

**MINUTES of a MEETING
of the
CITY OF DALWORTHINGTON GARDENS
Planning and Zoning Commission
Tuesday, September 4, 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, September 4, 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:

Lee Brown, Chairman
Steve Crudup, Commissioner
Brett Hall, Commissioner

MEMBERS ABSENT:

Graham Schadt, Commissioner
Ed Motley, Commissioner

STAFF PRESENT:

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

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

1. Minutes of the August 7, 2007 meeting.

Commissioner Hall made a motion to approve the minutes; Commissioner Crudup seconded the motion. All voted in favor, motion carried with 3 ayes and 0 nays.

2. Public Hearing: Consider application for a plat revision:

Applicant: John and Kathleen Brennan

Location: 3614 Sunset Lane

Property Desc: Lot 1-R, Block 7, Dalworthington Gardens

Chairman Brown opened the public hearing at 7:02 p.m. and asked for public comments. There being no public comments, Chairman Brown closed the public hearing at 7:02 p.m.

Commissioner Crudup made a motion to table the application until the following issues are resolved on the plat:

- Show proof of the existing house side clearance conformation to zoning regulations. (Staff suggests the house to be shown on the plat and side yard marked to prove 25 ft. side yard.)
- Dedication text to be included regarding drive approach entrance to the street.
- Reference of a visibility triangle in the northwest corner of the property.
- Description of 1R includes street dedication running through the lot in the northwest corner. The lines need to be moved.

Commissioner Hall seconded the motion. All voted in favor, motion carried with 3 ayes and 0 nays. The application was tabled

3. Public Hearing: Consider application for Amended Concept Plan:

Applicant: Quik Trip

Location: Dalworthington Gardens Addition, Lot 1, Block 1

Property Desc: Northwest corner of the intersection of Bowen Rd. and Pleasant Ridge.

Chairman Brown opened the public hearing at 7:21 p.m. and asked for public comments. The following persons spoke at the public hearing:

J.D. Dudley, Quik Trip representative- 14450 Trinity Blvd., suit 300, Ft. Worth

There being no other public comments, Chairman Brown closed the public hearing.

Commissioner Crudup made a motion to approve the amended concept plan; Commissioner Hall seconded the motion. All voted in favor, motion carried with 3 ayes and 0 nays.

4. Provide ZBA with a recommendation of business request compatibility with the 2005 Comprehensive Plan

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

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

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

Zoning: B3

Commissioner Hall made a motion to recommend the business request as it conforms to the master plan referencing the "Pioneer Parkway/Arkansas Lane Commercial Area" section of the 2005 Comprehensive Plan, paragraph 2 "The Redevelopment of these properties is important to the commercial development

of the city and the need for additional sales tax revenue; Commissioner Crudup seconded the motion. All voted in favor, motion carried with 3 ayes and 0 nays. Commissioner Crudup made a motion recommending that ZBA address the following items: lighting, parking, signs, and no outdoor functions or entertainment.

5. Public Hearing: Amendment to Chapter 17.11 of the Zoning Ordinance concerning tree preservation.

Chairman Brown opened the public hearing at 7:49 p.m. and asked for public comment. The following persons spoke at the public hearing:

Cathy Stein, 2622 Clover Lane

There being no other public comments, Chairman Brown closed the public hearing at 8:01 p.m.

Commissioner Crudup made a motion to table the amendment; Commissioner Hall seconded the motion. All voted in favor, motion carried with 3 ayes and 0 nays. The amendment was tabled

6. Public Hearing: Consider application for Change of Zoning

Applicant: Larry Evans

Location: 2701 Pleasant Ridge

Property Desc: Track 181, J.W. Hale Addition

Current Zoning: B1

Proposed Zoning: B3

Chairman Brown opened the public hearing at 8:09 p.m. and asked for public comments. The following persons spoke at the public hearing:

Larry Evans, 2402 Perkins Road, applicant

Cathy Stein, 2622 Clover Lane

There being no other public comments, Chairman Brown closed the public hearing at 8:25 p.m.

Commissioner Crudup made a motion to deny the application; Commissioner Hall seconded the motion. All voted in favor, motion carried with 3 ayes and 0 nays.

7. Adjourn

Commissioner Hall made a motion to adjourn, Commissioner Crudup seconded the motion. All voted in favor, meeting was adjourned by a vote of 3 ayes and 0 nays.