

Notice of a Meeting
Dalworthington Gardens Planning and Zoning Commission

October 3, 2024 at 6:00 p.m.
City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).

1. Call to Order
2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.
3. Minutes
 - i. 9.12.2024 Minutes
4. Discussion and possible recommendation on an Application for Planned Development for property located at 3513 S. Bowen Road, Dalworthington Gardens Addn Block 5, Lot 2A4
 - i. Conduct Public Hearing
 - ii. Discussion and action
5. Future agenda items.
6. Adjourn

CERTIFICATION

This is to certify that a copy of the **October 3, 2024**. Planning and Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofdwg.net, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: _____ TIME OF POSTING: _____ TAKEN DOWN: _____

Sandra Ma, City Secretary

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
September 12, 2024

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:00 pm. with the following present:

Members Present

Todd Batiste, Chairperson
Maurice Clark, Vice Chairperson
Anthony Parker, Alternate
Tom McCarty, Alternate

Members Absent:

Brian Colin
Johanna Storm

Staff Present:

Sandra Ma, City Secretary

- 2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.**

None

3. Approval of minutes

- i. 5.2.2024 Minutes**
- ii. 8.1.2024 Minutes**

A motion was made by Commissioner Tom McCarty and seconded Commissioner Anthony Parker to approve items i and ii.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Parker and McCarty

Nays: None

4. Discussion and possible recommendations to approve the Comprehensive Plan

- i. Conduct Public Hearing**
- ii. Discussion and action**

Background Information: Staff is presenting the final version of the Comprehensive plan for recommendation.

Notification of tonight's public hearing was published in the Commercial Recorder. Recommendations(s) From the P&Z commission will be heard for final consideration by City Council Members at the City Council Meeting on September 19, 2024 at 7:00 p.m.

Chairperson Todd Batiste opened the public hearing at 6:02 p.m.
The public hearing was closed at 6:02 p.m.

A recommendation was made by Vice Chairperson Maurice Clark and seconded by Commissioner Anthony Parker to approve the Comprehensive Plan

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Parker and McCarty

Nays: None

5. Discussion and possible recommendation on a Zoning Change Application for Garden Homes, Property located At 2601 and 2615 California Lane, Eleanor Estes, Block 1 Lots 1-6.

i. Conduct Public Hearing

ii. Discussion and action

An application with a concept plan was received by Julie Vu for a Zone Change Application from Single Family Residential (SF) Ordinance 14.02.172 to Garden Homes (GH) Ordinance 14.02.174.

The Concept Plan was forwarded to the city engineer for review on August 23, 2024 and returned on September 6, 2024 with comments

The city has notified all property owners within 200' of the subject's property and included information on how to provide public comments at both the planning and zoning meeting, September 12, 2024 and city council meeting, September 19, 2024. Notice of this meeting was also posted in the Commercial Recorder. Recommendations will be heard for consideration by City Council Members at the City Council meeting September 19, 2024 at 7:00 p.m.

Chairperson Todd Batiste opened the public hearing at 6:06 p.m.

Larry Stein, 2622 Clover, spoke in opposition

Ned Webster, 3301 Evie, spoke in opposition

Tracee Rodriguez, 2616 S. Bowen Road, spoke in opposition

Philip Fairweather, 2614 S. Bowen Road, spoke in opposition

Andy Nguyen, Applicant gave presentation

Victor Rodriguez, 2616 S. Bowen Road, spoke in opposition

The public hearing was closed at 6:48 p.m.

Catherine Whittington, 2804 Harder, emailed in opposition

Jill and George Howard, 2716 Harder, emailed in opposition

Scott McCaskey, 2501,2601, and 2615 California Lane emailed in opposition

A recommendation was made by Commissioner Tom McCarty and seconded by Vice Chairman Maurice Clark to approve the zoning change from Single Family Residential to Garden Homes.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Parker and McCarty

Nays: None

6. Discussion and possible recommendation on a Zoning Change Application for Planned Development PD-BR Zoning Overlay for property located at Lot 4-A, Block 4, 2500 and 2512 California Lane.

i. Conduct Public Hearing

ii. Discussion and action

An application with a concept plan was received by Leanora Eidson for a Zone Change Application from Single Family Residential (SF) Ordinance 14.02.172 to Planned Development Bowen Road Overlay District (PD-BR) Ordinance 14.02.275.

The Concept Plan was forwarded to the city engineer for review on August 23, 2024. Comments from the engineer returned September 6, 2024

The city has notified all property owners within 200' of the subject's property and included information on how to provide public comments at both the planning and zoning meeting, September 12, 2024 and city council meeting, September 19, 2024. Notice of this meeting was also posted in the Commercial Recorder. Recommendations will be heard for consideration by City Council Members at the City Council meeting September 19, 2024 at 7:00 p.m.

Chairperson Todd Batiste opened the public hearing at 6:57 p.m.

Jeff Linder with Bannister Engineering, 240 N Mitchell, gave presentation.

Chairperson Todd Batiste closed the public hearing at 7:07 p.m.

A recommendation was made by Commissioner Tom McCarty and seconded by Commissioner Anthony Parker to approve the zoning change from Single Family Residential to Planned Development Bowen Road Overlay District (PD-BR).

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Parker and McCarty

Nays: None

- 7. Discussion and possible recommendation on a Special Exception Application- except for brewpubs an wineries, Service of alcoholic beverages for on-premises consumption, property located at The Garden Town Center, 4130 S. Bowen Road Suites 105-107. Business – Grounds and Gold.**
 - i. Conduct Public Hearing**
 - ii. Discussion and action**

Chairperson Todd Batiste opened the public hearing at 7:17 p.m.

