

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

**August 14, 2025 at 6:00 p.m.**  
**City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas**

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. Minutes
  - i. 6.5.2025 Minutes
4. Consideration of a Special Exception Application for 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, in accordance with the City of Dalworthington Garden’s Zoning Ordinance subsection (a)(15) of Section 14.02.224. Business located at 2227 Michigan Ave Suite B, Dalworthington Gardens, Texas
  - i. Conduct public hearing
  - ii. Discussion and action
5. Future agenda item
5. Adjourn

**CERTIFICATION**

This is to certify that a copy of the **August 14, 2025**, Planning and Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City’s website, [www.cityofdwg.net](http://www.cityofdwg.net), in compliance with Chapter 551, Texas Government Code.

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

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

**Dalworthington Gardens Planning and Zoning Commission**  
**Meeting Minutes**  
**June 5, 2025 at 6:00 p.m.**

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

**1. Call to Order**

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

**Members Present**

Todd Batiste, Chairperson  
Maurice Clark, Vice Chairperson  
Tracy Dodson, Alternate  
Anthony Parker  
Tom McCarty, Alternate  
Johanna Storm (present but not voting)

**Members Absent:**

Brian Colin

**Staff Present:**

Sandra Ma, City Secretary

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

None

**3. Approval of Minutes**

**i. 5.1.2025 Minutes**

A motion was made by Vice Chairperson Maurice Clark and seconded by Commissioner Anthony Parker to approve items 3i.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Parker, McCarty and Dodson

Nays: None

- 4. Discussion and possible recommendation on a zoning ordinance regarding telecommunication towers to provide location and design regulations.**

**i. Conduct a public hearing**

**ii. Discussion and action**

Background Information:

During a council meeting on 5/15/2025 council asked for Planning and Zoning to consider an ordinance regarding Telecommunication towers and to provide recommendations.

Attorney's office drafted a sample ordinance for review.

Notice of this meeting was published in the Commercial Recorder.

Chairperson Todd Batiste opened a public hearing at 6:05 p.m.  
With no one speaking  
Chairperson Todd Batiste closed the public hearing at 6:05 p.m.

A motion was made by Commissioner Tracy Dodson and seconded by Commissioner Anthony Parker to recommend approval of a zoning ordinance regarding telecommunication towers to provide a location and design regulations.

**6. Future Agenda Items**

None

**7. Adjourn**

Meeting was adjourned at 6:19 p.m.

## **Staff Agenda Report**

**Agenda Subject:** Consideration of a Special Exception Application for 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, in accordance with the City of Dalworthington Gardens's Zoning Ordinance subsection (a) (15) of Section 14.02.224. Business located at 2227 Michigan Ave Suite B, Dalworthington Gardens

### **Background Information:**

City Ordinance 14.02.224 (a) (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 sale as provided herein are only permitted pursuant to a special exception as provided in division 8 or this article.

The City has received a special exception application from Richard Hinton in accordance with City Ordinance Section 14.02.224(a)(15).

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

Notifications of tonight's public hearing was sent to all property owners within 200 feet of the subject property as well as being posted in the Commercial Record. The city has received 1 response with no objections.

### **Recommended Action/Motion:**

Motion to recommend a Special Exception Application for 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, in accordance with the City of Dalworthington Gardens's Zoning Ordinance subsection (a) (15) of Section 14.02.224 for 2227 Michigan Ave Suite B, applicant Richard Hinton

### **OR**

Motion to deny recommendation a Special Exception Application for 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, in accordance with the City of Dalworthington Gardens's Zoning Ordinance subsection (a) (15) of Section 14.02.224 for 2227 Michigan Ave Suite B, applicant Richard Hinton

### **Attachments:**

Ordinance 14.02.224 (a) (15)  
Certificate of Occupancy Application and Special Exception Application  
200' Map  
200' Notice Address List  
Public Hearing Notice Responses  
Proof of Publication



**§ 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)



# CERTIFICATE OF OCCUPANCY APPLICATION

CITY OF DALWORTHINGTON GARDENS  
2600 Roosevelt Drive, DWG, TX 76016  
TEL. 817-274-7368 [www.cityofdmg.net](http://www.cityofdmg.net)  
email: [permits@cityofdmg.net](mailto:permits@cityofdmg.net)

