

**MINUTES of a MEETING  
of the  
CITY OF DALWORTHINGTON GARDENS  
Zoning Board of Adjustments  
Monday, September 10, 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, September 10, 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  
John Anton, Board member  
Charles Miller, Board member

**MEMBERS ABSENT:**

Seth Tibbetts

**STAFF PRESENT:**

Melinda Brittain, City Secretary  
Krysten Jeter, Dep. City Secretary

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

**1. Minutes of the August 6, 2007 meeting.**

Board member Miller made a motion to approve the minutes; Board member Kiser seconded the motion. Motion carried by a vote of 2 ayes and 1 abstain from Board member Anton, as he was not present at the August meeting.

**2. 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

Board member Miller made a motion to untable the item, Board member Kiser seconded the motion, all voted in favor.

Chairman Webster opened the public hearing at 7:01 p.m. and asked for public comments. The following persons spoke in favor:

Sergio Berumen, applicant  
Jean Pierre, owner of shopping center

There being no other public comments, Chairman Webster closed the public hearing at 7:10 p.m.

Board member Miller made a motion to table, with the following to be addressed before the next ZBA meeting:

1. ZBA would like a ruling from the City Council to entertain a "hold harmless" agreement for the 11 parking spaces in the northeast corner which extend into the City right of way.
2. Provide a mock-up of the parking plan labeled "2" to depict parking spaces running parallel on the northeast and northwest corners of the property.
3. Provide City Staff with the plan you wish the Fire Department to review. The Fire Chief will provide comments/recommendations to ZBA.
4. Provide City Staff with the parking plan you wish to have reviewed for maneuverability. City Staff and the City Engineer will provide comments/recommendations to ZBA.
5. City Staff will provide comments/recommendations from the Chief of Police regarding the concept of a cross-walk to the Adult Day Care facility parking lot across the street.
6. To enable ZBA to consider the Adult Day Care facility parking spaces as part of the parking plan: the tract must be dedicated to parking use by an instrument filed for record and consolidated under a single certificate of occupancy with the principle use.

Board member Kiser seconded the motion. All voted in favor, motion carried by a vote of 3 ayes and 0 nays.

### **3. Adjourn**

Board member Kiser made a motion to adjourn; Board member Anton seconded the motion. Meeting was adjourned by unanimous vote.