

DRAFT

**MINUTES of a MEETING
of the
CITY OF DALWORTHINGTON GARDENS
Planning and Zoning Commission
Tuesday, June 5, 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, June 5, 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:

Graham Schadt, Commissioner
Steve Crudup, Commissioner
Lisa Grabowski, Commissioner
Ed Motley, Commissioner

MEMBERS ABSENT:

Lee Brown, Chairman

STAFF PRESENT:

Melinda Brittain, City Secretary
Stan Wilkes, City Attorney
Dick Perkins, City Engineer

CALL TO ORDER-Commissioner Schadt called the meeting to order at 7:10 p.m.

1. Minutes of the May 1, 2007 meeting.
Commissioner Grabowski made a motion to approve the minutes, Commissioner Motley seconded the motion. All voted in favor, motion carried with 4 ayes and 0 nays.
2. Public Hearing: Consider a request for a change in zoning from B2 Commercial to a planned development with a B3 underlay 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 Rd. and Arkansas Lane.

Commissioner Schadt opened the public hearing and asked for public comments. The following persons spoke:

Bernard Voss, 2405 Yale Dr.

There being no other public comments, Commissioner Schadt closed the public hearing.

Commissioner Motley made a motion to approve the request in zoning with the provision that the signs be modified to the size of the QuikTrip at Bowen and Pleasant Ridge, that the conditions stated in the letter from Dick Perkins dated May 19, 2007 are resolved, and that Note 14 should be modified to include a prohibition of outdoor display.

Commissioner Motley amended the motion to correct the zoning change reference to 7R, Block 2, a 2.121 acre tract as depicted on replat of lots 6 & 7, Block 2 by Mycoskie, Mcinnis, and Associates.

Commissioner Grabowski seconded the motion. All voted in favor, motion carried with 4 ayes and 0 nays.

3. Public Hearing: Consider a request for a Planned Development PD B3 with exclusions detailed in the concept plan 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.

Commissioner Schadt opened the public hearing and asked for public comment.

The following persons spoke at the public hearing:

Coy Garrett, project developer

Bernard Voss, 2405 Yale Drive

Ovida Garner, 2408 Leonard Court

Patrick Crawley, 3309 Roosevelt Drive

There being no other public comments, Commissioner Schadt closed the public hearing.

Commissioner Grabowski made a motion to recommend approval of the revision of zoning with the following stipulations:

- That issues in Dick Perkins letter dated May 27, 2007 are resolved
- That all B3 uses are excluded except for restaurants
- Allow B1 uses
- Allow B2 uses excluding Laundromats
- Recommend an 8 ft. masonry fence
- That the second story should be used only as office spaces,

Commissioner Motley seconded the motion. All voted in favor, motion passed by a vote of 4 ayes and 0 nays.

4. Adjourn

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