Permit Number 2787

A non-refundable \$100.00 processing fee is required with application submittal along with **Photo Identification**

Application Date 6-30-25 (application will expire after 60 days of submittal)

Address of Use 2227 Michigan Ave DWG 76013 Suite No. B

Business Name Apple Remarketing Phone # 817-271-8364

Proposed Use of Building (be specific) Wholesale Cars only

Nature of Business (Check all that apply)  
☐ Auto Repair ☐ Manufacturing ☐ Office ☐ Restaurant  
☐ Retail ☐ School ☐ Warehouse  
☒ Other Wholesale Cars NO OUT SIDE STORAGE

Number of Square Feet to be used for the following:

Total Area 500 Office 500 Warehouse use 0

Will signs be replaced or installed? ☒ Yes ☐ No Is this a sub-lease? ☐ Yes ☒ No

Is your business required to collect sales tax? Yes ☒ No ☐ Unsure

If Yes, list your sales tax permit number and business name  
(sales tax #) (business name)

Type of Application (check all that may apply)

☐ New Construction/Shell ☐ Change of Ownership ☒ Change of Occupant/ New Business  
☐ Clean & Show (over 30 days) ☐ Existing Business/New Owner ☐ Existing Business Name Change  
☐ Expanding Lease Space ☐ Other

Occupant/Lessee Name Apple Remarketing

Phone Number 817-271-8364 Cell Phone 817-271-8364 Fax Number

Email Address RHinton25@Icloud.com / Richard.Hinton@yahoo.com

Mailing Address (other than application address) 7309 Monticello Parkway

Building Owner Name Richard Hinton

Mailing Address 7309 Monticello Parkway Colleyville TX 76034

Phone Number Cell Phone 817-271-8364 Fax Number

Email Address richard.hinton@yahoo.com

Emergency Contact

Name Sharon Hinton Phone Number 214-417-8784

Name Phone Number





## CERTIFICATE OF OCCUPANCY INFORMATION

CITY OF DALWORTHINGTON GARDENS  
2600 Roosevelt Drive, DWG, TX 76016  
TEL. 817-274-7368 [www.cityofdmg.net](http://www.cityofdmg.net)  
email: [permits@cityofdmg.net](mailto:permits@cityofdmg.net)

A Certificate of Occupancy is required for

- A new building and/or structure
- A new owner for an existing building, structure or business
- A new use, tenant, or occupancy in an existing building, structure or tenant space
- A remodeled, altered, or expanding building, structure or tenant space
- A change in name of an existing business
- A clean and show (temporary power for 30 days maximum)

The owner and/or tenant must complete and submit a certificate of occupancy application accompanied with the required non-refundable application processing fee of \$100.00 along with picture identification.

Application will be evaluated for code and ordinance compliance. The process may take up to 5-10 business days.

If no additional information is needed, required inspections can be conducted.

If violations are noted during the inspection process a correction notice will be issued. Otherwise, the application will be approved and issued upon successful completion of inspection

Application submittal will expire after 60 days of acceptance by city official. To re-apply, another \$100.00 non-refundable application fee will be assessed.

The applicant is responsible to schedule inspections with Safebuilt once your application has been approved.

If the proposed new business is not similar to the previous use or if new equipment and/ or a new operation/process is proposed the applicant must first submit a floor plan, equipment layout, letter describing the new operation along with a \$100.00 review fee for evaluation, or a building permit in which the applicant must clearly show compliance with adopted codes and ordinances. A permit will be required and must be secured prior to a certificate of occupancy submittal.

With an active building permit the owner and/or tenant must complete and submit a certificate of occupancy application which will be approved and issued upon construction, approval from all departments performing inspections and securing a building final.

**\*\* Please note when filing your business's sales tax reports, DWG has two local codes, Dalworthington Gardens 2220264 at a tax rate of 1.5% and Dalworthington Gardens Crime Control 5220601 at a tax rate of 0.05%**

A certificate of occupancy is issued after the application is reviewed, the building or structure is inspected and it is determined that no violations exist of any provisions of the City of Dalworthington Gardens adopted codes or ordinances.

Posting of a certificate of occupancy certificate shall be posted in or upon the premises to which they apply so that they are readily visible to anyone entering the premises.

