

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

**June 4, 2026 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. May 7, 2026 Minutes
4. Discussion and possible recommendation on an application received from Thomas Eric Eidson and Leanora Eidson for Final Plan for property located at 2800 block of South Bowen Road in accordance with Zoning Ordinance Section 14.02.272(d)
  - i. Conduct a public hearing
  - ii. Discussion and action
5. Discussion and possible recommendation on an application received from Thomas Eric Eidson and Leanora Eidson for Preliminary Plat for property located at 2800 block of South Bowen Road in accordance with Subdivision Regulation Ordinance Section 10.02.091
  - i. Conduct a public hearing
  - ii. Discussion and action
6. Discussion and possible recommendation on an application received from James F. McAndrew – Mid Cities Motors to rezone property located at 2706 W. Pioneer Parkway, Dalworthington Gardens, Texas 76013 from current zoning B3 to proposed zoning LI
  - i. Conduct a public hearing
  - ii. Discussion and action
7. Future agenda items.
8. Adjourn

**CERTIFICATION**

This is to certify that a copy of the **June 4, 2026** 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, City Secretary

**Dalworthington Gardens Planning and Zoning Commission**  
**Meeting Minutes**  
**May 7, 2026 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**

Commissioner Johanna Storm called the meeting to order at 6:00 pm. with the following present:

**Members Present**

Brian Colin  
Johanna Storm  
Anthony Parker  
Tracy Dodson, Alternate

**Members Absent:**

Todd Batiste, Chairperson  
Maurice Clark, Vice Chairperson  
Tom McCarty, Alternate

**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. January 8, 2026 Minutes**

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

Motion carried by the following vote:

Ayes: Members Storm, Colin, Parker, and Dodson

Nays: None

- 4. Discussion and possible recommendation on an application received from Thomas Eric Eidson and Leanora Eidson for Final Plan for property located at 2800 block of South Bowen Road in accordance with Zoning Ordinance Section 14.02.272(d)**

**i. Conduct a public hearing**

**ii. Discussion and action**

Background Information:

The applicant submitted a Final Plan for the development of property located at 2800 S. Bowen Road on April 10, 2026. The proposed development is consistent with the approved concept plan and applicable zoning regulations. In accordance with City Ordinance section 14.02.272 (d) Final Plan, the application was forwarded to the city engineer for review. On April 21, 2026, City Engineer completed the first final plan review with comments. The city has notified all property owners within 200 feet and included information on how to provide public comments at both the planning and zoning meeting tonight May 7, 2026 at 6:00 p.m. and City Council Meeting May 21, 2026 at 7:00 p.m. as well as

publishing the meeting in the Commercial Recorder. On April 29, 2026, city staff received notice from applicant asking for an extension based on the discussion and next steps identified, additional time is needed to address the items prior to resubmittal. They requested to be scheduled for the next available Planning & Zoning meeting following the June 2026 cycle.

Commissioner Storm opened the public hearing at 6:06 p.m.

A motion was made by Commissioner Brian Colin and seconded by Commissioner Anthony Parker to continue this topic to the next Planning and Zoning Meeting June 4, 2026 at 6:00 p.m.

Motion carried by the following vote:

Ayes: Members Storm, Colin, Parker, and Dodson

Nays: None

5. **Discussion and possible recommendation on an application received from Thomas Eric Eidson and Leanora Eidson for Preliminary Plat for property located at 2800 block of South Bowen Road in accordance with Subdivision Regulation Ordinance Section 10.02.091**
  - i. **Conduct a public hearing**
  - ii. **Discussion and action**

Background Information:

The applicant has submitted a preliminary plat for the purpose of developing the property located at 2800 S. Bowen Road on April 10, 2026. The preliminary plat established the proposed layout of lots, streets, and infrastructure necessary to support the development.

In accordance with City Ordinance section 10.02.091 preliminary plat, the application was forwarded to the city engineer for review. On April 21, 2026, City Engineer completed the first preliminary plat review with comments.

On April 29, 2026, city staff received written notice from applicant asking for an extension based on the discussion and next steps identified, additional time is needed to address the items prior to resubmittal. They requested to be scheduled for the next available Planning & Zoning meeting following the June 2026 cycle.

Commissioner Johanna Storm opened the public hearing at 6:09 p.m.

A motion was made by Commissioner Johanna Storm and seconded by Commissioner Brian Collin to continue this topic to the next Planning and Zoning Meeting June 4, 2026 at 6:00 p.m.

Motion carried by the following vote:

Ayes: Members Storm, Colin, Parker, and Dodson

Nays: None

6. **Discussion and possible recommendation on an application received from James F. McAndrew – Mid Cities Motors to rezone property located at 2706 W. Pioneer Parkway, Dalworthington Gardens, Texas 76013 from current zoning B3 to proposed zoning LI**
  - i. **Conduct a public hearing**
  - ii. **Discussion and action**

Background Information: The City has received a zoning change application from James F. McAndrew, representing Mid Cities Motors, for the above-referenced property. The property is currently zoned B-3, which allows for general commercial uses. The applicant is requesting a change to LI zoning to allow for uses consistent with light industrial operations. The city has notified all property owners within 200 feet and included information on how to provide public comments at both the planning and zoning meeting tonight May 7, 2026 at 6:00 p.m. and City Council Meeting May 21, 2026 at 7:00 p.m. as well as publishing the meeting in the Commercial Recorder. As of the date of this report, three (3) responses have been received in favor of the request, with no objections noted. Responses in support were submitted by adjacent property owners James F. McAndrew, Kelly McAndrew, and Michael McAndrew. The proposed zoning

change represents a transition from commercial to light industrial use. When considering this request, the Planning and Zoning Commission may wish to evaluate:

- Compatibility with surrounding zoning and land uses
- Alignment with the City's Comprehensive plan
- Potential for future uses that may or may not require a Special Exception in LI zoning
- Potential impacts on traffic, infrastructure, and utilities
- Effects on adjacent properties, including noise, appearance, and operational characteristics

Commissioner Johanna Storm opened the public hearing at 6:12 p.m.

Michael McAndrew gave a presentation.

A motion was made by Commissioner Johanna Storm and seconded by Commissioner Anthony Parker to table this topic and have staff look into possible resolutions to come back to the meeting in June.

Motion carried by the following vote:

Ayes: Members Storm, Colin, Parker, and Dodson

Nays: None

## **6. Future Agenda Items**

None

## **7. Adjourn**

Meeting was adjourned at 6:57p.m.

**Agenda Subject:**

Discussion and possible recommendation on an application received from Thomas Eric Eidson and Leanora Eidson for Final Plan for property located at 2800 block of South Bowen Road in accordance with Zoning Ordinance Section 14.02.272(d)

**Background Information:**

The applicant has submitted a Final Plan for the development of property located at 2800 S. Bowen Road on April 10, 2026. The proposed development is consistent with the approved concept plan and applicable zoning regulations.

In accordance with City Ordinance section 14.02.272 (d) Final Plan, the application was forwarded to the city engineer for review. On April 21, 2026, City Engineer completed the first preliminary plat review with comments.

On April 29, 2026, city staff received notice from applicant asking for an extension based on the discussion and next steps identified, additional time is needed to address the items prior to resubmittal. We are requesting to be scheduled for the next available Planning & Zoning meeting following the June 4, 2026 cycle.

**On May 28, 2026, city staff received another written request asking for an extension to the Planning and Zoning meeting July 9, 2026 at 600 p.m. and Council Meeting July 16, 2026**

**Recommended Action/Motion:**

Continue agenda topic to the following Planning and Zoning Meeting July 9, 2026 at 6:00 p.m.

**Attachments:**

Application  
First Final Plan Submittal Review  
Publication of Meeting



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: THOMAS ERIC EIDSON AND LEANORA EIDSON

Address: 2911 OAK TRAIL COURT, ARLINGTON, TEXAS 76016

Applicant Contact Number: 817-480-3714

Applicant Email: leanoraeidson@gmail.com

Surveyor: MARK PEACE BANNISTER ENGINEERING, LLC

Address: 240 N. MITCHELL ROAD, MANSFIELD, TEXAS 76063

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

Signature - Owner

3-4-26

Date

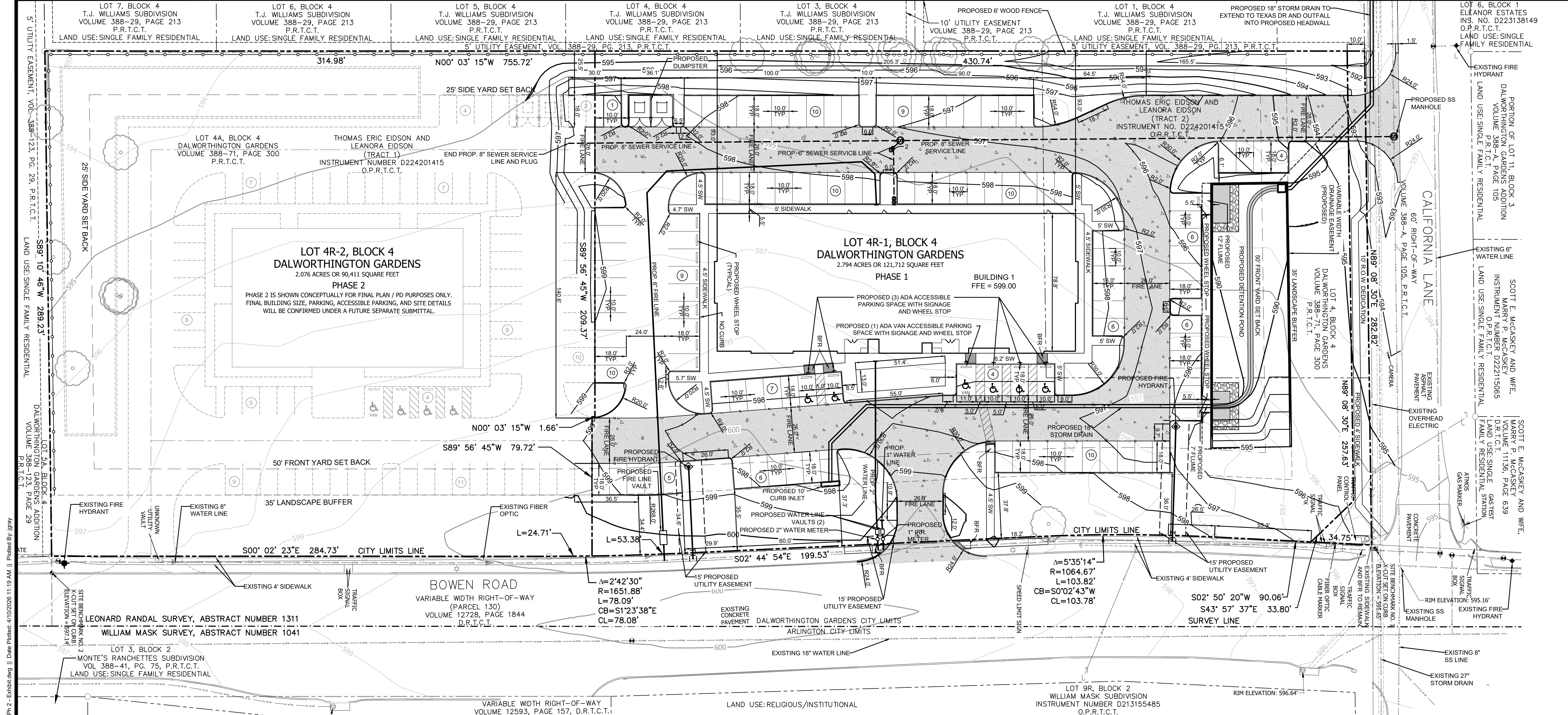
For Office Use Only

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

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

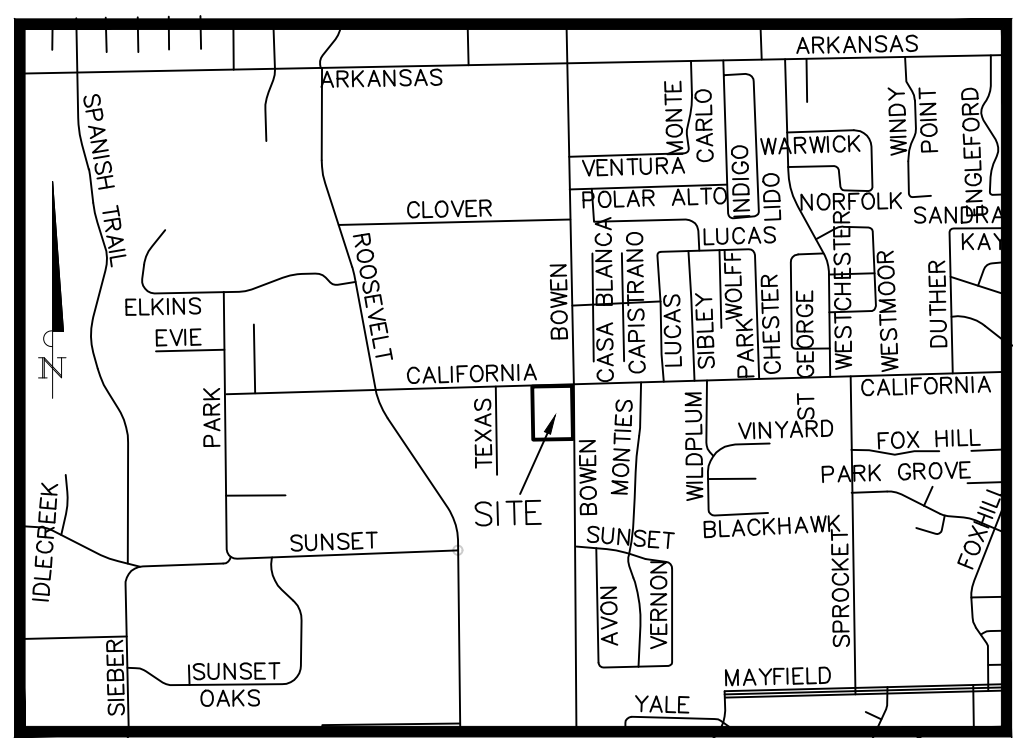
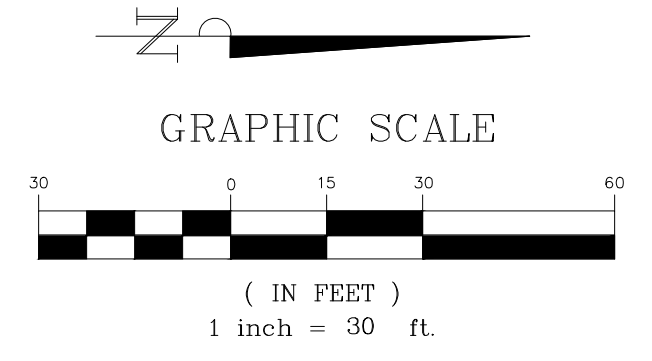
Council Scheduled: \_\_\_\_\_ Public Hearing Published: \_\_\_\_\_

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



**LEGEND**

	FAUE (FIRE LANE, ACCESS, & UTILITY EASEMENT)		EXISTING SEWER SERVICE LINE
	ACCESSIBLE PARKING SPACE		EXISTING WATER LINE
	BARRIER FREE RAMP		EXISTING STORM DRAIN LINE
	PARKING COUNT		EXISTING OVERHEAD ELECTRIC LINE
	PROPERTY LINE		EXISTING UNDERGROUND FIBER OPTIC CABLE
	PROPOSED WATER LINE		EXISTING WIRE FENCE
	PROPOSED SEWER SERVICE LINE		EXISTING WOOD FENCE
	PROPOSED SEWER SERVICE MANHOLE		EXISTING CHAIN LINK FENCE
	PROPOSED WATER VALVE		EXISTING POWER POLE
	PROPOSED WATER TEE		EXISTING SEWER MANHOLE
	PROPOSED FIRE HYDRANT		EXISTING LIGHT POLE
	BENCHMARK		EXISTING FIRE HYDRANT
	PROPOSED BOARD-ON-BOARD WOOD FENCE		EXISTING GUY WIRE AND ANCHOR
	PROPOSED CONTOUR		EXISTING TRAFFIC SIGNAL
			EXISTING UTILITY PIN FLAG
			EXISTING CONTOUR
			EXISTING ELECTRIC METER



VICINITY MAP  
NOT TO SCALE  
DALWORTHINGTON GARDENS, TEXAS

**SITE PLAN GENERAL NOTES**

- PROPOSED DEVELOPMENT CONSISTS OF A MEDICAL OFFICE USE IN PHASE 1 AND FUTURE OFFICE/MEDICAL DEVELOPMENT IN PHASE 2.
- PHASE 2 IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN, BUILDING AREA, PARKING, AND SITE DETAILS WILL BE SUBMITTED UNDER A SEPARATE PERMIT.
- LANDSCAPING, SCREENING, AND OPEN SPACE WILL BE PROVIDED IN ACCORDANCE WITH CITY REQUIREMENTS.
- SOLID WASTE FACILITIES WILL BE PROVIDED ON-SITE. SEE SITE PLAN FOR LOCATION.
- SIGNAGE IS NOT INCLUDED IN THIS SUBMITTAL AND WILL BE PROVIDED UNDER A SEPARATE PERMIT.
- ALL UTILITIES, ACCESS DRIVES, AND WALKWAYS ARE SHOWN ON THE SITE PLAN AND WILL BE CONSTRUCTED WITH PHASE 1.

