

**Planning and Zoning Commission  
Meeting Minutes  
October 15, 2018**

**1. Call to Order**

Commissioner Maurice Clark called the meeting to order at 7:01 p.m. with the following present:

**Members Present**

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

**Staff and Council Present:**

Mayor Laura Bianco  
Cathy Stein, Council Liaison  
Sherry Roberts, City Administrator  
Lola Hazel, City Secretary

**2. Consideration of a Replat:**

- a. An application from Lee Nguyen to replat property being a portion of Lot 8, Block 5, Dalworthington Gardens, an addition to the City of Dalworthington Gardens, Tarrant County, Texas according to the plat recorded in Volume 388-A, Page 105, P.R.T.C.T., and commonly known as 3612 S. Bowen and 3620 S. Bowen (proposed to combine both lots in replat)**

Commissioner Maurice Clark opened the public hearing at 7:02 p.m. for the following item.

**i. Conduct a public hearing regarding the replat.**

Forest Nance, Topographic Land Surveyors, spoke on behalf of the applicant, Mr. Nguyen, and in favor of the replat.

Background information on this item: Mr. Lee Nguyen is a new landowner of two lots on Bowen Road (3612 and 3620 S. Bowen) and intends to build a home. In order to meet the City's half-acre minimum lot size requirement for single family dwellings, Mr. Nguyen needs to combine the existing two lots into one lot.

200' notices were sent to all residents within 200 feet of both addresses and notification published in the newspaper.

The plat meets both City ordinances and state law, and all engineering comments have been addressed. In accordance with Local Government Code, Chapter 212, plats that satisfy all applicable regulations must be approved.

With no one else desiring to speak, Commissioner Maurice Clark closed the public hearing at 7:10 p.m.

**ii. Discussion and possible action on the replat.**

A motion was made by Commissioner Todd Batiste and seconded by Commissioner Tim Butler to approve replatting property owned by Applicant Lee Nguyen, being a portion of Lot 8, Block 5, Dalworthington Gardens, an addition to the City of Dalworthington Gardens, Tarrant County, Texas according to the plat recorded in Volume 388-A, Page 105, P.R.T.C.T., and commonly known as 3612 S. Bowen and 3620 S. Bowen.

Motion carried by the following vote:

Ayes: Members Storm, Celone, Butler, and Batiste

Nays: None

At this time, Commissioner Johanna Storm stepped down from the dais to recuse herself from the next item as she is the applicant and the outcome of the item personally affects her.

### **3. Consideration of a Specific Use Permit:**

- a. An application from Storm Farms for consideration of a Specific Use Permit for property located at 3010 S. Bowen of which is zoned single-family residential, for the sale of Christmas trees, other forms of decorative plant materials, and applicable goods and services; and the sale of farm produce, to include pumpkins, some of which are not grown on the same premises as the primary residence.**

Commissioner Maurice Clark opened the public hearing at 7:12 p.m. for the following item.

#### **i. Conduct a public hearing regarding the Specific Use Permit.**

Background information on this item: Planning and Zoning and Council both recently approved a specific use permit (SUP) ordinance in conjunction with the creation of a mixed-use (MU) overlay ordinance. The purpose of a SUP ordinance is to provide additional requirements and conditions for land uses the City may not want to allow “by right” but would like to consider on an individual basis.

The request on the agenda comes from Storm Farms. Storm Farms currently sells strawberries which are allowed as a home occupation in the zoning ordinance. Storm Farms is requesting to sell Christmas trees and related items, and also operate a Halloween pumpkin patch. Both uses are being requested in accordance with zoning ordinance, section 14.02.172(b), specific use permits. Storm Farms has requested the specific use permit to continue through December 31, 2020. The permit would expire on that date unless Storm Farms requests an extension on the permit.

One item to note from the application is the Christmas tree disposal following the Christmas holiday.

The only additional information staff has requested is a meeting with the Storms prior to the Halloween event to discuss safety parameters for the corn maze. Staff is requesting this required meeting be included in the motion for approval of the permit.

Commissioner Celone asked about the number of parking spaces. Applicant Paul Storm estimated about 100 parking spaces for the property and explained there would be no charge for parking.

Commissioner Celone asked about operating hours and whether those hours would extend past dusk out of concern for patron safety. Co-applicant Johanna Storm explained it depended on the activity. Ms. Storm further explained hours would not extend past sundown for the pumpkin patch activities, but would during the Christmas activities because of daylight savings time affecting daylight hours. Ms. Storm further explained a safety fence would be placed around the parking lot for separation to the fields where patrons walk, and would also prevent people from getting from the parking lot into Bowen Road.

Commissioner Celone asked if DPS had any concerns about the traffic on Bowen Road from Storm Farms patrons. Ms. Storm explained she's been in contact with DPS about traffic control and lighting concerns and further explained she agreed to meet with DPS regarding those concerns.

Commissioner Batiste asked about the amount of lighting there would be in the parking area. Mr. Storm explained the amount of lighting hasn't been decided but explained there would need to be lighting in the green areas so patrons could pick out Christmas trees. Mr. Storm further explained the lighting would need to be faced appropriately towards the parking area as not to cause a hazard to drivers on Bowen Road.

Commissioner Celone asked about the number of access points of ingress and egress to and from the property. Ms. Storm explained adding more access points has been discussed but the Storms are not the property owners, and Storm further explained the decision would need to come from the property owner and he has not expressed an interest in adding any. Mr. Storm explained there was a designated person assigned to the parking lot during the spring for strawberry season, and having someone direct traffic helped avoid issues with having one point of ingress and egress.

With no one else desiring to speak, Commissioner Maurice Clark closed the public hearing at 7:26 p.m.

**ii. Discussion and possible action on the Specific Use Permit.**

A motion was made by Commissioner Louis Celone and seconded by Commissioner Todd Batiste to approve a specific use permit for Storms Farms through December 31, 2020 with the following conditions: Requiring a safety meeting with City staff prior to event

Motion carried by the following vote:

Ayes: Members Celone, Butler, and Batiste

Nays: None

Present but not voting: Member Johanna Storm

**4. Adjourn**

A motion was made by Commissioner Todd Batiste and seconded by Tim Butler to adjourn the meeting at 7:28 pm

Motion carried by the following vote:

Ayes: Members Celone, Butler, and Batiste

Nays: None

Present but not voting: Member Johanna Storm