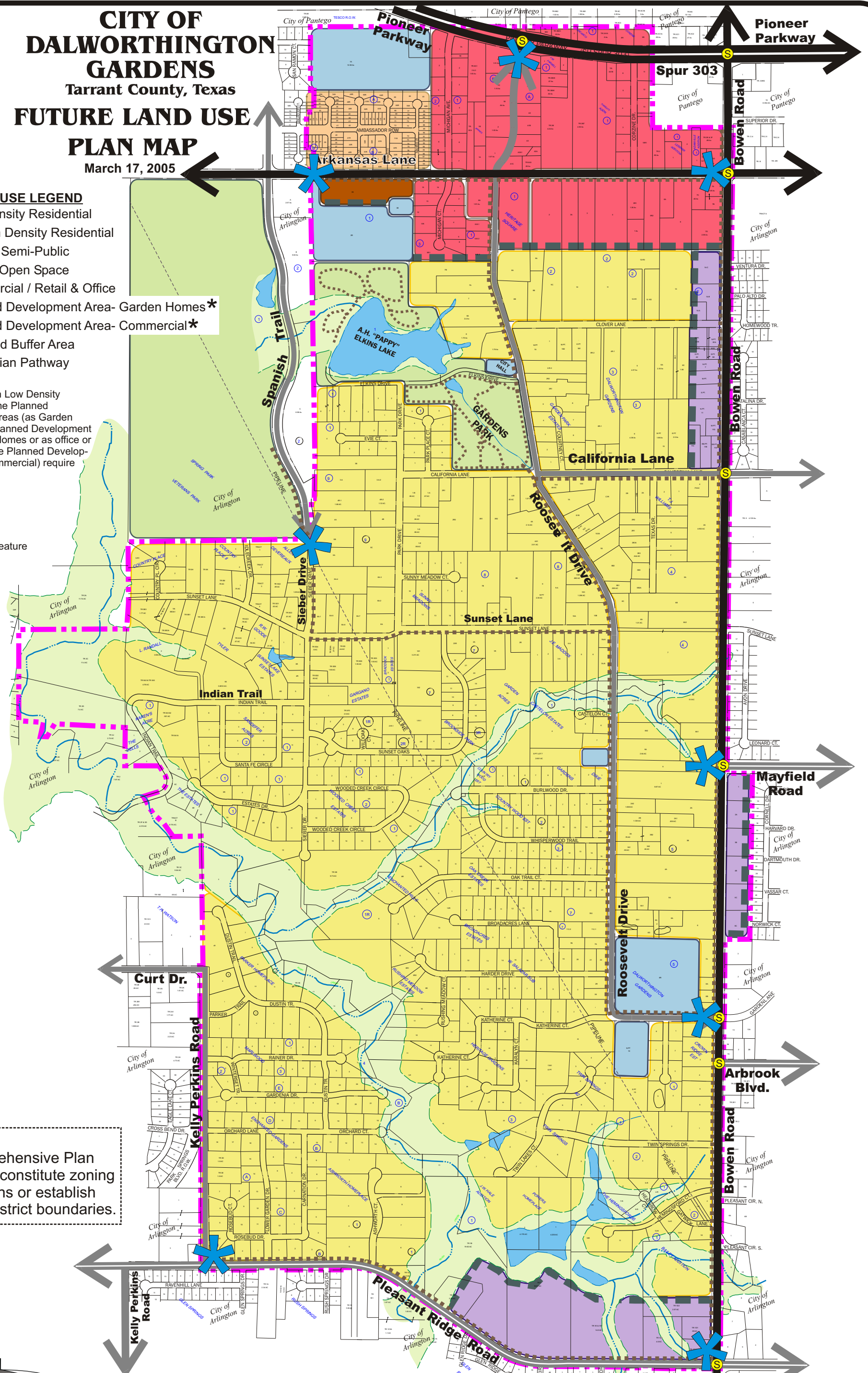
### FUTURE LAND USE PLAN MAP

March 17, 2005

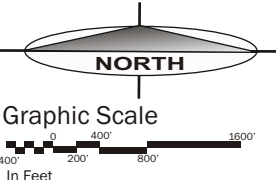
- LAND USE LEGEND**
- Low Density Residential
  - Medium Density Residential
  - Public / Semi-Public
  - Parks / Open Space
  - Commercial / Retail & Office
  - Planned Development Area- Garden Homes\*
  - Planned Development Area- Commercial\*
  - Required Buffer Area
  - Pedestrian Pathway