OVERALL DEVELOPMENT SUMMARY	
PROPOSED DEVELOPMENT	212,123 SF (4.870 AC)
PHASE 1 - MEDICAL OFFICE	
PHASE 2 - FUTURE OFFICE / MEDICAL	
TOTAL SITE AREA	212,123 SF (4.870 AC)
EXISTING ZONING	SINGLE-FAMILY DISTRICT
PROPOSED ZONING	PD-BR OVERLAY DISTRICT
MAXIMUM BUILDING HEIGHT	35'
TOTAL BUILDING AREA	±26,782 SF (CONCEPTUAL BUILDOUT)
BUILDING COVERAGE	12.60%
FLOOR AREA RATIO (FAR)	0.13
TOTAL PARKING PROVIDED	189
SIGNAGE	TO BE PROVIDED UNDER SEPARATE PERMIT

PHASE 1 DEVELOPMENT DATA	
LOT AREA	121,712 SF (2.794 AC)
USE	MEDICAL OFFICE
BUILDING HEIGHT	25' (1 STORY)
BUILDING AREA	16,262 SF
FLOOR AREA	15,973 SF
BUILDING COVERAGE	13.36%
FLOOR AREA RATIO (FAR)	0.13
PARKING REQUIRED	110 SPACES
PARKING PROVIDED	113 SPACES
ACCESSIBLE PARKING REQUIRED	5 SPACES (1 VAN)
ACCESSIBLE PARKING PROVIDED	6 SPACES (1 VAN)

PHASE 2 DEVELOPMENT DATA (FUTURE DEVELOPMENT)	
LOT AREA	90,411 SF (2.076 AC)
USE	FUTURE OFFICE / MEDICAL
BUILDING AREA	±10,500 SF (CONCEPTUAL)
BUILDING COVERAGE	11.6% (CONCEPTUAL)
FLOOR AREA RATIO (FAR)	0.12 (CONCEPTUAL)
PARKING PROVIDED	76 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES (1 VAN)

DEVELOPMENT SCHEDULE	
PHASE 1:	ESTIMATED CONSTRUCTION COMPLETION: DECEMBER 2028
PHASE 2:	FUTURE DEVELOPMENT (TIMELINE TO BE DETERMINED)

**OWNER:**  
THOMAS ERIC EIDSON AND LEANORA EIDSON  
2911 OAK TRAIL COURT  
ARLINGTON, TEXAS 76016  
PHONE: 817-480-3714  
LEANORAEIDSON@GMAIL.COM

**ENGINEER:**  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT:  
REMINGTON C. WHEAT, P.E.  
PHONE: 817-415-0437  
REMINGTON@BANNISTERENG.COM



**Know what's below.  
Call before you dig.**  
(@ least 48 hours prior to digging)

**BENCHMARKS**

SOURCE BM: CITY OF ARLINGTON MONUMENT AR-71	ELEV.=628.87'
SITE BM #1: X-CUT SET ON CURB N:6940066.028 E:238296.894	ELEV.=595.65'

DATE PREPARED:  
04/10/2026

**BANNISTER ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TXS)

DALWORTHINGTON GARDENS MEDICAL OFFICE  
2800 BLOCK BOWEN ROAD  
CITY OF DALWORTHINGTON GARDENS, TEXAS

FINAL PLAN

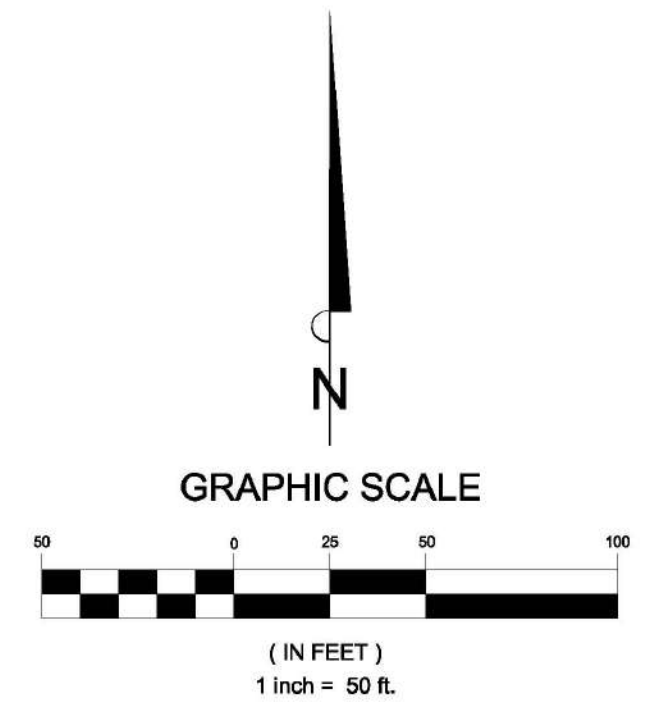
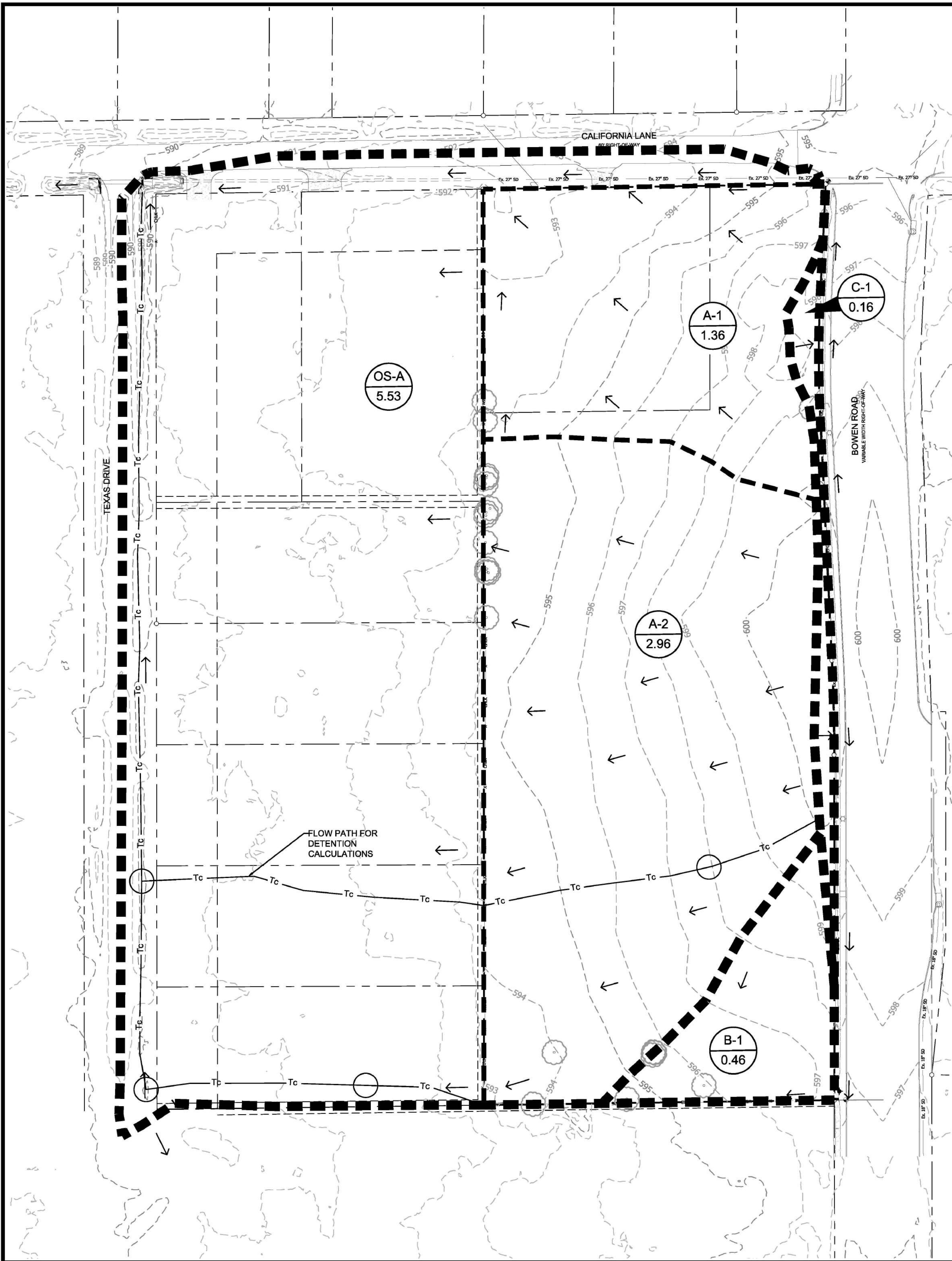
No.	Date	Revision Description



SHEET NUMBER  
SP-1.1

File: B:\Clients\500 (Leannora Eidson)\500-24-002 (Medical Office Site - California Ln - Dalworthington Gardens)\Civil\Exhibits\Final Plan Ph1 & Ph 2 - Exhibit.dwg | Date Plotted: 4/10/2026 11:19 AM | Plotted By: jgray

File: b:\clients\500-24-002 (medical office site - dalworthington gardens)\civil\plans\c-4.1 DRAINAGE AREA MAP.dwg | Date Plotted: 3/12/2026 3:40 PM | Plotted By: mjmoore



**LEGEND**

- - - - - 118 - - - - - EXISTING CONTOURS
- Tc - - - - - EXISTING TIME OF CONCENTRATION PATH
- Tc - ○ - - - - - EXISTING FLOW TYPE CHANGE
- > - - - - - EXISTING FLOW ARROW
- ▬▬▬▬▬ MAJOR AREA DIVIDE
- - - - - MINOR AREA DIVIDE

AREA  
ACRES

DA  
Area

DRAINAGE AREA LABEL

- NOTES**
- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION.
  - CONTRACTOR SHALL REFERENCE ALL IRRIGATION PLANS, MEP SITE PLANS, AND CIVIL ENGINEERING UTILITY PLANS FOR INFORMATION REGARDING SLEEVES BENEATH PAVEMENT.
  - OFFSITE GROUND DATA IS FROM TNRIS 2019 TOPOGRAPHY.

**EXISTING Tc CALCULATIONS FOR AREA OS-A**

TYPE	CONDITION	DIST	UP ELEV	DOWN ELEV	SLOPE	Coeff.	VELOCITY	TIME (MIN)	
SHEET	GRASS	100	592.8	591.5	1.3%	0.58	0.19	8.6	
SHALLOW	GRASS	182	591.5	590	0.8%	16.13	1.46	2.1	
CHANNEL	GRASS	741	590	588.6	0.2%		1.05	11.8	
								TOTAL	22.4

**EXISTING Tc CALCULATIONS FOR OVERALL AREA A**

TYPE	CONDITION	DIST	UP ELEV	DOWN ELEV	SLOPE	Coeff.	VELOCITY	TIME (MIN)	
SHEET	GRASS	100	600	598	2.0%	0.41	0.17	9.9	
SHALLOW	GRASS	473	598	590	1.7%	16.13	2.10	3.8	
CHANNEL	GRASS	569	589.7	588.6	0.2%		1.05	9.0	
								TOTAL	22.6

**EXISTING RUNOFF**

DRAINAGE AREA	AREA (ACRES)	C	C <sup>*</sup> C <sub>25</sub> C <sub>c</sub> =1.10	C <sup>*</sup> C <sub>100</sub> C <sub>c</sub> =1.25	Tc (MIN)	i5 (in/hr)	i10 (in/hr)	i25 (in/hr)	i100 (in/hr)	Q5 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)	COMMENTS
A-1	1.36	0.41	0.45	0.51	15	4.73	5.49	6.54	8.18	2.64	3.06	4.01	5.70	To California Lane Right of Way
A-2	2.96	0.41	0.45	0.51	15	4.73	5.49	6.54	8.18	5.74	6.66	8.74	12.40	To Western Properties
OS-A	5.53	0.58	0.64	0.73	22.4	3.87	4.50	5.37	6.73	12.42	14.44	18.96	26.98	To California Lane Right of Way
Total	9.85									20.79	24.16	31.70	45.09	
B-1	0.46	0.41	0.45	0.51	15	4.73	5.49	6.54	8.18	0.89	1.04	1.36	1.93	To South Property
C-1	0.16	0.41	0.45	0.51	15	4.73	5.49	6.54	8.18	0.31	0.36	0.47	0.67	To Bowen Road

**811**

**Know what's below.  
Call before you dig.**

(@ least 48 hours prior to digging)

**BENCHMARKS**

SOURCE BM: CITY OF ARLINGTON MONUMENT AR-71 ELEV.=628.87'
SITE BM #1: X-CUT SET ON CURB N:6940066.028 E:2383926.894 ELEV.=595.65'

CONTRACTOR AND ALL SUBCONTRACTORS, TRADES, INSTALLERS, AND SUPPLIERS ("CONSTRUCTION PARTICIPANTS") SHALL CONSIDER ALL INFORMATION ON EVERY SHEET IN THIS PLAN SET TO BE INTEGRAL AND PERTINENT TO ALL OTHER SHEETS IN THIS PLAN SET. CONTRACTOR SHALL DISTRIBUTE THE PLAN SET IN ITS ENTIRETY TO ALL CONSTRUCTION PARTICIPANTS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION PARTICIPANTS THOROUGHLY REVIEW ALL SHEETS IN THE PLAN SET AND CONTRACTOR SHALL ENSURE THAT THE COMPLETE COLLECTIVE DESIGN OF THE PLAN SET IS INCORPORATED INTO ALL CONSTRUCTION AND INSTALLATION.

**BANNISTER ENGINEERING**

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

DALWORTHINGTON GARDENS MEDICAL OFFICE  
2800 BLOCK BOWEN ROAD  
CITY OF DALWORTHINGTON GARDENS, TEXAS

EXISTING DRAINAGE AREA MAP

No.	Date	Revision Description

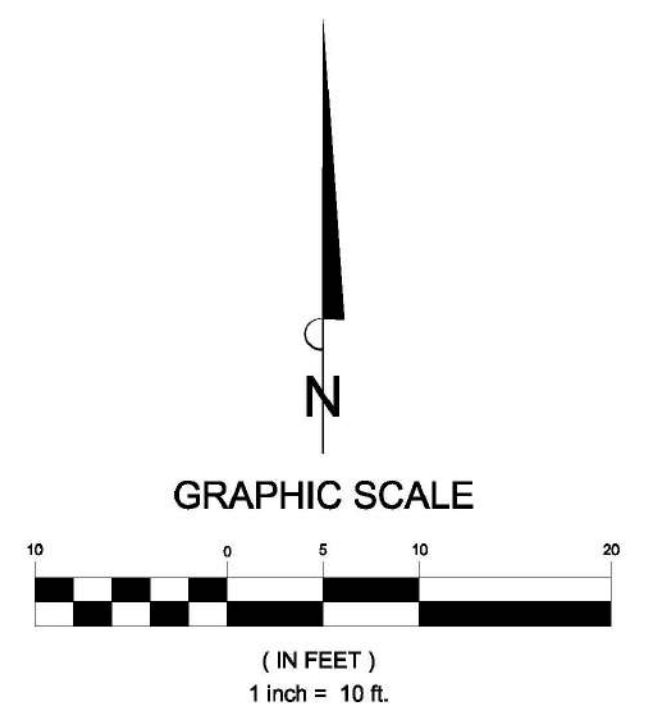
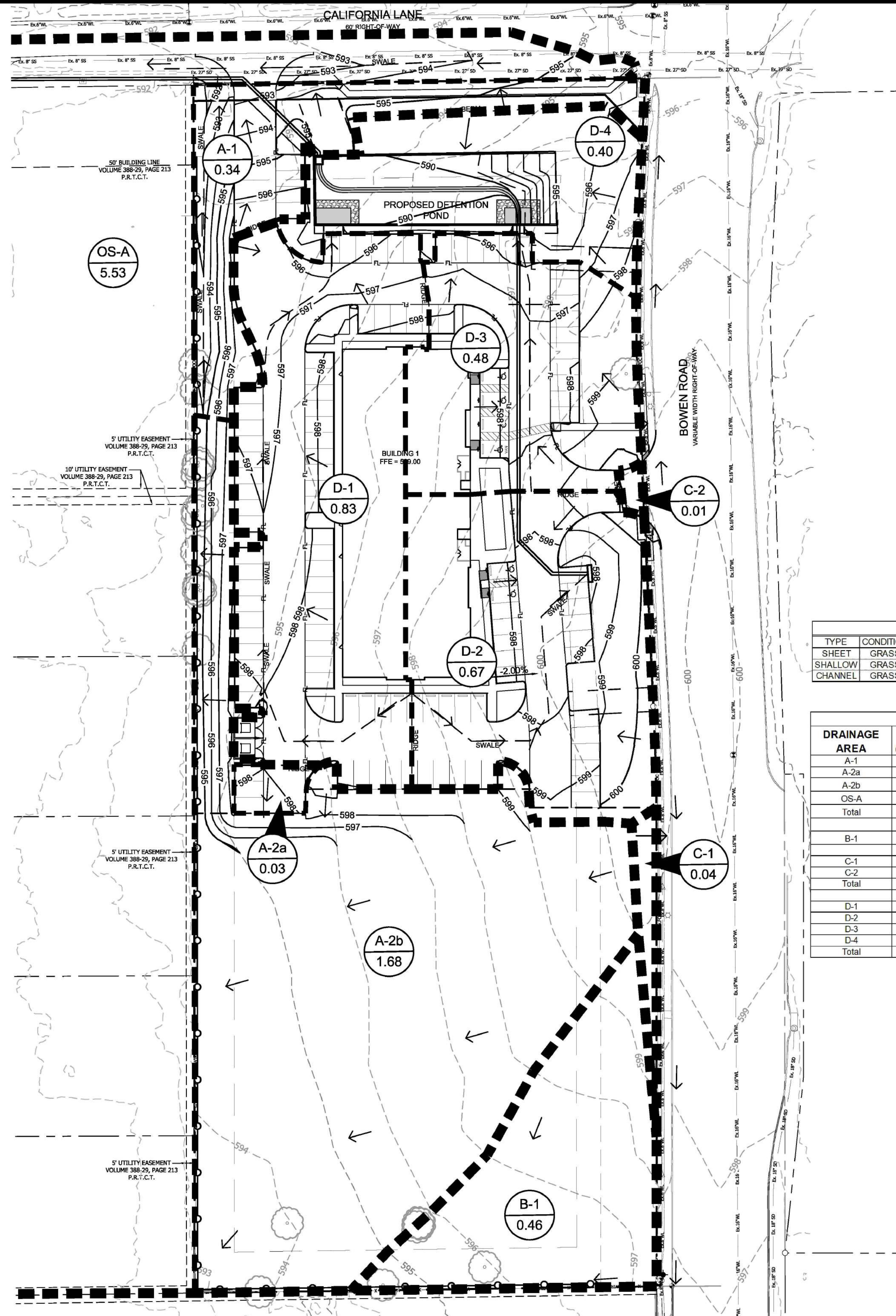
STATE OF TEXAS

MICHAEL J. MOORE  
128498  
LICENSED PROFESSIONAL ENGINEER

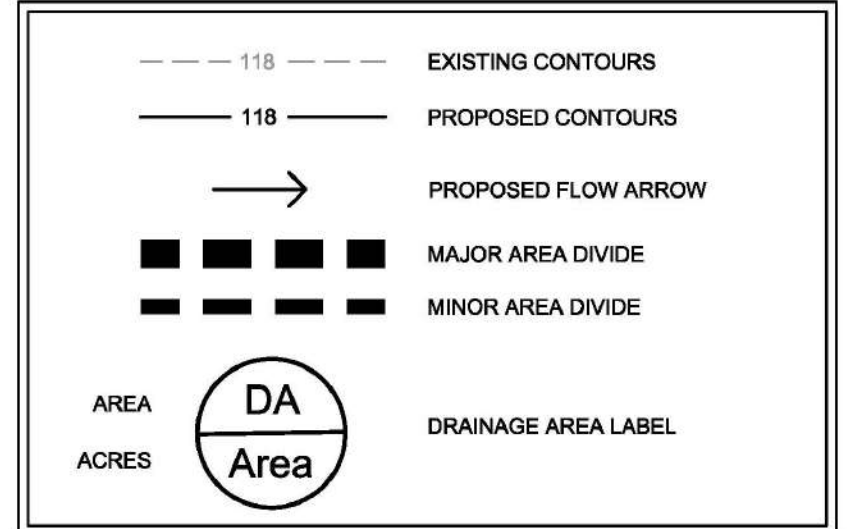
*Michael J. Moore*

3/13/2026  
SHEET NUMBER  
**C-4.1**

File: b:\clients\500\500-24-002 (medical office site - california) - california.in - dalworthington gardens\Civil\sheet set\C-4.1 DRAINAGE AREA MAP.dwg | Date Plotted: 3/12/2026 3:40 PM | Plotted By: mjones



**LEGEND**



**NOTES**

- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL REFERENCE ALL IRRIGATION PLANS, MEP SITE PLANS, AND CIVIL ENGINEERING UTILITY PLANS FOR INFORMATION REGARDING SLEEVES BENEATH PAVEMENT.
- OFFSITE GROUND DATA IS FROM TNRIS 2019 TOPOGRAPHY.

