

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

**December 11, 2025 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).
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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. November 6, 2025 Minutes
4. Discussion and possible recommendation on an application for a preliminary plat submitted by Karla and Gabriel Sechere for a tract of land recorded in instrument Number D224057658, Deed of Tarrant County, Texas in the Leonard Randall Survey, Abstract No. 1311, 1.5 acres of land located in the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3312 Sunset Lane.
  - i. Conduct a public hearing
  - ii. Discussion and action
5. Future agenda items.
6. Adjourn

<b>CERTIFICATION</b>
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This is to certify that a copy of the <b>December 11, 2025</b> 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, <a href="http://www.cityofdwg.net">www.cityofdwg.net</a> , in compliance with Chapter 551, Texas Government Code.
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

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

**Dalworthington Gardens Planning and Zoning Commission**  
**Meeting Minutes**  
**November 6, 2025 at 6:00 p.m.**

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*While the order of some agenda items may have been changed, the following represents all items discussed and acted upon by the Planning and Zoning Commission.*

**1. Call to Order**

Maurice Clark, Vice Chairperson called the meeting to order at 6:00 pm. with the following present:

**Members Present**

Maurice Clark, Vice Chairperson  
Anthony Parker  
Tom McCarty, Alternate  
Tracy Dodson, Alternate

**Members Absent:**

Todd Batiste, Chairperson  
Johanna Storm  
Brian Colin

**Staff Present:**

Sandra Ma, City Secretary

- 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. 10.9.2025**

A motion was made by Commissioner Tom McCarty and seconded by Commissioner Anthony Parker to approve item 3i.

Motion carried by the following vote:

Ayes: Members Clark, Dodson, McCarty and Parker

Nays: None

- 4. Discussion and possible recommendation on Article 14.02 Zoning Ordinance of the City of Dalworthington Gardens to incorporate 2025 legislative updates and general clean up.**

**i. Conduct a public hearing**

**ii. Discussion and action**

**Background Information:**

Attorney forwarded a draft of changes to the relevant portions of City's zoning ordinance that incorporates the 2025 legislative updates and some general cleanup.

Notification of tonight's public hearing was posted in the Commercial Recorder

Vice Chairperson Clark opened a public hearing at 6:06 p.m.

With no one desiring to speak Vice Chairperson Clark closed the public hearing at 6:16 p.m.

A motion was made by Commissioner Tracy Dodson and seconded by Commissioner Tom McCarty to recommend approval on Article 14.02 Zoning Ordinance of the City of Dalworthington Gardens to incorporate 2025 legislative updates and general clean up.

Motion carried by the following vote:

Ayes: Members Clark, Dodson, McCarty and Parker

Nays: None

## **6. Future Agenda Items**

None

## **7. Adjourn**

Meeting was adjourned at 6:10 p.m.

**Agenda Subject:**

Discussion and possible recommendation on an application for a preliminary plat submitted by Karla and Gabriel Sechere for a tract of land recorded in instrument Number D224057658, Deed of Tarrant County, Texas in the Leonard Randall Survey, Abstract No. 1311, 1.5 acres of land located in the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3312 Sunset Lane.

**Background Information:**

Application for a Preliminary Plat was received Karla and Gabriel Sechere on 11/19/2025. Per city ordinance 10.02.004 Platting Required. No building permit shall be issued for the construction of improvement on any property not platted.

Plat application was forwarded to the City engineer for review.

The city has notified all property owners within 200 feet and included information on how to provide public comments at the planning and zoning meeting held tonight on December 11, 2025 at 6:00 p.m. as well as the City Council Meeting held on December 18, 2025 at 7:00 p.m. These meetings were also published in the Commercial Recorder.

Local Government Code, Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat after review from the engineer does not satisfy all requirement of city ordinance. As such, staff recommends approval of this preliminary plat.

**Recommended Action/Motion:**

Motion to recommend approval of the preliminary plat for a tract of land recorded in instrument Number D224057658, Deed of Tarrant County, Texas in the Leonard Randall Survey, Abstract No. 1311, 1.5 acres of land located in the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3312 Sunset Lane.

**Attachments:**

Application  
11/26/2025 City Engineer approval recommendation  
11/25/2025 Preliminary Plat 2<sup>nd</sup> Revision  
11/25/2025 Response to City Engineer Comments  
11/25/2025 City Engineer first Preliminary Plat Submittal Review  
11/19/2025 Application and plan submittal  
Letter to Residents 200 feet  
Publication





## PLAT Application

CITY OF DALWORTHINGTON GARDENS

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

☐ Replat ☐ Amending Plat ☒ Preliminary Plat ☐ Final Plat

Applicant's Name: Karla and Gabriel Sechere

Address: (2274 Cheshire Way, Grand Prairie, Texas 75052) 3312 Sunset Lane  
Dalworthington Gardens 76016

Applicant Contact Number: 817-975-9104

Applicant Email: Karla.sechere@gmail.com

Surveyor: Joyce Stanton, Di Sciuolo-Terry, Stanton & Associates, Inc.

Address: 908 W. Main Street, Arlington, Texas 817-275-3361, jstanton@dterry.com

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.

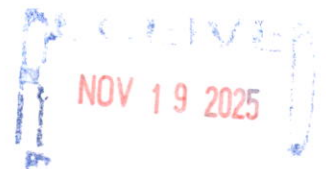
☒ Yes ☐ No

Gabriel Sechere Karla Sechere  
Signature

11/19/2025  
Date

### For Office Use Only

Fee: \$3038.00 Date Paid: 11/19/2025 Receipt # CK 280018  
P & Z Scheduled: \_\_\_\_\_ Public Hearing Published: \_\_\_\_\_  
Council Scheduled: \_\_\_\_\_ Public Hearing Published: \_\_\_\_\_  
Pro-Rata Paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_





November 26, 2025

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

RE: Second Preliminary Plat Submittal Review  
3312 Sunset Lane  
KHA No. 068302517

Dear Sandra:

We have completed our review of the second submittal of the Preliminary Plat for the above referenced project.

The property lies within the corporate boundary of the City of Dalworthington Gardens. The proposed land use complies with the current zoning requirements and is allowed by the Future Land Use Map.

Our previous review comments have been adequately addressed. We recommend approval of the preliminary plat as submitted.

