

**Planning and Zoning Commission  
Meeting Minutes  
August 7, 2018**

**1. Call to Order**

Commissioner Todd Batiste called the meeting to order at 7:00 p.m. with the following present:

**Members Present**

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

**Staff and Council Present:**

Cathy Stein, Council Liaison  
Sherry Roberts, City Administrator  
Lola Hazel, City Secretary  
Fritz Quast, City Attorney

**2. Approval of minutes for the meeting held on July 3, 2018.**

A motion was made by Commissioner Tim Butler and seconded by Commissioner Louis Celone to approve the minutes for July 3, 2018.

Motion carried by the following vote:

Ayes: Members Celone, Clark, and Butler

Nays: None

**3. Discussion and possible action on the creation/addition of a mixed-use zoning district.**

Background information on this item: At the June 5, 2018 meeting, the Planning and Zoning Commission (P&Z) discussed considering a mixed-use zoning concept for the property at the corner of Arkansas and Bowen. Staff was asked to bring back information for mixed-use zoning at the July 3, 2018 meeting.

The Commission suggested the following changes to the ordinance and asked staff to bring back a revised ordinance to the August 7, 2018 meeting.

- 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 revised ordinance is much simpler and incorporates all items listed above. The Land Use Matrix was added back in but was simplified with uses the Commission may want to consider for a mixed-use district.

A section called “Design Exception” was added to give the Commission and Council the option to consider businesses that don’t meet the ordinance criteria. This would include uses not listed in the matrix.

The Commission discussed and were in agreement about the addition of ‘Garden Home’ as an allowed use to the use matrix.

Council Liaison Cathy Stein asked the city attorney about the mechanism in the ordinance that allows denial of an allowed use. The city attorney explained the addition of a specific use permit (SUP) process would be the necessary mechanism to allow denial of allowed uses in the matrix. The city attorney further explained certain uses could be listed as allowed ‘by right’ and others could have a SUP designation to allow an additional layer of discretionary approval or denial when the Commission and City Council deem necessary.

The Commission discussed how to identify areas to which the city would want to apply the mixed-use overlay. The Commission’s preference was not to identify areas up front to rezone, with the exception of the Arkansas/Bowen corner and the adjacent lot owned by Mrs. Eixmann. The Commission further discussed identifying areas to designate for mixed-use overlay during the process to update the Comprehensive Plan and Land Use Map.

A motion was made by Commissioner Louis Celone and seconded by Commissioner Maurice Clark to approve the creation of a mixed-use overlay zoning district as presented.

Motion carried by the following vote:

Ayes: Members Celone, Clark, and Butler

Nays: None

**4. Discussion and possible action on rezoning property located 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.**

Background information on this item: At the June 5, 2018 meeting, the Planning and Zoning Commission (P&Z) discussed and recommended approval of rezoning the property at the corner of Arkansas and Bowen. Staff sent notices to property owners with 200’ of the property as well as the property owner, published notice of the rezone in compliance with state law, and also spoke to the property owner to ensure there was no objection. The property owner did not object to the rezone.

At the July 3, 2018 meeting, the Commission tabled the rezone as the mixed-use ordinance was not finalized. A district must exist before a property can be rezoned to that district.

At tonight’s meeting, since the item was officially tabled until the August 7, 2018 meeting, the Commission is legally able to consider rezoning the property.

Staff explained the City initiated this rezone and not the property owner. However, the City notified the property owner at every stage and he has no objection to the rezone.

A motion was made by Commissioner Maurice Clark and seconded by Commissioner Tim Butler to approve rezoning property located at the Southwest corner of Bowen Road where it intersects Arkansas Lane by applying mixed-use overlay zoning to the existing B-2 commercial zoning, being 7.168 acres of land located in the L. Randal Survey, A – 1311, City of Dalworthington Gardens, Tarrant County, Texas.

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

**5. Discussion and possible action on the updates to the Comprehensive Plan and updates to ordinances in conjunction with said updates to the Comprehensive Plan.**

Background information on this item: At the June 5, 2018 meeting, the Planning and Zoning Commission (P&Z) began reviewing the Comprehensive Plan. P&Z requested staff bring back suggested edits to the Plan at the July meeting. After several internal city staff meetings, it was determined certain sections were in need of P&Z review and suggestions for edits. Those sections were brought to the July 3, 2018 meeting.

The mixed-use ordinance took up the majority of the July 3, 2018 meeting, but the Commission did discuss the first two sections of suggested P&Z edits. The Commission requested the Garden Home Ordinance and ordinance references to buffer zones be brought back to the August 7, 2018 meeting for discussion in conjunction with Comprehensive Plan edits.

Staff presented the City's garden home ordinance and ordinance sections referencing buffer zones as was requested at the July 3 meeting. P&Z then went over the following sections and suggested the following changes where noted.

1. Removal of text in red as shown below for Pedestrian and Non-Vehicular Transportation found on page 37 of the Comprehensive Plan.

Page 37: Pedestrian and Non-Vehicular Transportation:

~~Subdivisions shall include special amenities such as decorative mailbox features, decorative street lighting, decorative street signs and traffic signs, uniform and decorative street numbers on the curb or structures, decorative street paving, and entry features.~~

2. Removal of text in red as shown below for Building Articulation found on page 39 of the Comprehensive Plan.

Page 39: Building Articulation:

The following architectural features should be addressed in the corridor design standards.