**EXISTING Tc CALCULATIONS FOR AREA OS-A**

TYPE	CONDITION	DIST	UP ELEV	DOWN ELEV	SLOPE	Coeff.	VELOCITY	TIME (MIN)	
SHEET	GRASS	100	592.8	591.5	1.3%	0.58	0.19	8.6	
SHALLOW	GRASS	182	591.5	590	0.8%	16.13	1.46	2.1	
CHANNEL	GRASS	741	590	588.6	0.2%		1.05	11.8	
								TOTAL	22.4

**PROPOSED RUNOFF**

DRAINAGE AREA	AREA (ACRES)	C	C <sup>*C</sup> <sub>25</sub> C <sub>r</sub> =1.10	C <sup>*C</sup> <sub>100</sub> C <sub>r</sub> =1.25	T <sub>c</sub> (MIN)	i <sub>5</sub> (in/hr)	i <sub>10</sub> (in/hr)	i <sub>25</sub> (in/hr)	i <sub>100</sub> (in/hr)	Q <sub>5</sub> (CFS)	Q <sub>10</sub> (CFS)	Q <sub>25</sub> (CFS)	Q <sub>100</sub> (CFS)	COMMENTS
A-1	0.34	1.00	1.00	1.00	5	7.00	8.10	9.62	11.95	2.38	2.76	3.27	4.06	To California Lane
A-2a	0.03	1.00	1.00	1.00	5	7.00	8.10	9.62	11.95	0.21	0.24	0.29	0.36	Drains to A-2b
A-2b	1.68	0.41	0.45	0.51	15	4.73	5.49	6.54	8.18	3.26	3.78	4.96	7.04	To Western Properties
OS-A	5.53	0.58	0.64	0.73	22.4	3.87	4.50	5.37	6.73	12.42	14.44	18.96	26.98	To California Lane Right of Way
Total	7.58									18.27	21.22	27.47	38.45	
B-1	0.46	0.41	0.45	0.51	15	4.73	5.49	6.54	8.18	0.89	1.04	1.36	1.93	To South Property
C-1	0.04	0.41	0.45	0.51	15	4.73	5.49	6.54	8.18	0.08	0.09	0.12	0.17	To Bowen Road
C-2	0.01	1.00	1.00	1.00	15	4.73	5.49	6.54	8.18	0.05	0.05	0.07	0.08	To Bowen Road
Total	0.05									0.12	0.14	0.18	0.25	
D-1	0.83	1.00	1.00	1.00	5	7.00	8.10	9.62	11.95	5.81	6.73	7.98	9.92	To Drainage Area D-4
D-2	0.67	1.00	1.00	1.00	5	7.00	8.10	9.62	11.95	4.69	5.43	6.44	8.01	To Proposed Curb Inlet
D-3	0.48	1.00	1.00	1.00	5	7.00	8.10	9.62	11.95	3.36	3.89	4.62	5.74	To Drainage Area D-4
D-4	0.40	0.41	0.45	0.51	15	4.73	5.49	6.54	8.18	0.78	0.90	1.18	1.68	To Proposed Detention Pond
Total	2.38									14.64	16.95	20.22	25.35	



**Know what's below.  
Call before you dig.**  
(@ least 48 hours prior to digging)  
**BENCHMARKS**

SOURCE BM: CITY OF ARLINGTON MONUMENT AR-71 ELEV.=628.87'
SITE BM #1: X-CUT SET ON CURB N:6940066.028 E:2383926.894 ELEV.=595.65'

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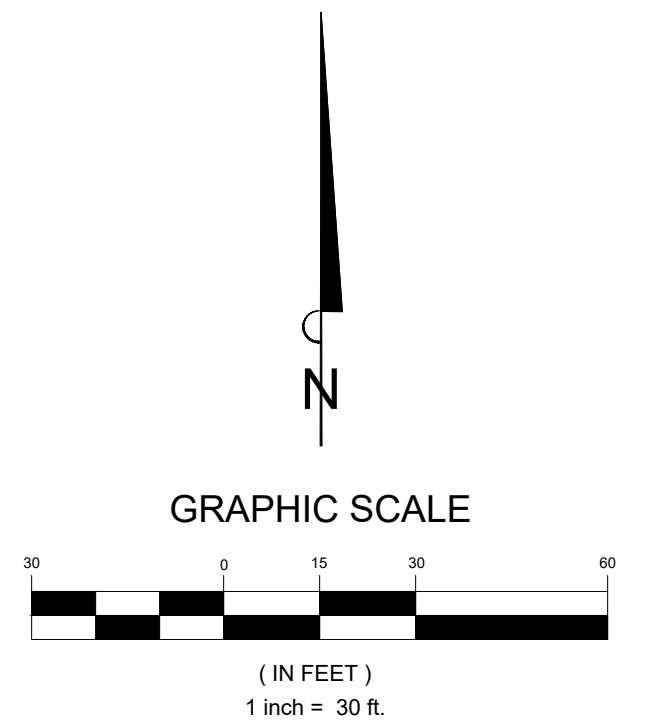
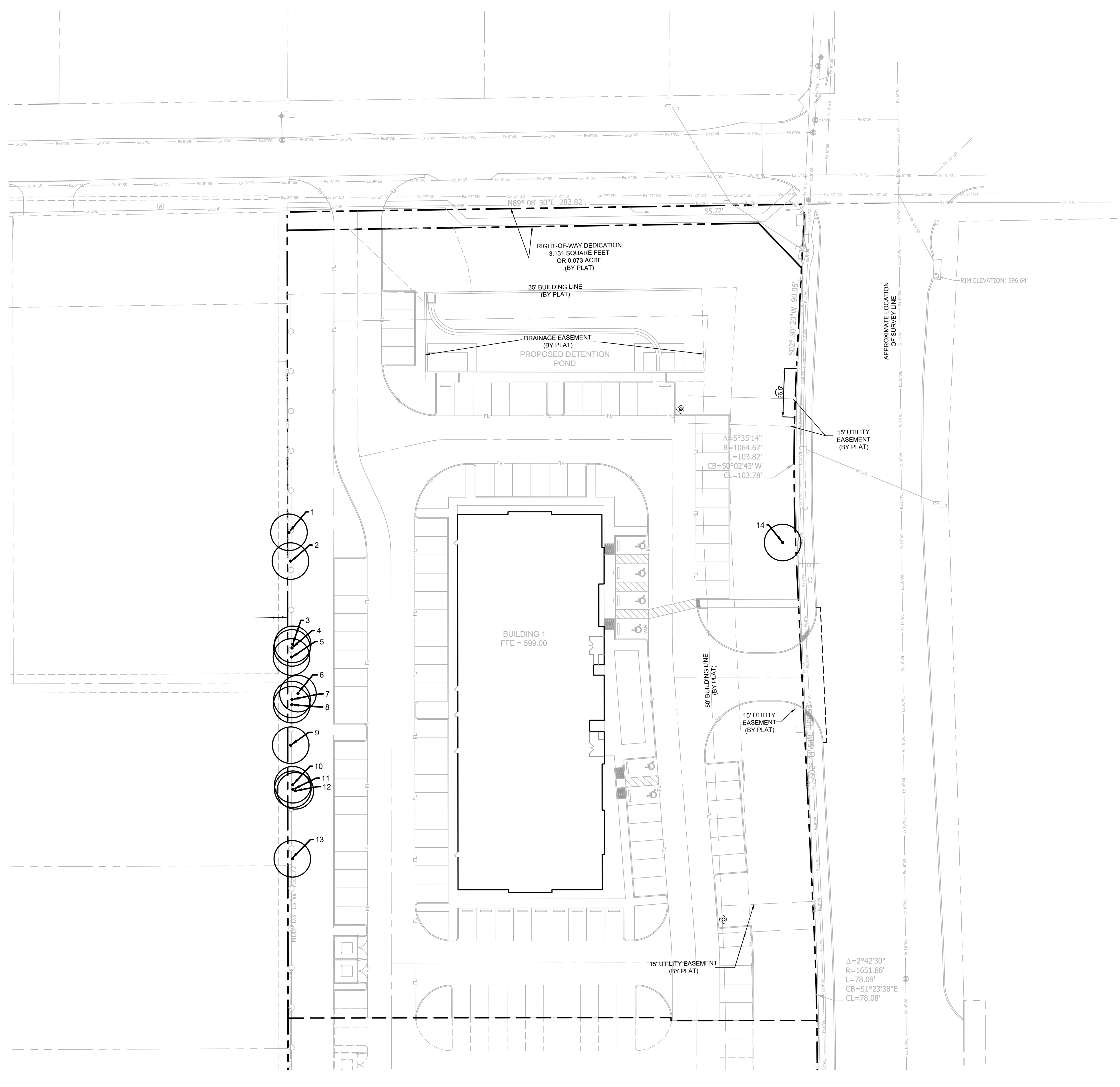
**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

DALWORTHINGTON GARDENS MEDICAL OFFICE  
2800 BLOCK BOWEN ROAD  
CITY OF DALWORTHINGTON GARDENS, TEXAS  
PROPOSED DRAINAGE AREA MAP

No.	Date	Revision Description

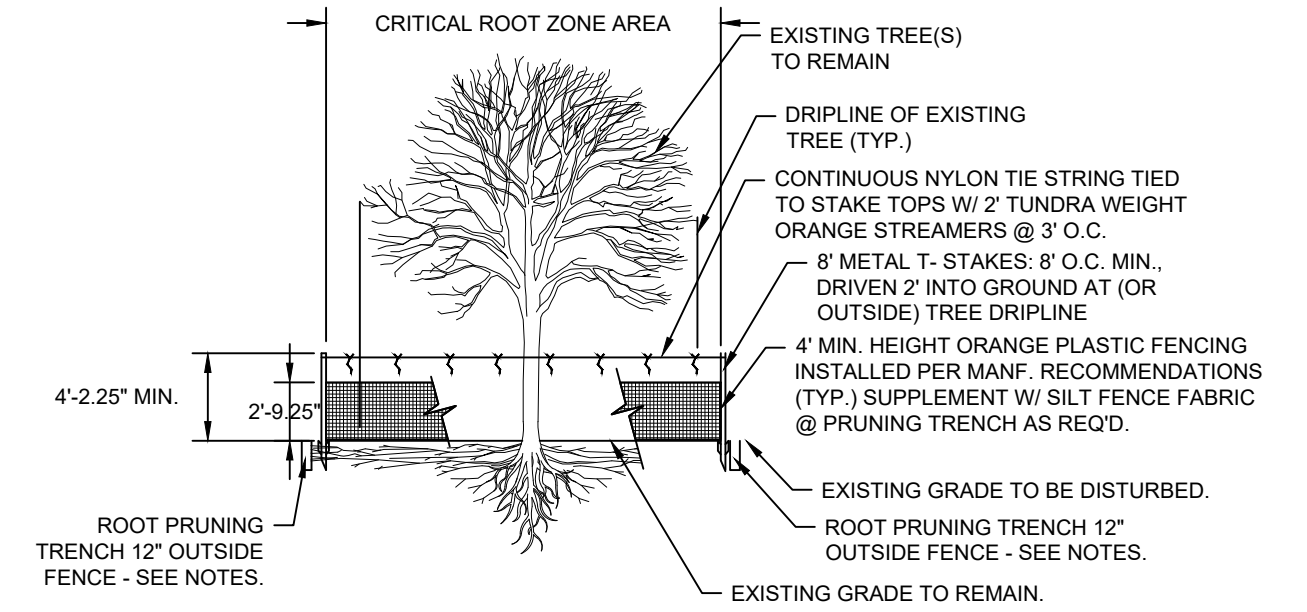


File: B:\Clients\500 (Leamora Elison)\500-24-002 (Medical Office Site - Dalworthington Gardens) (Civil\Sheet Set)\100 Series Dalworthington Gardens Medical Office.dwg | Date Plotted: 4/9/2026 5:30 PM | Plotted By: drew



NO.	CALLPER	SPECIES	REMAIN	REMOVE
1	7	PECAN	X	
2	7	PECAN	X	
3	5	PECAN	X	
4	7	PECAN	X	
5	8	PECAN	X	
6	10	PECAN	X	
7	10	HACKBERRY	X	
8	12	HACKBERRY	X	
9	17	HACKBERRY	X	
10	12	HACKBERRY	X	
11	12	HACKBERRY	X	
12	12	HACKBERRY	X	
13	18	HACKBERRY	X	
14	17	OAK	X	
TOTAL CALLPERINCHES				154
TOTAL CALLPERINCHES TO REMAIN				154

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO REMAIN



- NOTES:
- PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
  - ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR BY DIGGING A 18\"/>

TREE PROTECTION DETAIL  
N.T.S.



**Know what's below.  
Call before you dig.**  
(@ least 48 hours prior to digging)  
**BENCHMARKS**

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**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

DALWORTHINGTON GARDENS MEDICAL OFFICE  
2800 BLOCK BOWEN ROAD  
CITY OF DALWORTHINGTON GARDENS, TEXAS  
TREE PRESERVATION PLAN

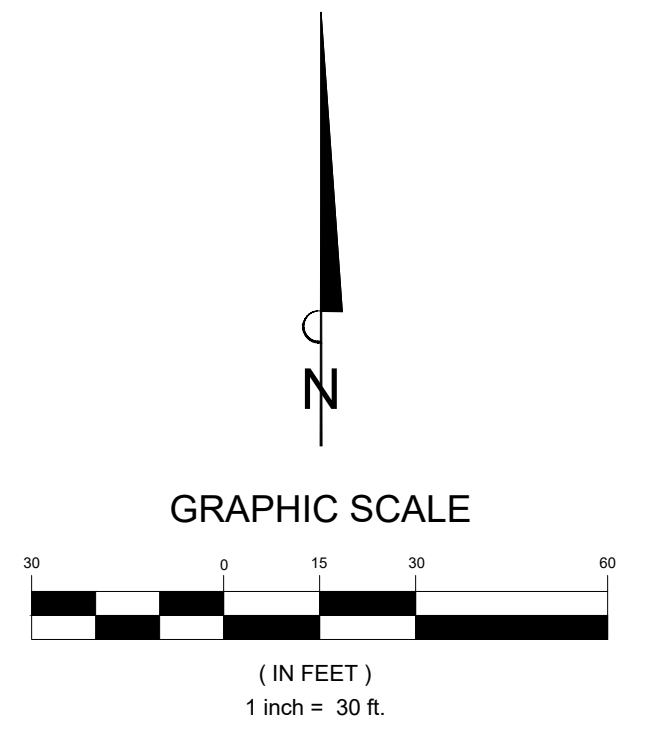
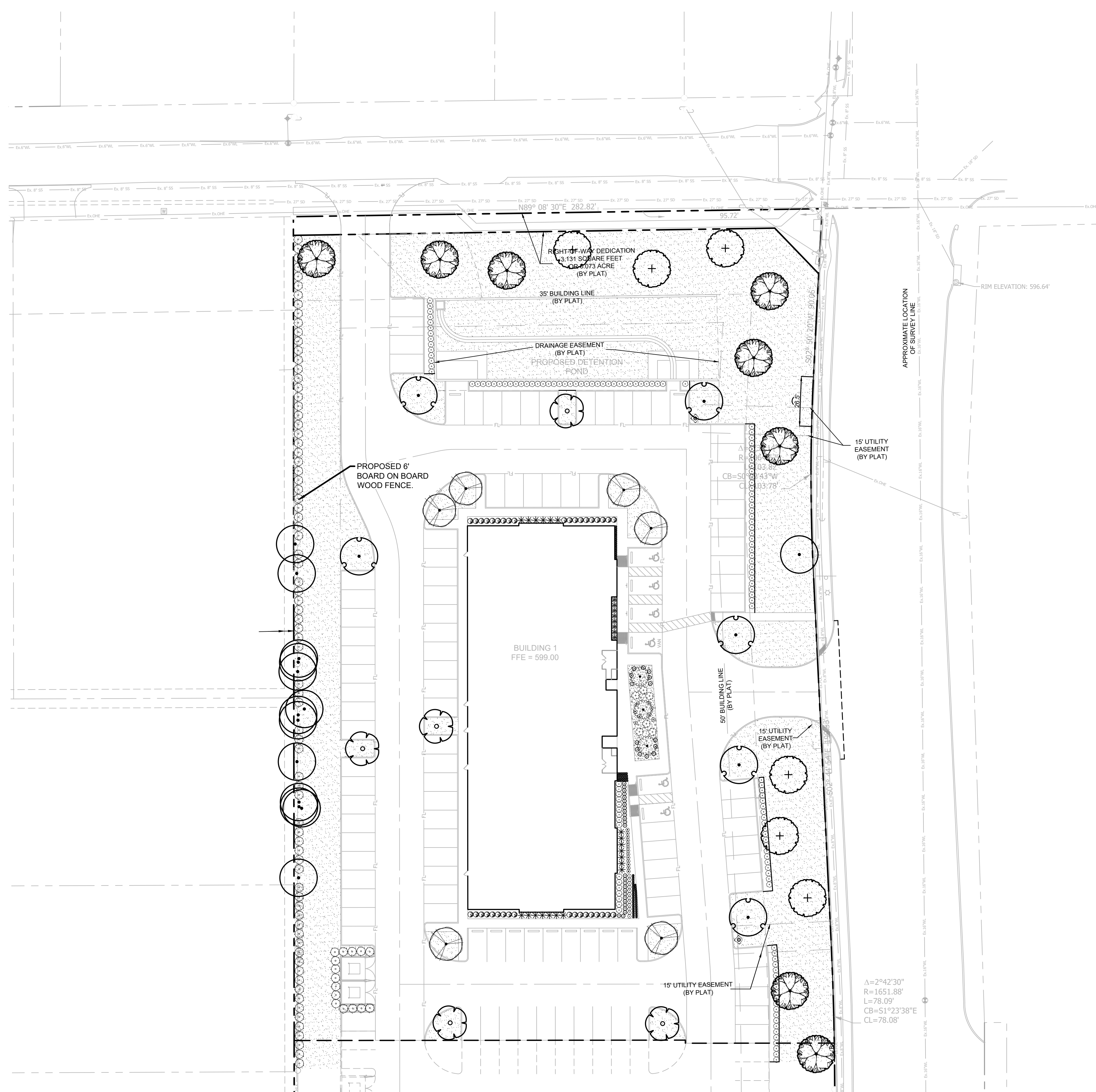
No.	Date	Revision Description



SHEET NUMBER  
**L-1.0**

PROJECT NO.: 500-24-002

File: B:\Clients\500 (Leamora Elison)\500-24-002 (Medical Office Site - Dalworthington Gardens)\Civil\Sheet Set\200 Series Dalworthington Gardens Medical Office.dwg | Date Plotted: 4/9/2026 5:30 PM | Plotted By: drew



PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
<b>TREES</b>						
(Symbol)	14	EXISTING TREE TO REMAIN				
(Symbol)	3	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE		3"	6'-8'	FULL MATCHING, SYMMETRICAL
(Symbol)	6	PISTACIA CHINENSIS / CHINESE PISTACHE		3"	10'-12'	FULL MATCHING, SYMMETRICAL
(Symbol)	6	QUERCUS ACUMINATA / CHINKAPIN OAK		3"	10'-12'	FULL MATCHING, SYMMETRICAL
(Symbol)	8	QUERCUS SHUMARDII / SHUMARD RED OAK		3"	10'-12'	FULL MATCHING, SYMMETRICAL
(Symbol)	6	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK		3"	10'-12'	FULL MATCHING, SYMMETRICAL
(Symbol)	5	ULMUS CRASSIFOLIA / CEDAR ELM		3"	10'-12'	FULL MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
<b>SHRUBS</b>						
(Symbol)	85	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	12" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
(Symbol)	20	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	24" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
(Symbol)	93	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	15 GAL	48" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
(Symbol)	12	JUNIPERUS HORIZONTALIS 'ANDORRA' / ANDORRA JUNIPER	5 GAL	12" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
(Symbol)	125	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' / CIMARRON BLUE RANGER	5 GAL	24" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
(Symbol)	37	LIGUSTRUM SINENSE 'SUNSHINE' / SUNSHINE LIGUSTRUM	5 GAL	24" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
(Symbol)	8	MALVAVISCUS DRUMMONDII / TURK'S CAP	5 GAL	18" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
(Symbol)	16	MUHLENBERGIA CAPILLARIS / PINK MUHLY	5 GAL	24" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
(Symbol)	6	MUHLENBERGIA LINDHEIMERI / LINDHEIMER MUHLY	5 GAL	24" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
(Symbol)	40	NANDINA DOMESTICA 'SEIKA' / OBSESSION™ HEAVENLY BAMBOO	5 GAL	16" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
(Symbol)	13	SALVIA FARINACEA / MEALY BLUE SAGE	1 GAL	12" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
(Symbol)	8	SALVIA GREGGII / AUTUMN SAGE	1 GAL	12" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	NOTES			
<b>GROUND COVERS</b>						
(Symbol)	PER PLAN	BASALT GRAVEL	1/2"-1" BASALT GRAVEL, 3" DEPTH, WITH WEED BARRIER FABRIC			
(Symbol)	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD			



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DALWORTHINGTON GARDENS MEDICAL OFFICE  
2800 BLOCK BOWEN ROAD  
CITY OF DALWORTHINGTON GARDENS, TEXAS  
LANDSCAPE PLAN

No.	Date	Revision Description

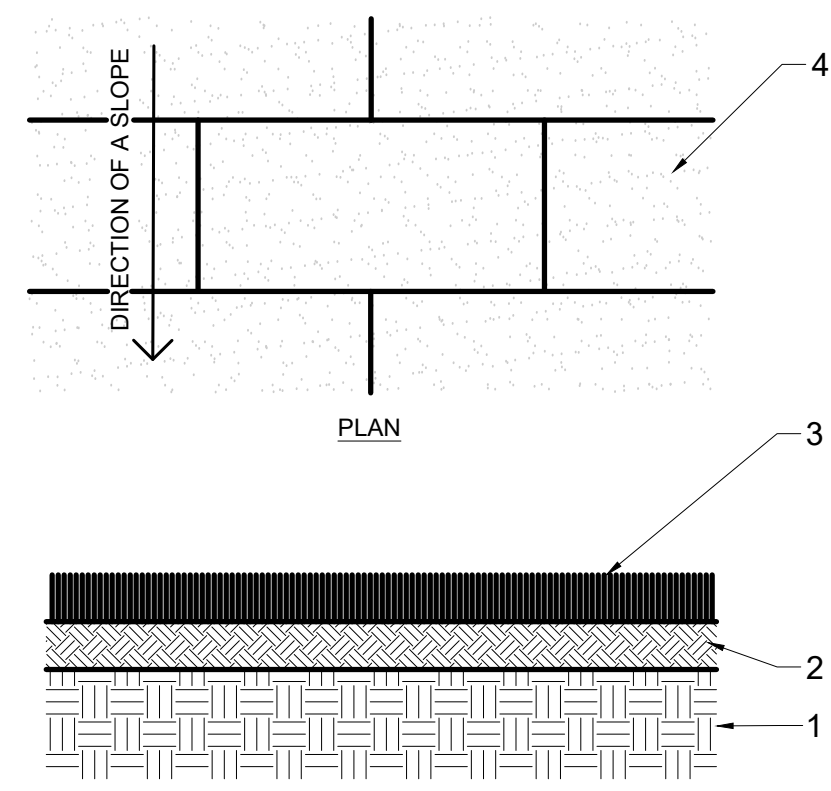


SHEET NUMBER  
**L-2.0**

PROJECT NO.: 500-24-002

**GENERAL NOTES :**

- LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
- CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
- CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
- IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEER'S GRADING PLAN.
- LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
- SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
  - 3" OF ORGANIC COMPOST
  - 20 POUNDS OF ORGANIC FERTILIZER / 1,000 SF OF BED AREA
  - TILL BED TO A DEPTH OF 6" TO 8"
  - CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
- TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL.
- THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
- TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OF-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
- TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
- TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS IS PROHIBITED.
- INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BY SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
- ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
- ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTERCREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
- ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
- LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
- IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



- SUBGRADE: SEE GRADING PLAN FOR CUT AND/OR FILL REQUIREMENTS
- TWO (2") OF PREPARED TOPSOIL
- TURF / SOD.
- SOD PANEL: STAGGER AND PLACE PERPENDICULAR TO THE DIRECTION OF A SLOPE.

**NOTES:**

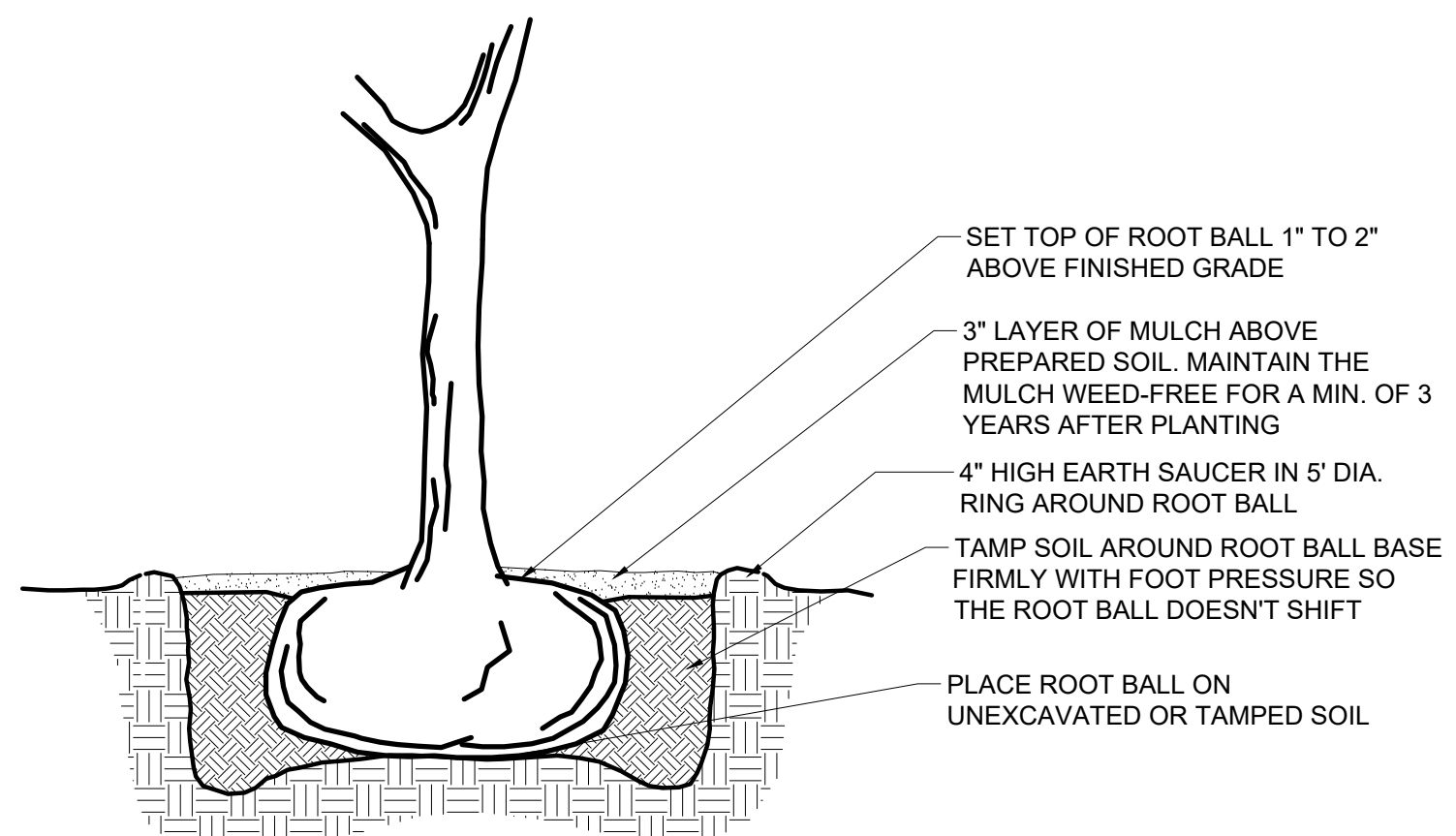
WATER THE SOD DAILY IN THE MORNINGS THE FIRST WEEK. WATER EVERY OTHER DAY THE SECOND WEEK. THEN WATER TWICE A WEEK THE THIRD WEEK. AFTERWARDS, PROVIDE A MIN. OF ONE (1") OF WATER PER WEEK AND MORE DURING HOTTER MONTHS.

FERTILIZE THE SOD AGAIN WITH A STARTER FERTILIZER AFTER 4 WEEKS TO MITIGATE NUTRIENTS LOST DURING THE HEAVY WATER SCHEDULE.

**A SOD PLANTING DETAIL**

**NOTES:**

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



**C TREE PLANTING DETAIL**

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD

**STEP 1:**

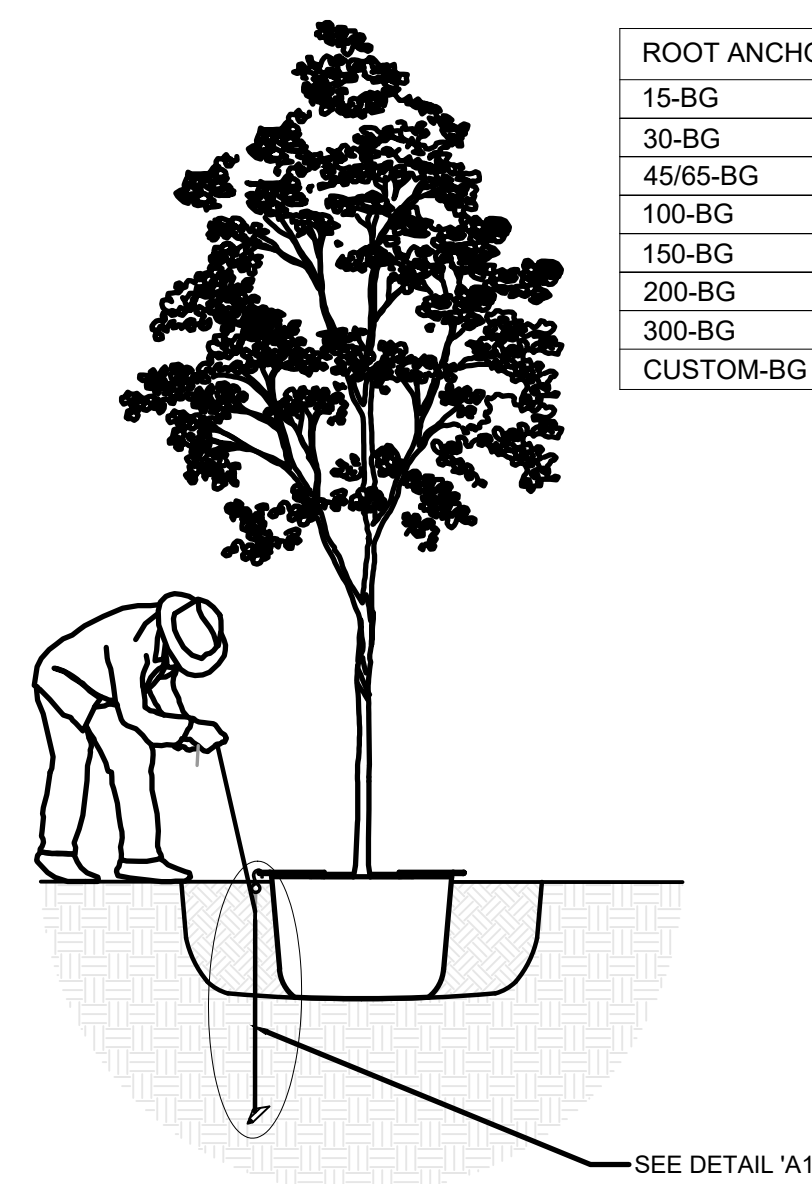
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

**STEP 2:**

- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

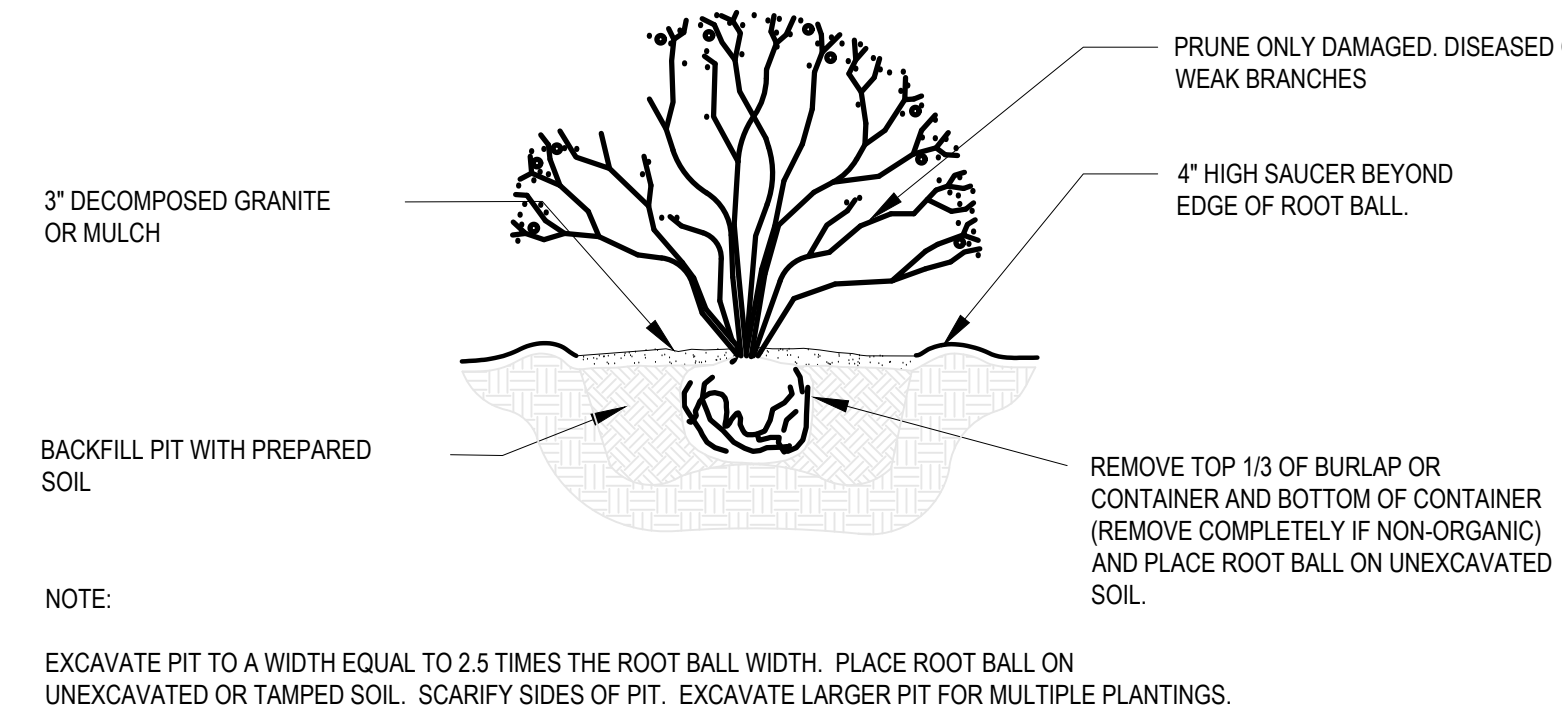
**STEP 3:**

- REMOVE DRIP ROD.
- REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.



