

**MINUTES of a MEETING  
of the  
DALWORTHINGTON GARDENS  
PLANNING AND ZONING COMMISSION**

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A meeting of the Planning and Zoning Commission was held at **7:00 o'clock p.m.** on **Tuesday, June 7, 2005**, 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:**

Graham Schadt  
Lisa Grabowski  
Steve Loe  
Ed Motley

**Members Absent:**

Lee Brown

**Staff Present:**

Melinda Brittain- City Administrator  
Stan Wilkes- City Attorney  
Greg Saunders- City Engineer

**CALL TO ORDER**

Graham Schadt called the meeting to order at 7:00pm, in absence of Chairman Brown

1. Minutes of April 19, 2005 Meeting  
On motion by Mr. Loe, seconded by Mrs. Grabowski, it was:

RESOLVED, that the minutes of the meeting of the Planning and Zoning Commission held on April 19, 2005, be approved and placed in the records at the City.

The motion passed by a vote of 3 ayes and 0 nays.

2. Public Hearing: Plat Revision, Lot 9, Dalworthington Gardens Addition  
Mr. Schadt opened the public hearing at 7:03pm  
Mr. Zimmerman commented on the Plat Revision. There being no other persons addressing the Commission, Mr. Schadt closed the public hearing at 7:06pm

On motion by Mr. Motley, seconded by Mr. Loe, it was:

RESOLVED, that the Commission recommend to the City Council the approval of a plat revision of Lot 9, Dalworthington Gardens Addition as applied for.

The motion passed by a vote of 3 ayes and 0 nays

3. Public Hearing: Plat Revision, Lot 3A, Devereaux Addition  
Mr. Schadt opened the public hearing at 7:09pm  
Mr. Zimmerman spoke as the representative of the applicant.. There being no other persons addressing the Commission, Mr. Schadt closed the public hearing at 7:11 p.m.

On motion by Mr. Motley, seconded by Mr. Loe, it was:

RESOLVED, that the Commission recommend to the City Council the approval of a plat revision of Lot 3A, Devereaux Addition as applied for.

The motion passed by a vote of 3 ayes and 0 nays.

4. Public Hearing: Preliminary Plat, Lot 1 & 2, Block 1, McAndrew Addition  
Mr. Schadt opened the public hearing at 7:16pm and asked for comments.  
Mr. Tally spoke in regards to this matter. Mr. Saunders, the City Engineer stated that the storm drain issues needed to be addressed before the final plat is submitted. There being no other persons addressing the Commission, Mr. Schadt closed the public hearing at 7:22pm.

On motion by Mr. Loe, seconded by Mr. Motley it was:

RESOLVED, that the Commission recommend to the City Council the approval of a Preliminary Plat of Lot 1 & 2, Block 1, McAndrew Addition subject to revision addressing the city engineer's notes and comments before the final plat is submitted for City approval.

The motion passed by a vote of 3 ayes and 0 nays.

5. Public Hearing: Preliminary Plat, Lot 1 & 2, The Gardens Town Center  
Mr. Schadt opened the public hearing at 7:25 and asked for public comment.  
Mr. Cotter spoke representing the Gardens Town Center, and stated that the preliminary plat would show shared access included. There being no other persons addressing the Commission, Mr. Schadt closed the public hearing at 7:28pm

On motion by Mrs. Grabowski, seconded by Mr. Motley it was:

RESOLVED, that that the Commission recommend to the City Council the approval of Preliminary Plat, Lot 1 & 2, The Gardens Town Center

be approved and placed in the records at the City.

The motion passed by a vote of 3 ayes and 0 nays.

6. Public Hearing: Amendments to Title 17 to implement “Garden Home” district.

On motion by Mr. Motley, seconded by Mrs. Grabowski, it was:

RESOLVED, that the following amendments to Title 17 to implement “Garden Home” district be recommended to Council for approval:

HEIGHT	35 ft.
AREA	
Lot area, minimum dwelling unit (in square feet)	6000
Living area, minimum dwelling unit (in square feet)	2000
LOT	
Width (minimum in feet)	50
Coverage, building (in square feet)	50%
Coverage, impervious surface (in square feet)	70%
YARDS (in feet)	
Front	15
Side	5, 15 on corner or end lot
Rear	15
PARKING (per dwelling unit)	
Covered (garage, no front entry)	2 car unit
Guest	2 off-street
DESIGN STANDARDS	
Masonry	85%
Roof Pitch	8-12
40 yr. Profile Shingle	
Garage	j-entry or rear entry only

The motion passed by a vote of 3 ayes and 0 nays.

7. Public Hearing: Amendments to Title 17.4.03.C to relax pool set backs

On motion by Mrs. Grabowski, seconded by Mr. Loe it was:

RESOLVED, that that the Commission recommend to the City Council that no action be taken to amend the present pool set back requirement contained in Title 17, Section 17..4.03.C.

The motion passed by a vote of 3 ayes and 0 nays.

8. Adjourn

On motion by Mr. Motley, seconded by Mr. Loe, by unanimous vote, the meeting was adjourned at 8:30 pm.