

**Planning and Zoning Commission
Regular Meeting Minutes
July 3, 2018**

1. Call to Order

Chairman Brett Hall called the meeting to order at 7:00 p.m. with the following present:

Members Present

Brett Hall
Louis Celone
Maurice Clark
Tim Butler, Alternate
Todd Batiste, Alternate

Staff and Council Present:

Cathy Stein, Council Liaison
Sherry Roberts, City Administrator
Gary Harsley, City Services and Fire Prevention Administrator
Lola Hazel, City Secretary

2. Approval of minutes for June 5, 2018.

A motion was made by Board Member Todd Batiste and seconded by Board Member Louis Celone to approve the minutes for June 5, 2018.

Motion carried by the following vote:

Ayes: Members Hall, Celone, Clark, Butler, Batiste
Nays: None

3. Conduct a public hearing on the creation of a mixed-use zoning district and the rezoning of property at the Southwest corner of Bowen Road where it intersects Arkansas Lane from Commercial Zoning to Mixed-Use Zoning, being 7.168 acres of land located in the L. Randal Survey, A-1311, City of Dalworthington Gardens, Tarrant County, Texas.

Chairman Hall opened the public hearing at 7:01 p.m. to hear public comment on the rezoning consideration.

1. Betty Eixmann, 2608 W. Arkansas: spoke to having her property considered for rezoning to mixed-use and inquired about potential types of businesses allowed in a mixed-use zoning district.

With no one else desiring to speak, Chairman Hall closed the public hearing at 7:03 p.m.

4. Discussion and possible action on the following:

a. Creation/addition of a mixed-use zoning district.

The Commission discussed the following points on proposed mixed-use zoning district ordinance:

- Consideration of an overlay ordinance versus a district
- Consideration of hotel, boutique hotel, and bed and breakfast as allowed uses

- Consideration to have the Planning and Zoning Commission and Council approve all applications similar to the approval process for a planned development.
- Consideration for a max building height of three (3) stories for hotels and similar uses
- Change the majority of the regulations to be less restrictive so as not to deter potential businesses
- Addition of a section allowing exceptions to set guidelines so Planning and Zoning and Council could consider a business that doesn't meet all criteria.

The Commission asked staff to incorporate these changes into the ordinance and bring back to the August 7, 2018 meeting for consideration.

A motion was made by Board Member Todd Batiste and seconded by Board Member Tim Butler to table this item until the August 7, 2018 meeting.

Motion carried by the following vote:

Ayes: Members Hall, Celone, Clark, Butler, Batiste

Nays: None

- b. Rezoning property at the Southwest corner of Bowen Road where it intersects Arkansas Lane from Commercial Zoning to Mixed-Use Zoning, being 7.168 acres of land located in the L. Randal Survey, A – 1311, City of Dalworthington Gardens, Tarrant County, Texas.**

A motion was made by Board Member Todd Batiste and seconded by Board Member Tim Butler to table this item until the August 7, 2018 meeting.

Motion carried by the following vote:

Ayes: Members Hall, Celone, Clark, Butler, Batiste

Nays: None

- c. Updates to the Comprehensive Plan and updates to ordinances in conjunction with said updates to the Comprehensive Plan.**

The Commission discussed the following changes to the Comprehensive Plan and asked staff to bring the Gardens Home Ordinance and ordinance references to buffer zones to the August 7, 2018 meeting for review.

Page 12: Residential Objectives

Objective 1: ~~Encourage large lot single family residential subdivisions in appropriate locations for residential development.~~ **Maintain rural character of single family subdivisions.**

Objective 2: ~~Maintain existing area of medium density multifamily residential development.~~ **Provide adequate zoning for an aging community with smaller lot sizes.**

Objective 3: Ensure the high quality of housing conditions through development standards and policies.

Objective 4: Promote good design and compatible land use relationships in all developments.

Objective 5: ~~Provide adequate zoning for an aging community with smaller lot sizes.~~

Maintain existing area of medium density multifamily residential development.

Page 12: Residential Policies

Policy 1: Establish required buffer zones for transition in zoning **where appropriate.**

~~Policy 4: Where appropriate, work with homeowner associations (HOA) to provide upkeep of private accesses and utilities and to encourage enforcement of deed restrictions in respective subdivisions.~~

5. Discussion and possible action to set the next meeting date.

The next meeting date was set for August 7, 2018 at 7:00 p.m.

6. Adjourn

A motion was made by Board Member Todd Batiste and seconded by Board Member Louis Celone to adjourn the meeting at 9:40 p.m.

Motion carried by the following vote:

Ayes: Members Hall, Celone, Clark, Butler, Batiste

Nays: None