

**Planning and Zoning Commission
Meeting Minutes
April 22, 2019**

1. Call to Order

Chairman Todd Batiste called the meeting to order at 6:00 p.m. with the following present:

Members Present:

Todd Batiste, Chair
Maurice Clark, Vice Chair
Tim Butler
Brian Colin, Alternate

Members Absent:

Johanna Storm
Louis Celone
Paul Sweitzer, Alternate

Staff and Council Present:

Cathy Stein, Council Member
Sherry Roberts, City Administrator
Lola Hazel, City Secretary

2. Introduce new members.

No action taken.

3. Approval of minutes

a. Approval of February 25, 2019 minutes.

A motion was made by Commissioner Maurice Clark and seconded by Commissioner Brian Colin to approve the February 25, 2019 minutes.

Motion carried by the following vote:
Ayes: Members Clark, Butler, and Colin
Nays: None

4. Consideration to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, to add a special exception to permit the use of a brewpub and winery in certain commercial and mixed-use areas.

- a. Conduct a public hearing.**
- b. Discussion and possible action.**

Chairman Todd Batiste opened the public hearing at 6:01 p.m.

With no one desiring to speak, Chairman Todd Batiste closed the public hearing at 6:01 p.m.

Background information on this item: A gentleman has approached the city wanting to do a brewpub in DWG. We have been in discussions with him for months as he's tried to find the perfect spot for his new business. He

wants to be in DWG, not Arlington, so staff has worked with him to figure out appropriate regulations and avenue to get him here.

In looking at allowed uses in commercial districts, there is no current land use allowing a brewpub which is the primary use for this business. The sale of alcoholic beverages is allowed in certain cases but as a secondary or incidental use. Staff went before city council for direction to ensure council would entertain the idea of such a business in DWG. Council gave staff direction to begin the process to add “brewpub” as a special exception in B-2, B-3, and LI commercial zoning districts.

Included in suggested changes is a small revision to the recently adopted mixed-use ordinance. The mixed-use ordinance includes “brewery” in the use matrix. The city can only allow uses involving alcohol in accordance with the local option regulations in DWG. “Brewery” and “brewpub” are different by TABC regulations. The city can allow a “brewpub” under our current regulations but not a “brewery”.

Suggested changes as follows:

1. Define “brewpub”
2. Define “winery” (it is alcohol related and needed to be defined, so addressing at same time)
3. Add “brewpub” as special exception in B-2, B-3, and LI zoning districts.

A motion was made by Commissioner Maurice Clark and seconded by Commissioner Tim Butler to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, to add a special exception to permit the use of a brewpub and winery in B-2, B-3, and LI zoning districts.

Motion carried by the following vote:

Ayes: Members Clark, Butler, and Colin

Nays: None

5. Consideration to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding accessory buildings being used for dwelling purposes.

Background information on this item: The ordinance regulating accessory buildings was amended in March 2018. During that amendment, the Planning and Zoning Commission (P&Z) intended to review the ordinance at a later date to make amendments that did not explicitly prohibit accessory buildings to be used as dwellings. The review was to take place during the review of the Comprehensive Plan. Now that P&Z is at a stopping point on the Comprehensive Plan, the additional review of the accessory building ordinance can commence.

No action was taken on this item.

6. Adjourn

The meeting was adjourned at 6:50 p.m.

Todd Batiste, Chairman

ATTEST:

Lola Hazel, City Secretary