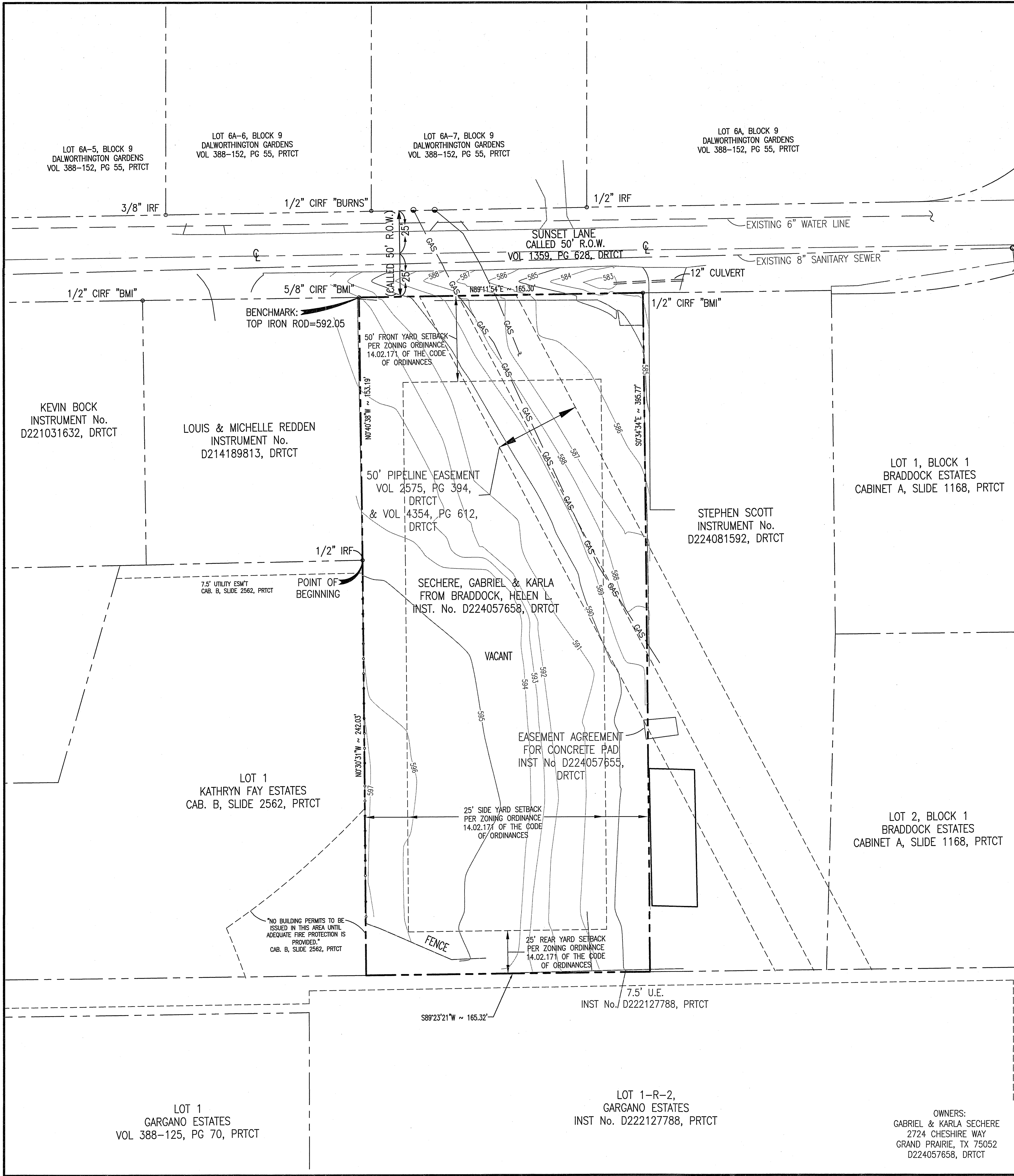
Please remember that the adequacy of the design work reflected in the plans reviewed and the responsibility to adhere to all applicable ordinances and codes remains with the design engineer.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

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

Brandon Bell, P.E.



PARK DRIVE  
(FORMERLY ELEANOR DRIVE)  
(CALLED 60' RIGHT OF WAY)  
VOL 388-A, PG 105, PRCT

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, We, Gariel and Karla Sechere, are all of the owners of a tract of land situated in the L. Randall Survey, Abstract No. 1311, County of Tarrant, according to the deed recorded in Instrument Number D224057658, Deed Records of Tarrant County Texas (DRTCT) and more particularly described as follows:

BEGINNING at 1/2" iron rod found in the west line of subject tract, at the northeast corner of Lot 1, Kathryn Fay Estates, an addition to the City of Dalworthington Gardens, Tarrant County, Texas as shown on plat recorded in Cabinet B, Slide 2562, Plat Records of Tarrant County, Texas (PRTCT), also being the southeast corner of a tract of land conveyed to Louis and Michelle Redden, as recorded in Instrument Number D214189813, DRTCT;

THENCE North 89°40'38" West, with the common line of subject tract and Redden tract, a distance of 153.19 feet to a 5/8 inch iron rod found with a plastic cap stamped "BMI", said iron rod in the south right of way line of Sunset Lane (a called 50 foot right of way) as described in Volume 1359, Page 628, DRTCT, for corner;

THENCE North 89°11'54" East, with the south right of way line of said Sunset Lane, a distance of 165.30 feet, to a 1/2 inch iron rod found with a plastic cap stamped "BMI", for corner;

THENCE South 00°34'34" East, departing the south right of way line of said Sunset Lane, a distance of 395.77 feet to a point in the north line of Lot 1-R-2, Gargano Estates, an addition to the City of Dalworthington Gardens Tarrant County, Texas, as recorded in Instrument Number D222127788, PRTCT, for corner;

THENCE South 89°23'21" West, with the common line of subject tract and said Lot 1-R-2, Gargano Estates, a distance of 165.32 feet to a point, said point at the southeast corner of the aforementioned Lot 1, Kathryn Fay Estates, for corner;

THENCE North 00°30'31" West, with the common line of subject tract and said Kathryn Fay Estates, a distance of 242.03 feet, to the POINT OF BEGINNING, containing 1.500 acres (65,486 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, Gariel and Karla Sechere being all of the owners, do hereby adopt this plat designating the hereinabove-described property as LOT 1, SECHERE ADDITION, an Addition to the City of Dalworthington Gardens, Texas and we do hereby dedicate to the public's use the easements shown thereon.

WITNESS our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Gariel Sechere \_\_\_\_\_

Karla Sechere \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Gariel Sechere.

Notary Public, for the State Of Texas

Notary Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

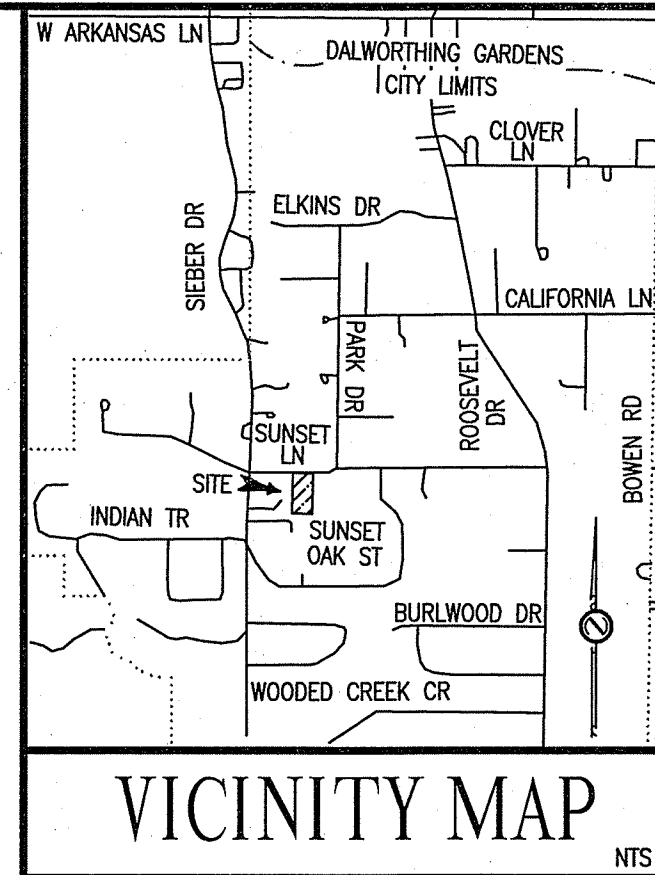
STATE OF TEXAS  
COUNTY OF TARRANT

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Karla Sechere.

Notary Public, for the State Of Texas

Notary Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



- LEGEND
- IRF IRON ROD FOUND
  - CIRF CAPPED IRON ROD FOUND
  - CIRS CAPPED 1/2" IRON ROD SET
  - IPF STAMPED "STANTON RPLS 6173"
  - IPF IRON PIPE FOUND
  - ESMT EASEMENT
  - PRTCT PLAT RECORDS OF TARRANT COUNTY, TEXAS
  - DRTCT DEED RECORDS OF TARRANT COUNTY, TEXAS
  - PAGE PAGE
  - CAB CABINET
  - SL SLIDE

- NOTES:
- SUBJECT TRACT IS ZONED SINGLE FAMILY (SF)
  - THE MAXIMUM BUILDING COVERAGE OF THE LOT SHALL BE 25%.
  - THE MAXIMUM IMPERVIOUS COVERAGE OF THE LOT SHALL BE 40%.
  - THE REQUIRED SETBACKS TO COMPLY WITH THE CURRENT ZONING ARE SHOWN HEREON.