Sign permits will only be issued after a certificate of occupancy is issued. Signage for business must match the name on the certificate of occupancy.

**Note: The building official may, in writing, suspend or revoke a certificate of occupancy if issued in error, or on the basis of incorrect information provided, or when it is determined that the building, structure or portion thereof is in violation of any ordinance, regulation or code adopted by the City of Dalworthington Gardens.**

**A Fire Inspection will be conducted annually. Invoice will be sent to the address listed in this application. The cost of inspection is set by city ordinance and can be found in our fee schedule.**

Office Use Only

Amount Paid \$100.00 Date Received 7/7/2025 Receipt Number CK273846

Clerk C. Numben Zone B-3

Approved by \_\_\_\_\_

Inspected by \_\_\_\_\_ Special Conditions \_\_\_\_\_

TXU Release Date \_\_\_\_\_ Confirmation Number \_\_\_\_\_

Fire Inspection Date \_\_\_\_\_ Approved by \_\_\_\_\_

Gas Line Inspection Needed ☐ Yes ☐ No





C. O. Questionnaire		YES	NO
1.	Are you enlarging an existing tenant space by combining suites, or portions of suites? If yes, list lease spaces being combined _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Will you store, use, dispense or mix flammable or combustible liquids for purposes other than maintenance for operation of equipment? If yes, specify the type of product and the projected quantities _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Will there be any spray painting on the premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Will you handle or use any hazardous or toxic chemicals such as but not limited to oxidizers, corrosive liquids, poisonous gases and radioactive materials? If yes, specify the type and projected quantities _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5A	Will the principal use of the building or tenant space be used for storage? If yes what materials will be stored? _____ What percentage will be used for storage? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5B	How high will materials be stacked? _____ Will the materials be stored on racks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Will the building be equipped with a <input checked="" type="checkbox"/> fire sprinkler system <input type="checkbox"/> standpipe system <input type="checkbox"/> hood ansul system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Will food or beverages be manufactured, packaged, stored, distributed, sold or prepared in any manner other than vending machines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	Will alcoholic beverages be sold for consumption on the premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Will the building or tenant space be used for a sexually-oriented business or adult entertainment As defined within the Code of Ordinance Chapter 17.8.C.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.	Trash Disposal <input checked="" type="checkbox"/> Rented Dumpster <input type="checkbox"/> Curb-Side Pick-Up	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	I have installed or plan to install an alarm system. (Notify DPS and obtain a \$10.00 permit)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.	Will any goods, merchandise or raw materials be stored outdoors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Will any goods or merchandise be displayed outdoors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14.	Will used goods be sold on the premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15.	Will you be performing any of the following processes on the premises? If yes, check: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Treating <input type="checkbox"/> Formulation/Mixing/Processing <input type="checkbox"/> Vehicle Washing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16.	Will any liquid wastes or sludges be generated which are not disposed of in the sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17.	Will any form of waste water pre-treatment be utilized at this facility? If yes, briefly describe _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18.	Will combustible dust be generated (sawdust, fine metal shavings, grain processing/storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19.	Will a swimming pool be located on the premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20.	Will any portion of the building/space be utilized as a classroom, training room or daycare? If yes, <input type="checkbox"/> Age 0-2 1/2 _____ (Number of students) <input type="checkbox"/> older than 2 1/2 _____ (Number of students)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21	Will you be performing any of the following activities or processes on the premises? Check all that would apply <div style="display: flex; flex-wrap: wrap;"> <div style="flex: 1; min-width: 200px;"> <input type="checkbox"/> Restaurant  <input type="checkbox"/> Retail Sales  <input checked="" type="checkbox"/> Office  <input type="checkbox"/> Dance Floor  <input type="checkbox"/> Child Care Center  <input checked="" type="checkbox"/> Personal Services  <input type="checkbox"/> Bar Area  <input type="checkbox"/> Use of Medical Gas  <input type="checkbox"/> Medical/Dental </div> <div style="flex: 1; min-width: 200px;"> <input type="checkbox"/> Sale of alcoholic Beverages  <input type="checkbox"/> Grocery or Convenience Store  <input type="checkbox"/> Food Products  <input type="checkbox"/> Sanding Mill or Wood Cutting  <input type="checkbox"/> Parts or Vehicle Wash  <input type="checkbox"/> Welding or Cutting  <input type="checkbox"/> Warehouse  <input type="checkbox"/> Smoking Section on Premise  <input type="checkbox"/> Assembly/Gathering/Worship </div> <div style="flex: 1; min-width: 200px;"> <input type="checkbox"/> Tire Storage  <input type="checkbox"/> Outside Storage or Display  <input type="checkbox"/> Items stacked higher than 12'  <input type="checkbox"/> Incineration  <input type="checkbox"/> Flammable/Combustible Liquids  <input type="checkbox"/> Painting or Coating  <input type="checkbox"/> Manufacturing  <input type="checkbox"/> Formulation/Mixing/Processing  <input type="checkbox"/> On-Site Sewage Facility </div> </div>		