**\*NOTE:**  
Uses other than Low Density Residential in the Planned Development Areas (as Garden homes in the Planned Development Area- Garden Homes or as office or retail uses in the Planned Development Area- Commercial) require plan approval.

- Traffic Signal
- Entry Feature



**Note:**  
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.



Denotes 100 year Flood Plain Limits per FEMA maps

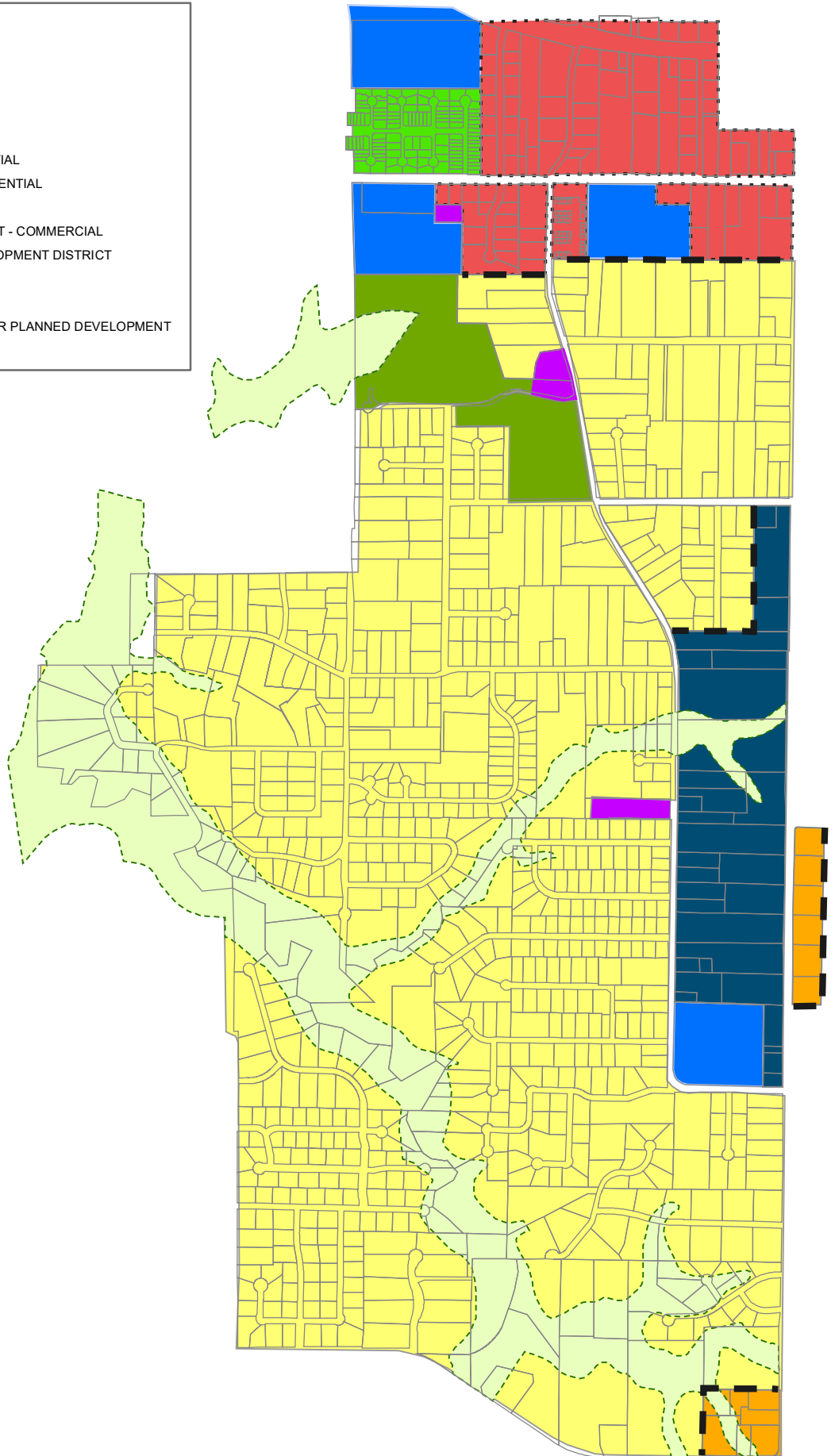
City Limit Line

Base map prepared by:  
**TEAGUE NALL AND PERKINS**  
CONSULTING ENGINEERS

Prepared by:  
**MPRG inc.**  
Municipal Planning Resources Group, Inc.

**Land Use Legend**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- PARKS/OPEN SPACE
- PLANNED DEVELOPMENT - COMMERCIAL
- COMMERCIAL/REDEVELOPMENT DISTRICT
- EDUCATION
- PUBLIC/SEMI-PUBLIC
- BOWEN ROAD CORRIDOR PLANNED DEVELOPMENT





## **Bowen Road Corridor Area (Planned Development Overlay)**

The Bowen Road corridor will have a multi-use purpose. Its future development will focus on commercial as well as residential development. Existing large residential lots that have both Bowen and Roosevelt access may be subdivided to allow commercial development on the Bowen Corridor only. These said lots shall remain residential on the Roosevelt side with no vehicular traffic connection between them.

One Planned Development Area of higher intensity use is designated along Bowen Road. The area on the east side of Bowen Road, south of Mayfield, would be an ideal location for an office or retail development.

The west side of the Bowen Road corridor between Roosevelt Drive and Bowen Road from the Roosevelt Drive intersection to the California Lane intersection shall be designated as a Planned Development Overlay Area.

Such a community shall be defined as an organized mixed-use community that integrates agricultural and food service commercial businesses, with residential uses, and open spaces that might be used as parks or community gardens.

Most of the west side of the Bowen Road corridor between Roosevelt Drive and Bowen Road from the Roosevelt Drive intersection to the California Lane intersection shall be designated as a Planned Development. The exception to including all of the land between Roosevelt Drive and Bowen Road begins at the California Lane intersection. Here the Planned Development shall only extend approximately 290 feet to the west from the Bowen Road right-of-way line for a distance of approximately 1,042 feet south along Bowen Road. (See the Future Land Use Map.)