**F TREE STAKING DETAIL**

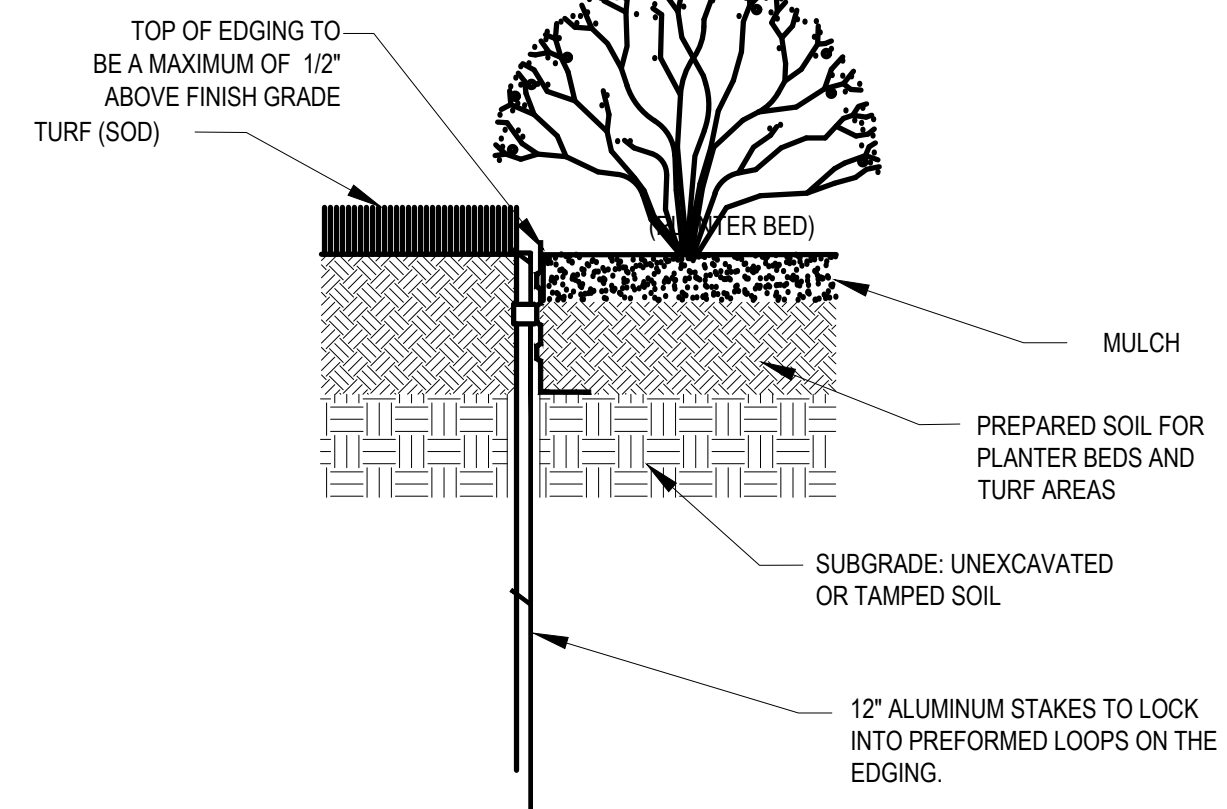
**B SHRUB PLANTING DETAIL**



**NOTE:**

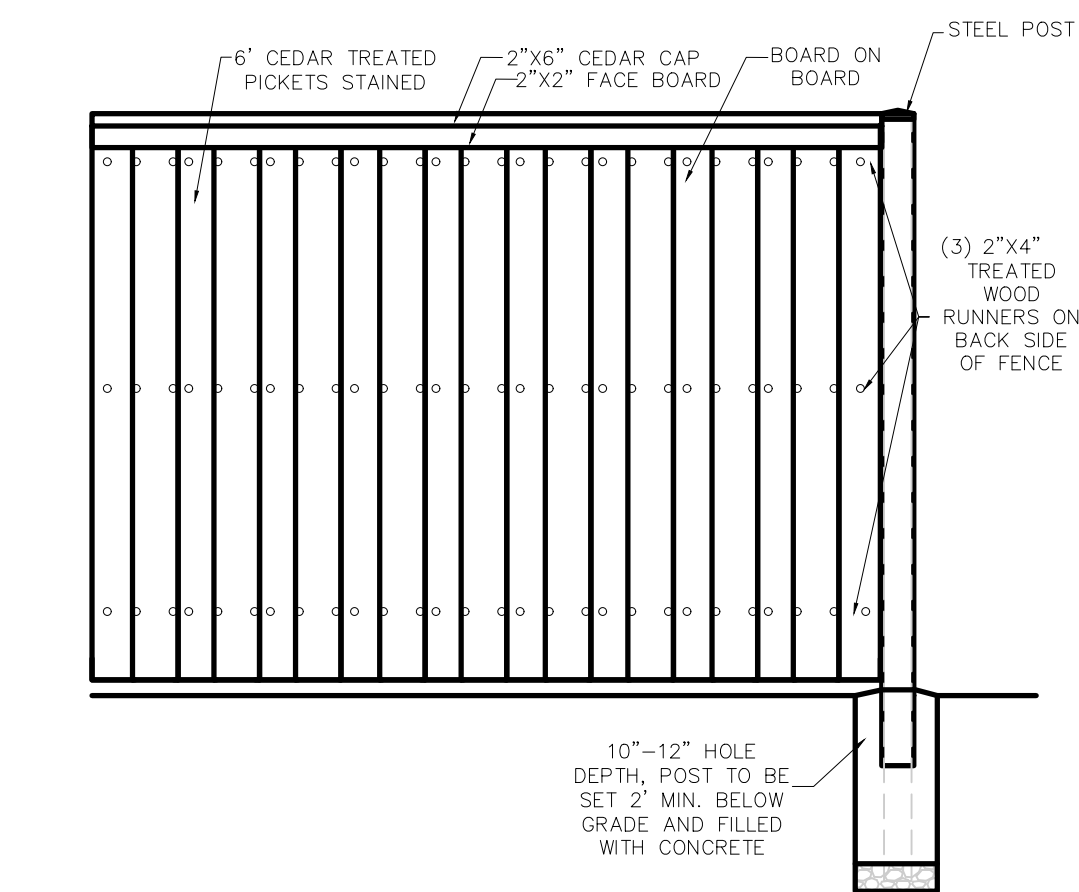
EXCAVATE PIT TO A WIDTH EQUAL TO 2.5 TIMES THE ROOT BALL WIDTH. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY SIDES OF PIT. EXCAVATE LARGER PIT FOR MULTIPLE PLANTINGS.

**D STEEL EDGING DETAIL**



**NOTES:**

- SIZE TO BE 3/16" x 3-1/2"
- COLOR TO BE BLACK DURAFLEX - ELECTROSTATICALLY APPLIED BAKED ON PAINT.
- 16' SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES.
- COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADES TO BE 1/2" BELOW TOP OF EDGING.
- FORM A SMOOTH, CONTINUOUS RADIUS WITH HEADER AS SHOWN ON PLAN.



**E 6" BOARD ON BOARD WITH CAP DETAIL**



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Call before you dig.**  
(@ least 48 hours prior to digging)  
**BENCHMARKS**

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DALWORTHINGTON GARDENS MEDICAL OFFICE  
2800 BLOCK BOWEN ROAD  
CITY OF DALWORTHINGTON GARDENS, TEXAS  
LANDSCAPE NOTES AND DETAILS

No.	Date	Revision/Description



SHEET NUMBER

L-2.1



WEST ELEVATION  
1/8" = 1'-0"



STONE BRICK STUCCO HARDI-SIDING

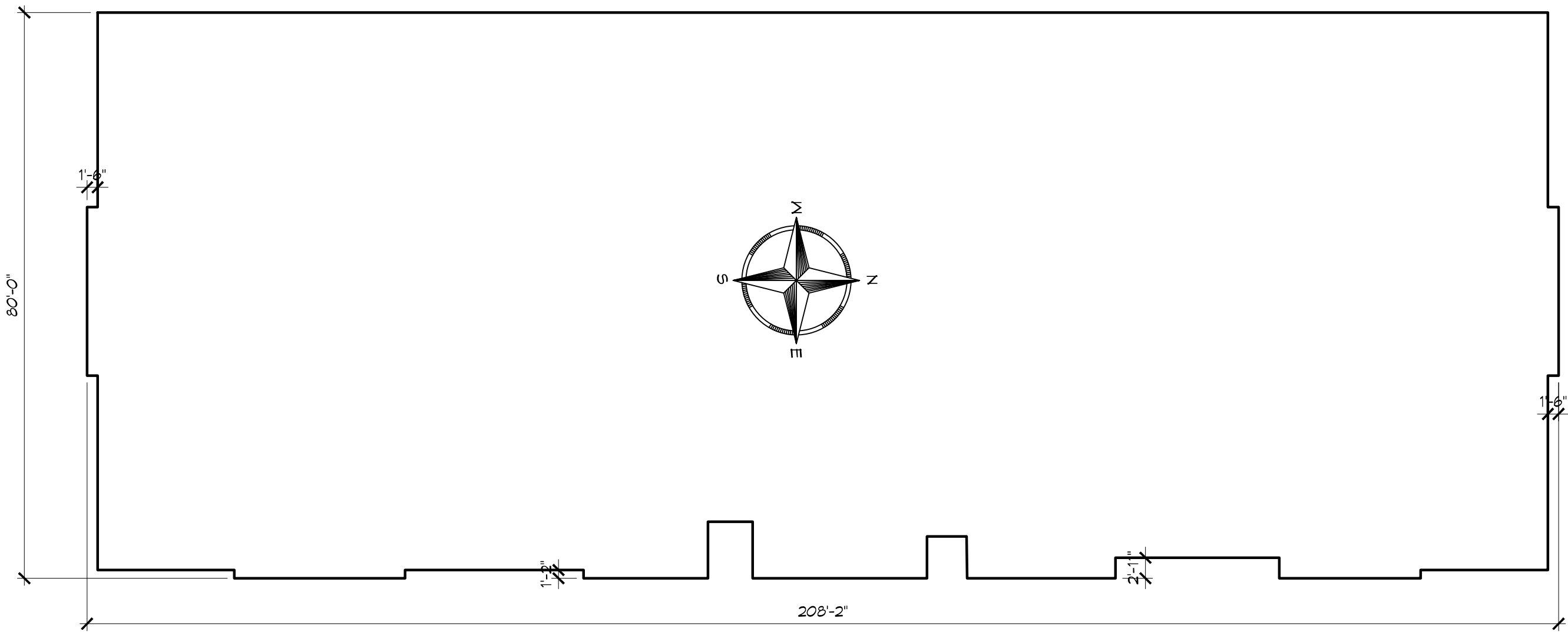
MATERIALS LEGEND  
NTS



SOUTH ELEVATION  
1/8" = 1'-0"



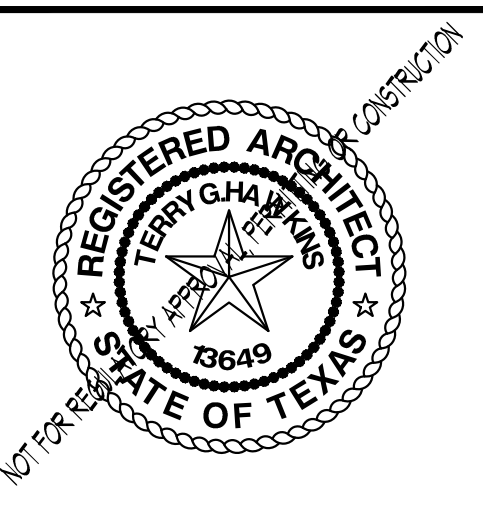
NORTH ELEVATION  
1/8" = 1'-0"



BUILDING FOOTPRINT  
1/16" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"



243272

EIDSON  
MEDICAL  
PLAZA

2500 CALIFORNIA LANE  
LOT 4R-1 BLOCK 4  
DALWORTHINGTON GARDENS  
CITY OF DWG., TEXAS  
TARRANT COUNTY

DATE: 11-21-24 PD1  
11-25-24 PD2  
4-9-26 FOR PD

SHEET Title:

COLOR  
ELEVATIONS  
SCALE: 1/8" = 1'-0"

**NO. 10**  
DESIGN  
GROUP  
ARCHITECTS

214 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063  
817.471.1324 METRO 817.471.3553 FAX

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SHEET No.:

A2-1



April 21, 2026

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

RE: First Final Plan Submittal Review  
2500 California Ln  
KHA No. 068302511

Dear Sandra:

We have completed our review of the first submittal of the Final Plan for the above referenced project.

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

- 1) Include proposed improvements for lot 4R-2 on this final plan and in the preliminary engineering plans.
- 2) Off-street loading spaces or truck berths are required. None are currently being shown. This discussed when the Concept Plan was taken to P&Z and Council and tabled by Council for discussion during the Final Plan review. The previous request from the applicant was as follows: [We request a variance from this requirement be included as part of the Planned Development.](#)
- 3) Screening is required along the entire property line when the adjacent zoning is single-family. Extend the screening device to the right-of-way/property line. This, along with the screening type, was discussed when the Concept Plan was taken to P&Z and Council and tabled by Council for discussion during the Final Plan review. The previous request from the applicant was as follows: [We would like to discuss the extension of the screening device at the P&Z meeting as it's common to stop screening devices at building lines or landscape buffers. In addition to permitting a more open view down the street, it also reduces the likelihood of reducing visibility for drivers exiting the site at the northern and southernmost driveways.](#)
- 4) As applicable, add labels to specify any area that is being designated as open space.
- 5) A mutual access easement will be required on Lot 4R-1 so that Lot 4R-2 can have 2 points of access.
- 6) Show sight visibility triangles with minimum lengths of 25'.
- 7) Revise curb radii at the connections to the public streets to be 30'. Ensure the end of the curb return does not extend past the projection of the property line.
- 8) Consider the 2' of vehicle overhang from the face of curb of all parking stalls. End-to-end parking stalls, such as the stalls on the shared lot line, shall be 20' long with wheel stops installed 18' from the bottom of the parking stall. Also, we recommend that you verify ADA path requirements are being met and that egress doors are able to operate when vehicle overhang is considered.

- 9) All parking stalls with wheel stops should measure 18' from the bottom of the parking stall to the face of the wheel stop.
- 10) There shall be provided within 30 feet of the entrance to every building, one permanently marked area not less than 30 feet in length and marked "Emergency vehicles only."
- 11) A portion of the proposed sanitary sewer line will be considered public as it will be constructed on Lot 4R-1 but will be used to serve Lot 4R-2. Show a proposed easement to contain this portion of the sanitary sewer line.
- 12) Label the maximum allowable discharge rate from the proposed detention pond on the proposed drainage area map.
- 13) Show the full extents of the proposed storm infrastructure.
- 14) Specify the maximum percentage of site coverage in the site data tables. Value shall not be above 70%.
- 15) Specify the percentage of impervious coverage on the site data tables.
- 16) Specify the number of required parking stalls on the Phase 2 site data table.
- 17) Provide a plan, that includes elevation drawings, showing location, size, height, orientation, and design of all signs.
- 18) In the Phase 1 Development Schedule, provide the estimated date when construction in the plan area shall commence and list any common open space areas that will be constructed with this phase.
- 19) In the Phase 2 Development Schedule, provide the estimated dates when construction in the plan area shall commence and shall be completed, and list any common open space areas that will be constructed with this phase.
- 20) Add a note stating that the final plan was completed in accordance with the provisions of the applicable plan approval district zoning.

Modifications to the documents may result in additional comments not noted in this letter. Approval of this final plan does not constitute site plan approval. A detailed review of the roadway, water, sewer, and drainage facilities will be completed at time of construction drawing submittal.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.



Brandon Bell, P.E.

# COMMERCIAL RECORDER PROOF

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

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

PUBLIC NOTICE

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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 May 7, 2026 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on May 21, 2026 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 Thomas Eric and Leanora Eidson for a preliminary plat accordance with Subdivision Regulations Ordinance section 10.02.091, Lot 4R-1 and Lot 4R-2, Block A, 4.942 acres in the Leonard Randal Survey, Abstract Number 1311 in Dalworthington Gardens, Tarrant County, Texas and locally known as 2800 S. Bowen Road.

4-22

**Agenda Subject:**

Discussion and possible recommendation on an application received from Thomas Eric Eidson and Leanora Eidson for Preliminary Plat for property located at 2800 block of South Bowen Road in accordance with Subdivision Regulation Ordinance Section 10.02.091

**Background Information:**

The applicant has submitted a preliminary plat for the purpose of developing the property located at 2800 S. Bowen Road on April 10, 2026. The preliminary plat established the proposed layout of lots, streets, and infrastructure necessary to support the development.

In accordance with City Ordinance section 10.02.091 preliminary plat, the application was forwarded to the city engineer for review. On April 21, 2026, City Engineer completed the first preliminary plat review with comments.

On April 29, 2026, city staff received written notice from applicant asking for an extension based on the discussion and next steps identified, additional time is needed to address the items prior to resubmittal. They requested to be scheduled for the next available Planning & Zoning meeting following the June 2026 cycle.

**On May 28, 2026, city staff received another written request asking for an extension to the Planning and Zoning meeting July 9, 2026 at 600 p.m. and Council Meeting July 16, 2026**

**Recommended Action/Motion:**

Continue agenda topic to the following Planning and Zoning Meeting July 9, 2026 at 6:00 p.m.

**Attachments:**

Application

First Preliminary Plat Submittal Review

Publication of Meeting



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: THOMAS ERIC EIDSON AND LEANORA EIDSON

Address: 2911 OAK TRAIL COURT, ARLINGTON, TEXAS 76016

Applicant Contact Number: 817-480-3714

Applicant Email: leanoraeidson@gmail.com

Surveyor: MARK PEACE BANNISTER ENGINEERING, LLC

Address: 240 N. MITCHELL ROAD, MANSFIELD, TEXAS 76063

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

Signature - Owner

3-4-26

Date

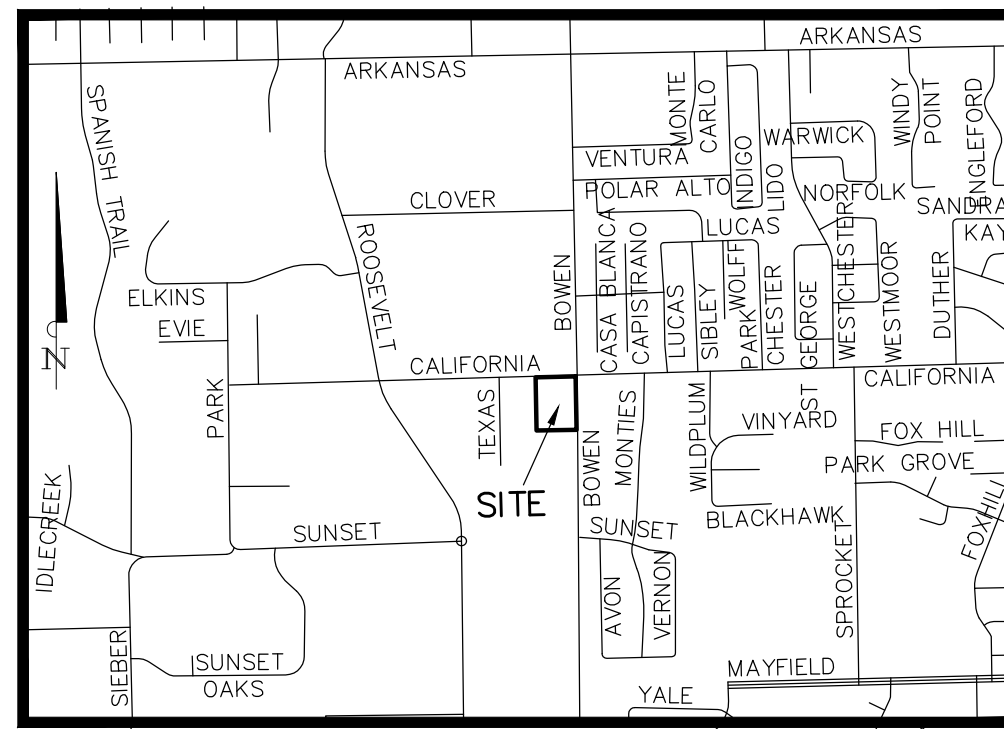
For Office Use Only

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

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

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

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



VICINITY MAP  
NOT TO SCALE  
DALWORTHINGTON GARDENS, TEXAS

GENERAL NOTES:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
- This plat does not alter or remove deed restrictions, if any, on this property.
- This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0335K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "BANNISTER ENGINEERING FIRM-10193823".
- SOURCE BENCHMARK:** City of Arlington Monument AR-71, Elevation = 628.87'

SURVEYOR'S STATEMENT:

I, Gregory Mark Peace, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors, and Texas Government Code, Chapter 212.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PRELIMINARY,

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT AND THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY.

