

Planning and Zoning Commission
Minutes November 7, 2011

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 7th day of November 2011 with the following members present:

John Kushma
William Nolen
Stephen Smith
Fred Adair

Chairman
Commissioners

constituting a quorum. Staff present was:

Sean Fox
Chad Joyce
Cherie Charboneau
Katy Sutton

City Manager
Building Inspector
P & Z Secretary
Administrative Assistant

(The following items were considered in accordance with the official agenda posted on the 3rd day of November 2011)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Chairman Kushma called the regular session to order at 7:04 p.m.

INVOCATION

Chad Joyce, Building Inspector, gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

1. Approval of September 7, 2011 Planning and Zoning Minutes.

Commissioner Smith moved to approve the September 7, 2011 Planning and Zoning Minutes with requested changes. Commissioner Adair seconded the motion and the vote was unanimous. Chairman Kushma declared the motion passed.

PUBLIC HEARINGS

2. Discuss and consider any action on Zoning Case Z-158, a proposed change of zoning from C-1 to C-2 as requested by Shirley Bryant, for the property at 2500 Smith Barry Road, Tract 9D1 of the Nathan Smith Survey, Abstract Number A-1432, Pantego, Tarrant County Texas. The property is generally located on the Southwest corner of Smith Barry Road and South Bowen Road.

Chairman Kushma introduced the item and opened the public hearing and recognized the following individual(s):

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Shirley Bryant, 3426 Augusta Blvd, addressed the board to speak in favor of the approval to rezone 2500 Smith Barry Road from C-1 to C-2. The reasons for this she stated are due to business owners and developers not being interested in C-1 property. She informed the board that she also has to pay property taxes, and that the property is ugly and in need of development. She stated she is willing to work with Pantego for certain types of C-2 businesses. In addition, she spoke of how no residential contractor wants to purchase the property because it backs up to Bowen Road. Lastly, she stated that traffic is not an issue considering that the traffic has been increased from the gas and oil wells next to the property.

Don Surrat, 1908 Ivygreen Court, addressed the board to speak against the approval of the requested rezoning. He informed the board that the rezoning is all about money for the owner. He stated that this property was originally intended for residential, but the owner changed it because it benefits the owner.

Gary House, 1801 Cresthaven Drive, addressed the board to speak against the approval of the requested rezoning. He informed the board that residents are not in favor of the rezoning because it would create a higher level of traffic in the area. Considering the school nearby, he said that it would create safety issues and concerns with children walking to and from school. He also stated that it needs to be zoned for residential because people want to live there.

Donna Allen, 1807 Cresthaven Drive, addressed the board to speak against the approval of the requested rezoning. She hoped that the property would develop into a nice residential area or town homes. She stated that there are residential homes on Bowen Road that are of high value, and hopes that this property could turn into that.

John Bishop, 1809 Cresthaven Drive, addressed the board to speak against the approval of the requested rezoning. He opposes the rezoning because of traffic issues, which would pose a problem with school foot traffic. He also informed the board that safety issues like robberies and shootings would be more likely to occur because of convenience stores. He stated that this request to rezone is a profit driven request.

Pearl Price, 1809 Cresthaven Drive, addressed the board to speak against the approval of the requested rezoning. She stated to the board that she agreed with all previous points made by residents, and does not approve of the rezoning request.

Steven Villarreal, 1812 Cresthaven Drive, addressed the board to speak against the approval of the requested rezoning. Steven informed the board that he is concerned about the devaluation of property linked with C-2 properties. He stated that rezoning would cause a safety burden. He spoke to the board that the owner of the property needs to respect the integrity that Pantego has to offer.

There being no one else to speak, Chairman Kushma closed the public hearing.

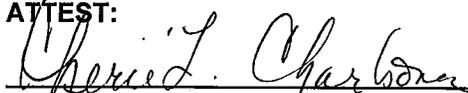
Commissioner Stephen Smith moved to not approve Zoning Case Z-158 and retain the C-1 zoning.

Commissioner William Nolen seconded the motion and the vote was unanimous. Chairman Kushma declared the motion denied and not recommended to the Council.

ADJOURNMENT

Chairman Kushma declared the meeting adjourned at 7:46 p.m.

ATTEST:


Cherie Charboneau, Planning & Zoning Secretary


John Kushma, Chairman