I hereby certify that I have completed this questionnaire for 3227 Milvian Ave Suite B and know the same to be true and correct.

RICHARD HINTON  
Printed Name

[Signature]  
Signature

6-30-25  
Date

CITY OF DALWORTHINGTON GARDENS  
SPECIAL EXCEPTION APPLICATION

Apple Remarking Richard Hinton  
Applicant's Name (please print)

7-7-25  
Date

2227 Michigan Ave Suite B  
Address

817-271-8364  
Telephone Number

2227 Michigan Ave Suite B  
Property Address

Richard Hinton 7309 Montecello Pkwy  
Property Owner Address Telephone Number

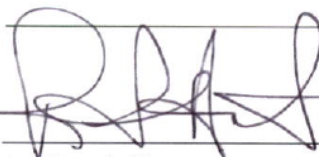
817-583-0420  
Telephone Number

Legal Description of Property

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

Be sure to include the following with your application:

- (1) Exact special exception requested;
- (2) Site plan sketch showing location of the use on property;
- (3) A statement as to why the proposed special exception will not cause substantial injury to the value, use or enjoyment of other property in the neighborhood;
- (4) A statement as to how the proposed special exception is to be designed, arranged and operated in order to ensure that development and use of neighboring property in accordance with the applicable district regulations will not be prevented or made unlikely, and that the value, use and reasonable enjoyment of such property will not be impaired or adversely affected; and
- (5) An identification of any potentially adverse effects that may be associated with the proposed special exception and the means proposed by the applicant to avoid, minimize or mitigate such effects.



Applicant's Signature

7-7-25  
Date

For Office Use Only

Fee Amount: \$500.00

Date: 7/7/2025

Receipt Number: CK273846

Transaction Code - 161



City of Dalworthington Gardens Planning and Zoning Commission & City Council

RE: Zoning Request for 2227 Michigan Avenue Suite B – Auto Sales



To Whom It May Concern,

My name is Richard Hinton, owner of Apple Remarketing. I am respectfully submitting a request for zoning approval at 2227 Michigan Avenue Suite B for the purpose of maintaining my Texas Auto Dealer License.

I have been actively involved in the automobile industry since 1975 and have operated Apple Remarketing at this location for over 20 years. In 2007, I obtained zoning approval for Suite A at the same address. Since then, I have significantly scaled back operations and now run a small, wholesale-only office.

Apple Remarketing does not conduct any retail auto sales. All vehicles are purchased at auctions across the state and sold through the same channels which are strictly wholesale. There are no vehicles displayed for sale outside the office, no signage other than a nameplate on the door, and no advertising or online listings.

The office in Suite B is under 500 square feet, containing a single desk and one computer. I am the sole operator, and my business hours are limited to Thursdays from 10:00 a.m. to 1:00 p.m. This office simply serves as a base for paperwork and licensing purposes.

Regarding impact on surrounding neighborhoods and property values: There is none. Apple Remarketing operates similarly to a stock brokerage but for automobiles. There are no outdoor displays, promotional materials, or customer foot traffic. I am requesting the use of one parking space out front, and no additional modifications or activities will occur at the site.

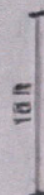
This business is my personal hobby and passion. Over the past two decades of operation at this location, I have never received a complaint from neighbors. I respectfully ask the City of Dalworthington Gardens to recognize that this is not a traditional car dealership, but rather a minimal footprint office used for wholesale license compliance only.

Thank you for your consideration.