~~▲ Except in primarily pedestrian oriented areas where buildings would be located close to the sidewalk, two story structures are prohibited within the first 100 feet of any lot.~~ It is important to maintain the scale and aesthetic character of the corridor. Multi-story structures set close to the corridor tend to disrupt the visual effect of the landscaping and other aesthetic treatments applied throughout the corridor.

3. No change to the following text for the section entitled Thoroughfare Plan found on page 45 of the Comprehensive Plan.

Page 45: Thoroughfare Plan:

The City of Arlington Thoroughfare Plan shows two other Minor Arterials that affect Dalworthington Gardens. The Arbrook Boulevard “T” intersection is mentioned above and there is also Mayfield Road. The location of the Bowen Road /Mayfield Road intersection near the mid-point between Arkansas Lane and Pleasant Ridge (and mid-point between Interstate 20 and Spur 303) offers increased opportunities for commercial development around it.

4. No changes at this time to the following text for the section entitled Pedestrian Pathways & Alternative Modes of Transportation found on page 45 of the Comprehensive Plan.

Page 45: Pedestrian Pathways & Alternative Modes of Transportation:

Currently the only pedestrian pathway in the Gardens is along the west side of Roosevelt Drive from the elementary school to Gardens Park at California Lane. The Gardens Park master plan envisions the extension of the pathway meandering within the park and extending along the west side of Roosevelt Drive to the municipal complex. The park plan also provides for a nature path through the four natural areas north of Pappy Elkins Lake.

5. P&Z asked staff to bring back edits to this section as whole – Bowen Road Corridor Area found on page 51 – pertaining to and incorporating objectives recently discussed regarding mixed-use, commercial, garden homes, and removing the focus from large residential lots where appropriate.

Page 51: Bowen Road Corridor Area:

The Bowen Road corridor is intended to retain its current large lot single family residential use. Except in limited areas at the intersection of major arterials, such use is the preferred form of development in most of the Bowen corridor. Large lot residential developments accessed by cul de sacs or loop streets from Roosevelt Drive would be ideal and should be encouraged. Such a layout of Bowen corridor residential developments would help tie these new neighborhoods with the rest of the Gardens, provide a highly desirable character to the developments themselves, and would minimize access points to the primary arterial that Bowen Road has become. This form of land use is similar to the uses along Bowen Road south of I-20 in Arlington. Although gated streets have been and will continue to be disfavored in the Gardens, it believed that security and other factors could make gated residential streets appropriate for large lot residential developments that are sought to be developed with direct access to Bowen Road. Such a development is already in place at Bowen Court, just south of Roosevelt Drive, although it utilizes substantial frontage rather than depth as might well be available in many areas of Bowen between Roosevelt Drive and California Lane. In that private streets necessarily require substantial resources for maintenance, especially for gated streets which would necessarily be subject to additional requirements, such developments should only be permitted when of a sufficient size to be readily able to provide the necessary resources to maintain the infrastructure.

Two Planned Development Areas of higher intensity use are designated along Bowen Road. The area north of California Lane is an appropriate Planned Development Area for professional offices desiring the arterial frontage provided by Bowen Road and would provide a transition from the even more intensive, largely retail use of the Pioneer/Arkansas commercial area. The area on the east side of Bowen Road, south of Mayfield where property on both sides of Bowen Road is in the city limits of Dalworthington Gardens, would be an ideal location for an office or retail development.

The small strip of land between Key Elementary School and Bowen Road just north of Roosevelt Drive appears appropriate for expansion of the school property. Other uses should be residential and due to

the narrow shape of the area and the adjoining intersection, any development should be as a planned development.

The decisions made now by the City as to the type of uses permitted along Bowen Road as it passes the core of the City are surely critical to the future of Dalworthington Gardens. Although it may be possible to attract some limited retail uses to this corridor, it is believed that such development would likely not be of a character clearly compatible with the residential development along Roosevelt Drive and would almost certainly tend toward the sort of intermittent strip development seen along Pioneer Parkway. It is also highly probable that indecisiveness in the land use designation for Bowen Road will inhibit the build-out of the area between Bowen and Roosevelt south of California Lane as large lot residential developments. Dalworthington Gardens is a very small city surrounded by a very large one. Build-out of the area within Bowen Road, Roosevelt Drive, and California Lane as large lot residential properties is highly desirable in order to maintain a critical mass of large lot residential properties and identity of the Gardens as having such attractive land use. This is the surest path to maintaining the property values of the residential property in the City.

6. Staff suggested edits be brought back for this section, page 52 for the Pleasant Ridge Corridor Area, at the same time as edits to page 51 for the Bowen Road Corridor Area.

Page 52: Pleasant Ridge Corridor Area: The eastern portion of the Pleasant Ridge corridor area is isolated from the established residential areas by the floodplain area of Rush Creek and its tributaries. The extreme eastern portion is part of the Bowen Road/Pleasant Ridge retail node that would be appropriate for numerous commercial businesses, if they are well designed with the site enhancements that would be appropriate for the southern entry into the city. Preservation of the natural environment and additional landscaping should be required in this area. The other large tract to the west on the north side of Pleasant Ridge Road could be a suitable location for retail uses or professional offices. The approval for such more intensive use in this area should be pursuant to a planned development subject to the same standards described in Bowen corridor description above.

## **6. Discussion and possible action to set the next meeting date.**

The next meeting was set for September 10, 2018.

## **7. Adjourn**

A motion was made by Commissioner Louis Celone and seconded by Commissioner Tim Butler to adjourn the meeting at 8:24 p.m.

Motion carried by the following vote:

Ayes: Members Celone, Clark, and Butler

Nays: None