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owners: Gariel and Karla Sechere

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

Notary name (printed) \_\_\_\_\_

My commission expires: \_\_\_\_\_

APPROVED: City secretary,  
City of Dalworthington Gardens \_\_\_\_\_, 2025.  
(Date)

By: \_\_\_\_\_  
(City Secretary)

1 LOT

This is a plat of previously unplatted property.

1.500 ACRE TRACT  
PRELIMINARY PLAT  
LOT 1  
SECHERE ADDITION

BEING A PLAT OF A TRACT OF LAND CONVEYED TO GABRIEL AND KARLA SECHERE AS RECORDED IN INSTRUMENT NUMBER D224057658, DEED RECORDS OF TARRANT COUNTY, TEXAS IN THE LEONARD RANDALL SURVEY, ABSTRACT NO. 1311.

DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS  
DATE: NOVEMBER 2025 SCALE: 1" = 30' FILE: Z:\DALWORTHINGTON GARDENS 3312 SUNSET

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013  
TELEPHONE: 817 - 275 - 3361 \* FAX: 817 - 275 - 8920  
ESTABLISHED 1953 \* FIRM No. E-615 & S-100049-00  
EMAIL: jstanton@dterry.com

Graphic Scale In Feet  
0 15 30 60 90

Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

SURVEYED ON THE GROUND DURING OCTOBER 2025

OWNERS:  
GABRIEL & KARLA SECHERE  
2724 CHESHIRE WAY  
GRAND PRAIRIE, TX 75052  
D224057658, DRTCT

LOT 1-R-2,  
GARGANO ESTATES  
INST No. D222127788, PRCT

LOT 1  
GARGANO ESTATES  
VOL 388-125, PG 70, PRCT

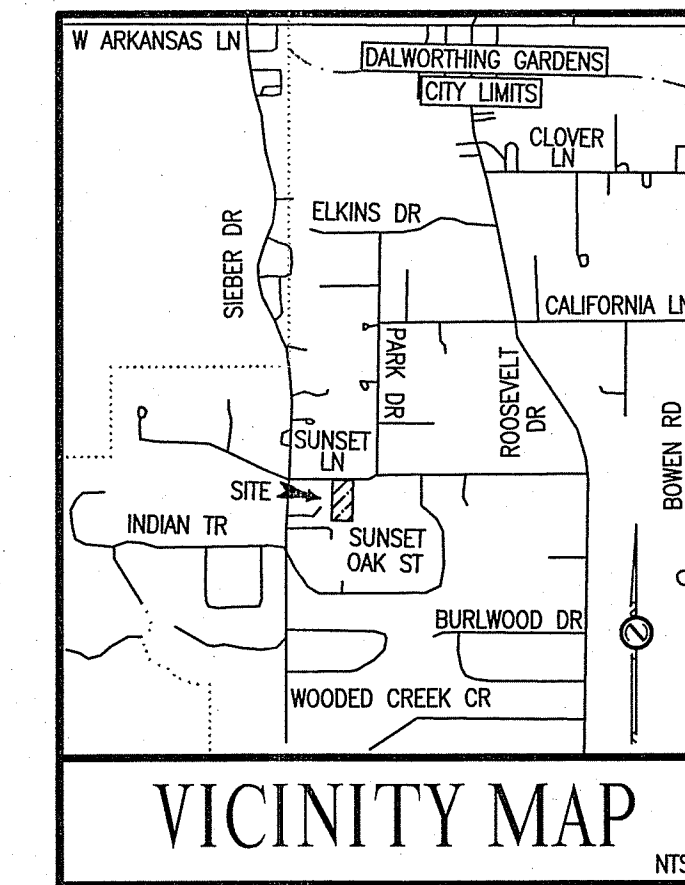
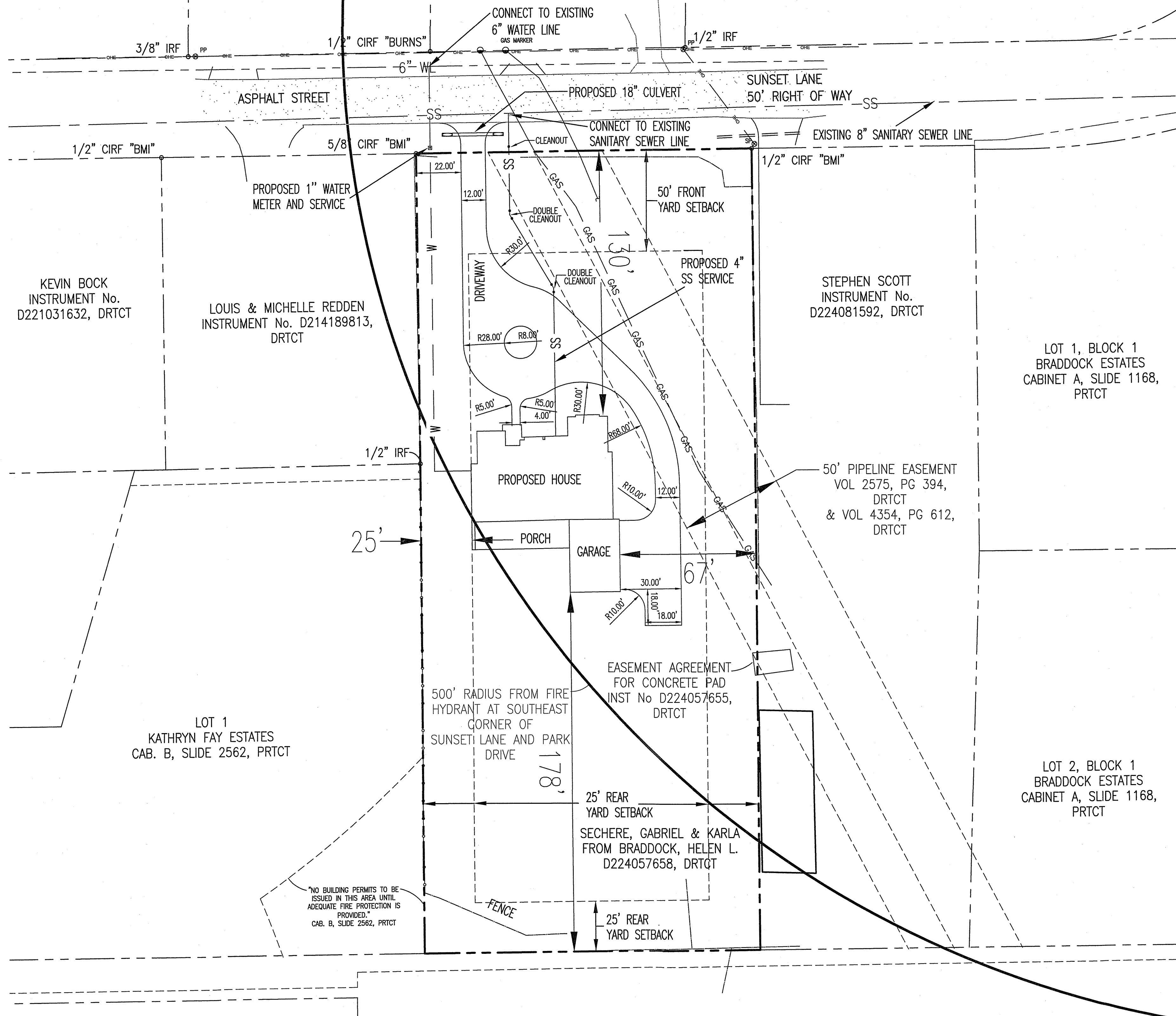


LOT 6A-5, BLOCK 9  
DALWORTHINGTON GARDENS  
VOL 388-152, PG 55, PRCT

LOT 6A-6, BLOCK 9  
DALWORTHINGTON GARDENS  
VOL 388-152, PG 55, PRCT

LOT 6A-7, BLOCK 9  
DALWORTHINGTON GARDENS  
VOL 388-152, PG 55, PRCT

LOT 6A, BLOCK 9  
DALWORTHINGTON GARDENS  
VOL 388-152, PG 55, PRCT



Subject tract lies in Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the Federal Emergency Area Flood Insurance Rate Map of Tarrant County and Incorporated Areas, Map No. 48439C0335K, effective date September 25, 2009.

