



**NOTICE OF A REGULAR MEETING
DALWORTHINGTON GARDENS ZONING BOARD OF ADJUSTMENTS**

August 11, 2025 AT 6:00 P.M.

**CITY HALL COUNCIL CHAMBERS
2600 ROOSEVELT, DALWORTHINGTON GARDENS, TEXAS**

1. Call to Order
2. Approval of Minutes
 - a. Approval of August 1, 2022 Meeting Minutes
 - b. Approval of June 2, 2025 Meeting Minutes
3. Swearing in for Testimony
 - a. At this time, the ZBA Chairperson will swear in all participants who will give testimony.
4. ZBA – 001-25: Application from Blake and Ashley Schwengler located at 3625 Wooded Creek Circle, Dalworthington Gardens, Texas for variances to the City of Dalworthington Gardens Zoning Ordinance Section 14.02.171, General Provisions (a) Table of Standards side interior lot 25 and Coverage Impervious Surface (max % of lot area) 40
 - a. Conduct a public hearing on this item.
 - b. Discussion and possible action on this item.
5. ZBA – 002-25: Application from Charles Wood located at 2802 Oak Trail Court, Dalworthington Gardens, Texas for variances to the City of Dalworthington Gardens Zoning Ordinance section 14.02.171 General provisions (a) Table of Standards Coverage, impervious surface (max % of lot area) 40
 - a. Conduct a public hearing on this item.
 - b. Discussion and possible action on this item.
6. Adjourn

CERTIFICATION

This is to certify that a copy of the **August 11, 2025** Zoning Board of Adjustments 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.cityofdmg.net, in compliance with Chapter 551, Texas Government Code.

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

Sandra Ma, City Secretary

Dalworthington Gardens Zoning Board of Adjustments
June 2, 2025
Meeting Minutes

1. Call to Order

Board Member Walter Martz called the meeting to order at 6:00 p.m. with the following present:

Members Present:

Charles Miller
Horace Riley
Mark Prda, Alternate
Meredith Ivey
Sherry Baker, Alternate
Walter Martz, Alternate

Members Absent:

Rhonda Schrock
Mike Redden, Alternate
Anh Nguyen, Alternate

Staff Present:

Greg Petty, DPS Director/City Administrator
Sandra Ma, City Secretary

2. Conduct Zoning Board of Adjustment Training

Training completed

3. Adjourn

The meeting was adjourned at 6:59 p.m.

Dalworthington Gardens Zoning Board of Adjustments
August 1, 2022
Meeting Minutes

1. Call to Order

Board Member Charles Miller called the meeting to order at 7:00 p.m. with the following present:

Members Present:

Charles Miller
Horace Riley
Michael Henderson
Meredith Ivey
Mike Redden, Alternate (present not voting)
Anh Nguyen, Alternate (present not voting)
Walter Martz, Alternate

Members Absent:

Rhonda Schrock
Sherry Baker, Alternate

Staff Present:

Lola Hazel, City Administrator

2. Minutes

a. June 7, 2021 meeting minutes

A motion was made by Board Member Horace Riley and seconded by Board Member Walter Martz to approve the June 7, 2021 meeting minutes.

Motion carried by the following vote:

Ayes: Members Riley, Henderson, Ivey, and Martz

Nays: None

3. Swearing in for Testimony

a. At this time, the ZBA Chairperson will swear in all participants who will give testimony

Chairperson Charles Miller swore in all participants who were to give testimony at the meeting.

4. ZBA – 001-22: Application from Marc and Leah Prada located at 2810 Burlwood Drive, Dalworthington Gardens, Texas for variances to the City of Dalworthington Gardens Zoning Ordinance section 14.02.123 “Yard Requirements” regarding front yard fences exceeding four (4) feet in height, and section 14.02.125 “Screening Devices” regarding fences or other screening devices exceeding six (6) feet in height.

a. Conduct a public hearing on this item.

b. Discussion and possible action on this item.

Chairperson Charles Miller opened the public hearing at 7:05 p.m.

Background information this item.

The applicant wants to build a fence higher than ordinances allow.