Sincerely, Richard Hinton Apple Remarketing

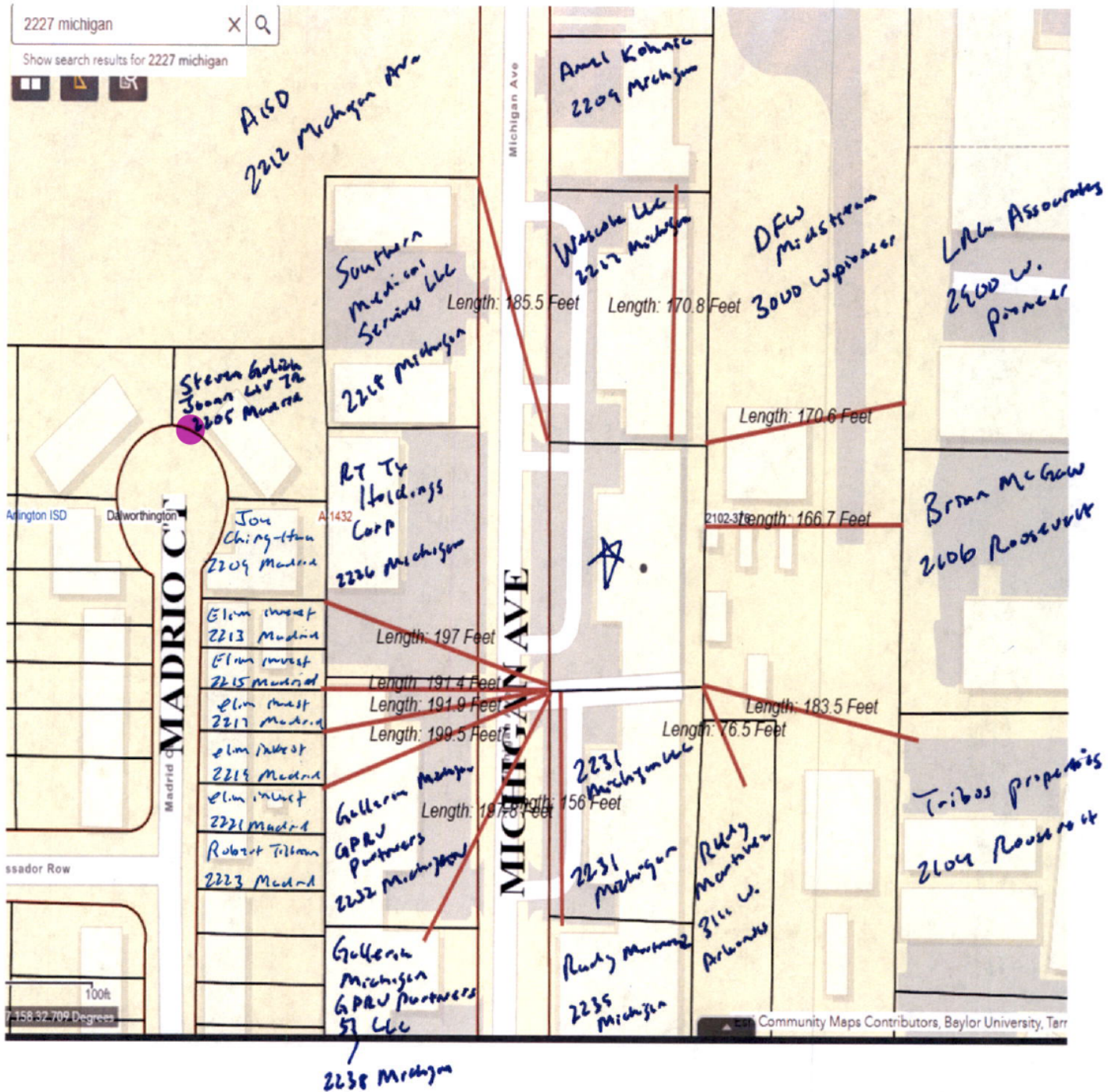


Sketch



2739 Michigan Ave  
Delaware, DE 19803





22 Properties

AISD  
2212 Michigan Ave.  
DWG, Texas 76013

Steven Galich & Joann Liv Tr  
2205 Madrid Court  
DWG, Texas 76013

Jou Ching-Hua  
2209 Madrid Court  
DWG, Texas 76013

Elim Investment Group LLC  
2213 Madrid  
DWG, Texas 76013

Elim Investment Group LLC  
2215 Madrid Court  
DWG, Texas 76013

Elim Investment Group LLC  
2217 Madrid Court  
DWG, Texas 76013

Elim Investment Group LLC  
2219 Madrid  
DWG, Texas 76013

Elim Investment Group LLC  
2221 Madrid  
DWG, Texas 76013

Robert Tillman  
2223 Madrid Court  
DWG, Texas 76013

Southern Medical Services Inc  
2218 Michigan Ave  
DWG, Texas 76013

RT Tx Holdings Corp  
2236 Michigan  
DWG, Texas 76013

Galleria Michigan GPRV Partners 51 LLC  
2232 Michigan Ave  
DWG, Texas 76013

Galleria Michigan GPRV Partners 51 LLC  
2238 Michigan Ave  
DWG, Texas 76013

Amel Kohnic  
2209 Michigan Ave  
DWG, Texas 76013

Wescole LLC  
2217 Michigan Ave  
DWG, Texas 76013

2231 Michigan LLC  
2231 Michigan Ave  
DWG, Texas 76013

Rudy Martinez  
2235 Michigan Ave  
DWG, Texas 76013

Rudy Martinez  
3111 W. Arkansas Lane  
DWG, Texas 76013

DFW Midstream  
3000 W Pioneer  
DWG, Texas 76013

LRG Associates  
2900 W. Pioneer Parkway  
DWG, Texas 76013

Brian McGaw  
2106 Roosevelt Drive  
DWG, Texas 76013

Tribos Properties  
2104 Roosevelt Drive  
DWG, Texas 76013



RECEIVED JUL 28 REC'D

## CITY OF DALWORTHINGTON GARDENS

### NOTICE OF PUBLIC HEARINGS

Re: Special Exception for 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.

To Property Owners within 200' of 2227 Michigan Ave Suite B Dalworthington Gardens, Tarrant County, Texas

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on August 14, 2025 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on August 21, 2025 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

A Special Exception Application for motor vehicle sales in accordance with the City of Dalworthington Garden's Zoning Ordinance Section 14.02.224 (a)(15), online motor vehicle sales for property located at 2227 Michigan Ave Suite B, Dalworthington Gardens.