#### LEGEND

- R RADIUS
- WATER METER (WM)
- CLEANOUT (SSCO)
- ⊕ FIRE HYDRANT (FH)



Graphic Scale In Feet

Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

SURVEYED ON THE GROUND OCTOBER AND NOVEMBER 2025

#### PRELIMINARY SITE PLAN

##### LOT 1

#### SECHERE ADDITION DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS

DATE: NOVEMBER 2025 SCALE: 1"=30'

FILE: Z:/DALWORTHINGTON GARDENS 3312 SUNSET LANE

DI SQUILLO-TERRY, STANTON & ASSOCIATES, INC.

ENGINEERING AND SURVEYING

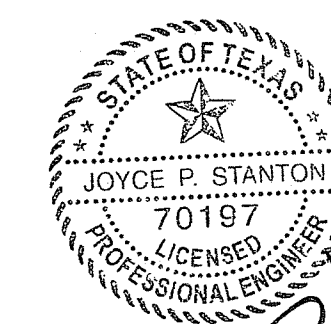
908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013

TELEPHONE: 817 - 275 - 3361

ESTABLISHED 1953 \* FIRM No. E-615 & S-100049-00

EMAIL: jstanton@dterry.com

©DISQUILLO-TERRY, STANTON & ASSOCIATES, INC. 2025



*Handwritten signature and date: 11/25/2025*

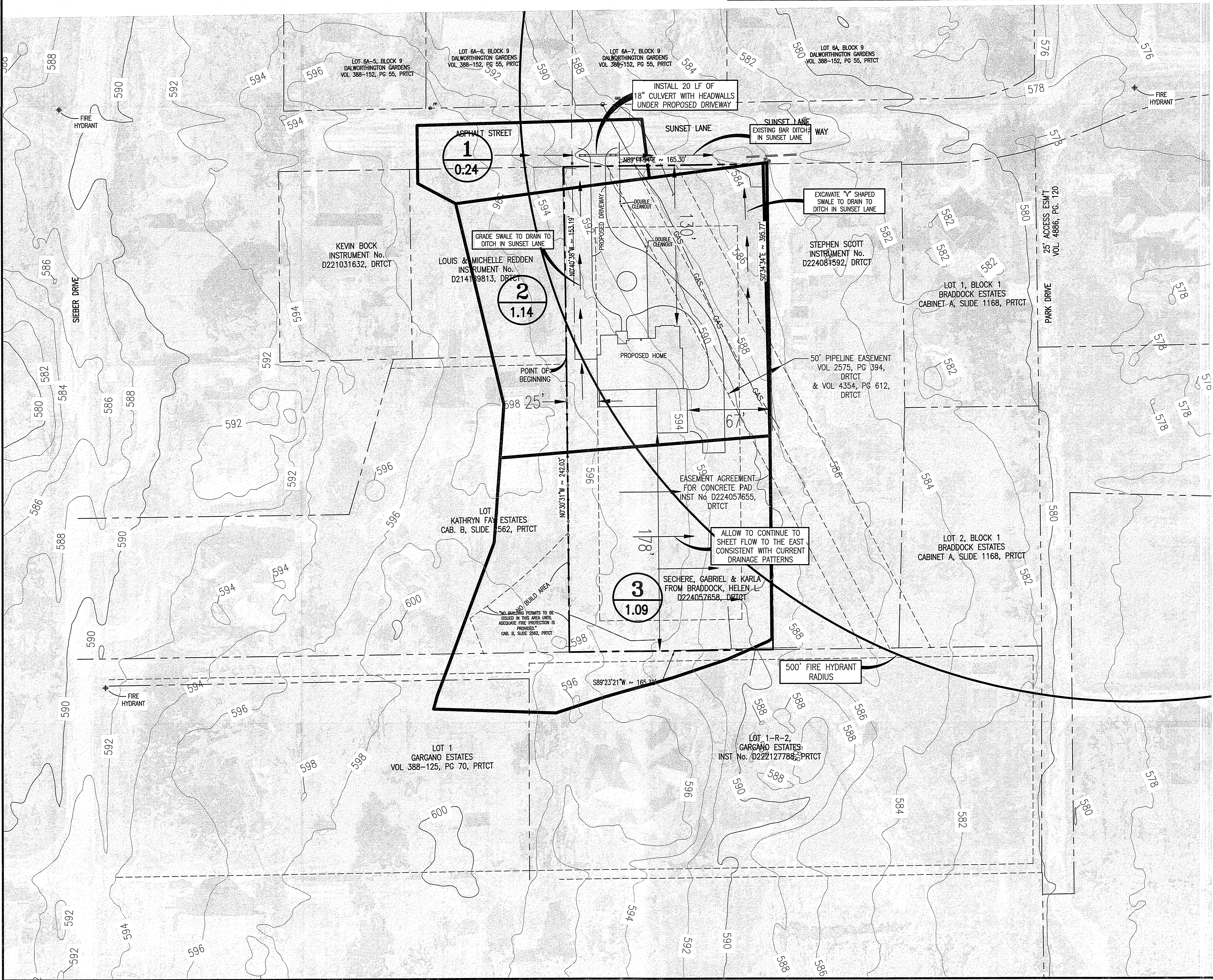




City of Dalworthington Gardens:  
Soil Type = D

SECHERE ADDITION

AREA NO.	AREA acres	LAND USE	SOIL TYPE	C	C*A	tc min	INTENSITY 5 YR	DISCHARGE 5 YR	C*Ca*A (25 Year)	INTENSITY 25 YR	DISCHARGE 25 YR	C*Ca*A (100 Year)	INTENSITY 100 YR	DISCHARGE 100 YR	Notes
1	0.24	Right of Way	D	0.95	0.23	5	6.864	1.56	1.00	9.684	9.68	1.00	12.1440	12.14	Culvert at Driveway
2	1.14	Residential	D	0.58	0.66	5	6.864	4.54	0.64	9.684	6.18	0.73	12.1440	8.80	Swale to North
3	1.09	Residential	D	0.58	0.63	5	6.864	4.34	0.64	9.684	6.18	0.73	12.1440	8.80	Sheet Flow to East
Ca															
< 25 Yrs															
25 Yrs															
100 Yrs															



Subject tract lies in Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the Federal Emergency Area Flood Insurance Rate Map of Tarrant County and Incorporated Areas, Map No. 48439C0335K, effective date September 25, 2009.

NOTES:

- A detailed grading plan shall be provided with construction plans for subject house.
- Tc for Area 1 calculated as 1.5 minutes, however 5 min. is minimum and value used.
- Tc for Area 3 calculated as 4.2 minutes, however 5 min. is minimum and value used.
- Contours shown are from North Central Texas Council of Governments (NCTCOG) multiyear contours published 11-18-2020.

