



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

May 27, 2026, 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 11, 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 – 001-26: Application from Holly Hodges located at 2808 Park Drive, 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 feet.
 - a. Conduct a public hearing on this item.
 - b. Discussion and possible action on this item.
5. Adjourn

CERTIFICATION

This is to certify that a copy of the **May 27, 2026** 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.cityofdwg.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
August 11, 2025
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
Walter Martz
Meredith Ivey
Rhonda Schrock
Mark Prda, Alternate (present not voting)
Mike Redden, Alternate (present not voting)

Members Absent:

Anh Nguyen, Alternate
Sherry Baker, Alternate

Staff Present:

Greg Petty, Director of Public Safety / City Administrator
Sandra Ma, City Secretary / Municipal Court Administrator

2. Approval of Minutes

- a. Approval of August 1, 2022 Meeting Minutes**
- b. Approval of June 2, 2025 Meeting Minutes**

A motion was made by Board Member Horace Riley and seconded by Board Member Rhonda Schrock to approve the minutes as presented.

Motion carried by the following vote:

Ayes: Members Miller, Riley, Martz, Ivey and Schrock
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 – 001-25: Application from Blake and Ashley Schwengler located at 3625 Wooded Creek Circle, Dalworthington Gardens, Texas for variances to the City of Dalworthington 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.**

BACKGROUND: The applicant has built a pergola and added impervious surface greater than what the ordinance allows.

In the city's ordinances, Section 14.02.171, Residential Side-Interior lot setback is 25 feet with Coverage of impervious surface max percentage of 40%.

Staff sent notices to all property owners within 200 feet and has received two notifications back which are included in your packet.

Greg Petty gave the staff report.

Blake and Ashley Schwengler gave a presentation.

Board Member Charles Miller opened a public hearing at 6:08 p.m.

James Tepera, 3614 Wooded Creek, HOA president for the street spoke and said Applicant did come before their HOA with an approved document from the City.

Bill Sliheet, 3610 Wooded Creek, HOA Secretary said review was looked at and spoke in favor of the variances.

Mark Turner, 3611 Wooded Creek, spoke in favor of the variances.

Mary Henderson, 3300 Evie Court, spoke in favor of the variances.

Breck Henderson, 3300 Evie Court, spoke in favor of the variances.

Written responses received by the City

Allison Chan, 3621 Wooded Creek Circle, I have no objections

Sandy Sinor, 3616 Wooded Creek Circle, I have no objections

With no one else desiring to speak, Board Member Charles Miller closed the public hearing at 6:14 p.m.

A decision was made by Board Member Walter Martz and seconded by Board Member Rhonda Schrock to approve the variances for both side setback on interior lot 25 feet and coverage of impervious surface (max % of lot area) 40.

Motion carried by the following vote:

Ayes: Members Miller, Riley, Martz, Ivey and Schrock

Nays: None

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.

Background: the applicant has applied to add a circular driveway in front of his which exceeds the max impervious surface allowed in city ordinance.

In the City's ordinances, Section 14.02.171, Residential coverage of impervious surface max percentage is 40%.

Staff sent notices to all property owners within 200 feet and have received two notifications back which are included in your packet.

Greg Petty gave the staff report.

Applicant gave a presentation.

Board Member Charles Miller opened a public hearing at 6:38 p.m.

Reyes Cardenas, 2803 Oak Trail Court, spoke in favor of the variance.

Larry Williams, 2801 Oak Trail Court, spoke in favor of the variance.

Stephen Phillips, 2800 Oak Trail Court, spoke in favor of the variance.

Written responses received by the City

Shane Toone, 2803 Broadacres Lane, I am in favor, I have no objections

Lora Berrong, 2804 Oak Trail Court, I am in favor, I have no objections with a written comment- great neighbors who want to improve property with professional installed circle drive

With no one else desiring to speak, Board Member Charles Miller closed the public hearing at 6:40 p.m.

Pursuant to Texas Government Code, Section 551.071, Attorney Consultation, the ZBA Board recessed into Executive Session at 6:42 p.m.

ZBA Board reconvened from Executive Session at 6:46 p.m.

A decision was made by Board Member Rhonda Schrock and seconded by Board Member Horace Riley to approve the variance to allow the Impervious Surface to exceed the max % of lot area -40 %.

Motion carried by the following vote:

Ayes: Members Miller, Riley, Martz, Ivey and Schrock

Nays: None

6. Adjourn

Meeting adjourned at 6:51 p.m.

ZONING BOARD OF ADJUSTMENT APPLICATION
CITY OF DALWORTHINGTON GARDENS

Holuy Hodges
Applicant's Name (please print)

4/8/26
Date

2808 PARK Dr.
Address

817 851 4433
Telephone Number

2808 PARK Dr.
Property Address

Holuy Hodges 2808 PARK Dr. 817 851 4433
Property Owner Address Telephone Number

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.

APR 08 2026

Additional information supporting application

Holuy Hodges
Applicant's Signature

4/8/26
Date

For Office Use Only

ZBA Fee \$500
Amount

4/8/26
Date

CK 286685
Receipt Number

Notification Mailed _____

Meeting Scheduled _____

§ 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)