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

#### COMMENTS:

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

STEPHANIE DIAZ

(PRINTED NAME)

DL Collins Associates, Inc.

2231 Michigan Ave.

(ADDRESS)

(SIGNATURE)

Arlington, Tx 76013

(CITY, STATE, ZIP)

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

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



# *Publisher's Affidavit*

STATE OF TEXAS

COUNTY OF TARRANT

I, JOHN M. BONDURANT, JR., PUBLISHER of the **COMMERCIAL RECORDER**, am over the age of 18, have knowledge of the facts stated herein, and am otherwise competent to make this affidavit. The **COMMERCIAL RECORDER**, of Fort Worth, Tarrant County, Texas, is a newspaper of general circulation which has been published in Tarrant County regularly and continuously for a period of over one year prior to the first day of publication of this notice. The **COMMERCIAL RECORDER** is qualified to publish legal notices according to Article 28e, Revised Civil statutes of Texas.

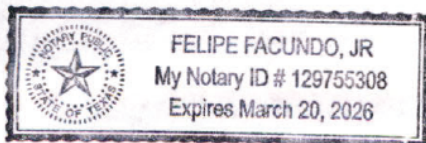
I, solemnly swear that the notice hereto attached was published in the **COMMERCIAL RECORDER**, on the following dates, to-wit:

July 18, 2025



Sworn to and subscribed before me this

18th day of July, A.D. 2025

  
Notary Public, Tarrant County, Texas

## **Public Hearing Notices**

Notice is hereby given that the City of Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on August 14, 2025 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on August 21, 2025 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

\* A Special Exception Application for motor vehicle sales - indoor: Showroom wholly within a building; no vehicle display from outside the building; detailing for sale but no mechanical work allowed; no outside storage in accordance with the City of Dalworthington Garden's Zoning Ordinance subsection (a)(15) of Section 14.02.224. Business located at 2227 Michigan Ave Suite B, Dalworthington Gardens.

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