With no one desiring to speak Chairperson Todd Batiste closed the public hearing at 7:17 p.m.

A recommendation was made by Vice Chairperson Maurice Clark and seconded by Commissioner Anthony Parker to approve of alcoholic beverages for on-premises consumption for property located at The Garden Town Center, 4130 S. Bowen Road Suites 105-107. Business – Grounds and Gold

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Parker and McCarty

Nays: None

8. Future Agenda Items

None

9. Adjourn

Meeting was adjourned at 7:23 p.m.

Staff Agenda Report

Agenda Item: 4.

Agenda Subject:

Discussion and possible recommendation on an Application for Planned Development for property located at 3513 S. Bowen Road, Dalworthington Gardens, Addn Block 5, Lot 2A4

Background Information:

An application with a concept plan was received by Jim Lucas for a planned development of City Ordinance Chapter 14 Division 7 Overlay District Regulations.

The Concept Plan was forwarded to the city engineer for review on September 14, 2024. Comments from the engineer returned on September 26, 2024

The city has notified all property owners within 200' of the subject's property and included information on how to provide public comments at both the planning and zoning meeting, October 3, 2024 and city council meeting, October 17, 2024. Notice of this meeting was also posted in the Commercial Recorder. Recommendations will be heard for consideration by City Council Members at the City Council meeting October 17, 2024 at 7:00 p.m.

Recommended Action/Motion:

Recommend or Deny the applicaion for planned development for property located at 3513 S. Bowen Road, Dalworthington Gardens, Addn Block 5. Lot 2A4

Attachments:

Planned Development Application

Concept Plan

Initial Concept Plan Submittal Review from Engineer

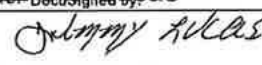
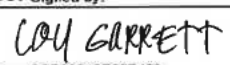



Application for
Planned Development

CITY OF DALWORTHINGTON GARDENS

2600 Roosevelt
TEL. 817-274-7368 FAX 817-265-4401
www.cityofdwa.net

Check One: Concept Plan Preliminary Plan Concept Plan Amendment
 Final Plat Plat Revision

Subdivision/Development Name: Dalworthington Gardens Addition	
Name: _____	Lot & Blocks: <u>Lot 2A4 Block 5</u>
Applicant (Developer/Subdivider) 817-307-9752	
Printed Name: <u>Jim Lucas</u>	Phone: _____
Signature:  <small>1596BCD49DF742B...</small>	Date: <u>9/10/2024</u> Fax: _____
Address: <u>1321 Precinct Line Road</u>	E-mail: <u>jimmy@familyowned.net</u>
City/State/Zip: <u>Hurst, Texas 76053</u>	
Record Owner of Property (If different than applicant) 817-307-9990	
Printed Name: <u>Coy Garrett</u>	Phone: _____
Signature:  <small>8CD22212E27E408...</small>	Date: <u>9/10/24</u> Fax: _____
Address: <u>1600 W. Abram</u>	E-mail: <u>coy@coygarrett.com</u>
City/State/Zip: <u>Arlington, Texas 76013</u>	
Agent/Consultant/Plat Preparer	
Firm: <u>Huffman Real Estate Services</u>	
Representative Name (Print): <u>Melissa Huffman</u>	Phone: <u>817-296-6455</u>
Signature:  <small>64D05DA205C74F1...</small>	Date: <u>9/10/2024</u> Fax: _____
Address: _____	E-mail: <u>melissa@huffman-re.com</u>
City/State/Zip: _____	

Office Use Only

Fee: _____ Date Paid: _____ Receipt# _____
Application Received by: _____ Date Filed: _____



September 26, 2024

Sandra Ma
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

RE: Initial Concept Plan Submittal Review
Lucas Funeral Home
KHA No. 068302513

Dear Sandra:

We have completed our review of the initial submittal of the Concept Plan for the above referenced project. The Concept Plan was received via email for review on September 14, 2024

We offer the following comments which are based on the requirements outlined in Chapter 14 of the City of Dalworthington Gardens Code of Ordinances:

- 1) Per section 14.02.221(b)(2) of the DWG Code of Ordinances, for multi-story structures on property adjacent to a residential district, the minimum yard abutting the residential district shall be increased by 5' for each story more than 1. Increase the eastern and southern setbacks by 5'.
- 2) Per sections 14.02.125 and 14.02.275(h) of the DWG Code of Ordinances, screening is required along the entire property line when the adjacent zoning is single-family. Provide screening along the eastern and southern property lines.
- 3) Per section 14.02.374(a)(12) of the DWG Code of Ordinances, 1 space for every 3 people lawfully permitted within all viewing rooms/chapels at one time is required. Specify this on the concept plan.
- 4) Per section 14.02.479(1)(D) of the DWG Code of Ordinances, whenever an off-street parking or vehicular use area abuts an adjacent property line, a perimeter landscape area at least 10 feet in width shall be maintained between the edge of the parking area and the adjacent property line.
- 5) Reference section 14.02.421 – 14.02.425 of the DWG Code of Ordinances and verify that the proposed sign meets all stated requirements. If any deviations are being requested with this PD, state these on the concept plan.
- 6) Specify the percent coverage of impervious surface on the concept plan.

Additional comments may be required based on discussions with city staff. If required, additional comments will be provided to the applicant prior to the P&Z meeting.

Modifications to the documents may result in additional comments not noted in this letter. A detailed review of the roadway, water, sewer, and drainage facilities will be completed at time of construction drawing submittal.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Brandon Bell, P.E.

Brandon Bell, P.E.