

STATE OF TEXAS §
COUNTY OF TARRANT §
TOWN OF PANTEGO §

The Planning and Zoning Commission of the Town of Pantego, Texas, met at 7:00 p.m. in the Council Chambers, 1614 South Bowen Road, Pantego, on the 6th day of June 2011 with the following members present:

John Kushma
Jason Bergin
Stephen Smith
Thad Decker
Jason Bergin

Chairman
Commissioners

constituting a quorum. Staff present was:

Jim Jeffrey
Chad Joyce
Cherie Charboneau

City Attorney
Building Inspector
P & Z Secretary

(The following items were considered in accordance with the official agenda posted on the 2nd day of June 2011)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Chairman Kushma called the regular session to order at 7:05 p.m.

INVOCATION

Chairman Kushma gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

1. Approval of February 22, 2011 Planning and Zoning Minutes.

Commissioner Smith moved to approve the February 22, 2011 Planning and Zoning Minutes. Commissioner Bergin seconded the motion and the vote was unanimous. Chairman Kushma declared the motion passed.

NEW BUSINESS

2. Discuss and consider any action on Zoning Case Z-154, a proposed special use permit as requested by ASE ICE, for the installation of a self service ice dispensing building in the 1500 block of South Bowen Road, Abstract 155, Tracts 1A1A, 1A1B and 1A5A of the William J. Barry survey, Pantego, Tarrant County Texas. The property is generally located on South Bowen Road and West Park Row Drive.

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Chairman Kushma requested of the Building Inspector, Chad Joyce, items to be taken into consideration during the review, discussion and deliberation process. He advised them of the lack of required parking spaces and that the property has not been platted. The City Attorney, Jim Jeffrey, reiterated the issue in regards to parking and that the property needs to be brought up to current code specifications. Chairman Kushma indicated that since the master plan is currently in an intermediate stage that it will be taken into consideration as well as the items as indicated above.

Chairman Kushma introduced the item and opened the floor to anyone wishing to speak for or against the special use permit.

Matthew Arno, 7105 Lake Mead Blvd., Arlington, Texas, representative of ASE ICE, advised the board that the parking lot has never appeared to be full and that the four spaces required for the building would not impact the businesses in the center.

Manual Alvarado, 5510 Northmoon Drive, Arlington, Texas, contractor for ASE ICE, advised the board that the parking should not be an issue since the parking time frame is limited for the use of the machine.

Commissioner Bergin moved to approve zoning case Z-154 for a time limit of five years or the change of ownership pending more architectural renderings/drawings and ascetic as well as an updated site plan with proper orientation. Commissioner Smith seconded the motion and the vote was unanimous. Chairman Kushma declared the motion passed.

3. Discuss and consider any action on Zoning Case Z-155, a proposed change of zoning as requested by Kevin McIntosh of Bomac Partners, Ltd., for the properties at 2301-2401 West Park Row Drive, Block 1, Lots 3 and 4 of the Westbury Square Addition, Pantego, Tarrant County Texas. The property is generally located on the north side of West Park Row Drive between South Bowen Road and Milby Road.

Chairman Kushma requested of the Building Inspector, Chad Joyce, items to be taken into consideration during the review, discussion and deliberation process. He reviewed the permitted uses of a C-2 zoning versus a C-3 zoning. The City Attorney, Jim Jeffrey, indicated that a C-3 zone could be contrary to the new master plan currently in the developing stages. The Economic Development Board, with Council approval, has approved gateways to Pantego and other gateway markers and final phases have not been approved. There is potential for a third phase all resulting in a substantial investment in the city.

Chairman Kushma introduced the item and opened the floor to anyone wishing to speak for or against the proposed zoning change.

Brad Bowen, 508 Wagonwheel Court, Colleyville, Texas, owner of the Westbury Square Development, explained his request for the new zoning classification to be consistent with the rest of Park Row. Aldi requested rezoning to be able to install a retail store and received approval. Their objective is to change empty spaces for new development.

Kevin McIntosh, 401 Polo Court, Colleyville, Texas, owner of the Westbury Square Development, worked with an Economic Development representative to get into the property. They take pride in their properties with their expertise in taking an old property and fixing it up. Their availabilities are limited in the current C-2 zone versus the C-3 zone.

Commissioner Smith moved to approve zoning case Z-155 with the recommendation to change the zoning classification. Commissioner Bergin seconded the motion and with one nay from Chairman Kushman. Chairman Kushma declared the motion passed.

4. Discuss and consider any action on Zoning Case Z-156, a proposed special use permit as requested by Lordi, LLC dba Saljo's Pizza, for the permission to sell alcohol (beer) for on-premise use at an existing restaurant located at 2229 West Park Row Drive (A), a part of Block 1, lot 1R of the Duke Addition, Pantego, Tarrant County Texas. The property is generally located on the north side of West Park Row Drive between Milby Road and Waggoner Drive.

Chairman Kushma requested of the Building Inspector, Chad Joyce, items to be taken into consideration during the review, discussion and deliberation process. He advised the board that the application met all requirements and would only be selling beer.

Chairman Kushma introduced the item and opened the floor to anyone wishing to speak for or against the special use permit.

Elizabeth Kolic, 4204 Oldfield Drive, Arlington, TX, owner of Saljo's Pizza, advised the board that they are losing business when customers find out they are BYOB. She has spoken with the TABC and wine can still be brought in by the customer and they can provide the glasses and cork screw, but cannot serve it.

Vivian Rossetti, 703 Waggoner Drive, Arlington, TX, Attorney for Mrs. Kolic, advised the board that a beer license would help with food sales.

Commissioner Decker moved to approve the zoning case Z-156 to expire with the sale of the business. Commissioner Bergin seconded the motion and the vote was unanimous. Chairman Kushma declared the motion passed.

ADJOURNMENT

Chairman Kushma declared the meeting adjourned at 8:35 p.m.



John Kushma, Chairman

ATTEST:



Cherie' Charboneau, Planning & Zoning Secretary