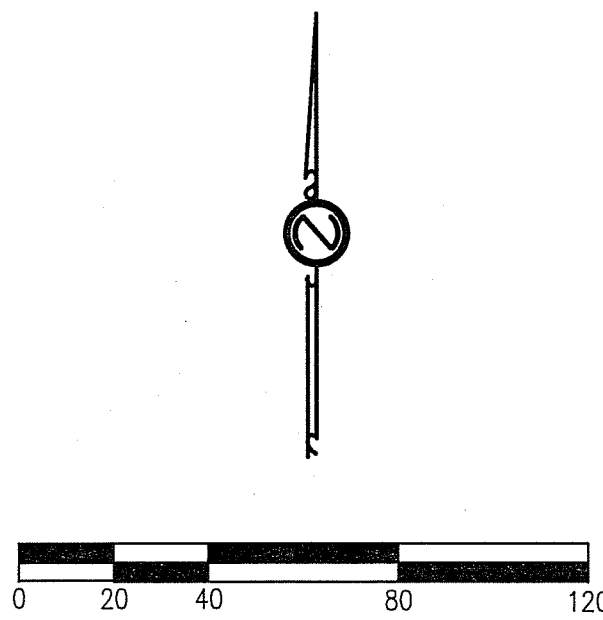
DRAINAGE CALCULATION FORMULAS

$$S = \frac{1000}{CN} - 10$$

CN= 92 for residential development in "D" hydrological soil group.  
S = 0.8696

$$T_c = \left(\frac{5}{3}\right) \left(\frac{L^{0.8} (S+1)^{0.7}}{31.67 \sqrt{y}}\right)$$

Tc = time of concentration in minutes  
L = length of flow  
y = Slope (%)



Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.  
SURVEYED ON THE GROUND OCTOBER AND NOVEMBER 2025

PRELIMINARY DRAINAGE STUDY

LOT 1

SECHERE ADDITION  
DALWORTHINGTON GARDENS,  
TARRANT COUNTY, TEXAS

DATE: NOVEMBER 2025 SCALE: 1"=40'  
FILE: Z:/DALWORTHINGTON GARDENS 3312 SUNSET LANE  
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013  
TELEPHONE: 817 - 275 - 3361  
ESTABLISHED 1953 • FIRM No. E-615 & S-100049-00  
EMAIL: jstanton@dterry.com  
©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2025



11/25/2025





November 25, 2025

Ms. Sandra Ma  
City Secretary  
City of Dalworthington Gardens  
2600 Roosevelt Drive  
Dalworthington Gardens, Texas 76016

RE: Preliminary Plat Resubmittal  
3312 Sunset Lane  
KHA No. 068302517

Dear Ms. Ma,

Thank you for forwarding the review letter from Kimley Horn dated November 25, 2025. We have made the requested revisions, and our response is in bold text below.

- 1) Add a note stating that the maximum building coverage of the lot shall be 25%. **Complied**
- 2) Add a note stating that the maximum impervious coverage of the lot shall be 40%. **Complied**
- 3) Show and label all building setbacks per section 14.02.171 or the Code of Ordinances. **Complied.**
- 4) Note benchmarks used. **A benchmark was added to the face of the Preliminary Plat along with contours and existing improvements.**
- 5) Revise the "Owner's Certificate" so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances. **Complied**
- 6) Provide the "My Commission Expires On" and "Notary Name (Printed)" lines for the notary below the Owner's Certificate. **Complied.**
- 7) Revise the "Surveyor's Certificate" so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances. **Complied.**
- 8) Provide the "City Approval Statement" provided as an attachment to Chapter 10 of the online Code of Ordinances. The preliminary plat shall use "City Secretary" instead of "Council" and "Mayor". **Complied.**
- 9) Provide the "Deed Restriction Certification Statement" provided as an attachment to Chapter 10 of the online Code of Ordinances. **Complied.**
- 10) Verify that the recording information for Sunset Lane matches on the face of the plat and in the metes and bounds description. **This has been corrected in the metes and bounds description.**
- 11) Verify that the lot and block is correct for Lot 1, Block 7. The Tarrant County Appraisal District interactive map appears to show a different lot number. **The replat of Lot 1, Block 7 is shown.**
- 12) Existing topography shall be shown by labeled contour lines. **The existing topographic contour lines have been added to the face of the Preliminary Plat.**
- 13) Any major proposed changes in topography shall be shown by labeled contour lines. **A detailed grading plan will be submitted by the owner at the time of permit application.**
- 14) On the Preliminary Site Plan, add labels specifying the service sizes for the proposed water and sanitary sewer services and the proposed water meter. **Complied.**
- 15) On the Preliminary Site Plan, show and label the sanitary sewer cleanout. At a minimum, a cleanout shall be placed at the property line. **Complied.**
- 16) On the Preliminary Site Plan, specify the size of the existing sanitary sewer line within the Sunset Lane right-of-way. **Complied.**

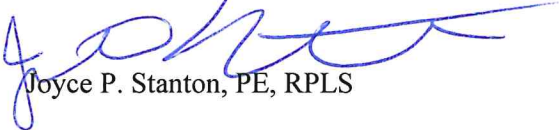
Ms. Sandra Ma  
City Secretary  
City of Dalworthington Gardens  
Preliminary Plat Resubmittal  
3312 Sunset Lane  
November 25, 2025  
Page 2 of 2

- 17) On the Preliminary Drainage Study, confirm that the values shown in the DrainageArea table are correct. (Examples: Reference Table 10.02.274-2 in the online Code of Ordinances for runoff coefficients. Reference Table 10.02.274-1 in the online Code of Ordinances for antecedent precipitation factor "Ca"). **This has been revised.**
- 18) On the Preliminary Drainage Study, call out the headwalls in plan view. **Complied.**

The revised documents are attached. Let us know if you need anything else or have any questions.

Sincerely,

Di Sciullo-Terry, Stanton & Associates, Inc.



Joyce P. Stanton, PE, RPLS

Attachments



November 25, 2025

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

RE: First Preliminary Plat Submittal Review  
3312 Sunset Lane  
KHA No. 068302517

Dear Sandra:

We have completed our review of the first submittal of the Preliminary Plat for the above referenced project.

The property lies within the corporate boundary of the City of Dalworthington Gardens. The proposed land use complies with the current zoning requirements and is allowed by the Future Land Use Map.

We recommend denial of the preliminary plat as submitted.

We offer the following comments which are based on the requirements outlined in the City of Dalworthington Gardens Code of Ordinances:

- 1) Add a note stating that the maximum building coverage of the lot shall be 25%.
- 2) Add a note stating that the maximum impervious coverage of the lot shall be 40%.
- 3) Show and label all building setbacks per section 14.02.171 or the Code of Ordinances.
- 4) Note benchmarks used.
- 5) Revise the "Owner's Certificate" so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances.
- 6) Provide the "My Commission Expires On" and "Notary Name (Printed)" lines for the notary below the Owner's Certificate.
- 7) Revise the "Surveyor's Certificate" so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances.
- 8) Provide the "City Approval Statement" provided as an attachment to Chapter 10 of the online Code of Ordinances. The preliminary plat shall use "City Secretary" instead of "Council" and "Mayor".
- 9) Provide the "Deed Restriction Certification Statement" provided as an attachment to Chapter 10 of the online Code of Ordinances.
- 10) Verify that the recording information for Sunset Lane matches on the face of the plat and in the metes and bounds description.
- 11) Verify that the lot and block is correct for Lot 1, Block 7. The Tarrant County Appraisal District interactive map appears to show a different lot number.
- 12) Existing topography shall be shown by labeled contour lines.



- 13) Any major proposed changes in topography shall be shown by labeled contour lines.
- 14) On the Preliminary Site Plan, add labels specifying the service sizes for the proposed water and sanitary sewer services and the proposed water meter.
- 15) On the Preliminary Site Plan, show and label the sanitary sewer cleanout. At a minimum, a cleanout shall be placed at the property line.
- 16) On the Preliminary Site Plan, specify the size of the existing sanitary sewer line within the Sunset Lane right-of-way.
- 17) On the Preliminary Drainage Study, confirm that the values shown in the Drainage Area table are correct. (Examples: Reference Table 10.02.274-2 in the online Code of Ordinances for runoff coefficients. Reference Table 10.02.274-1 in the online Code of Ordinances for antecedent precipitation factor "Ca").
- 18) On the Preliminary Drainage Study, call out the headwalls in plan view.

Modifications to the documents may result in additional comments not noted in this letter.

Please remember that the adequacy of the design work reflected in the plans reviewed and the responsibility to adhere to all applicable ordinances and codes remains with the design engineer.

