

**MINUTES of a MEETING
of the
CITY OF DALWORTHINGTON GARDENS
Planning and Zoning Commission
Tuesday, May 1, 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, May 1, 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 by the Commission:

MEMBERS PRESENT:

Lee Brown- Chairman
Ed Motley- Commissioner
Lisa Grabowski- Commissioner
Steve Crudup- Commissioner
Graham Schadt- Commissioner

STAFF PRESENT:

Melinda Brittain- City Secretary
Stan Wilkes- City Attorney
Dick Perkins- City Engineer
Krysten Jeter- Deputy City Secretary

CALL TO ORDER- Chairman Brown called the meeting to order at 7:09 p.m.

1. Minutes of the April 3, 2007 meeting.

Commissioner Grabowski made a motion to approve the minutes of the April 3 meeting, Commissioner Crudup seconded the motion, motion passed with 4 ayes and 0 nays.

2. Public Hearing: a request for a planned development submitted by RaceTrac Petroleum, Inc., located in the Dalworthington Gardens Addition, Lots 6B, 7C, 7A1, 7B1, and 7D1, Block 2 at the southwest corner of the intersection of Bowen Road. and Arkansas Lane.

Chairman Brown opened the public hearing at 7:13 p.m. and asked for public comments. The following persons spoke at the public hearing:

1. Cliff Mycoski, speaking for the applicant, gave explanation of request and the site plan

2. Alicia Warner, RaceTrac Petroleum, Atlanta, GA, the engineering project manager, spoke in behalf of the project.
3. Mr. Cho, 2412 South. Bowen Road,
4. Cathy Stein, 2622 Clover Lane,
5. Diana Bosley, *xxxx address*.
6. Bernard Voss, 2405 Yale Street, Arlington TX,
7. Cliff Mycoski addressed some of the concerns stated by those speaking at the hearing.

There being no other public comments, Commissioner Brown closed the public hearing at 8:46 p.m.

It was determined that the hearing was not advertised as requiring a change in zoning classification from “B-2” to “B-3” and therefore did not give legal notice of the proposal.

Commissioner Crudup stated his concern of adequate landscaping. He suggested to the applicant that it would benefit them to see the criteria used by the City in the planned development for Quik Trip and observe the same criteria.

Commissioner Motley made a motion to table this item for correct application and advertisement, Commissioner Schadt seconded the motion. The motion passed by a vote of 4 ayes and no nays.

3. Public Hearing: The commission took up consideration of a request for a planned development submitted by Coy E. Garrett, to be located at the intersection of Bowen and Mayfield, Lot 1 and a portion of Lot 2, Block 5 of the Dalworthington Gardens Addition to the City of Dalworthington Gardens, as described by the plat recorded in Volume 388-A, Page 105 of the Plat Records of Tarrant County, Texas.

Chairman Brown opened the public hearing at 8:02 p.m. and asked for public comments. The following persons spoke at the public hearing:

1. Coy Garrett, 1309 West Abram Street, Suite 200, Arlington TX, speaking for the applicant, stated the purpose of the application, including the need for the drive-through services allowed in the B-3 district.
2. Diana Voss, 2405 Yale Street, Arlington TX
3. Catherine Poppy, 3906 Cornell Drive, Arlington
4. 4. Dave Calcote, 3400 Cornell, Arlington TX
5. Bernard Voss, 2405 Yale Street, Arlington TX
6. Larry Phillips, 2112 Tretorn Court, Arlington, TX
7. Cathy Stein, 2622 Clover Lane,
8. Coy Garrett , addressed flooding issues,

9. Coy Garrett- named exclusions and stated they were looking for restaurant, retail and office space

10. David Harris, 3208 Avon, Arlington TX,

There being no other public comments, Chairman Brown closed the public hearing at 8:46 p.m.

Commissioners' comments were:

Commissioner Motley asked the applicant if he would consider adding wholesale and outdoor displays to the list of exclusions

Commissioner Grabowski asked that restrictions be specifically outlined on plans and final plat.

Commissioner Schadt stated he would like one-story restrictions included in the limitations to the application.