In the city's ordinances, Sections 14.02.123 and 14.02.125 provide regulations for fence height. 14.02.123 is front yard fence height and 14.02.125 is for side and rear yard height regulations.

14.02.123(d)(2)(C) states:

(d) Permitted obstructions in required yards and open spaces. The following shall not be considered to be obstructions when located in the required yards and open spaces specified.

(2) In front yards:

(C) Fences not exceeding four (4) feet in height which do not constitute a sight obstruction.

14.02.125(b)(3) states the following:

(b) Erection and maintenance responsibility.

(3) No fence or other screening device, whether required or not, shall exceed six (6) feet in height, without prior board approval.

Staff sent notices to all property owners within 200' and has received two notifications in favor.

Marc Prda, Applicant, 2820 Burlwood Drive spoke to the application and read letter submitted to the board.

With no one desiring to speak, Chairperson Charles Miller closed the public hearing at 7:14 p.m.

A motion was made by Board Member Horace Riley and seconded by Board Member Walter Martz to approve an application from Marc and Leah Prada located at 2810 Burlwood Drive, Dalworthington Gardens, Texas for variances to the City of Dalworthington Gardens Zoning Ordinance section 14.02.123 "Yard Requirements" regarding front yard fences exceeding four (4) feet in height, and section 14.02.125 "Screening Devices" regarding fences or other screening devices exceeding six (6) feet in height.

5. Motion carried by the following vote:

Ayes: Members Riley, Henderson, Ivey, and Martz

Nays: None

6. Adjourn

The meeting was adjourned at 7:23 p.m.

ZONING BOARD OF ADJUSTMENT APPLICATION
CITY OF DALWORTHINGTON GARDENS

Blake + Ashley Schwengler 4-17-2025
Applicant's Name (please print) Date

3625 Wooded Creek Circle, DWG 940-389-9932
Address Telephone Number

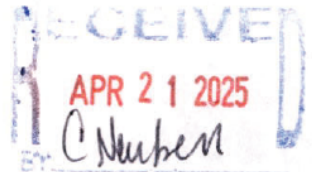
Same
Property Address

Blake + Ashley Schwengler 3625 Wooded Creek Cir, DWG 940-389-9932
Property Owner Address Telephone Number

Wooded Creek Ests Addition Block 1 Lot 13
Legal Description of Property

I hereby apply to the Zoning Board of Adjustment for the following reason:

- ☐ An alleged **error** in an order, requirement, decision or determination was made by an administrative official in the enforcement of the ordinance.
- ☒ A **variance** from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, the literal enforcement of the provisions of the ordinance will result in unnecessary hardship.



Additional information supporting application

Please see all attached

[Signature] 4-17-2025
Applicant's Signature Date

For Office Use Only

ZBA Fee \$500.00 4/21/2025 CC270184
Amount Date Receipt Number

Notification Mailed 7/16/25

Meeting Scheduled 8/11/2025 at 6:00pm

§ 14.02.171. General provisions.

- (a) Table of standards. The standards contained in the following table shall govern the height, area, yard and parking requirements of residential and permitted nonresidential uses in the residential districts.

TABLE 14.02.171					
Regulations	Districts				
	SF		MF		GH
	Residential	Nonresidential	Residential	Nonresidential	
HEIGHT (max. in ft.)	35 (n-1)	45 (n-1)	35 (n-1)	45 (n-1)	30
AREA (n-2)					
Lot area (min. per dwelling unit in sq. ft.)		None		None	6000
Single-family	21780		21780		
Multifamily			7200		
Living area (min. per dwelling unit in sq. ft.)	1250		800		1800
	1250		800		2000
LOT					
Width (min. in ft.)	80	None	60	None	50
Coverage, building (max. % of lot area)	25	25	40	40	50
Coverage, impervious surface (max. % of lot area)	40	40	40	40	70
YARDS (n-3) (min. in ft.)					
Front	50	50	25	25	15
Side - interior lot	25	25	5	—	5
Side - corner lot	35	35	15	15	15
Rear (n-4)	25	25	10	10	15
Rear - double frontage	35	35	20	20	—
PARKING (min. spaces per dwelling unit)	2	n-5	2.25	n-5	Garage-2 Guests-2
SPACE - Landscaped open space (min. % of lot area)	—	20	—	20	
Units (max. per acre)					5

