

**MINUTES of a MEETING
of the
CITY OF DALWORTHINGTON GARDENS
Planning and Zoning Commission
Tuesday, February 6, 2007 7:00 P.M.**

REGULAR SESSION

A regular meeting of the Planning and Zoning Commission was held at **7:00 o'clock p.m. on Tuesday, February 6, 2007** in the Council Chambers of City Hall, 2600 Roosevelt Drive, Dalworthington Gardens, Texas. The following items of business were considered, discussed and acted upon as appropriate by the Commission:

MEMBERS PRESENT:

Lee Brown- Chairman
Graham Schadt
Ed Motley
Steve Crudup

MEMBERS ABSENT:

Lisa Grabowski

STAFF PRESENT:

Melinda Brittain-City Secretary
Stan Wilkes- City Attorney

CALL TO ORDER- Lee Brown called the meeting to order at 7:04 p.m..

1. Minutes of the December 5, 2006 meeting.
Commissioner Crudup made a motion to approve the minutes, seconded by Commissioner Schadt. The motion carried by a vote of 4 ayes and no nays.
2. **Public Hearing:** Garden Town Center- Amended Plan Development, located on the northwest corner of the intersection of Bowen Road and Pleasant Ridge
Applicant: Taurus Bowen Center Limited Partnership

Commissioner Brown opened the public hearing at 7:07 p.m. and asked for public comments. The following people spoke:
Douglas Gilliland, Taurus of Texas-representing the applicant
Dr. Phil and Quito Bailey, 4100 Bowen Road-concerned with wall

There being no other public comments, Commissioner Brown closed the public hearing at 7:20p.m.

Commissioner Motley made a motion to recommend to the city council approval of revisions to the PD plan as submitted by the applicant with the following recommendations:

- the buildings comply with the zoning and building standards otherwise in effect in the city;
- a plan for compliance with sign standards be submitted by the developer;
- the developer should create a vehicle to assure perpetual maintenance of the masonry fence, drainage system, and drainage outflow and common area signs at the property owners' expense;
- the developer should submit to the City Council a lighting plan that minimizes impact of on-premises lighting on adjacent properties.

Commissioner Crudup seconded the motion. The motion carried by a vote of 4 ayes and no nays.

3. Adjourn

Commissioner Crudup made motion to adjourn, Commissioner Motley seconded the motion. The meeting was adjourned by unanimous vote.