

**MINUTES of a MEETING  
of the  
DALWORTHINGTON GARDENS  
PLANNING AND ZONING COMMISSION  
Tuesday, February 7, 2006, 7:00 P.M.**

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A meeting of the Planning and Zoning Commission was held at **7:00 o'clock p.m.** on **Tuesday, February 7, 2006**, in the **Council Chambers of the Dalworthington Gardens City Hall, 2600 Roosevelt Drive, Dalworthington Gardens, Texas**. The following items of business were considered, discussed and acted upon, as deemed appropriate by the Commission:

**Members Present:**

Lee Brown, Chairman  
Graham Schadt, Commissioner  
Steve Loe, Commissioner  
Ed Motley, Commissioner

**Members Absent:**

Lisa Grabowski

**Staff Present:**

Melinda Brittain, City Secretary

CALL TO ORDER, The Commissioner called the meeting to order at 7:00pm

1. Minutes of January 10, 2006 Meeting  
Commissioner Schadt made a motion to approve the minutes with changes to item #2. Commissioner Loe seconded the motion. All voted in favor, motion carried with 4 ayes and 0 nays.

Commissioner Brown opened the public hearing at 7:05 and asked for public comment.

2. **Public Hearing:** Request for Zoning Change from Single Family (SF-1) to Garden Home (GH)  
Applicant: Frank Lawrence  
Location: Lot 4, Block 4, and Lot 4A, Block 4 of the Dalworthington Gardens Addition  
Property Description: The southwest corner of the intersection of Bowen and California, Lot 4, Block 4, contains an existing house, Lot 4a, Block 4 is vacant.  
Present Zoning: SF1 (Single Family Residential)  
The following persons spoke at the public hearing:  
Ed Childress, Aledo- representing Frank Lawrence  
Mary Holly

Donna Tad, California Lane  
Alex Johnson, Texas Drive  
Jack Loggins, Clover Lane  
Cynthia Remsing  
Ms. Favila, California Lane

Mr. Childress addressed the public comments and answered questions regarding the request.

With no other comments, Commissioner Brown closed the public hearing at 7:35pm.

Discussion was had among the P & Z, comments were as follows:

Ed Motley commented in regards to the PD requirements, and stated he was not in favor because it didn't fit with the master plan  
Steve Loe stated he was not in favor, likes the DWG large lot lines, and feels it separated DWG from Arlington  
Graham Schadt would like to see the other development first  
Lee Brown stated it wasn't consistent with master plan

Commissioner Motley made a motion to deny the request. Commissioner Loe seconded the motion. All voted in favor of denying the request by a vote of 4 ayes and 0 nays, motion carried.

Commissioner Brown opened the public hearing at 7:50pm and asked for public comment.

3. **Public Hearing:** Request for Zoning Change from Single Family (SF-1) to Commercial (B1)

**This request has been revised from the original request for (B3) as published.**

Applicant: Munroe McAlpine

Location: Vacant property located on Bowen Rd., south of Clover Lane.

Property Description: 0.8256 acres of land, being a portion of Lot 7, Block 3, Dalworthington Gardens, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-A, Page 105, Plat Records, Tarrant County, Texas.

Present Zoning: SF1 (Single Family Residential)

The following persons spoke at the public hearing:

Munroe McAlpine, Applicant- presented his proposal for a corporate office for mortgage office.

Cathy Stein, 2622 Clover Lane- spoke in opposition

Jack Loggins, Clover Lane- spoke in opposition

There being no other public comment, Commissioner Brown closed the public hearing at 8:00pm.

Commissioner comments were as follows:

Graham Schadt stated he had no problem with the request

Steve Loe doesn't want an array of different uses

Lee Brown commented on spot zoning

Ed Motley stated this would cause too many driveways on Bowen Rd. with individual developments

Commissioner Loe made a motion to deny the zoning change request, 0.8256 acres of land being a portion of Lot 7, Block 3, Dalworthington Gardens Addition. Commissioner Motley seconded the motion. All voted with 3 ayes and 1 nay from Commissioner Schadt, motion to deny carried.

Commissioner Brown opened the public hearing 8:15pm and asked for public comment.

4. **Public Hearing:** Application for preliminary plat.  
Applicant: Charles Wilbanks & Company, Inc.  
Location: Vacant property located on Pioneer Parkway east of Michigan Avenue and west of Roosevelt Drive adjacent to Campo Verde restaurant.  
Property Description: Lot 1, Block 1, Nathan Smith Addition.  
Present Zoning: B3 (Business District)

The following persons spoke at the public hearing:

John Zimmerman, represented Charles Wilbanks and gave presentation

Jack Loggins, Clover Ln

There being no other public comments Commissioner Brown closed the public hearing at 8:25pm.

Commissioner Motley made a motion to approve with engineering comments. Commissioner Loe seconded the motion. All voted in favor with 4 ayes and 0 nays, motion carried.

5. Tabled Item  
**Public Hearing:** Amendment to Title 17: Zoning, Chapter 17.10 – Sign Standards.
6. Adjourn  
Commissioner Loe made a motion to adjourn. Commissioner Schadt seconded the motion, the meeting was adjourned by unanimous vote.