Notes to table 14.02.171:

- In addition to the minimum yard requirements contained herein, each side and rear yard shall be increased an additional foot for each foot (or fraction thereof) the structure exceeds 35 feet in height; provided, that in no event shall the height of a building exceed by ten (10) feet the maximum height prescribed for such structure and district in table 14.02.171.
- Lot area shall be exclusive of the means of vehicular access thereto, whether by public or private street or other access easement or way. Lots of 14,500 square feet or more but less than 21,780 square feet created by plat or deed and recorded in the office of the county clerk of Tarrant County before April 13, 1981, the effective date of this amendment, shall not be deemed nonconforming as to lot area.
- Any single-family residential lot which on February 18, 1991, was classified "SF-2," shall not be deemed nonconforming as to front and side yards if the lot has a front yard of not less than 35 feet and side yards of not less than 15 feet each (25 feet, if a corner lot). Lots platted and zoned for residential use which are "panhandle" lots, as herein defined, shall comply with the provisions of this table or section 14.02.171(d), whichever is more restrictive.

Notes to table 14.02.171:

4. Any single-family residence constructed on a lot which was created by plat or replat recorded in the office of the county clerk of Tarrant County before March 1, 2002, shall not be deemed nonconforming as to minimum rear yard if such yard is not less than 15 feet.
5. Nonresidential parking is regulated by division 9 of this article.

(b) Parking.

- (1) On any lot used for single-family residential purposes, there shall be provided two (2) covered vehicle parking spaces of not less than 180 square feet each, per dwelling unit.
- (2) On any lot used for multifamily residential purposes, there shall be provided 2.25 covered vehicle parking spaces per dwelling unit, complying with the standards prescribed in division 9 of this article.
- (3) On any lot used for nonresidential purposes, parking and loading areas shall be provided complying with the standards of division 9 of this article.
- (4) All nonresidential parking and loading areas shall be screened from adjacent residential property. Parking or loading in a required yard is prohibited.

(c) Special standards. Panhandle lots shall conform to the following minimum requirements:

- (1) In calculating the lot area for the purpose of determining compliance with this section, including maximum building coverage and maximum impervious surface coverage, the area of the panhandle shall not be deemed a part of the lot.
- (2) All minimum yards shall be thirty (30) feet.
- (3) Maximum building coverage shall be 20%.
- (4) Maximum impervious surface shall be 30%.
- (5) No building, either primary or accessory, shall be located in either the panhandle or any required yard.

(d) Short-term rentals. The operation of a short-term rental shall be a permitted use in residential districts subject to the provisions of article 4.09 of the code.

(2005 Code, sec. 17.5.01; Ordinance 2020-02, sec. 3, adopted 2/20/20; Ordinance 2022-22 adopted 11/17/2022; Ordinance 2023-21 adopted 11/16/2023)

ZONING BOARD OF ADJUSTMENT APPLICATION
CITY OF DALWORTHINGTON GARDENS

Charles Wood

Applicant's Name (please print)

5-6-2025

Date

2802 OAK TRAIL CT

Address

817-504-1533

Telephone Number

2802 OAK TRAIL CT

Property Address

Charles Wood 2802 OAK TRAIL CT 817-504-1533

Property Owner

Address

Telephone Number

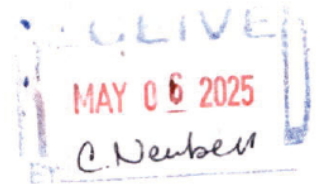
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Additional information supporting application

See ATTACHED SHEETS



Charles Wood

Applicant's Signature

5-6-2025

Date

For Office Use Only

ZBA Fee \$500.00

Amount

5/6/2025

Date

CA270896

Receipt Number

Notification Mailed 7/16/2025

Meeting Scheduled 8/11/2025 at 6:00pm

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