

**MINUTES of a MEETING  
of the  
CITY OF DALWORTHINGTON GARDENS  
Zoning Board of Adjustments  
Monday, August 6, 2007, 7:00 P.M.**

---

**REGULAR SESSION**

A regular meeting of the Zoning Board of Adjustments was held at **7:00 o'clock p.m. on Monday, August 6, 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:**

Ned Webster, Chairman  
Ken Kiser, Board Member  
Charles Miller, Board Member  
Philip Szurek, Alternate Board Member

**MEMBERS ABSENT:**

John Anton, Board Member  
Seth Tibbetts, Board Member

**STAFF PRESENT**

Melinda Brittain, City Secretary  
Stan Wilkes, City Attorney  
Krysten Jeter, Dep. City Secretary

CALL TO ORDER- Chairman Webster called the meeting to order at 7:00 p.m.

**1. Minutes of the June 4, 2007 meeting.**

Board member Miller made a motion to approve the minutes; Board member Kiser seconded the motion. All voted in favor, motion carried with 3 ayes and 0 nays.

**2. Public Hearing and possible Action:** Request for Variance to building setbacks as required by Title 17.5 Residential District Regulations, 01. General Provision, A. Table of Standards of the Dalworthington Gardens City Code.

Applicant: Kelly Beal

Location: 10 Garden Lane

Property Description: Lot 10, Block 1, The Gardens, an addition of Dalworthington Gardens, Tarrant County. TX

Zoning: SF – 1

Chairman Webster opened the public hearing at 7:02 p.m. and asked for public comments The following persons spoke in favor of the request:

Larry Kelly, 3314 Roosevelt Dr.- owner of property

The following persons spoke in opposition to the request:

Bill Allen, 3800 Sunset Lane

Cathy Stein, 2622 Clover Lane

There being no other public comments, Chairman Webster closed the public hearing at 7:13 p.m.

Board member Kiser made a motion to deny the request for variance as it did not impose a hardship; Board member Szurek seconded the motion. All voted in favor, motion carried with 3 ayes and 0 nays.

**3. Public Hearing and possible Action:** Application for Special Exceptions as follows:

**a.** 17.8.01.C.2 Amusement or entertainment

**b.** 17.8.01.C.8 Service of alcoholic beverages for on-premises consumption

Applicant: Sergio Berumen, DBA Wet Willies Billiards and Sports Bar, LLC.

Location: 2114A Roosevelt Dr., Campo Verde Square Shopping Center

Property Description: Section of shopping center at the southwest intersection of Pioneer Pkwy. and Roosevelt Dr., Dalworthington Gardens, Tarrant County, Texas.

Zoning: B3-Commercial

Chairman Webster opened the public hearing at 7:17 p.m. and asked for public comments. The following persons spoke in favor:

Sergio Beruman, applicant

Jean Pierre, Campo Verde Square

Cathy Stein, 2622 Clover Lane

James Williams, Campo Verde

**4. Adjourn**

Board member Kiser made a motion to adjourn; Board member Miller seconded the motion. All voted in favor, meeting was adjourned at 8:00 p.m.