Gregory Mark Peace  
Registered Professional Land Surveyor  
Texas Registration No. 6608

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Gregory Mark Peace**, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC in and for the STATE OF TEXAS

**LEGEND**

N NORTH  
S SOUTH  
E EAST  
W WEST

• DEGREES  
• MINUTES/FEET  
• SECONDS/INCHES

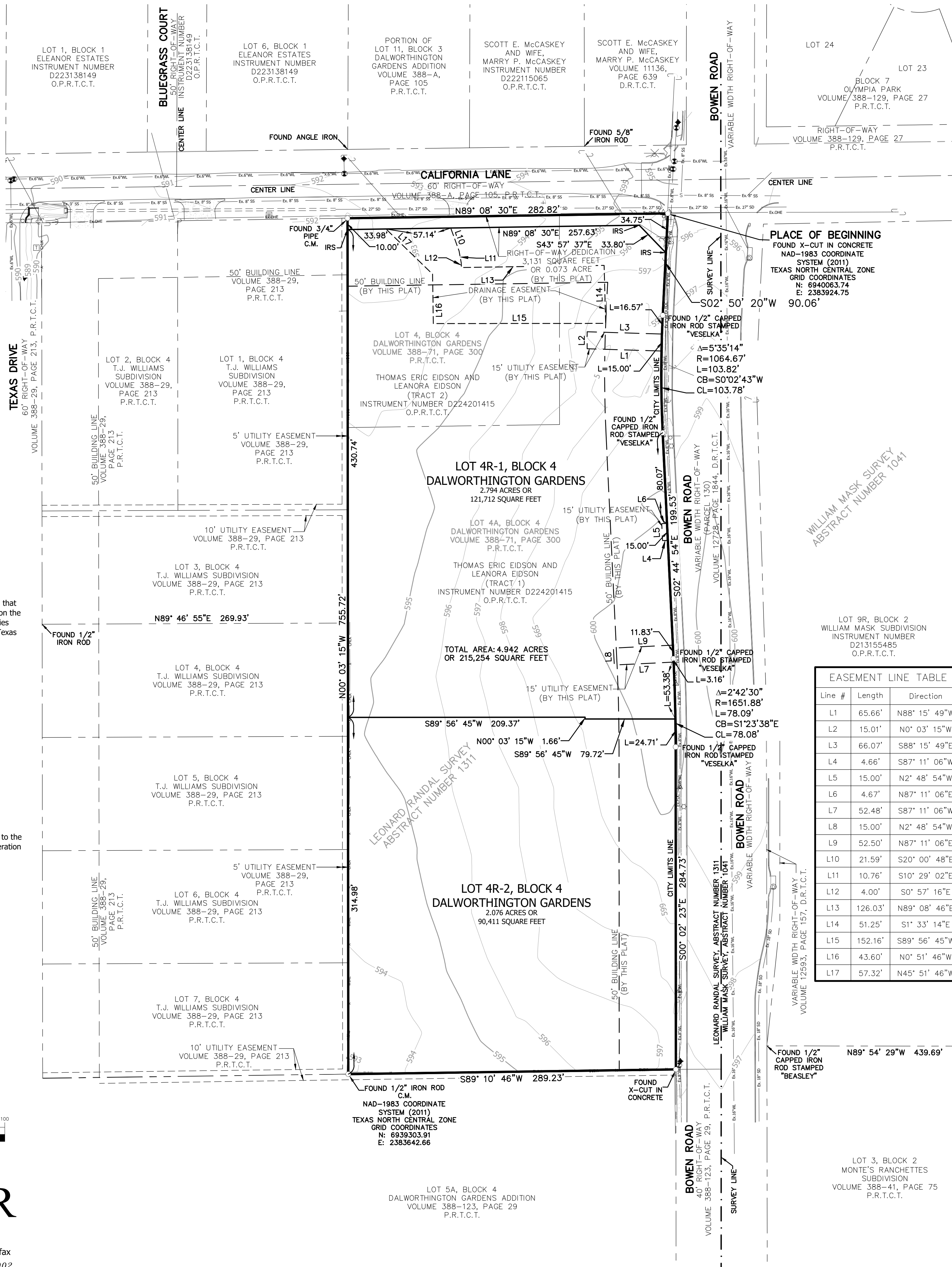
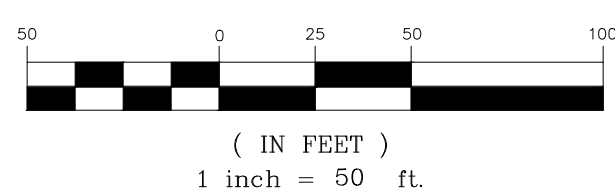
O.P.R.T.C.T.  
OFFICIAL PUBLIC RECORDS  
TARRANT COUNTY, TEXAS

D.R.T.C.T.  
DEED RECORDS  
TARRANT COUNTY, TEXAS

P.R.T.C.T.  
PLAT RECORDS  
TARRANT COUNTY, TEXAS

C.M.  
CONTROLLING MONUMENT

GRAPHIC SCALE



OWNER'S CERTIFICATE:

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, **Thomas Eric Eidson and Leanora Eidson** are the owners of a 4.942 acres (215,254 square feet) tract of land situated in the Leonard Randal Survey, Abstract Number 1311, City of Dalworthington Gardens, Tarrant County, Texas; said tract being all of Lot 4, Block 4, Dalworthington Gardens (hereinafter referred to as Lot 4), an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-71, Page 300, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being a portion of Lot 4A, Block 4, an addition to the City of Dalworthington Gardens (hereinafter referred to as Lot 4A), Tarrant County, Texas, according to the plat thereof recorded in Volume 388-71, Page 300, P.R.T.C.T., and being all of that certain tract of land described in a General Warranty Deed with Vendor's Lien to Thomas Eric Eidson and Leanora Eidson, as recorded in Instrument Number D224201415, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 4.942 acres (215,254 square feet) being more particularly described, by metes and bounds, as follows:

**BEGINNING** at an "X" cut found in concrete pavement at the intersection of the south right-of-way line of California Lane (60' right-of-way), as recorded in Volume 388-A, Page 105, P.R.T.C.T. and the west right-of-way line of Bowen Road (variable width right-of-way), as recorded in Volume 12728, Page 1844, Deed Records, Tarrant County, Texas;

**THENCE** South 02 degrees 50 minutes 20 seconds West with said west right-of-way line of Bowen Road, a distance of 90.06 feet to a 1/2 inch iron rod with plastic cap stamped "VESELKA" found for corner, same being the beginning of a curve to the left, whose long chord bears South 00 degrees 02 minutes 43 seconds West, a distance of 103.78 feet;

**THENCE** southerly, continuing with said west right-of-way line of Bowen Road, and said curve to the left having a radius of 1064.67 feet, through a central angle of 05 degrees 35 minutes 14 seconds, for an arc distance of 103.82 feet to a 1/2 inch iron rod with plastic cap stamped "VESELKA" found for corner;

**THENCE** South 02 degrees 44 minutes 54 seconds East, continuing with said west right-of-way line of Bowen Road, a distance of 199.53 feet to a 1/2 inch iron rod with plastic cap stamped "VESELKA" found for corner, same being the beginning of a curve to the right, whose long chord bears South 01 degree 23 minutes 38 seconds East, a distance of 78.08 feet;

**THENCE** southerly, continuing with said west right-of-way line of Bowen Road, and said curve to the right having a radius of 1651.88 feet, through a central angle of 02 degrees 42 minutes 30 seconds, for an arc distance of 78.09 feet to a 1/2 inch iron rod with plastic cap stamped "VESELKA" found for corner;

**THENCE** South 00 degrees 02 minutes 23 seconds East, continuing with said west right-of-way line of Bowen Road, a distance of 284.73 feet to an "X" cut found in concrete pavement in the south line of said Lot 4A, same being the northeast corner of that certain tract of land described as Lot 5A, Block 4, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in Volume 388-123, Page 29, P.R.T.C.T.;

**THENCE** South 89 degrees 10 minutes 46 seconds West, departing said west right-of-way line of Bowen Road, with the common line between said Lot 4A and said Lot 5A, a distance of 289.23 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 4A, same being the southeast corner of that certain tract of land described as Lot 7, Block 4, T. J. Williams Subdivision, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in Volume 388-29, Page 213, P.R.T.C.T.;

**THENCE** North 00 degrees 03 minutes 15 seconds West, departing the north line of said Lot 5A, with the common line between said Lot 4 and said T. J. Williams Subdivision, a distance of 755.72 feet to a 3/4 inch pipe found, same being said south right-of-way line of California Lane, same being the northwest corner of said Lot 4, and also the northeast corner of said T. J. Williams Subdivision;

**THENCE** North 89 degrees 08 minutes 30 seconds East with the common line between said Lot 4 and said Lot 4A and said south right-of-way line of California Lane, a distance of 282.82 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 4.942 acres (215,254 square feet) of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Thomas Eric Eidson and Leanora Eidson**, do hereby adopt this plat, designating the herein described property as **DALWORTHINGTON GARDENS**, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and do hereby dedicate to the public's use forever, the streets and easements shown hereon to the public's use unless otherwise noted.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: \_\_\_\_\_  
Name: **Thomas Eric Eidson**

By: \_\_\_\_\_  
Name: **Leanora Eidson**

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Thomas Eric Eidson**, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Leanora Eidson**, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC in and for the STATE OF TEXAS

Line #	Length	Direction
L1	65.66'	N88° 15' 49"W
L2	15.01'	N0° 03' 15"W
L3	66.07'	S88° 15' 49"E
L4	4.66'	S87° 11' 06"W
L5	15.00'	N2° 48' 54"W
L6	4.67'	N87° 11' 06"E
L7	52.48'	S87° 11' 06"W
L8	15.00'	N2° 48' 54"W
L9	52.50'	N87° 11' 06"E
L10	21.59'	S20° 00' 48"E
L11	10.76'	S10° 29' 02"E
L12	4.00'	S0° 57' 16"E
L13	126.03'	N89° 08' 46"E
L14	51.25'	S1° 33' 14"E
L15	152.16'	S89° 56' 45"W
L16	43.60'	N0° 51' 46"W
L17	57.32'	N45° 51' 46"W

PRELIMINARY PLAT

DALWORTHINGTON GARDENS  
LOT 4R-1 AND LOT 4R-2, BLOCK 4

Being a Replat of Lot 4, Block 4, Dalworthington Gardens, as recorded in Volume 388-29, Page 214, Plat Records, Tarrant County, Texas, and Being 4.942 acres out of the Leonard Randal Survey, Abstract Number 1311 City of Dalworthington Gardens, Tarrant County, Texas

1 Commercial Lot  
Preparation Date: April 2026  
SHEET 1 OF 1

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MARK PEACE, RPLS  
PHONE: 817-842-2094  
mpeace@bannistereng.com

OWNER / DEVELOPER:  
THOMAS ERIC EIDSON AND  
LEANORA EIDSON  
2911 OAK TRAIL COURT  
ARLINGTON, TEXAS 76016  
PHONE: 817-480-3714

**BANNISTER**  
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPELS REGISTRATION NO. 10193823 PROJECT NO.: 500-24-002



April 21, 2026

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

RE: First Preliminary Plat Submittal Review  
2500 California Ln  
KHA No. 068302511

Dear Sandra:

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

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

Preliminary Plat:

- 1) Show all proposed easements for Lot 4R-2.
- 2) In the title block in the lower right-hand corner, make the following updates:
  - a. Revise the block designation to 4 instead of A.
  - b. Specify that this is a replat of lots 4 and 4A.
  - c. Update the volume and page number to match the rest of the plat.
  - d. Revise the number of commercial lots to 2.
- 3) Label the gross and net acreages for each lot based on right of way dedications.
- 4) Show and label any areas being designated as open space.
- 5) A mutual access easement will be required on Lot 4R-1 so that Lot 4R-2 can have 2 points of access.
- 6) A portion of the proposed sanitary sewer line will be considered public as it will be constructed on Lot 4R-1 but will be used to serve Lot 4R-2. Show a proposed easement to contain this portion of the sanitary sewer line.
- 7) Show and label all setbacks, building and landscape.
- 8) Show sight visibility triangles with minimum lengths of 25'.

Preliminary Engineering Plans:

- 1) Provide preliminary engineering plans for lot 4R-2.
- 2) Off-street loading spaces or truck berths are required. None are currently being shown. This discussed when the Concept Plan was taken to P&Z and Council and tabled by Council for discussion during the Final Plan review. The previous request from the applicant was as follows: [We request a variance from this requirement be included as part of the Planned](#)

## Development.

- 3) Screening is required along the entire property line when the adjacent zoning is single-family. Extend the screening device to the right-of-way/property line. This, along with the screening type, was discussed when the Concept Plan was taken to P&Z and Council and tabled by Council for discussion during the Final Plan review. The previous request from the applicant was as follows: *We would like to discuss the extension of the screening device at the P&Z meeting as it's common to stop screening devices at building lines or landscape buffers. In addition to permitting a more open view down the street, it also reduces the likelihood of reducing visibility for drivers exiting the site at the northern and southernmost driveways.*
- 4) Revise curb radii at the connections to the public streets to be 30'. Ensure the end of the curb return does not extend past the projection of the property line.
- 5) Consider the 2' of vehicle overhang from the face of curb of all parking stalls. End-to-end parking stalls, such as the stalls on the shared lot line, shall be 20' long with wheel stops installed 18' from the bottom of the parking stall. Also, we recommend that you verify ADA path requirements are being met and that egress doors are able to operate when vehicle overhang is considered.
- 6) All parking stalls with wheel stops should measure 18' from the bottom of the parking stall to the face of the wheel stop.
- 7) There shall be provided within 30 feet of the entrance to every building, one permanently marked area not less than 30 feet in length and marked "Emergency vehicles only."
- 8) Label the maximum allowable discharge rate from the proposed detention pond on the proposed drainage area map.
- 9) Show the full extents of the proposed storm infrastructure.

Modifications to the documents may result in additional comments not noted in this letter. A detailed review of the roadway, water, sewer, and drainage facilities will be completed at time of construction drawing submittal.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.



Brandon Bell, P.E.

# COMMERCIAL RECORDER PROOF

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

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

PUBLIC NOTICE

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**Public Hearing Notices**

Notice is hereby given that the City of Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on May 7, 2026 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on May 21, 2026 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 Thomas Eric and Leanora Eidson for a preliminary plat accordance with Subdivision Regulations Ordinance section 10.02.091, Lot 4R-1 and Lot 4R-2, Block A, 4.942 acres in the Leonard Randal Survey, Abstract Number 1311 in Dalworthington Gardens, Tarrant County, Texas and locally known as 2800 S. Bowen Road.

4-22

**Agenda Subject:**

Discussion and possible recommendation on an application received from James F. McAndrew – Mid Cities Motors to rezone property located at 2706 W. Pioneer Parkway, Dalworthington Gardens, Texas 76013 from current zoning B3 to proposed zoning LI

**Background Information:**

The City has received a zoning change application from James F. McAndrew, representing Mid Cities Motors, for the above-referenced property. The property is currently zoned B-3, which allows for general commercial uses. The applicant is requesting a change to LI zoning to allow for uses consistent with light industrial operations.

This item was previously considered by the Planning and Zoning Commission on May 7, 2026, and was tabled to the meeting on June 4, 2026. The Planning and Zoning Commission is meeting tonight to continue the discussion and consideration of the request for a rezone application from B3 to LI.

The city has notified all property owners within 200 feet and included information on how to provide public comments at both the planning and zoning meeting May 7, 2026 at 6:00 p.m. and City Council Meeting May 21, 2026 at 7:00 p.m. as well as publishing the meeting in the Commercial Recorder. As of the date of this report, three (3) responses have been received in favor of the request, with no objections noted. Responses in support were submitted by adjacent property owners James F. McAndrew, Kelly McAndrew, and Michael McAndrew.

The proposed zoning change represents a transition from commercial to light industrial use. When considering this request, the Planning and Zoning Commission may wish to evaluate:

- Compatibility with surrounding zoning and land uses
- Alignment with the City's Comprehensive plan
- Potential for future uses that may or may not require a Special Exception in LI zoning
- Potential impacts on traffic, infrastructure, and utilities
- Effects on adjacent properties, including noise, appearance, and operational characteristics

**Recommended Action/Motion:**

Recommendation for approval or recommendation for denial to rezone property located at 2706 W. Pioneer Parkway, Dalworthington Gardens, Texas 76013 to LI.

**Attachments:**

Application with presentation  
Zoning B1, B2, B3, LI allowed uses  
Special Exceptions  
Future Land Use Map from Comprehensive Plan  
Zoning Map



# Zone Change Application

1500 + 71 = \$1571

= 1.42 acres x 50 = 71

## 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: JAMES F McANDREW  
Mid City McANDREW Motors      Phone Number: 817-832-0296

Mailing Address: 2820 W PIONEER PKWY  
DWG TX 76013      Email Address: Jimc@McANDREWmotors.com

Subject Property Address and/or Location (Use attachment, if necessary):  
2706 W PIONEER PKWY DWG TX 76013

Legal Description (Use attachment, if necessary):

Existing Use of Property: RENTAL PROPERTY TO TENNANT HORIZON PLUMBING. THEY ARE MOVING OUT JUNE 1ST. MOVING PLUMBING COMPANY TO NEW LOCATION.

Proposed Use of Property: EXPAND MID CITY McANDREW MOTORS TO A FULL SERVICE DEALERSHIP OPEN TO PUBLIC FOR SERVICES AND SALES

Current Zoning: B3      Comprehensive Plan Designation:

Proposed Zoning: L1

## Important Information Regarding Zone Change Requests

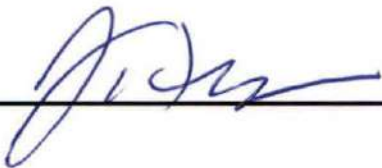
1. An application for a zone change on a property may only be made by the owner of that property and/or an authorized representative of the property owner. An authorized representative shall present a notarized affidavit from the property owner. If the subject property is owned by the City of Dalworthington 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: \_\_\_\_\_

3/24/26

### OFFICE USE ONLY

Case Number: \_\_\_\_\_

Date of Application: \_\_\_\_\_

3/24/26

Date Paid: \_\_\_\_\_

\$1571.00

Affidavit attached?: Yes

No

P&Z Meeting  
Date: \_\_\_\_\_

5/7/26.

# PIONEER PKWY

W Pioneer Pkwy

303

W High

414639

41323319

2103376

00633283

Corzine Dr

zine Dr

(2 of 6) ◀ ▶ □ ✕

**Data: MCANDREW JAMES F**

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TaxYear	2026
Account	41323319
GISLink	42084-1-1R
Owner	MCANDREW JAMES F
Situs Address	2706 W PIONEER PKWY
State Code	WHFlex
Legal Description	THWEATT ADDITION Block 1 Lot 1R
Year Built	1984
Living Area	0
Building Area	12,800
LandSQFT	62,291
Deeded Acres	1.42

ADPT  
[Zoom to](#) ...



PRESENTED BY: MICHAEL MCANDREW

05/07/2026

# MCANDREW EXPANSION PROPOSAL

---



2706 WEST PIONEER PKWY, ARLINGTON, TX 76013

# INTRODUCTION

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**WE WILL BE A CASE STUDY FOR WHAT IT LOOKS LIKE TO HAVE  
JESUS AT THE CENTER OF A BUSINESS.**

---

I WANT TO CREATE A DEALERSHIP THAT IS A DESTINATION FOR PEOPLE. A DESTINATION THAT BRINGS PEOPLE TO THIS CITY. NOT JUST TO BUY THEIR VEHICLES. BUT MONTHLY OR QUARTERLY TO SERVICE THEIR VEHICLES. AND POSSIBLY DAILY FOR COFFEE.