Sincerely,

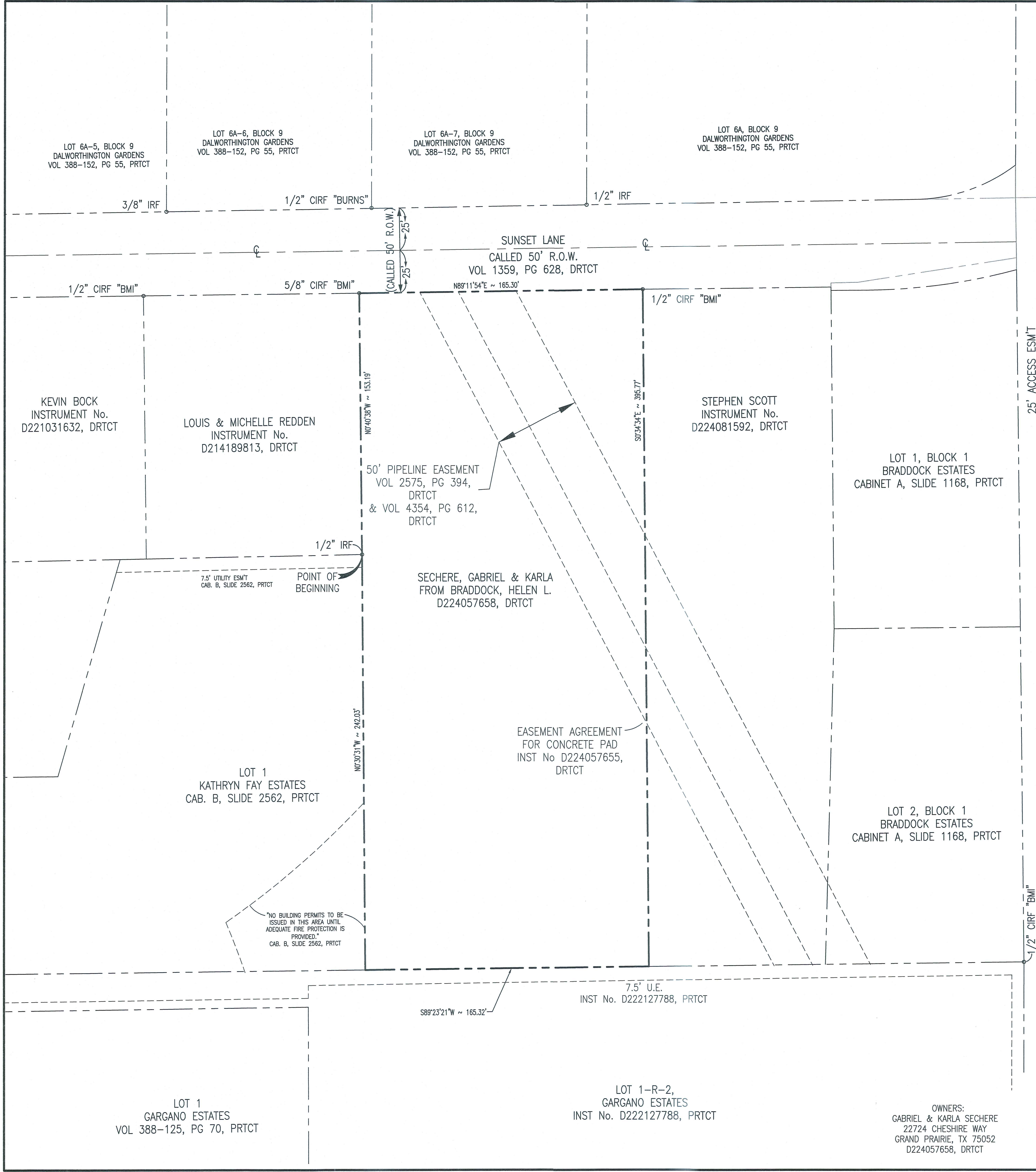
KIMLEY-HORN AND ASSOCIATES, INC.

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

Brandon Bell, P.E.



\\DALWORTHINGTON GARDENS - 3312 SUNSET LANESUNSET LN PRELIMINARY PLAT.dwg, 11/18/2025 6:07:47 PM, 1:1



PARK DRIVE  
(FORMERLY ELEANOR DRIVE)  
(CALLED 60' RIGHT OF WAY)  
VOL 388-A, PG 105, PRCT

25' ACCESS ESM'T  
VOL. 4886, PG. 120

LOT 1, BLOCK 7  
DALWORTHINGTON GARDENS  
ADDITION  
VOL 388-A, PG 105, PRCT

§ STATE OF TEXAS  
§ COUNTY OF TARRANT

WHEREAS, Gabriel and Karla Sechere being the sole owners of a tract of land located in the L. Randall Survey Abstract 1311, in the City of Dalworthington Gardens, Tarrant County, Texas, conveyed in the deed recorded in Instrument Number D224057658, Deed Records of Tarrant County, Texas (DRTCT) and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron rod found in the west line of subject tract, at the northeast corner of Lot 1, Kathryn Fay Estates, an addition to the City of Dalworthington Gardens, Tarrant County, Texas as shown on plat recorded in Cabinet B, Slide 2562, Plat Records of Tarrant County, Texas (PRCT), also being the southeast corner of a tract of land conveyed to Louis and Michelle Redden, as recorded in Instrument Number D214189813, DRTCT;

THENCE North 00°40'38" West, with the common line of subject tract and Redden tract, a distance of 153.19 feet to a 5/8 inch iron rod found with a plastic cap stamped "BMI", said iron rod in the south right of way line of Sunset Lane (a called 50 foot right of way) as described in Volume 792, Page 59, DRTCT, for corner;

THENCE North 89°11'54" East, with the south right of way line of said Sunset Lane, a distance of 165.30 feet, to a 1/2 inch iron rod found with a plastic cap stamped "BMI", for corner;

THENCE South 00°34'34" East, departing the south right of way line of said Sunset Lane, a distance of 395.77 feet to a point in the north line of Lot 1-R-2, Gargano Estates, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as recorded in Instrument Number D222127788, PRCT, for corner;

THENCE South 89°23'21" West, with the common line of subject tract and said Lot 1-R-2, Gargano Estates, a distance of 165.32 feet to a point, said point at the southeast corner of the aforementioned Lot 1, Kathryn Fay Estates, for corner;

THENCE North 00°30'31" West, with the common line of subject tract and said Kathryn Fay Estates, a distance of 242.03 feet, to the POINT OF BEGINNING, containing 1.500 acres (85486 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Gabriel and Karla Sechere, do hereby adopt this plat designating the herein above described real property as LOT 1, SECHERE ADDITION, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Dalworthington Gardens, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

WITNESS OUR HANDS AT Arlington, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Gabriel Sechere \_\_\_\_\_ Karla Sechere \_\_\_\_\_

§ STATE OF TEXAS  
§ COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Gabriel Sechere, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, for the State Of Texas

§ STATE OF TEXAS  
§ COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Karla Sechere, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

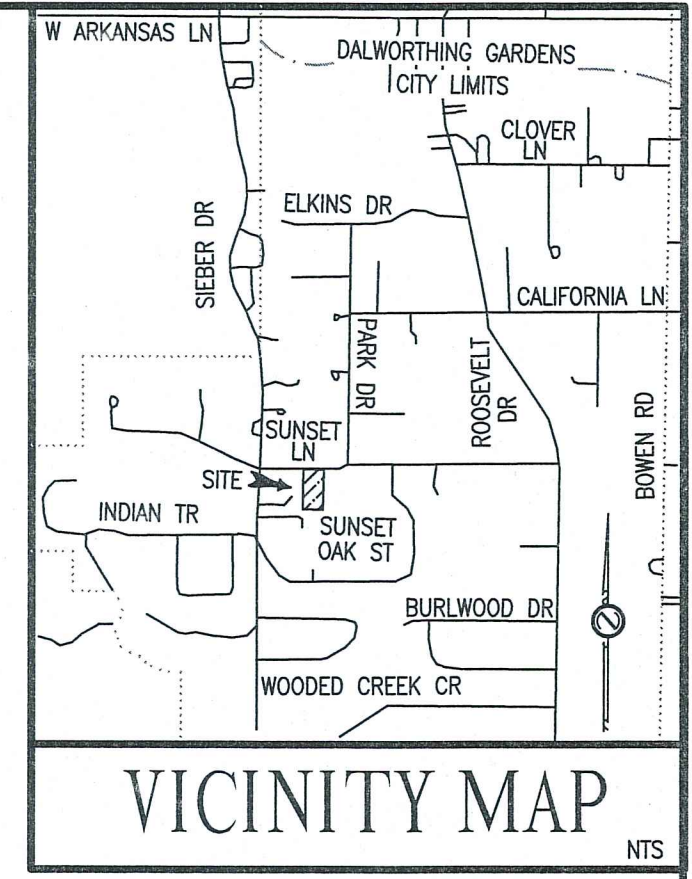
Notary Public, for the State Of Texas

SURVEYOR'S CERTIFICATE

I, Joyce P. Stanton, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY! NOT TO BE FILED FOR ANY REASON. RELEASED FOR REVIEW ONLY 11-19-2025.