The Bowen Road Planned Development Overlay may include Large Lot Residential uses but may also include a mixture of Medium Density Single Family Garden Homes, and Commercial Uses with a preference toward agricultural related businesses (vegetable and meat markets, farm and ranch supply, etc.) and restaurants. Garden Home developments shall include 10 percent open space for parks and community gardens. The Planned Development shall provide an orderly transition from commercial uses to the large lot Residential uses and incorporate suitable separation barriers with a preference to vegetated barriers in lieu of hardened barriers such as fences. Uses other than large lot residential uses shall be planned development.

The decisions made now by the City as to the type of uses permitted along Bowen Road as it passes the core of the City are surely critical to the future of Dalworthington Gardens. Although it may be possible to attract some limited retail uses to this corridor, it is believed that such development would likely not be of a character clearly compatible with the residential development along Roosevelt Drive and would almost certainly tend toward the sort of intermittent strip development seen along Pioneer Parkway. The most promising area is at the intersection of Mayfield/Bowen between the Rush Creek tributaries. The light there affords good traffic flow in all directions. It is also highly probable that indecisiveness in the land use designation for Bowen Road will inhibit the build-out of the area between Bowen and Roosevelt south of California Lane as large lot residential developments. Dalworthington Gardens is a very small city surrounded by a very large one. Build-out of the area within Bowen Road, Roosevelt Drive, and California Lane as large lot residential properties is highly desirable in order to maintain a critical mass of large lot residential properties and identity of DWG as having such attractive land use. This is the surest path to maintaining the property values of the residential property in the City.