

**MINUTES of a MEETING
of the
DALWORTHINGTON GARDENS
PLANNING AND ZONING COMMISSION
Tuesday, August 2, 2005, 7:00 P.M.**

A meeting of the Planning and Zoning Commission was held at **7:00 o'clock p.m.** on **Tuesday, August 2, 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
Ed Motley
Steve Loe
Lee Brown**

Members Absent:

Lisa Grabowski

Staff Present:

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

CALL TO ORDER- Chairman Brown called the meeting to order at 7:00pm

1. Minutes of June 7, 2005 Meeting

Commissioner Motley made a motion to approve the minutes with corrections made to item 5, in regards to roof pitch, seconded by Commissioner Loe. Motion passed by a vote of 3 ayes and 0 nays.

The Chairman took the agenda out of order and addressed agenda item 3.

2. Public Hearing: Planned Development Preliminary Plat, Lots 1-21 The Gardens at Elkins Park Addition , Arkansas Lane

Chairman Brown opened the public hearing and asked for comments:

Linda Oliver, Madrid Ct.- spoke in favor of development

Mark Viscuso, Montessori School representative- concerned with the buffer, appearance, types of residents, height requirements

Kim White, Sunset Oaks- Concerned over rental homes

Commissioner Motley made a motion to recommend the Planned Development Preliminary Plat, Lots 1-21 The Gardens at Elkins Park Addition, Arkansas Lane be approved subject to the following:

1. Residential portion shall be surrounded by a 6ft. masonry fence.
2. The comments made by Teague, Nall, and Perkins on July 29, 2005 be addressed.
3. Private street and gate be of a design and subject to covenants made by City Council. Such covenants shall consider adequate provisions to maintain the private access drive and to provide emergency and other public services.

3. Public Hearing: Petition for Change of Zoning classification for Lot 1R, Block 1, Dalworthington Gardens Addition (as currently recorded) Lots 2-21 The Gardens at Elkins Park Addition (as proposed) from B2 (commercial), as presently zoned, to GH (garden home). Lot 1 (as proposed) is to remain B2 Commercial.

Commissioner Brown opened the Public Hearing and asked for comments:

1. Roy Bingham, Arlington- described the project
2. Ahmed Comash- Engineer on the project, spoke of gated subdivision
3. Mark Viscuso- in favor
4. Frank Lawrence- Developer of project, stated that the utility easement is a 15' buffer.

Commissioner Motley made the motion to approve the Petition for Change of Zoning classification for Lot 1R, Block 1, Dalworthington Gardens Addition (as currently recorded) Lots 2-21 The Gardens at Elkins Park Addition (as proposed) from B2 (commercial), as presently zoned, to GH (garden home). Lot 1 (as proposed) to remain B2 Commercial for recommendation to Council. Commissioner Loe seconded the motion. Motion passed by a vote of 3 ayes and 0 nays.

Commissioner went back to agenda item 2 and continued meeting in order of the agenda

4. Adjourn

Commissioner Loe made a motion to adjourn. Commissioner Motley seconded. Motion passed by a vote of 3 ayes and 0 nays.