Joyce P. Stanton  
Registered Professional Land Surveyor  
Texas Registration No. 6173



IRF IRON ROD FOUND  
CIRF CAPPED IRON ROD FOUND  
CIRS CAPPED 1/2" IRON ROD SET  
STAMPED "STANTON RPLS 6173"  
IPF IRON PIPE FOUND  
ESMT EASEMENT  
PRCT PLAT RECORDS OF TARRANT COUNTY, TEXAS  
DRTCT DEED RECORDS OF TARRANT COUNTY, TEXAS  
VOL VOLUME  
PAGE  
CABINET

1 LOT

This is a plat of previously unplatted property.

1.500 ACRE TRACT  
PRELIMINARY PLAT  
LOT 1  
SECHERE ADDITION

BEING A PLAT OF A TRACT OF LAND CONVEYED TO GABRIEL AND KARLA SECHERE AS RECORDED IN INSTRUMENT NUMBER D224057658, DEED RECORDS OF TARRANT COUNTY, TEXAS IN THE LEONARD RANDALL SURVEY, ABSTRACT NO. 1311.

DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS  
DATE: NOVEMBER 2025 SCALE: 1" = 30' FILE: Z:\DALWORTHINGTON GARDENS 3312 SUNSET

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013  
TELEPHONE: 817-275-3361 \* FAX: 817-275-8920  
ESTABLISHED 1953 \* FIRM No. E-615 & S-100049-00  
EMAIL: jstanton@dterry.com

Graphic Scale In Feet  
Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.  
SURVEYED ON THE GROUND DURING OCTOBER 2025

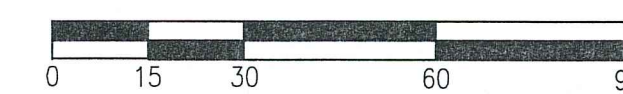
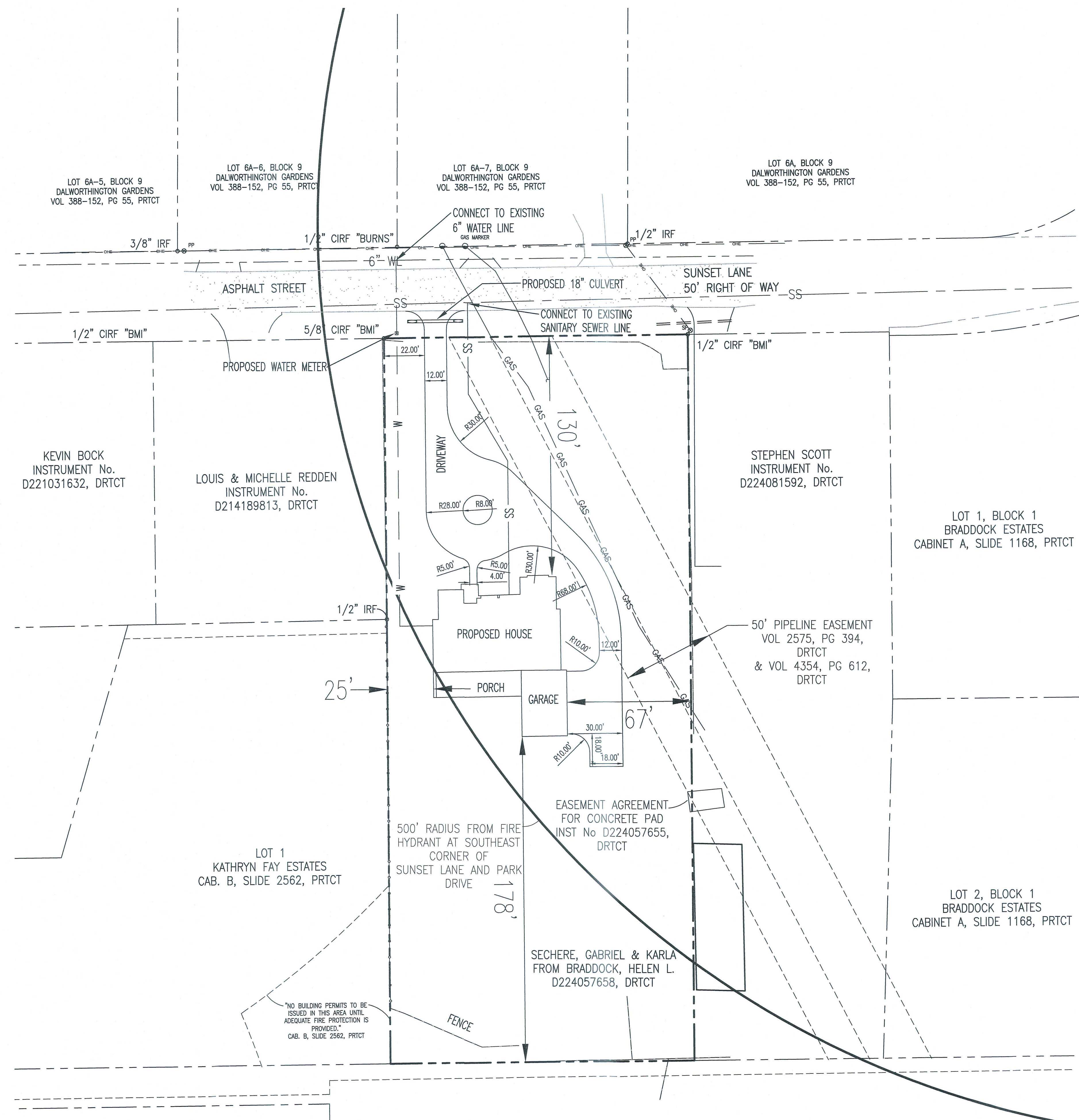
OWNERS:  
GABRIEL & KARLA SECHERE  
22724 CHESHIRE WAY  
GRAND PRAIRIE, TX 75052  
D224057658, DRTCT

LOT 1-R-2,  
GARGANO ESTATES  
INST No. D222127788, PRCT

LOT 1  
GARGANO ESTATES  
VOL 388-125, PG 70, PRCT



Subject tract lies in Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the Federal Emergency Area Flood Insurance Rate Map of Tarrant County and Incorporated Areas, Map No. 48439C0335K, effective date September 25, 2009.