# RESULTS OF THE EXPANSION

## TOTAL ANNUAL REVENUE:

**\$9.6M**

10,000 CENTRAL ALPS CUSTOMER ANNUALLY

**\$4.5M**

12,000 SERVICE VISITS ANNUALLY

**\$864K**

24,000 COFFEE SHOP VISITORS ANNUALLY

## TAX REVENUE:

**\$396K**

10,000 CENTRAL ALPS CUSTOMER ANNUALLY

**\$206K**

12,000 SERVICE VISITS ANNUALLY

**\$71K**

24,000 COFFEE SHOP VISITORS ANNUALLY

**TOTAL ANNUAL SALES TAX REVENUE: \$673,280**

## TOTAL GENERATED FOR THE CITY:

 **3,850**

MONTHLY VISITORS

**2,000** COFEE SHOP

**1,000** SERVICE VISITORS

**500** CENTRAL ALPS

**350** MM RETAIL SALES

 **28**

JOBS CREATED

- 8 SERVICE TECHS
- 4 CENTRAL ALPS TECHS
- 5 SALES PEOPLE
- 2 OFFICE STAFF
- 4 SERVICE ADVISORS
- 3 BARISTAS
- 2 DETAILERS

 **50M-100M**

SOCIAL MEDIA IMPRESSIONS

- MCANDREW MOTORS
- CENTRAL ALPS
- SURF BOAT DEALER

# VISION

---

WE ARE CREATING A REASON FOR PEOPLE TO **BRING** THEIR VEHICLES TO DWG TO GET SERVICED. **WE ARE** CREATING AN OPPORTUNITY FOR PEOPLE TO DISCOVER THE CITY.

**WHAT DOES IT**  
**VISUALLY LOOK LIKE?**

# CURRENT SPACE



# PROPOSED SPACE



**McAndrew Motors**

**Certified Service**

THE  
COFFEE SHOP



McAndrew Motors

Certified Service

THE  
COFFEE SHOP



# INSIDE OF COOFFEE SHOP



McAndrew Motors

Certified Service

THE COFFEE SHOP



# CURRENT SPACE



# PROPOSED SPACE





McAndrew Motors





# OUTSIDE PLAYGROUND





McAndrew Motors

Certified Service



McAndrew Motors

Certified Service

YIMBY

CEN

# Current Street View



# Proposed Street View







Dalworthington Gardens

# THANK YOU



Prepared for:  
Dalworthington  
Gardens

Presented by:  
MICHAEL MCANDREW

**DIVISION 6  
Commercial and Industrial District Regulations**

**§ 14.02.221. General provisions.**

(a) Table of standards. The following table of standards shall govern the height, area, yard and other special conditions of permitted nonresidential uses in the commercial and industrial districts.

TABLE 14.02.221				
Regulations	Districts			
	B-1	B-2	B-3	LI
HEIGHT (maximum in feet)	35	45	None	None
LOT				
Width (minimum in feet)	80	80	80	None
Coverage, building (maximum as % of lot area)	30	30	30	None
Coverage, impervious surface (maximum as % of lot area)	70	70	80	None
YARDS (minimum in feet)				
Front	25	20	20	20
Side – interior	20	None	None	None
Side - corner lot	25	20	20	10
Rear	15	10	10	None
Abutting residential district:				
One-story	20	20	20	10
Multi-story	20	20	20	20
	(subject to section 14.02.221(b)(2) and (b)(5))			
STORAGE				
Inside building	No storage of merchandise	Not more than 25% of the area of any occupancy or 1000 sq. ft. per occupancy (whichever is less); no storage of goods for off-premises sale	Permitted - not more than 75% of building area	Permitted
Outside	Not permitted	Not permitted	Auto-related uses	Screened
DISPLAY - outside	Not permitted	Not permitted	Behind required yard; per section 14.02.224(b)	Behind required yard

(b) Special standards. The following standards shall be applicable in all of the commercial and industrial districts, unless otherwise herein limited.

- (1) No building shall hereafter be erected, reconstructed, altered or enlarged for residential use in any of the districts of this division, unless the same is located or to be located on a lot of record, a plat of which was recorded prior to November 12, 1973, and which is subject to restrictive covenants limiting the use thereof to

residential purposes.

- (2) For a multi-story structure on property adjacent to a residential district, the minimum yard abutting the residential district shall be increased five (5) feet for each story more than one.
- (3) Any development in the commercial and industrial districts of more than four (4) acres in gross land area shall be developed under the conditions of section 14.02.271 hereof.
- (4) The minimum yard requirements shall be subject to the minimum building separations provided in article 5.02, the fire prevention code of the city. In the event of conflict between the two, the more restrictive provision shall control.
- (5) (A) In the zoning districts in which the sale of alcoholic beverages is otherwise permitted under the terms of this division, the sale of alcoholic beverages is prohibited by a dealer whose place of business is within:
  - (i) 300 feet of a church, public or private school, or public hospital;
  - (ii) 1,000 feet of a public school, if the city council receives a request for such prohibition from the board of trustees of a school district; or
  - (iii) 1,000 feet of a private school, if the city council receives a request for such prohibition from the governing body of the private school.
- (B) The method of determining the minimum distances shall be as provided in section 109.33 of the Texas Alcoholic Beverage Code.
- (C) The city council may allow variances to the distance regulation if the city council determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the city council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community.

(2005 Code, sec. 17.6.01; Ordinance 09-13, sec. 2, adopted 11/10/09; Ordinance 2022-24 adopted 9/15/22)

**§ 14.02.222. “B-1” business district.**

- (a) Permitted uses. A building or premises in this district shall be used only for the following purposes:
  - (1) Professional offices and other business office uses, excluding however:
    - (A) The display, storage or sale of merchandise; and
    - (B) The telemarketing of services or merchandise.

- (2) Parks, playgrounds, community centers, fire stations or other public safety buildings operated by or under the control of the city or other governmental authority.
- (3) Banks, savings and loan associations, and other similar state or federally chartered financial institutions, but not including a credit access business.
- (4) Public buildings, including municipal buildings, schools and libraries.
- (5) Electric transmission towers and lines, gas transmission lines and metering stations, other local utility distribution lines, sewage pump stations, water reservoirs, wells and transmission facilities.
- (6) Lodges, fraternal organizations and civic clubs.
- (7) Pharmacies, specialty shops, personal service shops and convenience retail sales, provided that no single such use shall occupy more than 3000 square feet of floor area and the total of all such uses on any lot shall not occupy more than 30% of the floor area of all buildings on the lot.
- (8) Uses as part of a planned development as described in subsection (c) hereof.
- (9) Mobile food units, upon certification by the zoning administrator (provided through permit approval) that the following conditions are met:
  - (A) Mobile food units may not park or operate on a public roadway;
  - (B) Mobile food units must have written permission from property owner to use the property where the mobile food unit will be located;
  - (C) Mobile food units may not stay on any one property longer than twenty-four (24) hours without a special exception obtained by the property owner;
  - (D) Mobile food units must be parked on improved surfaces and may not occupy required parking spaces, obstruct traffic movement, or impair visibility or safety to the site. Required parking spaces are those spaces needed to service the property where the mobile food unit is located as determined by the zoning administrator. In determining required parking spaces, the following will not be considered: the space used by the mobile food unit and a customer service area plus two additional parking spaces. The zoning administrator must be notified of exactly where on the property the mobile food unit will park.
  - (E) Mobile food units must have valid health permit and comply with chapter 228 of the Texas Administrative Code related to mobile food unit operations.
  - (F) Nothing related to the mobile food unit may be left at the location when the mobile food unit is not present.
  - (G) All signage must be on or attached to the mobile food unit.
  - (H) The zoning administrator's written confirmation of compliance with the above conditions shall be kept in the mobile food unit at all times of operation within the city.

- (b) Restrictions on use. The uses in this district described in subsection (a) above shall be permitted, however, only upon the following conditions:
- (1) There shall be no sales of alcoholic beverages in this district.
  - (2) No outdoor activities or uses shall be permitted in this district other than: vehicular parking; solid waste disposal containers; and, outdoor recreation as part of a planned development.
  - (3) All buildings shall:
    - (A) Have exterior walls of not less than 75% masonry surface;
    - (B) Be residential in architectural character;
    - (C) Have exterior walls containing window and door openings which do not exceed 60% of the surface area of any such wall; and
    - (D) Have mansard, hip or gable roof type.
  - (4) No non-public use within this district shall be open for operation except between the hours of 6:00 a.m. and 11:00 p.m. Central Time.
  - (5) In addition to complying with the requirements of division 11 of this article, each lot in this district shall have not less than 20% landscaped open space.
  - (6) Any use shall comply with the applicable special conditions contained in table 14.02.221.
- (c) Planned development regulations. When land within this district is made part of a planned development:
- (1) Child care facilities may be included in a PD plan.
  - (2) Yards abutting adjacent non-PD property shall be not less than 25 feet.
  - (3) All SF uses shall be permitted, but not to exceed the maximum densities allowed therefor in the SF district.

(2005 Code, sec. 17.6.02; Ordinance 2020-12 adopted 12/17/20; Ordinance 2022-31 adopted 12/15/2022)

**§ 14.02.223. “B-2” business district.**

- (a) Permitted uses. A building or premises in this district shall be used only for the following purposes:
- (1) Any use permitted in the “B-1” district.
  - (2) Food service:
    - (A) Retail sale of food products;
    - (B) Bakery or confectionery, including preparation for on-premises retail sale only;

- (C) Cafeteria;
- (D) Restaurant or café, without drive-in service.
- (3) Personal service shops, including:
  - (A) Barber or beauty shop;
  - (B) Dry cleaning pickup station;
  - (C) Cleaning or laundry (self-service) using fully automatic equipment, the number of machines of all types not to exceed twenty-five (25), as follows:
    - (i) Washers, capacity of not more than 20 pounds;
    - (ii) Dryers or extractors, capacity of not more than 60 pounds;
    - (iii) Dry cleaning machines.
  - (D) Pet grooming and small animal veterinary services (soundproof; no outside runs).
  - (E) Massage establishments licensed pursuant to article 4512k, V.T.C.S [V.T.C.A., Occupations Code, chapter 455].
  - (F) Semi-permanent make-up establishments.
- (4) Retail sales (other than listed), offering all types of personal consumer goods for retail sale (new goods only; repair activities only incidental to sales and to be conducted indoors only).
- (5) Child care facilities.
- (6) Churches; and, public and parochial schools (without student housing).
- (7) Resale boutique: Retail sale of used clothing, accepted only on an individual consignment basis.
- (8) Brewpub, but only pursuant to a special exception as provided in division 8 of this article.
- (9) Winery, but only pursuant to a special exception as provided in division 8 of this article.
- (10) Customarily incidental uses.
- (b) Restrictions on use. The uses in this district described in subsection (a) above shall be permitted, however, only upon the following conditions:
  - (1) There shall be no alcoholic beverage sales for on-premises consumption except pursuant to a special exception as provided in division 8 of this article.
  - (2) The impervious surface percentage in this district shall not exceed 70%.

- (3) Any use shall comply with the applicable special conditions contained in table 14.02.221.
  - (4) Any use that involves a mobile food unit is allowed only pursuant to a special exception.
  - (c) Planned development regulations. When land within this district is made part of a planned development, yards abutting adjacent non-PD property shall be not less than 20 feet.
- (2005 Code, sec. 17.6.03; Ordinance 14-04, sec. 2, adopted 5/21/14; Ordinance 2018-01, sec. 5, adopted 2/15/18; Ordinance 2019-05, sec. 2, adopted 7/18/19; Ordinance 2022-31 adopted 12/15/2022; Ordinance 2025-13 adopted 10/16/2025)

**§ 14.02.224. “B-3” business district.**

- (a) Permitted uses. A building or premises in this district shall be used only for the following purposes:
  - (1) Any use permitted in the “B-2” district.
  - (2) Auto-related uses:
    - (A) Auto repair and service, under the following conditions:
      - (i) Areas used for the repair of vehicles shall not occupy a required yard.
      - (ii) No salvage, dismantling or wrecking on premises.
      - (iii) No vehicle sales permitted.
    - (B) Sale of automotive accessories.
  - (3) Food service:
    - (A) Bakery or confectionery, wholesale.
    - (B) Restaurant or cafe, with drive-in or pickup service.
  - (4) Antique shop or secondhand goods store.
  - (5) Cold storage plant (locker rental).
  - (6) Cleaning, pressing and dyeing, under the following conditions:
    - (A) No direct exterior exhaust from cleaning plant.
    - (B) Dust must be controlled by either bag or filter and separator or precipitator so as to eliminate the exhausting of dust, odor, fumes or noise outside the plant.
  - (7) Wholesale offices.
  - (8) Philanthropic institutions.
  - (9) Custom cabinet making, upholstery and woodworking shops of craftsmen.

- (10) Plumbing, electrical, air conditioning sales and/or service shop.
  - (11) Building material or lumber sales.
  - (12) Business park: office, retail and warehouse, not to exceed 10,000 square feet per building; not less than 25% of building area to be used for office or retail. Type I fire resistant construction required.
  - (13) Schools, clubs or centers for gymnastics, exercise, or physical fitness.
  - (14) Pet hotel: Kennels for dogs, cats and other common household pets, providing temporary overnight housing. Facilities must be soundproof, air-conditioned, with no outdoor housing of animals. Fenced and screened outdoor area allowed for daytime exercise of animals while in the control of human attendants. Must be under direct supervision of licensed veterinarian.
  - (15) Motor vehicle sales - Indoor: Showroom wholly within a building; no vehicle display visible from outside the building; detailing for sale but no mechanical work allowed: no outside storage. Motor vehicle sales as provided herein are only permitted pursuant to a special exception as provided in division 8 of this article.
  - (16) Sale of alcoholic beverages for off-premises consumption (package sales).
  - (17) Smoking establishments in accordance with the standards as provided in subsection (b)(7) below.
  - (18) Brewpub, but only pursuant to a special exception as provided in division 8 of this article.
  - (19) Winery, but only pursuant to a special exception as provided in division 8 of this article.
  - (20) Customarily incidental uses.
- (b) Restrictions on use. The uses in this district described in subsection (a) above shall be permitted, however, only upon the following conditions:
- (1) There shall be no outside storage of merchandise, except as provided in subsection (b)(6) of this section.
  - (2) In connection with any permitted use conducted within an enclosed building, there shall be allowed as an accessory use the display of merchandise out-of-doors, subject to the following limitations:
    - (A) All sales of such merchandise shall be consummated indoors, and no cash register or package wrapping counter shall be located out-of-doors.
    - (B) The merchandise displayed out-of-doors shall not be readily identifiable by type or product name from adjacent public streets by reason of package labels, sales tags, markers, or otherwise. Only new merchandise may be displayed.
    - (C) Merchandise displayed out-of-doors must be within the required building

setback lines of the property and shall be placed on impervious surfaces only.

- (D) Outdoor area devoted to display shall not exceed in area one-half the floor area of the permitted use conducted in an enclosed building on the same property.
  - (E) Merchandise shall not be displayed at a height of more than ten (10) feet within ten (10) feet of the building and not more than six (6) feet in height elsewhere.
  - (F) For the purpose of this section, the location of merchandise outdoors and not taken indoors when the business is not open shall be deemed to be the storage and not the display of merchandise.
- (3) The impervious surface percentage in this district shall not exceed 80%.
  - (4) Drive-up windows shall be permitted when there is not less than 60 feet of driveway vehicle waiting capacity per window, exclusive of other parking and access requirements for the property.
  - (5) Any use shall comply with the applicable special conditions of table 14.02.221.
  - (6) Notwithstanding the provisions of subsection (b)(1) of this section, outside display and storage of merchandise shall be permitted when it is of a kind or character that is commonly stored or displayed outside of an enclosed building, such as a nursery, garden store or business otherwise offering for sale at retail merchandise that is not readily or customarily kept indoors. Any such display and storage shall be allowed, subject to the following limitations:
    - (A) Open storage in any portion of the premises not open to public or customer access shall be screened from public streets, adjacent property and other portions of the premises.
    - (B) Stored merchandise shall be that merchandise for which the point of sale at retail is on the same premises.
    - (C) The display or storage shall comply with the provisions of subsections (2)(A) through (C) and with the parking provisions of this article.
    - (D) There shall be no storage of merchandise under this subsection (6) in any vehicle, trailer, portable building or portable container.
  - (7) Smoking establishments: Subject to the following restrictions and regulations:
    - (A) Any smoking establishment seeking a certificate of occupancy after October 1, 2012 must be located at least 1,000 feet from any other smoking establishment.
    - (B) The distance of 1,000 feet shall be measured in a direct line as the crow flies from property line to property line of the smoking establishments without regard to streets, walkways, walls or any other obstruction.
- (c) Planned development regulations. When land within this district is made part of a planned development, yards abutting adjacent non-PD property shall be not less than 25 feet.

(Ordinance 2018-17 adopted 9/20/18; Ordinance 2019-05, sec. 3, adopted 7/18/19; Ordinance 2023-25 adopted 12/21/2023)

**§ 14.02.225. “LI” light industrial district.**

A building or premises in this district shall be used only for the following purposes:

- (1) Any use permitted in the “B-3” district.
- (2) Public or private utility shop and storage.
- (3) Contractor’s plant, shop and storage.
- (4) Heavy machinery sales and storage.
- (5) Machine shop.
- (6) Salvage or reclamation of products (inside).
- (7) Building materials and lumber storage.
- (8) Kennel (outside runs permitted).
- (9) Storage warehouse or distribution center.
- (10) Other light industrial and manufacturing activities, provided that the same shall be conducted inside buildings, except for storage uses, which may be located in screened areas outside a required yard.
- (11) Brewpub, but only pursuant to a special exception as provided in division 8 of this article.
- (12) Winery, but only pursuant to a special exception as provided in division 8 of this article.
- (13) Customarily incidental uses.
- (14) Motor vehicle sales - Indoor: Showroom wholly within a building; no vehicle display visible from outside the building; detailing for sale but no mechanical work allowed: no outside storage. Motor vehicle sales as provided herein are only permitted pursuant to a special exception as provided in division 8 of this article.  
(2005 Code, sec. 17.6.05; Ordinance 2019-05, sec. 4, adopted 7/18/19; Ordinance 2023-25 adopted 12/21/2023)

**§ 14.02.226. through § 14.02.270. (Reserved)**

**§ 14.02.321. Special exceptions.**

- (a) Purpose. Certain uses are classified as special exceptions, and may be permitted in designated districts when specifically authorized by this division after approval by the city council. Such exceptions may be granted in order that the city may develop in accordance with the intent and purpose of this article, that land may be fully utilized for a lawful purpose, and that substantial justice may be done.
- (b) Criteria for granting a special exception. In reaching a decision on any application for a special exception, the city council shall determine:
  - (1) That the requested exception will establish only those uses permitted under this division;
  - (2) That the location of proposed activities and improvements are clearly defined on a site plan filed by the applicant; and
  - (3) That the exception will be wholly compatible with the use and permitted development of adjacent properties, either as filed or subject to such requirements as the city council may find necessary to protect and maintain the stability of adjacent properties.
- (c) Authorized special exceptions. The following uses may be allowed as special exceptions in the districts specified, subject to full and complete compliance with all conditions herein provided, together with such other conditions as the city council may impose. The conduct of any of the uses described in this subsection (c) shall be illegal in the city unless on property bearing a valid special exception therefor issued in accordance with the terms of this division.