Commissioner Brown stated he would like to see less intensive use for the property and is concerned with height of fence and drainage issues.

It was determined that the hearing was not advertised as requiring a change in zoning classification from "B-2" to "B-3" and therefore did not give legal

Commissioner Motley made a motion to table the request for proper advertisement, Commissioner Schadt seconded the motion. The motion passed by a vote of 4 ayes and no nays.

4. Public Hearing: The Commission took up consideration of a request for approval of a final development plan submitted by Alan B. Curlee/ The Bank, located at Dalworthington Gardens Town Center, Lot 2, Block 1, at the North West corner of the intersection of Bowen Road and Pleasant Ridge.

Commissioner Motley made a motion to take no action on this item, seconded by Commissioner Crudup. The motion passed by a vote of 4 ayes and 0 nays.

5. Public Hearing: The Commission took up consideration of a request for a planned development amendment requested by Arlington Classics Academy, located at 2800 West Arkansas Lane, Dalworthington Gardens Addition, Lot 3, Block 2 .

Chairman Brown opened the public hearing at 9:08 p.m. and asked for public comments. The following persons spoke at the public hearing:

James Collins, Arlington Classics Academy, spoke representing the school and explained that the purpose of the plan amendment was to provide for the expansion of the school by adding classrooms.

Cathy Stein, 2622 Clover Lane,

There being no other public comments, Chairman Brown closed the public hearing at 9:15 p.m.

Commissioner Crudup made a motion to recommend to City Council the approval of the revised Planned Development of Arlington Classics Academy with the further recommendation that articulation of the roof dormers be required as satisfying compliance with the building articulation ordinance and that compliance with the current landscape and screening requirements be enforced. Commissioner Grabowski seconded the motion. Motion passed by a vote of 3 ayes and 1 nay, Commissioner Motley voting nay.

6. Public Hearing: The Commission took up consideration of a request for approval of a final plat submitted by the property owner, Taurus Bowen Business Center, L.P., for Lots 2 thru 6, Block 1, THE GARDENS TOWN CENTER, an addition located at the northwest corner of the intersection of Bowen Road and Pleasant Ridge Road.

Chairman Brown opened the public hearing at 9:00 p.m. and asked for public comments. The following persons spoke at the public hearing:

Alan Curlee, 603 Harwood, Hurst, TX, speaking for the contract purchaser of Lot 2, stated support for approval of the final plat

Bill Allen, 3800 Sunset Lane, speaking for the contract purchaser of Lot 2, stated support for approval of the final plat.

Cathy Allen, 3800 Sunset Lane, speaking for the contract purchaser of Lot 2, stated support for approval of the final plat.

There being no other public comments, Chairman Brown closed the public hearing at 9:03p.m.

Commissioner Motley made a motion to recommend to the city council approval of the final plat, of Lots 2 thru 6, Block 1, THE GARDENS TOWN CENTER, subject to the applicant addressing items 1-7 contained in the City Engineer's comments contained in his letter dated April 29.

Commissioner Grabowski seconded the motion. The motion carried by a vote of 4 ayes and 0 nays.

TABLED ITEM

7. **Public Hearing and possible Action:** Amend Title 17 Zoning Ordinance, Chapter 6 Commercial and Industrial District Regulations, Section 04 "B-3" Business District, Sub-section B. Restrictions on Use with reference to outdoor storage and display of merchandise.

Commissioner Motley made a motion to remove this item from the table. Commissioner Grabowski seconded the motion. The motion passed by a vote of 4 ayes and no nays.

Commissioner Motley then made a motion to table this item and recommend to City Council that the Planning and Zoning Commission have a joint worksession with the City Council to discuss and structure an ordinance relative

to outdoor storage/display of merchandise. Commissioner Crudup seconded the motion. The motion carried by a vote of 4 ayes and 0 nays.

8. Adjourn

There being no further business before the Commission, Commissioner Motley made a motion to adjourn, Commissioner Crudup seconded the motion. The meeting was adjourned by unanimous vote at 9:45 p.m.