Graphic Scale In Feet

Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

SURVEYED ON THE GROUND OCTOBER AND NOVEMBER 2025

## PRELIMINARY SITE PLAN

LOT 1

## SECHERE ADDITION

DALWORTHINGTON GARDENS,  
TARRANT COUNTY, TEXAS

DATE: NOVEMBER 2025 SCALE: 1"=30'  
FILE: Z:/DALWORTHINGTON GARDENS 3312 SUNSET LANE

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC  
ENGINEERING AND SURVEYING

908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013  
TELEPHONE: 817 - 275 - 3361

ESTABLISHED 1953 \* FIRM No. E-615 & S-100049-00

EMAIL: [istanton@dterry.com](mailto:istanton@dterry.com)

© DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2025

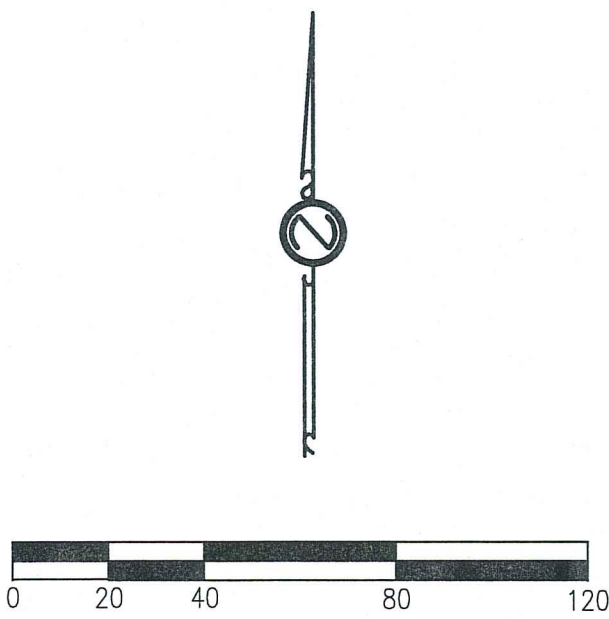
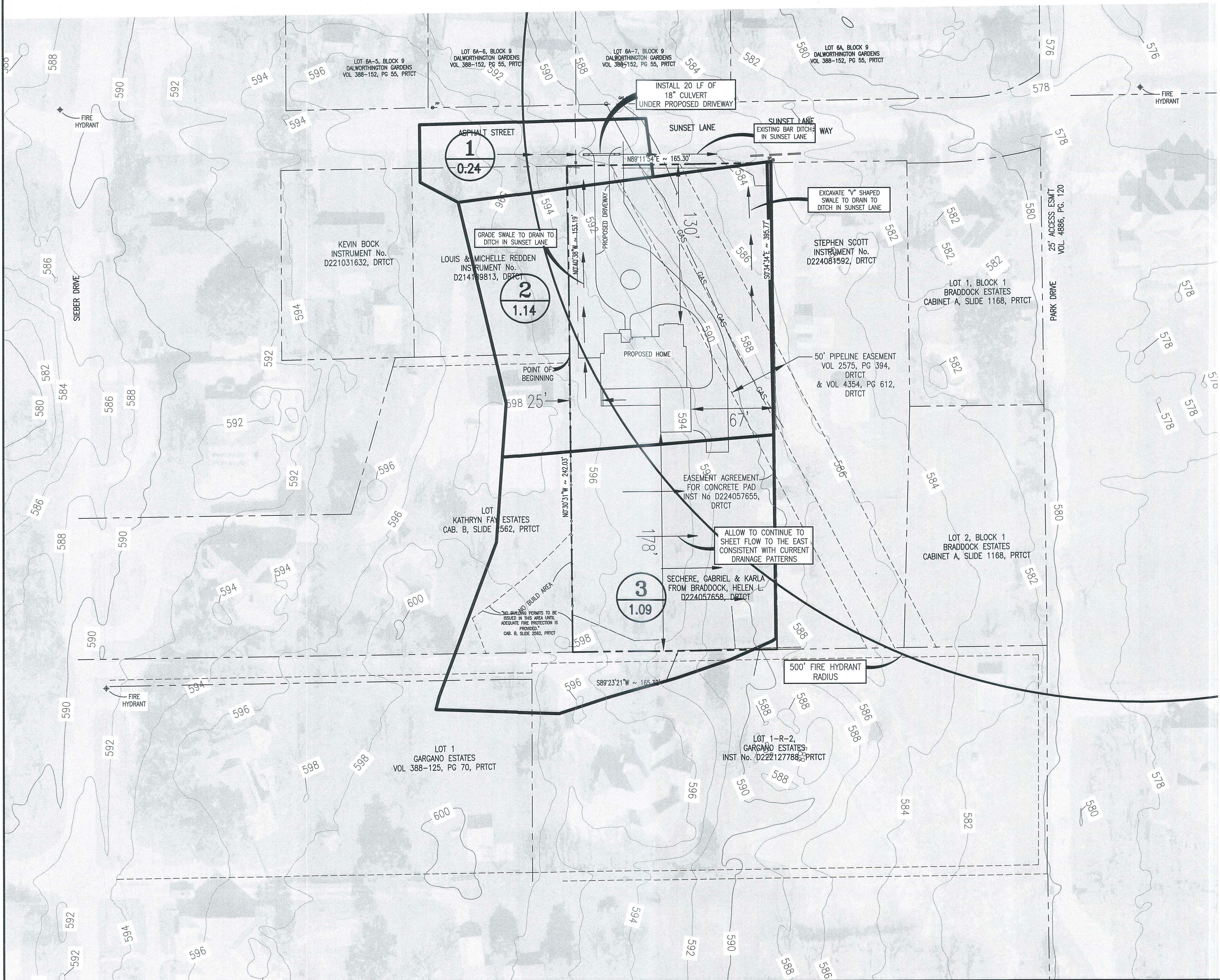




City of Dalworthington Gardens:  
Soil Type = D

AREA NO.	AREA acres	LAND USE	SOIL TYPE	C	CA	tc min	INTENSITY 5 YR	DISCHARGE 5 YR	INTENSITY 25 YR	DISCHARGE 25 YR	INTENSITY 100 YR	DISCHARGE 100 YR	Notes
1	0.24	Right of Way	D	0.95	0.23	5	6.864	1.56	9.684	2.21	12.1440	2.77	Culvert at Driveway
2	1.14	Residential	D	0.50	0.57	10	5.514	3.14	7.782	4.44	9.7620	5.56	Swale to North
3	1.09	Residential	D	0.50	0.55	10	5.514	3.01	7.782	4.24	9.7620	5.32	Sheet Flow to East

Subject tract lies in Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the Federal Emergency Area Flood Insurance Rate Map of Tarrant County and Incorporated Areas, Map No. 48439C0335K, effective date September 25, 2009.



Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.  
SURVEYED ON THE GROUND OCTOBER AND NOVEMBER 2025

PRELIMINARY DRAINAGE STUDY

LOT 1

SECHERE ADDITION  
DALWORTHINGTON GARDENS,  
TARRANT COUNTY, TEXAS

DATE: NOVEMBER 2025 SCALE: 1"=40'  
FILE: Z:/DALWORTHINGTON GARDENS 3312 SUNSET LANE  
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013  
TELEPHONE: 817 - 275 - 3361  
ESTABLISHED 1953 \* FIRM No. E-615 & S-100049-00  
EMAIL: jstanton@dterry.com  
©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2025







## CITY OF DALWORTHINGTON GARDENS

### NOTICE OF PUBLIC HEARINGS

Re: Preliminary Plat Application for 3312 Sunset Lane

To Property Owners within 200' of 3312 Sunset Lane Dalworthington Gardens, Tarrant County, Texas

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on December 11, 2025 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on December 18, 2025 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 from Karla and Gabriel Sechere was received for a preliminary plat in accordance with Subdivision Regulation Ordinance Section 10.02.091.

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:

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

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

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

\_\_\_\_\_  
(ADDRESS)

\_\_\_\_\_  
(CITY, STATE, ZIP)

MAIL TO:  
CITY OF DALWORTHINGTON GARDENS  
CITY ADMINISTRATOR  
2600 ROOSEVELT DRIVE  
DALWORTHINGTON GARDENS, TX 76016

For questions: 817-385-6454 or [sandra@cityofdmg.net](mailto:sandra@cityofdmg.net)

# COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: [recorder@flash.net](mailto:recorder@flash.net)

Deadline for submitting legal notices is 11:00 (am) the business day before

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

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## Public Hearing Notices

Notice is hereby given that the City of Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on December 11, 2025 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on December 18, 2025 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:

\* Application by Karla and Gabriel Sehere for a preliminary plat accordance with Subdivision Regulation Ordinance Section 10.02.091 a tract of land recorded in instrument Number D224057658, Deed of Tarrant County, Texas in the Leonard Randall Survey, Abstract No. 1311, 1.5 acres of land located in the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3312 Sunset Lane.

11-20