	Special Exception	District Requiring City Council Approval
(1)	Construction field office and storage yard (other than on jobsite). Conditions: Temporary, for time fixed by the City Council.	All districts
(2)	Amusement or entertainment, commercial, indoor or outdoor.	B-2 - LI
(3)	Child care facilities.	MF - LI
(4)	Residential recreation facilities.	SF - MF
(5)	Parking, under division 9 conditions.	All districts
(6)	Development sign of more than one year duration.	SF - MF
(7)	Screening devices/fences, over height or in required front yard.	All districts
(8)	Except for brewpubs and wineries, service of alcoholic beverages for on-premises consumption; for brewpubs and wineries, service of alcoholic beverages for on-premises and off-premises consumption may be permitted	B-2 - LI
(9)	Light industrial or manufacturing uses, other than storage, to be conducted outside buildings.	LI
(10)	Real estate sales office: A temporary real estate sales office.	SF - MF
(11)	Retail gasoline service stations, pumps and facilities, storage tanks underground.	B-3 - LI
(12)	A private stable under the following conditions:	SF

	Special Exception	District Requiring City Council Approval
	(A) The use must be one that would in all respects qualify as an incidental use under the terms of section 14.02.172(6) of this article if located on the same property as a primary residential use;	
	(B) The property on which the use is to be conducted must be adjacent to or within 500 feet of the primary residence to which it would be incidental if located on the same property;	
	(C) The owner of the primary residence and the private stable must be the same; and	
	(D) The private stable shall not be used for commercial purposes.	
	This special exception may be revoked by the City Council upon notice and after hearing in the event of a violation of any of the conditions described above.	
(13)	Private school.	B-2 - LI
(14)	<b>Motor vehicle sales.</b>	<b>LI</b>
(15)	Retail specialty and novelty establishment.	B-3 - LI
	Definitions: For the purpose of this subsection:	
	(A) "Retail specialty and novelty establishment" is a place of business which derives more than 50% of its monthly revenues from the retail sale of specialty and novelty items.	
	(B) "Specialty and novelty items" means any of the following:	
	(i) Drug paraphernalia, as that term is defined in 481.002 of the Texas Health and Safety Code;	
	(ii) Wearing apparel containing obscene pictures or words, such as T-shirts, belt buckles, jewelry or any other wearing apparel;	
	(iii) Salves, ointments, gels, creams, jellies, lotions and oils advertised and designed as a sexual stimulus;	
	(iv) Magazines, books, records, videocassettes, pictures, drawings and other similar material depicting and describing sexual conduct in a manner that is designed for adult use and consumption;	
	(v) Incense.	
(16)	Billiard table establishment.	B-3 - LI
	Definitions: For the purposes of this subsection:	
	(A) "Billiard table establishment" means any business containing a billiard table for commercial use and not merely for sale.	
	(B) "Billiard table" means a table surrounded by a ledge or cushion with or without pockets on which balls are impelled by a stick or cue, but not including a coin-operated billiard table.	
(17)	Skill or pleasure coin-operated machines, commercial use of eight (8) or more per occupancy.	B-3 - LI
	Definitions: For the purposes of this subsection, the term "skill or pleasure coin-operated machine" shall have the meaning ascribed thereto by article 8801, V.T.C.S. [V.T.C.A., Occupations Code, chapter 2153]	
(18)	<b>Sexually oriented business.</b>	<b>LI</b>
	Definition: For the purpose of this subsection, "Sexually oriented business" shall have the meaning ascribed thereto by chapter 243 of the Texas Local Government Code.	
	Condition: No such use may be permitted at a location within one thousand (1,000) feet of a church, school, public park, boundary of a residential district or property line of a lot devoted to residential use.	
(19)	Motor vehicle parking, commercial.	B-3 - LI
(20)	Long-term personal care facility.	SF - MF

	Special Exception	District Requiring City Council Approval
	Definition: For the purposes of this subsection, a “long-term personal care facility” is a residence used as an assisted living residence for not more than four (4) unrelated persons.	
	Conditions: No such use shall be permitted unless:	
	(A) The State of Texas has issued a license for the location under chapter 142 of the Texas Health and Safety Code; and	
	(B) The owner of the facility resides in the residence.	
	The special exception shall continue for so long as a valid state license, as described in subsection (A), shall be in effect, unless the special exception should otherwise be terminated for violation of its terms or applicable laws.	
(21)	Schools, clubs or centers for gymnastics, exercise or physical fitness.	B-1 - B-2
	Condition: The use shall comply with all regulatory provisions of the district in which it is located.	
(22)	Mobile food unit: Special exception sought by property owner required for all zoning districts if mobile food unit remains on property longer than twenty- four (24) hours.	All districts
(23)	HUD-code manufactured home as primary dwelling	MF
(24)	Credit access business under the following conditions:	L-1
	(A) No such use may be permitted at a location within one thousand (1,000) feet of a school, designated place of worship, public park, boundary of a residential district, or property line of a lot devoted to residential use.	
(25)	Tattoo Shop under the following conditions:	L-1
	(A) No such use may be permitted within 1,000 feet of another tattoo shop	
	(B) A tattoo shop may be open for business only between the hours of 8:00 a.m. and 5:00 p.m. Monday through Saturday. A tattoo shop may not open for business on Sunday.	
	(C) No such use may be contiguous to any residential land use, designated place of worship, or school.	
(26)	Short-term rental in excess of density limitation.	SF, MF, GH Subject to section 4.09.004(p) of the code
(27)	Telecommunication tower (uncamouflaged)	B-1, B-2, and B-3
(28)	Stealth telecommunication tower	SF, GH, and Municipal Parks

(d) Application for special exception.

- (1) Qualification of applicant. Application for a special exception may be made by the owner of, or other person having a contractual or possessory interest in, the subject property. Any application filed by a person who is not the owner of the property for which the special exception is sought shall be accompanied by evidence of the consent of the owner.
- (2) Contents of application. An application for a special exception shall be filed with the zoning administrator. The application shall contain the following information as well as such additional information as may be prescribed by rule of or reasonably requested by the commission or the zoning administrator:
  - (A) The applicant’s name, address and interest in the subject property;

- (B) The owner's name and address, if different from that of the applicant, and the owner's signed consent to the filing of the application;
  - (C) The street address and legal description of the property;
  - (D) The zoning classification and present use of the subject property;
  - (E) A description of the proposed special exception;
  - (F) A site plan sketch, showing the location of the use on the property;
  - (G) 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;
  - (H) 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
  - (I) 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.
- (3) Processing of application. Upon receipt of an application for a special exception, it shall be referred to the commission for investigation as to the manner in which the proposed character and location of the special exception will affect the master plan of the city. The commission shall report the results of its study to the city council, and thereafter the city council may, after public notice and hearing, grant the permit, including the imposition of conditions of use which the city council may deem essential to insure that the special exception is consistent with the spirit, purpose and intent of this article, will not substantially and permanently injure the appropriate use of neighboring property, and will substantially serve the public convenience and welfare.

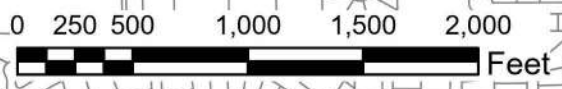
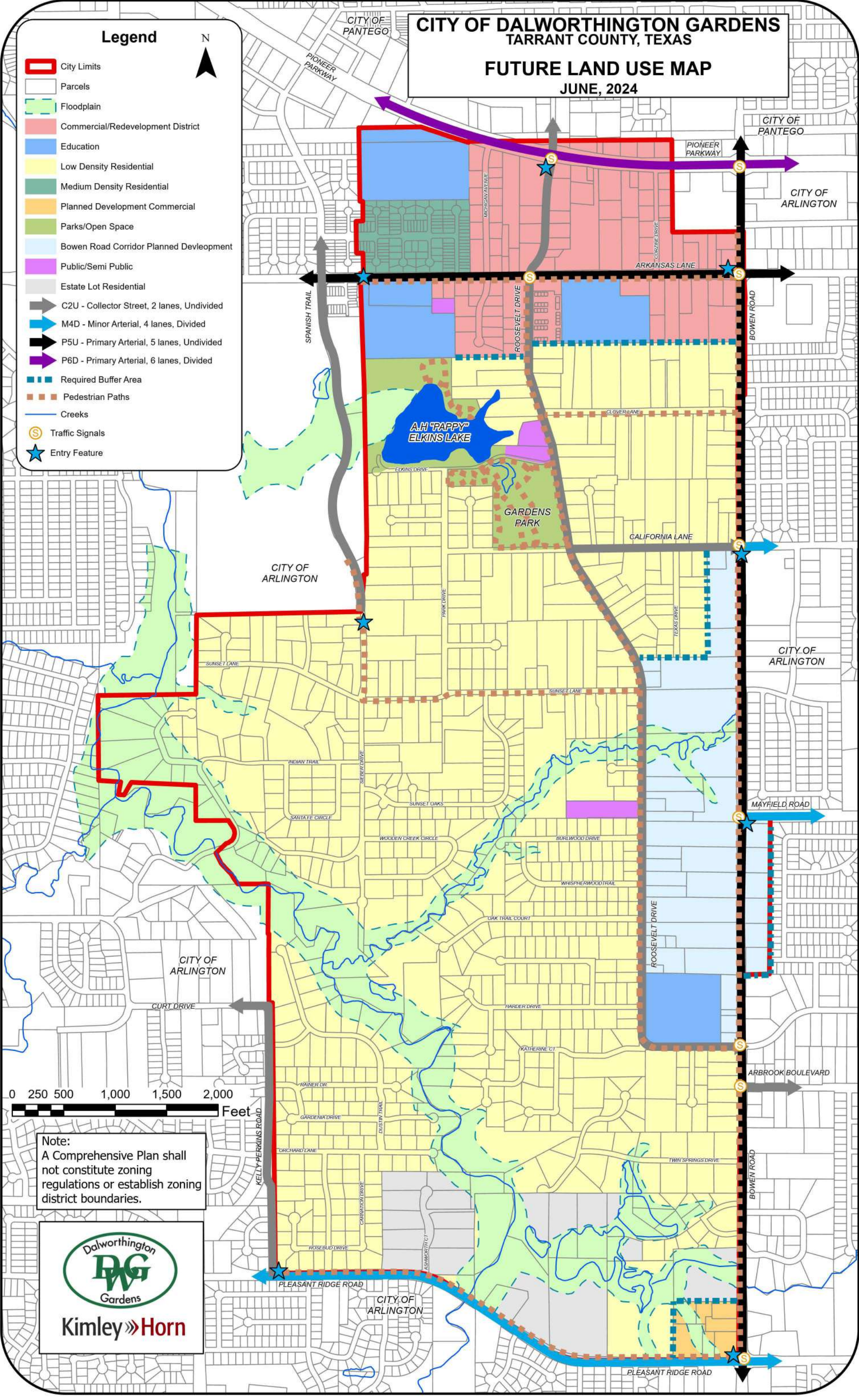
(Ordinance 2022-11 adopted 5/19/22; Ordinance 2022-17 adopted 7/21/22; Ordinance 2022-22 adopted 11/17/2022; Ordinance 2022-31 adopted 12/15/2022; Ordinance 2023-07 adopted 3/20/2023; Ordinance 2025-07 adopted 6/19/2025; Ordinance 2025-09 adopted 8/21/2025)

# CITY OF DALWORTHINGTON GARDENS TARRANT COUNTY, TEXAS

## FUTURE LAND USE MAP JUNE, 2024

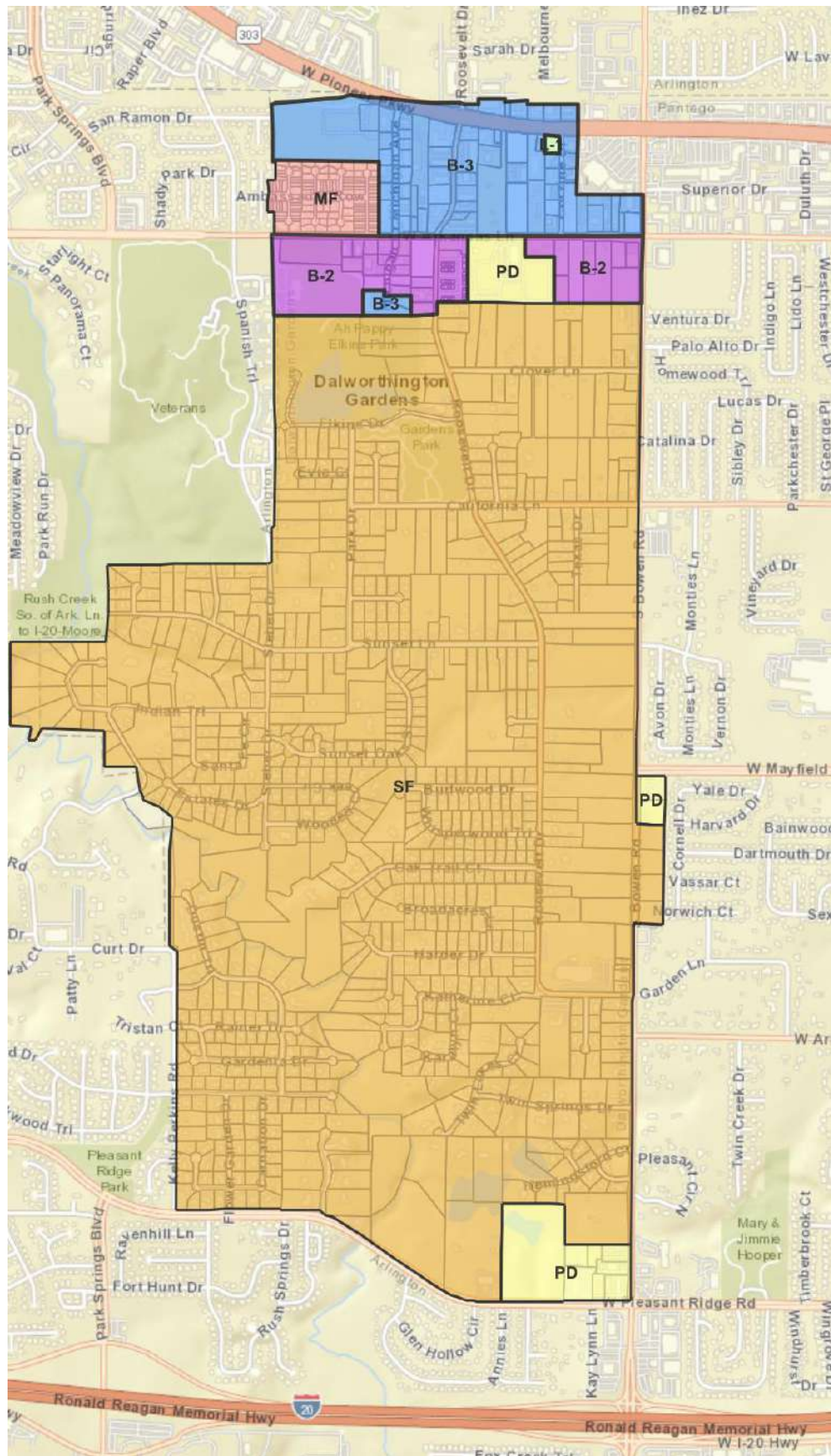
### Legend

-  City Limits
-  Parcels
-  Floodplain
-  Commercial/Redevelopment District
-  Education
-  Low Density Residential
-  Medium Density Residential
-  Planned Development Commercial
-  Parks/Open Space
-  Bowen Road Corridor Planned Development
-  Public/Semi Public
-  Estate Lot Residential
-  C2U - Collector Street, 2 lanes, Undivided
-  M4D - Minor Arterial, 4 lanes, Divided
-  P5U - Primary Arterial, 5 lanes, Undivided
-  P6D - Primary Arterial, 6 lanes, Divided
-  Required Buffer Area
-  Pedestrian Paths
-  Creeks
-  Traffic Signals
-  Entry Feature



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





# 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 May 7, 2026 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on May 21, 2026 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 for a zone change for property located at THWEATT ADDITION Block 1 Lot 1R, 2706 W. Pioneer Parkway DWG, TX 76013, from B-3 to LI.

\* Application for Final Plan in accordance with Zoning Ordinance Section 14.02.272(d) for property located at 2800 Bowen Road DWG, TX 76015.

4-21



RECEIVED APR 27 2026

**CITY OF DALWORTHINGTON GARDENS**

**NOTICE OF PUBLIC HEARINGS**

Re: Application to Rezone Property located at 2706 W. Pioneer Parkway

To Property Owners within 200' of 2706 W. Pioneer Parkway Dalworthington Gardens, Tarrant County, Texas

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on May 7, 2026 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on May 21, 2026 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 James F. McAndrew – Mid City McAndrew Motors was received for a zone change. Current Zoning at location is B3. Proposed Zoning LI

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:

Kelly McAndrew  
(PRINTED NAME)

Kelly D McAndrew  
(SIGNATURE)

2820 W. Pioneer Pkwy  
(ADDRESS)

DWG  
Arlington, TX 76013  
(CITY, STATE, ZIP)

MAIL TO:  
CITY OF DALWORTHINGTON GARDENS  
CITY ADMINISTRATOR  
2600 ROOSEVELT DRIVE  
DALWORTHINGTON GARDENS, TX 76016  
For questions: 817-274-7368 or [sandra@cityofdwg.net](mailto:sandra@cityofdwg.net)



RECEIVED APR 27 REC'D

CITY OF DALWORTHINGTON GARDENS

NOTICE OF PUBLIC HEARINGS

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COMMENTS:

Four horizontal lines for writing comments.

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

James F. McAndrew (PRINTED NAME) [Signature] (SIGNATURE)

2820 W. Pioneer Pkwy (ADDRESS) DWG Arlington, TX 76013 (CITY, STATE, ZIP)

MAIL TO: CITY OF DALWORTHINGTON GARDENS CITY ADMINISTRATOR 2600 ROOSEVELT DRIVE DALWORTHINGTON GARDENS, TX 76016 For questions: 817-274-7368 or sandra@cityofdwwg.net



RECEIVED APR 27 REC'D

**CITY OF DALWORTHINGTON GARDENS**

**NOTICE OF PUBLIC HEARINGS**

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COMMENTS:

Four horizontal lines for writing comments.

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

Michael McAndrew  
(PRINTED NAME)

[Signature]  
(SIGNATURE)

2820 W. Pioneer Pkwy  
(ADDRESS)

DWG Arlington Tx 76013  
(CITY, STATE, ZIP)

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

For questions: 817-274-7368 or [sandra@cityofdmg.net](mailto:sandra@cityofdmg.net)



RECEIVED MAY - 4 REC'D

**CITY OF DALWORTHINGTON GARDENS**

**NOTICE OF PUBLIC HEARINGS**

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COMMENTS:

NEEDS TO BE DONE ASAP

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

MARK TURNER MA  
(PRINTED NAME) (SIGNATURE)

2620 W PIONEER Parkway DWG, TX 76013  
(ADDRESS) (CITY, STATE, ZIP)

MAIL TO:  
CITY OF DALWORTHINGTON GARDENS  
CITY ADMINISTRATOR  
2600 ROOSEVELT DRIVE  
DALWORTHINGTON GARDENS, TX 76016  
For questions: 817-274-7368 or [sandra@cityofdwg.net](mailto:sandra@cityofdwg.net)